

COUNTY COUNCIL OF PRINCE GEORGE'S COUNTY, MARYLAND

2003 Legislative Session

Resolution No. CR-65-2003

Proposed by The Chairman (by request – County Executive)

Introduced by Council Member Shapiro

Co-Sponsors _____

Date of Introduction October 7, 2003

RESOLUTION

1 A RESOLUTION concerning

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

12 WHEREAS, the County Council received testimony through an advertised public hearing
13 on the August 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 August 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 and CR-34-2003, is further amended by adding the water and sewer category
2 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 25th day of November, 2003.

COUNTY COUNCIL OF PRINCE
GEORGE'S COUNTY, MARYLAND

BY: _____
Peter A. Shapiro
Chairman

ATTEST:

Redis C. Floyd
Clerk of the Council

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Parkway</u>						
03/PW-04 Apostolic United Pentecostal Church District 1	A one-story church building with total floor area of 10,000 square feet and seating capacity of 500. 8 F-3, Parcel 26	6.3 R-R	S5	S4	S5	S4
<u>Western Branch</u>						
03/W-11 Weston Planned Retirement Community District 4	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 Pending	5	4	5	5
03/W-04 Mill Branch, Parcel 5 District 4	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	Outside Sewer Envelope 6	Sewer Envelope Realign- ment 4	Retain Sewer Envelope Alignment 6	Retain Sewer Envelope Alignment 6
03/W-15 Meadowland Estates District 5	18 single-family homes with a minimum floor area of 3,200-3,400 square feet and minimum sale price of \$475,000. 45 E-4 & 53 E-1, Parcel 15	15.7 R-R	5	4	4	4

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreeage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Western Branch</u>						
03/W-16 Pleasant Prospect District 6	26 single-family homes with a minimum floor area of 4,000 square feet and minimum sale price of \$700,000. 54 A-4/B-4 & 62 B-1, Parcels 16 & 48	70.38 R-A	5	4	4*	4*
03/W-17 Sauerwein Property District 9	138 townhouse units with a minimum floor area of 1,200 square feet and minimum sale price of \$200,000. 100 A-3, Parcel 5	27.42 R-R	S5	S4	S5	S5
03/W-20 Henson Valley Montessori School District 9	Nine classroom buildings with combined total floor area of 60,000 square feet, to relocate the existing facility on Allentown Road. 100 B-4, part of Parcel 6 & part of Parcel 76	50 R-A	5	4	4	4
03/W-18 Pleasant Hills Farm District 9	No development proposed. Reversal of category designations to adhere to the Sewer Envelope and Rural Tier policies. 110 D-1/2, Parcel 105	9.58 R-A	5	6	6	6
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. 109 F-3 & 110 A-3, Parcel 15	43.83 R-A	Outside Sewer Envelope 6	Sewer Envelope Realign- ment 4	Retain Sewer Envelope Alignment 6	Retain Sewer Envelope Alignment 6

* Sewer conditioned on connecting to the sewer main north of Central Avenue

WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Piscataway</u>						
03/P-09 Potomac Ridge East District 8	200 single-family homes with a minimum floor area of 2,500 square feet and minimum sale price of \$450,000. 113 F-2 & 114 A-1/2, Parcels 101 & 577	86 R-R R-80 Rezoning #A9949 Pending	5	4	5	4
03/P-10 Holly Ridge- Steed Road District 9	32 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$350,000. 115 C-4/D-4 & 124 D-1, Parcels 89, 233 & 43	53 R-E O-S	5	4	4	4
03/P-11 Spring Ridge District 9	30 single-family homes with a minimum floor area of 3,000 square feet and minimum sale price of \$350,000. 123 F-1, Parcels 47 & 236	16 R-R	5	4	4	4
03/P-12 Thrift Road District 9	31 single-family homes with a minimum floor area range of 3,000 to 3,600 square feet and minimum sale price of \$400,000. 133 C-4/D-4, Parcels 31 & 32	54.28 R-E	5	4	4	4
03/P-13 Wolfe Farm District 9	200 single-family homes with a minimum floor area range of 3,000 to 5,000 square feet and minimum sale price range of \$400,000 to \$600,000. 133 D-2/3, E-2/3, F-3/4, Parcel 65	350 R-E R-A	5	4	4	4

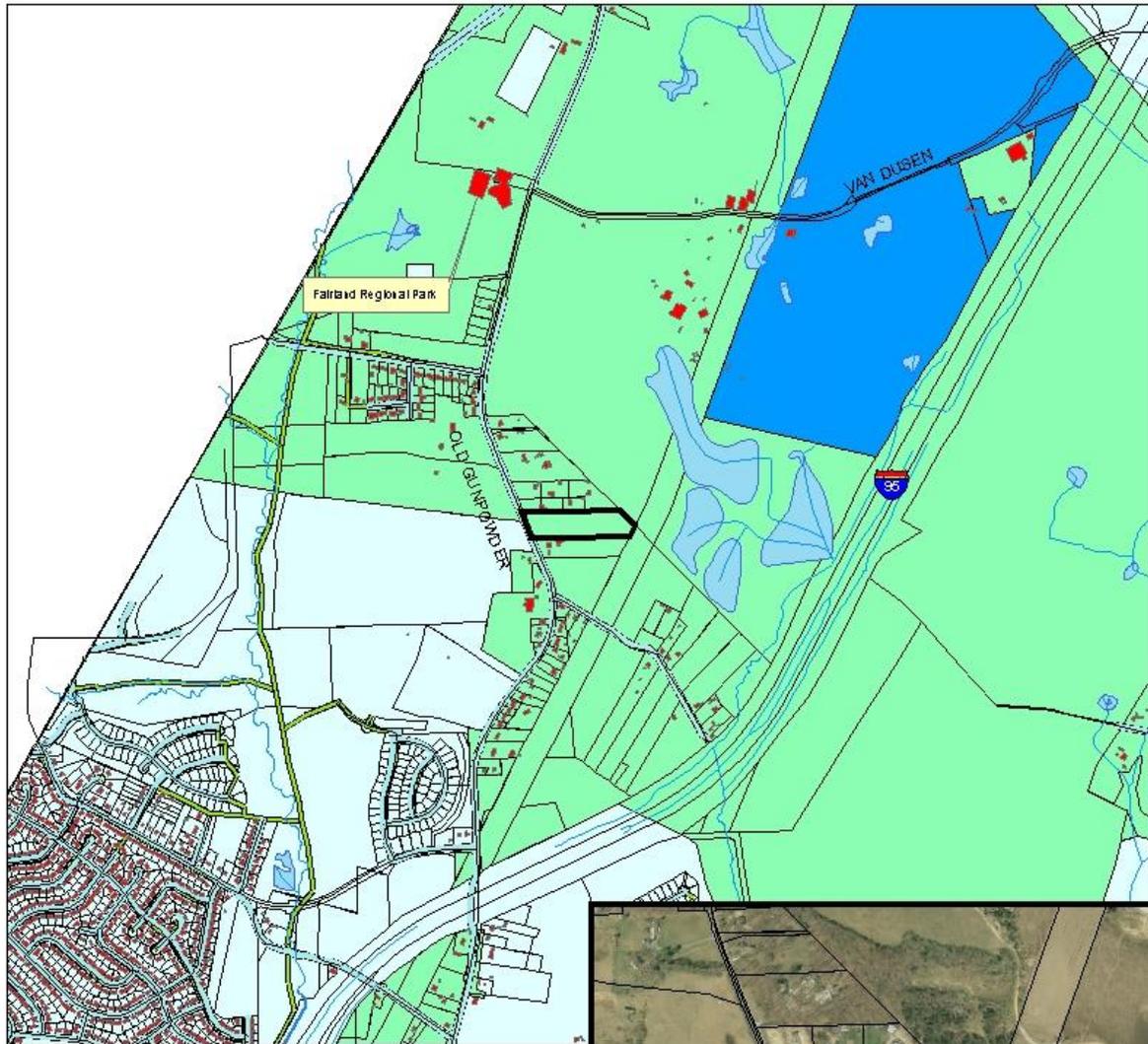
WATER AND SEWER CATEGORY AMENDMENT

Sewershed Application Council District	Development Proposal/ Tax Map Location	Acreage/ Zoning	Current Category	Requested Category	Executive's Recommendation	Council Approval
<u>Piscataway</u>						
03/P-07 Lakeview at Brandywine District 9	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 R-R	5	4	4	4

APPLICATIONS		REQUEST	MAP #
<u>Parkway</u>			
03/PW-04	Apostolic United Pentecostal Church	S5 to S4	2
<u>Western Branch</u>			
03/W-11	Weston Planned Retirement Community	5 to 4	3
03/W-04	Mill Branch, Parcel 5	Sewer Envelope Alignment/ 6 to 4	4
03/W-15	Meadowland Estates	5 to 4	5
03/W-16	Pleasant Prospect	5 to 4	6
<u>03/W-17</u>	Sauerwein Property	S5 to S4	7
03/W-20	Henson Valley Montessori School	5 to 4	8
03/W-18	Pleasant Hills Farm	5 to 6	9
03/W-12	Greenland	Sewer Envelope Alignment/ 6 to 4	10
<u>Piscataway</u>			
03/P-09	Potomac Ridge East	5 to 4	11
03/P-10	Holly Ridge-Steed Road	5 to 4	12
03/P-11	Spring Ridge	5 to 4	13
03/P-12	Thrift Road	5 to 4	14
03/P-13	Wolfe Farm	5 to 4	15
03/P-07	Lakeview at Brandywine	5 to 4	16

