

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2003 Legislative Session

Resolution No. CR-7-2003

Proposed by The Chairman (by request – County Executive)

Introduced by Council Members Shapiro and Dean

Co-Sponsors _____

Date of Introduction March 11, 2003

RESOLUTION

1 A RESOLUTION concerning

2 The 2001 Water and Sewer Plan (December 2002 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 2002 Cycle of Amendments; and

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the December 2002 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 2002
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, and

1 CR-65-2002, is further amended by adding the water and sewer category designations as shown
2 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 April, 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>Western Branch</u>						
02/W-08 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
02/W-10 Evangel Temple, Inc./ Meares Subdivision	166 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$500,000. 69 D-3, parcel 21, p/o outlot 2 and p/o outlot 3	200 R-L	5	4	4	4
02/W-11 Buck Property	357 single-family homes with a minimum floor area of 2,000 square feet and minimum sale price of \$400,000. 93 B/C-1, A/B/C-2, A/B/C-3, parcels 2 and p/o 1	210.8 R-S	5	4	4	4
02/W-13 Bowie Nissan	Renovation of two one-story buildings with total floor area of 3,794 square feet (addition of 50 square feet) at a minimum sale price of \$12.00 per square foot, to operate a Nissan automobile dealership. 63 E-2, parcel 116	1.79 C-M	5	3	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
02/W-14 Kenwood Village	101 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$300,000. 75 A/B-4 & 83 A/B-1 parcels 73 & 65	62.85 R-S	5	4	4	4
02/W-15 Austin Property	20 single-family homes with a minimum floor area of 2,292 to 3,000 square feet and minimum sale price of \$400,000. 84 B-2/3, C-2, parcels 13, 14, & 15	24.37 R-E	5	4	4	4
02/W-16 Phelps Property	20 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$300,000. 127 E/F-1, parcel 69	11.98 R-R	5	4	4	4
02/W-17 Ashleigh Estates	28 single-family homes with a minimum floor area of 2,700 square feet and minimum sale price of \$369,900. 70 B-1, parcel 5	18.02 R-R	5	4	4	4
02/W-18 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	W5 S5	W6 S4	W6 S5	W6 S5
02/W-19 Holland Subdivision	7 single-family homes with a minimum floor area of 2,000 square feet and minimum sale price of \$280,000. 45 B/C-3, parcels 85, 86, 87, 88, 89, 90 & 91	2.29 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
02/W-20 Berrywood	15 single-family homes with a minimum floor area of 2,700 square feet and minimum sale price of \$325,000. 127 F-1, parcel 110	13.63 R-R	5	4	4	4
02/W-21 McLaughlin Property	21 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$350,000. 29 E-3, parcel 193	13.18 R-R	5	4	5	5
02/W-22 Hillside Estate	2 single-family homes with a minimum floor area of 4,000 square feet and minimum sale price of \$400,000. 29 D-3, parcel 140	6.09 R-R	5	4	5	5
02/W-24 Spring Meadows	One single-family home with a minimum floor area of 2,600 square feet and minimum sale price of \$400,000. 46 D-2, parcel 120	.68 R-R	5	4	4	4
02/W-25 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
02/W-26 Collington Cluster Parcel 14	One two-acre lot to be included in the Collington Cluster (total acreage of 16.69 acres) of 32 single-family homes with a minimum floor area of 2,355 square feet and minimum sale price of \$329,990. 46 E-4, parcel 14	2.00 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
02/W-27 Collington Cluster Parcel 65	A one-acre lot to be included in the Collington Cluster (total acreage of 16.69 acres) of 32 single-family homes with a minimum floor area of 2,355 square feet and minimum sale price of \$329,990. 46 E-3, parcel 65	1.00 R-R	5	4	4	4
02/W-28 Isabelle's Estate	20 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$350,000. 100 A-4, lots 1, 2, 3, 4, & 109 A-1, lot 5	11.44 R-R	5	4	4	4
<u>Piscataway</u>						
02/P-11 Keech's Addition to Camden Estates	36 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$400,000. 127 A-4, parcels 121 & p/o 15	25.46 R-R	5	4	4	4
02/P-12 Gallahan Farm	45 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$375,000. 132 D-2/3, parcels 3, 104, 105, & 106	57.76 R-E & R-A	5	4	4	4
02/P-13 Temple Hills Property	12 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$300,000. 115 E-4, parcel 24	8.55 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
02/P-15 Birdlawn	21 single-family homes with a minimum floor area of 3,500 square feet and minimum sale price of \$400,000. 114 F-2, parcels 256 & 261	39.6 R-E	5	4	4	4
02/P-16 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	4	5
02/P-17 Vista Preserve	140 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$300,000. 134 E-3, parcel 90 & outlot C	75.3 R-R	5	4	5	5
02/P-18 Rison Preserve	24 single-family homes with a minimum floor area of 2,600 square feet and minimum sale price of \$325,000. 135 A-4, parcel 38	24.29 R-R	5	4	4	4
02/P-19 Springfield Reserve	20 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$320,000. 153 F-1, parcel 7	40.48 R-A	W6	W4	W6	W6
02/P-20 Ascot	148 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$400,000. 124 A-2/3 & B-2/3, parcel 19	148 R-E	5	4	5	4
02/P-21 Pleasant Acres	16 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$300,000. 144 C-4, parcels 59, 86, & 188	36.34 R-E	W5	W4	W4	W4

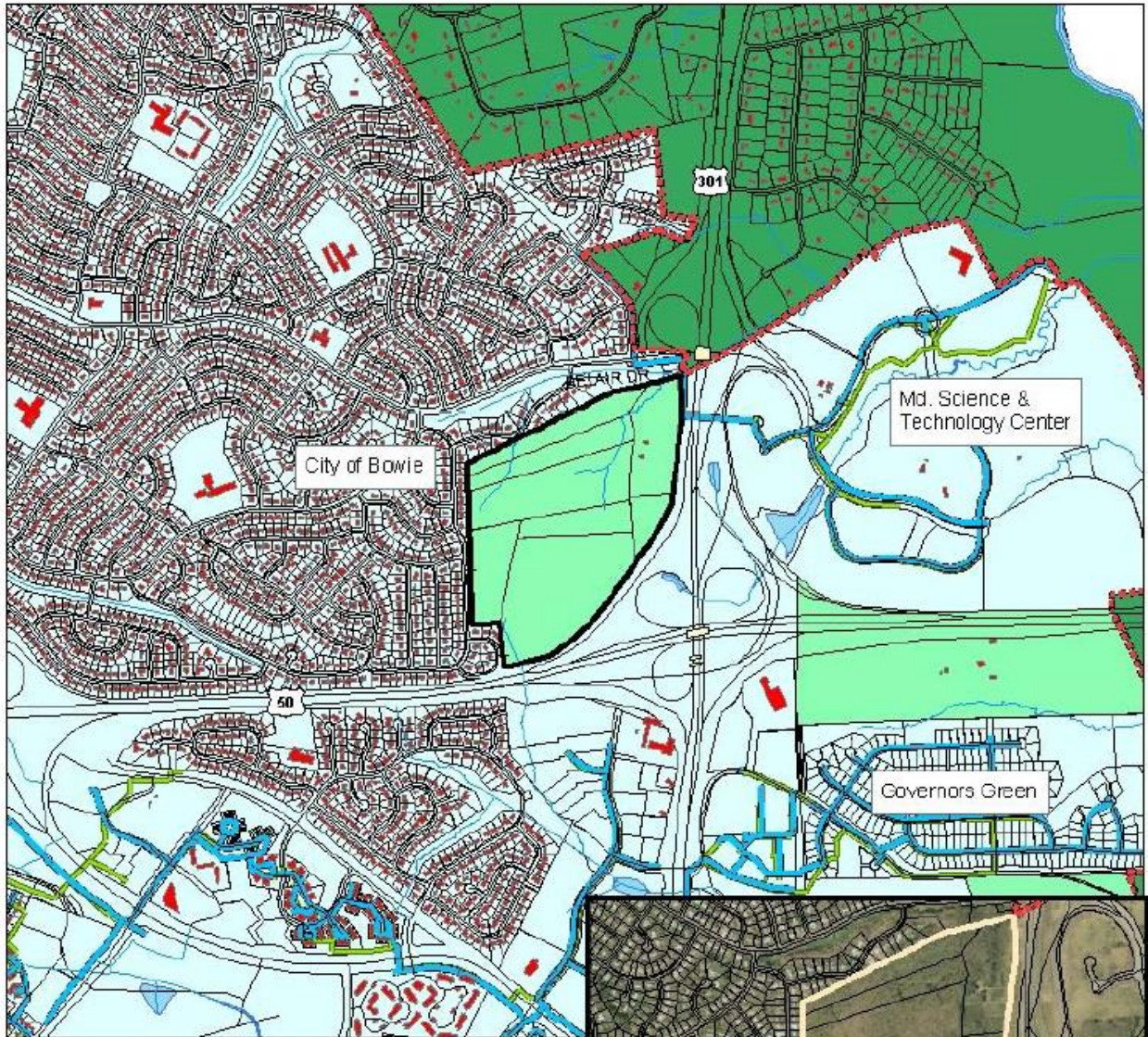
WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
02/P-22 Pleasant Acres 2	6 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$300,000. 144 C-2, parcel 66	15.27 R-E	W5	W4	W5	W4
02/P-23 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	Deferred by Applicant
<u>Mattawoman</u>						
02/M-03 Butdorf Property	2 single-family homes with a minimum floor area of 2,250 square feet and minimum sale price of \$275,000. 154 D-4, lot 3	6.71 R-R	S5	S4	S4	S4
02/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-4, D-4, parcels 5 & 113 162 C-1/2, D-1/2, parcel 50	126 +/- R-A	6	4	6	6

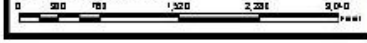
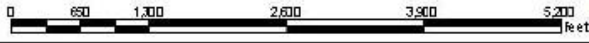
APPLICATIONS		REQUEST	MAP #
<u>Western Branch</u>			
02/W-08	Weston Planned Retirement Comm.	5 to 4	2
02/W-10	Evangel Temple, Inc./Meares Subd.	5 to 4	3
02/W-11	Buck Property	5 to 4	4
02/W-13	Bowie Nissan	5 to 3	5
02/W-14	Kenwood Village	5 to 4	6
02/W-15	Austin Property	5 to 4	7
02/W-16	Phelps Property	5 to 4	8
02/W-17	Ashleigh Estates	5 to 4	9
02/W-18	Cobblestone Ridge	W5 to W6 S5 to S4	10
02/W-19	Holland Subdivision	5 to 3	11
02/W-20	Berrywood	5 to 4	12
02/W-21	McLaughlin Property	5 to 4	13
02/W-22	Hillside Estate	5 to 4	14
02/W-24	Spring Meadows	5 to 4	15
02/W-25	Greenland	6 to 4	16
02/W-26	Collington Cluster, Parcel 14	5 to 4	17
02/W-27	Collington Cluster, Parcel 65	5 to 4	18
02/W-28	Isabelle's Estate	5 to 4	19
<u>Piscataway</u>			
02/P-11	Keech's Addition to Camden Estates	5 to 4	20
02/P-12	Gallahan Farm	5 to 4	21
02/P-13	Temple Hills Property	5 to 4	22
02/P-15	Birdlawn	5 to 4	23
02/P-16	Aist Property	5 to 4	24
02/P-17	Vista Preserve	5 to 4	25
02/P-18	Rison Preserve	5 to 4	26
02/P-19	Springfield Reserve	W6 to W4	27
02/P-20	Ascot	5 to 4	28
02/P-21	Pleasant Acres	W5 to W4	29
02/P-22	Pleasant Acres 2	W5 to W4	30
02/P-23	Lakeview at Brandywine	5 to 4	31
<u>Mattawoman</u>			
02/M-03	Butdorf Property	S5 to S4	32
02/M-04	Potomac Ridge Estates	6 to 4	33

**Weston Planned Retirement
Community, 02/W-08**
Water and Sewer Plan Amendments

Amendment Request 5 to 4
December 2002 Application



- Envelope Boundary
 - Streams
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 - 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

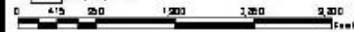
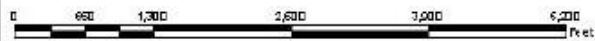
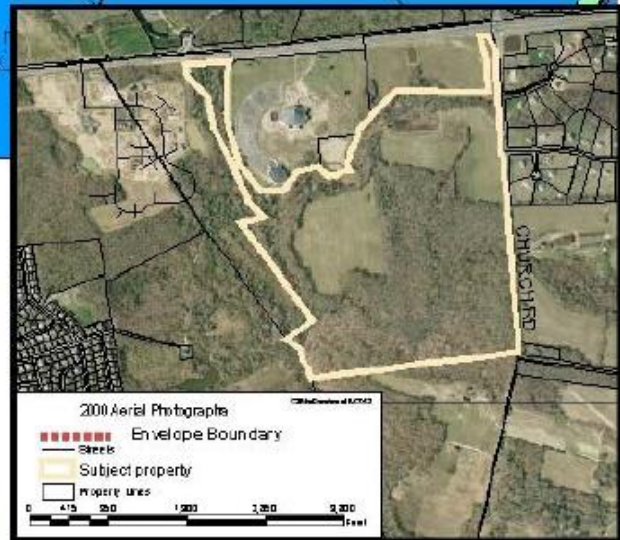
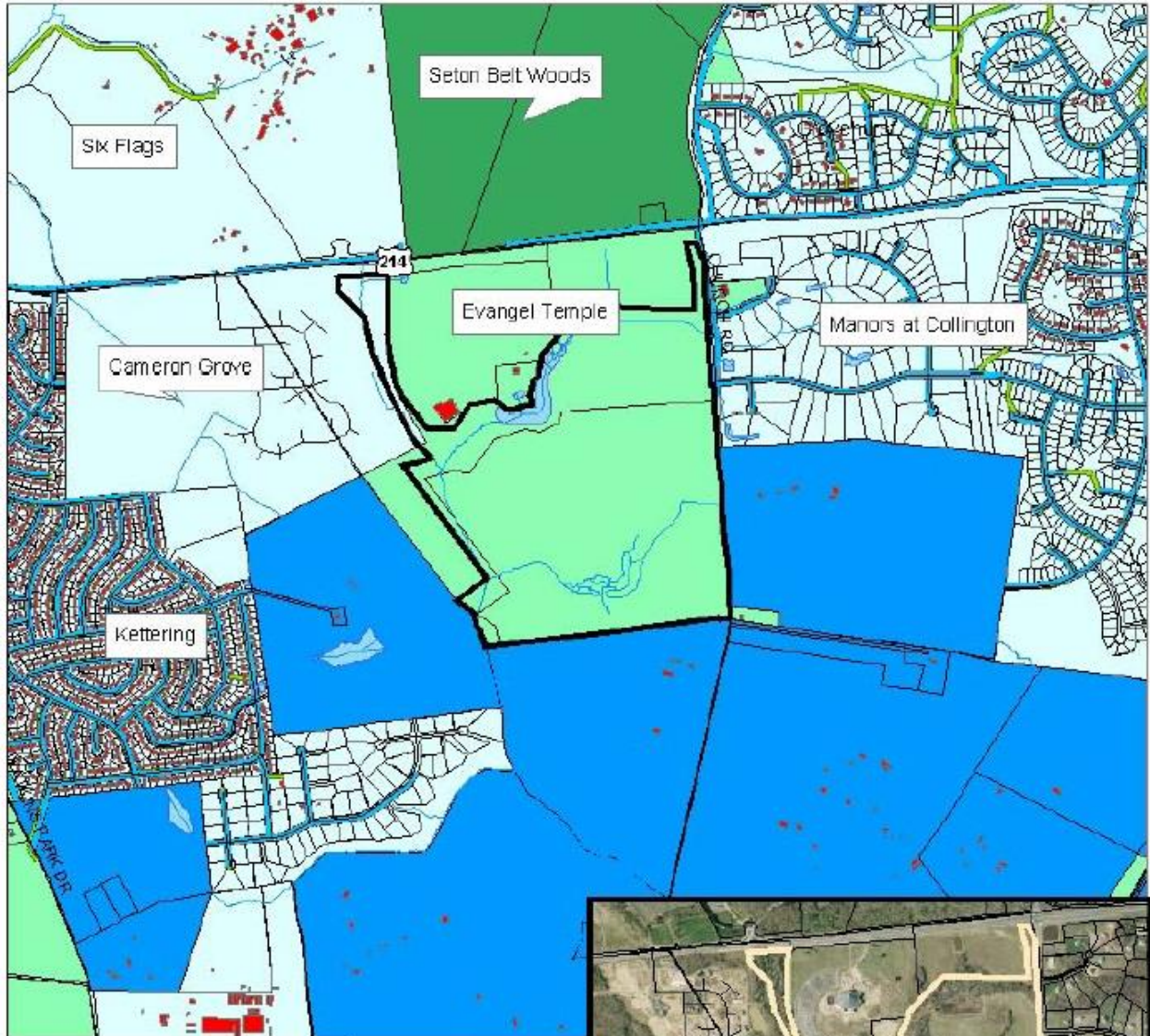


