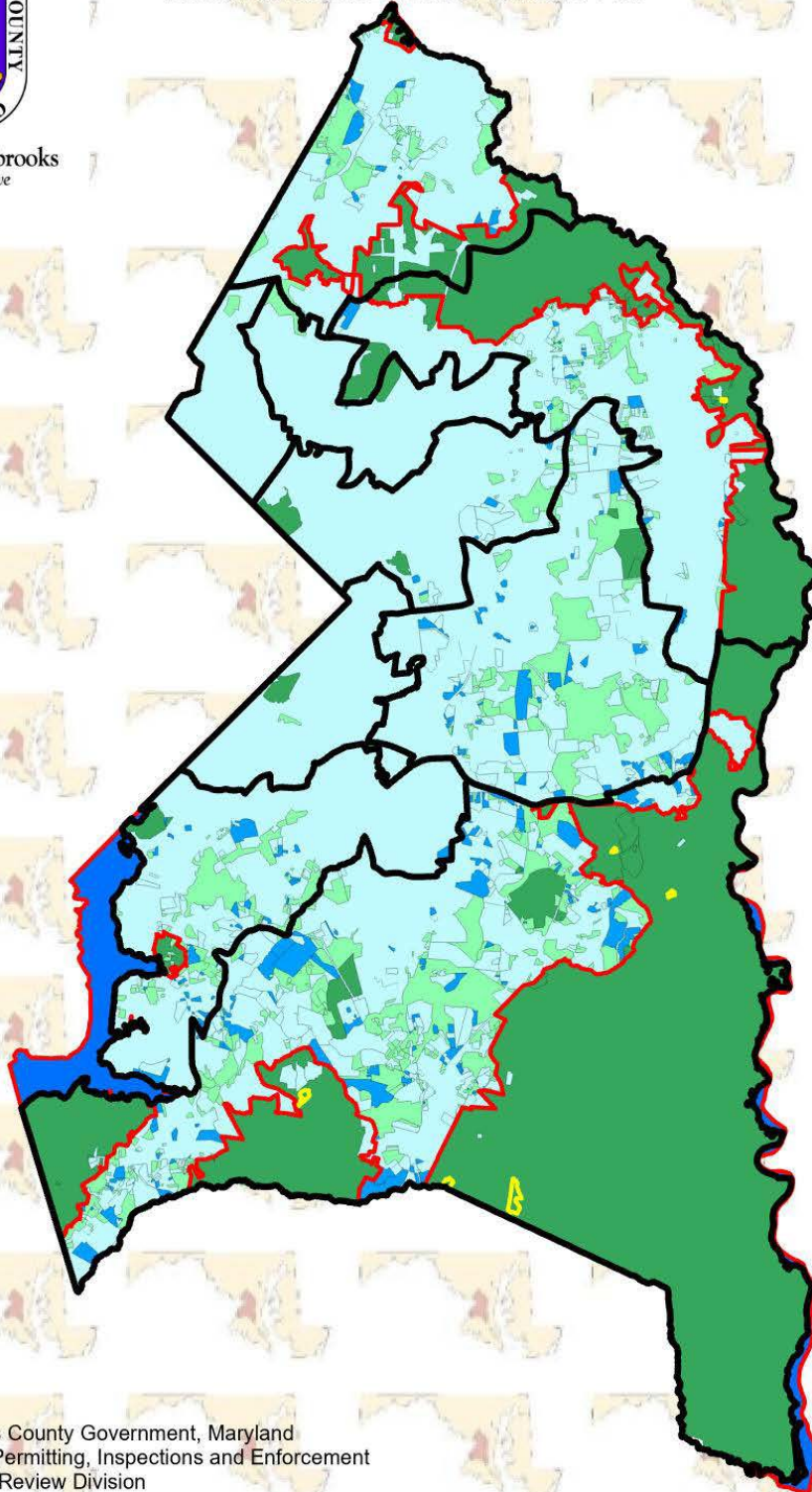




Angela D. Alsobrooks
County Executive

Staff Report
June 2024 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



