

# **September 2020 CYCLE**

Requested Amendments

to the

# **2018 Water and Sewer Plan**



The Maryland-National Capital Park and Planning Commission

Prince George's County Planning Department

## **Planning Staff Comments**



**LEGEND**

- ENVELOPE BOUNDARY
- COUNCIL DISTRICT
- SEWER CATEGORIES
  - S-3 COMMUNITY SYSTEM
  - S-4 COMMUNITY SYSTEM ADEQUATE FOR DEVELOPMENT PLANNING
  - S-5 FUTURE COMMUNITY SYSTEM
  - S-6 INDIVIDUAL SYSTEM
  - S-6 P PRIVATE, SHARED OR COMMUNITY SYSTEM

Miller Property

10400 Livingston Road

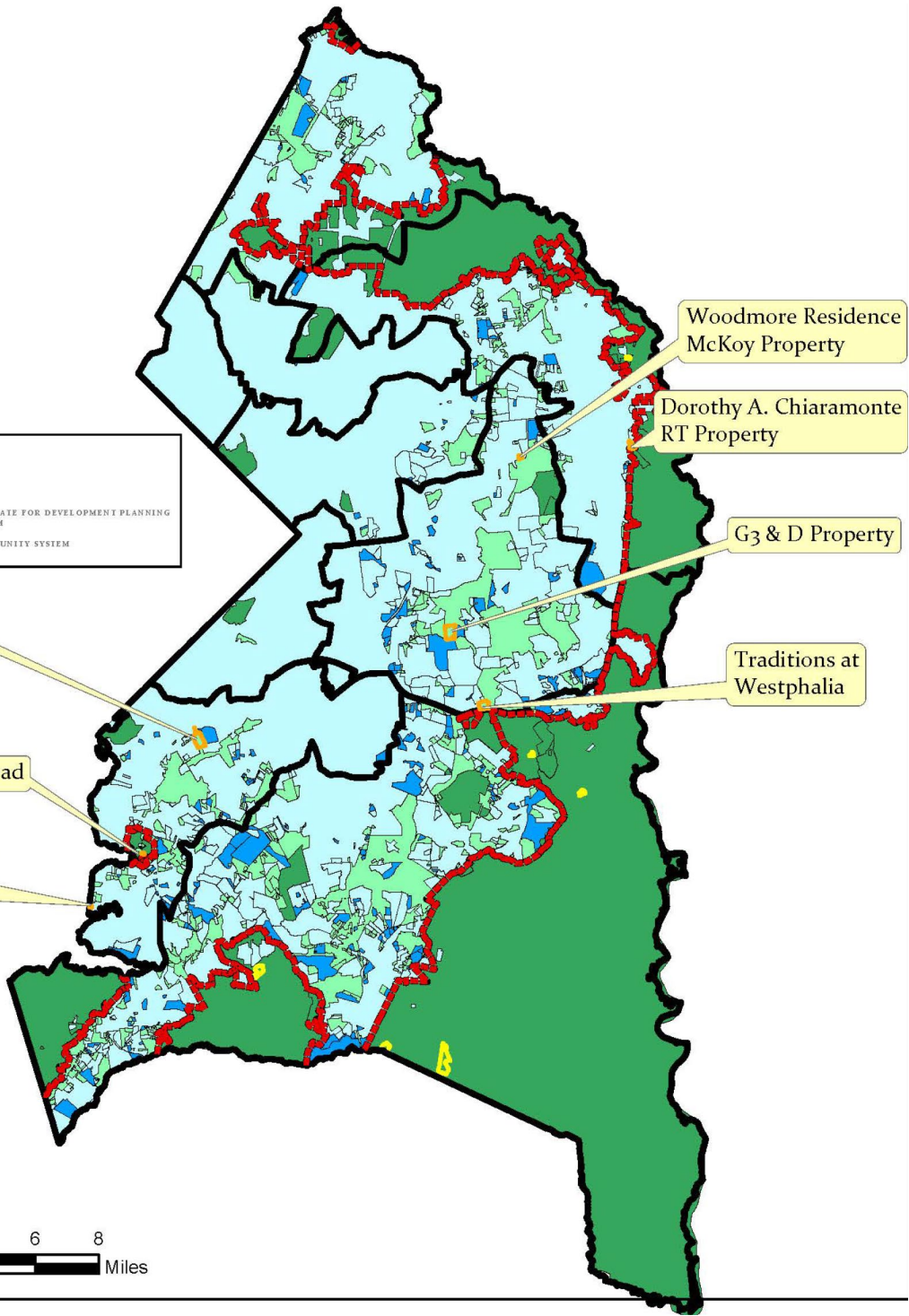
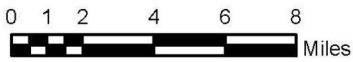
Hatton Point Road Properties

Woodmore Residence  
McKoy Property

Dorothy A. Chiamonte  
RT Property

G3 & D Property

Traditions at  
Westphalia



**CYCLE:** September 2020 Cycle

**CASE #:** 20/W-01

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

**DEPARTMENT:** Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

**CASE NAME:** Dorothy A. Chiaramonte RT Property

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 3412 NE Robert Crain Highway, Bowie MD

**TAX ACCOUNT #:** 0817734 and 0817718

**COUNCILMANIC DISTRICT:** 4

**WITHIN GROWTH BOUNDARY:** Yes, Established Communities

**PRIORITY FUNDING AREA:** Not Applicable

**PA:** 74B      **WSSC GRID:** 204NE14 and 205NE14

**ACRES:** 18.05   **PARCEL/LOT:** Parcel 36 and Parcel 60   **TAX MAP and GRID:** 55-E4

**EXISTING ZONING CATEGORY:** Residential Agricultural

**PROPOSAL:** Development of nine residential units

**S/A CHANGE REQUEST:**   **WATER:** 5 **TO:** 4    **SEWER:** 5 **TO:** 4

**APPLICANT/OWNER:** Dorothy A. Chiaramonte Revocable Trust (RT) Property by Michael J. Chiaramonte, Co-Trustee

**BUILDER:** TBD

**CORRESPONDENT:** Thomas H. Haller, Esq., Gibbs and Haller, 301.306.0033

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**Relationship of the Proposed Project to Land Use and Functional Master Plans:**

***2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):***

This application is located in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services (Police and Fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

**Master Plan:**

The 2006 *Approved Master Plan for Bowie and Vicinity* and sectional map amendment (SMA) for Planning Areas 71A, 71B, and 74B places the subject property in the “Residential, rural” future land use category. The intended uses for the Residential, rural area are for sparse development alongside farming, raising livestock, recreation, and preservation of scenic and environmental attributes.

**Historic Sites and District Plan:**

There are no historic sites or resources on or adjacent to the subject property. The property was previously surveyed for archeological resources. No sites were identified. This proposal will not affect any historic or archeological resources.

**2017 Green Infrastructure Plan:**

This site is located within the Green-Infrastructure Network with one centrally located Regulated area associated with an on-site stream, and Evaluation areas associated with woodland which encumbers the entire property.

**Zoning Status:**

**SMA/Existing Zoning:**

The 2006 *Approved Master Plan for Bowie and Vicinity* and SMA for Planning Areas 71A, 71B, and 74B retained the subject properties in the R-A (Residential Agricultural) Zone.

**Pending Zoning and Special Exception Applications:**

There are no pending zoning or special exception applications on the subject property.

**Permits:**

There are no permits identified for the subject property.

**Subdivision Status:**

The subject property is known as Parcel 36 and Parcel 60, recorded in Liber 40128 folio 439. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision (PPS), and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations.

