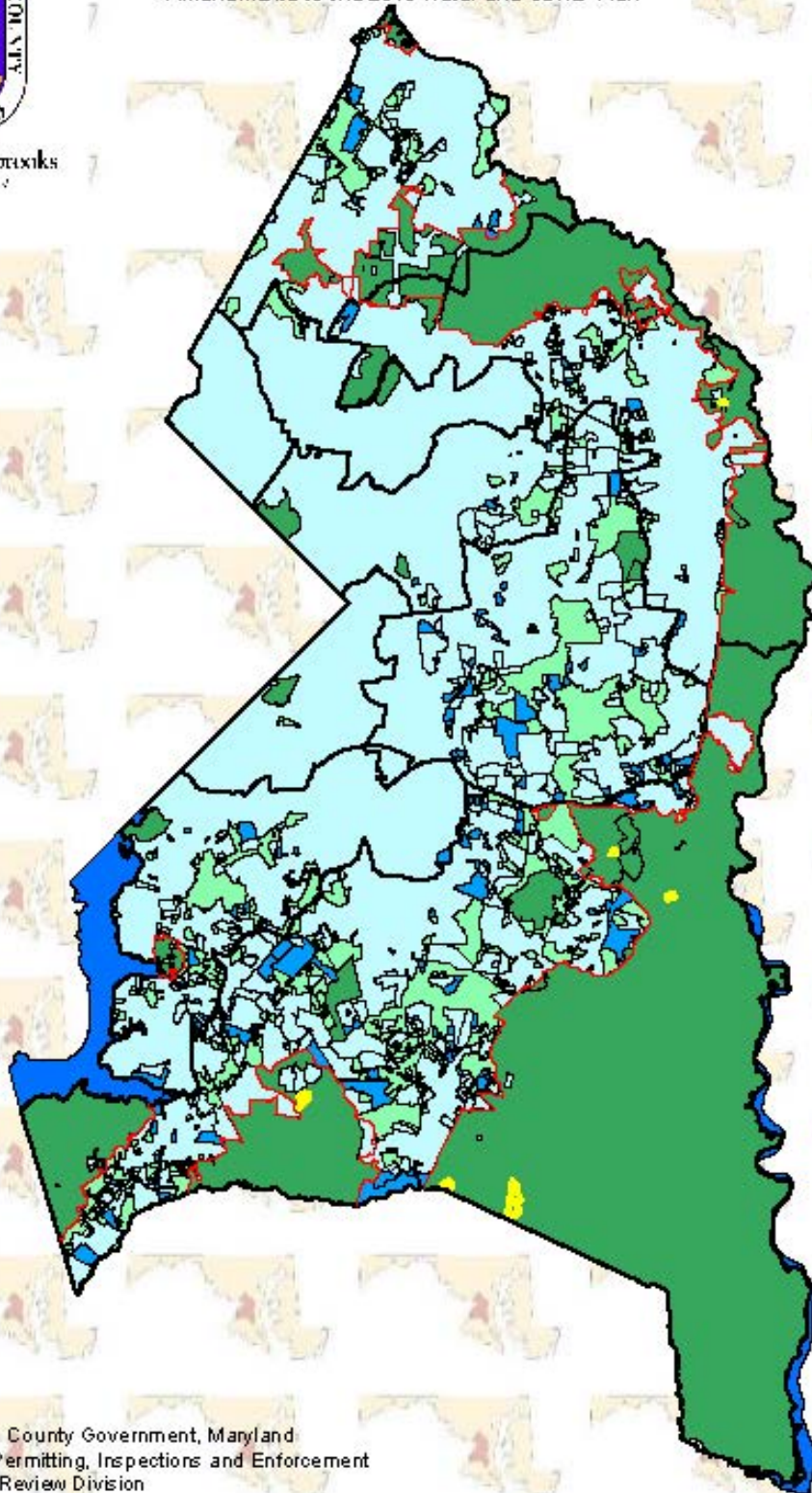




Angela D. Alsobrooks
County Executive

Staff Report
September 2021 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



Angela D. Alsbrooks
County Executive

Staff Report September 2021 Cycle Amendments to the 2018 Water and Sewer Plan

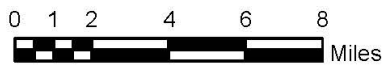
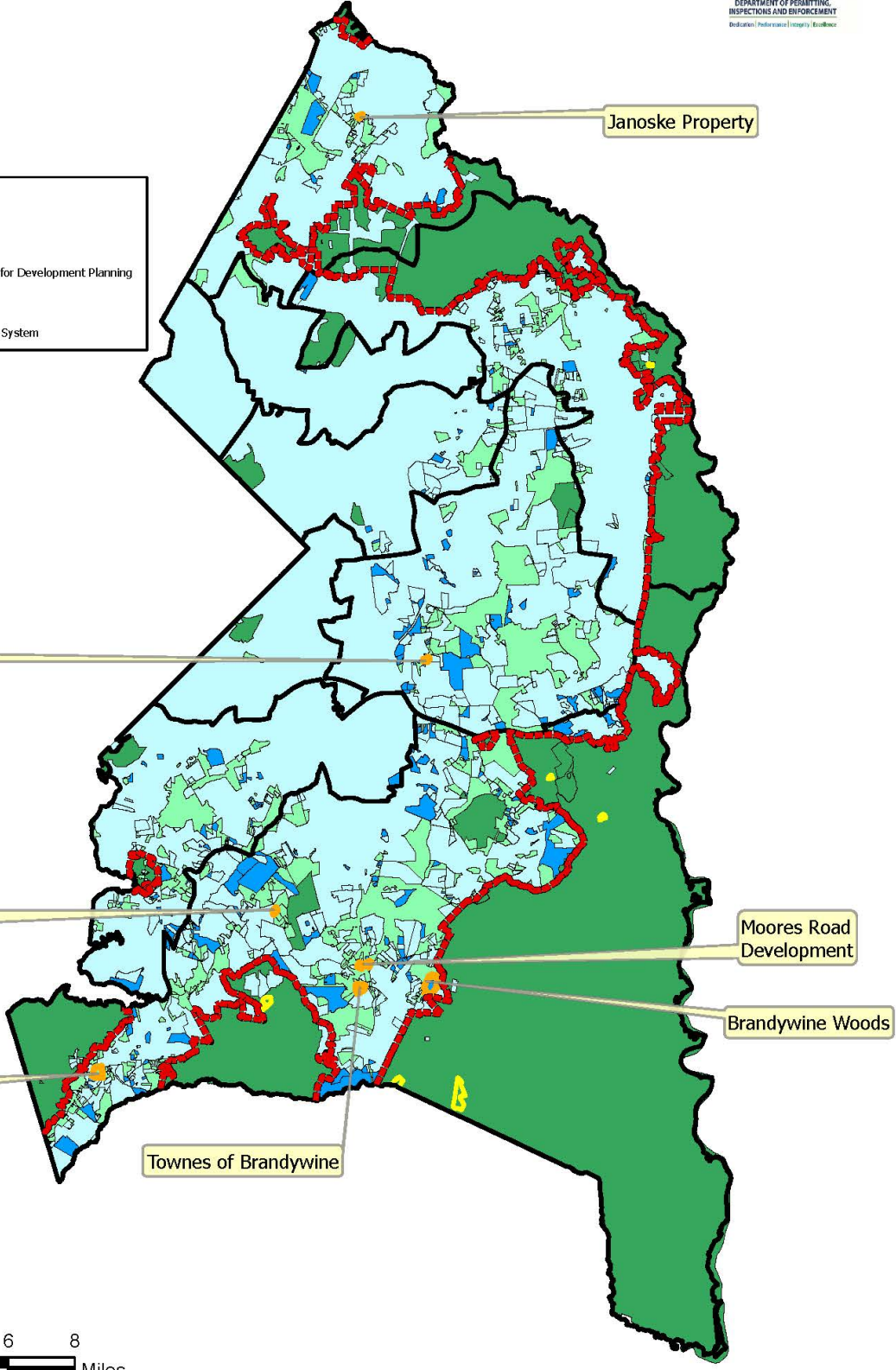