**Apostolic United
 Pentecostal Church 03/PW-04**
Water and Sewer Plan Amendments

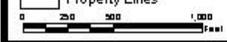
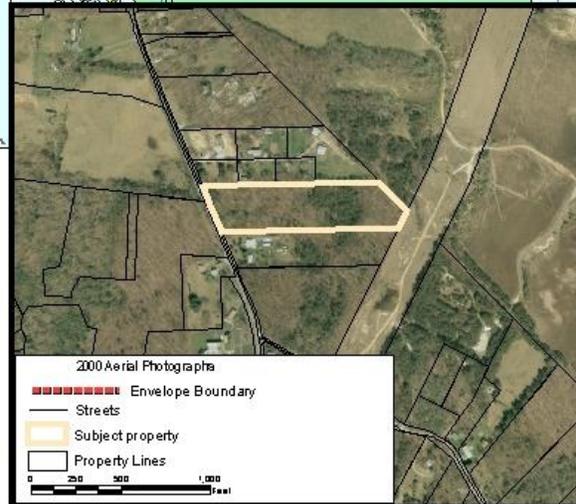
Amendment Request S5 to S4
 August 2003 Application



■	Envelope Boundary	
—	Streams	
○	Ponds	
+	Buildings	Council District 1
—	Streets	
—	Railroad	
—	Bridges	
—	Water lines	
—	Sewer lines	
○	Property	

Sewer Categories

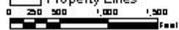
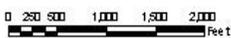
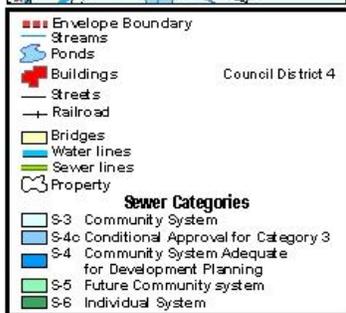
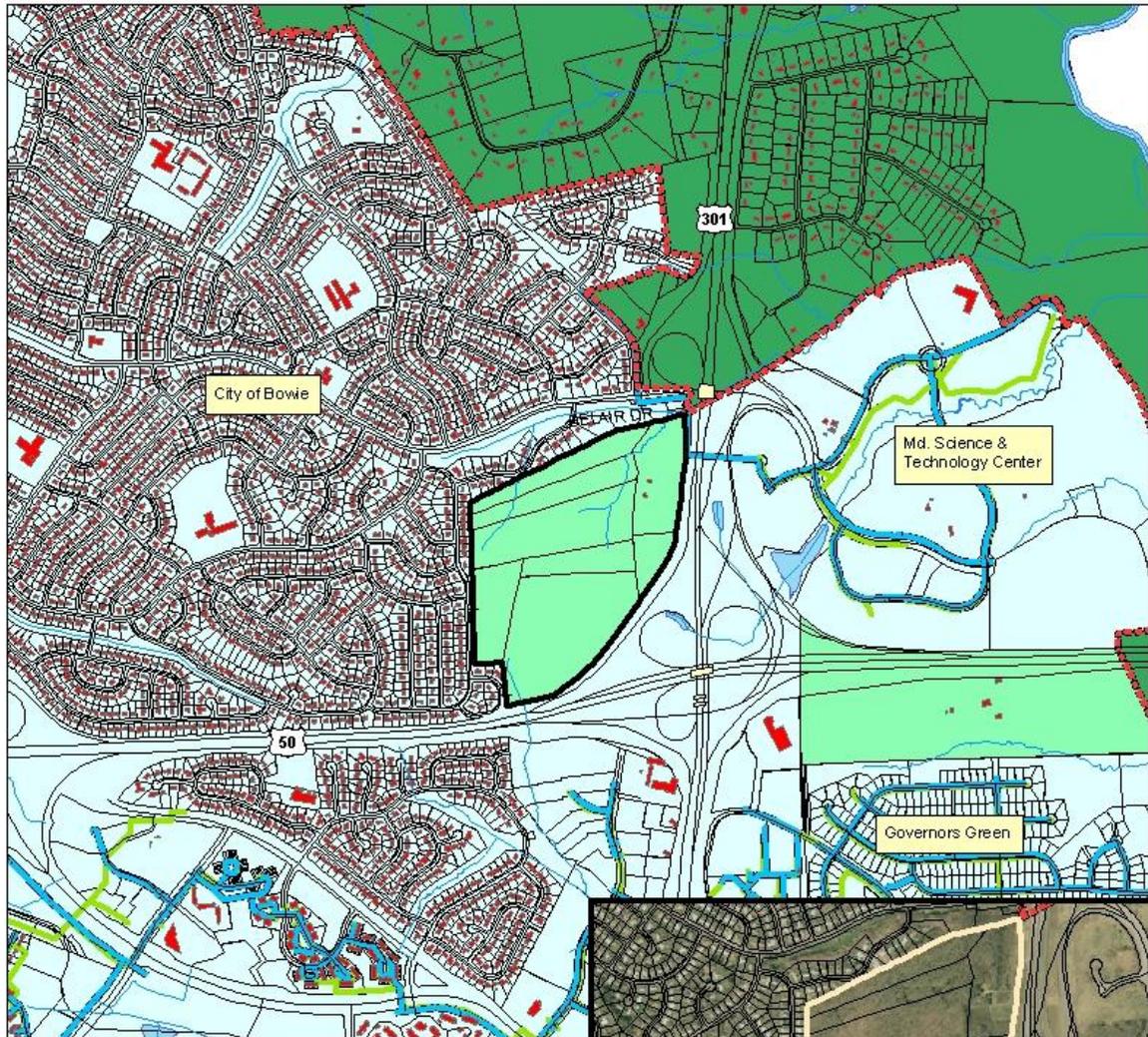
□	S-3 Community System
□	S-4c Conditional Approval for Category 3
□	S-4 Community System Adequate for Development Planning
□	S-5 Future Community system
□	S-6 Individual System



