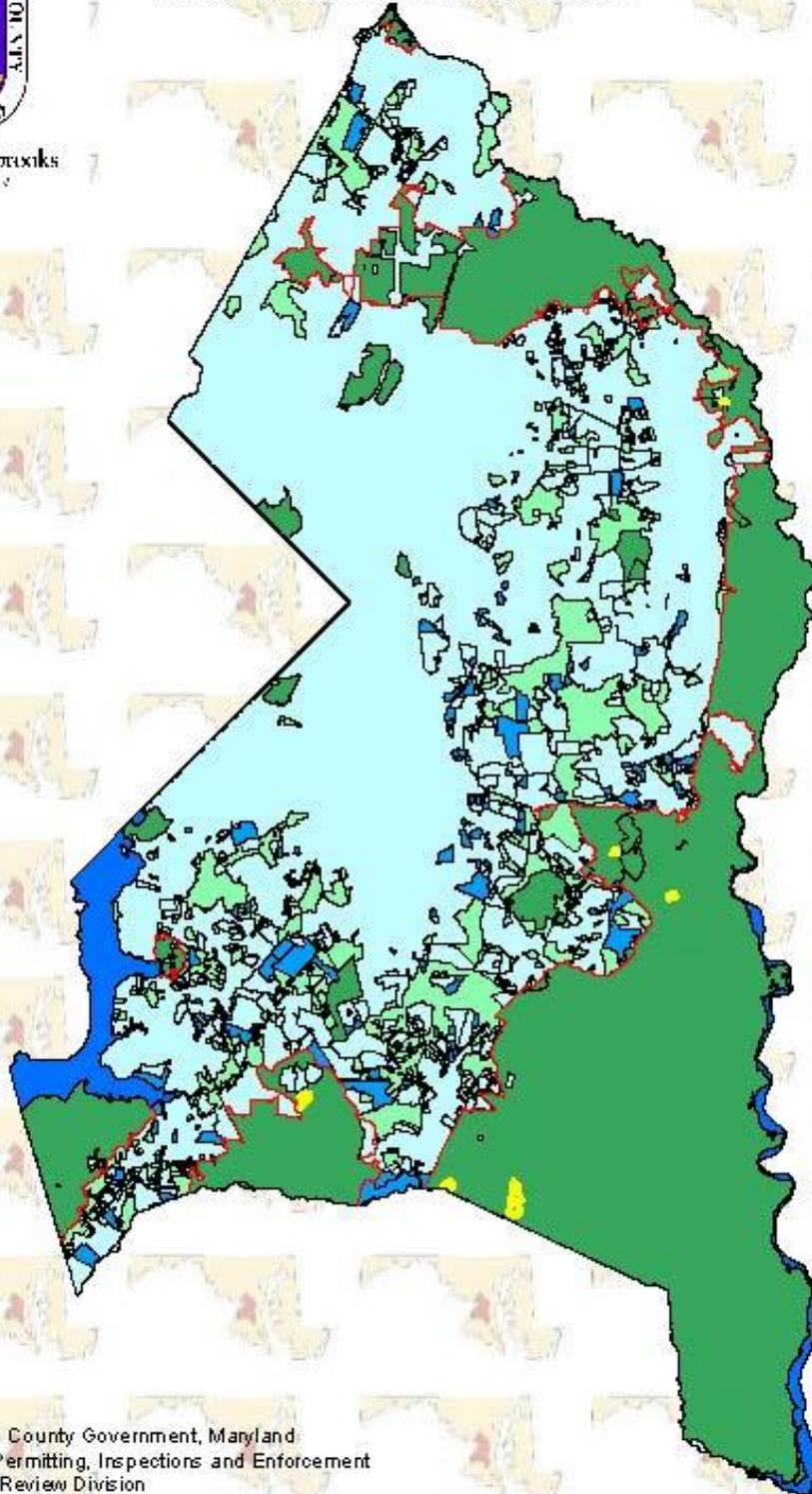




Angela D. Alsobrooks
County Executive

Staff Report
March 2022 Cycle
Amendments to the 2018 Water and Sewer Plan



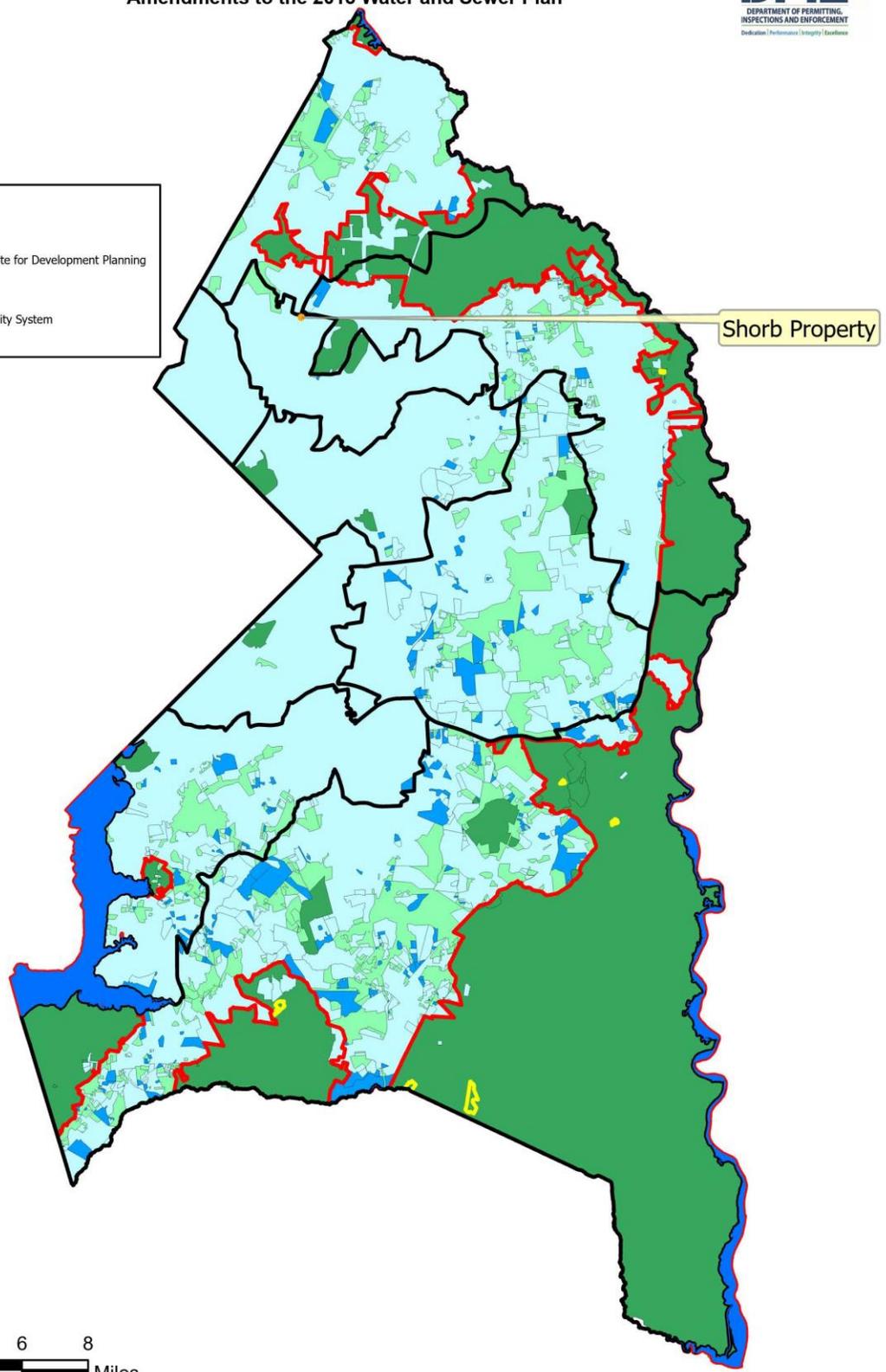
Prince George's County Government, Maryland
Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division



Staff Report March 2022 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
 - Envelope



**Staff Report
March 2022 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 (0)				
	Piscataway (0)				
	Mattawoman (0)				
	Total Applications (0)				
	<u>Water Withdrawal Permit</u>				
3	22/WWP-01 Shorb Property	Water Withdrawal Request	Deny		3
	<u>Countywide Redesignations</u>				
	<u>Brock Hall Manor Subdivision</u>				
6	Medwick Court	S5 to S3	S3		6
6	Rutherford Road/Gadsen Road	S5 to S3	S3		
6	Town Farm Road	5 to 3	3		