**Significant Impact on Transportation System:**

The subject property is located at the intersection of Mill Branch Road and Crain Highway. A large portion of the subject property falls within the public right-of-way. The subject property is unimproved and will be provided vehicular access from Mill Branch Road. Crain Highway and the portion of Mill Branch Road that falls within the public right-of-way are designated freeways per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Future development along Mill Branch Road and Crain Highway may require coordination with the Maryland State Highway Administration (SHA). The portion of Mill Branch Road that fronts the subject property is a planned shared roadway per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Northview Fire/EMS Company #816, located at 14901 Health Center Drive, Bowie, MD 20715. Police service is provided by Police District II, headquartered at 601 SW Crain Highway, Upper Marlboro, MD 20774. This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

**Significant Impact on Natural Resources:**

This site does not have an approved Natural Resources Inventory (NRI). An approved NRI plan or NRI equivalency letter may be required at time of permit by the Department of Permits, Inspections & Enforcement (DPIE). This site does not have an approved Tree Conservation Plan (TCP) or valid letter of exemption from Subtitle 25. 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.

According to PGAtlas, the site contains potentially existing regulated environmental features (REFs) including a stream with two tributaries and associated buffers. Other regulated features such as 100-year floodplain, wetlands, or their associated buffers are not mapped on-site. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Collington-Wist complexes, Adelphia-Holmdel complex, and Shrewsbury loam. No unsafe soils containing Marlboro Clay or Christiana complexes are mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species (FIDS) habitat is mapped across much of the site. At the time of design, care should fully be made to minimize impacting any REFs on-site and to target preservation of woodlands possible around these REFs.

**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.

**Washington Suburban Sanitary Commission (WSSC):**

**Water:** The nearest mains are the existing 16" and 12" water mains located on the west side of Crain Highway (US 301) at the intersection of Excalibur Road. Connecting to such may require specialty valves to be installed to mitigate high water pressures across the site.

**Sewer:** Average wastewater flow: 2,520 GPD. A sewer extension is required to serve the property. This extension would connect to the existing 21" sewer located on the east side of Crain Highway (US 301), approximately 1,400 feet south of the property. This extension has been conceptually approved for design for WSSC Project #DA4788A08, for the proposed Mill Branch Shopping Center located just north of this site.

**Prince George's County Health Department:** This office has no objection to the category change.

**Prince George's County Department of Permitting, Inspection and Enforcement (DPIE): Central District**: The subject property is located at the southeast quadrant of Crain Highway (US 301) and Mill Branch Road. US 301 is a state-maintained roadway. Coordination with State Highway Administration is required. Mill Branch Road is a County-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards, scenic, and historic rural residential road, is required.

**City of Bowie**: This application is under review.

**County Executive Recommendation**: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

**Planning Department Recommendation**: Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

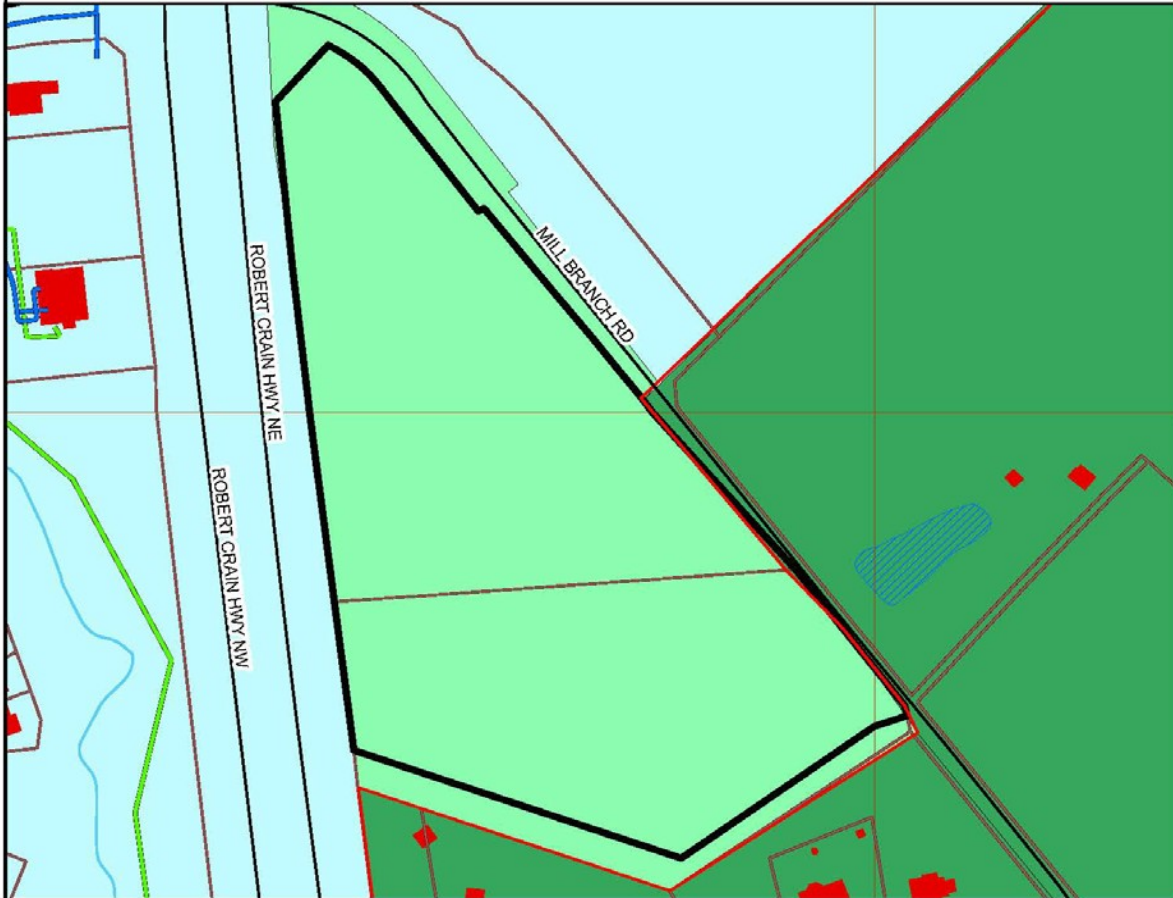


Angela D. Alsobrooks  
County Executive

# Dorothy A. Chiamonte RT Property WSSC Grid 204&5 NE14

Category 5 to 4

September 2020 LA Cycle  
Application: 20/W-01



**RAILROADS**

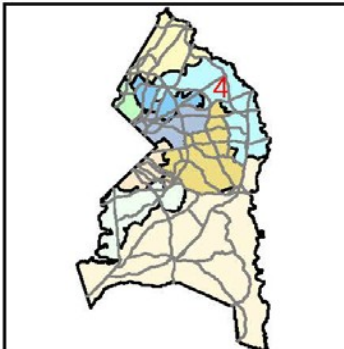
- Streets
- Septic1
- Envelope
- a2008

**BUILDINGS**

- Property
- streams
- PONDS
- MARLBOROCLAY

**Sewer**

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



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



J:\Water\_Sewer\MKD\Tony's MXD's\Maps

**CYCLE:** September 2020 Cycle

**CASE #:** 20/W-02

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

**DEPARTMENT:** Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

**CASE NAME:** Woodmore Residence – McKoy Property

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 12910 Woodmore Road, Bowie, MD

**TAX ACCOUNT #:** 0819888, 2869857

**COUNCILMANIC DISTRICT:** 8

**WITHIN GROWTH BOUNDARY:** Yes, Established Communities

**PRIORITY FUNDING AREA:** Not Applicable

**PA:** 74A **WSSC GRID:** 204NE11

**ACRES:** 7.13 **PARCEL/LOT:** Parcel 3, Parcel 69 (unaddressed) **TAX MAP and GRID:** 62-B1

**EXISTING ZONING CATEGORY:** Residential Agriculture

**PROPOSAL:** Development of a 16,000 square foot single-family residence

**S/A CHANGE REQUEST:** **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

**APPLICANTS/OWNERS:** Lola McKoy and Norman McKoy

**ENGINEER:** CAS Engineering

**ARCHITECT/ENGINEER:** Jones & Boer Architects/CAS Engineering

**CORRESPONDENT:** Jared Carhart, CE, CAS Engineering, 303.217.1152

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**Relationship of the Proposed Project to Land Use and Functional Master Plans:**  
**2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):**

This application is located in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density and recommends maintaining and enhancing existing public services (Police and Fire/EMS), facilities (such as libraries, schools, parks, and open space) and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.



