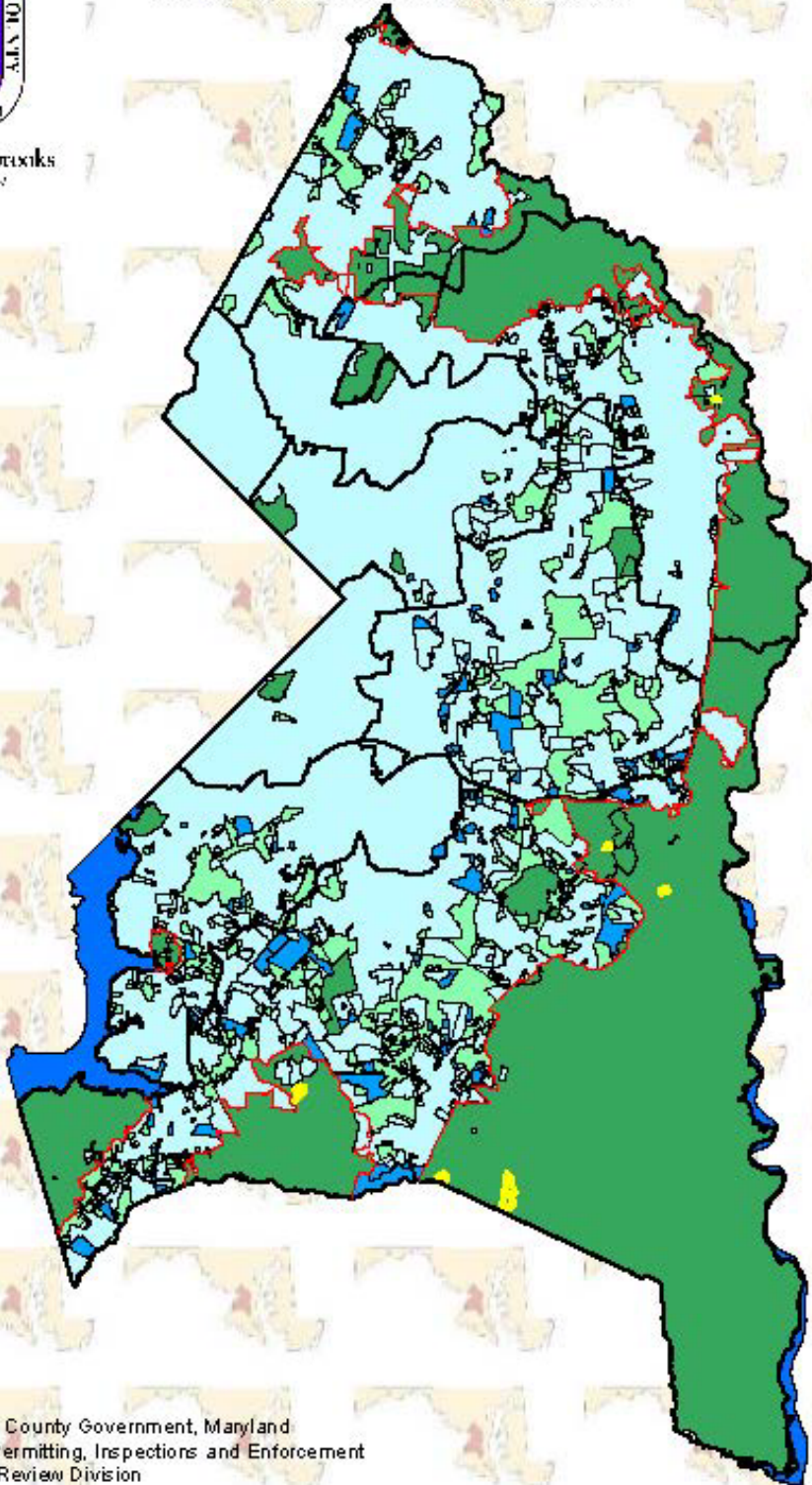




Angela D. Alsobrooks
County Executive

Staff Report
December 2021 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

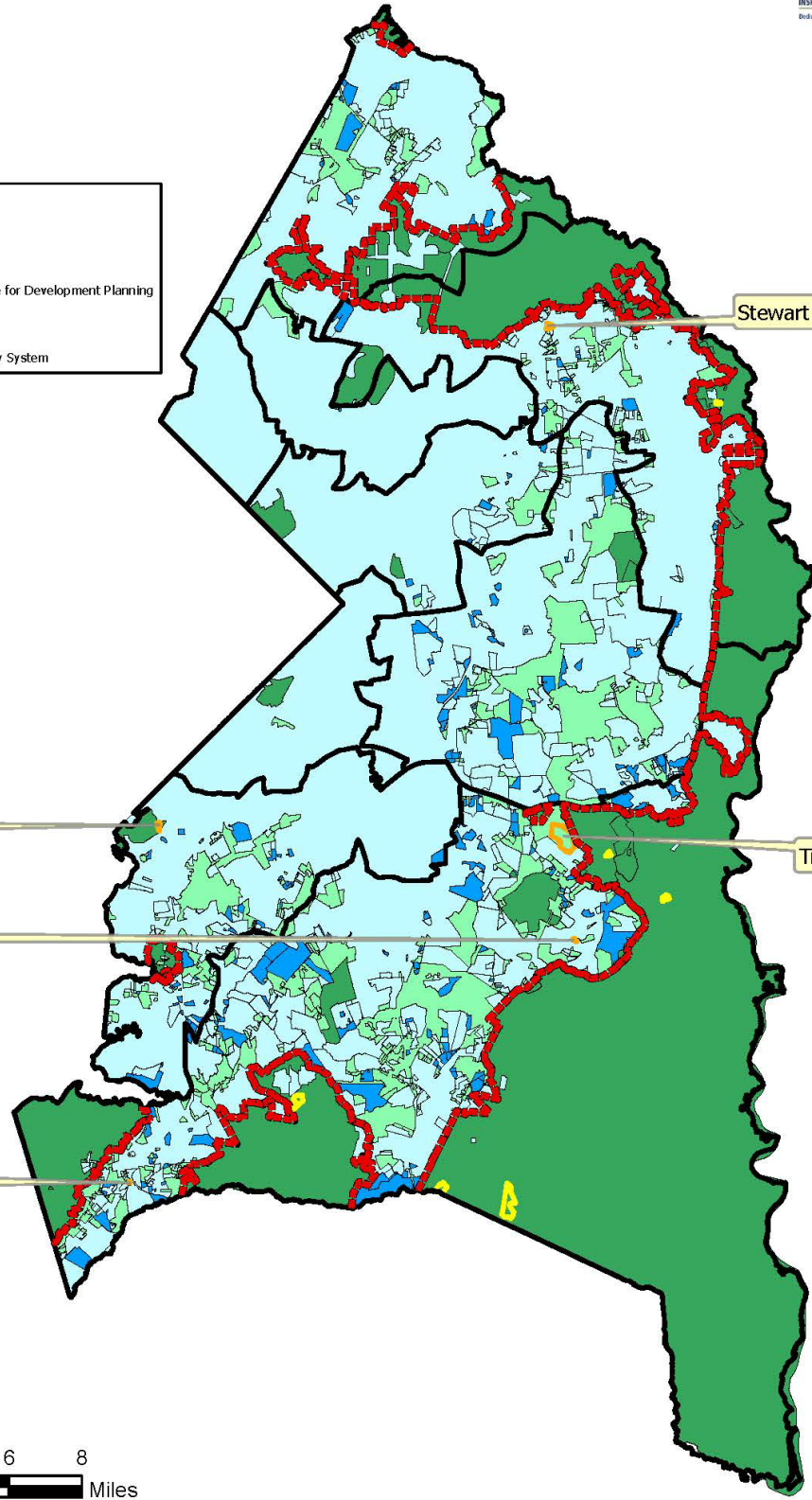


Angela D. Alsobrooks
County Executive

Staff Report December 2021 Cycle Amendments to the 2018 Water and Sewer Plan



- Envelope Boundary
 - 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



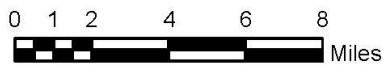
National View

Tucker Property

Manning Road East

Stewart Property

Troutman Property



**Staff Report
December 2021 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 (3)				
4	21/W-06 Stewart Property	5 to 4	4		3
9	21/W-07 Troutman Property	5/6 to 4	Retain 5/6		7
9	21/W-08 Tucker Property a/k/a 12500 Wallace Lane	Waiver Request	Retain 5/ Deny Waiver		11
	Piscataway (1)				
8	21/P-06 National View	6 to 4	*Advance to 5		15
	Mattawoman (1)				
9	21/M-03 Manning Road East Parcel 24	5 to 3	3		19
	<i>* In compliance to Plan Prince George's 2035</i>				
	Total Applications (5)				
	<u>Countywide Redesignations</u>				22
		5/4 to 3	5/4 to 3		
	<u>Text Amendment to the 2018 Water and Sewer Plan</u>				28
			Approve		

