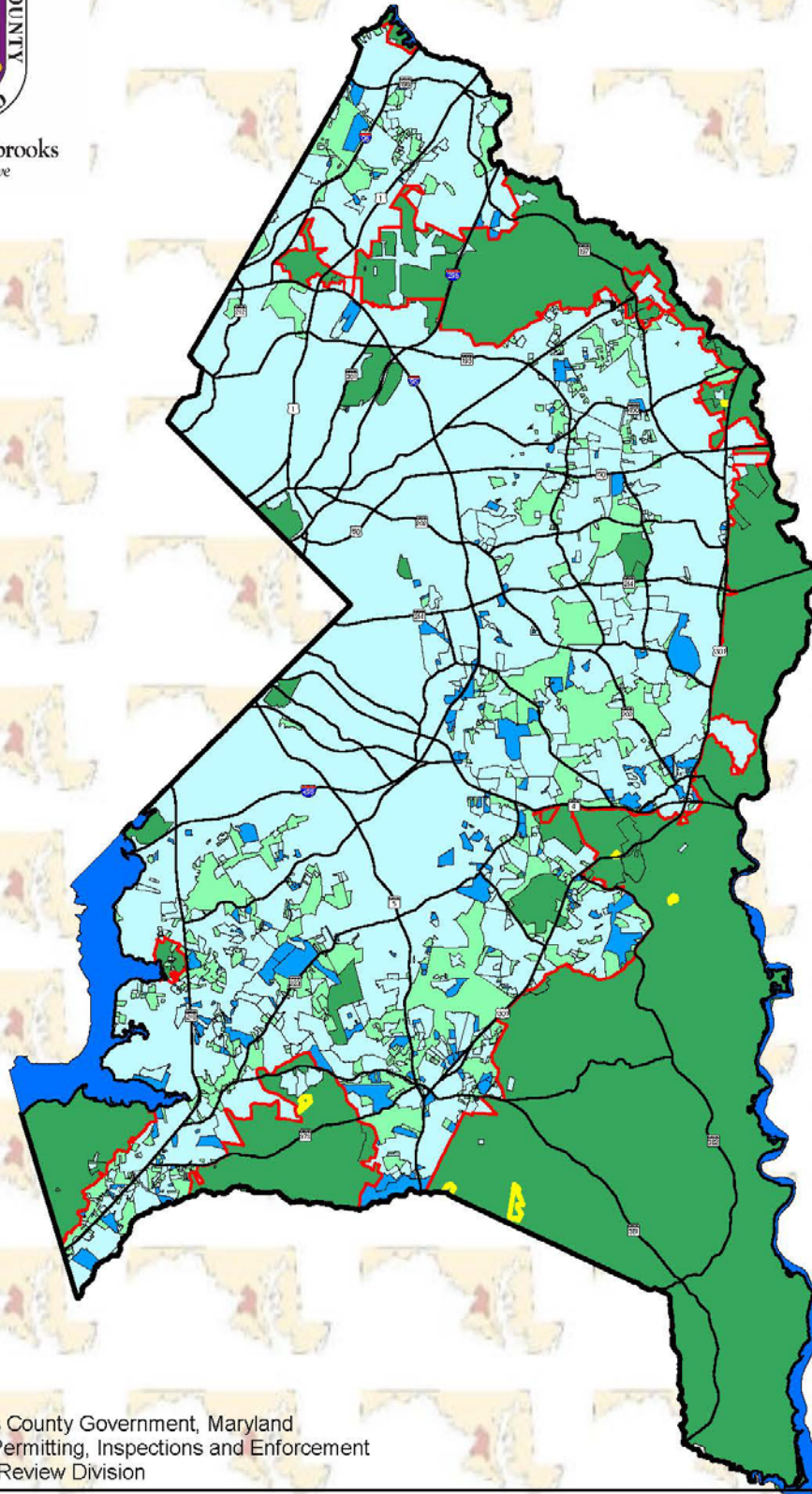




Angela D. Alsobrooks  
County Executive

Staff Report  
March 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



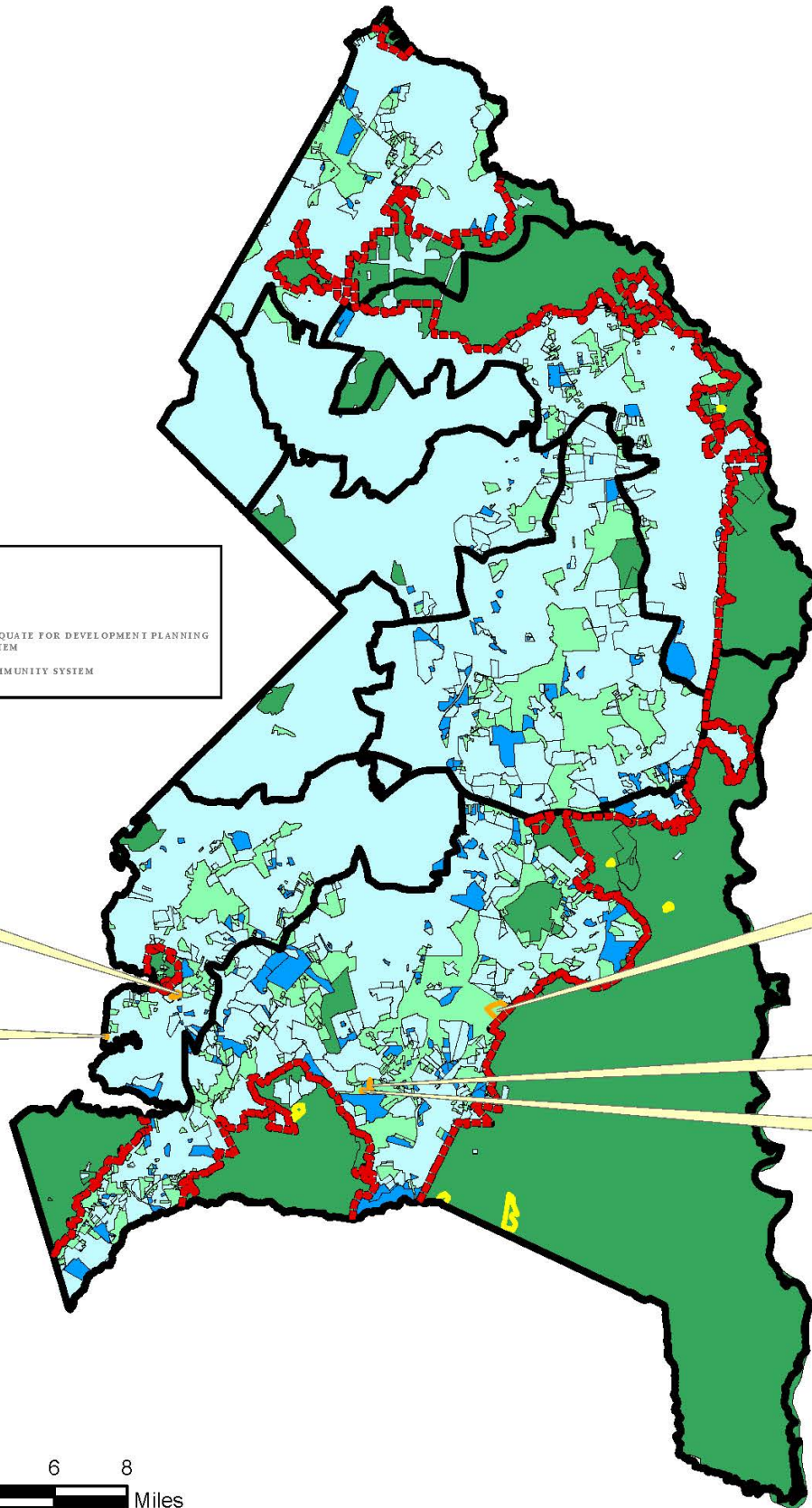
Angela D. Alsbrooks  
Genevieve

# Staff Report March 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-6P PRIVATE, SHARED OR COMMUNITY SYSTEM



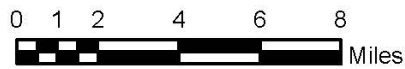
Livingston Road Warehouse

Cheltenham Veterans Cemetery

The Pier House at Swan Creek

Saddle Creek Parcels 37 and 143

Saddle Creek Parcel 236



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

| <b>Council District</b>                 | <b>Applicant by Sewer Basin</b>           | <b>Request</b> | <b>Executive's Recomm.</b> | <b>Reviewed Previously</b> | <b>Page</b> |
|---|---|----------------|----------------------------|----------------------------|-------------|
| <b>Parkway (0)</b>                      |   |                |                            |                            |             |
| <b>Blue Plains (0)</b>                  |   |                |                            |                            |             |
| <b>Western Branch (0)</b>               |   |                |                            |                            |             |
| <b>Piscataway (5)</b>                   |   |                |                            |                            |             |
| 8                                       | 20/P-02 Livingston Road Warehouse         | 5 to 4         | 4                          | <b>Aug 19</b>              | 3           |
| 9                                       | 20/P-03 Cheltenham Veterans Cemetery      | 5 to 3         | 3                          |                            | 7           |
