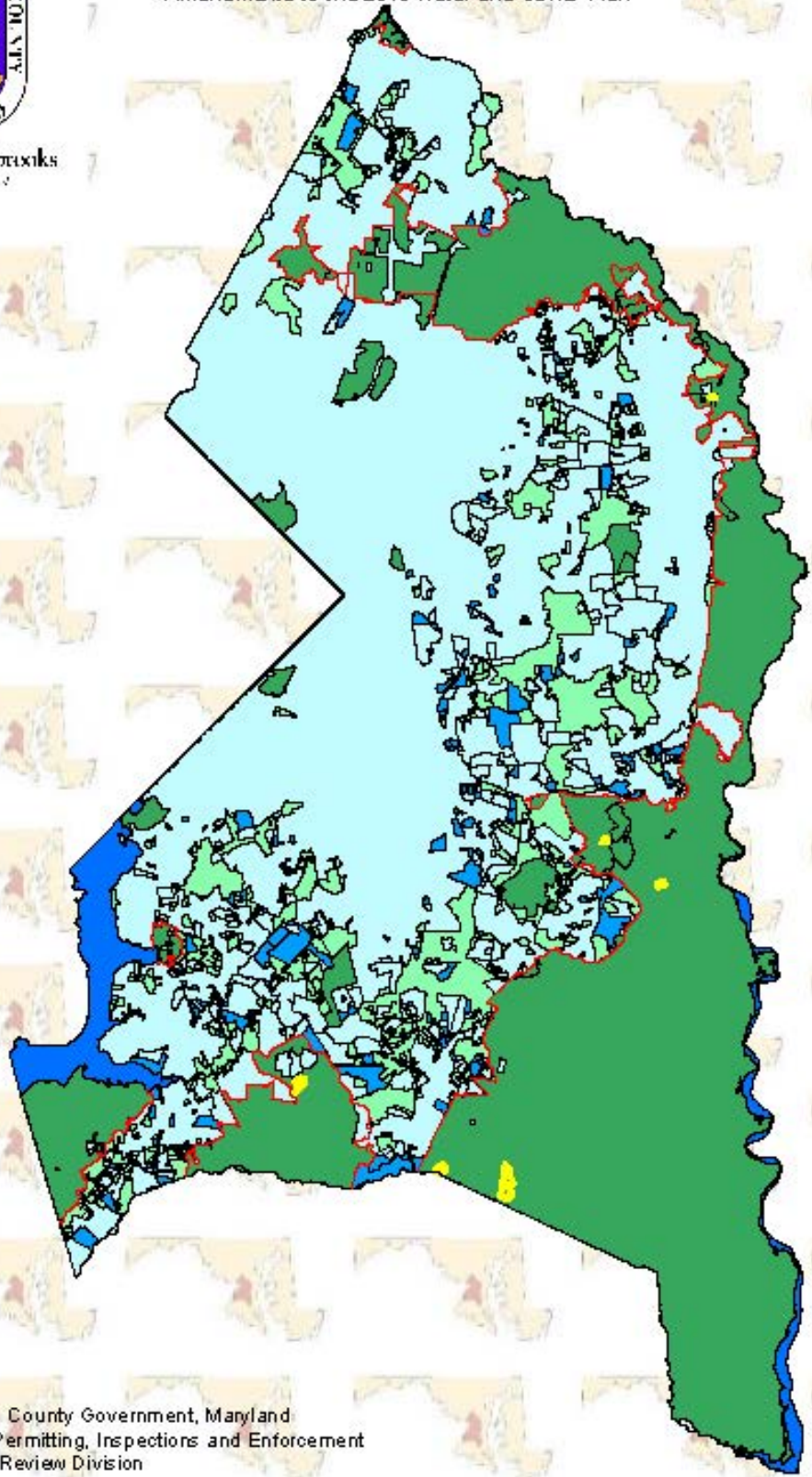




Angela D. Alsobrooks
County Executive

Staff Report
June 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
Governor

Staff Report June 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

Prince George's County
Boys and Girls Club

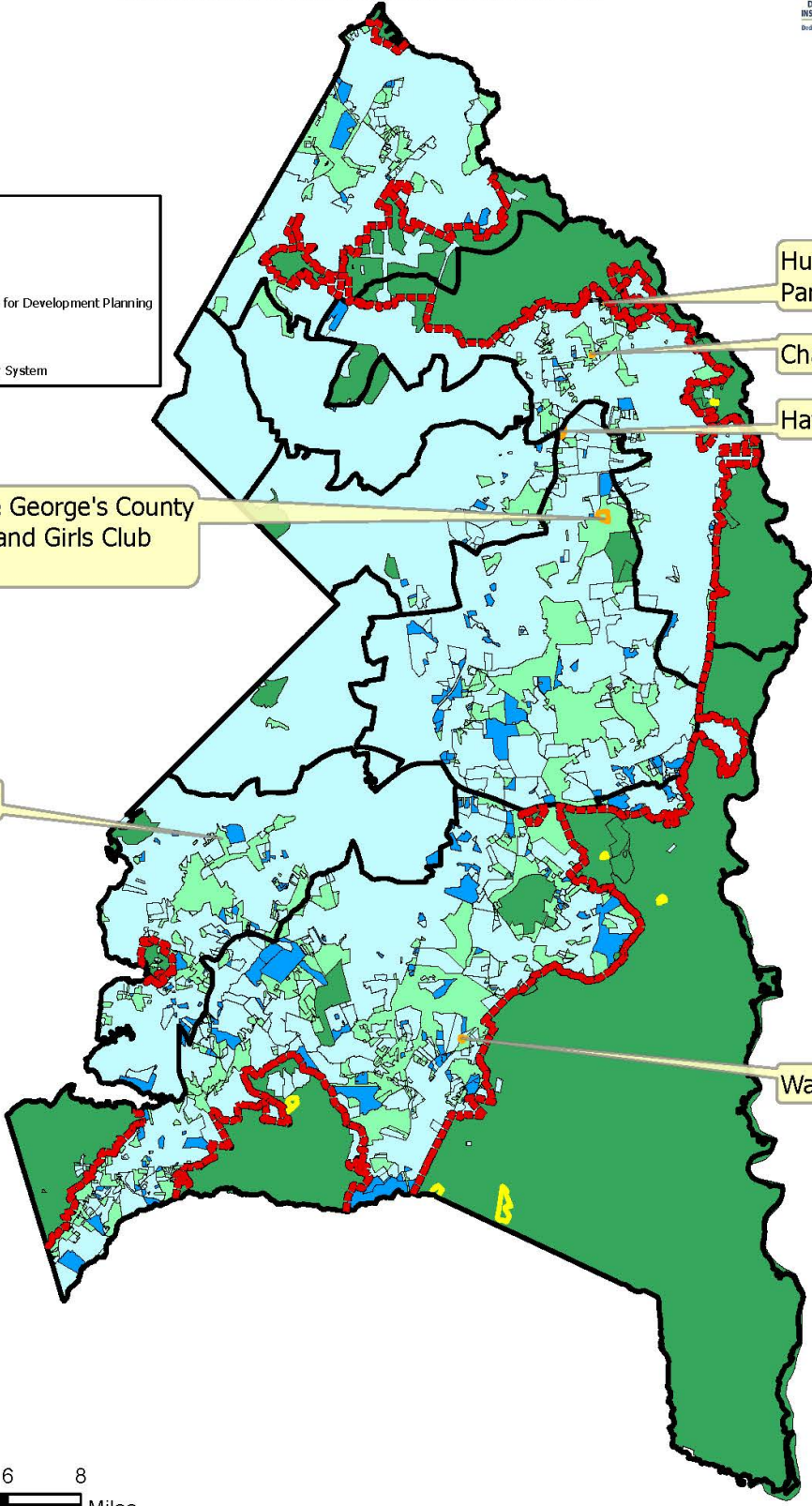
Miller Property

Huntington
Parcel 345

Charles Property

Hawkins Property

Warren Property



**Staff Report
June 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 (4)				
4	21/W-01 Huntington, Parcel 345	5 to 3	3		3
4	21/W-02 Charles Property	5 to 3	3		7
6	21/W-03 Hawkins Property	5 to 4	4	Aug 19	11
6	21/W-04 Prince George's County Boys and Girls Club	5 to 6	6		15
	Piscataway (2)				
8	21/P-01 Miller Property	5 to 4	4	Dec 20	19
9	21/P-02 Warren Property	5 to 4	4		23
	Mattawoman (0)				
	Total Applications (6)				
	<u>Countywide Redesignations</u>				26
	Council District 1	5 to 3	3		
	Council District 4	5 to 3	3		
	Council District 6	S5 to S3	S3		
	Council District 8	5 to 3	3		
	Council District 9	5/4 to 3	3		

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

Summary of Proposals by Council Districts

4 6 8 9

<u>Proposals</u>					<u>Totals</u>
Single Family	2	18	189		209
TH					
Church					
Retail Space				1	1
Storage Facility					
Warehouse				2	2
Existing Sports Park		1			1

August 30, 2021

**21/W-01
HUNTINGTON
PARCEL 345**



Angela D. Alsobrooks
County Executive

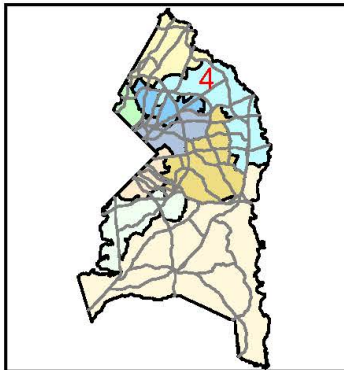
Huntington, Parcel 345 WSSC Grid 212NE12

Category 5 to 3

June 2021 LA Cycle
Application: 21/W-01



- RAILROADS
- Streets
- Water Lines
- Sewer_Grav
- Septic
- Envelope
- ELP_DC
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- FLOODPLAIN
- MARLBOROCLAY
- Sewer
 - S-3 Community System
 - S-4 Community System Adequate for Development Planning
 - S-5 Future Community System
 - S-6 Individual System
 - S-6P Private, Shared or Community System



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



J:\Water_Sewer\MXD\Tony's MXD's\Maps

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 unit consisting of 2,362 square feet of livable space, and a minimum sales price of \$450,000.
Location: 8901 Elm Avenue in Bowie.
Tax Map: 29 C-2 **Parcel:** 345 **Size:** .2680 acres
Zoning: R-R (Rural Residential; ½-acre lots) **200'-sheet:** 212NE12
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Patuxent
Sewer Basin: Western Branch **Council District:** 4
Applicant: Arundel Station Homes, LLC
Owners: Danner Holding Co., LLC, Dennis Danner, Managing Member, 240.375.4934
Architect/Engineer: Arundel Station Homes/Surveys Inc.
Correspondent: Dennis Danner, Owner, Danner Holding Company, LLC

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.
Master Plan: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* recommends Residential, Low Character land use for the subject property.
Green Infrastructure Plan: This site is entirely mapped as an Evaluation Area within the Green-Infrastructure Network.
Historic Site and Districts Plan: N/A
Zoning: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* specified the subject property in the R-R zone.
Permit: N/A

Subdivision Status: The property is considered subdivided by deed prior to January 1, 1982 since the adjoining streets were either platted or subdivided prior to January 1, 1982. The development of the property with a single-family detached dwelling will not require filing a preliminary plan and final plat of subdivision.