**Staff Report
March 2022 Cycle
Amendments to the 2018 Water and Sewer Plan**

Summary of Proposals by Council Districts

3

<u>Proposals</u>		<u>Totals</u>
Single-Family		
Multi-Family		
Retail Space		
Office Space		
Landscaping Business	*1	1

** Water Withdrawal request*

April 13, 2022

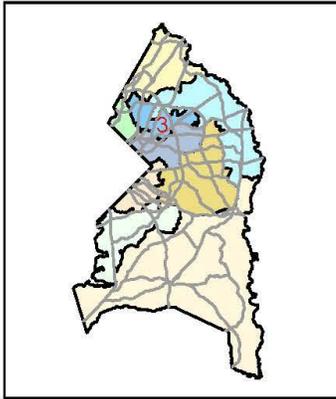
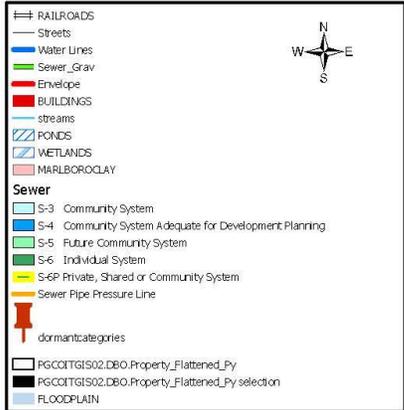
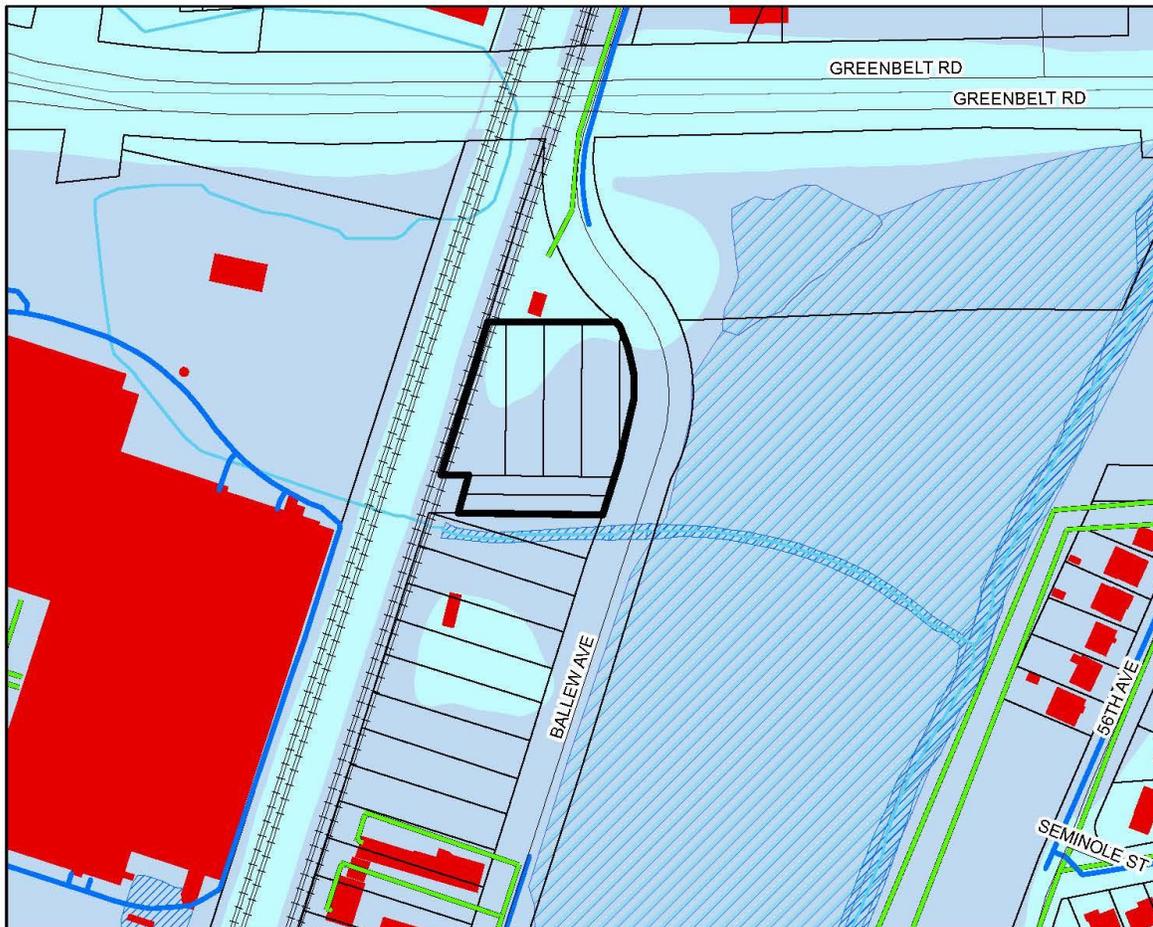
22/WWP-01
SHORB PROPERTY



