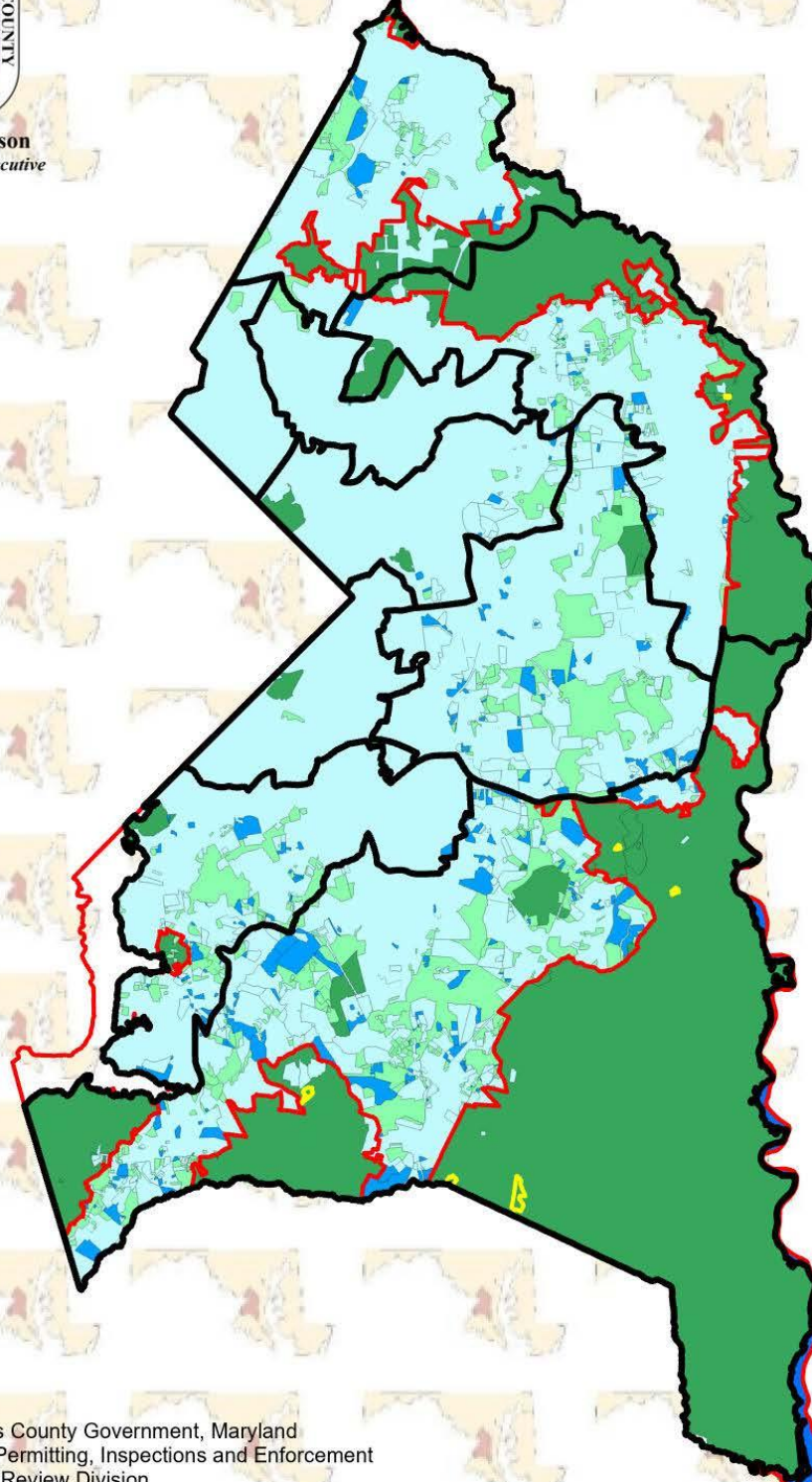




**Tara H. Jackson**  
*Acting County Executive*

**Staff Report**  
**March 2025 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  
March 2025 Cycle  
Amendments to the 2018 Water and Sewer Plan

