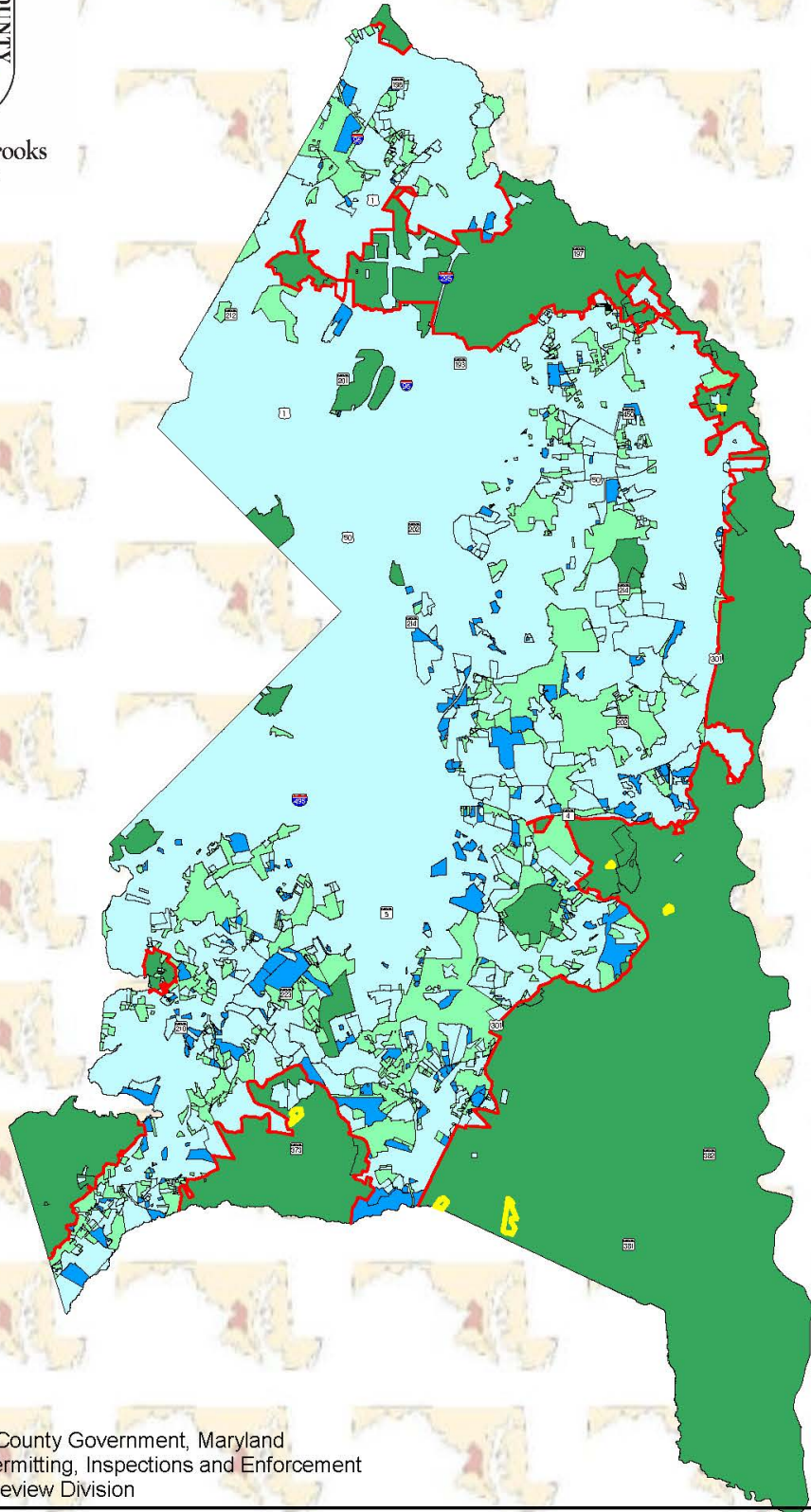




Angela D. Alsbrooks
County Executive

Staff Report
December 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



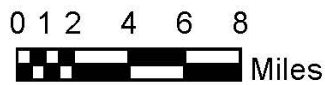
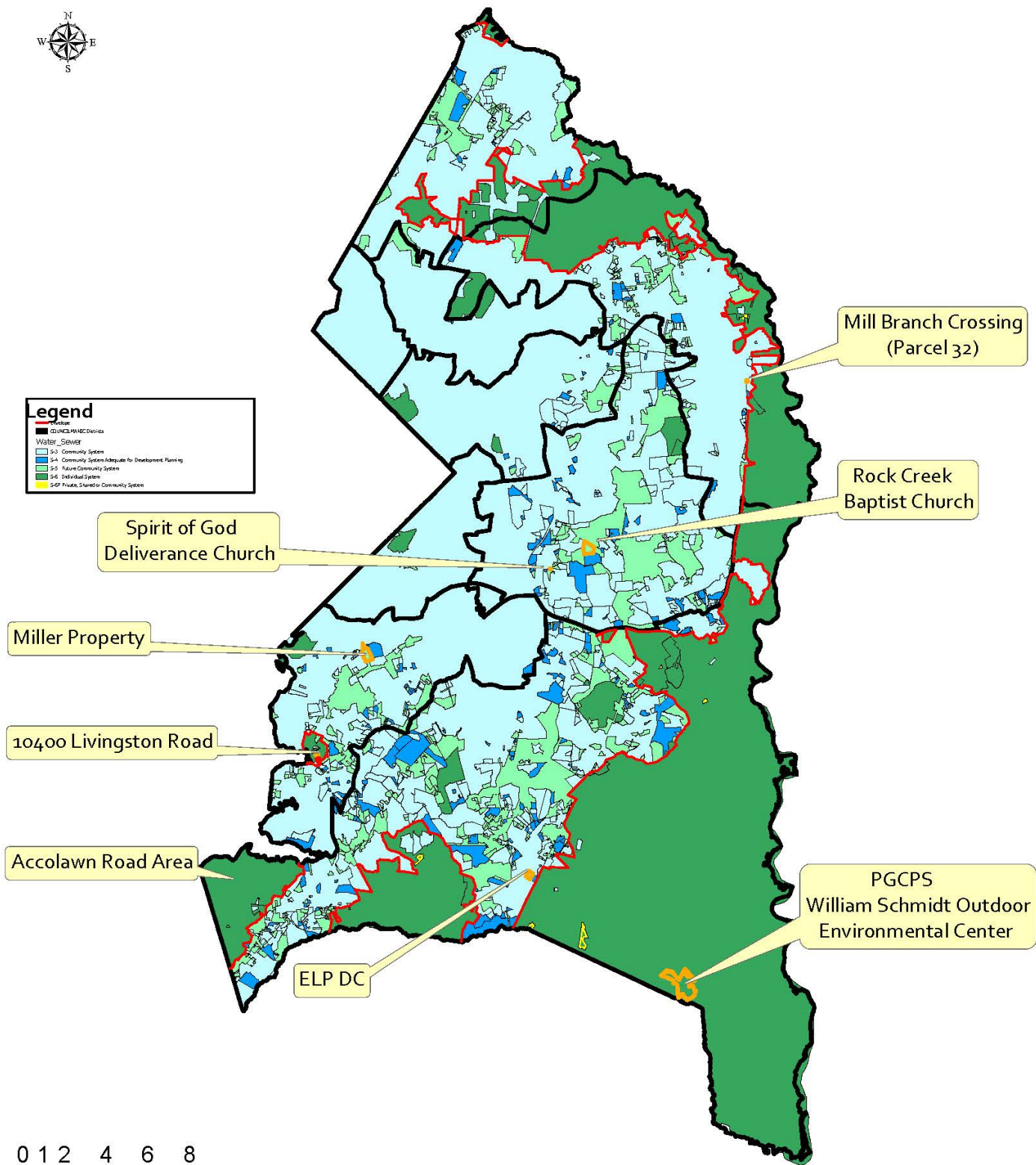
Angela D. Alsbrooks
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Staff Report December 2020 Cycle Amendments to the 2008 Water and Sewer Plan



Legend

- Red outline: COUNCIL/MAAC Districts
- Water_Sewer
- Light blue: S-1 Community System
- Dark blue: S-2 Community System Adequate for Development, Planning
- Light green: S-3 Future Community System
- Dark green: S-4 Individual System
- Yellow: S-5 Private, Stated for Community System



