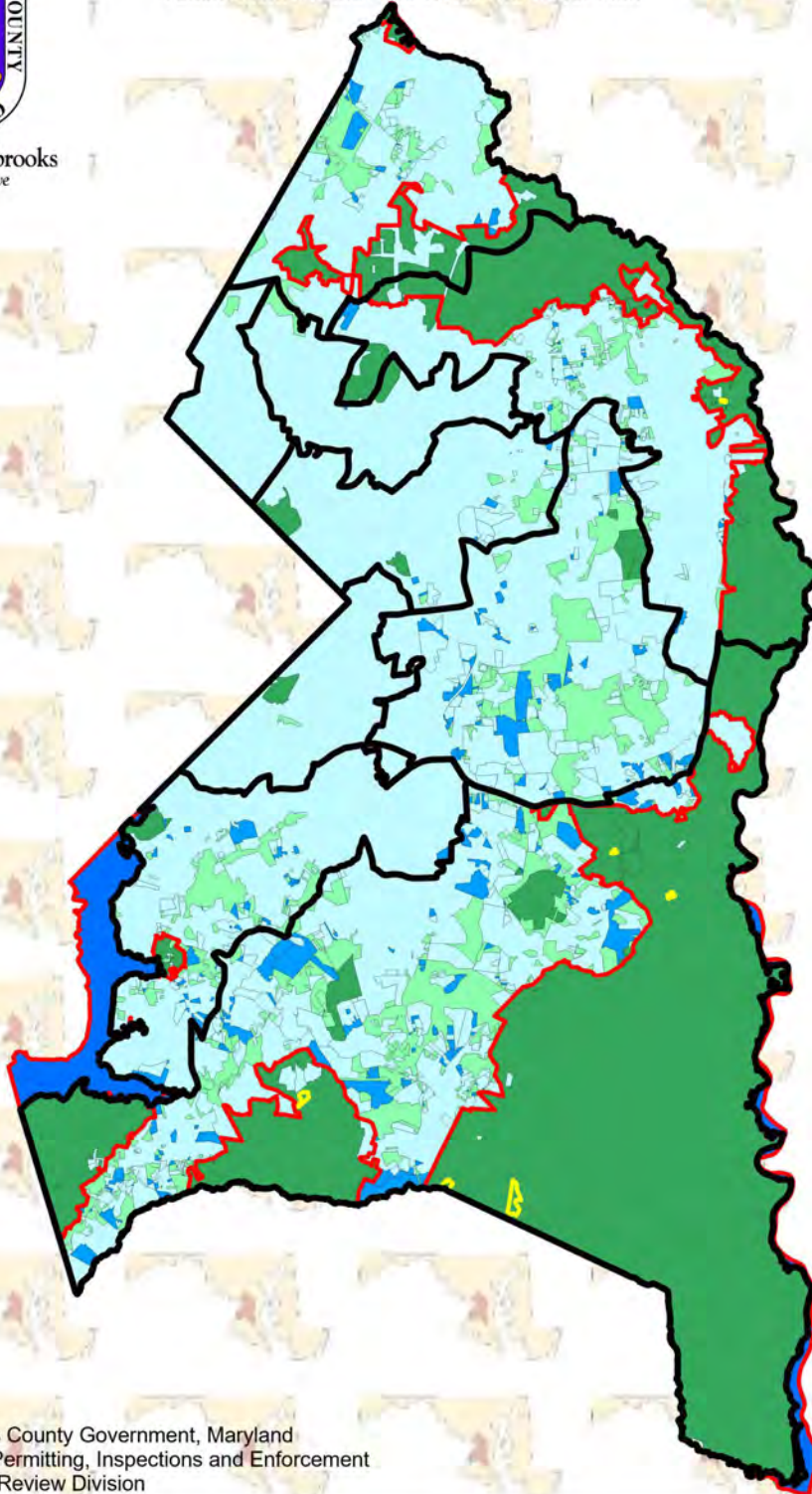




Angela D. Alsobrooks
County Executive

Staff Report
March 2023 Cycle
Amendments to the 2018 Water and Sewer Plan



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



Angela D. Alsobrooks
County Executive

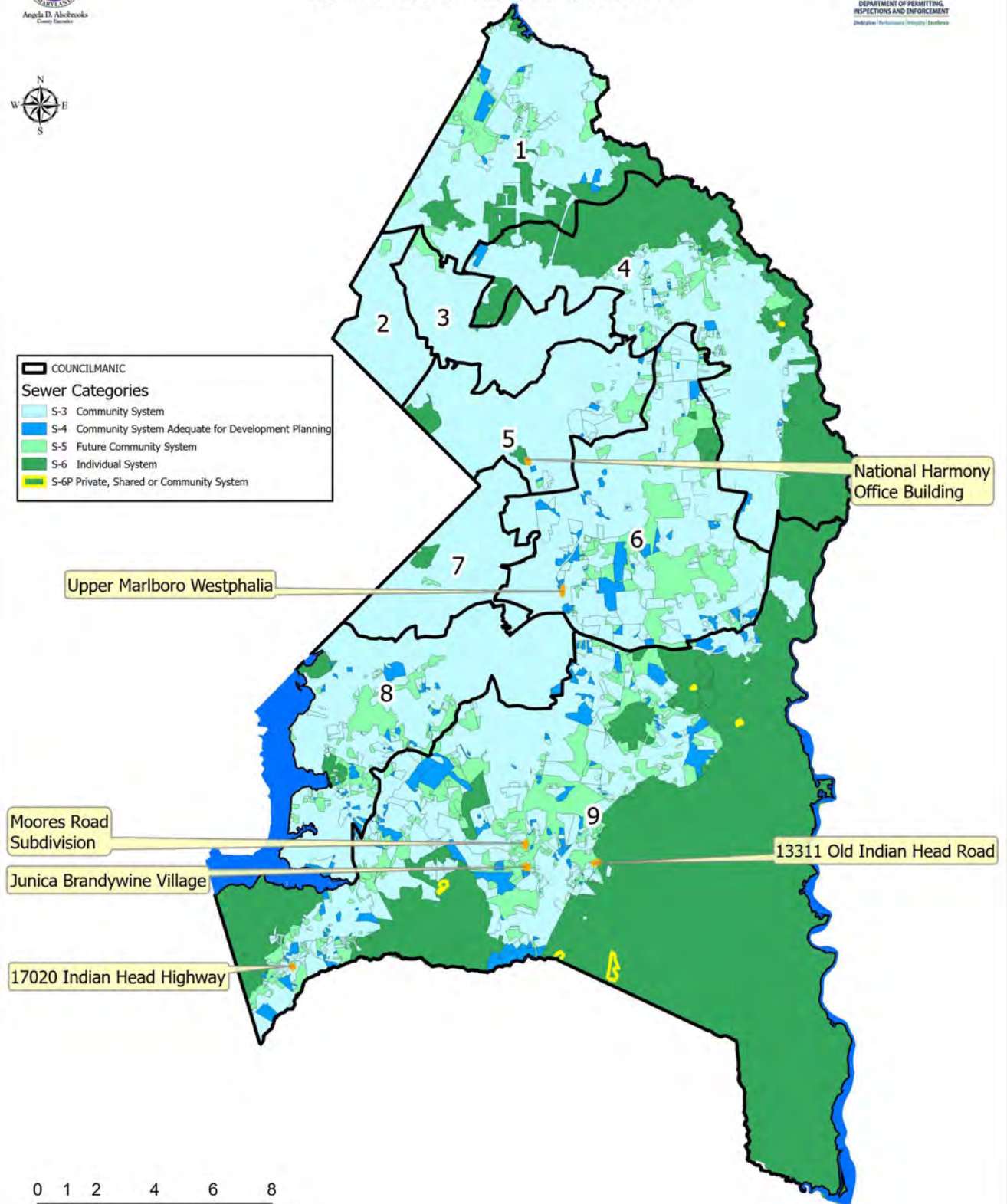
Staff Report March 2023 Cycle Amendments to the 2018 Water and Sewer Plan