**Master Plan:**

The 2006 *Approved Master Plan for Bowie and Vicinity* and SMA for Planning Areas 71A, 71B, and 74B places the subject property in the Residential Low category. The types of land use for the Residential Low category are intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square feet to one acre in size and retirement or planned residential development.

**Historic Sites and District Plan:**

The subject property is not adjacent to any historic sites or resources. A Phase I archeology survey was completed on the subject property in 2004 and no sites were identified. This proposal will not affect any historic or archeological resources.

**2017 Green Infrastructure Plan:**

This site is located within the Green-Infrastructure Network and is entirely mapped within an Evaluation area associated with an off-site stream system located to the east of the site.

**Zoning Status:**

**SMA/Existing Zoning:**

The 2006 *Approved Master Plan for Bowie and Vicinity* and SMA for Planning Areas 71A, 71B, and 74B retained the subject property in the Residential Agricultural (R-A) Zone.

**Pending Zoning and Special Exception Applications:**

There are no pending zoning or special exception applications on the subject property.

**Permits:**

There are no permits identified for the subject property.

**Subdivision Status:**

The subject property is known as Parcel 3, recorded in Liber 9835 folio 728. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations.

**Significant Impact on Transportation System:**

The subject property is located on Woodmore Road, directly west of its intersection with Waterford Mill Road. The portion of Woodmore Road that fronts the subject property is designated as an arterial road per the 2009 *Approved Countywide Master Plan of Transportation*. Future development along Woodmore Road may require coordination with the Prince George’s County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation (DPW&T). The portion of Woodmore Road that fronts the subject property is a planned sidepath per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Saint Joseph’s Fire/EMS Company #806, located at 2901 Saint Joseph’s Dr, Springdale, MD 20774. Police service is provided by Police District II, headquartered at 601 SW Crain Highway, Upper Marlboro, MD 20774.

This project will have minimal impact on public facilities which will be evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

**Significant Impact on Natural Resources:**

This site does not have an approved Natural Resources Inventory. An approved NRI plan or NRI equivalency letter may be required at time of permit by DPIE. This site does not have an approved Tree Conservation Plan or valid letter of exemption from Subtitle 25. An approved Type 2 Tree Conservation Plan or valid letter of exemption from Subtitle 25 may be required at time of permit by DPIE. According to PGAtlas, the site contains no potentially existing regulated environmental features such as streams, 100-year floodplain, wetlands, or their associated buffers. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Marr-Dodon complexes, and Collington-Wist complexes. Unsafe soils containing Marlboro Clay or Christiana complexes are not mapped on-site. This site is mapped almost entirely within a Maryland Department of Natural Resources Sensitive Species Review area according to PGAtlas. Potential Forest Interior Dwelling Species habitat is mapped along the eastern corners of the site.

**Prince George's County 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. Aerial views reflect two houses on Parcel 3 that are expected to be razed.

**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.

**Washington Suburban Sanitary Commission (WSSC):**

**Water:** An 8" water main extension along Woodmore Road is required to serve the property. There is a 6" water line that will need to be upgraded to an 8" to be utilized for the extension connection. The 8" will be required to provide fire hydrant protection.

**Sewer:** Average wastewater flow: 302 GPD. An extensive and complex low-pressure sewer system (LPSS) exists that this project proposes to extend. WSSC will require a System Planning Forecast (SPF) to determine if the sewer extension is even feasible along Woodmore Road. Approval may or may not be granted for extension pending the results of the SPF. A 1,050' low-pressure sewer system extension will be required to serve the property along Woodmore Road. Final alignment may change during the SPF.

**Prince George's County Health Department:** This office has no objection to the category change.

**Prince George's County Department of Permitting, Inspection and Enforcement**

**(Central District):** Woodmore Road is a County-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards for an urban arterial road is required.

**City of Bowie:** This application is under review.

**County Executive Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

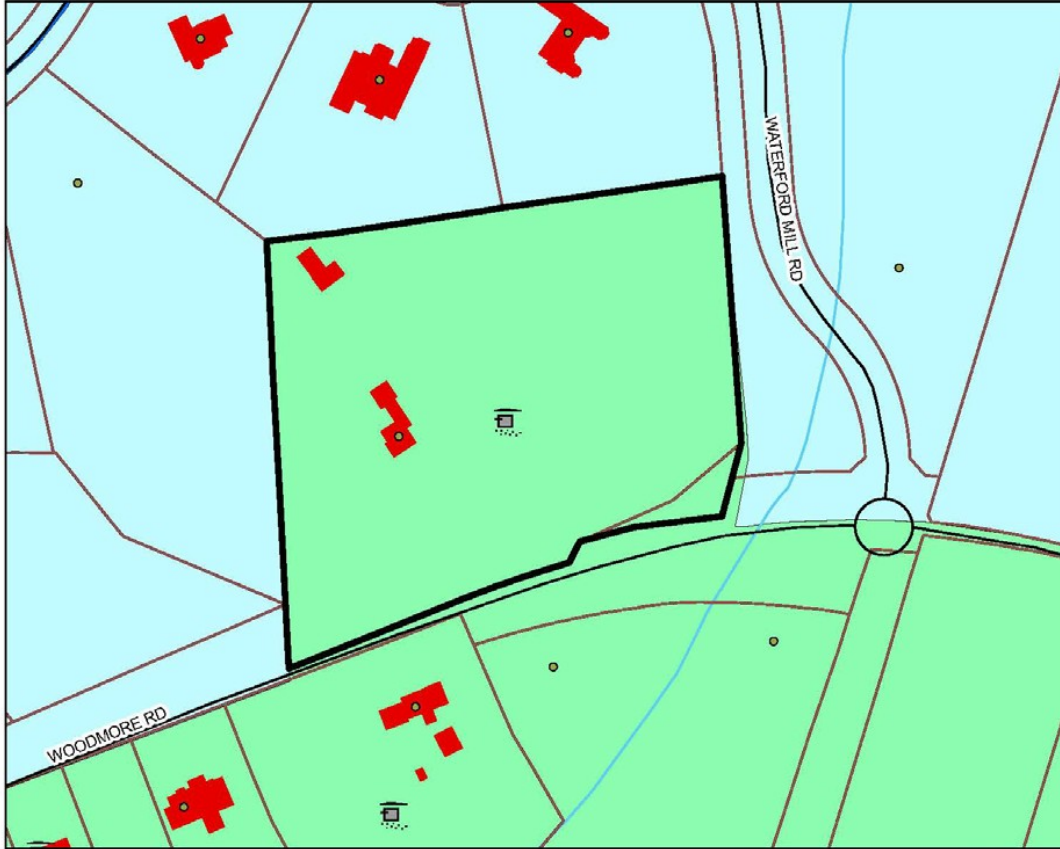
**Planning Department Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.



