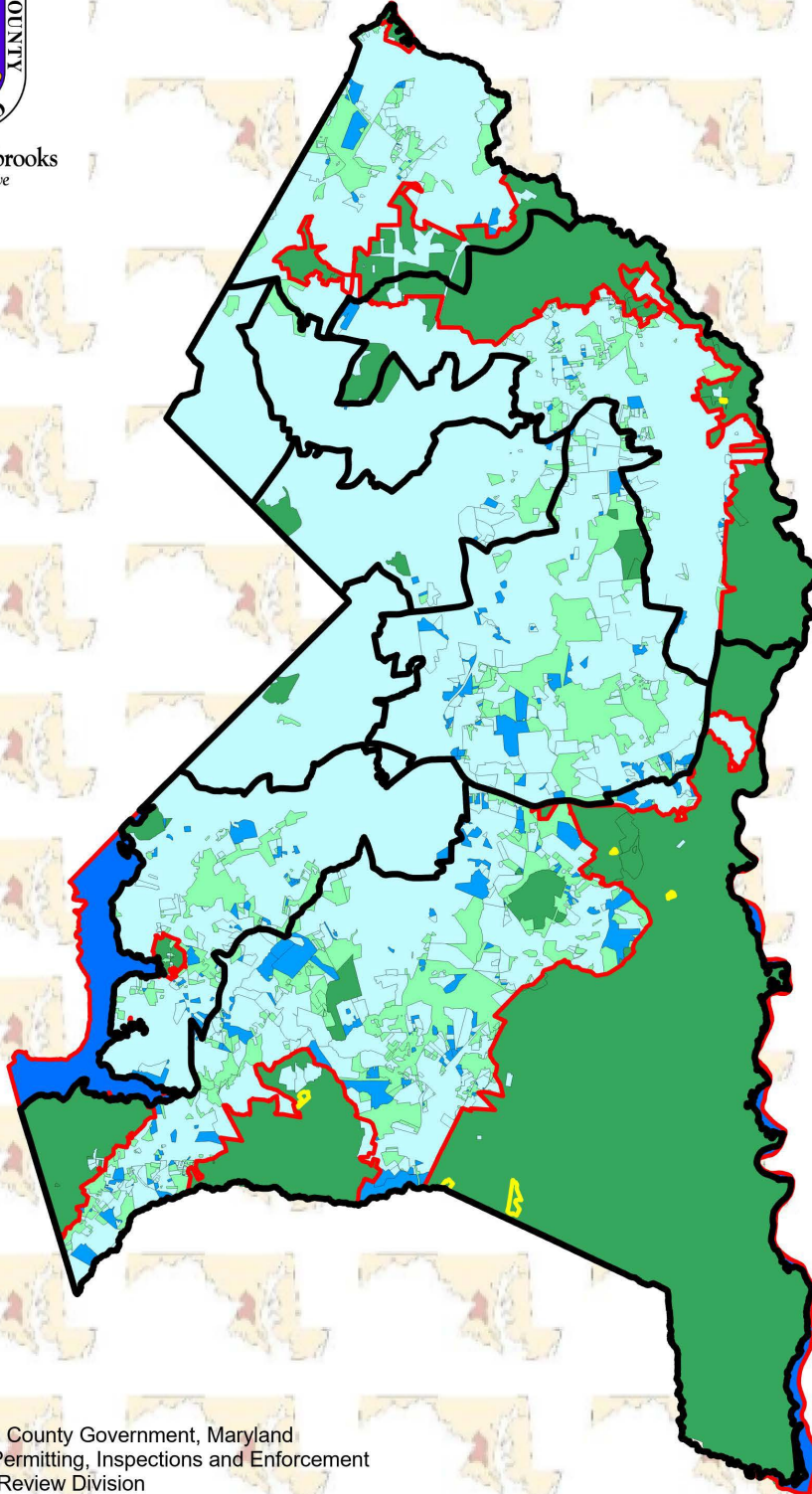




Angela D. Alsobrooks  
County Executive

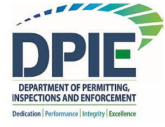
Staff Report  
December 2022 Cycle  
Amendments to the 2018 Water and Sewer Plan



Prince George's County Government, Maryland  
Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division



Staff Report  
December 2022 Cycle  
Amendments to the 2018 Water and Sewer Plan



Old Gunpowder Road Spur

13299 Baltimore Avenue

U.S. Bureau of Engraving and Printing

Rachakonda Property

**COUNCILMANIC**

**Sewer Categories**

- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System
- S-6P Private, Shared or Community System

C Harrison Home

Bella Crown Foundation LLC Property

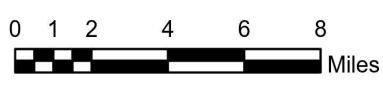
Norwich Place Property

301 Gas N Go

Carozza Property

Tucker Property

Buick GMC of Brandywine



**Staff Report  
December 2022 Cycle  
Amendments to the 2018 Water and Sewer Plan**

<b>Council District</b>	<b>Applicant by Sewer Basin</b>	<b>Request</b>	<b>Executive's Recomm.</b>	<b>Reviewed Previously</b>	<b>Page</b>
<b>Parkway (1)</b>					
1	22/PW-01 13299 Baltimore Ave	5 to 4	3		3
<b>Blue Plains (2)</b>					
1	22/BP-02 Old Gunpowder Road Spur	S5 to S3	S3		7
1	22/BP-03 U.S. Bureau of Engraving and Printing	6 to 3	3		11
<b>Western Branch (7)</b>					
4	22/W-04 Rachakonda Property	5 to 3	4		15
6	22/W-05 C. Harrison Home	5 to 3	3		19
6	22/W-06 Norwich Place Property	5 to 3	3		23
6	22/W-07 Bella Crown Foundation LLC Property	5 to 3	3		27
6	22/W-08 301 Gas N Go	Interim Systems Usage	Conditional Approval		31
9	22/W-09 Carozza Property	5 to 4	4		35
9	22/W-10 Tucker Property	5 to 3	3	<b>Dec 21</b>	39
<b>Mattawoman (1)</b>					
9	22/M-04 Buick GMC of Brandywine	5 to 3	3		43
<b>Total Applications (11)</b>					
<b><u>Countywide Redesignations</u></b>					
4	Maple, Old Laurel Bowie & 4th	S5 to S3	S3		48
9	Old Marlboro Pike	5 to 3	3		49

**Staff Report  
December 2022 Cycle  
Amendments to the 2018 Water and Sewer Plan**

**Summary of Proposals by Council Districts**

	<b>1</b>	<b>4</b>	<b>6</b>	<b>9</b>	
<b><u>Proposals</u></b>					<b><u>Totals</u></b>
Single-Family	1	1	3	1	<b>6</b>
Townhouse				199	<b>199</b>
Multifamily				401	<b>401</b>
Retail Space				6	<b>6</b>
Gas Station & Convenience Store	1		1		<b>2</b>
Federal Facility	1				<b>1</b>
Existing Retail Auto Dealer				1	<b>1</b>

*January 27, 2023*



**22/PW-01  
13299 BALTIMORE  
AVENUE**



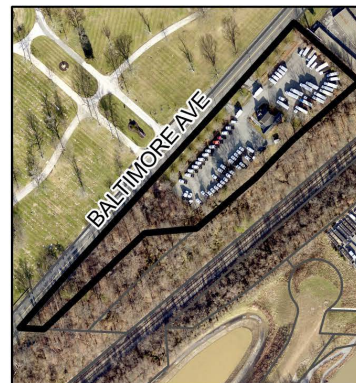
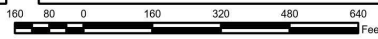
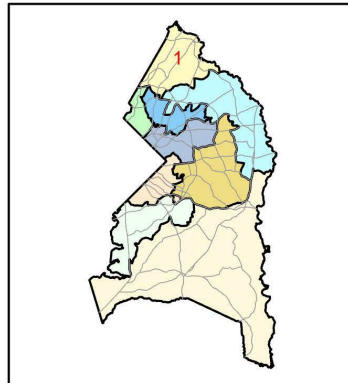
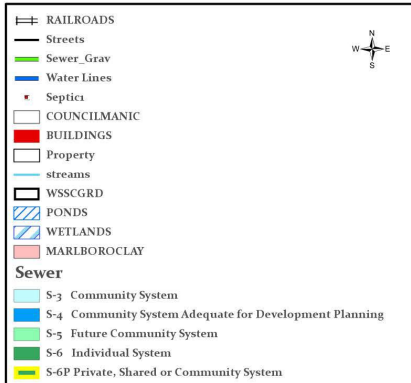
Angela D. Alsobrooks  
County Executive

13299 Baltimore Avenue

WSSC Grid 217NE07

Category Change 5 to 4

December 2022 LA Cycle  
Application 22/PW-01



Department of Permitting, Inspections and Enforcement  
Site /Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS\_DPIE\Maps\_2018 Folder

1. **Request:** Water and Sewer Category Change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System.
3. **Development proposal:** A gas station, food, and beverage store, not to exceed 5,000 SF of gross floor area (GFA). Existing structure is approximately 2,444 SF.  
**Location:** Northeast side of Baltimore Avenue, across from the entrance to the Maryland National Memorial Park cemetery and adjacent to the railroad tracks, in Laurel.  
**Tax Map:** 9 F-3      **Parcel:** 52      **Size:** 3.64 A      **Zoning:** CS (Commercial Service; former C-M (Commercial Miscellaneous))      **200'-sheet:** 217NE07  
**Growth Boundary:** Yes      **SGA Tier:** 2      **Watershed:** Indian Creek  
**Sewer Basin:** Parkway      **Council District:** 1  
**Applicant:** Camark Land Company, LLC, by Carl Miller, Jr., Member,  
**Owner:** Panorama Development Corporation, by Kenneth Yates, President  
**Architect/Engineer:** Tom Aylward/Macris Hendricks  
**Correspondent:** Edward C. Gibbs, Jr., Esq., Partner, Gibbs and Haller, 301.306.0033

4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. Provided the existing structure (2,444 SF) and its remodel does not exceed 5,000 SF of gross floor area, the project will be exempt from the filing of a Preliminary Plan of Subdivision (PPS) and Final Plat.

**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George’s 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density development.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** *The 2010 Approved Master Plan and SMA for Subregion I* recommends commercial (retail/office) land use on the subject property. The subject property is part of the US 1/Baltimore Avenue Corridor. Development goals along this corridor include high-quality mixed-use development along US 1, improved access to transit, improved visual appearance of the streetscape, a pedestrian-friendly environment that is safe and enjoyable place to walk, connections and transitions to existing residential neighborhoods, and connections and links between open space.