COUNCILMANIC

Sewer Categories

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



**Staff Report
March 2023 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 (1)				
5	23/BP-01 National Harmony Office Building	6 to 4/3	3		3
	Western Branch (1)				
6	23/W-01 Upper Marlboro Westphalia	5 to 4/3	4		7
	Piscataway (2)				
9	23/P-01 Moores Road Subdivision	Waiver to use Interim Septic Systems	Retain 5; Deny Waiver		11
9	23/P-02 Junica Brandywine Village	5 to 4	4		15
	Mattawoman (2)				
9	23/M-01 13311 Old Indian Head Road	Waiver to use an Interim Septic System	Retain 5; Deny Waiver		19
9	23/M-02 17020 Indian Head Highway	5 to 3	3		23
	Total Applications (6)				
	<u>Countywide Redesignations</u>				26
8	Old Fort Road	5 to 3	3		28
8	Gibbons/Oaklawn	5 to 3	3		29

**Staff Report
 March 2023 Cycle
 Amendments to the 2018 Water and Sewer Plan**

Summary of Proposals by Council Districts

5 6 9

<u>Proposals</u>				<u>Totals</u>
Single-Family			4	4
Townhouse				
Multifamily			301	301
Retail Space				
Gas Station & Convenience Store				
Federal Facility				
Existing Retail Auto Dealer				
Office Building	2	1		3
Warehouse		1		1

May 23, 2023

**23/BP-01
NATIONAL HARMONY
OFFICE BUILDING**



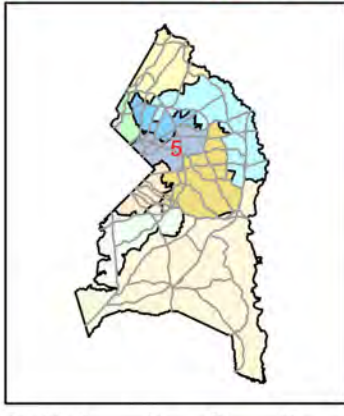
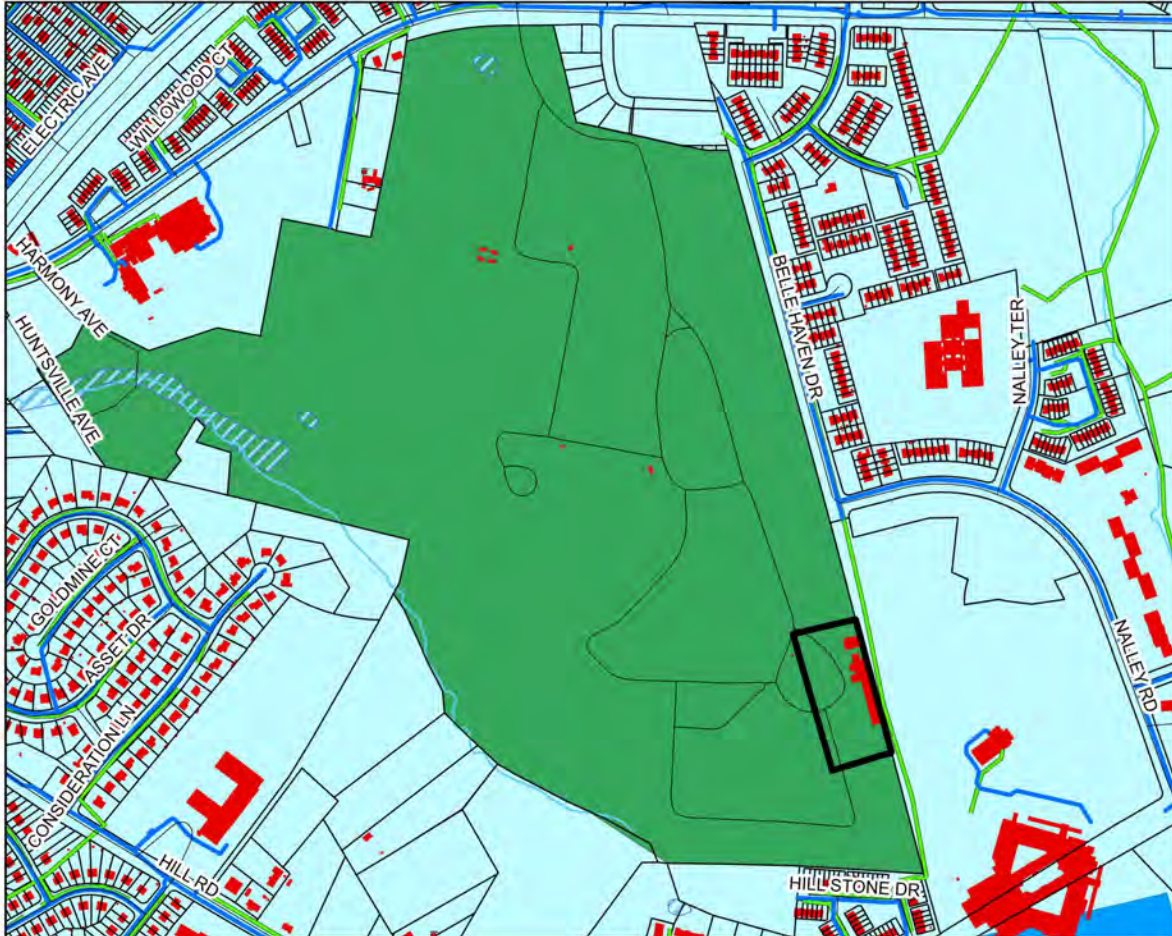
Angela D. Albrooks
County Executive