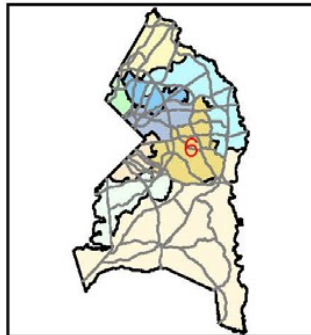
**Woodmore Residence  
McKoy Property  
WSSC Grid 204NE11**

Category 5 to 4

September 2020 LA Cycle  
Application: 20/W-02



- RAILROADS
- Streets
- Septic1
- Envelope
- a2008
- BUILDINGS
- Property
- streams
- PONDS
- MARLBOROCLAY
- Sewer
  - S-3 Community System
  - S-4 Community System Adequate for Development Planning
  - S-5 Future Community System
  - S-6 Individual System
  - S-6P Private, Shared or Community System



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



J:\Water\_Sewer\MKD\Tony's MKD's Maps

**CYCLE:** September 2020 Cycle

**CASE #:** 20/W-03

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

**DEPARTMENT:** Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

**CASE NAME:** G3 & D Property

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 10706 Westphalia Road, Upper Marlboro, MD (address for both Parcel 25 & Parcel 95)

**TAX ACCOUNT #:** 1711696

**COUNCILMANIC DISTRICT:** 4

**WITHIN GROWTH BOUNDARY:** Yes, Established Communities

**PRIORITY FUNDING AREA:** Not Applicable

**PA:** 80 **WSSC GRID:** 213SE01

**ACRES:** 79.82 **PARCEL/LOT:** Parcel 95 **TAX MAP and GRID:** 123- A3

**EXISTING ZONING CATEGORY:** Residential Medium Development (R-M) and Local Activity Center (L-A-C)

**PROPOSAL:** Development of 340 residential units

**S/A CHANGE REQUEST:** **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

**APPLICANT/OWNER:** G3 & D, LLC by Dorothy Alexander, Member

**BUILDER:** TBD

**CORRESPONDENT:** Edward C. Gibbs, Jr., Esq., Gibbs and Haller, 301.306.0033

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**Relationship of the Proposed Project to Land Use and Functional Master Plans:**

***2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):***

This application is in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium- density development and recommends maintaining and enhancing existing public services (Police and Fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

**Master Plan:**

The 2007 *Westphalia Approved Sector Plan* and sectional map amendment recommends Low-Density Residential for the subject area.

**Historic Sites and District Plan:**

The subject property is adjacent to the Talburtt Tobacco Barn Historic Site (78-009). Any new proposed development will have to be reviewed by the Historic Preservation Commission for effects on the historic site. The property has not been surveyed for archeological resources. A Phase I archeology survey will be recommended with any preliminary plan application.

**2017 Green Infrastructure Plan:**

This site is located within the Green-Infrastructure Network. The site contains a centrally located branching Regulated area associated with on-site stream resources and accompanying Evaluation areas.

**Zoning Status:**

**SMA/Existing Zoning:**

The 2007 *Approved Westphalia Sector Plan* and sectional map amendment reclassified the subject property into the R-M and L-A-C Zones.

**Pending Zoning and Special Exception Applications:**

There are no pending zoning or special exception applications on the subject property.

**Permits:**

The following permits are noted for the subject property: 9064-2002-RGU for an addition.

**Subdivision Status:**

The subject property is known as Parcel 95, recorded in Liber 18591 folio 001. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations.

**Significant Impact on Transportation System:**

The subject property is located on Westphalia Road, approximately 0.35 miles west of the intersection of Westphalia Road and Ritchie Marlboro Road. The portion of Westphalia Road that fronts the subject property is a designated collector road per the 2009 *Approved Countywide Master Plan of Transportation*. MC-631 is a future planned master plan collector road that is planned to run north-south through the subject property. Future development along Westphalia Road and MC-631 may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. The portion of Westphalia Road that fronts the subject property and the portion of MC-631 that will run through the subject property are both planned sidepaths per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Forestville Fire/EMS Company #823, located at 8321 Old Marlboro Park, Suitland, MD 20772. Police service is provided by Police District II, headquartered at 601 Crain Highway, Bowie, MD 20774. This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

**Significant Impact on Natural Resources:**

This site does not have an approved Natural Resources Inventory. An approved NRI plan or NRI equivalency letter may be required at time of permit by DPIE. A numbered letter of exemption (E-052-00) from Subtitle 25 was issued for this site in 2000. Subsequently a linear Type 2 Tree Conservation Plan (TCP2-015-2018) was issued in May 2019 and later revised to (TCP2-015-2018-01) on October 22, 2019 for a Washington Gas pipeline. A revised numbered letter of exemption or Type 2 Tree Conservation Plan may be required at time of permit by DPIE. According to PGAtlas, the site contains potentially existing regulated environmental features including a stream with four major tributaries and associated buffers. Other regulated features such as 100-year floodplain, wetlands, or their associated buffers are not mapped on-site.

According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Marr-Dodon complexes, Westphalia, and Dodon soils, Widewater and Issue soils, Croom-Marr complexes, and Dodon fine sandy loam soils. No unsafe soils containing Marlboro Clay or Christiana complexes are mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species habitat is mapped across much of the site. At the time of design, care should fully be made to minimize impacting any REFs on-site and to target preservation of contiguous woodlands.

**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 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 to bear the full responsibility of the costs of on-and off-site public facilities.

**Washington Suburban Sanitary Commission (WSSC):**

**Water:** This project is in the Prince George's High Zone Water Transmission Dependency area. This project is dependent upon W-84.02, in the adopted FY21-26 CIP and is planned to provide the additional transmission capacity required to serve the new developments. WSSC cannot guarantee the project completion date. A 16" water line in Westphalia Road abuts the property.

**Sewer:** Average wastewater flow: 77,000 GPD. An approximate 5,000' sewer extension is required to serve the property. Approximately 4,000' of the sewer extension would be CIP-sized sewer. This extension would connect to an existing 18" sewer along Turkey Branch and would abut many properties in addition to the applicant's property. Easements would be required.

**Prince George's County Health Department:** This office has no objection to the category change.

**Prince George's County Department of Permitting, Inspection and Enforcement (DPIE**

**Central District):** Westphalia Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards for an urban 4-lane collector roadway is required.

**County Executive Recommendation:** Retain Water and Sewer Category 5 – Future Community System. The proposed development is not within 1,500 feet of existing public sewer lines, and water transmission is dependent on CIP Project W-84.02 with no guarantee of

a completion date.

**Planning Department Recommendation:** Retain Water and Sewer Category 5 – Future Community System.





Angela D. Alsobrooks  
County Executive

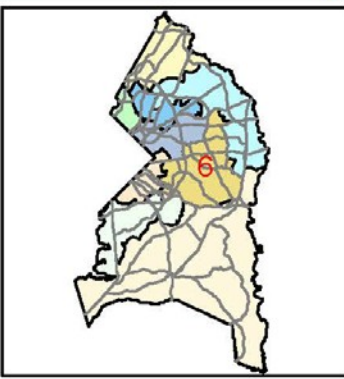
# G3 & D Property WSSC Grid 204SE09

Category 5 to 4

September 2020 LA Cycle  
Application: 20/W-03



**RAILROADS**  
 Streets  
 Septic  
 Envelope  
 a 2008  
**BUILDINGS**  
 Property  
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**MARLBOROCLAY**  
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 S-3 Community System  
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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

**CYCLE:** September 2020 Cycle

**CASE #:** 20/W-04

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

**DEPARTMENT:** Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

**CASE NAME:** Traditions at Westphalia

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 11900 Block of Old Marlboro Pike, Upper Marlboro, MD. Part of Parcel 9 (43.24 acres) located on the south side of Old Marlboro Pike at its intersection with John Pumphery Lane and north of Pennsylvania Avenue (MD 4).

