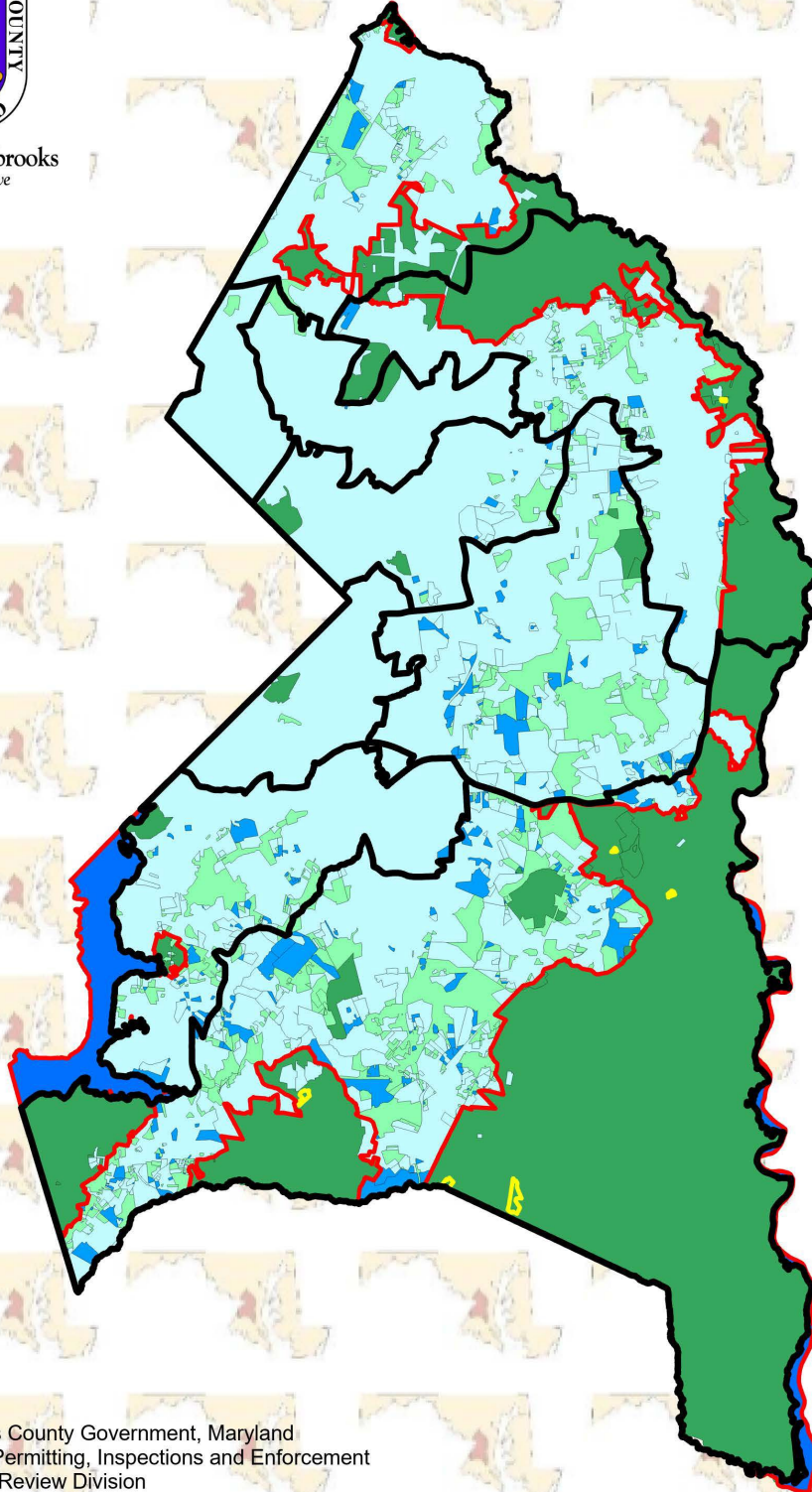




Angela D. Alsobrooks
County Executive

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



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



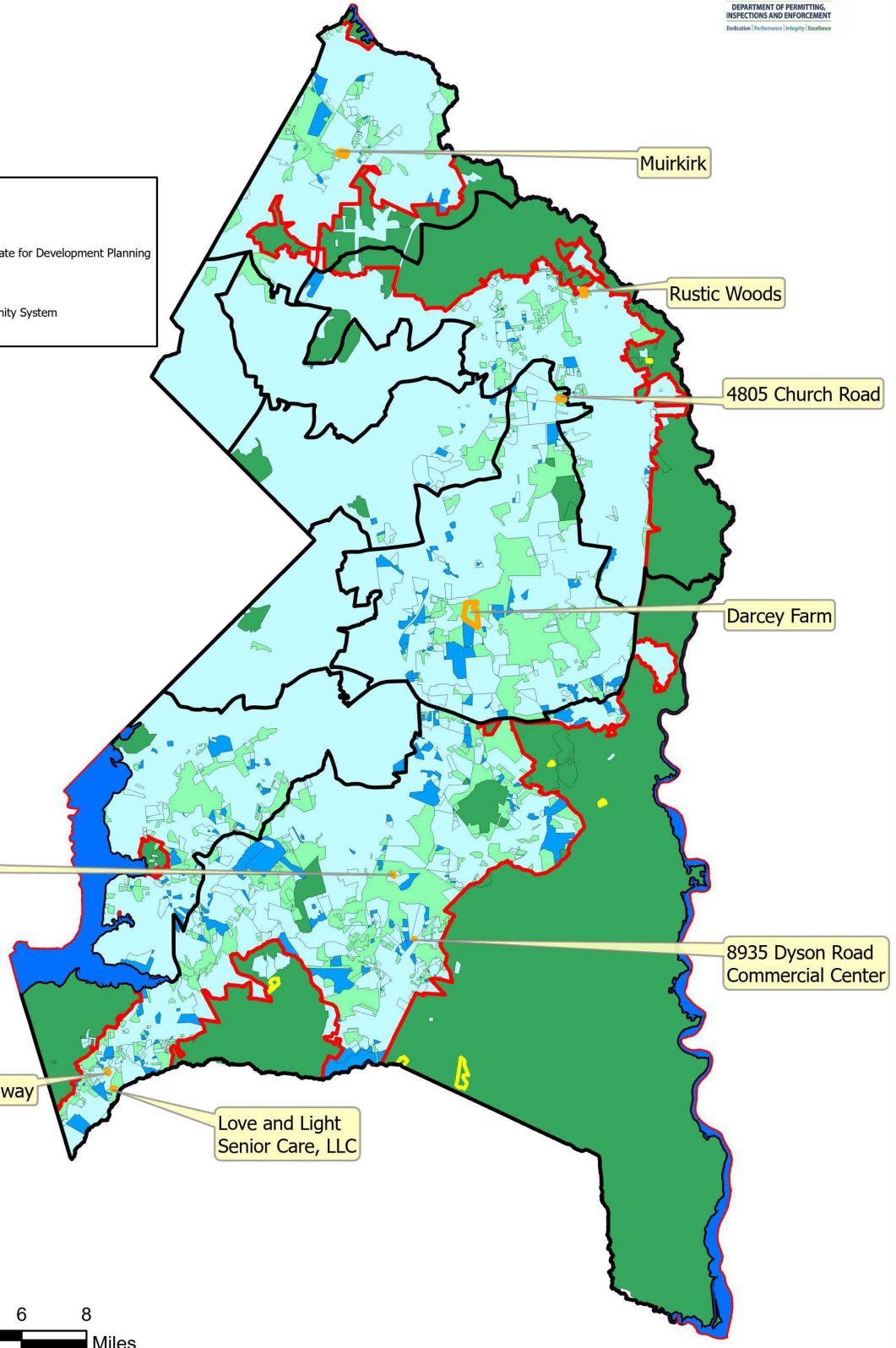
Staff Report June 2022 Cycle Amendments to the 2018 Water and Sewer Plan