**Evangel Temple, Inc.
Meares Subdivision, 02W-10**

Amendment Request 5 to 4

Water and Sewer Plan Amendments

December 2002 Application

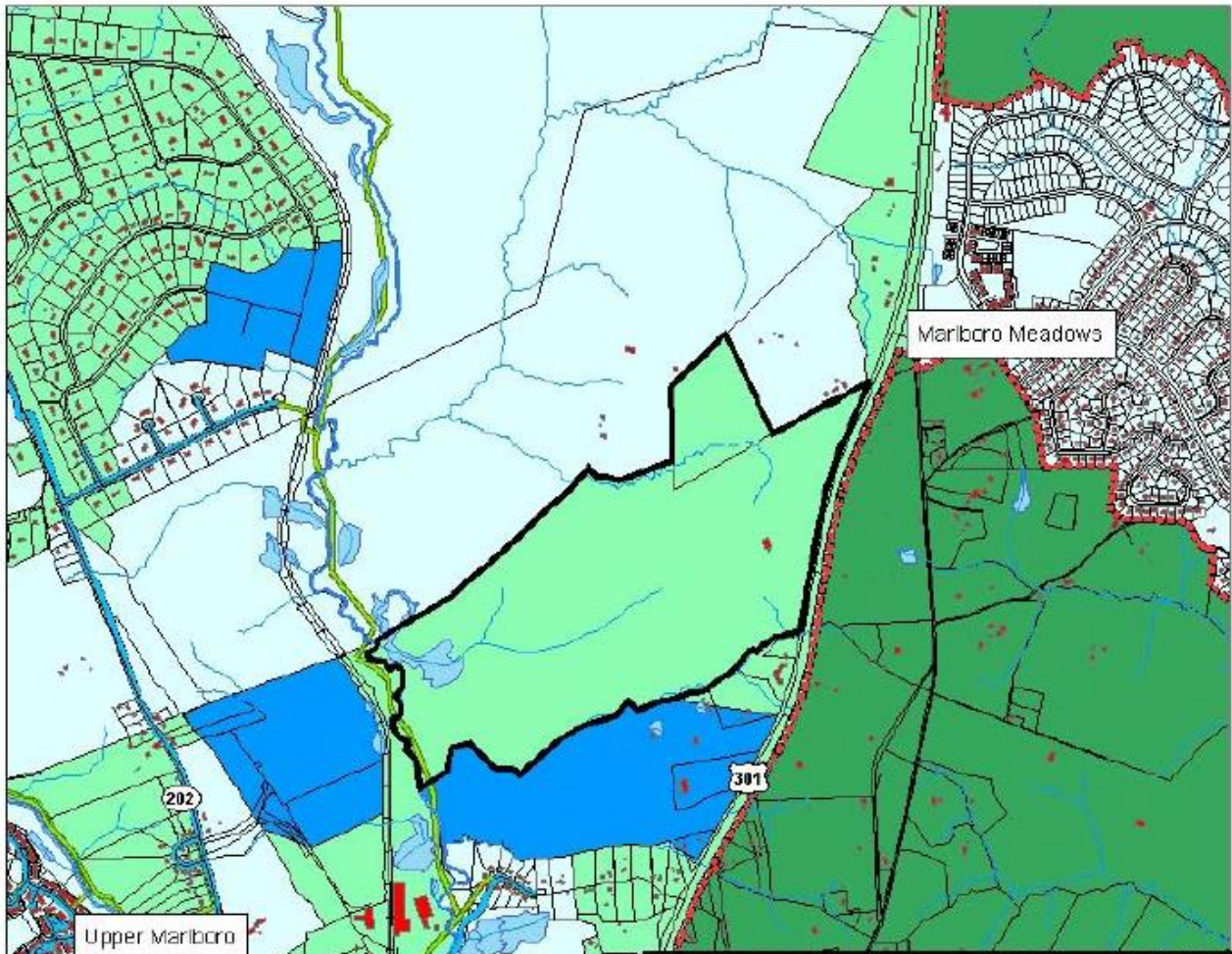


Buck Property, 02W-11

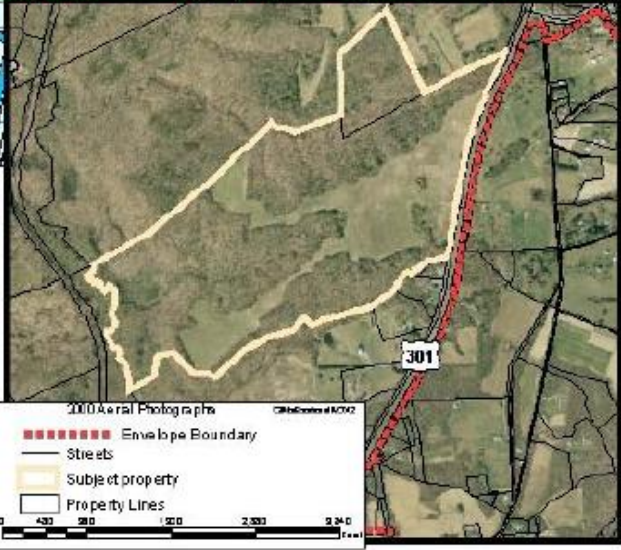
Amendment Request 5 to 4

Water and Sewer Plan Amendments

December 2002 Application



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



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

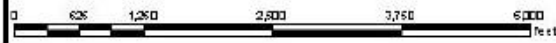
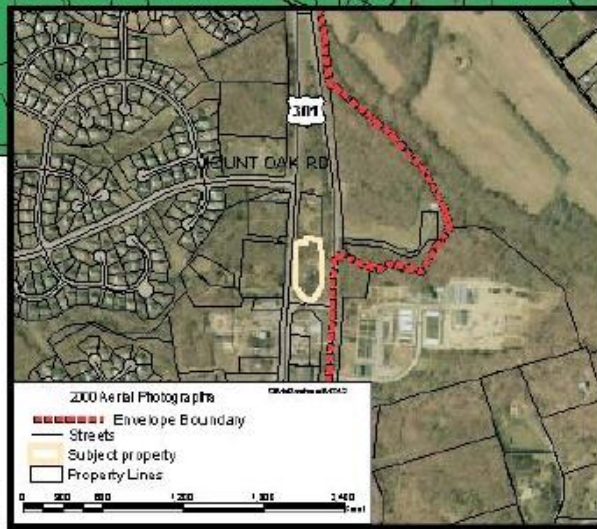
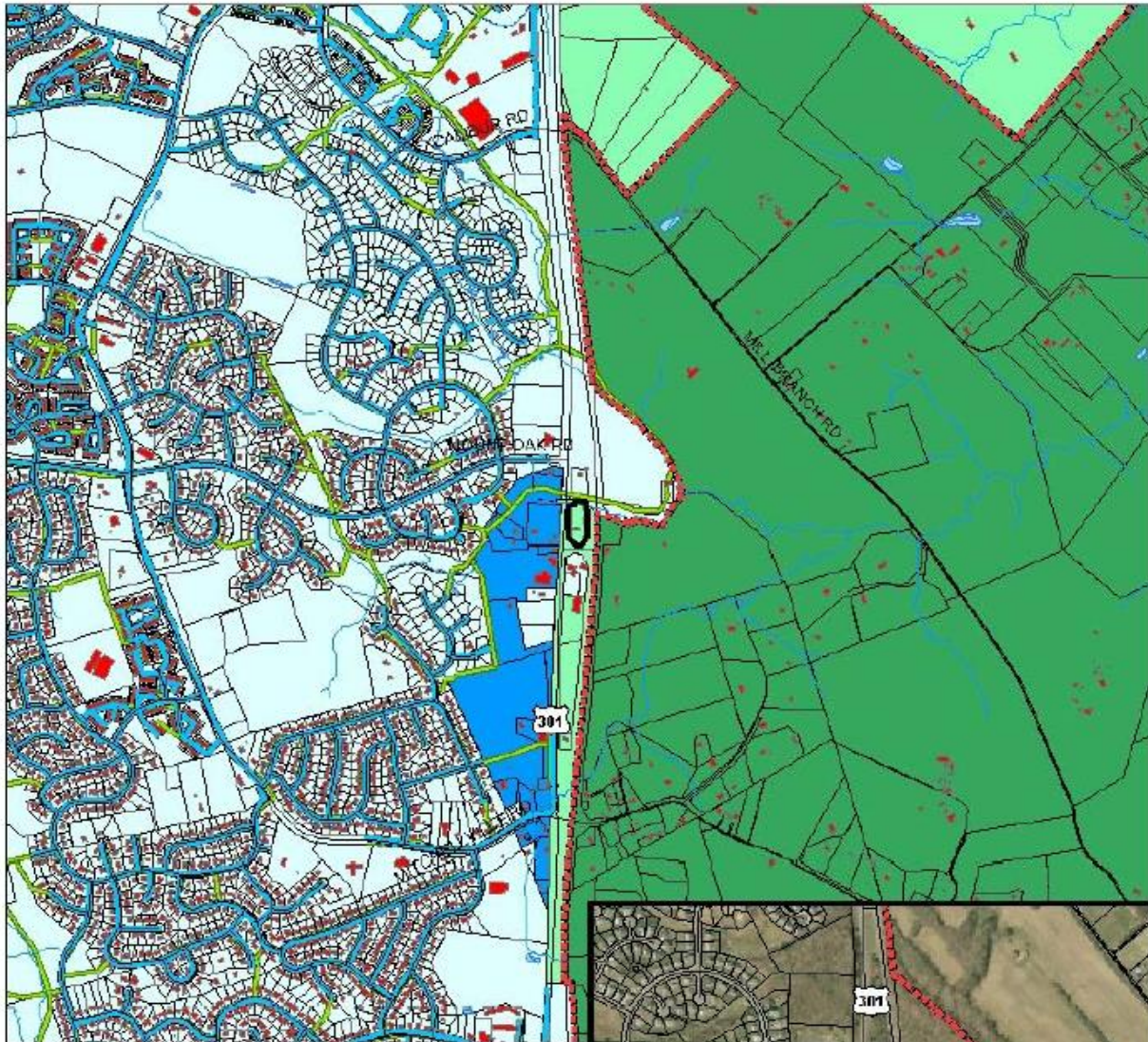


Bowie Nissan, 02/W-13

Amendment Request 5 to 3

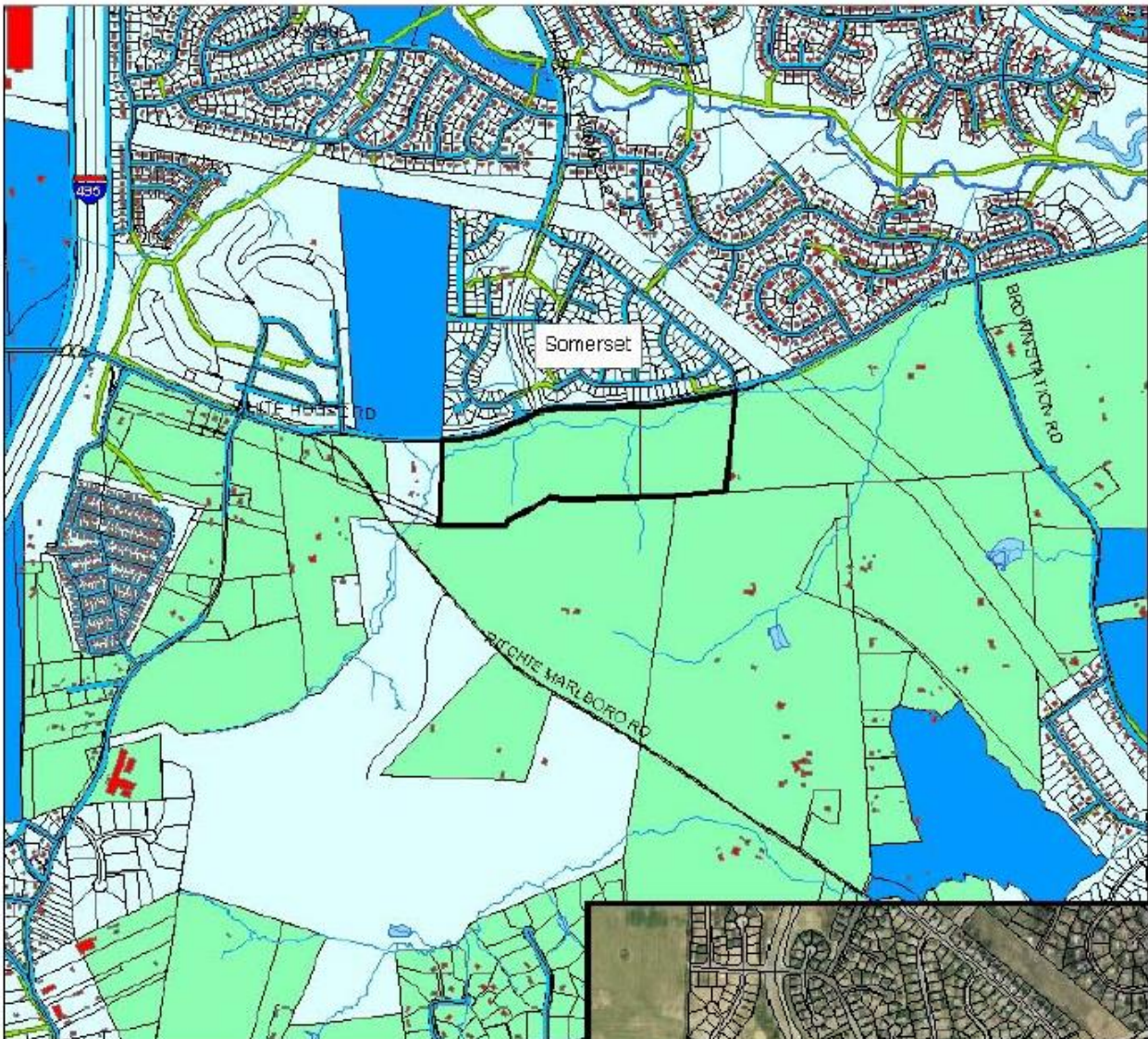
Water and Sewer Plan Amendments

December 2002 Application



Kenwood Village, 02W-14
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 December 2002 Application



- Envelope Boundary
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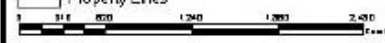
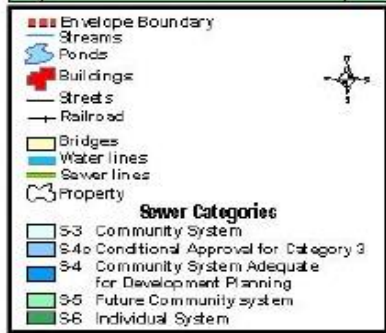
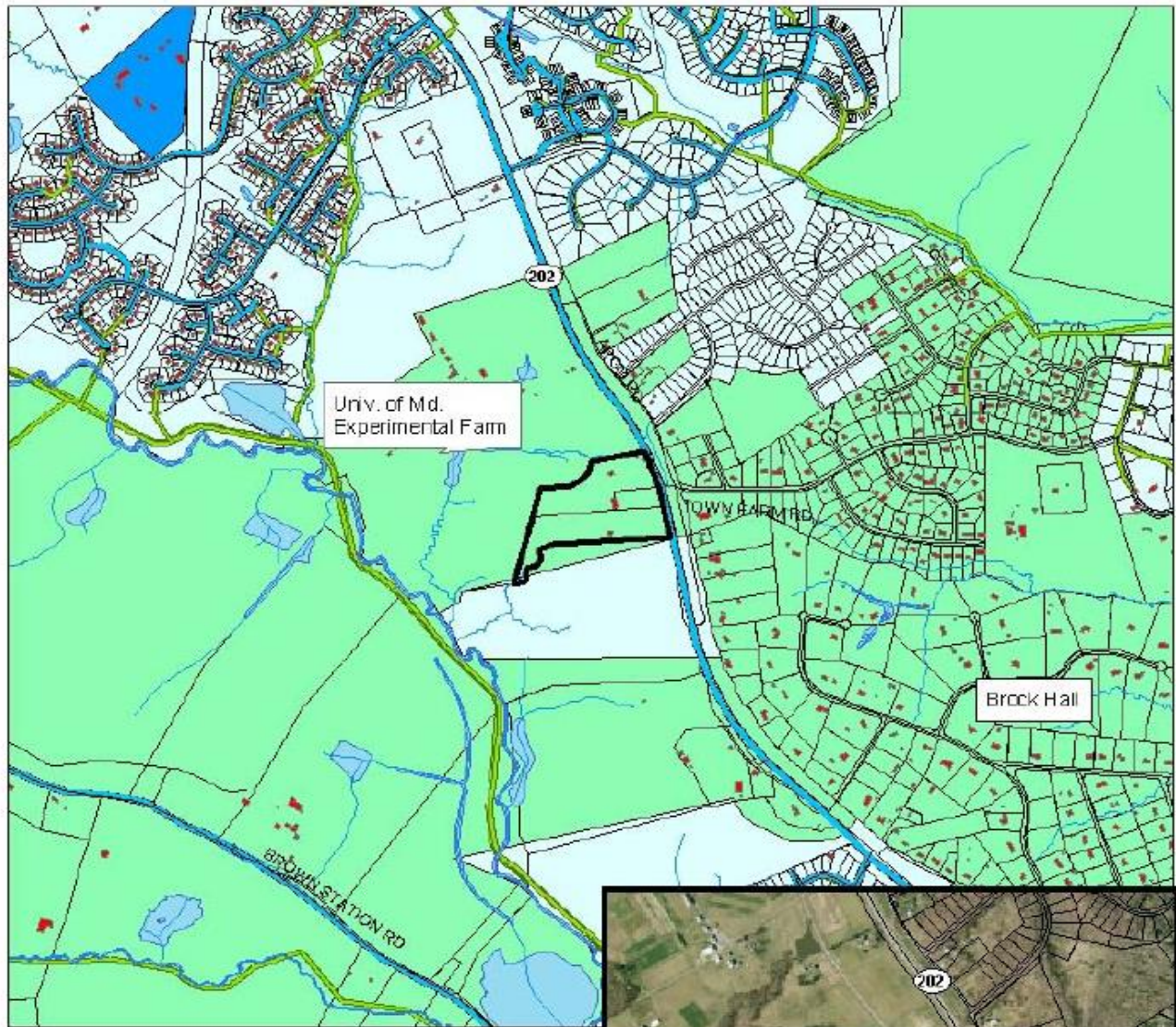


Austin Property, 02/W-15

Amendment Request 5 to 4

Water and Sewer Plan Amendments

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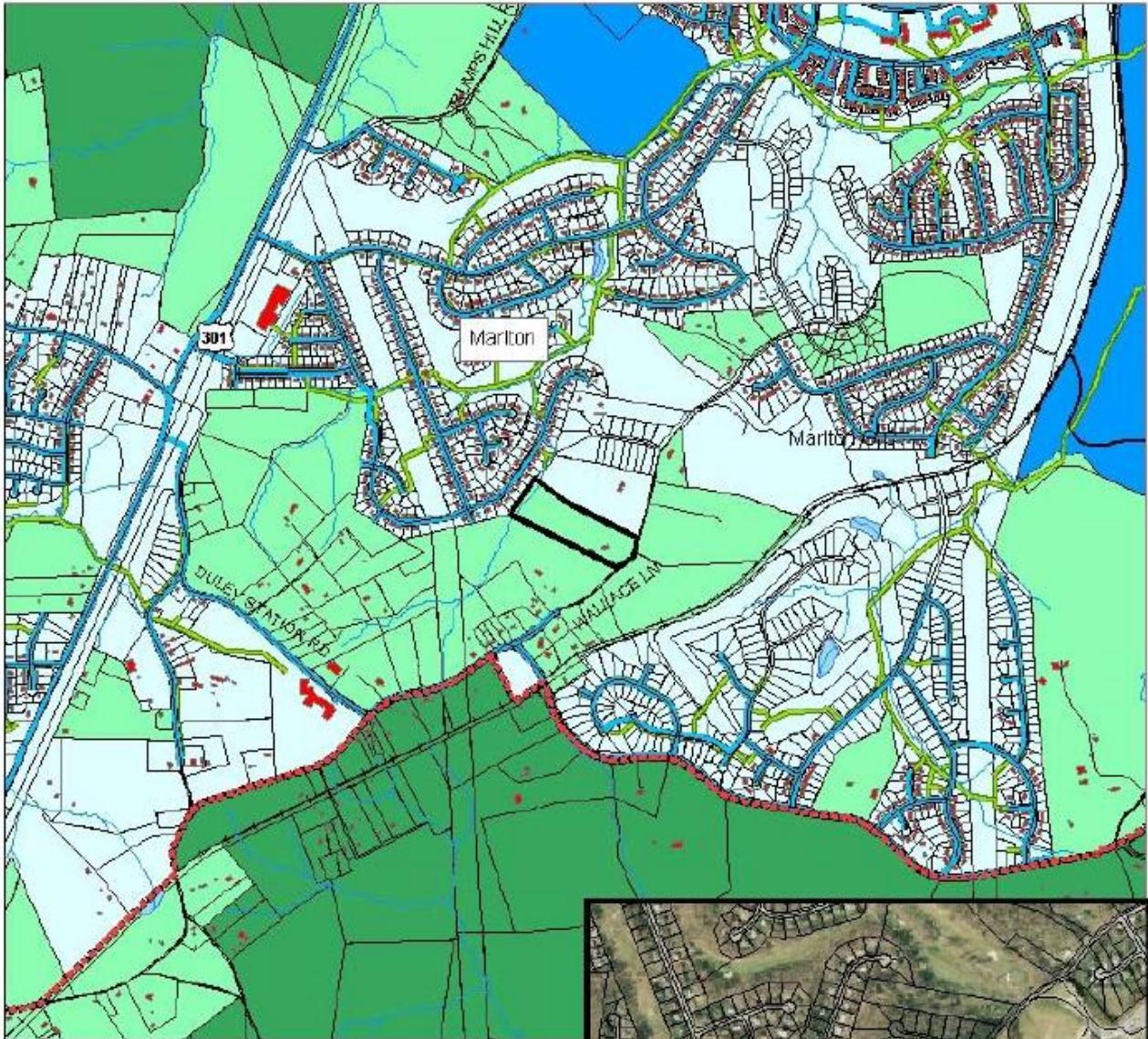