**Staff Report
December 2021 Cycle
Amendments to the 2018 Water and Sewer Plan**

Summary of Proposals by Council Districts

	4	8	9	
<u>Proposals</u>				<u>Totals</u>
Single-Family	20		102	122
Multi-Family		800		800
Retail Space		3		3
Office Space		1		1

January 25, 2022

21/W-06
STEWART PROPERTY

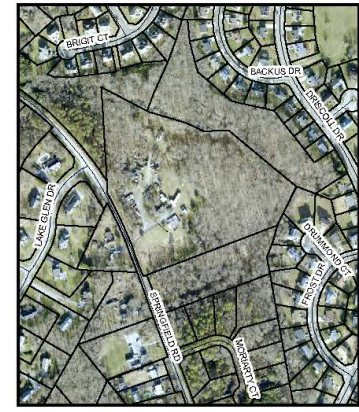
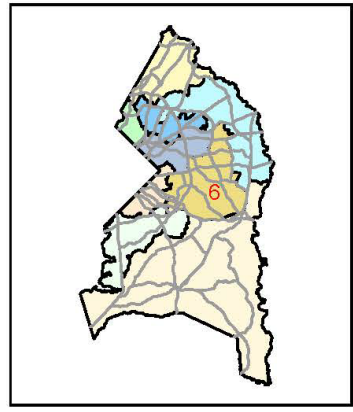
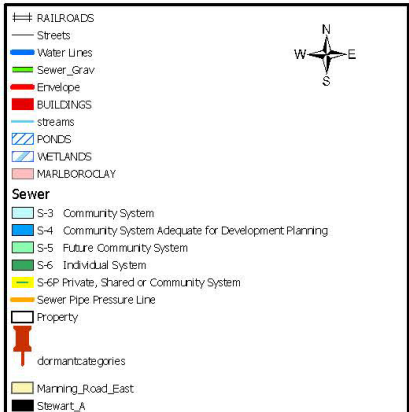
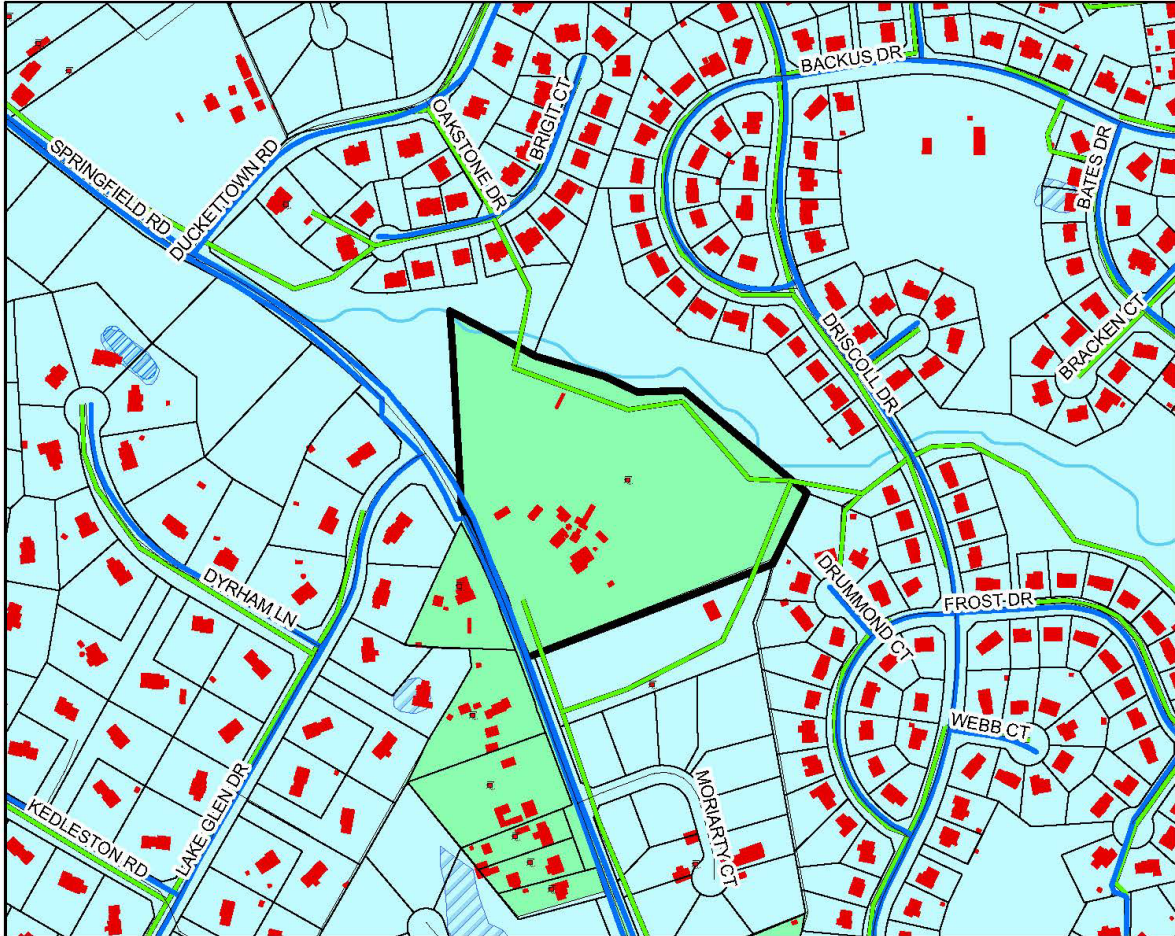


Angela D. Alsobrooks
County Executive

Stewart Property WSSC Grid 211NE10

Category 5 to 4

December LA Cycle 2021
Application 21/W-06



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:** 20 single-family detached units with a minimum 2,000 SF of livable space, and a minimum sales price of \$450,000.
Location: 8215 Springfield Road; east side of Springfield Road, approximately 1,000 feet south of Duckettown Road in Glenn Dale.
Tax Map: 28 D-3 **Parcel:** 131 **Size:** 11.94 acres
Zoning: R-R (Rural Residential; ½ - acre lots) **200'-sheet:** 211NE10
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Horsepen
Sewer Basin: Western Branch **Council District:** 4
Applicant: Elm Street Development, by Jude Burke, VP & Manager, 703.734.9730
Owner: Joan M. Stewart
Architect/Engineer: Charles P. Johnson & Associates,
Correspondent: Jude Burke, VP, Elm Street Development, 703.734.9730
Correspondent: Christopher Hatcher, Esq.,

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. 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 2006 *Approved Bowie and Vicinity Master Plan* recommends residential low land use development for the subject properties.
Green Infrastructure Plan: The western boundary of the site is located within a Regulated area associated with an off-site stream system. Much of the remaining site is

located within Evaluation areas associated with a regulated stream system.