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

Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
	Parkway (0)				
	Blue Plains (0)				
	Western Branch (3)				
4	20/W-05 Mill Branch Crossing (Parcel 32)	5 to 4	4		3
6	20/W-06 Rock Creek Baptist Church	5 to 4	4		7
6	20/W-07 Spirit of God Deliverance Church	5 to 4	4		11
	Piscataway (2)				
8	20/P-07 Miller Property	5 to 4	4	Sep 20	15
8	20/P-08 10400 Livingston Road	S5 to S3	S3	Sep 20	19
	Mattawoman (1)				
9	20/M-02 ELP DC	5 to 4	4		23
	Total Applications (6)				
	<u>Countywide Redesignations</u>				
9	Accolawn Road area	S6/S5	S3		27
	<u>Water Withdrawal/Point of Discharge</u>				
9	Prince George's County Public Schools/William Schmidt Outdoor Environmental Center	WWP/POD	Approve		31

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

Summary of Proposals by Council Districts

<u>Proposals</u>	4	6	8	9	<u>Totals</u>
Single Family		100	190		290
TH		200			200
Church		1			1
Retail Space	1				1
Storage Facility					
Warehouse				1	1

January 28, 2021

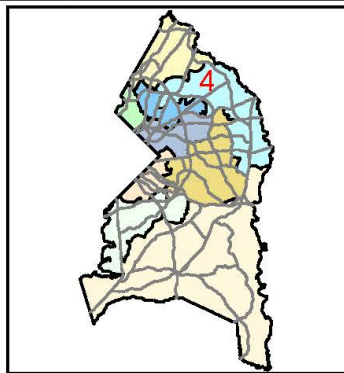
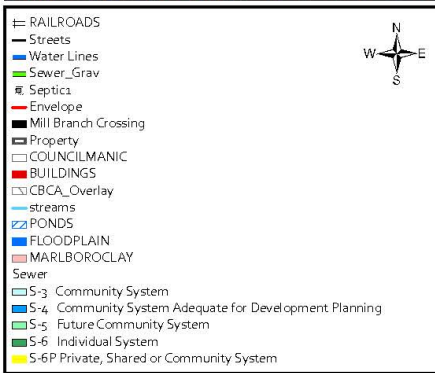
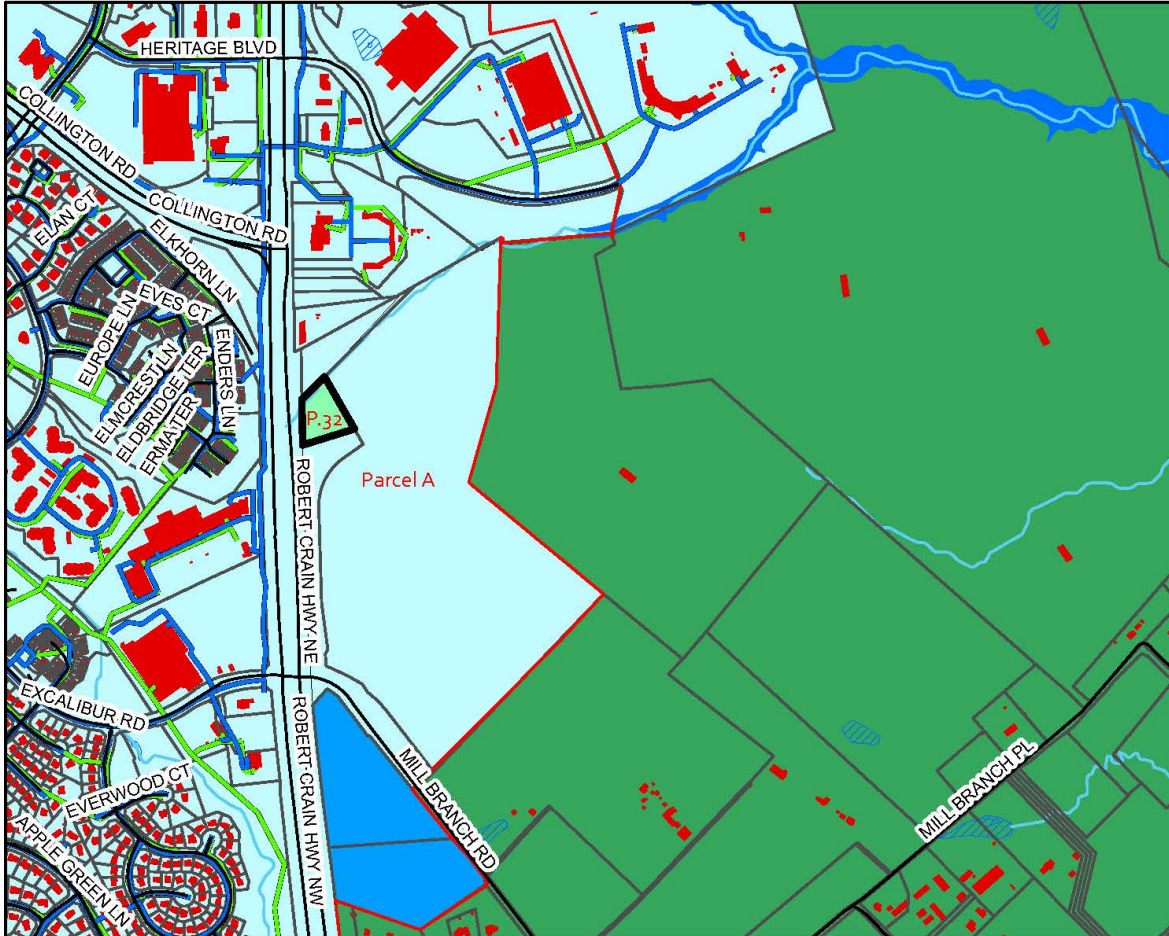
**20/W-05
MILL BRANCH CROSSING
(PARCEL 32)**



Mill Branch Crossing (Parcel 32) WSSC Grid 205NE14

Category 5 to 4

December 2020 LA Cycle
Application: 20/W-05



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



J:\Water_Sewer\MX\Tony's MX\D's\Maps

- 1. **Request:** Water and Sewer Category change from 5 to 4
- 2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. The subject parcel is a minor acreage addition to a larger approved project (Parcel A) for a commercial shopping center development.
- 3. **Development proposal:** Retail space consisting of 4,000 – 5,000 square feet
Location: Robert Crain Highway, approximately 1,500 feet north of Mill Branch Road, in Bowie.
Tax Map: 55 E-3 **Parcel:** 32 **Size:** 1.8 acres
Zoning: C-S-C (Commercial Shopping Center) **200'-sheet:** 205NE14
Growth Boundary: Yes **SGA Tier:** 1 **Watershed:** Patuxent River
Sewer Basin: Western Branch **Council District:** 4
Applicant: Green Branch, LLC by William F. Chesley, Managing Member
Owners: GBR Mill Branch, LLC by Ronald S. Friedman & Joshua J. Grossman, and Green Branch, LLC by William F. Chesley
Architect/Engineer: Landtech Corporation
Correspondent: Edward C. Gibbs, Jr., Esq., Gibbs and Haller, 301.306.0033

- 4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 1, and within the Growth Boundary. As an individual parceled project, the sewer proximity criteria would be a deterrent in recommending the category change; however, its minor acreage is an addition to the larger project, Parcel A, already approved for C-S-C development and water and sewer servicing.

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

- 5. **Plan Prince George’s 2035:** The subject property is located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 1.
Master Plan: The 2006 Approved Bowie and Vicinity Master Plan and SMA for Planning Areas 71A, 71B, & 74B reclassified the subject property into the C-S-C zone and identifies the subject property frontage as a planned freeway.

Green Infrastructure Plan: The site contains mapped Regulated Area along the northern third of the property. The remainder of the site is mapped as Evaluation Area.

Historic Site and Districts Plan: The subject property does not contain and is not adjacent to any County designated Historic Sites or Resources.

Zoning: The 2006 Approved Bowie and Vicinity Master Plan and SMA for Planning Areas 71A, 71B, & 74B reclassified the subject property into the C-S-C zone. On November 19, 2019, The District Council approved CB-45-2019 for the purpose of permitting by right “Gas Station”, “Food or Beverage Store” in combination with a gas station...as uses in the C-S-C Zone, under certain circumstances.

Permit: There are no pending Zoning or Special Exception applications for the property.

Subdivision Status: The subject property is comprised of a single legal acreage parcel which has never been the subject of a preliminary plan of subdivision or a record plat. A Preliminary Plan of Subdivision (PPS) #4-19050 is pending approval along with abutting Parcel A (for development of 77,635 SF of retail/office, 150 room hotel, 191 townhouse units and 347 multi-family apartments).