**Weston Planned Retirement
 Community, 03/W-11**
Water and Sewer Plan Amendments

Amendment Request 5 to 4

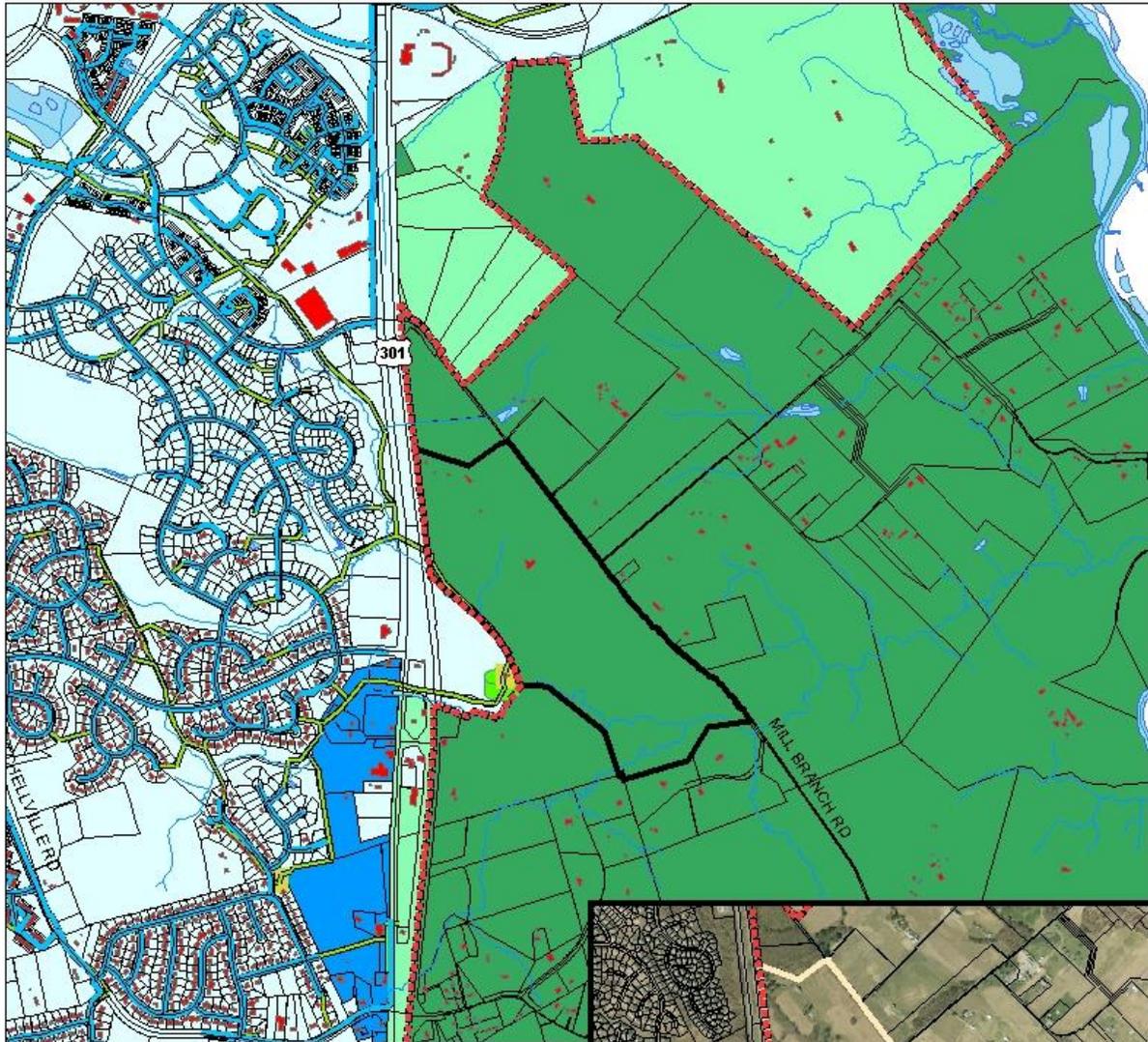
August 2003 Application



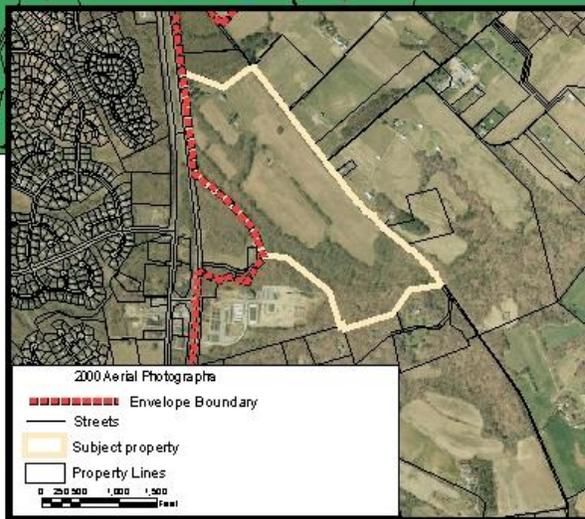
CR-65-2003 (DR-2) Aug 03

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

Amendment Request 6 to 4
 Sewer Envelope Realignment
 August 2003 Application



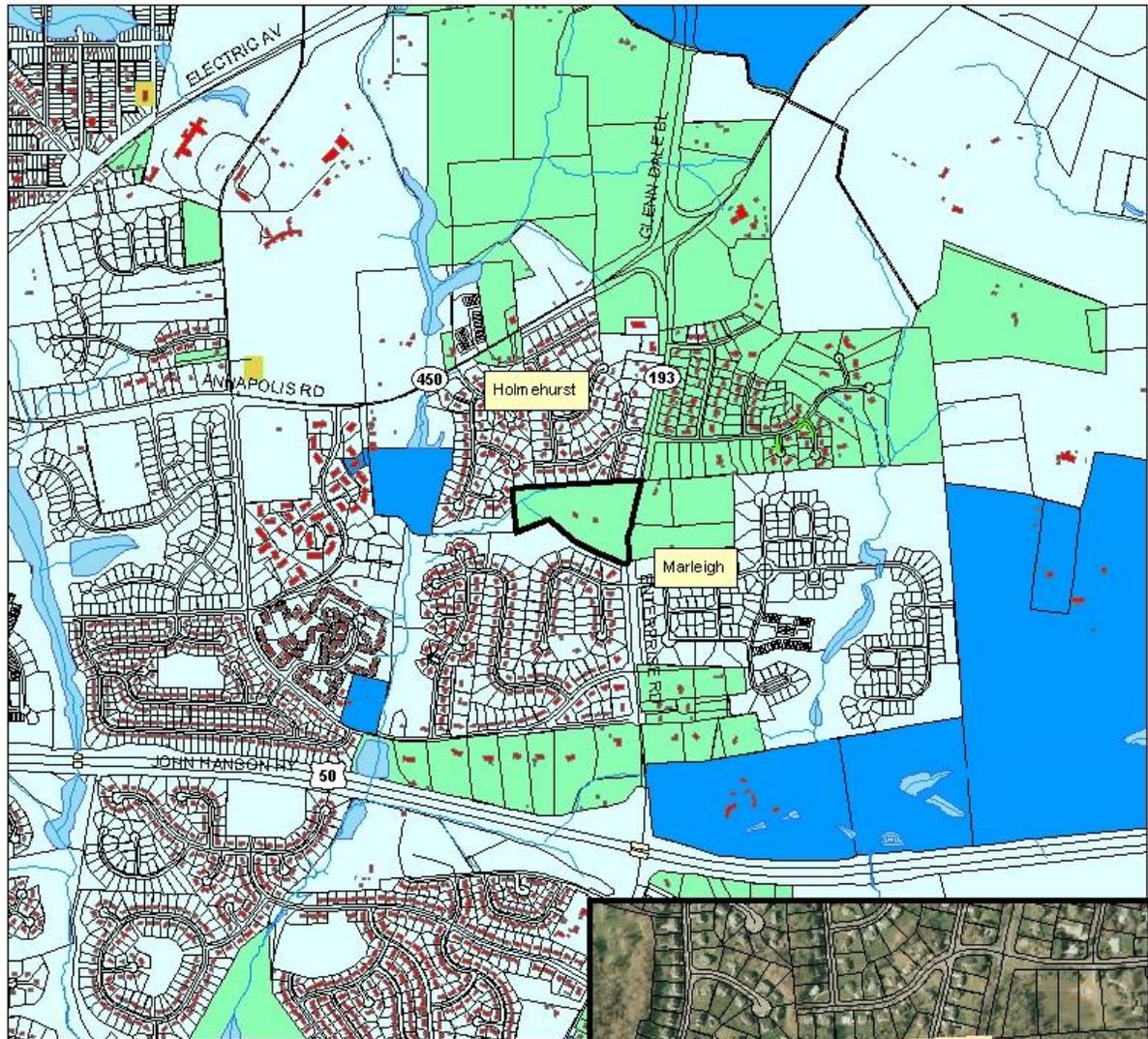
- Envelope Boundary
 - Streams
 - Ponds
 - Buildings
 - Streets
 - Railroad
 - Bridges
 - Water lines
 - Sewer lines
 - Property
 - sewer pumping station
 - WSS facility
- Sewer Categories**
- S-3 Community System
 - S-4c Conditional Approval for Category 3
 - S-4 Community System Adequate for Development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



CR-65-2003 (DR-2) August 03

Meadowland Estates 03/W-15
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 August 2003 Application



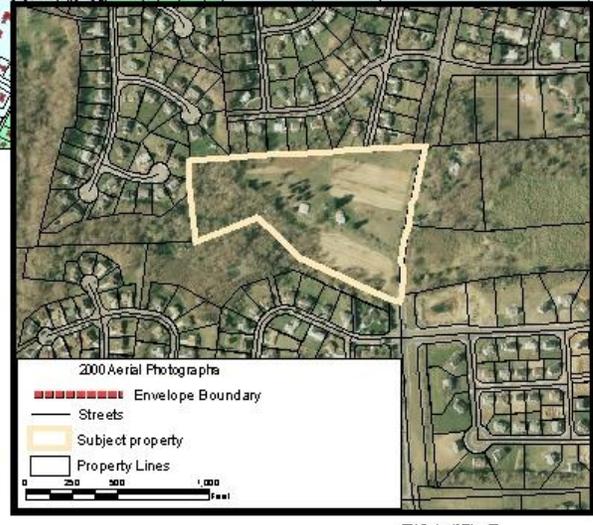
■ Envelope Boundary
 — Streams
 ■ Ponds
 ■ Buildings
 — Streets
 — Railroad
 ■ Bridges
 — Water lines
 — Sewer lines
 ■ Property
 ■ sewer pumping station ■ wastewater facility

Council District 5

Sewer Categories

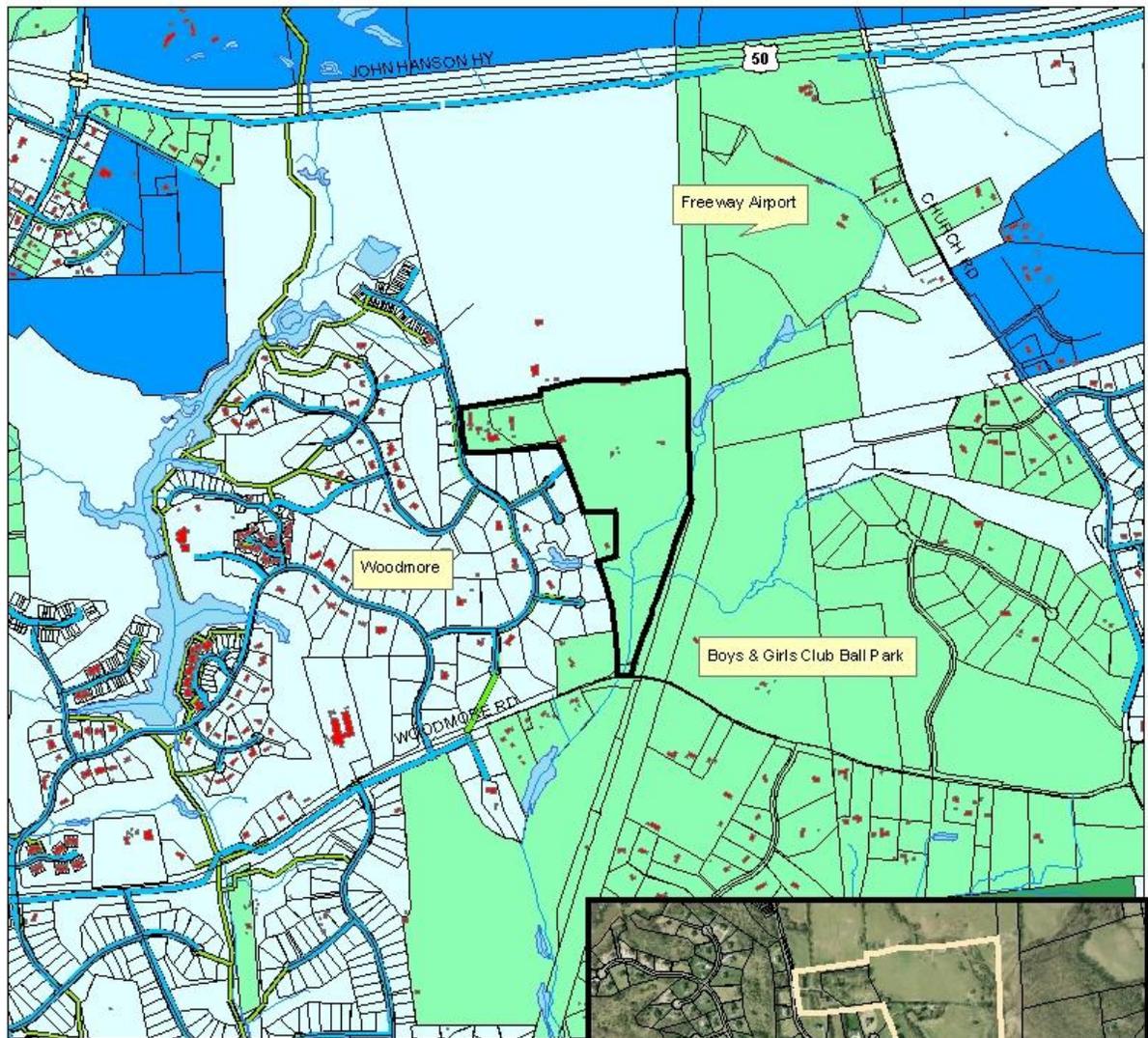
- S-3 Community System
- S-4c Conditional Approval for Category 3
- S-4 Community System Adequate for Development Planning
- S-5 Future Community system
- S-6 Individual System