**TAX ACCOUNT #:** 1724103 -Parcel 9 consists of 258.88 acres total. This is the northern part of Parcel 9

**COUNCILMANIC DISTRICT:** 6

**WITHIN GROWTH BOUNDARY:** Yes, Established Communities

**PRIORITY FUNDING AREA:** Not Applicable

**PA:** 80 **WSSC GRID:** 207SE10

**ACRES:** 43.24 **PARCEL/LOT:** Parcel 9 **TAX MAP and GRID:** 100-E3

**EXISTING ZONING CATEGORY:** Residential Estate

**PROPOSAL:** Development of 46 residential units

**S/A CHANGE REQUEST:** **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

**APPLICANT:** Prosperity Senior Communities, LLC by Victor White, Project Manager

**OWNER:** Claggett Family Farm, LLC by Robert Y. Claggett, Jr., Managing Partner

**BUILDER:** TBD

**CORRESPONDENT:** Thomas H. Haller, Esq., Gibbs and Haller, 301.306.0033

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**Relationship of the Proposed Project to Land Use and Functional Master Plans:**

**2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):**

This application is in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining, and enhancing existing public services (Police and Fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met.

**Master Plan:**

The 2007 *Westphalia Approved Sector Plan* and sectional map amendment recommends Public/Private Open Space for the subject area.

**Historic Sites and District Plan:**

The subject property is adjacent to the Charles Hill Historic Site (78-017), and The Cottage and Outbuildings Historic Site (78-000-18). Any development application will need to be reviewed by the Historic Preservation Commission at the time of submission. A Phase I archeology survey will be recommended at the time of subdivision.

**2017 Green Infrastructure Plan:**

This site is located within the Green-Infrastructure Network with one centrally located Regulated area associated with on-site stream resources and accompanying Evaluation areas.

**Zoning Status:****SMA/Existing Zoning:**

The 2007 *Approved Westphalia Sector Plan* and sectional map amendment retained the subject property in the R-E Zone.

**Pending Zoning and Special Exception Applications:**

There are no pending zoning or special exception applications on the subject property.

**Permits:**

There are no permits identified for the subject property.

**Subdivision Status:**

The subject property is known as Parcel 9, recorded in Liber 30258 folio 226. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision and all subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations.

**Significant Impact on Transportation System:**

The subject property is located on the south side of Old Marlboro Pike, approximately where it intersects with John Pumphrey Lane. In the immediate vicinity of the subject property, Marlboro Pike is a planned bike lane, and South Osbourne Road, and Old Marlboro Pike are planned shared roadways per the Master Plan of Transportation (MPOT). Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier I.

**Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Brandywine Fire/EMS Company #820, located at 14815 Pratt Street, Upper Marlboro, MD 20772. Police service is provided by Police District II, headquartered at 601 Crain Highway, Bowie, MD 20774. This project will have minimal impact on public facilities, which will be further evaluated at the time of preliminary plan of subdivision if required.

**Significant Impact on Natural Resources:**

This site does not have an approved Natural Resources Inventory. An approved NRI plan or NRI equivalency letter may be required at time of permit by DPIE. This site does not have an approved Tree Conservation Plan or valid letter of exemption from Subtitle 25.

An approved Type 2 Tree Conservation Plan or valid letter of exemption from Subtitle 25 may be required at time of permit by DPIE. According to PGAtlas, the site contains potentially existing regulated environmental features including a stream with tributaries and associated buffers. Other regulated features such as 100-year floodplain, wetlands, or their associated buffers are not mapped on-site. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Marr-Dodon complexes, and Collington-Wist complexes. Unsafe soils containing Marlboro Clay or Christiana complexes are not mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped across much of the site. Care should fully be made at time of design to minimize impacting any REFs on-site and to target preservation of woodlands possible around these REFs.

**Water and Sewer Plan Administrator:**

**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 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 to bear the full responsibility of the costs of on-and off-site public facilities.

**Washington Suburban Sanitary Commission (WSSC):**

**Water:** An existing 16" water line in Old Marlboro Pike abuts the property. Construction of local mains to service the proposed subdivision will involve the removal of trees.

**Sewer:** Average wastewater flow: 12,586 GPD. An approximate 3,000' gravity sewer extension is required to serve the property. This extension would connect to an existing manhole on an 8" sewer along Old Peachtree and would abut approximately 22 properties in addition to the applicant's property. Easements would be required. Construction of this extension would involve the removal of trees.

**Prince George's County Health Department:** This office has no objection to the category change.

**Prince George's County Department of Permitting, Inspection and Enforcement (DPIE**

**Central District):** Old Marlboro Pike is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE standards for an urban four-lane collector roadway is required.

**City of Bowie:** This application is under review.

**County Executive Recommendation:**

Retain Water and Sewer Category 5 – Future Community System. The proposed development is not within 1,500 feet of existing public sewer lines.