6. **M-NCPPC:** The subject property is located along Elm Avenue, directly northeast of its intersection with 5th Street in Bowie. Development along Elm Avenue or 5th Street may require coordination with the City of Bowie to ensure the appropriate multimodal transportation facilities. The subject property is served by Police District II, and Bowie Fire Station Co. 819. The site is within a stronghold watershed of the Upper Patuxent, and in a Tier II Catchment area (Patuxent River 1). The predominant soils found to occur on this site are Russett-Christiana complex, and Christiana-Downer complex. Unsafe soils containing Christiana complexes are mapped across the entire site. Potential Forest Interior Dwelling Species (FIDS) are mapped across much of the site. An approved Natural Resources Inventory (NRI) will be a requirement with Development Review Division applications, as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. A Tree Conservation Plan (TCP) or letter of exemption will be a requirement with Development Review Division applications. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption from Subtitle 25 is required at time of permit.
7. **WSSC comments:**
Water: An 8" water line in Elm Avenue abuts the property.
Sewer: Average wastewater flow: 280 GPD. An 8" sewer line in Elm Avenue abuts the property.
8. **Health Department comments:** The office has no objections to the category change.
9. **DPIE (North District) comments:** The subject property is currently undeveloped. Stormwater management is regulated by the City of Bowie. Grading permits are issued by the City of Bowie and DPIE.
10. **City of Bowie:** No comments.

21/W-02
CHARLES PROPERTY



Angela D. Alsobrooks
County Executive

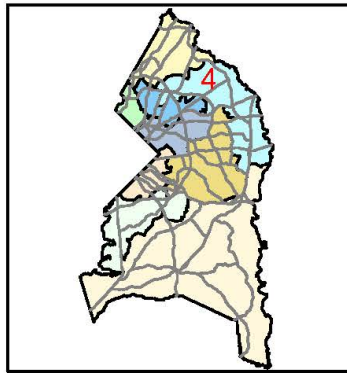
Charles Property WSSC Grid 210NE11

Category 5 to 3

June 2021 LA Cycle
Application: 21/W-02



- RAILROADS
- Streets
- Water Lines
- Sewer_Grav
- Septic
- Envelope
- ELP_DC
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- FLOODPLAIN
- MARLBOROCLAY
- Sewer
 - 5-3 Community System
 - 5-4 Community System Adequate for Development Planning
 - 5-5 Future Community System
 - 5-6 Individual System
 - 5-6P Private, Shared or Community System



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



J:\Water_Sewer\MXD\Tony's MXD's\Maps

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 unit consisting of 4,900 square feet of livable space, and a minimum sales price of \$650,000.
Location: 12990 Old Fletchertown Road in Bowie.
Tax Map: 37 B-2 **Parcel:** 21 **Size:** 1.85 acres
Zoning: R-R (Rural Residential; ½-acre lots) **200'-sheet:** 210NE11
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Patuxent
Sewer Basin: Western Branch **Council District:** 4
Applicant/Owners: Marie Charles and Andres Marte, 301.256.5327
Architect: To be determined
Engineer: Surveys, Inc., Gregory Benefiel, President, Surveys, Inc.
Correspondent: Gregory Benefiel, President, Surveys, Inc., 301.776.0561
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.
Master Plan: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* recommends Residential, Low Character land use for the subject property.
Green Infrastructure Plan: This site is almost entirely mapped within an Evaluation Area within the Green-Infrastructure Network except for the frontage of the property along Old Fletchertown Road.
Historic Site and Districts Plan: N/A
Zoning: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* specified the subject property in the R-R zone.
Permit: N/A

Subdivision Status: The property is exempt from the requirement of filing a preliminary plan and final plat of subdivision since the proposed use is for a single-family detached dwelling and the property was subdivided by deed prior to January 1, 1982.

6. **M-NCPPC:** The subject property is located along Fletchertown Road in Bowie. This portion of Fletchertown Road is a designated collector roadway. The site is located approximately 1.1 miles east-southeast of the intersection of Fletchertown Road and Hillmead Road. Future development along Fletchertown Road may require coordination with DPIE and DPW&T to provide the appropriate multimodal transportation facilities. The subject property is served by Police District II, and Bowie Fire Station Co. 819. An approved Natural Resources Inventory (NRI) will be a requirement with Development Review Division applications, as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. A Tree Conservation Plan (TCP) or letter of exemption will be a requirement with Development Review Division applications. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption from Subtitle 25 is required at time of permit. The site is within a stronghold watershed of the Upper Patuxent. The property is in a Tier II Catchment area (Patuxent River 1). The predominant soils found to occur on this site are Sassafras and Croom soils, Christiana-Downer-Urban land complex, and Downer-Hammonton complex. Unsafe soils containing Christiana complexes are mapped across the entire site. Potential Forest Interior Dwelling Species (FIDS) are mapped across the southeast corner of the site.
7. **WSSC comments:**
Water: A 12" water line in Fletchertown Road and Old Fletchertown Road abut the property.
Sewer: Average wastewater flow: 280 GPD. An 8" sewer line in Old Fletchertown Road abuts the property.
8. **Health Department comments:** The office has no objections to the category change.
9. **DPIE (North District) comments:** The property is located within unincorporated Prince George's County. DPIE Site Development Concept Approval and Grading Permit will be required.
10. **City of Bowie:** No comments

21/W-03
HAWKINS PROPERTY

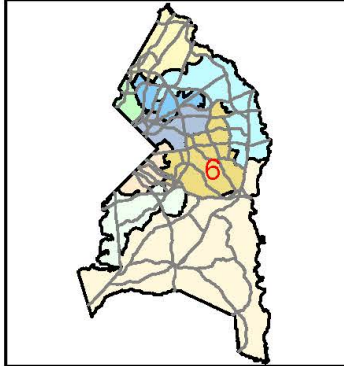
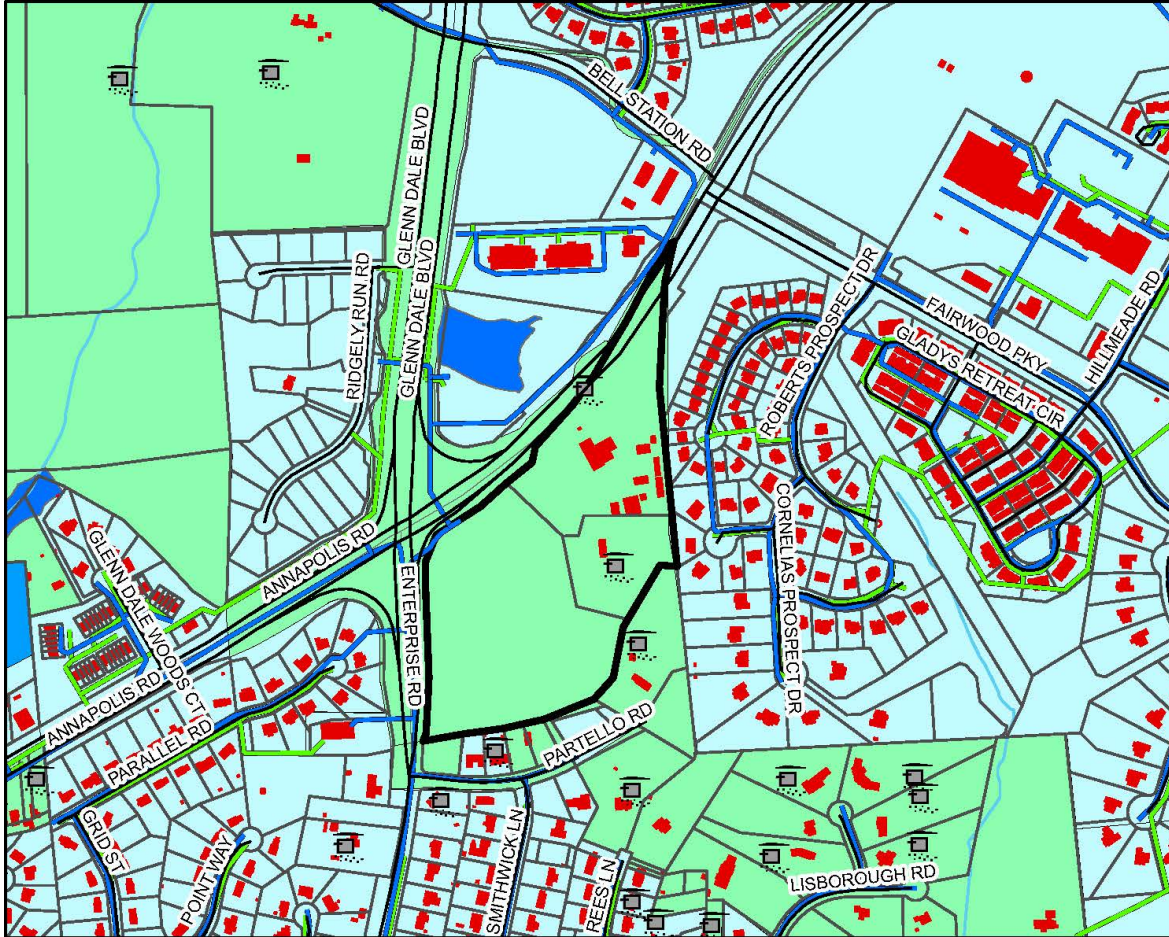


Angela D. Alsobrooks
County Executive

Hawkins Property WSSC Grid 207NE11

Category 5 to 4

June 2021 LA Cycle
Application: 21/W-03



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

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:** Approximately 18 single-family detached units consisting of a minimum 3,500 square feet of livable space, and a minimum sales price of \$600,000.
Location: 12105 and 12205 Annapolis Road, and 5015 Enterprise Road at the southeast quadrant of Enterprise Road (MD 193) and Annapolis Road (MD 450) in Bowie.
Tax Map: 45 F-3 **Parcels:** 5, 118, 123 **Size:** 22.29 acres
Zoning: R-E (Residential-Estate; 1-acre lots) **200'-sheet:** 207NE11
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Patuxent
Sewer Basin: Western Branch **Council District:** 6
Applicant: Timberlake Homes, BT
Owner: The Irmgard H. Hawkins By-Pass Trust, by James Hawkins, Trustee
Architect/Engineer: Charles P. Johnson & Associates, Inc.
Correspondent: Matthew C. Tedesco, Esq., Agent, McNamee Hosea, 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, 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.

Master Plan: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* recommends Residential, Low Character land use for the subject property.

Green Infrastructure Plan: The subject property is within an Evaluation Area with no regulated environmental features. However, a wetland extends onto the northwest corner of the property.

