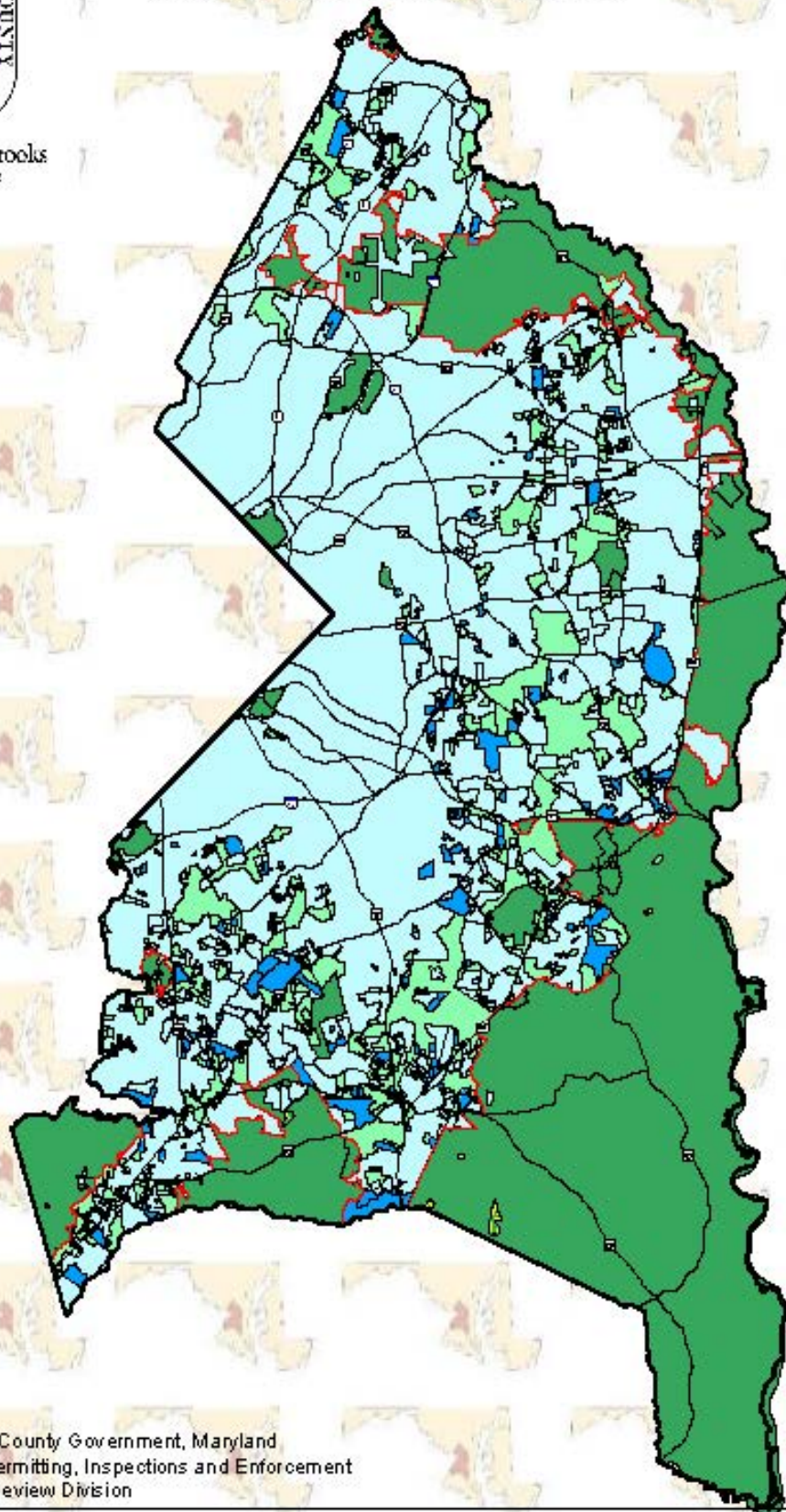




Angela D. Alsobrooks  
County Executive

Staff Report  
January 2020 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. Alsbrooks  
Gene Evers

