

The Maryland-National Capital Park and Planning Commission
Prince George's County Planning Department
Countywide Planning Division
301-952-3650



Note: Staff reports can be accessed at www.mncppc.org/pgco/planning/plan.htm

Mandatory Referral

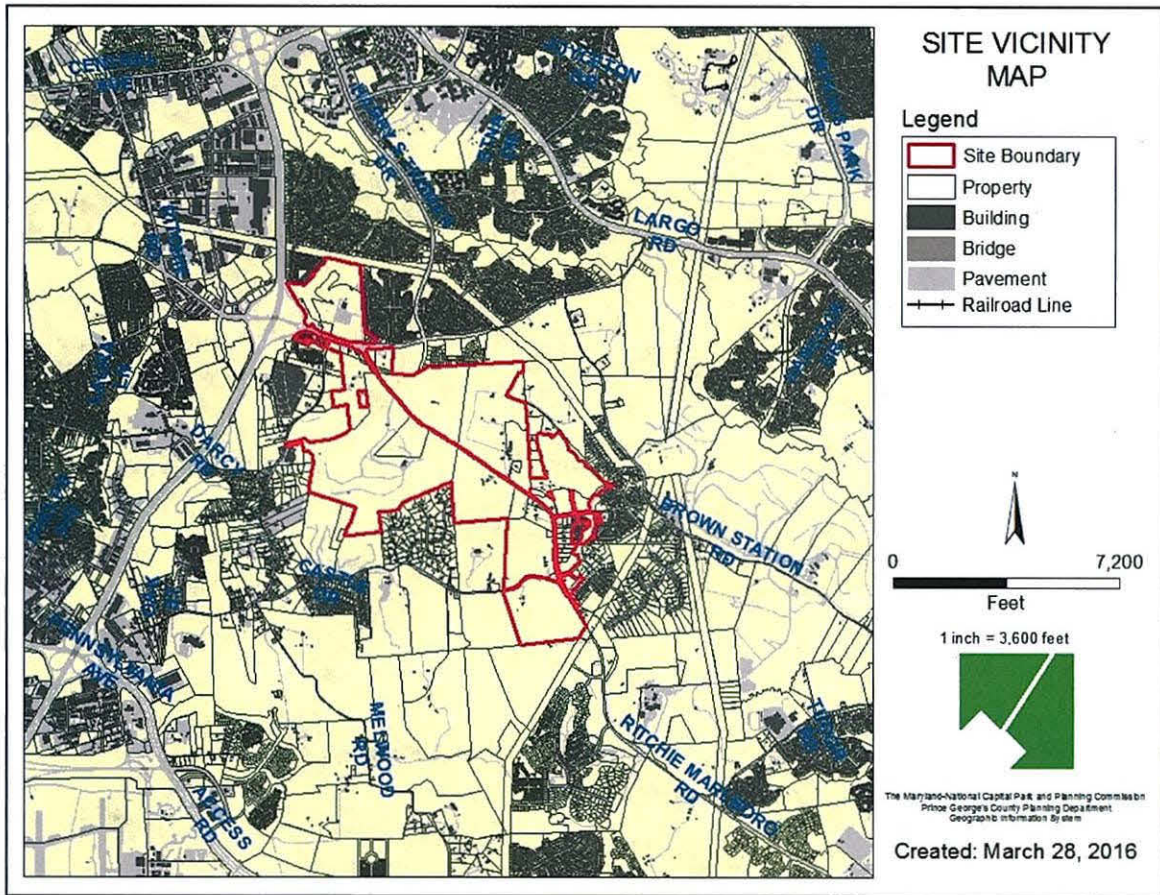
MR-1605F

Application	General Data	
Project Name: Ritchie Marlboro Road 24-Inch Water Main Location: Along Ritchie Marlboro Road from I-495 (Capital Beltway) to Westphalia Road Applicant/Address: Washington Suburban Sanitary Commission 14501 Sweitzer Lane Laurel, MD 20707	Planning Board Hearing Date:	04/21/2016
	Date Accepted:	03/24/2016
	Mandatory Action Timeframe:	60-Day Reviews
	Length:	Approximately 13,100 feet
	Zones:	M-X-T, R-A, R-E, R-M, R-R, O-S
	Planning Area:	78
	General Plan Tier:	Established Communities
	Council District:	District 6
	Adjacent Municipality:	N/A

Purpose of Application	Notice Dates	
To install new 24-inch water transmission main and a new pressure reducing valve along Ritchie Marlboro Road between the I-95/495 overpass to the intersection of Ritchie Marlboro Road and Westphalia Road	Acceptance Mailing:	March 25, 2016

Staff Recommendation	Staff Reviewer: Maria Martin, Master Planner
Transmit Staff Report to: Jonathan Martin, P.E., Associate The Wilson T. Ballard Company 17 Gwynns Mill Court Owings Mills, MD 21117	Phone Number: 301-952-3472
	E-mail: maria.martin@ppd.mncppc.org

Map 1 – Project Site



MR-1605F Staff Report – Ritchie Marlboro Road 24-Inch Water Main Project

PROJECT BACKGROUND

The Land Use Article §20-301 through 305 of the Maryland Annotated Code requires the Planning Board to review public construction projects for all federal, state, county and municipal governments, and publicly and privately owned utilities through the Mandatory Referral (MR) review process. This project is being reviewed as part of the MR review process pursuant to the Maryland Annotated Code, and Section 27-294 of the Prince George's County Zoning Ordinance.

PROJECT SUMMARY

The Washington Suburban Sanitary Commission (WSSC) intends to install a new 24-inch water main and a new pressure reducing valve along Ritchie Marlboro Road for approximately 13,100 feet. WSSC staff indicates that the existing water supply will not be sufficient to meet projected needs associated with anticipated growth in the Westphalia area. They contend that without additional capacity, existing residents will be impacted by low water pressure, insufficient supply for emergencies, such as firefighting, and water restrictions during high demand and drought conditions. They state that this project will also increase water system capacity to support planned development as identified in the Westphalia Master Plan.