National Harmony Office Building WSSC Grid 202NE07

Category Change 6 to 4/3



March LA Cycle 2023
Application 23/BP-01



W-Water and Sewer Program/Tony/Administrative Amendments

- 1. **Request:** Water and Sewer Category Change from 6 to 4/3
- 2. **CE Recommendation:** Advance to Water and Sewer Category 3 – Community System
- 3. **Development proposal:** Two (2) office buildings encompassing 12,000 SF of floor area; one to house the cemetery office and another for use as a maintenance facility.
Location: 7051 Sheriff Road; area of proposed development is located on Belle Haven Road, approximately 500 feet south of Nalley Road, in Landover.
Tax Map: 66 E-1 **Parcel:** p/o Lot 1 **Size:** @2.00 of 142.86 Acres
Zoning: RSF-95 **200'-sheet:** 202NE07 **Growth Boundary:** Yes
SGA Tier: 2 **Watershed:** Lower Beaverdam Creek
Sewer Basin: Blue Plains (Beaverdam Creek) **Council District:** 5
Applicant/Owner: S. E. Cemeteries of Maryland, Inc., by Michael Decell, V.P.
Architect/Engineer: KCI Technologies, Inc.
Builder: To be determined
Correspondent: Snehil Kumar, KCI Technologies, Inc., 410.792.8086

- 4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, within Sustainable Growth Act Tier 2, and within the Growth Boundary; however, in a category designated for permanent well and septic system usage. The National Harmony Cemetery is listed as an exception in the 2018 Water and Sewer Plan, *Appendix 2-1*, Category I “*Category 6 Designations Inside the Sewer Envelope.*”

2018 Water and Sewer Plan: Given its noted exception in the 2018 Water and Sewer Plan, it is generally inconsistent with criteria established in the Plan. 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. This approximate 2.00 – acre (an existing building) area of the total property is currently served by the public water and sewer systems; likely having received such services prior to the 2001 Water and Sewer Plan.

- 5. **Plan Prince George’s 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density development.
Sustainable Growth and Agricultural Preservation Act: Tier 1 – Approved for Sewer Service/Tier 2 – Planned for Public Sewer Service.
Master Plan: The 2010 *Approved Subregion 4 Master Plan and SMA* recommends public and private open space as future land use for the subject property.
Green Infrastructure Plan: Indicated as Evaluation areas; Regulated areas are indicated on-site in association with the on-site stream systems.
Historic Site and Districts Plan: Harmony Memorial Park (72-045) is listed in the *Historic Sites and Districts Plan* as a Historic Resource. Any new construction may trigger

the review of the property for Historic Site status.

Zoning: The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-80 Zone to the RSF-95 effective April 1, 2022. The property has two existing Special Exceptions (4313 & 0160).

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

Subdivision Status: The subject property is known as Lot 1. The property is subject to PPS #4-98034, which was approved by the Planning Board on July 16, 1998 for two lots. At the time of final plat, the entire property area was platted as Lot 1 instead of recording two lots. Based upon the traffic analysis and total trips established for this property in Resolution No. 98-227, the expansion of office space, storage and maintenance yard will not cause an increase in total traffic generated on the site. Therefore, a new PPS and a final plat are not required for the proposed development.

6. **M-NCPPC:** FY 2023-2028 Approved CIP identifies one new facility for this planning area, the Shady Glen Fire and EMS Station. The subject property is served by Police District III, and the Kentland Fire Department Co.833. This project will have minimal impact on public facilities. This site has a Natural Resources Inventory Equivalency Letter that was approved on September 19, 2022. The site has an approved Type 2 Tree Conservation Plan. The site contains regulated environmental features areas (REF) such as streams, wetlands, and their associated buffers. A County regulated 100-year floodplain is mapped on-site. The predominant soils found to occur on this site are Christiana-Downer complex, Christiana-Downer-Urban land complex, and Zekiah and Issue soil, frequently flooded. Christiana clay is shown on-site.
7. **WSSC comments:**

Water: Records indicate that water service already exists to the subject properties located at 7051 and 7101 Sheriff Road by a 1” Water House Connection (with 1” outside meter, WHC Permit #335045). The property specified as 7051 Sheriff Road (specified on application form) is considered as combined with the property located at 7101 Sheriff Road.

Sewer: Average wastewater flow: 3,000 gpd. Records indicate that sewer service already exists to the subject properties located at 7051 and 7101 Sheriff Road by a 4” Sewer House Connection (SHC Permit #881303). The property specified as 7051 Sheriff Road (specified on application form) is considered as combined with the property located at 7101 Sheriff Road.

Interceptor Capacity: To be evaluated
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** The property is located in unincorporated Prince George’s County. Stormwater management and grading is regulated by Prince George’s County, DPIE. Sheriff Road is a County-maintained roadway.

**23/W-01
UPPER MARLBORO
WESTPHALIA**

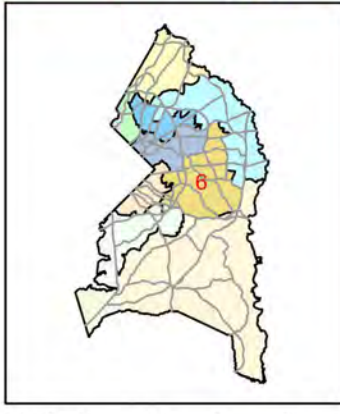


Angela D. Alsobrooks
County Executive

Upper Marlboro Westphalia WSSC Grid 205SE08

Category Change 5 to 4/3

March LA Cycle 2023
Application 23/W-01



W-Water and Sewer Program\Tony\Administrative Amendments

- 1. **Request:** Water and Sewer Category Change from 5 to 4/3
- 2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning; remove septic system data.
- 3. **Development proposal:** A warehouse and an office building consisting of 3,500 SF of floor area.
Location: 8701 and 8705 Westphalia Road; on the southside of Westphalia Road immediately east of its interception at Poplar Road.
Tax Map: 90 C-1 **Parcels:** 101 & 102 **Size:** 4.12 Acres
Zoning: IE **200'-sheet:** 205SE08 **Growth Boundary:** Yes
SGA Tier: 2 **Watershed:** Western Branch **Council District:** 6
Sewer Basin: Western Branch
Applicant/Owner: Big Cat MD Properties, LLC
Architect/Engineer: Atwell, LLC
Builder: To be determined
Correspondent: Big Cat MD Properties, by Lauren Sommer, 682.217.4447

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

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 in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The 2007 *Approved Westphalia Sector Plan and SMA* recommends future land use as industrial.
Green Infrastructure Plan: The majority of the site is within the Evaluation area; two portions of regulated area exist on-site.
Historic Site and Districts Plan: There are no Historic Sites or resources on or adjacent to the subject property.
Archeology: The property has been surveyed for archeological resources.