6. **M-NCPPC:** The unimproved subject property is located along Robert Crain Highway and Mill Branch road in Bowie. Crain Highway and the portion of Mill Branch Road fronting the subject property are designated freeways per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). Future development along Crain Highway may require coordination with SHA. Development along Mill Branch Road may require coordination with DPIE and DPW&T. The subject property is served by Police District II, Bowie, and Bowie Northridge Fire Station Co. 816 in Bowie. This site has a Natural Resources Inventory and an approved Type 1 Tree Conservation Plan. The site contains existing regulated environmental features such as 100-year floodplain, streams, and their associated buffers. There are woodland conservation areas also recorded on this site. Predominant soils found to occur include Collington-Wist complexes. Forest Interior Dwellings Species (FIDS) are mapped on-site.
7. **WSSC comments:**

Water: A 16” water main abuts the property and is located across Crain Highway.

Sewer: Average wastewater flow: 10,900 gpd. An approximately 4,000’ sewer extension along Crain Highway is required to serve the property. This extension would connect to a 21” existing sewer located to the south of the subject property, just after the existing sewer crosses Crain Highway, and would abut approximately three properties in addition to the applicant’s.
8. **Health Department comments:** The office has no objections to the category change.
9. **DPIE (Central District) comments:** The property is located on the east side of US 301, just north of Mill Branch Road. Robert Crain Highway (US 301) is a state-maintained roadway. Coordination with the State Highway Administration (SHA) is required.

**20/W-06
ROCK CREEK BAPTIST
CHURCH**

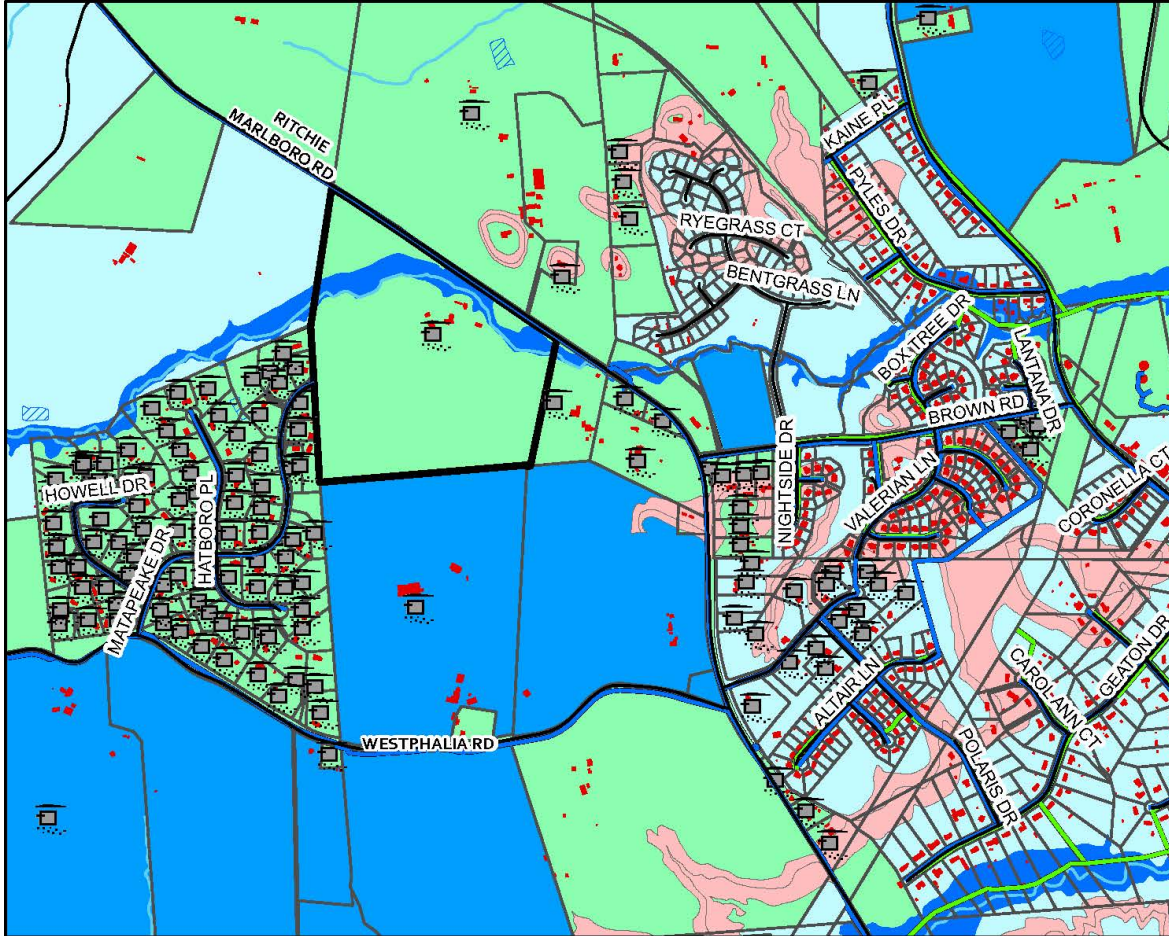


Angela D. Alsobrooks
County Executive

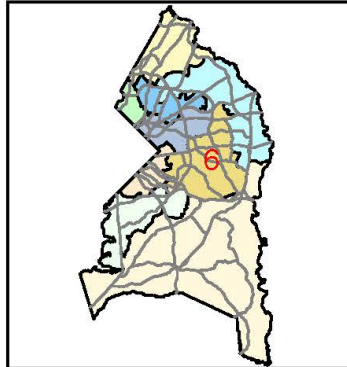
Rock Creek Baptist Church WSSC Grid 204SE09

Category 5 to 4

December 2020 LA Cycle
Application: 20/W-06



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



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



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

1. **Request:** Water and Sewer Category change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. The need for extensions of sewer lines in the immediate vicinity to eliminate future health hazards due to interim septic system failures, surpasses the proximity criteria.
3. **Development proposal:** 100 – single-family detached units with a minimum livable space of 1,900 SF and minimum sales price of \$420K; and 200 townhouse units with a minimum 1,600 SF of livable space and a minimum sales price of \$300K.
Location: 2505 Ritchie Marlboro Road
Tax Map: 83 B-2 **Parcel:** 16 **Size:** 77.69 acres
Zoning: R-M (Residential Medium Development) **200'-sheet:** 204SE09
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Patuxent River
Sewer Basin: Western Branch **Council District:** 6
Applicant: RCBCRM, LLC by Gregory S. Wilby, Manager
Architect/Engineer: Rodgers Consulting, Inc.
Correspondent: Alex Villegas, Principal, Rodgers Consulting, 301.948.4700
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary. The proposed development is in an area where sewer line extensions are needed to service existing residences currently on interim septic systems. These necessary sewer extensions will most likely occur from the development of larger projects such as the subject proposal and vicinity.

2018 Water and Sewer Plan: Generally inconsistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: The 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* recommends low-density residential and public open space for the subject area.

Green Infrastructure Plan: The site contains a Regulated area located along the northern boundary associated with on-site stream resources and accompanying Evaluation areas.

Historic Site and Districts Plan: The subject property does not contain and is not adjacent to any County designated Historic Sites or Resources.

Zoning: The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* reclassified the subject property from R-A to R-M and L-A-C Zones.

Permit: There are no pending Zoning or Special Exception applications for the property.

Subdivision Status: The property is known as Parcel 16, and has never been the subject of a preliminary plan of subdivision or record plat. A Preliminary Plan of Subdivision has not yet been submitted but will be required for the proposed development.

6. **M-NCPPC:** The subject property is located along Ritchie Marlboro Road and Matapeake Drive in Upper Marlboro. Future road MC-631 is also planned to be constructed through the subject property. Ritchie Marlboro Road is a designated arterial roadway, and the planned MC-631 is a master plan collector roadway. The subject property is served by Police District II and Fire Station Co. 817. The site contains potentially existing regulated environmental features (REFs) including a stream system with associated buffers and 100-year floodplain. The site is within a stronghold watershed of the Western Branch of the Patuxent. The property is in a Tier II Catchment area (Turkey Branch1) and contains a Tier II Stream Segment. The predominant soils found to occur on this site are Adelpia-Holmdel Complex, Marr-Dodon complexes, Collington-Wist complexes, Westphalia and Dodon Soils, and Widewater & Issue Soils. Potential FIDS are mapped across much of the site.
7. **WSSC comments:**

Water: A 10' water extension is required to serve the property. This extension would connect to an existing 12" main in Matapeake Drive. Also, an existing 24" main along Ritchie Marlboro Road abuts the property.

