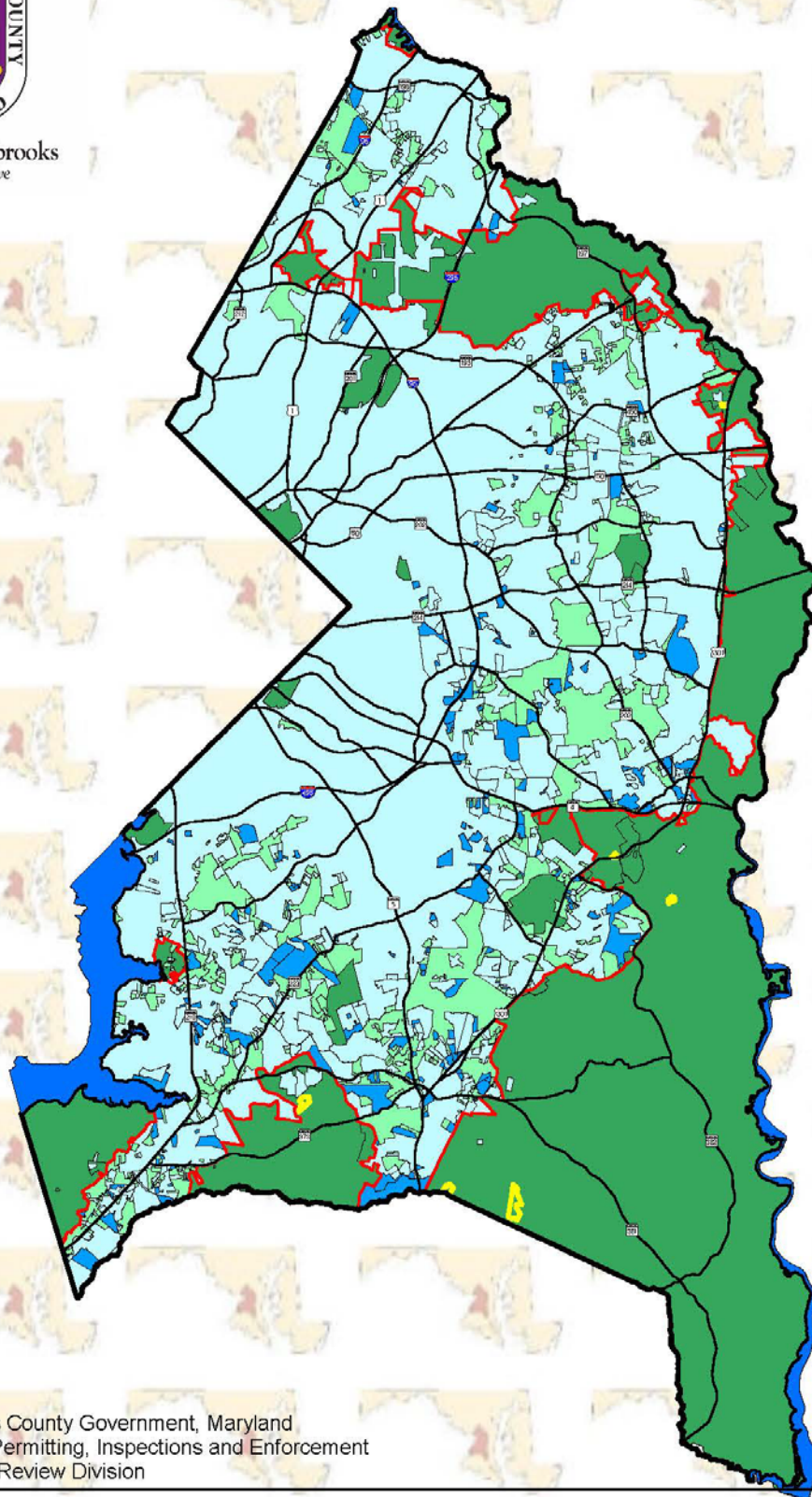




Angela D. Alsobrooks
County Executive

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



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



Staff Report
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LEGEND

- ENVELOPE BOUNDARY
- COUNCIL DISTRICT
- 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

Signature Club



**Staff Report
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Council District	Applicant by Sewer Basin	Request	Executive's Recomm.	Reviewed Previously	Page
	Parkway (0)				
	Blue Plains (0)				
	Western Branch (0)				
	Piscataway (0)				
	Mattawoman (1)				
9	20/M-01 Signature Club	5 to 4	4		3
	Total Applications (1)				
	<u>Countywide Redesignations</u>				6
8	Tucker Road & Bock Road area	5 to 3	3		7
9	Manning Road area	5 to 3	3		8