STAFF RECOMMENDATIONS

A staff review of the proposed installation of a new 24-inch water main and a new pressure reducing valve along Ritchie Marlboro Road includes the following recommendations:

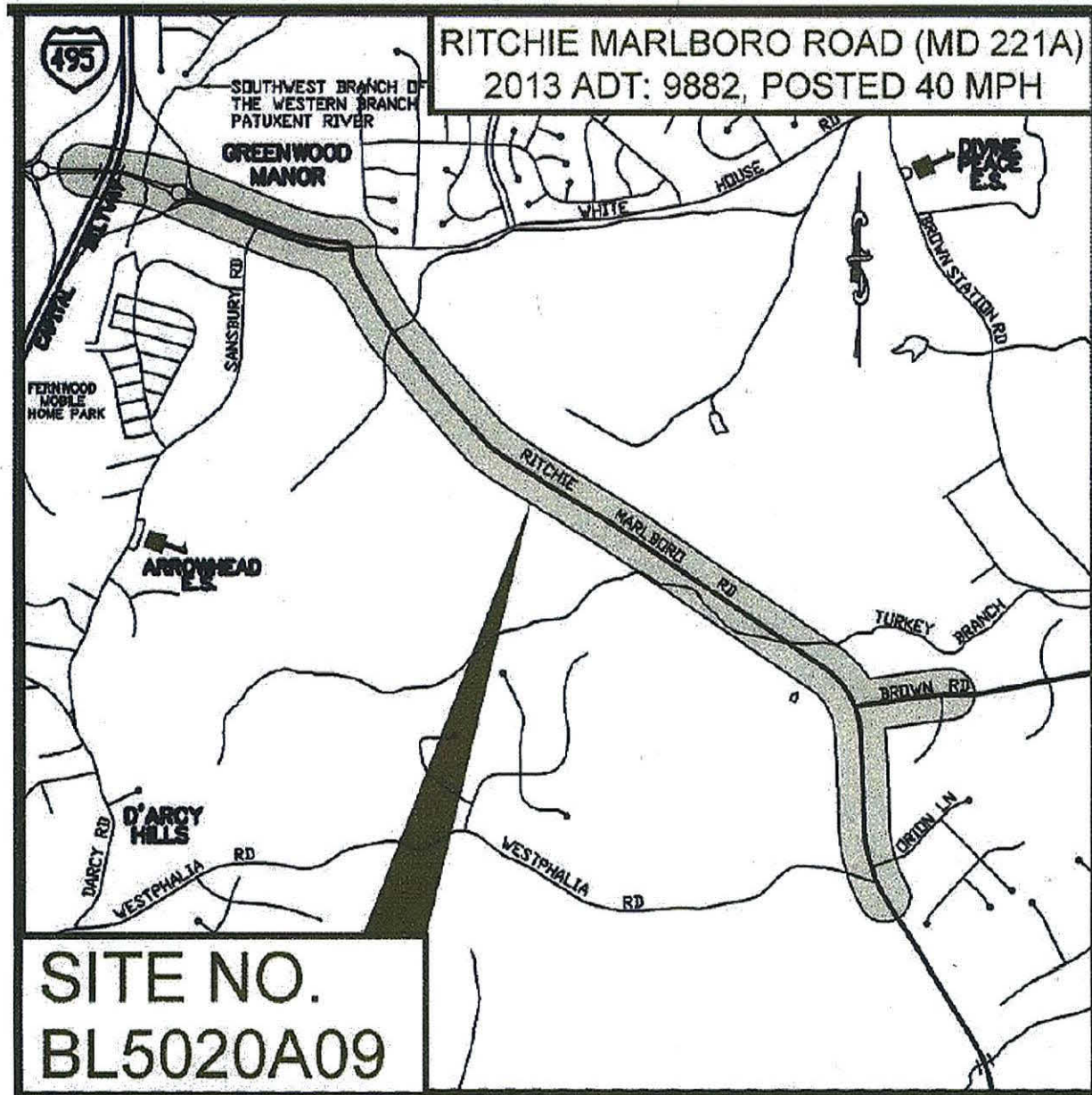
- An approved Natural Resources Inventory (NRI) will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site. Most of the proposed work will take place with road rights-of-way, but there are two stream crossings that will impact regulated environmental features.
- If historic features or scenic buffers of Ritchie Marlboro Road are impacted as a result of this project, conformance to the Landscape Manual may be required at the time of local permit review.

PROJECT LOCATION, DESCRIPTION, AND SCHEDULE

The project alignment begins at the existing 30-inch water main stub (ductile iron water main completed in 2002) in Ritchie Marlboro Road at the I-95/495 overpass. The new water main will follow along Ritchie Marlboro Road for approximately 13,100 feet and connect to an existing 16-inch ductile iron water main completed in 2007 near the intersection of Ritchie Marlboro Road and Westphalia Road.

The construction is anticipated to begin in the fall of 2016 and completed in the spring of 2018.

Map 3. – Vicinity Map



REVIEW AND PERMITTING AGENCIES

Maryland Department of the Environment (MDE), Water Management Administration Letter of Authorization

WSSC representatives are seeking a Letter of Authorization for temporary impacts to wetlands and other resources at locations where work will occur outside of the paved roadway through the Joint Permit Application (JPA) for Construction in a Floodplain, Waterway, Tidal or Nontidal Wetland Area, MDE Tracking Number 201561801. The application was submitted to MDE on September 30, 2015. MDE staff has no further comments on the design and will issue the Letter of Authorization upon receipt of plans signed by WSSC.

MDE, Water and/or Sewerage Construction Permit

WSSC representatives are seeking authorization from MDE's Engineering and Capital Projects Program (ECPP) to construct a water transmission main. The application was submitted on October 27, 2015. MDE staff has no further comments on the design and will issue the permit upon receipt of plans signed by WSSC.

Maryland Department of Natural Resources (DNR), Public Agency (WSSC) Roadside Tree Care Maintenance Authorization

WSSC representatives are seeking authorization to remove one tree from the public right-of-way and trim trees and roots as needed for construction.

Maryland State Highway Administration (MDSHA), District Three Utilities

WSSC representatives are seeking authorization from the MDSHA for the work proposed between I-495 and Sansbury Road. This work area is within the MDSHA right-of-way which is currently under a pavement cut moratorium. SHA has reviewed the proposed temporary traffic control plans for this area and intends to issue a permit for the proposed work when the moratorium expires in the fall of 2016.

Prince George's County Department of Permitting, Inspections and Enforcement (DPIE), Special Utility Permit

WSSC representatives are seeking authorization from DPIE for the work proposed between Sansbury Road and Westphalia Road. This work area is within the Prince George's County right-of-way. The permit number is 36134-2014. The permit application was submitted on October 26, 2015 and the plans, including the temporary traffic control plans, have been through two rounds of comments with DPIE.

Utility Erosion and Sediment Control Permit

This permit will be issued by the WSSC Environmental Programs Unit (as delegated by state law).

