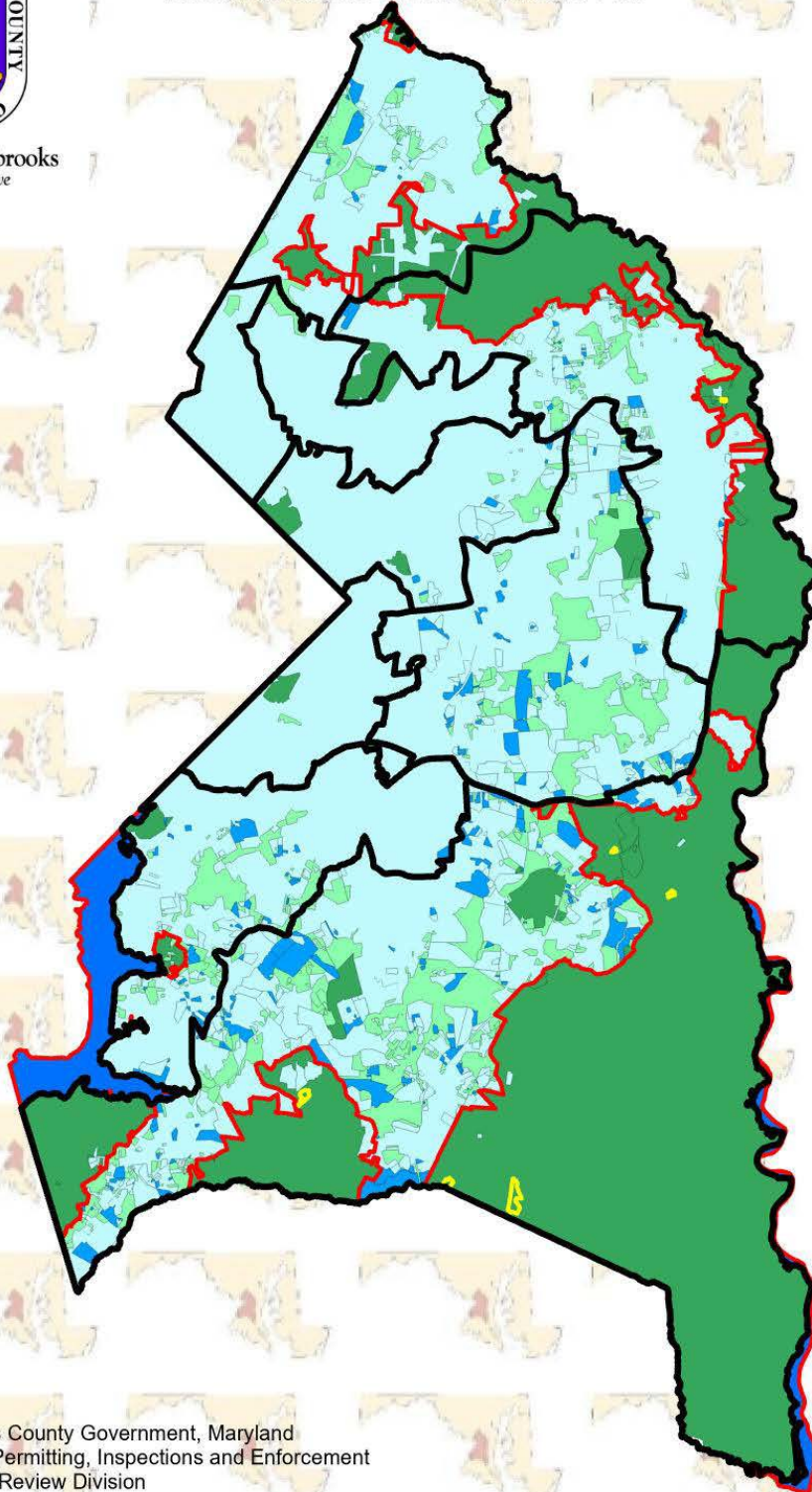




Angela D. Alsobrooks
County Executive

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



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



Angela D. Albright
County Executive

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



COUNCILMANIC

Sewer Categories

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

9204 Old Palmer Road

7707 Kaydot Road

Refuge Temple Worship Center

Morton Farm
Parcel 15

16108 Cedar Lawn Drive

Muirkirk

Mountain of Fire
and Miracles Ministries

6505 Johensu Drive

Assembly for Worship

Moore's Road
Subdivision

13311 Old Indian Head Road

Moses Whitehurst Residence



Staff Report
December 2023 Cycle *(includes June & September reviews)*
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 (2)				
1	23/BP-02 6401 Van Dusen Road	5 to 4	4	Sep 23*	
1	23/BP-03 Muirkirk	S5 to S4	S4		
	Western Branch (3)				
9	23/W-02 Assembly for Worship	5 to <u>3</u>	<u>4</u>	Jun 23*	
4	23/W-03 Mountain of Fire and Miracles Ministries	5 to 4	4	Apr 09	
9	23/W-04 6505 Johensu Drive	5 to 4	4		
	Piscataway (6)				
9	23/P-01 Moores Road Subdivision	5 to 4	4	D-Mar 23* Rev	
9	23/P-03 Refuge Temple Worship Center <i>(former application 21/P-05)</i>	Waiver for Interim System	Deny Waiver; Approve S4;	Sep 21 Jun 23*	
9	23/P-04 16108 Cedar Lawn Drive	Waiver for Interim System	Deny Waiver	Jun 23*	
8	23/P-05 9204 Old Palmer Road	5 to 4	4	Sep 23*	
9	23/P-06 Moses Whitehurst Residence	S5 to S4	S4		
8	23/P-07 7707 Kaydot Road	5 to 4	4		
	Mattawoman (3)				
9	23/M-01 13311 Old Indian Head Road	S5 to S4	S4	D-Mar 23* Rev	
9	23/M-03 Morton Farm Parcel 15	S5 to S4	S4	Jun 23*	
9	23/M-04 13311 Old Indian Head Road	W5 to W3	W3		
	Total Applications (14)				

Staff Report
December 2023 Cycle *(includes June & September reviews)*
Amendments to the 2018 Water and Sewer Plan

Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
	<u>Countywide Redesignations</u>				
9	Rosaryville Road	5 to 3	3		
9	16201 Holly Hill Drive	S5 to S3	S3		
9	Livingston Road	S5 to S3	S3		
9	Dangerfield Road	4 to 3	3		

Summary of Proposals by Council Districts

	1	4	8	9	
<u>Proposals</u>					<u>Totals</u>
Single-Family	101		3	7	111
Townhouse				176	176
Church		1		2	3
Warehouse	2				2
Health Care Facility			1		1

December 11, 2023

23/BP-02
6401 VAN DUSEN ROAD

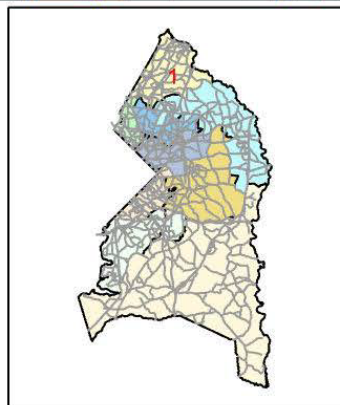
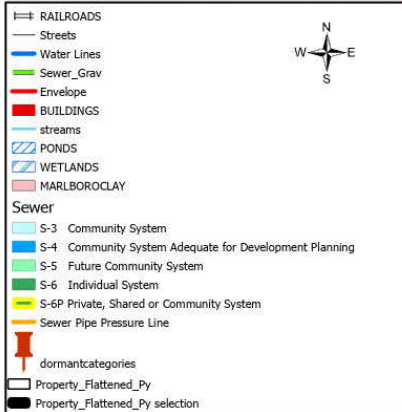
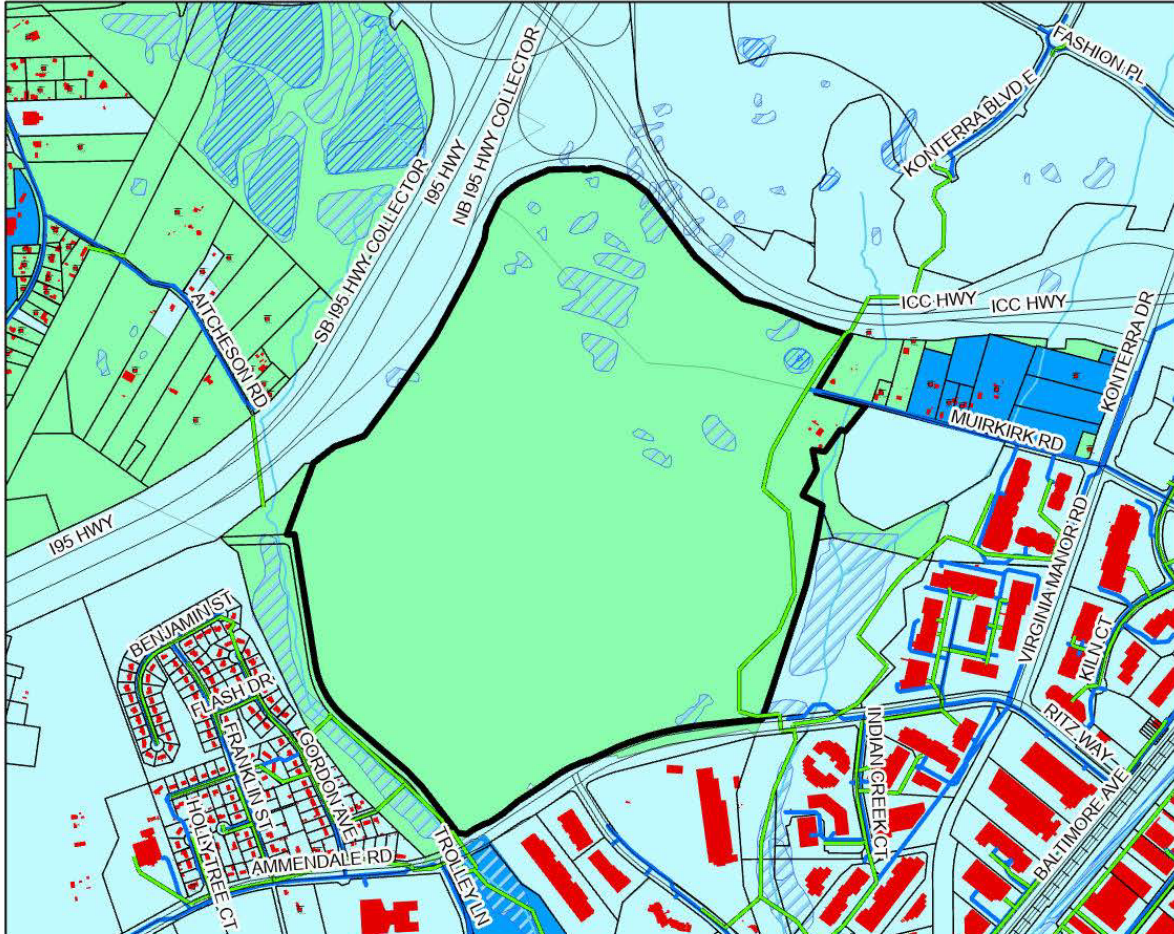


Angela D. Alsbrooks
County Executive

6401 Van Dusen Road
WSSC Grid 216NE05/06
217NE05/06

Category Change
5 to 4

September 2023 LA Cycle
Application 23/BP-02



W:\Water and Sewer Program\Tony\Administrative Amendments

This application was received for the September 2023 Cycle that did not occur; deferred by the Administrative Agency to the December 2023 Cycle

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:** 101 single family detached homes with a minimum 2,000 SF of livable space, and a minimum sales price of \$400,000.
Location: The subject property is located off Virginia Manor Road (MD 212) across from its intersection with Ammendale Road. It is also bounded by I-95 to the west and MD 200 to the north.
Tax Maps: 9 B-4; 13 A/B/C-1 **Parcel:** 26 **Size:** 306.73 A
Zoning: RR (Residential Rural) **200'-sheet:** 216NE05 **Growth Boundary:** Yes
SGA Tier: Tier 2 **Watershed:** Indian Creek
Sewer Basin: Blue Plains **Council District:** 1
Applicant/Owner: Konterra Associates, LLC by Caleb Gould, Member, 301.210.5012
Architect/Engineer: Soltesz LLC
Builder: To be determined
Correspondent: Gregory Micit, Planner, Soltesz LLC, 301.794.7555
Correspondent: Chris L. Hatcher, Esq., CLHatcher, LLC, 202.709.7317
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 – Planned for public sewer service, and within the Growth Boundary.

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density development.
Sustainable Growth and Agricultural Preservation Act: Tier 2 – Planned for Public Sewer Service.
Master Plan: The 2010 *Approved Master Plan and Sectional Map Amendment for Subregion 1 (Planning Areas 60, 61, 62, and 64)* (Master Plan) recommends Mixed Use Residential land use on the subject property.
Green Infrastructure Plan: This site is mapped within Regulated and Evaluation areas within the Green Infrastructure Network.
Historic Site and Districts Plan: There are no Historic Sites or resources on or adjacent to the property.
Zoning: The subject property was reclassified from R-R (Rural Residential) Zone to the RR

(Residential, Rural) by CR-136-2021, Countywide Sectional Map Amendment.

Permit: Permit #5499-2009, Site Concept plan is with DPW&T for Sand and Gravel Remediation Project.

Subdivision Status: The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat, except for a 0.8-acre portion in the northern corner, which was approved as an outparcel in 4-07108, but has not yet been platted. The proposed development of 101 single-family dwelling units on the subject property requires the approval of a PPS.

