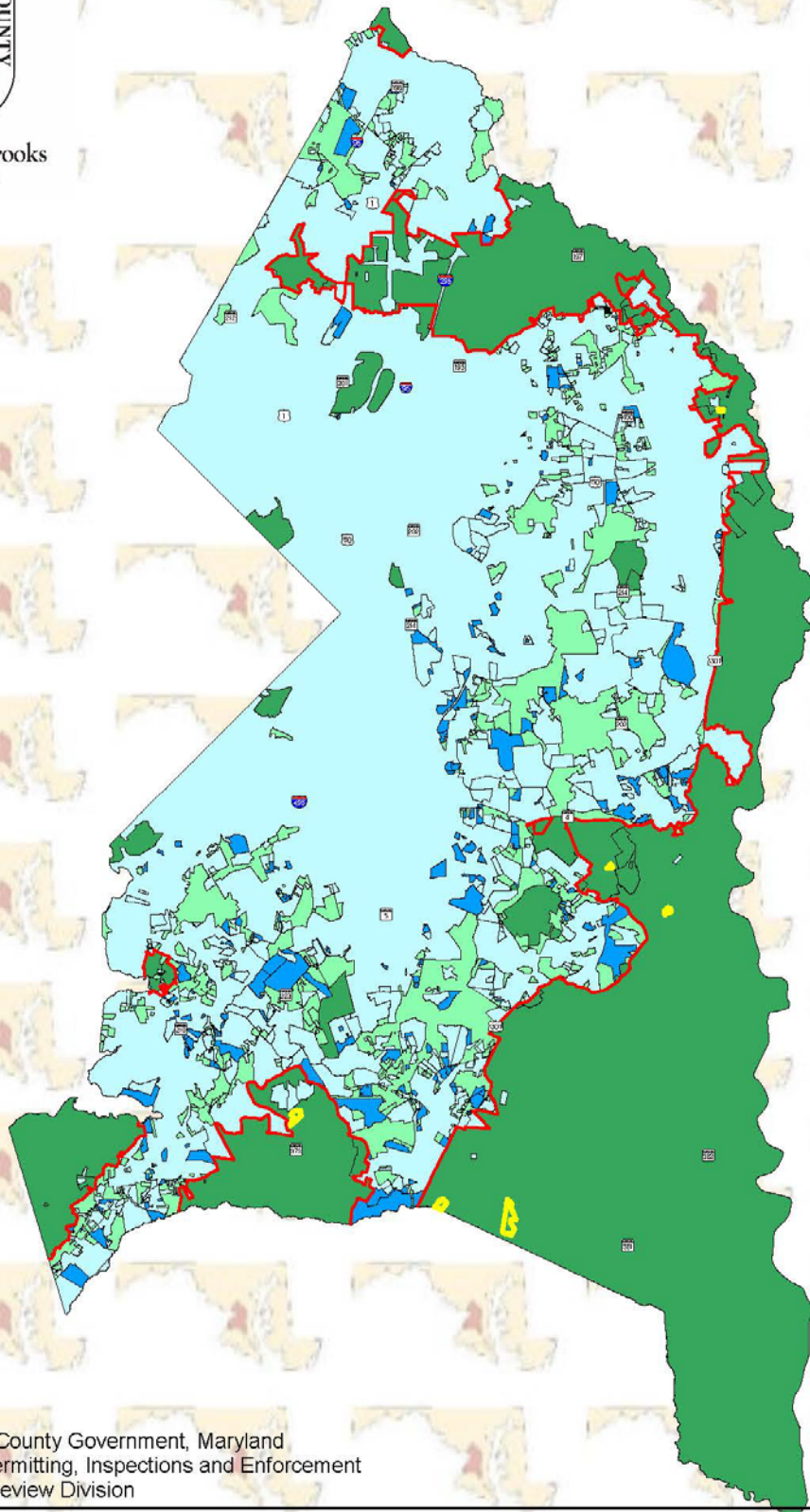




Angela D. Alsobrooks
County Executive

Staff Report
September 2020 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
City Executive

Staff Report September 2020 Cycle Amendments to the 2018 Water and Sewer Plan



LEGEND

- ENVELOPE BOUNDARY
- COUNCIL DISTRICT
- SEWER CATEGORIES
 - S-3 COMMUNITY SYSTEM
 - S-4 COMMUNITY SYSTEM ADEQUATE FOR DEVELOPMENT PLANNING
 - S-5 FUTURE COMMUNITY SYSTEM
 - S-6 INDIVIDUAL SYSTEM
 - S-6-P PRIVATE, SHARED OR COMMUNITY SYSTEM