# Staff Report January 2020 Cycle Amendments to the 2018 Water and Sewer Plan



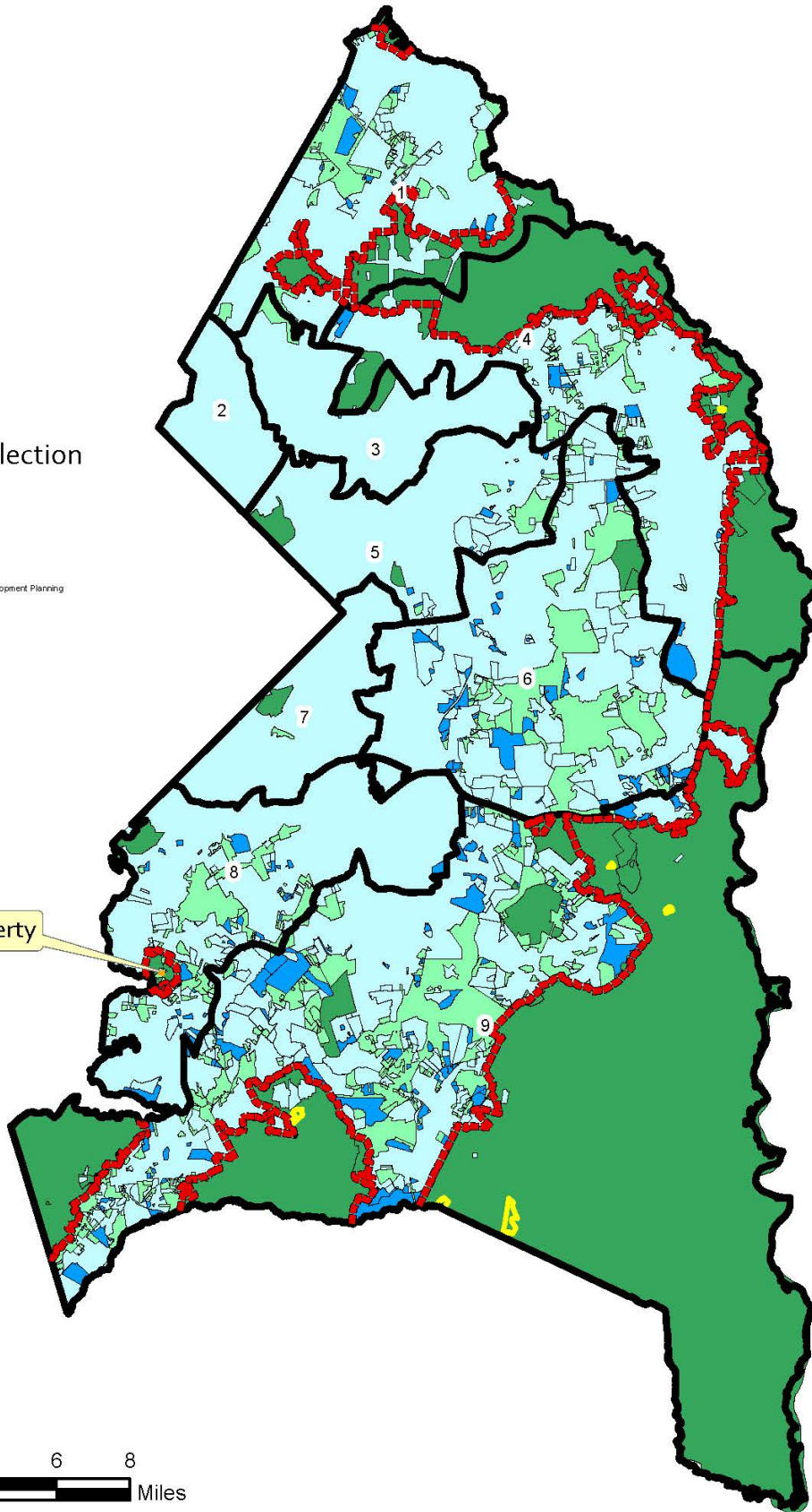
### Legend

- Envelope Boundary
- Council District
- Property Selection

### Legend

- 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

Clements Property



**Staff Report  
January 2020 Cycle  
Amendments to the 2018 Water and Sewer Plan**

<b>Council District</b>	<b>Applicant by Sewer Basin</b>	<b>Request</b>	<b>Executive's Recomm.</b>	<b>Reviewed Previously</b>	<b>Page</b>
	<b>Parkway (0)</b>				
	<b>Blue Plains (0)</b>				
	<b>Western Branch (0)</b>				
	<b>Piscataway (1)</b>				
8	20/P-01 Clements Residence	S5 to S3	S3		3
	<b>Mattawoman (0)</b>				
	<b>Total Applications (1)</b>				
	<b><u>Countywide Redesignations</u></b>				6
8	Livingston Road Residences 1	S3	S3		7
8	Livingston Road Residences 2	S3	S3		8
8	Livingston Road Residences 3	S3	S3		9
	<b><u>Amendments to the Text and Fee Schedule of the 2018 Water and Sewer Plan</u></b>				
	Revision of text to Chapter 6 and Instructions Table, <i>Appendix 6-1</i>				11
	Section IV to the Fee Schedule, <i>Appendix 6-2</i>				12