6. **M-NCPPC:** The subject property is located off MD 212 (Virginia Manor Road) across from its intersection with Ammendale Road. The property is also bounded by I-95 to the west and MD 200 to the north. MD 212 is listed as an Arterial Road (A-8), with a right-of-way width of 120 feet that can accommodate approximately 4-6 lanes at buildout. Additionally, the 2010 *Approved Master Plan and SMA for Subregion 1* designates two master-planned Major Collectors to go through the subject property: MC-103 (Konterra Boulevard West) to connect MD 212 to the Konterra Local Town Center, and MC-106 (Muirkirk Road Extension) to connect the subject property to the Muirkirk Neighborhood Center. Continuous sidewalks and designated bike lanes are proposed along all three of these roads within or near the subject property. All future development along MD 212, the future MC-103, or the future MC-106 may require coordination with the DPIE and DPW&T. Should the property be subdivided through the subdivision process staff will evaluate if all rights-of-way have been appropriately dedicated. The Prince George's County FY 2024 Fiscal Year Proposed CIP identifies two new Fire/EMS Stations for the Planning Area. The subject property is served by Police District VI "Beltsville." The subject property is served by the Beltsville Fire Station #831. A valid NRI equivalency letter NRI-050-07-02 is mapped on a portion of this site. An approved Type 2 Tree Conservation Plan (TCP2) may be required at time of permit by DPIE. The predominant soils found to occur on this site are Udorthents, reclaimed gravel pits. Unsafe soils known to contain Christiana complexes are mapped on-site. This site is partially mapped within a Sensitive Species Review area. Potential Forest Interior Dwelling Species are mapped on-site. Care should be made at time of design to target preservation of woodlands to the fullest extent possible and to protect any sensitive species habitat that may be identified on-site.
7. **WSSC comments:**
Water: An 8" water line in Muirkirk Road abuts the property (Contract No. 2002-3221A). Also, a 10" water line in Virginia Manor Road (Contract No. 1988-7597A) would require a 200-foot extension to serve the property. Easements through the property would be required if public mains are constructed to serve the housing community; these mains may involve the removal of trees.
Sewer: Average wastewater flow: 27,634 gpd. A 24" sewer line runs inside the northeast edge of this property (Contract No. 2007-4623A).
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** The property is now or was formerly a sand and gravel mine. The property is located within unincorporated Prince George's County. Stormwater management is regulated by DPIE. Van Dusen Road is a County maintained roadway. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/BP-03
MUIRKIRK

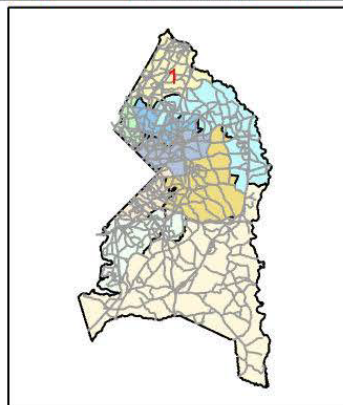
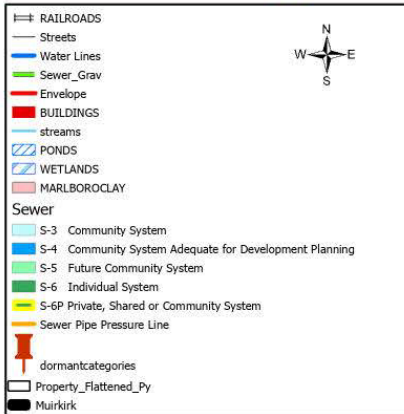


Angela D. Alsbrooks
County Executive

Muirkirk WSSC Grid 217NE06

Category Change
S5 to S4

December 2023 LA Cycle
Application 23/BP-03



130 65 0 130 260 390 520
Feet



W:\Water and Sewer Program\Tony\Administrative Amendments

6. **M-NCPPC:** The subject property is located off Konterra Drive approximately 870 feet north of its intersection with Muirkirk Road. The property is also bounded by MD 200 to the north. Konterra Drive is listed as an Arterial Road (A-56), with a right-of-way width of 120-150 feet that can accommodate approximately 4-6 lanes at buildout. MD 200 is designated as freeway F-12, and Muirkirk Road south of the property as a major collector MC-106. The subject property is located within Planning Area 85A Brandywine & Vicinity. The subject property is served by Police District V, Clinton and the Brandywine Volunteer Fire Department Co. 840 in Brandywine. This site has an approved and valid natural resources inventory (NRI) plan. An approved Type 2 Tree Conservation Plan (TCP@) may be required at time of permit by DPIE. The predominant soils found to occur on this site are Sassafras sandy loams; Zekiah and Issue soils, frequently flooded; and Croom gravelly sandy loams. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Care should be made at time of design to target preservation of woodlands to the fullest extent possible within the Regulated area of the Green Infrastructure Network.
7. **WSSC comments:**
Water: Water Category 3. An 8" water line abuts the property.
Sewer: Average wastewater flow: 12,992 gpd. A 24" sewer line abuts the property. A non-CIP-sized sewer extension may be required to serve the property.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (North District) comments:** The properties are located within unincorporated Prince George's County. Site Development Concept Plan 37756-2022 for this site was approved on July 11, 2023. Grading permits and building permits are regulated by DPIE. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/W-02
ASSEMBLY FOR
WORSHIP

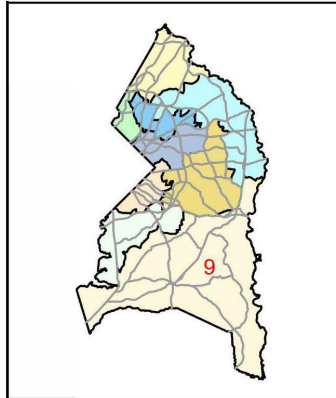
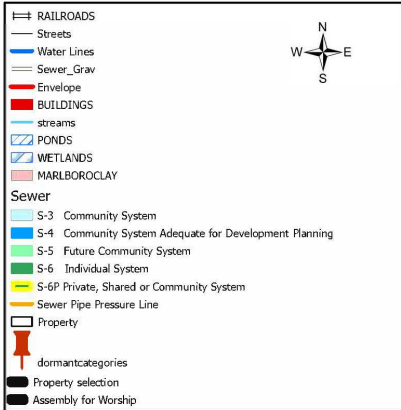


Angela D. Alsobrooks
County Executive

Assembly for Worship WSSC Grid 212SE09/10

Category Change
5 to 3

June LA Cycle 2023
Application 23/W-02



W:\Water and Sewer Program\Tony\Administrative Amendments

This application was received for the June 2023 Cycle that did not occur; deferred by the Administrative Agency to the December 2023 Cycle

1. **Request:** Water and Sewer Category Change from 5 to 3
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. The development proposal should be reviewed via the PPS procedure to ensure trip generation and rights-of-way are received, reviewed, and dedicated, and that all administrative documentation is received by DPIE.
3. **Development proposal:** A church consisting of 2,100 SF of floor area.
Location: 9760 Rosaryville Road; on the east side of Rosaryville Road at its intersection with Tyrone Drive in Upper Marlboro.
Tax Map: 118 B-3 **Parcel:** 34 **Size:** 3.42 Acres
Zoning: AR **200'-sheet:** 212SE09/10 **Growth Boundary:** Yes
SGA Tier: 2 **Watershed:** Patuxent
Sewer Basin: Western Branch **Council District:** 9
Applicant/Owner: Assembly for Worship, Inc. by Elder Jeremiah Jenkins, Pres. & Chair
Architect/Engineer: Site Design, Inc. & RDA
Builder: To be determined; no architectural renderings proposed at time of application. Both are required for Category 3 amendment.
Correspondent: Nathaniel Forman, Esq., O'Malley, Miles, Nylen & Gilmore, 301.572.3237
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 property would be eligible for amendment to Category 3 provided the PPS process is not required. However, the applicant has not provided required administrative documentation for advancement to Category 3, and planning staff would need to confirm appropriately dedicated rights-of-way.

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The property is located within the 2013 *Approved Subregion 6 Master Plan and SMA*. This plan recommends Residential Low future land use for the subject property.
Green Infrastructure Plan: The site is located within Evaluation and Regulated areas. Regulated areas are indicated on-site in association with the on-site stream systems.

Historic Site and Districts Plan: The subject property is near to, but not adjacent to Rosaryville State Park (82A-051) and the Mount Airy Historic Site (82A-016).

Archeology: A Phase I archaeology survey may be required if the property is subdivided.

Zoning: The subject property was reclassified from R-A (Residential-Agricultural) to AR (Agricultural-Residential) by CR-136-2021, Countywide Sectional Map Amendment.

Permit: N/A

Subdivision Status: The proposed development of a 2,100 SF church may require the approval of a PPS in accordance with Section 24-1401 of the Subdivision Regulations (trip generation a determining factor).

6. **M-NCPPC:** The subject property is located on Rosaryville Road approximately 3,800 feet west of its intersection with US 301. Rosaryville Road is a collector road (C-607), with a right-of-way width of 80 feet. A bike lane is also proposed along Rosaryville Road from MD 223 to US 301. Future development may require coordination with DPIE and DPW&T. Should the PPS process occur, planning staff will determine if all rights-of-way have been appropriately dedicated. The subject property is located within Planning Area 82A, Rosaryville. FY 2023-2028 Approved CIP identified one new facility for this planning area, an Organics Composting Facility at 6550 Crain Highway SE. The subject property is served by Police District V, and Upper Marlboro Fire Station #820. The site has an approved TCP exemption letter valid until 02/21/25. The site contains regulated environmental features (REFs), which include a stream along the north of the site. Predominant soils found on-site are Croom gravelly sandy loam, Marr-Dodon complex and Beltsville-Urban land complex. This site has frontage on Rosaryville Road, a designated historic road. Rare, threatened, or endangered species are mapped on or near the property. Potential Forest Interior Dwelling Species (FIDS) are indicated on-site, although the site is devoid of woodland.
7. **WSSC comments:**
Water: A 16" water line in Rosaryville Road abuts the property.
Sewer: Average wastewater flow: 600 GPD. (Option 2) Private Low-Pressure Sewer (LPS) grinder pump system up to the property line/ROW line and a Sewer House Connection (SHC) in Rosaryville Road to connect to the existing 8" sewer in Rosaryville Road (Contract # 1968-3263A). WSSC needs to review and approve the design plans for this option.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Rosaryville Road is a County-maintained road to the frontage of the property. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with the DPW&T Urban 4-Lane Collector Road standard. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/W-03
MOUNTAIN OF FIRE
AND MIRACLES
MINISTRIES



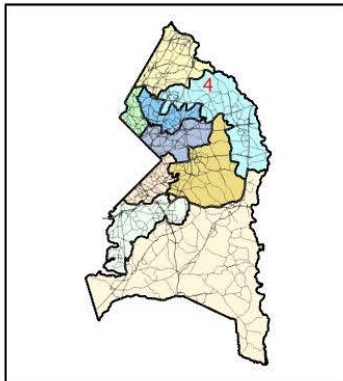
Angela D. Alsobrooks
County Executive

Mountain of Fire and Miracles Ministries

WSSC Grid 207NE12

Category Change
5 to 4

December 2023 LA Cycle
Application 23/W-03



230 115 0 230 460 690 920
Feet



W:\WATER AND SEWER PLAN PROGRAMS_DPIE\Maps_2018 Folder

Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

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:** A two-level church building consisting of 43,815 SF of floor area.
Location: 5506 Church Road; approximately 1,700 feet south of Annapolis Road (MD 450) at the intersection of Westview Forest Drive in Bowie.
Tax Map: 46 D-2 **Parcel:** 9 **Size:** 12 A **Zoning:** RR **200'-sheet:** 207NE12
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Collington Branch
Sewer Basin: Western Branch **Council District:** 4
Applicant/Owner: Mountain of Fire and Miracles Ministries, by Semiu Adeniyi, Chairman
Architect/Engineer: KIM Engineering, Inc., Brandon J. Fritz, VP, 240.614.7678
Builder: To be determined
Correspondent: Brandon J. Fritz, VP of C.E., KIM Engineering, 240.614.7678
Correspondent: Midgett S. Parker, Esq., Law Office of Midgett S. Parker, P.A., 443.603.3091
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 – Planned for public sewer service, and within the Growth Boundary.

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2022 Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Institutional land uses for the subject property.
Green Infrastructure Plan: This site is located within Evaluation and Regulated areas. Regulated areas are indicated on-site in association with the on-site stream systems.
Historic Site and Districts Plan: the property contains a documented property, 71A-017 – The Joshua T. Clarke House and Store/Feagins-Schneider House and Store. There are no Historic Sites or resources on or adjacent to the property.
Archeology: There are several prehistoric archaeological sites in the vicinity. A Phase I archaeology survey may be requested at the time of subdivision.
Zoning: The approved Countywide Sectional Map Amendment (CMA) reclassified the subject property from the R-R Zone to the RR Zone.
Permit: #4542-2003, 100 Year Floodplain

Subdivision Status: Parcel 9 was created in its current form and acreage via subdivision by deed prior to 1959. The property has never been the subject of a preliminary plan of subdivision (PPS) or record plat. Parcel 9 is currently improved with nonresidential use. The proposed development of a 43,815-square-foot place of worship will require the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Church Road approximately 1,700 feet south of its intersection with Old Annapolis Road. Church Road is designated as a secondary road, S-301, with a right-of-way width of 50 feet that can accommodate two lanes at buildout. Sidewalks and a marked shared roadway (through sharrows) are proposed for Church Road near the subject property. The subject property is served by Police District II, Bowie, and Bowie Fire Station #840. The site does have an approved natural resources inventory (NRI). An approved Type 2 Tree Conservation Plan (TCP2) may be required at time of permit by DPIE. The site contains regulated environmental features (REFs), which include a stream and a wetland along the western and southern portion of the site. Floodplain is also located along the stream system. The predominant soils found to occur on this site are Adelpia-Holmdel complex, Collington-Wist complex, Widewater and Issue soils, frequently flooded, and Marr-Dodon complex. This site has frontage on Church Road, a designated scenic and historic road. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Care should be made at time of design to target preservation of woodlands to the fullest extent possible within the Regulated and evaluation area of the Green Infrastructure Network, and to protect a FIDs habitat that may be identified on-site.
7. **WSSC comments:**
Water: A 24" ductile iron water line in Church Road abuts the property (Contract No. 1985-6486A). The property is already connected to this main for service.
Sewer: An 8" sewer line (Contract No. 1991-9135A) and a 14" sewer line (Contract No. 1998-2256H) both cross the property. The property is already connected to the 8" main for service.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Church Road is an existing County-maintained road requiring a minimum right-of-way width of 60 feet. The applicant shall coordinate the right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Rural and Secondary Residential Road standard. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.
10. **City of Bowie:** There is no updated position from the City of Bowie, regarding their previous 2009 recommendation to retain Category 5.