Miller Property

10400 Livingston Road

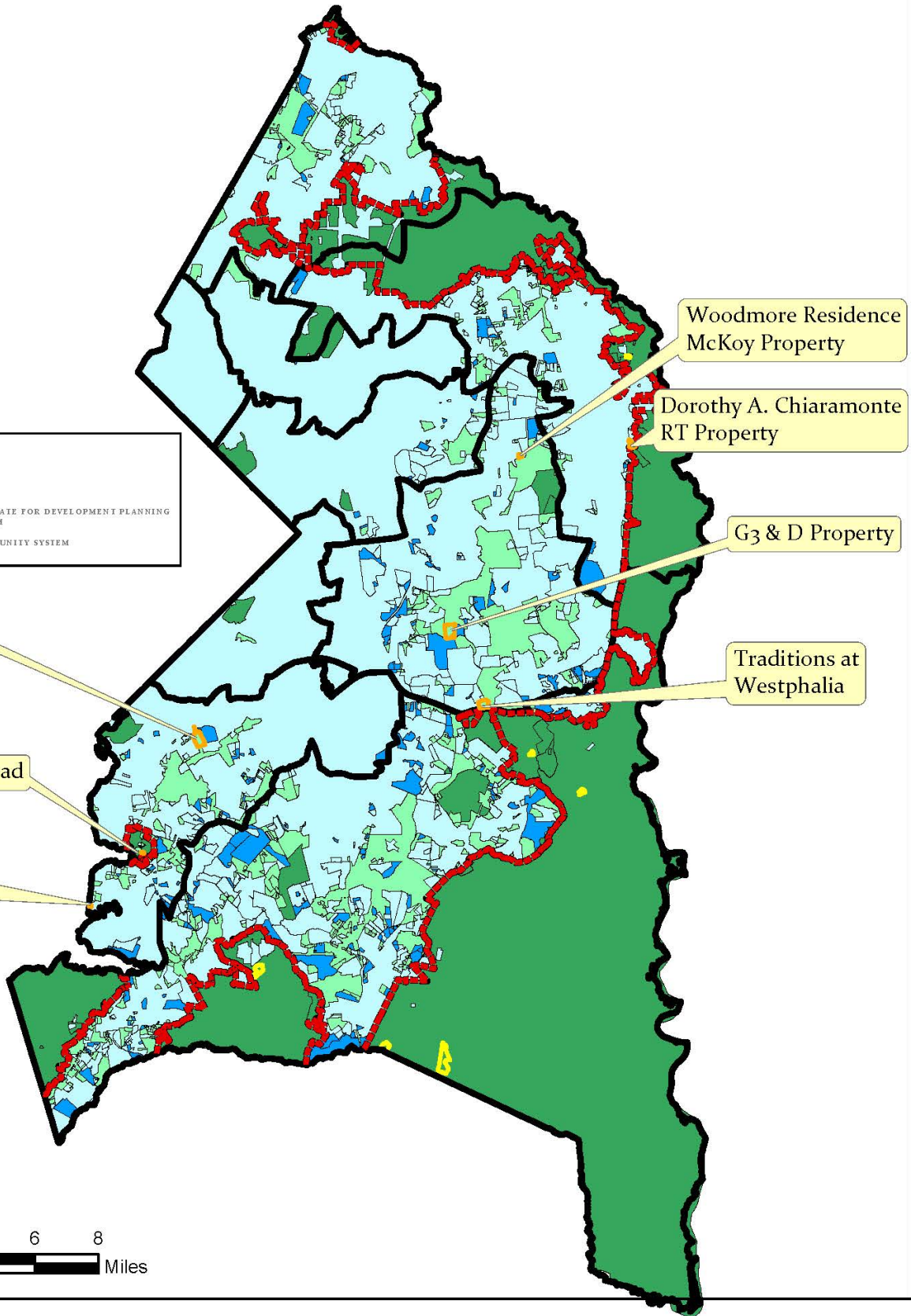
Hatton Point Road Properties

Woodmore Residence
McKoy Property

Dorothy A. Chiamonte
RT Property

G3 & D Property

Traditions at
Westphalia



**Staff Report
September 2020 Cycle
Amendments to the 2018 Water and Sewer Plan**

Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
Parkway (0)					
Blue Plains (0)					
Western Branch (4)					
4	20/W-01 Dorothy A. Chiaramonte RT Property	5 to 4	4		3
6	20/W-02 Woodmore Residence McKoy Property	5 to 4	4		7
6	20/W-03 G3 & D Property	5 to 4	5		11
6	20/W-04 Traditions at Westphalia	5 to 4	5		15
Piscataway (2)					
8	20/P-07 Miller Property	5 to 4	4		19
8	20/P-08 10400 Livingston Road	S5 to S4	Defer		23
Mattawoman (0)					
Total Applications (6)					
<u>Countywide Redesignations</u>					
8	Hatton Point Road Properties	S5 to S3	S3		27

**Staff Report
September 2020 Cycle
Amendments to the 2018 Water and Sewer Plan**

Summary of Proposals by Council Districts

<u>Proposals</u>	4	6	8	<u>Totals</u>
Single Family	9	97	190	296
TH		290		290
Office Space				
Retail Space		1		1
Storage Facility				
Warehouse				

September 11, 2020

20/W-01
DOROTHY A. CHIARAMONTE
RT PROPERTY



Angela D. Alsobrooks
County Executive

Dorothy A. Chiamonte RT Property WSSC Grid 204&5 NE14

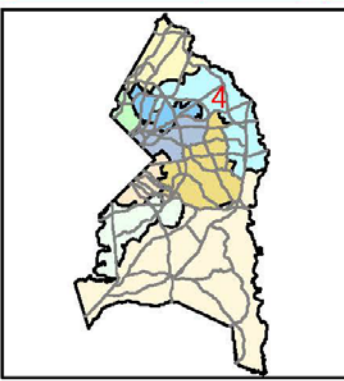
Category 5 to 4

September 2020 LA Cycle
Application: 20/W-01



RAILROADS
 Streets
 Septic1
 Envelope
 a 2008
BUILDINGS
 Property
 streams
 PONDS
 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



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

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:** 9 single-family detached dwelling units
Location: Southeast quadrant of the intersection of U.S. 301 and Mill Branch Road in Bowie.
Tax Map: 55 E-4 **Parcels:** 36 & 60 **Size:** 18.05 acres
Zoning: R-A (Residential-Agricultural) **200'-sheet:** 204/205NE14
Growth Boundary: Yes **SGA Tier:** 2
Watershed: Middle Patuxent River **Sewer Basin:** Western Branch
CBCA: No **Council District:** 4
Applicant/Owner: Dorothy A. Chiaramonte Revocable Trust (RT) Property by Michael J. Chiaramonte, Co-Trustee
Builder: TBD
Correspondent: Thomas H. Haller, 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 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.

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

Master Plan: The 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B Land Use Map places the subject property in the Residential, Rural areas. The intended uses are for sparse development alongside farming, raising livestock, recreation, and preservation of scenic and environmental attributes.

Green Infrastructure Plan: The site is within the centrally located Regulated area associated with on-site stream resources and accompanying Evaluation areas.

Historic Site and Districts Plan: There are no historic sites or resources on or adjacent to

the subject property.

Zoning: The 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B retained the subject properties in the R-A (Residential Agricultural) Zone.

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

Subdivision Status: The subject property is known as Parcel 36 and Parcel 60. A preliminary plan of subdivision will be required. All major subdivision lots would be required to be served by public sewer.

6. **M-NCPPC:** The subject property is located at the intersection of Mill Branch Road and Crain Highway. A large portion of the subject property falls within the public right-of-way. Vehicular access will be provided from Mill Branch Road. Crain Highway and the portion of Mill Branch Road that falls within the public right-of-way are designated freeways per the *2009 Approved Countywide Master Plan of Transportation* (MPOT). Future development may require coordination with SHA. The portion of Mill Branch Road that fronts the subject property is a planned shared roadway per the MPOT. Fire/EMS service to the property is provided by Northview Fire/EMS Company #816. Police service is provided by Police District II. According to PGAtlas, the site contains potentially existing regulated environmental features (REFs) including a stream with two tributaries and associated buffers. The predominant soils found to occur on this site are Collington-Wist complexes, Adelpia-Holmdel complex and Shrewsbury loam. Potential Forest Interior Dwelling Species (FIDS) are mapped across much of the site.
7. **WSSC comments:**

Water: The nearest mains are the existing 16" and 12" water mains located on the west side of Crain Highway (US 301) at the intersection of Excaliber Road. Connecting to such may require specialty valves to be installed to mitigate high water pressures across the site.

