



October 6, 2021

The Honorable Calvin Hawkins  
Chairman, Prince George's County Council  
County Administration Building  
14741 Governor Oden Bowie Drive  
Upper Marlboro, MD 20772

**RE: 2018 Water and Sewer Plan  
Service Area Changes  
June 2021 Cycle of Amendments  
CR-87-2021**

Dear Chairman Hawkins,

On behalf of the Prince George's County Planning Board, I appreciate the opportunity to comment on CR-87-2021, the June 2021 Cycle of Amendments to the 2018 *Approved Water and Sewer Plan*.

On September 30, 2021, the Planning Department staff briefed the Planning Board on the June 2021 Cycle of Amendments, which contained six applications. The Planning Board has adopted the comments contained within the enclosed report.

Should you have any questions concerning this submittal or require additional information, please do not hesitate to contact Ivy Thompson via email at [Ivy.Thompson@ppd.mncppc.org](mailto:Ivy.Thompson@ppd.mncppc.org) or at 301-952-4326.

Sincerely,

  
Elizabeth M. Hewlett  
Chairman

Enclosure

c: The Honorable Angela D. Alsobrooks, Prince George's County Executive  
Robert S. McCord, Acting Secretary, Maryland Department of Planning  
D. Lee Currey, Director, Water and Science Administration, Maryland Department of the Environment  
Andree Green Checkley, Esq., Planning Director, Prince George's County Planning Department  
Kenneth Battle, Director, Transportation, Infrastructure, Energy and Environment Committee  
Shirley Branch, Water and Sewer Plan Coordinator, Prince George's County Department of Permitting, Inspections and Enforcement  
Katina Shoulars, Acting Chief, Countywide Planning Division, Prince George's Countywide Planning Department  
Bobby Ray, AICP, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Ivy R. Thompson, AICP, Senior Planner, Special Projects Section, Countywide Planning Division  
Donna J. Brown, Clerk of the Council, Prince George's County Council

# **June 2021 CYCLE**

Requested Amendments

to the

## **2018 Water and Sewer Plan**



The Maryland-National Capital Park and  
Planning Commission

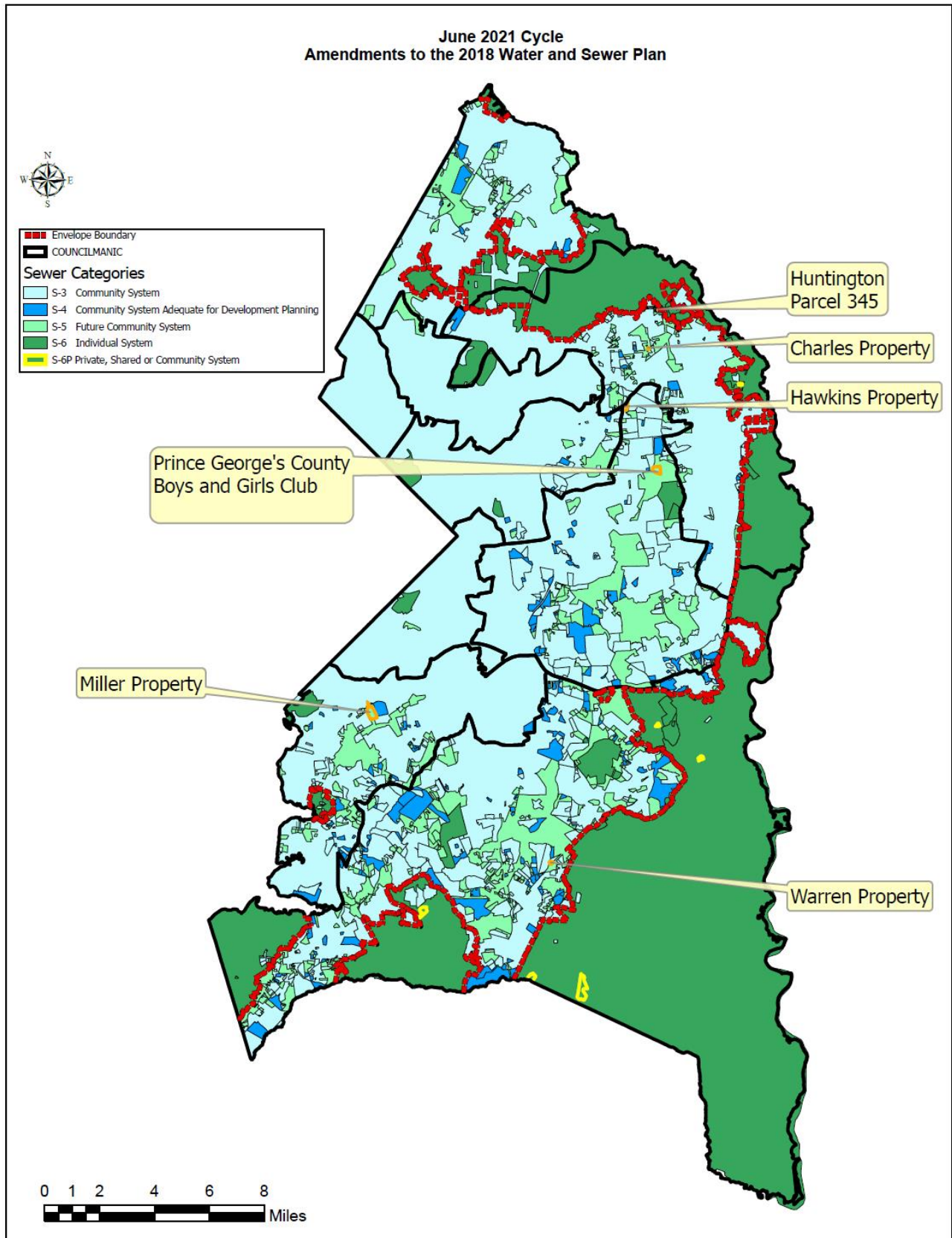
Item No. 08

PB Date: 9/30/2021

Prince George's County Planning Department

**Planning Staff Comments**





**CYCLE:** June 2021 Cycle

**CASE #:** 21/W-01

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

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

**CASE NAME:** Huntington Property

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 8901 Elm Avenue, Bowie, MD 20720

**TAX ACCOUNT #:** 5507439

**COUNCILMANIC DISTRICT:** 4

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

**PRIORITY FUNDING AREA:** No

**PA:** 71B City of Bowie **WSSC GRID:** 212NE12

**ACRES:** .26 **PARCEL/LOT:** 345 **TAX MAP and GRID:** 29C2

**EXISTING ZONING CATEGORY:** Rural Residential (R-R)

**PROPOSAL:** Development of a 2,362 square-foot single-family residence.

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

---

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

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

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject property in the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to-medium density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met (Pg. 20).

**Master Plan:**

The 2006 *Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A, & 74B* recommends Residential, Low Character land use for the subject property. This area is intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square-feet to one-acre in size, and retirement, or planned residential development.

**Historic Sites and Districts Plan:**

The subject property does not contain and is not adjacent to any County designated Historic Sites or resources. There are no recorded archeology sites on the property, however, the property has not been surveyed for archeological resources.