23/W-04
6505 JOHENSU DRIVE



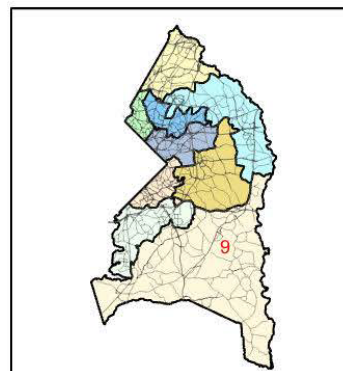
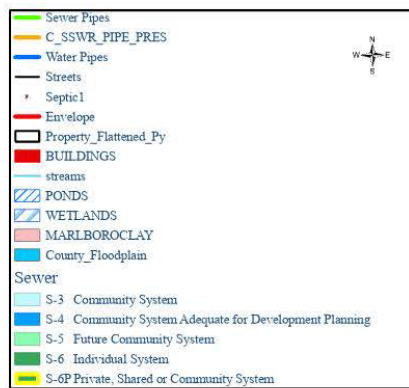
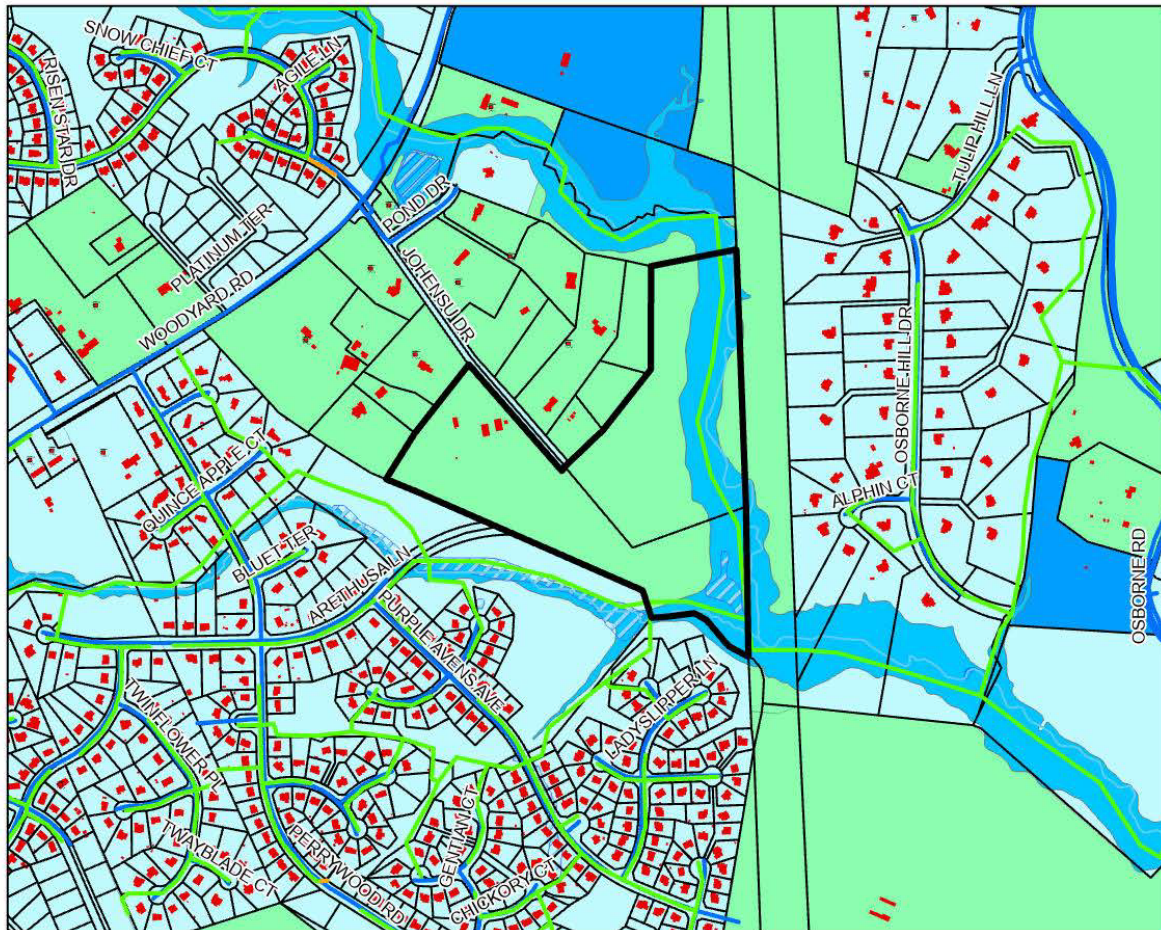
Angela D. Alsobrooks
County Executive

6505 Johensu Drive

WSSC Grid 209SE09

Category Change
5 to 4

December 2023 LA Cycle
Application 23/W-04



370 185 0 370 740 1,110 1,480
Feet



Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS_DPIE\Maps_2018 Folder

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:** A planned retirement community consisting of 176 townhouse units with a minimum 3,000 SF of livable space and a minimum \$400,000 sale price.
Location: 6505 & 6520 Johensu Drive, at the terminus of Johensu Drive in Upper Marlboro.
Tax Map: 109 A/B-1 **Parcels:** 22 & 83 **Size:** 43.73 A **Zoning:** AR
200'-sheet: 209SE09 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Charles Branch **Sewer Basin:** Western Branch **Council District:** 9
Applicant: Meridian Hill Partners, LLC, by Will Lansing, Member, 703.965.5773
Owner: Meridian Hill Baptist Church, Upper Marlboro, Calvin E. Cage, Sr., 202.510.3863
Architect/Engineer: Soltesz, LLC
Builder: To be determined
Correspondent: Gregory Micit, Planner, Soltesz, LLC, 301.794.7555
Correspondent: Thomas H. Haller, Esq., Gibbs & 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 2 – Planned for public sewer service, 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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2013 Approved Subregion 6 Master Plan and SMA* recommends Residential Low land use on the subject properties.
Green Infrastructure Plan: The site is located within Evaluation and Regulated areas. Regulated areas are indicated on-site in association with the on-site stream systems and 100-year floodplain.
Historic Site and Districts Plan: This property is in the vicinity of, but not adjacent to, the Mount Clare Historic Site (82A-039).
Archeology: The site has not been surveyed for archaeological resources. A Phase I archaeology survey will be required at the time of subdivision.
Zoning: The Countywide Sectional Map Amendment (CMA) reclassified the subject property from R-A Zone to the AR Zone. A planned retirement community is permitted by special exception in the AR Zone.
Permit: None
Subdivision Status: Parcel 22 was created in its current form and acreage via subdivision by deed

in 1966 and parcel 83 was created in its current form and acreage via subdivision by deed in 1974. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. Parcel 22 is currently developed with a residential dwelling, while Parcel 83 is currently wooded. The proposed development of a 176-unit planned retirement community on the subject property will require the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Johensu Drive approximately 1,110 feet southeast of its intersection with Woodyard Road (MD 223). There is no master plan road designation along Johensu Drive. The subject property is located within Planning Area 82A – Rosaryville. The Prince George’s County FY 2023-2028 Approved CIP identifies development of an Organics Composting Facility at 6550 Crain Highway SE for this planning area. The subject property is served by Police District V, Clinton, and the Croom Fire Station #845. This project will have minimal impact on public facilities. This site does not have an approved natural resources inventory (NRI) or approved tree conservation plan (TCP). An approved Type 2 tree conservation plan (TCP2) may be required at time of permit by DPIE. The site contains regulated environmental features (REFs), which include a stream and stream buffers. Floodplain is also mapped along the eastern edge of the site. There are two existing structures located on the north corner of the site. The predominant soils found on-site are Widewater and Issue soils, Hoghole-Grosstown complex, Marr-Dodon complex and Croom-Marr complex. Potential Forest Interior Dwelling Species (FIDS) are indicated on-site, as the site is fully wooded. Future applications shall strive to retain on-site woodlands and preserve sensitive regulated environmental features to the extent practicable.
7. **WSSC comments:**
Water: A 650-foot water extension, connecting to the 10” water main in Arethusa Lane (Contract No. 1980-4555A) is required to serve the property. This extension would abut approximately two properties in addition to the applicant’s.
Sewer: Average wastewater flow: 37,850 gpd. A 21” sewer line traverses the property (Contract No. 1973-5697C). A connection within the property will be required for service and will not abut any other properties. Construction of this extension may involve the removal of trees, and the temporary disruption of wetlands and stream valley.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (Central District) comments:** Johensu Drive is other public road (minimum County-maintained) road to the frontage of the subject property requiring a minimum right-of-way width of 60 feet. The applicant shall coordinate right-of-way dedications and construct roadway/frontage improvements as required in accordance with DPW&T Rural Secondary Residential Road standard. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/P-01
MOORES ROAD
SUBDIVISION

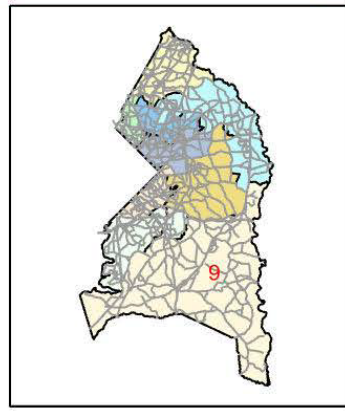
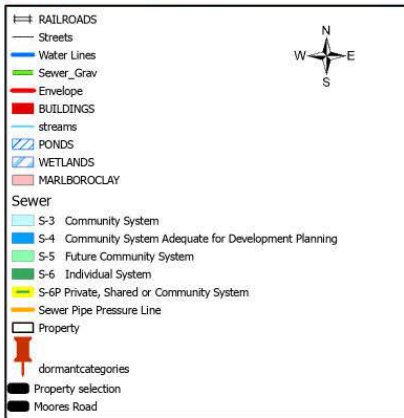
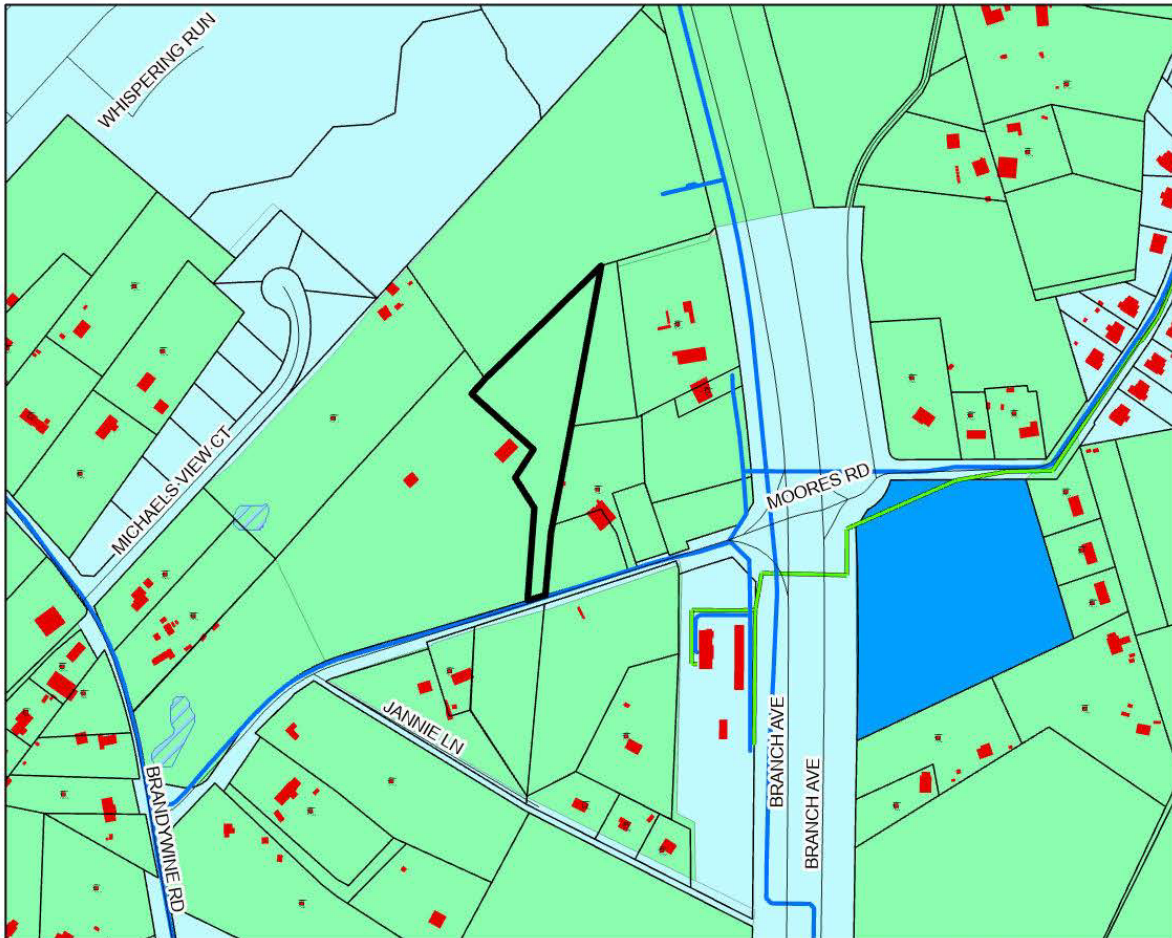


Angela D. Alsbrooks
County Executive

Moore's Road Subdivision WSSC Grid 216SE07

Revised
Category Change
From 5 to 4

March 2023 LA Cycle
Application 23/P-01



W:Water and Sewer Program/Tony/Administrative Amendments

This application was deferred from the March 2023 Cycle for further review and may contain new information not noted in its previous cycle application.

1. **Request:** Revised from a waiver request to a 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:** Two single family detached homes with a minimum 4,108 SF of floor space, and a minimum sale price to be determined.
Location: The property is located on Moores Road, approximately 750 feet west of Branch Avenue.
Tax Map: 134 E-4 **Parcel:** 152 **Size:** 3.0 Acres **Zoning:** RR
200'-sheet: 216SE07 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Piscataway **Sewer Basin:** Piscataway
Council District: 9
Applicant: Becker Building Company, LLC, 410.266.5100
Owners: Clay W. and Jannie M. Goldson, WDC, 20011, 202.259.9944
Architect/Engineer: Elite Engineering LLC, Greenbelt, MD
Builder: To be determined
Correspondent: Norman Rivera, Esq., Law Offices of Norman D. Rivera, LLC, 301.352.4973
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 - Planned for Public Sewer Service, and within the Growth Boundary.

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The 2013 *Approved Subregion 5 Master Plan and Sectional Map Amendment* envisions the future land use as Low Density Residential, designated for residential areas up to 3.5 dwelling units per acre and are primarily single-family detached dwellings.
Green Infrastructure Plan: Regulated and Evaluation areas associated with two on-site stream system.
Historic Site and Districts Plan: One documented property, 85A-053 Moore-Tilling Property, is located adjacent to the subject property.
Archeology: The subject property has not been surveyed for archeological resources.