Sewer: Average wastewater flow: 2,520 GPD. A sewer extension is required to serve the property. This extension would connect to the existing 21" sewer located on the east side of Crain Highway (US 301), approximately 1,400 feet south of the property. This extension has been conceptually approved for design for WSSC Project #DA4788A08, for the proposed Mill Branch Shopping Center located just north of this site.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** The subject property is located at the southeast quadrant of Crain Highway (US 301) and Mill Branch Road. US 301 is a state-maintained roadway. Coordination with State Highway Administration is required. Mill Branch Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards, scenic and historic rural residential road, is required.
10. **City of Bowie:** Pending at this time.

20/W-02
WOODMORE RESIDENCE
MCKOY PROPERTY

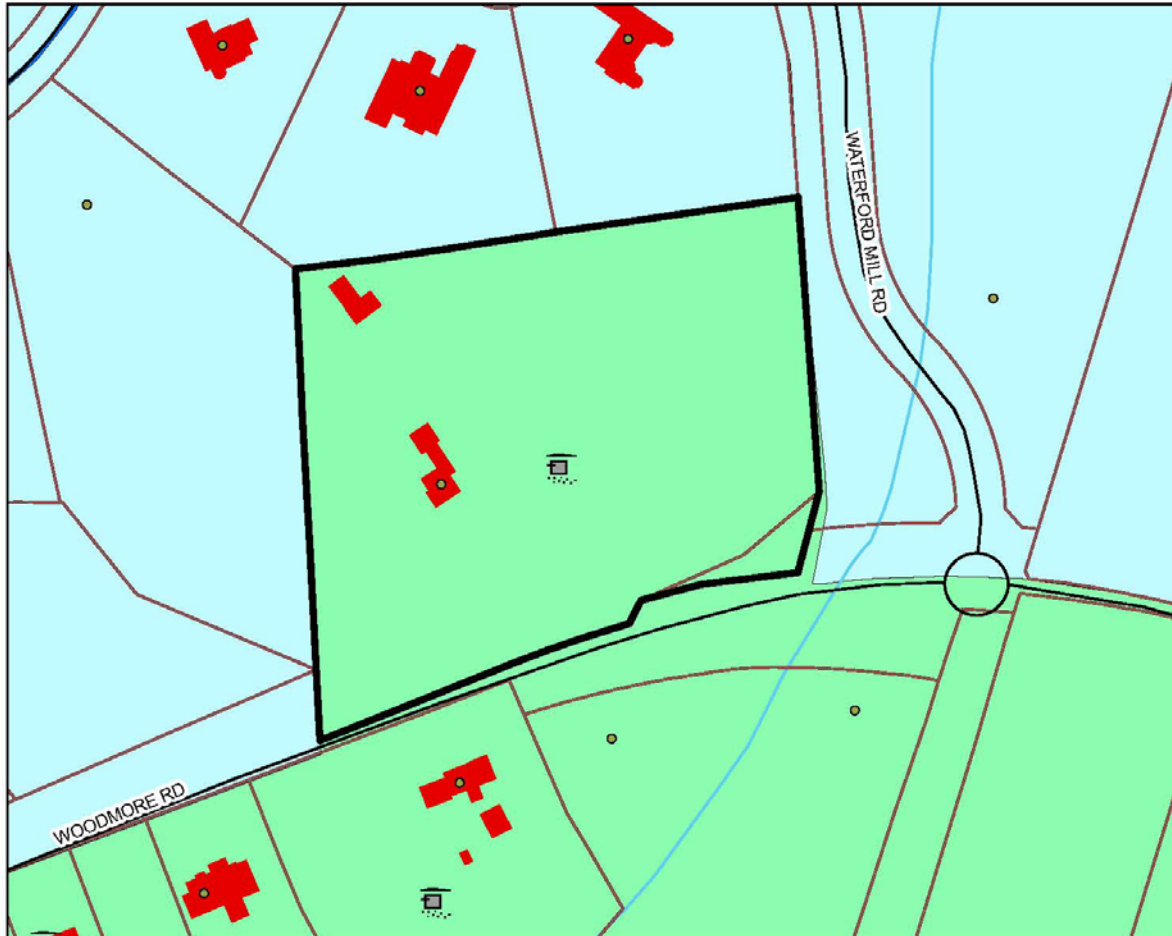


Woodmore Residence McKoy Property WSSC Grid 204NE11

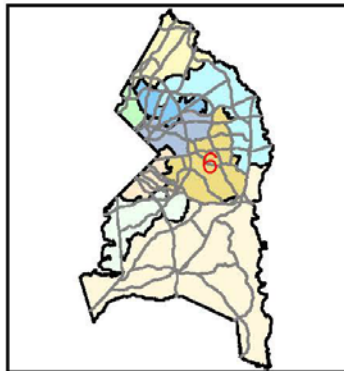
Category 5 to 4



September 2020 LA Cycle
Application: 20/W-02



- RAILROADS
- Streets
- Septic
- Envelope
- a2008
- BUILDINGS
- Property
- streams
- PONDS
- 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



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



J:\Water_Sewer\MKD\Tony's MKD's\Maps

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:** One 16,000 SF single-family detached dwelling
Location: 12910 Woodmore Road, at the northwest intersection of Woodmore Road and Waterford Mill Road in Bowie.
Tax Map: 62 B-1 **Parcels:** 3 & 69 **Size:** 7.13 acres
Zoning: R-A (Residential-Agricultural) **200'-sheet:** 204NE11
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Northeast
Branch Sewer Basin: Western Branch **Council District:** 6
Applicants/Owners: Lola McKoy and Norman McKoy
Engineer: CAS Engineering
Architect/Engineer: Jones & Boer Architects/CAS Engineering
Correspondent: Jared Carhart, CE, CAS Engineering, 303.217.1152

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. Aerial views reflect two houses on Parcel 3 that are expected to be razed.

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 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.

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

Master Plan: The 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning Areas 71A, 71B & 74B places the subject property in the Residential low category.

Green Infrastructure Plan:

Historic Site and Districts Plan: The subject property is not adjacent to any historic sites or resources.