**Planning Department Recommendation:** Retain Water and Sewer Category 5 – Future Community System.

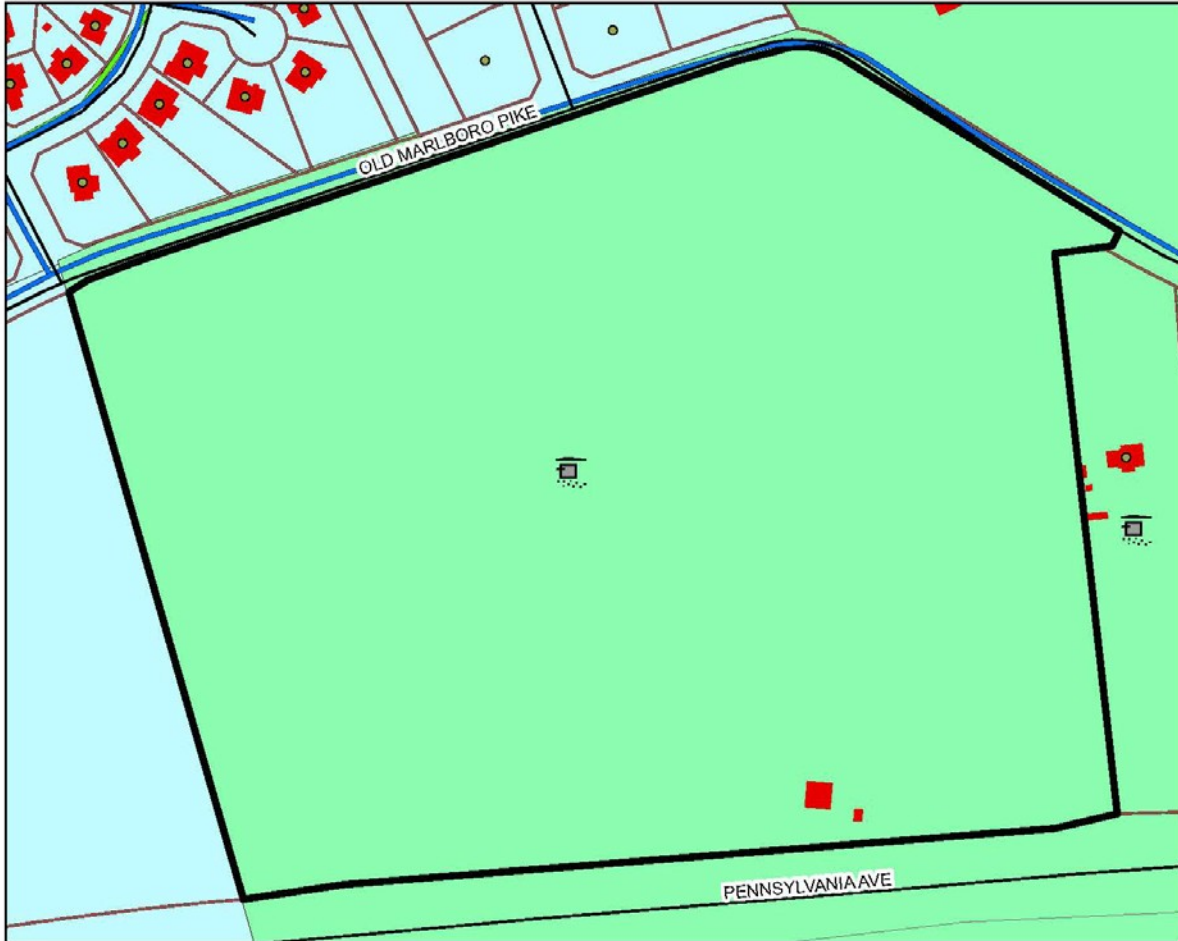


Angela D. Alsobrooks  
County Executive

# Traditions at Westphalia WSSC Grid 207SE10

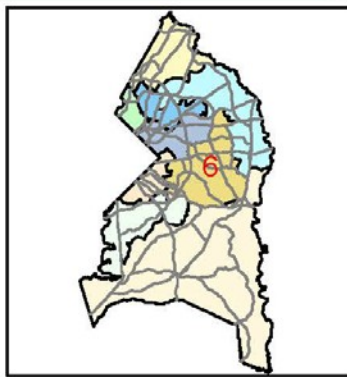
Category 5 to 4

September 2020 LA Cycle  
Application: 20/W-04



**RAILROADS**  
 Streets  
 Septic  
 Envelope  
 a 2008  
**BUILDINGS**  
 Property  
 streams  
 POND  
 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

**CYCLE:** September 2020 Cycle

**CASE #:** 20/P-07

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

**DEPARTMENT:** Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

**CASE NAME:** Miller Property

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 6209 Rosecroft Drive, Fort Washington, MD

**TAX ACCOUNT #:** 1292499, 1292481

**COUNCILMANIC DISTRICT:** 8

**WITHIN GROWTH BOUNDARY:** Yes, Established Communities

**PRIORITY FUNDING AREA:** Yes

**PA:** 76B **WSSC GRID:** 209SE02 and 209SE03

**ACRES:** 87.14 **PARCEL/LOT:** Parcel 310 **TAX MAP and GRID:** 96-E4

**EXISTING ZONING CATEGORY:** Rural Residential

**PROPOSAL:** Development of 189 residential units

**S/A CHANGE REQUEST:** **WATER:** 5 **TO:** 4 **SEWER:** 5 **TO:** 4

**APPLICANT/OWNER:** Brinkley Road Associates LLC, by James J, Vecchiarelli, Manager

**BUILDER:** TBD

**CORRESPONDENT:** Greg Micit, Planner, Soltesz, 301.794.7555

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**Relationship of the Proposed Project to Land Use and Functional Master Plans:**

**2014 Plan Prince George's 2035 Approved General Plan (Plan 2035):**

This application is located in the Future Water and Sewer Service Areas which are holding areas located inside the Growth Boundary but have not been approved for a water and sewer category change. Plan 2035 also locates the property 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. Plan 2035 recommends future mixed-use as the future land use for the property.

**Master Plan:**

The 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends developing this undeveloped parcel north of Rosecroft Raceway and conceptualizes residential-focused mixed-use on the property (Map 1: Plan Concept). The plan promotes phased

redevelopment with appropriate infrastructure improvements (Policy 4, p.56).

**Historic Sites and District Plan:**

The subject property is near 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. Phase I archeology survey will be recommended at the time of preliminary plan.

**2017 Green Infrastructure Plan:**

This site is located within the Green-Infrastructure Network. A small area located in the northwest corner of the site is mapped within a Regulated area. Approximately seventy percent of the remaining site is located within Evaluation areas associated with regulated streams.

**Zoning Status:**

**SMA/Existing Zoning:**

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

**Pending Zoning and Special Exception Applications:**

There are no pending zoning or special exception applications on the subject property.

**Permits:**

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, recorded in Liber 16586 folio 701. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations.

**Significant Impact on Transportation System:**

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. The portions of Rosecroft Drive and Rosecroft Boulevard that front the subject property are local roads and do not have a designation per the 2009 *Approved Countywide Master Plan of Transportation*. Future development along Rosecroft Drive or Rosecroft Boulevard may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. In the immediate vicinity of the subject property, Brinkley Road, Saint Barnabas Road, and Bock Road are planned bike lanes per the MPOT. Additionally, the Henson Creek Trail which is already constructed runs east-west to the south of the subject property. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Oxon Hill Fire/EMS Company #821, located at 7600 Livingston Road, Oxon Hill, MD 20745. Police service is provided by Police District IV, 5135 Indian Head Highway, Oxon Hill, MD 20745.



This project will have minimal impact on public facilities, which will be further evaluated at the time of preliminary plan of subdivision if required.

**Significant Impact on Natural Resources:**

This site has an approved Natural Resources Inventory (NRI-036-14), and an approved and implemented Type 2 Tree Conservation Plan (TCP2-005-2014-02) that is associated with a Woodland Conservation Bank. An approved NRI and TCP2 may be required at time of permit by DPIE.

According to the approved TCP2, 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. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Beltsville silt loam, Beltsville-Urban land complexes, Croom-Marr complexes, Grosstown gravelly silt loam, Marr-Dodon complexes, Collington-Wist complexes, Widewater and Issue soils, Woodstown sandy loam, Shrewsbury loam, Adelpia-Holmdel complex, and Donlonton fine sandy loam. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped on-site. Any proposed development should be focused away from REFs and woodland conservation areas on-site.

**Water and Sewer Plan Administrator:**

**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.

**Washington Suburban Sanitary Commission (WSSC):**

**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.

**Prince George's County Health Department:** This office has no objection to the category change.

**Prince George's County Department of Permitting, Inspection and Enforcement (DPIE South District):** 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.

**County Executive Recommendation:**

Advance to Water and Sewer Category 4 – Community System Adequate for Development

Planning.