**Shorb Property
WSSC Grid 210NE05**

Water Withdrawal

March 2022 LA Cycle



W:\Water and Sewer Program\T\ony\Administrative Amendments

Historic Site and Districts Plan: There are no Historic Sites or resources on or adjacent to the subject property.

Zoning: The *2013 Approved Greenbelt Metro Area and MD 193 Corridor Sectional Map Amendment* retained the property in the I-1 (Light Industrial) Zone. The *2021 Approved Countywide Map Amendment* reclassified the property from the I-1 (Light Industrial) Zone to the Industrial, Employment (IE) Zone.

Permit: There are no permits identified as impacting the proposal for the subject property.

Subdivision Status: Any future development on the subject property exceeding 5,000 SF of gross floor area will require a preliminary plan of subdivision and final plat in accordance with Subdivision Regulations.

6. **M-NCPPC:** The portion of Ballew Avenue that fronts the subject property is designated as an industrial roadway with planned pedestrian and bicycle facilities in the *2009 Approved Countywide Master Plan of Transportation (MPOT)*. The subject property is served by Police District I, and the Berwyn Heights Volunteer Fire/EMS Co. 814. The project will have minimal impact on public facilities. County-regulated 100-year floodplain is mapped on-site, and a potential stream buffer associated with an off-site mapped stream extend onto the southern property boundary. The predominant soil found to occur on this site is Urban land-Zekiah complex, 0 to 2 percent slopes, frequently flooded. Prioritization should be given to minimize any potential impacts to the existing County-regulated floodplain or to any potential stream buffers that extend on-site during the design process.
7. **WSSC comments:** Existing Water Category 3
Water: An approximate 150' water extension is required to serve the property. This extension would connect to an existing 8" main and would abut approximately one property in addition to the applicant's. The WMATA Green Line is within 2,000' of the water main extension; this may impact the engineering design of the proposed water main extension.
Sewer: Not requested
8. **Health Department comments:** The property is located in a floodplain area. Well permit #53663-2021-0 was received on October 14, 2021, and put on hold due to the Category 3 designation. The client was informed that the well application could not be processed with the current designation. A Water Appropriation & Use Permit from the Maryland Department of the Environment (MDE) will be required prior to a (County) well permit approval.
9. **DPIE (North District) comments:** The property is located within the City of College Park. Ballew Avenue is a City of College Park roadway. Stormwater management and grading is regulated by DPIE.

**COUNTYWIDE REDESIGNATIONS/
MAP AMENDMENTS/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 sewer connections and hook-ups exist for public facilities.
2. **CE Recommendation:** Amend Water and Sewer Category maps to reflect appropriate public facilities usage and servicing categories.
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided; and lots and parcels developed with single-family residences that are not platted.
Location: Medwick Court, Rutherford Road, Gadsen Road, and Town Farm Road, Upper Marlboro, Council District 6
Subdivision: Brock Hall Manor
Zoning: R-E; 1-acre lots **200'-sheet:** 203SE12 **Growth Boundary:** Yes
SGA Tier: 2 **Watershed:** Western Branch
Sewer Basin: Western Branch **Council District:** 6
4. **Water and Sewer Plan Administrator:** The existing residential lots designated Category 5 are located inside the Sewer Envelope, within the Growth Boundary and designated Tier 2 under the Sustainable Growth Act. In these instances, the developed residential lots are connected to the public gravity sewer. There are two instances also confirmed for public water. Brock Hall Manor was platted and built circa 1963 on septic systems and wells until public facilities existed for which they could connect. 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.