Envelope Boundary
 Envelope Boundary

COUNCILMANIC
 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



**Staff Report
September 2021 Cycle
Amendments to the 2018 Water and Sewer Plan**

Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
	Parkway (1)				
1	21/PW-01 Janoske Property	5 to 4	4		3
	Blue Plains (0)				
	Western Branch (1)				
6	21/W-05 Alexander Property	5 to 4	4		7
	Piscataway (3)				
9	21/P-03 Townes of Brandywine	5 to 4	4		11
9	21/P-04 Moores Road Development	5 to 4	Retain 5		15
9	21/P-05 Refuge Temple Worship Center	S5 to S4	Retain S5		19
	Mattawoman (2)				
9	21/M-01 Brandywine Woods	4 to 3	3	Jul 2021	23
9	21/M-02 Morton Farm Property	5 to 4	4		27
	Total Applications (7)				

**Staff Report
September 2021 Cycle
Amendments to the 2018 Water and Sewer Plan**

Summary of Proposals by Council Districts

	1	6	9	
<u>Proposals</u>				<u>Totals</u>
Single-Family		20	332	352
Townhouse	42		169	211
Church			1	1

September 9, 2021

21/PW-01
JANOSKE PROPERTY

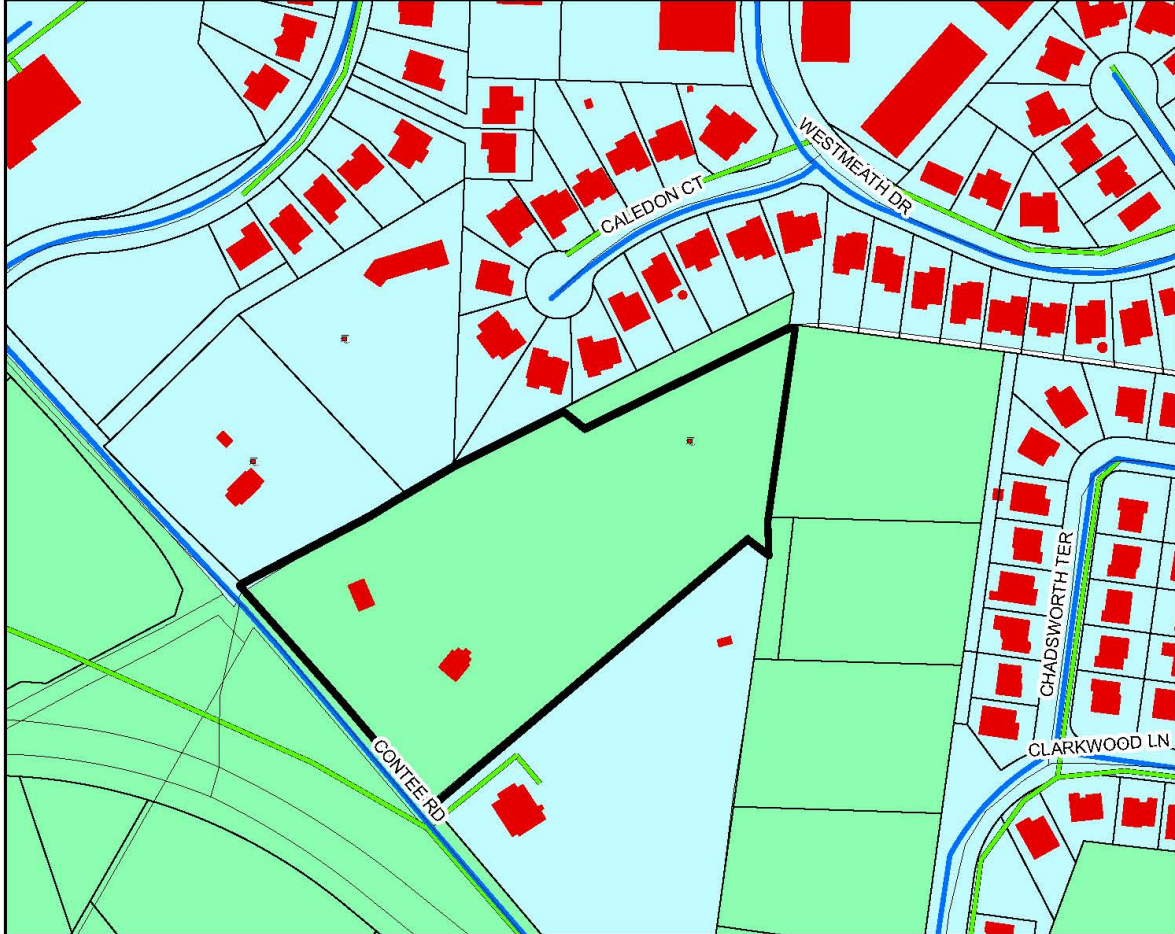


Angela D. Alsobrooks
County Executive

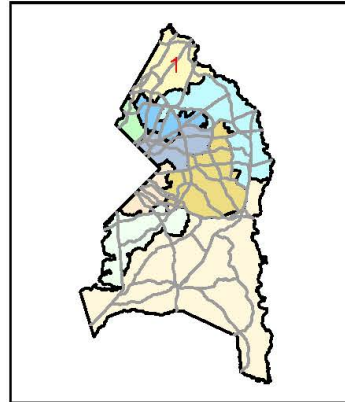
Janoske Property WSSC Grid 218NE07

Category 5 to 4

September LA Cycle 2021
Application 21/PW-01



	RAILROADS
	Streets
	Water Lines
	Sewer_Line
	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
	Property
	Property selection



Water and Sewer Program/ Administrative Amendments

Zoning: No applicable County zoning. The property is located in the City of Laurel.

Permit: N/A

Subdivision Status: City of Laurel; Category 4 is required for the preliminary plan of subdivision process to occur.

6. **M-NCPPC:** The site is adjacent to the master plan right-of-way for Contee Road; no further right-of-way dedication is anticipated. The subject property is within the area served by Police District VI, Beltsville. The subject property is served by the Laurel Volunteer Fire/EMS Co. #810. The site is entirely within the municipal boundary of the City of Laurel. Woodland impacts will be reviewed by the City for compliance under their regulations. This site is mapped within a Tier II Catchment area (Patuxent River 1) but does not contain any Tier II Stream Segment. The site is mapped with a stronghold watershed. There are potential regulated on-site streams with associated buffers that may be impacted by this development. Any impacts to wetlands and streams will be evaluated by the Army Corp of Engineers and MDE. Unsafe soils containing Christiana Complexes are mapped on-site.
7. **WSSC comments:**
Water: A 24” pre-stressed concrete cylinder pipe (PCCP) water line in Old Contee Road abuts the property. There is also a large diameter PCCP water main in the vicinity of this project that may impact service to this property.
Sewer: Average wastewater flow: 9,030 gpd. A 10” sewer line in Contee Road abuts the property.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (North District) comments:** The subject property is located at 7302 Contee Road, within the City of Laurel. Stormwater management is regulated by Prince George’s County DPIE. Grading permits are issued by the City of Laurel.
10. **City of Laurel:** Ordinance No. 1973, Map Amendment No. 914, passed on July 12, 2021 rezoned this property from the R-5 Zone to the R-T Zone. Category 4 is required for the preliminary plan of subdivision review process.