**Staff Report  
January 2020 Cycle  
Amendments to the 2018 Water and Sewer Plan**

**Summary of Proposals by Council Districts**

**8**

<b><u>Proposals</u></b>		<b><u>Totals</u></b>
SFDU	*1	<b>1</b>
Office Space		
Retail Space		
Storage Facility		
Warehouse		

*\*Existing Residential property*

*February 6, 2020*

**20/P-01**  
**CLEMENTS PROPERTY**



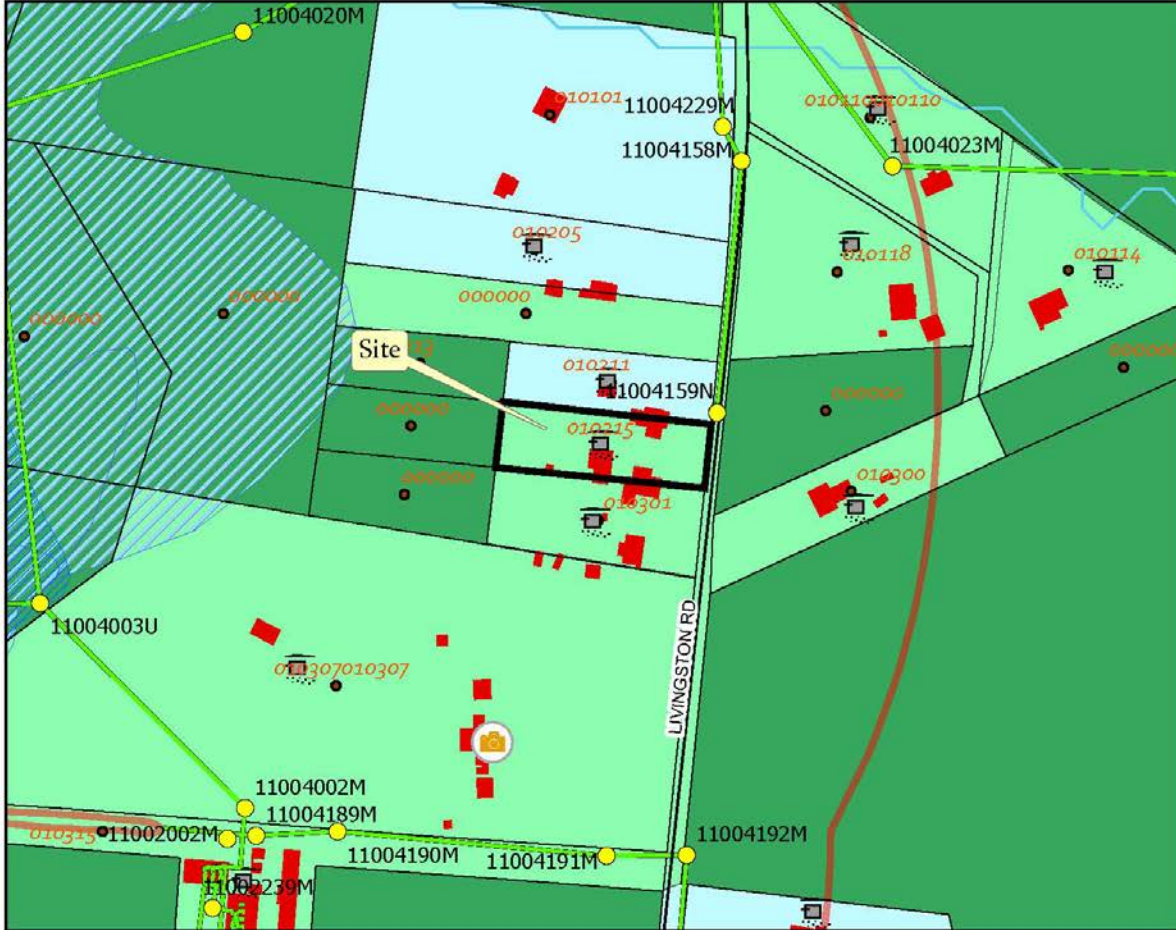
Angela D. Alsobrooks  
County Executive

# Clements Property WSSC Grid 213SE01

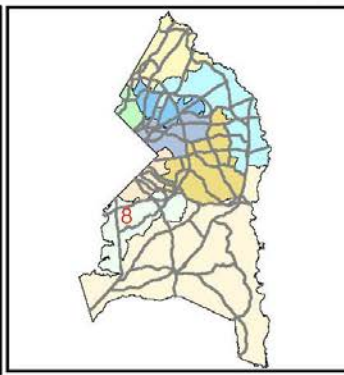
Category S5 to S3



January 2020 LA Cycle  
Application: 20/P-01



	MANHOLES
	RAILROADS
	STREETS
	SEWER_GRAV
	SEPTIC
	ENVELOPE
	GISDEV_PROPERTY
	PROPERTY SELECTION
	COUNCILMANIC
	BUILDINGS
	PROPERTY
	CBCA_OVERLAY_2013_PY
	STREAMS
	PONDS
	MARLBOROCLAY
<b>SEWER</b>	
	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\MX\DTony's MKD's Maps

1. **Request:** Sewer Category Change from 5 to 3
  
2. **CE Recommendation:** Advance to Sewer Category 3 – Community System. Property was developed and programmed for public sewer service prior to the adoption of Plan 2035, and is therefore grandfathered.
  
3. **Development proposal:** An existing single-family home consisting of 2,419 SF of livable space. The home is currently uninhabited due to its failed interim septic system, and requires connection to the public sewer as its viable option. The property is located within the Chesapeake Bay Critical Area (CBCA) where septic systems are not to be further permitted.  
**Location:** 10215 Livingston Road in Fort Washington.  

<b>Tax Map:</b> 122, F-2	<b>Parcel:</b> 18	<b>Size:</b> .6780 acres
<b>Zoning:</b> R-E (Residential Estate; 1-acre lots)		<b>200'-sheet:</b> 213SE01
<b>Growth Boundary:</b> No	<b>SGA Tier:</b> 3	<b>Watershed:</b> Broad Creek
<b>Sewer Basin:</b> Piscataway	<b>CBCA:</b> Yes	<b>Council District:</b> 8

**Applicant/Owner:** Adrian Clements  
**Builder:** Not applicable  
**Correspondent:** Adrian and Frances Clements, Bowie, MD 240-205-5697
  
4. **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 property lies entirely within the CBCA.  
  
**2018 Water and Sewer Plan:** The property, if approved, 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.
  
5. **Plan Prince George’s 2035:** Plan 2035 designated this property in the Rural Agricultural Area. However, this property pre-dates the adoption of Plan 2035, thus the existing public water connection and proposed sewer connection is grandfathered.  
**Sustainable Growth and Agricultural Preservation Act:** Tier 3 – Not planned, zoned for public sewer service; planned for preservation.  
**Master Plan:** The *2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends residential, rural character land use for the subject property.  
**Green Infrastructure Plan:** Parcel 18 lies entirely within Regulated Areas associated with streams and wetlands located to the west of the property.  
**Historic Site and Districts Plan:** The property is within the Broad Creek Historic District and the work will require an approve Historic Area Work permit.

**Zoning:** The subject site is within the Residential-Estate (R-E) Zone, and the Resource Conservation Overlay (R-C-O) Zone of the Chesapeake Bay Critical Area (CBCA).

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

**Subdivision Status:** Any proposal to further subdivide the property will require approval of a preliminary plan of subdivision and final plat.

6. **M-NCPPC:** The subject property is located along Livingston Road, approximately 0.55 miles south of the Livingston Road and Oxon Hill Road intersection. This portion of Livingston Road has been designated as a Scenic and Historic Roadway. Fire/EMS service to the subject property is provided by Allentown Fire/EMS Company #847. Police service is provided by Police district VII. The site lies entirely within the Resource-Conservation-Overlay of the CBCA. The site contains landscape trees and has a hedgerow planted on the western boundary of the property, adjacent to Parcel 117. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of extensive wetlands and a braided streambed associated with Broad Creek located west of this site. Predominant soils found to occur on this site include Collington-Wist complex, and Woodstown sandy loam, which are moderately well-drained. The subject property is mapped by the Maryland Department of Natural Resources, Natural Heritage Program as including sensitive species review areas for rare, threatened, or endangered species and potential Forest Interior Dwelling Species (FIDS) habitat.
  
7. **WSSC comments:**

**Water:** Not requested; Existing Category 3; a 12' water line abuts the property for which a permit was issued circa 1965.