ANALYSIS OF PROJECT IMPACT AREAS

The Maryland-National Capital Park and Planning Commission, Prince George's County Planning Department, staff has reviewed the proposed project and provided the following comments:

1. ENVIRONMENTAL ASSESSMENT

This water main will be approximately 13,100 feet long from the Ritchie Marlboro Road and I-95/495 overpass to the intersection of Ritchie Marlboro Road and Westphalia Road.

An approved Natural Resources Inventory (NRI) will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site. Most of the proposed work will take place within road rights-of-way, but there are two stream crossings that will impact regulated environmental features.

According to PGAtlas.com, Prince George's County's GIS database, Marlboro Clay does occur on, or in the vicinity of this site. This Marlboro Clay layer is located on Ritchie Marlboro Road between Brown Road and Westphalia Road. WSSC must be aware of these problematic soil areas and take proper precautions. The development within Marlboro Clay soils requires additional soil testing and monitoring. During installation of the water main, all pipes must be inspected to be water tight. The review of the soils within the Marlboro Clay area are the responsibility of WSSC and not any county or state agency.

According to the Sensitive Species, Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program, there is an area of rare, threatened, or endangered species located in the area north and south of Brown Road within the Ritchie Marlboro roadway area. The two stream systems within the project area are part of Southwest Branch and Western Branch, which drains into the Patuxent River, and is part of the Western Branch watershed. The Western Branch portion of the site is located within a Stronghold Watershed. According to PGAtlas.com, this project area contains Regulated, Network Gap and Evaluation Areas of the designated network of the *Approved Countywide Green Infrastructure Plan*. These Green Infrastructure Plan areas are located within and adjacent to the on-site SSPRA. The stream impacts and the entire alignment area will be investigated by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) as part of the Joint Federal and State Wetland Permit Process. At this time, the SSPRA will be investigated by MDE to protect and preserve any rare, threatened, or endangered plant or animal species identified within or adjacent to the work area.

Ritchie Marlboro Road is identified as a master planned arterial roadway, which is regulated for traffic-generated noise when residential uses are proposed, and it is also designated as a historic roadway. The property is located in Environmental Strategy Area 2 as designated by *Plan Prince George's 2035 Approved General Plan*.

When a roadway is designated as historic, it is because it is located in its historic alignment and there is an expectation that historic features will be found along its length, although not necessarily on every property. Roadways are a linear element, and the intention of the scenic buffer is to preserve or enhance the extent of the roadway and enhance the travel experience, if scenic qualities or historic features have not been preserved.

The Landscape Manual, which became effective on December 13, 2010, requires a Section 4.6(2) landscape buffer (Buffering Development from Special Roadways) based on the development tier. In

the Environmental Strategy Area 2 of Plan 2035 (formerly the Developing Tier), the required buffer along a historic road is a minimum of 20-feet-wide to be planted with a minimum of 80-plant units per 100-linear feet of frontage, excluding driveway openings. Landscaping is a cost effective treatment which provides a significant visual enhancement to the appearance of the historic road.

If impacted as a result of this project, conformance to the Landscape Manual may be required at the time of local permit review.

Forest impacts resulting from the proposed activity will be reviewed and approved through the Maryland Department of Natural Resources (DNR) in accordance with the Maryland Forest Conservation Act. The project was issued a Forest Conservation Act exemption from the State (FCP#S16-05).

2. TRANSPORTATION ASSESSMENT

The project is sub-surface and within the existing right-of-way; it does not appear to affect any master-planned transportation facilities.

3. HISTORIC PRESERVATION/ARCHEOLOGY

There are no Prince George's County Historic Sites, Historic Resources or documented properties in the immediate vicinity of or within the boundaries of the project area.

There are three recorded archeological sites (18PR400, 18PR605 and 18PR933) in the immediate vicinity of, or within the boundaries of, the project area. Site 18PR400 was a Late Woodland (950-1600 A.D.) short-term camp. This site was destroyed when Ritchie Marlboro Road was expanded to four lanes near its intersection with I-95/495. Site 18PR605 is the abandoned bed of the Chesapeake Beach Railroad. Site 18PR933 is the site of the late 19th-mid 20th century Westphalia Schoolhouse. Proposed construction will not impact any of these archeological sites as a majority of the water main will be placed within the existing Ritchie Marlboro Road right-of-way.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

No Comments

5. CONSISTENCY WITH APPROVED PLANS

The installation of the 24-inch water transmission main in or adjacent to Ritchie Marlboro Road will allow for the Development Pattern Vision of the 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* to be realized in areas that the new water main will service.

6. EXISTING PUBLIC FACILITIES

The proposed project is served by Ritchie Fire/EMS Co. 837, a first due response station (a maximum of seven (7) minutes travel time), is located at 415 Ritchie Marlboro Road. The station is staffed by both volunteer and career personnel.

The proposed project is located in Police District II, which is headquartered at 601 SW Crain Highway, in Bowie. District II comprises 135 square miles and includes the Bowie area.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System and the site is inside the growth boundary as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

7. COMMUNITY OUTREACH

Notification letters were mailed to adjoining property owners and civic associations informing them of the project and Planning Board hearing date. WSSC indicates that door hangers with an explanation of the project were distributed to adjacent property owners during the summer of 2014. WSSC is currently in negotiations to acquire easement from three property owners who will be impacted by the project. No other properties will be impacted by this project.

STAFF COMMENTS

ENVIRONMENTAL ASSESSMENT:

Countywide Planning Division
Environmental Planning Section

March 31, 2016

TO: Maria Martin, Master Planner, Special Projects Section
VIA: Katina Shoulars, Supervisor, Environmental Planning Section
FROM: Chuck Schneider, Senior Planner, Environmental Planning Section
SUBJECT: MR-1605F WSSC-Proposed Ritchie Marlboro Road 24-Inch Water Transmission Main

The Environmental Planning Section has reviewed the Application for Mandatory Review dated March 25, 2016 for the Washington Suburban Sanitary and Sewer Commission (WSSC) - Proposed Ritchie Marlboro Road 24-inch Water Transmission Main Project. The following comments, based on a review of the submitted application and other available information, are provided for your consideration.

Background

The Environmental Planning Section has not reviewed any previously development applications for the subjection site.

Proposed Activity

The WSSC is proposing to construct a 24-inch water main within the right-of-way of Ritchie Marlboro Road and a 12-inch water line within Brown Road. This water main will be approximately 13,100 feet from the Ritchie Marlboro Road and Interstate I-95/495 overpass to the intersection of Ritchie Marlboro Road and Westphalia Road. This water transmission main will help supply additional water capacity to existing homes in the area and for the proposed demand of the developments within the Westphalia Master Plan area.