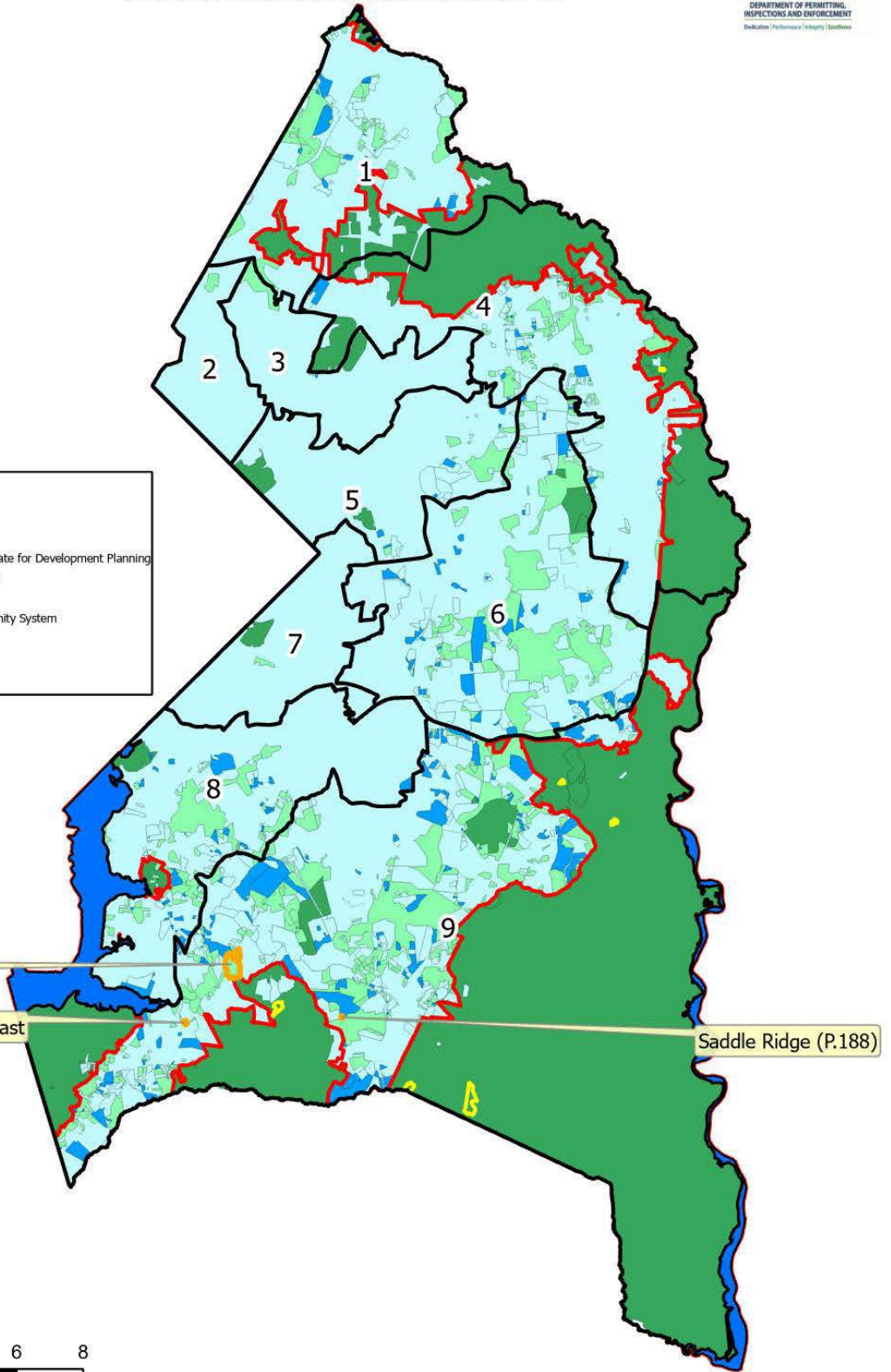
Staff Report
June 2024 Cycle
Amendments to the 2018 Water and Sewer Plan