| 8                                       | 20/P-04 The Pier House at Swan Creek      | S5 to S3       | S3                         |                            | 11          |
| 9                                       | 20/P-05 Saddle Creek, Parcel 236          | 5 to 4         | 4                          |                            | 15          |
| 9                                       | 20/P-06 Saddle Creek, Parcels 37 & 143    | S5 to S4       | S4                         |                            | 19          |
| <b>Mattawoman (0)</b>                   |   |                |                            |                            |             |
| <b>Total Applications (5)</b>           |   |                |                            |                            |             |
| <b><u>Countywide Redesignations</u></b> |   |                |                            |                            |             |
| 9                                       | Accokeek Road/Holly Hill Drive Residences | S3             | S3                         |                            | 23          |

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

**Summary of Proposals by Council Districts**

**8      9**

| <b><u>Proposals</u></b> |   |   | <b><u>Totals</u></b> |
|-------------------------|---|---|----------------------|
| SFDU                    |   | 8 | <b>8</b>             |
| Other Dwelling          | 1 |   | <b>1</b>             |
| Office Space            |   |   |                      |
| Cemetery                |   | 1 | <b>1</b>             |
| Retail Space            |   |   |                      |
| Storage Facility        |   |   |                      |
| Warehouse               | 3 |   | <b>3</b>             |