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 Feet



Pleasant Prospect 03/W-16
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 August 2003 Application



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

Council District 6

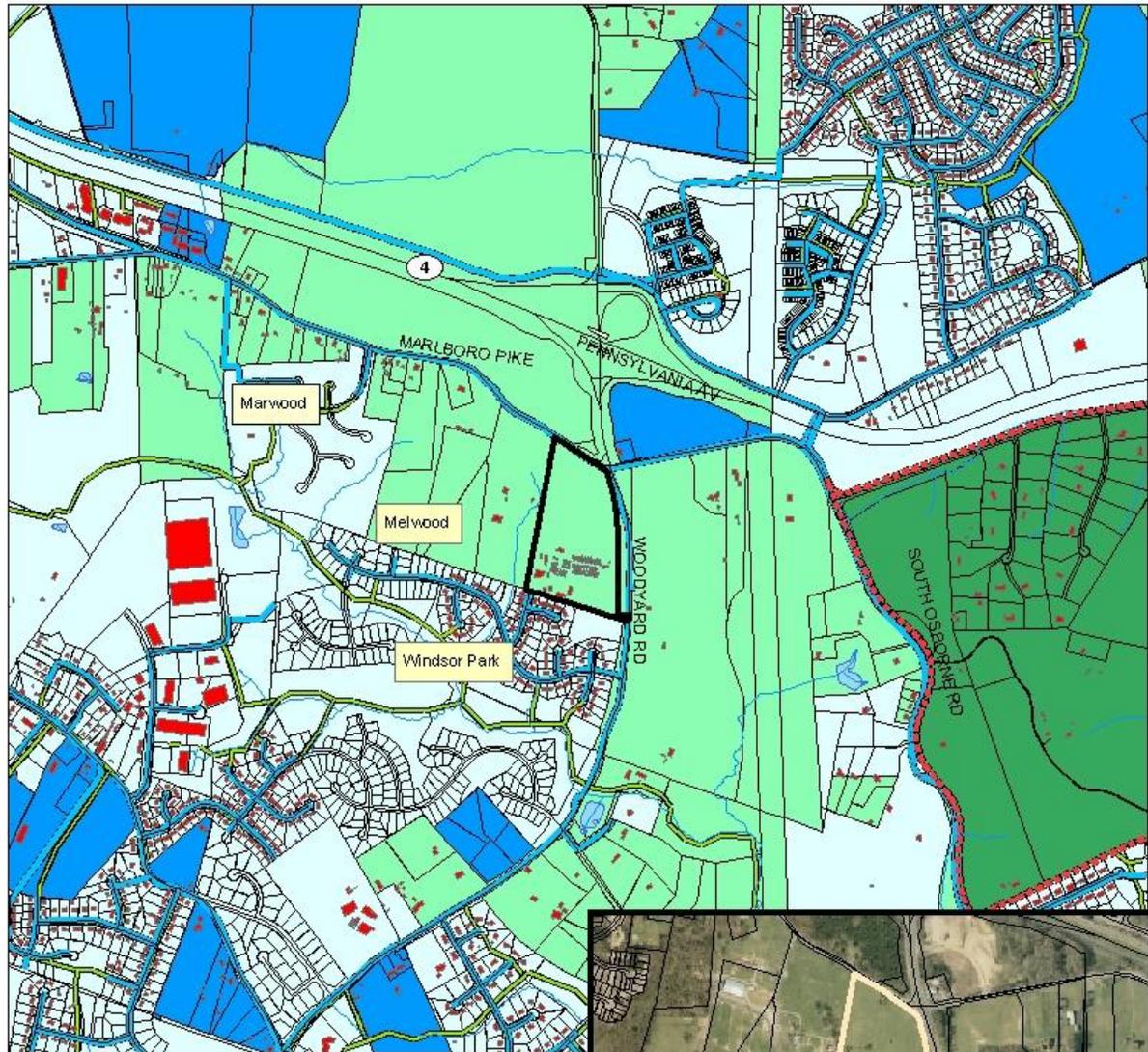
Sewer Categories

- 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

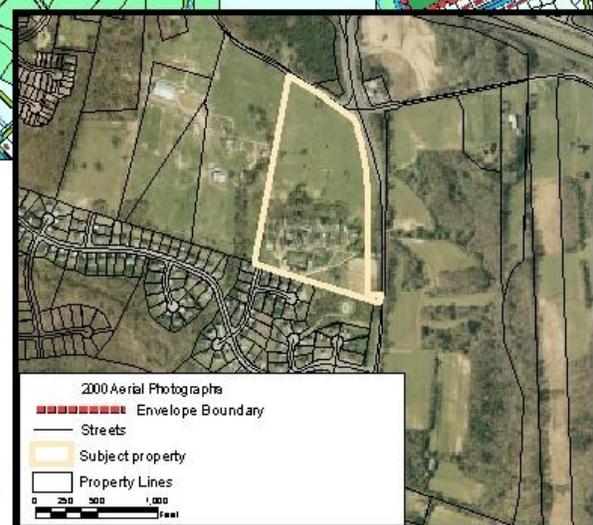


Sauerwein Property 03/W-17
Water and Sewer Plan Amendments

Amendment Request S5 to S4
 August 2003 Application



<ul style="list-style-type: none"> Envelope Boundary Streams Ponds Buildings Streets Railroad Bridges Water lines Sewer lines Property 	<p>Council District 9</p>
<p>Sewer Categories</p> <ul style="list-style-type: none"> 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 	



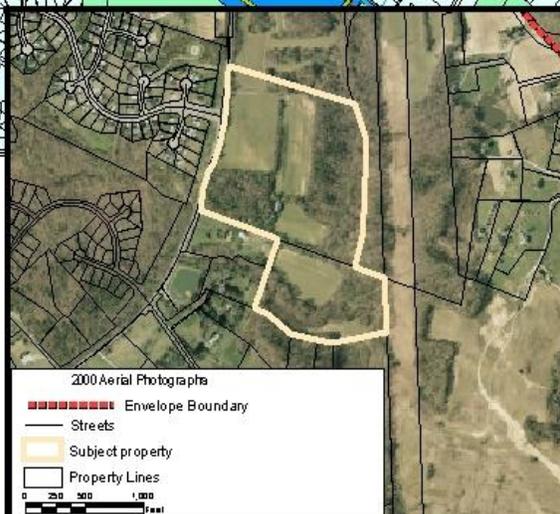
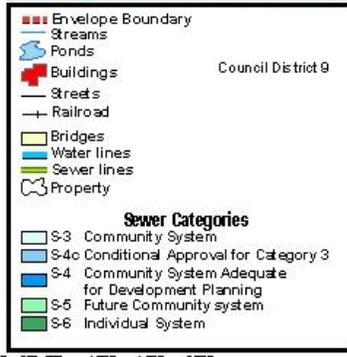
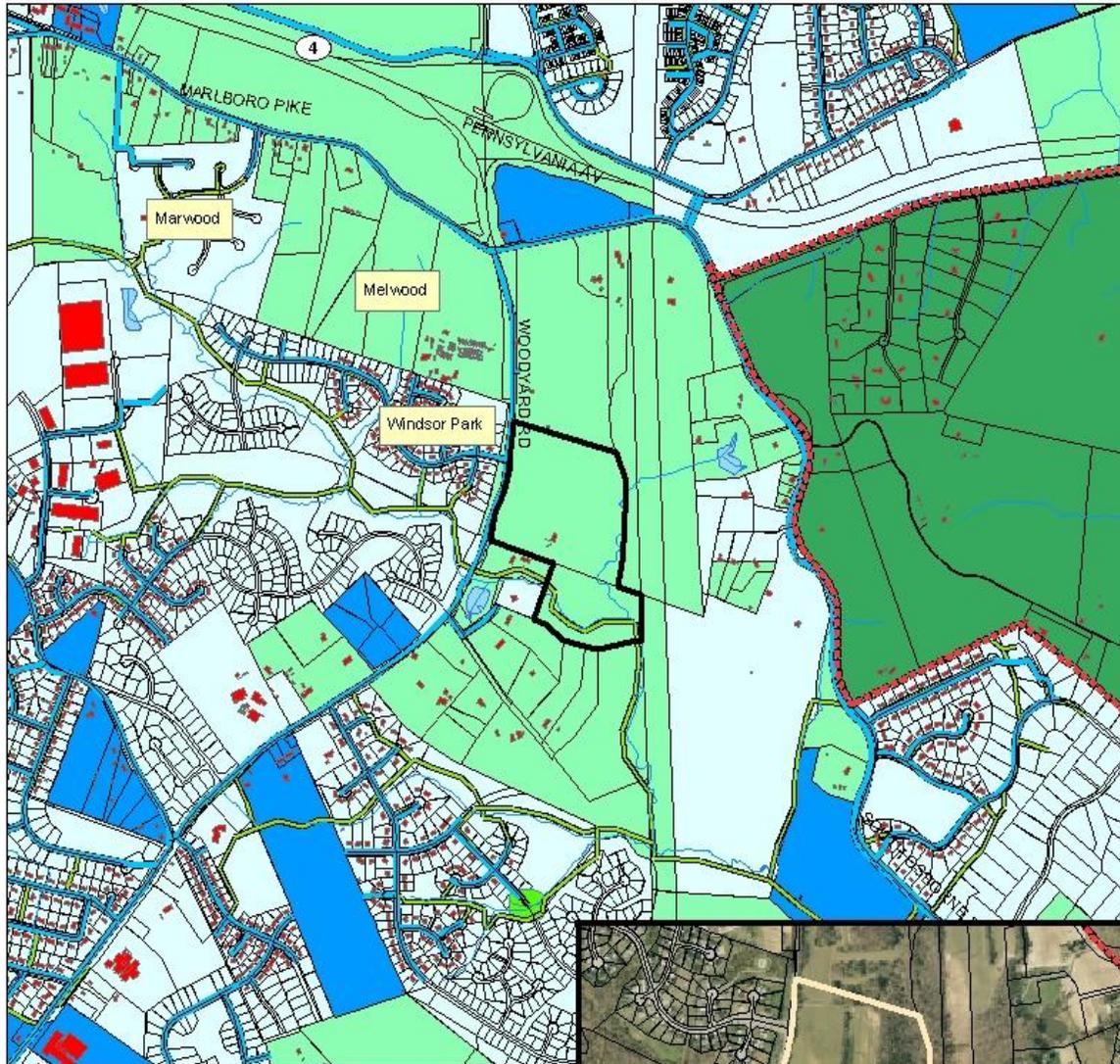
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CR-65-2003 (DR-2)