**Green Infrastructure Plan:** An Evaluation Area exists along the southern property boundary.

**Historic Site and Districts Plan:** There is no impact to County-designated Historic Sites or Resources. Contains documented property: DOE-PR-0306 13299 Baltimore Avenue.

**Archeology:** No effect on known archeological resources.

**Zoning:** The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from C-M to the CS. The applicant has opted to develop the property consistent with the provisions of the prior zoning ordinance which allows the proposed use.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** The property has never been the subject of a PPS or a record plat. Parcel 52 is currently improved with an approximately 2,444 square foot structure for commercial use. The total gross floor area (GFA) on the site is proposed to be less than 5,000 SF, and therefore is exempt from the requirements of filing a PPS and Final Plat.

6. **M-NCPPC:** Baltimore Avenue (US1) is listed as an arterial road. A shared use path is planned along Baltimore Avenue. Future development along Baltimore Avenue may require coordination with DPIE and MSHA. The subject property is served by Police District VI. The subject property is served by the Laurel Volunteer Fire Department Co. 810. An approved Natural Resources Inventory will be required. A TCP2 will be a requirement with Development Review Division (DRD) applications, and will also be required at time of permit by DPIE. Unsafe soils containing Christiana complexes are mapped on-site.
7. **WSSC comments:**

**Water:** A 600-foot water extension is required to serve the property. This extension would connect to an existing 12" water line along Baltimore Avenue (1982-5334A) and would abut approximately two properties in addition to the applicant's.

**Sewer:** Average wastewater flow: 1,000 gpd. An 800-foot sewer extension along Baltimore Avenue to the southwest is required to serve the property. This alignment could change depending on where the sewer will enter onto the applicant's property. This extension would connect to an existing 16" sewer (2000-3258A) and would abut approximately two properties in addition to the applicant's.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** Stormwater management, grading permits and building permits are regulated by DPIE.

**22/BP-02  
OLD GUNPOWDER  
ROAD SPUR**





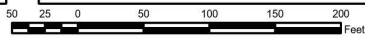
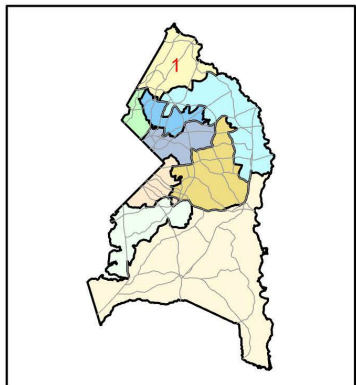
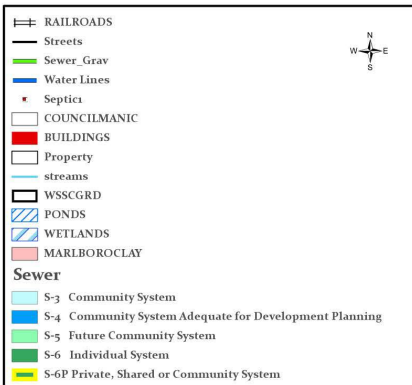
Angela D. Alsobrooks  
County Executive

# Old Gunpowder Road Spur

## WSSC Grid 217NE05

Category Change S5 to S3

December 2022 LA Cycle  
Application 22/BP-02



Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division

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- 1. **Request:** Sewer Category Change from S5 to S3
- 2. **CE Recommendation:** Advance to Sewer Category 3 – Community System.
- 3. **Development proposal:** A single family detached residence consisting of 4,500 SF of livable space; home is to be occupied by the current owner.  
**Location:** 12371 Old Gunpowder Road Spur, Beltsville  
**Tax Map:** 8 F-4      **Parcel:** 75      **Size:** 0.598 A      **Zoning:** RR  
(Residential, Rural)      **200’-sheet:** 217NE05      **Growth Boundary:** Yes  
**SGA Tier:** 2      **Watershed:** Indian Creek      **Sewer Basin:** Blue Plains  
**Council District:** 1  
**Applicant/Owner:** Kap Liana, College Park  
**Architect/Engineer:** Capitol Development Design, Inc.  
**Builder:** Caruso On Your Lot, LLC  
**Correspondent:** Kap Liana, Owner, 240.552.2100  
**Correspondent:** Jason Kim, Senior Project Designer, CDDI, 301.937.3501

- 4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary.

**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

- 5. **Plan Prince George’s 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density development.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** *The 2010 Approved Master Plan and SMA for Subregion I* recommends “Low Density Residential” land uses on the subject property.  
**Green Infrastructure Plan:** The majority of the site is mapped within the Evaluation Area.  
**Historic Site and Districts Plan:** There are no Historic Sites or Resources on or adjacent to the subject property.  
**Archeology:**

**Zoning:** The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-R to RR.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Parcel 75 was created in its current form and acreage via subdivision by deed in 1967. The property has never been the subject of a PPS or a record plat. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS in accordance with the Subdivision Regulations.

6. **M-NCPPC:** Future developments along Old Gunpowder Road Spur may require coordination with DPIE and DPW&T. The impact of one single family detached residence is considered *de minimus*. The following public safety facility was identified in Prince George's County FY 2023-2028 Approved CIP for this Planning Area: Beltsville Fire/EMS Station #831. The subject property is served by Police District VI. The subject property is served by the Calverton Fire Station Co. 841. This project will have minimal impact on public facilities. An approved Natural Resources Inventory or equivalency letter will be a requirement with Development Review Division (DRD) applications and for stormwater management applications with DPIE, as well as Erosion and Sediment Control applications with the Soil Conservation District. An approved TCP2, or valid letter of exemption from Subtitle 25 will be required with any DRD application and required at time of permit by DPIE.
7. **WSSC comments:**

**Water:** Property is designated Water Category 3; a 10" water line in Old Gunpowder Road Spur abuts the property.

**Sewer:** Average wastewater flow: 280 gpd. A 250' sewer extension is required to serve the property. This extension would connect to an existing 8" sewer near the intersection of Sinope Way and Old Gunpowder Road Spur (Contract No. 1997-1929Q) and would abut approximately three properties in addition to the applicant's. Depending on location of the proposed SFDU on the subject property, on-site pumping may be required.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** Stormwater management, grading permits and building permits are regulated by DPIE.

**22/BP-03**  
**U.S. BUREAU OF**  
**ENGRAVING AND**  
**PRINTING**



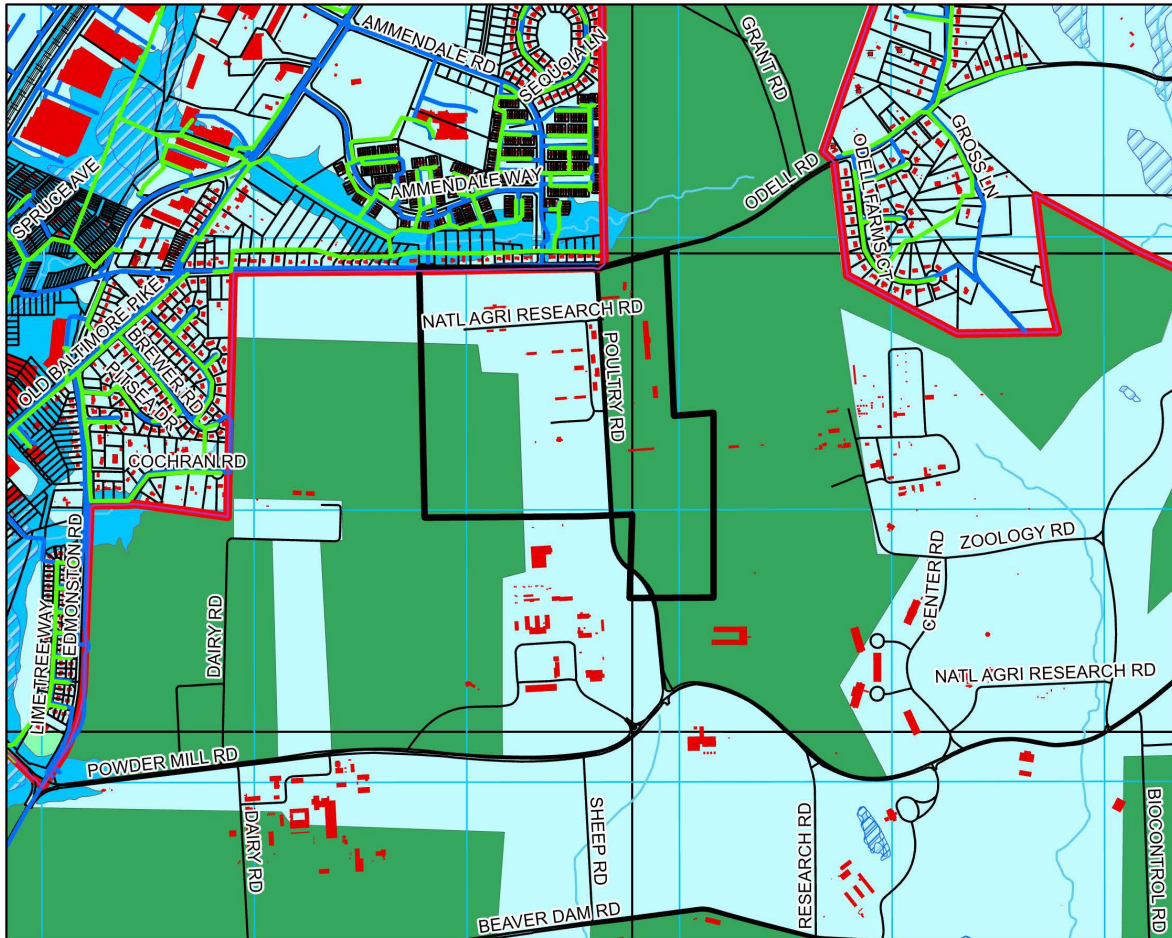
Angela D. Alsobrooks  
County Executive

# U.S. Bureau of Engraving and Printing

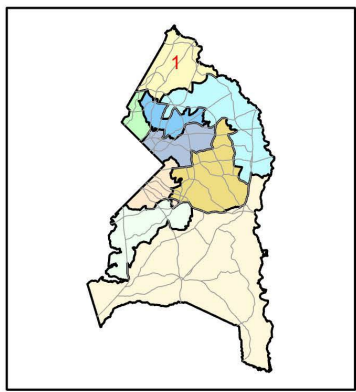
## WSSC Grid 214NE06/07

Category Change 6 to 3

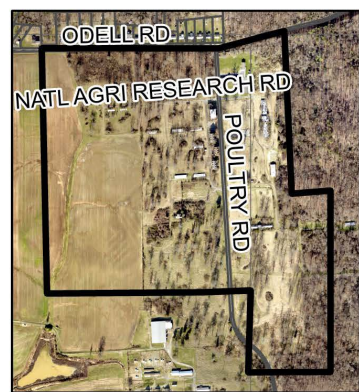
December 2022 LA Cycle  
Application 22/BP-03