Zoning: The 2006 Approved Master Plan for Bowie and Vicinity and SMA for Planning

Areas 71A, 71B & 74B retained the subject property in the Residential Agricultural (R-A) Zone.

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

Subdivision Status: The subject property is known as Parcel 3. Development exceeding one single-family dwelling or 5,000 square feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision and all major subdivision lots would be required to be served by public sewer.

6. **M-NCPPC:** The subject property is located on Woodmore Road, directly west of its intersection with Waterford Mill Road. The portion of Woodmore Road that fronts the subject property is designated as an arterial road per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The portion of Woodmore Road that fronts the subject property is a planned side path per the MPOT. Fire/EMS service is provided by St. Joseph's Fire/EMS Company #806. Police service is provided by Police District II. Predominant soils found to occur on this site are Marr-Dodon complexes, and Collington-Wist complexes.
7. **WSSC comments:**

Water: An 8" water main extension along Woodmore Road is required to serve the property. There is a 6" water line that can be utilized for the extension connection if it is upgraded to an 8." The 8" will be required to provide fire hydrant protection.

Sewer: Average wastewater flow: 302 GPD. An extensive and complex low-pressure sewer system (LPSS) exists that this project proposes to extend. WSSC will require a System Planning Forecast (SPF) to determine if the sewer extension is even feasible along Woodmore Road. Approval may or may not be granted for extension pending the results of the SPF. A 1,050' low-pressure sewer system extension will be required to serve the property along Woodmore Road. Final alignment may change during the SPF.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Woodmore Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards for an urban arterial road is required.
10. **City of Bowie:** Pending at this time.

20/W-03
G3 & D PROPERTY



Angela D. Alsobrooks
County Executive

G3 & D Property WSSC Grid 204SE09

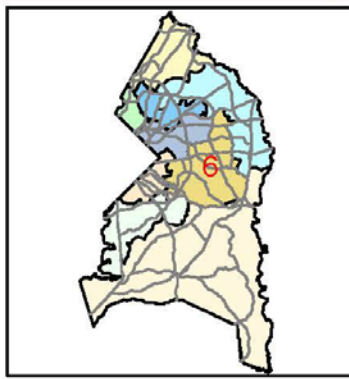
Category 5 to 4

September 2020 LA Cycle
Application: 20/W-03



RAILROADS
 Streets
 Septic
 Envelope
 a 2008
BUILDINGS
 Property
 streams
PONDS
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



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

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, and water transmission is dependent on CIP Project W-84.02 with no guarantee of a completion date.

3. **Development proposal:** 50+ single-family detached dwelling units with a minimum 2,200 SF of livable space and a minimum sales price of \$475,000; 290+ single-family attached townhouse dwelling units with a minimum 1,600 SF of livable space and a minimum sales price of \$275,000; and undetermined commercial retail space not to exceed 12,500 SF.

Location: 10706 Westphalia Road, approximately 2,100 feet west of Ritchie Marlboro Road in Upper Marlboro.

Tax Map: 83 B-4	Parcel: 25	Size: 79.82 acres
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Zoning: R-M and L-A-C (Mixed Residential Types and Local Activity Center)

200'-sheet: 204SE09	Growth Boundary: Yes	SGA Tier: 2
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Watershed: Western Branch	Sewer Basin: Western Branch
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CBCA: No	Council District: 6
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Applicant/Owner: G3 & D, LLC by Dorothy Alexander, Member

Builder: TBD

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 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.

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

Master Plan: The 2007 Westphalia Approved Sector Plan and SMA recommends Low-Density Residential for the subject area.

Green Infrastructure Plan: The site is within one centrally located branching Regulated

area associated with on-site stream resources and accompanying Evaluation areas.

Historic Site and Districts Plan:

Zoning: The 2007 Westphalia Approved Sector Plan and SMA reclassified the subject property into the R-M and L-A-C Zones.

Permit: The following permits are noted for the subject property: 9064-2002-RGU for an addition.

Subdivision Status: The subject property is known as Parcel 95. A preliminary plan of subdivision will be required. All major subdivision lots would be required to be served by public sewer.

6. **M-NCPPC:** The subject property is located on Westphalia Road, approximately 0.35 miles west of the intersection of Westphalia Road and Ritchie Marlboro Road. The portion of Westphalia Road that fronts the subject property is a designated collector road per the 2009 Approved Countywide Master Plan of Transportation (MPOT). MC-631 is a future planned master plan collector road that is planned to run north-south through the subject property. Fire/EMS service to the subject property is provided by Forestville Fire/EMS Company #823. Police service is provided by Police District II. The site contains potentially existing regulated environmental features (REFs) including a stream with four major tributaries and associated buffers. The predominant soils found to occur on this site are Marr-Dodon complexes, Westphalia and Dodon soils, Widewater and Issue soils, Croom-Marr complexes, and Dodon fine sandy loam soils. Potential Forest Interior Dwelling Species (FIDS) are mapped across much of the site.
7. **WSSC comments:**

Water: This project is in the Prince George's High Zone Water Transmission Dependency area. This project is dependent upon W-84.02, in the adopted FY21-26 CIP and is planned to provide the additional transmission capacity required to serve the new developments. WSSC cannot guarantee the project completion date. A 16" water line in Westphalia Road abuts the property.

Sewer: Average wastewater flow: 77,000 GPD. An approximate 5,000' sewer extension is required to serve the property. Approximately 4,000' of the sewer extension would be CIP-sized sewer. This extension would connect to an existing 18" sewer along Turkey Branch and would abut many properties in addition to the applicant's. Easements would be required.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Westphalia Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards for an urban 4-lane collector roadway is required.