21/W-05
ALEXANDER PROPERTY

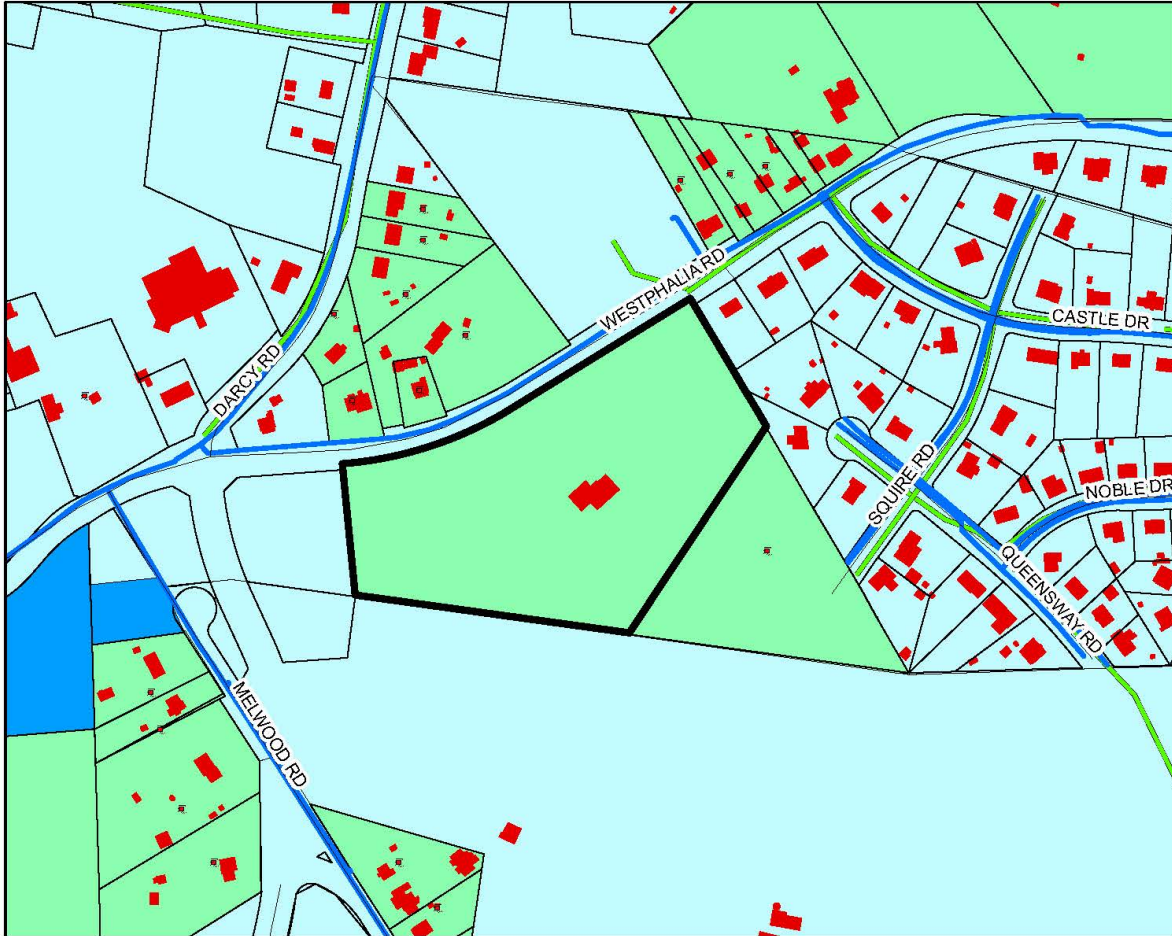


Angela D. Alsbrooks
County Executive

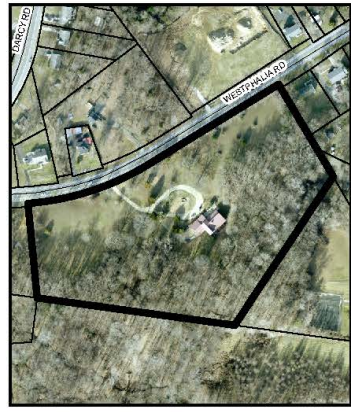
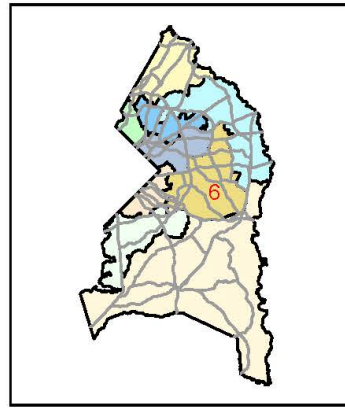
Alexander Property WSSC Grid 205SE08

Category 5 to 4

September LA Cycle 2021
Application 21/W-05



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
 Property
 dormantcategories
 Property selection



Water and Sewer Program/ony/Administrative Amendments

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:** 20 single family detached units with a minimum 1,800 SF of livable space and a minimum sales price of \$450,000.
Location: 9401 Westphalia Road, approximately 350 feet east of its intersection with D’Arcy Road in Upper Marlboro.
Tax Map: 82 E-4 & 90 E-1 **Parcel:** 48 **Size:** 10 acres
Zoning: R-R (Rural Residential; ½ - acre lots) **200’-sheet:** 205SE08
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Western Branch
Sewer Basin: Western Branch **Council District:** 6
Applicant: ESC 9401 Westphalia, LC, by Jude Burke, Manager, 703.734.9730
Owners: Shella Alexander and Jessie Alexander, Upper Marlboro, 301.420.4970
Architect/Engineer: ATCS, PLC
Correspondent: Jude Burke, Vice President, Elm Street Development, 703.734.9730
Correspondent: Christopher L. Hatcher, Esq., CLHatcher, 301.524.3946

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 located within the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to-medium density development; and, recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: *2007 Approved Westphalia Sector Plan and Sectional Map Amendment* reclassified the subject property into the R-R (Rural Residential) zone.
Green Infrastructure Plan: This site is located within an Evaluation Area.

Historic Site and Districts Plan: No impact on County designated Historic Sites or Resources.

Zoning: The 2007 Approved Westphalia Sector Plan and SMA reclassified the subject property into the R-R (Rural Residential) zone.

Permit: N/A

Subdivision Status: Parcel 48 has never been the subject of a preliminary plan of subdivision (PPS) or record plat. The property is currently improved with a single-family detached dwelling with Military Installation Overlay for height and noise. A PPS will be required.

6. **M-NCPPC:** This application will require traffic counts to determine local impacts. The site is the area where MD 4/Westphalia Road intersection is critical, and this applicant will need to contribute toward future improvements at that intersection similar to other larger developments in that area. The subject property is served by Police District II, Bowie. The subject property is served by the Forestville Fire/EMS Co. #823 in Upper Marlboro. An approved NRI will be a requirement as well as erosion and sediment control applications. Tree Conservation Plans (Type 1 and 2) will be a requirement. Off-site stream features are located beyond the southern and northern property lines. The site is within a stronghold watershed of the Patuxent River, Western Branch. The property is in proximity to a Tier II Catchment area, Turkey Branch. The predominant soils found on-site are Grosstown gravelly silt loam, Marr-Dodon complex, Beltsville-Urban land complex, and Matapeake silt loam. This site is fronted by Westphalia Road, which is considered historic.
7. **WSSC comments:**

Water: A 12" water line in Westphalia Road abuts the property.