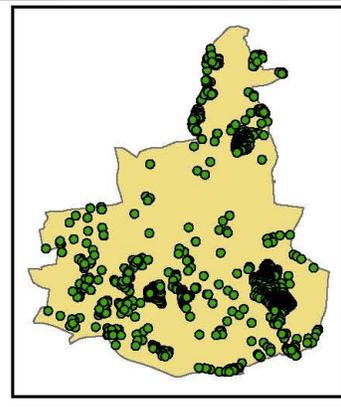
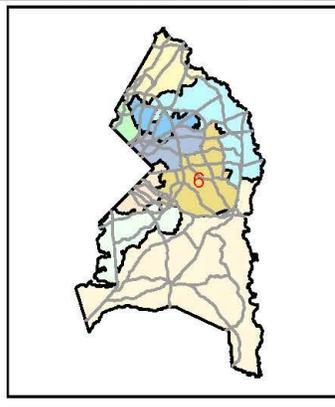
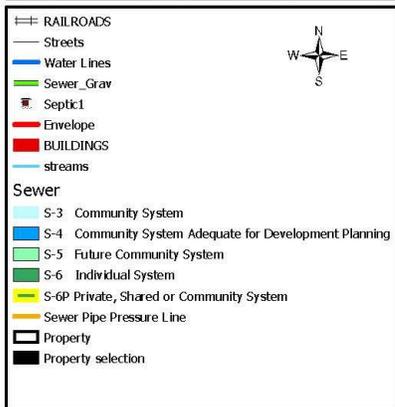
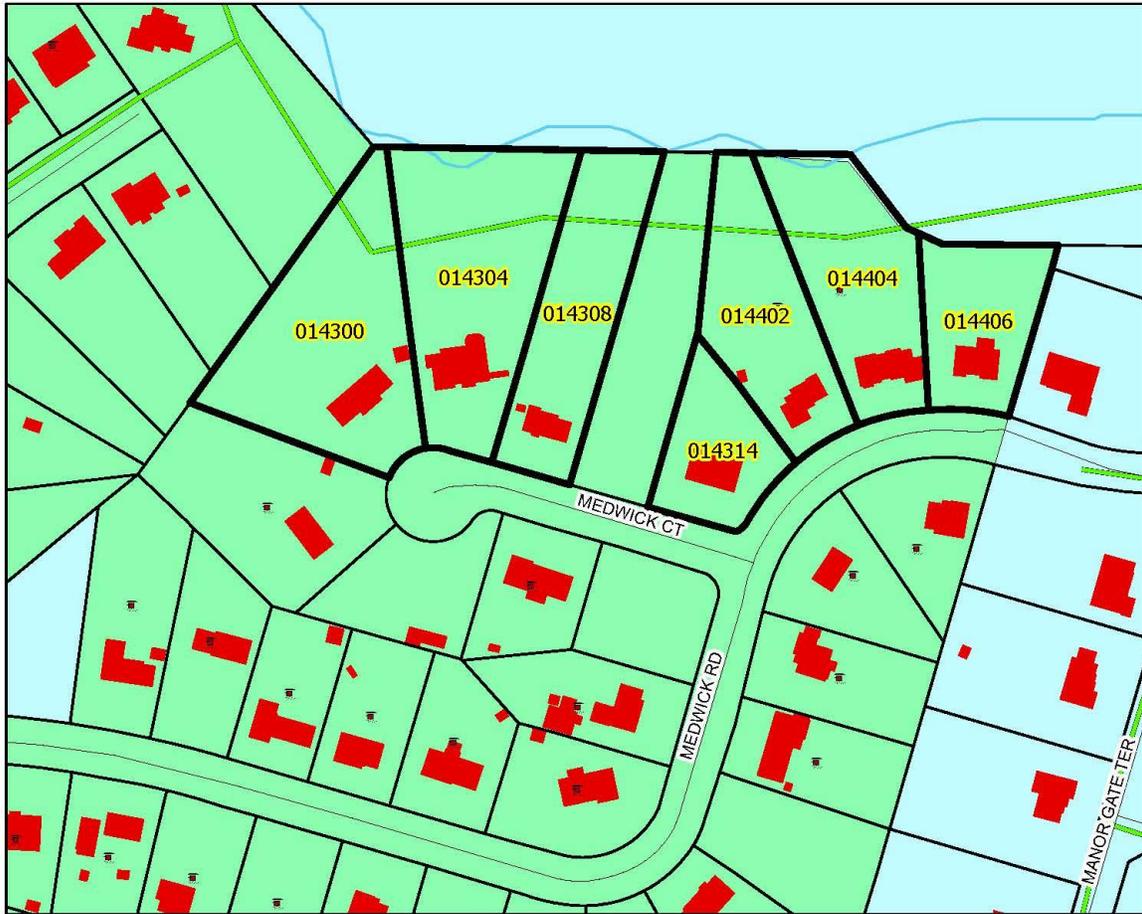
6. **M-NCPPC:** Not required for this request.
7. **WSSC comments:** Database provided, and Permits on the Web (POW) checked.
8. **Health Department comments:** Not required for this request.
9. **DPIE (Central District) comments:** Not required for this request.