	RAILROADS
	Streets
	Sewer_Grav
	Water Lines
	Septics
	COUNCILMANIC
	BUILDINGS
	Property
	streams
	WSSCGRD
	PONDS
	WETLANDS
	MARLBOROCLAY
<b>Sewer</b>	
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System



580 290 0 580 1,160 1,740 2,320 Feet



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1. **Request:** Water and Sewer Category Change from 6 to 3;
2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System. Map amendments to Category 3 designations are to the area as defined by the drafted map. Water and sewer line extensions will be controlled access; solely for the use of the federal facility.
3. **Development proposal:** A new federal currency production facility (CPF), consisting of 4 buildings, encompassing 1,225,103 gross square footage, to replace the existing historic and antiquated facility in downtown Washington, D.C.  
**Location:** Beltsville Agricultural Research Center at Odell Road and Poultry Road in Beltsville  
**Tax Map:** 13 D/E-4; 19 D/E-1/2/3                      **Parcel:** Part of Parcel 143                      **Size:** 104.21A  
**Zoning:** ROS (Reserved Open Space)                      **200'-sheet:** 214/213NE06/07  
**Growth Boundary:** No                      **SGA Tier:** 4  
**Watershed:** Indian Creek                      **Sewer Basin:** Blue Plains  
**Council District:** 1  
**Applicant:** U.S. Army Corp of Engineers, Baltimore District, by Carrie A. Ozgar, Program Manager  
**Owner:** United States of America, Bureau of Engraving and Printing, Wash, D.C., by Charles C. Davis, Program Manager  
**Architect/Engineer:** Capital Currency Team  
**Correspondent:** Matthew McComas, Assoc. Principal, Sorba Engineering, 703.935.2785
4. **Water and Sewer Plan Administrator:** The property is located outside the Sewer Envelope, in split categories designated for public water and sewer servicing and private well and septic systems usage, within Sustainable Growth Act Tier 4, and outside the Growth Boundary. The BARC facility, as federal property, has retained its exception to the Sewer Envelope boundary designations and policies since the adoption of the 2001 Water and Sewer Plan.  
  
**2018 Water and Sewer Plan:** The Plan allows Federal, State, Regional, County, and Municipal projects to utilize water and sewer lines that traverse the Rural and Agricultural areas, and these lines are deemed “controlled access.” Controlled access lines may only serve the public entity to which they are approved for transmission (Section 2.1.4 D, Bullet 2).
5. **Plan Prince George’s 2035:** The subject property is located outside of the Growth Boundary in the Prince George’s County Growth Policy Map in *Plan 2035*. *The 2018 Water and Sewer Plan* requires that any water and sewer category change must be consistent with applicable Land Use Plan before a change can occur. The subject property is located in a Rural and Agricultural Area.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 4 – not planned, zoned for public sewer service; planned for conservation.  
**Master Plan:** The 2010 Approved Subregion I Master Plan designates the Beltsville Agricultural Research Center (BARC) as a Priority Preservation Area (PPA). The purpose of PPA designation is to protect agricultural and forest resources and promote the long-term viability of the agricultural sector.

**Green Infrastructure Plan:** Two Regulated Areas are mapped on-site associated with two stream systems. The remaining site is mapped within the Evaluation Areas.

**Historic Site and Districts Plan:** The subject site is within the Environmental Setting of the Walnut Grange Historic Site (62-013).

**Archeology:** The site has been surveyed for archeological resources. Several archeological sites were identified. All archeological investigations have been coordinated with the Historic Preservation Section and have been completed.

**Zoning:** The approved Countywide Map Amendment (CMA) reclassified the subject property from R-O-S to ROS.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** The proposed development of a U.S. federal facility on the subject property is not subject to the Prince George's County Subdivision Regulations.

6. **M-NCPPC:** The subject property is located between Odell Road to the north, and Powder Mill Road to the south. Odell Road is classified as a primary (P-101) road while Powder Mill Road is a collector (C-112) road. The subject property is served by Police District VI. The subject property is served by Beltsville Volunteer Fire Department Co. 831. This project will have minimal impact on public facilities. As federal property, the site is not subject to the Prince George's County Woodland and Wildlife Habitat Conservation Ordinance (WCO). Woodland impacts will be reviewed by the Maryland Department of Natural Resources (MD DNR) for compliance with the Clean Water Act. According to PGAtlas there are regulated environmental features such as streams, wetlands and their associated buffers located on-site. Impacts to wetlands and streams along with associated regulated buffers will be evaluated by the United States Army Corps of Engineers (USACOE) and the Maryland Department of the Environment (MDE) Nontidal Wetlands and Waterway Program. The project will also be subject to a state-level MDE review for stormwater management (SWM) impacts.
7. **WSSC comments:**

**Water:** A 10" water line in Odell Road abuts the property (1955-0816). Easements may be required; system improvements may be necessary (for redundancy and system reliability). There are large diameter Pre-stressed Concrete Cylinder Pipe (PCCP) and Ductile Iron water mains in the vicinity of this project (along Edmonston Road). This may impact service to this property, as special design concerns are required when working in the vicinity of PCCP water mains.

**Sewer:** Average wastewater flow: 250,000 gpd (excess of 100,000 gpd necessitates additional review under WSSC Code of Regulation, Chapter 11.165). A 525-foot sewer extension is required to serve the property. This extension would connect to manhole 066U of Contract 1970-4549A (Odell Avenue), and would abut approximately three properties in addition to the applicant's. Easements would be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley. Downstream system improvements may be necessary.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** Regulatory permitting is by MDE for on-site. Stormwater management, grading and street frontage improvements on Odell Road are regulated by DPIE.

**22/W-04  
RACHAKONDA  
PROPERTY**



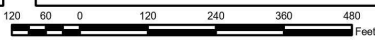
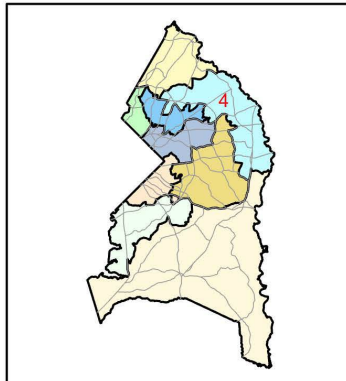
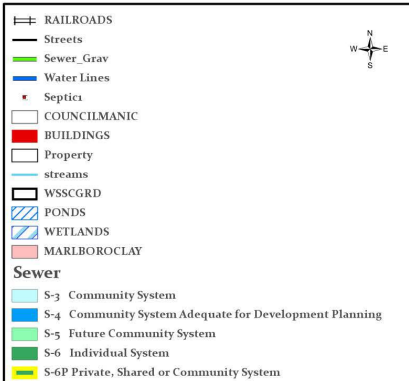
Angela D. Alsobrooks  
County Executive

# Rachakonda Property

## WSSC Grid 210NE10

Category Change 5 to 3

December 2022 LA Cycle  
Application 22/W-04



Department of Permitting, Inspections and Enforcement  
Site /Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS \DPIE\Maps\_2018 Folder

1. **Request:** Water and Sewer Category Change from 5 to 3
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. A preliminary plan of subdivision is required for the proposed development.
3. **Development proposal:** A single family detached residence consisting of 8,000 SF of livable space; home is to be occupied by the current owner.  
**Location:** 7510 Hillmeade Road, approximately 350 feet north of Quick Fox Lane in Glenn Dale.  
**Tax Map:** 36 E-2      **Parcel:** 324      **Size:** 3.0 A      **Zoning:** AR (Agricultural-Residential)  
**200'-sheet:** 210NE10      **Growth Boundary:** Yes  
**SGA Tier:** 2      **Watershed:** Horsepen Branch      **Sewer Basin:** Western Branch  
**Council District:** 4  
**Applicant/Owner:** Shankar Rachakonda and Rama Rachakonda  
**Architect/Engineer:** Architecture Collaborative, Inc.  
**Builder:** Timberlake Homes  
**Correspondent:** Thomas H. Haller, Esq., Partner, Gibbs and Haller, 301.306.0033
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. The square footage of the proposed home will require a preliminary plan of subdivision review; advance to Category 4.  
  
**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** *The 2006 Approved Sector Plan for the East Glenn Dale Area* is the applicable Land Use Plan. It recommends future land use as residential low and encourages new residential development that retains and enhances the existing character of the surrounding area.  
**Green Infrastructure Plan:** The northern and eastern sides of the property are located



within Regulated Areas. The remainder of the site is located within an Evaluation Area.

**Historic Site and Districts Plan:** There are no Historic Sites or resources on or adjacent to the subject property.

**Archeology:** The property was surveyed for archeological resources in 2007 and no sites were identified within the subject property.

**Zoning:** The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-A to AR.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Parcel 324 was created in its current form and acreage via subdivision by deed in 1964. The property has never been the subject of a PPS or a record plat. Development exceeding one single family dwelling, 5,000 square feet of gross floor area generating no more than 50 trips, or further subdivision of the property will require a PPS.

6. **M-NCPPC:** Hillmeade Road is identified as a collector roadway (C-343). The impact of one single family detached residence is considered *de minimus*. The following new public safety facility was identified in the FY2023-2028 Approved CIP for this Planning Area: District VIII Police Station. The subject property is served by Police District II. The subject property is served by the Glenn Dale Volunteer Fire Department Co. 18. This project will have minimal impact on public facilities. An approved Natural Resources Inventory (NRI) will be a requirement with Development Review Division (DRD) applications, for Stormwater Management applications with DPIE, as well as Erosion and Sediment Control applications with the Soil Conservation District. A TCP2 will be a requirement with DRD applications and required at time of permit by DPIE. The site contains potential regulated environmental features (REFs) such as streams, wetlands, and their associated buffers. The site is within a stronghold watershed, and within a Tier II Catchment area, but does not hold a Tier II Stream Segment. Christiana complexes are mapped on-site. Potential forest interior dwellings species (FIDS) are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential regulated stream, wetlands or associated buffers that extend on-site during the design process.
7. **WSSC comments:**

**Water:** A 10” Ductile Iron water main (Contract No. 1981-4976C) and a 24” Ductile Iron water main (Contract No. 1996-1782A) are located east of the property along Hillmeade Road. Any service connections crossing the 24” main must avoid going underneath the main. A Conditions Assessment review may be required.

**Sewer:** Average wastewater flow: 280 gpd. An 8” Poly Vinyl Chloride gravity sewer main (Contract No. 1996-1763A) is located east of the property along Hillmeade Road.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** Stormwater management, grading permits and building permits are regulated by DPIE.