Zoning: The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from I-1 and M-I-O Zone to the IE and MIO Zone.

Permit: Permit #32311-2021-0 for a 6' fence is in process (3701) and Permit #2639-2021-1 for a contractor's office and storage is in process (3705).

Subdivision Status: The subject property consists of two acreage parcels known as Parcels 101 and 102. The property has never been the subject of a PPS or a record plat. The proposed development of 3,500 SF office and warehouse use on the subject property may require the approval of a PPS in accordance with Section 24-1404(g) of the Subdivision Regulations depending on the trips generated.

6. **M-NCPPC:** The subject property has frontage along Westphalia Road, listed as a collector road (C-626). This property will be required to dedicate frontage along Westphalia Road and is impacted by C-627, a masterplan roadway. Future development along Westphalia Road may require coordination with DPIE and DPW&T. FY 2023-2028 Approved CIP identifies three new facilities for this planning area: Police Training and Administrative Headquarters; the Fire Department Headquarters; and Forestville Fire and EMS Station Westphalia. The subject property is served by Police District VIII, and the Forestville Fire Department Co. 823. This project will have minimal impact on public facilities. An approved Natural Resources Inventory will be a requirement with some Development Review Division (DRD) applications and for Stormwater Management applications with DPIE, as well as Erosion and Sediment Control applications with the Soil Conservation District. An approved Type 2 Tree conservation Plan or valid letter of exemption will be required with any DRD applications and permit by DPIE. The site contains regulated environmental features such as streams, wetlands, and wetland buffers. The site is within a stronghold watershed of the Patuxent River, Western Branch, and is not in a Tier II Catchment area. The predominant soils found on-site are Croom-Urban land complex, Sassafras-Urban land complex, Croom-Marr complex, Potomac-Issue complex and Udorthents, reclaimed gravel pits. This site is fronted by a historic road, Westphalia Road. Potential Forest Interior Dwelling Species (FIDS) are indicated on-site. At time of design, a focus on the preservation of woodlands to meet minimum woodland conservation thresholds on-site should be considered if a TCP is required.
7. **WSSC comments:**
Water: A 10" water line in Westphalia Road abuts the property.
Sewer: Average wastewater flow: 144 gpd. An 8" sewer lines in Westphalia Road abuts the property.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Westphalia Road is an existing County-maintained road. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Urban 4-Lane Collector Road standards. This work shall be permitted prior to or concurrent with issuance of a fine grading permit.

**23/P-01
MOORES ROAD
SUBDIVISION**

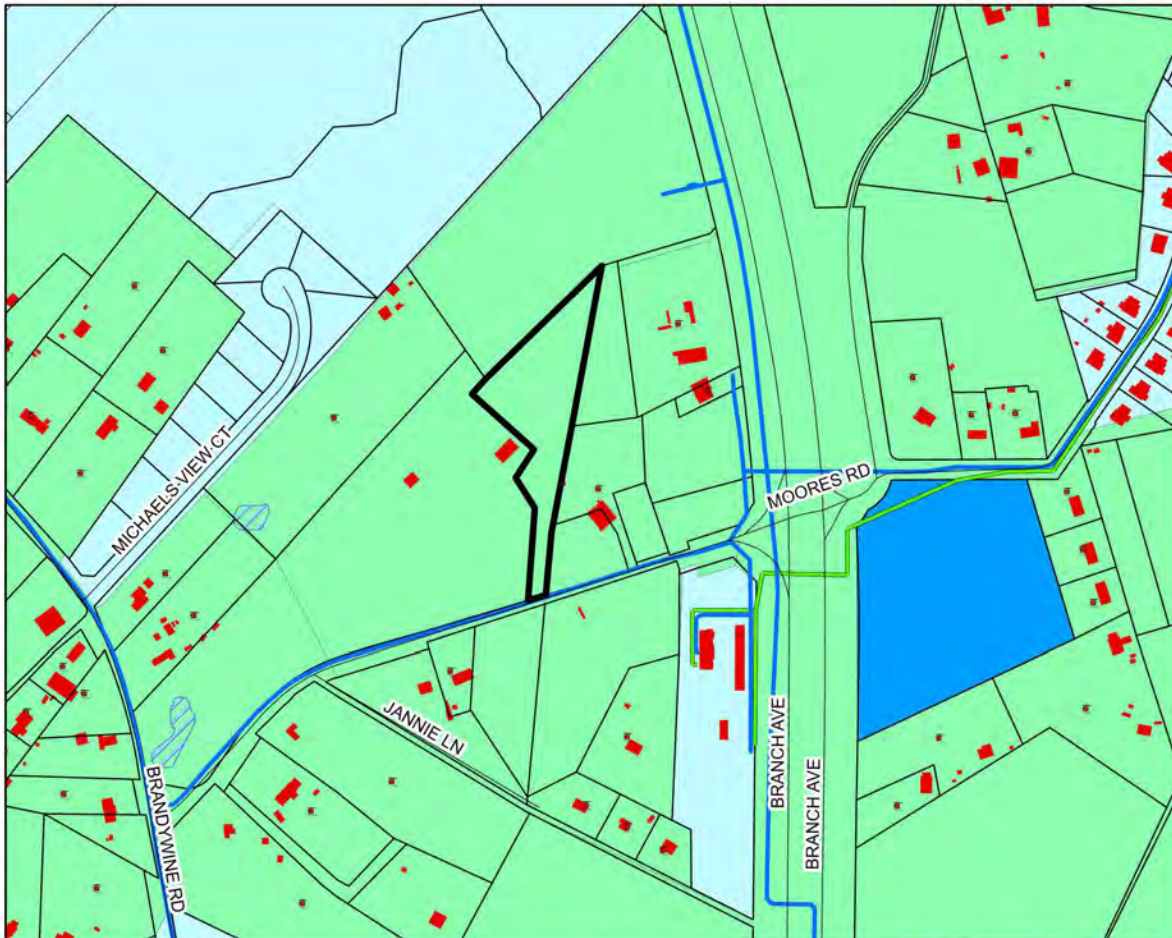


Angela D. Alsbrooks
County Executive

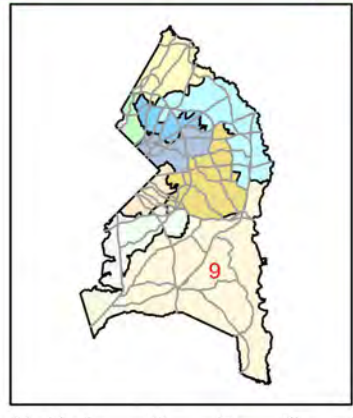
Moore's Road Subdivision WSSC Grid 216SE07