*April 24, 2020*

**20/P-02**  
**LIVINGSTON ROAD**  
**WAREHOUSE**

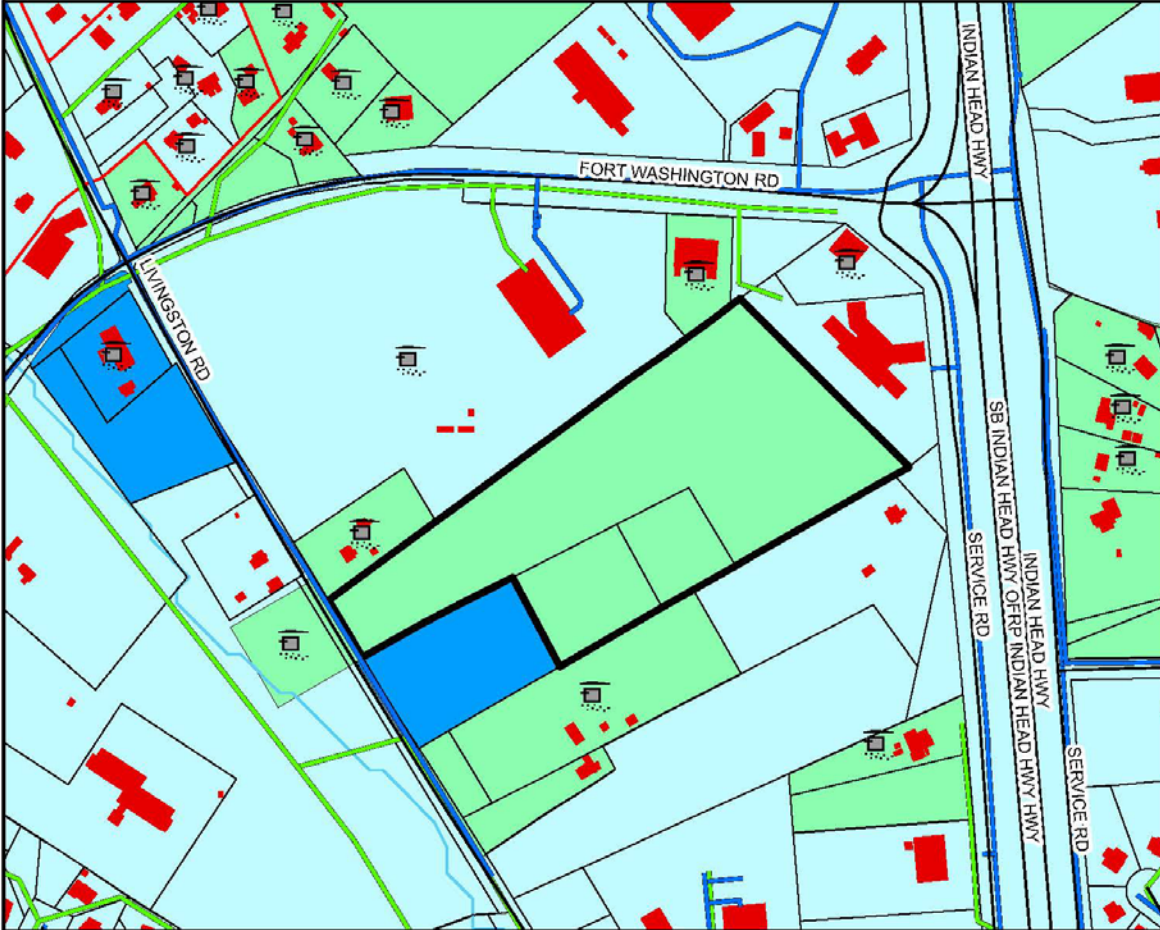


Angela D. Alsbrooks  
County Executive

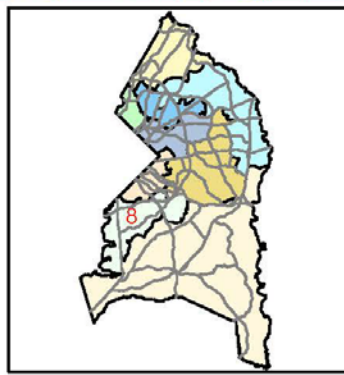
# Livingston Road Warehouse WSSC Grid 214SE01

Category 5 to 4

March 2020 LA Cycle  
Application: 20/P-02



- RAILROADS
- Streets
- Septic1
- 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



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- 1. **Request:** Water and Sewer Category change from 5 to 4
- 2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

3. **Development proposal:** Three warehouse buildings encompassing 130,000 SF of floor space.  
**Location:** East side of Livingston Road approximately 925 feet south of Fort Washington Road in Fort Washington.  
**Tax Map:** 123, A-3                      **Parcels:** 111, 112 & 225                      **Size:** 10.96  
**Zoning:** I-3 (Planned Industrial/Employment Park)                      **200'-sheet:** 214SE01  
**Growth Boundary:** Yes                      **SGA Tier:** 2                      **Watershed:** Broad Creek  
**Sewer Basin:** Piscataway                      **CBCA:** No                      **Council District:** 8  
**Applicant/Owner:** Livingston Road Associates, LLC, Fairfax, VA, 703.227.2000  
**Builder:** R.W. Murray Company, Manassas, VA  
**Correspondent:** Brian Gillette, 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 properties are located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for 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 II.  
**Master Plan:** The 2006 *Approved Master Plan for Henson Creek-South Potomac Planning Area* recommends public/institutional land use on the subject properties.  
**Green Infrastructure Plan:** According to the 2017 *Approved Countywide Green Infrastructure Plan*, Parcel 18 lies entirely within the network with Evaluation dominating the parcel and there is two Regulated Areas associated with streams in the northwest and southeast corners of the property.

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

**Zoning:** The 2006 *Approved Sectional Map Amendment for Henson Creek-South Potomac Planning Area* retained the subject property in the I-3 (Planned Industrial/Employment Park) Zone.

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

**Subdivision Status:** The approval of a preliminary plan of subdivision for the development of more than 5,000 square feet of gross floor area will be required.

6. **M-NCPPC:** The subject property is located along Livingston Road. This portion of Livingston Road is a master plan collector road. Additionally, this portion of Livingston Road has been designated as a Scenic and Historic Roadway per the 1992 Historic Sites and Districts Plan. Livingston Road is maintained by the Maryland State Highway Administration (SHA) and future development of the site will require coordination with SHA. This portion of Livingston Road is a planned shared roadway per the Master Plan of Transportation. Fire/EMS service to the subject property is provided by Allentown Fire/EMS Company #847. Police service is provided by Police District VII. The PGAtlas latest imagery layer indicates the site is totally wooded with no structures or open areas. The topography of the site is gently sloping to the southeast, draining into nearby on-site wooded stream and Livingston Road. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of two possible streams. The predominant soils found to occur on this site include Piccowaxen-Liverpool complex and Sassafras and Croom soils. The adjacent Livingston Road is identified as a historic roadway.
7. **WSSC comments:**

**Water:** An 8" water line in Livingston Road abuts the property.

**Sewer:** Average wastewater flow: 3,900 gpd. An approximate 250' sewer extension is required to serve the property. This extension would connect to existing manhole 065M of the 8" gravity sewer system (Contract #1974-2068A) along Livingston Road and would abut approximately one property in addition to the applicant's.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** Access to this property is from Livingston Road which is a master planned collector with a master planned trail type. The subject property fronts on Indian Highway (MD 210) a master planned Freeway with a master planned trail type. Applicant is to apply for a site concept, site development permits at the time of proposed development of warehouse.