**22/W-05**  
**C. HARRISON HOME**



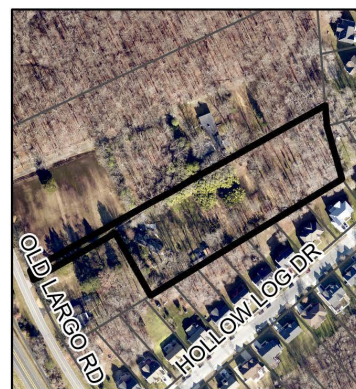
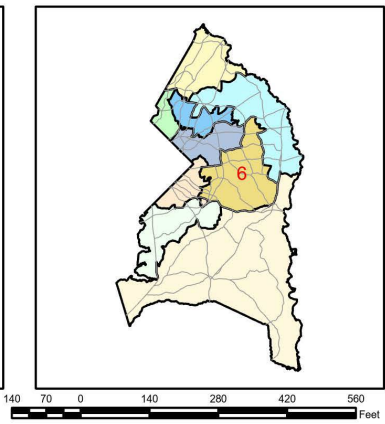
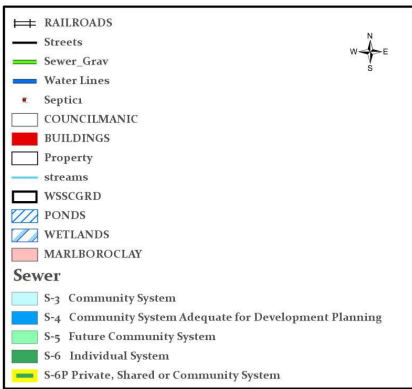
Angela D. Alsobrooks  
County Executive

# C Harrison Home

## WSSC Grid 203SE12

Category Change 5 to 3

December 2022 LA Cycle  
Application 22/W-05



Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS\_DPIE\Maps\_2018 Folder

1. **Request:** Water and Sewer Category Change from 5 to 3
2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System.
3. **Development proposal:** Existing single family detached residence consisting of 1,960 SF of livable space, to access public water and sewer services when interim systems fail, and for future conversion of the home.  
**Location:** 2010 Old Largo Road, approximately 600 feet north of Hollow Log Drive in Upper Marlboro.  
**Tax Map:** 84 C-1    **Parcel:** 8    **Size:** 3.34 A    **Zoning:** RE (Residential Estate)  
**200'-sheet:** 203SE12    **Growth Boundary:** Yes  
**SGA Tier:** 2    **Watershed:** Collington Branch  
**Sewer Basin:** Western Branch    **Council District:** 6  
**Applicants/Owners:** Clivrett Harrison and Rhonda Hinton  
**Architect/Engineer:** N/A  
**Builder:** N/A  
**Correspondent:** Clivrett Harrison, 617.771.3471
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary.  
  
**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** *The 2013 Approved Subregion 6 Master Plan* is the applicable Land Use Plan. It recommends future land use as residential low and envisions development of primarily single family detached homes that are developed with a density of 3.5 dwelling units per acre.  
**Green Infrastructure Plan:** Portions of the site are within an Evaluation Area.  
**Historic Site and Districts Plan:** One prehistoric archeological site, 18PR396, was found to the southeast of the property.

**Archeology:** The subject property has not been surveyed for archeological resources.

**Zoning:** The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-E to RE.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Parcel 8 was created in its current form and acreage via subdivision by deed in 1963. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS in accordance with the Subdivision Regulations.

6. **M-NCPPC:** The frontage of the subject property is located on Old Largo Road. Old Largo Road is listed as an expressway. The impact of one single family detached residence is considered *de minimus*. The following new Fire facilities were identified in the 2023-2028 Approved CIP: Beechtree Fire/EMS Station, Marlboro Fire/EMS, and the Training & Leadership Academy. The subject property is served by Police District II. The subject property is served by the Marlboro Volunteer Fire Department Co. 820. This project will have minimal impact on public facilities. An approved Natural Resources Inventory (NRI) will be a requirement with Development Review Division (DRD) applications and for Stormwater Management applications with the DPIE, as well as Erosion and Sediment Control applications with the Soil Conservation District. An approved TCP2, or valid letter of exemption from Subtitle 25 will be required with any DRD applications and will be required at time of permit by DPIE. The site does contain potential regulated environmental features (REFs) such as streams, wetlands, and their associated buffers. The site is within a stronghold watershed. Prioritization should be given to minimize any potential impacts to any potential regulated stream, wetlands or associated buffers that extend on-site during the design process.
  
7. **WSSC comments:**

**Water:** A 24" water line in south bound Largo Road (MD 202) abuts the property (Contract No. 1979-4222L). An approximate 170-foot water extension across Largo Road (MD 202) will be required to bring water to the northside of MD 202 to Old Largo Road, and the water main can be further extended to provide service to the subject property.

**Sewer:** Average wastewater flow: 280 gpd. Option 1 (preferable) WSSC may allow non-abutting gravity sewer service connection to connect to the existing 8" sewer (Manhole 14-079-156N) located northeast of the property in the cul-de-sac of Tree Leaf Court (Contract No. 1997-1902A). Applicant of the property needs to obtain a private easement from the property owner of 13600 Tree Leaf Court to run the sewer service connection through their property.
  
8. **Health Department comments:** This office has no objection to the category change.
  
9. **DPIE (Central District) comments:** Old Largo Road is an existing County-maintained road. Applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Rural Primary Residential Road standard.



**22/W-06  
NORWICH PLACE  
PROPERTY**



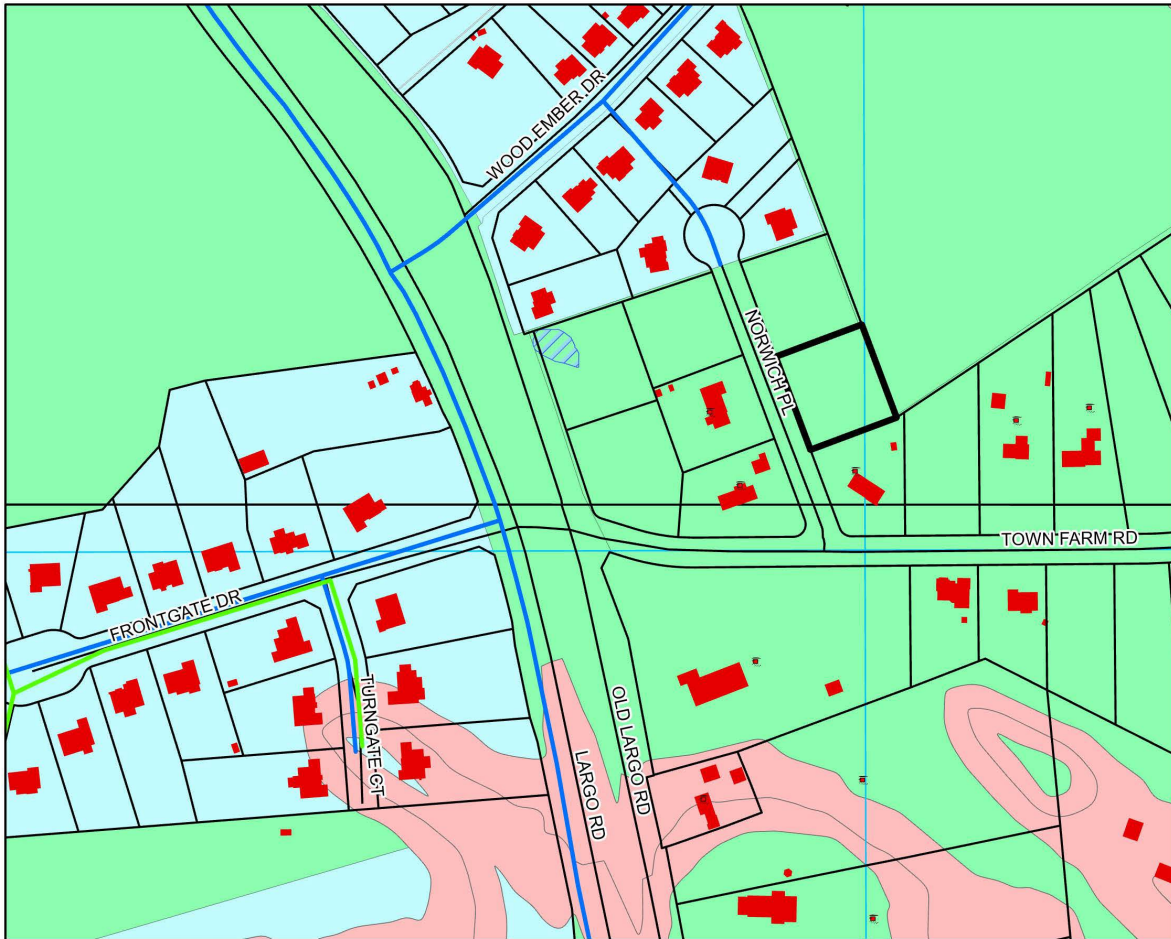
Angela D. Alsobrooks  
County Executive

# Norwich Place Property

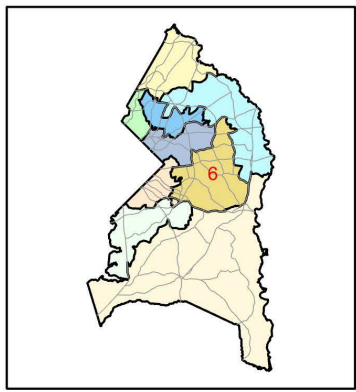
## WSSC Grid 203SE12

Category Change 5 to 3

December 2022 LA Cycle  
Application 22/W-06



- RAILROADS
  - Streets
  - Sewer\_Grav
  - Water Lines
  - Septics
  - COUNCILMANIC
  - BUILDINGS
  - Property
  - streams
  - WSSCGRD
  - PONDS
  - WETLANDS
  - MARLBOROCLAY
- Sewer**
- S-3 Community System
  - S-4 Community System Adequate for Development Planning
  - S-5 Future Community System
  - S-6 Individual System
  - S-6P Private, Shared or Community System



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1. **Request:** Water and Sewer Category Change from 5 to 3
2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System. This recorded lot shall be eligible for an interim septic system waiver, until public sewer lines are extended.
3. **Development proposal:** A single family detached residence consisting of 4,700 SF of livable space; home is to be occupied by the current lot owner.  
**Location:** 2306 Norwich Place, approximately 200 feet north of Town Farm Road, in the Brock Hall Manor subdivision, Upper Marlboro.  
**Tax Map:** 84 C-2                      **Lot:** 2                      **Size:** 0.8490 A  
**Zoning:** RE (Residential Estate)                      **200'-sheet:** 203SE12  
**Growth Boundary:** Yes                      **SGA Tier:** 2                      **Watershed:** Collington Branch  
**Sewer Basin:** Western Branch                      **Council District:** 6  
**Applicant/Owner:** Raven Thomas  
**Architect/Engineer:** Capitol Development Design, Inc.  
**Builder:** Caruso On Your Lot, LLC  
**Correspondent:** Jason Kim, Senior Project Designer, CDDI, 301.937.3501
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary.  
  