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

Summary of Proposals by Council Districts

1

9

Proposals

Totals

TH

80

80

Office Space

Retail Space

Storage Facility

Warehouse

July 13, 2020

20/M-01
SIGNATURE CLUB

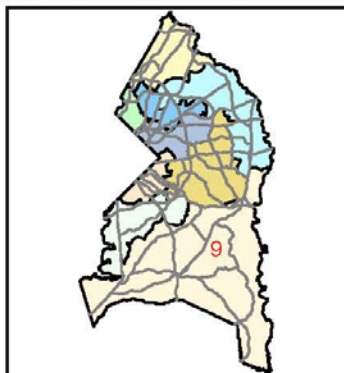
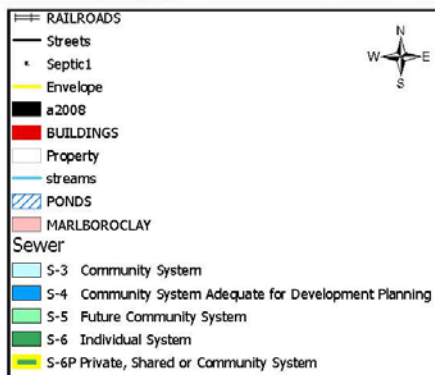


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Signature Club WSSC Grid 221SW01

Category 5 to 4

June 2020 LA Cycle
Application: 20/M-01



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

140 70 0 140 200 420 560 Feet

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1. **Request:** Water and Sewer Category change from 5 to 4
2. **CE Recommendation:** Advance to Water and Sewer Category 4 – Community System Adequate for Development Planning.
3. **Development proposal:** 80 single-family attached townhouse dwelling units
Location: 341 East Manning Road, Accokeek; northwest quadrant of East Manning Road and Berry Road intersection.
Tax Map: 161 E-2 **Parcels:** Outparcels A & B **Size:** 7.29 acres
Zoning: M-X-T (Mixed Use Transportation-Oriented) **200'-sheet:** 221SW01
Growth Boundary: Yes **SGA Tier:** 2 **Watershed:** Lower Potomac
Sewer Basin: Mattawoman **CBCA:** No **Council District:** 9
Applicant: Caruso Homes, Inc., by Jeff Caruso
Owner: Signature Land Holdings LLC, by David Mendick, Manager,
Builder: Caruso Homes, Inc.
Correspondent: Ed Gibbs, Esq., Gibbs and Haller, 301.306.0033

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

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

5. **Plan Prince George's 2035:** The subject property is designated within the Established Communities policy area.
Sustainable Growth and Agricultural Preservation Act: The subject property is within Sustainable Growth Act Tier II.
Master Plan: *The 2013 Approved Subregion 5 Master Plan* Future Land Use Map designates the subject property for future Mixed-Use development.
Green Infrastructure Plan: The entire project area is within the Green-Infrastructure Network. Most of the site is within the Evaluation Areas and the wetland area found on Outparcel B is within the Regulated area.
Historic Site and Districts Plan: No impact
Zoning: *The 2013 Approved Subregion 5 Sectional Map Amendment* retained the subject property in the M-X-T Zone.
Permit: There are no pending permits for the subject property.
Subdivision Status: The property is known as Outparcels A and B recorded in land records in plat book VJ 189-9, being subject to preliminary plan of subdivision #4-01063. The development as proposed will require a new preliminary plan.

6. **M-NCPPC:** The subject property is located along East Manning Road approximately 0.35 miles east of the intersection of MD 210 (Indian Head Highway) and MD 228 (Berry Road). The subject property is provided vehicular access from East Manning Road which is a primary roadway. Future development of this site will require right-of-way dedication and will require coordination with DPIE & DPW&T. Fire/EMS service to the subject property is provided by Accokeek Fire/EMS Company #824. Police Service is provided by Police District VII. Police District VII is currently failing police response times for priority calls and mitigation may be required. A school surcharge will be applied for each dwelling unit at the issuance of the building permit. Parcel B has a large wetland area with buffers along Manning Road and if impacted they would need an MDE permit. There is an existing Type 2 Tree Conservation Plan which covers both parcels.
7. **WSSC comments:**
Water: A 12" water line in Caribbean Way and in Manning Road abut this property. Local mains and some main looping are necessary to provide service. Grading is required to achieve ideal pressures during fire flow. Easements in privately owned areas would be required. Construction of this extension may involve the removal of trees. Local service is inadequate.
Sewer: Average wastewater flow: 16,128 gpd. An 8" sewer line in Caribbean Way and Manning Road abut the property. All sewers must be gravity service. Easements in privately owned areas would be required. Construction of this extension may involve the removal of trees, and temporary disruption of wetlands and stream valleys.
8. **Health Department comments:** This office has no objection to the category change.
9. **DPIE (South District) comments:** The subject site is unimproved with access from Caribbean Way which bisects the site. The proposed development has frontage with Manning Road and Berry Road which are linked to Indian Head Highway. The applicant is to apply for a site development concept, site development permits, and all of the appropriate entitlement approvals.