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

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

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

6. **M-NCPPC:** FY 2023-2028 Approved CIP identifies one new facility for this planning area: the Brandywine Library. The subject property is served by Police District V, and the Brandywine Fire Department Co. 840. The project will have minimal impact on public facilities. An approved Type 2 Tree Conservation Plan may be required at time of permit by DPIE. This site is mapped with a Tier 2 Catchment area and stronghold watershed. The predominant soils found to occur on this site are Beltsville-Urban land complex, Croom-Marr complex, Grosstown-Hoghole-Urban land complex, and Widewater and Issue soils. Care should be made at time of design to target preservation of woodlands to the extent possible within the Regulated area of the Green Infrastructure Network.
7. **WSSC comments:**
Water: A 10" water line in Moores Road abuts the property (Contract No. 2005-7147A).
Sewer: Average wastewater flow: 560 gpd. A 550' sewer extension is required to serve the property. This extension would connect to an existing 8" sewer line located near the intersection of Moore Road and Branch Avenue (Contract No. 2016-6047A). Easements may be required for this extension. Construction may involve the removal of trees.
8. **Health Department comments:** This property is designated in Sewer Category 5, that should not be developed until water and sewer lines are available to serve the proposed development. Satisfactory percolation tests have been conducted and recorded for two proposed lots; however, this is not the sole criteria evaluated to determine if a sewerage system should be issued.
9. **DPIE (South District) comments:** Applicant is to apply for a site development concept, site development permits, and all the appropriate entitlement approvals. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/P-03
REFUGE TEMPLE
WORSHIP CENTER

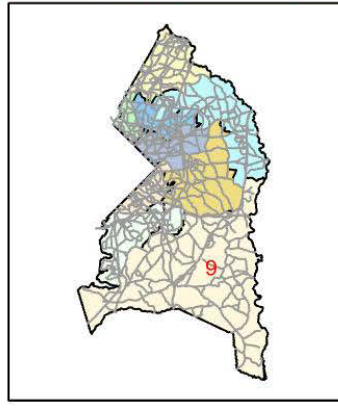
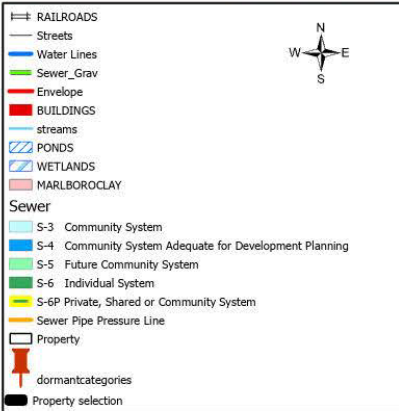
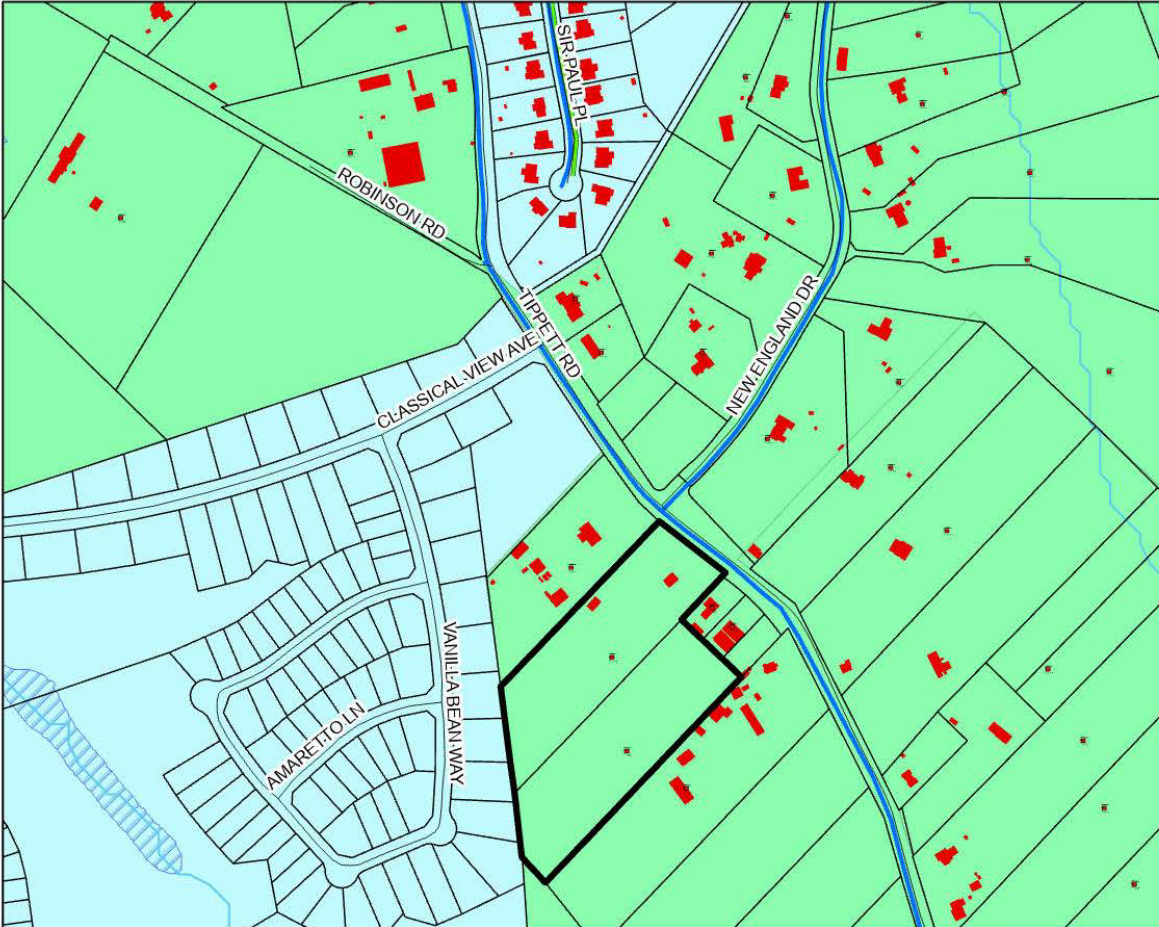


Angela D. Alsobrooks
County Executive

Refuge Temple Worship Center WSSC Grid 215SE04

Interim Septic System

June 2023 LA Cycle
Application 23/P-03



200 100 0 200 400 600 800 Feet

W:\Water and Sewer Program\Tony\Administrative Amendments

This application was received for the June 2023 Cycle that did not occur; deferred by the Administrative Agency to the December 2023 Cycle

1. **Request:** Requesting a waiver to use an interim septic system on property designated for future public sewer service.
2. **CE Recommendation:** Deny the Waiver – religious institutions do not qualify for waivers as described in Section 6.5 of the 2018 Water and Sewer Plan. Advance the property to Sewer Category 4 (previously requested September 2021, Application 21/P-05).
3. **Development proposal:** A church consisting of 7,600 SF of floor area.
Location: 11201 & 11203 Tippet Road, on the west side Tippet Road approximately 915 feet south of Robinson Road in Clinton.
Tax Map: 124 E-4 & 133 E-1 **Lots:** Rear P/O 30 & P/O 31
Size: 9.27 Acres **Zoning:** RE **200'-sheet:** 215SE04
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Piscataway Creek
Sewer Basin: Piscataway **Council District:** 9
Applicant: Apostle, Dr. James W. Huntley
Owners: James Huntley & Florine Jones, and James & Cheryl Huntley
Architect/Engineer: NJR & Associates, Land Surveying and Planning
Builder: To be determined
Correspondent: Arthur J. Horne, Jr., Esq., Shipley & Horne, P.A. 301.925.1800
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 - Planned for Public Sewer Service, and within the Growth Boundary. The application was previously reviewed for a sewer category change in September 2021 and retained by CR-105-2021, to allow development of the adjacent Bevard East subdivision for possible connections to gravity sewers to be located within the subdivision. The WSSC project for which Bevard East was to develop is now expired. The Plan only allows the Administrative Agency to approve waivers for residential developed properties on existing interim systems or residential properties platted or recorded to be built on interim systems meeting other specified criteria.

2018 Water and Sewer Plan: Generally, new development proposing installations of interim systems are inconsistent with criteria established in the Plan, and waivers relate to existing individually-owned residences and residential minor subdivisions (Section 6.5 – Waiver Process). However, advancing to Sewer Category 4 (as previously requested in CR-105-2021), the development proposal would be 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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
- Sustainable Growth and Agricultural Preservation Act:** The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
- Master Plan:** The property is located within the 2013 *Approved Subregion 5 Master Plan and SMA*. This plan recommends Residential Low future land use for the subject property.
- Green Infrastructure Plan:** This site is located within an Evaluation area.
- Historic Site and Districts Plan:** There are no historic sites or resources on or adjacent to the property.
- Archeology:** A Phase I archeology survey may be recommended at the time of subdivision.
- Zoning:** The subject property was reclassified from R-E (Residential-Estate) to RE (Residential Estate) by CR-136-2021, Countywide Sectional Map Amendment.
- Permit:** N/A
- Subdivision Status:** The property has never been the subject of a preliminary plan of subdivision (PPS). The proposed development of a 7,600 SF religious building on the subject property will require the approval of a PPS.
6. **M-NCPPC:** The subject property is located on Tippet Road approximately 4,700 feet south of its intersection with Piscataway Road (MD 223). Tippet Road is a collector road (C-533), with a right-of-way width of 80 feet. A shared roadway is also proposed along Tippet Road for bicycling from MD 223 to Thrift Road. All future development along Tippet Road may require coordination with DPIE & DPW&T. Should the property be subdivided through the subdivision process, planning staff will evaluate if all rights-of-way have been appropriately dedicated. The subject property is served by Police District VII and Allentown Road Fire Station #832. An approved Type 2 Tree Conservation Plan may be required at time of permit by DPIE. This site is mapped within a Tier 2 Catchment Area and a stronghold watershed. Predominant soils found to occur on this site are Beltsville silt loam and Grosstown gravelly silt loam. Care should be made at time of design to target preservation of woodland to the fullest extent possible within the Evaluation area of the Green Infrastructure Network.
7. **WSSC comments:**
- Water:** Water Category 3. A 12" water line in Tippet Road abuts the property.
- Sewer:** Average wastewater flow: 2,880 GPD. A 5,300-foot sewer extension is required to serve the property. This extension would connect to a 21" sewer in Thrift Road (Contract # 1966-2090A) and would abut approximately 30 properties in addition to the applicant's.
8. **Health Department comments:** Satisfactory percolation testing was completed this past wet season. The applicant needs to submit a sewage disposal system application along with the septic plans for Health Department review.
9. **DPIE (South District) comments:** Applicant is to apply for a site development concept, site development permits, building permits and all the appropriate entitlement approvals. Frontage improvement and right-of-way dedication of Tippet Road are required at the time of site development fine grading. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/P-04
16108 CEDAR LAWN
DRIVE

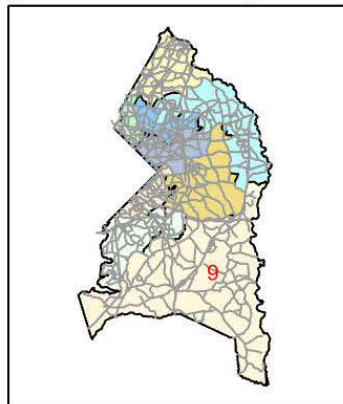
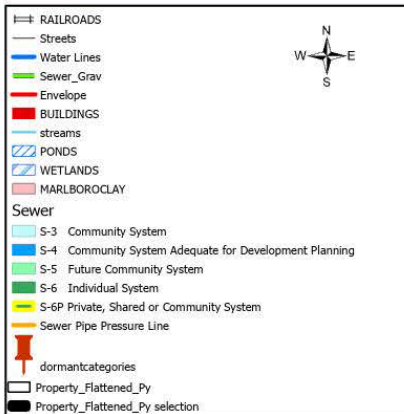
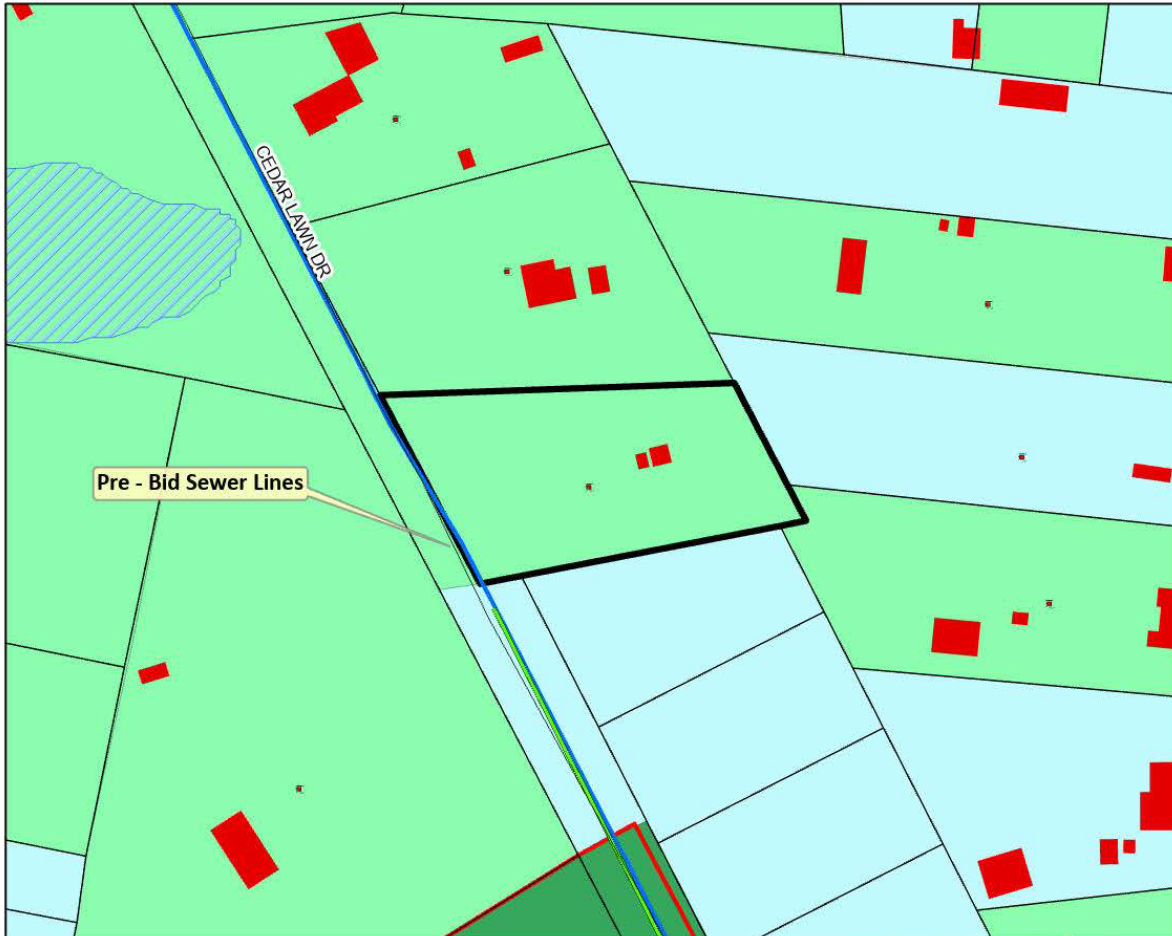