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
- Selected Properties



**Staff Report
June 2024 Cycle
Amendments to the 2018 Water and Sewer Plan**

Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
	Parkway (0)				
	Blue Plains (0)				
	Western Branch (0)				
	<u>Piscataway (3)</u>				
9	24/P-02 Parker Farms	5 to 4	4		3
9	24/P-03 1430 Farmington Road East	5 to 4	4		7
9	24/P-04 Saddle Ridge (P.188)	5 to 4	4		11
	Mattawoman (0)				
	Total Applications (3)				
	Countywide Redesignations/Map Amendments/Water & Sewer Connection Confirmations				13
8	Temple Hill Road	5 to 3	3		
8	Henderson Road	5 to 3	3		

Summary of Proposals by Council Districts

9

<u>Proposals</u>		<u>Totals</u>
Single-Family Detached Unit	85	85

June 20, 2024

24/P-02
PARKER FARMS



Angela D. Alsobrooks
County Executive

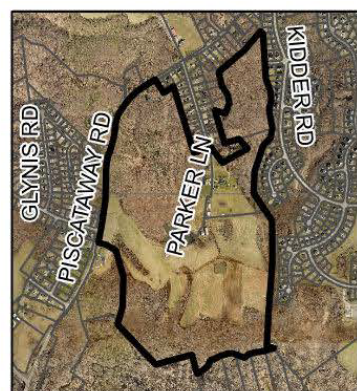
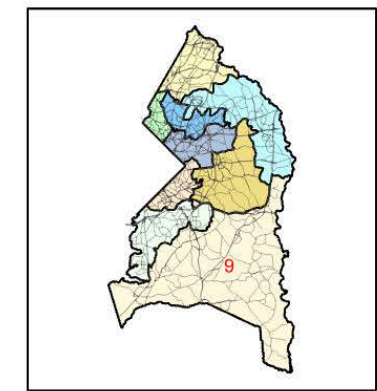
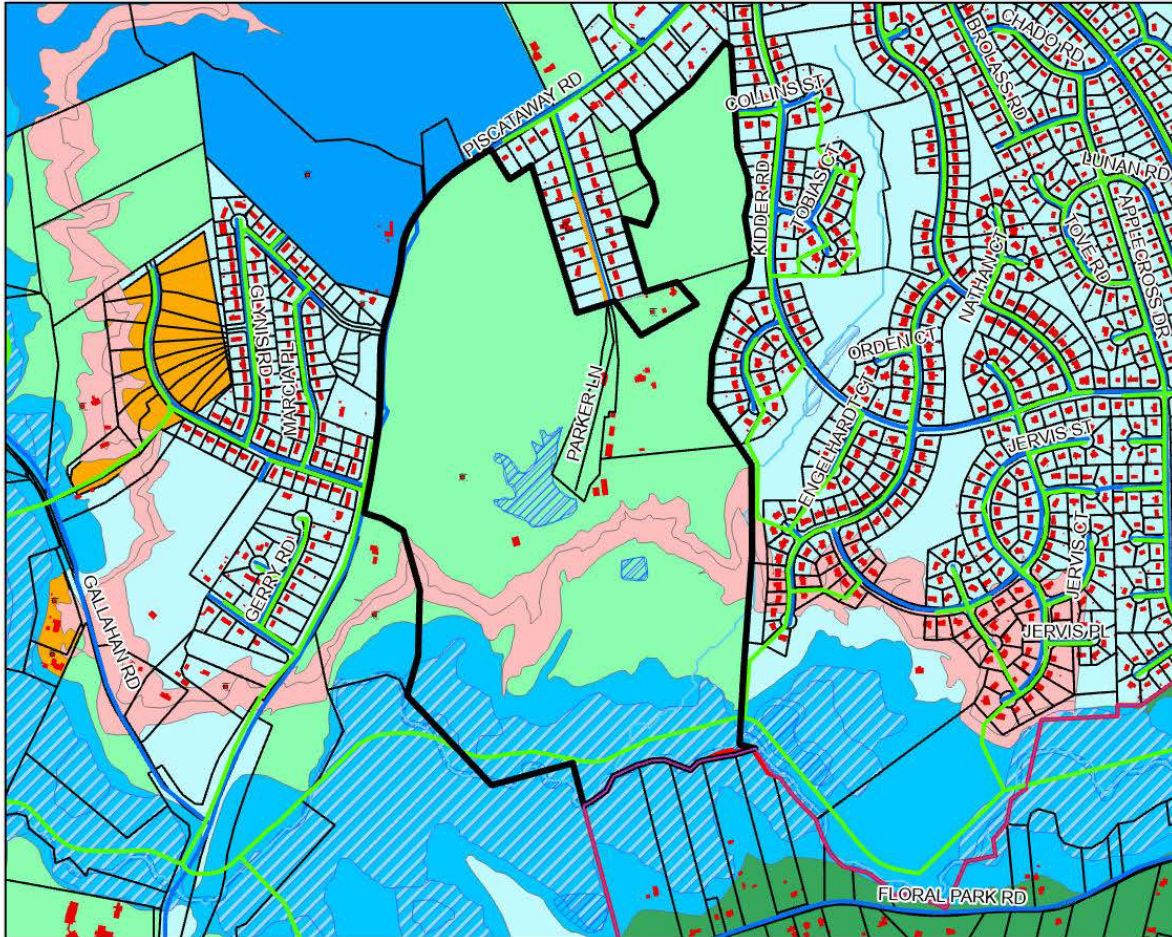
Parker Farms