Sewer: Estimated flow: 47,000 gpd. A 2,400' sewer extension is required to serve the property. This extension would connect to an existing 8" sewer on Brown Road and will abut approximately 10 properties in addition to the applicants.
8. **Health Department comments:** The office has no objections to the category change.
9. **DPIE (Central District) comments:** The property is located at 2505 Ritchie Marlboro Road, in Upper Marlboro. Ritchie Marlboro Road is a county-maintained roadway. Right-of-way dedication and frontage improvements in accordance with DPIE urban arterial roadway standards are required.

20/W-07
SPIRIT OF GOD
DELIVERANCE CHURCH



Angela D. Alsobrooks
County Executive

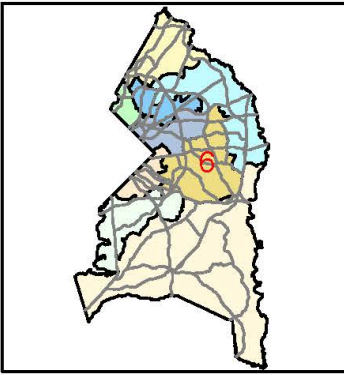
Spirit of God Deliverance Church WSSC Grid 205SE08

Category 5 to 4

December 2020 LA Cycle
Application: 20/W-07



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



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



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

1. **Request:** Water and Sewer Category change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** An 18,112 SF one-story church building
Location: 9207 Westphalia Road, at the intersection of Melwood Road in Upper Marlboro.
Tax Map: 90 D-1 **Parcel:** p/o 67 **Size:** 1.033 acres
Zoning: C-S-C (Commercial Shopping Center) **200'-sheet:** 205SE08
Growth Boundary: Yes **SGA Tier:** 2
Watershed: Patuxent River **Sewer Basin:** Western Branch
CBCA: No **Council District:** 6
Applicant/Owner: Spirit of God Deliverance Church by Annette W. Dreher, VP/Trustee
Architect/Engineer: ATCS, P.L.C.
Correspondent: Victoria Ballesterro, P.E., Operations Manager, 571.329.3587
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for future water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary area.

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

5. **Plan Prince George’s 2035:** The subject property is located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: The 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* recommends low-density residential for the subject area.
Green Infrastructure Plan: The western and southern border of the site is mapped as Evaluation area.
Historic Site and Districts Plan: The subject property does not contain and is not adjacent to any County designated Historic Sites or Resources.
Zoning: The 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* changed the zoning of the subject property from C-A (Ancillary Commercial) and R-A

(Residential Agricultural) zones into a C-S-C (Commercial Shopping Center) zone.

Permit: There are no pending Zoning or Special Exception applications for the property. However, prior structures on the property were razed pursuant to permit #23769-2016 and the property was graded in accordance with permit #62785-2016.

Subdivision Status: The subject property is comprised of a single legal acreage parcel which has never been the subject of a preliminary plan of subdivision or a record plat. A Preliminary Plan of Subdivision #4-17022 is pending approval for subdivision of Parcel 67 along with abutting Parcel A, Parcel 211 and Outparcel 91.

6. **M-NCPPC:** The subject property is located along Westphalia Road and Rock Spring Drive/Melwood Road in Upper Marlboro. Both Westphalia road and Rock Spring Drive are designated collector roadways. The portion of Rock Spring Drive that fronts the subject property is a planned shared roadway. The subject property is served by Police District VIII, Forestville and served by Forestville Volunteer Fire/EMS Co. 823. This site has a Natural Resources Inventory, and a pending Type 1 Tree Conservation Plan. Predominant soil found to occur on this site is Beltsville-Urban Land Complex and Grosstown gravelly silt loam. Potential FIDS are mapped on-site.
7. **WSSC comments:**

Water: A 10” water main in Westphalia Road is available to serve the applicant’s property.

Sewer: Average wastewater flow: 2,880 gpd. An 8” sewer line in Westphalia Road abuts the property. A 220’ sewer extension is required to serve the property. This extension would connect to the existing 8” sewer line in Westphalia Road and will abut three properties in addition to the applicant’s. This extension has been approved under HPA #DA6462Z18, for the Spirit of God Deliverance Church.
8. **Health Department comments:** The office has no objections to the category change.
9. **DPIE (Central District) comments:** The property is located at 9207 Westphalia Road in Upper Marlboro. 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 (to include 8’ paths) are required. In addition, right-of-way dedication and frontage improvements along Melwood Road in accordance to DPIE rural primary residential roadway are required.

20/P-07
MILLER PROPERTY

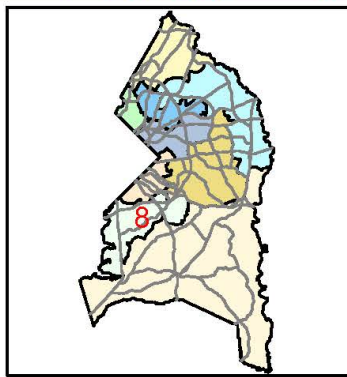
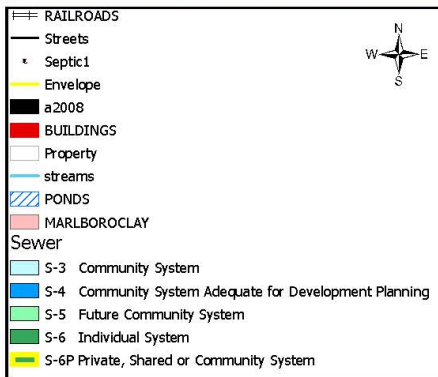
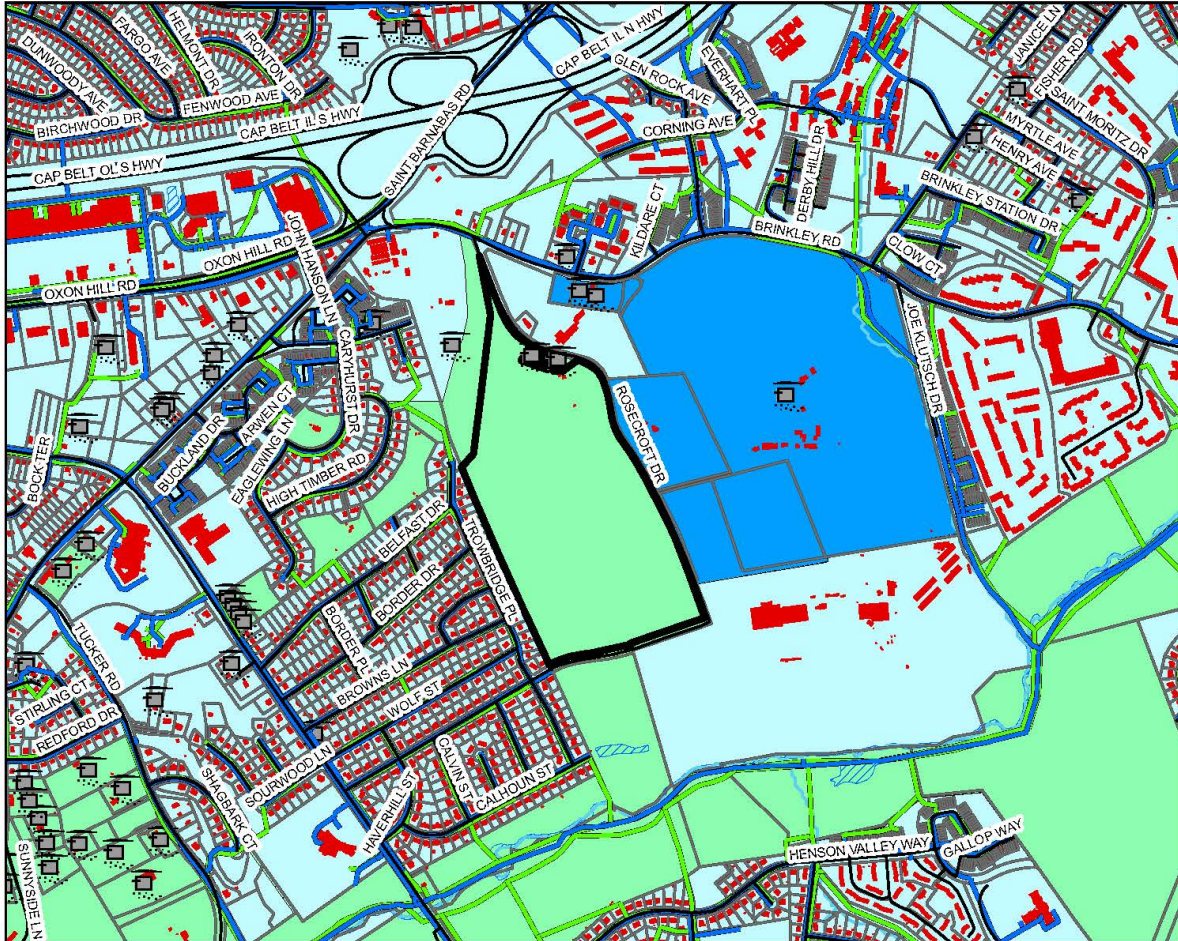


Angela D. Alsobrooks
County Executive

Miller Property WSSC Grid 209SE03

Category 5 to 4

December 2020 LA Cycle
Application: 20/P-07



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



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

1. **Request:** Water and Sewer Category change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.