Interim Septic Systems

March LA Cycle 2023 Application 23/P-01



	RAILROADS
	Streets
	Water Lines
	Sewer_Grav
	Envelope
	BUILDINGS
	streams
	PONDS
	WETLANDS
	MARLBOROCLAY
Sewer	
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System
	Sewer Pipe Pressure Line
	Property
	dormant:categories
	Property selection



W:Water and Sewer Program/Tony/Administrative Amendments

- 1. **Request:** Requesting a waiver to use interim septic systems on property designated for future public sewer service.
- 2. **CE Recommendation:** Retain Category 5 – Deny the waiver.
- 3. **Development proposal:** Two single family detached homes with a minimum 4,108 SF of floor space, and a minimum sale price to be determined.
Location: The property is located on Moores Road, approximately 750 feet west of Branch Avenue.
Tax Map: 134 E-4 **Parcel:** 152 **Size:** 3.0 Acres **Zoning:** RR
200'-sheet: 216SE07 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Piscataway **Sewer Basin:** Piscataway **Council District:** 9
Applicant: Becker Building Company, LLC, 410.266.5100
Owners: Clay W. and Jannie M. Goldson, WDC, 20011, 202.259.9944
Architect/Engineer: Elite Engineering
Builder: To be determined
Correspondent: Norman D. Rivera, Esq.,301.352.4973

- 4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 - Planned for Public Sewer Service, and within the Growth Boundary. The Plan allows the Administrative Agency to approve waivers for developed properties on existing interim systems or properties platted or recorded to be built on interim systems meeting other specified criteria. Parcel 152 is not a developed parcel, and has never been the subject of a Preliminary Plan of Subdivision (PPS) or record plat.

2018 Water and Sewer Plan: New development proposing installations of interim systems are inconsistent with criteria established in the Plan. The Plan recommends properties located inside the Sewer Envelope and within Tier 2 of the Sustainable Growth Act (SB236) to be developed on public water and sewer systems, and requires the developers (including landowners and homeowners) to bear the full responsibility of the costs of on-and off-site public facilities.

- 5. **Plan Prince George’s 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* envisions the future land use as Low Density Residential, designated for residential areas up to 3.5 dwelling units per acre and are primarily single-family detached dwellings.

Green Infrastructure Plan: Regulated and Evaluation areas associated with two on-site stream system.

Historic Site and Districts Plan: One documented property, 85A-053 Moore-Tilling Property, is located adjacent to the subject property.

Archeology: The subject property has not been surveyed for archeological resources.

Zoning: The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from the R-R to the RR.

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

Subdivision Status: Parcel 152 is a 3.0-acre tract recorded in Liber 4125 folio 725, created by deed in 1972. The property has never been the subject of a Preliminary Plan of Subdivision (PPS) or a record plat. Parcel 152 is currently undeveloped and is located in Water and Sewer Category 5. The proposed development of two single-family residential detached dwelling units on the subject property will require the approval of a PPS and final plat in accordance with Section 24-1401 of the Subdivision Regulations.

6. **M-NCPPC:** FY 2023-2028 Approved CIP identifies one new facility for this planning area: the Brandywine Library. The subject property is served by Police District V, and the Brandywine Fire Department Co. 840. The project will have minimal impact on public facilities. An approved Type 2 Tree Conservation Plan may be required at time of permit by DPIE. This site is mapped with a Tier 2 Catchment area and stronghold watershed. The predominant soils found to occur on this site are Beltsville-Urban land complex, Croom-Marr complex, Grosstown-Hoghole-Urban land complex, and Widewater and Issue soils. Care should be made at time of design to target preservation of woodlands to the extent possible within the Regulated are of the Green Infrastructure Network.
7. **WSSC comments:**

Water: A 10” water line in Moores Road abuts the property (Contract No. 2005-7147A).
Sewer: Average wastewater flow: 560 gpd. A 550’ sewer extension is required to serve the property. This extension would connect to an existing 8” sewer line located near the intersection of Moore Road and Branch Avenue (Contract No. 2016-6047A). Easements may be required for this extension. Construction may involve the removal of trees.
8. **Health Department comments:** This property is designated in Sewer Category 5, that should not be developed until water and sewer lines are available to serve the proposed development. Satisfactory percolation tests have been conducted and recorded for two proposed lots; however, this is not the sole criteria evaluated to determine if a sewerage system should be issued.
9. **DPIE (South District) comments:** Applicant is to apply for a site development concept, site development permits, and all the appropriate entitlement approvals.

23/P-02
JUNICA BRANDYWINE
VILLAGE



Angela D. Alcobrooks
County Executive

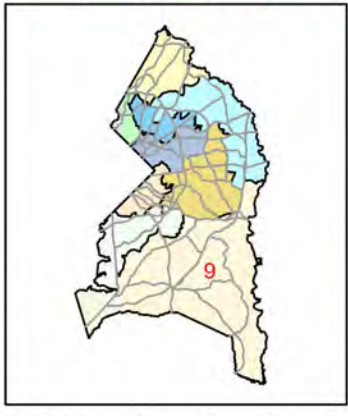
Junica Brandywine Village WSSC Grid 217SE07

Category Change 5 to 4

March LA Cycle 2023
Application 23/P-02



	RAILROADS
	Streets
	Water Lines
	Sewer_Grav
	Envelope
	BUILDINGS
	streams
	PONDS
	WETLANDS
	MARLBOROCLAY
Sewer	
	S-3 Community System
	S-4 Community System Adequate for Development Planning
	S-5 Future Community System
	S-6 Individual System
	S-6P Private, Shared or Community System
	Sewer Pipe Pressure Line
	Property
	dormantcategories
	Property selection