WSSC Grid 216/217SE03

Category Change
WS5 to WS4



June 2024 LA Cycle
Application 24/P-02



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:** 80 single-family detached units with a minimum 3,000 square feet of livable space and a minimum sale price of \$600,000.
Location: 12700, 12711, 12720 Parker Lane & 12700 Piscataway Road, east side of Piscataway Road between Gallahan Road and Parker Lane.
Tax Maps: 132 F-3/4; 133 A-3/4; 142 F-1 & 143 A-1 **Parcels:** 71, 87, 230 & 312
Size: 180.27 A **Zoning:** AR/RR (Agricultural-Residential/Residential, Rural)
200'-sheet: 216/217SE03 **Growth Boundary:** Yes **SGA Tier:** Tier 2
Watershed: Piscataway Creek **Sewer Basin:** Piscataway
Council District: 9
Applicant: Rhoderick Parker, Oak Grove, VA., Managing Member, 804.450.4570
Owners: Christopher D. & Elizabeth S. Parker, Parker Five LLC, Parker Piscataway Fourteen LLC & Parker Heights LLC
Architect/Engineer: Rodgers Consulting, Inc., Largo, MD, 301.948.4700
Builder: To be determined
Correspondent: Alex Villegas, Rodgers Consulting, Inc. 301.948.4700
Correspondent: Matthew C. Tedesco, Esq., McNamee, Hosea, etal., 301.441.2420

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

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope, 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 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends Residential Low land use on the subject properties.
Green Infrastructure Plan: Parcels 71, 87, 230 and 312 contain Regulated Areas and Evaluation Area associated with on-site streams and wetlands systems throughout the overall property.
Historic Site and Districts Plan: The subject property is adjacent to the Dyson Farmhouse (81B-008), listed in the 2010 *Historic Sites and Districts Plan* as a Historic Resource.
Archeology: If the property is developed, a Phase I archeology survey will be recommended.
Zoning: The property is located within the AR, Agricultural Residential zone.
Permit: 03411-2023-FINQ, Site Road Floodplain; 29190-2023-DOE SW, the Parker Lane

Reforestation project; 19619-2023-DOE CIP HQ, a headwater stabilization project

Subdivision Status: Parcel 87 was subdivided from the parent Parcel 230 via an intra-family conveyance (mother to son) in 1994. This subdivision was exempt from filing a preliminary plan of subdivision (PPS) and final plat pursuant to Section 24-107(c)(3) of the prior Subdivision Regulations. Parcel 71 is zoned Residential, Rural (RR) while Parcels 87, 230 and 312 are zoned Agricultural-Residential (AR). The parcels have never been the subject of a PPS or a record plat. The proposed development of 80 single-family dwelling units on the subject property requires the approval of a PPS.

