

WASHINGTON SUBURBAN SANITARY COMMISSION

**DEVELOPMENT PROPOSAL REVIEW
FOR A
REZONING APPLICATION**

APPLICATION NO.: 925

DATE: March 10, 2022

APPLICANT: CS Patuxent Green, LLC

LOCATION: 1100 Patuxent Greens Dr.

COUNTY: Prince Georges

200' SHEET NO.: 218NE08, 218NE09, 219NE08, 219NE09

PRESENT ZONING: PUD-E

PROPOSED ZONING: PUD-E (with revision to Final Site and Landscape Plans)

SIZE OF PARCEL: 191 ac.

DWELLING UNITS: Current 389, Proposed 450

OTHER

WATER INFORMATION

1. Water pressure zone: 415A
2. An 10-inch water line abuts the property. A non-CIP-sized water extension is required to serve the property. This site has an approved WSSC Hydraulic Planning Analysis (HPA) DA6547Z18. The HPA will need to be amended to reflect the proposed additional 61 dwelling units.
3. Local service is adequate.
4. Program-sized water main extensions (16 inches in diameter or greater) are **not** required to serve the property.
5. The impact from rezoning this property would be negligible.

SEWER INFORMATION

1. Basin: Parkway
2. An 33-inch and 36-inch sewer line abuts the property. A non-CIP-sized sewer extension is required to serve the property. This site has an approved WSSC Hydraulic Planning Analysis (HPA) DA6547Z18. The HPA will need to be amended to reflect the proposed additional 61 dwelling units.
3. Average wastewater flow from the present development: 90,446 GPD

Average wastewater flow from the proposed development: 99,432 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. The impact from rezoning this property would be negligible.

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 Arthur Atencio (301)206-8816, art.atencio@wsscwater.com