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



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

| Council District | Applicant by Sewer Basin | Request | Executive's Recomm. | Reviewed Previously | Page |
|-------------------------|--|--------------------------------------|----------------------------|----------------------------|-------------|
| | Parkway () | | | | |
| | Blue Plains (1) | | | | |
| 1 | 22/BP-01 Muirkirk | S5 to S4 | S4 | | 3 |
| | Western Branch (3) | | | | |
| 6 | 22/W-01 Darcey Farm | 5 to 4 | 4 | Mar 22 | 7 |
| 4 | 22/W-02 Rustic Woods | 5 to 4 | 4 | | 11 |
| 6 | 22/W-03 4805 Church Road | 5 to 4 | 4 | | 15 |
| | Piscataway (2) | | | | |
| 9 | 22/P-01 8115 & 8117 Holly Lane | 5 to 3 | 3 | | 19 |
| 9 | 22/P-02 8935 Dyson Road Commercial Center | 5 to 4 | 4 | | 23 |
| | Mattawoman (2) | | | | |
| 9 | 22/M-02 17010 Indian Head Highway | 5 to 3 | 3 | | 27 |
| 9 | 22/M-03 Love and Light Senior Care LLC | Interim Septic System Usage | Approve | | 31 |
| | Total Applications (8) | | | | |

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

Summary of Proposals by Council Districts

| <u>Proposals</u> | 1 | 4 | 6 | 9 | <u>Totals</u> |
|---------------------------|----------|----------|----------|----------|----------------------|
| Single-Family | | 38 | 110 | 3 | 151 |
| Assisted Living | | | | 1 | 1 |
| Retail Space | | | | 1 | 1 |
| Office Space | | | | | |
| Landscaping Business | | | | | |
| Distribution Warehouse | 2 | | | | 2 |

June 28, 2022

22/BP-01
MUIRKIRK



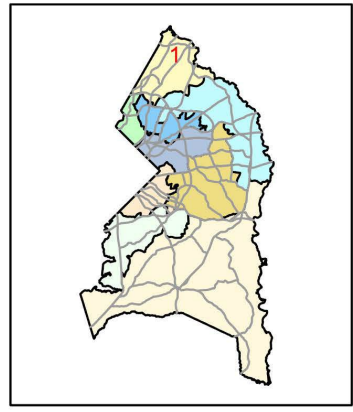
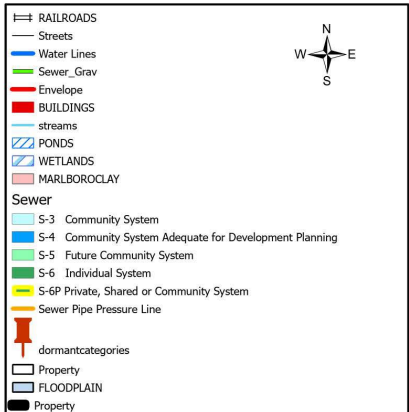
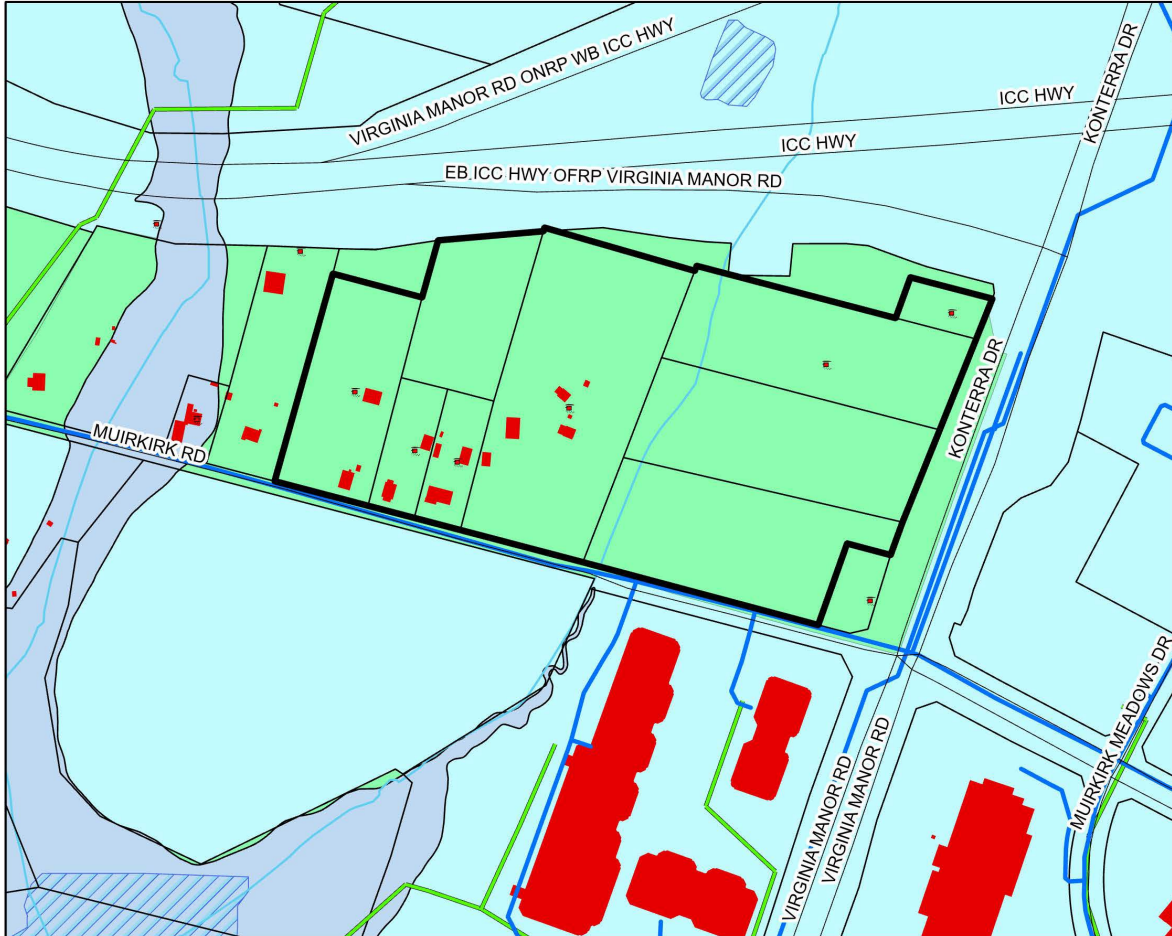
Angela D. Alsbrooks
County Executive

Muirkirk

WSSC Grid 216/217NE06

Category Change S5 to S4

June 2022 LA Cycle
Application 22/BP-01



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

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

2. **CE Recommendation:** Advance to Sewer Category 4 – Community System Adequate for Development Planning.

3. **Development proposal:** Two distribution warehouses with combined square footage of 220,000 SF.
Location: Located at the northwest quadrant of Muirkirk Road and Konterra Drive in Beltsville.
Tax Map: 9 C/D-4 **Parcels:** 84, 85, 91, 115, 116, 117, 118, 128 & Lot 30
Size: 22.72 acres **Zoning:** IE (Industrial Employment)
200’-sheet: 217/216NE06 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Indian Creek **Sewer Basin:** Blue Plains **Council District:** 1
Applicant: Muirkirk Enterprises, LLC, Bethesda, MD
Owners: Barbara G. Thompson, Dynamic Acquisitions, LLC, John W. & Doris J. Carr, James S. Blair, The Bernard L. Seger Trust & The Ruth R. Seger Trust, and Matthew R. Henson
Architect/Engineer: Soltesz, LLC
Correspondent: Greg Micit, Planner, Soltesz, LLC, 301.794.7555

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

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. Established Communities are most appropriate for context-sensitive infill and low-to-medium density development.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2010 Approved Master Plan and Sectional Map Amendment for Subregion I (Planning Areas 60, 61, 62 and 64)* recommends Industrial land use on the subject property.
Green Infrastructure Plan: One Regulated area is mapped on-site, and the remaining site is mapped within the Evaluation areas.