Historic Site and Districts Plan: There are no Historic Sites or resources on or adjacent to the subject property. A Phase I archeology survey may be recommended at the time of subdivision.

Zoning: The *2006 Approved Bowie and Vicinity Sectional Map Amendment (SMA) for Planning Areas 71A, 71B, & 74B* retained the subject property in the Residential-Rural (R-R) Zone.

Permit: N/A

Subdivision Status: The proposed development will require a preliminary plan of subdivision.

6. **M-NCPPC:** Springfield Road is listed as a collector road, and is also listed as a planned pedestrian and bicycle facility. There are adequacy issues at the intersection of Greenbelt Road/Glenn Dale Boulevard (MD 193) and Lanham Severn Road (MD 564). A traffic study will be required at the time of subdivision. The subject property is located within Planning Area 71A – Bowie and vicinity. There are no police, fire, or school projects included in the Prince George’s County Capital Improvement Program (CIP) for this planning area. The subject property is served by Police District II, and Bowie Fire Station Co. 819. This project will have minimal impact on public facilities. An approved NRI or NRI equivalency letter may be required at time of permit by DPIE. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption from Subtitle 25 may be required at time of permit by DPIE. The site contains existing regulated environmental features (REFs) including a stream with associated buffers. One hundred year-floodplain is mapped on-site along the western portion of the site. The site is mapped with a Tier 2 Catchment area and mapped within a stronghold watershed. Soils containing Christiana complexes are mapped extensively on-site.
7. **WSSC comments:**
Water: A 24” and a 10” water lines in Springfield Road abut the property.
Sewer: Average wastewater flow: 6,048 gpd. 8” and 10” sewer lines are available to the property. Some downstream sewer segments may require sewer relief or replacement.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (North District) comments:** Stormwater management, grading permits and building permits will be required. There is a floodplain on the property.

21/W-07
TROUTMAN PROPERTY

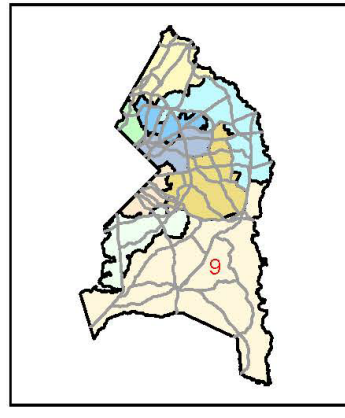
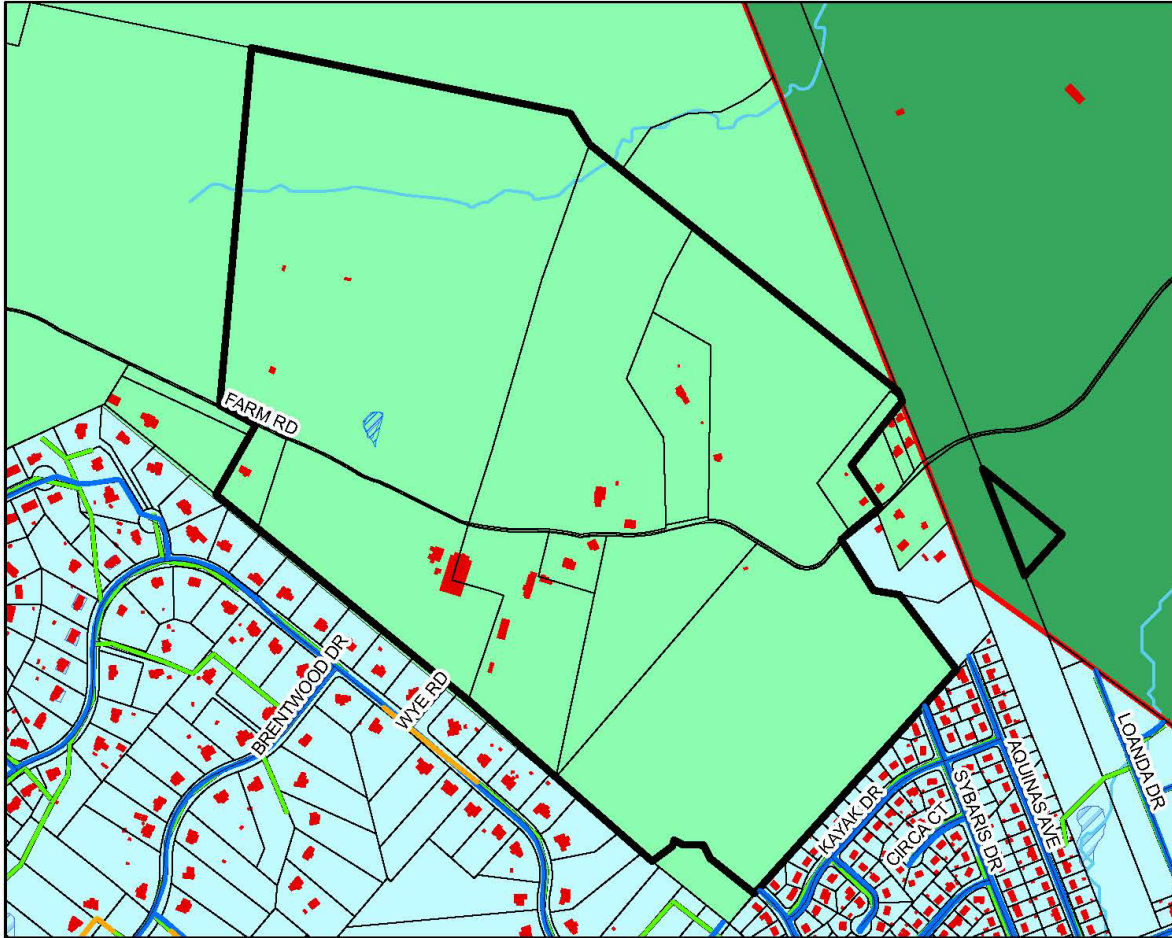


Angela D. Alsobrooks
County Executive

Troutman Property WSSC Grids 208/209SE10 & 11

Category 5/6 to 4

December LA Cycle 2021
Application 21/W-07



Water and Sewer Program/ Administrative Amendments

1. **Request:** Water and Sewer Category Change from 5/6 to 4

2. **CE Recommendation:** Retain Water and Sewer Category 5 – Future Community System. Part of Parcel 2 designated Category 6 is outside the Sewer Envelope and in the appropriate category.

3. **Development proposal:** 100 single-family detached units with a minimum 2,000 SF of livable space, and a minimum sales price of \$400,000.
Location: North and south sides of Farm Road, extended from South Osborne Road in Upper Marlboro.
Tax Map: 100 E/F-4 & 109 E/F-1 **Parcels:** 2, 45, 50, 51, 87, 90 & 96
Size: Approximately 200.05 acres
Zoning: R-A (Residential Agricultural) **200'-sheet:** 208SE10/11 & 209SE10/11
Growth Boundary: Yes (a small triangular piece of Parcel 2 is in the Rural Tier)
SGA Tier: 2 **Watershed:** Western Branch
Sewer Basin: Western Branch **Council District:** 9
Applicant: Troutman Living Trust, by Dorothy B. Troutman, Owner
Owners: Troutman Family Trust, Troutman George G & Dorothy B TRS, Troutman Living Trust, ETAL, Hickok Charles B. ETAL, Troutman Living Trust, Wiseman Sandra T.
Architect/Engineer: Soltesz, LLC
Correspondent: Greg Micit, Planner, Soltesz, 301.794.7555

4. **Water and Sewer Plan Administrator:** *Excepting a minor portion (part of Parcel 2),* 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 inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*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: *Excepting a minor portion,* 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 land use on the subject properties.

Green Infrastructure Plan: Most of the site is located within Evaluation and Regulated areas associated with streams, buffers, and floodplain.

Historic Site and Districts Plan: A Phase I archeology survey may be recommended if the property is subdivided.