W:Water and Sewer Program\Tony\Administrative Amendments

- 1. **Request:** Water and Sewer Category Change from 5 to 4
- 2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.
- 3. **Development proposal:** 301 multifamily residential units with a minimum rental price of \$2,225/month and a minimum 825 SF of floor area.
Location: Approximately 550 feet southeast of its intersection with Floral Park Road, in Brandywine.
Tax Map: 144 E/F-2 **Parcels:** 47, 64, 92 & 186 **Size:** 9.00 Acres
Zoning: CGO **200'-sheet:** 217SE07
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Piscataway Creek
Sewer Basin: Piscataway **Council District:** 9
Applicant: Junica Brandywine Village, LLC, by Katherine V. Jennings, 443.838.3211
Owner: Linda H. Reamy, Brandywine, 301.904.6858
Architect/Engineer: Marren Architects, and Atwell, LLC
Builder: To be determined
Correspondent: Arthur J. Horne, Jr., Esq., Shipley & Horne, P.A. 301.925.1800

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

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

- 5. **Plan Prince George’s 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* envisions the future land for Commercial, designated for retail and business areas, including employment such as office and service uses.
Green Infrastructure Plan: The property contains Evaluation areas associated with woodlands and one on-site stream system.
Historic Site and Districts Plan: The site contains one documented property, the J. Henry and Margaret Reamy Property (85A-043).

Archeology: The subject property has not been surveyed for archeological resources.

Zoning: The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from the C-O Zone to the CGO.

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

Subdivision Status: The proposed development of 301 multifamily dwelling units will require the approval of a Preliminary Plan of Subdivision.

6. **M-NCPPC:** The subject property has frontage and is located on Brandywine Road; a collector road (C-513). Future development along Brandywine Road will require roadway dedication as well as coordination with DPIE & DPW&T. FY 2023-2028 Approved CIP identified one new facility for this planning area, the Brandywine Library. The subject property is served by Police District V, and the Brandywine Fire Department Co. 840. The subject property is located within School Cluster 6, which is located outside the I-495 Beltway. This project will have minimal impact on public facilities. The approved Type 2 Tree Conservation Plan may be required at time of permit by DPIE. The predominant soils found to occur on this site are Beltsville silt loam, and Croom-Marr complex soils. Rare, threatened, or endangered species are mapped on or near this property. Potential Forest Interior Dwelling Species are mapped on-site. Care should be made at time of design to target preservation of woodlands to the extent possible within the Regulated area of the Green-Infrastructure Network.

7. **WSSC comments:**

Water: A 16" water line in Brandywine Road abuts the property (Contract No. 1965-3142). There is a large Cast Iron water main in the vicinity of this project. Service to this property may require connection to a large diameter (16") Cast Iron water main. This may impact service to this property.

Sewer: Average wastewater flow: 45,150 gpd. An 8" sewer line in Brandywine Road abuts the property (Contract No. 1996-1646X).

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

9. **DPIE (South District) comments:** Applicant is to apply for a site development concept, site development permits, and all the appropriate entitlement approvals.

**23/M-01
13311 OLD INDIAN
HEAD ROAD**

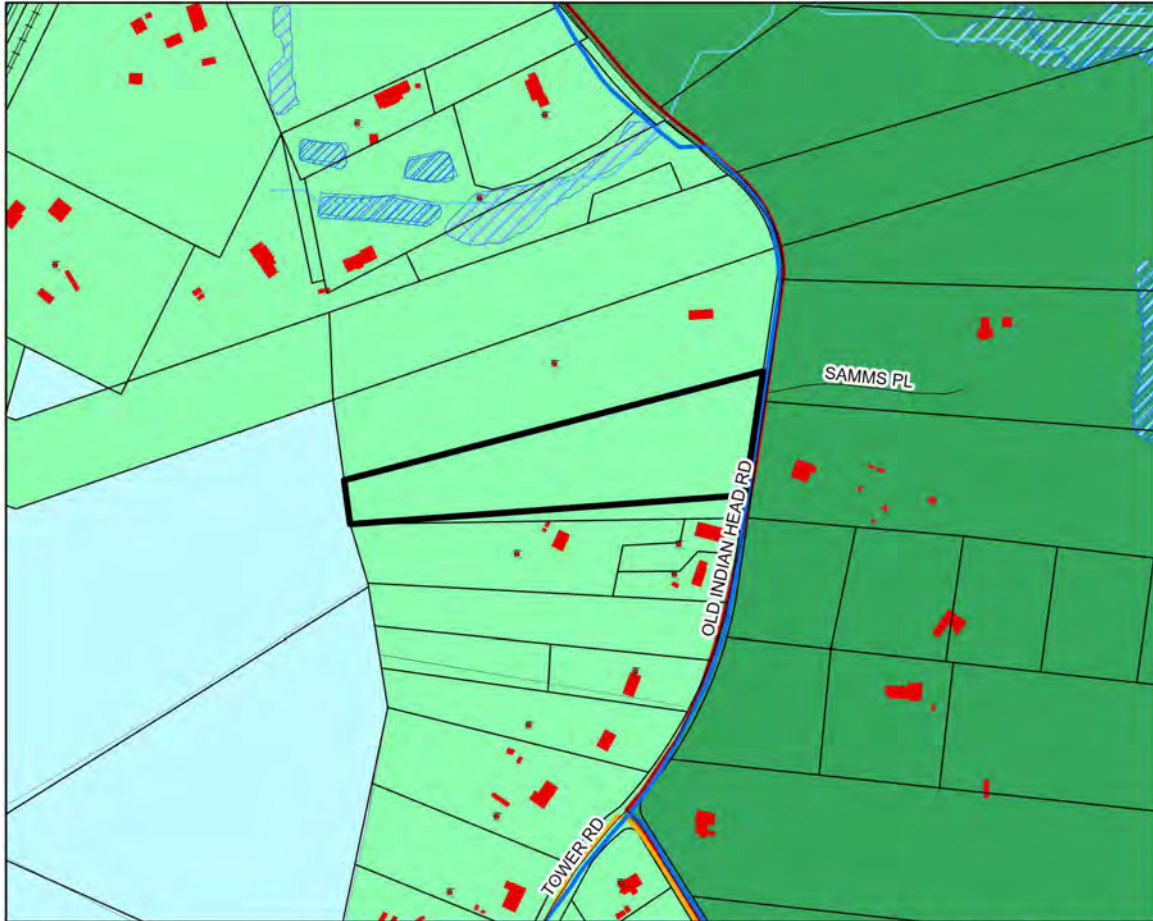


Angela D. Alsobrooks
County Executive

13311 Old Indian Head Road WSSC Grid 217SE09

Interim Septic System

March LA Cycle 2023
Application 23/M-01



W:Water and Sewer Program\Tony\Administrative Amendments

1. **Request:** Requesting a waiver to use an interim septic system on property designated for the public sewer.

2. **CE Recommendation:** Retain Category 5 – Deny the waiver.