3. **Development proposal:** 189 single-family detached dwelling units with a minimum 2,000 SF of livable space and a minimum sales price of \$400,000.

Location: 6209 Rosecroft Drive at the south intersection of Brinkley Road and Rosecroft Drive in Fort Washington.

Tax Map: 96 E-4

Parcel: 310

Size: 87.14 acres

Zoning: R-R (Rural Residential)

200'-sheet: 208/209SE02/03

Growth Boundary: Yes

SGA Tier: 2

Watershed: Henson Creek

Sewer Basin: Piscataway (Broad Creek)

CBCA: No

Council District: 8

Applicant/Owner: Brinkley Road Associates LLC, by James J, Vecchiarelli, Manager

Builder: TBD

Correspondent: Greg Micit, Planner, Soltesz, 301.794.7555

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

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

5. **Plan Prince George’s 2035:** The subject site is in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services and infrastructure in these areas to ensure that the needs of existing residents are met. Plan 2035 recommends future mixed-use as the future land use for the property.

Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.

Master Plan: *The 2006 Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends developing these undeveloped parcels north of Rosecroft Raceway and conceptualizes residential-focused mixed-use on the property. The plan promotes phased redevelopment with appropriate infrastructure improvements.

Green Infrastructure Plan: A small area located in the northwest corner of the site is mapped with a Regulated area. Much of the remaining site is located within Evaluation areas associated with regulated streams.

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

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

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

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

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

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

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

20/P-08
10400 LIVINGSTON ROAD

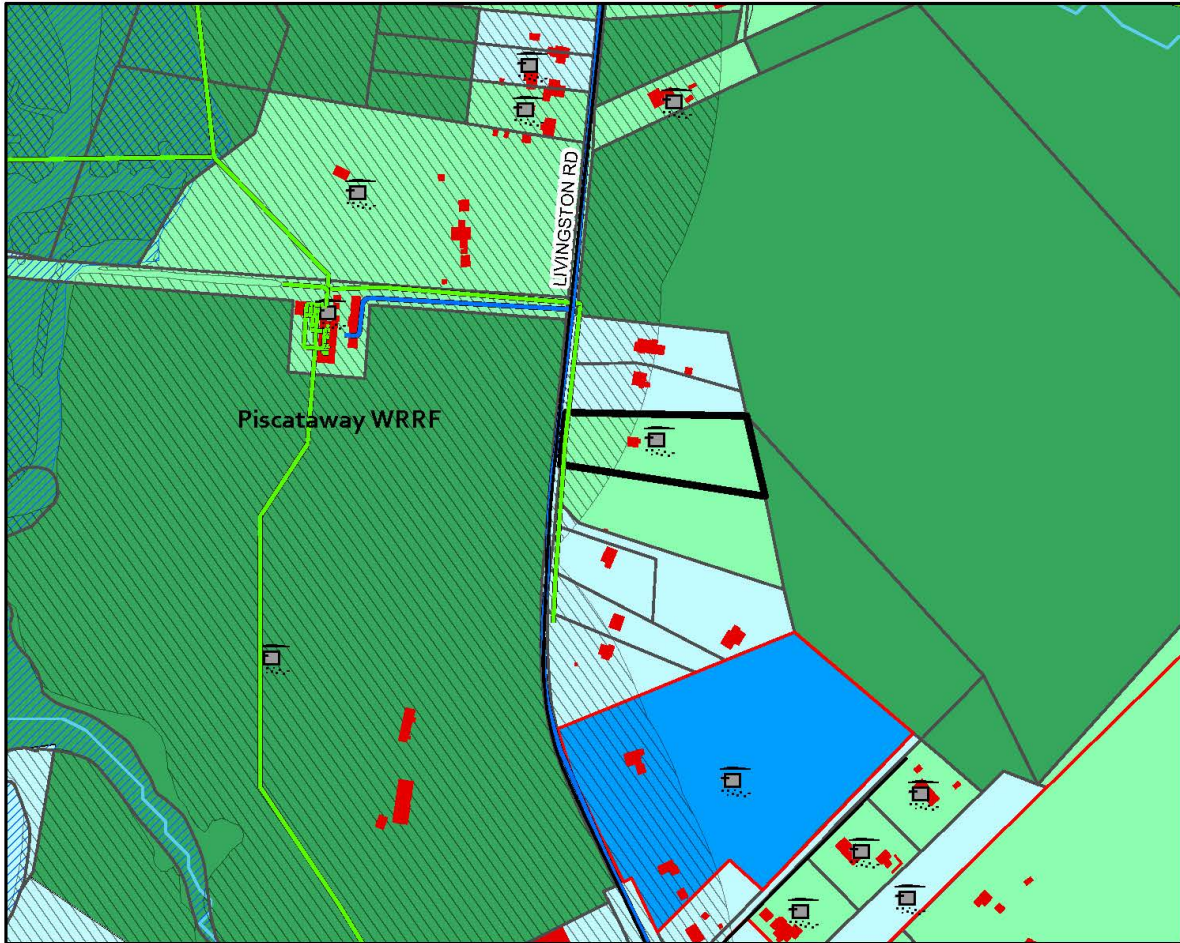


Angela D. Alsobrooks
County Executive

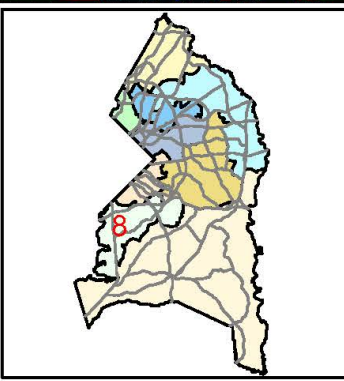
10400 Livingston Road WSSC Grid 213SE01

Category S5 to S3

December 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



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

1. **Request:** Sewer Category change from 5 to 3
2. **CE Recommendation:** Advance to Sewer Category 3 – Community System.
3. **Development proposal:** One single-family detached dwelling with a minimum 2,400 SF of livable space.

Location: 10400 Livingston Road, Fort Washington

Tax Map: 122 F-2

Parcel: 70

Size: 2.0 acres

Zoning: R-E (Residential-Estate)

200'-sheet: 213SE01

Growth Boundary: No

SGA Tier: 3

Watershed: Broad Creek

Sewer Basin: Piscataway (Broad Creek)

CBCA: Yes

Council District: 8

Applicant/Owner: Romeny Garcia

Builder: FOJ Remodeling, LLC.

Correspondent: Romeny Garcia, 571.337.9461

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 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.

5. **Plan Prince George’s 2035:** The subject property is in the Rural and Agricultural Growth Policy Area.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 3.
Master Plan: The 2006 Approved Master Plan for Henson Creek and Potomac South recommends Residential, Rural Character land use on the subject property.
Green Infrastructure Plan: The site is entirely mapped within a Regulated area which is comprised of an area located within the CBCA, R-C-O zone.

Historic Site and Districts 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).

Zoning: The 2006 Approved Master Plan and SMA for the Henson Creek-South Potomac Planning area retained the subject property in the R-E Zone. The 2015 CBCA re-classified a portion of the subject property in the resource conservation (R-C-O) Zone.

Pending Zoning and Special Exception Applications: The Chesapeake Bay Critical Area Conservation Plan CP-20002, 10400 Livingston Road (Garcia Property), for the expansion of the existing single-family dwelling on the subject property was approved on September 30, 2020.