**2017 Green Infrastructure Plan:**

This site is entirely mapped as an Evaluation Area within the Green-Infrastructure Network.

**Zoning Status:**

**SMA/Existing Zoning:** The 2006 *Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A, & 74B* specified the subject properties in the R-R (Rural Residential) Zone.

**Pending Zoning and Special Exception Applications:**

There are no pending zoning or Special Exception applications for the property.

**Permit:** N/A

**Subdivision Status:**

The unimproved subject property is known as Parcel 345, Tax Map 29 in Grid C-2 and recorded in Liber 44586 folio 463 of the Prince George's County Land Records. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. Parcel 345 has been in the current shape and acreage since January 1, 1982, though it appears that the property did not have established ownership for tax purposes, which was rectified by a quit claim deed recorded in the Prince George's County Land Records in Liber 31922 at folio 77 dated July 2010. The property is considered subdivided by deed prior to January 1, 1982, since the adjoining streets located to south and west and the deed Parcel 220 located to the north and east, were either platted or subdivided prior to January 1, 1982. In accordance with Section 24-107(c)(7) of the Subdivision Regulations, the development of the property with a single-family detached dwelling will not require filing a preliminary plan and final plat of subdivision.

**Significant Impact on Transportation System:**

The subject property is located along Elm Avenue, directly northeast of its intersection with 5th Street in Bowie. Neither Elm Avenue nor 5th Street carry any master plan designations, per the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*. Development along Elm Avenue or 5th Street may require coordination with the City of Bowie to ensure the appropriate multi-modal transportation facilities. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

The subject property is served by Police District II, Bowie, located at 601 SW Crain Highway in Bowie. The subject property is served by Bowie Fire Station Co. 819 located at 13008 9th Street in Bowie. This project will have minimal impact on public facilities.

**Significant Impact on Natural Resources:**

According to PGAtlas, the site does not contain any existing regulated environmental features (REFs) such as streams, wetlands, 100-year floodplain or any associated buffers. The site is within a stronghold watershed of the Upper Patuxent. The property is in a Tier II Catchment area (Patuxent River 1) but does not contain a Tier II Stream Segment. Streams designated by the state as a Tier II waterways are those waters that have an existing water quality that is significantly better than the minimum water quality standards and require an expanded buffer for protection.

According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Russett-Christiana complex, and Christiana-Downer complex. Unsafe soils containing Marlboro Clay are not mapped on-site; however, unsafe soils containing Christiana complexes are mapped across the entire site. A geotechnical study may be required by the Department of Permits, Inspections, and Enforcement (DPIE) at the time of permit review. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species (FIDS) are mapped across much of the site. Care should be made at time of design to minimize impacting any REFs on-site, to focus on the preservation of woodlands around these REFs, and to meet minimum woodland conservation thresholds on-site.

The site does not have an approved Natural Resources Inventory (NRI). An approved NRI will be a requirement with Development Review Division applications and for Stormwater Management applications with DPIE, as well as the Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does not have an approved Tree Conservation Plan (TCP) or valid letter of exemption from Subtitle 25. A TCP or letter of exemption will be a requirement with Development Review Division applications. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption from Subtitle 25 is required at time of permit by DPIE.

**Planning Department Recommendation:**

Advance to Water and Sewer Category 3 – Community System.

**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 costs of on-and off-site public facilities.

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

**Water:** An 8" water line in Elm Avenue abuts the property.

**Sewer:** Average wastewater flow: 280 GPD. An 8" sewer line in Elm Avenue abuts the property.

**Health Department:** The office has no objections to the category change.

**Department of Permits, Inspections & Enforcement (DPIE) - North District:**

The subject property is currently undeveloped. Stormwater management is regulated by the City of Bowie. Grading permits are issued by the City of Bowie and DPIE.

**City of Bowie:** No comments.

**County Executive Recommendation:**

Advance to Water and Sewer Category 3 – Community System.



Angela D. Alsobrooks  
 County Executive

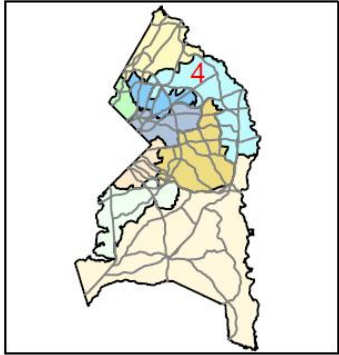
### Huntington, Parcel 345 WSSC Grid 212NE12

Category 5 to 3

June 2021 LA Cycle  
 Application: 21/W-01



- RAILROADS
- Streets
- Water Lines
- Sewer\_Grav
- Septics
- Envelope
- ELP\_DC
- 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



**CYCLE:** June 2021 Cycle

**CASE #:** 21/W-02

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

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

**CASE NAME:** Charles Property

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 12990 Old Fletchertown Road, Bowie MD 20720

**TAX ACCOUNT #:** 163281

**COUNCILMANIC DISTRICT:** 5

**WITHIN GROWTH BOUNDARY:** Established Communities

**PRIORITY FUNDING AREA:** Yes

**PA:** 71A Bowie & Vicinity **WSSC GRID:** 210NE11

**ACRES:** 1.85 **PARCEL/LOT:** 21 **TAX MAP and GRID:** 37B2

**EXISTING ZONING CATEGORY:** Rural Residential (R-R)

**PROPOSAL:** Development of one 4,900 square-foot single-family residence

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

---

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

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

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject properties in the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to-medium density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met (Pg. 20).

**Master Plan:**

The 2006 *Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A, & 74B* recommends Residential, Low Character land use for the subject property. This area is intended for suburban neighborhoods with single-family houses on lots ranging from 6,500 square-feet to one-acre in size, and retirement, or planned residential development.

**Historic Sites and Districts Plan:**

The subject property does not contain and is not adjacent to any County designated Historic Sites or resources. There are no recorded archeological sites on this property, however the property has not been surveyed for archeological resources.

**2017 Green Infrastructure Plan:**

This site is almost entirely mapped within an Evaluation area within the Green-Infrastructure Network except for the frontage of the property along Old Fletchertown Road.

**Zoning Status:**

**SMA/Existing Zoning:**

The 2006 *Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A, & 74B* specified the subject properties in the R-R (Rural Residential) Zone.

**Pending Zoning and Special Exception Applications:**

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

**Permit:** N/A

**Subdivision Status:**

The subject property is known as Part of Parcel 21, Tax Map 37 in Grid B-2, and recorded in Liber 44310 folio 554 of the Prince George's County Land Records. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. Parcel 21 has existed in its current configuration since at least 1960, excepting for conveyance of public right-of-way to the County, which is exempt from filing a preliminary plan and final plat of subdivision under Section 24-107(c)(5) of the Subdivision Regulations. The property is currently unimproved, is zoned Rural Residential (R-R), and is bisected by the public right-of-way of Fletchertown Road. In accordance with Section 24-107(c)(7)(A) of the Subdivision Regulations, the property is exempt from the requirement of filing a preliminary plan and final plat of subdivision since the proposed use of the property is for a single-family detached dwelling and the property was subdivided by deed prior to January 1, 1982.