Site Description

This water main will be approximately 13,100 feet from the Ritchie Marlboro Road and I-95/495 overpass to the intersection of Ritchie Marlboro Road and Westphalia Road. A review of the available information indicates that two stream crossings are found along this alignment. The predominant soils found to occur according to the USDA NRCS Web Soil Survey are Adelphia-Holmdel Complex, Croom-Marr Complex, Collington-Wist Complex, Marr-Dodon Complex, Potobac-Issue Complex, and Widewater and Issue soils series. According to PGAtlas.com, the Prince George's County's GIS database, Marlboro Clay does occur on, or in the vicinity of this site. This Marlboro Clay layer is located on Ritchie Marlboro Road between Brown Road and Westphalia Road. According to the Sensitive Species Project

Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program, there is an area of rare, threatened, or endangered species located in the area north and south of Brown Road within the Ritchie Marlboro roadway area. The two stream systems within the project area are part of the Southwest Branch and Western Branch, which drains into the Patuxent River, is part of the Western Branch watershed. The Western Branch portion of the site is located within a Stronghold Watershed. According to PGAtlas.com, this project area contains Regulated, Network Gap and Evaluation Areas of the designated network of the *Approved Countywide Green Infrastructure Plan*. These Green Infrastructure Plan areas are located within and adjacent to the on-site SSPRA. Ritchie Marlboro Road is identified as a master planned Arterial roadway, which is regulated for traffic-generated noise when residential uses are proposed. Also Ritchie Marlboro Road has been designated as a historic roadway. The property is located in Environmental Strategy Area 2 as designated by *Plan Prince George's 2035 Approved General Plan*.

Environmental Review

Existing Conditions/Natural Resources Inventory

An approved Natural Resources Inventory (NRI) will be required if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site. Most of the proposed work will take place with road rights-of-way, but there are two stream crossings that will impact regulated environmental features.

Instructions for the preparation and submission of an NRI can be found in the Prince George's County Environmental Technical Manual (ETM).

A portion of this alignment is located within an area identified as a Sensitive Species Project Review Area (SSPRA). These SSPRA areas may contain rare, threatened, or endangered plant or animal species. PGAtlas.com has shown that Ritchie Marlboro Road is within a SSPRA area to the north and south of Brown Road. The proposed water main alignment will stay within the paved areas of the road and leave the roadbed for two stream crossing. One of these crossings is located within the SSPRA. The stream impacts and the entire alignment area will be investigated by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) as part of the Joint Federal and State Wetland Permit Process. At this time, the SSPRA will be investigated by MDE to protect and preserve any rare, threatened, or endangered plant or animal species identified within or adjacent to the work area.

No additional information with regard to existing conditions is required at this time.

Forest Conservation

Forest impacts resulting from the proposed activity will be reviewed and approved through the Maryland Department of Natural Resources (DNR) in accordance with the Maryland Forest Conservation Act. The project was issued a Forest Conservation Act exemption from the State (FCP#S16-05).

No additional information with regard to Forest Conservation is required at this time.

Preservation and/or Restoration of Regulated Environmental Features

The site contains regulated environmental features that are required to be preserved and/or restored to the fullest extent possible. The presence and extent of regulated environmental features will be determined during the review and approval of an NRI, if required.

Impacts to streams, wetlands, and associated buffers will occur under the proposed activity. The proposed design should avoid unnecessary impacts and minimize impacts where possible. Based on the information submitted it appears there are two stream crossings that will be impacted during this water line installation. These impacts appear to be unavoidable. The water line impacts should be designed to cross the regulated areas at the narrowest point. A non-tidal wetland permit and waterway will be evaluated by the Maryland Department of the Environment (MDE) and the U.S. Army Corps of Engineers (USACE) and mitigation requirements for the project impacts will be determined and implemented as part of the activity. The project is currently under review for these regulated impacts and the MDE tracking number is 201561801.

No additional information with regard to impacts is required at this time.

Soils

The predominant soils within the alignment according to the USDA NRCS Web Soil Survey are Adelphia-Holmdel Complex, Croom-Marr Complex, Collington-Wist Complex, Marr-Dodon Complex, Potobac-Issue Complex, and Widewater and Issue soils series.

According to PGAtlas.com, the Prince George's County's GIS database, Marlboro Clay does occur on, or in, the vicinity of this site. This Marlboro Clay layer is located on Ritchie Marlboro Road between Brown Road and Westphalia Road. WSSC must be aware of these problematic soil areas and take proper precautions. The development within Marlboro Clay soils requires additional soil testing and monitoring. During installation of the water main, all pipes must be inspected to be water tight. The review of the soils within the Marlboro Clay area are the responsibility of WSSC and not any county or state agency.

Noise

This subject water main alignment is located on Ritchie Marlboro Road, which is identified as an arterial planned roadway. Ritchie Marlboro Road has been identified as a transportation-related noise generator; however, this application does not propose residential or residential-type uses at this time.

No additional information regarding noise is required.

Ritchie Marlboro Road is designated as an historic road. When a roadway is designated as historic, it is because it is located in its historic alignment and there is an expectation that historic features will be found along its length, although not necessarily on every property. Roadways are a linear element, and the intention of the scenic buffer is to preserve or enhance the extent of the roadway and enhance the travel experience if scenic qualities or historic features have not been preserved.

The Landscape Manual, which became effective on December 13, 2010, requires a Section 4.6(2) landscape buffer (Buffering Development from Special Roadways) based on the development tier. In the Environmental Strategy Area 2 of Plan 2035 (formerly the developing tier), the required buffer along a historic road is a minimum of 20-feet wide to be planted with a minimum of 80 plant units per 100-linear feet of frontage, excluding driveway openings. Landscaping is a cost effective treatment which provides a significant visual enhancement to the appearance of the historic road.

If impacted as a result of this project, conformance to the Landscape Manual may be required at the time of local permit review.

Stormwater Management

A stormwater management concept letter and plan were not included with the application. At this time it appears that the site will be subject to state review for stormwater management. The project will be required to conform to the current requirement to use environmental site design to the maximum extent practicable under state law.

No additional information with regard to stormwater management is required at this time.

Thank you for the opportunity to comment on the WSSC-Proposed Ritchie Marlboro Road 24-Inch Water Transmission Main project. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.