**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** *The 2013 Approved Subregion 6 Master Plan* is the applicable Land Use Plan. It recommends future land use as residential low and envisions development of primarily single family detached homes that are developed with a density of 3.5 dwelling units per acre.  
**Green Infrastructure Plan:** This site is located within an Evaluation Area.

**Historic Site and Districts Plan:** There are no Historic Sites or Resources on or adjacent to the property.

**Archeology:** This site has not been surveyed for archeological resources.

**Zoning:** The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-E to RE.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Lot 2 is a recorded plat titled Brock Hall Manor, dated August 1957. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS in accordance with the Subdivision Regulations.

6. **M-NCPPC:** Norwich Place is a local road that connects to Town Farm Road and is east of Old Largo Road. Old Largo Road is designated as an expressway. The impact of one single family detached residence is considered *de minimus*. The following new Fire facilities were identified in the 2023-2028 Approved CIP: Beech Tree Fire/EMS Station; Marlboro Fire/EMS Station; and the Training & Leadership Academy. The subject property is served by Police District II. The subject property is served by Marlboro Volunteer Fire Department Co. 820. An approved Natural Resources Inventory (NRI) will be a requirement with Development Review Division (DRD) applications and for Stormwater Management applications with DPIE, as well as Erosion and Sediment Control applications with the Soil Conservation District. This site has an approved woodland conservation letter of exemption (S-145-2022). A woodland conservation letter of exemption will be a requirement with DRD applications and will also be required at time of permit by DPIE. The site is within a stronghold watershed, but not within a Tier II Catchment area. The predominant soil found to occur on this site is Adelpia-Holmdel complex. Potential rare, threatened, or endangered species are mapped on or near this property, but potential Forest Interior Dwelling Species (FIDS) are not mapped on-site.
7. **WSSC comments:**

**Water:** A 215' water extension is required to serve the property. This extension would connect at Norwich Place cul-de-sac (Contract No. 2005-4014Z) and would abut approximately one property in addition to the applicant's.

**Sewer:** Average wastewater flow: 280 gpd. A 1,550' sewer extension is required to serve the property which includes 350' of 8" sewer replacement. This extension would connect to an 8" sewer at Front Gate Drive (Contract No. 2004-3986Z) and would abut approximately four properties in addition to the applicant's.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Norwich Place is an existing County-maintained roadway. Applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Rural Secondary Residential standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

**22/W-07**  
**BELLA CROWN**  
**FOUNDATION LLC**  
**PROPERTY**



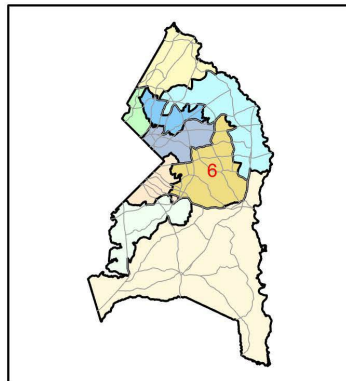
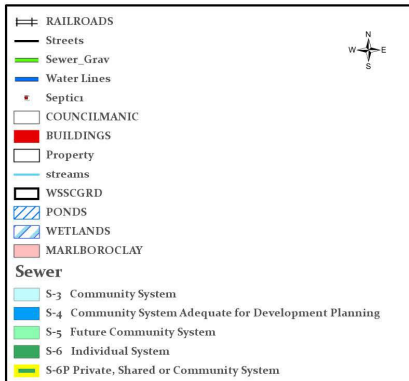
Angela D. Alsobrooks  
County Executive

# Bella Crown Foundation LLC Property

## WSSC Grid 204SE10

Category Change 5 to 3

December 2022 LA Cycle  
Application 22/W-07



Department of Permitting, Inspections and Enforcement  
Site /Road Plan Review Division

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**Zoning:** The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-E to RE.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Parcel 66 was created in its current form and acreage via subdivision by deed in 1968. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS in accordance with the Subdivision Regulations.

6. **M-NCPPC:** The subject property is located on Ritchie Marlboro Road. Ritchie Marlboro Road is listed as an arterial road (A-39). The impact of one single family detached residence is considered de minimus. The following public safety facilities were identified in the FY 2023-2028 Approved CIP for this Planning Area: Police Training and Administrative Headquarters; Forestville Fire/EMS Station; and Fire Department Headquarters. The subject property is served by Police District II. The subject property is served by the Forestville Volunteer Fire Department Co. 823. An approved Natural Resources Inventory (NRI) will be a requirement with some Development Review Division (DRD) applications and for Stormwater Management applications with the DPIE, as well as Erosion and Sediment Control applications with the Soil Conservation District. An approved TCP2 or valid letter of exemption from Subtitle 25 is required at time of permit by DPIE. The site is within a stronghold watershed and Tier II Catchment area. The predominant soils found on-site are Croom-Marr complex and Collington-Wist complexes. Soils containing Marlboro Clay or Christiana Complexes are mapped on-site and encompass the majority of the developable area. This site has frontage along Ritchie Marlboro Road (historic). Potential Forest Interior Dwelling Species (FIDS) are indicated on-site. At time of design, a focus on the preservation of woodlands to meet minimum woodland conservation thresholds on-site should be considered if a TCP is required.
7. **WSSC comments:**

**Water:** An existing 24” water Ductile Iron Pipe (DIP) is located along Ritchie Marlboro Road (Contract No. BL5020A09) and abuts the property. The homeowner can directly connect onto 24” inch water mains, but will be subject to WSSC Water Policy for large water main connections.

**Sewer:** Average wastewater flow: 280 gpd. Option 1) WSSC may allow a non-abutting gravity sewer house connection to connect to the proposed 8” sewer located on Ritchie Marlboro Road (Contract No. DA6247A17) that is located on the west side of the property. Applicant of the property needs to obtain permit for a Sewer House Connection..
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Ritchie Marlboro Road is an existing County-maintained road. Applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban Atrial Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

**22/W-08**  
**301 GAS N GO**



1. **Request:** Waiver Request to continue the use of Interim Well and Septic Systems
2. **CE Recommendation:** Retain Water and Sewer Category 5. The use of interim systems is conditional and will require that all Prince George's County Health Department clearances, evaluations, and satisfactory tests are met.
3. **Development proposal:** Remodeling of an existing gas station/convenience store, adding quick-service food and beverage; Existing 1,620 SF gross floor area not to exceed 5,000 SF.  
**Location:** 4109 SW Robert Crain Highway, approximately 700 feet south of Governors Park Lane in Upper Marlboro.  
**Tax Map:** 93 C-2                      **Parcel:** 182                      **Size:** 0.9860  
**Zoning:** RMF-48 (Residential, Multifamily-48)                      **200'-sheet:** 206SE14  
**Growth Boundary:** Yes                      **SGA Tier:** 2                      **Watershed:** Collington Branch  
**Sewer Basin:** Western Branch                      **Council District:** 6  
**Special Exception:** SE-3990 – approved its non-conforming use in 1991  
**Applicant/Owner:** Daero LLC by Yonas Beraki, Member, 301.952.1700  
**Architect/Engineer:** Light & Form Architecture  
**Builder:** N/A  
**Correspondent:** Abdullah H. Hijazi, Esq., Hijazi Law Group, LLC, 301.464.4646
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. The existing development is currently serviced via a private well and septic system, visually evidenced by lack of public water and sewer lines in the immediate vicinity (within 1,500 feet). The site was constructed circa 1955.  
  
**2018 Water and Sewer Plan:** Inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** *The 2013 Approved Subregion 6 Master Plan* is the applicable Land Use Plan. It recommends future land use as mixed use.  
**Green Infrastructure Plan:** The site is located within an Evaluation Area.  
**Historic Site and Districts Plan:** The gas station building was recorded on a Maryland Inventory of Historic Properties form in 2000 as 79-079, Marlboro Gas-N-Go. There are no Historic Sites or Resources or known archeological sites on the property.  
**Zoning:** The Countywide Sectional Map Amendment (CMA) reclassified the subject property

from M-X-T Zone to the RMF-48 (Residential, Multifamily-48).

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Parcel 182 was created in its current form and acreage via subdivision by deed in 1967. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. Parcel 182 is currently improved with a gas station as a non-conforming use approved under Special Exception SE-3990 in 1991. The proposed use of the property is listed in the application as a gas station and convenience store, with quick service food as an accessory use. The application does not provide information whether the existing building is to be razed, remain, be reconstructed, or whether additional gross floor area (GFA) is proposed. State tax records list the GFA of the existing structure as 1,620 square feet. If the development proposed is in addition to a development in existence prior to January 1, 1990 and does not exceed 5,000 square feet of GFA and no more than 50 trips will be generated, the proposed development is exempt from the requirements of filing a PPS and final plat.

6. **M-NCPPC:** The following new Fire facilities were identified in the 2023-2028 Approved CIP: Beech Tree Fire/EMS Station; Marlboro Fire/EMS Station; and the Training & Leadership Academy. The subject property is served by Police District II. The subject property is served by Marlboro Volunteer Fire Department Co. 820. This project will have minimal impact on public facilities. An approved Natural Resources Inventory (NRI) will be a requirement with Development Review Division (DRD) applications and for Stormwater Management applications with DPIE as well as Erosion and Sediment Control applications with the Soil Conservation District. The site has an approved TCP2. A TCP2 will be a requirement with DRD applications and at the time of permit by DPIE. The site is within a stronghold watershed, but not within a Tier II Catchment area. The predominant soils found to occur on this site are Marr-Dodon-Urban land complex and Marr-Dodon complex. Marlboro clay is shown nearby. Potential rare, threatened, or endangered species are mapped on or near this property.
7. **WSSC comments:**

**Water:** A 1,800' water extension is required to serve the property. This extension would connect to the existing 12" water main at the intersection of Governors Park Lane and Chancelsors Drive (Contract No. DA3891A04) and would abut approximately four properties in addition to the applicant's. Easements would be required. Construction of this extension may involve the removal of trees.

