

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2002 Legislative Session

Resolution No. CR-9-2002

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Wilson, Scott and Bailey

Co-Sponsors _____

Date of Introduction March 5, 2002

RESOLUTION

1 A RESOLUTION concerning

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

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the December 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 December 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 the Prince George's County 2001 Water and Sewer Plan, as
21 adopted by CR-62-2001, is amended by adding the water and sewer category designations as
22 shown in Attachment A, attached hereto and made a part hereof.

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

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

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

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

Adopted this 23rd day of April, 2002.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chair

ATTEST:

Redis C. Floyd
Acting 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>Blue Plains</u>						
01/BP-01 Fairlands Golf Community	120 single-family homes with minimum floor area of 2,200 square feet and minimum sale price of \$289,000. 4 F-4, parcel 10 and 5 A-2, parcels 61 & 202	79.07 R-R	4C	3	3	4
01/BP-02 Messersmith Property	4 single-family homes with a minimum floor area of 2,000 square feet and a minimum sale price of \$210,000. 43 A-1, parcels 27, 35	6.7 R-80	5	4	4	4
01/BP-03 Cherokee Maryland Properties	No new development proposed. Existing vacant manufacturing buildings with a total of 180,177 square feet. 13 E-1, lot 213	18.2 I-2	5	3	4	4
<u>Western Branch</u>						
01/W-08 Correctional Officers' Union Hall DEFERRED BY APPLICANT	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)	5	4	5	--
01/W-16 Woodmore at Oak Creek	57 single-family homes with a minimum floor area of 2,500 square feet and a minimum sale price of \$500,000. 69 F-3/4, parcel 12	123.47 R-A	5	4	4	4
01/W-10 Nabit Property	29 single-family homes with a minimum floor area of 2,400 square feet and a minimum sale price of \$240,000. 45 D-4, parcel 82	24.11 R-R	4	3	3	3

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
01/W-11 Foxchase	22 single-family homes with a minimum floor area of 1,925 square feet and a minimum sale price of \$250,000. 92 A-2, parcel 8	8.9 R-R	5	3	4	4
01/W-12 First Baptist Church of Glenarden	A 3-story church building with total floor area of 300,000 square feet. 76 A-1, B-1/2, parcels 17, 18, 19 & 5 (76 B-1, p/o parcel 5 only)	83.3 R-E	5	4	4	4
01/W-13 McCall Property	No development proposal.	3.10 R-R	W5	W3	W5	W5
01/W-14 Huntington City	24 single-family homes with a minimum floor area of 2,000 square feet and a minimum sale price of \$200,000. 29 A/B-2, Bl. 33, lots 6-13, 45-48; Bl. 34, lots 1-25, 39-54; Bl. 35, lots 1-33, 39-68; Bl. 36, lots 1-50, 64-71	11.30 R-R	5	4	4	4
01/W-15 Race Track Road-Engleman Property	90 single-family homes with a minimum floor area of 2,800 square feet and a minimum sale price of \$250,000. 29 E/F-2, parcels 53, 216	45.66 R-R	5	4	4	4
01/W-17 Buck Property	357 single-family homes with a minimum floor area of 2,000 square feet and a minimum sale price of \$200,000. 93 B-2, parcel 2, and p/o lot 1	210.8 E-I-A R-A	5	4	5	5
01/W-18 Longleaf, Lot 1 APPLICATION WITHDRAWN	8 single-family homes with a minimum floor area of 2,000 square feet and a minimum sale price of \$250,000. 56 A-1, lot 1	55.32 O-S R-A	3	6	3	--

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
01/W-20 Artery-Beall Property	150 single-family homes with a minimum floor area of 1,700 square feet and a minimum sale price of \$220,000. 74 F-4, parcel 30	57.12 R-80	5	4	4	4
01/W-21 Rouse- Fairwood	Large residential and mixed-use developments to be phased over an extended period. 54 A/B/C-1, parcels 43, 1 and 2	587 M-X-C	4	3	4	4
<u>Piscataway</u>						
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
01/P-06 Fort Washington Manor DEFERRED BY APPLICANT	A 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	--
01/P-11 World View Christian Center	4 buildings to include a church, school, community center and maintenance garage. 145 C-1, parcel 201	9.45 R-R	5	4	5	5
01/P-13 Braden Reserve	29 single-family homes with a minimum floor area of 2,200 square feet and minimum sale price of \$240,000. 133 A-2, parcel 9	34.083 R-E	5	4	5	4

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
01/P-14 Henson Square	20 one-story buildings of retail space at 550,000 square feet and at a minimum \$14 per square foot; 6 one-story restaurants at 50,000 square feet and at a minimum of \$60,000 per pad; and 5 three-story office buildings at 400,000 square feet and at a minimum of \$19 per square foot. 113 F-2, 114 A-1/2, parcels 101, 1, 82 and 273	82.3 R-R R-T	5	4	5	5
01/P-15 St. James	204 single-family homes with a minimum floor area of 2,600 square feet and minimum sale price of \$300,000. 142 C-3, D-4 152 D-1	400.06 V-M	4	3	4	4
01/P-16 TLBU	A private university campus consisting of a college, dormitories and hotel/conference center. 117/118 E/F2-4	342.5 R-S	4C	3	3	3
<u>Mattawoman</u>						
01/M-05 Cunningham	One custom built single-family home with a minimum floor area of 3,200 square feet and minimum sale price of \$240,000. 161 A-3, lots 9,10, 11	4.04 R-R	5	3	3	3

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Point of Discharge</u>	Status Update					
99/WWP-01 Cedarville Mobile Home Park	Existing 264 mobile homes, proposed 91 mobile homes. 166 B-2, parcel 91 & part of the Cedarville State Park (liber 359 folio 51)	121.5 + 17.7 O-S (SE #4042)	S3	POD	1. Seek injunctive relief OR 2. Require a bond	**See Below

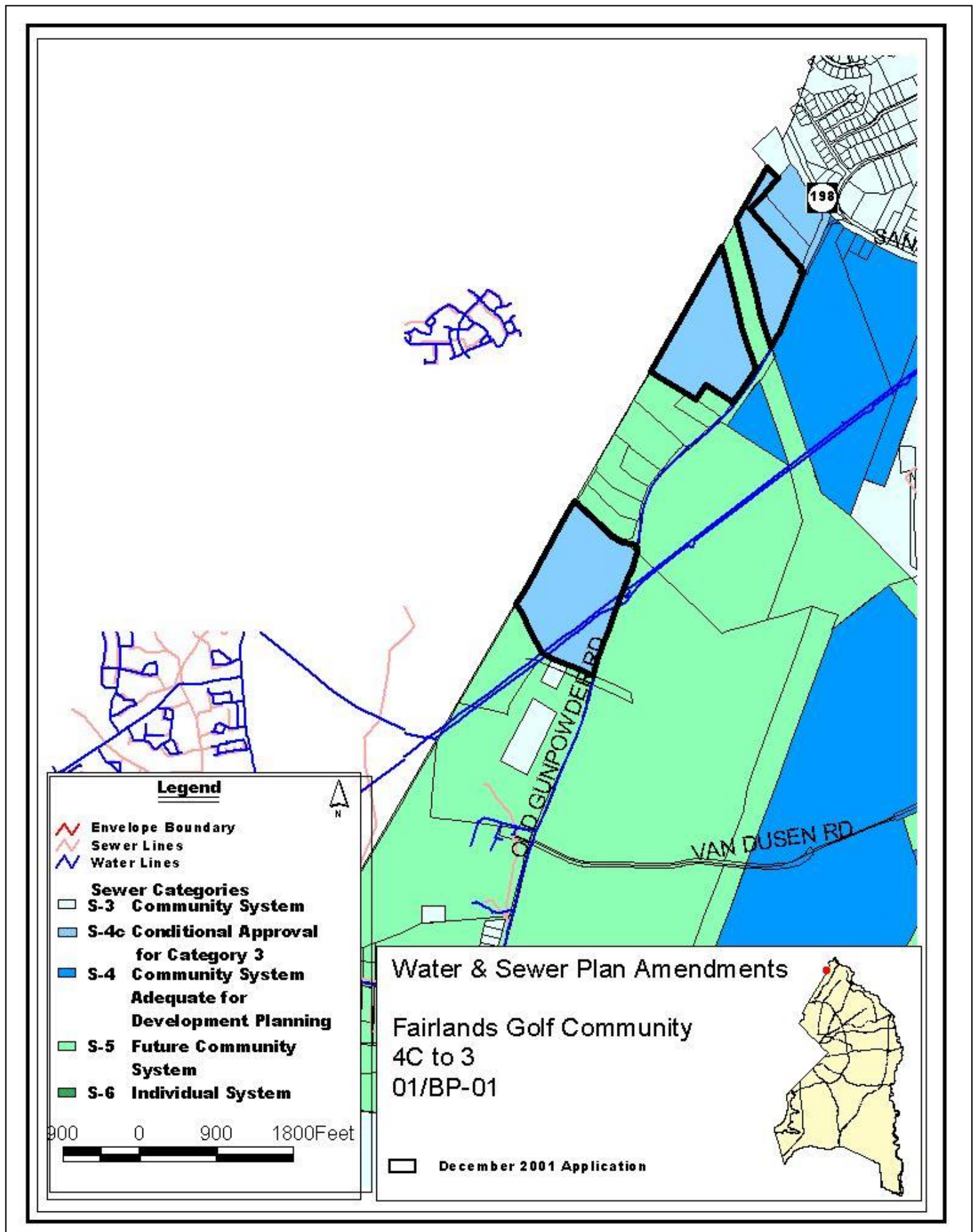
1. Reject the applicant's request for further delays and seek injunctive relief included in the Consent Decree of 1994. This includes the surrender of Cedarville's mobile home permit, and removal of mobile homes from "all sites served by the sewage disposal systems" until such time as the owner is in compliance with all applicable statutes.