**Sewer:** Average wastewater flow: 280 gpd. A 110' sewer extension is required to serve the property. This extension would connect to an 8" sewer main to the north in Livingston Road (contract no. 1994-1103) and would abut approximately one property in addition to the applicant's. Sewer service will be dependent on the capital improvements being made to the Broad Creek Wastewater Pumping Station currently under construction.
  
8. **Health Department comments:** This office has no objection to the category change. An individual sewage disposal system repair or installation on the property would be challenging due to the space limitations.
  
9. **DPIE comments:** Access to this property is from Livingston Road which is a scenic and historic roadway. Applicant is to secure a utility permit, obtain applicable easement and provide a road dedication at the time of proposed connection to the sewer line.



**January 2020 Cycle  
Amendments to the 2018 Water and Sewer Plan**

<b>Council District</b>	<b>Applicant by Sewer Basin</b>	<b>Request</b>	<b>Executive's Recomm.</b>	<b>Reviewed Previously</b>	<b>Page</b>
<i>Re-designations &amp; Septic Data Revisions (For Platted &amp; Developed Subdivisions &amp; Lots; and developed Residential parcels not eligible for further subdivision)</i>					
8	Livingston Road Residences 1	S3	S3		7
8	Livingston Road Residences 2	S3	S3		8
8	Livingston Road Residences 3	S3	S3		9