Phelps Property, 02W-16

Amendment Request 5 to 4

Water and Sewer Plan Amendments

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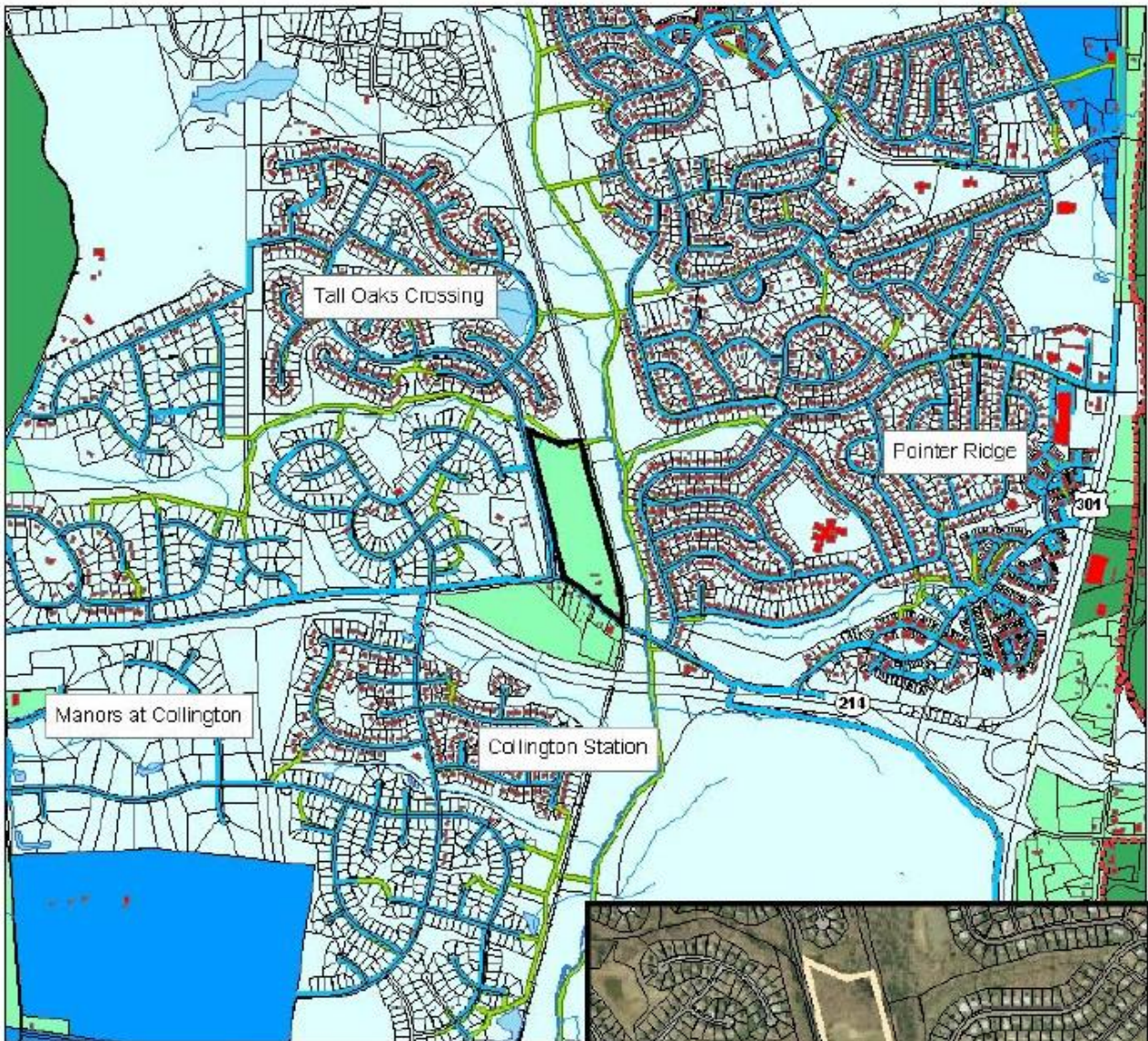


Ashleigh Estates, 02/W-17

Amendment Request 5 to 4

Water and Sewer Plan Amendments

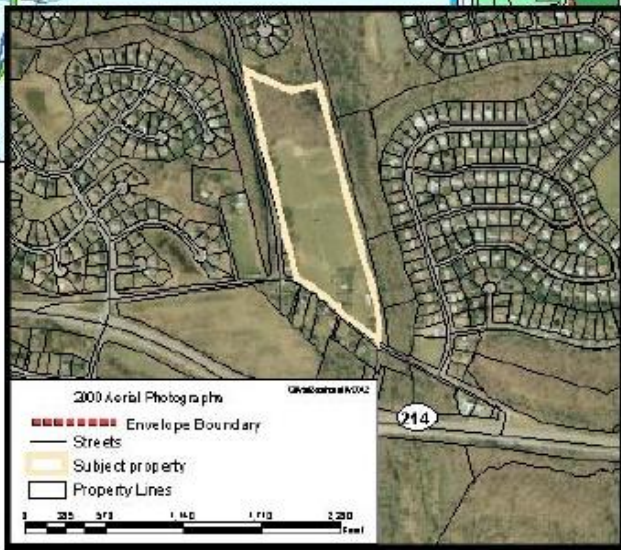
December 2002 Application



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

Sewer Categories

	S-2 Community System
	S-40 Conditional Approval for Category 3
	S-4 Community System Adequate for Development Planning
	S-5 Future Community system
	S-6 Individual System

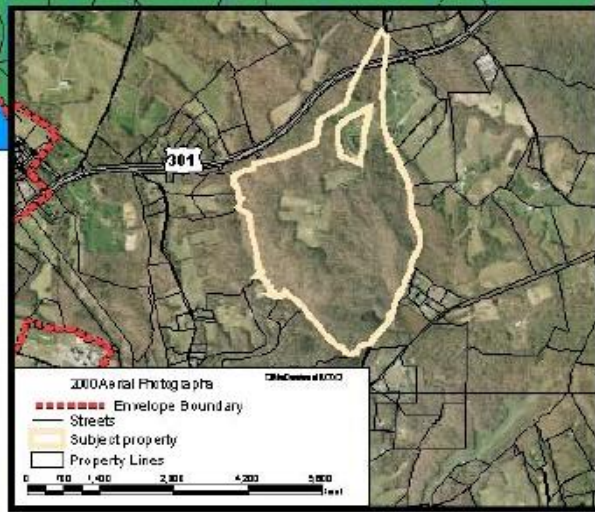
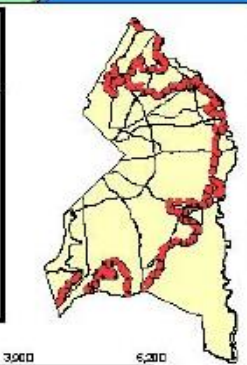
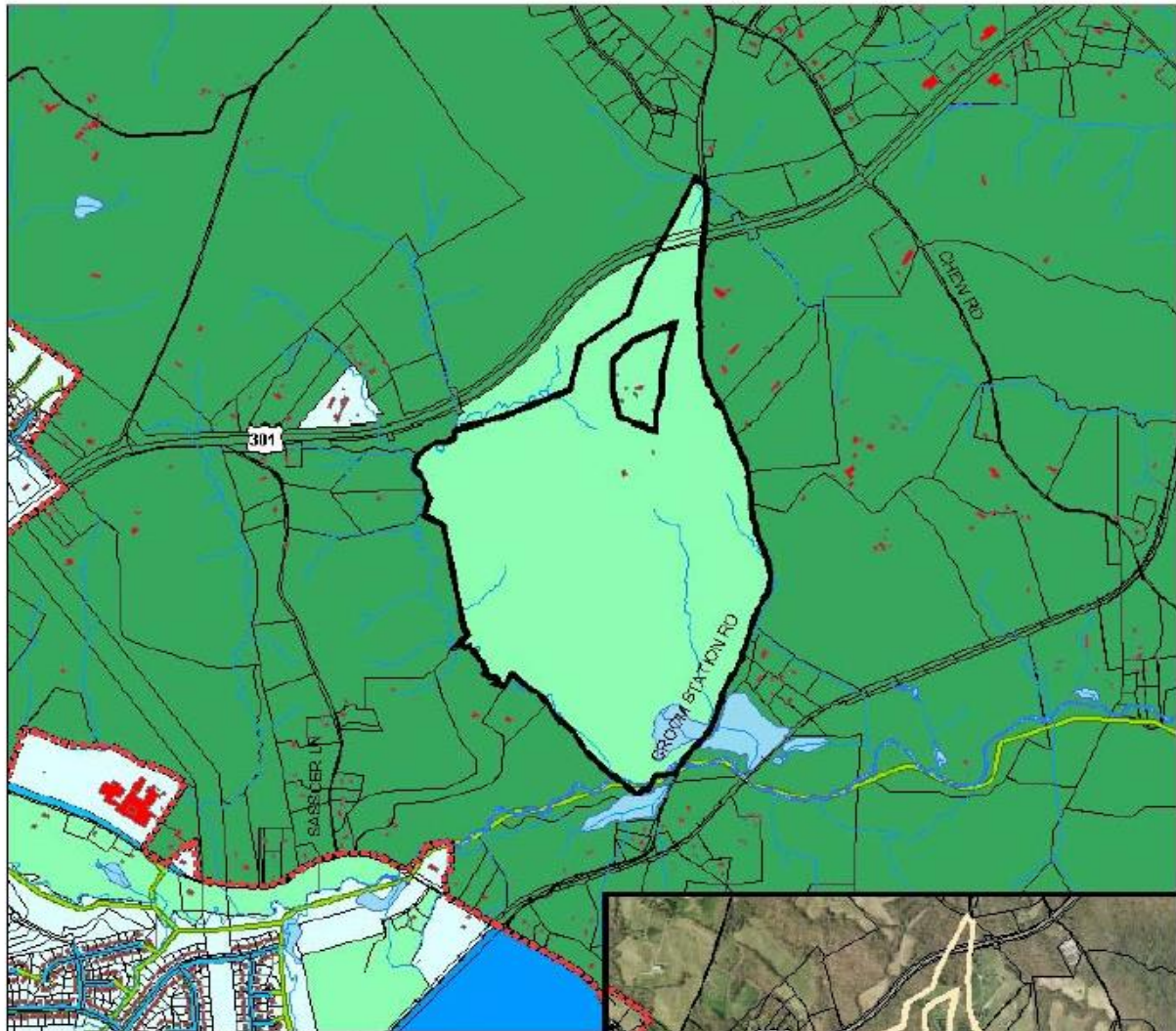


Cobblestone Ridge, 02/W-19

Amendment Request W5 to W6
S5 to S4

Water and Sewer Plan Amendments

December 2002 Application

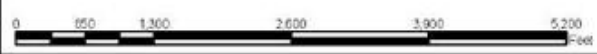
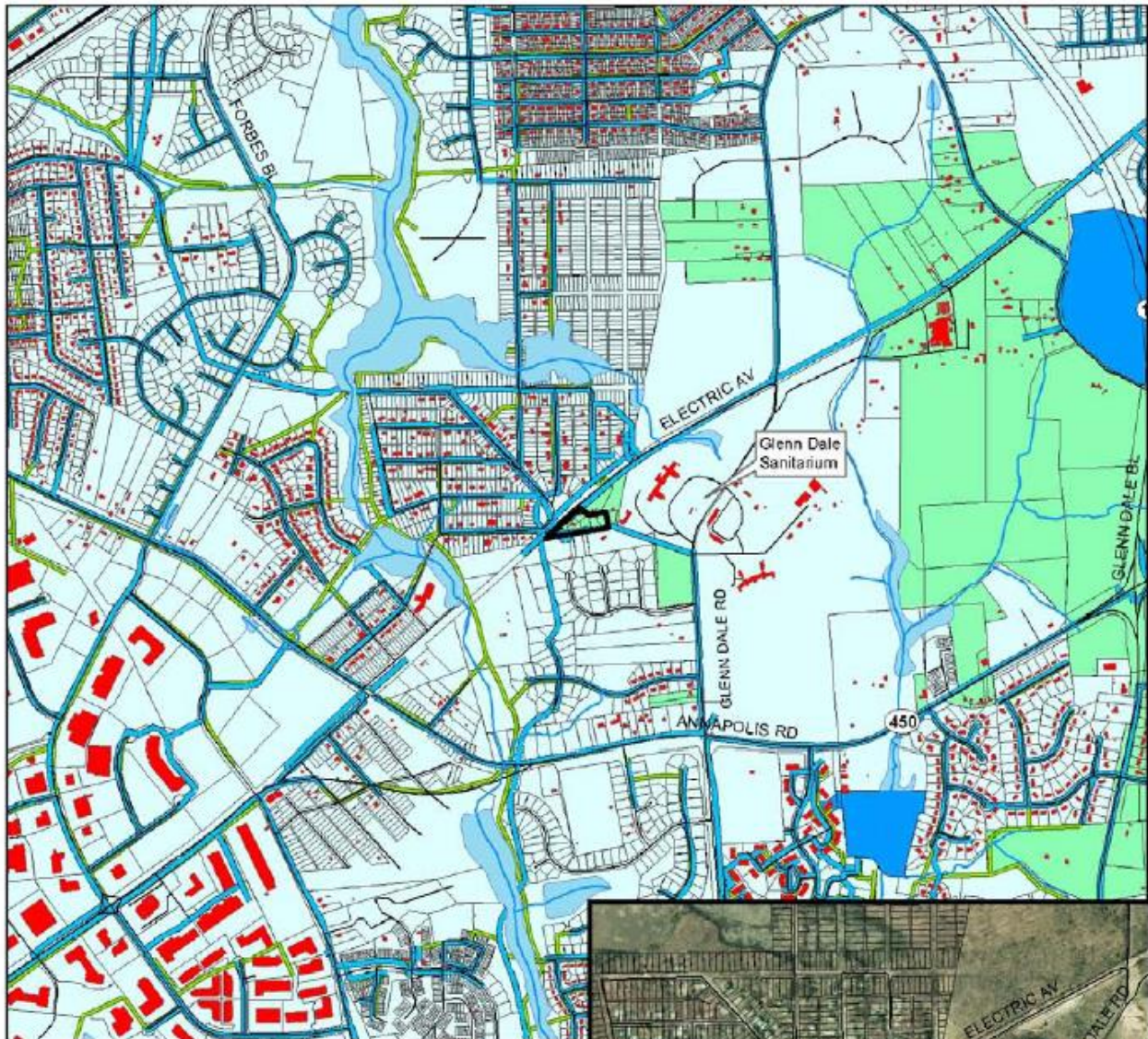


Holland Subdivision, 02/W-19

Amendment Request 5 to 3

Water and Sewer Plan Amendments

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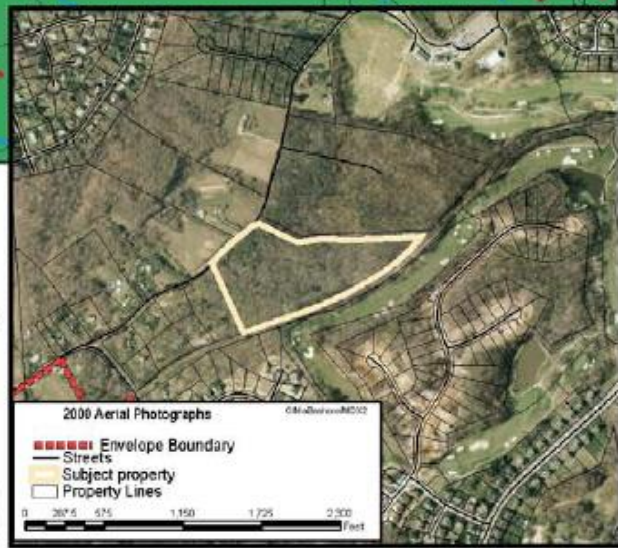
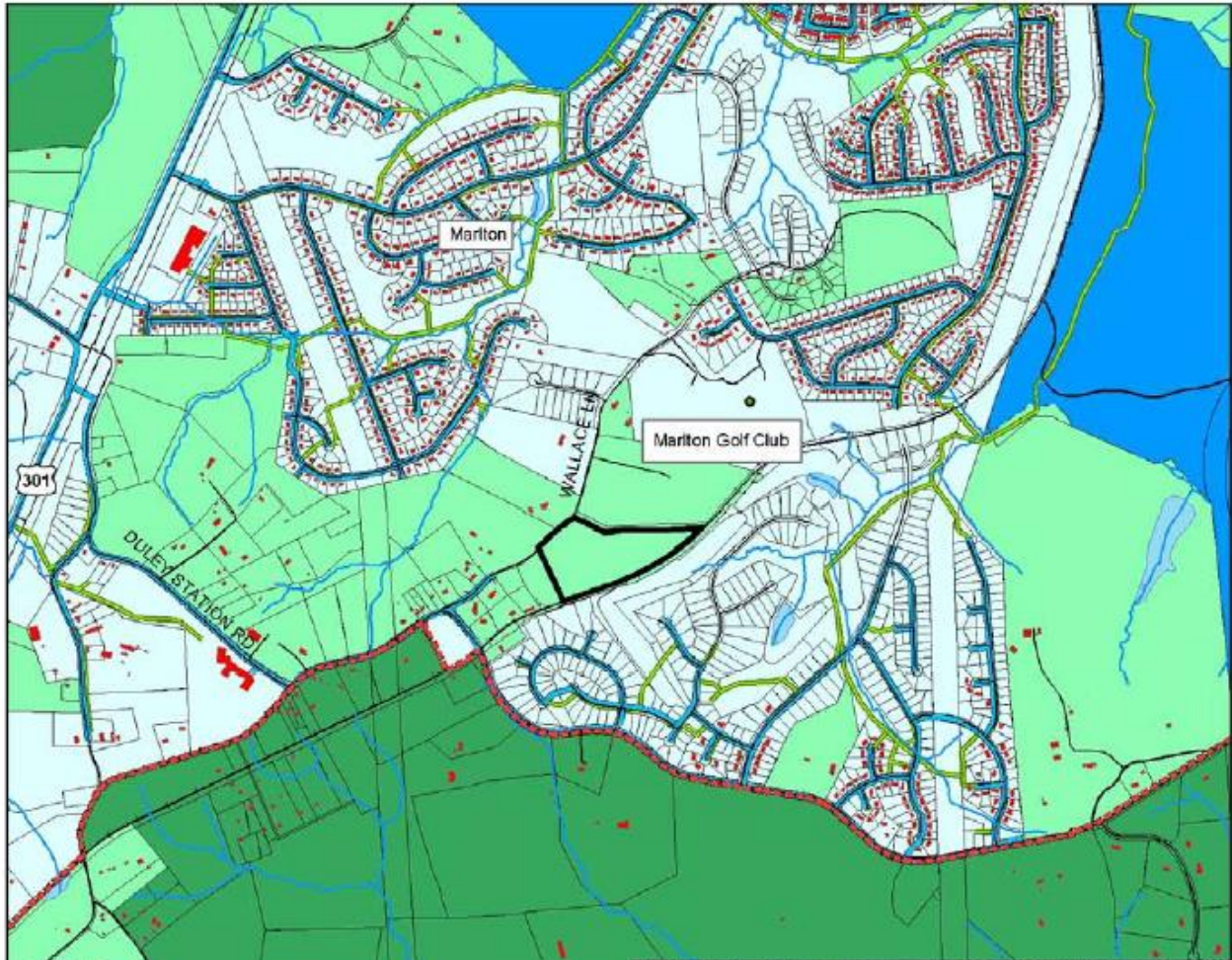