**20/P-03**  
**CHELtenham VETERANS**  
**CEMETERY**



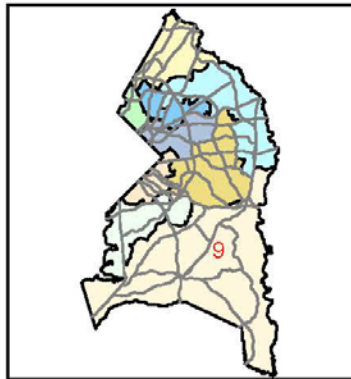
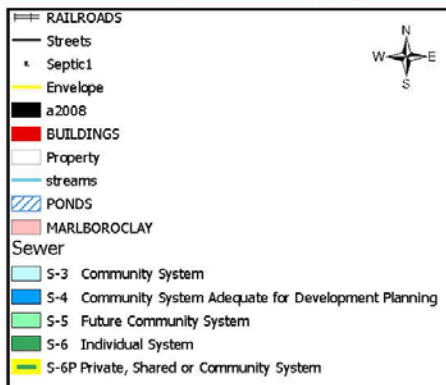
Angela D. Alsobrooks  
County Executive

# Cheltenham Veterans Cemetery

## WSSC Grid 215SE09

Category 5 to 3

March 2020 LA Cycle  
Application: 20/P-03



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



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- 1. **Request:** Water and Sewer Category change from 5 to 3
- 2. **CE Recommendation:** Advance to Water and Sewer Category 3– Community System.

- 3. **Development proposal:** Future expansion of administrative and maintenance buildings and connection to the public water and sewer system.

**Location:** Southwest quadrant of Robert Crain Highway and Frank Tippett Road in Cheltenham.

|  |                        |                               |
|--|------------------------|-------------------------------|
| <b>Tax Map:</b> 127, A-4                   | <b>Parcel:</b> P/O 190 | <b>Size:</b> @68.31 of 91.77  |
| <b>Zoning:</b> R-O-S (Reserved Open space) |                        | <b>200'-sheet:</b> 215SE09    |
| <b>Growth Boundary:</b> Yes                | <b>SGA Tier:</b> 2     | <b>Watershed:</b> Broad Creek |
| <b>Sewer Basin:</b> Piscataway             | <b>CBCA:</b> No        | <b>Council District:</b> 9    |

**Applicant:** Maryland Department of General Services

**Owner:** Maryland Department of Veterans Affairs

**Builder:** G & C Fab-Con, LLC

**Correspondent:** Edward Masek, Project Engineer, Whitney, Bailey, Cox & Magnani, LLC, Baltimore, MD, 410.512.4500

- 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 designated in the Established Communities Growth Policy Area. The western half of the subject property, along Surratts Road is within the Future Water and Sewer Policy Area.

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

**Master Plan:** 2013 *Approved Subregion 6 Master Plan and Sectional Map Amendment* was approved on July 24, 2013 via CR-82-2013 and CR-83-2013. The subject property is identified as Institutional on the Future Land Use map.

**Green Infrastructure Plan:** According to the 2017 *Approved Countywide Green Infrastructure Plan*, Parcel 190 lies entirely within the network with Evaluation dominating the parcel and there is a Regulated Area associated with streams and wetlands located along the northwestern edge of the property.

**Historic Site and Districts Plan:** The subject property contains the Boys’ Village of Maryland Cemetery Historic Site (82A-019). A Historic Area Work Permit may be required for any ground disturbance near these burials.

**Zoning:** The subject property is currently in the R-O-S Zone. Cemeteries are permitted in the R-O-S Zone.

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

**Subdivision Status:** Parcel 190 is a legal acreage parcel never having been the subject of a preliminary plan of subdivision or record plat. Section 24-107 of the Subdivision Regulations requires the approval of a preliminary plan of subdivision for the development of more than 5,000 square feet of gross floor area on this acreage parcel of land.

6. **M-NCPPC:** The subject property is located at the three-way intersection of Crain Highway, Frank Tippet Road and Surratts Road. This portion of Crain Highway is a master plan freeway. Crain Highway is maintained by the Maryland State Highway Administration (SHA) and future development of this site will require coordination with SHA. Frank Tippet Road and Surratts Road are master plan collector roads and master plan shared roadways. Right-of-way dedication will likely be required at the time of preliminary plan of subdivision, if required. Cross Road Trail and Van Brady Road in the immediate vicinity are also planned shared roadways. Fire/EMS service to the subject property is provided by Brandywine Fire/EMS Company #840. Police service is provided by Police District V. The site is a federal military cemetery, which contains mowed and fallow grass areas, landscape trees, and woodlands. The topography of the site is gently sloping to the west, draining into nearby on-site wooded stream and wetland areas. The PGAtlas latest imagery layer indicates the site contains various burial plot areas and interior roads with a meeting building, office building and a maintenance building. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of several streams and pockets of wetland area. Predominant soils found to occur on this site include Beltsville silt loam, Croom-gravelly loam, Croom-Urban land complex, Downer-Hammonton complex, Evesboro-Downer complex, Grosstown-Hoghole-Urban land complex, Grosstown-Urban land complex, Ingleside sandy loam, Widewater and Issue soils, and Woodstown sandy loam soils.
  
7. **WSSC comments:**

**Water:** A 20" ductile iron water line along South Crain Highway abuts the property (Contract #1989-8125A). A large water connection review will be required to connect to this line. Further, construction of the service connection under Crain Highway will require micro tunneling to install the crossing.

**Sewer:** Average wastewater flow: Unknown. No sewer mains abut the property. An approximate 2,200' sewer extension is required to serve the property. An alignment study is required to establish the best alignment for extending the sewer. Off site easements will be required. This extension would connect to an 8" ductile iron main (2004-4004Z) across Frank Tippet Road within a residential development.

**Interceptor Capacity:** To be assessed further when the waste flow from the proposed development is submitted.
  
8. **Health Department comments:** This office has no objection to the category change.
  