Zoning: The *2013 Subregion 6 Sectional Map Amendment* retained the subject properties in the Residential Agricultural (R-A) Zone.

Permit: N/A

Subdivision Status: The proposed development will require a preliminary plan of subdivision.

6. **M-NCPPC:** South Osborne Road is listed as a master plan facility. However, this site is not within, or adjacent to any roadways that are master plan transportation facilities. Farm road which abuts the property to the north is a local road that is also a planned pedestrian and bicycle facility. The subject property must demonstrate access to the proposed development by at least a 60-foot primary roadway. The subject property is located within Planning Area 82A-Rosaryville. The Marlboro Fire/EMS Station is included in the Prince George's County CIP for this Planning Area. The subject property is served by Police District V, and by the Upper Marlboro Volunteer Fire/EMS Co. 845. An approved Natural Resources Inventory (NRI) will be a requirement. An approved Tree Conservation Plan (TCPII) is mapped on Parcel 87 of the site. The site has a Numbered Letter of Exemption (E-010-2021) from the Woodland Conservation Ordinance (WCO) for a forest harvest of 90 acres. The site does contain regulated environmental features (REFs). The site features multiple complex stream systems throughout, and an isolated wetland feature on-site on Parcel 2. The site is within a stronghold watershed of the Patuxent River, Western Branch, and is not in a Tier 2 Catchment area. Potential Forest Interior Dwelling Species (FIDS) are indicated on-site.
7. **WSSC comments:**

Water: A 10" water line in Sybaris Drive abuts the property. A second feed is likely to be required to provide adequate pressure and fire flows to the property, from 10" and 8" water lines in Capstan Drive, Maryvale Road and Osborne Road, and would require easements for each alternative.

Sewer: Average wastewater flow: 22,800 gpd. An 8" sewer line in Sturdee Drive abuts the property. Extensions from this main could provide service to the sewer basin which covers about 73 acres of the site. The remainder of the site drains to the northeast where there is no planned sewer at this time. The nearest existing sewer to connect to is approximately 11,000 LF through many different properties and woodlands and would cross MD 4. Program-sized sewer mains may be required to serve the property.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (Central District) comments:** Farm Road will be subject to roadway dedications and improvements set forth by DPW&T for a Rural Secondary Residential Road.

21/W-08
TUCKER PROPERTY
a/k/a 12500 WALLACE LANE

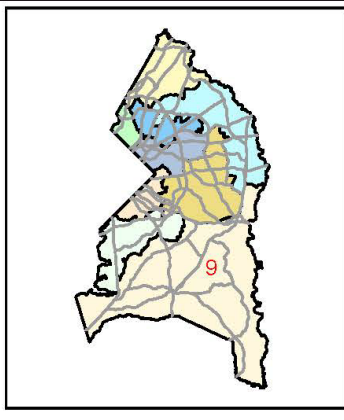
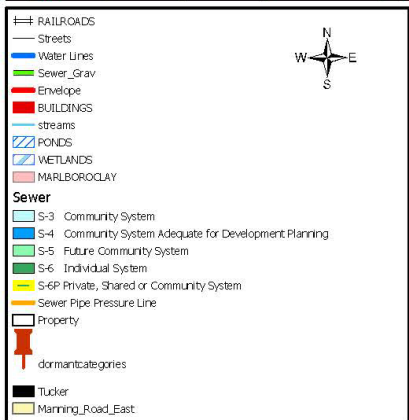
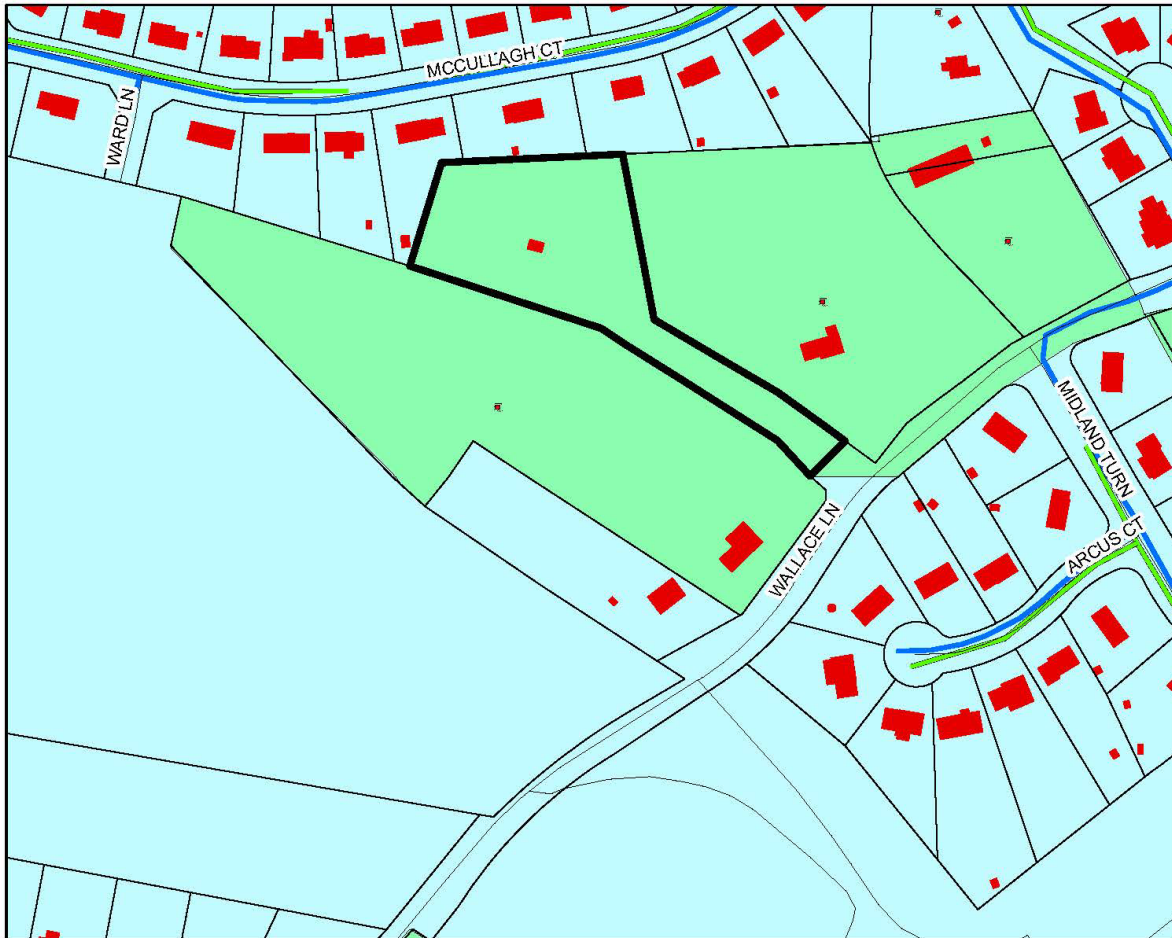


Angela D. Alsbrooks
County Executive

Tucker Property (AKA 12500 Wallace Lane) WSSC Grid 212SE11

Waiver

December LA Cycle 2021
Application 21/W-08



Water and Sewer Program Administrative Amendments

Prince George's County Department of Permitting, Inspections and Enforcement
Department of Permitting, Inspections and Enforcement
Application 21/W-08

1. **Request:** Requesting a waiver to the 2018 Water and Sewer Plan to allow interim systems usage in a category designated for future public water and sewer service.
2. **CE Recommendation:** Deny waiver request and Retain Category 5 – Future Community System. The property is located within a reasonable distance to public water and sewer lines in McCullagh Court.
3. **Development proposal:** One single-family detached unit consisting of 3,105 SF of livable space, and an estimated cost of \$615,000.
Location: 12500 Wallace Lane, approximately 300 feet southwest of Midland Turn in Upper Marlboro.
Tax Map: 118 F-4 **Parcel:** 25 **Size:** 2.0 acres
Zoning: R-R (Rural Residential; ½ - acre lots) **200'-sheet:** 212SE11
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Charles Branch
Sewer Basin: Western Branch **Council District:** 9
Applicant/Owners: Philander R. and Rolanda L. Tucker
Architect/Engineer: N/A
Builder: Timberlake Homes
Correspondent: Thomas H. Haller, Esq., Partner, Gibbs and Haller, 301.306.0033
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. The subject property was denied a waiver to allow interim systems usage from this office as it does not meet the established criteria within the 2018 Water and Sewer Plan.