Sewer: Average wastewater flow: 5,600 gpd. An 8" sewer line in Westphalia Road is available to serve the portion of the site that drains to the northeast corner of the subject property.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (Central District) comments:** Westphalia Road is an existing County-maintained road, requiring an 80' right-of-way width as per the Master Plan Road C-626. Right-of-way dedication and frontage improvements are required in accordance to the DPW&T Urban 4-Lane Collector Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

**21/P-03
TOWNES OF
BRANDYWINE**



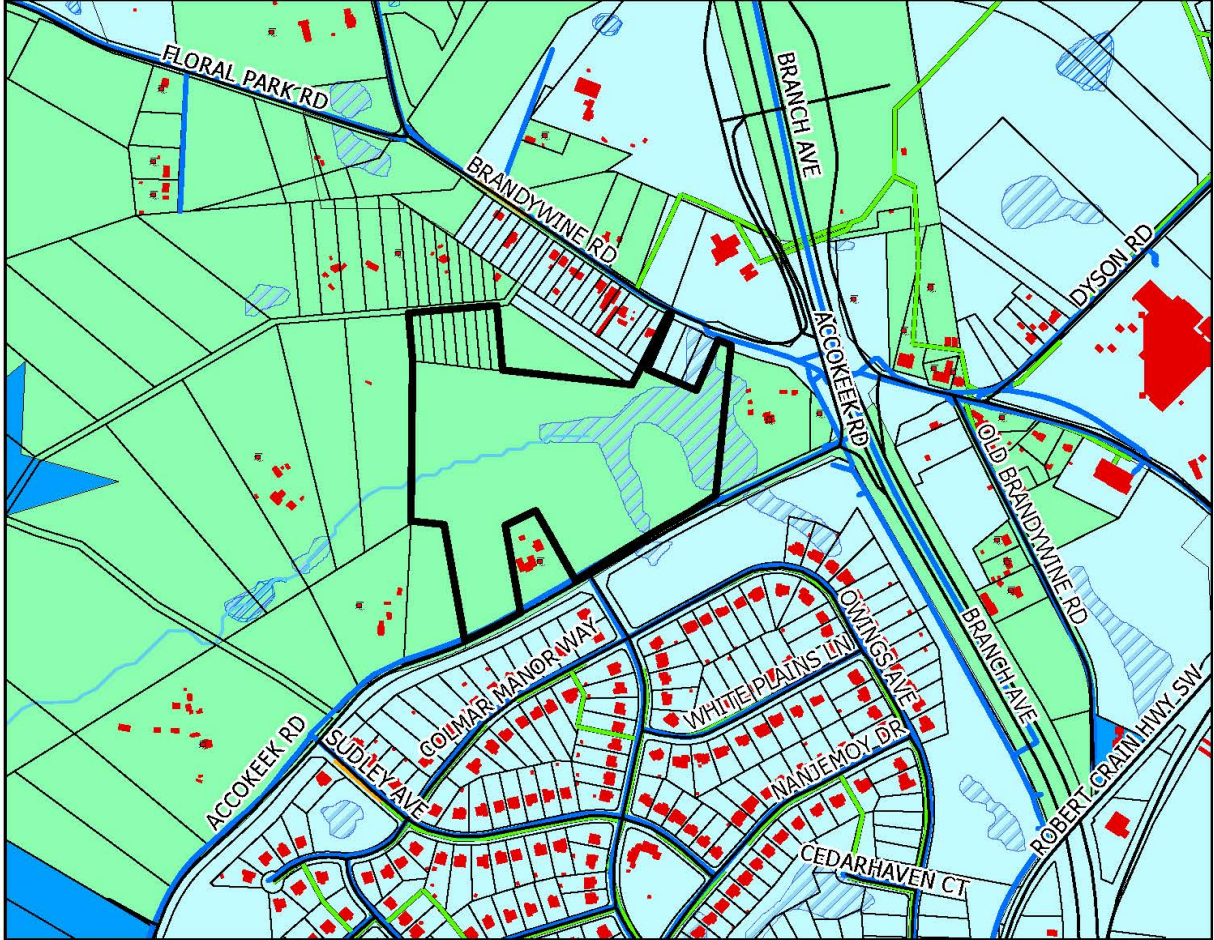
Angela D. Alsobrooks
County Executive

Townes of Brandywine WSSC Grid 218SE07

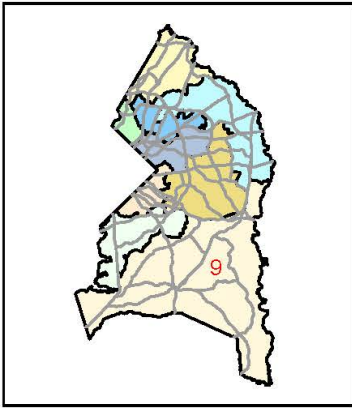
Category 5 to 4



September LA Cycle 2021
Application 21/P-03



≡≡≡	RAILROADS
—	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
□	Property
■	Property selection
—	RD CENTER LINES



Water and Sewer Program/only Administrative Amendments

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:** 169 Townhouse units with a minimum 1,514 SF of livable space, and a minimum sales price of \$330,000.

Location:

Tax Map: 144 E-3 **Parcel:** 103; Lots 26-33 **Size:** 30.425
Zoning: R-T (Townhouse) **200'-sheet:** 218SE07 **Growth Boundary:** Yes
SGA Tier: 2 **Watershed:** Piscataway Creek
Sewer Basin: Piscataway **CBCA:** N/A **Council District:** 9
Applicant/Owner: A. DeCesaris Holding Company, LLC by Anthony DeCesaris, Managing Member, 301.218.7779
Builder: To be determined
Correspondent: Christopher L. Hatcher, Esq., CLHatcher, LLC, 301.218.7779

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

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 to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George’s 2035:** The subject site is in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services and infrastructure in these areas to ensure that the needs of existing residents are met. Plan 2035 recommends future mixed-use as the future land use for the property.

Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.

Master Plan: *The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Residential Medium land use for the subject property.

Green Infrastructure Plan: The entire site is located within a Regulated Area and Evaluation Area.

Historic Site and Districts Plan: No impact on County designated Historic Sites or Resources.

Archeology: A Phase I archeology was conducted on the subject property in 2008. Four

archeological sites were identified. Additional archeological investigations will be recommended when a plan is submitted.

Zoning: *The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* specified the subject property in the Residential-Townhouse (R-T) zone.

Permit: N/A

Subdivision Status: Parcel 103 has never been the subject of a preliminary plan of subdivision (PPS) or record plat. A PPS will be required.

6. **M-NCPPC:** Adequate roadway dedication along Brandywine Road (collector) and Accokeek Road (collector) will be determined at the PPS review. A traffic impact study will be required. Additionally, a bicycle and pedestrian impact study shall be reviewed during the PPS process. The subject property is served by Police District VII, Fort Washington. The subject property is served by Brandywine Fire Station Co. #840 in Brandywine. Most of the site and its regulated environmental features area are found on NRI-089-06. An approved Type 1 Tree Conservation is also shown. These plans will need to be updated and an approved TCP2 will be required. The site contains 100-year floodplain, streams, wetlands, and their associated buffers. The site is completely wooded. The predominant soils found to occur on this site are Aquasco silt loam, Beltsville silt loam, Croom-Marr complex, Leonardtown silt loam and Potabac-Issue complex soils. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site.
7. **WSSC comments:**

Water: A 24" pre-stressed concrete cylinder pipe (PCCP) water line in Accokeek Road abuts the property. Another 16" cast iron water line in Brandywine Road abuts the property. There is a large diameter PCCP water main in the vicinity of this project. Service to this property may require connection to a large diameter (24") PCCP water main. This may impact service to this property.

Sewer: Average wastewater flow: 36,335 gpd. An 850' long sewer extension is required to serve the property. This extension would connect to an existing 12" sewer main along Branch Avenue.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** The subject site is unimproved with access from Accokeek Road. Applicant is still working on a layout with Dewberry and will be required to file for a concept and other DPIE approvals.