**Significant Impact on Transportation System:**

The subject property is located along Fletchertown Road in Bowie, in the northwest quadrant of the intersection of Fletchertown Road and Old Fletchertown Road. This portion of Fletchertown Road is a designated collector roadway, per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The site is located approximately 1.1 miles east-southeast of the intersection of Fletchertown Road and Hillmead Road. Future development along Fletchertown Road may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement (DPIE) and of the Department of Public Works & Transportation (DPW&T) to provide the appropriate multi-modal transportation facilities. The portion of Fletchertown Road that fronts the subject property is a planned side path per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

The subject property is served by Police District II, Bowie, located at 601 SW Crain Highway in Bowie. The subject property is served by Bowie Fire Station Co. 819 located at 13008 9th Street in Bowie. This project will have minimal impact on public facilities.

**Significant Impact on Natural Resources:**

The site does not have an approved Natural Resources Inventory (NRI). An approved NRI will be a requirement with Development Review Division applications with M-NCPPC and for Stormwater Management applications with the Department of Permits, Inspections, and Enforcement (DPIE), as well as Erosion and Sediment Control applications with the Prince George's County Soil Conservation District. This site does not have an approved Tree Conservation Plan (TCP) or valid letter of exemption from Subtitle 25. A TCP or letter of exemption will be a requirement with Development Review Division applications. An approved Type 2 Tree Conservation Plan (TCP2) or valid letter of exemption from Subtitle 25 is required at time of permit by DPIE. According to PGAtlas, the site does not contain any existing regulated environmental features (REFs) such as streams, wetlands, 100-year floodplain, or any associated buffers.

The site is within a stronghold watershed of the Upper Patuxent. The property is in a Tier II Catchment area (Patuxent River 1) but does not contain a Tier II Stream Segment. Streams designated by the state as a Tier II waterways are those waters that have an existing water quality that is significantly better than the minimum water quality standards and require an expanded buffer for protection. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Sassafras and Croom soils, Christiana-Downer-Urban land complex, and Downer-Hammonton complex. Unsafe soils containing Marlboro Clay are not mapped on-site; however, unsafe soils containing Christiana complexes are mapped on the site. A geotechnical report may be required by DPIE at the time of permit review. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species (FIDS) are mapped across the southeast corner of the site. Care should be made at time of design to minimize impacting any REFs on-site, to focus the preservation of woodlands around these REFs, and to meet minimum woodland conservation thresholds on-site.

**Planning Department Recommendation:**

Advance to Water and Sewer Category 3 – Community System.

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

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

**Water:** A 12" water line in Fletchertown Road and Old Fletchertown Road abut the property.

**Sewer:** Average wastewater flow: 280 GPD. An 8" sewer line in Old Fletchertown Road abuts the property.

**Health Department:** The office has no objections to the category change.

**Department of Permitting, Inspections and Enforcement (DPIE North District):**

The property is located within unincorporated Prince George's County. DPIE Site Development Concept Approval and grading permit will be required.

**City of Bowie:** No comments.

**County Executive Recommendation:**  
Advance to Water and Sewer Category 3- Community System.



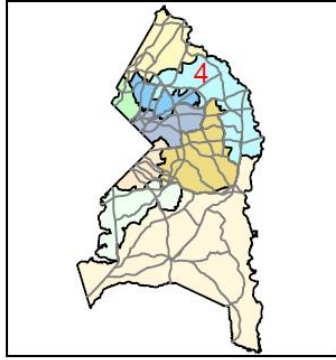
# Charles Property WSSC Grid 210NE11

Category 5 to 3

June 2021 LA Cycle  
 Application: 21/W-02



- RAILROADS
- Streets
- Water Lines
- Sewer\_Grav
- Septics
- Envelope
- ELP\_DC
- 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

**CYCLE:** June 2021 Cycle

**CASE #:** 21/W-03

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

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

**CASE NAME:** Hawkins Property

**PREVIOUSLY REVIEWED:** Yes, 2019

**LOCATION:** 12105 and 12205 Annapolis Road, and 5015 Enterprise Road, Bowie, MD 20720

**TAX ACCOUNT #:** 0733741, 0817676 and 073378

**COUNCILMANIC DISTRICT:** 6

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

**PRIORITY FUNDING AREA:** Yes

**PA:** 71A **WSSC GRID:** 207NE11

**ACRES:** 22.29

**PARCEL/LOT:** 123, 5, 118

**TAX MAP and GRID:** 45 F3

**EXISTING ZONING CATEGORY:** Residential Estate (R-E)

**PROPOSAL:** Development of 18-3,500 square-foot, single-family residential units.

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

---

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

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

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject properties in the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate for context-sensitive infill and low-to-medium density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met (Pg. 20).

**Master Plan:**

The 2006 *Approved Bowie and Vicinity Master Plan* recommends residential low land use development for the subject properties. These are areas intended for suburban neighborhoods with single family houses on lots ranging from 6,500 square-feet to one-acre in size and retirement or planned residential development.

**Historic Sites and Districts Plan:**

There are no Historic Sites or resources on or adjacent to the subject property. The property has been extensively disturbed by the existing nursery on the site.

A Phase I archeology survey will not be recommended. This proposal will not affect any Historic Sites or resources or known archeological sites.

**2017 Green Infrastructure Plan:**

The subject property is within the designated network of the Countywide Green Infrastructure Plan. Parcel 123 is within an Evaluation area location. No regulated environmental features are located within the evaluation area; however, a wetland extends onto the northwest corner of the property.

**Zoning Status:**

**SMA/Existing Zoning:**

The 2006 *Approved Bowie and Vicinity Sectional Map Amendment for Planning Areas 71A, 71B, & 74B* specified the subject properties in the Residential-Estate (R-E) Zone.

**Pending Zoning and Special Exception Applications:**

There are no pending zoning or special exception applications. The subject properties are currently in the R-E Zone.

**Permit:** N/A

**Subdivision Status:**

The subject site is comprised of three parcels; Parcels 5, 118, and 123, which have never been the subject of a preliminary plan or a final plat of subdivision. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, will require a preliminary plan of subdivision (PPS) and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations. The proposed development of 18 residential dwelling units on the subject property requires the approval of a PPS in accordance with Section 24-107 of the Subdivision Regulations. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place Parcels 5, 118, and 123 in Water/Sewer Category 4.

A PPS has not yet been submitted for the proposed development. Right-of-way dedication along the property frontage on Annapolis Road and Enterprise Road, may be required at the time of PPS. The Subdivision Regulations and the Zoning Ordinance requires that lots have frontage and direct access to a public street. The Subdivision Regulations also require that residential lots proposed adjacent to an existing roadway of arterial or higher classification, such as Annapolis Road and Enterprise Road, are required to be platted with a minimum lot depth of 150 feet. In addition, lots which are proposed adjacent to an existing roadway of arterial or higher classification shall be designed to front on either an interior street or access road.