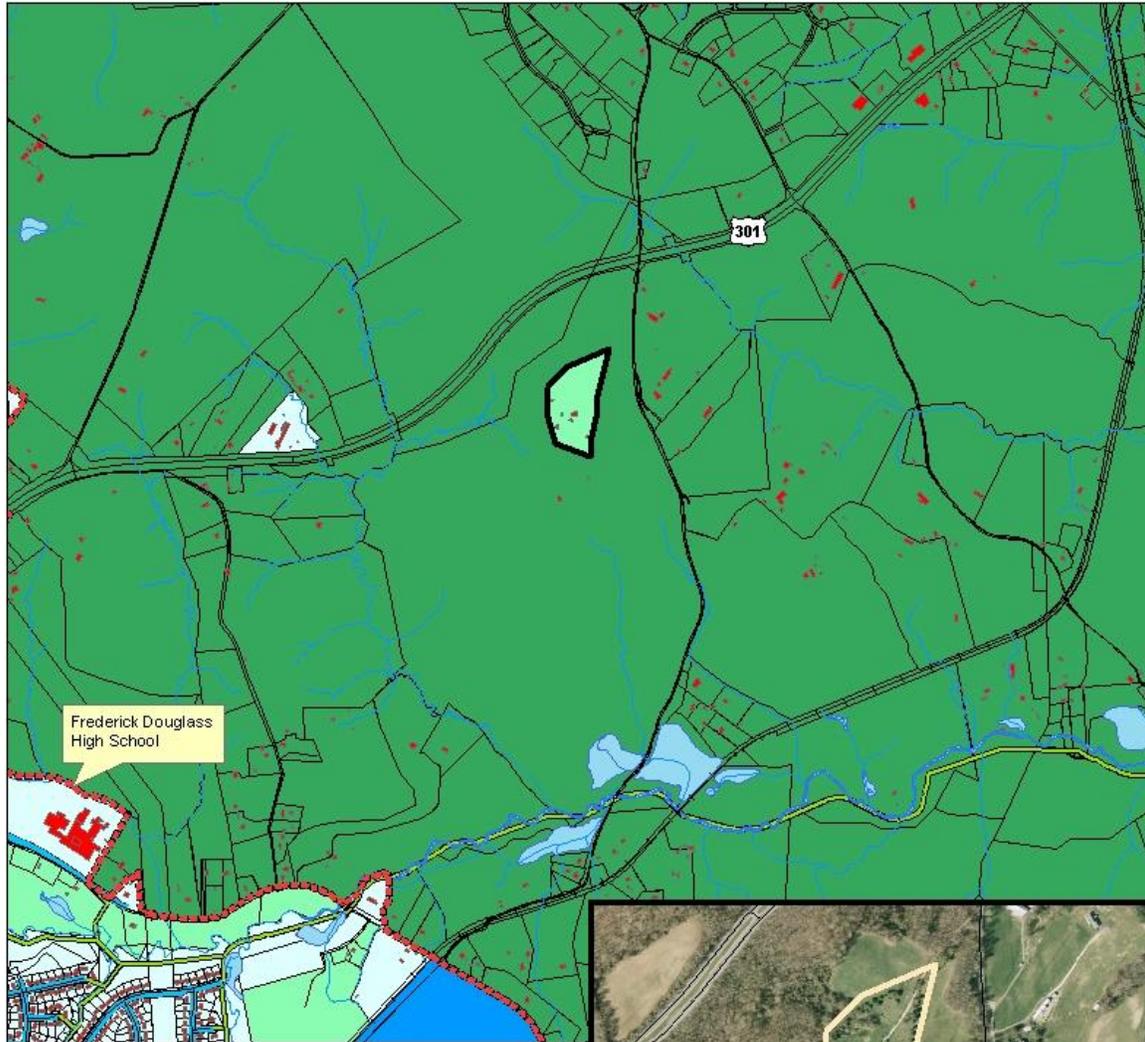
**Henson Valley
 Montessori School 03/W-20**
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 August 2003 Application



Pleasant Hills Farm 03/W-18
Water and Sewer Plan Amendments

Amendment Request 5 to 6
 August 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

Council District 9

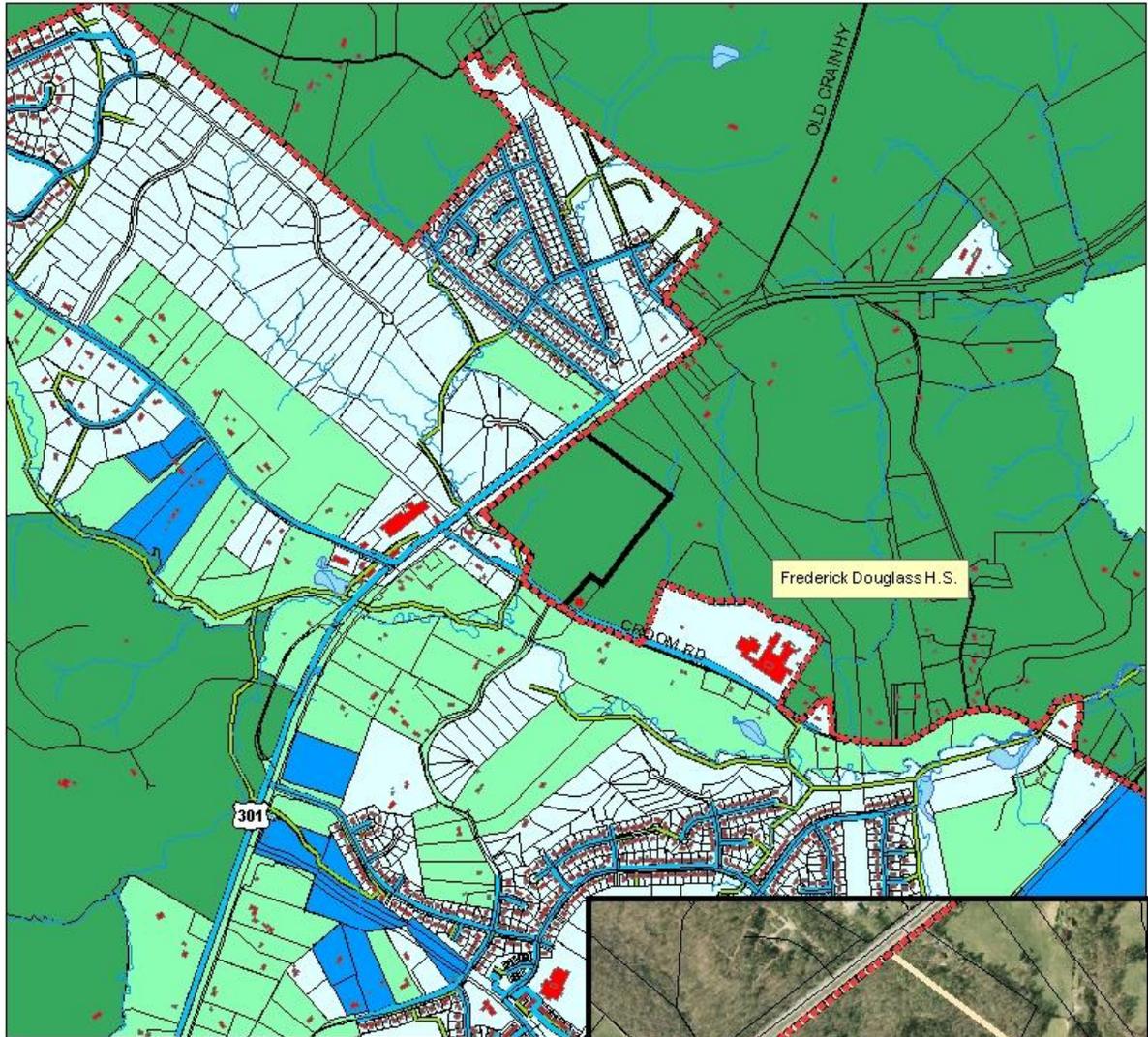


CR-65-2003 (DR-2) Aug 03

Greenland 03/W-12
Water and Sewer Plan Amendments

Amendment Request 6 to 4
Sewer Envelope Realignment

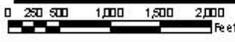
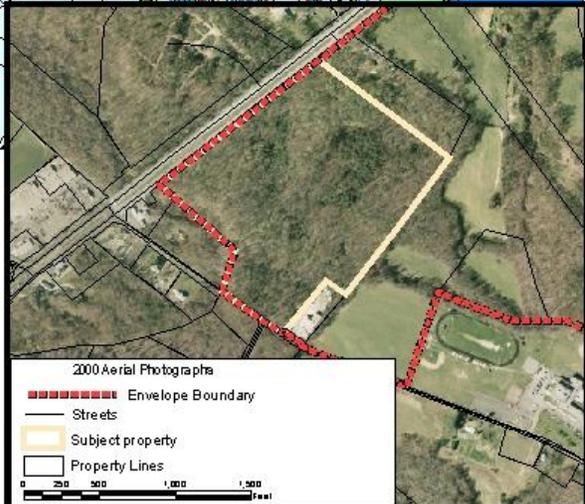
August 2003 Application