21/P-04
MOORES ROAD
DEVELOPMENT



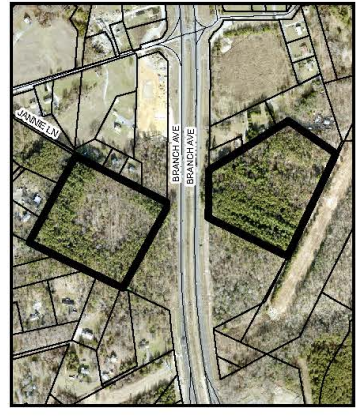
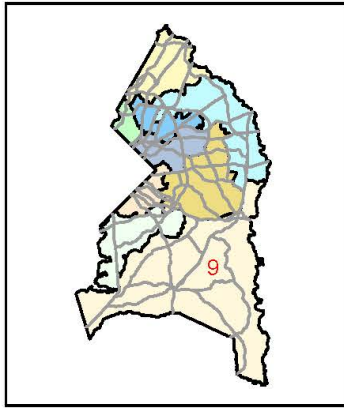
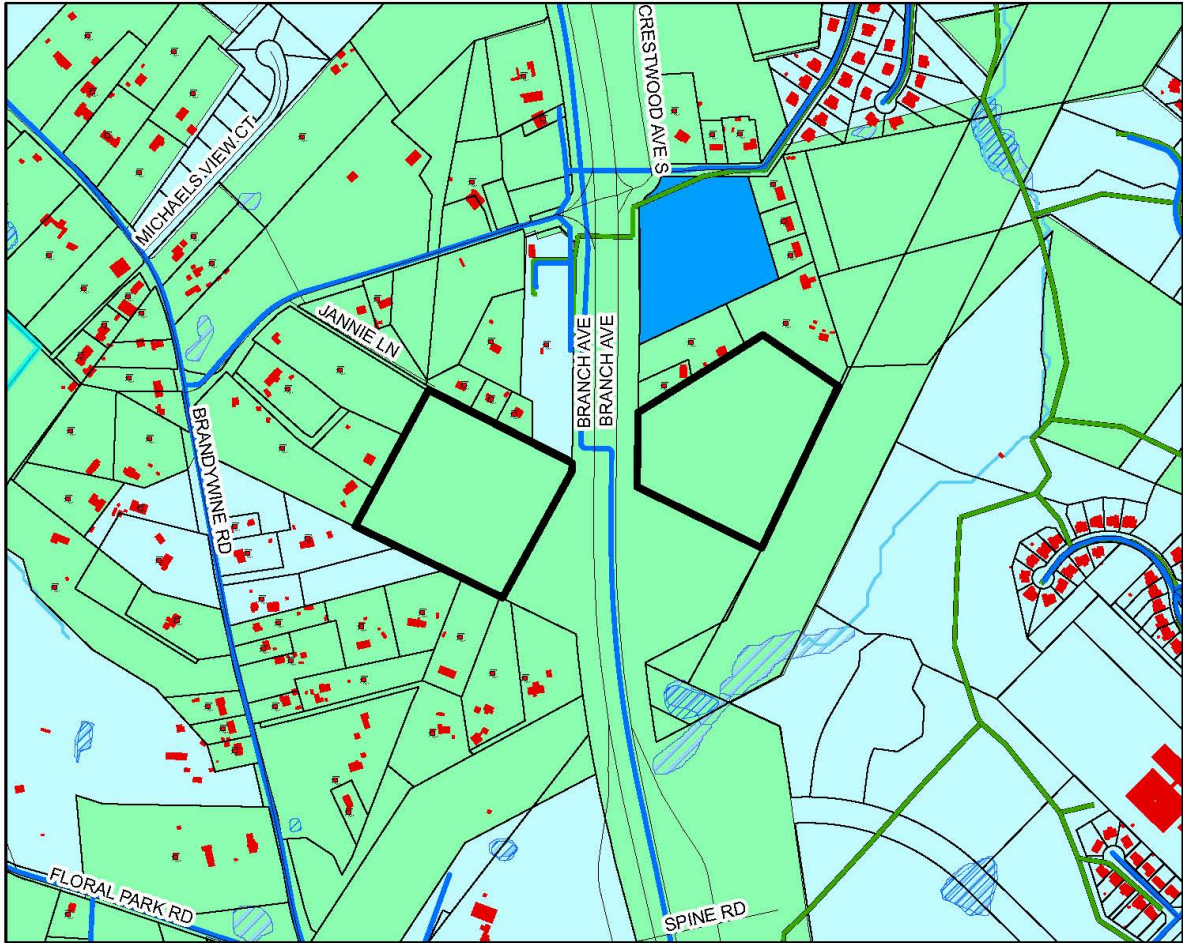
Angela D. Alsobrooks
County Executive

Moores Road Development WSSC Grid 217SE07

Category 5 to 4



September LA Cycle 2021
Application 21/P-04



W:Water and Sewer Program\Tonly\Administrative Amendments

1. **Request:** Water and Sewer Category Change from 5 to 4

2. **CE Recommendation:** Retain Water and Sewer Category 5 – Future Community System. The proposed development is not within 1,500 feet of existing public sewer lines.

3. **Development proposal:** 52 single family detached units with a minimum 2,500 SF of livable space, and a minimum sales price of \$500,000.
Location: 7620 Moores Road; west and east sides of Branch Avenue, approximately 1,150 feet south of Moores Road, and at the terminus of Jannie Lane on its west side.
Tax Map: 134 F-4, 144 E/F-1 **Parcel:** 181 **Size:** 28.40
Zoning: R-R (Rural Residential) **200'-sheet:** 217SE07
Growth Boundary: Yes **SGA Tier:** 2
Watershed: Piscataway Creek **Sewer Basin:** Piscataway **CBCA:** N/A
Council District: 9
Applicant/Owner: Roach Family Investment Group, LLC by Tia A. Roach and Lamont Roach, Sr., 240.381.1846
Builder: To be determined
Correspondent: Matthew C. Tedesco, Esq., McNamee Hosea, 301.441.2420

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

2018 Water and Sewer Plan: Generally 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 to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George’s 2035:** The subject site is in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services and infrastructure in these areas to ensure that the needs of existing residents are met. Plan 2035 recommends future mixed-use as the future land use for the property.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: *The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Residential Low land use for the subject property.
Green Infrastructure Plan: The site is located within an Evaluation Area.

Historic Site and Districts Plan: No impact on County designated Historic Sites or Resources.

Archeology: The site has not been surveyed for archeological resources. A Phase I archeology survey will be recommended at the time of subdivision.

Zoning: *The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* specified the subject property in the Rural Residential (R-R) zone.

Permit: N/A

Subdivision Status: Parcel 181 consists of three tracts of land, bisected by the right-of-way of MD 5 (Branch Avenue), and which have remained in their current form and acreage since 1941. A preliminary plan of subdivision (PPS) will be required.

6. **M-NCPPC:** Adequate transportation facilities would be determined as a part of the PPS process. This site is also subject to a determination of adequate pedestrian and bicycle facilities. The subject property is served by Police District V, Clinton. The subject property is served by Brandywine Fire Station Co. #840 in Brandywine. An approved NRI will be a requirement as well as Erosion and Sediment Control applications. Tree Conservation Plans (Type 1 and 2) will be a requirement. Two stream segments are mapped near the northern portion of the east side of the site and are off-site. The site is within a stronghold watershed of the Middle Potomac. This property is in a Tier II Catchment area (Piscataway Creek 2). The predominant soils found on-site are Grosstown-gravelly silt loam, Downer-Hammonton complex, Sassafras-Urban land complex, and Grosstown-Hoghole-Urban land complex. Potential Forest Interior Dwelling Species (FIDS) are mapped over both portions of the site.
7. **WSSC comments:**

Water: The nearest existing water main to this site is located approximately 550' to the north of the site on the west side of Branch Avenue.

Sewer: Average wastewater flow: 14,560 gpd. A 2,000' long sewer extension that will need to cross Branch Avenue, is required to serve the bisected property. This extension would connect to an existing contract, and would abut approximately two properties in addition to the applicant's. Easements would be required. Construction of this extension may involve the removal of trees, and temporary disruption of wetlands and stream valley.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** The subject site is unimproved, and the applicant will be required to file for a concept and other DPIE approvals and entitlement approvals with M-NCPPC.