**Planning Department Recommendation:**

Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

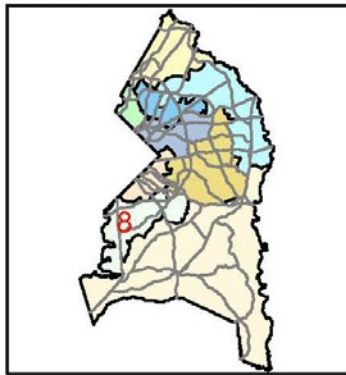
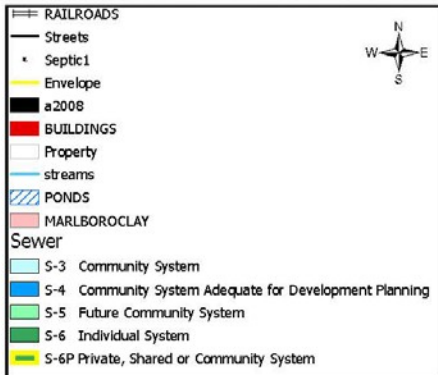
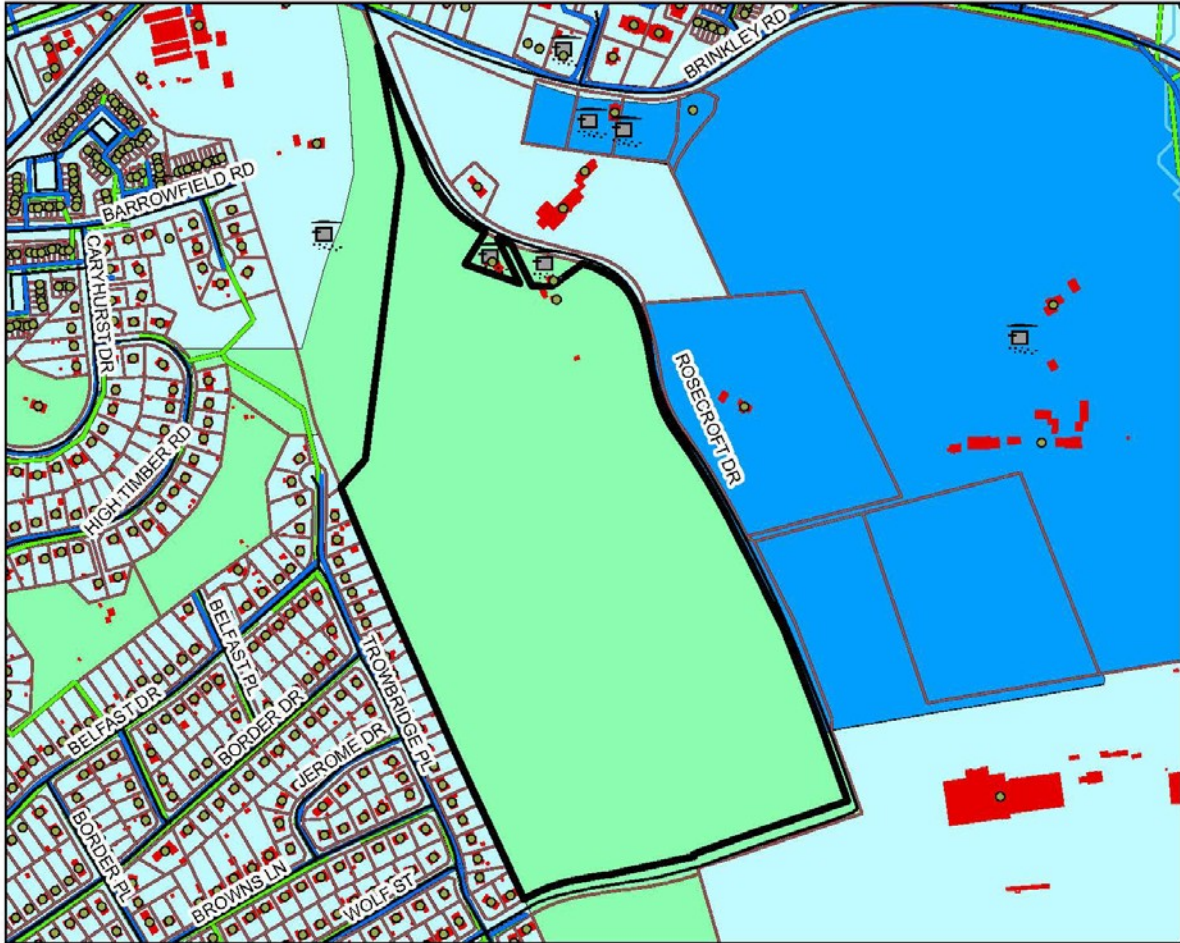


Angela D. Alsobrooks  
County Executive

# Miller Property WSSC Grid 209SE03

Category 5 to 4

September 2020 LA Cycle  
Application: 20/P-07



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



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**CYCLE:** September 2020 Cycle

**CASE #:** 20/P-08

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

**DEPARTMENT:** Prince George's County Planning Department  
The Maryland-National Capital Park and Planning Commission

**CASE NAME:** Livingston Road

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 10400 Livingston Rd. Fort Washington, MD 20744

**TAX ACCOUNT #:** 0397299

**COUNCILMANIC DISTRICT:** 8

**WITHIN GROWTH BOUNDARY:** No, Rural and Agricultural Area

**PRIORITY FUNDING AREA:** Not Applicable

**PA:** 80 **WSSC GRID:** 213SE01

**ACRES:** 2.01 **PARCEL/LOT:** Parcel 70 **TAX MAP and GRID:** 122-F2

**EXISTING ZONING CATEGORY:** Residential-Estate

**PROPOSAL:** Development of a single-family residence

**S/A CHANGE REQUEST:** **WATER:** N/A **TO:** N/A **SEWER:** 5 **TO:** 3

**APPLICANT/OWNER:** Romeny Garcia

**BUILDER:** FOJ Remodeling, LLC.

**CORRESPONDENT:** Romeny Garcia, 571.337.9461

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**Relationship of the Proposed Project to Land Use and Functional Master Plans:**

**2014 Plan Prince George's 2035 Approved General Plan (Plan 2035) :**

The Master Plan places the subject property in the Rural and Agricultural Growth Policy Area. Rural Agricultural Areas are home to low-density residential communities served by well and septic, significant natural resources, and historic scenic roads and watersheds. Plan 2035 recommends Rural Areas “remain low-density residential to support park and open space land and focus on new investments on maintaining existing infrastructure and stabilizing small scale neighborhood-oriented commercial activities that support the rural lifestyle and character” (Page 20).

**Master Plan:**

The 2006 *Approved Master Plan for Henson Creek and Potomac South* recommends Residential, Rural Character Land use on the subject property (Pg. 18).

**Historic Sites and District Plan:**

The subject property is adjacent to the Harmony Hall Historic and National Register Site (84-024-11), and the Broad Creek Prince George’s County, and National Register Historic District (84-024-00). This proposal was reviewed under CP-20002.

The applicant’s proposed woodland conservation and additional woodland screening in front of the proposed addition, and along the scenic and historic road, should provide a sufficient visual buffer from the historic site and district. This proposal will not adversely affect any historic sites, districts or resources or known archeological sites.

**2017 Green Infrastructure Plan:**

This site is located within the Green Infrastructure Network and is entirely mapped within a Regulated area.

**Zoning Status:**

**SMA/Existing Zoning:**

The 2006 *Approved Master Plan* and sectional map amendment for the Henson Creek-South Potomac Planning Area retained the subject property in the R-E Zone. The 2015 Chesapeake Bay Critical Area re-classified a portion of the subject property in the Resource Conservation (R-C-O) Zone.

**Pending Zoning and Special Exception Applications:**

There is a pending Chesapeake Bay Critical Area Conservation Plan CP-20002 for expansion of the existing single-family dwelling on the subject property.

**Permits:**

The following permits are noted for the subject property: 31522-2019-RGU for an addition of an attached garage and 31522-2019-RGU-01 for an owner change.

**Subdivision Status:**

The subject property is known as Parcel 70, recorded in Liber 42707 folio 219. There are no prior applicable subdivision approvals for the property. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision. The property is in Sustainable Growth Tier III for on-site disposal systems.

**Significant Impact on Transportation System:**

The subject property is located on Livingston Road, approximately 0.40 miles north of the intersection of Livingston Road and Fort Washington Road. The portion of Westphalia Road that fronts the subject property is a local road and does not have a designation per the 2009 *Approved Countywide Master Plan of Transportation*. Future development along Livingston Road may require coordination with the Prince George’s County Departments of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. The portion of Livingston Road that fronts the subject property is a planned shared roadway per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier III for on-site disposal systems.

**Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Allentown Fire/EMS Company #847, located at 10900 Fort Washington Road, Fort Washington, MD 20744. Police service is provided by Police District VII, headquartered at 11108 Fort Washington Road, Fort Washington, MD 20744.

This project will have minimal impact on public facilities which will be further evaluated at the time of preliminary plan of subdivision pursuant to Subtitle 24.