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

Council District 9

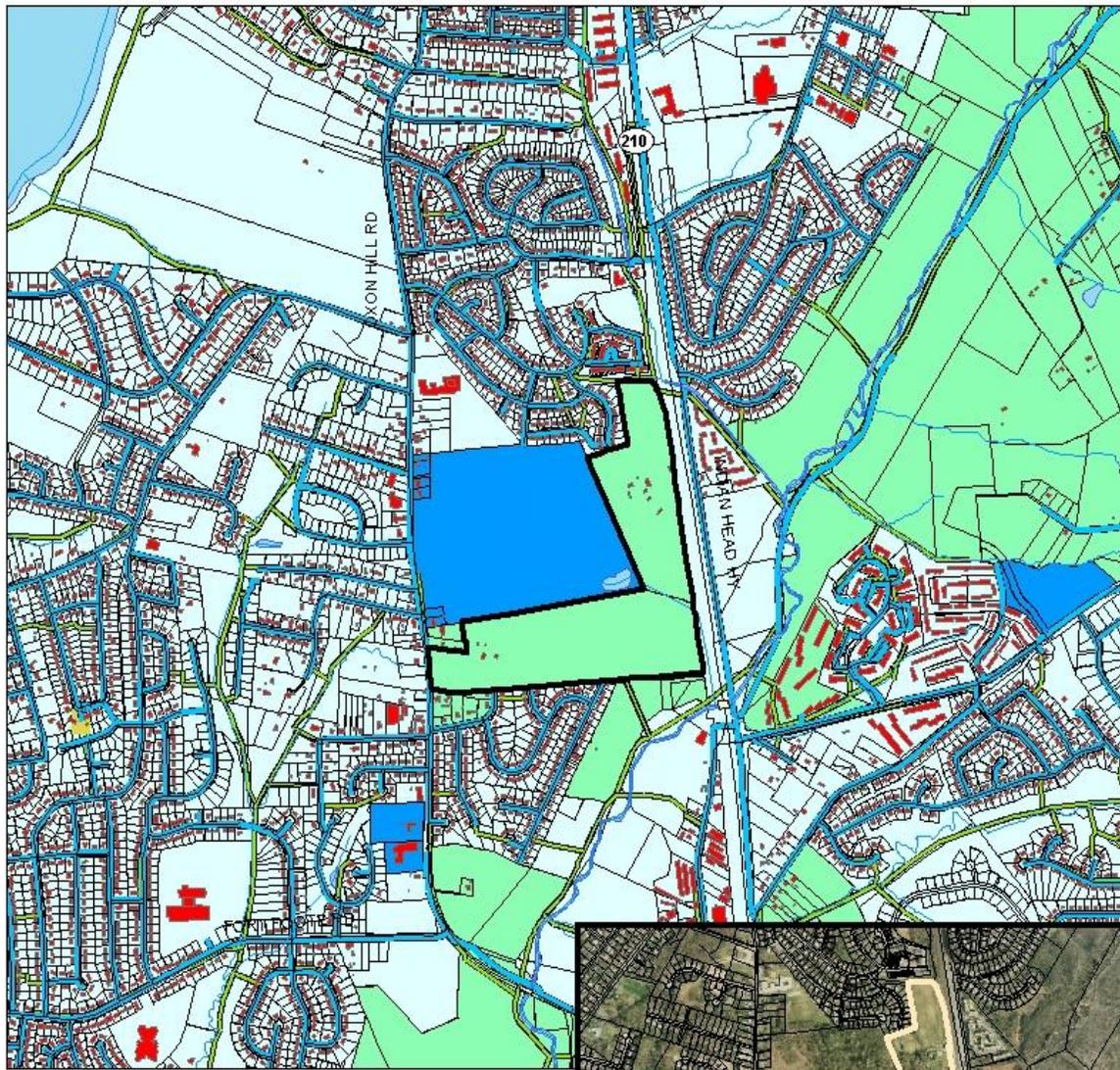
	S-3	Community System
	S-4c	Conditional Approval for Category 3
	S-4	Community System Adequate for Development Planning
	S-5	Future Community system
	S-6	Individual System



CR-65-2003 (DR-2) Aug 03

Potomac Ridge East 03/P-09
Water and Sewer Plan Amendments

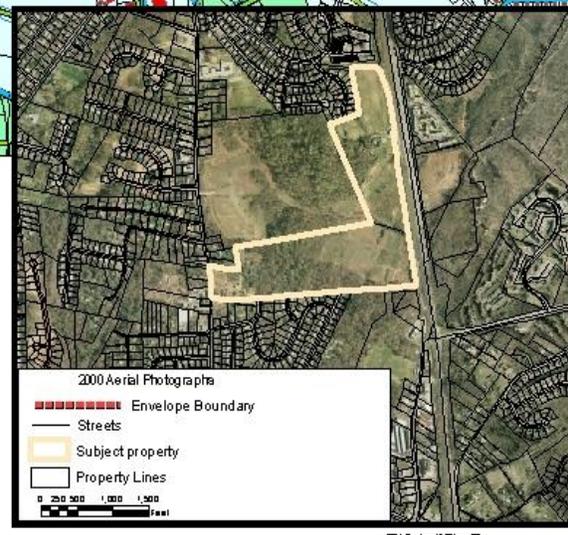
Amendment Request 5 to 4
 August 2003 Application



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

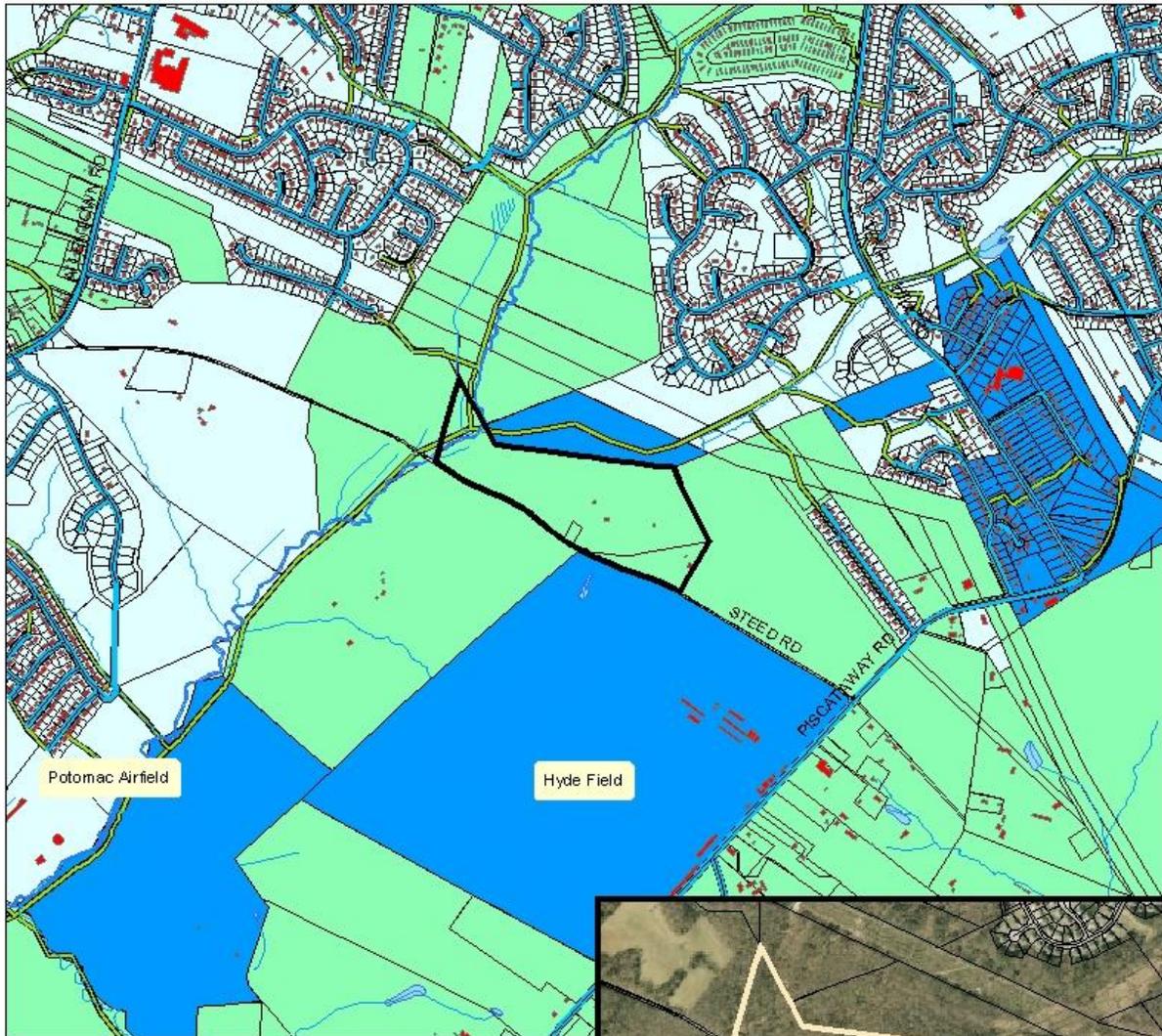
Council District 9

	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

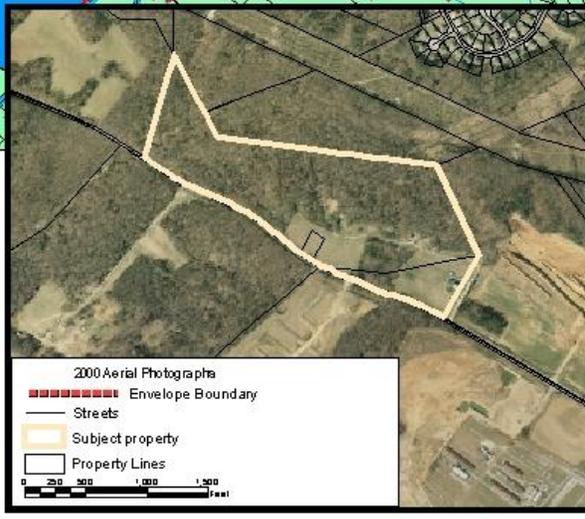


Holly Ridge-Steed Road 03/P-10
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 August 2003 Application