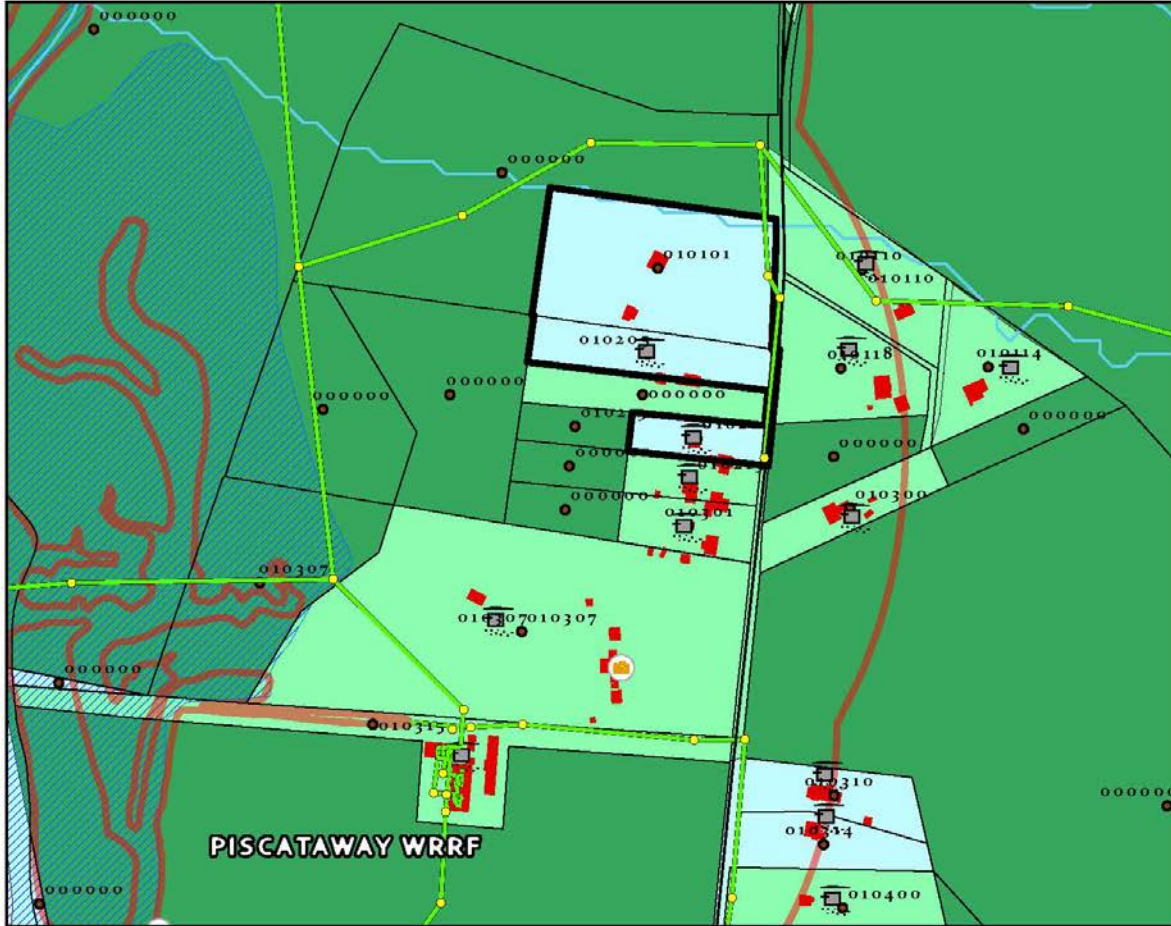




# Livingston Road Residences 1 WSSC Grid 213SE01

Category S3

January 2020 LA Cycle

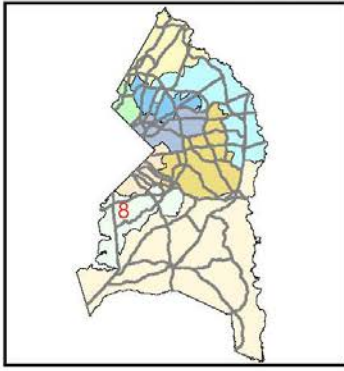


**HISTORIC SITES**  
TYPE\_CODE

- HISTORIC\_SITE
- ALL OTHER VALUES-
- MANHOLES
- RAILROADS
- STREETS
- SEWER\_GRAY
- SEPTIC
- ENVELOPE
- RESIDENCES
- PROPERTY
- COUNCILMANIC
- BUILDINGS
- PROPERTY
- CBGA
- STREAMS
- PONDS