6. **M-NCPPC:** The subject property is located at the southern end of the public part of Parker Lane approximately 1,250 feet south of its intersection with MD 223 (Piscataway Road). The right-of-way for Parker Lane is approximately 50 feet in width, and the roadway is approximately 27 feet in width approaching the subject property. Sidewalks are absent from both sides of the street. All future development along Parker Lane may require coordination with the Prince George’s County DPIE and DPW&T. Any impacts to MD 223 will have to be coordinated with the Maryland State Highway Administration. The subject property is served by Police District VII and Fire/EMS Co. 847. This project will have minimal impact on public facilities. A portion of the overall Parker site has an approved natural resource inventory NRI-106-2023-01 and tree conservation plan (TCP2-007-2024) associated with a proposed stream restoration and reforestation project. An NRI and TCP@ for the entire application area will be required with any Development Review Division (DRD) applications and a TCP2 at time of permit by DPIE. The site is within a stronghold watershed. The site is within a Tier II Catchment area and does not contain a Tier II Stream Segment. The site contains potential floodplain mapped on-site. Unsafe soils containing Marlboro Clay are mapped on-site. 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. The subject development site is within Park Service Area 9 and is subject to Subdivision Regulation 24-4600, Mandatory Parkland dedication at PPS. Parcel 312 is adjacent to the Piscataway Stream Valley Park owned by the M-NCPPC.
7. **WSSC comments:**

Water: A 16” water line (Contract No. 1965-3267) in Piscataway Road and an 8” water line (Contract No. 1989-7968F) in Collins Street abut the property. Service to this property may require connection to a large diameter prestressed concrete cylinder pipe (PCCP) water main in the vicinity of this project. This may impact service to this property.

Sewer: Average wastewater flow from the proposed development: 22,400 GPD. A 30” sewer line (Contract No. 1964-2287) abuts the property. Construction of an extension to this sewer may involve the removal of trees, temporary disruption of wetlands and stream valleys.
8. **Health Department comments:** The proposed density dictates that the property be developed on public water and sewer if the capacity of the wastewater treatment plant is adequate. This office has no objection to the category change.
9. **DPIE (South District) comments:** Applicant is to apply for a site development concept, site development permits, building permits and all the appropriate entitlement approvals. Frontage improvements are required at the time of Site Development Fine Grading.

24/P-03
1430 FARMINGTON ROAD EAST



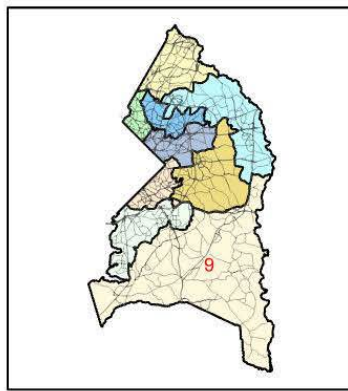
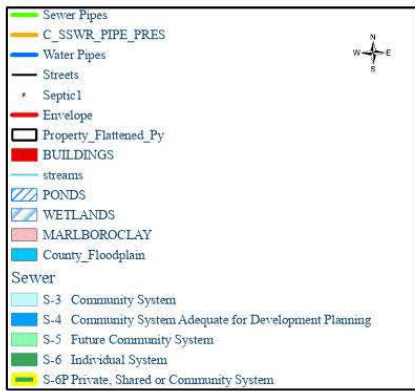
Angela D. Alsobrooks
County Executive