Historic Site and Districts Plan: N/A

Zoning: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* specified the subject property in the R-E zone.

Permit: N/A

Subdivision Status: A preliminary plan of subdivision will be required.

6. **M-NCPPC:** The subject property is located along Annapolis Road (MD 450) and Enterprise Road (MD 193); both roads are arterial roadways. Future development along Annapolis Road or Enterprise Road may require coordination with the SHA. The portion of Annapolis Road that fronts the subject property contains an existing side path and the portion of Enterprise Road that fronts the subject property is a planned bicycle lane, according to MPOT. The subject property is served by Police District II and Fire/EMS service is provided by Co. 818. The site has no woodlands and currently has sparse vegetation and barren ground. This site has a Natural Resources Inventory (NRI) NRI-131-06-01. The DNR Wetlands Guidance layer indicates the presence of wetlands; however, no wetlands of special State concerns are mapped on the property. The predominant soils found to occur on this site include Collington series soils that are well drained soils. Potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property within the Coastal Plain region.
7. **WSSC comments:**
Water: A 12” water line in Annapolis Road abuts the property at 5015 Enterprise Road (Parcel 118). Water line extensions would be required to service the property. A water loop may be required for hydraulic redundancy and fire protection purposes.
Sewer: Average wastewater flow: 51,2335 GPD. An 8” sewer line in Annapolis Road is located near 5015 Enterprise Road. Approximately 500’ of sewer extension will be required to serve the property. Sewer extensions or private sewers will be required to serve properties at 12105 (Parcel 123) & 12205 (Parcel 5) Annapolis Road.
8. **Health Department comments:** The office has no objections to the category change.
9. **DPIE (Central District) comments:** MD 450 and MD 193 are State-maintained roads. Right-of-way dedications and roadway/frontage improvements shall be coordinated with MSHA. A DPIE fine grading permit will also be required.

21/W-04
PRINCE GEORGE'S COUNTY
BOYS AND GIRLS CLUB

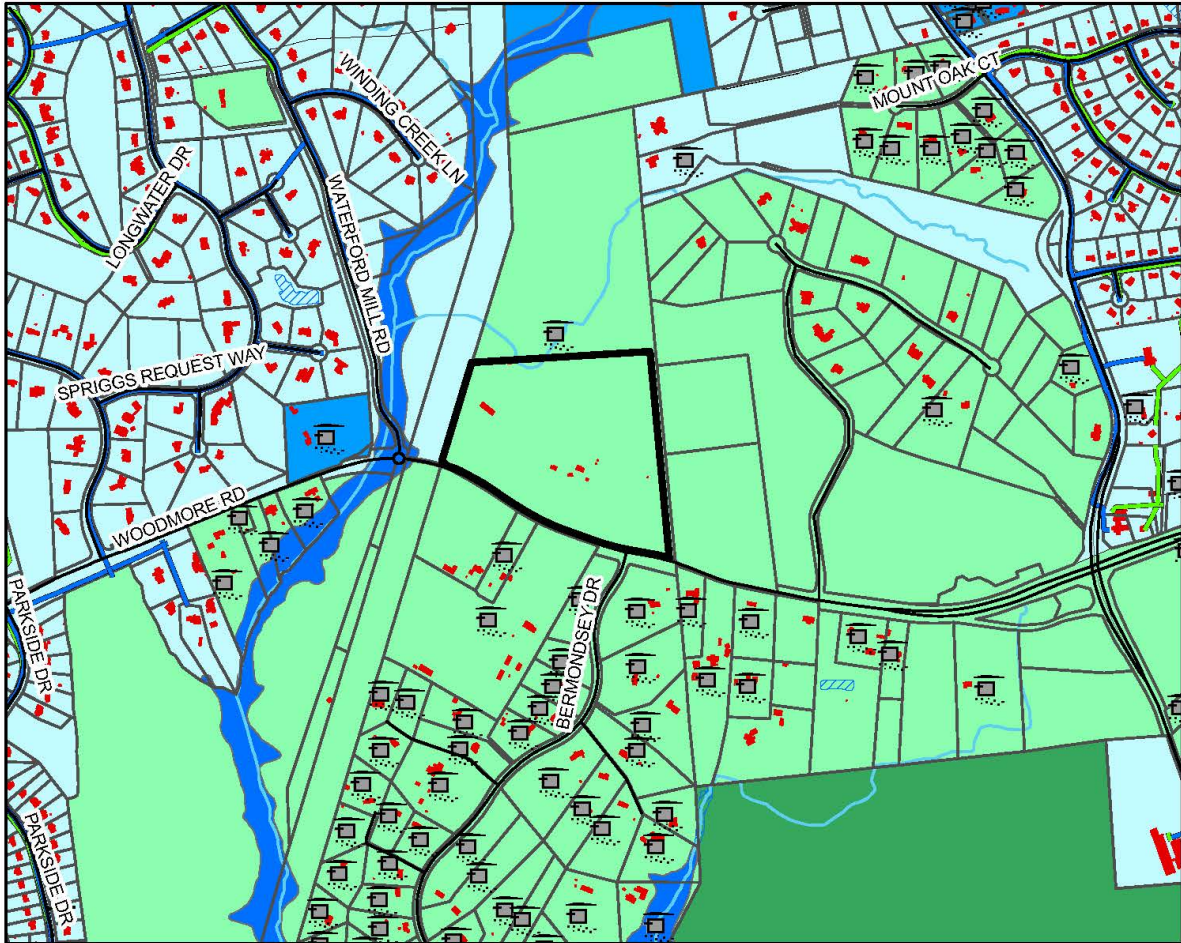


Angela D. Alsobrooks
County Executive

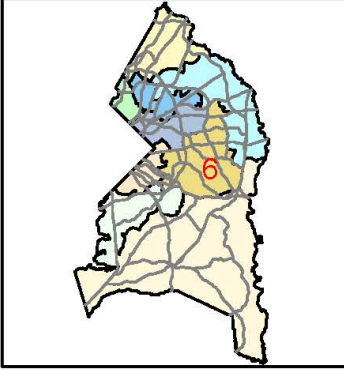
Prince George's County Boys and Girls Club WSSC Grid 204NE12

Category 5 to 6

June 2021 LA Cycle
Application: 21/W-04



- RAILROADS
- Streets
- Water Lines
- Sewer_Line
- Septica
- Envelope
- ELP_DC
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- FLOODPLAIN
- MARLBOROCLAY
- Sewer
 - 5-3 Community System
 - 5-4 Community System Adequate for Development Planning
 - 5-5 Future Community System
 - 5-6 Individual System
 - 5-6P Private, Shared or Community System



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

1. **Request:** Reverse Water and Sewer Category Change from 5 to 6 – Individual System
2. **CE Recommendation:** Reverse to Water and Sewer Category 6 – Individual System.
3. **Development proposal:** No development currently proposed. Existing sports stadium requesting to continue the use of updated and remodeled well and septic systems for future development.

Location: 13200 Woodmore Road; north side of Woodmore Road at the intersection of Bermondsey Drive, Bowie.

Tax Map: 62 C-1

Parcel: 74

Size: 40 acres

Zoning: R-O-S

200'-sheet: 204NE12

Growth Boundary: Yes

SGA Tier: 2

Watershed: Patuxent

Sewer Basin: Western Branch

Council District: 6

Applicant/Owners: Prince George's County Boys & Girls Club Sports Park

Architect/Engineer: Site Design, Inc., /RDA

Correspondent: Thomas H. Haller, Esq., 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. However, the property was amended to Category 5 from Category 6 with the adoption of the 2001 Water and Sewer Plan. At that time, all properties, except larger tracts of parkland (25+ acres) and open space, were redesignated to Category 5 from Category 6. This property qualified then to have retained its Category 6 designation. The 2018 Water and Sewer Plan describes Category 6 as “...all areas outside the limit of planned water and sewer service (Sewer Envelope), and of certain tracts of parkland and open space inside the Sewer Envelope.” The site would qualify as an exception to the Sewer Envelope because of its larger tract acreage (40 acres) and open space zoning.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, however, inconsistent regarding 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.

Master Plan: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* recommends Parkland/Open Space land use for the subject property. This area is intended for uses such as parks, recreational areas, or open space.

Green Infrastructure Plan: The site contains mapped Regulated Area within the Green Infrastructure plan along the stream valleys, primarily along the northern border of the project and along Woodmore Road. The remainder of the site is mapped as Evaluation Area.

Historic Site and Districts Plan: N/A

Zoning: The *2006 Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A & 74B* specified the subject property in the R-O-S (Reserved Open Space) zone.

Permit: N/A

Subdivision Status: The property is currently improved with a sports park. Any future development or further subdivision will require a preliminary plan of subdivision.

6. **M-NCPPC:** The subject property is located along Woodmore Road in Bowie, directly east of its intersection with Waterford Mill Road. This portion of Woodmore Road is a designated arterial roadway. The site is located approximately 0.6 miles west of the intersection of Mount Oak Road and Church Road. Future development along Woodmore Road may require coordination with DPIE and DPW&T to provide the appropriate multimodal facilities. The subject property is served by Police District II and the Bowie Mitchellville Fire Station Co. 843. The site contains athletic fields with the northern and western portions being wooded. An approved TCP2 will be required at time of permit. The DNR Wetlands Guidance layer indicates the presence of wetlands; however, no special State concerns are mapped. Streams are mapped on the northern portion, and the site is located within a stronghold watershed. Soils found to occur on this site includes Collington-Wist complex, Adelpia-Holmdel complex, Donlonton fine sandy loam, and Widewater and issue soils. Potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property.
7. **WSSC comments:**

Water: An 8" water main extension along Wood more Road would be required to serve the property. However, there is no existing WSSC water facility nearby.

Sewer: A System Planning Forecast (SPF) would be required to determine if a public sewer extension is feasible along Wood more Road.
8. **Health Department comments:** The office has no objections to the category change. In order to make future changes to the property, percolation testing will be required.
9. **DPIE (Central District) comments:** Woodmore Road is an existing County-maintained road. Coordination with DPWT is required for right-of-way dedications and roadway/frontage improvements. A DPIE fine grading permit will also be required.