**21/P-05
REFUGE TEMPLE
WORSHIP CENTER**

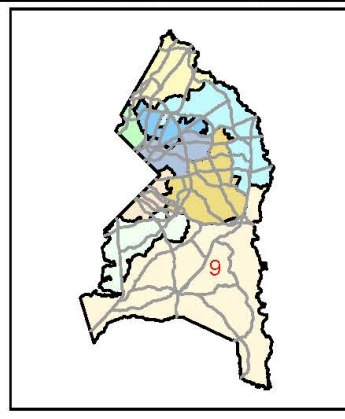
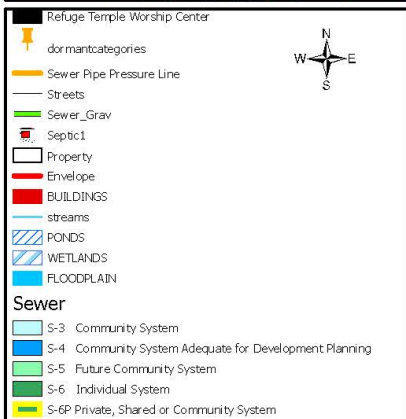
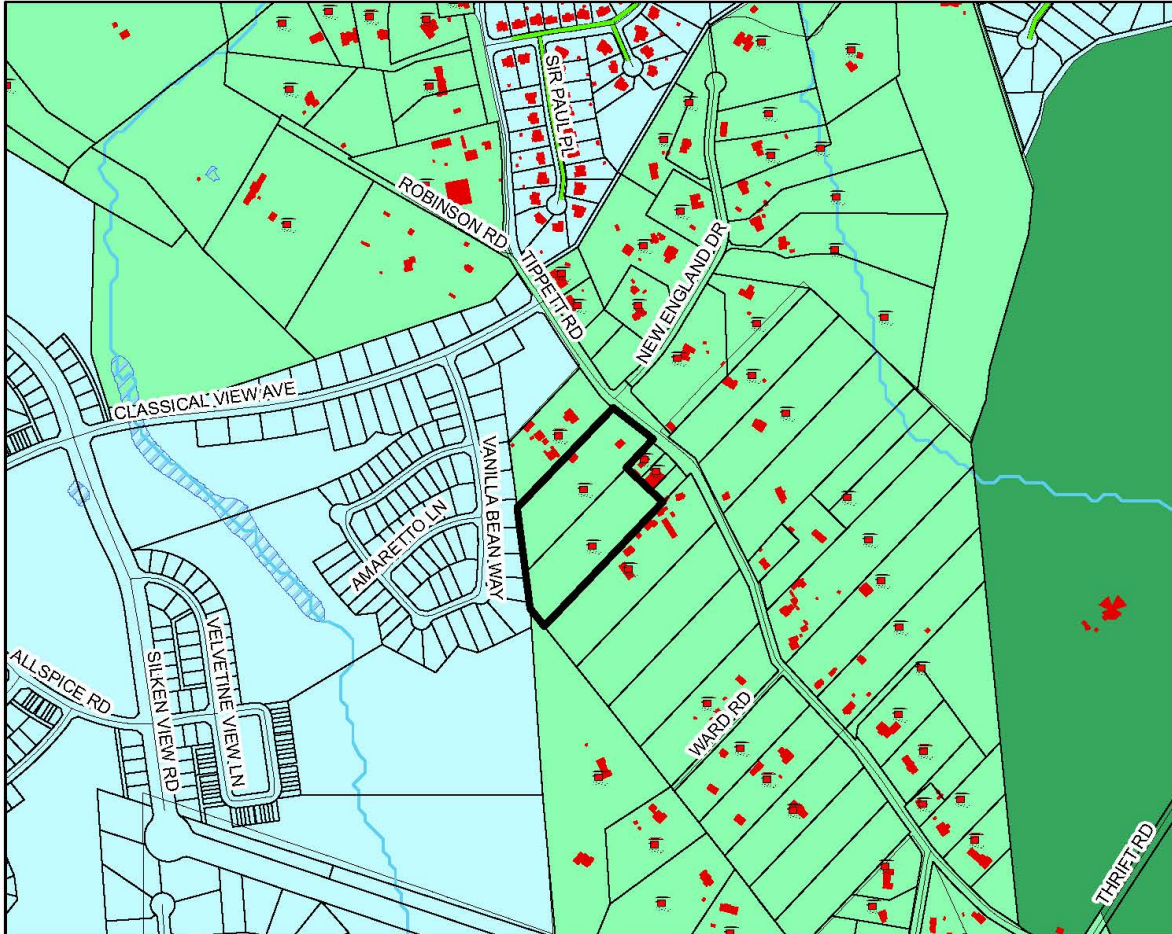


Angela D. Alsobrooks
County Executive

Refuge Temple Worship Center WSSC Grid 215SE04

Category S5 to S4

September LA Cycle 2021
Application 21/P-05



W\Water and Sewer Program\Tony\Administrative Amendments

1. **Request:** Sewer Category Change from 5 to 4

2. **CE Recommendation:** Retain Sewer Category 5 – Future Community System. The proposed development is not within 1,500 feet of existing public sewer lines. Sewer service is not adequate at this time. Future service is dependent on the construction of gravity sewer lines in the Bevard East subdivision project for servicing of this area.

3. **Development proposal:** 3 single family detached units with a minimum 1,431 SF of livable space and a minimum sales price of \$379,500; and a one-story church building with a minimum 7,600 SF of floor area.
Location: 11201 and 11203 Tippet Road, Clinton
Tax Map: 124 E-4 & 133 E-1 **Lots:** parts of 30 & 31 **Size:** 9.27 acres
Zoning: R-E (Residential Estates; 1-acre lots) **200'-sheet:** 215SE04
Growth Boundary: Yes **SGA Tier:** 2
Watershed: Piscataway Creek **Sewer Basin:** Piscataway **Council District:** 9
Applicant: Apostle Dr. James W. Huntley, Clinton, MD, 301.541.0995
Owners: James Huntley, Florine Jones, James & Cheryl Huntley
Architect/Engineer: NJR & Associates, Land Surveying and Planning
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. However, at this location there are no sewer lines to which the subject property can connect for service, and, may possibly be dependent on the construction of sewer lines within the Bevard East subdivision before any availability.

2018 Water and Sewer Plan: Generally 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 located within the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to-medium density development; and, recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: *The 2013 Approved Subregion 5 Master Plan (CR-80-2013)* recommends Residential Low-density future land use for the subject property.

Green Infrastructure Plan: A small area of Evaluation Area is located on-site, and follows the on-site woodland area in the southwest corner of the site.

Historic Site and Districts Plan: No impact on County designated Historic Sites or Resources.

Archeology: The site has not been surveyed for archeological resources. A Phase I archeology survey may be recommended at the time of subdivision.

Zoning: *The 2013 Approved Subregion 5 Sectional Map Amendment (CR-81-2013)* retained the R-E (Residential-Estate) zone.

Permit: N/A

Subdivision Status: The subject property consists of Lot 31 and part of Lot 30, platted in 1941 and part of it was resubdivided in 1967. The property is currently improved with a single-family detached dwelling and is zoned R-E. A preliminary plan of subdivision (PPS) will be required.

6. **M-NCPPC:** The subject property is served by Police District VII, Fort Washington. The subject property is served by Clinton Fire Station Co. #825 in Fort Washington. An approved NRI will be a requirement as well as Erosion and Sediment Control applications. Tree Conservation Plans (Type 1 and 2) will be a requirement. The property contains a small woodland area in the southwest corner of the site, with most of the site used for agriculture. The predominant soils found to occur on this site are Beltsville silt loam, and Grosstown gravelly silt loam soils. Any proposed development should be focused away from the on-site woodland area.
7. **WSSC comments:**

Water: Not requested. Category 3 – Community System

Sewer: Average wastewater flow: 7,606 gpd. Local service is not adequate. There are no existing (gravity) sewer mains that could serve this property. A sewer main in Sir Paul Place is approximately 1,600 feet from the property, but could not serve the property via a gravity sewer. A gravity sewer connection between this property and the Bevard East property may be possible but would necessitate further analysis at the HPA stage. Easements would be required.