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 owner change.

Subdivision Status: The subject property is known as Parcel 70, recorded in Liber 42707 Folio 219. 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.

6. **M-NCPPC:** The subject property is located on Livingston Road, approximately 0.40 miles north of the intersection of Livingston Road and Fort Washington Road. Fire/EMS service is provided by Allentown Fire/EMS Company #847. Police service is provided by Police District VII. The site is partially located within the CBCA Resource Conservation Overlay Zone (R-C-O).
7. **WSSC comments:**
Water: Water Category 3; Existing connection
Sewer: Average wastewater flow: 280 GPD. An existing 8" sewer line in Livingston Road abuts the property.
8. **Health Department comments:** This office has no objections to the category change.
9. **DPIE (South District) comments:** The subject site has access from Livingston Road. Applicant is to apply for a site development concept, site development permit, and all of the appropriate entitlement approvals at the time of future development.

20/M-02
ELP DC

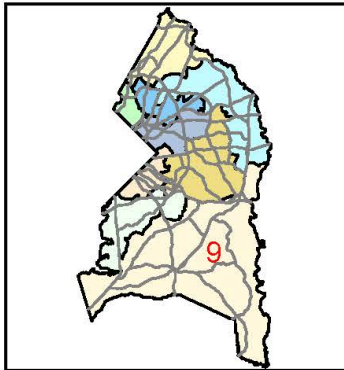
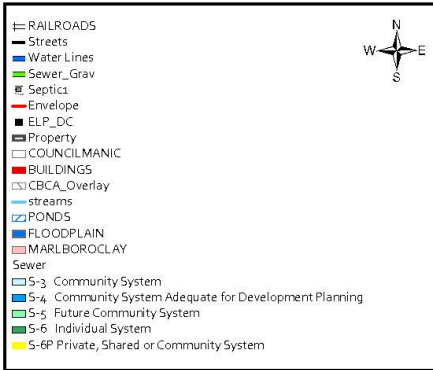
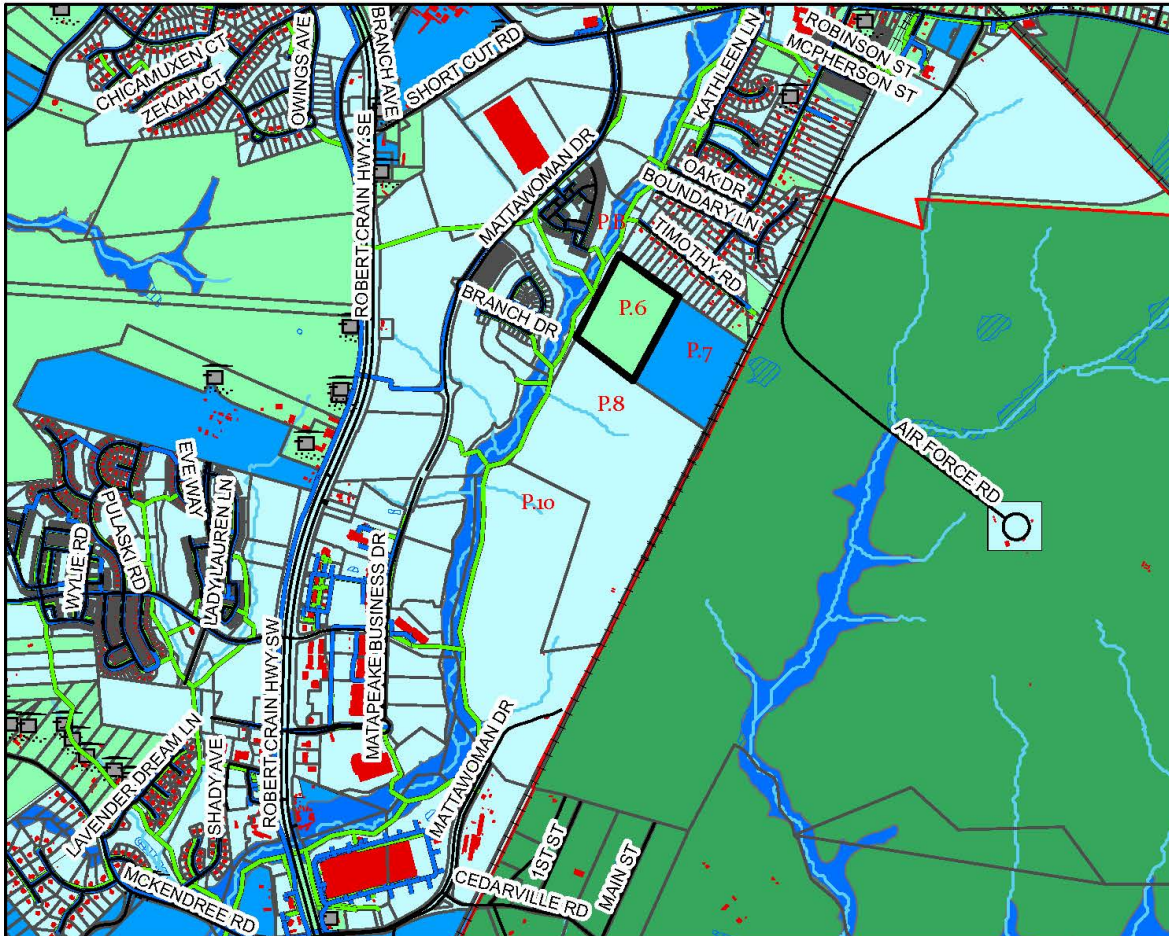


Angela D. Alsbrooks
County Executive

ELP DC WSSC Grid 219SE08

Category 5 to 4

December 2020 LA Cycle
Application: 20/M-02



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



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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. Further advancement to Category 3 and service connection permits will be dependent on an amended Agreement between WSSC and Charles County that increases the maximum flow allocation.
3. **Development proposal:** One 840,000 SF warehouse building/distribution/fulfillment center.
Location: This property is land-locked, and approximately 440 feet south of the terminus of Brandywine Heights Road and Mattawoman Drive in Brandywine.
Tax Map: 155 B-1 **Parcel:** 6 **Size:** 25.48 acres
Zoning: I-3 (Planned Industrial/Employment Park)
200'-sheet: 219SE08 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Lower Potomac River **Sewer Basin:** Mattawoman **Council District:** 9
Applicant: Elion Acq., LLC by Michael Stellino, Managing Director of Development
Owner: BW Landco, LLC by Andrew Hau, President
Architect/Engineer: Ben Dyer Associates, Inc.
Correspondent: Daniel F. Lynch, Esq., Principal, McNamee Hosea, 301.441.2420
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2, and within the Growth Boundary.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is located within the Established Communities policy area. Plan 2035 describes Established Communities as areas appropriate for context-sensitive infill and low to medium-density development, and recommends maintaining and enhancing existing public services, facilities and infrastructure to ensure that the needs of residents are met.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2.
Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* recommends employment land use for the subject property.
Green Infrastructure Plan: The site contains mapped Regulated Area along the stream valleys, primarily along the western border of the project. The remainder of the site is mapped as Evaluation Area.

Historic Site and Districts Plan: The subject property does not contain and is not adjacent to any County designated Historic Sites or Resources.

Zoning: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* retained the subject property in the I-2 (Heavy Industrial) and I-3 (Planned Industrial/Employment) zones.

Permit: There are no pending Zoning or Special Exception applications for the subject property. CSP-12002 and DSP-12033 were previously approved for the subject site for the development of a solar electric generating facility; however, the development has not been constructed.

Subdivision Status: The subject property is comprised on a single legal acreage parcel, Parcel 6 which has never been the subject of a preliminary plan of subdivision or a record plat. However, Preliminary Plan of Subdivision #4-20011 was approved on November 12, 2020 for subdivision of Parcel 6 (as an outparcel) along with abutting Parcels 7, 8 and 10. Its condition was the advancement of Parcel 6 to the appropriate Category 4 designation.