21/P-01
MILLER PROPERTY

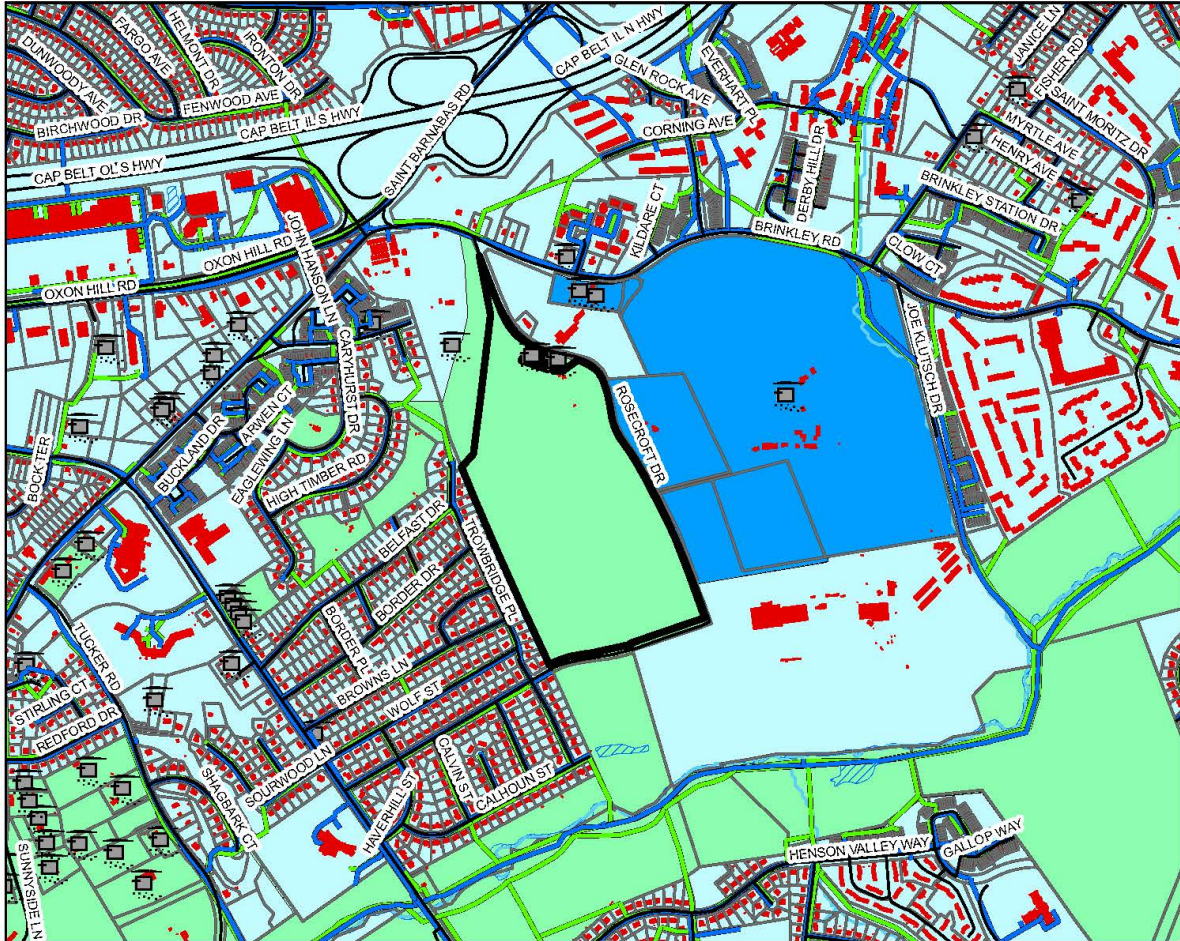


Angela D. Alsobrooks
County Executive

Miller Property WSSC Grid 209SE03

Category 5 to 4

June 2021 LA Cycle
Application: 21/P-01

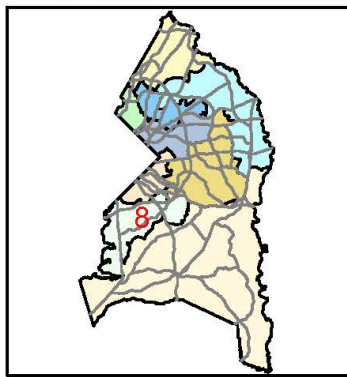


RAILROADS

- Streets
- Septic
- Envelope
- a 2008
- BUILDINGS**
- Property
- streams
- PONDS
- MARLBOROCLAY

Sewer

- S-3 Community System
- S-4 Community System Adequate for Development Planning
- S-5 Future Community System
- S-6 Individual System
- S-6P Private, Shared or Community System



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

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:** 189 single-family detached dwelling units with a minimum 2,000 SF of livable space and a minimum sales price of \$400,000.
Location: 6209 Rosecroft Drive at the south intersection of Brinkley Road and Rosecroft Drive in Fort Washington.

Tax Map: 96 E-4	Parcel: 310	Size: 87.14 acres
Zoning: R-R (Rural Residential; ½-acre lots)		200'-sheet: 208/209SE02/03
Growth Boundary: Yes	SGA Tier: 2	Watershed: Henson Creek
Sewer Basin: Piscataway (Broad Creek)		CBCA: No
Council District: 8		

Applicant/Owner: Brinkley Road Associates LLC, by James J, Vecchiarelli, Manager
Builder: TBD
Correspondent: Greg Micit, Planner, Soltesz, 301.794.7555

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

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

5. **Plan Prince George’s 2035:** The subject site is in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services and infrastructure in these areas to ensure that the needs of existing residents are met. Plan 2035 recommends future mixed-use as the future land use for the property.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: *The 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends developing these undeveloped parcels north of Rosecroft Raceway and conceptualizes residential-focused mixed-use on the property. The plan promotes phased redevelopment with appropriate infrastructure improvements.
Green Infrastructure Plan: A small area located in the northwest corner of the site is mapped with a Regulated area. Much of the remaining site is located within Evaluation areas associated with regulated streams.

Historic Site and Districts Plan: The subject property is adjacent to the Kildare Historic Site (76B-008). Any new construction would have to be reviewed by the Historic Preservation Commission unless the Kildare environmental setting is revised.

Zoning: *The 2006 Approved Master Plan and SMA for the Henson Creek-South Potomac Planning Area* retained the subject property in the Rural Residential (R-R) Zone.

Permit: The following permits are noted for the subject property: 44758-2007-RZ for a Raze permit.

Subdivision Status: The subject property is known as Parcel 310. A preliminary plan of subdivision will be required. All major subdivision lots would be required to be served by public sewer.

6. **M-NCPPC:** The subject property is fronted by Rosecroft Drive along its eastern and northeast frontage and Rosecroft Boulevard along its southern frontage. The property is located approximately 0.25 miles south of the interchange of I-95 and St. Barnabas Road. In the immediate vicinity of the property, Brinkley Road, St. Barnabas Road, and Bock Road are planned bike lanes per the MPOT. Fire/EMS service to the subject property is provided by Oxon Hill Fire/EMS Company #821. Police service is provided by Police district IV. The site contains existing regulated environmental features such as 100-year floodplain, streams, wetlands, or their associated buffers. There are woodland conservation areas also recorded on this site. Unsafe soils containing Christiana complexes or Marlboro Clay are not mapped on this site. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site.
7. **WSSC comments:**

Water: A 200' water extension is required to serve the property. This extension would connect to a 10" water main in Brinkley Road.

Sewer: Average wastewater flow: 53,000 GPD. A 100' sewer extension is required to serve most of the property. This extension would connect to an 8" sewer main in Rosecroft Boulevard. A 200' sewer extension is required to serve the rest of the property. This extension would connect to an 8" sewer main in Brinkley Road.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** The subject site access from Rosecroft Drive and the proposed development of 189 units has an approved Site Development Concept #55045-2017 which covers the site demolition. Applicant is to apply for a site development permits and all of the appropriate entitlement approvals.

21/P-02
WARREN PROPERTY

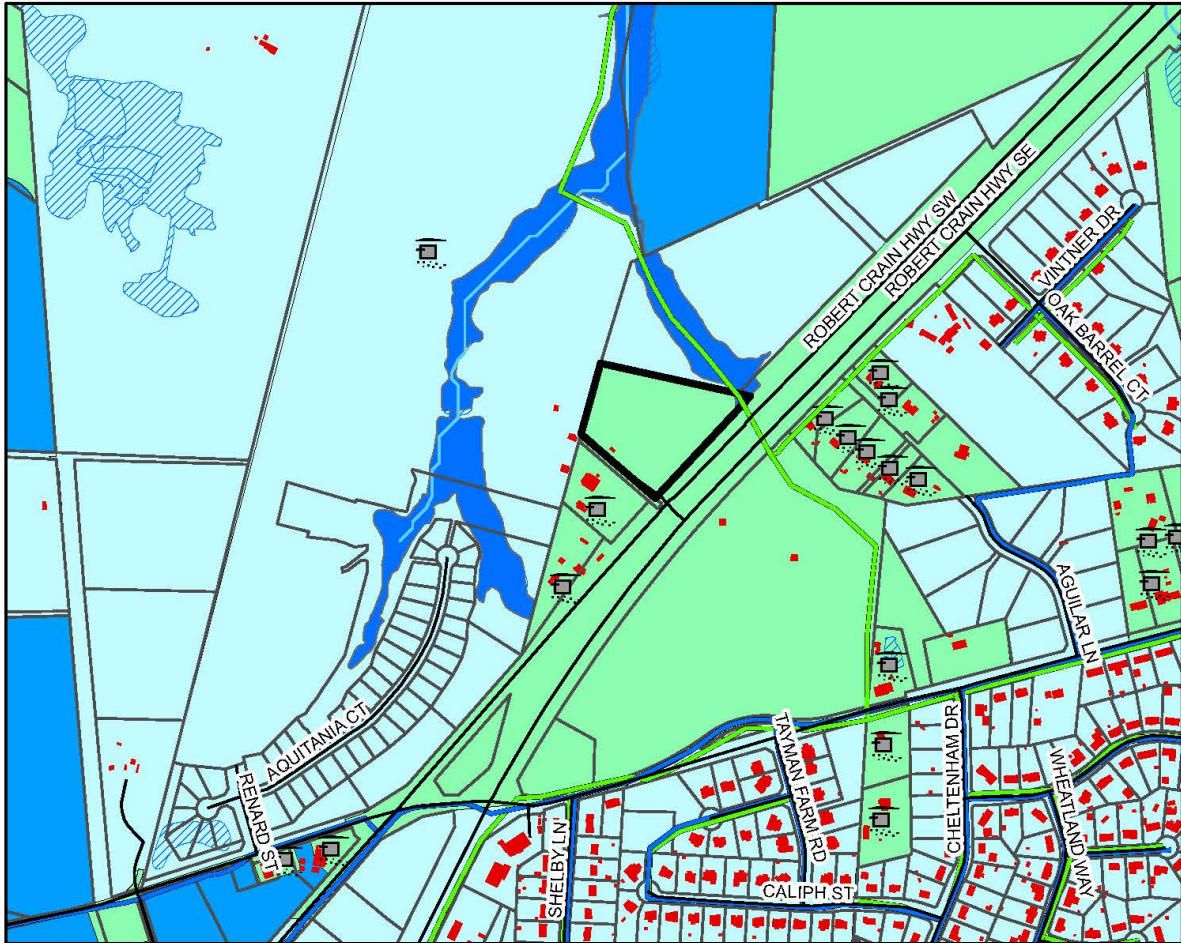


Angela D. Alsobrooks
County Executive

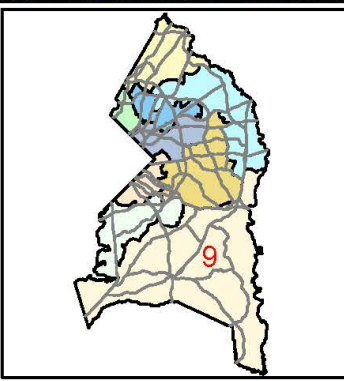
Warren Property WSSC Grid 216SE08

Category 5 to 4

June 2021 LA Cycle
Application: 21/P-02



- RAILROADS
- Streets
- Water Lines
- Sewer_Line
- Septica
- Envelope
- ELP_DC
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- FLOODPLAIN
- MARLBOROCLAY
- Sewer
 - 5-3 Community System
 - 5-4 Community System Adequate for Development Planning
 - 5-5 Future Community System
 - 5-6 Individual System
 - 5-6P Private, Shared or Community System



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



J:\Water_Sewer\MKD\Tony's MXD's\Maps

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. Proximity to existing or funded public water and sewer systems is under review for possible amendment that will allow for greater extension of the public facilities in order to serve the immediate community.
3. **Development proposal:** Two – one-story buildings consisting of 38,000 SF of floor area to encompass a warehouse/truck maintenance and office.
Location: 12405 SW Robert Crain Highway
Tax Map: 135 D-3 **Parcel:** 30 **Size:** 6.09 acres
Zoning: I-1 (Light Industrial) **200’-sheet:** 216SE08
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Middle Potomac
Sewer Basin: Piscataway **Council District:** 9
Applicant/Owner: Renard Lakes Holdings LLC
Architect/Engineer: Ben Dyer Associates, Inc.
Correspondent: Edward C. Gibbs, Jr., Esq., 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.