2018 Water and Sewer Plan: Inconsistent with criteria established in the Plan relating to waiver requirements. 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. 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 land use on the subject property.

Green Infrastructure Plan: Most of the property is mapped within an Evaluation area associated with an off-site stream system.

Historic Site and Districts Plan: There are no Historic Sites or Resources on or adjacent to the subject property.

Zoning: The 2013 Subregion 6 Sectional Map Amendment retained the subject property in the Rural Residential (R-R) Zone.

Permit: N/A

Subdivision Status: The development of one single-family detached dwelling is exempt from preliminary plan of subdivision and final plat if the property was subdivided by deed prior to 1982, per Section 24-107(c) (7) of the Subdivision Regulations. The applicant will need to demonstrate compliance with this exemption at the time of a building permit submission.

6. **M-NCPPC:** The subject property is located off, and lies to the northwest of Wallace Lane. Wallace Lane is listed as a primary road. The portion of Wallace Lane that fronts the subject property is a planned pedestrian and bicycle facility. The subject property is located within Planning Area 82A-Rosaryville. The Marlboro Fire/EMS Station is included in the Prince George's County CIP for this planning area. The subject property is served by Police District V. The proposed development is served by the Upper Marlboro Volunteer Fire/EMS Co. 845. This project would have minimal impact on public facilities. This site does not have an approved Tree Conservation Plan (TCP), but TCP2-014-2021 is pending approval.
7. **WSSC comments:**

Water: There is an existing 8" water main located in McCullagh Court to the north of the subject property. A non-abutting connection would be needed once the property is in the correct category for water service. Easements would be required.

Sewer: There is an existing 8" sewer main located in McCullagh Court to the north of the subject property. A non-abutting connection would be needed once the property is in the correct category for sewer service. Easements would be required.
8. **Health Department comments:** Satisfactory percolation tests were witnessed, and plans were reviewed. Applicants were advised to apply for a waiver prior to approval by this office.
9. **DPIE (Central District) comments:** Wallace Lane will be subject to roadway dedications and improvements set forth by DPW&T Urban Primary Residential Road.

21/P-06
NATIONAL VIEW

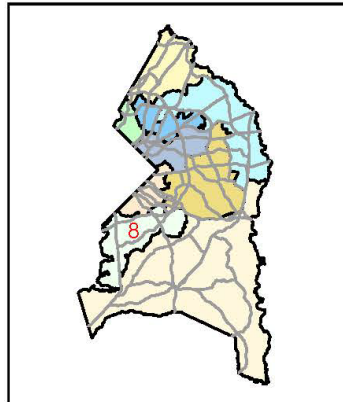
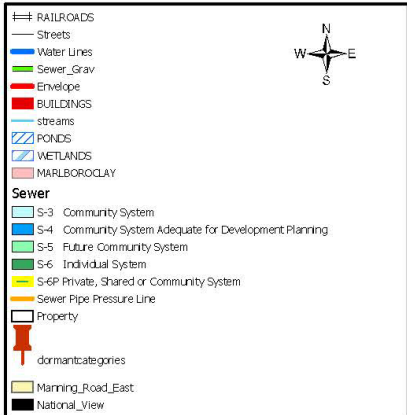


Angela D. Alsobrooks
County Executive

National View WSSC Grid 208SE01

Category 6 to 4

December LA Cycle 2021
Application 21/P-06



Water and Sewer Program/Tony Administrative Amendments

1. **Request:** Water and Sewer Category Change from 6 to 4
2. **CE Recommendation:** Amend the property to be located inside the Sewer Envelope, and advance to Water and Sewer Category 5 – Future Community System in compliance by its Plan 2035 designation to the Growth Boundary.
3. **Development proposal:** 800 multi-family units consisting of a minimum 800 SF of livable space, and a minimum monthly rental of \$2,000; three 6-8 floors retail space with combined floor area of 60,000 SF; and one 6-8 floors office building with combined floor area of 225,000 SF.
Location: West of MD 210 (Indian Head Highway) and south of Cree Drive in Oxon Hill.
Tax Map: 95 F-3/4 **Parcels:** 26, 32, 33, 35, 36 & 37 **Size:** 9.456 acres
Zoning: M-X-T (Mixed-Use Transportation) **200⁷-sheet:** 208SE01
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Oxon Run
Sewer Basin: Piscataway **Council District:** 8
Applicant/Owner: Harbor View Development, LLC, by Rashid Salem, 443.370.8817
Architect: DBI Architects
Engineer: Dewberry
Correspondent: Rachel Leitzinger, Senior Assoc., Dewberry, 301.37.2860
4. **Water and Sewer Plan Administrator:** The subject property was redesignated inside the Growth Boundary in Plan Prince George’s 2035 (Plan 2035) however, the Water and Sewer Category maps were unchanged from its position outside the Sewer Envelope. The Plan 2035 designation to the Growth Boundary would locate it inside the Sewer Envelope, advance the property to Category 5 (a category designated for future public water and sewer servicing), and within Sustainable Growth Act Tier 2.

2018 Water and Sewer Plan: Generally inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*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: *As amended*, the subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2000 Approved Master Plan for The Heights and Vicinity* does not make a specific future land use recommendation for these properties.
Green Infrastructure Plan: The site contains both Regulated and Evaluation Areas. This classification is due to the application area being adjacent to the Chesapeake Bay Critical Area (CBCA) within a large contiguous woodland area that is both inside and outside of the CBCA.
Historic Site and Districts Plan: The subject property contains the Butler House, Historic Site (76A-014) and is adjacent to the Mt. Welby Historic Site (76A-013). Additional archeological

investigations may be warranted based on the findings of the Phase II investigation. Any development proposed will be reviewed by the Historic Preservation Commission.

Zoning: The *2000 Approved Sectional Map Amendment for The Heights and Vicinity* retained the properties in the Rural Residential (R-R) Zone. The subject properties were rezoned from the R-R and One-Family Detached Residential (R-55) zones to the Mixed-Use Transportation (M-X-T) Zone under A-10055. The northernmost portion of the site is within the CBCA, Intense Development Overlay (I-D-O).

Permit: N/A

Subdivision Status: The proposed development will require a preliminary plan of subdivision.

6. **M-NCPPC:** There are master plan facilities nearby listed on the 2009 Approved Countywide Master Plan of Transportation (MPOT) including the I-95/I-495 Capital Beltway and shared use roadways, bicycle lanes, and pedestrian and bicycle facilities. The proposed development will require a traffic study. Also, the applicant has not demonstrated that access to the National Park Service (NPS) property will be available, or if its roadway use feasible or permissible. The subject property is located within Planning Area 76A-Henson Creek (The Heights). The Saint Barnabas Fire EMS Station and Benjamin Stoddert Middle School are included in the Prince George's County CIP for this Planning Area. The subject property is served by Police District IV, and Glassmanor/Oxon Hill Fire/EMS Co. 842. On-site woodlands have been identified as potential Forest Interior Dwelling Species (FIDS) habitat.

7. **WSSC comments:**

Water: A 10" water line in Eagle Drive (extended) abuts the property. However, a 2,000-foot-long non-CIP-sized water extension is required to serve the property. This extension would connect to the existing 12" water in Seneca Drive and would abut approximately 19 properties in addition to the applicant's and replacement of 1,300 feet of existing 8" water main in Cree Drive may also be required. Easements may be required. Construction of this extension may involve the removal of trees.