**Significant Impact on Transportation System:**

The subject property is located along Annapolis Rd (MD 450) and Enterprise Road, directly east of their intersection. This portion of Annapolis Road and Enterprise Road are both arterial roadways, per the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*. Future development along Annapolis Road or Enterprise Road may require coordination with the Maryland State Highway Administration (SHA). The portion of Annapolis Road that fronts the subject property contains an existing side path and the portion of Enterprise Road that fronts the subject property is a planned bicycle lane, both per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

The subject property is served by Police District II, Bowie, located at 601 SW Crain Highway in Bowie. Fire/EMS service to the subject property is provided by Glenn Dale Rescue Squad Fire/EMS Company #818, located at 11900 Glenn Dale Boulevard in Glenn Dale. This project will have minimal impact on public facilities.

**Significant Impact on Natural Resources:**

The site has no woodlands and currently has sparse vegetation and barren ground. The PGAtlas latest imagery layer shows that most of the developed area is within the northeast section of the site. There are no Type 1 or Type 2 Tree Conservation Plans mapped. This site has a Natural Resources Inventory (NRI)-131-06-01. The Floodplain (FEMA) layer indicates that the site is not located within the 100-year floodplain. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of wetlands, particularly within the central area and southwest quadrant of the site; however, no Wetlands of Special State Concern are mapped on the property. Streams are not mapped throughout the property. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include Collington series soils that are well drained soils. Marlboro clay and Christiana complexes are not mapped on, or in the vicinity of this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program as a sensitive species review area for rare, threatened, or endangered species. However, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property within the Coastal Plain region.

**Planning Department Recommendation:**

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

**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.

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

**Water:** A 12" water line in Annapolis Road abuts the property at 5015 Enterprise Road (Parcel 118). Water line extensions would be required to service the property. A water loop may be required for hydraulic redundancy and fire protection purposes.

**Sewer:** Average wastewater flow: 51,2335 GPD. An 8" sewer line in Annapolis Road is located near 5015 Enterprise Road. Approximately 500' of sewer extension will be required to serve the property. Sewer extensions or private sewers will be required to serve properties at 12105 (Parcel 123) & 12205 (Parcel 5) Annapolis Road.



**Health Department:** The office has no objections to the category change.

**Department of Permitting, Inspections and Enforcement (DPIE Central District):**

MD 450 and MD 193 are State-maintained roads. Right-of-way dedications and roadway/frontage improvements shall be coordinated with MSHA. A DPIE fine grading permit will also be required.

**County Executive Recommendation:**

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

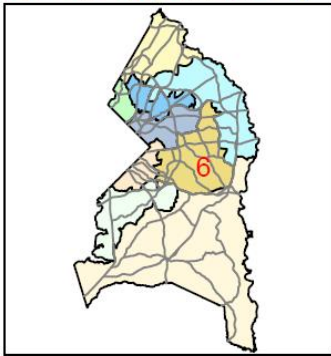
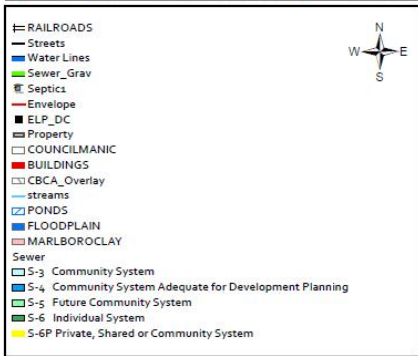
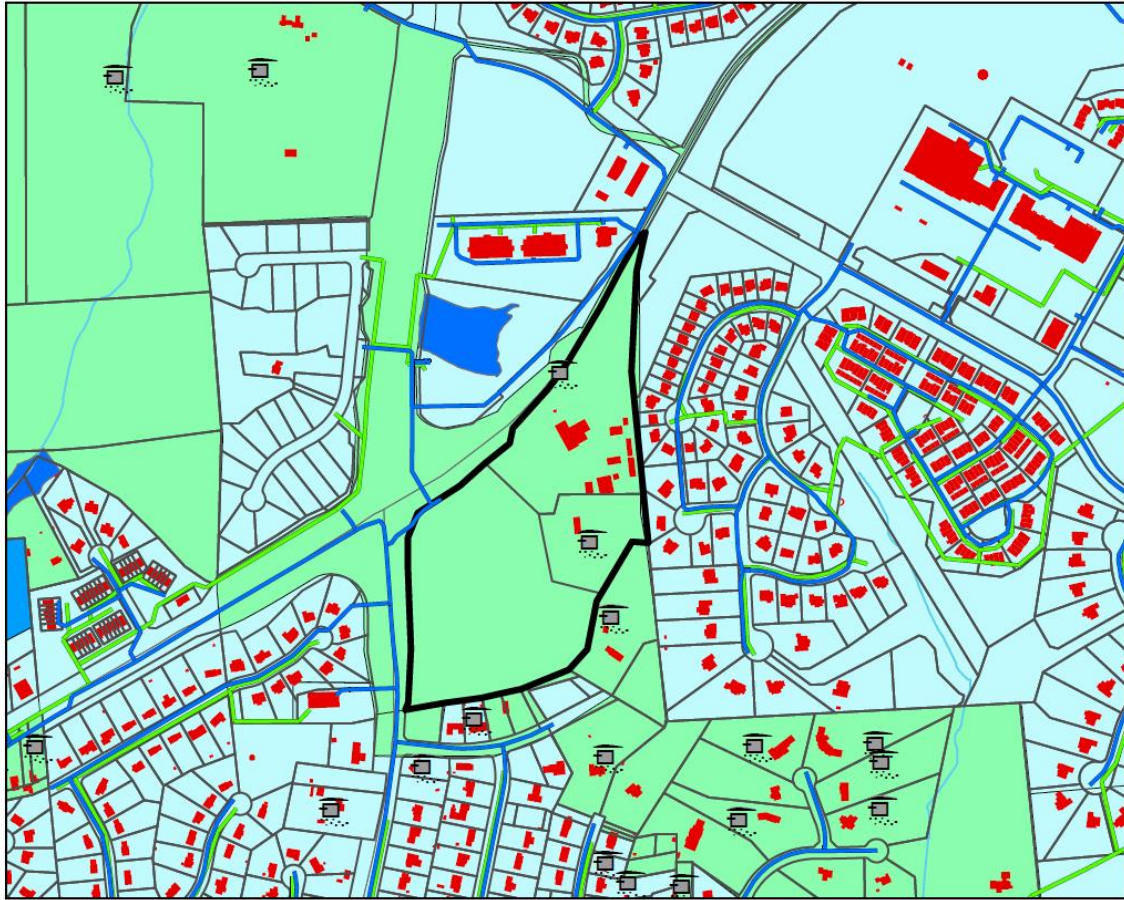


Angela D. Alsobrooks  
County Executive

# Hawkins Property WSSC Grid 207NE11

Category 5 to 4

June 2021 LA Cycle  
Application: 21/W-03



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

280 140 0 280 560 840 1,120  
Feet

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

**CYCLE:** June 2021 Cycle

**CASE #:** 21/W-04

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

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

**CASE NAME:** Prince George's County Boys & Girls Club

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 13308 (13200) Woodmore Road, Bowie, MD 20701

**TAX ACCOUNT #:** 5658802

**COUNCILMANIC DISTRICT:** 6

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

**PRIORITY FUNDING AREA:** No

**PA:** 74A Mitchellville and Vicinity **WSSC GRID:** 204NE12

**ACRES:** 40 **PARCEL/LOT:** Parcel 74 **TAX MAP and GRID:** 62 C1

**EXISTING ZONING CATEGORY:** Reserved Open Space (R-O-S)

**PROPOSAL:** No development currently proposed. Existing sports park requesting to continue the use of updated and remodeled well and septic systems for future development. The request is a Reverse Water and Sewer Category Change from five to six – Individual System.