1430 Farmington Road East

WSSC Grid 219SE02

Category Change
WS5 to WS4

June 2024 LA Cycle
Application 24/P-03



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:** Two single-family detached units with a minimum 4,100 square feet of livable space; one of which will be occupied by the existing owner, and the other for future sale.
Location: 1430 Farmington Road East, approximately 600’ west of Berry Road in Accokeek.
Tax Map: 152 C-1 **Parcel:** 46 **Size:** 5.0 A
Zoning: RE (Residential Estate) **200’-sheet:** 219SE02 **Growth Boundary:** Yes
SGA Tier: 2 **Watershed:** Piscataway
Sewer Basin: Piscataway **Council District:** 9
Applicant/Owner: Anisha Anderson, Temple Hills, MD, 571.205.0129
Architect/Engineer: To be determined
Builder: Rudy Pollard, PT&S Construction, 240.560.2030
Correspondent: Anisha Anderson, Owner, 571.205.0129
Correspondent: Maurice Perry, 240.346.8712
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, 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 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends low-transition area as land use on the subject property. This is defined as “Residential areas up to two dwelling units per acre. Primarily single-family detached dwellings. Minimum 60 percent open space through required conservation subdivisions.”
Green Infrastructure Plan: Parcel 46 western boundary line contains Evaluation Area associated with the adjacent South Branch of Piscataway Creek and floodplain.
Historic Site and Districts Plan: There are no Prince George’s County Historic Sites or resources located on or adjacent to the subject property.
Archeology: There are many prehistoric sites identified near the subject site. If the property is subdivided, a Phase I archeology survey will be recommended.

Zoning: The property is currently zoned RE, Residential Estate. The minimum lot size for single-family residential development in this zone is 40,000 square feet.

Permit: None

Subdivision Status: The property has never been the subject of a preliminary plan of subdivision (PPS) or record plat. Parcel 46 was created through division of a larger tract of land by deed in 1985. This subdivision by deed after January 1, 1982 was not legal. Approval of a PPS and final plat is required to legalize the prior 1985 invalid subdivision.

6. **M-NCPPC:** The subject property is located on Farmington Road East approximately 700 feet southwest of its intersection with Livingston Road. Farmington Road East is a designated Historic Road and defined as a part of arterial road A-54, with an ultimate right-of-way of a minimum of 120 feet that can accommodate four to six vehicular travel lanes at buildout. The southern section of the subject property has already been dedicated to public use for the A-54 right-of-way designation. For bicycle facilities, there is a proposed dual route along Farmington Road East, which includes a side path and shared roadway. All future development along Farmington Road East may require coordination with the Prince George’s County DPIE and DPW&T. The subject property is located within Planning Area 84, Piscataway & Vicinity. There is one new public safety facility (Fire/EMS Station) identified in the Prince George’s County FY 2024-2029 Approved CIP for this Planning Area. The subject property is served by Police district VII and Fire/EMS Co. 847. This project will have minimal impact on public facilities. The site may qualify for an NRI-equivalency letter (NRI-EL); however, due to the site being greater than 40,000 square feet, it will be subject to the woodland conservation ordinance. A tree conservation plan will be required with a development application. The site is within a stronghold watershed. The subject site is located within Park Service Area 8.
7. **WSSC comments:**

Water: A 16” prestressed concrete cylinder pipe (PCCP) water line in Farmington Road East abuts the property (Contract No, 1965-3641). A Hydraulic Planning Analysis (HPA) should be submitted for this property because the PCCP main cannot be tapped for house connections. Either two 16” segments of pipe will have to be replaced, or a 600-foot, 8” diameter water extension from Bisque Street will be required to serve the property. Program-sized water main extensions may be required to serve the property.

Sewer: Average wastewater flow from the proposed development: 560 GPD. A 250’ sewer extension is required to serve the property. This extension would connect to a 10” sewer near the intersection of Farmington Road East and Bisque Street and would abut approximately two properties in addition to the applicant’s.
8. **Health Department comments:** If there is adequate capacity at the wastewater treatment plant, this office has no objection to the category change.
9. **DPIE (South District) comments:** Applicant is to apply for a site development concept for two single-family developments, site development permits and all the appropriate entitlement approvals for these single-family homes. Applicant will be required to provide ultimate frontage improvements along Farmington Road East at the time of development permits.