Sewer: Average wastewater flow: 154,065 gpd. A 2,100-foot-long non-CIP-sized sewer extension is required to serve the property. This extension would connect to existing sewer in Seneca Drive and would abut approximately 19 properties in addition to the applicant's. Easements may be required. Construction of this extension may involve the removal of trees, temporary disruption of wetlands and stream valley.

Program-sized sewer mains may be required to serve the property. This extension would not be required to appear in an adopted CIP since it does not meet the criteria for a major project. The proposed development would generate over 100,000 gallons per day base sanitary flow; therefore, additional review will be necessary in accordance with WSSC Code of Regulation Chapter 11.165.

8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** The subject site is unimproved with access to be determined. The applicant will be required to file for a concept, other DPIE approvals, and entitlement approvals with M-NCPPC.

**21/M-03
MANNING ROAD EAST
PARCEL 24**



Angela D. Alsobrooks
County Executive

Manning Road East Parcel 24 WSSC Grid 221SW01

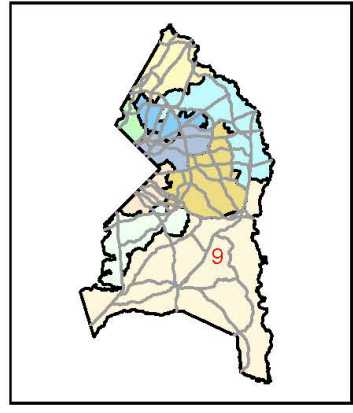
Category 5 to 3

December LA Cycle 2021
Application 21/M-03



RAILROADS
 Streets
 Water Lines
 Sewer_Grav
 Envelope
 BUILDINGS
 streams
 POND
 WETLANDS
 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
 Sewer Pipe Pressure Line
 Property
 dormantcategories
 Manning_Road_East



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:** One single-family detached home with a minimum 2,200 SF of floor space, and estimated costs undetermined.
Location: East Manning Road, approximately 600 feet southeast of MD 210 (Indian Head Highway) in Accokeek.
Tax Map: 161 D-2 **Parcel:** 24 **Size:** 1.0 acre
Zoning: R-R (Rural Residential; ½ - acre lots) **200'-sheet:** 221SW01
Growth Boundary: Yes **SGA Tiers:** 2
Watershed: Mattawoman Creek **Sewer Basin:** Mattawoman **Council District:** 9
Applicant: Charles Ndumu, Purchaser, 301.531.5557
Owners: Estelle Holmes & Colbert Holmes, Jr., Accokeek, 301.283.0320
Architect/Engineer: Surveys, Inc.
Builder: Timberlake Homes
Correspondent: Charles Ndumu, Purchaser, 301.531.5557
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. 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 5 Master Plan and Sectional Map Amendment* (CR-81-2013) recommends Residential Low land use.
Green Infrastructure Plan: Most of the site is located within the Evaluation Area.
Historic Site and Districts Plan: A Phase I archeology survey may be recommended at the time of subdivision.

Zoning: The 2013 Approved Sectional Map Amendment retained the Rural Residential (R-R) Zone on the subject property.

Permit: N/A

Subdivision Status: The development of one single-family detached dwelling is exempt from preliminary plan of subdivision and final plat if the property was subdivided by deed prior to 1982, per Section 24-107(c) (7) of the Subdivision Regulations. The applicant will need to demonstrate compliance with this exemption at the time of a building permit submission.

6. **M-NCPPC:** East Manning Road is a collector road with planned pedestrian and bicycle facilities. One residence would have a de minimus impact on adjacent facilities. The subject property is located within Planning Area 84 Piscataway & Vicinity. The Piscataway Fire/EMS, Eugene Burroughs Middle School and the Henry Ferguson Elementary School are included in the Prince George's County CIP for this Planning Area. The subject property is served by Police District VII, and Accokeek Volunteer Fire Department Co.842. The subject site is completely wooded. The property is bounded to the north by a vacant wooded parcel, the east by a stormwater management facility, the south by a vacant wooded parcel and a stormwater management facility, and the west by Manning Road.
7. **WSSC comments:**

Water: A 12" water line in Manning Road East abuts the property. Due to the narrow abutting area, an off-site easement will be required to make the service connection.

Sewer: Average wastewater flow: 190 gpd. No available sewer mains abut the property. The closest main within the Piscataway basin is a dedicated low-pressure sewer. This property borders the Mattawoman basin which has two options:

 - 1) Extend the gravity sewer approximately 250' from the 8" gravity sewer along Mannington Road, requiring an additional off-site easement from 16600 Mannington Road property;
 - 2) Extend the gravity sewer approximately 660' from the 8" gravity sewer along Accoton Drive.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** The subject site is unimproved, and the applicant will be required to file for a concept, other DPIE approvals, and entitlement approvals with M-NCPPC.

**COUNTYWIDE REDESIGNATIONS/
MAP AMENDMENTS/SEWER
CONNECTION CONFIRMATIONS**

1. **DPIE Request:** Amend Water and Sewer Category designations from Category 5 and Category 4 to Category 3; remove septic symbols as confirmed by WSSC that sewer connections and hook-ups exist for public facilities.
2. **CE Recommendation:** Amend Water and Sewer Category maps to reflect appropriate public facilities usage and servicing categories.
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided; and lots and parcels developed with single-family residences that are not platted.

Locations: Council Districts 4, 8, 9

Subdivisions: Specific subdivisions or existing residential lots and residential parcels as identified by attached maps.

Zoning: Various Residential

200'-sheet: See Respective Maps

Growth Boundary: Yes

SGA Tier: 2

Watershed: Various

Sewer Basin: All

CBCA: No

Council Districts: 4, 8, 9

4. **Water and Sewer Plan Administrator:** The existing residential lots and residential parcels designated Category 5 or Category 4 are 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 and parcels are connected to the public gravity sewer or pressure sewer and public water. Septic systems and well usage inside the Sewer Envelope and in the Growth Boundary, are interim systems that were not meant to be a permanent use. The usage was until public facilities existed for which they could connect. In the areas identified by Council District maps, staff identified and confirmed with WSSC, properties that have connected to the public facilities and those that have not. 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 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.