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: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: The *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends the Employment future land use designation for the subject property.
Green Infrastructure Plan: A small area is mapped as Regulated Area in the northeast corner of the site associated with a stream and wetlands with associated buffers. The northern half of the site is within the Evaluation Area.
Historic Site and Districts Plan: N/A

Zoning: The *2013 Approved Subregion 5 Master Plan and Sectional Map Amendment* specified the subject property in the Light Industrial (I-1) zone.

Permit: N/A

Subdivision Status: A preliminary plan of subdivision will be required.

6. **M-NCPPC:** The subject property is located along Robert Crain Highway (U.S. 301) in Brandywine. This portion of Crain Highway is a designated freeway. Future development along Crain Highway may require coordination with SHA to provide the appropriate multimodal facilities. The subject property is served by Police District V and Brandywine Fire Station Co. 840. The site has an unapproved NRI application, NRI-085-2021, which indicates the presence of a small area of regulated environmental features (REFs) including 100-Year floodplain, streams, and associated buffers in the northeast corner of the site. Predominant soils found to occur on this site are Croom-Marr complexes, GroDowner-Hammonton complex, and Udorthents reclaimed gravel. Any proposed development should be focused away from REFs and retain on-site woodlands to fulfill woodland conservation requirements to the fullest extent possible. An approved TCP2 will be required for the development activity proposed.

7. **WSSC comments:**

Water: The adjacent Renard Lakes subdivision had been conceptually approved for service as shown on HPA project DA4316Z06. That project has now expired. The nearest existing water main to this site is located approximately 2,000 feet south of the site at the intersection of U.S. 301 and Dyson Road.

Sewer: Average wastewater flow: 1,140 GPD. A 12” sewer line running southeast to northwest cuts through the eastern corner of the property. Easements may be needed.

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 from Robert Crain Highway (U.S. 301). A site development concept, site development permits and all of the appropriate entitlement approvals will be required.

**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 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 1, 4, 6, 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: District 8

Council Districts: 1, 4, 6, 8 & 9

4. **Water and Sewer Plan Administrator:** The existing residential lots and residential parcels designated Category 5 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 using interim septic systems and interim wells, 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.

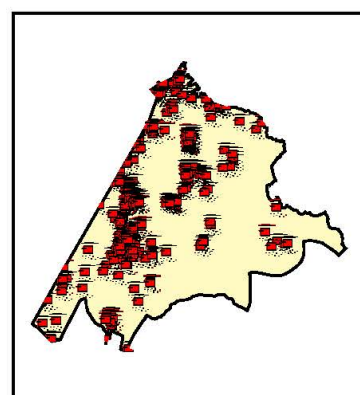
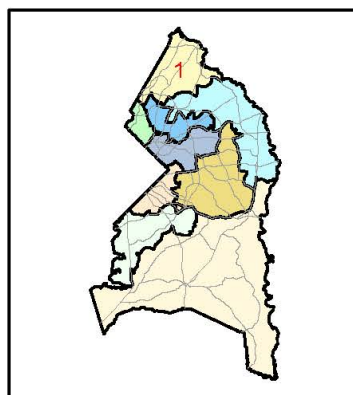
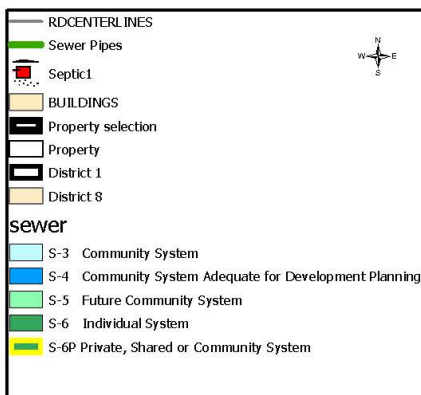
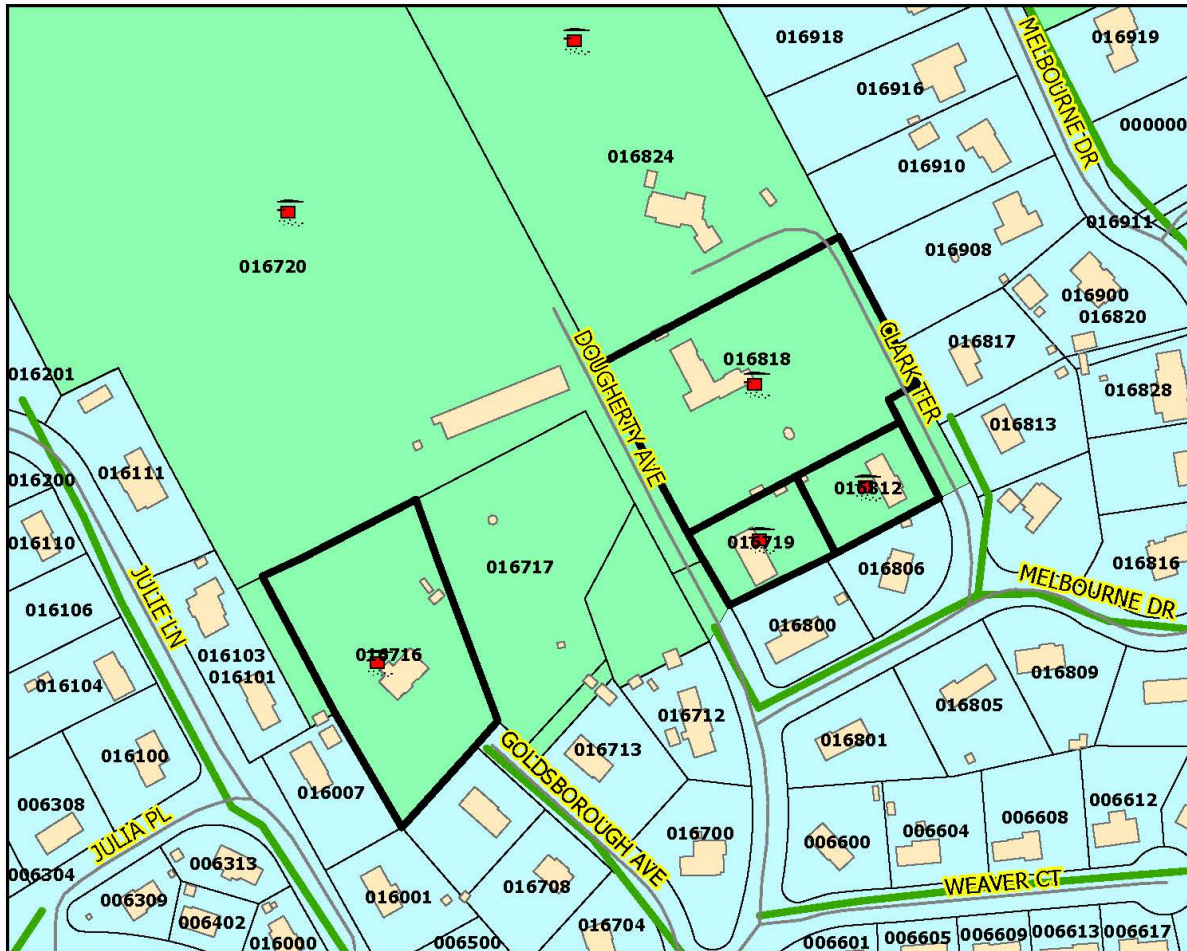
5. **Plan Prince George's 2035:** Compliance (as amended)
Sustainable Growth and Agricultural Preservation Act: The subject properties are currently located within Sustainable Growth Act Tier 2 – Planned for public sewer service.
6. **M-NCPPC:** Not required for this request.
7. **WSSC comments:** Sewer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



Angela D. Alsobrooks
County Executive

Council District 1 WSSC Grid 221NE06

Redesignation
Water/Sewer 5 to 3



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

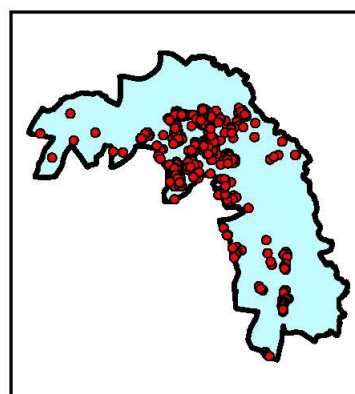
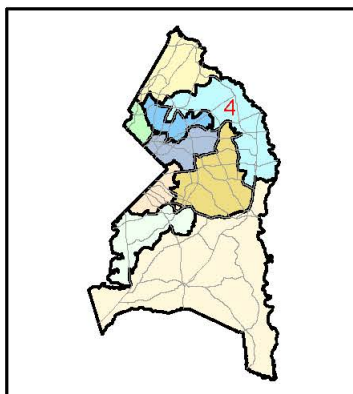
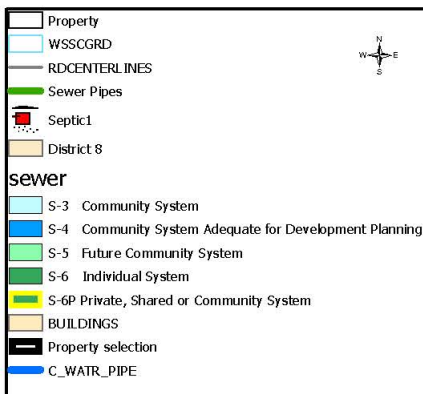
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County Executive