9. **DPIE (South District) comments:** Access to the site is from Crain Highway which is maintained by State Highway Administration. Utility permits and site development permits will be necessary to connect to nearby water and sewer.

**20/P-04**  
**THE PIER HOUSE**  
**AT SWAN CREEK**

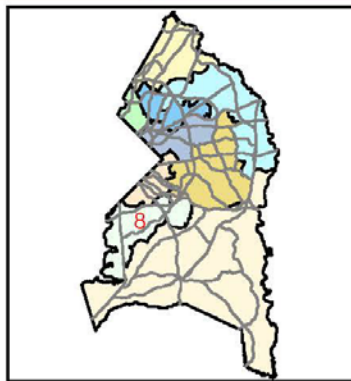
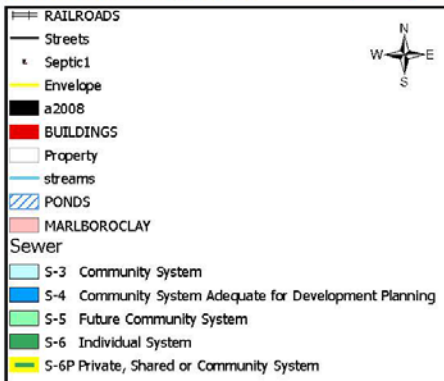


Angela D. Alsobrooks  
County Executive

# The Pier House at Swan Creek WSSC Grid 215SW01

Category S5 to S3

March 2020 LA Cycle  
Application: 20/P-04



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



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be recommended on the subject property with the submission of a development application to the Planning Department.

**Zoning:** The 2006 *Approved Sectional Map Amendment for Henson Creek-South Potomac Planning Area* retained the subject property in the R-E (Residential Estate) Zone and placed the property in the LDO (Limited Development Overlay) Zone, within the Chesapeake Bay Critical Area (CBCA).

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

**Subdivision Status:** Lot 9 is the subject of preliminary plan of subdivision (PPS) 4-06095 (PGCPB Resolution No. 07-68) and is recorded in land records in plat book PM 230 at 42. The property is subject to DSP-18052 and CSP-06001 approvals. The development of one single-family dwelling unit is exempt from the requirement of filing a new PPS if developed in accordance with the prior approvals.

6. **M-NCPPC:** The subject property is located along Hatton Point Road. This portion of Hatton Point Road is a local road. Hatton Point Road is maintained by the Prince George's County DPW&T and future development of the site will require coordination with DPW&T. In the immediate vicinity, Swan Creek Road and Riverview Road are MPOT planned bike lanes. Fire/EMS service to the subject property is provided by Allentown Fire/EMS Company #847. Police service is provided by Police District VII. The site lies entirely within the Limited - Development -Overlay (L-D-O) of the Chesapeake Bay Critical Area (CBCA). The site contains woodlands and maintained lawn areas along the Potomac River waterfront and northern property line. The topography of the site is gently sloping to the west, draining from Hatton Point Road to the Potomac River. The PGAtlas latest imagery layer indicates the parcel is partially wooded with several grass areas and no structures. This parcel has an approved Natural Resources Inventory (NRI) and Chesapeake Bay Critical Area Conservation Plan mapped. The Floodplain (FEMA) layer indicates that the site is located within the 100-year floodplain adjacent to the Potomac River. The predominant soil found to occur on this site is Sassafras-Urban land complex.
7. **WSSC comments:**  
**Water:** An 8" water line in Hatton Point Road abuts the property.  
**Sewer:** Average wastewater flow: 280 gpd. An 8" sewer line in Hatton Point Road abuts the property.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** This development will be subject to road dedication and frontage improvement as per County code. The site is wooded and has an approved site concept 22594-2018. Applicant to obtain all entitlement approvals, meet CBCA requirements and apply for site development permits.