20/W-04
TRADITIONS AT
WESTPHALIA

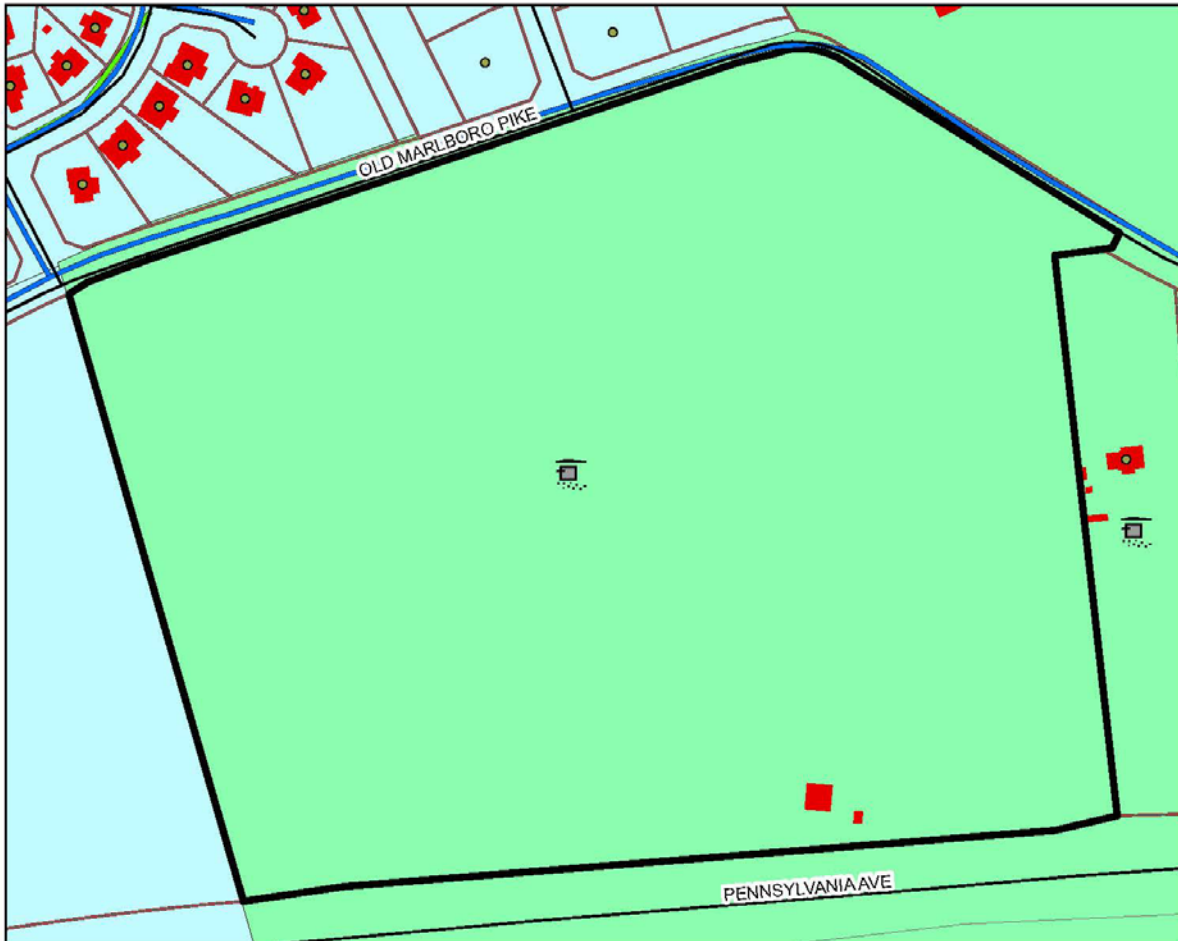


Angela D. Alsobrooks
County Executive

Traditions at Westphalia WSSC Grid 207SE10

Category 5 to 4

September 2020 LA Cycle
Application: 20/W-04



RAILROADS

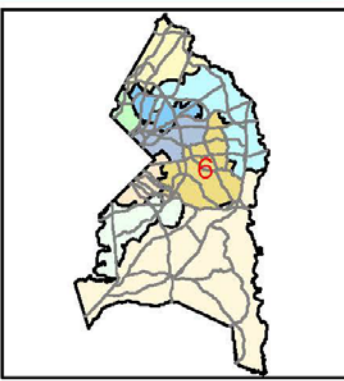
- Streets
- Septic1
- Envelope
- a 2008

BUILDINGS

- Property
- streams
- PONDS
- 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



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

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:** 46 single-family detached dwelling units with a minimum 2,500 SF of livable space and a minimum sales price of \$475,000.

Location: 11600 block of Old Marlboro Pike, southside of Old Marlboro Pike at the intersection of Charles Hill Boulevard, in Upper Marlboro.

Tax Map: 100 E-3

Parcel: 9

Size: 43.24 acres

Zoning: R-E (Residential-Estate)

200'-sheet: 207SE10

Growth Boundary: Yes

SGA Tier: 1

Watershed: Western Branch

Sewer Basin: Western Branch

CBCA: No

Council District: 6

Applicant: Prosperity Senior Communities, LLC by Victor White, Project Manager

Owner: Clagett Family Farm, LLC by Robert Y. Clagett, Jr., Managing Partner

Builder: TBD

Correspondent: Thomas H. Haller, 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 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.

Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 1.

Master Plan: *The 2007 Westphalia Approved Sector Plan and SMA* recommends Public/Private Open Space for the subject area.

Green Infrastructure Plan: The site is within one centrally located Regulated area associated with on-site stream resources and accompanying Evaluation areas.

Historic Site and Districts Plan: The subject property is adjacent to the Charles Hill Historic Site (78-017) and the Cottage and Outbuildings Historic Site (78-000-18). Any development application will have to be reviewed by the Historic Preservation Commission

at the time of submission.

Zoning: *The 2007 Westphalia Approved Sector Plan and SMA* retained the subject property in the R-E Zone

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

Subdivision Status: The subject property is known as Parcel 9. A preliminary plan of subdivision will be required. All major subdivision lots would be required to be served by public sewer.

6. **M-NCPPC:** The subject property is located on William Beans Road, approximately 1.10 miles southeast of the interchange of Pennsylvania Avenue (MD-4) and Woodyard Road. The portion of William Beans Road that fronts the subject property runs parallel to Pennsylvania Avenue and is a designated master plan collector road. The portion of William Beans Road that fronts the subject property is a planned shared roadway. In the immediate vicinity of the property, Marlboro Pike is a planned bike and South Osbourne Road and Old Marlboro Pike are planned shared roadways. Fire/EMS service is provided by Brandywine Fire/EMS Company #820. Police service is provided by Police District V. The site contains potentially existing regulated environmental features (REFs) including a stream with tributaries and associated buffers. Predominant soils found to occur on this site are Marr-Dodon complexes, and Collington-Wist complexes. Potential Forest Interior Dwelling Species (FIDS) are mapped across much of the site.

7. **WSSC comments:**

Water: An existing 16" water line in Old Marlboro Pike abuts the property. Construction of local mains to service the proposed subdivision will involve the removal of trees.

Sewer: Average wastewater flow: 12,586 GPD. An approximate 3,000' gravity sewer extension is required to serve the property. This extension would connect to an existing manhole on an 8" sewer along Old Peachtree, and would abut approximately 22 properties in addition to the applicant's. Easements would be required. Construction of this extension would involve the removal of trees.