Council District 4 WSSC Grid 210NE11

Redesignation
Water/Sewer 5 to 3



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

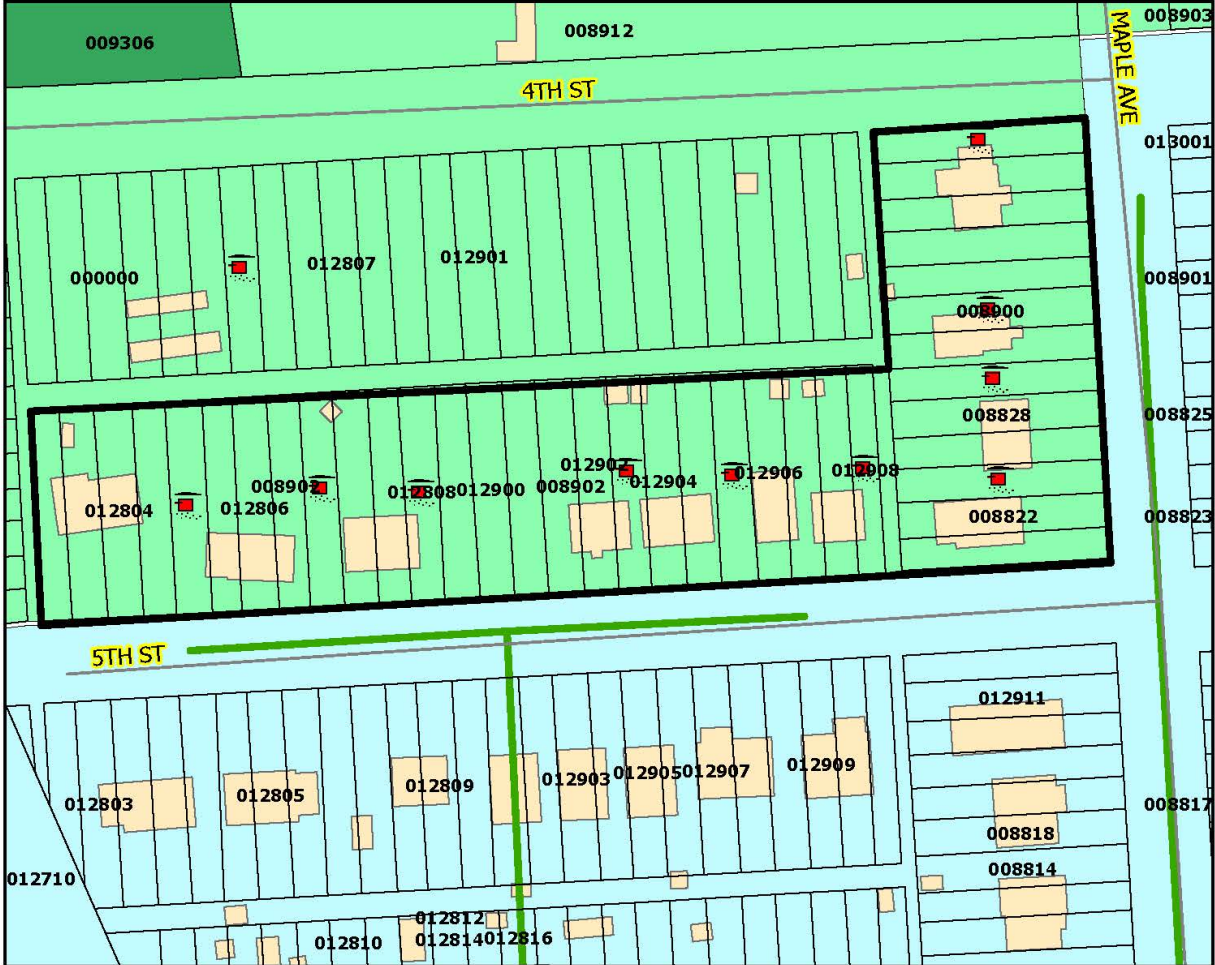
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County Executive

Council District 4 WSSC Grid 212NE11

Redesignation
Sewer 5 to Sewer 3

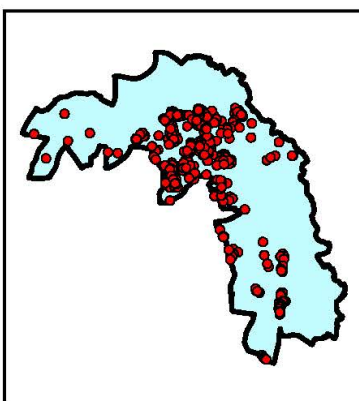
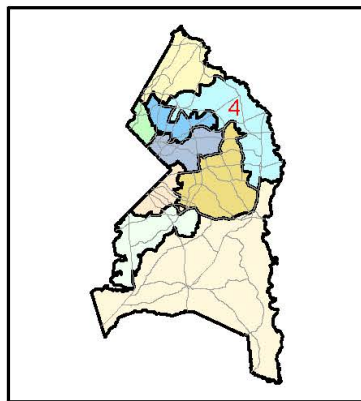


Property selection

- Property selection (Black outline)
- Property (White fill)
- WSSCGRD (Light blue fill)
- RD CENTER LINES (Thin grey line)
- Sewer Pipes (Green line)
- Septic1 (Red square)
- District 8 (Orange fill)

sewer

- S-3 Community System (Light blue fill)
- S-4 Community System Adequate for Development Planning (Dark blue fill)
- S-5 Future Community System (Light green fill)
- S-6 Individual System (Dark green fill)
- S-6P Private, Shared or Community System (Yellow fill)
- BUILDINGS (Orange fill)



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



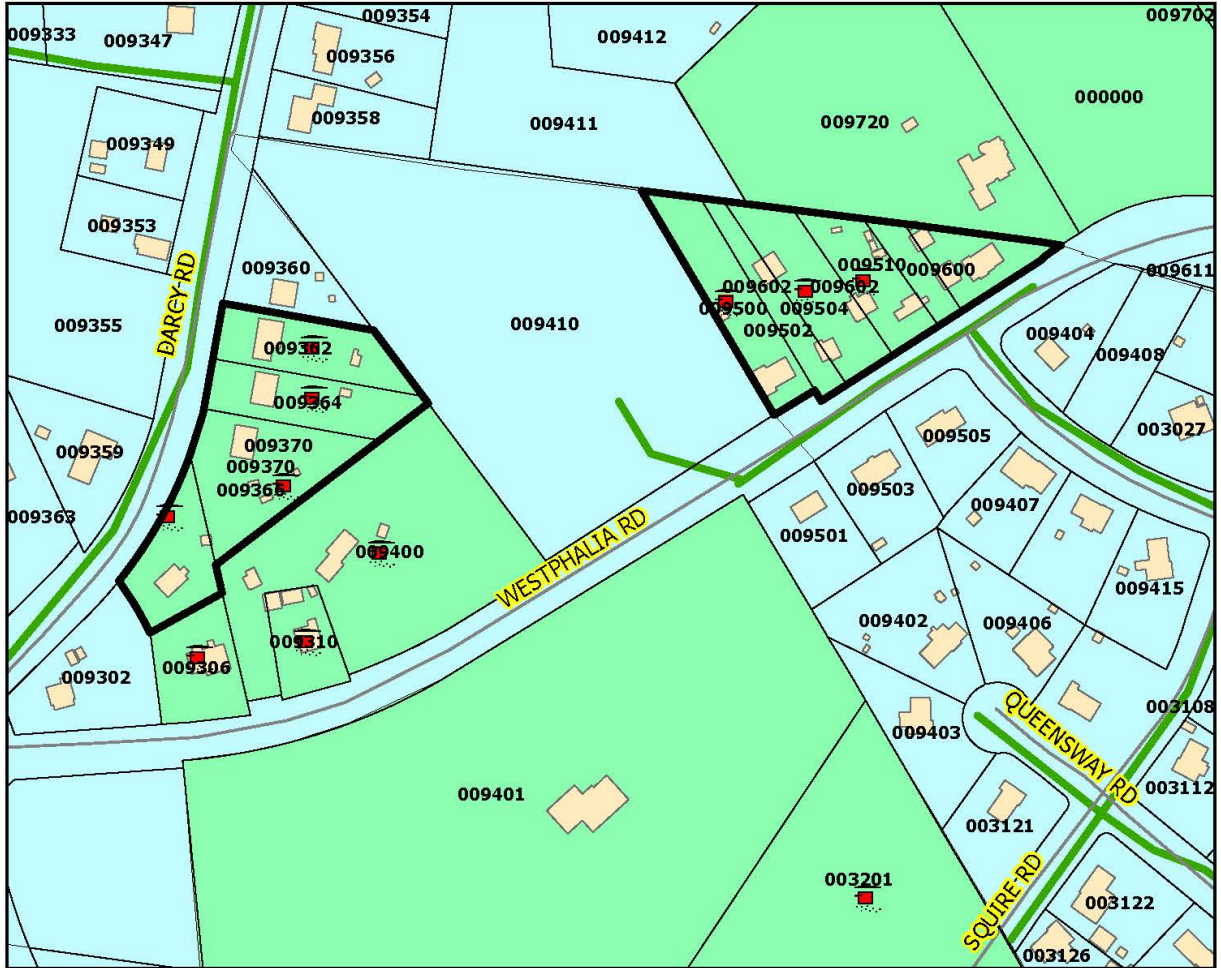
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Council District 6 WSSC Grid 205SE08

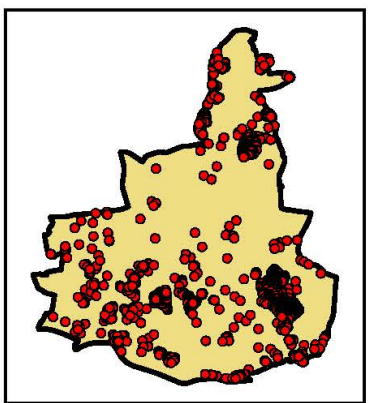
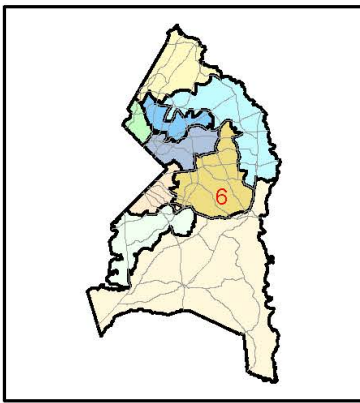
Redesignation
Sewer 5 to Sewer 3



- Property selection 1
- Property selection
- Property
- RD CENTER LINES
- Sewer Pipes
- Septic