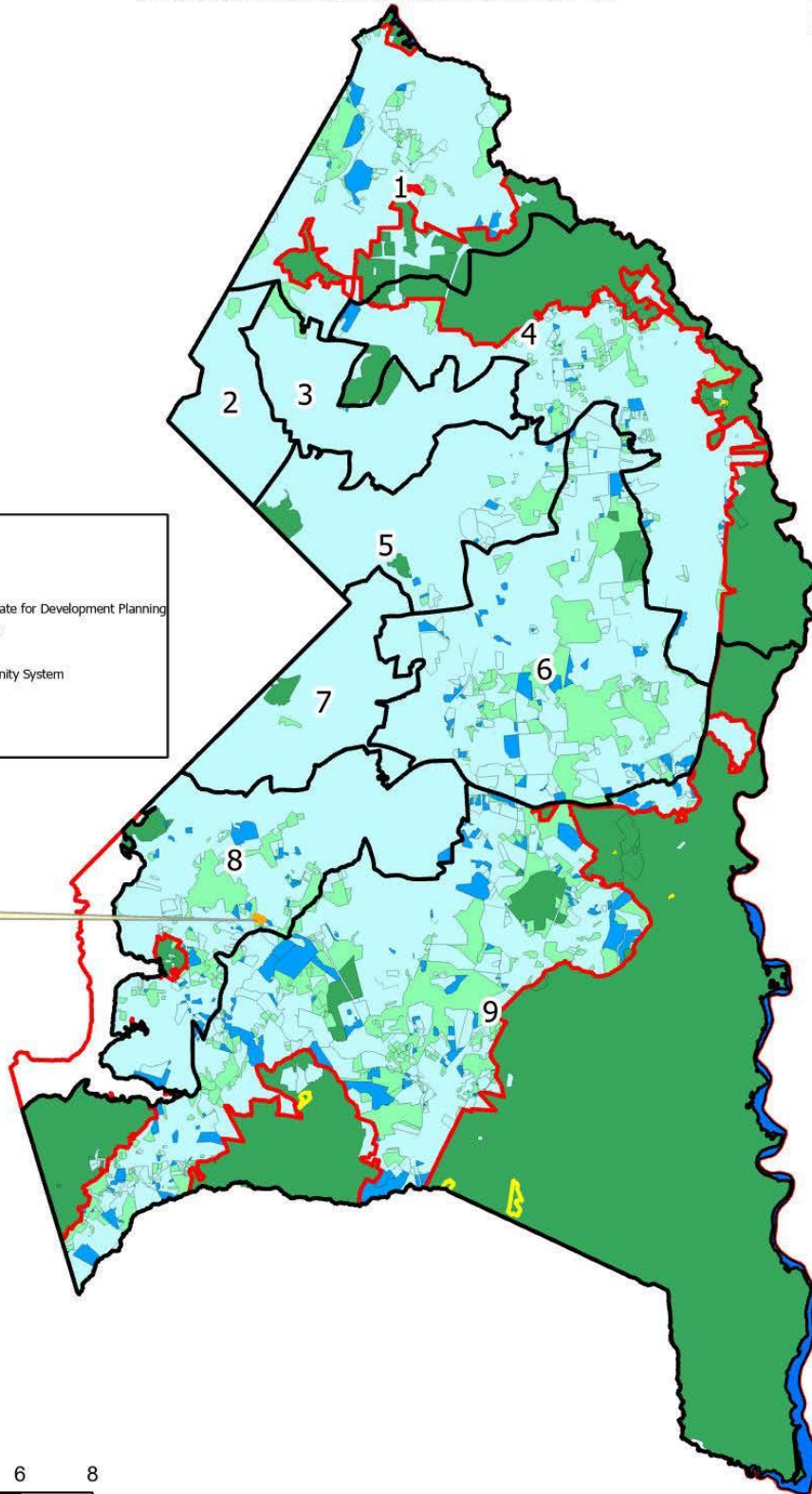


 COUNCILMANIC

**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
-  Envelope
-  Allentown Villas

Allentown Villas



**Staff Report**  
**March 2025 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><u>Parkway (0)</u></b>				
	<b><u>Blue Plains (0)</u></b>				
	<b><u>Western Branch (0)</u></b>				
	<b><u>Piscataway (1)</u></b>				
<b>8</b>	24/P-06 Allentown Villas	5 to 4	4	<b>Dec 24</b>	3
	<b><u>Mattawoman (0)</u></b>				
	<b>Total Applications (1)</b>				
	<b>Countywide Redesignations/Map Amendments/Water &amp; Sewer Connection Confirmations</b>				6
<b>8</b>	9124 Allentown Road (1)	5 to 3	3		
<b>8</b>	Sunset View/Roland Lane (5)	S5 to S3	S3		
	<b>Total Redesignations (6)</b>				

Summary of Proposals by Council Districts

8

<u>Proposals</u>		<u>Totals</u>
Single-Family Detached Unit	10	10
Townhouse Unit		
Church		

March 24, 2025

**24/P-06**  
**ALLENTOWN VILLAS**





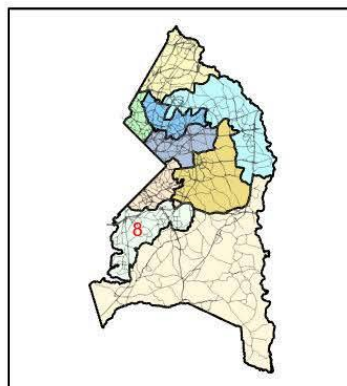
Tara H. Jackson  
Acting County Executive

## Allentown Villas

### WSSC Grid 212SE03

Category Change  
5 to 4

March 2025 LA Cycle  
Application 24/P-06



190 95 0 100 380 570 760  
Feet



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 4 – Community System Adequate for Development Planning.
3. **Development proposal:** 10 single-family homes with a minimum 2,200 SF of livable space and a minimum sales price of \$350,000.  
**Location:** 9005 & 9021 Allentown Road, west side of Allentown Road approximately 1000 feet south of Alderton Avenue in Fort Washington.  