**Sewer:** Average wastewater flow: 1,000 gpd. A 2,400' sewer extension is required to serve the property. This extension would connect to an existing 8" sewer main in Peerless Avenue and would abut approximately 15 properties in addition to the applicant's.
8. **Health Department comments:** This office has no records of the existing sewage disposal system, which indicates the age of the system. Satisfactory percolation tests would be required to determine the design criteria for the sewage disposal system. Due to a previous gas leak on the property, the PGCHD will need clearance from MDE to perform percolation testing. Evaluation of the existing system would be required to determine if it is usable. The lot size may be challenging for a commercial system that requires undisturbed, non-compacted soils and setbacks from neighboring lots. The property is served by a deep well drilled in 2010.
9. **DPIE (Central District) comments:** Robert Crain Highway is an existing State-maintained roadway. Applicant shall coordinate right-of-way dedication and frontage improvement with MD SHA as determined necessary.



**22/W-09**  
**CAROZZA PROPERTY**



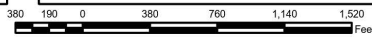
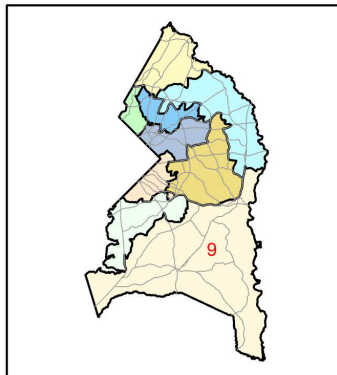
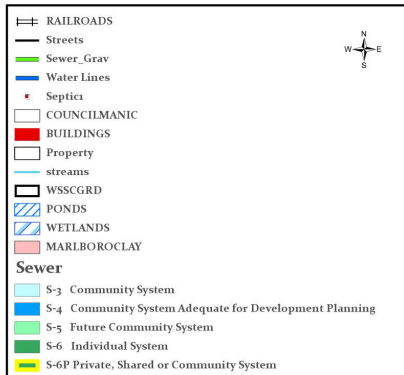
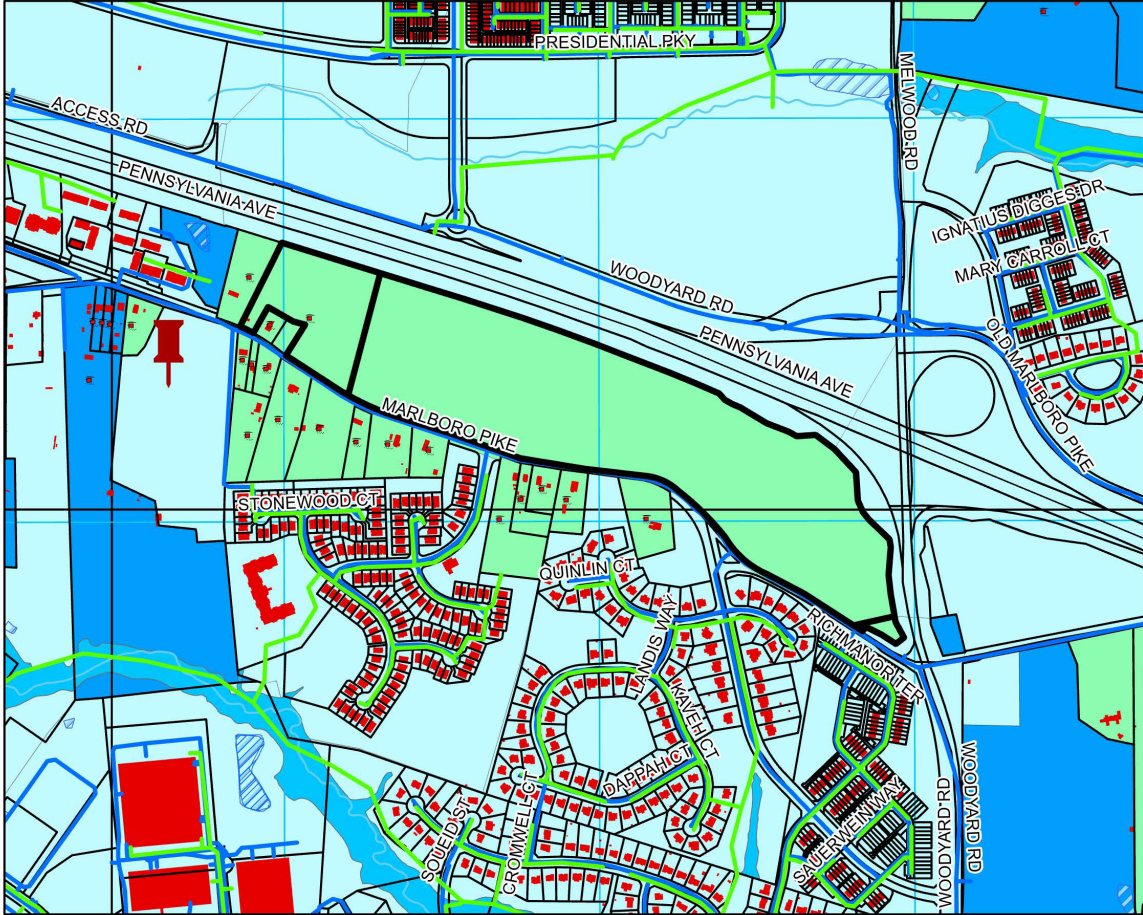
Angela D. Alsobrooks  
County Executive

# Carozza Property

## WSSC Grid 207SE09

Category Change 5 to 4

December 2022 LA Cycle  
Application 22/W-09



Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division

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1. **Request:** Water and Sewer Category Change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** 199 townhouse units with a minimum 1,350 SF – 1,850 SF of floor area and a minimum sales price of \$400,000; 401 multifamily units in two 5-floor buildings, with a minimum 650 SF – 1,125 SF of floor area and a minimum sales price of \$1,900 - \$2,800; and 5-6 retail buildings, 1-2 floors, with a minimum floor area of 40,000 – 50,000 SF.  
**Location:** 9702 and 10200 Marlboro Pike, at the northwest quadrant of Woodyard Road and Marlboro Pike in Upper Marlboro.  
**Tax Map:** 99, 100 F-1/2 & A-2/3      **Parcels:** 32, 35, 92      **Size:** 59.932 Acres  
**Zoning:** CGO (Commercial, General and Office); *former* M-X-T (Mixed Use; Transportation Oriented)      **200'-sheet:** 207/208SE09  
**Growth Boundary:** Yes      **SGA Tier:** 2      **Watershed:** Patuxent River  
**Sewer Basin:** Western Branch      **Council District:** 9  
**Applicant:** Global RER PGC Investments, LLC  
**Owner:** Anna L. Carozza Trust, ETAL and Anna L. Carozza Trust UW FBO, by Maria C. Volpe, Trustee and Sandra Carey, Trustee  
**Architect/Engineer:** Charles P. Johnson & Associates, Inc.  
**Builder:** To Be Determined  
**Correspondent:** Arthur J. Horne, Jr., Esq., Shipley & Horne, P.A. 301.925.1800
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary.  
  
**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** The property is subject to the *2013 Approved Subregion 6 Master Plan and Sectional Map Amendment*.  
**Green Infrastructure Plan:** This site is located within an Evaluation Area.  
**Historic Site and Districts Plan** There are no Historic Sites or Resources on or adjacent to the subject property.  
**Archeology:** A Phase I archeological survey has been conducted on the property.

**Zoning:** The Countywide Map Amendment (CMA) reclassified the subject property from M-X-T Zone to CGO. The property is also in the Military Installation Overlay Zone for Height and Noise. The M-X-T Zone allows design flexibility, and a mix of land uses with high densities and intensities, provides for a variety of residential, commercial and employment uses.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. A conceptual site plan (CSP) application was submitted for review for the subject property pursuant to the prior Zoning Ordinance and Subdivision Regulations. The proposed development of a mixed-use development, and 50,000 square feet of commercial uses on the subject property requires the approval of a PPS in accordance with Section 24-107 of the prior Subdivision Regulations.

6. **M-NCPPC:** The subject property is situated between Pennsylvania Avenue/MD 4, Marlboro Pike and Woodyard Road. The *2013 Approved Subregion 6 Master Plan and Sectional Map Amendment* identified Pennsylvania Avenue/MD 4 as a freeway (F-6), with Marlboro Pike as a collector road (C-629) and Woodyard Road as an arterial road (A-53). Pennsylvania Avenue/MD 4 has planned a shared use path while both Marlboro Pike and Woodyard Road planned shared lanes. The subject property is served by Police District V. The subject property is served by Forestville Volunteer Fire Department Co. 823. The subject property is located within School Cluster 4, which is served by Henry A. Wise Junior, High School. This project will have minimal impact on public facilities. An approved Natural Resources Inventory (NRI) will be a requirement with some Development Review Division (DRD) applications and for Stormwater Management applications with DPIE, as well as Erosion and Sediment Control applications with the Soil Conservation District. An approved TCP2 or valid letter of exemption from Subtitle 25 is required at time of permit by DPIE. According to the approved NRI, the site contains regulated environmental features (REFs), which include wetlands, streams, and their associated buffers. The site is within a stronghold watershed and is not in a Tier II Catchment area. The predominant soils found on-site are Marr-Dodon complex, Sassafras sandy loam, Sassafras-Urban land complex, Udorthents – highway, and Udorthents – reclaimed gravel pits.
7. **WSSC comments:**

**Water:** A 16” water line in Marlboro Pike abuts the property (1966-2064A & 1966-2064). There is a large diameter Pre-stressed Concrete Cylinder Pipe (PCCP) and Cast Iron (CI) water main in the vicinity of this project. The applicant is proposing three to four connections to this large diameter (16”) PCCP and CI water main. This may impact service to this property.