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
- BUILDINGS



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

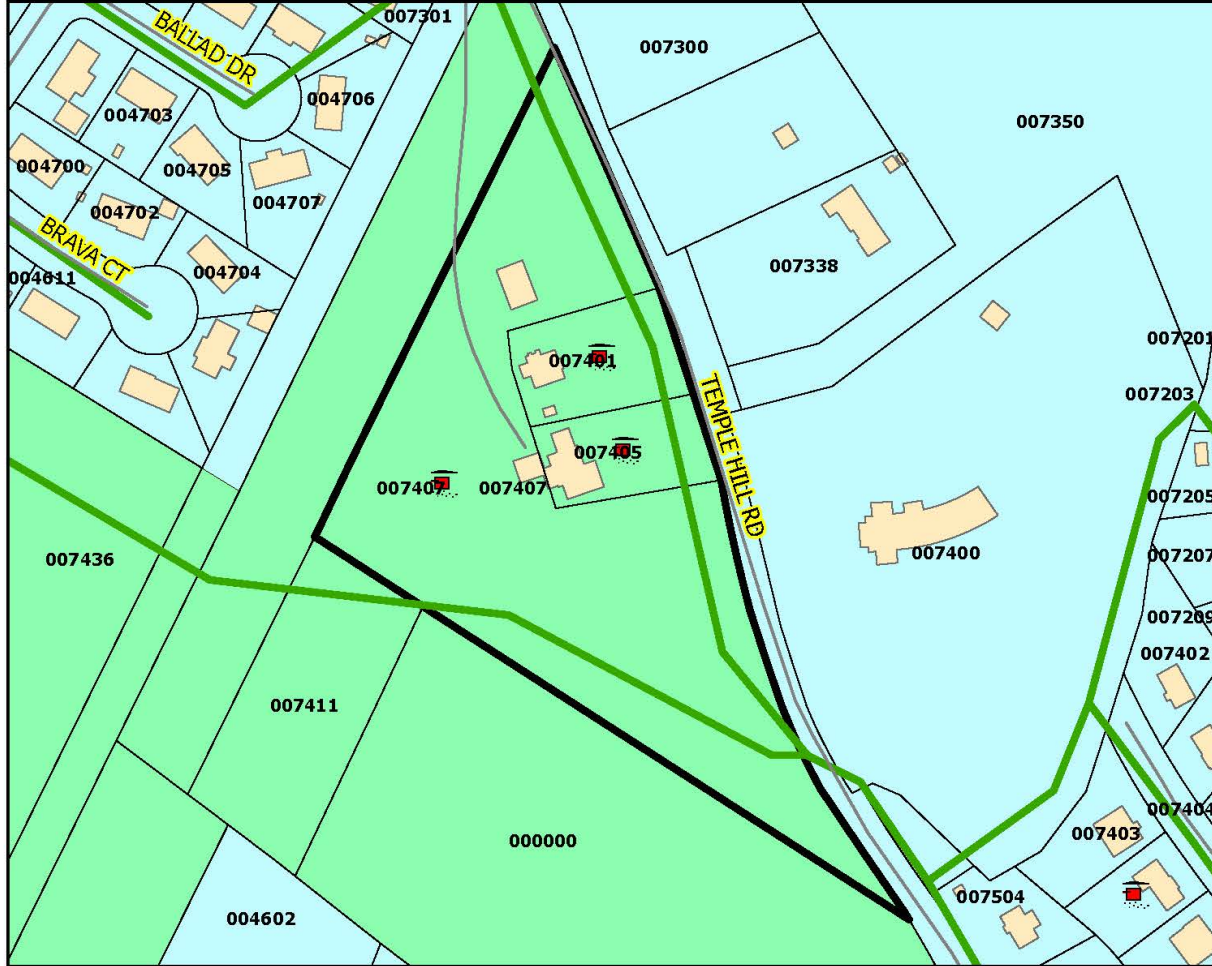
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Council District 8 WSSC Grid 210SE04/05


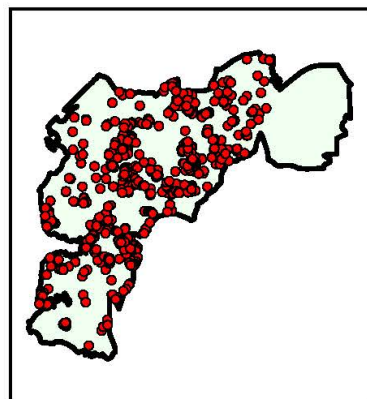
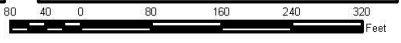
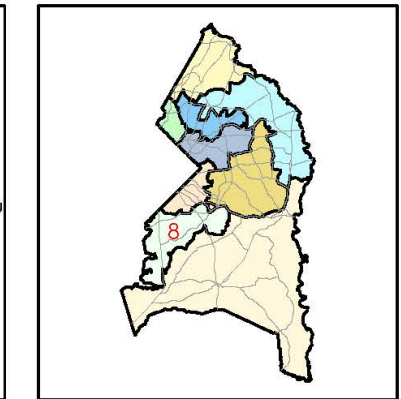
Redesignation
Water/Sewer 5 to 3



RD CENTER LINES
Sewer Pipes
Septic
Property selection
Property

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
- BUILDINGS

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

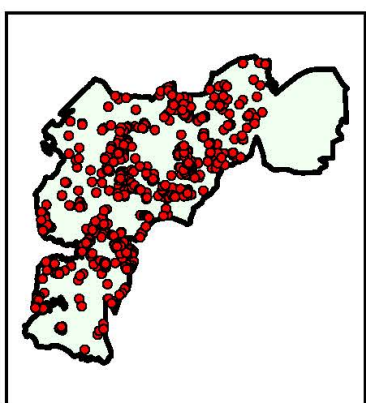
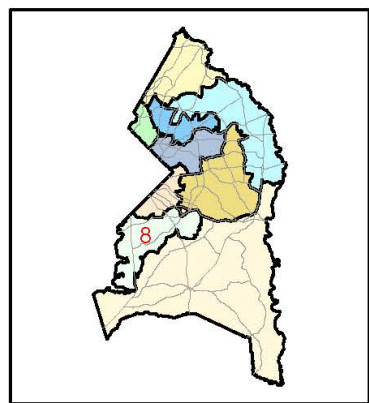
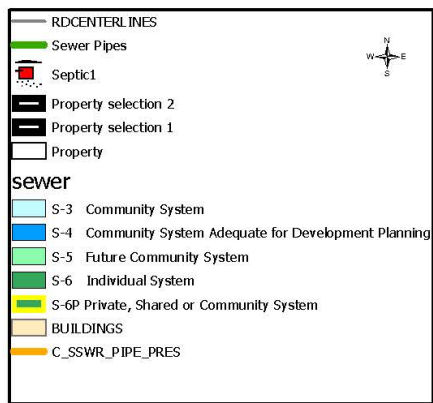
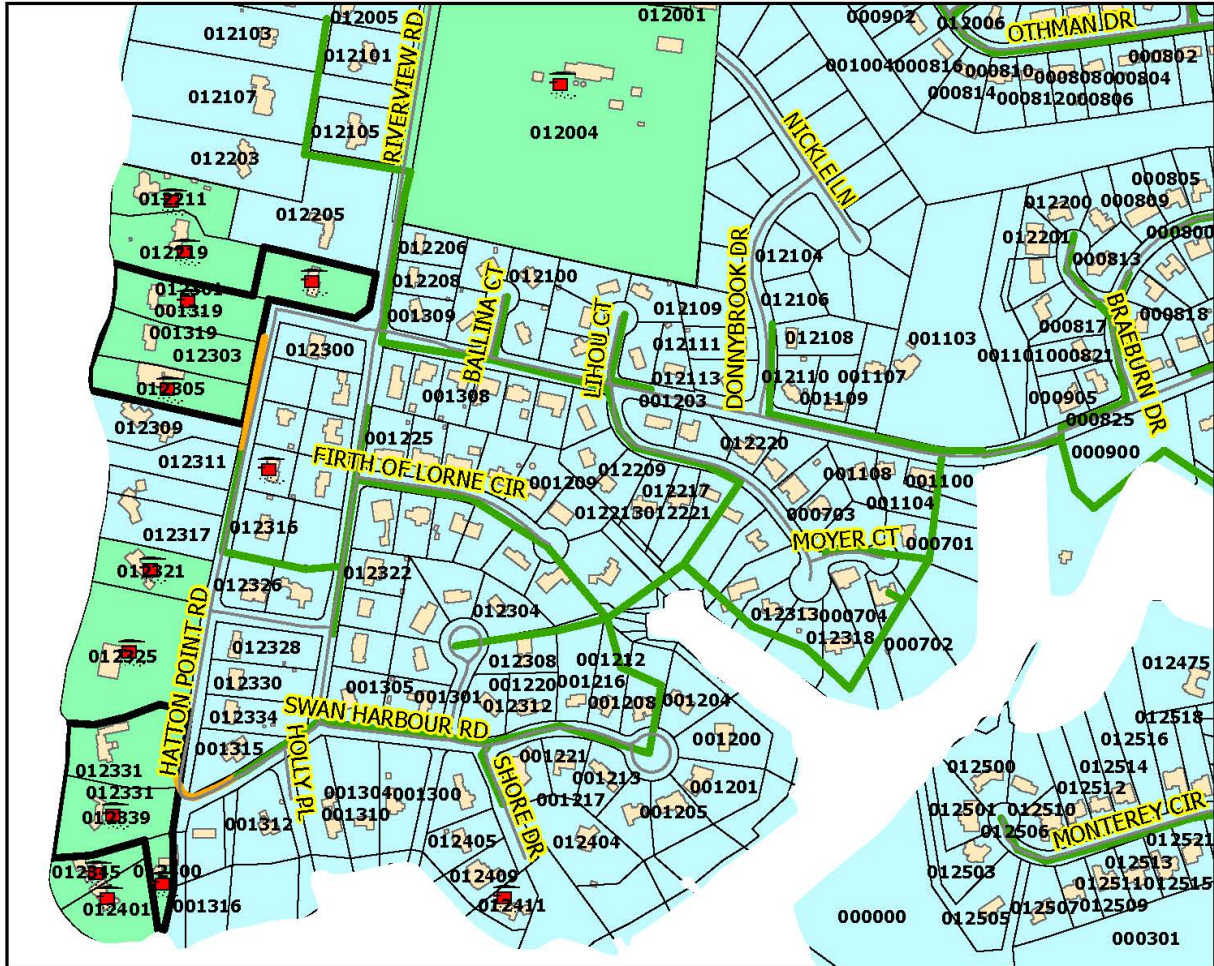
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Council District 8 WSSC Grid 215SW01