**20/P-05  
SADDLE CREEK  
PARCEL 236**

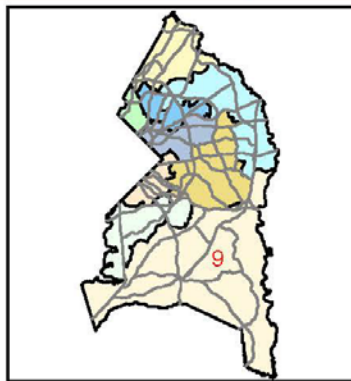
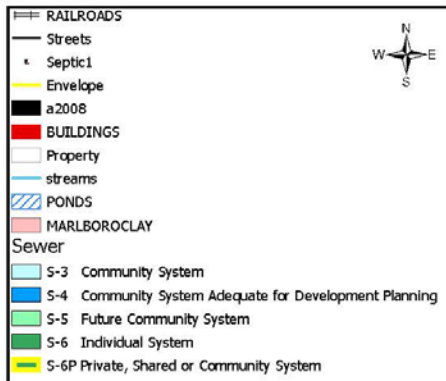
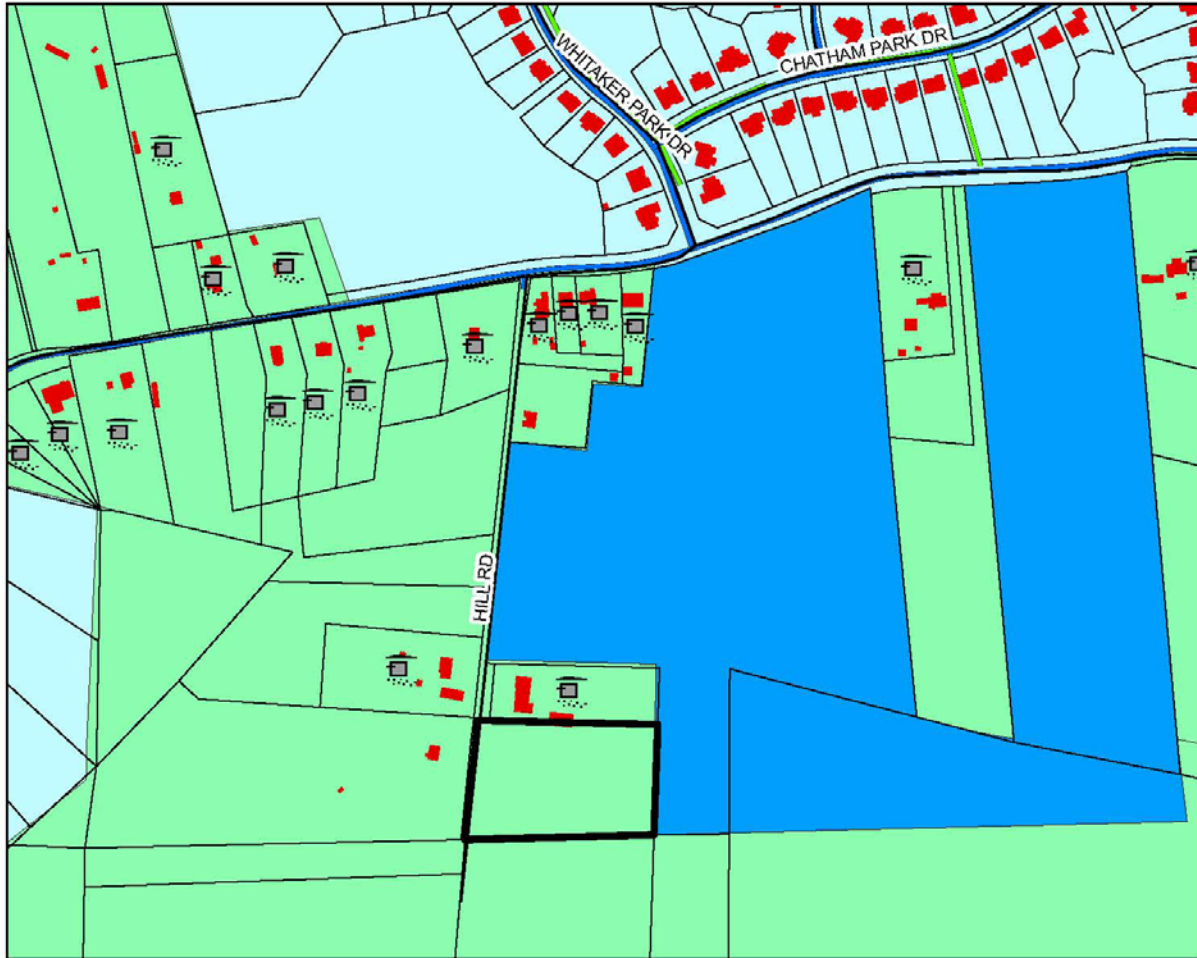


Angela D. Alsobrooks  
County Executive

# Saddle Creek Parcel 236 WSSC Grid 218SE06

Category 5 to 4

March 2020 LA Cycle  
Application: 20/P-05



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



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- 1. **Request:** Water and Sewer Category change from 5 to 4
- 2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

- 3. **Development proposal:** Two single-family dwelling units with a minimum 1,384 SF of livable space and a minimum sale price of \$350,990.

**Location:** South Hill Road approximately 1,200 feet south of the intersection of Floral Park Road in Brandywine.

|   |                    |                                |
|---|--------------------|--------------------------------|
| <b>Tax Map:</b> 144, B-3  | <b>Parcel:</b> 236 | <b>Size:</b> 3.36 acres        |
| <b>Zoning:</b> R-E (1-acre lots)  |                    | <b>200'-sheet:</b> 217/218SE06 |
| <b>Growth Boundary:</b> Yes   | <b>SGA Tier:</b> 2 | <b>Watershed:</b> Broad Creek  |
| <b>Sewer Basin:</b> Piscataway  | <b>CBCA:</b> No    | <b>Council District:</b> 9     |
| <b>Applicant/Owner:</b> Walton Maryland LLC, ETAL, Scottsdale, AZ, 703.657.9749 |                    |                                |
| <b>Builder:</b> DR Horton   |                    |                                |
| <b>Correspondent:</b> Alex Villegas, Rodgers Consulting, Inc., 301.948.4700     |                    |                                |

- 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:** This application 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 (police and Fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) 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 II.

**Master Plan:** The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* Future Land Use Map (Map IV-1, p. 32) places the subject property in the Residential Low category. The types of land-uses for the Residential Low category are listed as residential areas up to 3.5 dwelling units per acre.

**Green Infrastructure Plan:** According to the 2017 *Approved Countywide Green Infrastructure Plan*, Parcel 236 lies partially within the network with the Evaluation Area comprised of all the on-site woodlands.

**Historic Site and Districts Plan:** Two archeological sites were identified in the vicinity – 18PR917, a 1940s manure spreading site and 18PR916, a late 19th to early 20th century barn ruin.

**Zoning:** The subject properties are currently in the R-E Zone.

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

**Subdivision Status:** The parcel appears to be a legal acreage parcel. Any further division of Parcel 236 requires the approval of a preliminary plan of subdivision (PPS).

6. **M-NCPPC:** The subject property is located on South Hill Road, which is a local road. The property is located approximately 0.2 miles south of the intersection of South Hill Road and Floral Park Road. Floral Park Road at this location is a master plan collector road and is a Master Plan of Transportation planned site path. Fire/EMS service to the subject property is provided by Brandywine Fire/EMS Company #840. Police service is provided by Police District VII. The PGAtlas latest imagery layer indicates the site is partially wooded with an open maintained strip along the northern boundary and no structures. The topography of the site is gently sloping to the southeast, draining into nearby on-site wooded stream and Livingston Road. The only soil type found to occur on this site is Beltsville silt loam.
  
7. **WSSC comments:**

**Water:** Option 1) An approximate 1,300' water extension may be required to serve the property. This extension would connect to an existing 12" water line located in South Hill Road just south of the intersection with Floral Park Road (Contract #1970-4343A) and would abut approximately 10 properties in addition to the applicant's. Construction of this extension may involve the removal of trees. Option 2) An approximate 700' water extension that would connect to the Estates of Pleasant Valley subdivision project (DA4757Z08) that has been conceptually approved, but pending an Amendment approval. WSSC cannot guarantee the completion of this project.