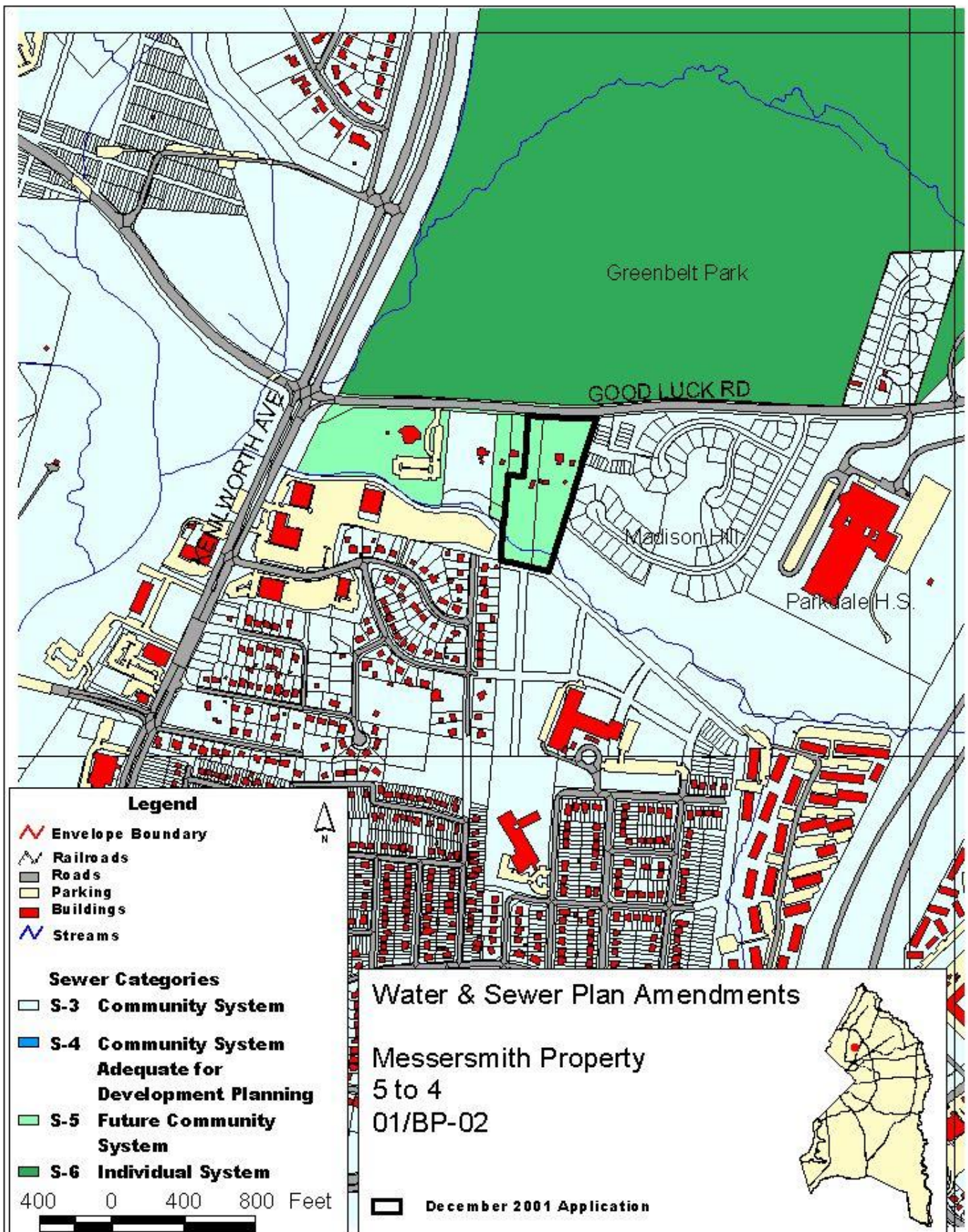
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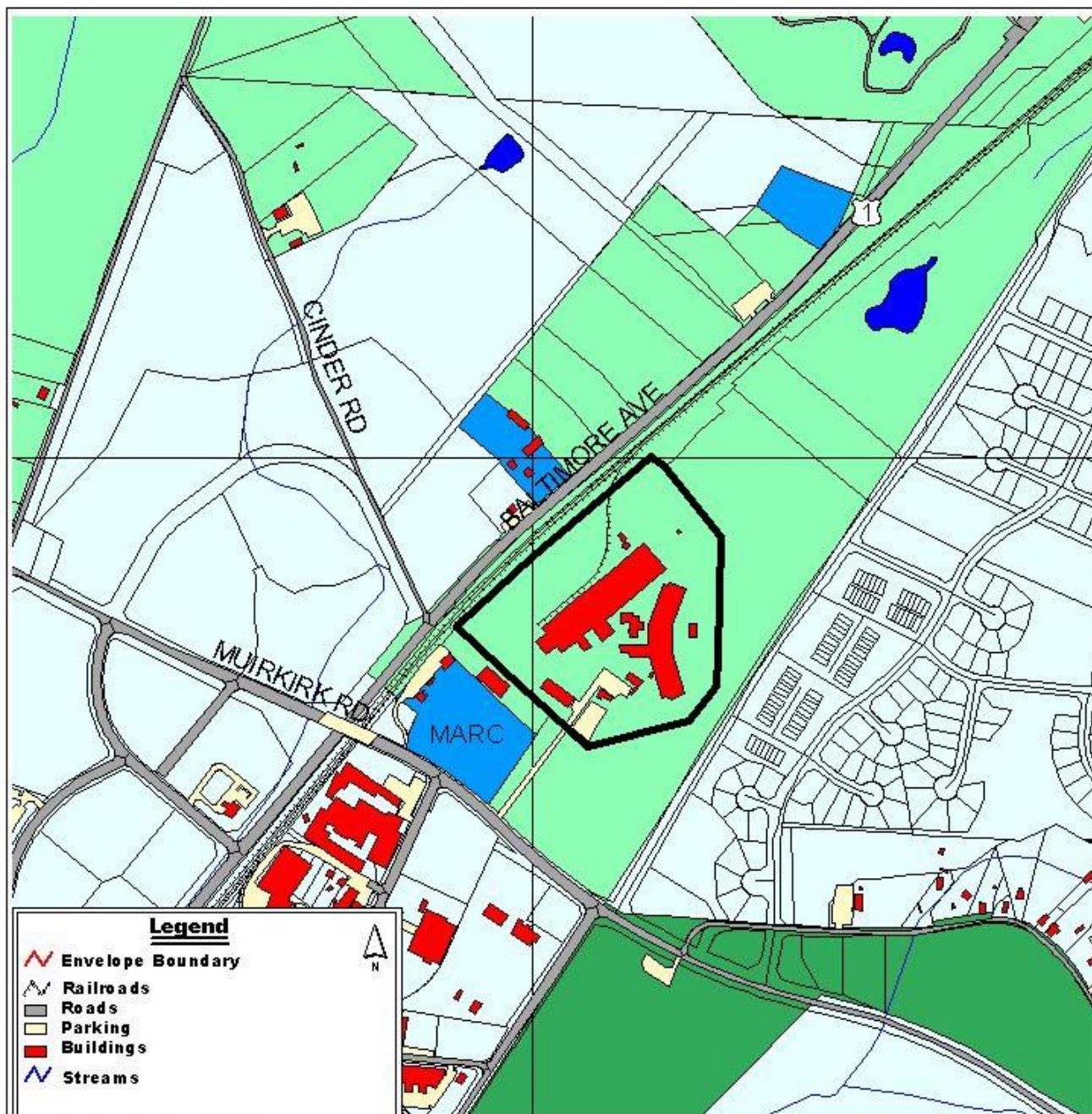
2. Require the applicant to immediately post a bond (amount to be determined), and receive all approvals and permits and begin construction by June 1, 2002 or forfeit that bond. If delays occur beyond June 1, 2002, applicant must post a new bond with forfeiture after December 31, 2002 if no construction occurs.

**Applicant shall post a \$35,000 cash bond (the collateral) with the County within fifteen (15) days after Council adoption of CR-9-2002. Applicant must complete all permit application requirements, including filing a pre-construction report, soils report, and construction completion schedule as well as three copies of grading and sediment control plans, and submit to the Department of Environmental Resources (DER) within 30 days after the Construction Bonds or Letters of Credit are approved by the Office of Law, or applicant must forfeit the collateral. Applicant must begin construction within 45 days of the issuance of a County grading permit or must forfeit posted collateral. "Begin construction" means the applicant must initiate sediment controls, and mobilize heavy equipment. Applicant must grade a minimum of one-quarter of the proposed sewage treatment plant site within 90 days of the issuance of a County grading permit or must forfeit posted collateral. Work under any State permit must be completed within nine months of State permit issuance or applicant must forfeit County posted collateral. All time frames shall be extended the number of days that any Stop Work Order is in effect. Any deficiencies resulting from a Stop Work Order shall be corrected, re-inspected and approved within five (5) working days. The subject collateral shall be returned to applicant upon timely completion of the project.

APPLICATIONS		REQUEST	MAP #
<u>Blue Plains</u>			
01/BP-01	Fairlands Golf Community	4C to 3	2
01/BP-02	Messersmith Property	5 to 4	3
01/BP-03	Cherokee Maryland Properties	5 to 3	4
<u>Western Branch</u>			
01/W-08	Correctional Officers' Union Hall	5 to 4	5
01/W-16	Woodmore at Oakcreek	5 to 4	6
01/W-10	Nabit Property	4 to 3	7
01/W-11	Foxchase	5 to 3	8
01/W-12	First Baptist Church of Glenarden	5 to 4	9
01/W-13	McCall Property	W5 to W3	10
01/W-14	Huntington City	5 to 4	11
01/W-15	Race Track Road-Engleman Property	5 to 4	12
01/W-17	Buck Property	5 to 4	13
01/W-18	Longleaf, Lot 1	3 to 6-Rev	14
01/W-20	Artery-Beall Property	5 to 4	15
01/W-21	Rouse-Fairwood	4 to 3	16
<u>Piscataway</u>			
01/P-03	Quail Hollow	4 to 3	17
01/P-06	Fort Washington Manor	5 to 4	18
01/P-11	World View Christian Center	5 to 4	19
01/P-13	Braden Reserve	5 to 4	20
01/P-14	Henson Square	5 to 4	21
01/P-15	St. James	4 to 3	22
01/P-16	TLBU	4C to 3	23
<u>Mattawoman</u>			
01/M-05	Cunningham	5 to 3	24
<u>Point of Discharge</u>			
99/WWP-01	Cedarville Mobile Home Park		25







Legend

- Envelope Boundary
- Railroads
- Roads
- Parking
- Buildings
- Streams

Sewer Categories

- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System

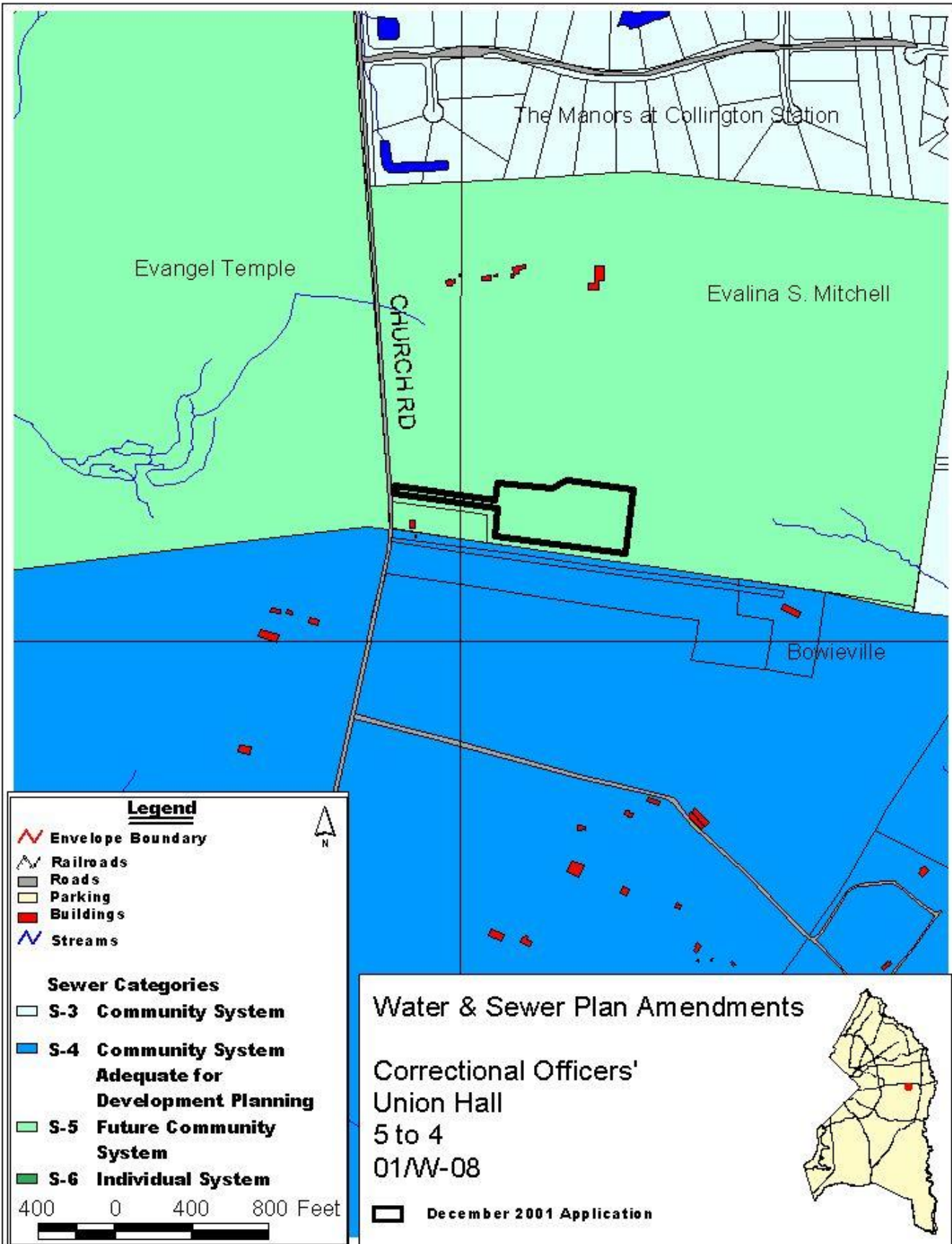
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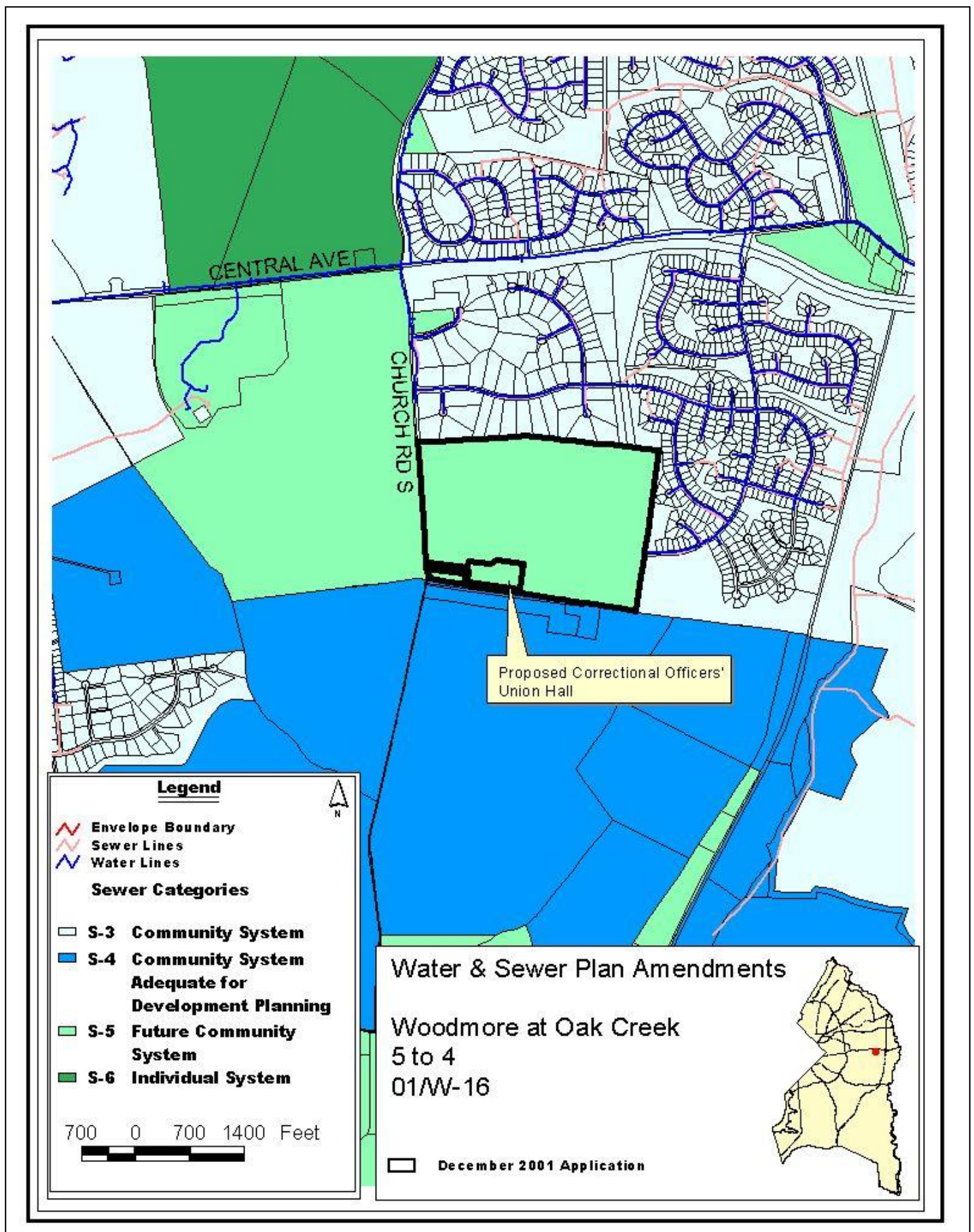
Water & Sewer Plan Amendments