8. **Health Department comments:** This office has no objection to the category change.

9. **DPIE (Central District) comments:** Old Marlboro Pike is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards for an urban 4-lane collector roadway is required.

20/P-07
MILLER PROPERTY

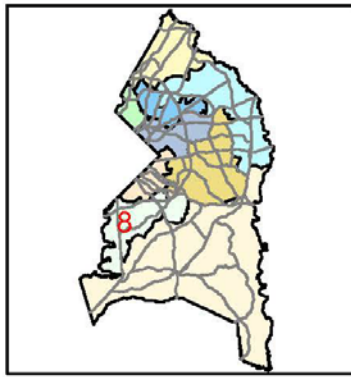
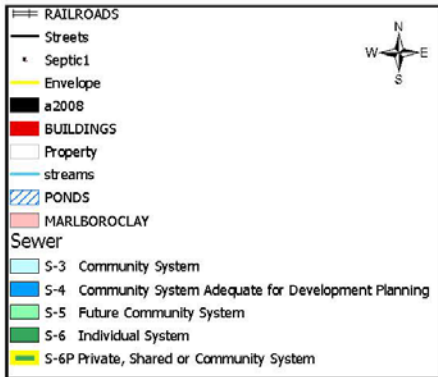
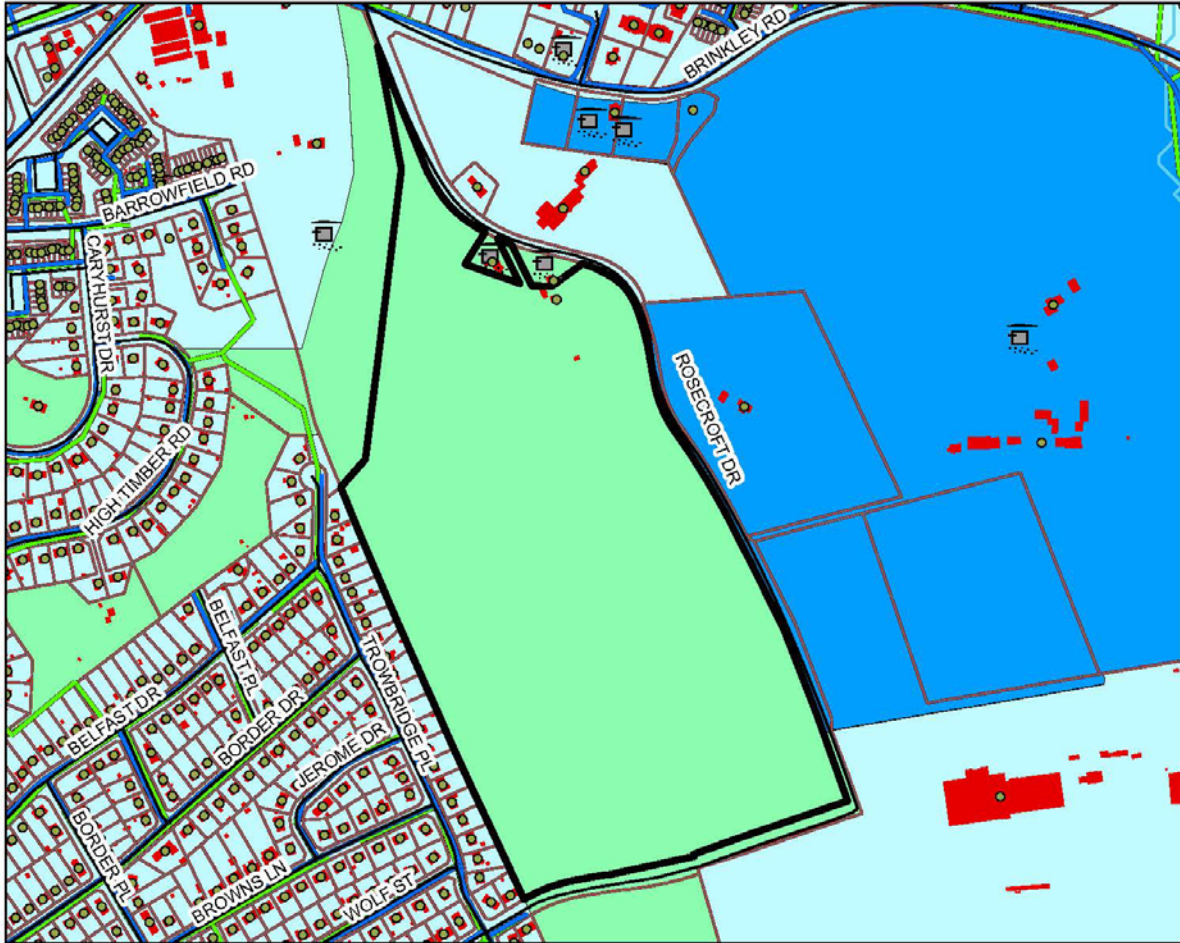


Angela D. Alsobrooks
County Executive

Miller Property WSSC Grid 209SE03

Category 5 to 4

September 2020 LA Cycle
Application: 20/P-07



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

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:** 189 single-family detached dwelling units with a minimum 2,000 SF of livable space and a minimum sales price of \$400,000.
Location: 6209 Rosecroft Drive at the south intersection of Brinkley Road and Rosecroft Drive in Fort Washington.

Tax Map: 96 E-4	Parcel: 310	Size: 87.14 acres
Zoning: R-R (Rural Residential)	200'-sheet: 208/209SE02/03	
Growth Boundary: Yes	SGA Tier: 2	Watershed: Henson Creek
Sewer Basin: Piscataway (Broad Creek)		CBCA: No
Council District: 8		

Applicant/Owner: Brinkley Road Associates LLC, by James J, Vecchiarelli, Manager
Builder: TBD
Correspondent: Greg Micit, Planner, Soltesz, 301.794.7555

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 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends developing these undeveloped parcels north of Rosecroft Raceway and conceptualizes residential-focused mixed-use on the property. The plan promotes phased redevelopment with appropriate infrastructure improvements.
Green Infrastructure Plan: A small area located in the northwest corner of the site is mapped with a Regulated area. Much of the remaining site is located within Evaluation areas associated with regulated streams.

Historic Site and Districts Plan: The subject property is adjacent to the Kildare Historic Site (76B-008). Any new construction would have to be reviewed by the Historic Preservation Commission unless the Kildare environmental setting is revised.