**Tax Map:** 115 A-3    **Parcels:** 117 & 230    **Size:** 10.80A    **Zoning:** RE (Residential Estate)  
**200'-sheet:** 212SE03    **Growth Boundary:** Yes    **SGA Tier:** 2  
**Watershed:** Hunters Mills    **Sewer Basin:** Piscataway  
**Council District:** 9  
**Applicant:** Norman D. Rivera, Esq., on behalf of Manchester Partners, LLC, 301.580.3287  
**Owner:** Manchester Partners, LLC by Timothy S. Hogan, Partner, 443.223.4719  
**Architect/Engineer:** Caruso Homes and Dewberry  
**Builder:** To be determined  
**Correspondent:** Norman D. Rivera, Esq., 301.580.3287
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 – Planned for public sewer service, and within the Growth Boundary. The proposed development of 10 single-family homes is consistent with the applicable Land Use Plan.  
  
**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, within SGA Tier 2 and within the Growth Boundary 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 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* recommends residential, low-density land use on the subject property; defined as residential areas of primarily single-family detached dwellings.  
**Green Infrastructure Plan:** The northwestern corner of the site has a Regulated Area with the remaining on-site area identified as an Evaluation Area.  
**Historic Site and Districts Plan:** There are no historic sites or resources on or adjacent to the property. The Sellner Family Cemetery (76B-069) adjoins the property to the south.  
**Archeology:** A Phase I archeology survey will be recommended on the property if it is subdivided.  
**Zoning:** The Approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-E Zone to the RE Zone.

**Permit:** None

**Subdivision Status:** The proposed development of 10 single-family attached dwelling units on the subject property requires the approval of a preliminary plan of subdivision (PPS).