6. **M-NCPPC:** The subject property is unimproved and is located at the northern edge of Mattawoman Drive, which will be further constructed. Mattawoman Drive is a master plan designated arterial road. The site is located approximately 0.2 miles east of Matapeake Business Drive, a master plan designated collector road. The subject property is served by Police District VII, Fort Washington, and served by the Brandywine Volunteer Fire/EMS Co. 840. This site has a Natural Resources Inventory, and a Type 1 Tree conservation Plan is pending approval. The site contains existing regulated environmental features such as 100-year floodplains, streams, wetlands, and their associated buffers. The property is in a Tier II Catchment Area (Mattawoman Creek 1). Predominant soils found to occur on this site are Beltsville silt loam, Aquasco silt loam, Croom-Marr Complex, and Potobac-Issue complex, frequently flooded. Potential FIDS are mapped on-site.
7. **WSSC comments:**

Water: A 3,600' primary water extension and secondary water extension are required to serve the property. A Hydraulic Planning Analysis (HPA) is currently being reviewed for the entire ELP DC project that includes this property. Construction of the primary water extension will cross Timothy Branch and will impact trees, streams, wetlands and associated buffers.

Sewer: Average wastewater flow: 25,400 gpd. An 18" sewer line along the Timothy Branch and within Parcel B of the Timothy Branch subdivision, open space, and owned by the Timothy Branch Master Association, is adjacent to the subject property.

Interceptor Capacity: Limited by an Agreement between WSSC and Charles County. The Agreement must be amended to increase the maximum flow allocated to WSSC before a Service Connection Permit for the subject property can be issued.
8. **Health Department comments:** The office has no objections to the category change.
9. **DPIE (South District) comments:** The subject site access is from Mattawoman Drive. Applicant is to apply for a site development permit and all of the entitlement approvals. Mattawoman Drive will be constructed to industrial road standards.

COUNTYWIDE REDESIGNATIONS

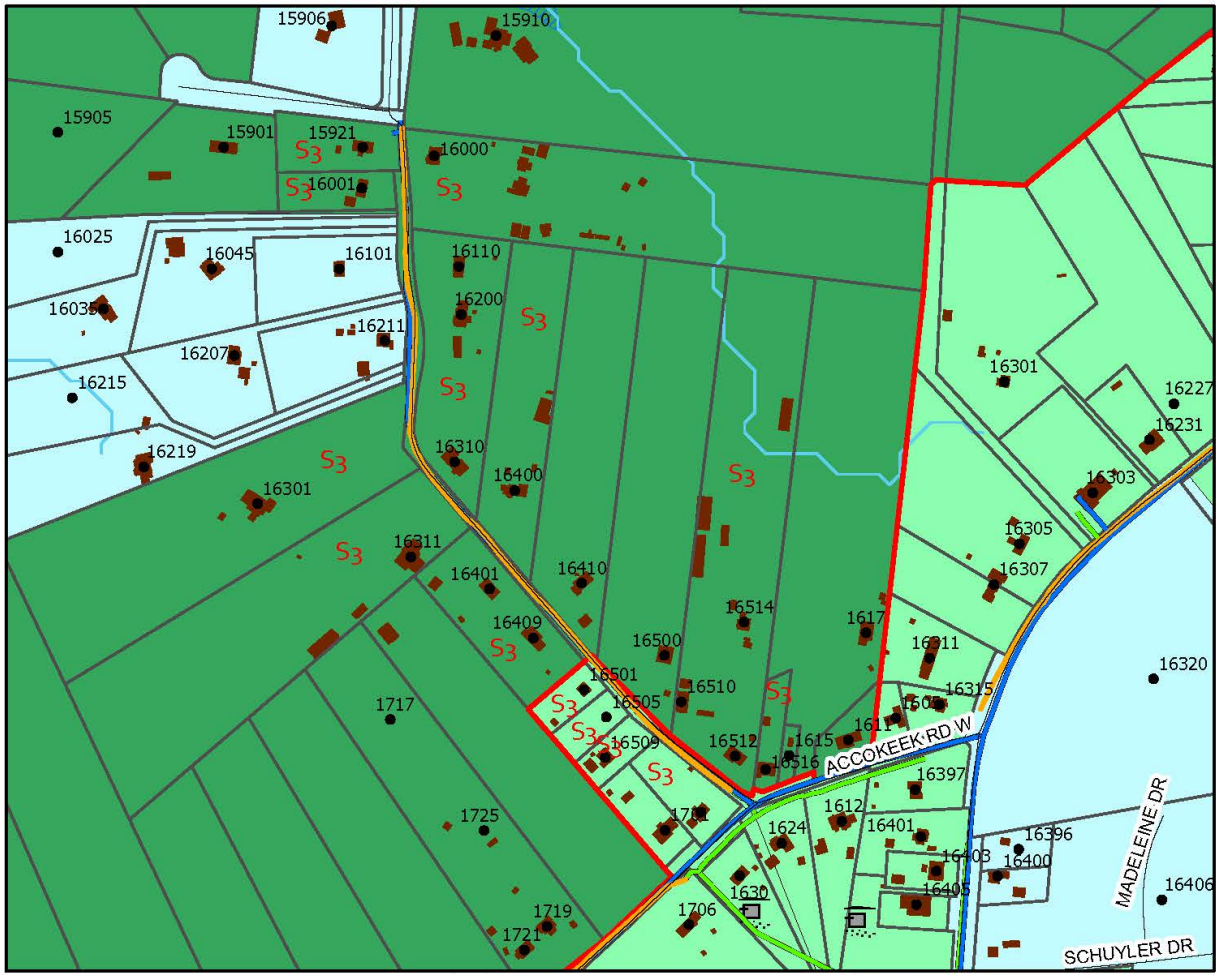


Angela D. Alsobrooks
County Executive

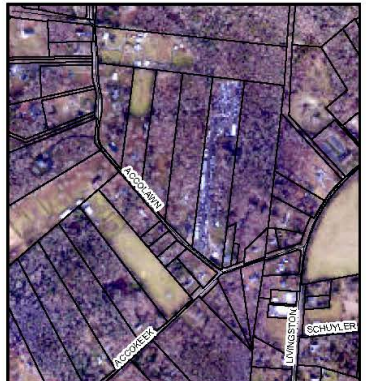
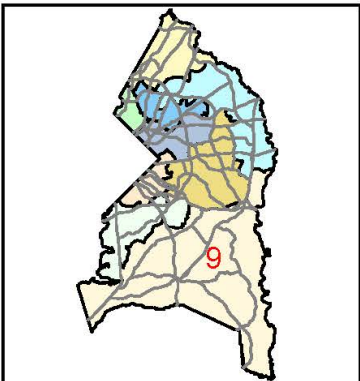
Accolawn Road Area 2018 Plan Appendix 2-1 WSSC Grid 221SW02



December 2020 LA Cycle



- RAILROADS
- Streets
- C_S5WR_PIPE_PRES
- Water Lines
- Sewer_Grav
- Septics
- Envelope
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
- streams
- PONDS
- FLOODPLAIN
- MARLBOROCLAY
- Sewer
 - S-3 Community System
 - S-4 Community System Adequate for Development Planning
 - S-5 Future Community System
 - S-6 Individual System
 - S-6P Private, Shared or Community System



Prince George's County Government, Maryland
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1. **DPIE Request:** Amend Water and Sewer Category designations from Category 6 & Category 5 to Category 3, as confirmed by WSSC water and sewer connection and hook-up records, and, the County Health Department records.
2. **CE Recommendation:** Amend to Category 3 – Community System. Amend Water and Sewer Category maps to reflect appropriate uses.
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided; and, lots and parcels developed with single-family residences that are not platted.
Location: Council District 9
Subdivisions: Specific subdivision or existing residential lots and residential parcels as identified by the attached map.
Zoning: R-A (Residential-Agricultural; 2-acres) **200'-sheet:** 221SW02
Growth Boundary: No **SGA Tier:** 4 & 2 **Watershed:** Lower Potomac River
Sewer Basin: Mattawoman **CBCA:** No **Council District:** 9
4. **Water and Sewer Plan Administrator:** The existing residential lots and residential parcels designated Category 6 are located outside the Sewer Envelope, within the Rural-Agricultural Tier, and designated Tier 4 under the Sustainable Growth Act. Four (4) residences are located inside the Sewer Envelope, within the Growth Tier, and designated Tier 2 under the Sustainable Growth Act. In most instances, the developed lots and parcels are connected to the public water and public/private pressure sewer; and, in other instances, are positioned and eligible to connect to the public water and public/private pressure sewer.