Zoning: *The 2006 Approved Master Plan and SMA for the Henson Creek-South Potomac Planning Area* retained the subject property in the Rural Residential (R-R) Zone.

Permit: The following permits are noted for the subject property: 44758-2007-RZ for a Raze permit.

Subdivision Status: The subject property is known as Parcel 310. A preliminary plan of subdivision will be required. All major subdivision lots would be required to be served by public sewer.

6. **M-NCPPC:** The subject property is fronted by Rosecroft Drive along its eastern and northeast frontage and Rosecroft Boulevard along its southern frontage. The property is located approximately 0.25 miles south of the interchange of I-95 and St. Barnabas Road. In the immediate vicinity of the property, Brinkley Road, St. Barnabas Road, and Bock Road are planned bike lanes per the MPOT. Fire/EMS service to the subject property is provided by Oxon Hill Fire/EMS Company #821. Police service is provided by Police district IV. The site contains existing regulated environmental features (REFs) such as 100-year floodplain, streams, wetlands, or their associated buffers. There are woodland conservation areas also recorded on this site. Unsafe soils containing Christiana complexes or Marlboro Clay are not mapped on this site. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site.
7. **WSSC comments:**

Water: A 200' water extension is required to serve the property. This extension would connect to a 10" water main in Brinkley Road.

Sewer: Average wastewater flow: 53,000 GPD. A 100' sewer extension is required to serve most of the property. This extension would connect to an 8" sewer main in Rosecroft Boulevard. A 200' sewer extension is required to serve the rest of the property. This extension would connect to an 8" sewer main in Brinkley Road.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The subject site access from Rosecroft Drive and the proposed development of 189 units has an approved Site Development Concept #55045-2017 which covers the site demolition. Applicant is to apply for a site development permits and all of the appropriate entitlement approvals.

20/P-08
10400 LIVINGSTON ROAD

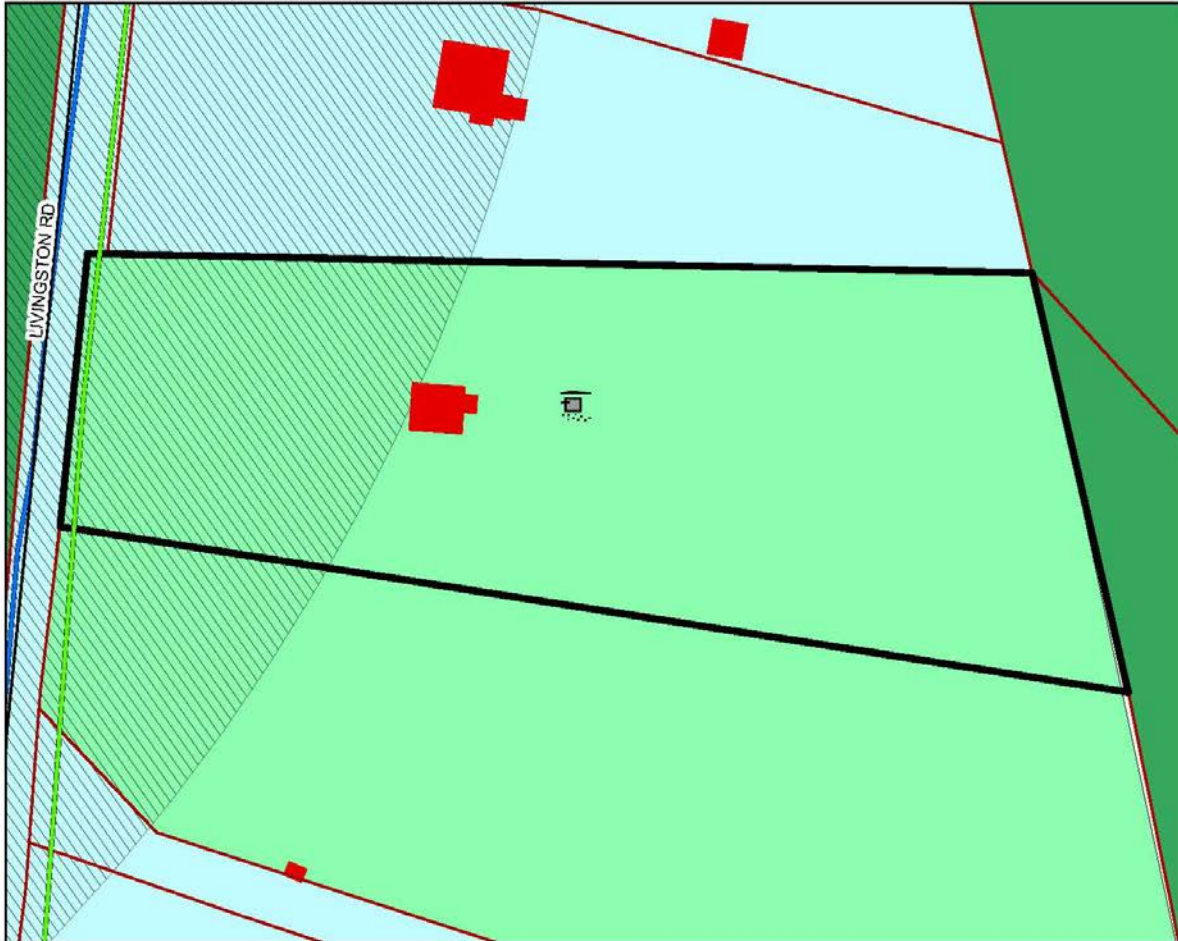


Angela D. Alsobrooks
County Executive

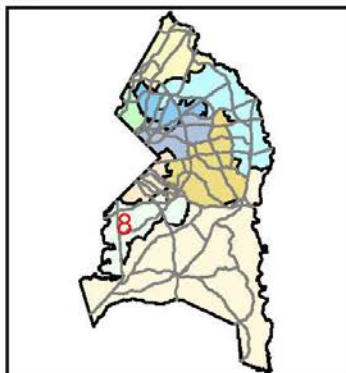
10400 Livingston Road WSSC Grid 213SE01

Category S5 to S3

September 2020 LA Cycle
Application: 20/P-08



- RAILROADS
- Streets
- Water Lines
- Sewer_Grav
- Septic
- Envelope
- 10400_Livingston_Road
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- 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



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



J:\Water_Sewer\MKD\Tony's MKD's\Maps

1. **Request:** Sewer Category change from 5 to 3
2. **CE Recommendation:** Defer application - Enforcement Action #51281-2019-0 regarding matters related to the CBCA is on-going and needs resolution before further advancement to Sewer Category 3.