Berrywood, 02/W-20

Amendment Request 5 to 4

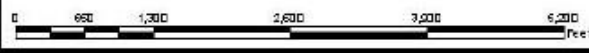
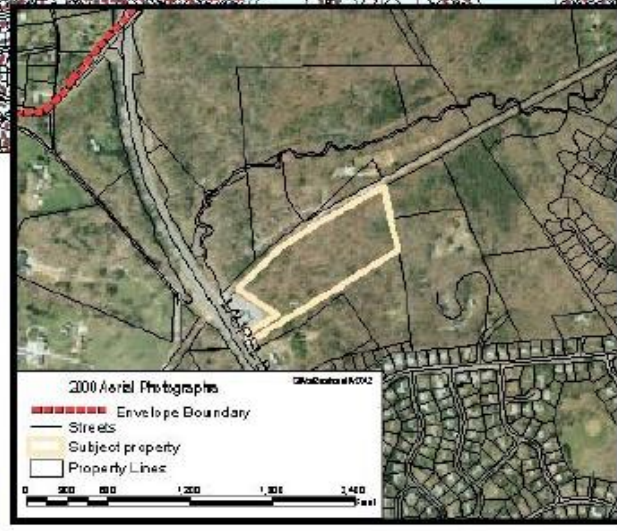
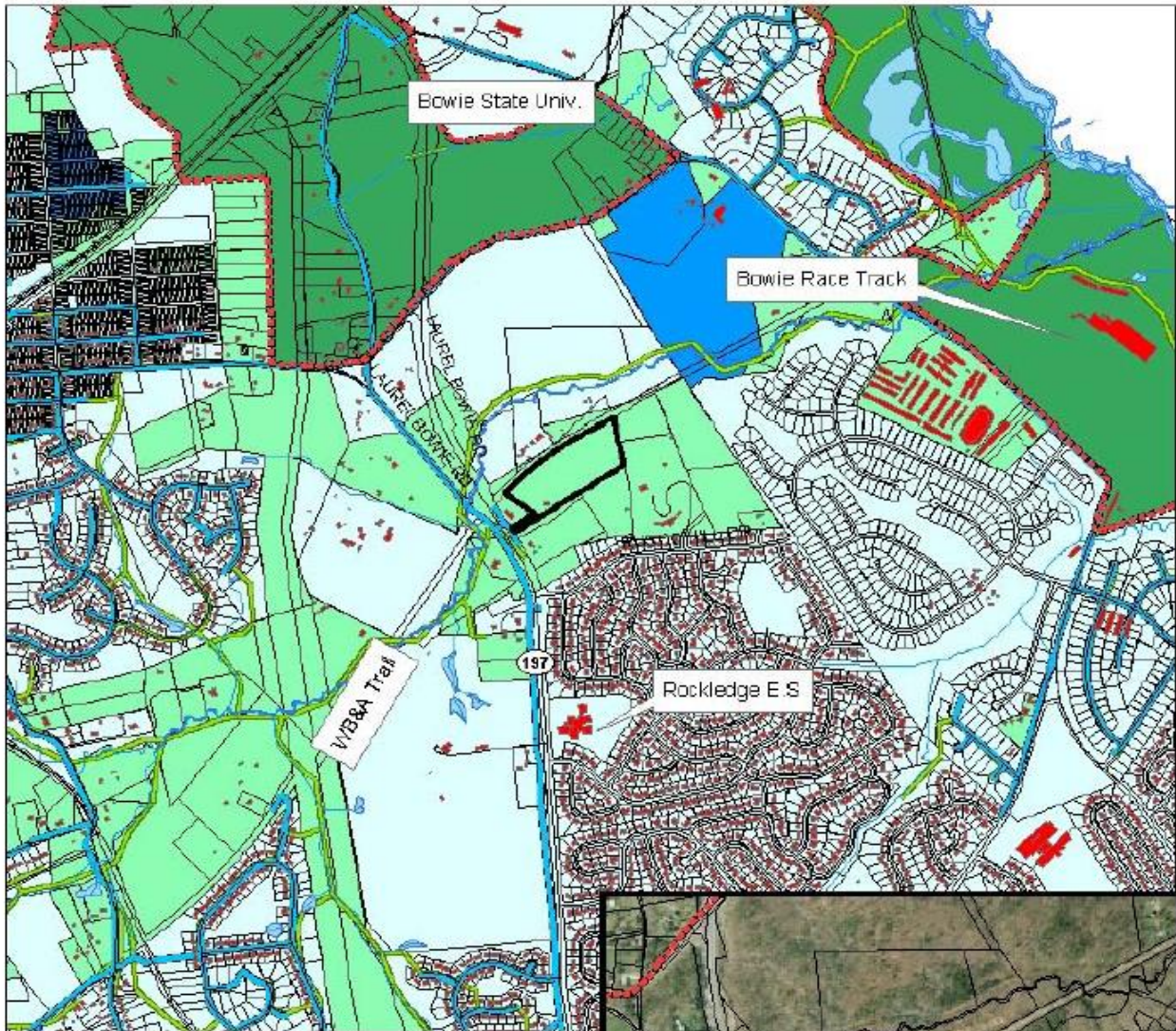
Water and Sewer Plan Amendments

December 2002 Application



McLaughlin Property, 02/W-21
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 December 2002 Application

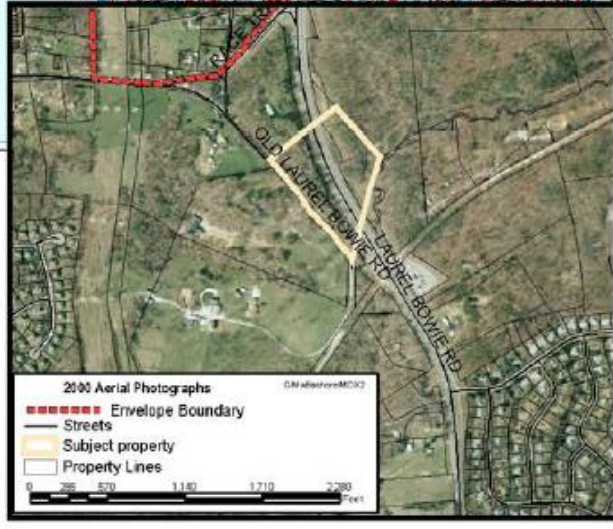
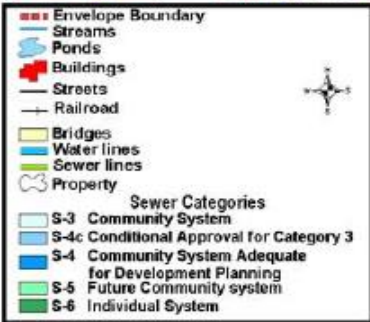
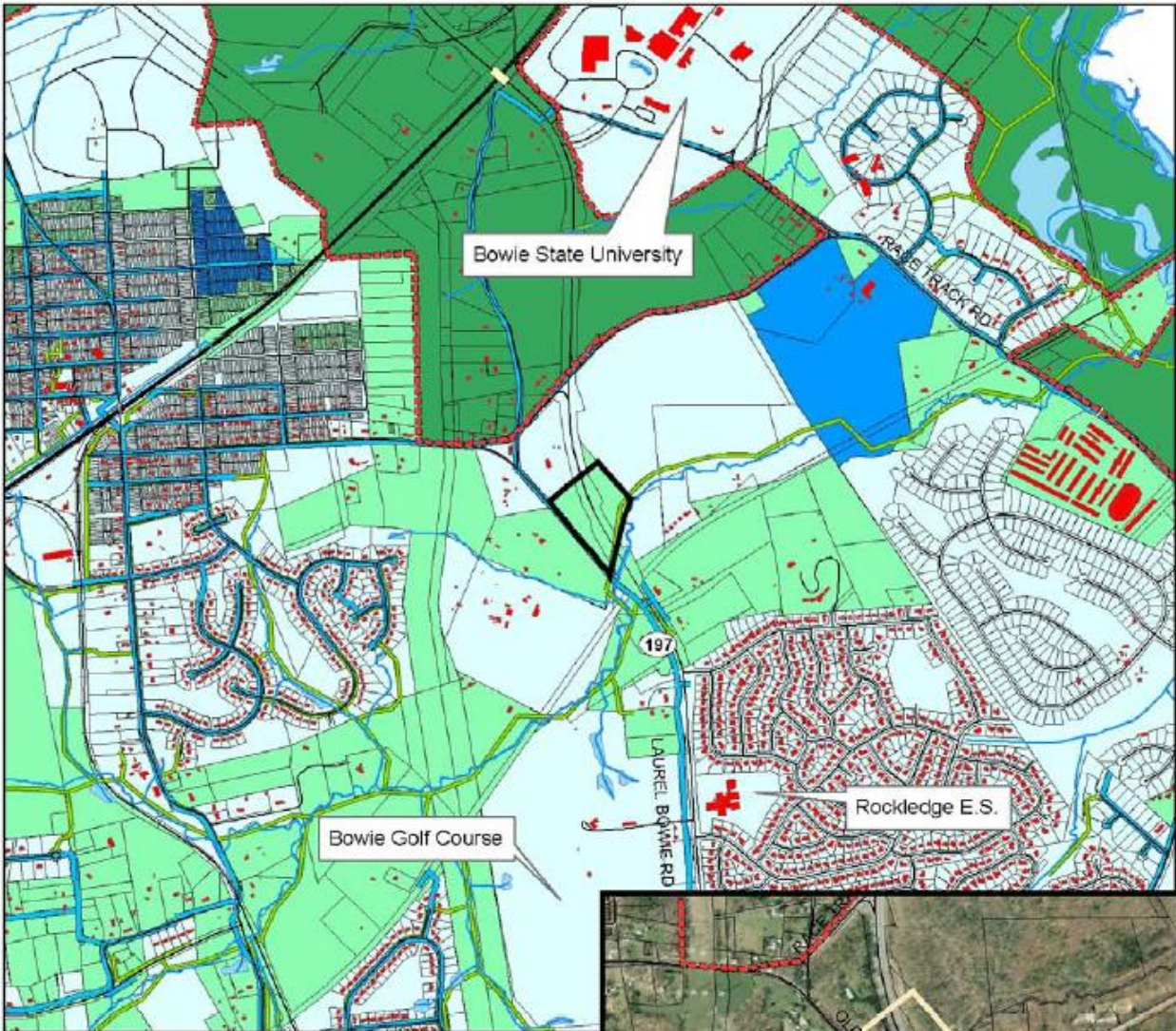


Hillside Estates, 02/W-22

Amendment Request 5 to 4

Water and Sewer Plan Amendments

December 2002 Application

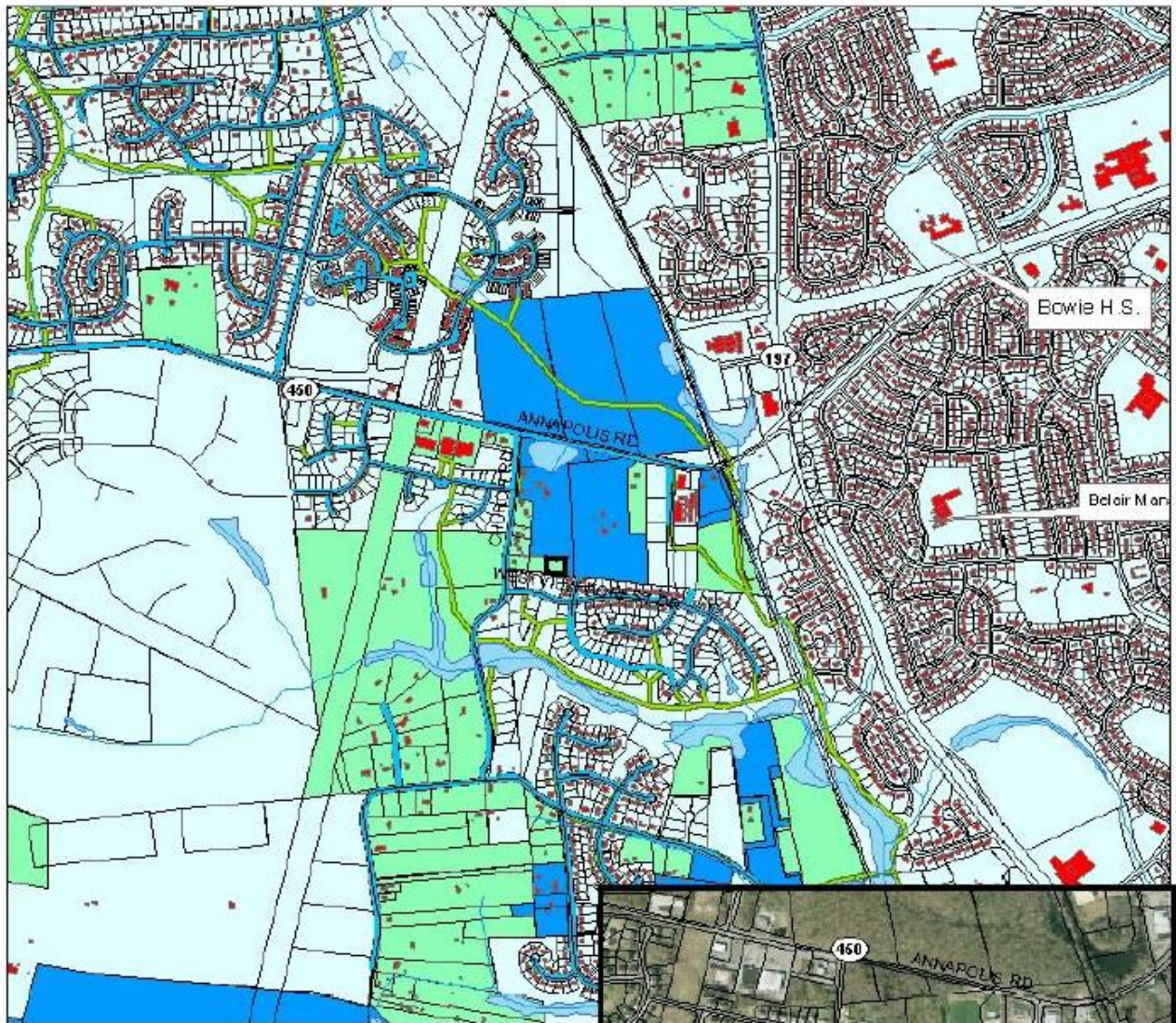


Spring Meadows, 02/W-24

Amendment Request 5 to 4

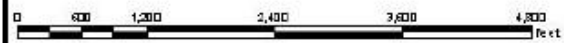
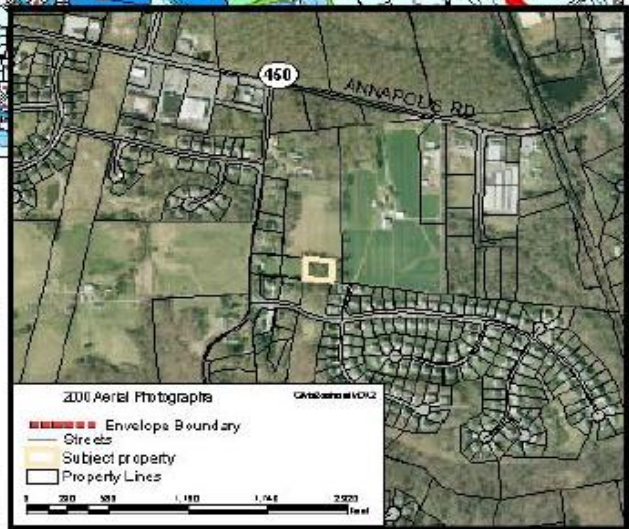
Water and Sewer Plan Amendments

December 2002 Application



Bowie H.S.

Belair Mar

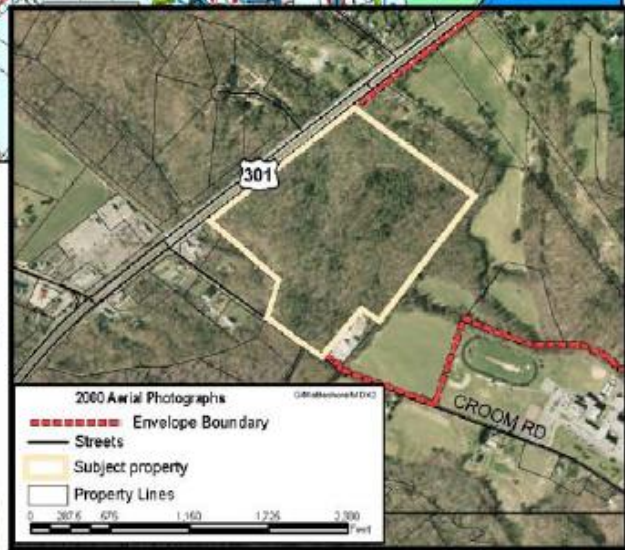
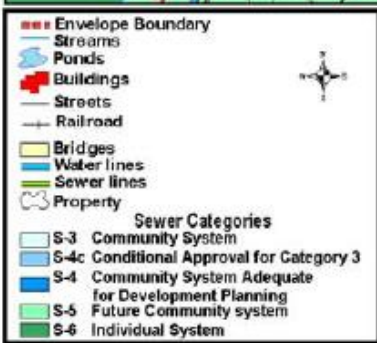
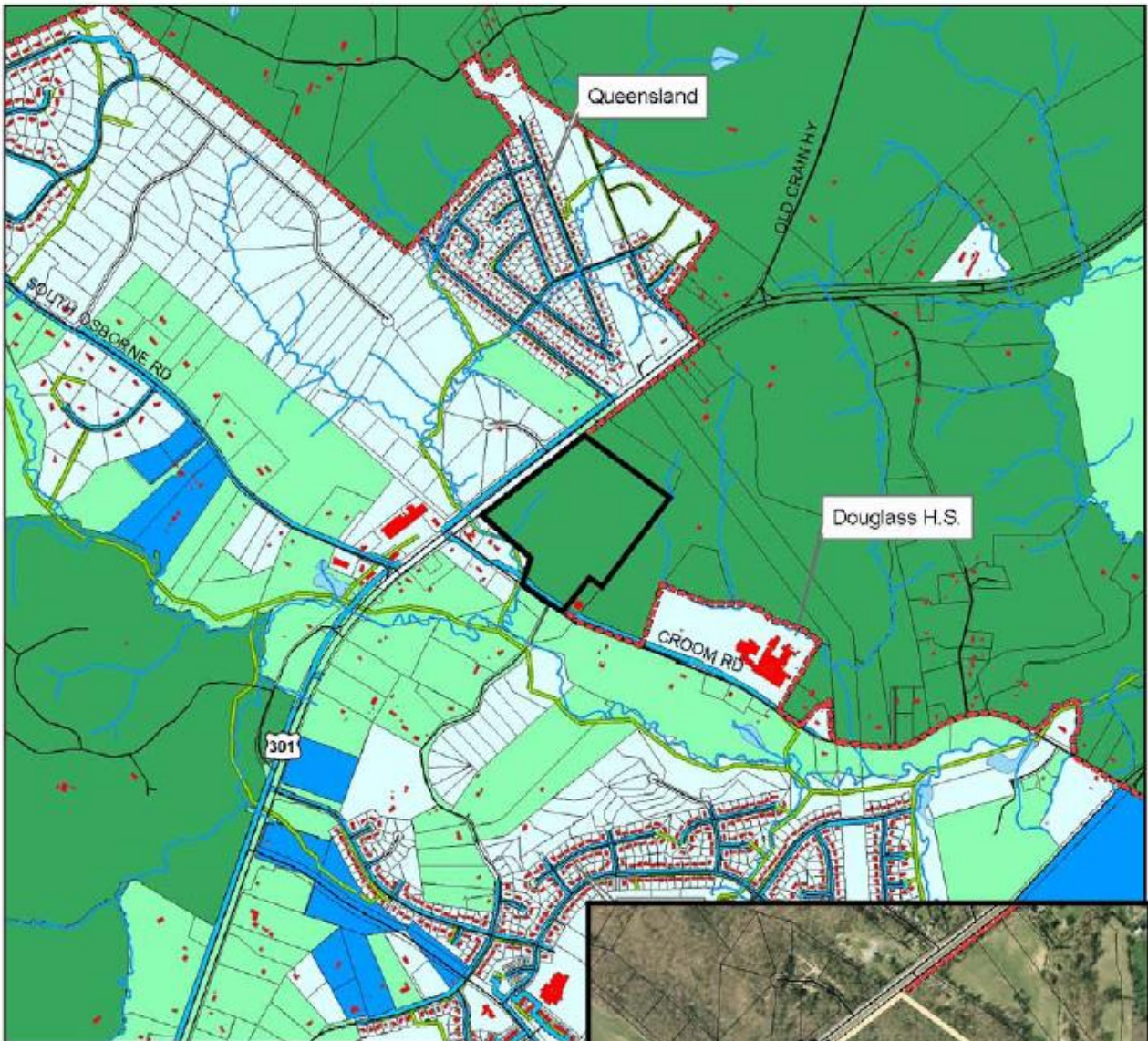