Historic Site and Districts Plan: There is no impact to County designated Historic Sites or Resources.

Archeology: A portion of the property was previously surveyed for archeological resources and portions of the property were previously disturbed.

Zoning: The Countywide Sectional Map Amendment (CMA), CR-136-2021, reclassified the subject property from I-3 (Planned Industrial/Employment Park) to the IE (Industrial Employment) effective April 1, 2022.

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

Subdivision Status: The subject property consists of eight acreage parcels and one recorded lot, with combined acreage of approximately 22.72 acres. The proposed development of 220,200 square feet of commercial/industrial use on the subject property requires the approval of a preliminary plan of subdivision.

6. **M-NCPPC:** Muirkirk Road is listed as a major collector road in the 2010 *Approved Subregion 1 Master Plan and Sectional Map Amendment*. A bike lane is proposed along Muirkirk Road. Future development along Muirkirk Road may require coordination with DPIE and DPW&T. The subject property is located within Planning Area 60. Konterra Fire/EMS Station and Laurel Fire/EMS Station #849 are included in the FY2022-2027 Approved CIP for this Planning Area. The subject property is served by Beltsville Volunteer Fire Department Co. 831. This project will have minimal impact on public facilities. An approved NRI will be required as well as Stormwater Management, and Erosion and Sediment Control applications. A TCP or letter of exemption will be required; A TCP2 or valid letter of exemption is required at time of permit by DPIE. The site contains potential regulated environmental features (REFs); one potential stream is mapped on-site. Unsafe soils containing Christiana complexes are mapped on-site. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Prioritization should be given to minimize impacts to any potential regulated stream, wetlands or associated buffers that extend on-site during the design process.
7. **WSSC comments:**

Water: Category 3 is designated by the 2018 Water and Sewer Plan.

Sewer: Average wastewater flow: 6,606 gpd. A 950' sewer extension is required to serve the property. This extension would connect to a 21" sewer built under Contract No. 1988-7597A, south of the property 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, temporary disruption of wetlands and stream valley.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** The properties are located within unincorporated Prince George's County. Stormwater management, grading permits and building permits are regulated by Prince George's County DPIE.

22/W-01
DARCEY FARM



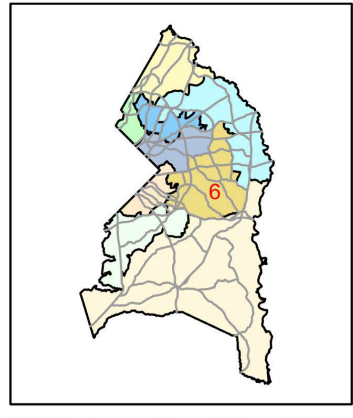
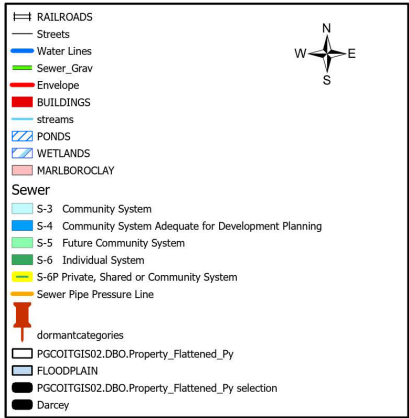
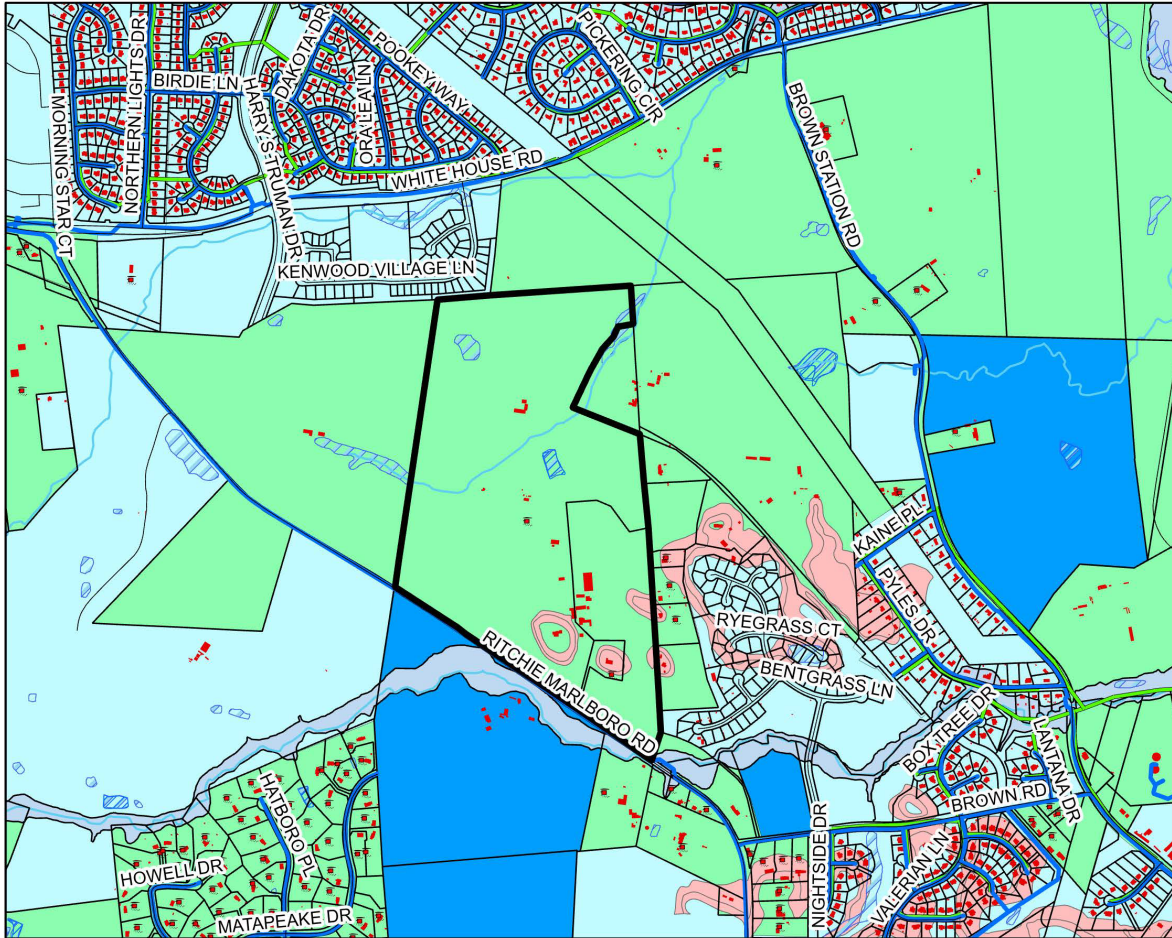
Angela D. Alsbrooks
County Executive

Darcey Farm

WSSC Grid 203SE09/10

Category Change 5 to 4

June 2022 LA Cycle Application 22/W-01



W:Water and Sewer Program/Tony/Administrative Amendments

From Angela Clark, Government Manager
Department of Permitting, Inspections and Enforcement
30000 Pine River Court

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. This property satisfies all Plan criteria supporting the requested category change except for a portion of the property’s contiguity to sewer lines. Its northern portion requires an approximate 2,000’ sewer extension, exceeding the 1,500’ Plan requirement. In light of the overall Plan compliance, the northern sewer extension, while exceeding the 1,500 LF contiguity policy, would be a minor moderation to the policy, but recommended for servicing this area.