3. **Development proposal:** One single-family detached dwelling with a minimum 2,400 SF of livable space.

Location: 10400 Livingston Road, Fort Washington

Tax Map: 122 F-2

Parcel: 70

Size: 2.0 acres

Zoning: R-E (Residential-Estate)

200'-sheet: 213SE01

Growth Boundary: No

SGA Tier: 3

Watershed: Broad Creek

Sewer Basin: Piscataway (Broad Creek)

CBCA: Yes

Council District: 8

Applicant/Owner: Romeny Garcia

Builder: FOJ Remodeling, LLC.

Correspondent: Romeny Garcia, 571.337.9461

4. **Water and Sewer Plan Administrator:** Prior to Plan 2035, the property was located inside the Sewer Envelope, in a category designated for future sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area. However, Plan 2035 redesignated the developed property to outside the Sewer Envelope, in the Rural and Agricultural Tier, and within Sustainable Growth Act Tier 3. The 2018 Water and Sewer Plan reflects exceptions for certain developed properties in the Broad Creek area (Appendix 2-2). The front portion of the property lies within the CBCA.

2018 Water and Sewer Plan: The property will be an exception having pre-dated the 2018 Water and Sewer Plan in Sewer Category 5, and Water Category 3. It is generally consistent with criteria established in the 2018 plan relating to proximity to existing or funded public water and sewer systems. The 2018 Water and Sewer Plan recommends properties designated for public water and sewer to be developed on the public systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities. Public water and sewer lines outside the Sewer Envelope are considered “controlled access.” Extension of and connection to such lines must be approved via the Water and Sewer Plan.

5. **Plan Prince George’s 2035:** The subject property is in the Rural and Agricultural Growth Policy Area.

Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 3.

Master Plan: The 2006 Approved Master Plan for Henson Creek and Potomac South recommends Residential, Rural Character land use on the subject property.

Green Infrastructure Plan: The site is entirely mapped within a Regulated area which is comprised of an area located within the CBCA, R-C-O zone.

Historic Site and Districts Plan: The subject property is adjacent to the harmony Hall Historic and National Register Site (84-024-11) and the Broad Creek Prince George’s

County and National register Historic District (84-024-00).

Zoning: The 2006 Approved Master Plan and SMA for the Henson Creek-South Potomac Planning area retained the subject property in the R-E Zone. The 2015 CBCA re-classified a portion of the subject property in the resource conservation (R-C-O) Zone. There is a pending CBCA Conservation Plan CP-20002 for expansion of the existing single-family dwelling on the subject property.

Permits: Permit #31522-2019-RGU for an addition of an attached garage and #31522-2019-RGU-01 for owner change.

Subdivision Status: The subject property is known as Parcel 70, recorded in Liber 42707 Folio 219. Development exceeding one single-family dwelling or 5,000 square feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision.

6. **M-NCPPC:** The subject property is located on Livingston Road, approximately 0.40 miles north of the intersection of Livingston Road and Fort Washington Road. Fire/EMS service is provided by Allentown Fire/EMS Company #847. Police service is provided by Police District VII. The site is partially located within the CBCA Resource Conservation Overlay Zone (R-C-O). This site has an Enforcement Action (51281-2019-0) from clearing trees in the CBCA and outside the CBCA. This site is currently going through an on-going correction order.
7. **WSSC comments:**
Water: W-3; Existing connection
Sewer: Average wastewater flow: 280 GPD. An existing 8" sewer in Livingston Road abuts the property.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The subject site has access from Livingston Road. Applicant is to apply for a site development concept, site development permit, and all of the appropriate entitlement approvals at the time of future development.

COUNTYWIDE REDESIGNATIONS



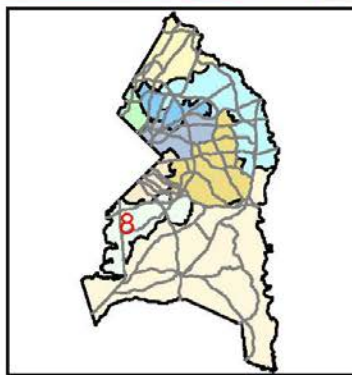
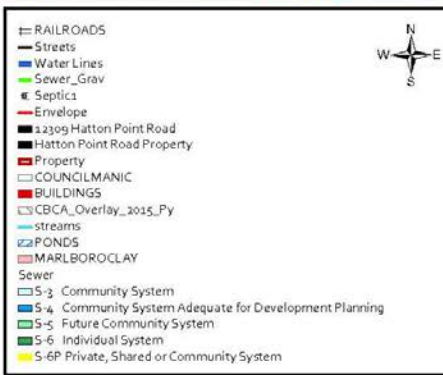
Angela D. Alsobrooks
County Executive

Hatton Point Road Properties WSSC Grid 216SW01

Redesignated to
Category S3



September 2020 LA Cycle
Application: 20/P-09



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



J:\Water_Sewer\MKD\Tony's MKD\Maps

1. **DPIE Request:** Amend Sewer Category designations from Category 5 to Category 3, and remove the septic shapefile as appropriate and as confirmed by WSSC sewer connection and hook-up records and the County Health Department records.

2. **CE Recommendation:** Amend to Category 3 – Community System. Amend Water and Sewer Category maps to reflect appropriate uses.

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.
Locations: Council District 8
Subdivisions: Specific subdivisions or existing residential lots and residential parcels as identified by attached maps.
Zoning: R-E (Residential-Estate) **200'-sheet:** 216SW02/01
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Broad Creek
Sewer Basin: Piscataway **CBCA:** Yes **Council District:** 8

4. **Water and Sewer Plan Administrator:** These existing residential lots and residential parcels are located inside the Sewer Envelope, within the Growth Policy Area, and designated Tier 2 under the Sustainable Growth Act. In most instances, the developed lots and parcels are positioned and eligible to connect to the public water and sewer.

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:** Not required for this request
Sustainable Growth and Agricultural Preservation Act: The subject properties are currently located within Sustainable Growth Act Tier 2 – planned for connection.

6. **M-NCPPC:** Not required for this request.

7. **WSSC comments:** Water and sewer connection confirmations received. These residential lots along Hatton Point Road are designated Water Category 3.

8. **Health Department comments:** Not required for this request.

9. **DPIE (South District) comments:** Not required for this request.

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