Greenland, 02/W-25

Amendment Request 6 to 4

Water and Sewer Plan Amendments

December 2002 Application

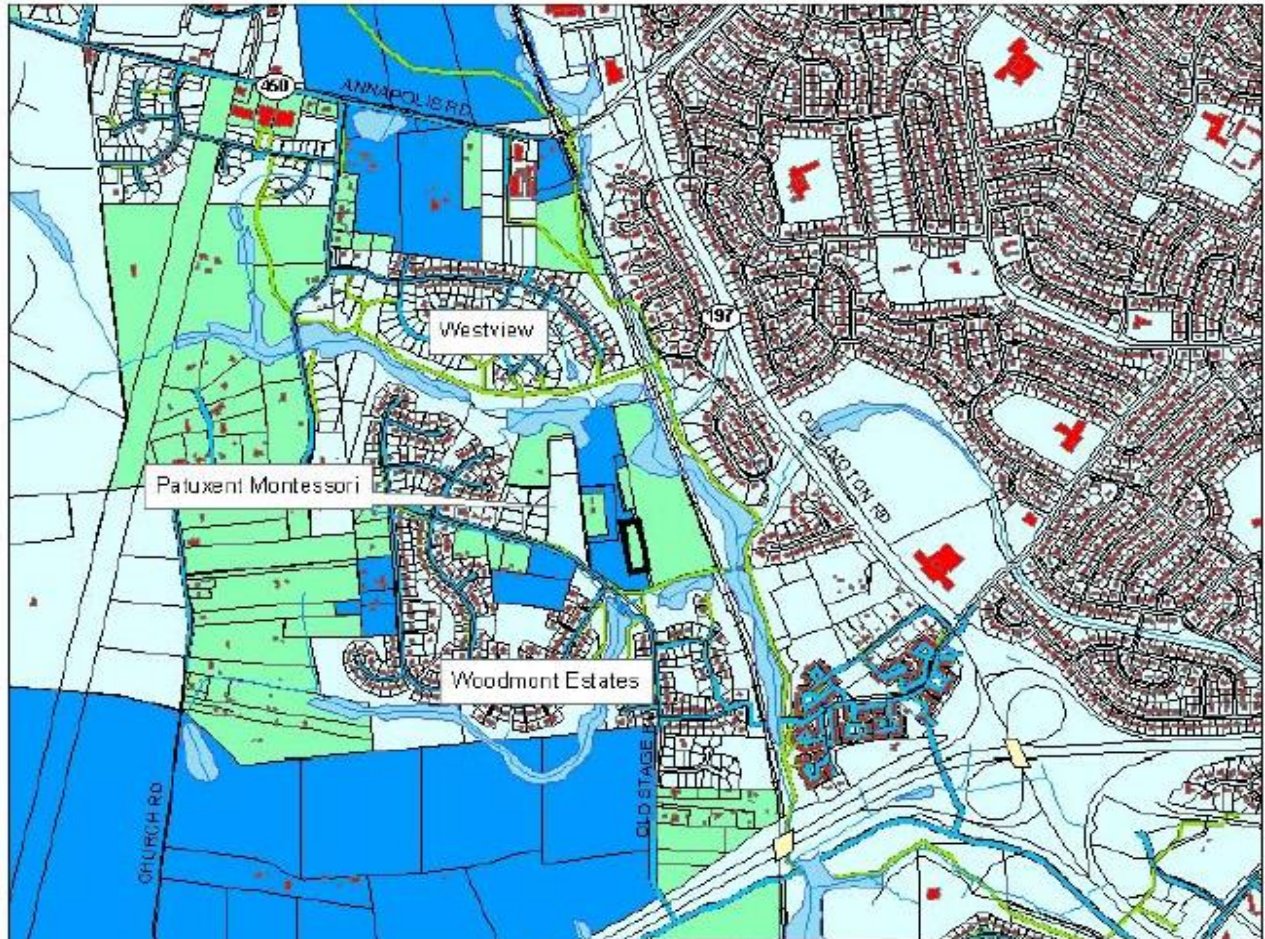


Collington Cluster Parcel 14, 021W-26

Amendment Request 5 to 4

Water and Sewer Plan Amendments

December 2002 Application

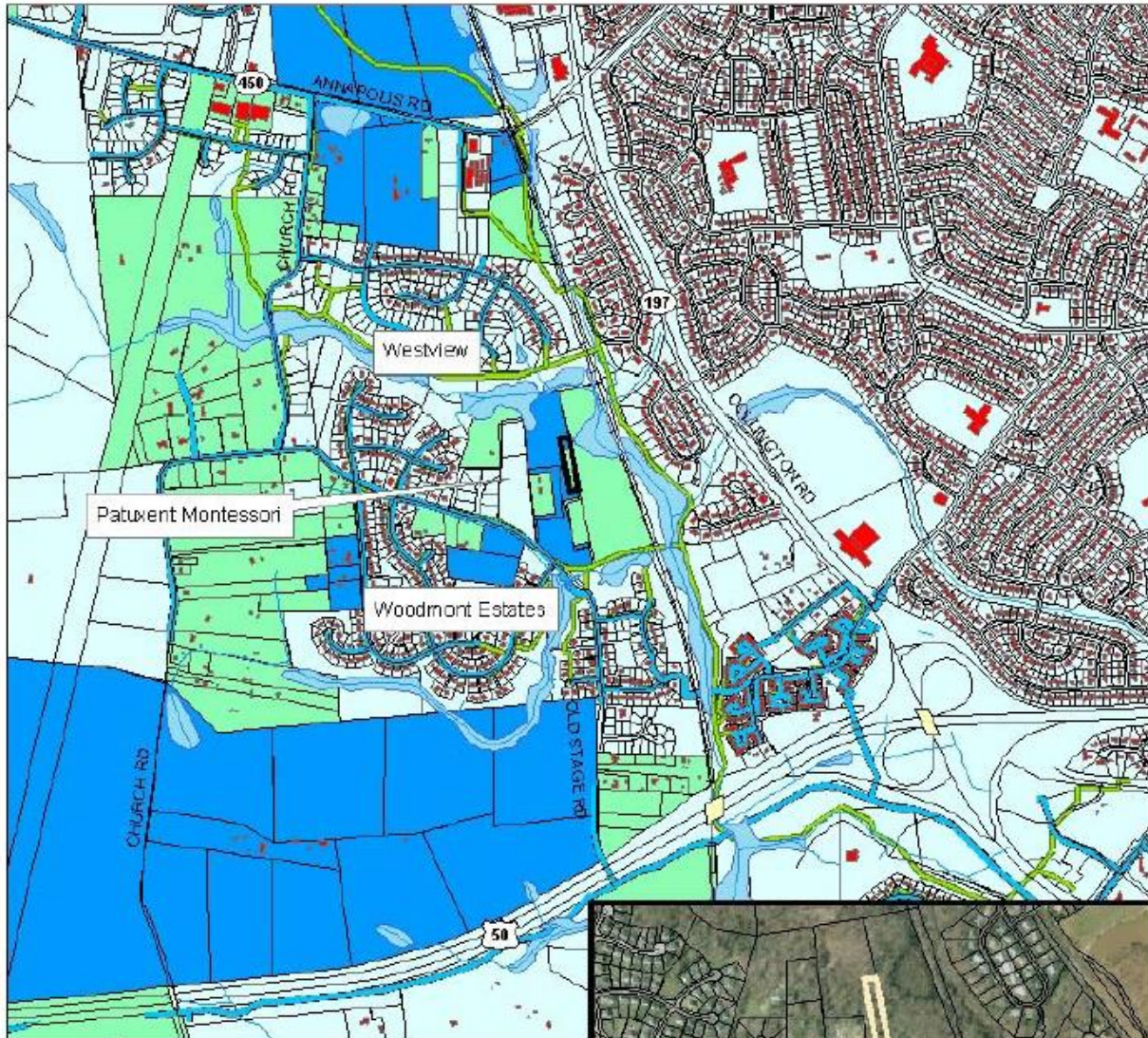


Collington Cluster Parcel 65, 02W-27

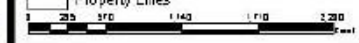
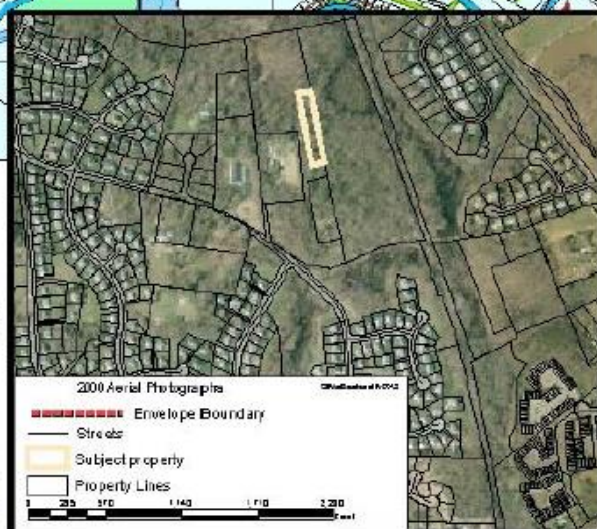
Amendment Request 5 to 4

Water and Sewer Plan Amendments

December 2002 Application

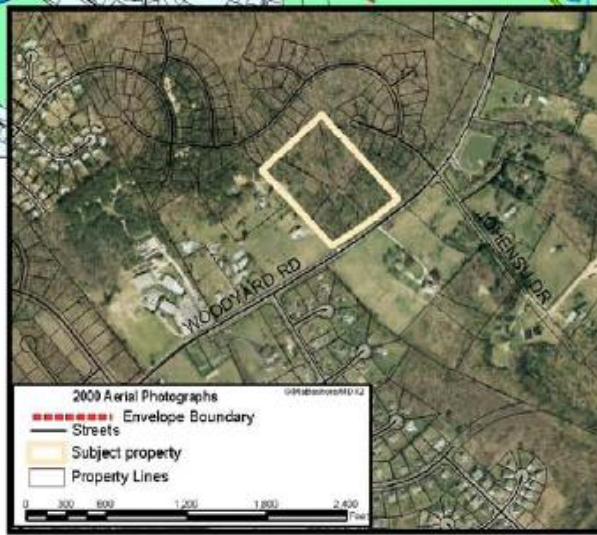
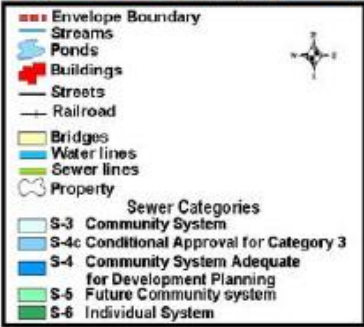
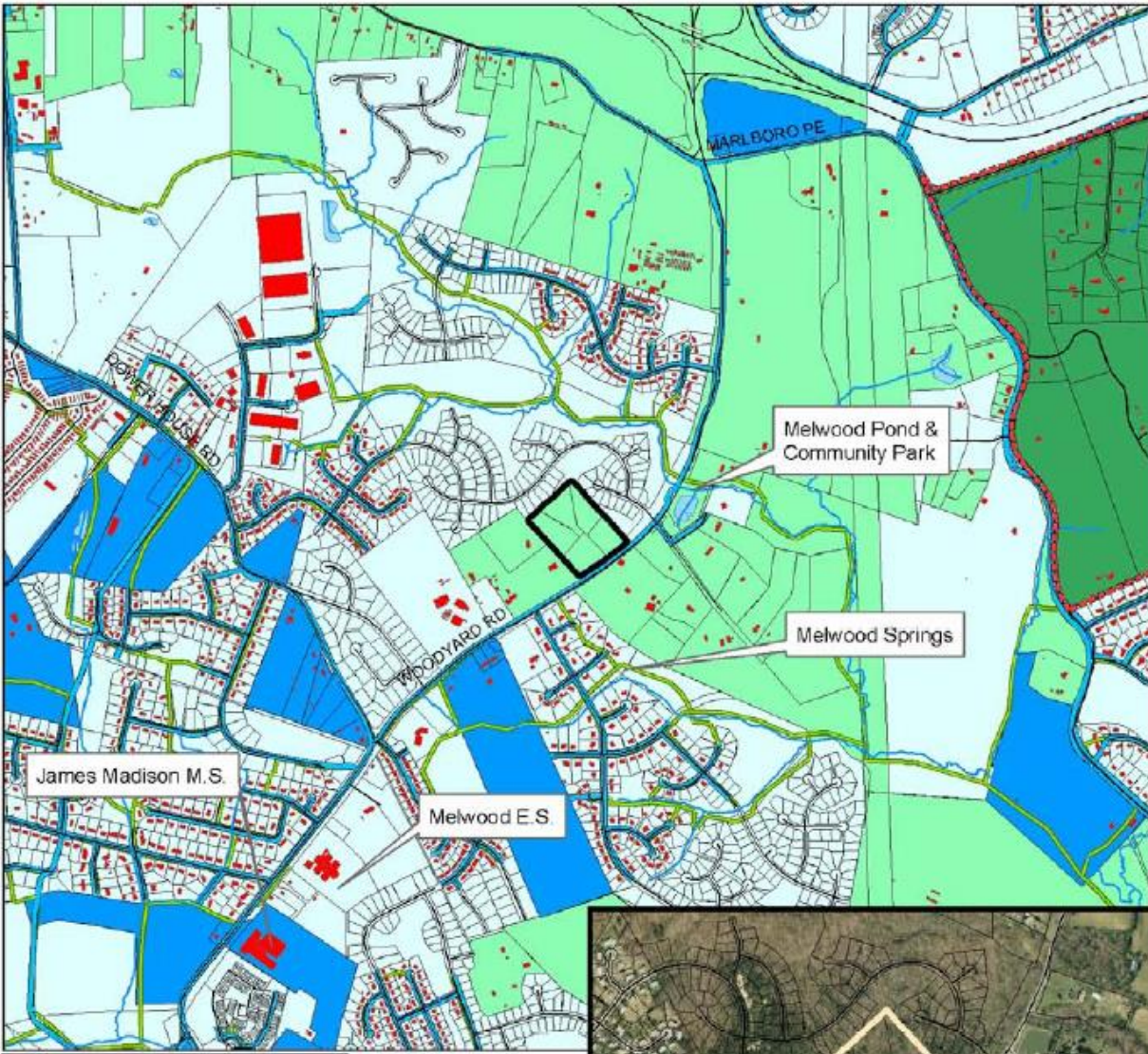


- Envelope Boundary
 - Streams
 - Ponds
 - Buildings
 - Streets
 - Railroad
 - Bridges
 - Water lines
 - Sewer lines
 - Property
- Sewer Categories**
- S-3 Community System
 - S-3c Conditional Approval for Category 3
 - S-4 Community System Adequate for Development Planning
 - S-5 Future Community system
 - S-6 Individual System



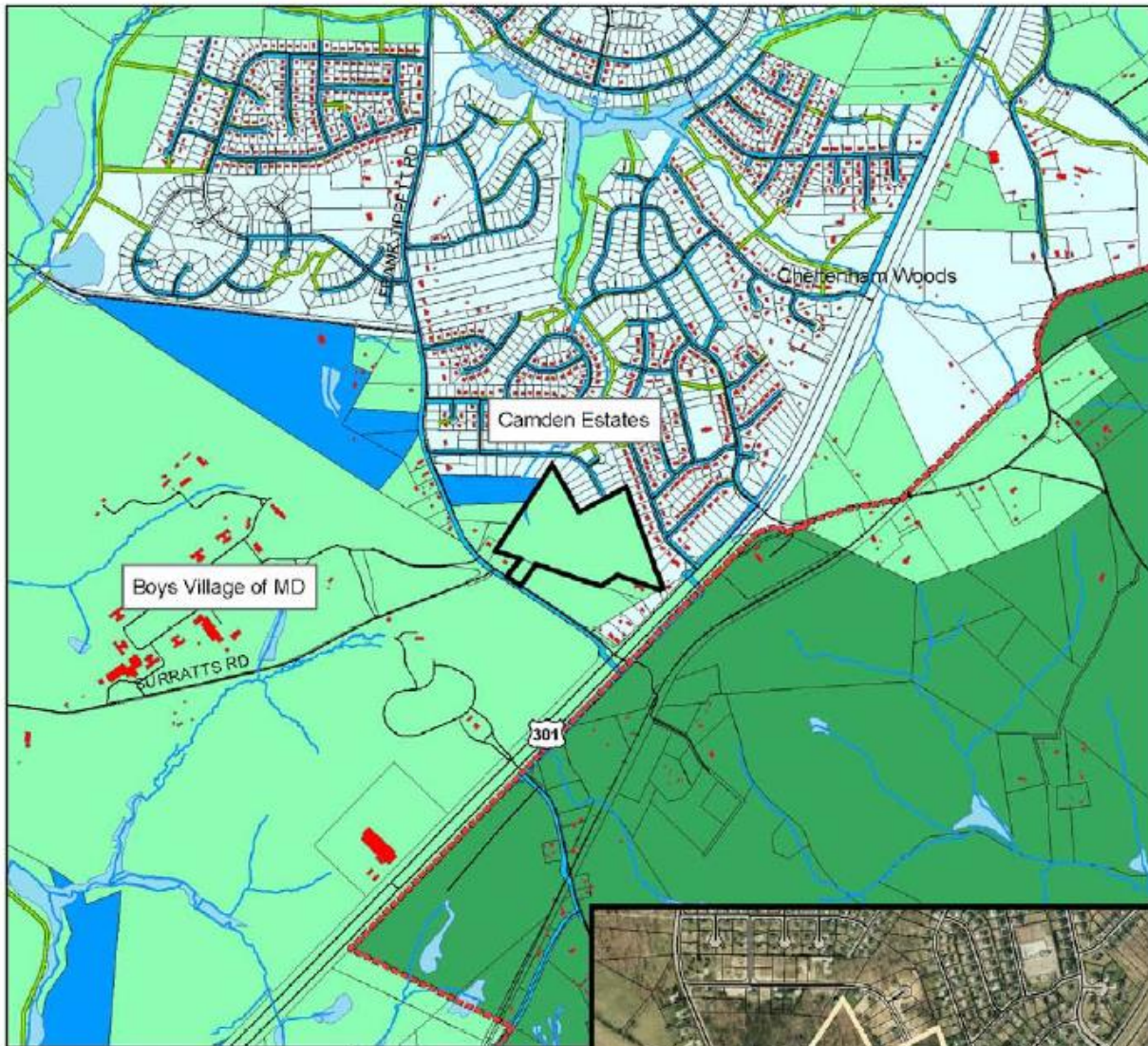
Isabelle's Estate, 02/W-28
 Water and Sewer Plan Amendments