TRANSPORTATION ASSESSMENT:

From: Janousek, Daniel
Sent: Tuesday, March 29, 2016 4:32 PM
To: Martin, Maria
Cc: 'jmartin@wtbco.com'
Subject: RE: MR-1605F - WSSC BL5020A09 Ritchie Marlboro Road 24" Water Transmission Main

Maria,

I reviewed the plans for the water-main project, and it appears that most all of the work will be within exiting rights-of-way, or along newly acquired rights-of-way. The project is sub-surface, and it does not appear to affect any master-planned transportation facilities. We are not aware of any County or State capital projects that this water main could affect.

Therefore, the Transportation Section will not be providing any comments about this public project.

Very respectfully,

Dan

Daniel R Janousek
Transportation Coordinator
Countywide Planning Division
The Maryland-National Capital Park and Planning Commission



ECONOMIC ANALYSIS:

From: Kowaluk, Ted
Sent: Wednesday, March 30, 2016 1:28 PM
To: Martin, Maria
Subject: RE: MR-1605F - WSSC BL5020A09 Ritchie Marlboro Road 24" Water Transmission Main

Maria, please put me down as no comment, thanks.

DEVELOPMENT REVIEW DIVISION:

From: Cynthia R. Fenton and Susan H. Lareuse
Sent: Monday, March 28, 2016

No Comment

CONSISTENCY WITH APPROVED PLANS:

From: Pompa, Christina
Sent: Friday, April 01, 2016 2:52 PM
To: Martin, Maria
Cc: Kaii-Ziegler, John
Subject: RE: MR-1605F - WSSC BL5020A09 Ritchie Marlboro Road 24" Water Transmission Main

Maria,

From the CPD standpoint, this is very simple:

The installation of the 24-inch water transmission main in or adjacent to Ritchie Marlboro Road will allow for the Development Pattern Vision of the 2007 *Westphalia Approved Sector Plan and Sectional Map Amendment* to be realized in areas the new water main will service.

Christina

HISTORIC PRESERVATION/ARCHEOLOGY:



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Historic Preservation Section

(301) 952-3680
www.mncppc.org

March 29, 2016

MEMORANDUM

TO: Maria Martin, Supervisor
Special Projects Section
Countywide Planning Division

FROM: Howard Berger, Supervisor
Jennifer Stabler, Archeology Planner Coordinator
Historic Preservation Section
Countywide Planning Division

SUBJECT: **MR-1605F WSSC BL5020A09 Ritchie Marlboro 24-Inch Water Transmission Main**

Background

The subject application proposes the construction by WSSC of a new 24-inch water main along approximately 13,100 feet of Ritchie Marlboro Road and a new Pressure Reducing Valve. The new 24-inch main will be necessary to provide a sufficient water supply for new development in the Westphalia area. The project alignment begins at the existing 30-inch water main stub in Ritchie Marlboro Road at the I-95/495 overpass and will extend approximately 13,100 feet along Ritchie Marlboro Road and will connect near the intersection of Ritchie Marlboro Road and Westphalia Road. Historic Preservation staff has reviewed the subject application for impacts to historical and archeological resources.

Historic Preservation

There are no Prince George's County Historic Sites, Historic Resources or documented properties in the immediate vicinity of or within the boundaries of the project area.

Archeology

There are three recorded archeological sites (18PR400, 18PR605 and 18PR933) in the immediate vicinity of or within the boundaries of the project area. Site 18PR400 was a Late Woodland (950-1600 A.D.) short-term camp. This site was destroyed when Ritchie Marlboro Road was expanded to four lanes near its intersection with I-95/495. Site 18PR605 is the abandoned bed of the Chesapeake Beach Railroad. Site 18PR933 is the site of the late 19th-mid 20th century Westphalia Schoolhouse. Proposed construction will not impact any of these archeological sites as a majority of the water main will be placed within the existing Ritchie Marlboro Road right-of-way.

EXISTING PUBLIC FACILITIES:



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

(301) 952-3650
www.mncppc.org

March 24, 2016

MEMORANDUM

TO: Maria Martin, Supervisor, Countywide Planning Division
FROM: Jay Mangalvedhe, Senior Planner, Countywide Planning Division
SUBJECT: **MR-1605F WSSC-BL5020A09 Ritchie Marlboro Rd. 24-Inch Water Main**

Project Description

The Washington Suburban Sanitary Commission (WSSC) is proposing to install a 24-inch water main along Ritchie Marlboro Road for approximately 13,100 feet of new water transmission main and a Pressure Reducing Valve.

In this mandatory referral, WSSC states that the proposed 24-inch water transmission main will provide increased water supply to meet projected growth in the Westphalia area. Without additional capacity, existing residents will be impacted by low water pressure, insufficient supply for emergencies such as firefighting, and water restrictions during high demand and drought conditions. This project will also increase water system capacity to support planned development as identified in the Westphalia Master Plan. The construction is anticipated to begin in fall 2016, and complete in spring 2018.

The Upper Marlboro site is located in Councilmanic District 6 and is inside the growth boundary as classified in the 2014 *Approved Plan Prince George's 2035*.

Evaluation of Existing Public Facilities

The proposed project is served by Ritchie Fire/EMS Co. 837, a first due response station (a maximum of seven (7) minutes travel time), is located at 415 Ritchie Marlboro Road. The station is equipped with two engines and one mini-pumper. The station is staffed by both volunteer and career personnel.

The proposed project is located in Police District II, which is headquartered at 601 SW Crain Highway, in Bowie. District II encompasses 135 square miles including the fast growing Bowie area.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 3, Community System.