- MARLBORO CLAY

**SEWER**

- S-3 COMMUNITY SYSTEM
- S-4 COMMUNITY SYSTEM ADEQUATE FOR DEVELOPMENT PLANNING
- S-5 FUTURE COMMUNITY SYSTEM
- S-6 INDIVIDUAL SYSTEM



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Site/Road Plan Review Division



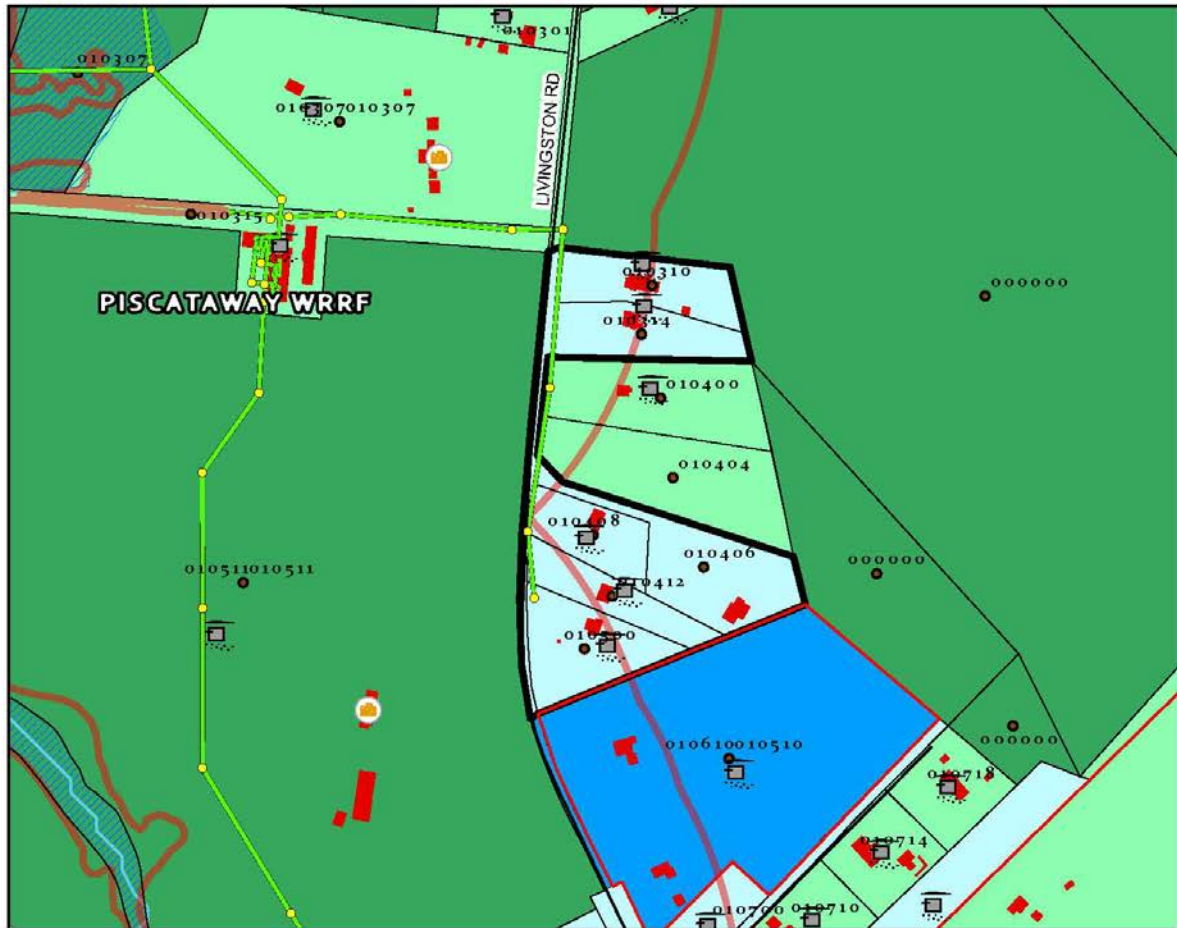
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# Livingston Road Residences 2 WSSC Grid 213SE01