6. **M-NCPPC:** Allentown Road is defined as collector road C-718, with an ultimate right-of-way of 80 feet that can accommodate two to four vehicular travel lanes at buildout. The *2006 Master Plan for the Henson Creek-South Potomac Area* proposes bicycle lanes along Allentown Road. Sidewalks are absent from both sides of the street. All future development along Allentown Road may require coordination with the Prince George's County DPIE and DPWT. Rights-of-way will be evaluated at time of subdivision for appropriate dedication. The subject property is served by Police District IV, and Allentown Fire Station #832. An approved TCP2 will be required with any DRD applications and will be required at time of permit by DPIE. Potential forest interior dwelling species (FIDS) are mapped on-site. Care should be made at time of design to target preservation of woodlands to the fullest extent possible within the Evaluation Area of the Green Infrastructure Network.
7. **WSSC comments:**  
**Water:** A 16" water line in Allentown Road abuts the property (Contract No. 1959-3543). There is a Pre-stressed Concrete Cylinder Pipe (PCCP) water main in the vicinity; the proposed development would be tying into this water main. Therefore, during Phase 2 design, special precautions need to be made to address the issue of the material of the existing water main. This may include replacing sections of PCCP piping with Ductile Iron piping.  
**Sewer:** Average wastewater flow: 2,800 gpd. A 6" sewer line in Allentown Road abuts the property (Contract No. 1970-4523A).
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The applicant must apply for a site development concept, site development permits and all the appropriate entitlements, including the building permits. Applicant is to dedicate and improve along its road frontages.



**COUNTYWIDE  
REDESIGNATIONS/  
MAP AMENDMENTS/  
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 parcels.  
**Location:** Allentown Road, Sunset View & Roland Lane, Fort Washington  
**Subdivisions:** N/A  
**Zoning:** RE (Residential Estate )                      **200'-sheet:** 212SE03, 213SE02  
**Growth Boundary:** Yes                                      **SGA Tier:** 2 (will be upgraded to 1)  
**Watersheds:** Hunters Mill, Broad Creek              **Sewer Basin:** Piscataway  
**Council District:** 8
4. **Water and Sewer Plan Administrator:** These existing residential lots and parcels are designated Water and Sewer Category 5, located inside the Sewer Envelope, within the Growth Boundary and designated Tier 2 under the Sustainable Growth Act – Planned for public sewer service. In these instances, the developed residential lot or parcel is connected to the public gravity sewer (and water) or a pressure sewer at the respective location. In the area identified by Council District maps, staff confirmed through WSSC data and records, properties that have connected to the public facilities. This is an on-going effort to amend the County's Water and Sewer Category maps to reflect the appropriate service category and servicing of properties.  
  
**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, within SGA Tier 2 and within the Growth Boundary 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.

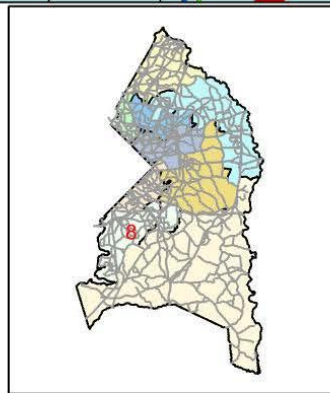
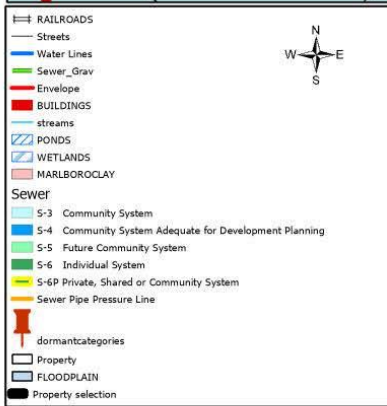