**S/A CHANGE REQUEST:** **WATER:** 5 **TO:** 6 **SEWER:** 5 **TO:** 6

---

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

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

The 2014 *Plan Prince George's 2035 Approved General Plan* (Plan 2035) places the subject properties in the Established Communities Growth Policy Area. The vision for the Established Communities is to create the most appropriate context-sensitive infill and low-to-medium density development. Plan 2035 recommends maintaining and enhancing existing public services, facilities, and infrastructure to ensure that the needs of residents are met (Pg. 20).

**Master Plan:**

The 2006 *Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A, & 74B* recommends Parkland/Open Space land use for the subject property. This area is intended for uses such as parks, recreational areas, or open space.

**Historic Sites and Districts Plan:**

The subject property does not contain and is not adjacent to any County designated Historic Sites or resources. The subject property has not been previously surveyed for archeological resources. A Phase I archeology survey may be required at the time of subdivision.

**2017 Green Infrastructure Plan:**

This site is located within the Green-Infrastructure (GI) Network. The site contains mapped Regulated Area within the GI plan along the stream valleys, primarily along the northern border of the project and along Woodmore Road. The remainder of the site is mapped as Evaluation area within the GI plan.

**Zoning Status:**

**SMA/Existing Zoning:** The 2006 *Approved Master Plan for Bowie and Vicinity Areas 71A, 71B, 74A, & 74B* specified the subject properties in the R-O-S (Reserved Open Space) Zone.

**Pending Zoning and Special Exception Applications:**

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

**Permit:** N/A

**Subdivision Status:**

The subject property is known as Parcel 74, located in Tax Map 62 Grid B-1 and C-1, and is recorded in Liber 42792 folio 310 of the Prince George's County Land Records. There are no prior applicable subdivision approvals for the property. The property is currently improved with a sports park, is zoned Reserved Open Space (R-O-S), and is located in Water/Sewer Category 5. The current application seeks to place Parcel 74 in Water/Sewer Category 6. Any future development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision, or the property, will require a preliminary plan of subdivision, and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations.

**Significant Impact on Transportation System:**

The subject property is located along Woodmore Road in Bowie, directly east of its intersection with Waterford Mill Road. This portion of Woodmore Road is a designated arterial roadway, per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The site is located approximately 0.6 miles west of the intersection of Mount Oak Road and Church Road. Future development along Woodmore Road may require coordination with the Prince George's County Departments of Permitting, Inspections, and Enforcement (DPIE) and the Department of Public Works & Transportation (DPW&T) to provide the appropriate multi-modal facilities. The portion of Woodmore Road that fronts the subject property is a planned side path per the MPOT. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The property is within Sustainable Growth Act Tier II

**Significant Impact on Public Facilities:**

The subject property is served by Police District II, Bowie, located at 601 SW Crain Highway in Bowie. The subject property is served by Bowie Mitchellville Fire Station Co. 843 located at 16408 Pointer Ridge Drive in Bowie. This project will have minimal impact on public facilities.

**Significant Impact on Natural Resources:**

The site contains athletic fields with the northern and western portions being wooded. There are no Type 1 or Type 2 Tree Conservation Plans mapped. An approved TCP2 will be required at time of permit. The Floodplain (FEMA) layer indicates that the site is not located within the 100-year floodplain. The Department of Natural Resources, Wetlands Guidance Layer on PGAtlas indicates the presence of wetlands, particularly within the northern area where the stream leaves the site, however no Wetlands of Special State Concern are mapped on the property. Streams are mapped in the northern portion of the property. The site is located in a stronghold watershed. According to the Prince George's County Soils Survey, the soils found to occur on this site includes Collington-Wist complex, Adelpia-Holmdel complex, Donlonton fine sandy loam, and Widewater and issue soils. Marlboro clay or Christiana complexes are not mapped on, or in the vicinity of this property. The subject property is not mapped by the Maryland Department of Natural Resources, Natural Heritage Program as a sensitive species review area for rare, threatened, or endangered species. However, potential Forest Interior Dwelling Species (FIDS) habitat was mapped on this property.

**Planning Department Recommendation:**

Advance to Water and Sewer Category 6 – Individual System

**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. However, the property was amended to Category 5 from Category 6 with the adoption of the 2001 Water and Sewer Plan. At that time, all properties, *except larger tracts of parkland (25+ acres) and open space*, were redesignated to Category 5 from Category 6. This property qualified to have retained its Category 6 designation. The 2018 Water and Sewer Plan describes Category 6 as “...all areas outside the limit of planned water and sewer service (Sewer Envelope), and of certain tracts of parkland and open space inside the Sewer Envelope.” The site would qualify as an exception to the Sewer Envelope because of its larger tract acreage (40 acres) and open space zoning.

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

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

**Water:** An 8” water main extension along Wood more Road would be required to serve the property. However, there is no existing WSSC water facility nearby.

**Sewer:** A System Planning Forecast (SPF) would be required to determine if a public sewer extension is feasible along Woodmore Road.

**Health Department:** The office has no objections to the category change. In order to make future changes to the property, percolation testing will be required.

**Department of Permitting, Inspection and Enforcement (DPIE Central District):**

Woodmore Road is an existing County-maintained road. Coordination with DPW&T is required for right-of-way dedications and roadway/frontage improvements. A DPIE fine grading permit will also be required.