Interceptor Capacity: The 10-Year model shows downstream surcharging of the interceptor due to backwater, as well as critical capacity constraints.
8. **Health Department comments:** A percolation test application was received in March 2021 for this property. This property contains wet season soils. In order to install a sewage disposal system, the property would have to be tested during the wet season which typically occurs between February and April of each year in order to properly evaluate the soils and design a system. If a category change was to be approved, this office would have no objections.
9. **DPIE (South District) comments:** Access is via Tippett Road; applicant to apply for DPIE approvals and permits

**21/M-01
BRANDYWINE
WOODS**



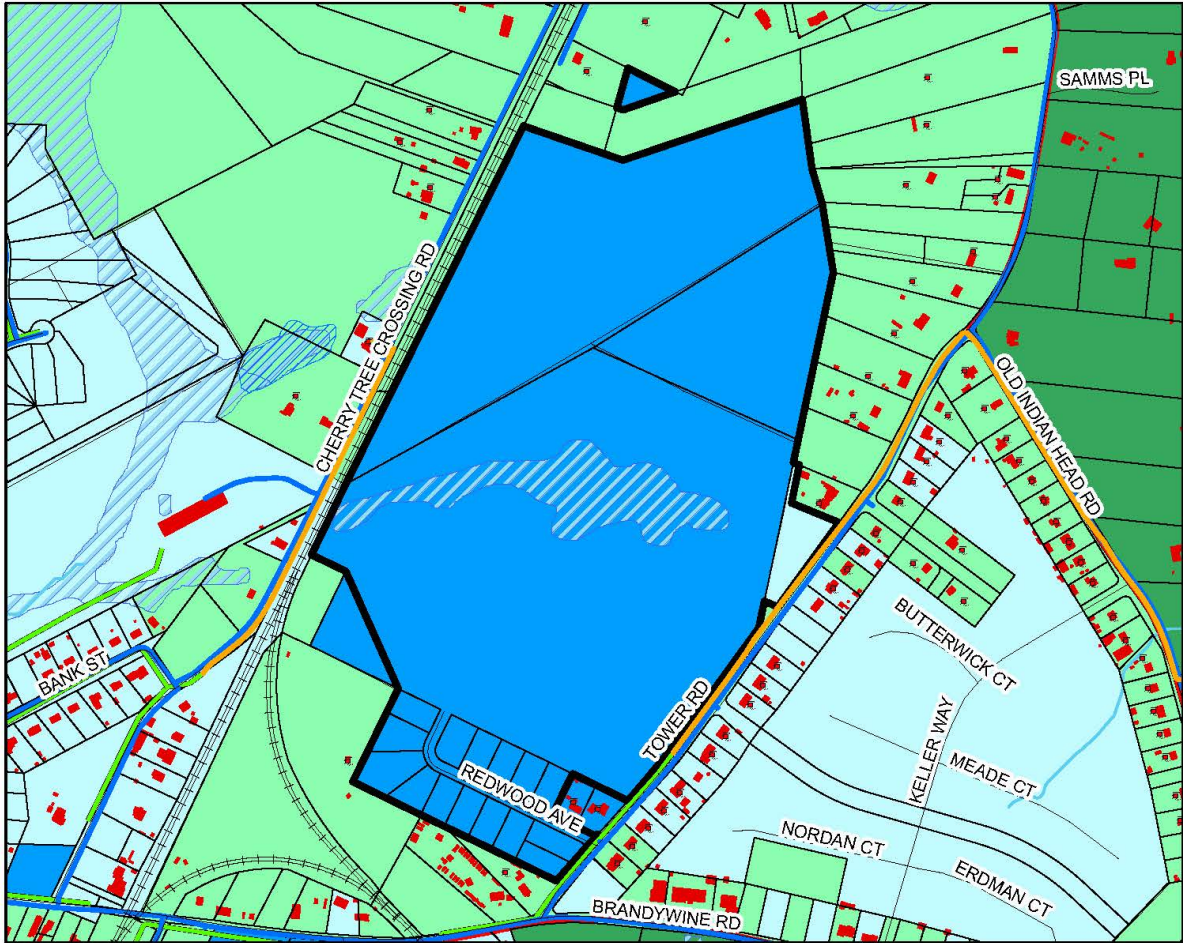
Angela D. Alsbrooks
County Executive

Brandywine Woods WSSC Grid 218SE09

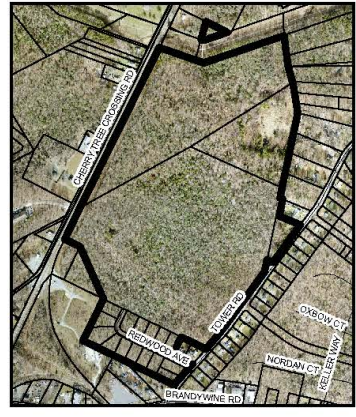
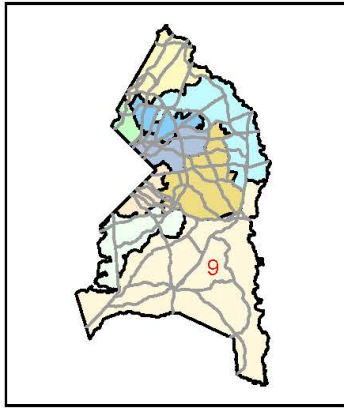
Category 4 to 3



September LA Cycle 2021
Application 21/M-01



	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-GP Private, Shared or Community System
	Sewer Pipe Pressure Line
	Property
	Property selection
	Property selection 1



W:\Water and Sewer Program\Tonly\Administrative Amendments

1. **Request:** Water and Sewer Category Change from 4 to 3 (deferred by County Council from the July 2021 Administrative Amendment Cycle)

2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System.

3. **Development proposal:** 165 single-family detached units with a minimum 2,600 square feet of livable space, and a minimum sales price of \$550,000.
Location: West side of Tower Road, approximately 400 feet north of its intersection with MD 381 (Brandywine Road).
Tax Map: 145 E/F-2 & 145 E-3 **Parcels:** 52, 94, 100 & 198 & Lots 1 - 15
Size: 106.62 acres **Zoning:** R-R (Rural Residential; ½ acre lots)
200'-sheet: 217/218SE08/09
Growth Boundary: Yes **SGA Tier:** 1 **Watershed:** Mataponi Creek
Sewer Basin: Piscataway **Council District:** 9
Applicant/Owner: Tower Terra, LLC by David Arias, Authorized Person, 410.528.1500
Architect/Engineer: Charles P. Johnson & Associates
Builder: D. R. Horton, Inc.
Correspondent: Matthew C. Tedesco, Esq., McNamee Hosea, 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 1, approved for public sewer service, 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 located within the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to-medium density development; and, recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 1.
Master Plan: Subject to the 2013 Approved Subregion 6 Master Plan and SMA.
Green Infrastructure Plan: See Preliminary Plan #4-20021
Historic Site and Districts Plan: See Preliminary Plan #4-20021
Zoning: Rural Residential; ½ acre lots

Permit: N/A

Subdivision Status: Preliminary Plan of Subdivision (PPS) #4-20021 was adopted on May 6, 2021 and is on file for the development proposal. The project was approved as a Public Benefit Conservation Subdivision.

6. **M-NCPPC:** Preliminary Plan of Subdivision (PPS) #4-20021 was adopted on May 6, 2021 for the subdivision of 165 lots, 17 parcels, and one outparcel consisting of 106.62 acres. PPS #4-20021 was certified on June 25, 2021.
7. **WSSC comments:** Letter of Findings for WSSC Project No. DA7102Z21, Brandywine Woods, dated June 9, 2021 is on file for the development proposal.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** Site Development Concept Approval #31009-2020-00, was issued to Davari Companies, LLC and Charles P. Johnson & Associates for Brandywine Part of Parcel 198 on May 20, 2021 with an expiration date of May 20, 2024.