9124 Allentown Road  
WSSC Grid 212SE03

Redesignation  
Category Change  
5 to 3



March 2025 LA Cycle



80 40 0 80 160 240 320  
Feet



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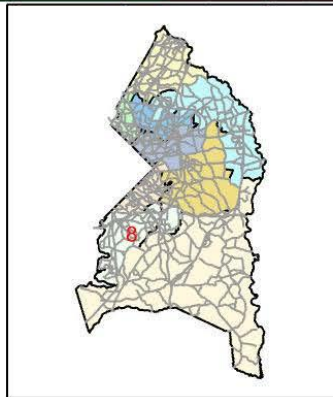
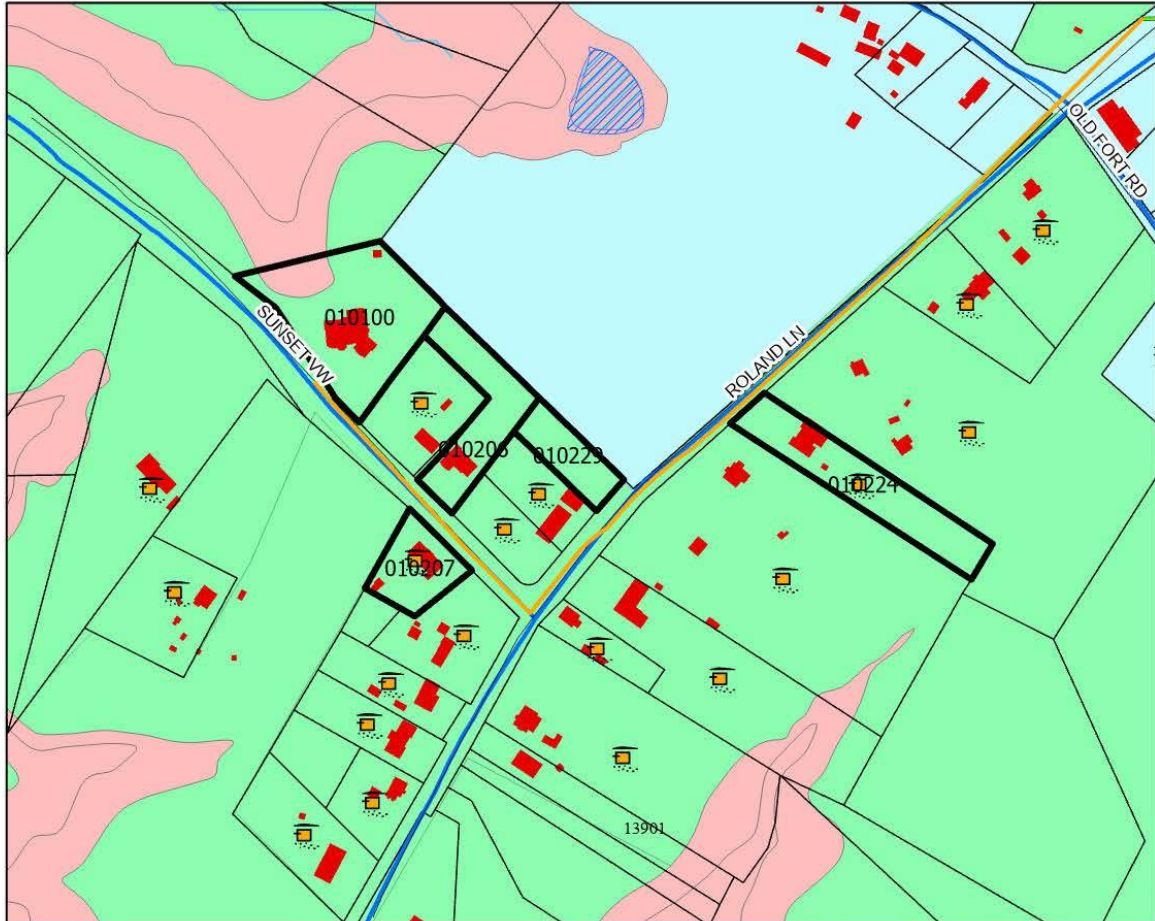
# Sunset View & Roland Lane

## WSSC Grid 213SE02

Redesignation  
Category Change  
S5 to S3



March 2025 LA Cycle



W:Water and Sewer Program/Tony/Administrative Amendments

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