Angela D. Alsobrooks
County Executive

Brock Hall Manor Medwick Court WSSC Grid 203SE12

Redesignation
Category S5 to S3



Water and Sewer Program/Tony Administrative Amendments



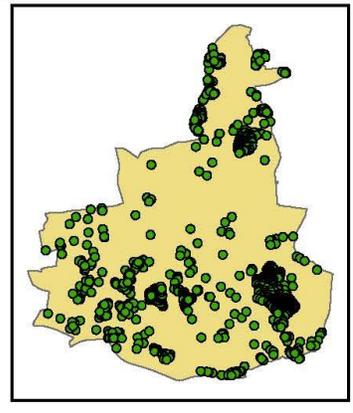
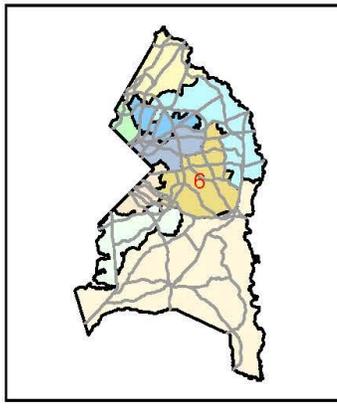
Angela D. Akersbrooks
County Executive

Brock Hall Manor Rutherford and Gadsen Roads WSSC Grid 203SE12

Redesignation
Category S5 to S3



	RAILROADS
	Streets
	Water Lines
	Sewer_Grav
	Septic1
	Envelope
	BUILDINGS
	streams
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
	Property selection



W/Water and Sewer Program/Tony Administrative Amendments



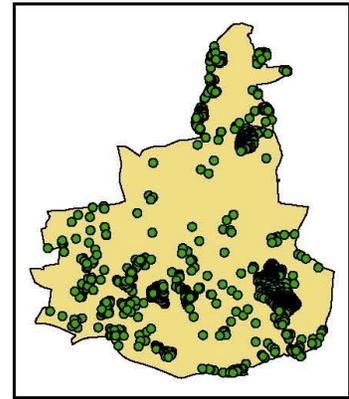
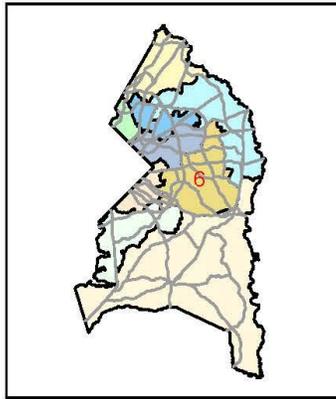
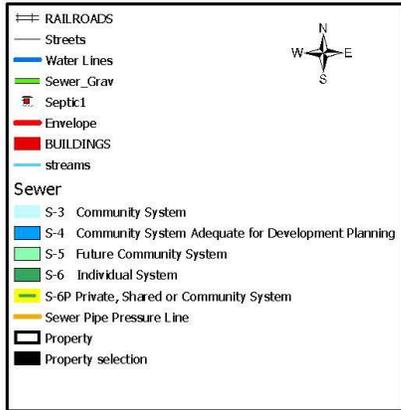
Angela D. Akobrooks
County Executive

Brock Hall Manor Town Farm Road WSSC Grid 203SE12

Redesignation
Category 5 to 3



DEPARTMENT OF PERMITTING,
INSPECTIONS AND ENFORCEABILITY
Division of Performance Integrity / License



W/Water and Sewer Program/Only Administrative Amendments