Angela D. Alcorn
County Executive

16108 Cedar Lawn Drive
WSSC Grid 221SE01

Interim Septic System

June 2023 LA Cycle
Application 23/P-04



50 25 0 50 100 150 200
Feet



W:Water and Sewer Program\Tony\Administrative Amendments

This application was received for the June 2023 Cycle that did not occur; deferred by the Administrative Agency to the December 2023 Cycle

1. **Request:** Waiver for use of an Interim Septic System in an area planned for public water and sewer service.
2. **CE Recommendation:** Deny the Waiver. The property does not meet the 2018 Water and Sewer Plan criteria for use of an interim septic system.
3. **Development proposal:** One single family detached residence consisting of 3,600 SF of livable space; home to be occupied by the current owner of the parcel.
Location: 16108 Cedar Lawn Drive, approximately 750 feet southeast of its intersection with Accokeek Road, in Waldorf.
Tax Map: 162 B-1 **Parcel:** 54 **Size:** 0.83 Acres **Zoning:** RR
200'-sheet: 221SE01 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Mattawoman Creek **Sewer Basin:** Piscataway
Council District: 9
Applicant/Owner: Khosrow Rezaeipour, Vienna, VA. 703.362.7189
Architect/Engineer: To be determined
Builder: To be determined
Correspondent: Khosrow Rezaeipour, Vienna, VA. 703.362.7189
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 – Planned for Public Sewer service, and within the Growth Boundary. The Plan allows the Administrative Agency to approve waivers for developed properties on existing interim systems or properties platted or recorded to be built on interim systems and meeting other specified criteria. Parcel 54 is not a developed parcel and has never been the subject of a Preliminary Plan of Subdivision (PPS) or record plat. The Health Department has indicated that percolation tests have failed.

2018 Water and Sewer Plan: New development proposing installation of interim systems are inconsistent with criteria established in the Plan. The Plan recommends properties located inside the Sewer Envelope, within SGA Tier 2 and within the Growth Boundary 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. Residential waivers for the use of interim systems may be requested when public lines are not currently available or accessible but is planned (for servicing and extending) under an approved project.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The property is located within the 2013 *Approved Subregion 5 Master Plan and SMA*. This plan recommends Residential Low future land use for the subject property.

Green Infrastructure Plan: This site is located within Evaluation and Regulated areas. Regulated areas are indicated on-site in association with the off-site stream system.

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

Archeology: The site has not been surveyed for archeological resources.

Zoning: The subject property was reclassified from R-R (Rural Residential) to RR (Residential, Rural) by CR-136-2021, Countywide Sectional Map Amendment.

Permit: N/A

Subdivision Status: Parcel 54 was previously improved with a single-family detached dwelling, which was razed in 2001. The property has never been the subject of a preliminary plan of subdivision or a record plat. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Cedar Lawn Drive approximately 800 feet of its intersection with Accokeek Road (MD 373). All future development along Cedar Lawn Drive may require coordination with DPIE & DPW&T. The subject property is served by Police District VII and the Accokeek Fire Station #824. An approved Type 2 Tree Conservation Plan (TCP2) may be required at time of permit by DPIE. This site is mapped with a Tier 2 Catchment Area. The only soil found to occur on this site is Beltsville site loam. Care should be made at time of design to target preservation of woodlands to the fullest extent possible within the Regulated area of the Green Infrastructure Network.
7. **WSSC comments:**
Water: A 10" water line in Cedar Lawn Drive abuts the property (Contract #1989-8225A).
Sewer: Average wastewater flow: 560 GPD. A 3,080' sewer extension is required to serve the property. This extension would connect to an existing 8" sewer in Holly Hill Drive (contract #1990-8701A) and would abut approximately 30 properties in addition to the applicant's. A 1-1/4" pressure sewer reflected on the maps in Cedar Lawn Drive (Contract #1993-9867A) was pre-bid, but no action taken.
8. **Health Department comments:** Passing percolation tests are required to design an individual sewage disposal system for any dwelling located on the property. Percolation tests conducted in 2006 were unsatisfactory, with soil unsuitable for a sewage disposal system. All percolation testing has failed.
9. **DPIE (South District) comments:** Applicant would be required to apply for a site development concept, site development permits and all the appropriate entitlement approvals for a single-family residence. Applicant would be required to provide ultimate frontage improvements and right-of-way dedication along Cedar Lawn Drive at the time of development permits. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/P-05
9204 OLD PALMER ROAD

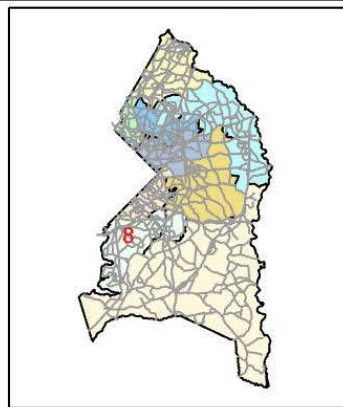
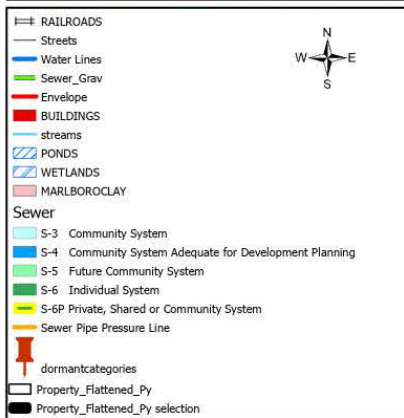
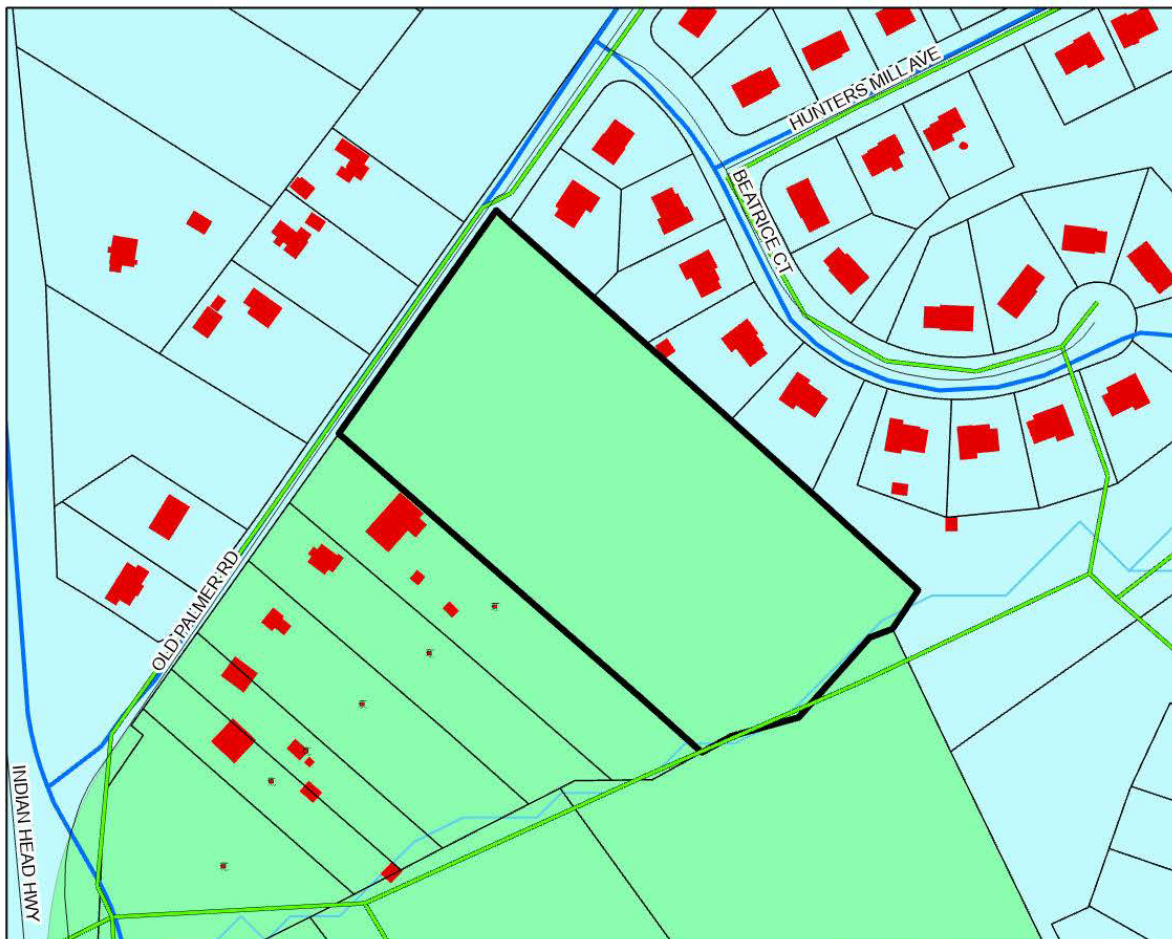


Angela D. Alsobrooks
County Executive

9204 Old Palmer Road WSSC Grid 212SE01

Category Change
5 to 4

September 2023 LA Cycle
Application 23/P-05



W:Water and Sewer Program/Tony/Administrative Amendments

This application was received for the September 2023 Cycle that did not occur; deferred by the Administrative Agency to the December 2023 Cycle

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:** Three single family detached homes with a minimum 2,800 SF of livable space, and a minimum sales price of \$450,000.
Location: 9204 Old Palmer Road in Fort Washington
Tax Map: 114 B-3 **Parcel:** 161 **Size:** 4.73 A **Zoning:** RR
200'-sheet: 212SE01 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Hunters Mill **Sewer Basin:** Piscataway **Council District:** 8
Applicant/Owner: Medic-Home Enterprises, Inc., by Matan Ben-Aviv, President/CEO, 732.778.9780
Architect/Engineer: To be determined
Builder: To be determined
Correspondent: Piero Mellits, P.E., VP, Century Engineering, A Kleinfelder Co., 443.589.2400
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 – Planned for public sewer service, and within the Growth Boundary.

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The 2006 *Approved Master Plan and Sectional Map Amendment for the Henson Creek-South Potomac Planning Area* recommends residential, low-density future land use on the subject property.
Green Infrastructure Plan: This site is located within the Green-Infrastructure Network. Most of the property is mapped within regulated and evaluation areas associated with an on-site stream system.
Historic Site and Districts Plan: There are no Prince George's County Historic Sites or resources on or adjacent to the property.
Archeology: The subject property has not been surveyed for archeological resources. A Phase I archeology survey may be requested at the time of development.

Zoning: The subject property was reclassified from R-R (Rural Residential) to RR (Residential, Rural) by CR-136-2021, the Countywide Sectional Map Amendment.

Permit: Permit # 40152-2022, Fine Grading for concept and fine grading for a new single-family dwelling exists for the proposed project.

Subdivision Status: The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. The proposed development of three single-family dwelling units on the subject property requires the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Old Palmer Road approximately 2,600 feet southwest of its intersection with Palmer Road. All future development along Old Palmer Road may require coordination with DPIE and DPW&T. Should the property be subdivided through the subdivision process staff will evaluate if all rights-of-way have been appropriately dedicated. The Prince George's County FY 2024 Fiscal Year Proposed CIP identifies two new facilities for the Planning Area: District IV Police Station and the Oxon Hill Fire Station. The subject property is served by Police District IV. The subject property is served by the Oxon Hill Fire Station #821. An approved Type 2 Tree Conservation Plan (TCP2) may be required at time of permit by DPIE. The predominant soils found to occur on this site are Grosstown gravely silt loam, Potomac-Issue complex, and Woodstown sandy loam.
7. **WSSC comments:**
Water: A 12" water line in Old Palmer Road abuts the property (Contract No. 1971-4796A).
Sewer: Average wastewater flow: 821 gpd. An 8" sewer line in Old Palmer Road abuts the property (Contract No. 1974-2111A).
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** Applicant is to dedicate and improve along its road frontage as per County Code 23-103. Applicant is to delineate all environmental features as per current DPIE technograms, apply for required site development permits, and all other appropriate entitlements. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/P-06
MOSES WHITEHURST
RESIDENCE

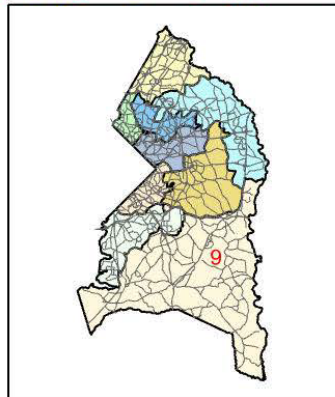
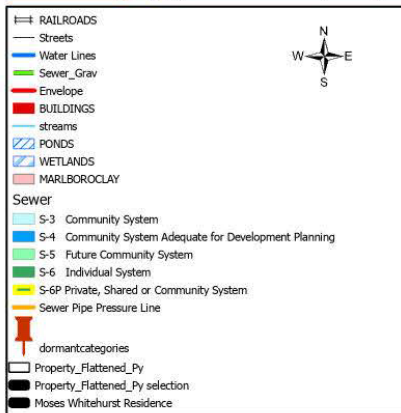


Angela D. Alsobrooks
County Executive

Moses Whitehurst Residence WSSC Grid 218SE07

Revised
Sewer Category Change
From 5 to 4

December 2023 LA Cycle
Application 23/P-06



210 105 0 210 420 630 840
Feet



W:/Water and Sewer Program/Tony/Administrative Amendments

1. **Request:** Revised from a waiver request to a Sewer Category Change from 5 to 4
2. **CE Recommendation:** Advance to Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** One single family detached residence consisting of 3,500 SF of livable space; home to be occupied by the current owner of the parcel.
Location: North side of Accokeek Road, approximately 635 feet south of Owings Avenue in Brandywine.
Tax Map: 144 E-3 **Parcel:** 101 **Size:** 3.10 A **Zoning:** RR
200'-sheet: 218SE07 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Piscataway Creek **Sewer Basin:** Piscataway
Council District: 9
Applicant/Owner: Whitehurst Living Trust, by Moses Whitehurst, Jr.
Architect/Engineer: CivTech Designs, Inc., James A. Reid, Jr., P.E.
Builder: Not provided
Correspondent: James A. Reid, Jr., P.E., CivTech Designs, Inc., 301.440.1747

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

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2013 Approved Subregion 5 Master Plan* recommends Low Density Residential as the land use on the subject property.
Green Infrastructure Plan: This site is located within the Green Infrastructure Network containing both Regulated and Evaluation areas.
Historic Site and Districts Plan: There are no Historic Sites or resources on or adjacent to the property.
Archeology: The southern portion of the site was surveyed by SHA archaeologists in 1981 and no sites were identified. A Phase I archeology survey may be requested on the remainder of the site if the parcel is subdivided.
Zoning: The subject property was reclassified from R-R (Rural Residential) to RR (Residential, Rural) by CR-136-2021, the Countywide Sectional Map Amendment.
Permit: None

Subdivision Status: Parcel 101 was created in its current form and acreage via subdivision by deed in 1936. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. The proposed development of one single-family residential detached dwelling unit on the subject property will not require the approval of a PPS.