**21/M-02
MORTON
FARM PROPERTY**



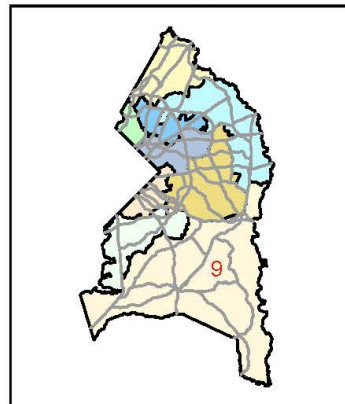
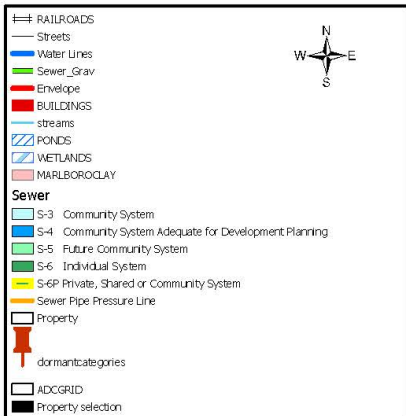
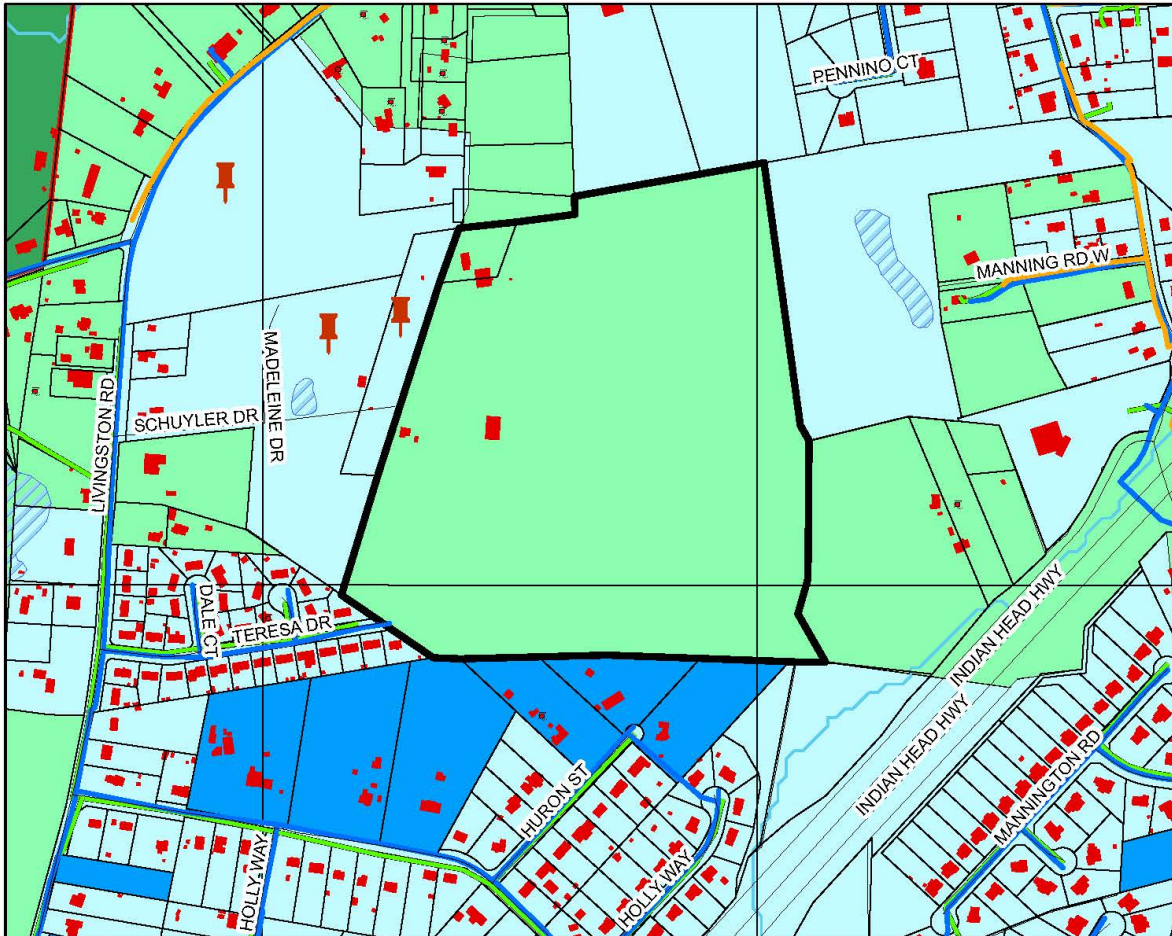
Angela D. Alcobrooks
County Executive

Morton Farm Property WSSC Grid 221SW01

Category 5 to 4



September LA Cycle 2021
Application 21/M-02



W/Water and Sewer Program/Tony Administrative Amendments

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:** 112 single family detached units with a minimum 2,200 SF of livable space, and a minimum sales price of \$400,000.
Location: East side of Livingston Road, at the terminus of Teresa Drive in Accokeek.
Tax Map: 161 B/C-1/2 **Parcels:** 17 & 220 **Size:** 56.13 acres
Zoning: R-R (Rural Residential; ½ - acre lots) **200'-sheet:** 221SW01
Growth Boundary: Yes **SGA Tiers:** 2 **Watershed:** Mattawoman Creek
Sewer Basin: Mattawoman **Council District:** 9
Applicant: Caruso Land Development, LLC, by Peter Pomponio, Mgr., 301.351.2822
Owners: Pauline E. Morton & Alfred R. Morton, II & Pauline E. Morton, 240.210.5346
Architect/Engineer: Charles P. Johnson & Associates, LLC
Correspondent: Edward C. Gibbs, Jr., Esq., 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.

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 located within the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to-medium density development; and, recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: The 2013 Approved Subregion 5 Master Plan (CR-80-2013) recommends Residential Low future land use for the subject property.
Green Infrastructure Plan: The site contains Regulated and Evaluation Areas. The Regulated Area follows the two on-site stream systems, and the remaining portion, except for a small area in the middle of the site, is comprised of Evaluation Area.
Historic Site and Districts Plan: No impact on County designated Historic Sites or Resources.

Archeology: The subject site has not been surveyed for archeological resources. A Phase I archeology survey will be recommended at the time of subdivision.

Zoning: *The 2013 Approved Sectional Map Amendment (CR-81-2013)* retained the subject property in the R-R (Rural-Residential) zone.

Permit: N/A

Subdivision Status: The subject property consists of two acreage parcels. The property has never been the subject of a preliminary plan of subdivision (PPS) or record plat. A PPS will be required.

6. **M-NCPPC:** Adequate transportation facilities would be determined as a part of the PPS process, and a traffic study will be needed in support of that PPS. The sole access to the site is currently a secondary residential street, Teresa Drive. A second access point must be identified. The subject property is served by Police District VII, Fort Washington. The subject property is served by the Accokeek Volunteer Fire Station Co. #824 in Accokeek. An approved NRI will be a requirement as well as Erosion and Sediment Control applications. Tree Conservation Plans (Type 1 and 2) will be a requirement. There are two stream systems on-site with no floodplain or wetland areas identified on-site. The site is 60 percent wooded with the remaining areas open for agriculture. A sensitive species review area is identified along the southeast corner of the site. The predominant soils found to occur on this site are Beltsville silt loam, Croom gravelly sandy loam, Grosstown gravelly silt loam, Ingleside sandy loam, and Potabac-Issue complex soils.
7. **WSSC comments:**

Water: A 10” water line in Teresa Drive abuts the property. A 1,000’ long water extension may be required to serve the property. This extension would connect to a 16” water line in Livingston Road and would abut approximately two 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: 31,360 gpd. An 8” sewer line in Teresa Drive abuts the property. A 1,000’ sewer extension may be required to serve the property. This extension would connect to an 8” sewer in Livingston Road and would abut approximately two properties in addition to the applicant’s. Easements would be required. Construction of this extension may involve the removal of trees.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** Parcel 17 is generally unimproved, partially wooded and slightly cleared. Access will be from Livingston Road; applicant will be expected to apply for DPIE approvals and permits, and entitlements with M-NCPPC.