3. **Development proposal:** 102 single-family detached units with a minimum 2,700 SF of livable space, and a minimum sales price of \$550,000.
Location: 2506, 2550 & 2558 Ritchie-Marlboro Road, Upper Marlboro.
Tax Map: 83 B-1/2/3 **Parcels:** 32, 44 & 96 **Size:** 153.24 acres
Zoning: R-A (Residential Agricultural; 2 - acre lots) **200’-sheet:** 203/204SE09/10
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** SW Branch
Sewer Basin: Western Branch **Council District:** 6
Applicant: HWH Investors LLC, by Kenneth H. Michael, Mng. Member, 301.918.2900
Owners: Mildred H. Darcey; Steven E & Bonnie J. Darcey, 240.338.1049
Architect/Engineer: Rodgers Consulting, 301.948.4700
Correspondent: Alex Villegas, Principal, Rodgers Consulting, 301.948.4700
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. Offsite sewer improvements are required for servicing the northern portion of the site, with an extension of approximately 2,000 linear feet (LF) following a stream valley.
2018 Water and Sewer Plan: Not fully 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 (*1,500 LF contiguity policy*) 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 – planned for public sewer service.

Master Plan: The *2013 Approved Subregion 6 Master Plan* recommends Residential Low future land uses on the subject property.

Green Infrastructure Plan: Regulated and Evaluation areas are located on-site.

Historic Site and Districts Plan: A Phase I archeology survey will be recommended if a development plan is submitted.

Zoning: The *2021 Approved Countywide Map Amendment* reclassified the property from the Residential-Agricultural (R-A) Zone to the Agricultural Residential (AR) Zone.

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

Subdivision Status: A Preliminary Plan of Subdivision (PPS) will be required.

6. **M-NCPPC:** The portion of Ritchie-Marlboro Road that fronts the subject property is designated as an arterial road with planned pedestrian and bicycle facilities in the 2009 MPOT. The subject property is served by Police District VIII, and the Forestville Volunteer Fire/EMS Co. 823. The site contains potential existing regulated environmental features (REFs) including streams, and wetlands with associated buffers. The southern portion of the site is mapped with a Tier II Catchment area and is mapped within a stronghold watershed. The predominant soils found to occur on this site are Collington-Wist complex, Donlonton fine sandy loam, Widewater and Issue soils, and Shrewsbury loam. Marlboro Clay, which is an unsafe soil, is mapped on-site. 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 and adjacent to the Regulated area of the Green-Infrastructure Network.
7. **WSSC comments:**

Water: A 24" water line in Ritchie-Marlboro Road abuts the subject properties. A new pressure zone may be needed, and will be dependent on the actual site grading, determined during the Hydraulic Planning Analysis (HPA) review.

Sewer: Average wastewater flow: 28,560 gpd. (A) A major portion of the subject properties naturally drain towards the northeast to White House Road. An approximate 2,000' sewer extension along the stream valley towards the northeast is required to serve the majority of the site. (B) Depending on the site grading, some of the southern portion of the properties may drain towards the southeast. An approximate 200' sewer extension along Ritchie-Marlboro Road is required to serve this portion of the site. This extension would connect to the outfall sewer along the Turkey Branch, which has been conceptually approved for service (Contract No. DA7275Z22). Downstream capacity analysis will be performed during HPA review to determine if any offsite sewer improvements will be required for the northern portion of the site.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** The applicant shall coordinate right-of-way dedications in accordance with DPW&T Urban Arterial Road standards, and construct roadway/frontage improvements as per the Urban Major Collector Roadway standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

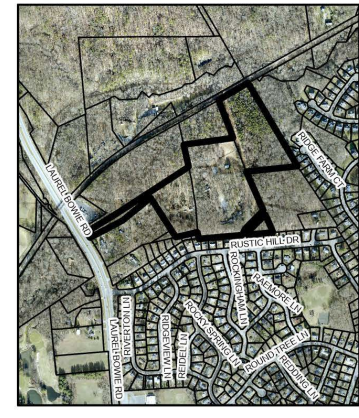
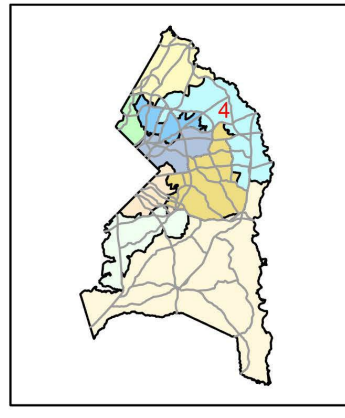
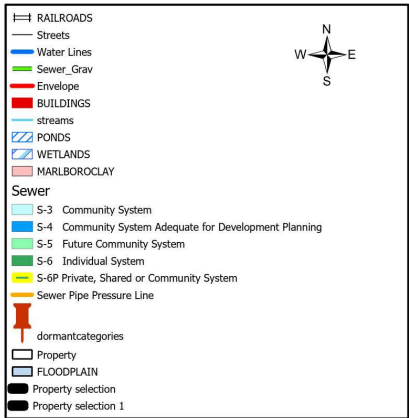
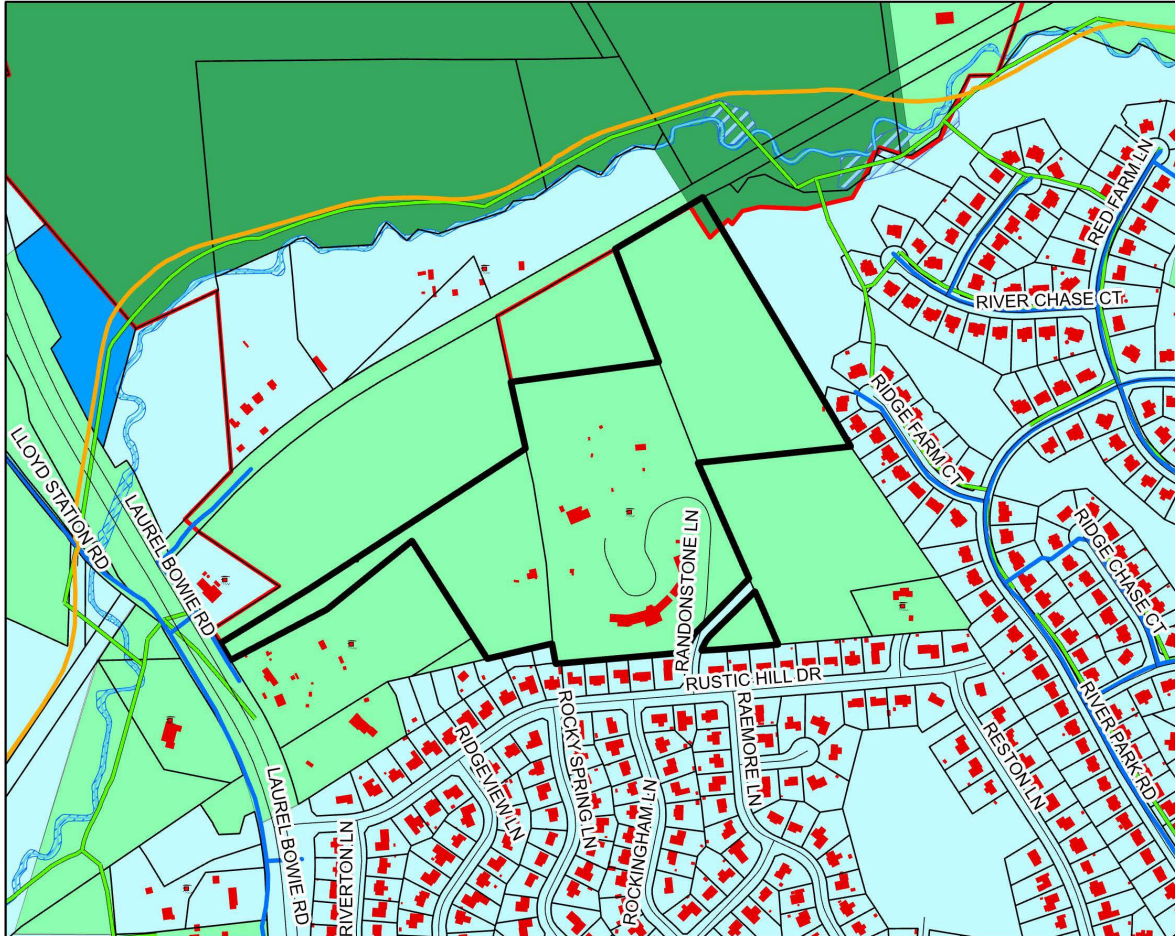
22/W-02
RUSTIC WOODS