2018 Water and Sewer Plan: Generally inconsistent with criteria established in the Plan, as the developed residences are located outside the limit of planned water and sewer service. However, water and sewer services were provided to this area prior to establishing the Sewer Envelope boundary; therefore, the properties are grandfathered. This area is documented as an exception to the Sewer Envelope, found as Appendix 2-1, Section II, Group A, of the 2018 Water and Sewer Plan, and will be amended to include the requested designations upon approval.
5. **Plan Prince George's 2035:** Not required for this request
Sustainable Growth and Agricultural Preservation Act: The subject properties currently designated Category 6 are located within Sustainable Growth Act Tier 4 – not planned for public sewer service; those designated Category 5 are located within Sustainable Growth Act Tire 2 – planned for public sewer service.
6. **M-NCPPC:** Not required for this request.

7. **WSSC comments:** Water and sewer connection confirmations received. These residential lots and parcels along Accolawn Road are designated Water Category 3.
8. **Health Department comments:** Not required for this request.
9. **DPIE (South District) comments:** Not required for this request.

**WATER WITHDRAWAL/
POINT OF DISCHARGE**

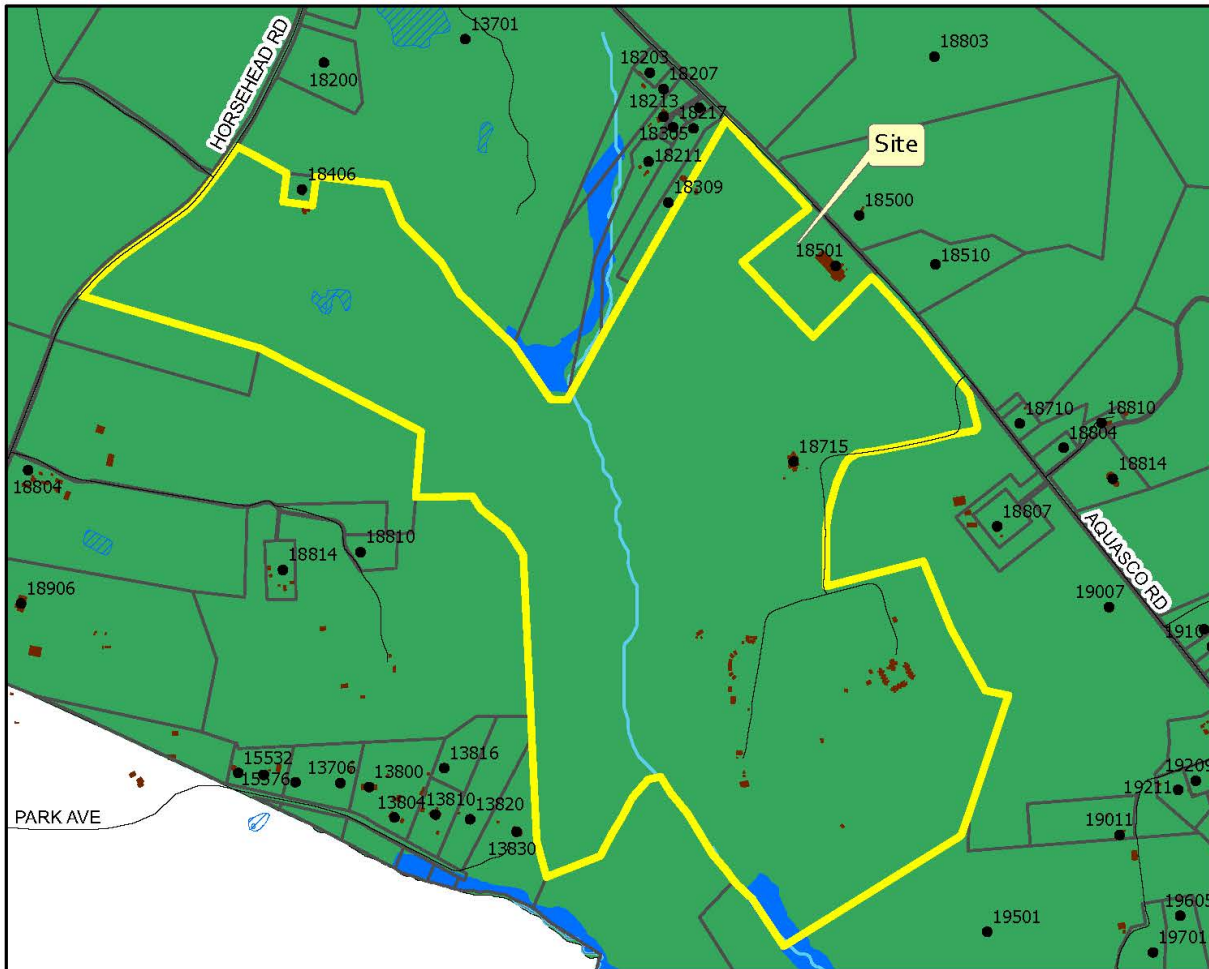


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County Executive

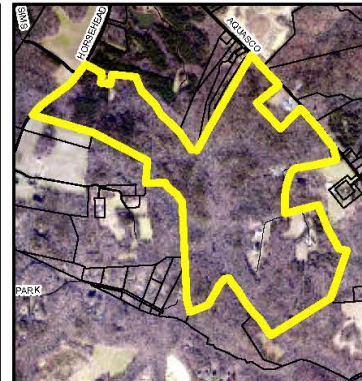
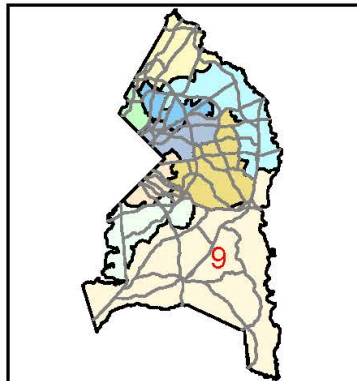
PGCPS William Schmidt Outdoor Environmental Center WSSC Grid 224SE12/13



December 2020 LA Cycle



- RAILROADS
- Streets
- C_S5WR_PIPE_PRES
- Water Lines
- Sewer_Grav
- Septics
- Envelope
- Property
- COUNCILMANIC
- BUILDINGS
- CBCA_Overlay
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 - S-6P Private, Shared or Community System



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1. **DPIE Request:** By request of the **Prince George's County Public Schools**
2. **CE Recommendation:** Approve for inclusion in the 10-Year Water and Sewer Plan; currently, the 2018 Water and Sewer Plan.
3. **Development proposal:** Modernization of and upgrades to the Village I complex; the adaptive reuse of the Orme Building; and, construction of a second residential village, central dining hall, and environmental learning center. Water withdrawal and point of discharge are each estimated at 19,582 (maximum) gallons per day.

Location: 18501 and 18715 Aquasco Road, Brandywine

Tax Map: 173 E-3

Parcels: A & 87

Size: 361.144 acres

Zoning: R-O-S (Reserved Open Space)

200'-sheet: 224SE12/13

Growth Boundary: No

SGA Tier: 4

Watershed: Patuxent River

Sewer Basin: Patuxent South

CBCA: No

Council District: 9

4. **Water and Sewer Plan Administrator:** The request is from the Prince George's County Public Schools (PGCPS) for a project known as William Schmidt Outdoor Environmental Center, located at their facilities in Brandywine. PGCPS owns Parcels A and 87 consisting of more than 361 acres combined. It is expected the appropriations will encompass, withdraw and discharge to all the lands owned by PGCPS for which the development proposal has identified.

2018 Water and Sewer Plan: Water withdrawals and points of discharge exceeding 5,000 gallons per day (GPD) are to be approved and recorded within the 10-Year Water and Sewer Plan – Chapter 3, Section 3.2.5 Water Withdrawal (Groundwater and Surface Water) and Point of Discharge. The Maryland Department of the Environment (MDE) requires approval within the Water and Sewer Plan before their official evaluation and subsequent approval.

5. **Plan Prince George's 2035:** Not required for this request
Sustainable Growth and Agricultural Preservation Act: The subject properties are currently located within Sustainable Growth Act Tier 4 – Not planned for public sewer service.
6. **M-NCPPC:** Mandatory Referral # MR-1937F was completed on October 23, 2020. The application is consistent with Plan 2035 which designates the subject property in the Rural and Agricultural Areas land use policy area.
7. **WSSC comments:** Public water and sewer is not requested.

8. **Health Department comments:** It has been determined by the Maryland Department of the Environment (MDE) that a Groundwater Discharge and Water Appropriation Permit must be obtained for onsite sewage disposal system, pumping station, drain field and domestic water wells. Percolation testing has been completed and satisfactory tests were recorded by the Prince George's County Health Department. This office is now awaiting onsite sewage disposal system plans for the project.

9. **DPIE (South District) comments:** Not required for this request.