3. **Development proposal:** One single family detached residence consisting of 4,000 SF of livable space; home to be occupied by the current owners of the parcel.
Location: 13311 Old Indian Head Road, in Brandywine.
Tax Map: 145 F-2 **Parcel:** 24 **Size:** 5.0 Acres **Zoning:** RR
200’-sheet: 217SE09 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Mataponi Creek **Sewer Basin:** Mattawoman
Council District: 9
Applicants/Owners: Bryan and Brittany Fraley, Upper Marlboro, 202.359.3781
Architect/Engineer: Capitol Development Design, Inc.
Builder: Caruso Homes
Correspondent: Jason Kim, Senior Designer, Capitol Development Design, Inc.
 301.937.3501

4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 - Planned for Public Sewer Service, and within the Growth Boundary. The Plan allows the Administrative Agency to approve waivers for developed properties on existing interim systems or properties platted or recorded to be built on interim systems meeting other specified criteria. Parcel 24 is not a developed parcel, and has never been the subject of a Preliminary Plan of Subdivision (PPS) or record plat.

2018 Water and Sewer Plan: New development proposing installation of interim systems are inconsistent with criteria established in the Plan. The Plan recommends properties located inside the Sewer Envelope and within Tier 2 of the Sustainable Growth Act (SB 236) to be developed on public water and sewer systems, and requires the developers (including landowners and homeowners) to bear the full responsibility of the costs of on- and off-site public facilities..

5. **Plan Prince George’s 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2013 Approved Subregion 6 Master Plan* is the applicable Land Use Plan. It recommends future land use as Residential Low; the entire property or a portion of it may be located within an area designated as Planned Stream Valley Parks.
Green Infrastructure Plan: One small Regulated area is mapped at the northern property

boundary in association with an off-site stream system. The majority of the site is mapped within the Evaluation area.

Historic Site and Districts Plan: There are no Prince George's County Historic Sites or Resources on or adjacent to the property.

Archeology: The subject property has not been surveyed for archeological resources.

Zoning: The Approved Countywide Map Amendment (CMA) reclassified the subject property from the R-R Zone to the RR.

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

Subdivision Status: Parcel 24 is a 5.0-acre tract recorded in Liber 47906 folio 468 by deed in 1958. The property has never been the subject of a Preliminary Plan of Subdivision (PPS) or record plat. Parcel 24 is currently undeveloped and is located in Water and Sewer Category 5. The proposed development on the subject property will not require the approval of a PPS.

6. **M-NCPPC:** The subject property has frontage along Old Indian Head Road. The subject property is served by Police District V, and the Brandywine Fire Department Co. 840. This project will have minimal impact on public facilities. The site has a pending Tree Conservation Plan (TCP). An approved TCP or valid letter of exemption from Subtitle 25 will be required with any Development Review Division applications, and will be required at time of permit by DPIE. The site contains potential regulated environmental features – two streams are mapped on-site. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential stream, wetlands, or associated buffers that extend on-site during the design process.

7. **WSSC comments:**

Water: Not requested. A water line in Old Indian Head Road abuts the property.

Sewer: Average wastewater flow: 280 gpd. A 700' pressure sewer and a 2,250' gravity sewer extension is required to serve the property. These extensions would connect to the 10" sewer in Tower Road (Contract No. 2013-5614A) and would abut approximately 36 properties in addition to the applicant's.

There are no plans to connect this property to the Brandywine Woods subdivision (Project No. DA7102Z21). In order to receive sewer service from WSSC, the extensions mentioned above would be required. A Hydraulic Planning Analysis (HPA) is required to determine feasibility of serving this property with a pressure sewer.

8. **Health Department comments:** This property is designated in Sewer Category 5, that should not be developed until water and sewer lines are available to serve the proposed development. Plans were received for a new house to be served by a sewage disposal system, but placed on hold due to its Category 5 designation. Satisfactory percolation tests have been conducted and recorded April 19, 1990 & March 13, 2020; however, this is not the sole criteria evaluated to determine if a sewerage system should be issued.

9. **DPIE (South District) comments:** Applicant has a site development concept #31614-2022.

