

WASHINGTON SUBURBAN SANITARY COMMISSION

**DEVELOPMENT PROPOSAL REVIEW
FOR A
SERVICE AREA CATEGORY CHANGE REQUEST**

APPLICATION NO.: **M/20 -02**

DATE: **12/15/2020**

Revised: 2/17/21

SUBDIVISION NAME: **ELP DC**

APPLICANT: **Elion Acq, LLC**

LOCATION: **End of Mattawoman Drive, Brandywine, MD**

COUNTY: **PRINCE GEORGE's**

200' SHEET NO.: **219SE08**

PRESENT ZONING: **I-3**

PROPOSED ZONING: **N/A**

CATEGORY CHANGES:

EXISTING

REQUESTED

WATER: **5**

WATER: **4**

SEWER: **5**

SEWER: **4**

SIZE OF PARCEL: **25.48 Acres**

DWELLING UNITS/TYPES: **N/A**

OTHER: **840,000 s.f. Warehouse**

WATER INFORMATION

1. Water pressure zone: 385B
2. A 3600 foot long non-CIP sized primary water extension and a non-CIP sized secondary water extension are required to serve the property. The secondary water extension could be a 550 foot long non-CIP sized main from Brandywine Heights Road to the north or a 6500 foot long non-CIP sized main from Cedarville Road to the south. A Hydraulic Planning Analysis is currently being reviewed for the ELP DC project that includes this property. Easements and /or publicly dedicated streets in privately owned areas would be required. Construction of the primary water extension will cross Timothy Branch and will impact trees, streams, wetlands and associated buffers.
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are not required to serve the property

SEWER INFORMATION

1. Basin: Mattawoman
2. An 18 inch sewer line along the Timothy Branch and within Parcel B of the Timothy Branch subdivision , open space, owned by the Timothy Branch Master Association Inc. (contract 1985-6590A) is adjacent to the subject property. A short gravity extension will be required. Easements through the HOA parcel will be required. Construction of the extension may involve the removal of trees, temporary disruption of wetlands and stream valley.
3. Average Wastewater Flow from the proposed development: 25,400 GPD
4. Program-sized sewer mains are not required to serve the property.
5. Interceptor capacity is limited by an Agreement Between WSSC and Charles County. The Agreement must be amended to increase the maximum flow allocated to WSSC before a Service Connection Permit for the subject property can be issued.
6. Treatment capacity is adequate.

Reviewed by: Art Atencio (301) 206-8816 or art.atencio@wsscwater.com

Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service

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*Reviewed by **Engineer's NAME**, 301-206-xxxx, **NAME.LASTNAME@wsscwater.com***