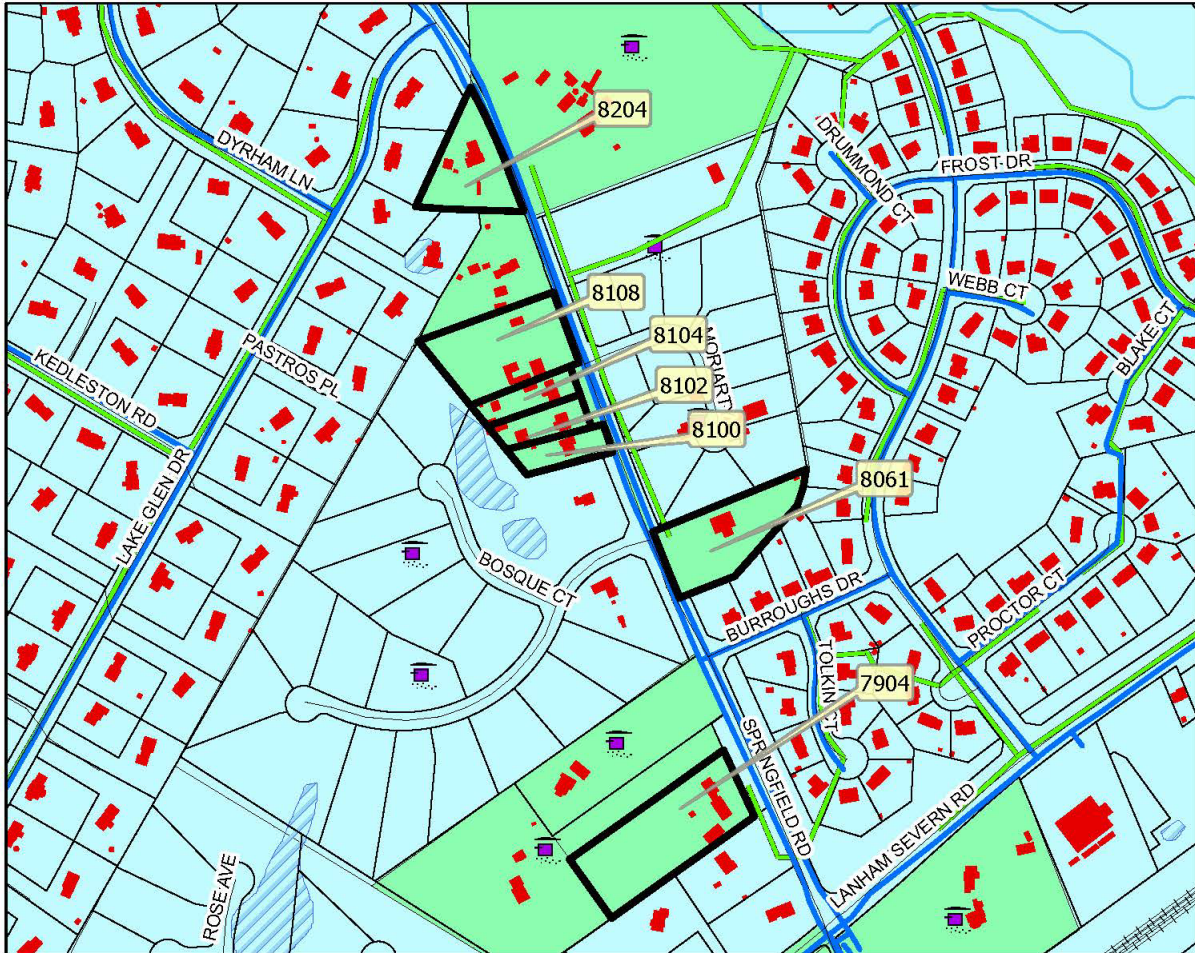
5. **Plan Prince George's 2035:** Compliance (as amended)
Sustainable Growth and Agricultural Preservation Act: The subject properties are currently located within Sustainable Growth Act Tier 2 – Planned for public sewer service.
6. **M-NCPPC:** Not required for this request.
7. **WSSC comments:** Sewer (and water) connection confirmations received via WSSC staff or WSSC database of water and sewer accounts.
8. **Health Department comments:** Not required for this request.
9. **DPIE (North, Central, South District) comments:** Not required for this request.



District 4 Springfield Road Area WSSC Grid 211NE10

Redesignate
Water/Sewer 5 to 3

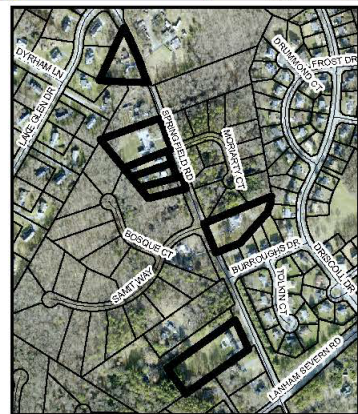
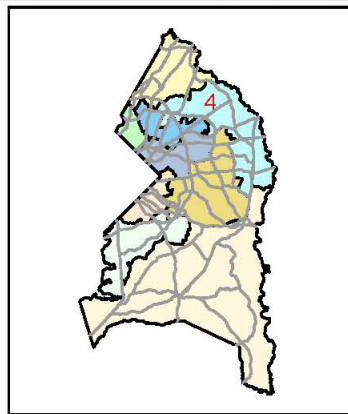
December LA Cycle 2021



RAILROADS
Streets
Water Lines
Sewer_Grav
Envelope
BUILDINGS
streams
POND
WETLANDS
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
Sewer Pipe Pressure Line
Property
dormantcategories

Property selection
PGOITGI502.DB0.Property_Flattened_Py



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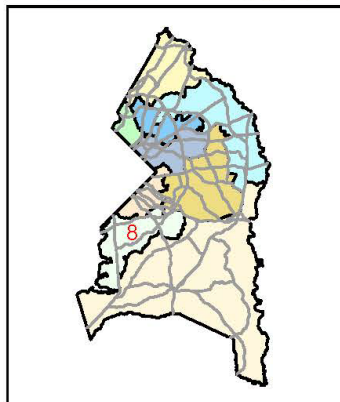
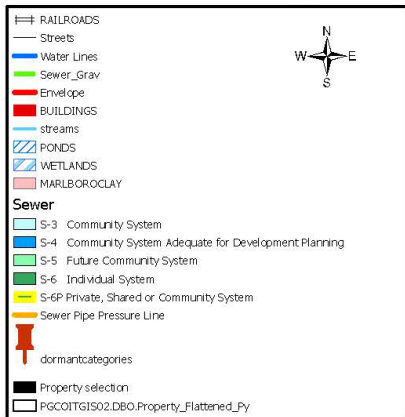


Angela D. Alsbrooks
County Executive

District 8 Bock Road Residences WSSC Grid 209SE02

Redesignate
Water/Sewer 5 to 3

December LA Cycle 2021



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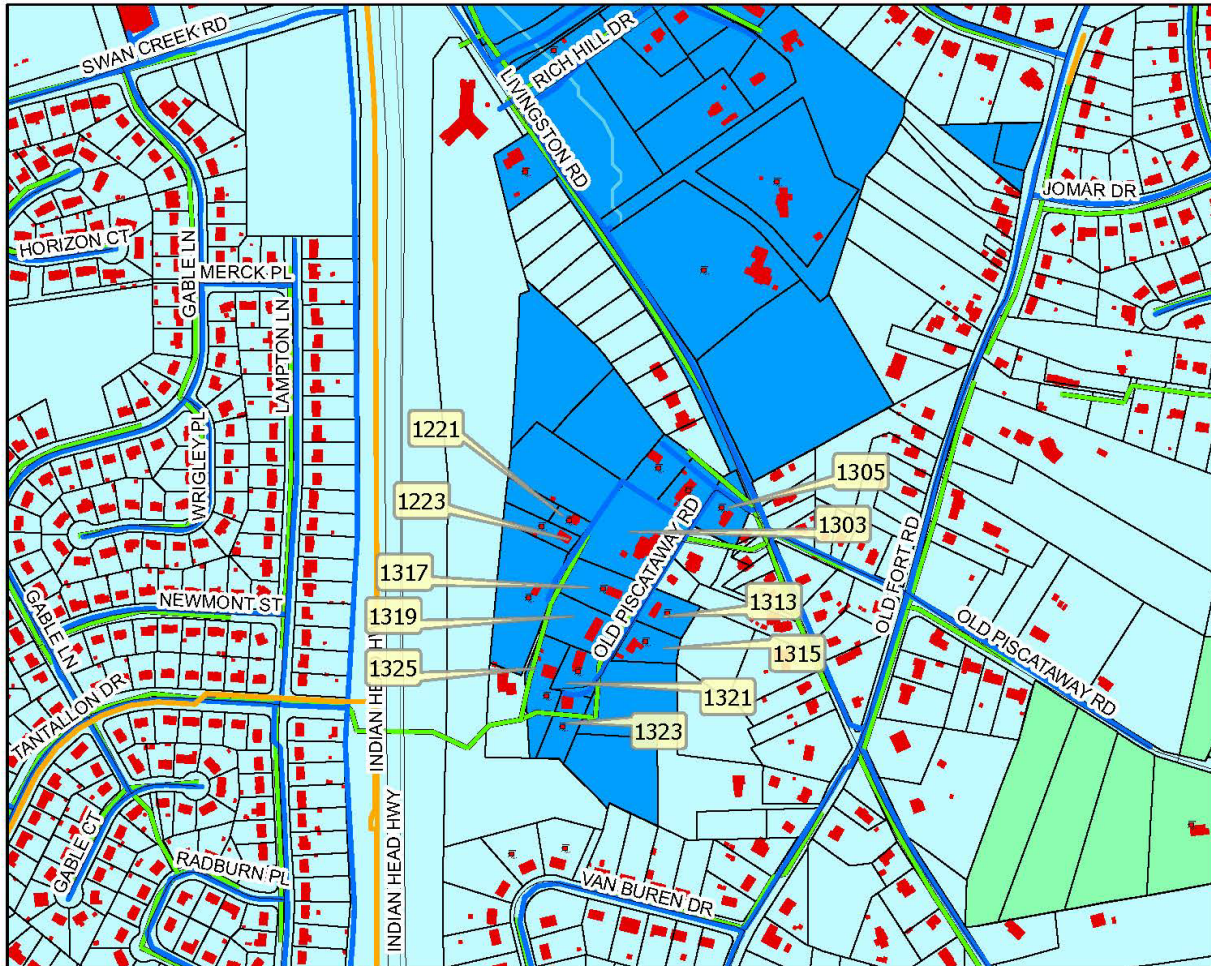