Rustic Woods
WSSC Grid 211NE12/13

Category Change 5 to 4

June 2022 LA Cycle
 Application 22/W-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:** 38 single-family detached units with a minimum 3,000 square feet of livable space, and a minimum sale price of \$600,000.
Location: 5004 Randonstone Lane, approximately 1,700 feet east of Laurel-Bowie Road and Rustic Hill Drive, Bowie.
Tax Map: 29 E/F-3/4 **Parcels/Lots:** A & 227; Lot 17 and Outlot A
Size: 31.31 acres **Zoning:** R-R (Rural Residential; ½-acre lots)
200'-sheet: 211NE12/13 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Horsepen **Sewer Basin:** Western Branch **Council District:** 4
Applicant/Owner: School Properties, Inc. by William Byron, Charlotte, NC
Architect/Engineer: Ben Dyer Associates, Inc.
Correspondent: Thomas H. Haller, Esq., Partner, Gibbs & 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 which is recommended for low-to medium-density context sensitive 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 *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Institutional land use as the future land use. Institutional land use is defined as uses such as military installations, hospitals, sewage treatment plants, and schools.
Green Infrastructure Plan: One Regulated area is mapped on-site, and the remaining site is mapped within Evaluation areas of the plan.
Historic Site and Districts Plan: There is no impact to County designated Historic Sites, Resources, or documented properties.
Archeology: The subject property has not been surveyed for archeological resources. A Phase I archeology survey may be recommended at the time of Preliminary Plan.

Zoning: The Countywide Sectional Map Amendment (CMA), CR-136-2021, reclassified the subject property from R-R (Rural Residential) Zone to the RR (Rural Residential) effective April 1, 2022.

Pending Zoning and Special Exception: Prior Special Exception SE-2400 was approved.

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

Subdivision Status: Lot 17 and Outlot A are the subject of a preliminary plan of subdivision (PPS) 4-77241 for which no records exist. Lot 17 was formerly used to operate a private school. Parcel A is the subject of a PPS 4-78226 which approved one lot in the R-R Zone. The proposed development of 38 single-family residential units on the subject property requires the approval of a preliminary plan of subdivision.

6. **M-NCPPC:** The subject property is served by Police District II, Bowie, and by the Bowie Volunteer Fire Department Co. 819 in Bowie. This project will have minimal impact on public facilities. An approved Natural Resources Inventory will be a requirement with DRD applications and for Stormwater Management applications, as well as Erosion and Sediment Control applications. A Tree Conservation Plan or letter of exemption will be a requirement with DRD applications. An approved Type 2 (TCP2) or valid letter of exemption from Subtitle 25 is required at time of permit by DPIE. The site contains potential regulated environmental features (REFs); one potential stream is mapped on-site. The site is within a stronghold watershed. The northern half of the property is mapped within a sensitive species review area. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential regulated stream, wetlands or associated buffers that extend on-site during the design process. Care should also be made to minimize impacts to any rare, threatened, or endangered species habitat that may exist on-site.

7. **WSSC comments:**

Water: An 8” water main built under Contract No. 1979-4138A abuts the property to the west in Laurel Bowie Road.

Sewer: Average wastewater flow: 7,220 gpd. An 8” sewer main built under contract no. 1994-9927J is located east of the property where gravity flow may suffice, but additional WSSC easements will need to be obtained from M-NCPPC. An 8” sewer main built under Contract No. 1972-5315B abuts the property to the west in Laurel Bowie Road, but elevations suggest gravity flow may not suffice for this connection.

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

9. **DPIE (North District) comments:** The property is located within unincorporated Prince George’s County and within the corporate boundary of the City of Bowie. Stormwater management, grading permits and building permits are regulated by DPIE and the City of Bowie.

22/W-03
4805 CHURCH ROAD

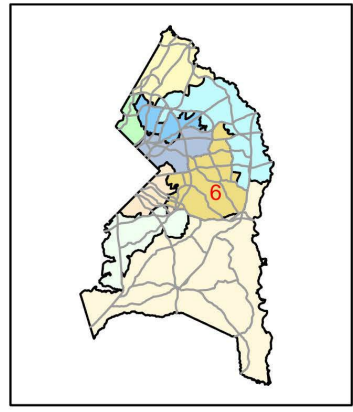
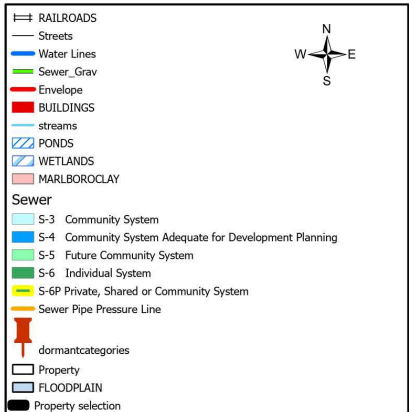
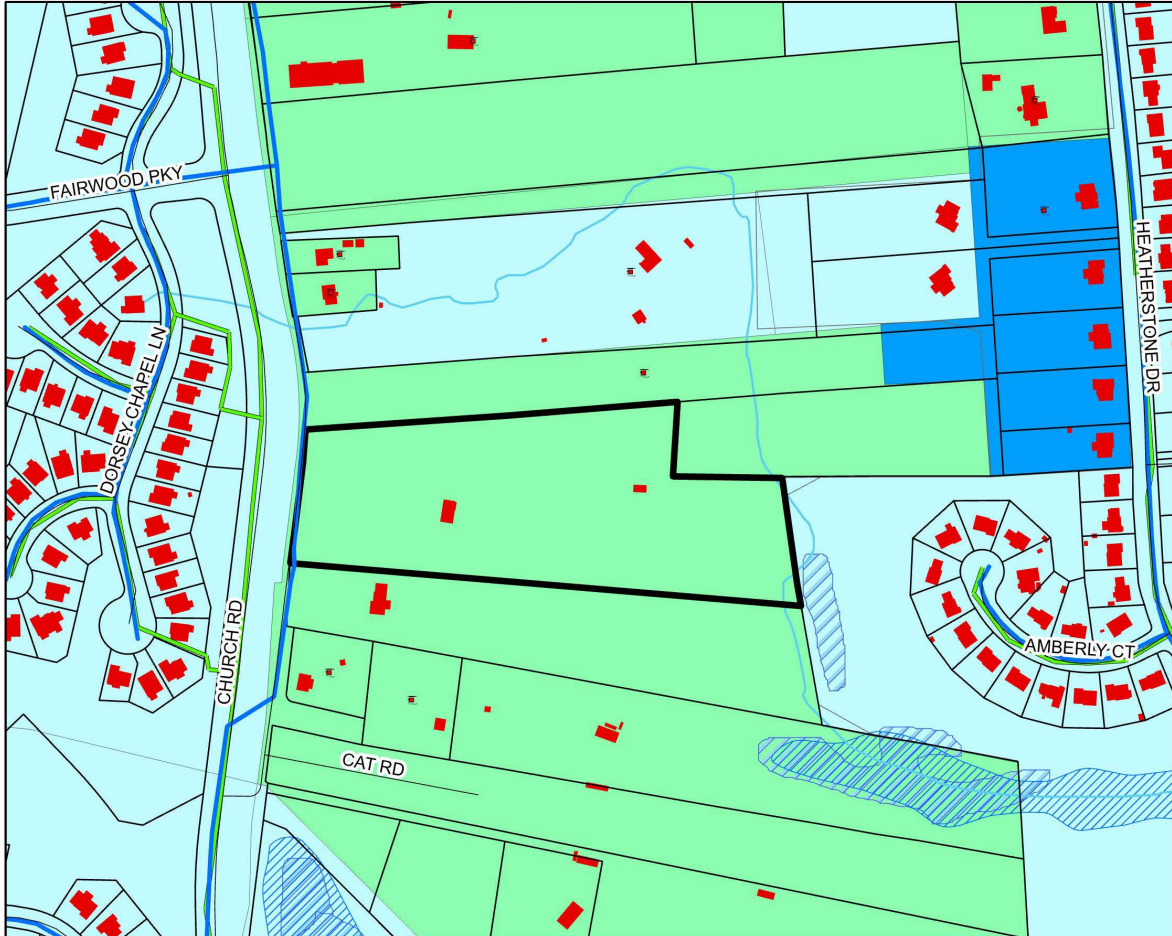