Category S3

January 2020 LA Cycle



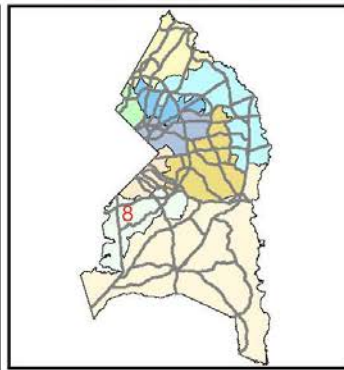
**HISOTRIC SITES**

TYPE\_CODE

- HISTORIC\_SITE
- -ALL OTHER VALUES-
- MANHOLES
- RAILROADS
- STREETS
- SEWER\_GRAY
- SEPTIC
- ENVELOPE
- PROPERTY CENTROIDS
- RESIDENCE
- PROPERTY
- COUNCILMANIC
- BUILDINGS
- PROPERTY
- CRCA
- STREAMS
- PONDS
- MARLBORO CLAY

**SEWER**

- 3-3 COMMUNITY SYSTEM
- 3-4 COMMUNITY SYSTEM ADEQUATE FOR DEVELOPMENT PLANNING
- 3-5 FUTURE COMMUNITY SYSTEM
- 3-6 INDIVIDUAL SYSTEM
- 3-6P PRIVATE, SHARED OR COMMUNITY SYSTEM



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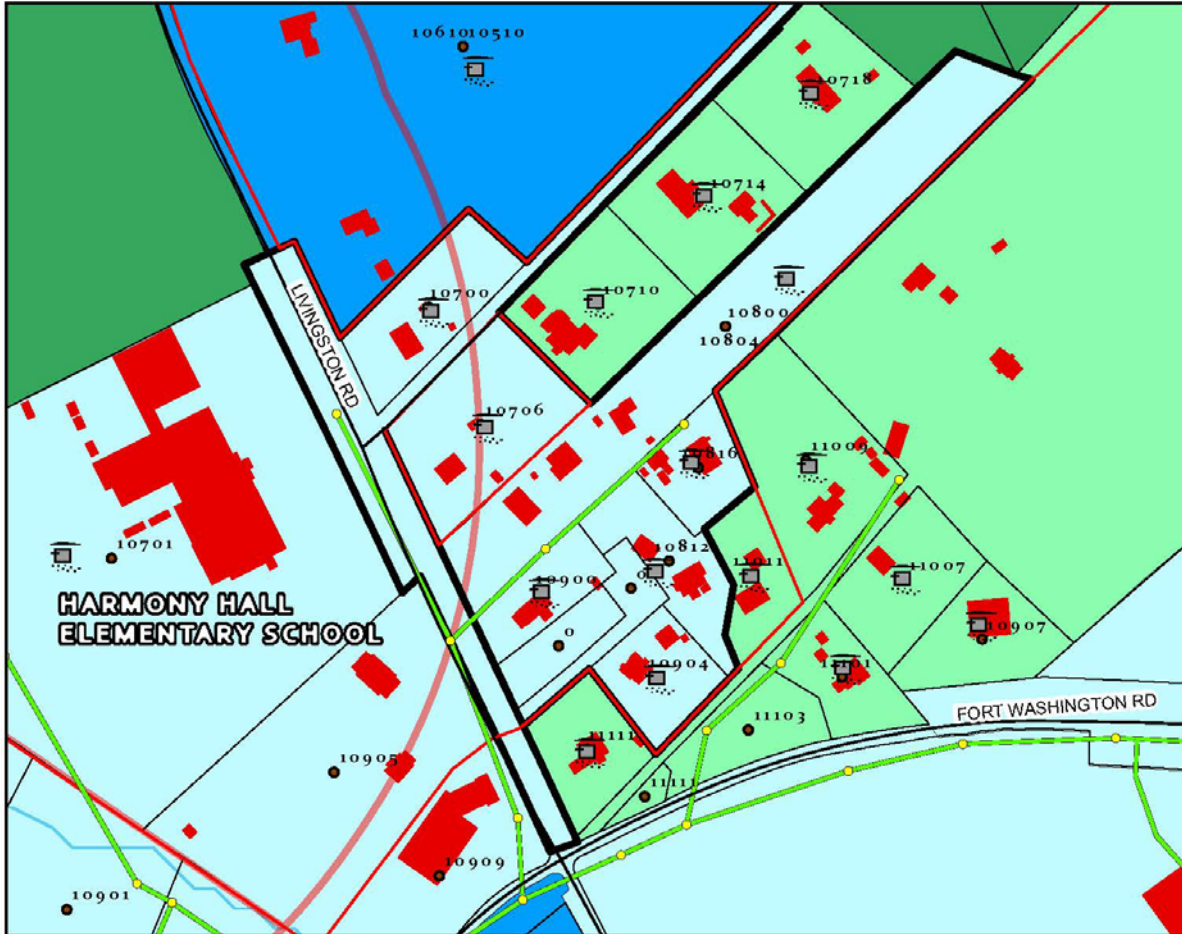