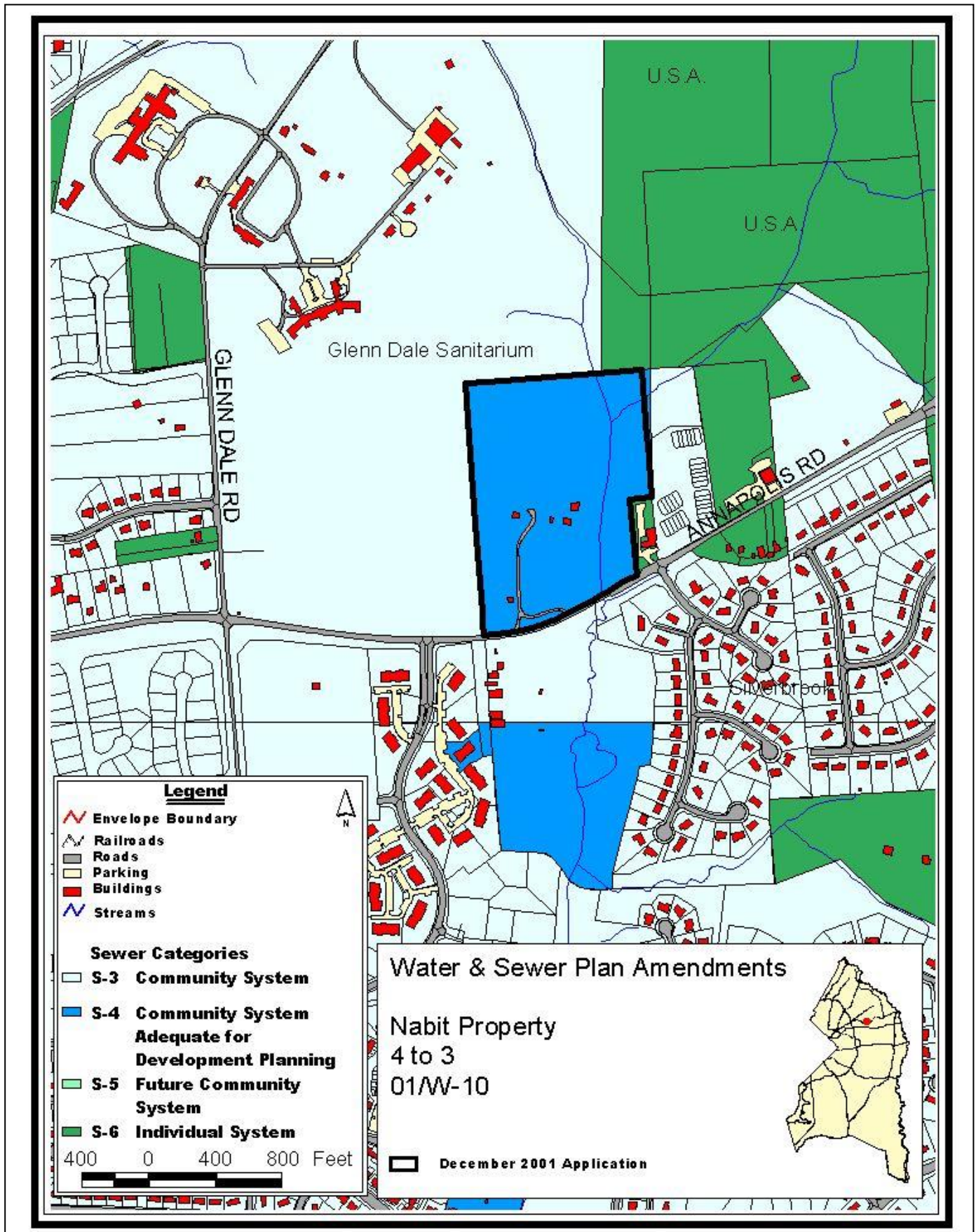
Cherokee Maryland
5 to 3
01/BP-03

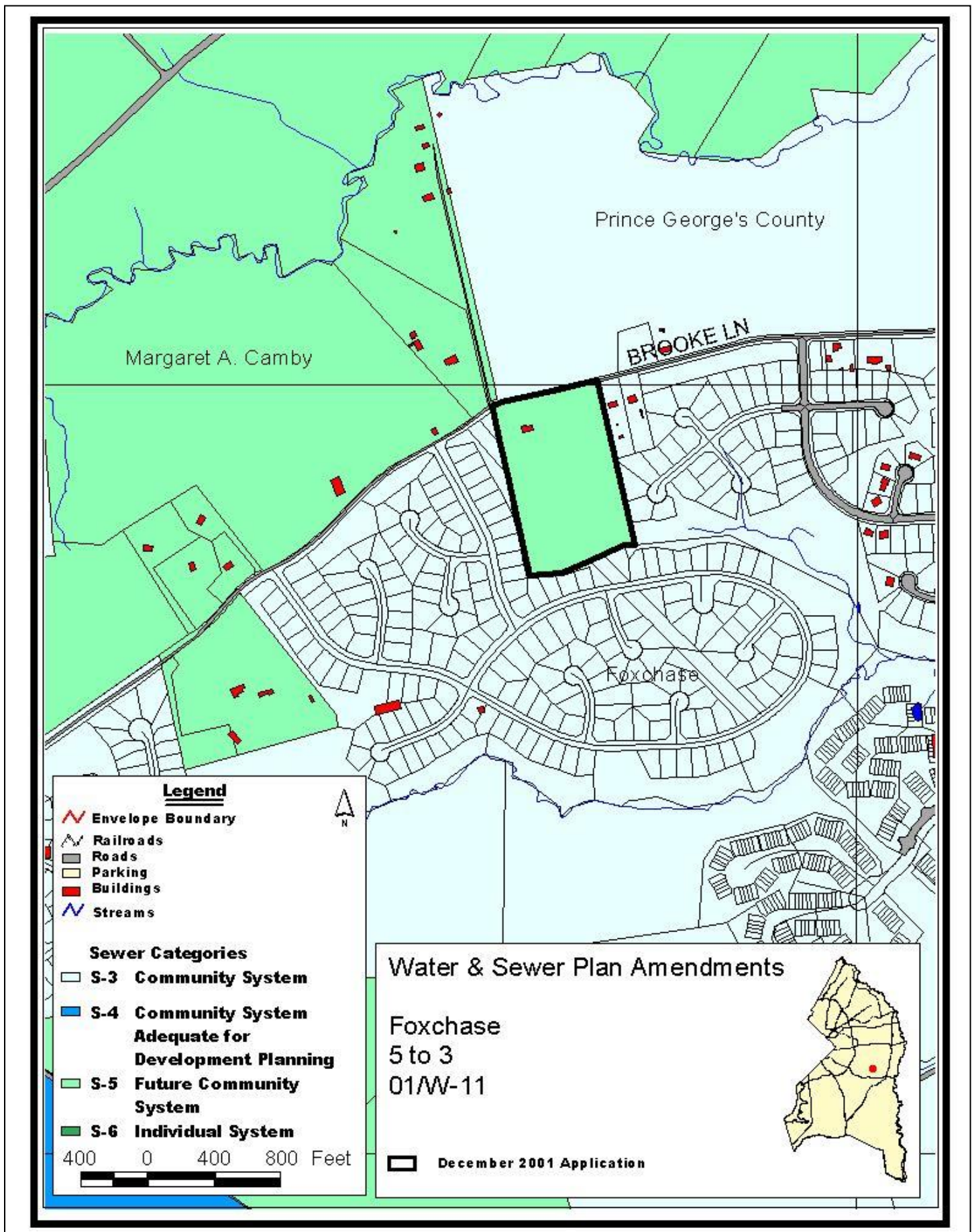
December 2001 Application

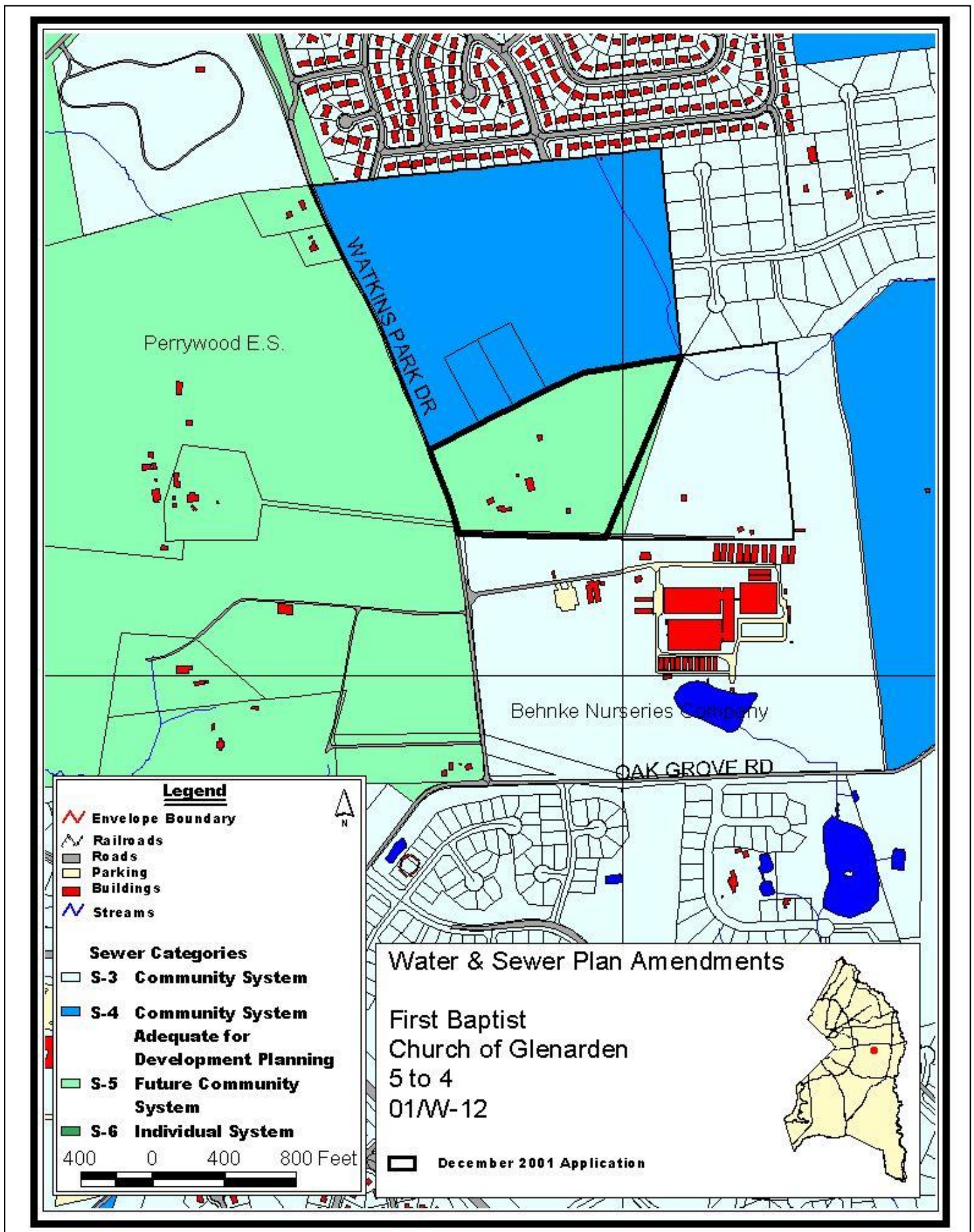