24/P-04
SADDLE RIDGE (P.188)



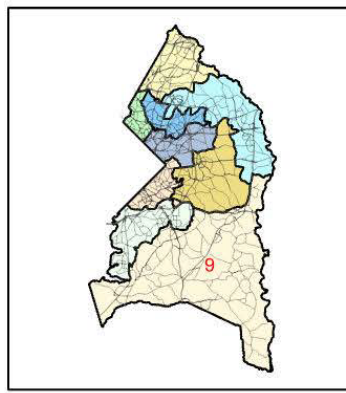
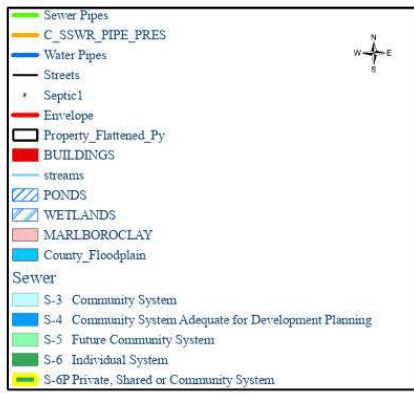
Angela D. Alsbrooks
County Executive

Saddle Ridge (P.188)

WSSC Grid 219SE06

Category Change
WS5 to WS4

June 2024 LA Cycle
Application 24/P-04



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Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

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 single-family detached units with a minimum 1,384 square feet of livable space and a minimum sale price of \$350,990. The homes will be incorporated into the “Saddle Ridge “subdivision project, PPS #4-24013.
Location: 6306 Accokeek Road, adjacent to Saddle Ridge subdivision, Parcel 86 of the overall subdivision in Brandywine.
Tax Map: 144 C-4 **Parcel:** 188 **Size:** 1.61 A
Zoning: LCD (Legacy Comprehensive Design; former R-S Zone)
200'-sheet: 219SE06 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Piscataway Creek **Sewer Basin:** Piscataway
Council District: 9
Applicant: DR Horton, Inc., by Dwayne Hill, Division President, 301.407.2600
Owner: Walton Maryland LLC ETAL, by Kate Kaminski, Authorized Person, 703.657.9749
Architect/Engineer: Rodgers Consulting, Inc., 301.948.4700
Builder: DR Horton, Inc., Edgewater, MD, 301.407.2600
Correspondent: Charles W. Howe, Principal, 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 public water and sewer servicing, within Sustainable Growth Act Tier 2 – Planned for public sewer service, and within the Growth Boundary.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope, 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 developments.
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 future land use of the subject property as Residential Low.
Green Infrastructure Plan: The entire application area contains Regulated Areas and Evaluation Area associated with streams and wetlands located throughout the site.
Historic Site and Districts Plan: There are no Prince George’s County Historic Sites or resources located on or adjacent to the subject property.
Archeology: Numerous prehistoric sites have been identified in the vicinity of the property. A Phase I archeology survey will be recommended if the property is subdivided.
Zoning: The subject property is in the LCD (Legacy Comprehensive Design) zone. For reference, the prior zone was R-S (Residential Suburban Development).

Permits: 45483-2021 – 100-Year Floodplain Study Delineation of Existing Floodplain; 3009287-1999 – Health Environmental Engineering

Subdivision Status: Parcel 188 is the result of a lot line adjustment with adjoining Parcels 86 and 59, recorded in a deed in 2003. This lot line adjustment was exempt from filing a preliminary plan of subdivision (PPS) and final plat pursuant to Section 24-107(c)(9) of the prior Subdivision Regulations. Parcel 188 has never been the subject of a PPS or record plat. The proposed development of three single-family dwelling units on the subject property requires the approval of a PPS.

6. **M-NCPPC:** The subject property is located on MD 373 (Accokeek Road) approximately 2,750 feet east of its intersection with McKendree Road. This section of Accokeek Road is designated as collector road C-527, with an ultimate right-of-way of 80 feet that can accommodate four vehicular travel lanes at buildout. For bicycle facilities, there is a proposed dual route along Accokeek Road, which includes a side path and shared roadway. All future development along Accokeek Road may require coordination with the Prince George’s County DPIE and DPW&T. The subject property is served by Police District VII and Fire/EMS Co. 840. This project will have minimal impact on public facilities. This site has an approved natural resource inventory: NRI-150-06-01 and a pending Tree Conservation Plan: TCP2-011-2024. The site is within a stronghold watershed. The site is located within a Tier II Catchment area and does not contain a Tier II Stream Segment. The site contains potential regulated environmental features: stream, wetlands, associated buffers, steep slopes and 100-year floodplain mapped on-site. 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. The Saddle Ridge development site is adjacent to a 67-acre undeveloped park property known as Pleasant Springs Park, to the east on Accokeek Road. The project is in Park Service Area 9.
7. **WSSC comments:**

Water: A 24” water line in Accokeek Road abuts the property (Contract No. 1967-2708A). The three lots will be part of the overall development of Saddle Ridge (Project No. DA719121). The approved HPA (for Saddle Ridge) requires a main line water extension. Construction of these extensions may involve the removal of trees. These extensions have been conceptually approved for service to the Saddle Ridge subdivision.