Amendment Request 5 to 4
 December 2002 Application

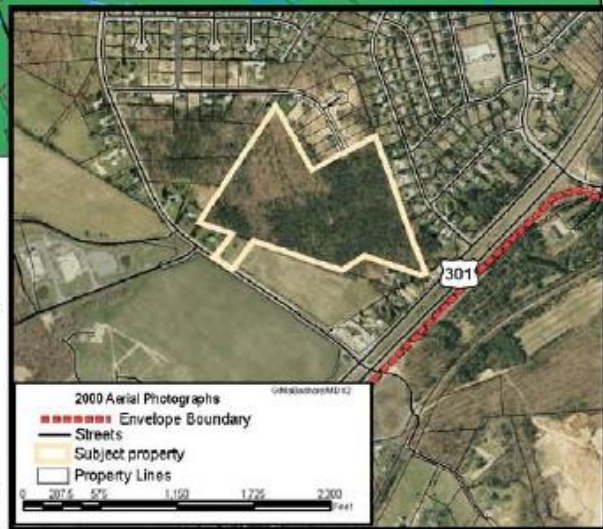


Keech's Addition to Camden Estates, 02/P-11
 Water and Sewer Plan Amendments

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 December 2002 Application



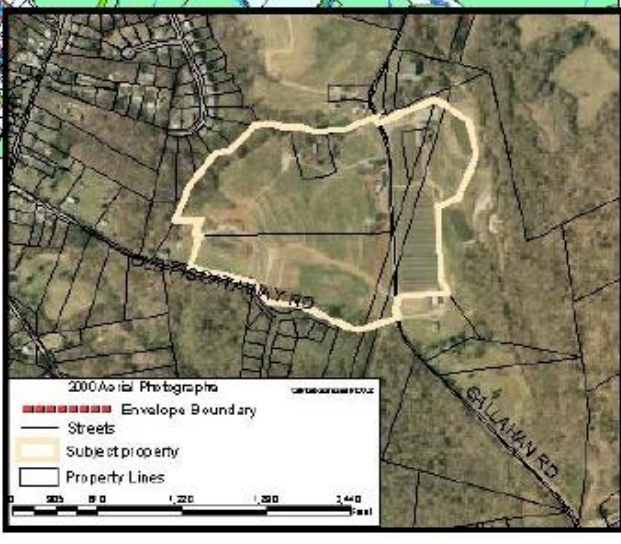
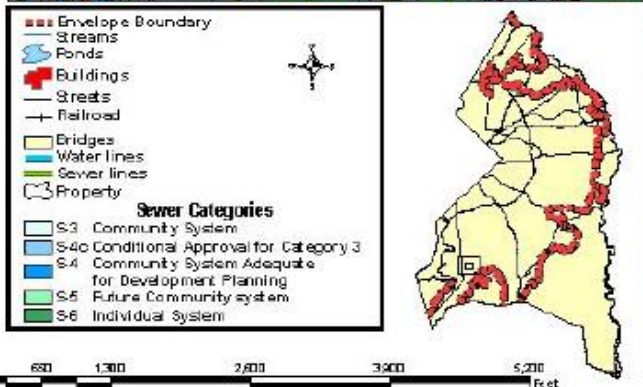
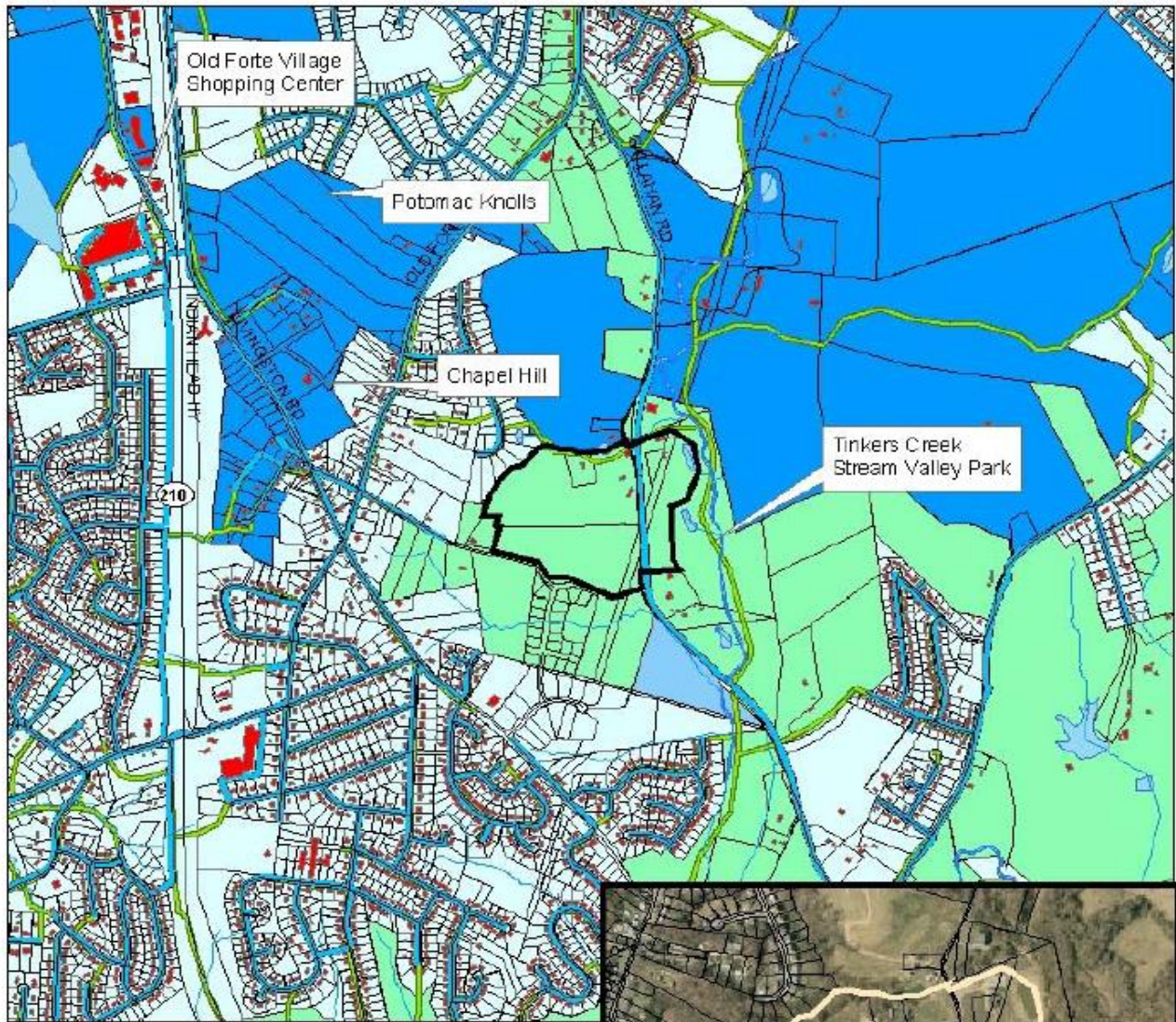
- Envelope Boundary
 - Streams
 - Ponds
 - Buildings
 - Streets
 - Railroad
 - Bridges
 - Water lines
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 - S-5 Future Community system
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- 2000 Aerial Photographs
- Envelope Boundary
 - Streets
 - Subject property
 - Property Lines

Gallahan Farm, 02P-12
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 December 2002 Application

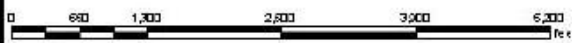
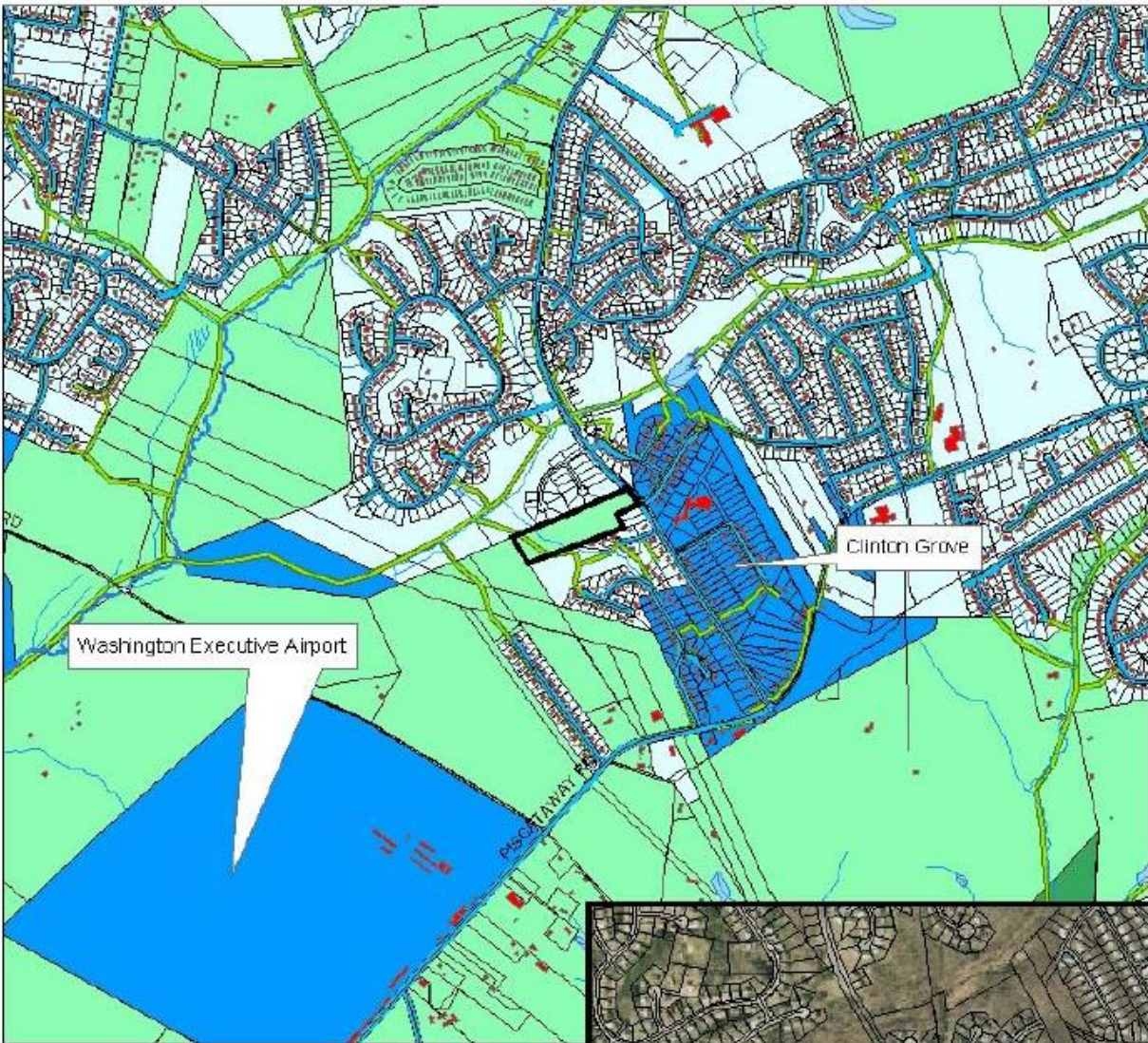


Temple Hills Property, 02/P-13

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Water and Sewer Plan Amendments

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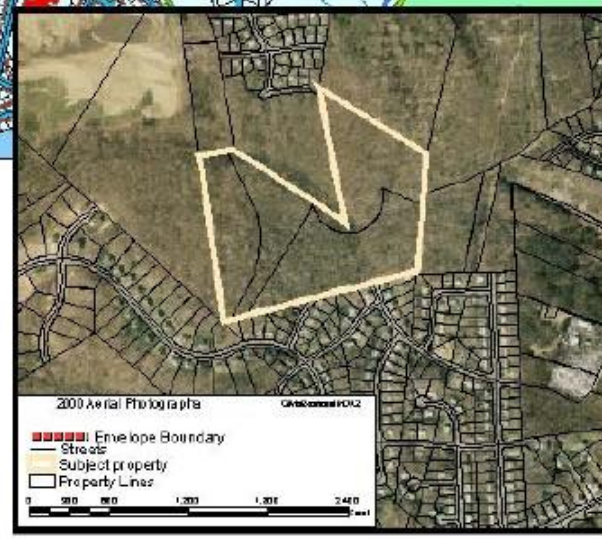
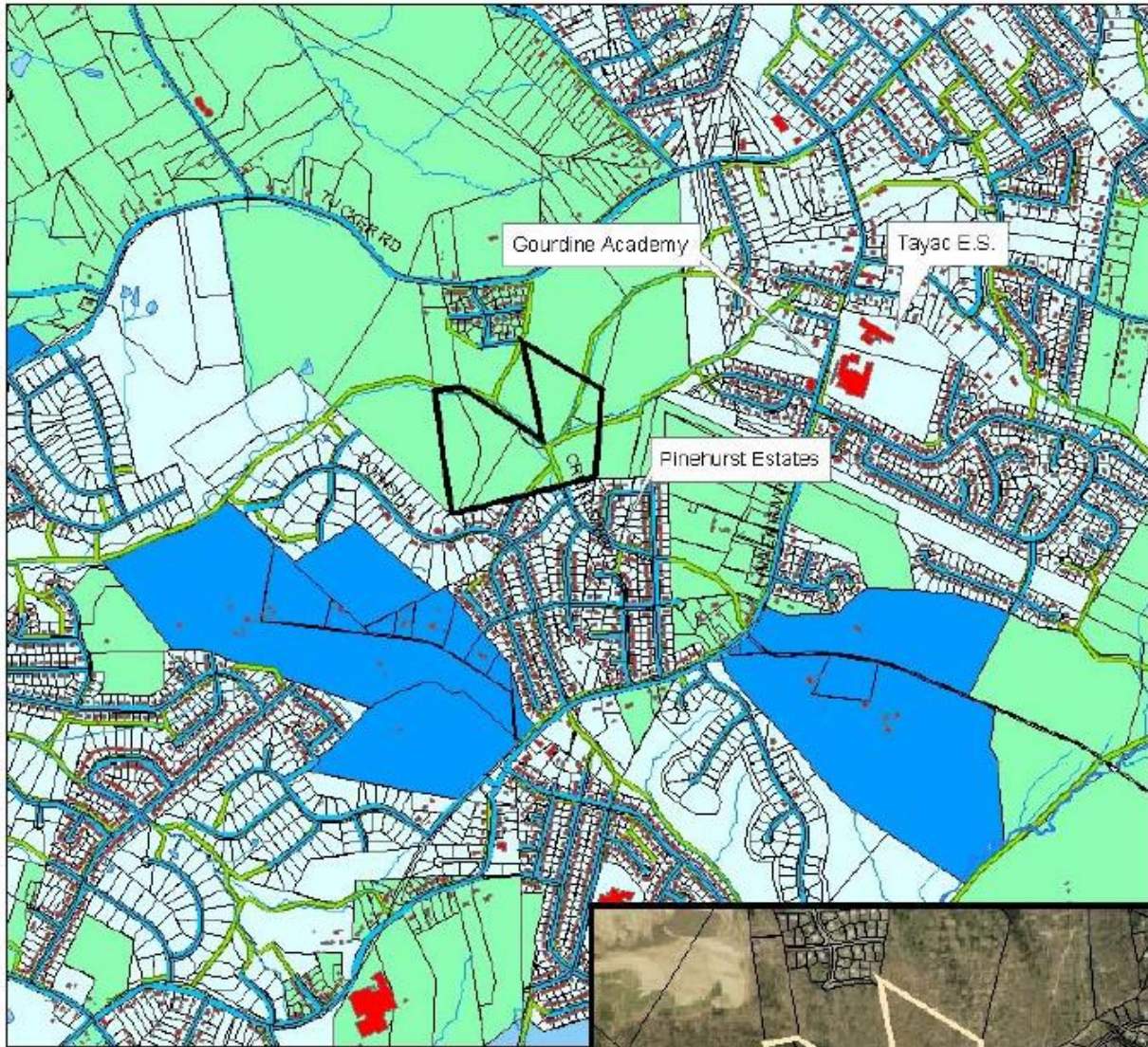


Birdlawn, 02/P-15

Amendment Request 5 to 4

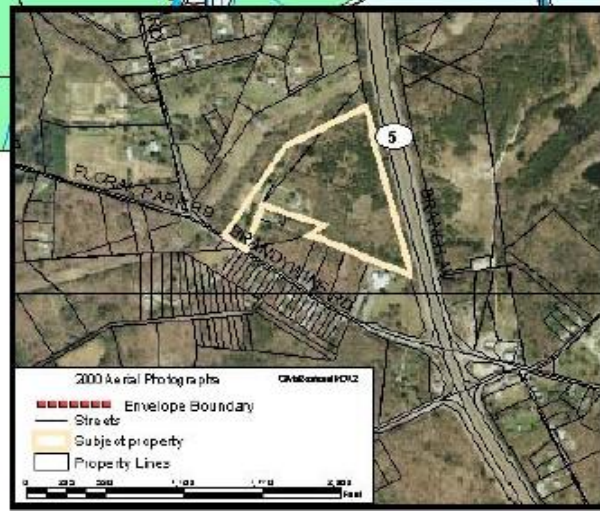
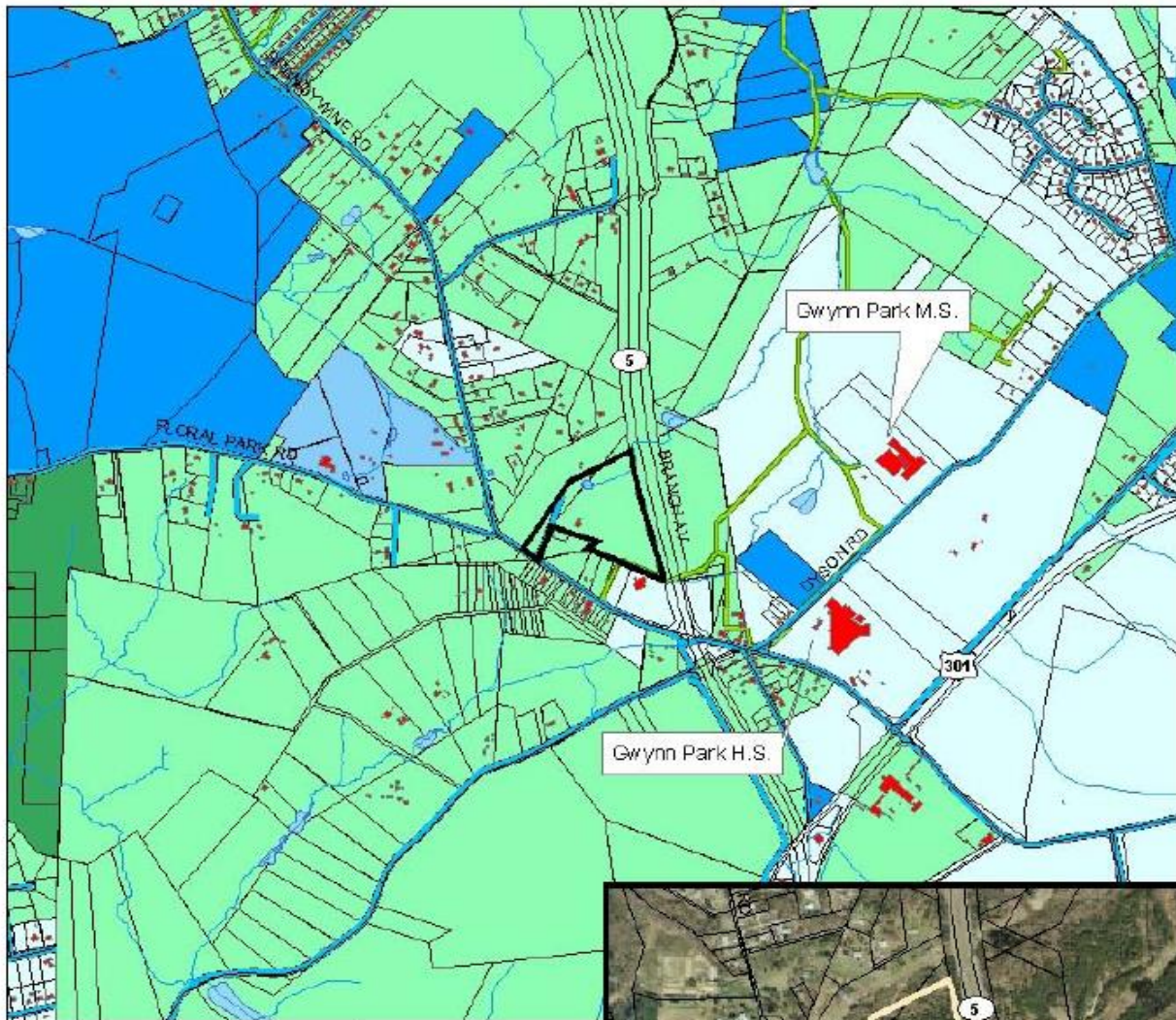
Water and Sewer Plan Amendments