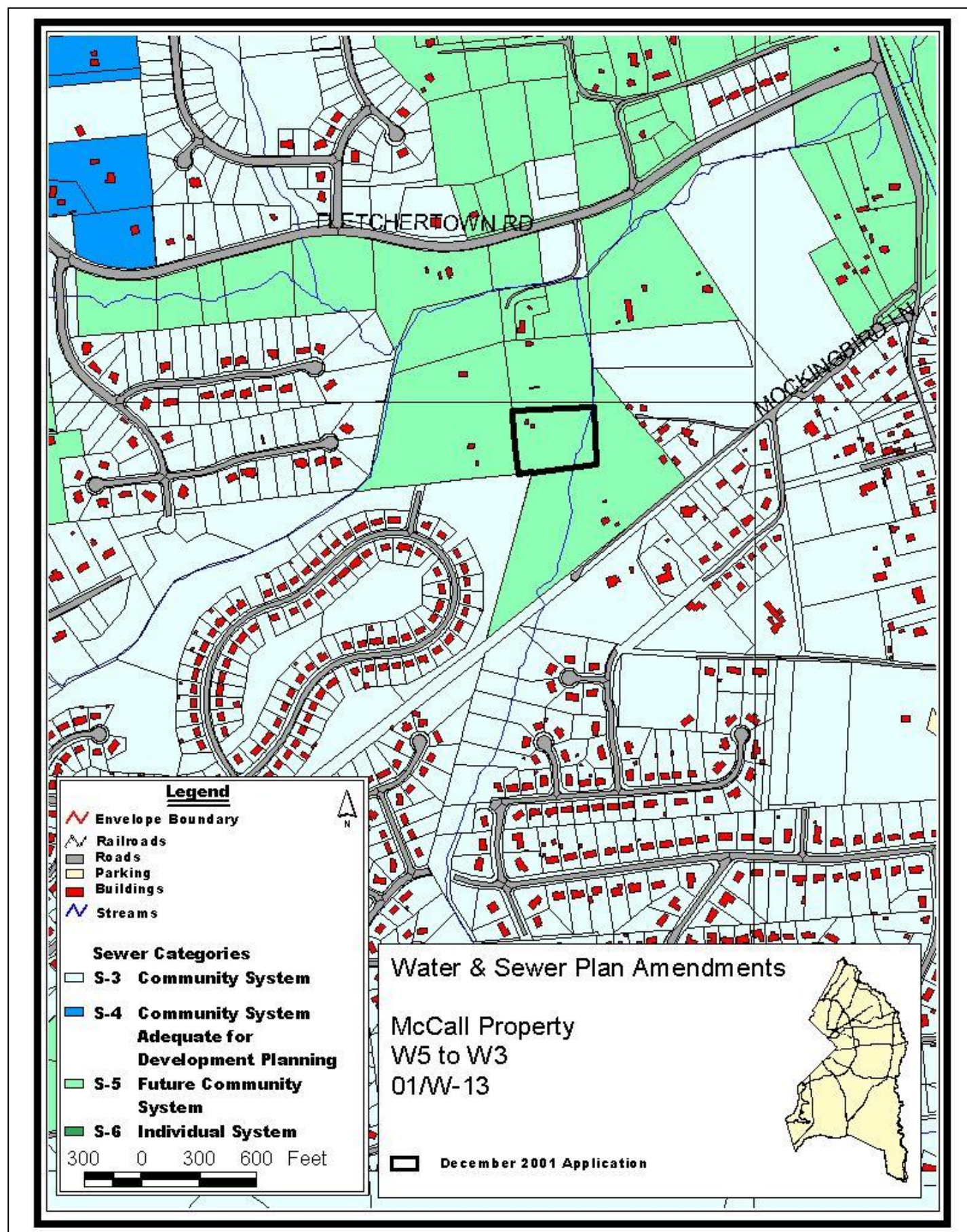


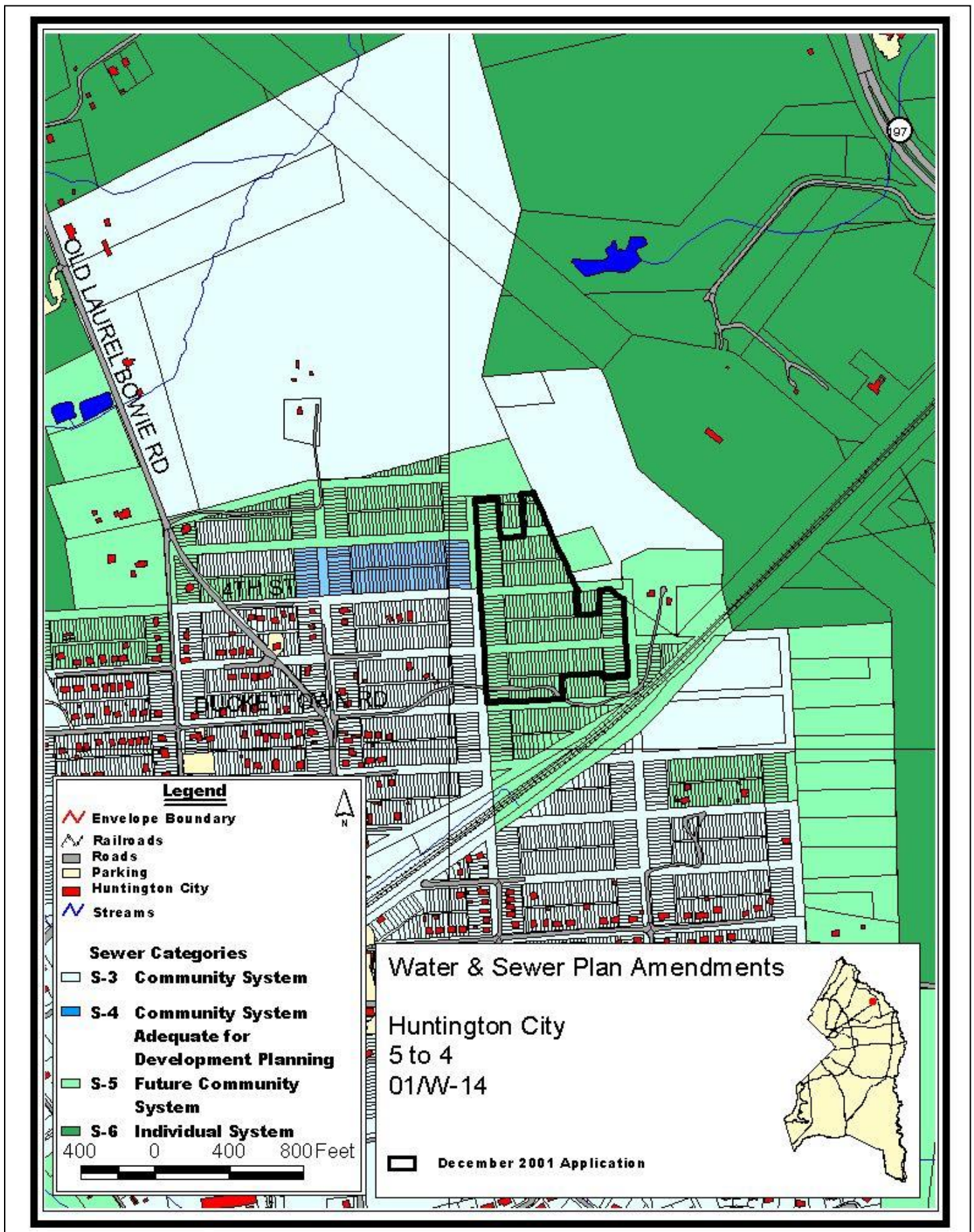


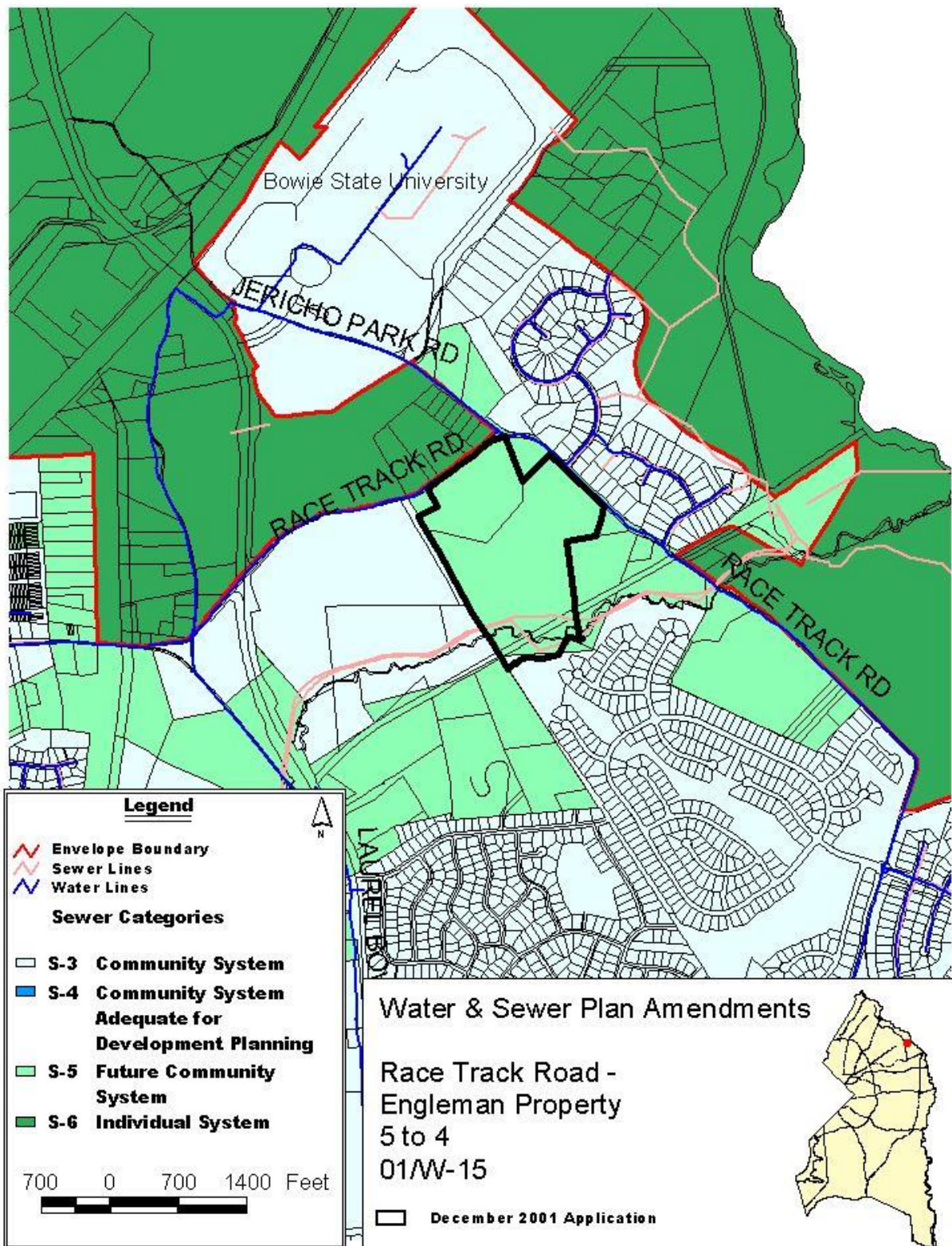


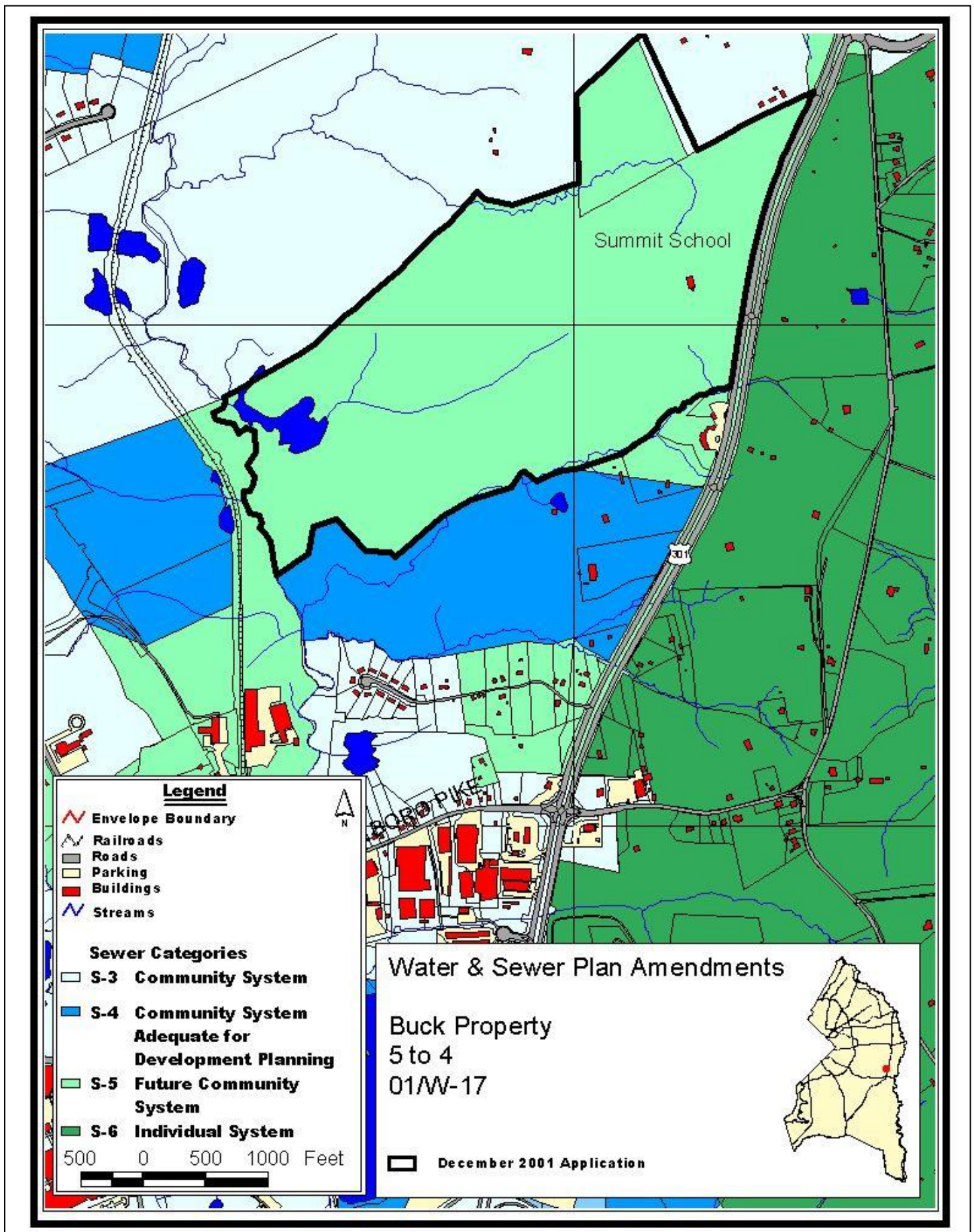


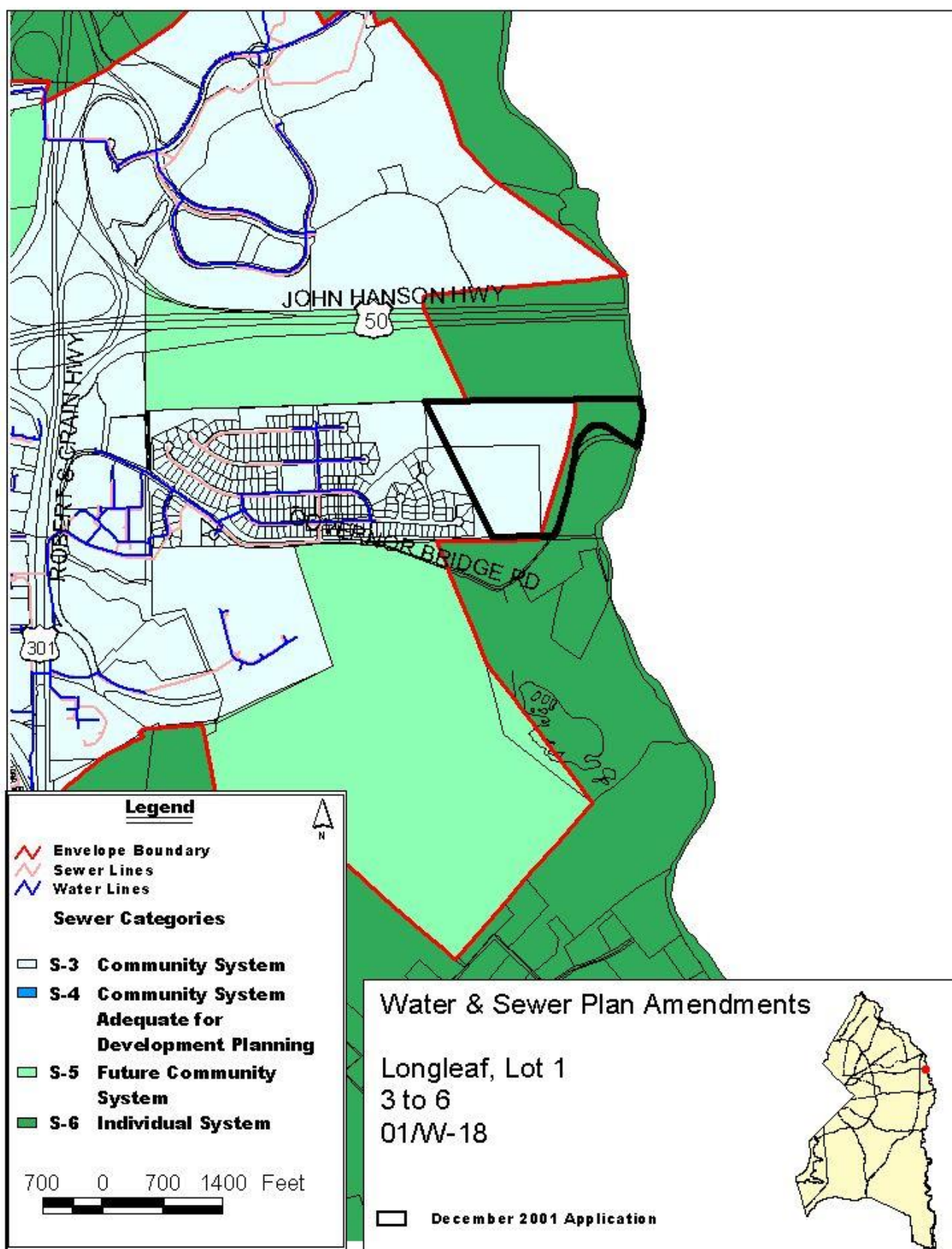