**Significant Impact on Natural Resources:**

This site has a valid approved NRI-009-2020 that expires on February 20, 2025. An approved NRI may be required at time of permit by DPIE.

This site is partially located within the Chesapeake Bay Critical Area (CBCA) Resource Conservation Overlay Zone (R-C-O). This site has an Enforcement Action (51281-2019-0) from clearing trees in the CBCA and outside the CBCA. This site is currently subject to an on-going correction order. A Conservation Plan (CP) may be required by DPIE at the time of permit for the area of the site within the Critical Area Overlay Zone, while a valid Type 2 Tree Conservation Plan or valid letter of exemption may be required for the portion of the site outside of the CBCA. Development should be fully focused outside of the CBCA where possible.

According to the approved NRI, the site does not contain potentially existing regulated environmental features such as streams, 100-year floodplain, wetlands, or their associated buffers. This site is not associated with Primary or Secondary buffers within the CBCA. The predominant soils found to occur on this site are Grosstown gravelly silt loam, and Sassafras and Croom soils. No unsafe soils containing Marlboro Clay or Christiana complexes are mapped on-site. Rare, threatened, or endangered species are not mapped on or near this property. Per the approved NRI, potential Forest Interior Dwelling Species are not located on this site.

**Water and Sewer Plan Administrator:**

**Water and Sewer Plan Administrator:** Prior to Plan 2035, the property was located inside the Sewer Envelope, in a category designated for future sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area. However, Plan 2035 redesignated the developed property to outside the Sewer Envelope, in the Rural and Agricultural Tier, and within Sustainable Growth Act Tier 3. The 2018 Water and Sewer Plan reflects exceptions for certain developed properties in the Broad Creek area (Appendix 2-2). The front portion of the property lies within the CBCA.

**2018 Water and Sewer Plan:** The property will be an exception having pre-dated the 2018 Water and Sewer Plan in Sewer Category 5, and Water Category 3. It is generally consistent with criteria established in the 2018 plan relating to proximity to existing or funded public water and sewer systems. The 2018 Water and Sewer Plan recommends properties designated for public water and sewer to be developed on the public systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities. Public water and sewer lines outside the Sewer Envelope are considered "controlled access." Extension of and connection to such lines must be approved via the Water and Sewer Plan.

**Washington Suburban Sanitary Commission (WSSC):**

**Water:** W-3; Existing connection

**Sewer:** Average wastewater flow: 280 GPD. An existing 8" sewer in Livingston Road abuts the property.

**Prince George's County Health Department:** This office has no objection to the category change.

**Prince George's County Department of Permitting, Inspection and Enforcement (DPIE South District)**: The subject site has access from Livingston Road. Applicant is to apply for a site development concept, site development permit, and all the appropriate entitlement approvals at the time of future development.

**County Executive Recommendation:**

Defer application - Enforcement Action #51281-2019-0 regarding matters related to the Chesapeake Bay Critical Area (CBCA) is on-going and needs resolution before further advancement to Sewer Category 3.

**Planning Department Recommendation:** Support application deferment.

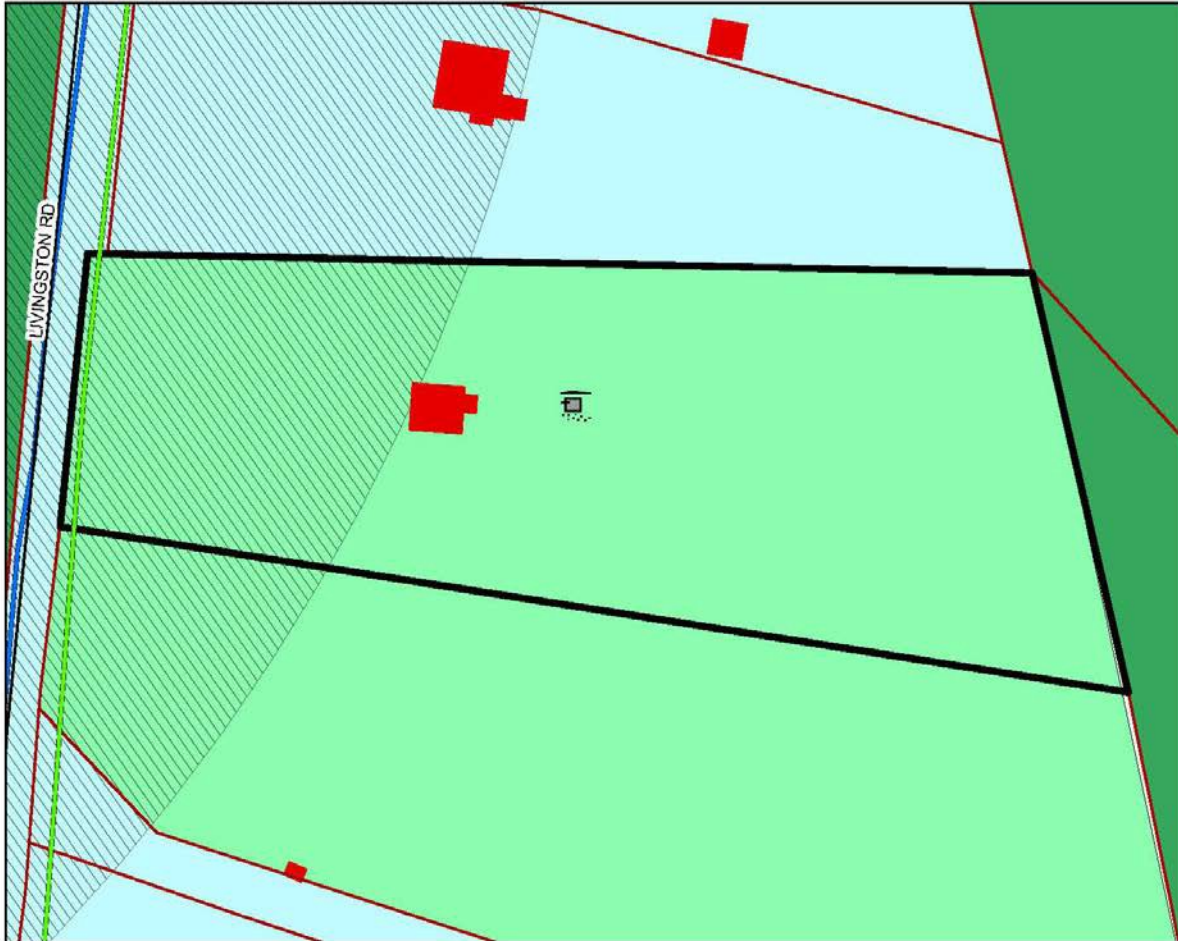


Angela D. Alsobrooks  
County Executive

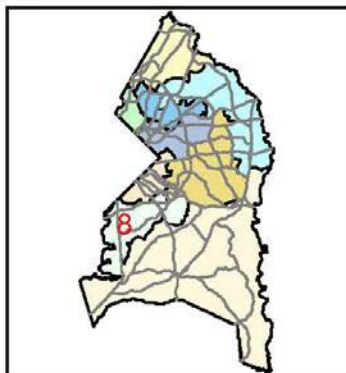
# 10400 Livingston Road WSSC Grid 213SE01

Category S5 to S3

September 2020 LA Cycle  
Application: 20/P-08



- RAILROADS
- Streets
- Water Lines
- Sewer\_Grav
- Septic
- Envelope
- 10400\_Livingston\_Road
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA\_Overlay
- streams
- PONDS
- MARLBOROCLAY
- Sewer
  - S-3 Community System
  - S-4 Community System Adequate for Development Planning
  - S-5 Future Community System
  - S-6 Individual System
  - S-6P Private, Shared or Community System



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



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