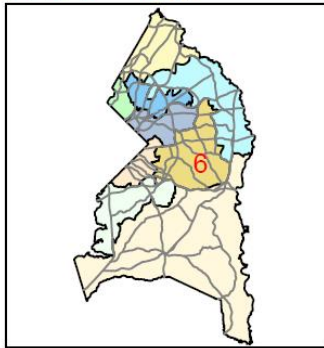
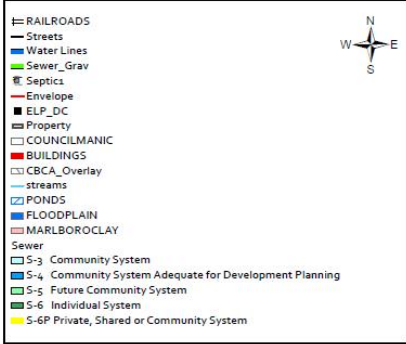
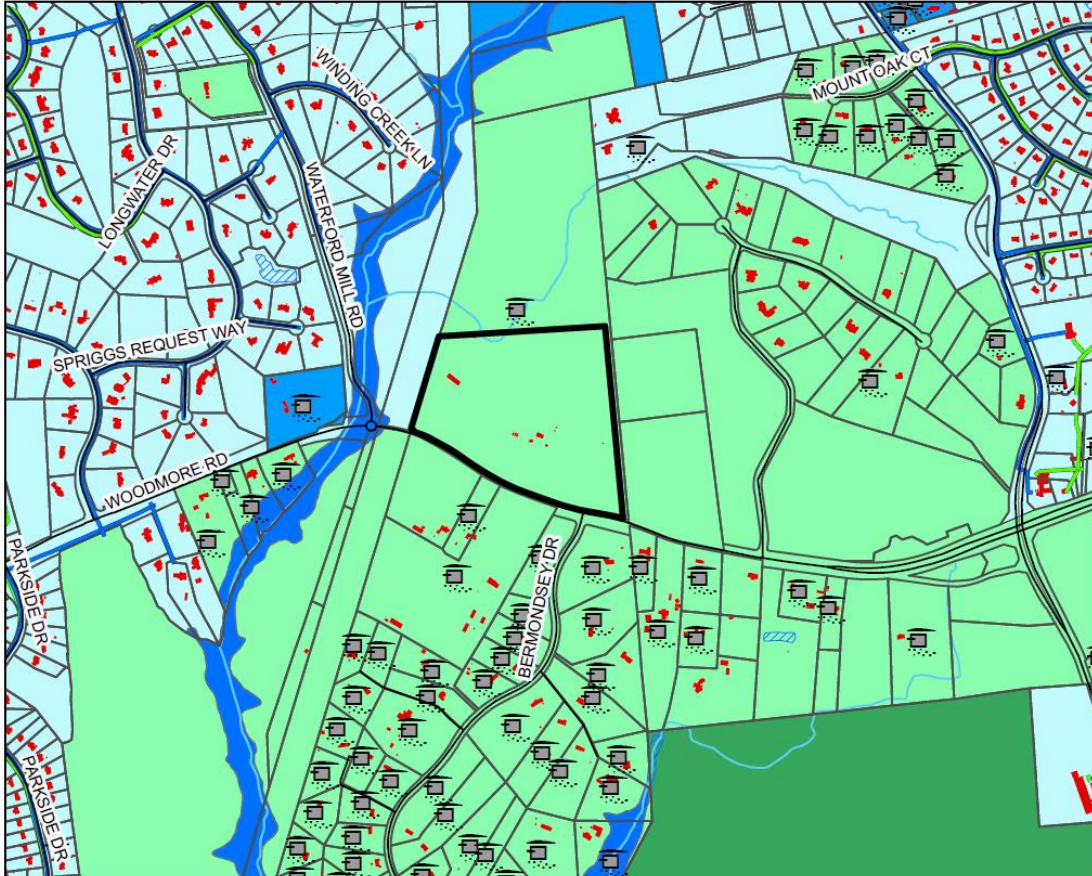
**County Executive Recommendation:**  
Advance to Water and Sewer Category 6 – Individual System.



**Prince George's County  
 Boys and Girls Club  
 WSSC Grid 204NE12**

Category 5 to 6

June 2021 LA Cycle  
 Application: 21/W-04



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

**CYCLE:** June 2021 Cycle

**CASE #:** 21/P-01

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

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

**CASE NAME:** Miller Property

**PREVIOUSLY REVIEWED:** Yes, 2020 (December & September)

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

**TAX ACCOUNT #:** 1292499, 1292481

**COUNCILMANIC DISTRICT:** 8

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

**PRIORITY FUNDING AREA:** Yes

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

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

**EXISTING ZONING CATEGORY:** Rural Residential

**PROPOSAL:** Development of 189 residential units

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

---

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

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

This application is located in the Future Water and Sewer Service Areas which are holding areas located inside the Growth Boundary but have not been approved for a water and sewer category change. Plan 2035 also locates the property in the Established Communities policy area. The vision for the Established Communities is context-sensitive infill and low to medium-density development and recommends maintaining and enhancing existing public services. Plan 2035 recommends future mixed-use as the future land use for the property.

**Master Plan:**

The 2006 *Approved Master Plan for the Henson Creek-South Potomac Planning Area* recommends developing these undeveloped parcels north of Rosecroft Raceway and conceptualizes residential-focused mixed-use on the property (Map 1: Plan Concept). The Plan promotes phased redevelopment with appropriate infrastructure improvements (Policy 4, p.56).

**Historic Sites and 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. Phase I archeology survey will be recommended at the time of preliminary plan.

**2017 Green Infrastructure Plan:**

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

**Zoning Status:**

**SMA/Existing Zoning:**

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

**Pending Zoning and Special Exception Applications:**

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

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

**Significant Impact on Transportation System:**

The subject property is fronted by Rosecroft Drive along its eastern and northeast frontage and Rosecroft Boulevard along its southern frontage. The property is located approximately 0.25 miles south of the interchange of I-95 and St. Barnabas Road. The portions of Rosecroft Drive and Rosecroft Boulevard that front the subject property are local roads and do not have a designation per the 2009 *Approved Countywide Master Plan of Transportation (MPOT)*. Future development along Rosecroft Drive or Rosecroft Boulevard may require coordination with the Prince George's County Department of Permitting, Inspections, and Enforcement and the Department of Public Works & Transportation. In the immediate vicinity of the subject property, Brinkley Road, St. Barnabas Road, and Bock Road are planned bike lanes per the MPOT. Additionally, the Henson Creek Trail which is already constructed runs east-west to the south of the subject property. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The subject property is within Sustainable Growth Act Tier I.

**Significant Impact on Public Facilities:**

Fire/EMS service to the subject property is provided by Oxon Hill Fire/EMS Company #821, located at 7600 Livingston Road, Oxon Hill, MD 20745. Police service is provided by Police District IV, 5135 Indian Head Highway, Oxon Hill, MD 20745. This project will have minimal impact on public facilities, which will be further evaluated at the time of PPS if required.

**Significant Impact on Natural Resources:**

This site has an expired Natural Resources Inventory (NRI) NRI-036-14, which indicates the presence of regulated environmental features (REFs) including 100-year floodplain, steep and severe slopes, streams, wetlands, and associated buffers. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Beltsville silt loam, Beltsville-Urban land complexes, Croom-Marr complexes, Grosstown gravelly silt loam, Marr-Dodon complexes, Collington-Wist complexes, Widewater and Issue soils, Woodstown sandy loam, Shrewsbury loam, Adelphia-Holmdel complex, and Donlonton fine sandy loam. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped on-site. Proposed development should be focused away from REFs and retain on-site woodlands to fulfill woodland conservation requirements.

The property is part of an approved and implemented Type 2 Tree Conservation Plan (TCP2-005-2014-02) for an off-site woodland conservation bank providing protected preservation along the western boundary of the site. An approved NRI and revised TCP2 will be required for the development activity proposed.

**Planning Department Recommendation:**

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

**Water and Sewer Plan Administrator:**

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

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

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

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

**Sewer:** Average wastewater flow: 53,000 GPD. A 100' sewer extension is required to serve most of the property. This extension would connect to an 8" sewer main in Rosecroft Boulevard. A 200' sewer extension is required to serve the rest of the property. This extension would connect to an 8" sewer main in Brinkley Road.