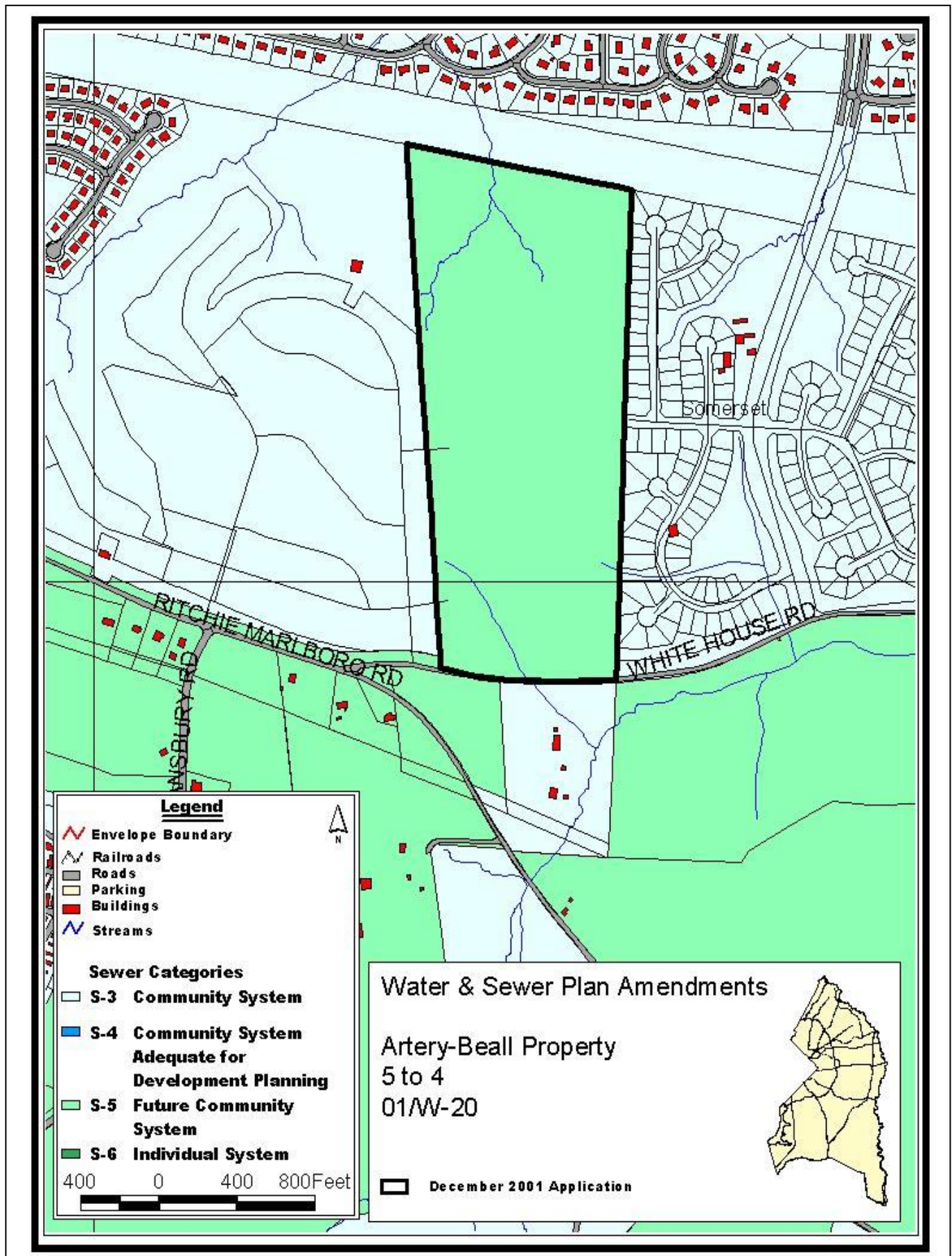


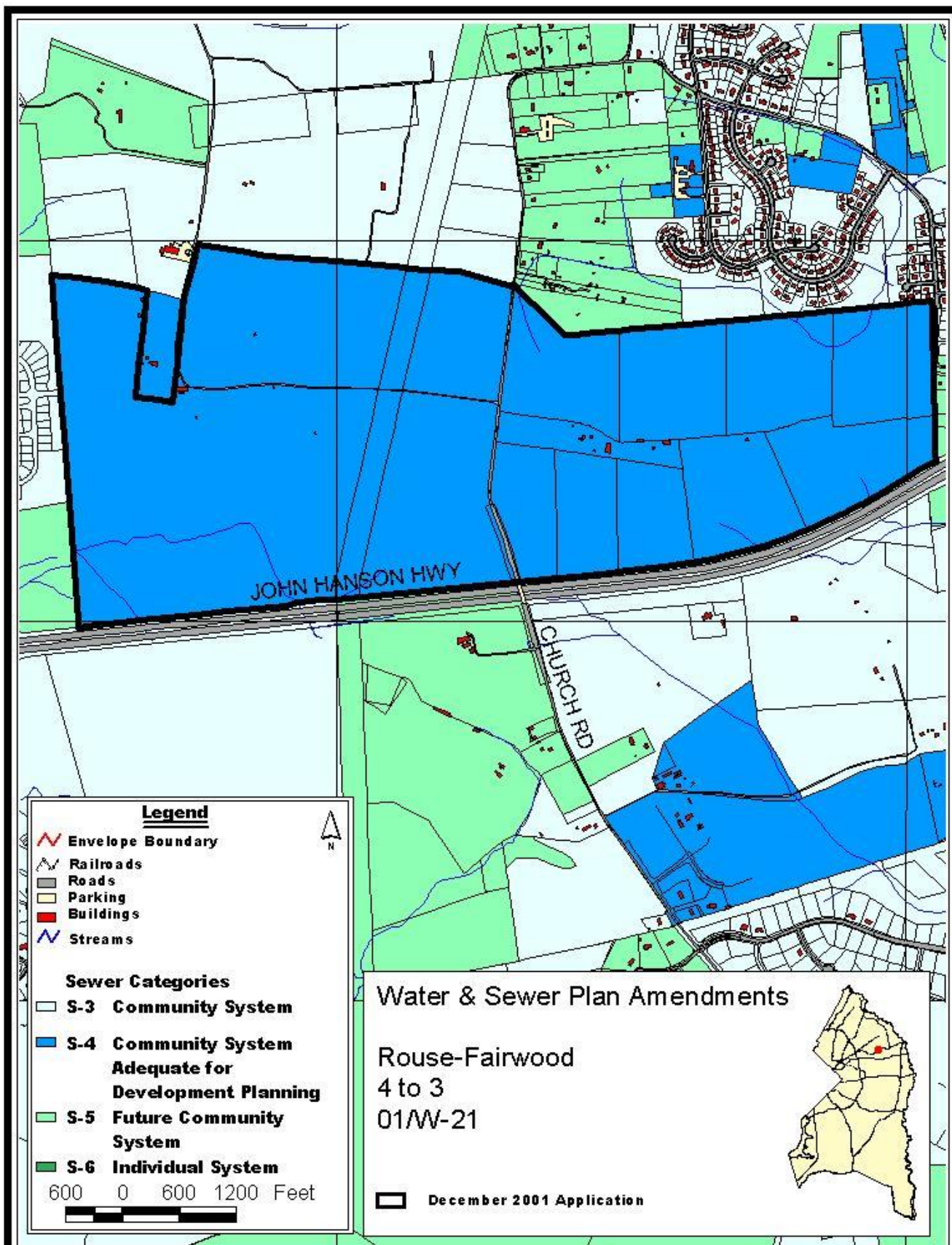


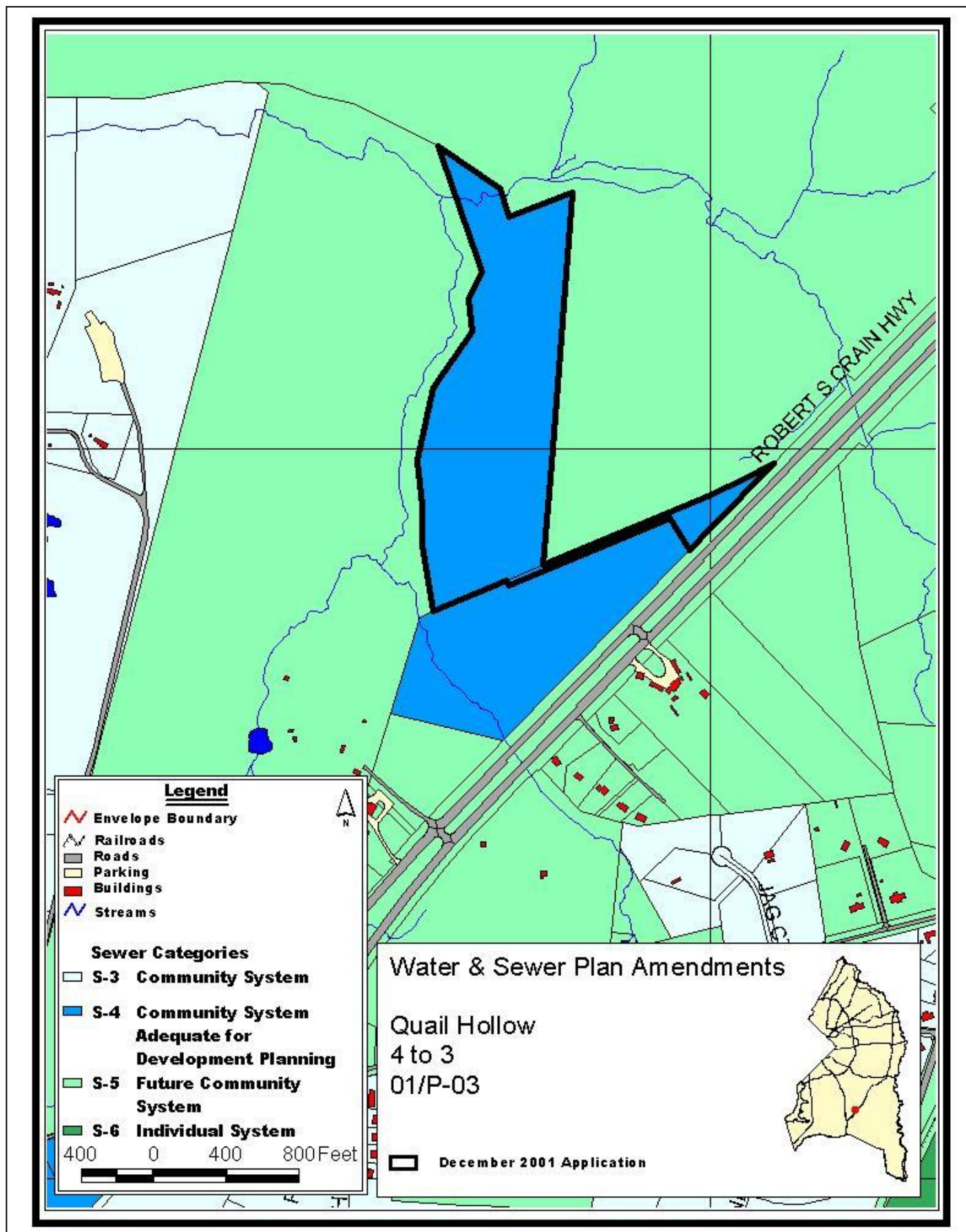


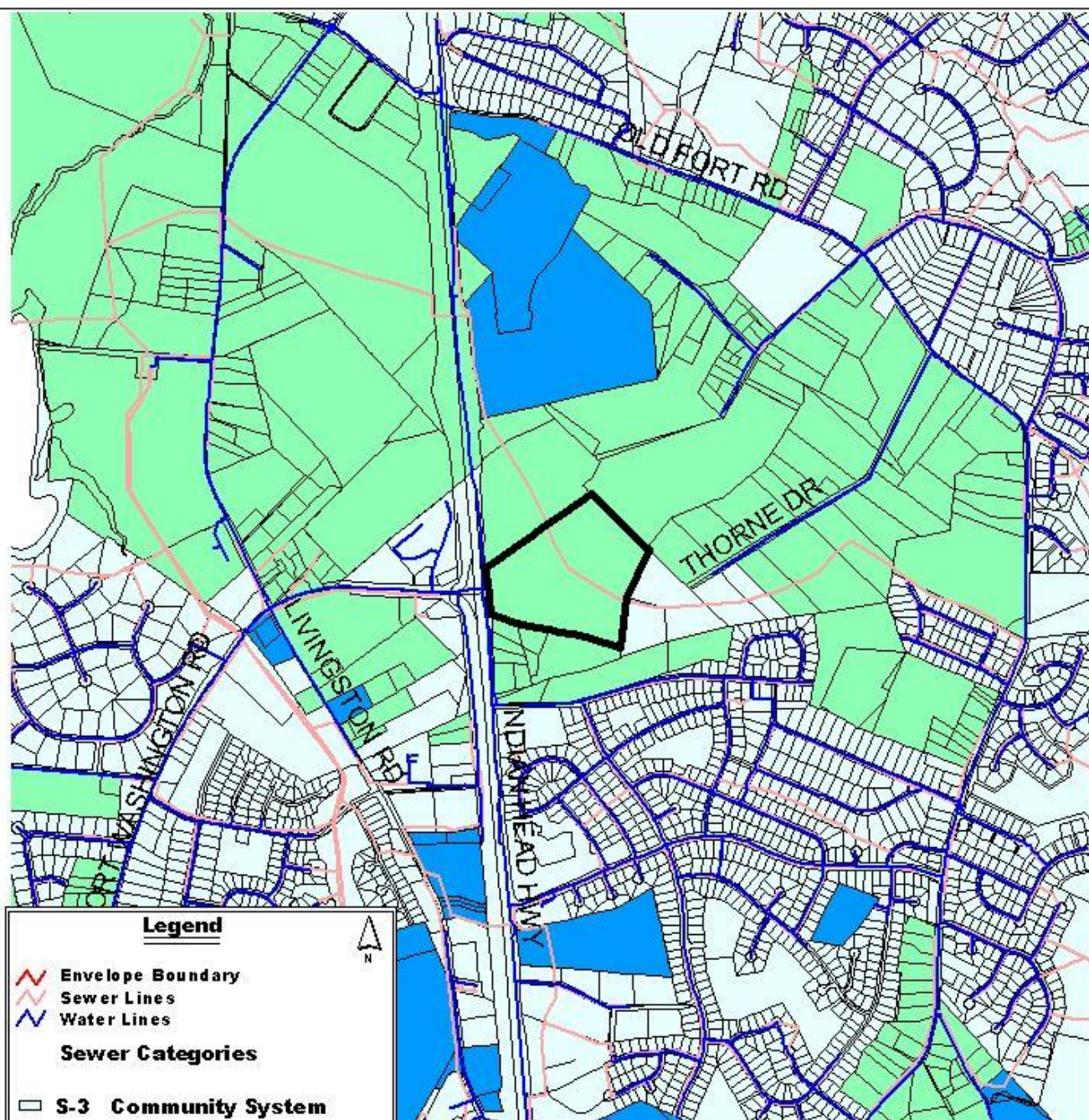