Redesignation
Sewer 5 to Sewer 3



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

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Feet

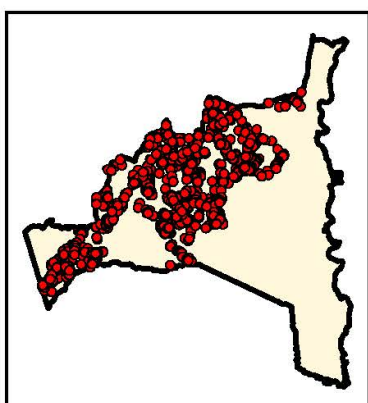
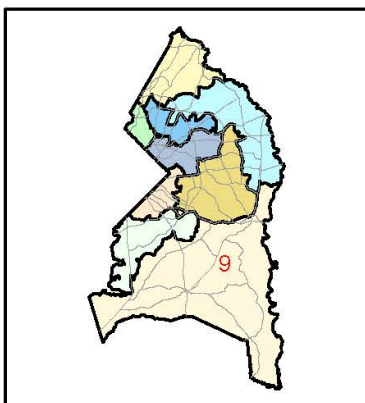
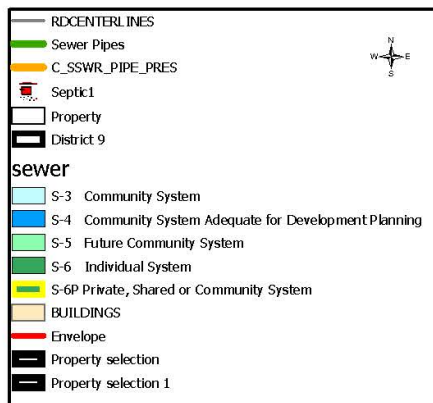
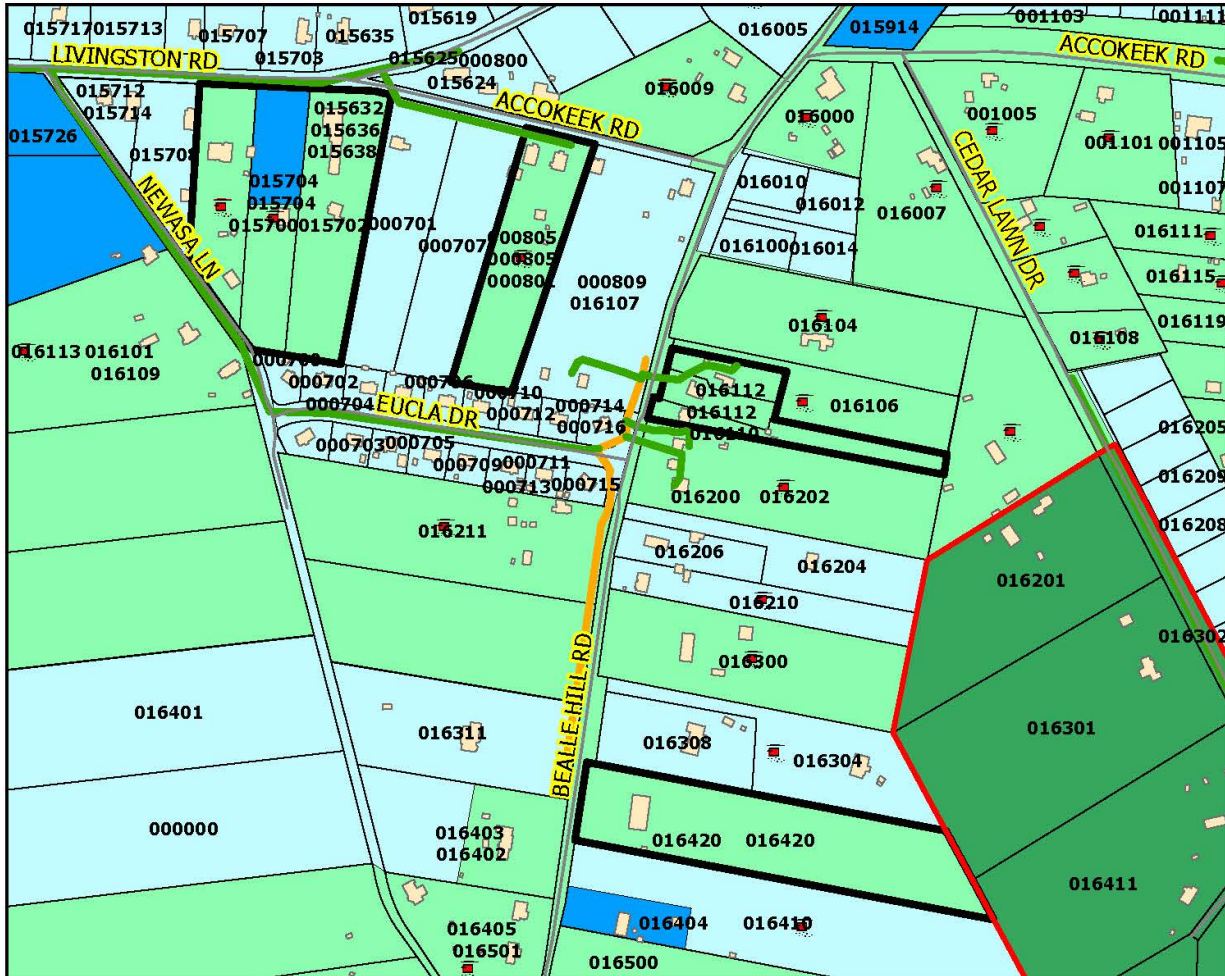
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County Executive

Council District 9 WSSC Grid 221SE01

Redesignation
Water/Sewer 5/4 to 3



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

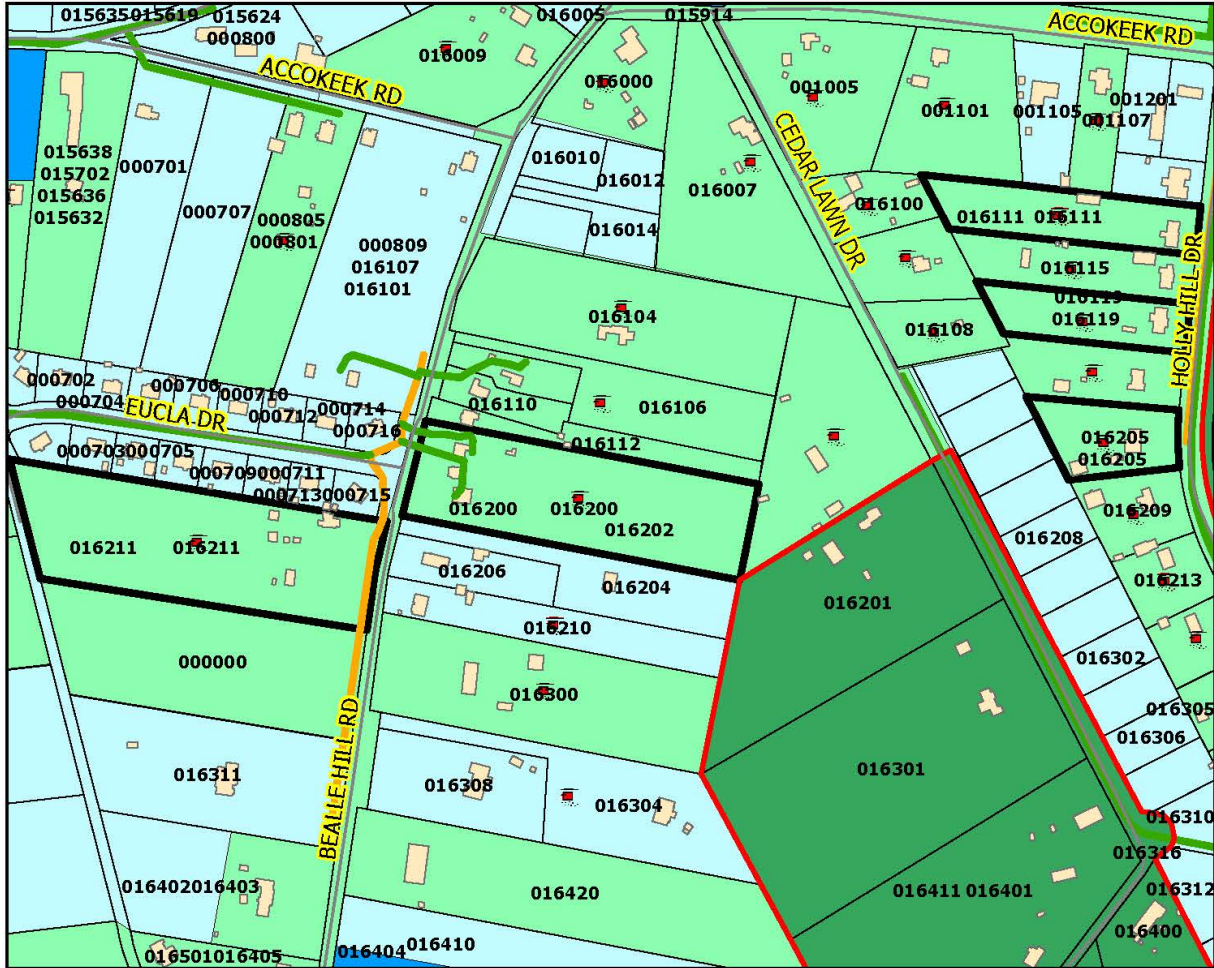
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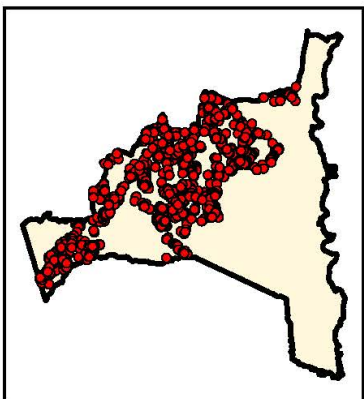
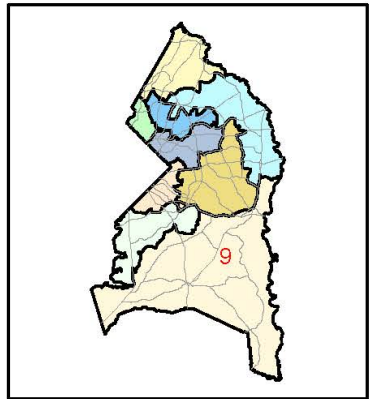
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County Executive

Council District 9 WSSC Grid 221SE01

Redesignation
Sewer 5 to Sewer 3



	RDCENTERLINES
	Sewer Pipes
	C_SSWR_PIPE_PRES
	Septic1
	Property selection
	Property
	District 9
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
	BUILDINGS
	Envelope



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



WWATER AND SEWER PLAN PROGRAMS_DPIEMaps_2018 Folder

Council District	<i>Approximate Septic Usage (current)</i>	<i>Approximate Unserved/ Underserved areas</i>
1	471	5
2	7	0
3	70	1
4	453	6
5	124	2
6	986	17
7	127	1
8	566	19
9	1492	39
	<hr/> 4296	<hr/> 90

***Assumptions/Observations from the 2014 Report –
Appendix G – 2018 Water and Sewer Plan***

*Approximate septic usage is based upon current review and confirmation of **developed lots** having no abutting sewer lines*

*Unserved/underserved **areas** are based upon the criteria of **five (5) or more adjacent residential lots**;*

District 6 - includes residential subdivisions i.e. Brock Hall, Brock Hall Manor & Brock Hall Gardens (approximately 450 homes)

*District 8 - includes 3 communities located within the **Chesapeake Bay Critical Area** (approximately 50 homes)*

District 9 - includes residential subdivisions i.e. Pleasant Springs, Early Manor, Wards, New England (approximately 260 homes)