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

**Department of Permitting, Inspections and Enforcement (DPIE South District):**

The subject site access from Rosecroft Drive and the proposed development of 189 units has an approved Site Development Concept #55045-2017 which covers the site demolition. Applicant must apply for site development permits and all of the appropriate entitlement approvals.

**County Executive Recommendation:**

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

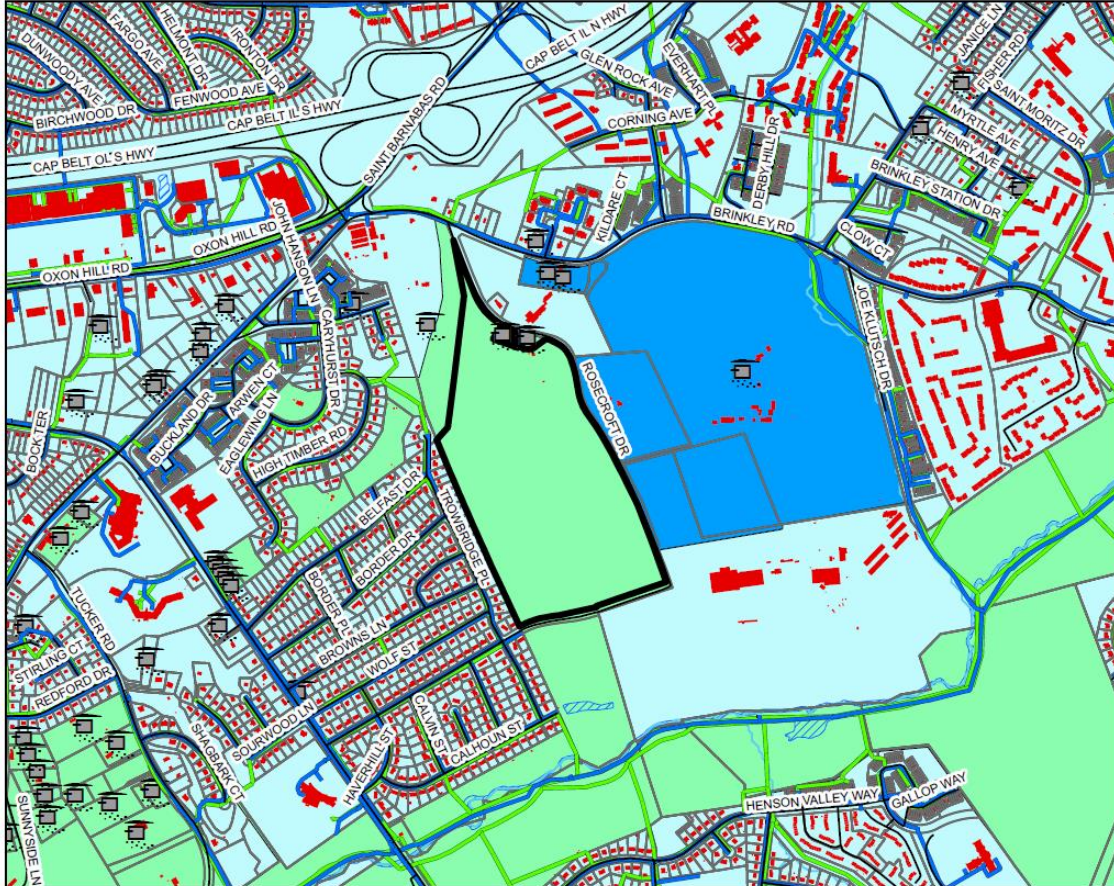


Angela D. Alsobrooks  
 County Executive

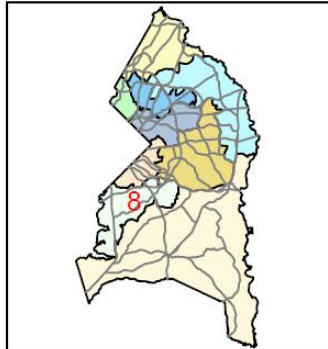
# Miller Property WSSC Grid 209SE03

Category 5 to 4

June 2021 LA Cycle  
 Application: 21/P-01



	RAILROADS
	Streets
	Septic
	Envelope
	a2008
	BUILDINGS
	Property
	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\MXD\Tony's MXD's\Maps

**CYCLE:** June 2021 Cycle

**CASE #:** 21/P-02

**WATER AND SEWER CATEGORY AMENDMENT REQUEST**

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

**CASE NAME:** Warren Property

**PREVIOUSLY REVIEWED:** No

**LOCATION:** 12405 SW Robert Crain Highway, Brandywine MD 20613

**TAX ACCOUNT #:** 1185586

**COUNCILMANIC DISTRICT:** 9

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

**PRIORITY FUNDING AREA:** Yes

**PA:** 85A Brandywine and Vicinity **WSSC GRID:** 216SE08

**ACRES:** 6.09 **PARCEL/LOT:** 30 **TAX MAP and GRID:** 135D3

**EXISTING ZONING CATEGORY:** Light Industrial (I-1)

**PROPOSAL:** Development of a 38,000 Square-Foot Warehouse (Truck/Office)

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

---

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

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

This application is in the Established Communities Growth Policy Area. Established communities are most appropriate for context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks, and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met. (p. 20. Also refer to map on p. 18)

**Master Plan:**

*The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment recommends the Employment future land use designation for the subject property. (Refer to map on p. 32)*

**Historic Sites and Districts Plan:**

There are no Historic Sites or resources on or adjacent to the subject property. The property was previously mined for sand and gravel. Therefore, the probability of the existence of archeological resources on the subject property is low. A Phase I archeology survey will not be recommended.

**2017 Green Infrastructure Plan:**

This site includes elements of the Green-Infrastructure Network. In the northeast corner of the site a small area is mapped as Regulated area associated with a stream and wetlands and their associated buffers. The norther half of the site is within the Evaluation area.

**Zoning Status:**

**SMA/Existing Zoning:**

*The 2013 Approved Subregion 5 Master Plan and Sectional Map Amendment specified the subject property in the Light Industrial (I-1) Zone. (Refer to map on p. 32)*

**Pending Zoning and Special Exception Applications:**

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

**Permit:** N/A

**Subdivision Status:**

The subject site is comprised of Parcel 30, located in Tax Map 135 Grid D-3, and recorded in Liber 41581 folio 277 in the Prince George's County Land Records. The property has never been the subject of a preliminary plan or a final plat of subdivision. The property is currently unimproved. Development exceeding one single-family dwelling or 5,000 square-feet of gross floor area, or further subdivision of the property, require a preliminary plan of subdivision (PPS) and all major subdivision lots would be required to be served by public sewer per Section 24-122.01(b)(1) of the Subdivision Regulations. The proposed development of a 38,000 square-foot warehouse on the subject property requires the approval of a PPS in accordance with Section 24-107 of the Subdivision Regulations. A PPS for the proposed development on the subject property cannot be approved until approval has been obtained to place Parcel 30 in Water/Sewer Category 4. A PPS has not yet been submitted for the proposed development. Right-of-way dedication along the property frontage on Robert S. Crain Highway (US 301) may be required at the time of PPS. The Subdivision Regulations also require that lots proposed adjacent to an existing roadway of arterial or higher classification, such as US 301, are required to be designed to front on either an interior street or access road.