December 2002 Application



Aist Property, 02/P-16
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 December 2002 Application

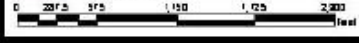
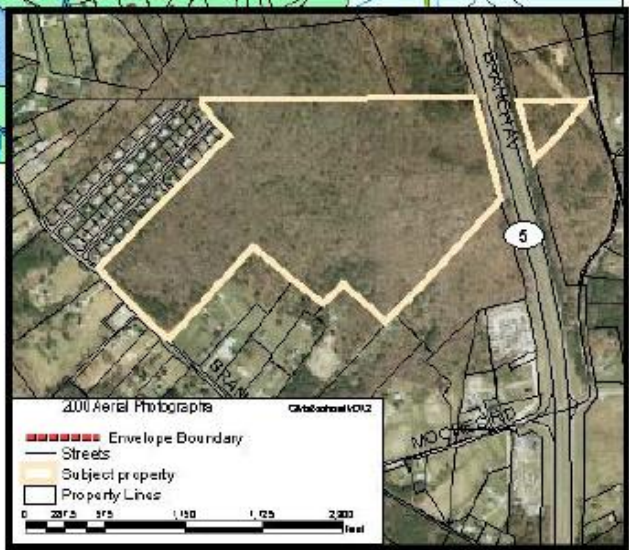
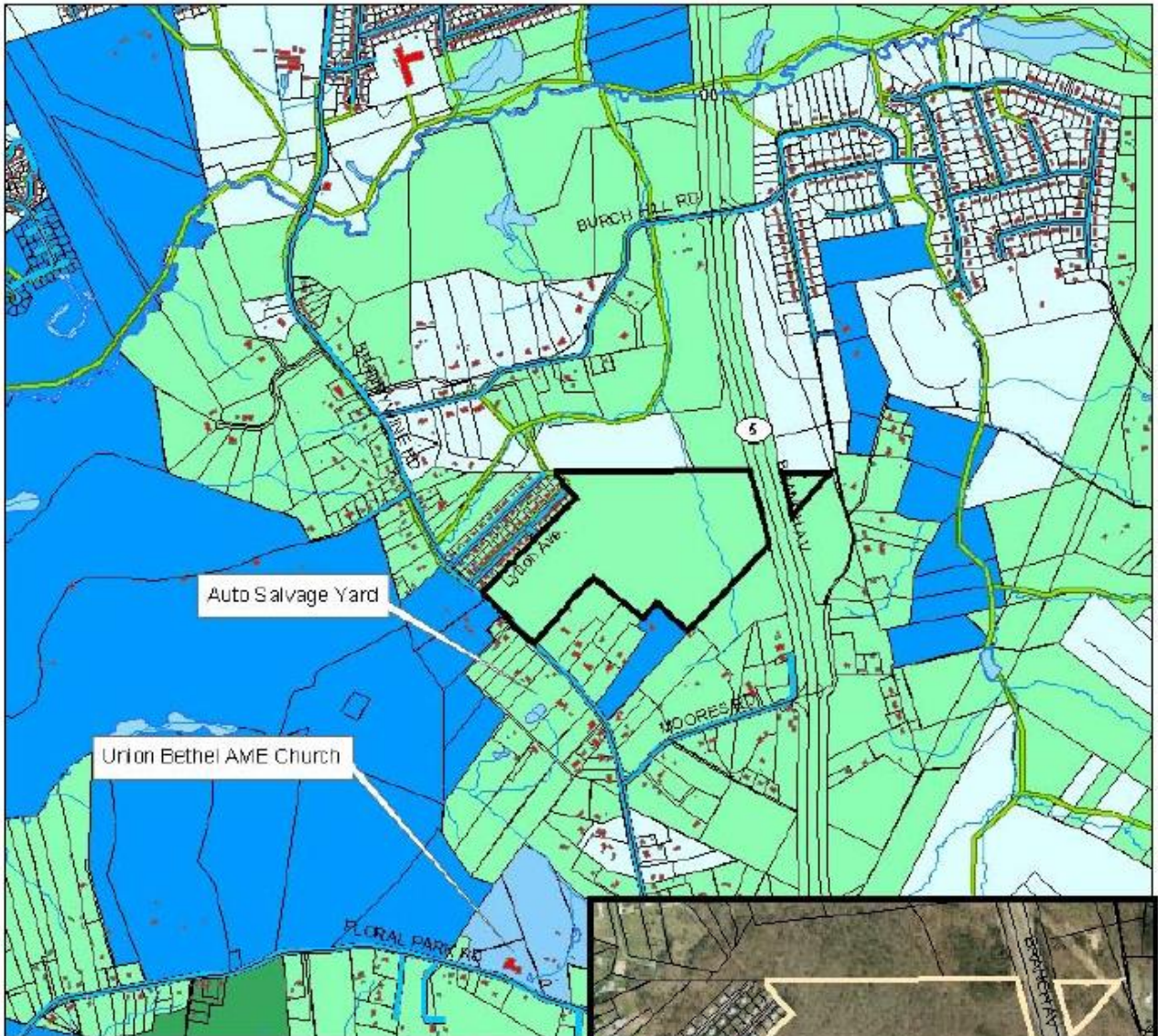


Vista Preserve, 02/P-17

Amendment Request 5 to 4

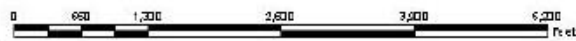
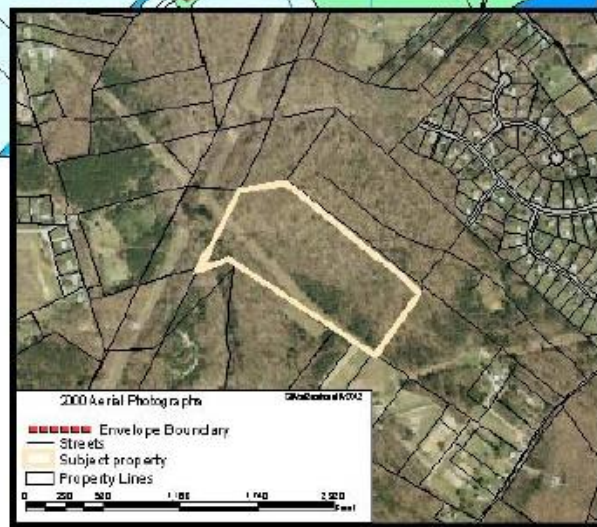
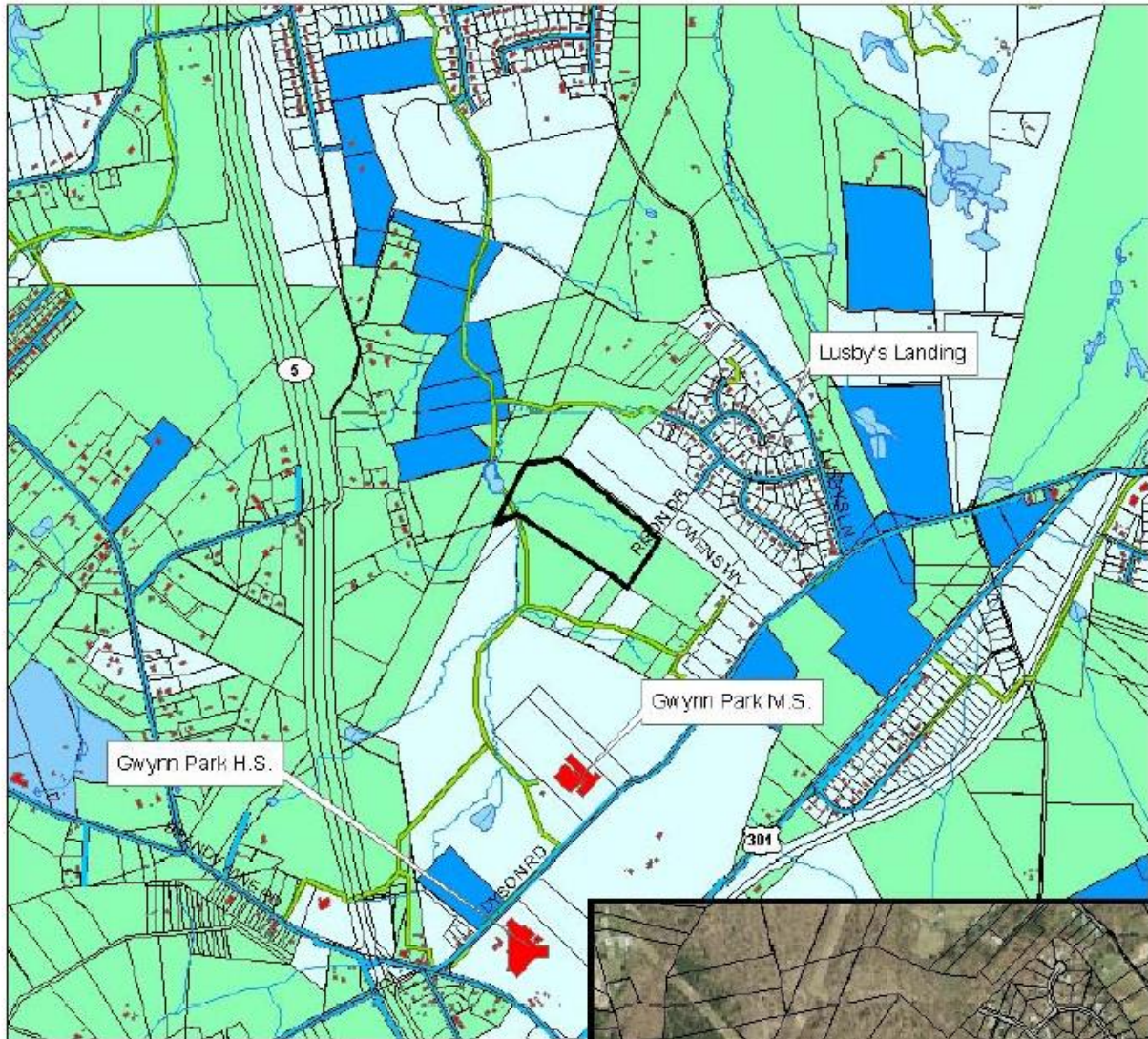
Water and Sewer Plan Amendments

December 2002 Application



Rison Preserve, 02/P-18
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 December 2002 Application

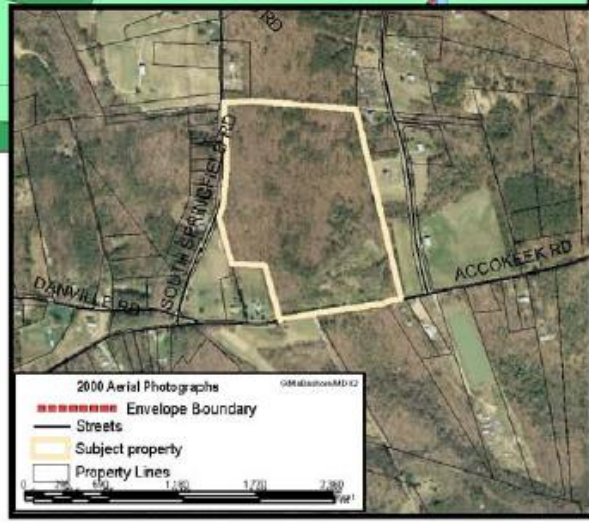
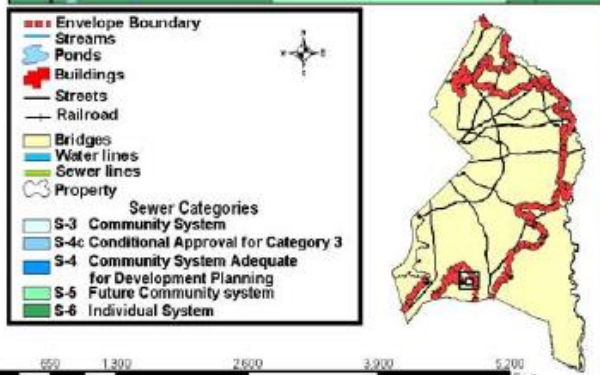
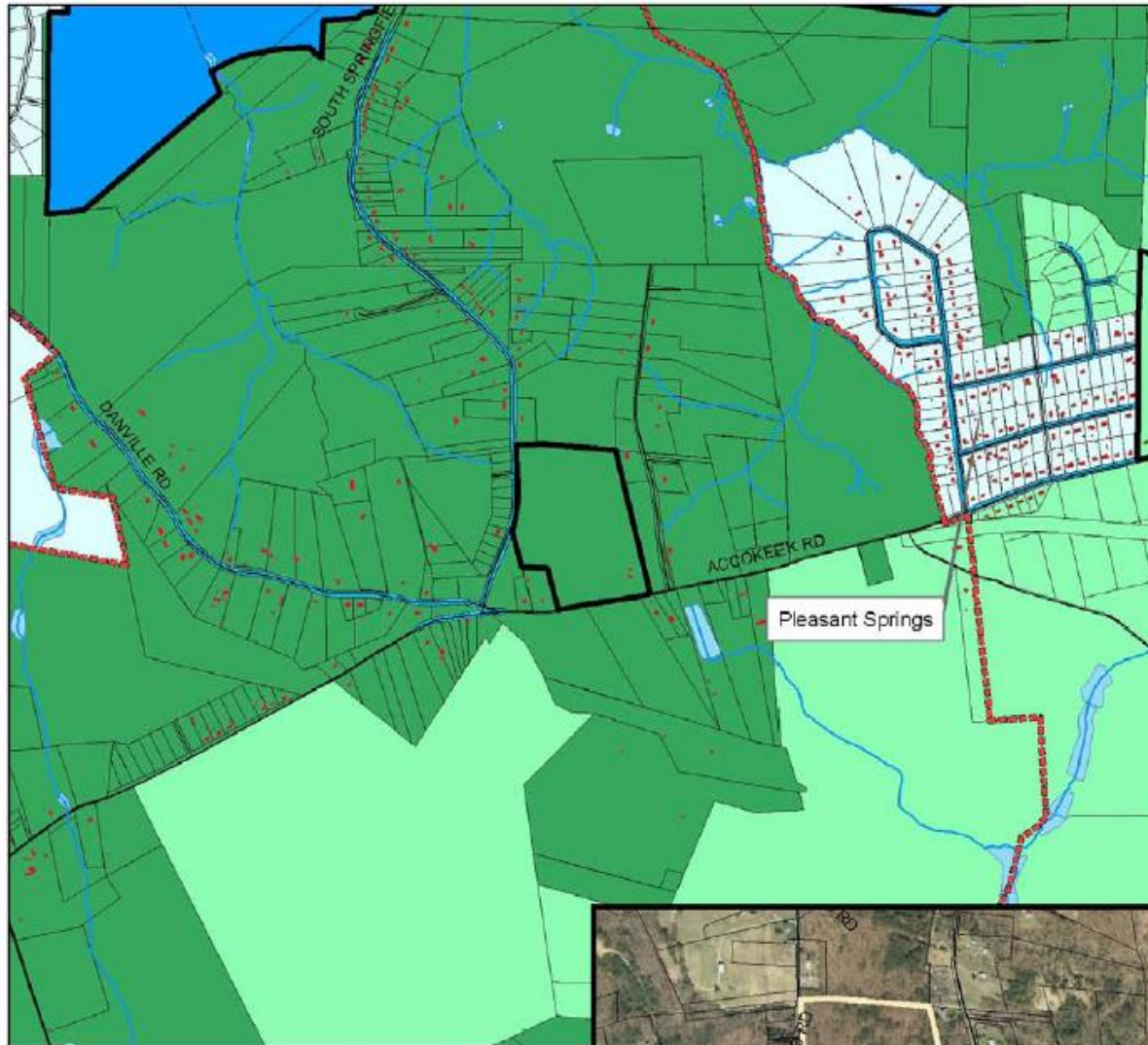


Springfield Reserve, 02/P-19

Amendment Request W6 to W4

Water and Sewer Plan Amendments

December 2002 Application

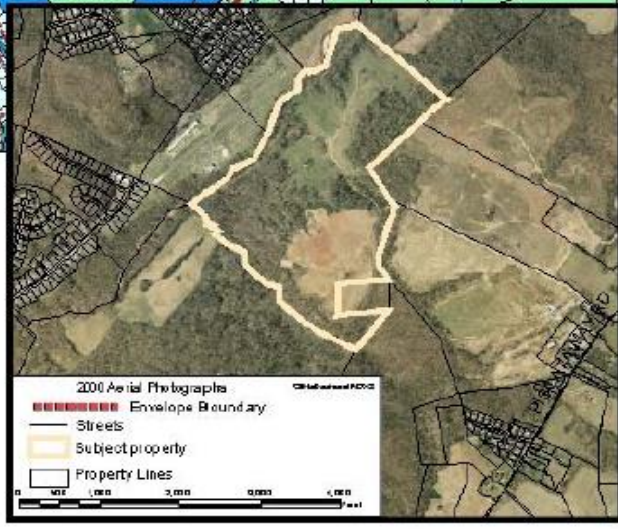
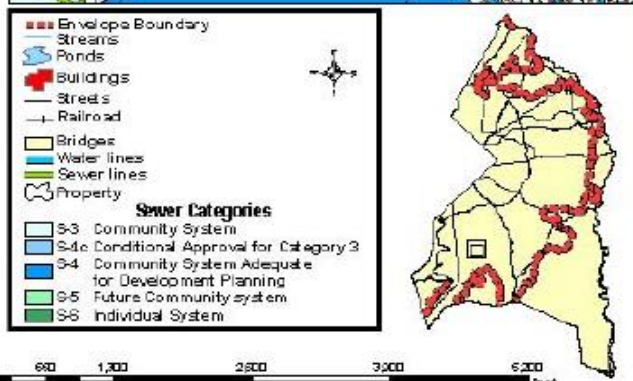
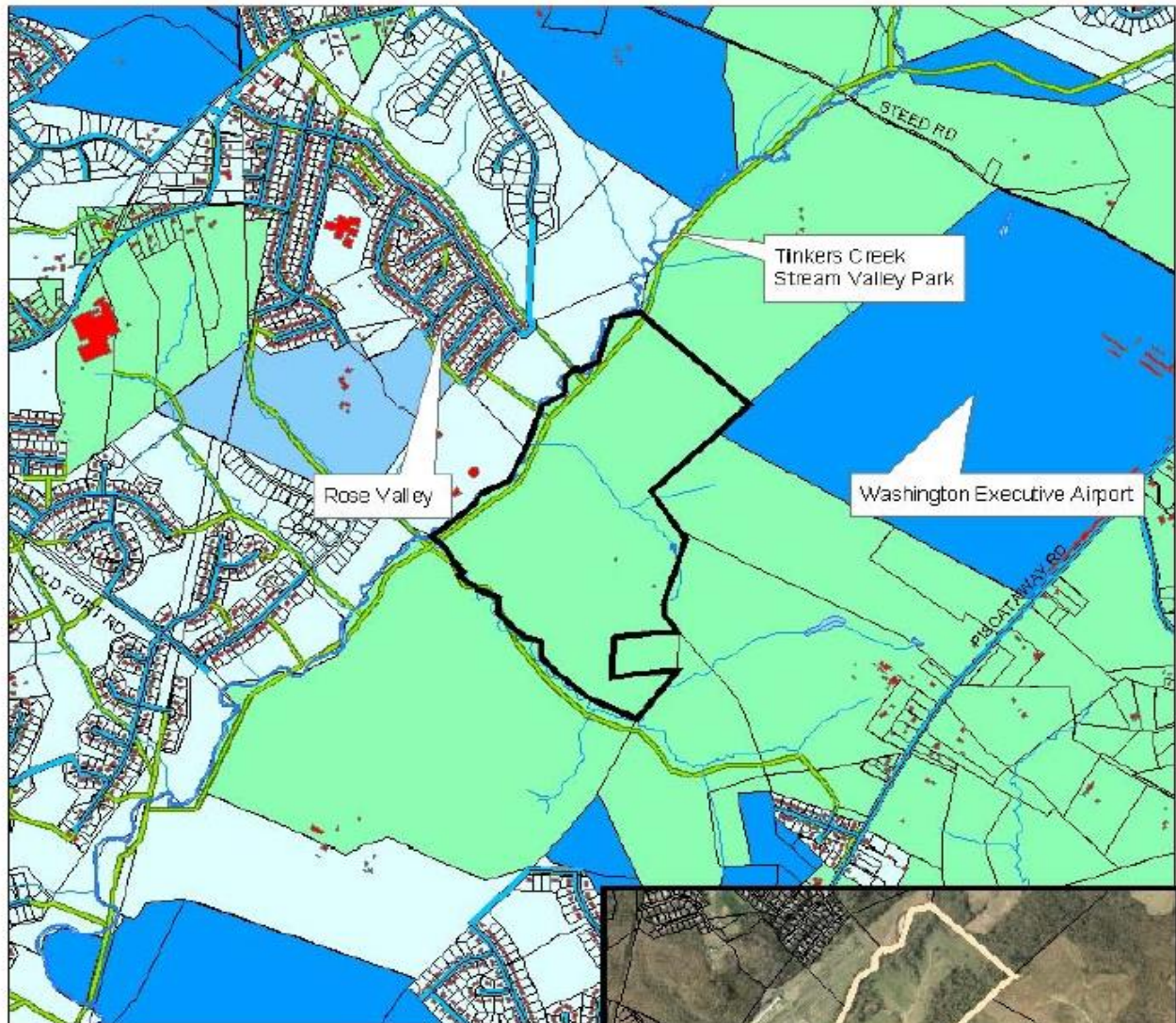