Legend

- Envelope Boundary
- Sewer Lines
- Water Lines

Sewer Categories

- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System

700 0 700 1400 Feet

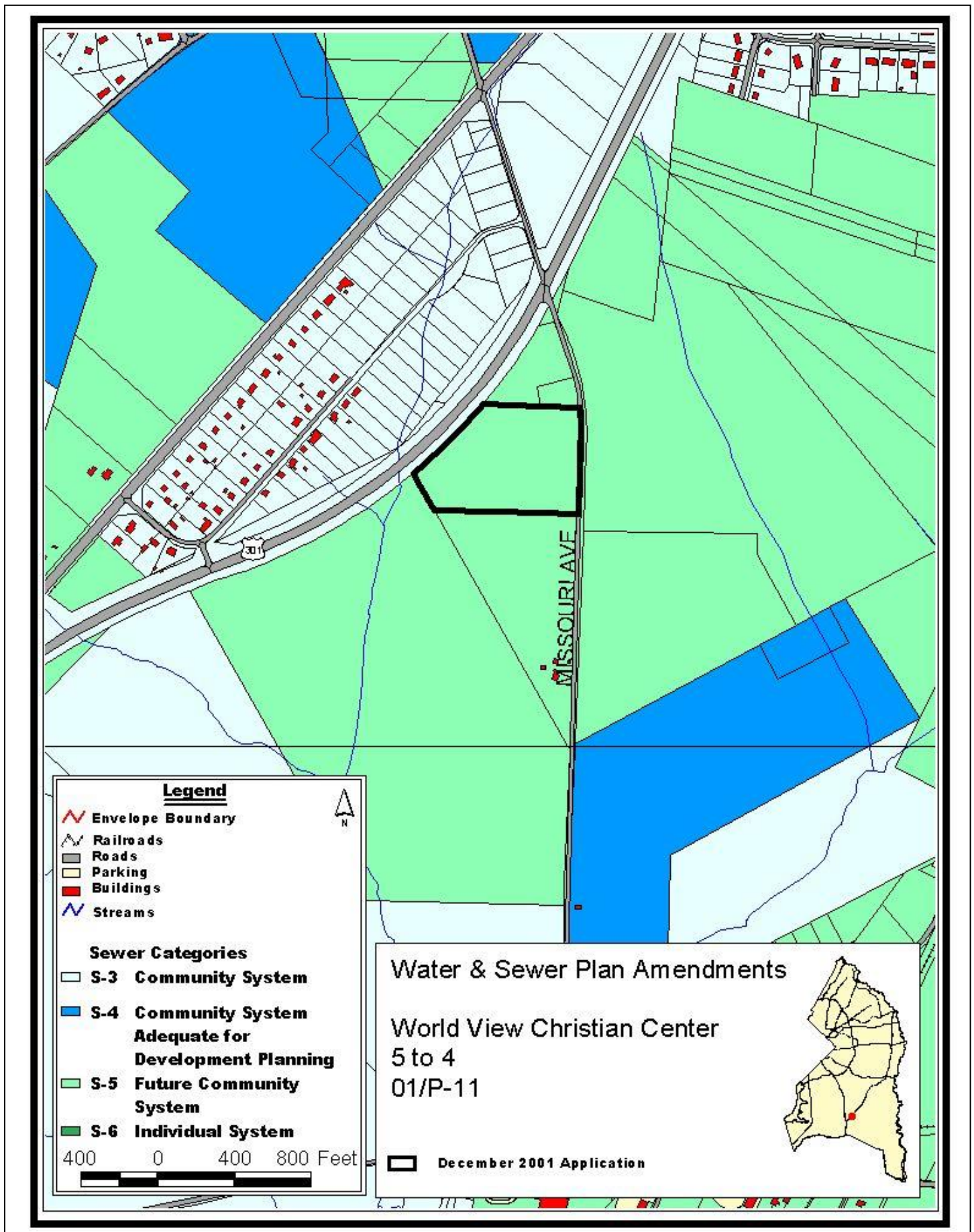