**Significant Impact on Transportation System:**

The subject property is located along Robert Crain Highway in Brandywine. This portion of Crain Highway is a designated freeway per the 2009 *Approved Countywide Master Plan of Transportation* (MPOT). The site is located approximately 0.35 miles north-northeast of the interchange of Crain Highway and Dyson Road. Future development along Crain Highway may require coordination with the Maryland State Highway Administration (SHA) to provide the appropriate multi-modal facilities. Should the property be subdivided through the subdivision process it would be necessary to confirm that all rights-of-way have been appropriately dedicated.

**Sustainable Growth and Agricultural Preservation Act:**

The property is within Sustainable Growth Act Tier II.

**Significant Impact on Public Facilities:**

The proposed development project is served by Police District V, Clinton, 6707 Groveton Road in Clinton. The subject property is served by Brandywine Fire Station Co. 840, located at 13809 Brandywine Road in Brandywine.

This project will have minimal impact on public facilities

**Significant Impact on Natural Resources:**

The site has an unapproved Natural Resources Inventory (NRI) application, NRI-085-2021, which indicates the presence of a small area of regulated environmental features (REFs) including 100-year floodplain, streams, and associated buffers in the northeast corner of the site. According to the Prince George's County Soils Survey, the predominant soils found to occur on this site are Croom-Marr complexes, GroDowner-Hammonton complex, Udorthents, highway, and Udorthents, reclaimed gravel. Unsafe soils containing Christiana complexes or Marlboro clay are not mapped on this site. Rare, threatened, or endangered species are not mapped on or near this property; however, potential Forest Interior Dwelling Species are mapped on-site. Any proposed development should be focused away from REFs and retain on-site woodlands to fulfill woodland conservation requirements to the fullest extent possible. The property does not have an approved TCP1 or TCP2. An approved TCP2 will be required for the development activity proposed.

**Planning Department Recommendation:**

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

**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 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 Proximity to existing or funded public water and sewer systems is under review for possible amendment that will allow for greater extension of the public facilities in order to serve the immediate community. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

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

**Water:** The adjacent Renard Lakes subdivision had been conceptually approved for service as shown on Hyattsville Preservation Association (HPA) project DA4316Z06. That project has now expired. The nearest existing water main to this site is located approximately 2,000-feet south of the site at the intersection of U.S. 301 and Dyson Road.

**Sewer:** Average wastewater flow: 1,140 GPD. A 12" sewer line running southeast to northwest cuts through the eastern corner of the property. Easements may be needed.

**Health Department:** This office has no objections to the category change.

**Department of Permitting, Inspections and Enforcement (DPIE Central District):**

The subject site is unimproved with access from Robert Crain Highway (U.S. 301). A site development concept, site development permits, and all of the appropriate entitlement approvals will be required.

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



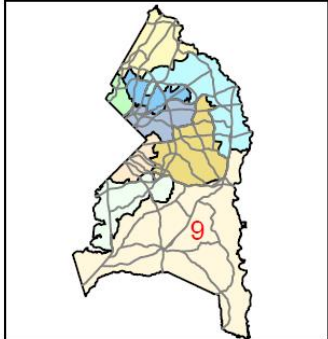
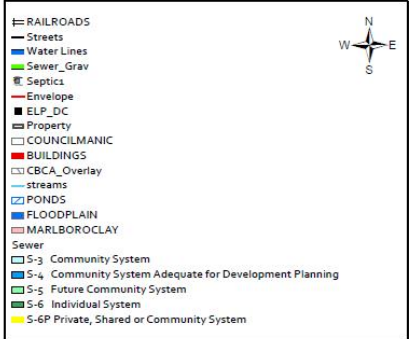
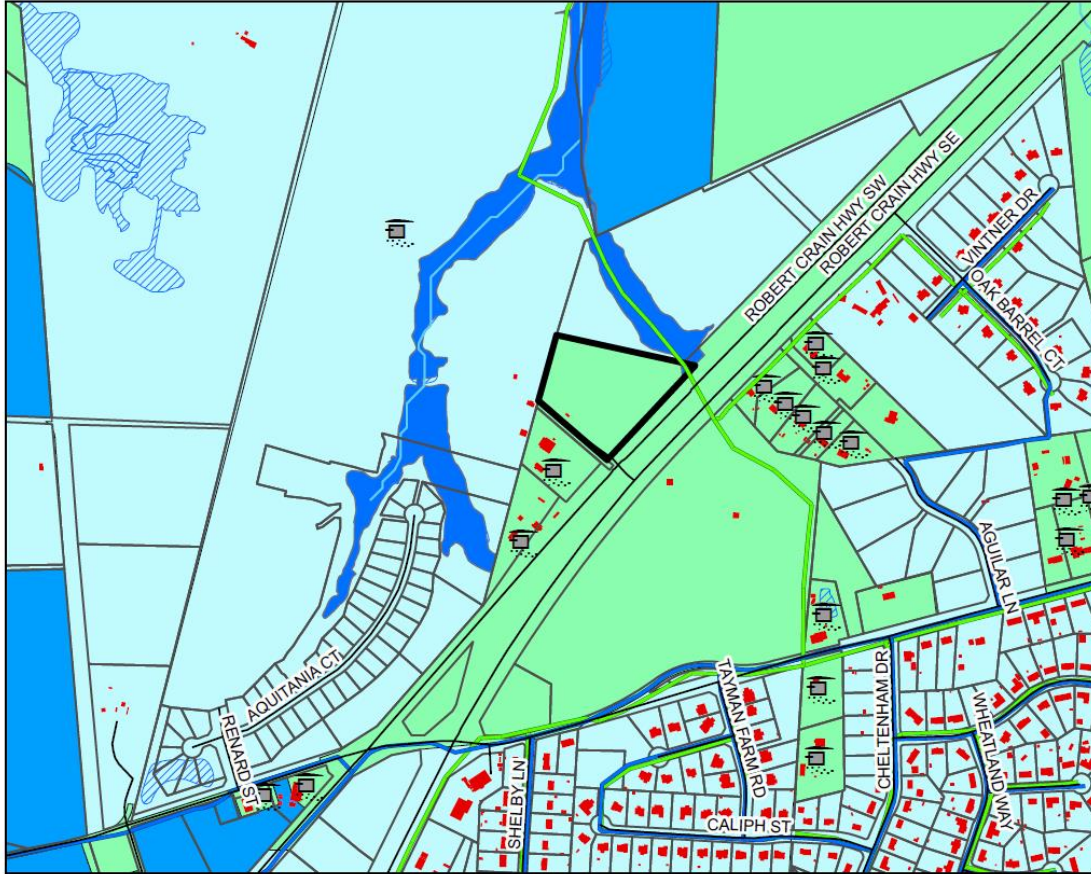




# Warren Property WSSC Grid 216SE08

Category 5 to 4

June 2021 LA Cycle  
 Application: 21/P-02



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