Angela D. Abobrooks
County Executive

District 8 Chapel Hill Subdivision WSSC Grid 216SE01/02

Redesignate
Water/Sewer 4 to 3

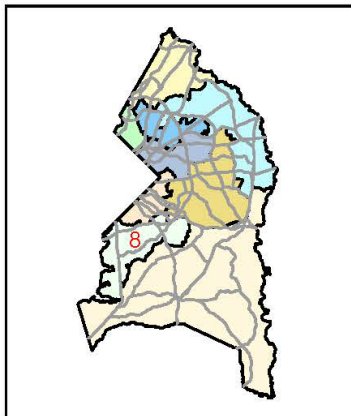
December LA Cycle 2021



RAILROADS
 Streets
 Water Lines
 Sewer_Line
 Envelope
 BUILDINGS
 streams
 PONDS
 WETLANDS

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
- Sewer Pipe Pressure Line
- dormantcategories
- Property selection
- PGCOITGIS02.DBO.Property_Flattened_Py
- PGCOITGIS02.DBO.Property_Flattened_Py selection



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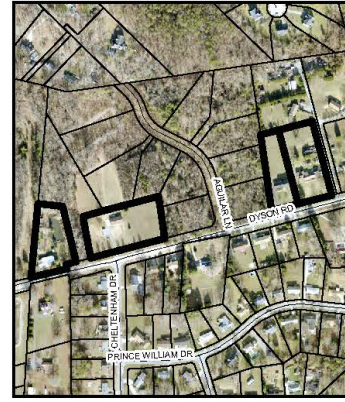
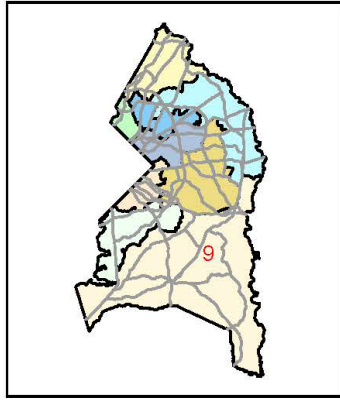
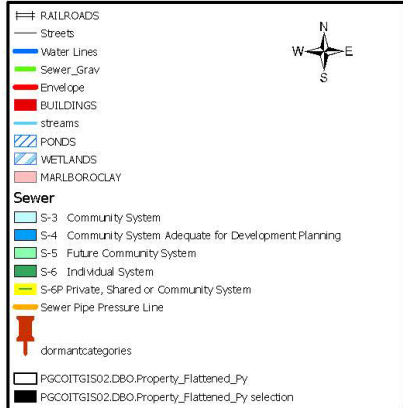
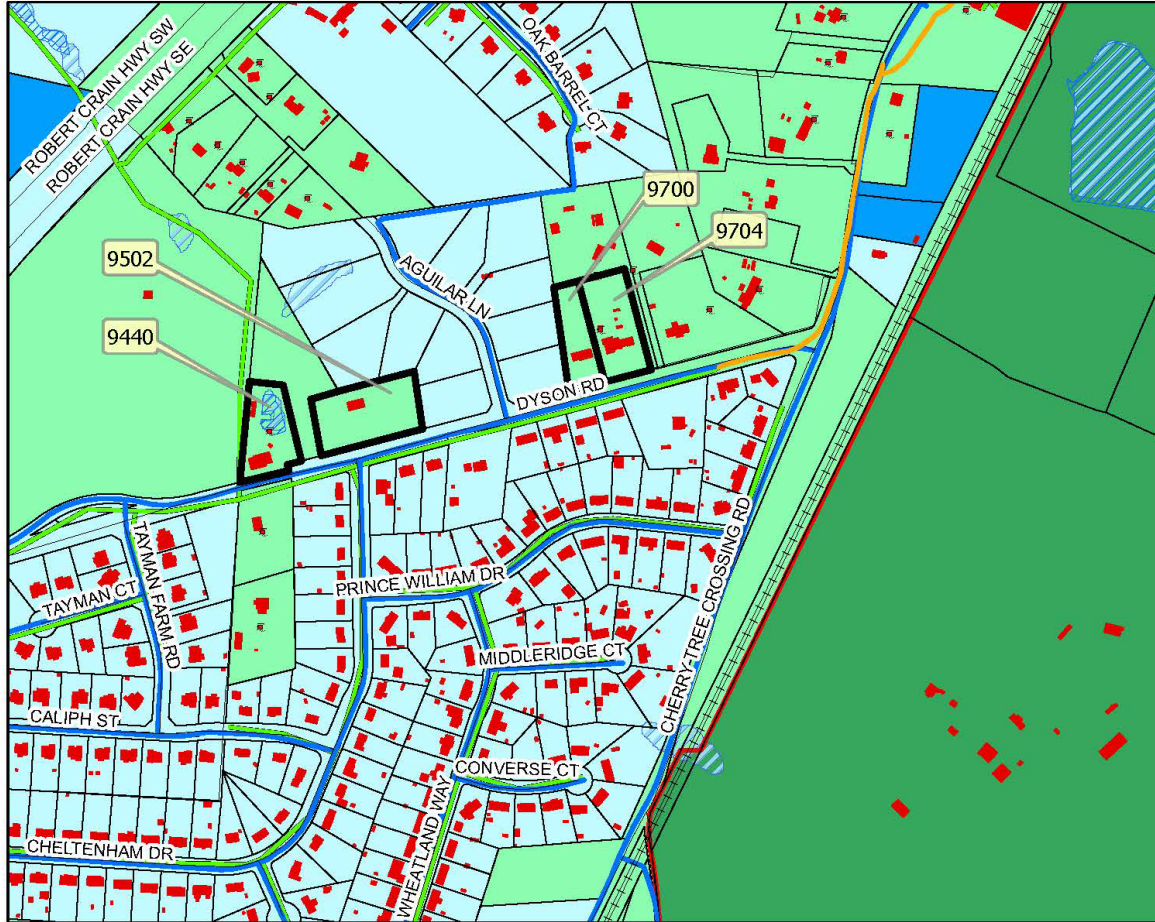


Angela D. Alskobrooks
County Executive

District 9 Dyson Road Properties WSSC Grid 216SE08/09

Redesignation
Sewer S5 to S3

December LA Cycle 2021



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Amendment to the Text of the 2018 Water and Sewer Plan

Chapter 2, Framework for Water and Sewer Planning

Section 2.1.4 Category Change Policies and Criteria

D. Federal, State, Regional, County and Municipal land use plans and planning policies

Third Bullet:

- Proposed development in the Growth Policy Areas shall meet existing contiguity policies, and demonstrate:
 - Contiguity to existing built developments;
 - Location within 1,500 feet of existing public water and sewer systems, unless in an area where interim well or septic systems usage is prevalent among five or more adjacent residential lots or parcels that require public extensions;
 - Roadways are capable of supporting demands from the proposed development; and,
 - Require developer(s) to bear the full responsibility of the costs of on- and off-site public facilities.