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County Executive

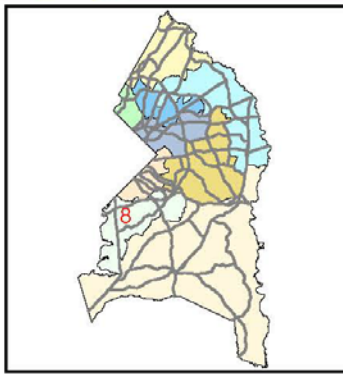
# Livingston Road Residences 3 WSSC Grid 214SE01

Category S3

January 2020 LA Cycle



● MANHOLES  
 — RAILROADS  
 — STREETS  
 — SEWER\_GRAY  
 — SEPTIC  
 — ENVELOPE  
 — GIS/DEV. PROPERTY  
 — PROPERTY SELECTION  
 — COUNCILMANIC  
 — BUILDINGS  
 — PROPERTY  
 — CBQA\_OVERLAY\_2015\_PY  
 — STREAMS  
 — PONDS  
 — MARLBOROCLAY  
 SEWER  
 S-3 COMMUNITY SYSTEM  
 S-4 COMMUNITY SYSTEM ADEQUATE FOR DEVELOPMENT PLANNING  
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Amendments to the Text of the Adopted  
2018 Water and Sewer Plan

**Chapter 6 – Procedures for Adopting and Amending the Plan**

Page 6-3, First Paragraph, Third Sentence

Insert Revised Months: Applications to amend the Plan must be submitted to DPIE by the respective closing dates: ~~January-March~~ 1, ~~April-June~~ 1, ~~July-September~~ 1, and ~~October-December~~ 1.

Page 6-5, Section 6.3.3, Fifth Sentence

Insert Revised Months: The deadline for accepting applications is the close of business on the 1<sup>st</sup> of ~~January-March~~, ~~April-June~~, ~~July-September~~ and ~~October-December~~.

Page 6-6, Third Paragraph, Second Sentence

Insert Revised Months: Should this occur, the application would be placed in the next available Legislative Amendment cycle (~~January-March~~, ~~April-June~~, ~~July-September~~ or ~~October-December~~).

Appendix 6-1, Instructions, Page 2

Insert Revised Months into the Table:

<b>Type of Amendment</b>	<b>Administrative</b>	<b>Legislative</b>
Requested Amendment	Category 3 or Public Use	All other category change requests
Application Deadlines	Continuous; approvals monthly except August and December	<del>January-March</del> 1, <del>April-June</del> 1, <del>July-September</del> 1, <del>October-December</del> 1
Approximate Processing Time	45 days (some reviews may require additional 30 days)	13 weeks
Submittal Requirements	Original application and required attachments	Original application and required attachments

**Appendix 6-2**

**Fee Schedule  
2018 Water and Sewer Plan**

**IV. Documents and Maps**

Water and Sewer Plan - Printshop copy

Water and Sewer Category Maps

36" x 60"

11" x 17"

Map Excerpt (prepared to order)

8.5" x 11"

\$200

\$280 ea

\$100 ea

\$50 ea