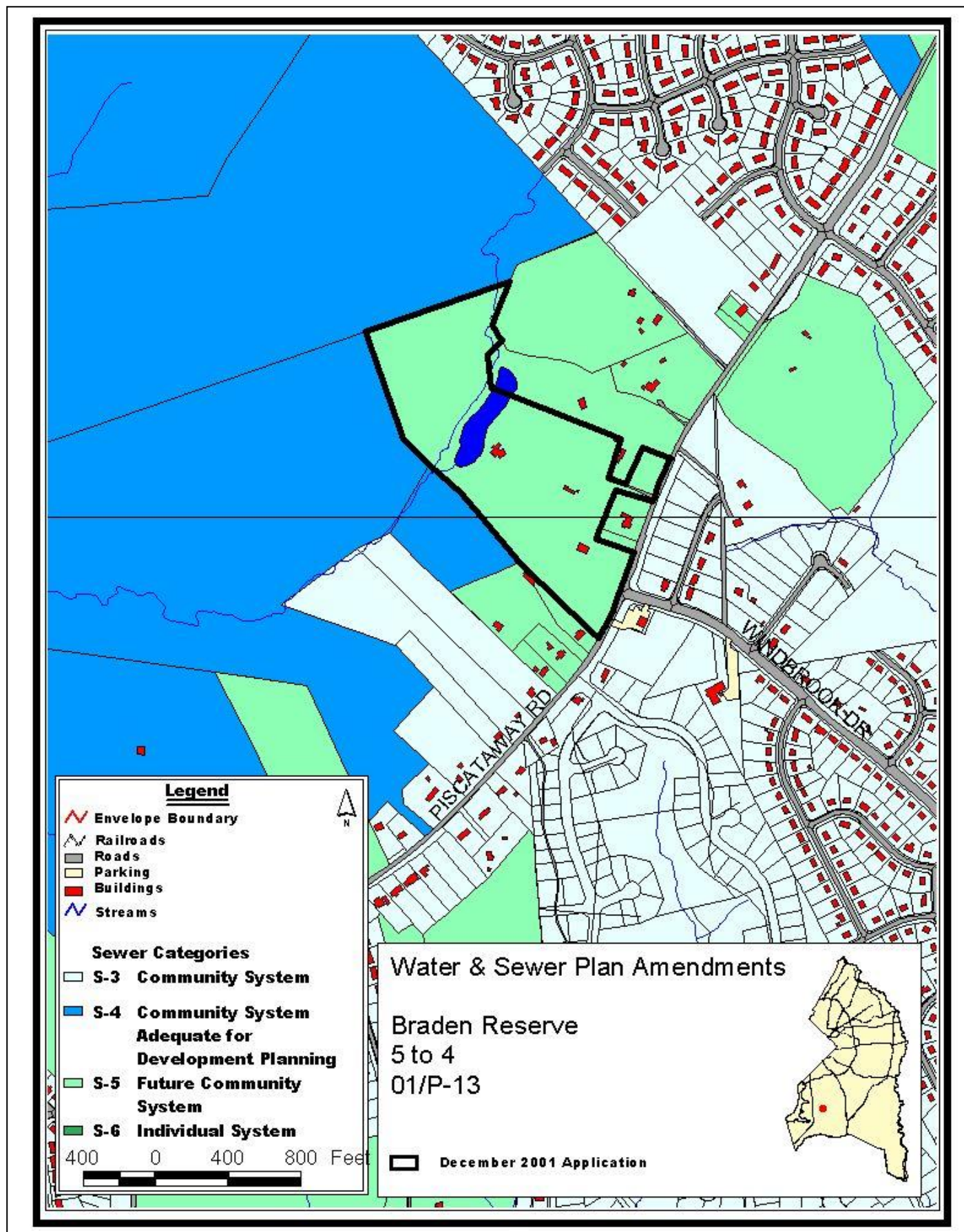
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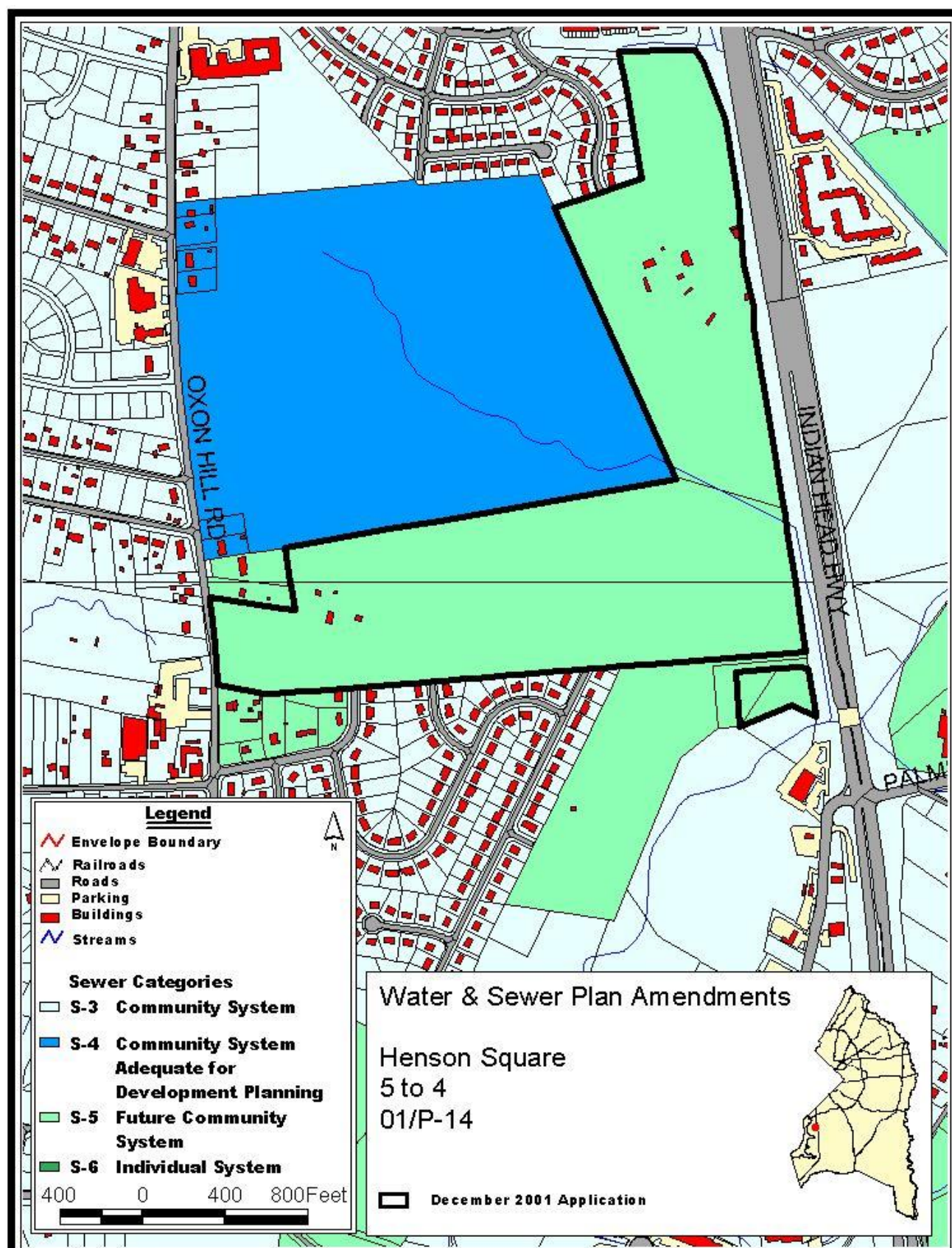
Fort Washington Manor
5 to 4
01/P-06