COUNTYWIDE REDESIGNATIONS

1. **DPIE Request:** Amend Water and Sewer Category designations from Category 5 to Category 3, and remove the septic shapefile as appropriate and as confirmed by WSSC water and sewer connection and hook-up records and the County Health Department records.
2. **CE Recommendation:** Amend to Category 3 – Community System. Amend Water and Sewer Category maps to reflect appropriate uses.
3. **Development proposal:** Existing and developed single-family residential lots and existing single-family residences; existing and developed residential parcels that may not be further subdivided.
Locations: Council District 8 and Council District 9
Subdivisions: Specific subdivisions or existing residential lots and residential parcels as identified by attached maps.
200'-sheet: 211SE03; 221SW01 **Growth Boundary:** Yes **SGA Tier:** 2
Council Districts: 8 & 9
4. **Water and Sewer Plan Administrator:** These existing residential lots and residential parcels are located inside the Sewer Envelope, within the Growth Policy Area, and designated Tier 2 under the Sustainable Growth Act. In most instances, the developed lots and parcels are positioned and eligible to connect to the public water and sewer.

2018 Water and Sewer Plan: Generally consistent with criteria established in the Plan relating to contiguity to existing urban or suburban developments, proximity to existing or funded public water and sewer systems and in concert with the availability of other public facilities. The Plan recommends properties located inside the Sewer Envelope to be developed on public water and sewer systems, and requires the developers to bear the full responsibility of the costs of on-and off-site public facilities.
5. **Plan Prince George's 2035:** Not required for this request
Sustainable Growth and Agricultural Preservation Act: The subject properties are currently located within Sustainable Growth Act Tier 2 – planned for connection.
6. **M-NCPPC:** Not required for this request.
7. **WSSC comments:** Water and sewer connection confirmations received. Residential lots along Tucker Road are designated Water Category 3. Lots and parcels along Manning Road and Rolling Hill Road are designated Water Category 3. Lots and parcels identified to be redesignated to Category 3 (water and sewer) as confirmed.
8. **Health Department comments:** Not required for this request.
9. **DPIE comments:** Not required for this request.