Ascot, 02/P-20

Amendment Request 5 to 4

Water and Sewer Plan Amendments

December 2002 Application

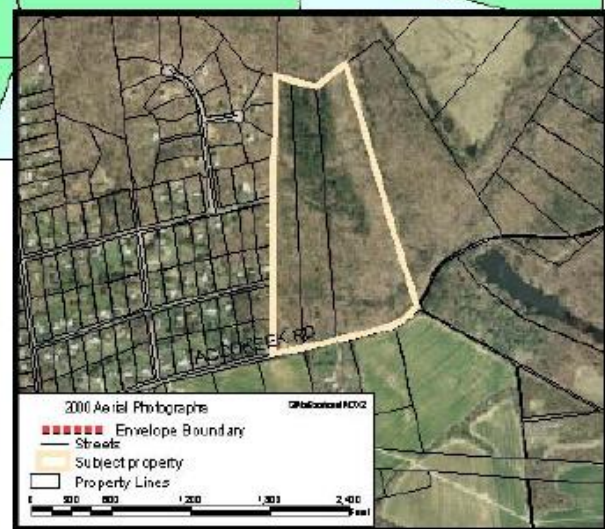
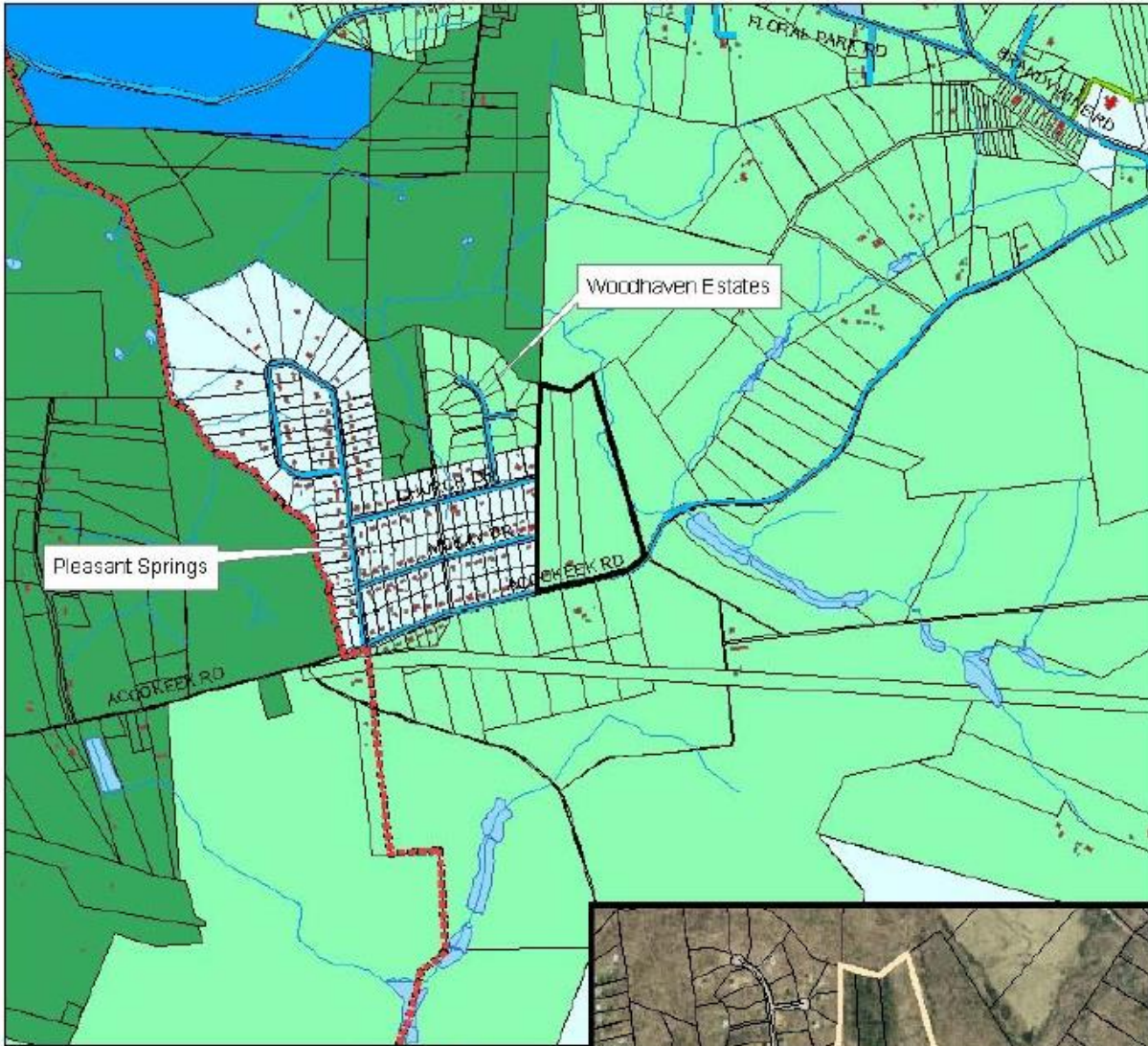


Pleasant Acres, 02/P-21

Amendment Request W5 to W4

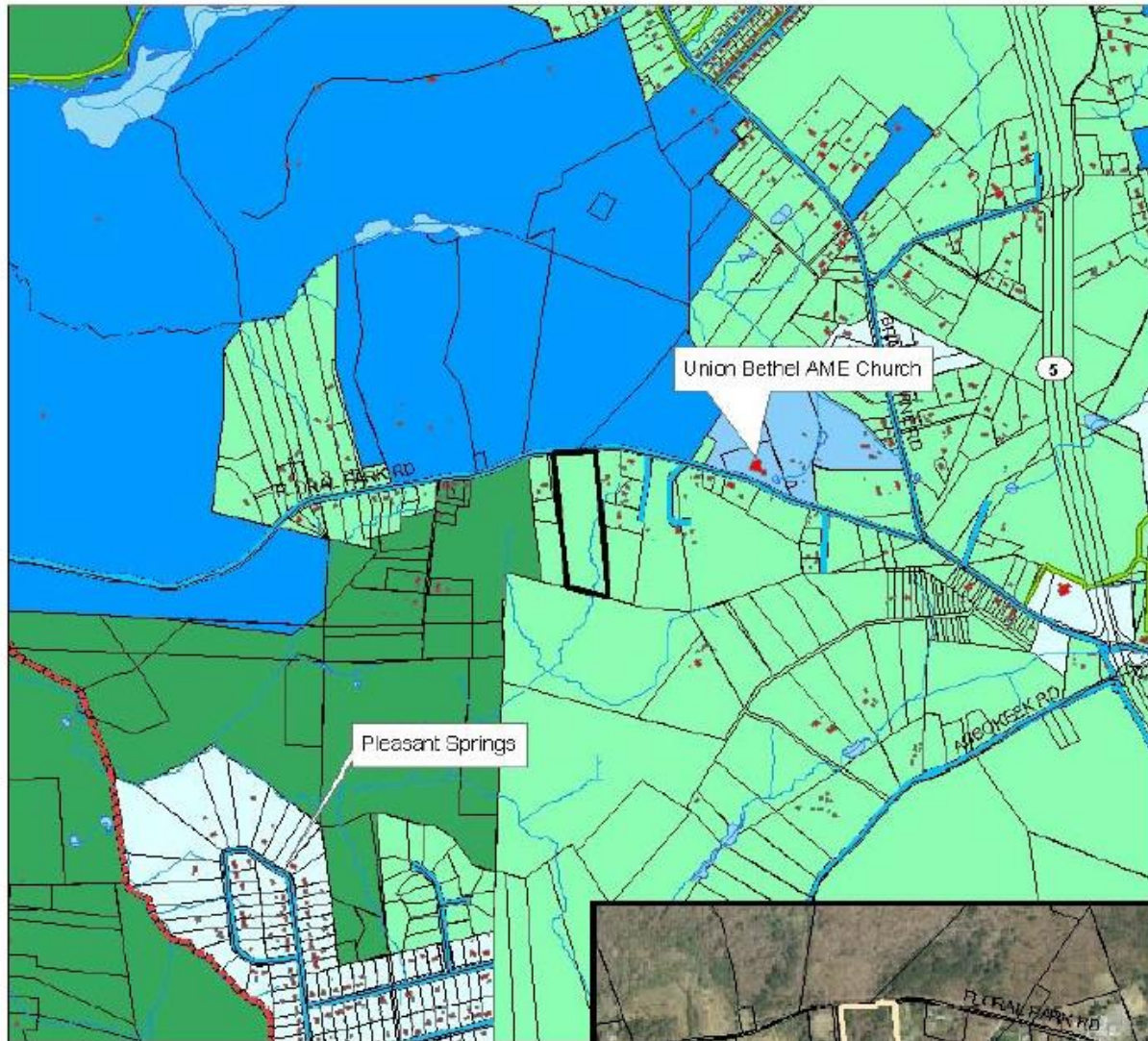
Water and Sewer Plan Amendments

December 2002 Application



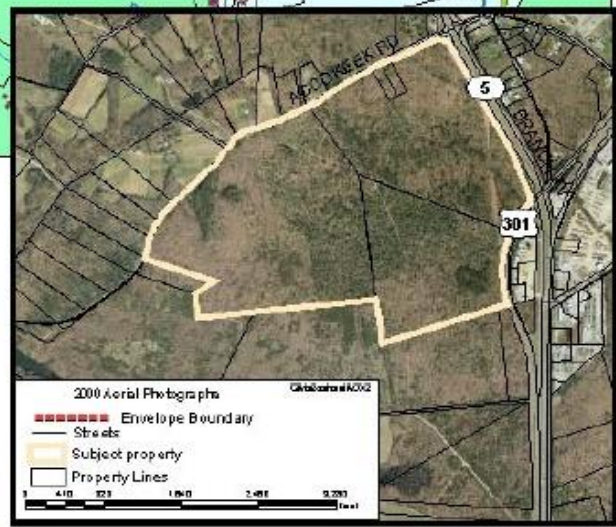
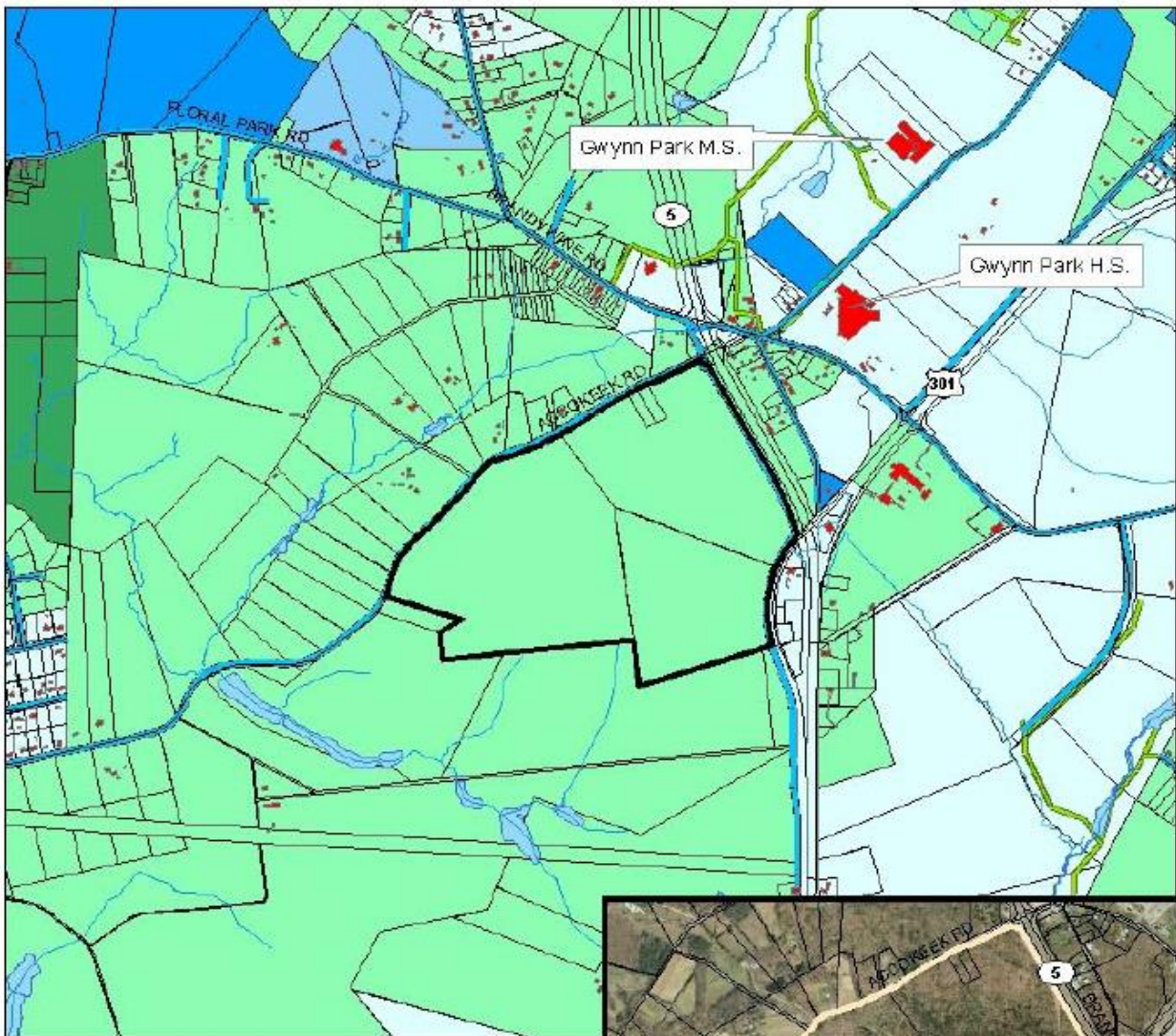
Pleasant Acres 2, 02/P-22
Water and Sewer Plan Amendments

Amendment Request W5 to W4
 December 2002 Application



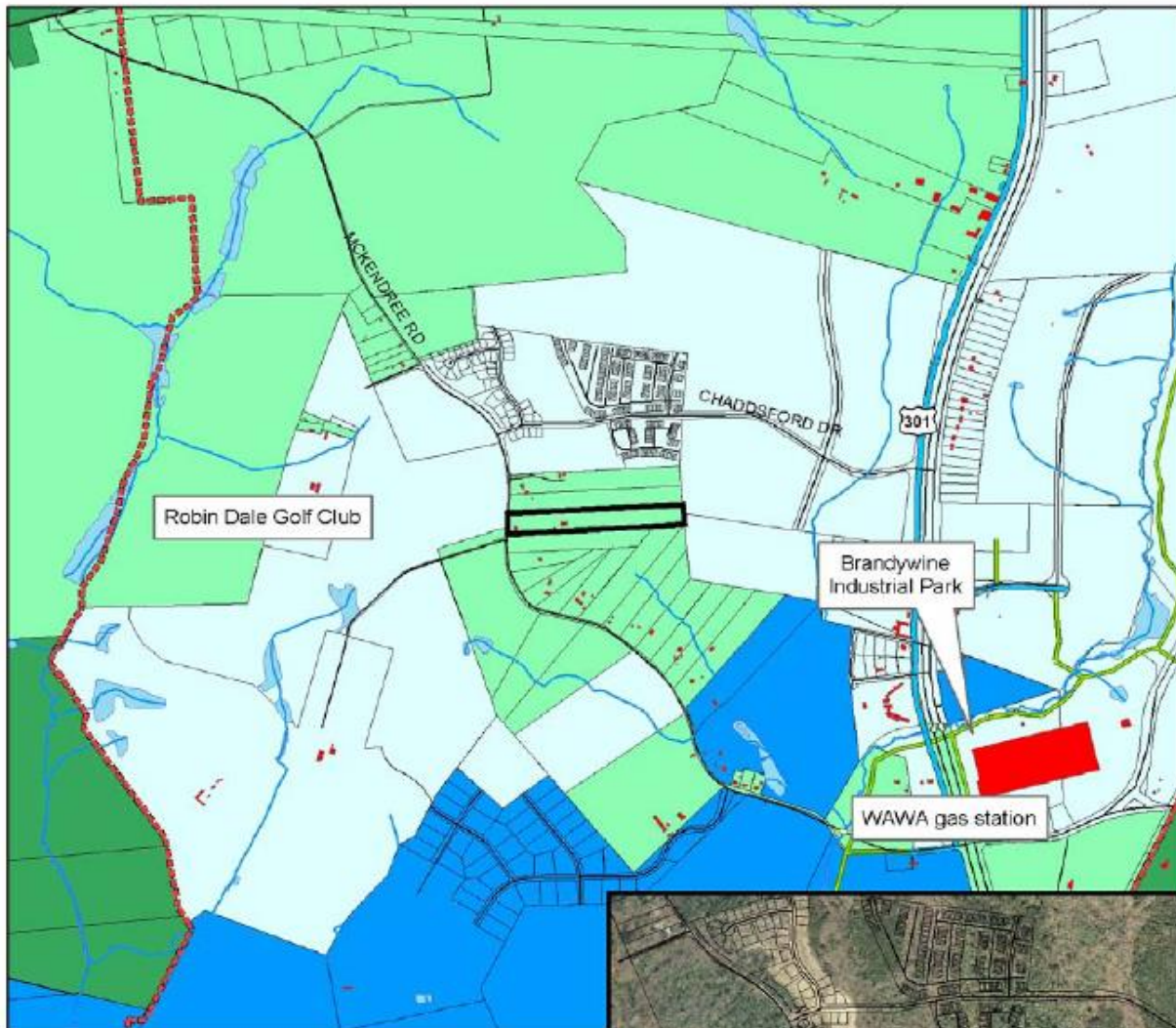
Lakeview at Brandywine, 02/P-23
Water and Sewer Plan Amendments

Amendment Request 5 to 4
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Butdorf Property, 02/M-03
 Water and Sewer Plan Amendments

Amendment Request S5 to S4
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- 2003 Aerial Photographs
- Envelope Boundary
 - Streets
 - Subject property
 - Property Lines



Potomac Ridge Estates, 02/M-04
Water and Sewer Plan Amendments

Amendment Request 6 to 4
 December 2002 Application