6. **M-NCPPC:** The subject property is located on Accokeek Road (MD 373) approximately 2,000 feet west of its intersection with the MD 5 Service Road. Accokeek Road is designated as collector road C-527, with a right-of-way width of 80 feet that can accommodate approximately four lanes at buildout. The subject property is located within Planning Area 85A – Brandywine and Vicinity. The Prince George’s County FY 2024-2029 Approved CIP identifies the Brandywine Library located at 8301 Dyson Road as a new project for the Planning Area. The subject property is served by Police District VII, Fort Washington and the Brandywine Fire Department Co. 840 . The site does not have an approved Natural Resources Inventory (NRI) or Tree Conservation Plan (TCP). An approved Type 2 Tree Conservation Plan (TCP2) may be required at time of permit by DPIE. This site is mapped with a Tier 2 Catchment area and stronghold watershed. The predominant soils found to occur on this site are Beltsville silt loam, and Croom-Marr complex soils. Rare, threatened, or endangered species are mapped on or near this property. Care should be made at time of design to target preservation of woodlands to the extent possible within the Regulated and Evaluation areas of the Green Infrastructure Network.
7. **WSSC comments:**
Water: Water designation is Category 3 – Community System
Sewer: Average wastewater flow: 300 gpd. A 2,000’ sewer extension is required to serve the property. 1,900 feet of this extension is planned for a Hydraulic Planning Analysis (HPA) project, DA7646Z23, Brandywine Townhouses. This project is not built, and design plans have not been submitted. Service to this would be dependent on DA7646Z23, and an additional 100’ extension to connect to it. These extensions would connect to a sewer on Brandywine Road (Contract No. 1996-1646X) and would abut the HPA project. Easements would be required.
8. **Health Department comments:** This property is in Sewer Category 5, Future Community System, that should not be developed until sewer lines are available to serve the proposed development. Satisfactory percolation tests have been conducted and recorded for one proposed residence on this parcel of land, although this is not the sole criteria evaluated to determine if a sewerage disposal system should be issued.
9. **DPIE (South District) comments:** Applicant has not started the entitlement process. Applicant has not applied for the site development concept. Applicant should note that all proposed development fronting a County road will require dedication and improvement along its road frontage as per County Code 23-103. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/P-07
7707 KAYDOT ROAD

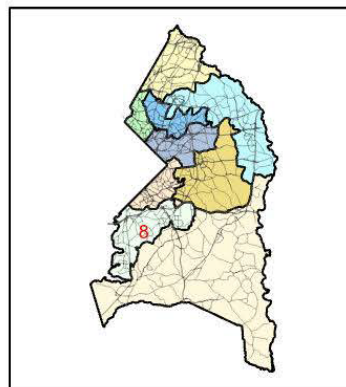


Angela D. Alsobrooks
County Executive

7707 Kaydot Road WSSC Grid 213SE01

Category Change
5 to 4

December 2023 LA Cycle
Application 23/P-07



Department of Permitting, Inspections and Enforcement
Site/Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS\DPIE\Maps_2018 Folder

1. **Request:** Water and Sewer Category Change from 5 to 4; Parcel 188 is designated outside the Sewer Envelope in the Rural Agricultural Tier and in Water 3, Sewer 5.
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning. Amend Sewer Envelope line to reflect Parcel 188 inside the boundary and within the Growth Tier.
3. **Development proposal:** A 454,000 SF healthcare facility consisting of a hospital, medical pavilion, and central utility plant.
Location: 7707 Kaydot Road, approximately 300 feet southeast of the Oxon Hill Road and Livingston Road intersection.
Tax Map: 123 A-1 & 114 A-4 **Parcels:** 180 & 188 **Size:** 22.03+ A
Zoning: CGO (Commercial, General Office)
200'-sheet: 213SE01 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Broad Creek **Sewer Basin:** Piscataway **Council District:** 8
Applicant/Owner: Adventist Healthcare by Romel Punsalan, Exec. Director, Capital Projects, 301.315.3030 & Geoff Morgan, VP, Chief Facilities & Real Estate Officer, 301.315.3374
Architect/Engineer: Soltesz, 301.794.7555
Builder: To be determined
Correspondent: Gregory Micit, Planner, Soltesz, 301.794.7555
Correspondent: Chris L. Hatcher, Esq., CLHatcher, LLC, 202.709.7317
4. **Water and Sewer Plan Administrator:** Parcel 180 is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 – Planned for public sewer service, and within the Growth Boundary. Parcel 188 is located outside the Sewer Envelope, in the Rural Agricultural Tier, however designated Water 3 and Sewer 5. It is located within the Broad Creek Area that was redesignated to the Rural and Agricultural Areas by Plan 2035. Its water and sewer category designations pre-date Plan 2035.

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: Parcel 180 is within Sustainable Growth Act Tier 2 – planned for public sewer service. Parcel 188 is within Sustainable Growth Act Tier 3 – not planned, zoned for public sewer service or preservation.
Master Plan: The *2006 Approved Master Plan and SMA for the Henson Creek-South Potomac Planning Area* recommends low density residential land use on the subject property. On November 14, 2023 the District Council adopted two resolutions, CR-106-2023 and CR-107-2023 that rezoned the property from RR (Residential, Rural) to CGO (Commercial, General/Office) and

changed its future land use category from residential, low density to mixed-use area.

Green Infrastructure Plan: A small unforested area in the southeast corner of the site is located with the Evaluation Area of the Green Infrastructure Network. This evaluation area is associated with an off-site stream system.

Historic Site and Districts Plan: This site is adjacent to the Broad Creek National Register and Prince George's County Historic District (80-024-00). Any development plans will have to be reviewed by the Historic Preservation commission for impacts on the Historic District. A change in the water and sewer category could allow for more intense development that could adversely impact the viewshed and character of the Historic District.

Archeology:

Zoning: The subject property was rezoned from RR (Residential,Rural) to CGO (Commercial, General Office) by Council Resolutions, CR-106-2023 and CR-107-2023, the Master Plan and Sectional Map Amendment for Henson Creek – South Potomac Planning Areas.

Permits: #31904-2013, Raze; #33979-2022, Floodplain

Subdivision Status: Parcel 180 consists of two tracts created via subdivision by deed in 1957; Parcel 188 was created in its current form and acreage via subdivision by deed in 1960. The property has never been the subject of a preliminary plan of subdivision (PPS) or a record plat. The proposed development of a health care facility of indeterminate square footage on the subject property may require the approval of a PPS. Updated information (provided after planning staff review) proposes a 454,000 SF facility for which the PPS review and approval will be required.

6. **M-NCPPC:** The subject property is located on Kaydot Road at its intersection with Old Fort Road, approximately 500 feet west of MD 210. Old Fort Road is designated as a major collector MC-703 with a right-of-way width of 80 – 100 feet that can accommodate approximately four lanes at buildout. The subject property is served by Police District VII, Fort Washington and Allentown Road Fire Station #847. This site does have an approved Natural Resources Inventory (NRI). An approved Type 2 Tree Conservation Plan (TCP2) may be required at time of permit by DPIE. The soil type identified on this site is Collington-Wist complex.
7. **WSSC comments:**

Water: There is a large diameter Ductile Iron water main in the vicinity of this project. Service to this property may require connection to a large (20" diameter) Ductile Iron water main.

Sewer: Average wastewater flow: 58,185 gpd. A 2,000' gravity sewer extension is required to serve the property. This extension would connect to Manhole 078N (Contract No. 1982-5507A) on Broad Creek Church Road. Manhole 078N discharges to an 8" Ductile Iron sewer main (1982-5507A). The sewer main extension would be constructed in the public right-of-way along Old Fort Road, Oxon Hill Road, and Broad Creek Church Road. Construction of this extension may involve the removal of trees.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** Applicant has not applied for a Site Development Concept approval. Applicant will need all entitlement approvals and all the required DPIE permitting approvals and processes. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/M-01
13311 OLD INDIAN
HEAD ROAD

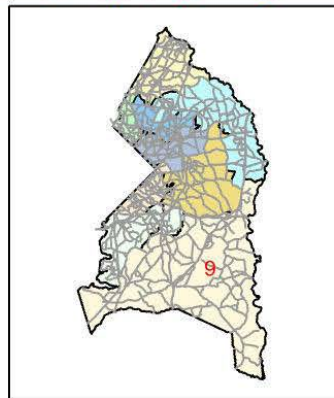
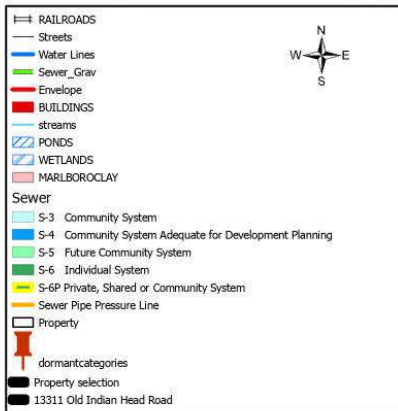
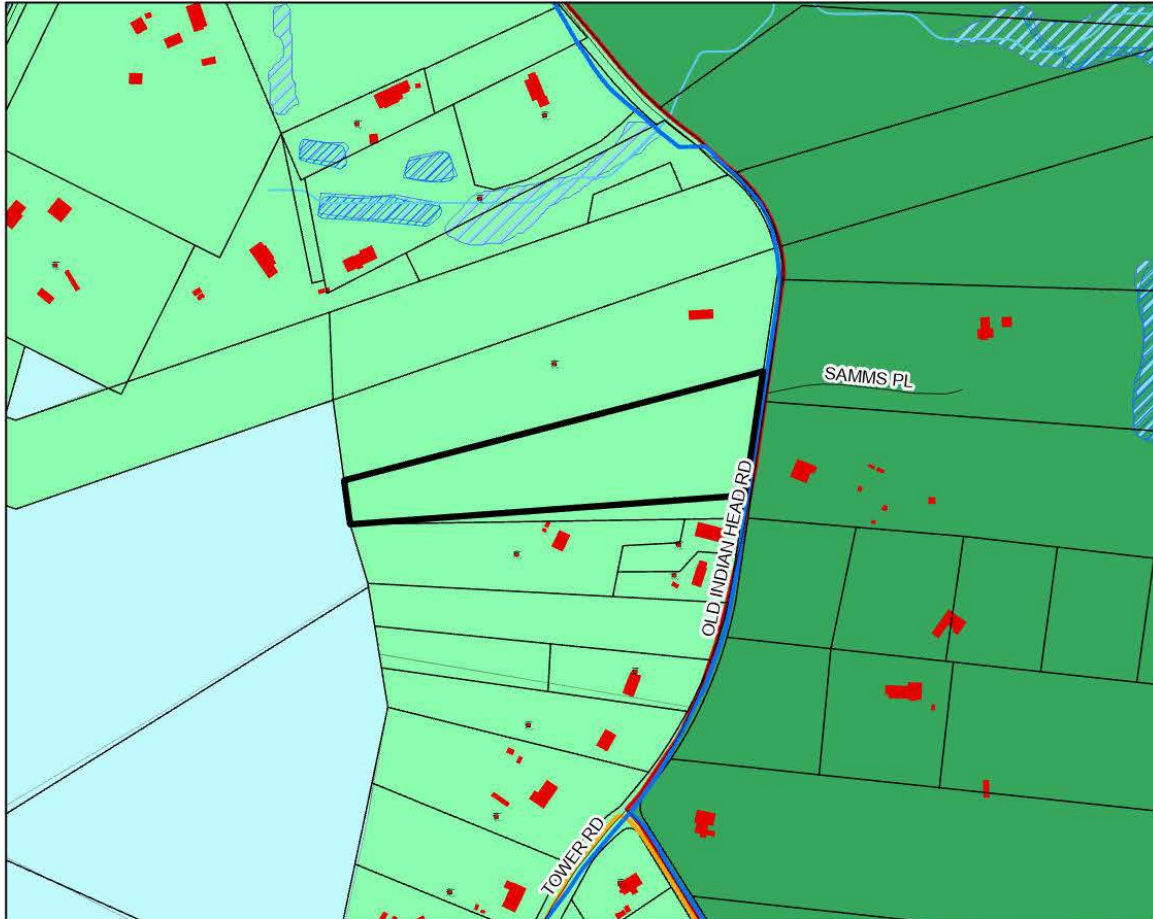


Angela D. Alsobrooks
County Executive

13311 Old Indian Head Road WSSC Grid 217SE09

Revised
Sewer Category Change
From 5 to 4

March 2023 LA Cycle
Application 23/M-01



160 80 0 160 320 480 640
Feet



W:Water and Sewer Program/Tony Administrative Amendments

This application was deferred from the March 2023 Cycle for further review and may contain new information not noted in its previous cycle application.

1. **Request:** Revised from a waiver request to a Sewer Category Change from 5 to 4
2. **CE Recommendation:** Advance to Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** One single family detached residence consisting of 4,000 SF of livable space; home to be occupied by the current owners of the parcel.
Location: 13311 Old Indian Head Road, in Brandywine.
Tax Map: 145 F-2 **Parcel:** 24 **Size:** 5.0 Acres **Zoning:** RR
200'-sheet: 217SE09 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Mataponi Creek **Sewer Basin:** Mattawoman **Council District:** 9
Applicants/Owners: Bryan and Brittany Fraley, Upper Marlboro, 202.359.3781
Architect/Engineer: Capitol Development Design, Inc.
Builder: Caruso Homes
Correspondents: Bryan and Brittany Fraley, Upper Marlboro, 202.359.3781
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 - Planned for Public Sewer Service, and within the Growth Boundary.