Angela D. Alsobrooks
County Executive

4805 Church Road WSSC Grid 207NE12

Category Change 5 to 4

June 2022 LA Cycle
Application 22/W-03



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

Archeology: A Phase I archeology survey may be recommended at the time of Preliminary Plan.

Zoning: The Countywide Sectional Map Amendment (CMA), CR-136-2021, reclassified the subject property from R-E (Residential Estate) Zone to the RE (Residential Estate) Zone effective April 1, 2022. The property is also in Aviation Policy Area 6 (APA-6).

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

Subdivision Status: The property has never been the subject of a preliminary plan of subdivision or a record plat. The proposed development of eight single-family residential dwellings on the subject property requires the approval of a preliminary plan of subdivision.

6. **M-NCPPC:** Church Road is designated as a collector road in the *2022 Approved Bowie-Mitchellville and Vicinity Master Plan*. Church Road is also a planned pedestrian and bicycle facility. Should the property be subdivided, it would be necessary to confirm that all rights-of-way have been appropriately dedicated. Also, the site will require a traffic impact study. The subject property is served by Police District II, Bowie, and is served by Northview Volunteer Fire Department Co. 816. This project will have minimal impact on public facilities. An approved Natural Resources Inventory may be a requirement with certain DRD applications and for Stormwater Management applications, as well as Erosion and Sediment Control applications. This site does have an approved TCP. An approved Type 2 (TCP@) will be required at time of permit by DPIE. The site contains regulated environmental features (REFs), which include a stream with associated buffers. A potential floodplain is mapped on the eastern property edge. The predominant soils found on-site are Widewater and Issue soils, Adelpia-Holmdel complexes, and Collington-Wist complexes. Potential Forest Interior Dwelling Species (FIDS) are indicated on-site. At time of design, a focus on the preservation of woodlands to meet minimum woodland conservation thresholds on-site should be prioritized.
7. **WSSC comments:**
Water: A 12” water main (Contract No. 1989-8243A) in Church Road abuts the property.
Sewer: Average wastewater flow: 2,240 gpd. A 10” sewer main (Contract No. 2003-3590J) in Church Road abuts the property.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Church Road is a County-maintained road with variable right-of-way width. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban Major Collector Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

22/P-01
8115 & 8117 HOLLY LANE



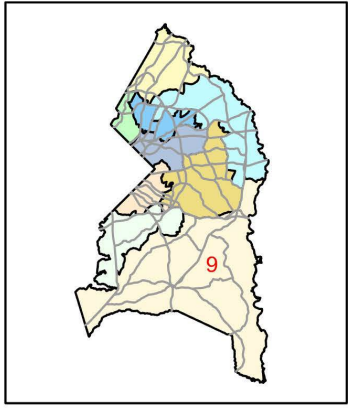
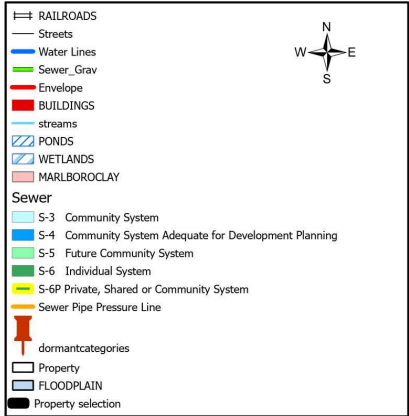
Angela D. Alsobrooks
County Executive

8115 & 8117 Holly Lane

WSSC Grid 214SE07

Category Change 5 to 3

June 2022 LA Cycle
Application 22/P-01



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

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:** Two single-family detached units with a minimum 3,500 square feet of livable space, and a minimum sales price of approximately \$650,000.
Location: 8115 & 8117 Holly Lane, approximately 350 feet southwest of Poplar Hill Drive in Clinton.
Tax Map: 126 B-3 **Lots:** 2 & 3 **Size:** .968 & 1.05 respectively
Zoning: RE (Residential Estate) **200'-sheet:** 214SE07
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Piscataway Creek
Sewer Basin: Piscataway **Council District:** 9
Applicant/Owner: Decatur, LLC, Ashton, MD 20861, by Jimmy Pereira
Architect/Engineer: Architecture Collaborative, Inc./Capitol Development Design, Inc.
Confirmed Builder: Caruso Homes
Correspondent: Jason Kim, Senior Project Designer, CDDI, 301.937.3501

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

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

5. **Plan Prince George’s 2035:** The subject property is located within the Established Communities Growth Policy Area which is recommended for low-to-medium-density context sensitive 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 – planned for public sewer service.
Master Plan: The *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Residential Low as the future land use.
Green Infrastructure Plan: The site is located within the Green Infrastructure Network, indicated as an Evaluation area. A small portion of Regulated area exists on the southern edge of 8115 Holly Lane in association with the off-site stream network.
Historic Site and Districts Plan: There is no impact on County designated Historic Sites, Resources, or documented properties.
Archeology: A Phase I archeology survey may be recommended at the time of Preliminary Plan.

Zoning: The Countywide Sectional Map Amendment (CMA), CR-136-2021, reclassified the subject property from R-E (Residential Estate) Zone to the RE (Residential Estate) Zone effective April 1, 2022. The properties are within Zone B of the Military Installation Overlay Zone (MIOZ).

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

Subdivision Status: Lots 2 and 3 are currently permitted for residential use, and proposed development of two single-family residential dwellings units on the subject property (one each on Lots 2 and 3) will not require the approval of a preliminary plan of subdivision.

6. **M-NCPPC:** The site itself is not within, or adjacent to a master plan roadway, however, Holly Lane is off Surratts Road (C-609) that is designated as a collector road. The subject properties will have minimal impact on public facilities. The subject property is served by Police District V, Clinton and by the Clinton Volunteer Fire Department Co. 825. An approved Natural Resources Inventory will be required with some DRD applications and for Stormwater Management applications as well as Erosion and Sediment Control applications. An approved Type 2 Tree Conservation Plan (TCP@) or valid letter of exemption will be required at time of permit by DPIE. A potential regulated stream is mapped southwest of the site. The site is within a stronghold watershed of the Middle Potomac, Piscataway Creek, and is in a Tier II catchment area identified as Piscataway Creek 2. Predominant soils found on-site are Marr-Dodon complexes, Woodstown sandy loam, Sassafras sandy loam and Grosstown gravelly silt loam. Potential Forest Interior Dwelling Species (FIDS) are indicated on-site. At time of design, a focus on the preservation of woodlands to meet minimum woodland conservation thresholds on-site should be considered if a TCP is required.
7. **WSSC comments:**

Water: A 12” water line in Holly Lane (Contract No. DA4334Z06) abuts the property. Service connections will be required to serve properties.