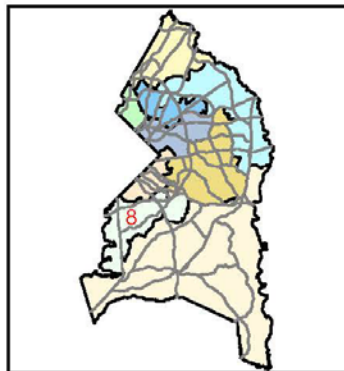
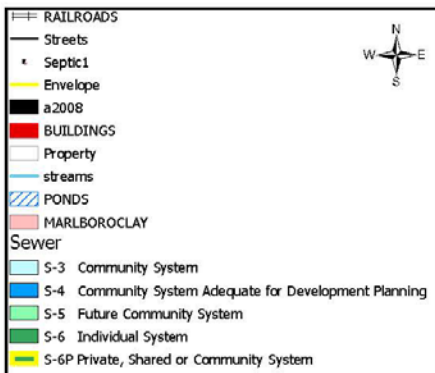
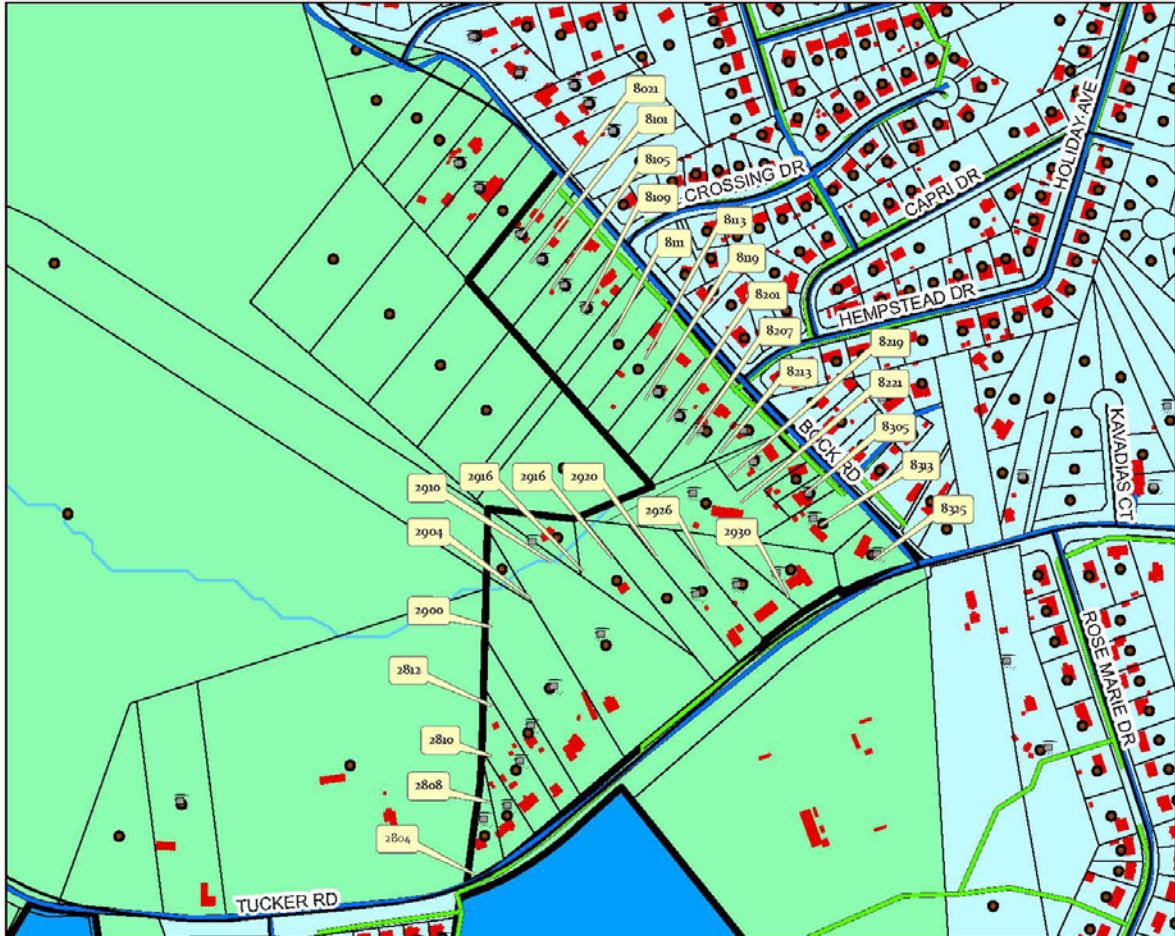


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Bock & Tucker Roads Area WSSC Grid 211SE03

Countywide Redesignation

June 2020 LA Cycle



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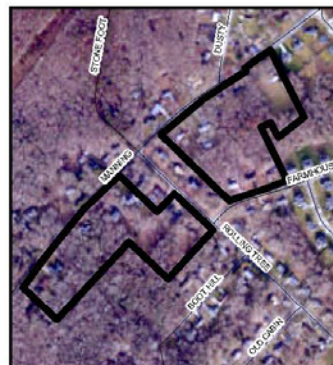
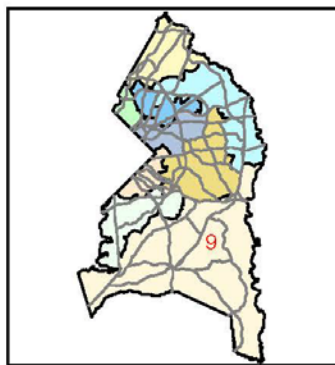
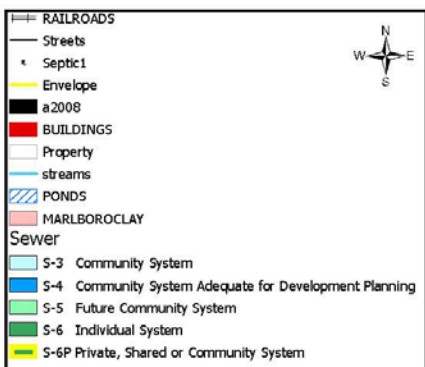


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Manning Road Area WSSC Grid 221SW01

Countywide Redesignation

June 2020 LA Cycle



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180 90 0 180 360 540 720
Feet

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