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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.

5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2013 Approved Subregion 6 Master Plan* recommends Residential Low future land use on the subject property.
Green Infrastructure Plan: One small Regulated area is mapped at the northern property boundary in association with an off-site stream system. The majority of the site is mapped within the Evaluation area.
Historic Site and Districts Plan: There are no Prince George's County Historic Sites or Resources on or adjacent to the property.
Archeology: The subject property has not been surveyed for archeological resources. A Phase I archaeology survey may be requested if the property is developed.
Zoning: The Approved Countywide Map Amendment (CMA) reclassified the subject property from the R-R Zone to the RR Zone.

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

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

6. **M-NCPPC:** The subject property has frontage along Old Indian Head Road. The subject property is served by Police District V, and the Brandywine Fire Department Co. 840. This project will have minimal impact on public facilities. The site has a pending Tree Conservation Plan (TCP). An approved TCP or valid letter of exemption from Subtitle 25 will be required with any Development Review Division applications and will be required at time of permit by DPIE. The site contains potential regulated environmental features – two streams are mapped on-site. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential stream, wetlands, or associated buffers that extend on-site during the design process.
7. **WSSC comments:**
Water: Not requested.
Sewer: Average wastewater flow: 280 gpd. A 700' pressure sewer and a 2,250' gravity sewer extension is required to serve the property. These extensions would connect to the 10" sewer in Tower Road (Contract No. 2013-5614A) and would abut approximately 36 properties in addition to the applicant's.
There are no plans to connect this property to the Brandywine Woods subdivision (Project No. DA7102Z21). In order to receive sewer service from WSSC, the extensions mentioned above would be required. A Hydraulic Planning Analysis (HPA) is required to determine feasibility of serving this property with a pressure sewer. Update (12.14.23): The property is on land that drains away from existing wastewater pumping stations and treatment plants. There is no gravity sewer only option.
8. **Health Department comments:** This property is designated in Sewer Category 5, that should not be developed until water and sewer lines are available to serve the proposed development. Plans were received for a new house to be served by a sewage disposal system but placed on hold due to its Category 5 designation. Satisfactory percolation tests have been conducted and recorded April 19, 1990 & March 13, 2020; however, this is not the sole criteria evaluated to determine if a sewerage system should be issued.
9. **DPIE (South District) comments:** Applicant has a site development concept #31614-2022. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/M-03
MORTON FARM
PARCEL 15

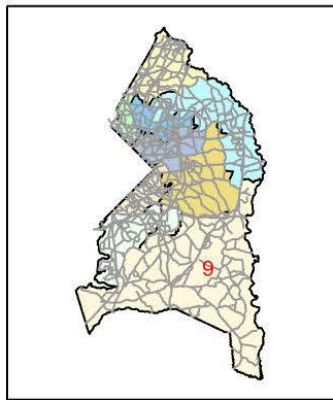
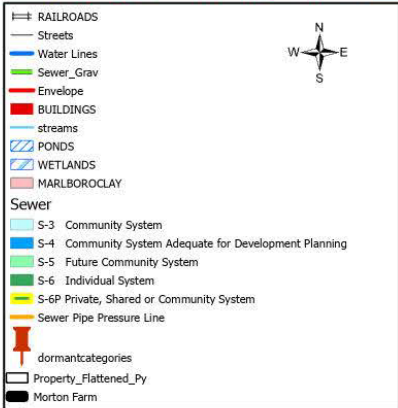
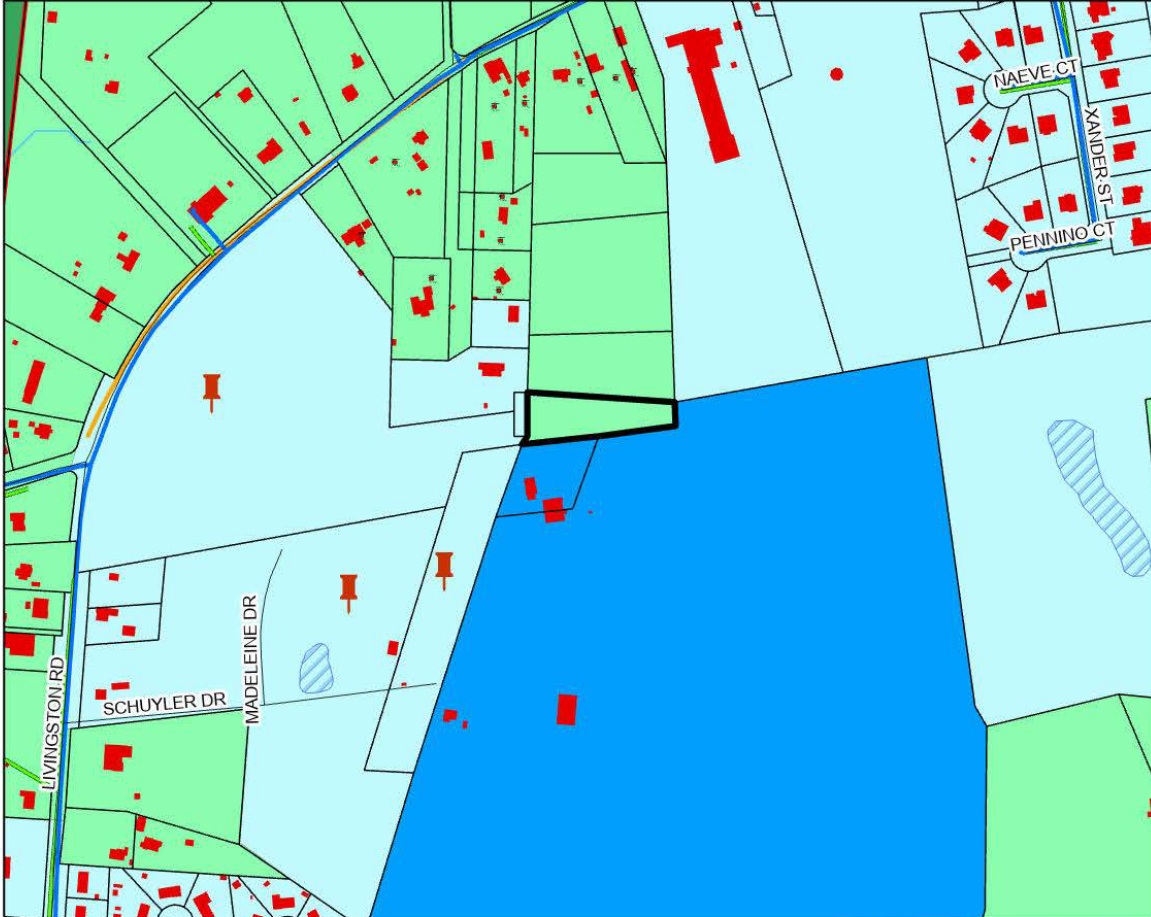


Angela D. Alsobrooks
County Executive

**Morton Farm
Parcel 15
WSSC Grid 221SW01**

**Category Change
S5 to S4**

**June 2023 LA Cycle
Application 23/M-03**



W:Water and Sewer Program\Tony\Administrative Amendments

This application was received for the June 2023 Cycle that did not occur; deferred by the Administrative Agency to the December 2023 Cycle

1. **Request:** Sewer Category Change from 5 to 4
2. **CE Recommendation:** Advance to Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** Two single family detached residences, each consisting of 2,200 SF of livable space to be incorporated into the Morton Farm development approved in CR-105-2021.
Location: 16230 Livingston Road, in Accokeek.
Tax Map: 161 B-1 **Parcel:** 15 **Size:** 1.39 Acres **Zoning:** RR
200'-sheet: 221SW01 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Mattawoman Creek **Sewer Basin:** Mattawoman
Council District: 9
Applicants/Owners: Caruso Land Development LLC, by Jeffrey V. Caruso, 301.351.2822
Architect/Engineer: Charles P. Johnson & Associates, Inc.
Builder: Caruso Homes, Inc.
Correspondent: Edward C. Gibbs, Jr., Esq., Gibbs & 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 2 - Planned for Public Sewer Service, 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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The property is located within the 2013 *Approved Subregion 5 Master Plan and SMA*. This plan recommends Residential Low future land use for the subject property.
Green Infrastructure Plan: This site is located within an Evaluation area.
Historic Site and Districts Plan: There are no historic sites or resources on or adjacent to the property.
Archeology: A Phase I archeology survey will be recommended at the time of subdivision.
Zoning: The subject property was reclassified from R-R (Rural Residential) to RR (Residential, Rural) by CR-136-2021, Countywide Sectional Map Amendment.
Permit: N/A

Subdivision Status: The proposed development of 110 single-family residential detached dwellings units on consolidated land which includes the subject property will require the approval of a preliminary plan of subdivision (PPS).

6. **M-NCPPC:** The subject property is located along Livingston Road near its intersection with Accokeek Road West. Livingston Road is a collector road (C-525), with a right-of-way width of 80 feet. A shared roadway is also proposed along Livingston Road for bicycling from MD 210 to Independence Road. All future development along Livingston Road may require coordination with DPIE & DPW&T. Should the property be subdivided through the subdivision process, planning staff will evaluate if all rights-of-way have been appropriately dedicated. The subject property
7. **WSSC comments:**
Water: Not requested.
Sewer: Average wastewater flow: 580 GPD. Sewer for this 1.39 acres are combined with the 84.9 acres parcels approved in CR-105-2021 for Morton Farm. An 8" sewer line in Teresa Drive (Contract # 1972-5555F) abuts the overall property. A 1,000' sewer extension may be required to serve the property. This extension would connect to an 8" sewer in Livingston Road (Contract #1972-5555F) and would abut approximately two properties in addition to the applicant's. Easements would be required. Construction of this extension may involve the removal of trees.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** Applicant is to apply for a site development concept, site development permits, and all the appropriate entitlement. Applicant is to dedicate and improve along its road frontages. Other entitlement approvals including the building permits will be required. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

23/M-04
13311 OLD INDIAN
HEAD ROAD



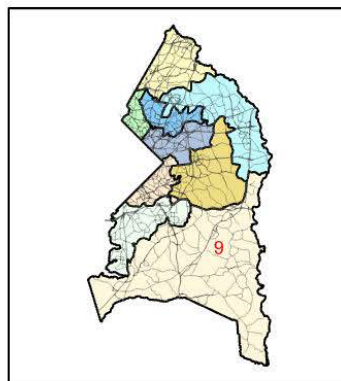
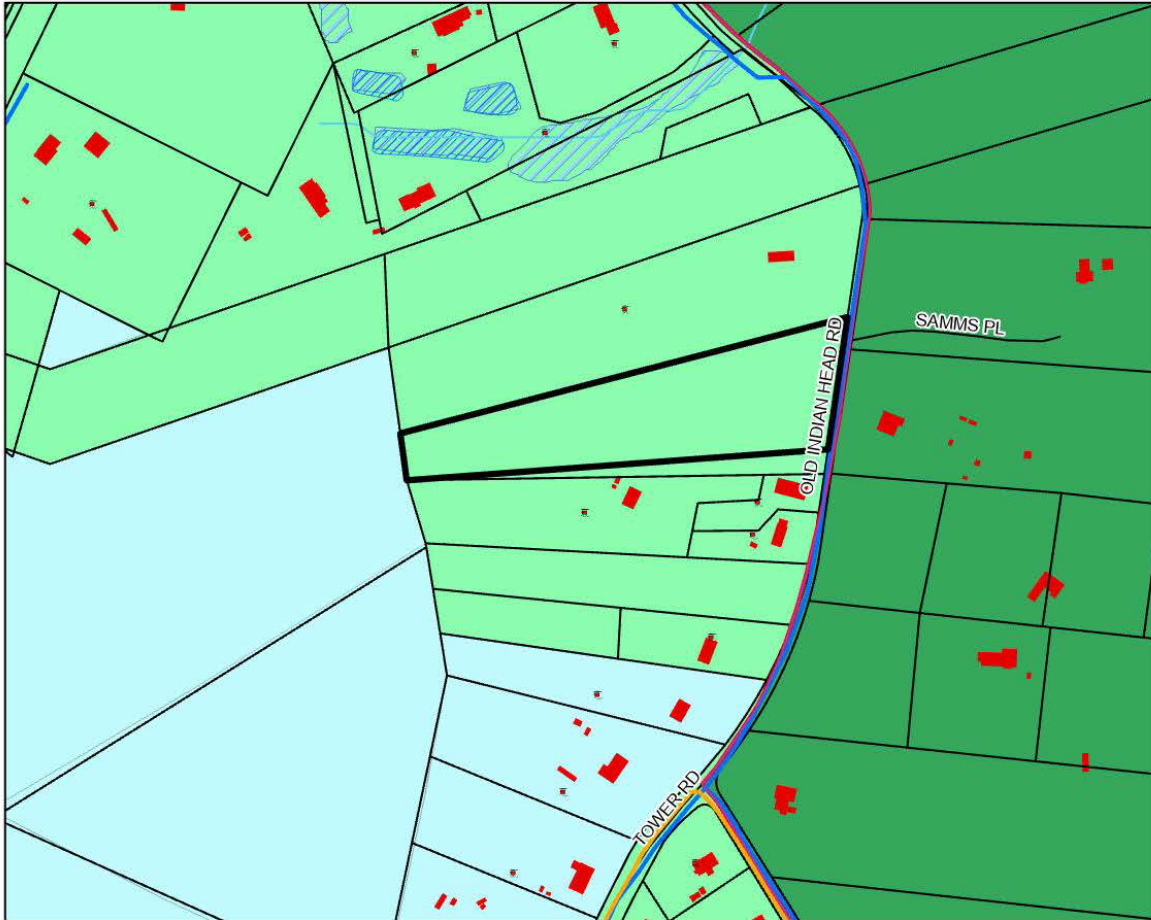
Angela D. Alsobrooks
County Executive

13311 Old Indian Head Road

WSSC Grid 217SE09

Water Category Change
5 to 3

December 2023 LA Cycle
Application 23/M-04



150 75 0 150 300 450 600 Feet



Department of Permitting, Inspections and Enforcement
Site Road Plan Review Division

W:\WATER AND SEWER PLAN PROGRAMS\DPIE\Maps_2018 Folder

1. **Request:** Water Category Change from 5 to 3.
2. **CE Recommendation:** Advance to Water Category 3 – Community System.
3. **Development proposal:** One single family detached residence consisting of 4,000 SF of livable space; home to be occupied by the current owners of the parcel.
Location: 13311 Old Indian Head Road, in Brandywine.
Tax Map: 145 F-2 **Parcel:** 24 **Size:** 5.0 Acres **Zoning:** RR
200'-sheet: 217SE09 **Growth Boundary:** Yes **SGA Tier:** 2
Watershed: Mataponi Creek **Sewer Basin:** Mattawoman **Council District:** 9
Applicants/Owners: Bryan and Brittany Fraley, Upper Marlboro, 202.359.3781
Architect/Engineer: Capitol Development Design, Inc.
Builder: Caruso Homes
Correspondent: Jason Kim, Senior Designer, Capitol Development Design, Inc. 301.937.3501
4. **Water and Sewer Plan Administrator:** The property is located inside the Sewer Envelope, in a category designated for public water and sewer servicing, within Sustainable Growth Act Tier 2 - Planned for Public Sewer Service, and within the Growth Boundary. Parcel 24 is not a developed parcel and has never been the subject of a Preliminary Plan of Subdivision (PPS) or record plat.