Sewer: Average wastewater flow: 560 gpd. An 8” sewer line in Holly Lane (Contract No. DA4334Z06) abuts the property. Service connections will be required to serve properties.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Holly Lane is a county-maintained road with a 60’ right-of-way. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban Primary Residential Road standard. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

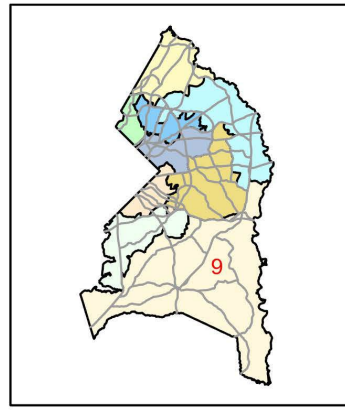
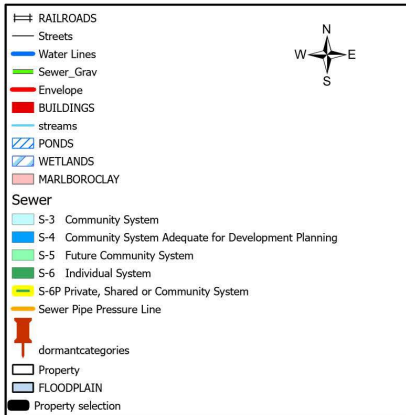
22/P-02
8935 DYSON ROAD
COMMERCIAL CENTER



**8935 Dyson Road
Commercial Center**
WSSC Grid 216SE08

Category Change 5 to 4

June 2022 LA Cycle
Application 22/P-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:** Retail space consisting of 73,000 square feet of floor area
Location: South side of Dyson Road at the intersection of Renard Street in Brandywine.
Tax Map: 135 C/D-4 **Parcels:** p/o 114 & A **Size:** .47+- acres
Zoning: CS **200'-sheet:** 216SE08 **Growth Boundary:** Yes
SGA Tier: 2 **Watershed:** Piscataway
Sewer Basin: Piscataway **Council District:** 9
Applicant/Owner: 8935 MP LLC, Owings Mills, MD by Meir Duke
Architect/Engineer: Ben Dyer Associates, Inc.
Correspondent: Arthur J. Horne, Jr., Esq., Shipley & Horne, P.A. 301.925.1800

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

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

5. **Plan Prince George’s 2035:** The subject property is located within the Established Communities Growth Policy Area and a Local Center (#26, Brandywine). Established Communities are 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. Local Centers are focal points of concentrated residential development and limited commercial activity serving the Established Communities Growth Policy Area.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the C-M (Commercial Miscellaneous) Zone (See Zoning below).
Green Infrastructure Plan: Evaluation area is indicated. Also, Regulated areas are indicated on Parcels 114 and 70 in association with the frontage to US 301 South.
Historic Site and Districts Plan: There is no impact on County designated Historic Sites, Resources, or documented properties.

Archeology: A Phase I archeology survey may be recommended at the time of Preliminary Plan.

Zoning: The Countywide Sectional Map Amendment (CMA), CR-136-2021, reclassified the subject property from C-M (Commercial Miscellaneous) Zone to the CS (Commercial, Service) Zone effective April 1, 2022.

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

Subdivision Status: Parcel A is currently improved with commercial use. Parcel 114 has never been the subject of a preliminary plan of subdivision. The proposed development of 73,000 square feet of commercial use on the subject property will require a preliminary plan of subdivision.

6. **M-NCPPC:** Dyson Road is listed as a collector road and is also a planned pedestrian facility. Future development along Dyson Road may require coordination with DPIE & DPW&T. Should the property be subdivided, staff will evaluate if all rights-of-way have been appropriately dedicated. The subject property is served by Police District V, Clinton and by the Brandywine Volunteer Fire Department Co.840. This project will have minimal impact on public facilities. An approved Natural Resources Inventory will be a requirement with some DRD applications and for Stormwater Management applications as well as Erosion and Sediment Control applications. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption is required at time of permit by DPIE. The site contains potential regulated environmental features (REFs), which include potential wetlands. The site is within a stronghold watershed of the Middle Potomac, Piscataway Creek, and is in a Tier II Catchment area identified as Piscataway Creek 1 and Piscataway Creek 2. The predominant soils found on-site are Beltsville silt loam, Aquasco silt loam, Lenni and Quindocqua soils, and Aquasco-Urban land complexes. At time of design, a focus on the preservation of woodlands to meet minimum woodland conservation thresholds on-site should be considered if a TCP is required.
7. **WSSC comments:**
Water: A 16” water line in Dyson Road (Contract No. 1989-8124A) abuts the property.
Sewer: Average wastewater flow: 983 gpd. No public sewer abuts this property. A sewer main extension would be required to serve this property. The nearest sewer main is along the east bound U.S. 301 (Contract No. 1974-2216B), and would require 1,050’ of a gravity sewer extension. A public WSSC easement to cross private properties would be required.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The applicant shall apply for a site development concept for this commercial retail space, site development permits and all the appropriate entitlement approvals.