**Sewer:** Average wastewater flow: 108,238 gpd (*base is 75,165*) A 12” sewer line in Woodyard Road is located near the property (2007-4599A). A 315-foot sewer extension is required to serve the property. This extension would connect to an existing manhole (041N) off Woodyard Road. The proposed main would have to cross Pennsylvania Avenue (MD 4). Construction may involve the removal of trees.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Marlboro Pike is an existing County-maintained road. Applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban 4-Lane Collector Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

**22/W-10**  
**TUCKER PROPERTY**



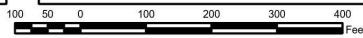
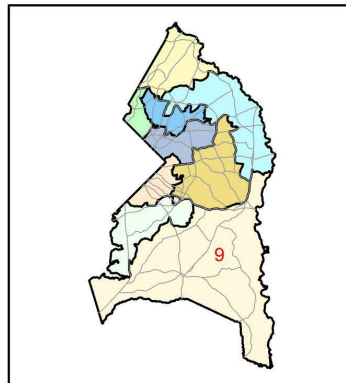
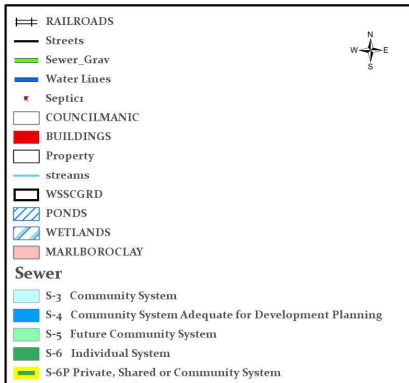
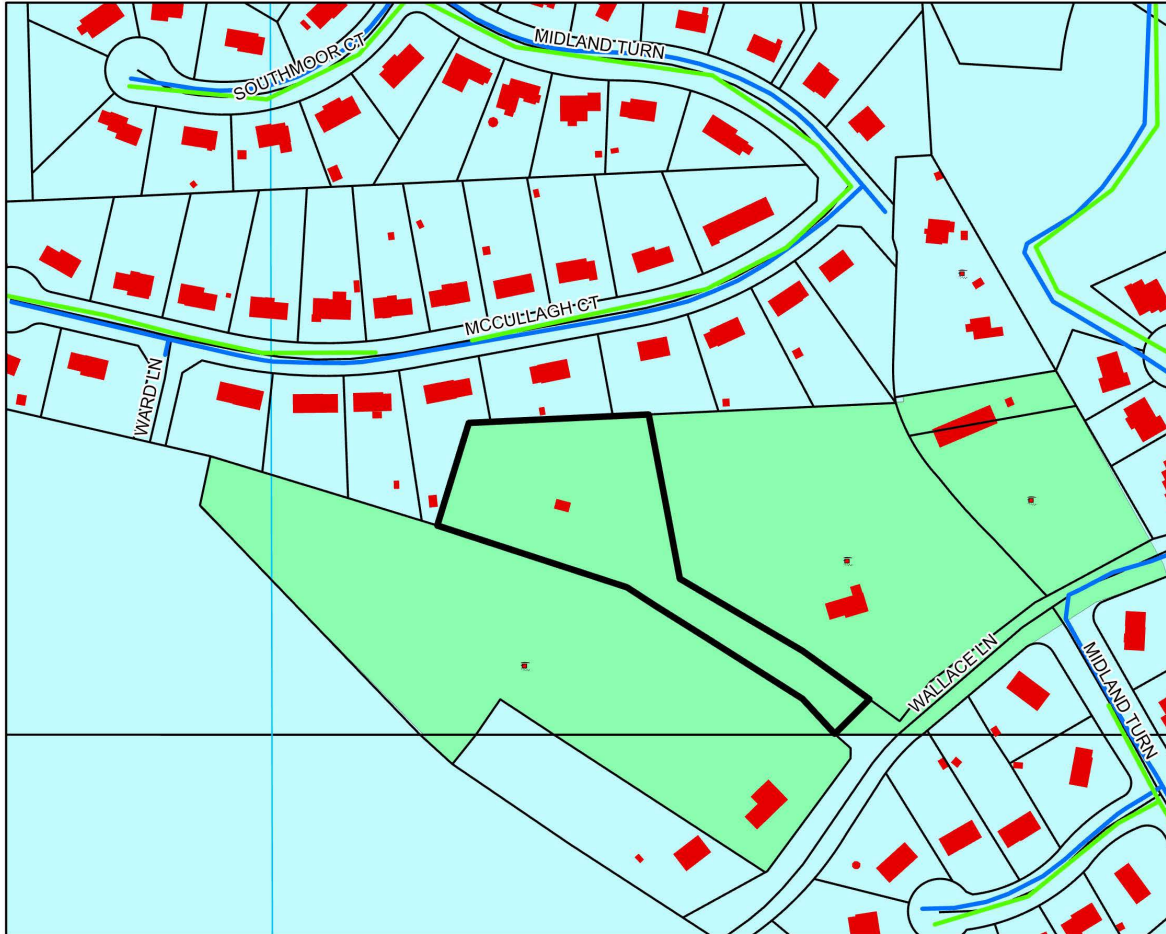
Angela D. Alsobrooks  
County Executive

# Tucker Property

## WSSC Grid 212SE11

Category Change 5 to 3

December 2022 LA Cycle  
Application 22/W-10



Department of Permitting, Inspections and Enforcement  
Site/Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS\_DPIE\Maps\_2018 Folder



1. **Request:** Water and Sewer Category Change from 5 to 3
2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System
3. **Development proposal:** One single family detached residence consisting of 3,105 SF of livable space; home to be occupied by the owners.  
**Location:** 12500 Wallace Lane, approximately 290 feet southwest of Midland Turn, in Upper Marlboro.  
**Tax Map:** 118 F-4                      **Parcel:** 25                      **Size:** 2.0 Acres  
**Zoning:** RR (Residential, Rural)                      **200'-sheet:** 212SE11  
**Growth Boundary:** Yes                      **SGA Tier:** 2                      **Watershed:** Charles Branch  
**Sewer Basin:** Western Branch                      **Council District:** 9  
**Applicants/Owners:** Philander R. and Rolonda L. Tucker  
**Architect/Engineer:**  
**Builder:** Timberlake Homes  
**Correspondent:** Thomas H. Haller, Esq., Partner, Gibbs and Haller, 301.306.0033

4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. The applicants are seeking non-abutting connections to the public water and sewer system.

**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George’s 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** The *2010 Approved Master Plan and Sectional Map Amendment for Subregion 1* recommends Residential Low land uses on the subject property.  
**Green Infrastructure Plan:** The eastern portion of the subject parcel lies within an Evaluation Area.  
**Historic Site and Districts Plan:** There are no Prince George’s County Historic Sites or Resources on or adjacent to the subject property.  
**Archeology:** The property has not been surveyed for archeological resources.



**Zoning:** The Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-R Zone to RR Zone.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Parcel 25 was created in its current form and acreage via subdivision by deed in 1975. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS in accordance with the Subdivision Regulations.

6. **M-NCPPC:** The subject property is located on Wallace Lane, identified as a primary road (P-603) that will accommodate a planned shared lane. The impact of one single family detached residence is considered *de minimus*. The subject property is served by Police District V. The subject property is served by the Marlboro Volunteer Fire Department Co. 845. The subject property is located within School Cluster 6, served by Frederick Douglass High School. This project will have minimal impact on public facilities. An approved Natural Resources Inventory (NRI) will be a requirement with Development Review Division (DRD) applications and for Stormwater Management applications with DPIE as well as Erosion and Sediment Control applications with the Soils Conservation District. A TCP2, TCP2-014-2021 is under review with the Environmental Planning Section. A TCP2 will be a requirement with DRD applications and will also be required at the time of permit by DPIE. The predominant soils found to occur on this site are Grosstown gravely silt loam, Marr-Dodon complex, and Marr-Dodon-Urban land complex.
7. **WSSC comments:**

**Water:** There is an existing 8” water main (1990-8486) located in McCullagh Court to the north of the subject property. A non-abutting connection would be needed once the property is in the correct category for water service. Easements would be required.

**Sewer:** Average wastewater flow: 280 gpd. There is an existing 8” sewer main (1990-8486) located in McCullagh Court to the north of the subject property. A non-abutting connection would be needed once the property is in the correct category for sewer service. Easements would be required.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Wallace Lane is an existing County-maintained road. Applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Rural Primary Residential Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

**22/M-04**  
**BUICK GMC OF**  
**BRANDYWINE**



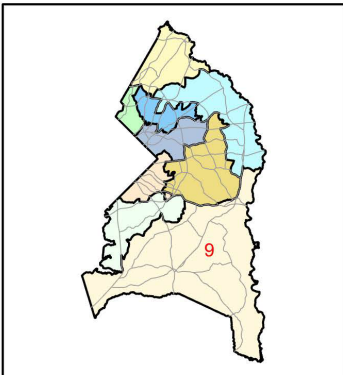
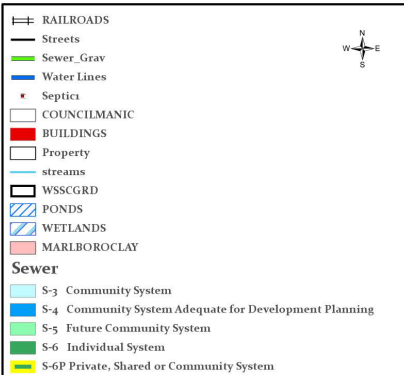
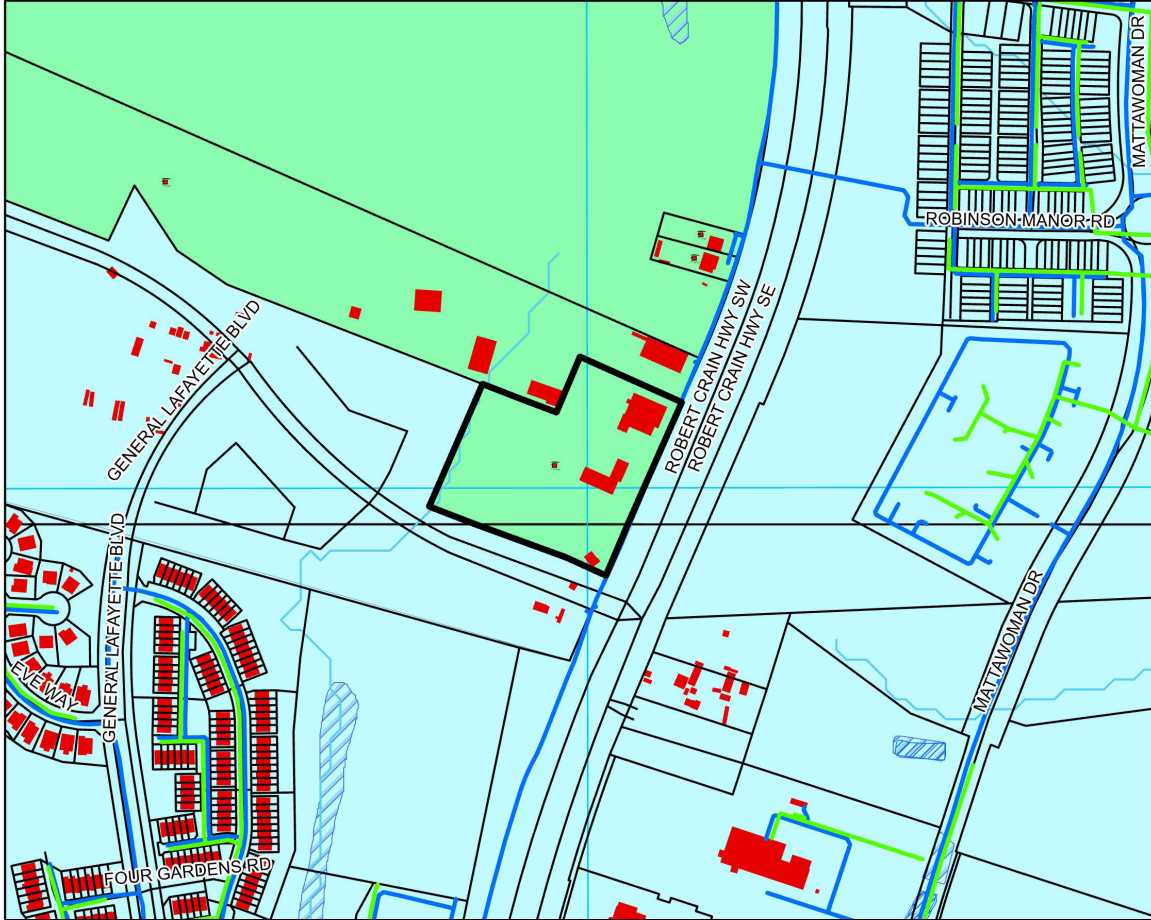
Angela D. Alsbrooks  
County Executive