- | | | |
|--|--------------------------------------------------------|--------------------|
| | Envelope Boundary | |
| | Streams | |
| | Ponds | |
| | Buildings | Council District 9 |
| | Streets | |
| | Railroad | |
| | Bridges | |
| | Water lines | |
| | Sewer lines | |
| | Property | |
| | 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 | |



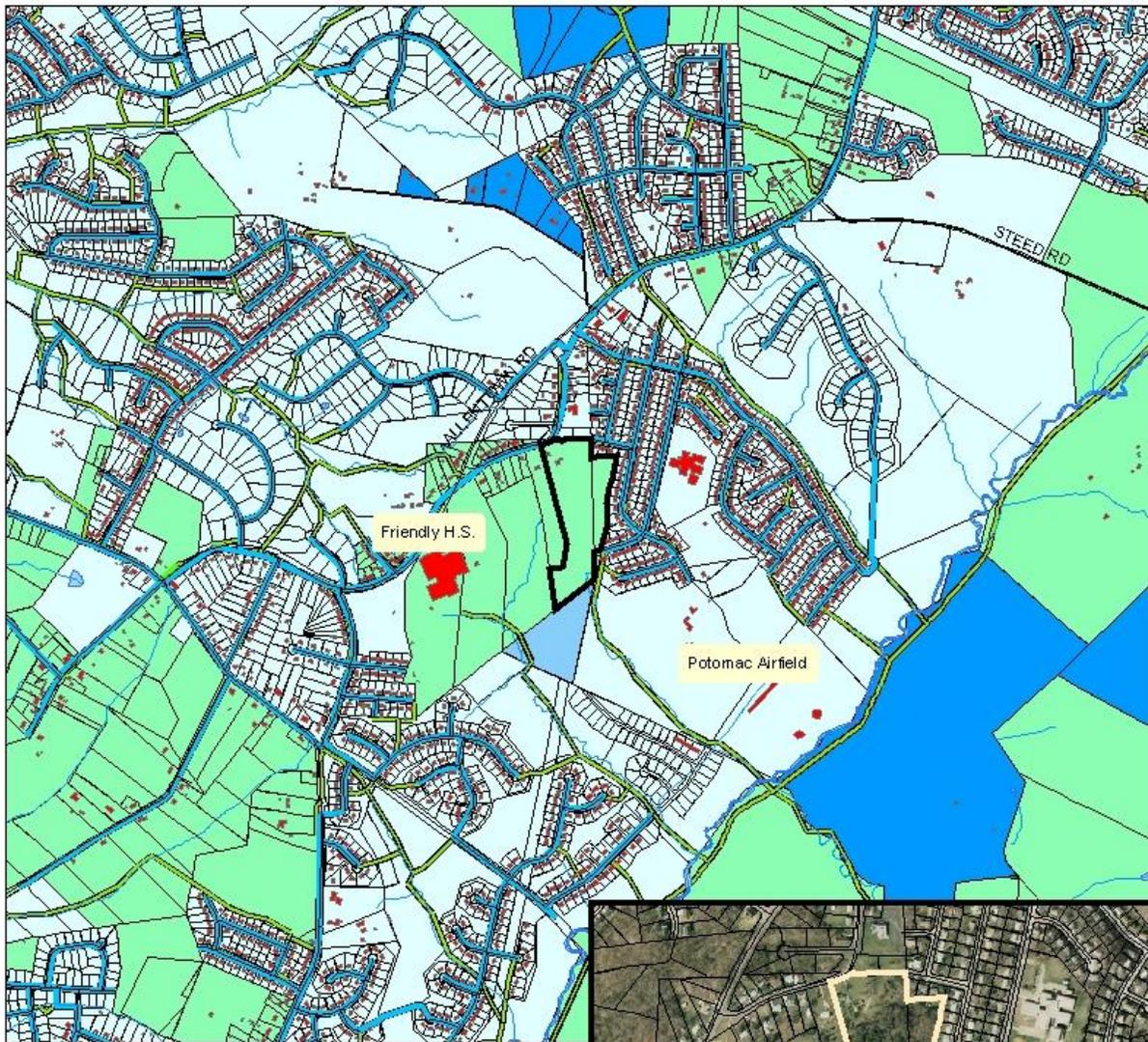
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0 250 500 1,000 1,500 Feet

CR/MS/SHAW & ASSOCIATES

Spring Ridge **03/P-11**
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 August 2003 Application



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

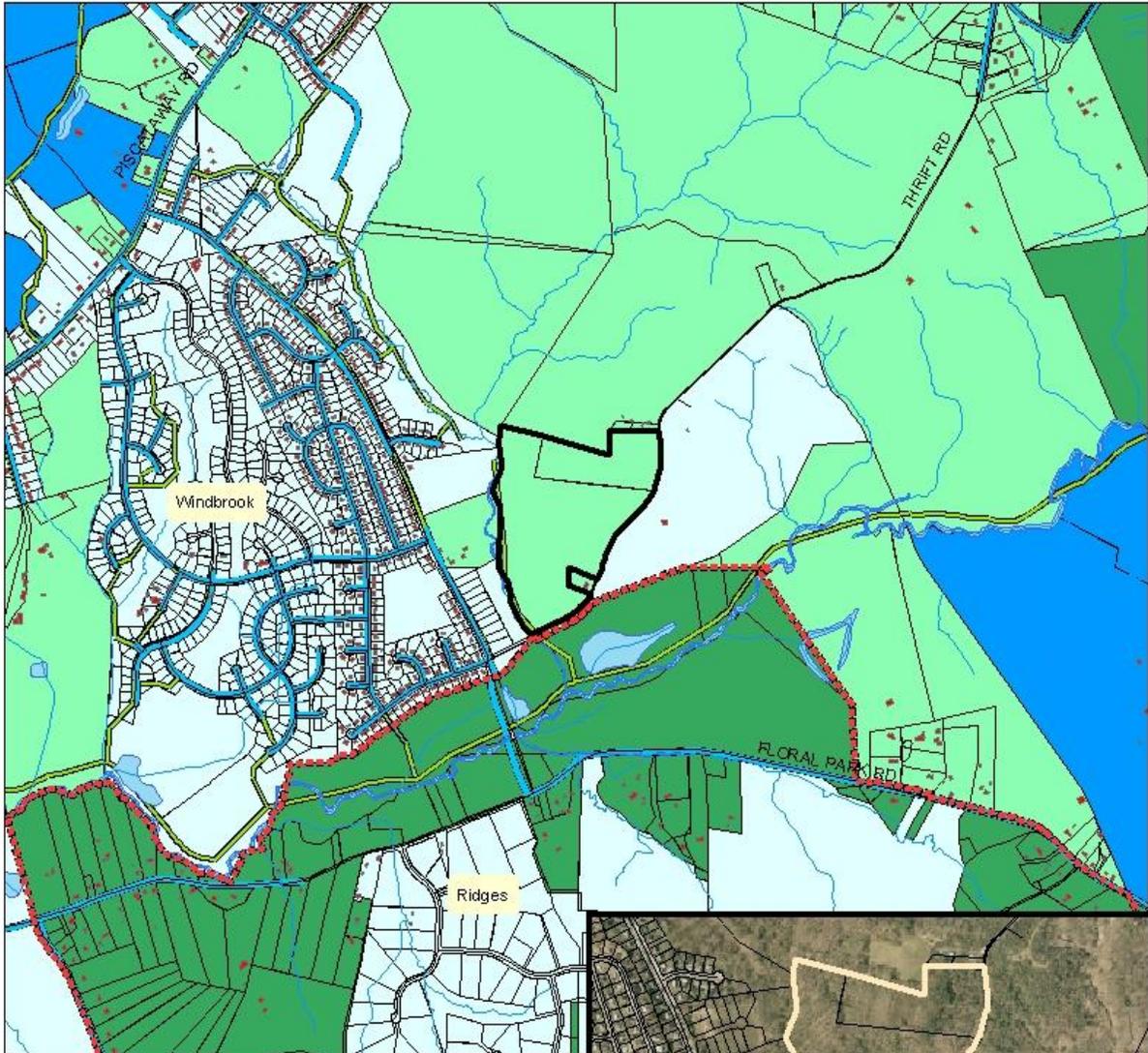


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 Feet

CR-65-2003 (DR-2) Aug 03

Thrift Road 03/P-12
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 August 2003 Application