**Sewer:** Average wastewater flow: 600 gpd. There is no existing sewer service within the vicinity of this parcel. The only possibility for providing service would be to provide an approximate 300' sewer extension that would connect to the Estates of Pleasant Valley subdivision project (DA4757Z08). The project has been conceptually approved, but pending an Amendment approval. WSSC cannot guarantee the completion of this project or its development schedule.
  
8. **Health Department comments:** The office has no objection to the category change.
  
9. **DPIE (South District) comments:** The subject property is located at the southern terminus of South Hill Road. This development will be subject to road dedication and frontage improvement as per County code. Applicant is to secure site concept, development permits and appropriate entitlement approvals.

**20/P-06**  
**SADDLE CREEK**  
**PARCELS 37 & 143**

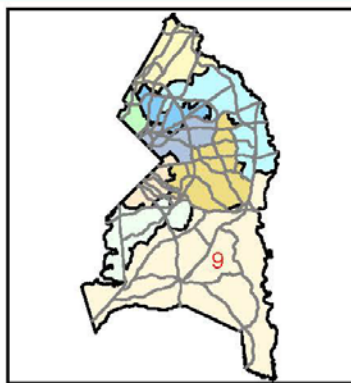
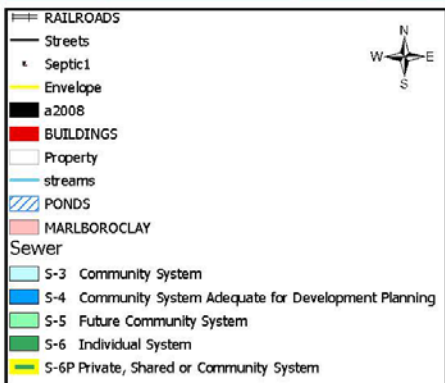
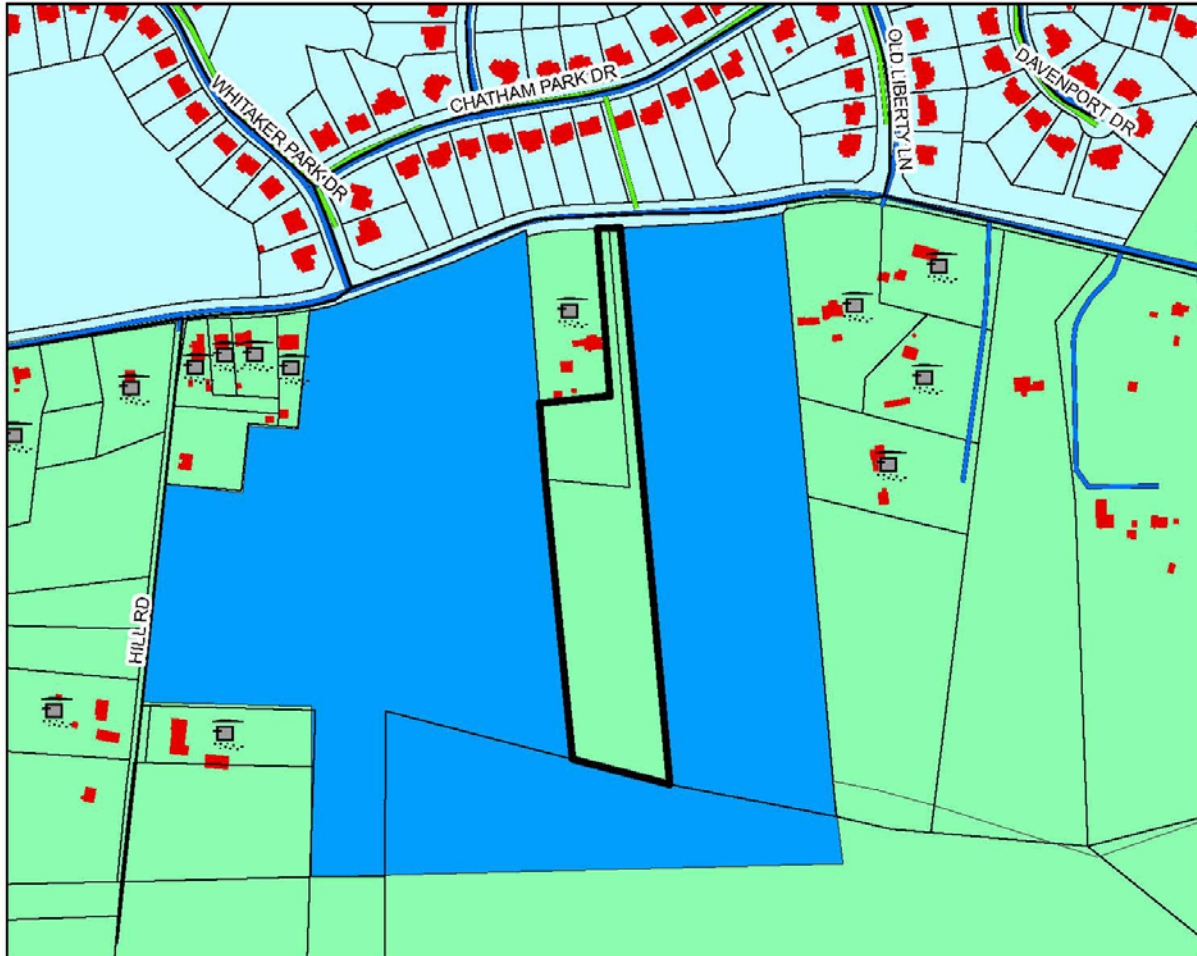


