

WASHINGTON SUBURBAN SANITARY COMMISSION

**DEVELOPMENT PROPOSAL REVIEW
FOR A
REZONING APPLICATION**

APPLICATION NO.: WSSC ZONE-3726-2022

DATE: 1/24/2022

APPLICANT: Ribera Development (Engineer: Gutschick, Little & Weber)

LOCATION: 7222 & 7302 Contee Road Laurel, MD

COUNTY: City of Laurel, Prince George's County

200' SHEET NO.: 218NE07

PRESENT ZONING: R-T

PROPOSED ZONING: Neo-Traditional Overlay, modification of zone standards

SIZE OF PARCEL: 7.45

DWELLING UNITS: Proposed 63 Single Family

OTHER

WATER INFORMATION

1. Water pressure zone: 415A
2. This property is located at 7222 & 7302 Contee Road in Laurel. The proposed development consisting of 63 single family attached townhouses, stormwater management, open space, recreation area, and a central gathering sitting area is in Sewer Service Category 5 and Water Service Category 5.
3. There is a large diameter Pre-stressed Concrete Cylinder Pipe (PCCP) / Cast Iron water main in the vicinity of this project. Service to this property will require connection to this large diameter (24 inch) Pre-stressed Concrete Cylinder Pipe (PCCP). A condition assessment investigation is required during the hydraulic planning analysis to determine the conditions for making this connection. The condition assessment and shut off analysis of this main may impact service to this property.
4. The proposed development exceeds the development size permitted on a single feed and will require an outage protection loop to be built. This loop may require the acquisition of off-site easements. A hydraulic Planning Analysis is needed to assess the hydraulic capacity and looping requirements.
5. A hydraulic planning Analysis is required for this property.

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Statements of adequacy/inadequacy are made exclusively for this application at this time. Further analysis of adequacy will be part of the review at the time of application for water/sewer service.

Reviewed by Hala Flores (301)206-8750, Hala.Flores@wsscwater.com

SEWER INFORMATION

1. Basin: Parkway Mini Basin : 17 204
2. A 10-inch sewer line (2013-5482Z) abuts the property.
3. Average wastewater flow from the proposed development: 12,701 GPD
4. Program-sized sewer mains (15 inches in diameter or greater) are not required to serve the property.
5. Interceptor capacity is adequate.
6. A hydraulic planning analysis is required for this property.



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PROPOSED AMENITY AREA WITH TOT LOT



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