22/M-02
17010 INDIAN HEAD
HIGHWAY



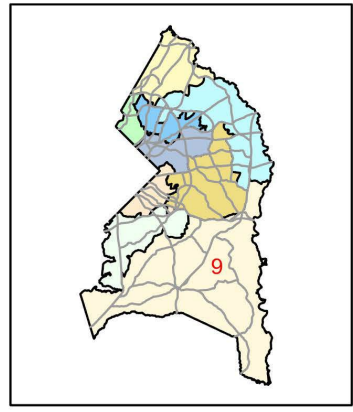
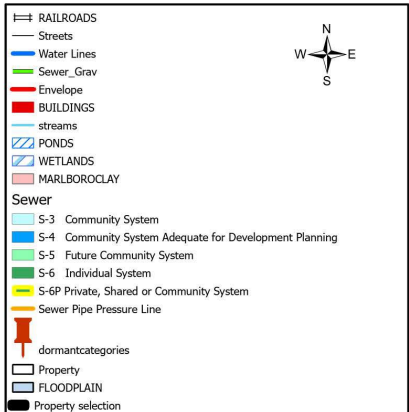
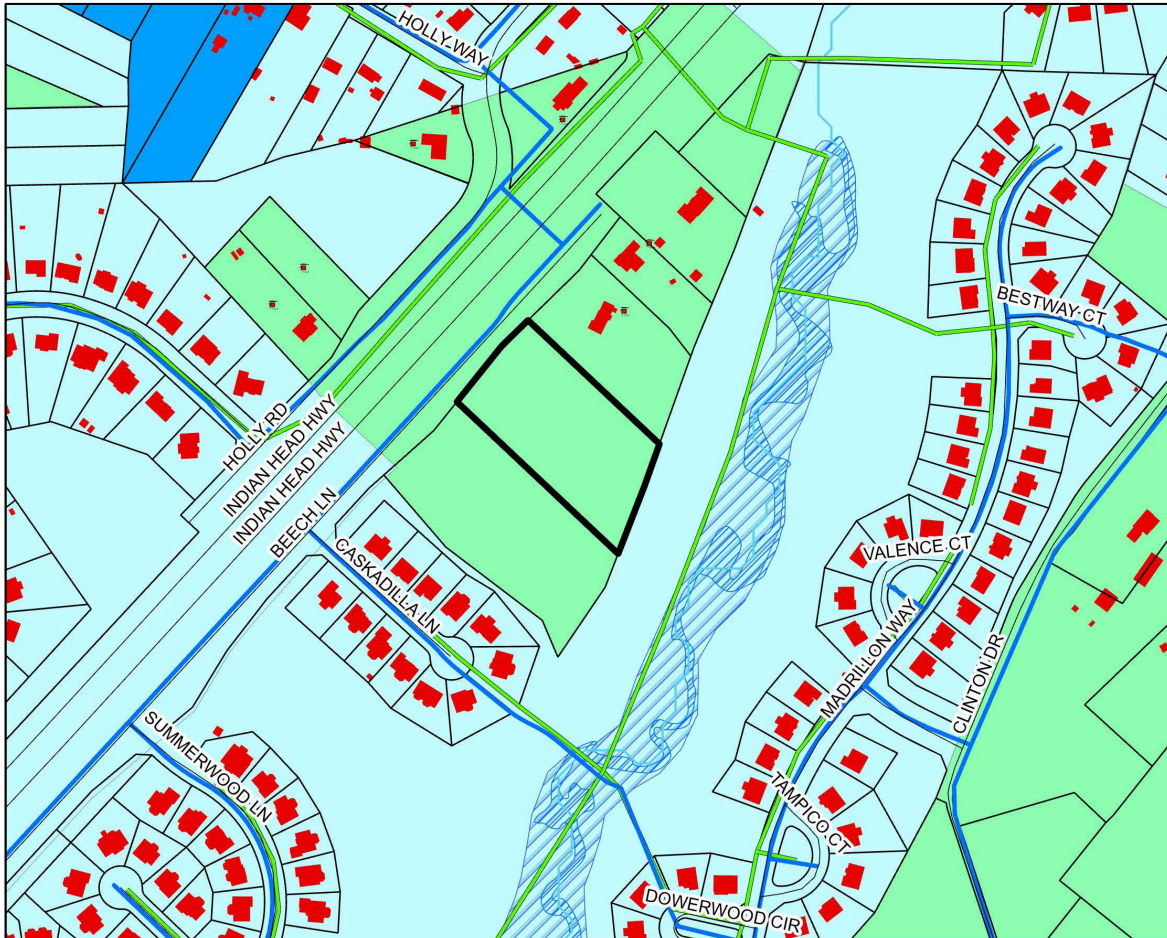
Angela D. Alsobrooks
County Executive

17010 Indian Head Highway

WSSC Grid 222SW01

Category Change 5 to 3

June 2022 LA Cycle
Application 22/M-02



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

Archeology: A Phase I archeology survey may be recommended at the time of Preliminary Plan.

Zoning: The Countywide Sectional Map Amendment (CMA), CR-136-2021, reclassified the subject property from R-R (Rural Residential) Zone to the RR (Rural Residential) Zone effective April 1, 2022.

Permit: Noted permit for the subject property: 23063-2021-G for a Site Development – Fine Grading permit.

Subdivision Status: The property has never been the subject of a preliminary plan of subdivision or a record plat. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a preliminary plan of subdivision.

6. **M-NCPPC:** Indian Head Highway (MD 210) is designated as an expressway. The portion of MD 210 that fronts the subject property is a planned pedestrian facility. The impact of one residence would be considered de minimus. The subject property is served by Police District VII, Fort Washington and served by the Accokeek Volunteer Fire Department Co. 824. This project will have minimal impact on public facilities. This site is part of a three-lot, single family development with a Type 2 Tree Conservation Plan (TCP2-061-00). A revised Type 2 Tree Conservation Plan may be needed as part of this development review process. The predominant soils found to occur on this site are two types of Beltsville silt loam soils. The site is located within the Mount Vernon Viewshed.
7. **WSSC comments:**

Water: A 12” water main built under Contract No. 2003-3773A abuts the property.
Sewer: Average wastewater flow: 190 gpd. An 8” PVC sewer main built under Contract no. 1990-8811A abuts the property to the NW. Connection to the 18” sewer built under Contract No. 1972-5555E that abuts the parcel to the SW will not be allowed.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The applicant has applied for a Site Development Concept and Site Development Fine Grading permit #23063-2021 which has not been approved.

22/M-03
LOVE AND LIGHT
SENIOR CARE LLC



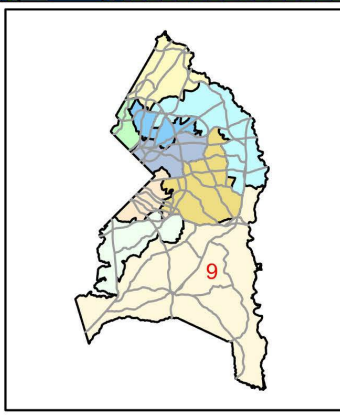
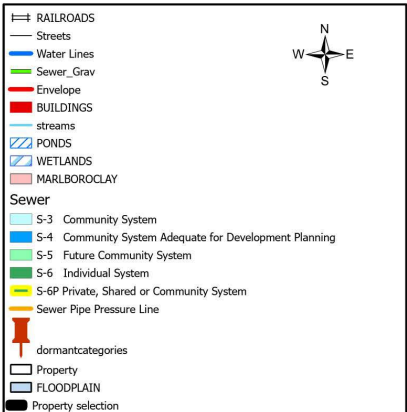
Angela D. Alsbrooks
County Executive

Love and Light Senior Care LLC 17609 Clinton Drive

WSSC Grid 223SW01

Interim Septic System Usage

June 2022 LA Cycle
Application 22/M-03



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

Sustainable Growth Act Tier 2 – planned for public sewer service.

Master Plan: The *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Residential Low as the future land use.

Green Infrastructure Plan: An Evaluation area is identified on the subject parcel.

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

Archeology: A house was previously built on this site. A Phase I archeology survey will not be recommended.

Zoning: The Countywide Sectional Map Amendment (CMA), CR-136-2021, reclassified the subject property from R-A (Residential-Agricultural) Zone to the AR (Agriculture Residential) Zone effective April 1, 2022.

Permit: Noted permits for the subject property: 2137-2022-0 and 25789-2018-0 and 36773-2021-0.

Subdivision Status: The property has never been the subject of a preliminary plan of subdivision or a record plat. The proposed conversion of a single-family residential dwelling to an 8-bed assisted facility on the subject property is not exempt from Section 24-1404(g), and will require approval of a preliminary plan of subdivision.

6. **M-NCPPC:** Future development along Clinton Drive may require coordination with DPIE & DPW&T. Should the property be subdivided, staff will evaluate if all rights-of-way have been appropriately dedicated. The subject property is served by Police district VII, Fort Washington, and served by the Accokeek Volunteer Fire Department Co. 824. This project will have minimal impact on public facilities. This site has not been previously reviewed for a Natural Resources Inventory or a Type 2 Tree Conservation Plan. These documents will need to be completed as part of the development review process. The predominant soils found to occur on this site are Grosstown gravelly silt loam and Lenni and Quindocqua soils. The site and surrounding areas may be within an area with possible rare, threatened, or endangered species. No Forest Interior Dwelling Species (FIDS) are mapped on or near this property,
7. **WSSC comments:**

Water: The property is served by public water.
Sewer: Average wastewater flow: 1,496 gpd. There is an existing 8” sewer main (Contract No. 2003-3773C) located in Horse Collar Road northwest of the property. A non-abutting connection would be needed for public sewer service. Easements would be required.
8. **Health Department comments:** The property is served by public water. Satisfactory percolation tests and an established septic recovery area for an initial plus a back-up sewage disposal system is required in order to approve the building permit application to upgrade the assisted living facility. An application for percolation testing was received in 2010 but, there are no records indicating that testing was completed. Percolation testing can be conducted any time of the year.
9. **DPIE (South District) comments:** The applicant shall apply for the appropriate entitlement approvals and DPIE permits.