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

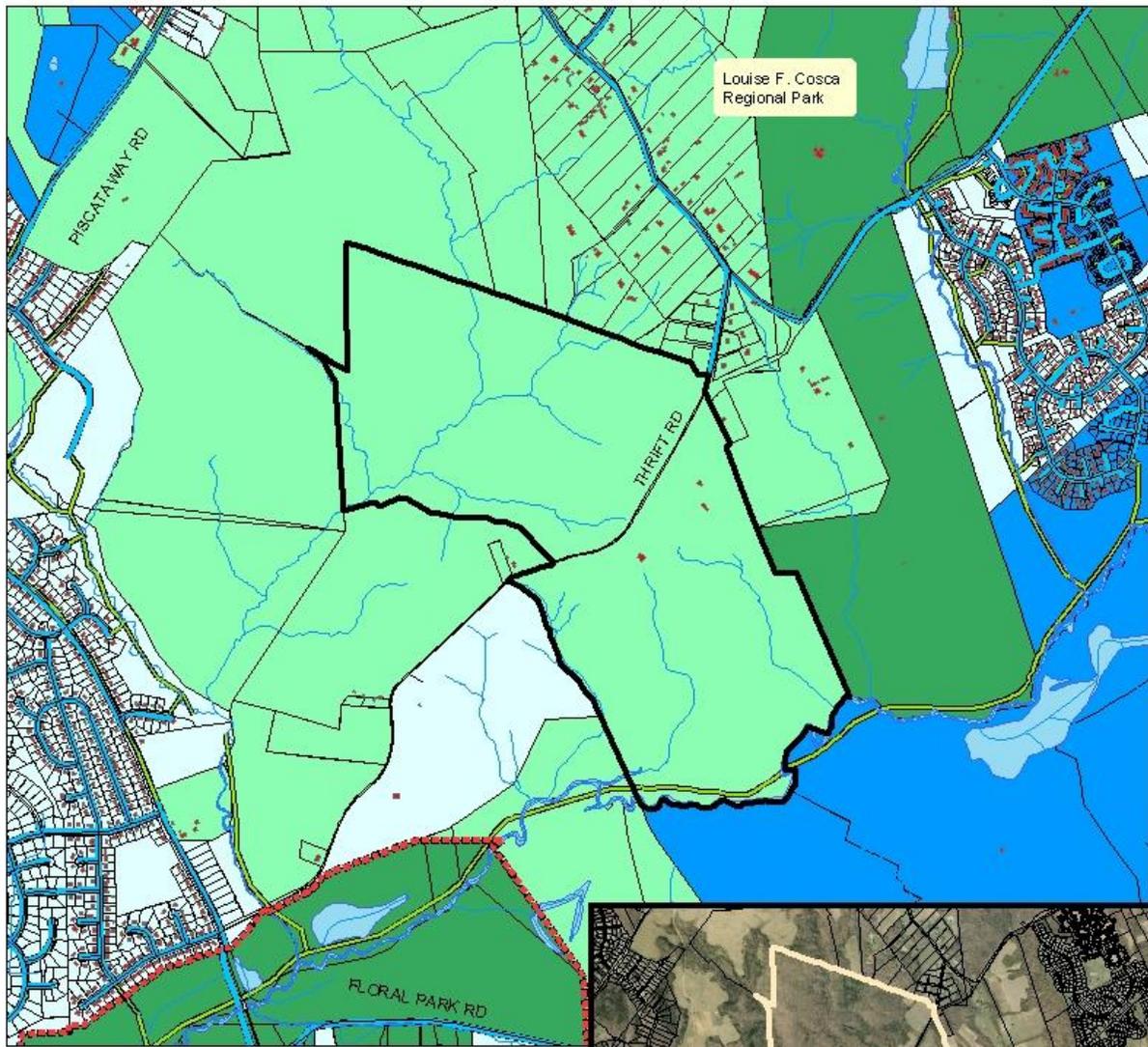
Council District 9

Sewer Categories
 S-3 Community System
 S-4c Conditional Approval for Category 3
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 S-5 Future Community system
 S-6 Individual System



Wolfe Farm 03/P-13
Water and Sewer Plan Amendments

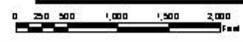
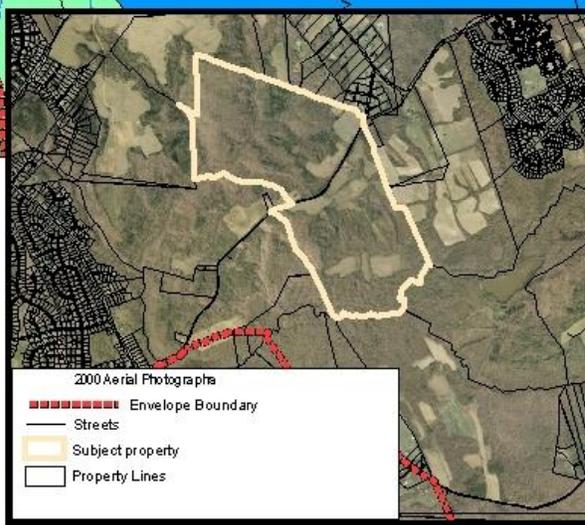
Amendment Request 5 to 4
 August 2003 Application



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

Council District 9

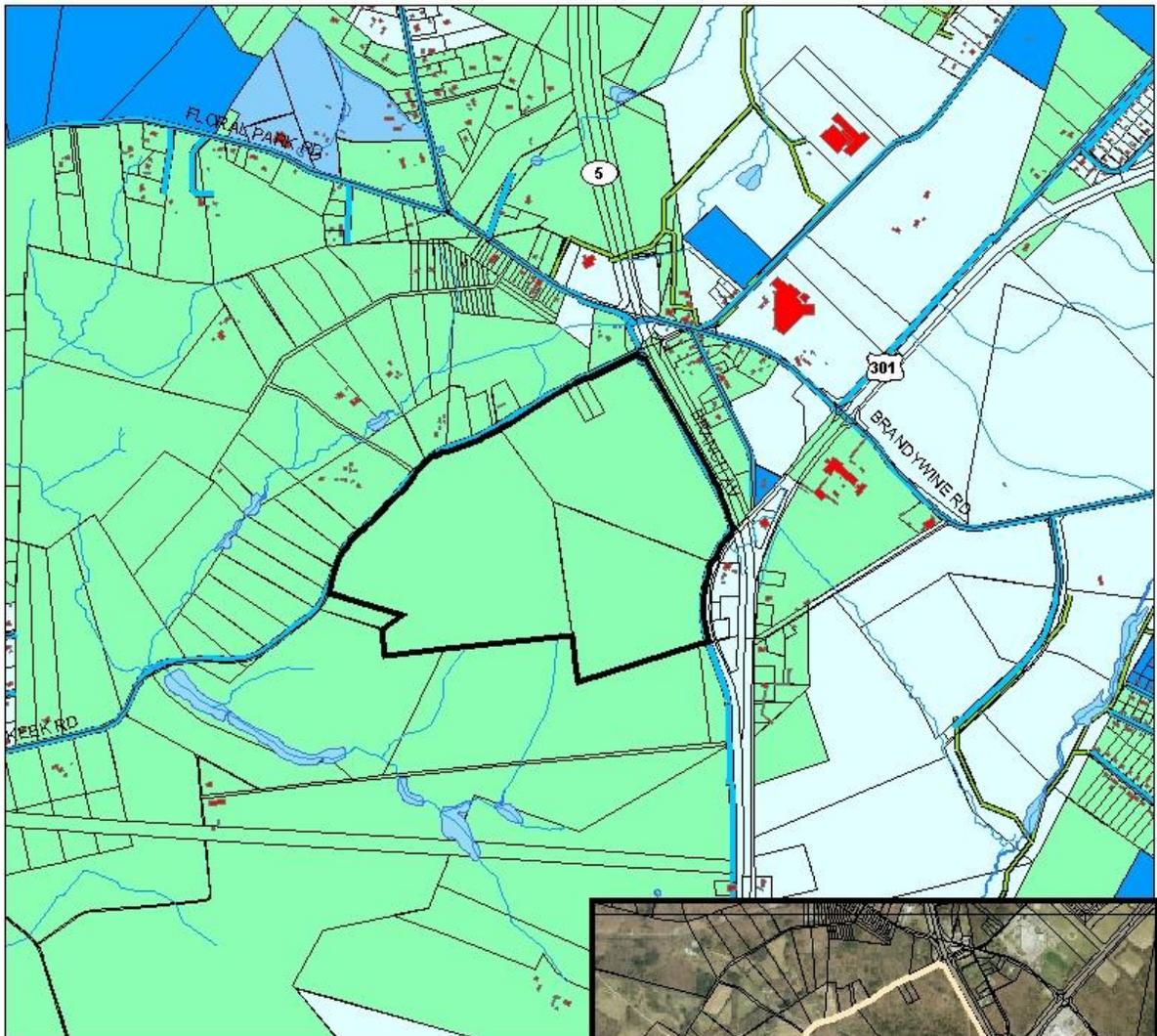
Sewer Categories
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 S-4 Community System Adequate for Development Planning
 S-5 Future Community system
 S-6 Individual System



CR-65-2003-15-002

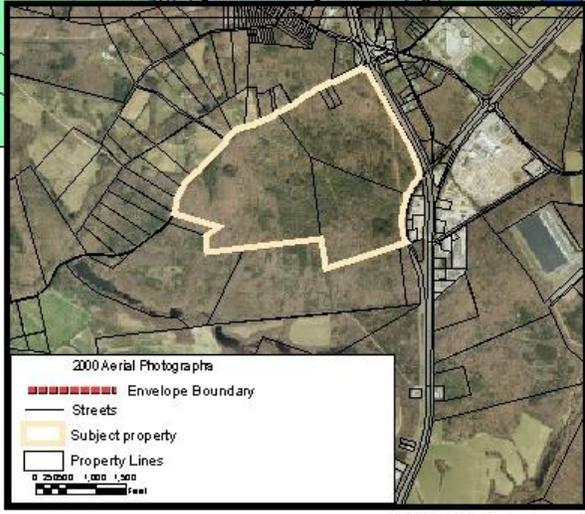
Lakeview at Brandywine 03/P-07
Water and Sewer Plan Amendments

Amendment Request 5 to 4
 August 2003 Application

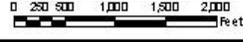


<ul style="list-style-type: none"> ■ Envelope Boundary — Streams — Ponds ■ Buildings — Streets — Railroad — Bridges — Water lines — Sewer lines — Property 	<p>Council District 9</p>
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Sewer Categories	
□ S-3	Community System
□ S-4c	Conditional Approval 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



CR/65/03/07/03/08/03