# Buick GMC of Brandywine

## WSSC Grid 219SE07

Category Change 5 to 3

December 2022 LA Cycle  
Application 22/M-04



Department of Permitting, Inspections and Enforcement  
Site /Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS\_DPIE\Maps\_2018 Folder

1. **Request:** Water and Sewer Category Change from 5 to 3
2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System.
3. **Development proposal:** Existing auto dealership. Applicant is seeking Category 3 to connect to the public systems under construction when they become available.  
**Location:** 15107 SW Robert Crain Highway, approximately  
**Tax Map:** 154 F-2                      **Parcel:** 22                      **Size:** 6.66 Acres  
**Zoning:** TAC-E (Town Activity Center - Edge)                      **200'-sheet:** 219/220SE07  
**Growth Boundary:** Yes                      **SGA Tier:** 2                      **Watershed:** Mattawoman Creek  
**Sewer Basin:** Mattawoman  
**Council District:** 9  
**Applicant:** 15107 Crain Highway, LLC, by George T. Curtis III, Authorized Person  
**Owner:** JTC, LLC, by Charles Winegardner, Owner,  
**Architect/Engineer:** N/A  
**Correspondent:** Matthew C. Tedesco, Esq., McNamee Hosea, P.A., 301.441.2420

4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. Septic use symbol and data to be removed upon connection to the sewer system.

**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George’s 2035:** The subject property is within a Local Center (#26, Brandywine). Plan 2035 defines Local Centers as focal points of concentrated residential development and limited commercial activity serving the Established Communities.  
**Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.  
**Master Plan:** The *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* is the applicable Land Use Plan. It recommends future land use as Mixed use.  
**Green Infrastructure Plan:**  
**Historic Site and Districts Plan:** There are no Prince George’s County Historic Sites or Resources on or adjacent to the property.  
**Archeology:** The subject property has not been surveyed for archeological resources.

**Zoning:** The Approved Countywide Map Amendment (CMA) reclassified the subject

property C-M (Commercial Miscellaneous) Zone to TAC-E (Town Activity Center - Edge). There is an existing Special Exception (3659) granted in 1986 to allow an outdoor advertising sign.

**Permit:** There are no pending permits identified for the subject property.

**Subdivision Status:** Parcel 22 was created in its current form and acreage via subdivision by deed in 1985, which consolidated three tracts of abutting land shown on 1981 Tax Maps as Parcels 22, 59, and 60 into one 6.66-acre tract. These tracts are currently used as one lot for the existing development, which includes a commercial use (car dealership) with total existing gross floor area (GFA) listed as 17,510 square feet. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. No additional GFA is proposed on the property, and the use of the property is proposed to remain nonresidential; the existing development is exempt from the requirements of filing a PPS and final plat.

6. **M-NCPPC:** The frontage of the subject property is located on Crain Highway. Crain Highway is listed as a freeway (F-10), while the southern portion of the property abuts a proposed arterial road (A-55). A planned shared use path traverses the subject property. The subject property is served by Police District VII. The subject property is served by Brandywine Volunteer Fire Department Co. 840. An approved TCP2, or valid letter of exemption from Subtitle 25 will be required with any Development Review Division (DRD) applications and will be required at time of permit by DPIE. According to PGAtlas, the site contains potential regulated environmental features, which includes one stream. County regulated 100-year floodplain is also mapped on-site. The site is located within a Tier II Catchment area, but does not contain a Tier II Stream Segment. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential regulated stream, wetlands, or associated buffers that extend on-site during the design process.
7. **WSSC comments:**

**Water:** A 12" water line extension from the existing 30" water line (Contract No. 1988-7830A) along Crain Highway (U.S. 301) has been conceptually approved for service to the Calm Retreat subdivision (Contract No. DA6662Z19). The 12" water line in Calm Retreat Blvd. would be available to provide water service to the subject property. Design plans for Calm Retreat are currently under review.

**Sewer:** Average wastewater flow: 2,000 gpd. An approximate 175' sewer extension along the Calm Retreat Blvd (Master Plan Road A-55) from the southwest corner of the site would be required to serve the property. This extension would connect to a 15" sewer (Contract No. DA6662B19) conceptually approved for the Calm Retreat subdivision. Design plans for Calm Retreat are currently under review.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The site is fronted by State Road (MD 5 & US 301). The subject site will remain a car dealership, and will be required to comply with County regulations and all permitting requirements when new development is proposed.

**COUNTYWIDE REDESIGNATIONS/  
MAP AMENDMENTS/WATER/SEWER  
CONNECTION CONFIRMATIONS**

## REDESIGNATIONS/MAP AMENDMENTS/CONNECTION CONFIRMATIONS

1. **DPIE Request:** Amend Water and Sewer Category designations from Category 5 to Category 3; remove septic symbols confirmed by WSSC, database, and records that water and sewer connections and hook-ups exist for public facilities.
  
2. **CE Recommendation:** Amend Water and Sewer Category maps to reflect appropriate public facilities usage and servicing categories.
  
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided; lots and parcels developed with single-family residences that are not platted; and commercially developed lots connected to the public water and sewer system.  
**Location:** Maple Avenue, Old Laurel Bowie Road and 4<sup>th</sup> Street in Bowie, Council District 4, and 9105, 9107 and 9205 Old Marlboro Pike, Council District 9.  
**Subdivision:** None specified  
**Zoning:** RSF65 & IE **200'-sheet:** 212NE11 & 207SE08  
**Growth Boundary:** Yes **SGA Tier:** 2 (will upgrade to 1)  
**Watershed:** Western Branch  
**Sewer Basin:** Western Branch **Council Districts:** 4 & 9
  
4. **Water and Sewer Plan Administrator:** These existing residential lots and commercial parcels are designated Sewer Category 5, located inside the Sewer Envelope, within the Growth Boundary and designated Tier 2 under the Sustainable Growth Act. In these instances, the developed residential lots and developed commercial parcels are connected to the public gravity sewer (or pressure sewer) in their respective locations. In the areas identified by Council District maps, staff confirmed through WSSC data and records, properties that have connected to the public facilities and those that have not. This is an on-going effort to amend the County's Water and Sewer Category maps to reflect the appropriate servicing of properties. All properties are currently designated Water Category 3.  
  
**2018 Water and Sewer Plan:** Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (including homeowners) to bear the full responsibility of the costs of on-and off-site public facilities. Developed properties for which the public water or sewer lines are abutting are expected to connect to the public system.
  
5. **Plan Prince George's 2035:** Compliance (as amended)  
**Sustainable Growth and Agricultural Preservation Act:** The subject properties are currently located within Sustainable Growth Act Tier 2 – Planned for public sewer service.



6. **M-NCPPC:** Not required for this request.
7. **WSSC comments:** Database provided, and Permits on the Web (POW) checked. This information is also confirmed by WSSC staff when necessary.
8. **Health Department comments:** Not required for this request.
9. **DPIE District comments:** Not required for this request.



# Maple, Old Laurel Bowie & 4th

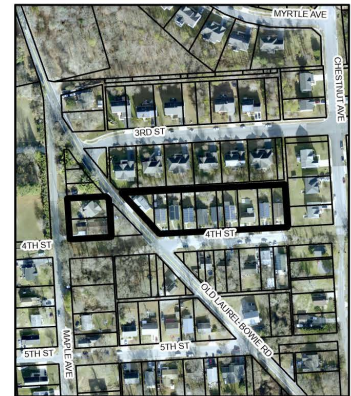
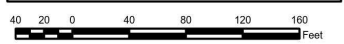
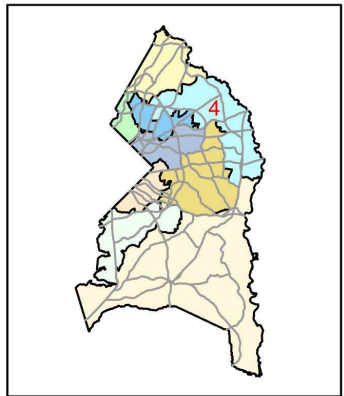
## WSSC Grid 212NE11

Redesignation  
Sewer 5 to Sewer 3

December 2022 LA Cycle



	RAILROADS
	Streets
	Water Lines
	Sewer_Grav
	Envelope
	BUILDINGS
	streams
	PONDS
	WETLANDS
	MARLBOROCLAY
<b>Sewer</b>	
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System
	Sewer Pipe Pressure Line
	dormantcategories
	Property
	FLOODPLAIN
	Property selection
	Property selection 1



W:Water and Sewer Program/Tony/Administrative Amendments



Angela D. Abobrooks  
County Executive

### 9105, 9107 and 9205 Old Marlboro Pike

### WSSC Grid 207SE08

Redesignation  
Category Change 5 to 3

December 2022 LA Cycle

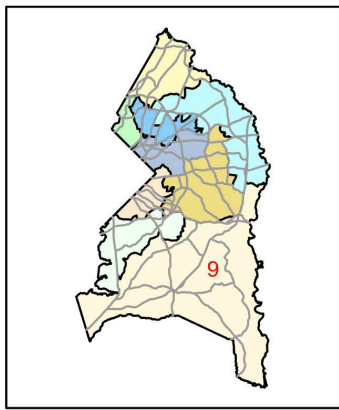


⇨ RAILROADS  
 — Streets  
 — Water Lines  
 — Sewer\_Grav  
 — Envelope  
 ■ BUILDINGS  
 — streams  
 ▒ PONDS  
 ▒ WETLANDS  
 ■ MARLBOROCLAY

**Sewer**

- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System
- S-6P Private, Shared or Community System
- Sewer Pipe Pressure Line

■ dormantcategories  
 □ Property  
 □ FLOODPLAIN  
 ■ Property selection



W:Water and Sewer Program/Tony/Administrative Amendments