Sewer: Average wastewater flow from the proposed development (P. 188): 840 GPD. The overall Saddle Ridge project has an approved HPA (Project No. DA7191Z21) showing approximately 16,000 feet of sewer extensions conceptually approved for service to the Saddle Ridge subdivision. Program-sized sewer mains are required to serve the property. Construction of these extensions may involve the removal of trees, temporary disruption of wetlands and stream valley.
8. **Health Department comments:** The proposed density (to be incorporated within the overall Saddle Ridge subdivision) dictates that the property be developed on public water and sewer if the capacity of the wastewater treatment plant is adequate. This office has no objection to the category change.
9. **DPIE (South District) comments:** The site has an approved Site Development Concept 54603-2024 but will need to apply for other entitlements within the Planning Department. Applicant will be required to provide frontage improvements at the time of the development permit.

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 with existing single-family residences; parcels developed with single-family residences that are not platted.
Location: Temple Hill Road and Henderson Road
Subdivision: Allenwood Acres Popes' Addition, Bona Land-Byrds' Addition, and unspecified
Zoning: RR (Residential, Rural) **200'-sheet:** 208SE04
Growth Boundary: Yes **SGA Tier:** 2 (will be upgraded to 1)
Watershed: Henson 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. In these instances, the developed residential lots or parcels are connected to the public gravity sewer (and water) at their respective locations. In the areas 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 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.

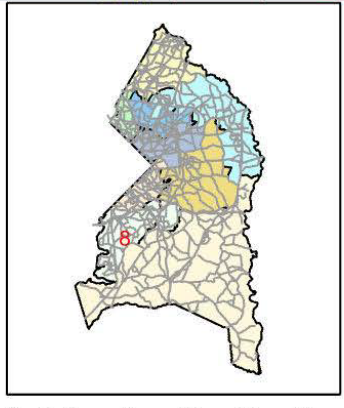


Temple Hill Road
WSSC Grid 208SE04

Redesignation
Category 5 to 3
June 2024 LA Cycle



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<p>Sewer</p> <ul style="list-style-type: none"> S-3 Community System S-4 Community System Adequate for Development Planning S-5 Future Community System S-6 Individual System S-6P Private, Shared or Community System Sewer Pipe Pressure Line 	
<ul style="list-style-type: none"> dormantcategories Property FLOODPLAIN Property selection 	



W:Water and Sewer Program/Tony/Administrative Amendments

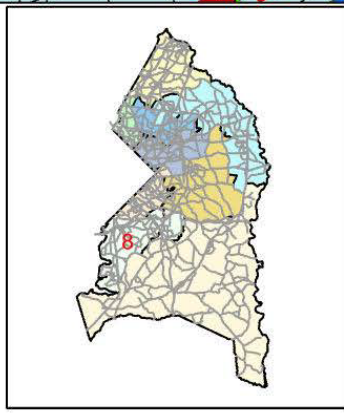
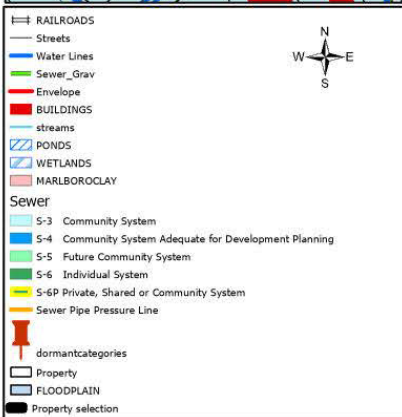


Henderson Road
WSSC Grid 208SE04

Redesignation
Category Change
5 to 3



June 2024 LA Cycle



W:Water and Sewer Program\Tony\Administrative Amendments

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