23/M-02
17020 INDIAN
HEAD HIGHWAY

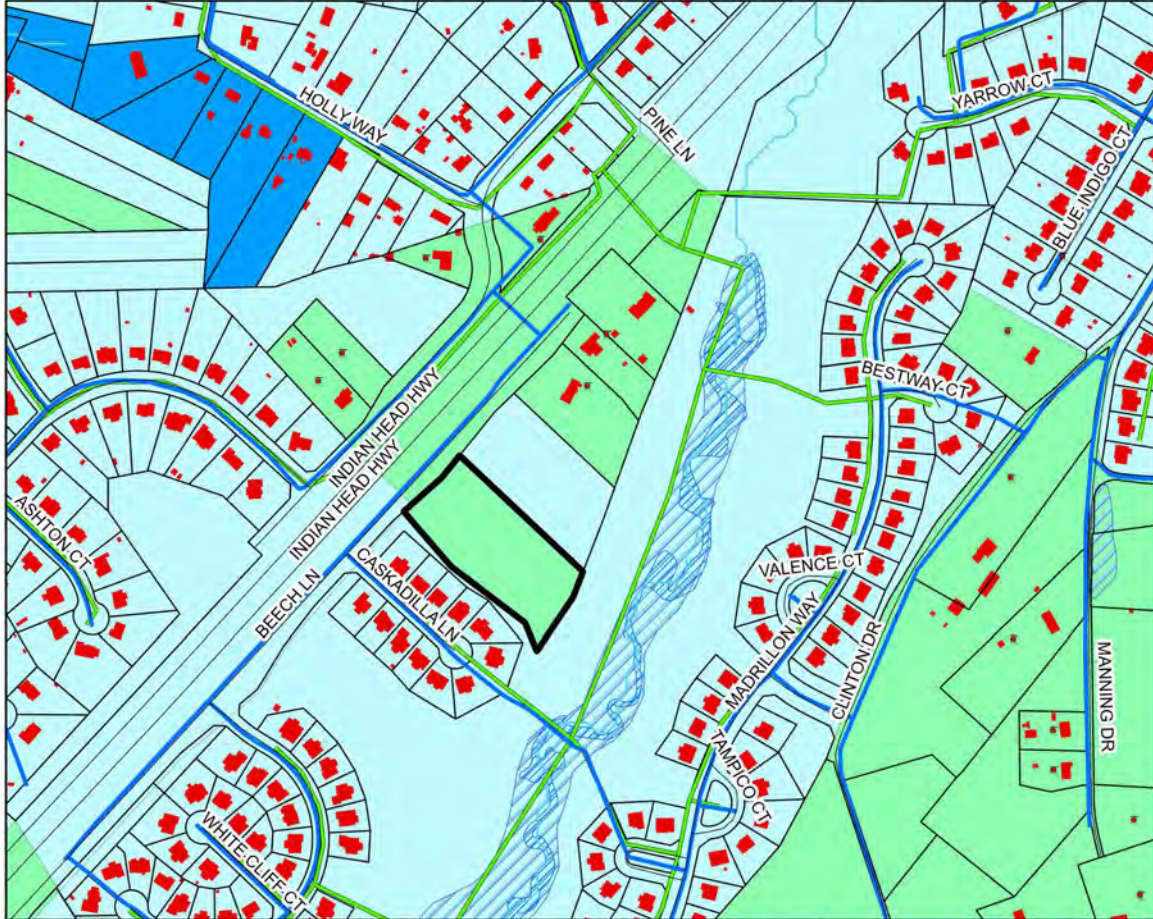


Angela D. Alsobrooks
County Executive

17020 Indian Head Highway WSSC Grid 222SW01

Category Change 5 to 3

March LA Cycle 2023
Application 23/M-02



<ul style="list-style-type: none"> RAILROADS Streets Water Lines Sewer_Grav Envelope BUILDINGS streams PONDS WETLANDS MARLBOROCLAY 	
<p>Sewer</p> <ul style="list-style-type: none"> S-3 Community System S-4 Community System Adequate for Development Planning S-5 Future Community System S-6 Individual System S-6P Private, Shared or Community System Sewer Pipe Pressure Line Property dormantcategories Property selection 1 17020 Indian Head Highway 	



W/Water and Sewer Program/Tony/Administrative Amendments

Zoning: The Approved Countywide Map Amendment (CMA) reclassified the subject property from the R-R Zone to the RR.

Permit: Permit #6749-2020-0 application for a new lot still in process.

Subdivision Status: This property has never been the subject of a Preliminary Plan of Subdivision (PPS) or a record plat. The proposed development will not require the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Indian Head Highway, that is listed as an expressway (E-5). A shared use path is planned along Indian Head Highway. The subject property is served by Police District VII, and the Accokeek Fire Department Co. 824. This project will have minimal impact on public facilities. The approved Type 2 Tree Conservation Plan may be required at time of permit by DPIE. The predominant soils found to occur on this site Beltsville silt loam, and Croom-Marr complex soils. Rare, threatened, or endangered species are mapped on or near this property. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Care should be made at time of design to target preservation of woodlands to the extent possible within the Regulated area.

7. **WSSC comments:**

Water: A 12” water line in Beech Lane (Contract No. 2003-3773A) abuts the property.

Sewer: Average wastewater flow: 280 gpd. An approximate 1000-foot sewer extension is required to serve the property. This extension would connect to the 8” sewer line in Beech Lane (Contract No. 1972-5555F) and would serve five (5) properties in addition to the applicant’s. Easements would be required. Construction of this extension may involve the removal of trees.

Interjurisdictional Issues: Providing service to this property will require coordination with Charles County. This project will flow to the Charles County Mattawoman Interceptor Sewer.

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

9. **DPIE (South District) comments:** Applicant is to apply for a site development concept, site development permits, and all the appropriate entitlement approvals.

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

REDESIGNATIONS/MAP AMENDMENTS/CONNECTION CONFIRMATIONS

1. **DPIE Request:** Amend Water and Sewer Category designations from Category 5 to Category 3; remove septic symbols confirmed by WSSC, database, and records that water and sewer connections and hook-ups exist for public facilities.
2. **CE Recommendation:** Amend Water and Sewer Category maps to reflect appropriate public facilities usage and servicing categories.
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided; lots and parcels developed with single-family residences that are not platted.
Location: Old Fort Road and Gibbons Drive/Oaklawn Road, in Fort Washington, Council District 8.
Subdivision: None specified
Zoning: RR **200'-sheet:** 214SE02 & 211SE04
Growth Boundary: Yes **SGA Tier:** 2 (will upgrade to 1)
Watershed: Broad Creek & Tinkers Creek
Sewer Basin: Piscataway **Council District:** 8
4. **Water and Sewer Plan Administrator:** These existing residential lots are designated Sewer Category 5, located inside the Sewer Envelope, within the Growth Boundary and designated Tier 2 under the Sustainable Growth Act. In these instances, the developed residential lots are connected to the public gravity sewer at their respective locations. In the areas identified by Council District maps, staff confirmed through WSSC data and records, properties that have connected to the public facilities 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:** Database provided, and Permits on the Web (POW) checked. This information is also confirmed by WSSC staff when necessary.
8. **Health Department comments:** Not required for this request.
9. **DPIE District comments:** Not required for this request.

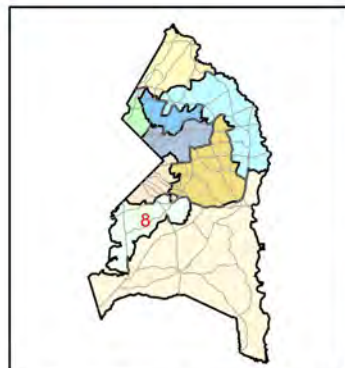


Angela D. Alsbrooks
County Executive

Old Fort Road WSSC Grid 214SE02

Redesignation
Category 5 to 3

March 2023 LA Cycle



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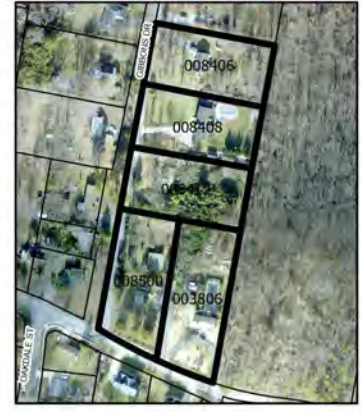
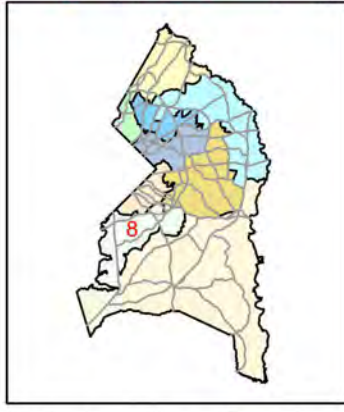


Angela D. Albrooks
County Executive

Gibbons/Oaklawn

WSSC Grid 211SE04

Redesignation
Category 5 to 3
March 2023 LA Cycle



W:Water and Sewer Program/Tony/Administrative Amendments