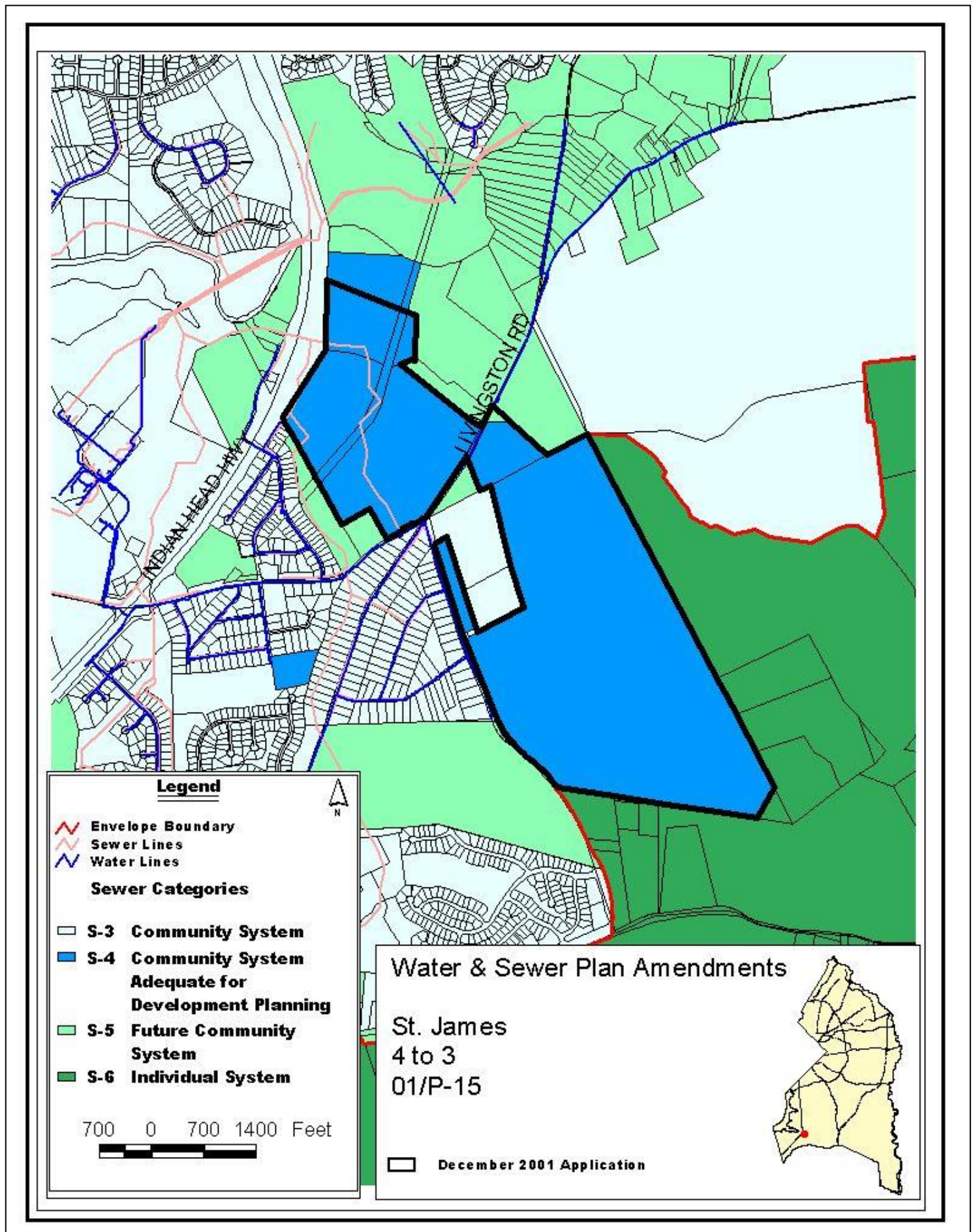
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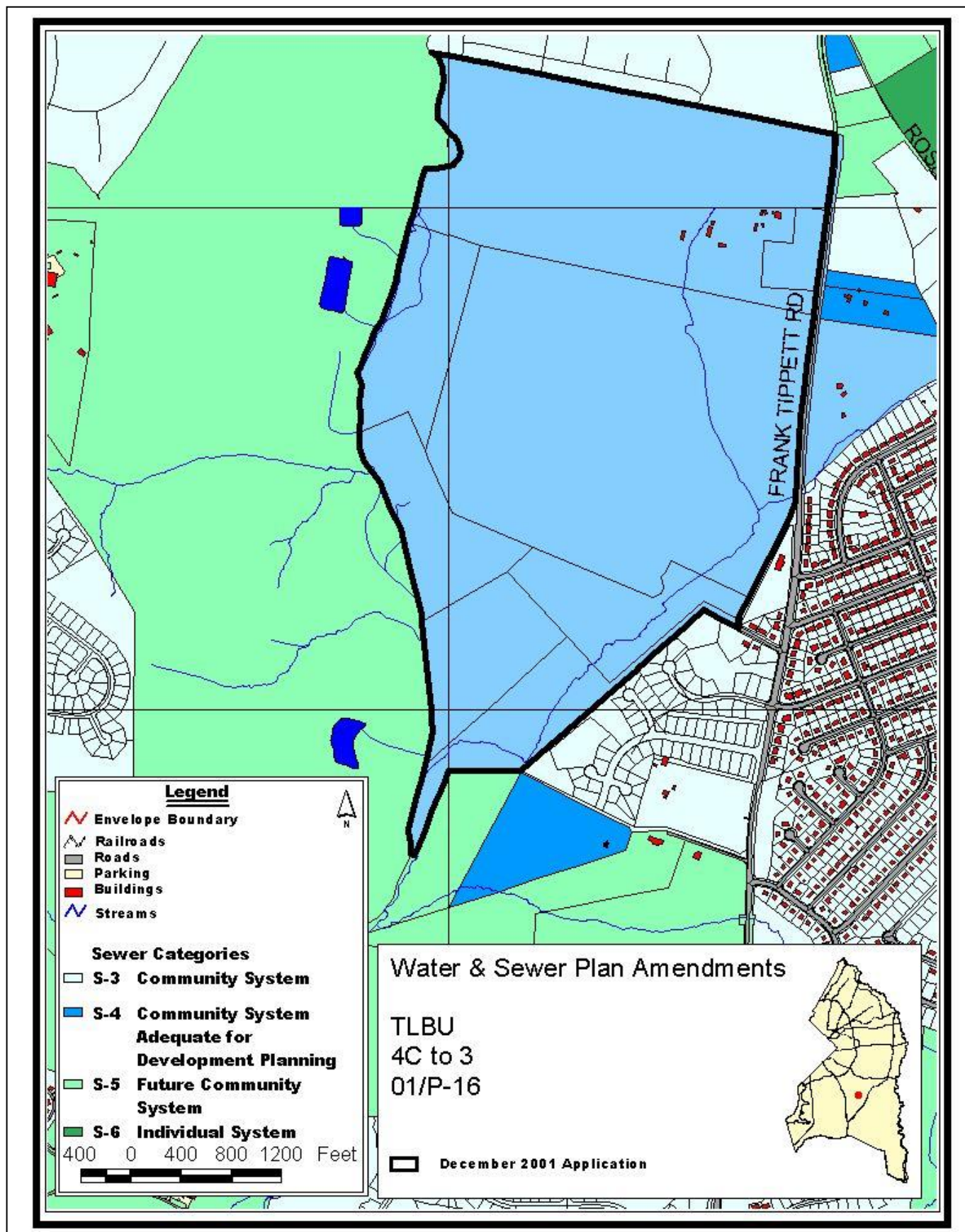


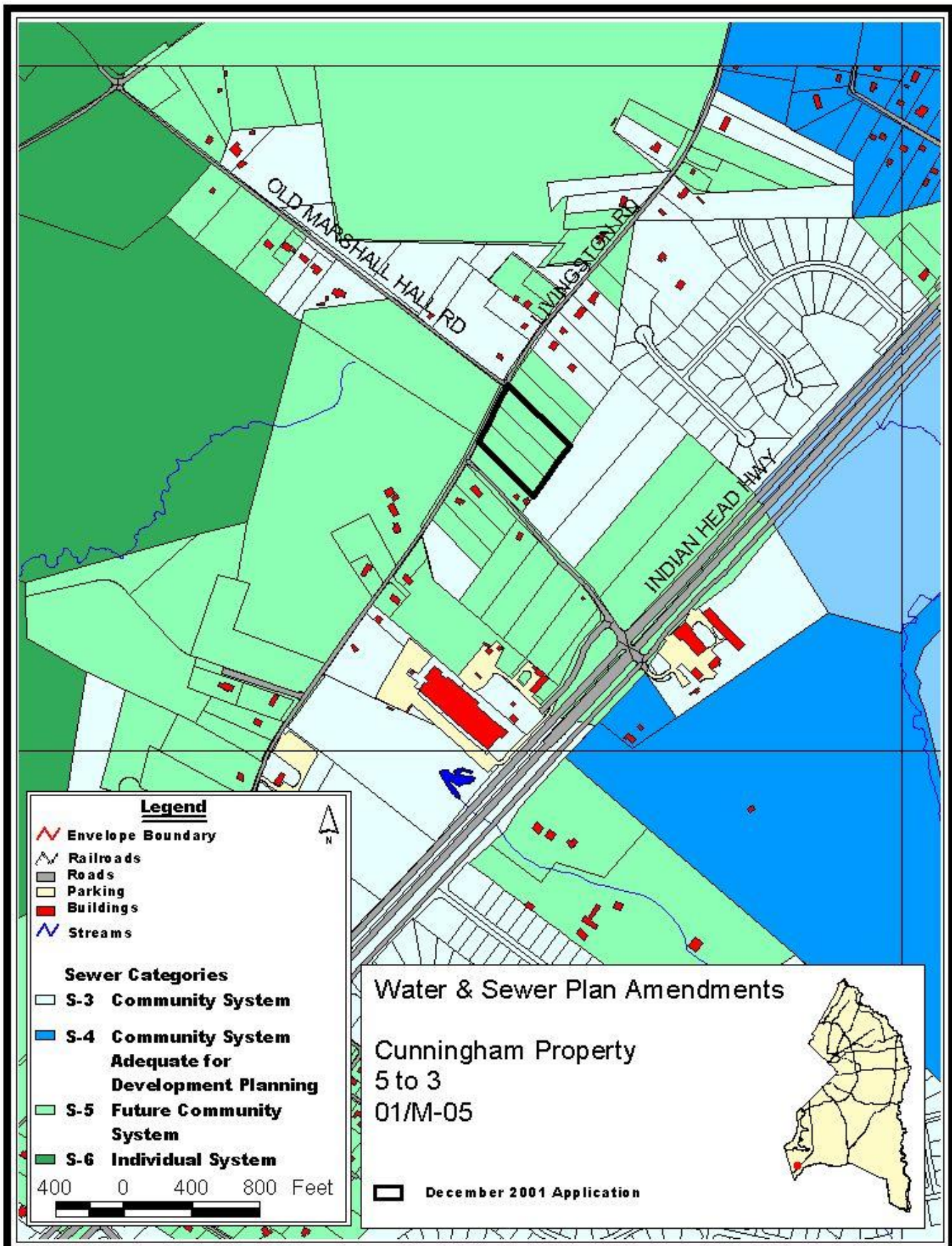


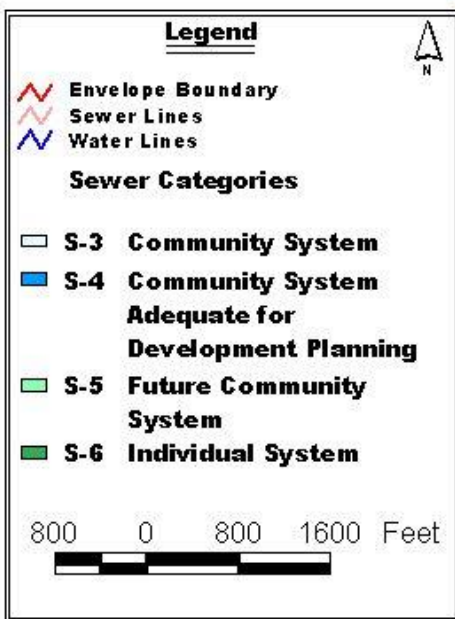
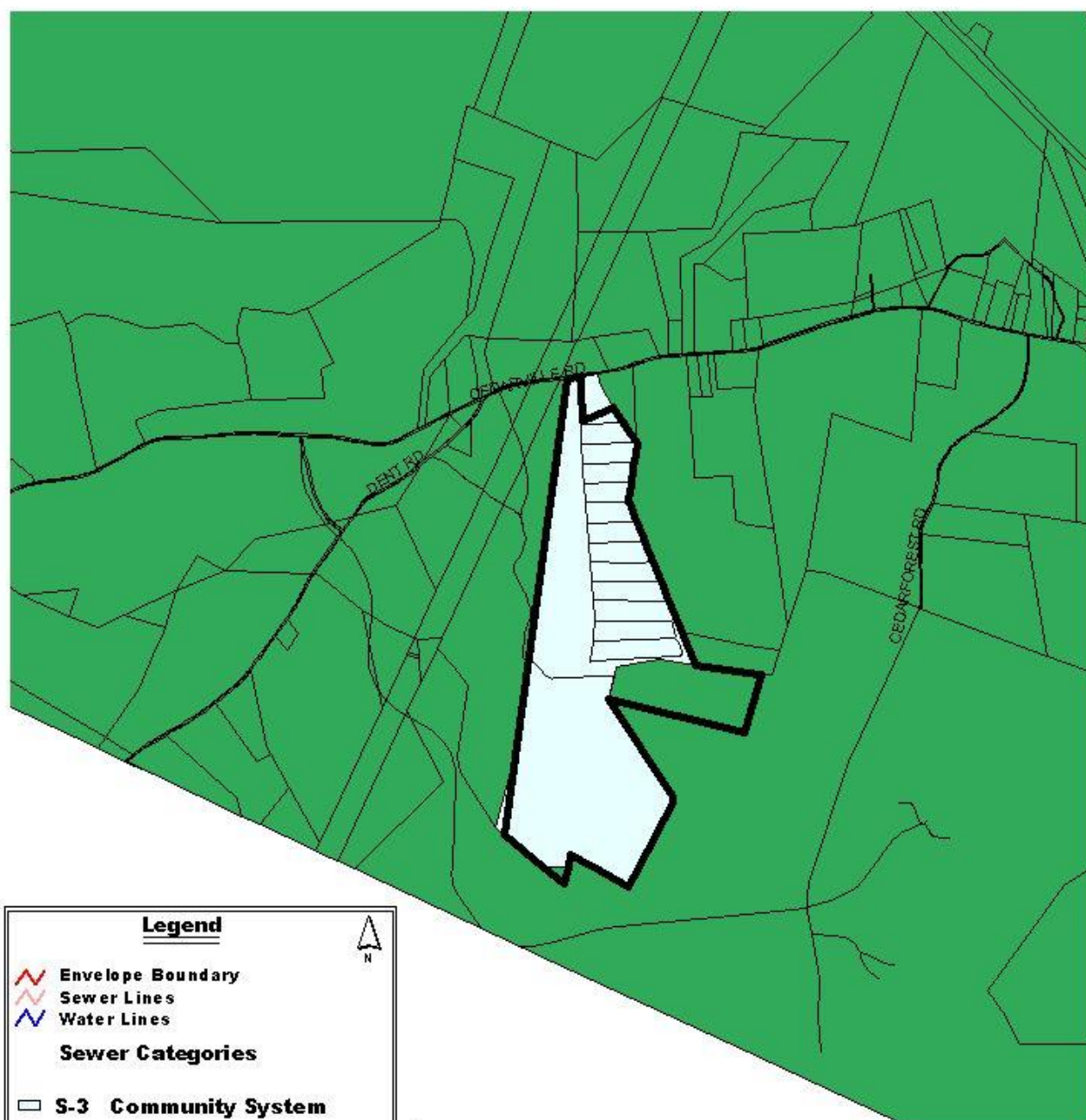












Water & Sewer Plan Amendments

Cedarville Mobile Home Park
Point of Discharge
99/WWP-01

December 2001 Status Update
and Recommendation