Angela D. Alsobrooks  
County Executive

# Saddle Creek Parcels 37 and 143 WSSC Grid 218SE06

Category S5 to S4

March 2020 LA Cycle  
Application: 20/P-06



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



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1. **Request:** Sewer Category change from S5 to S4
2. **CE Recommendation:** Advance to Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** Six single-family dwelling units with a minimum 1,384 SF of livable space and a minimum sale price of \$350,990.  
**Location:** South side of Floral Park Road approximately 660 feet east of Whitaker Park Drive in Brandywine.  
**Tax Map:** 144, C-2                      **Parcels:** 37 & 143                      **Size:** 6.22 acres  
**Zoning:** R-E (1-acre lots)                      **200'-sheet:** 217SE06  
**Growth Boundary:** Yes                      **SGA Tier:** 2                      **Watershed:** Broad Creek  
**Sewer Basin:** Piscataway                      **CBCA:** No                      **Council District:** 9  
**Applicant/Owner:** Walton Maryland LLC, ETAL, Scottsdale, AZ, 703.657.9749  
**Builder:** DR Horton  
**Correspondent:** Alex Villegas, Rodgers Consulting, Inc., 301.948.4700

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:** This application 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, facilities, 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 II.  
**Master Plan:** The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* Future Land Use Map places the subject property in the Residential Low category.  
**Green Infrastructure Plan:** According to the 2017 *Approved Countywide Green Infrastructure Plan*, Parcels 37 and 143 lie entirely within the network with Evaluation dominating the parcels and there are four Regulated Areas associated with streams along the western property for both parcels.  
**Historic Site and Districts Plan:** The subject property has not been surveyed for

archeological resources. A Phase I archeological survey may be recommended at the time of preliminary plan of subdivision.

**Zoning:** The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* maintained the properties in the R-E (Residential Estate) Zone.

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

**Subdivision Status:** The subject property is made up of two legal acreage parcels never having been the subject of a preliminary plan of subdivision (PPS) or record plat. The development of one single-family dwelling unit is exempt from the filing of a PPS and final plat. Any further division of the property will require the approval of a PPS.

6. **M-NCPPC:** The subject property is located along Floral Park Road. This portion of Floral Park Road is a master plan primary road. Additionally, this portion of Floral Park Road has been designated as a Scenic and Historic Roadway per the 1992 Historic Sites and Districts Plan. Future development of this site will require coordination with Environmental Planning. Floral Park Road is maintained by DPW&T and future development of the site will require coordination with DPW&T. This portion of Floral Park Road is a planned side path per the Master Plan of Transportation. Fire/EMS service to the subject property is provided by Brandywine Fire/EMS Company #840. Police service is provided by Police District VII. The PGAtlas latest imagery layer indicates the two parcels are totally wooded with no structures or open areas. The topography of the site is gently sloping to the west, draining into nearby off-site wooded stream system. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of streams system just off-site, but none located on-site. Predominant soils found to occur on this site include Aquasco silt loam, Beltsville silt loam, and Croom gravelly sandy loam soils. The woodlands on-site have been mapped as potential Forest Interior Dwelling Species (FIDS) habitat. The adjacent Floral Park Road is identified as both a historic and scenic roadway.
  
7. **WSSC comments:**  
**Water:** Not requested; Water Category 3  
**Sewer:** Average wastewater flow: 1,700 gpd. A 200' gravity sewer extension is required to serve the property. This extension would connect to an existing 8" sewer located along Floral Park Road (Contract No. 2003-3653B) and would abut approximately one property in addition to the applicant's. A grinder pump and low-pressure sewer system may be required for sewer service to parts of the subject property. Easements may be required. Construction of this extension may involve the removal of trees.
  
8. **Health Department comments:** This office has no objection to the category change.
  
9. **DPIE (South District) comments:** The subject property is located on the south side of Floral Park Road. Dedication and frontage improvements will be required at the time of development permits. Applicant is to apply for a site concept, site development permits and all the appropriate entitlement approvals.



**COUNTYWIDE  
CATEGORY REDESIGNATIONS**



Angela D. Alsobrooks  
County Executive

# Accokeek Road/Holly Hill Drive WSSC Grid 221SE01/02

Redesignated to  
Sewer Category 3

March 2020 LA Cycle  
Countywide Redesignations



**RAILROADS**

- Streets
- Septic
- Envelope
- a2008

**BUILDINGS**

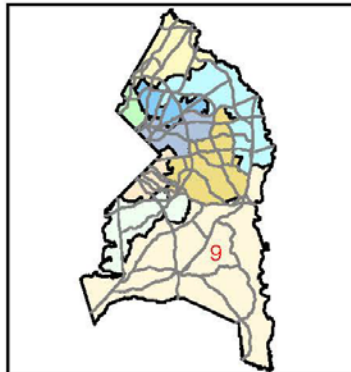
- Property
- streams

**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\Maps

1. **DPIE:** Amended Sewer Category designations from Category 5 to Category 3, and removed the septic shapefile as appropriate and as confirmed by WSSC sewer connection and hook-up records.
2. **CE Recommendation:** Sewer Category 3 – Community System.
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences.  
**Location:** Southwest quadrant of Accokeek Road and Holly Hill Drive in Accokeek.  
**Subdivisions:** Holly Hill subdivision; specific residential lots as identified by attached map.  
**200'-sheet:** 221SE01/02                      **Growth Boundary:** Yes                      **SGA Tier:** 2  
**Council District:** 9
4. **Water and Sewer Plan Administrator:** These existing residential lots are located inside the Sewer Envelope, within the Growth Policy Area, and designated Tier 2 under the Sustainable Growth Act. In this instance, the developed lots have connected and are served by the public sewer. Septic system layers were removed from the maps where public sewer was confirmed to be in use.  
  
**2018 Water and Sewer Plan:** 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 located inside the Sewer Envelope to be developed on the 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. The residences in this matter are also served by and connected to the public water system.
5. **Plan Prince George's 2035:** Not required for this request  
**Sustainable Growth and Agricultural Preservation Act:** The subject properties are located within Sustainable Growth Act Tier 2. A Tier 2 designation indicates the property is planned for public sewer service.
6. **M-NCPPC:** Not required for this request.
7. **WSSC comments:** Sewer connection confirmations have been provided.
8. **Health Department comments:** Not required for this request.
9. **DPIE comments:** Not required for this request.
10. **DPW&T comments:** Not required for this request.

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