MANDATORY REFERRAL REVIEW

BY

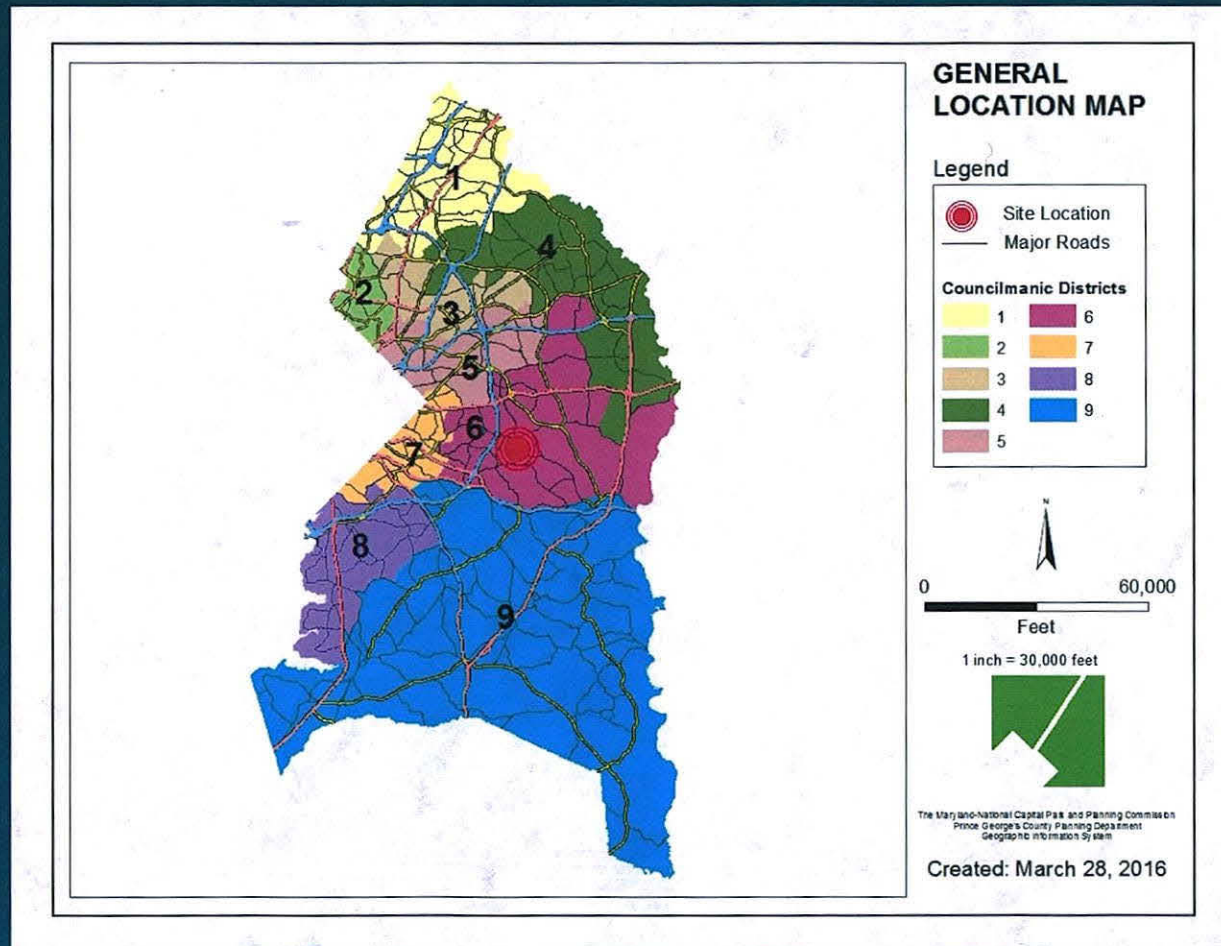
PRINCE GEORGE'S COUNTY PLANNING BOARD
APRIL 21, 2016

Mandatory Referral #1605F

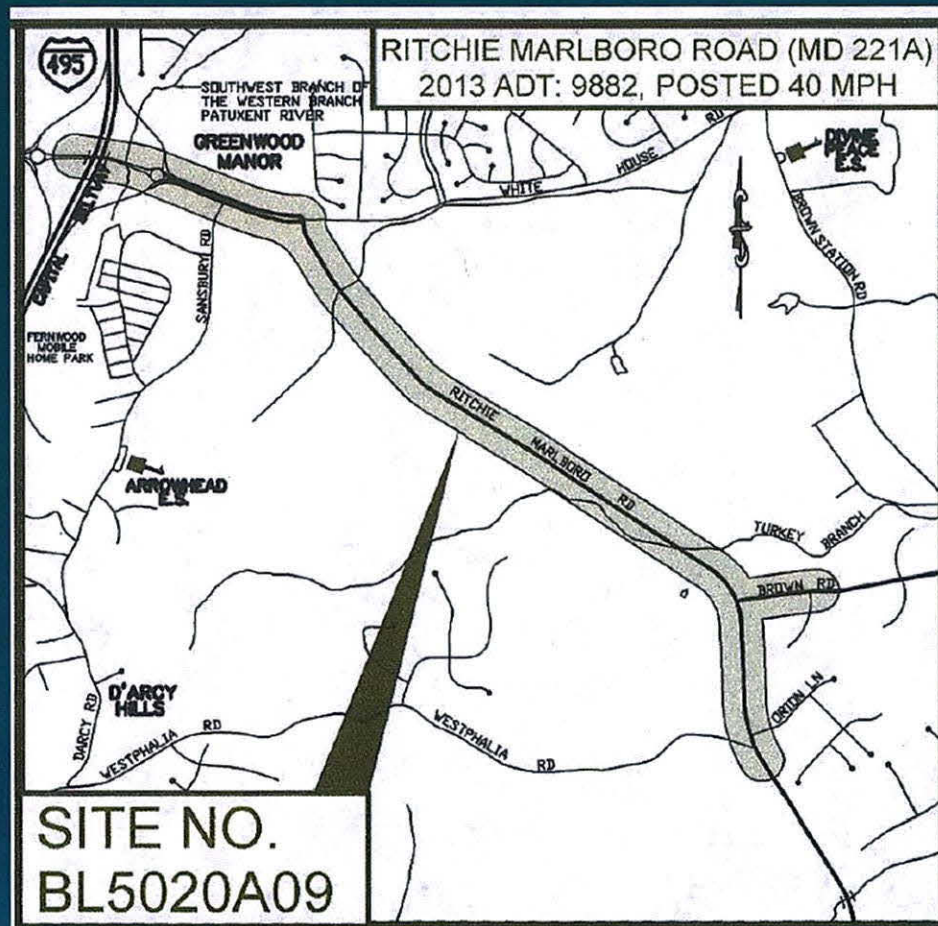
Ritchie Marlboro Road 24-Inch Water Main