2018 Water and Sewer Plan: 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, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** The subject property is in the Established Communities Growth Policy Area. The vision for the Established Communities is context-sensitive infill and low-medium density developments.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier 2 – planned for public sewer service.
Master Plan: The *2013 Approved Subregion 6 Master Plan* recommends Residential Low future land use on the subject property.
Green Infrastructure Plan: One small Regulated area is mapped at the northern property boundary in association with an off-site stream system. The majority of the site is mapped within the Evaluation area.
Historic Site and Districts Plan: There are no Prince George's County Historic Sites or Resources on or adjacent to the property.
Archeology: The subject property has not been surveyed for archeological resources. A Phase I archaeology survey may be requested if the property is developed.
Zoning: The Approved Countywide Map Amendment (CMA) reclassified the subject property from the R-R Zone to the RR.
Permit: #31614-2022-G (Fine Grading); #31465-2022-0 (involves the construction of well and septic systems).
Subdivision Status: Parcel 24 was created in its current form and acreage via subdivision by deed

in 1958. The property has never been the subject of a Preliminary Plan of Subdivision (PPS) or record plat. Parcel 24 is currently wooded and is located in Water and Sewer Category 5. The proposed development of one single-family residential dwelling unit on the subject property will not require the approval of a PPS.

6. **M-NCPPC:** The subject property is a wooded area located on Old Indian Head Road approximately 2,800 feet south of its intersection with Cherry Tree Crossing Road. There is no master plan road designation along Old Indian Head Road. The subject property is served by Police District V, Clinton and the Brandywine Fire Department Co. 840. This project will have minimal impact on public facilities. The site has a pending Tree Conservation Plan (TCP). An approved TCP2 or valid letter of exemption from Subtitle 25 will be required with any Development Review Division applications and will be required at time of permit by DPIE. The site contains potential regulated environmental features – two streams are mapped on-site. Potential Forest Interior Dwelling Species (FIDS) are mapped on-site. Prioritization should be given to minimize any potential impacts to any potential stream, wetlands, or associated buffers that extend on-site during the design process.
7. **WSSC comments:**
Water: A 12” water line in Old Indian Head Road (Contract No. 1976-2670A) abuts the property.
Sewer: Not requested on this application.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** Applicant is to dedicate and improve along its road frontage as per County Code 23-103. Applicant has a site development concept #2306-2023 under review. Approval of updated 100-year floodplain delineation is required for any site with cumulative drainage areas of 50 acres or more. Applicant shall coordinate with DPIE Floodplain Engineer to pursue updated approval.

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

REDESIGNATIONS/MAP AMENDMENTS/CONNECTION CONFIRMATIONS

1. **DPIE Request:** Amend Water and Sewer Category designations from Category 5 to Category 3; remove septic symbols confirmed by WSSC, database, and records that water and sewer connections and hook-ups exist for public facilities.
2. **CE Recommendation:** Amend Water and Sewer Category maps to reflect appropriate public facilities usage and servicing categories.
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided; lots and parcels developed with single-family residences that are not platted.
Location: Rosaryville Road, Holly Hill Drive, Livingston Road & Dangerfield Road
Subdivision: Nonspecific
Zoning: AR & RR **200'-sheet:** 212SE09, 211/12SE07, 221SE01, 221SW02
Growth Boundary: Yes **SGA Tier:** 2 (will be upgraded to 1)
Watersheds: Patuxent, Piscataway Creek, Mataponi Creek
Sewer Basins: Western Branch, Piscataway, Mattawoman
Council District: 9
4. **Water and Sewer Plan Administrator:** These existing residential lots and parcels are designated Sewer Category 5, located inside the Sewer Envelope, within the Growth Boundary and designated Tier 2 under the Sustainable Growth Act. In these instances, the developed residential lots or parcels are connected to the public gravity sewer or pressure sewer at their respective locations. In the areas identified by Council District maps, staff confirmed through WSSC data and records, properties that have connected to the public facilities and those that have not. This is an on-going effort to amend the County's Water and Sewer Category maps to reflect the appropriate servicing of properties.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope, within SGA Tier 2 and within the Growth Boundary to be developed on public water and sewer systems and requires the developers (*including homeowners*) to bear the full responsibility of the costs of on-and off-site public facilities. Developed properties for which the public water or sewer lines are abutting are expected to connect to the public system.
5. **Plan Prince George's 2035:** Compliance (as amended)
Sustainable Growth and Agricultural Preservation Act: The subject properties are currently located within Sustainable Growth Act Tier 2 – Planned for public sewer service.
6. **M-NCPPC:** Not required for this request.

7. **WSSC comments:** Database provided, and Permits on the Web (POW) checked. This information is also confirmed by WSSC staff when necessary.
8. **Health Department comments:** Not required for this request.
9. **DPIE District comments:** Not required for this request.

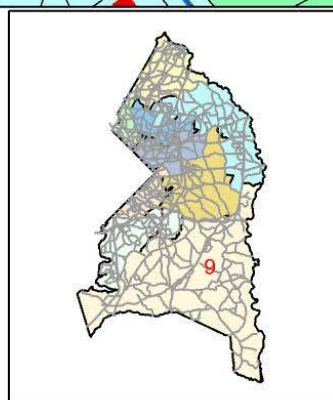
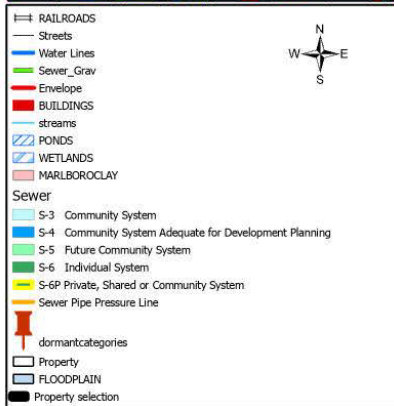


Rosaryville Road WSSC Grid 212SE09

Redesignation
Category Change
5 to 3



June 2023 LA Cycle



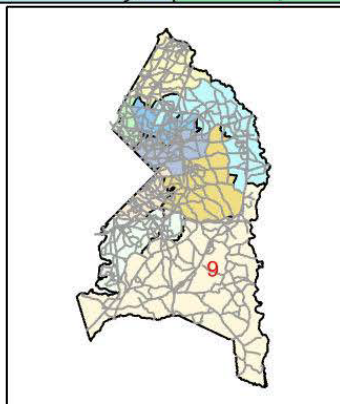
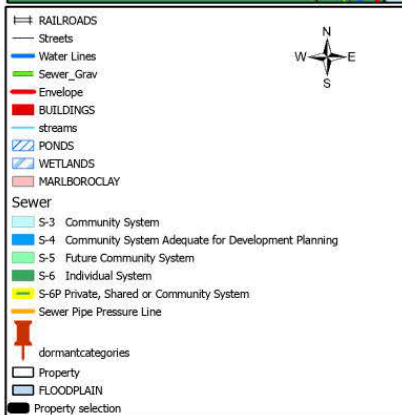
W:Water and Sewer Program/Tony/Administrative Amendments



16201 Holly Hill Drive
WSSC Grid 221SE01

Redesignation
Category Change
S5 to S3

June 2023 LA Cycle



W:Water and Sewer Program\Tony\Administrative Amendments

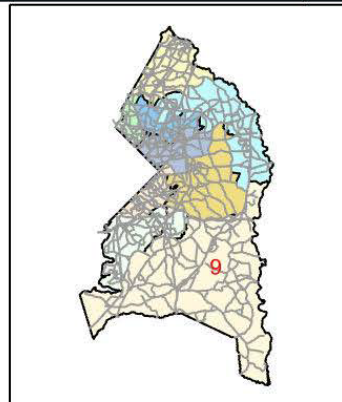
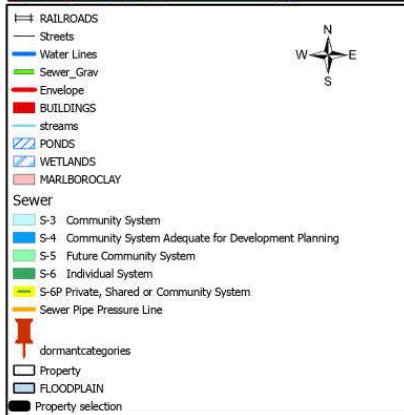
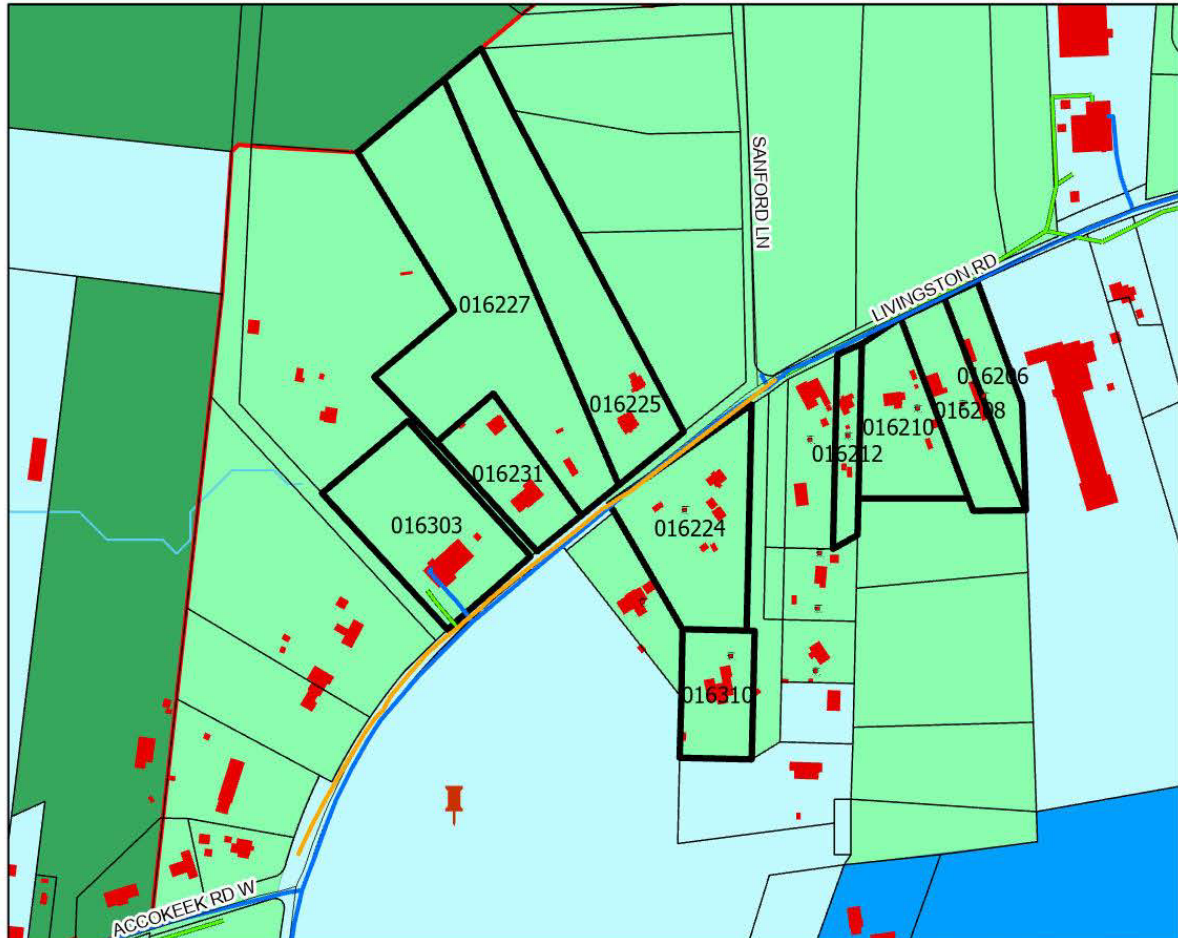


Livingston Road WSSC Grid 221SW02

Redesignation
Category Change
S5 to S3



June 2023 LA Cycle



W:Water and Sewer Program/Tony/Administrative Amendments

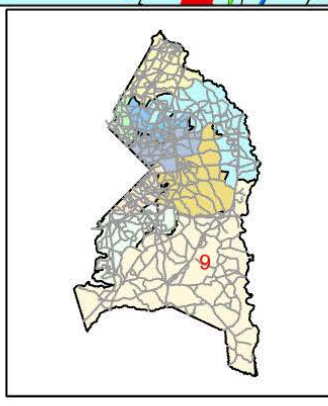
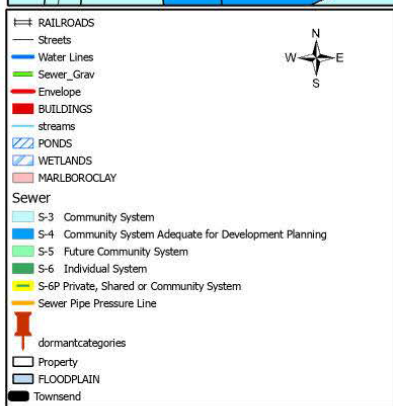


Dangerfield Road **WSSC Grid 211/212SE07**

**Redesignation
 Category Change
 4 to 3**



December 2023 LA Cycle



W:Water and Sewer Program\Tony\Administrative Amendments

THIS PAGE INTENTIONALLY LEFT BLANK