AGENDA ITEM: #6
4/21/2016

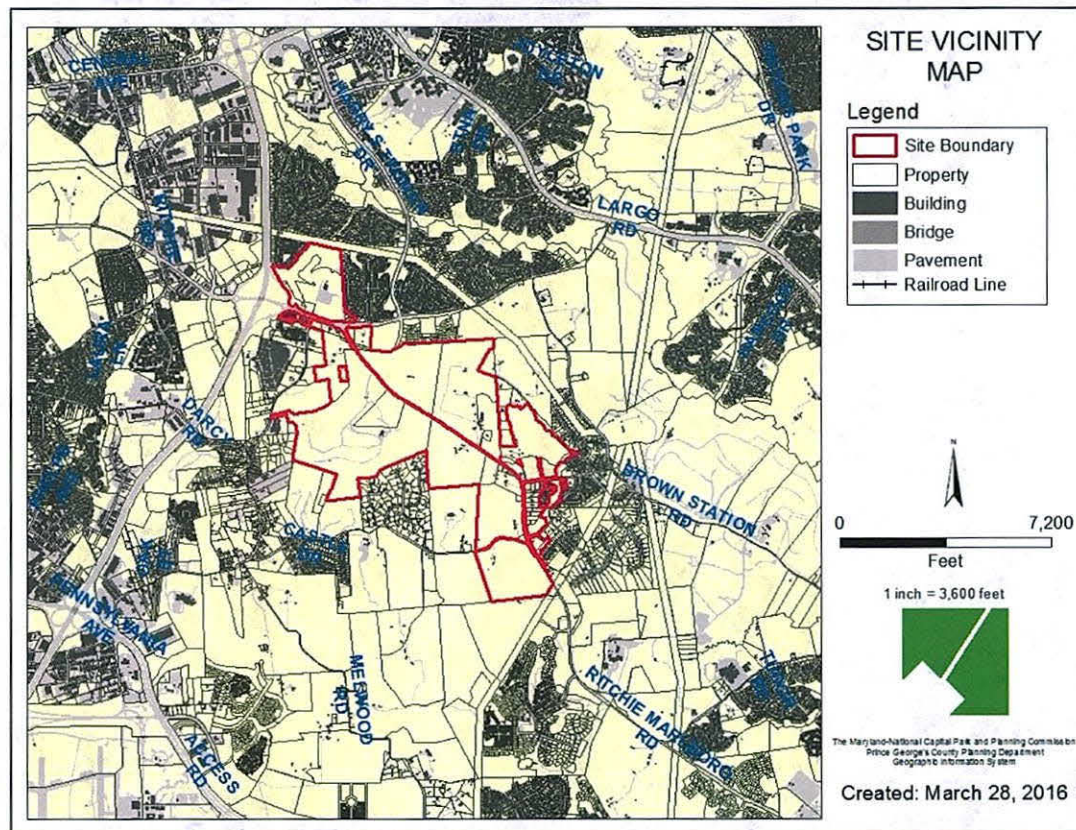
GENERAL PROJECT LOCATION



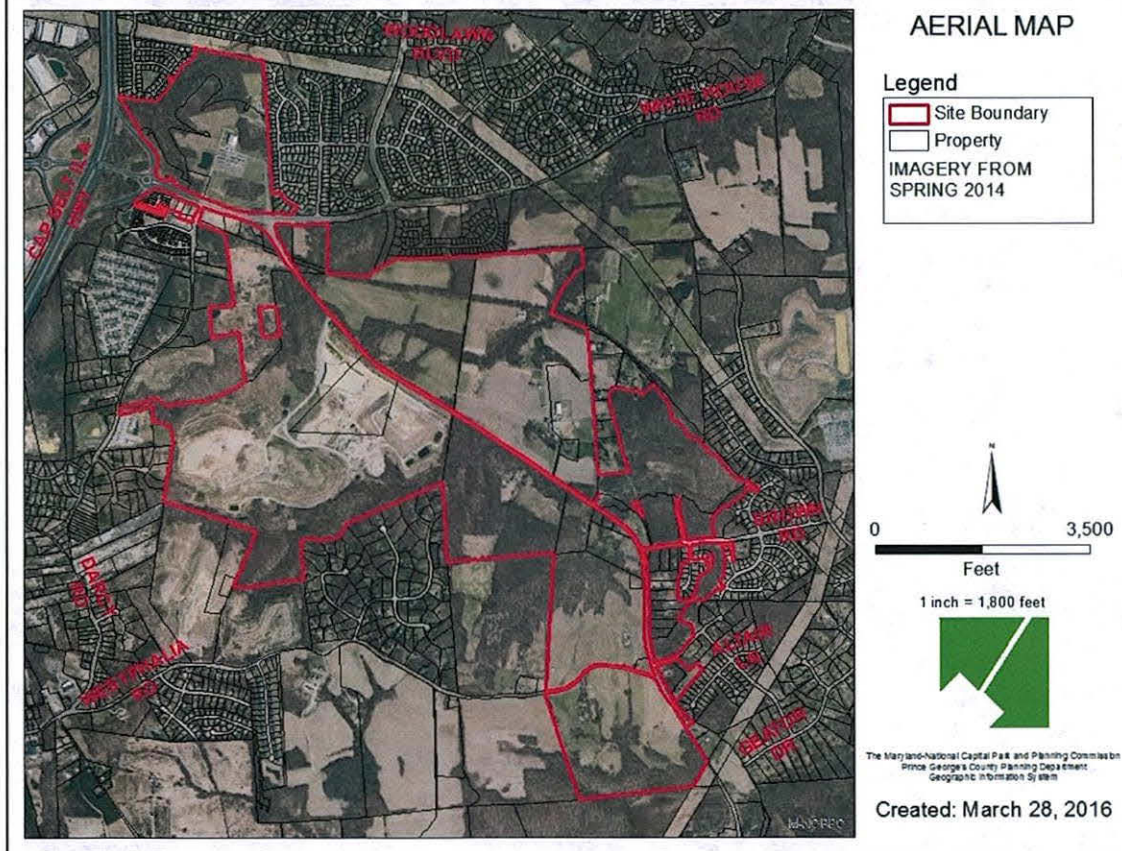
PROPOSED ROUTE



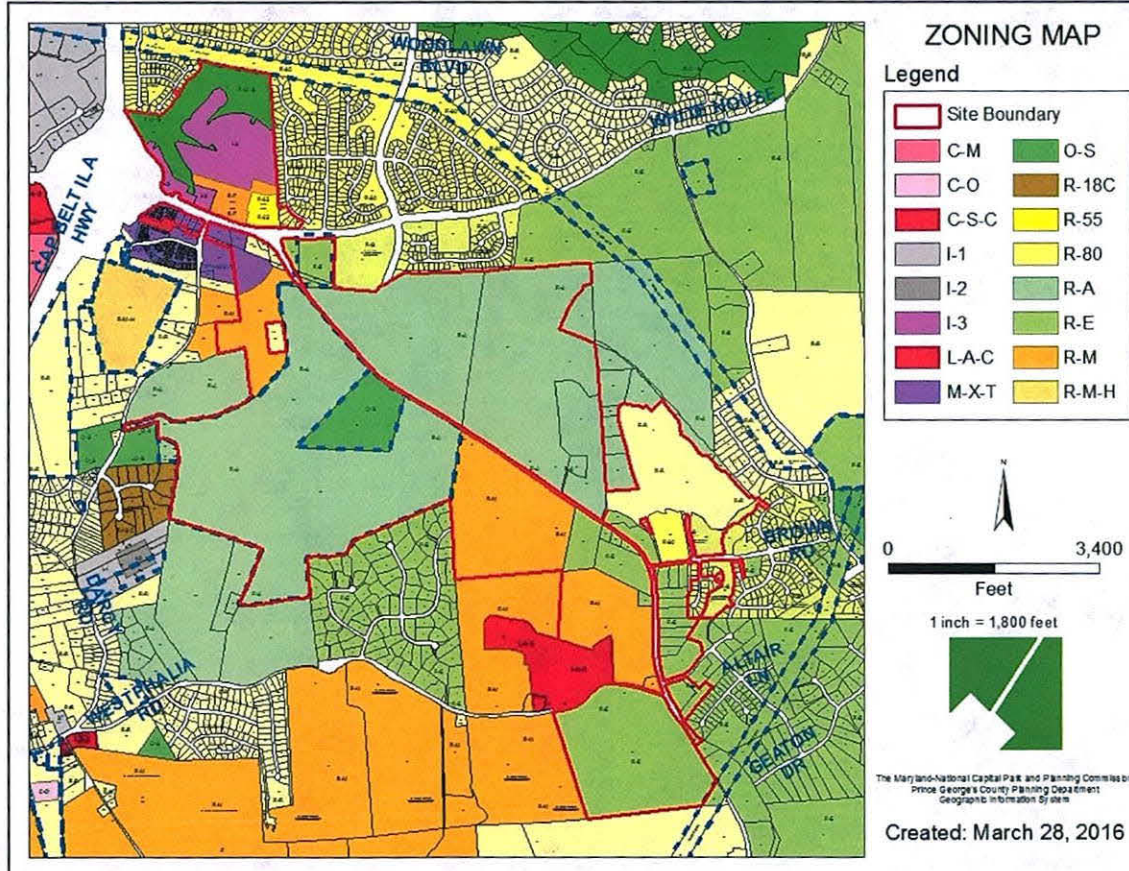
SITE VICINITY MAP



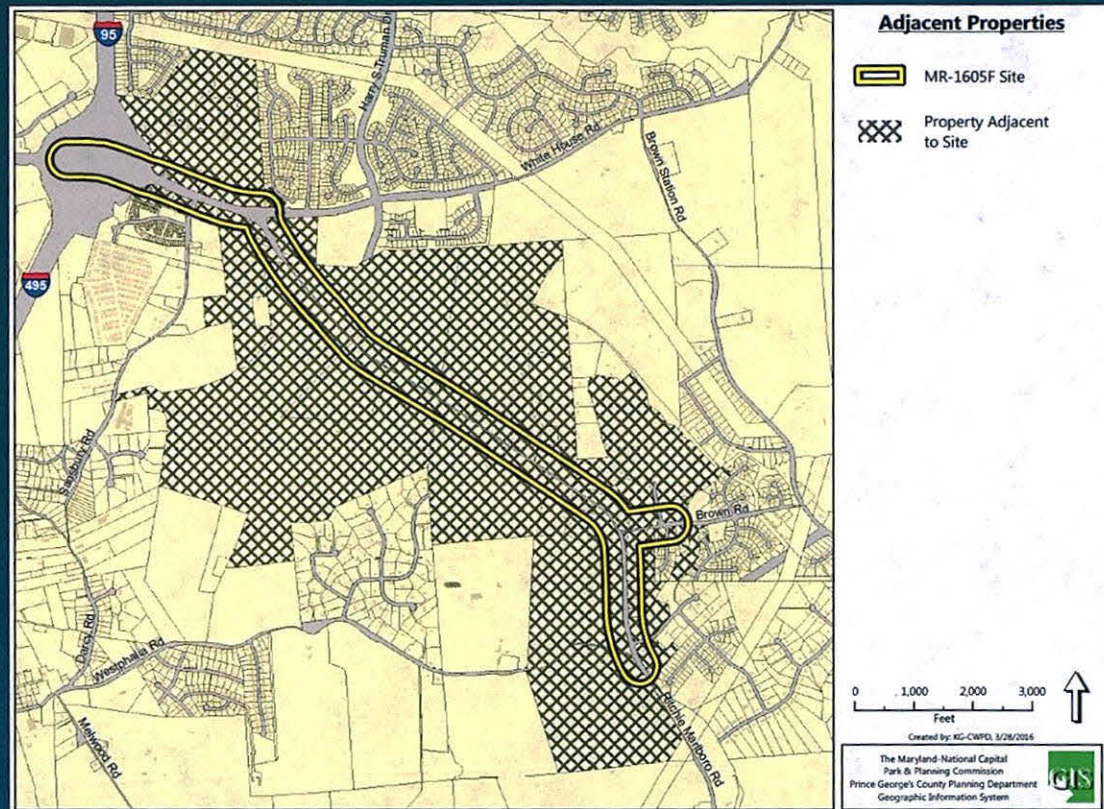
AERIAL VIEW OF PROJECT AREA



EXISTING ZONING



NOTIFICATIONS



PROJECT SUMMARY

- Proposes to install a new 24-inch water main and a new pressure reducing valve along Ritchie Marlboro Road
- Approximately 13,100 feet long
- Begins at the existing 30-inch water main stub (ductile iron water main) in Ritchie Marlboro Road at the I-95/495 overpass.
- Ends at an existing 16-inch ductile iron water main near the intersection of Richie Marlboro Road and Westphalia Road.

STAFF RECOMMENDATIONS

- An approved Natural Resources Inventory (NRI) will be needed if the site is required to obtain local stormwater management and sediment and erosion control review prior to the approval of any grading permits for this site. Most of the proposed work will take place with road rights-of-way, but there are two stream crossings that will impact regulated environmental features.
- If historic features or scenic buffers of Ritchie Marlboro Road are impacted as a result of this project, conformance to the Landscape Manual may be required at the time of local permit review, if required.

MANDATORY REFERRAL REVIEW

THIS CONCLUDES STAFF PRESENTATION

QUESTIONS?/CLARIFICATIONS?

Mandatory Referral #1605F

Ritchie Marlboro Road 24-Inch Water Main

AGENDA ITEM: #6

04/21/2016