

MR file



# THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Office of the Planning Director  
Prince George's County Planning Department

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July 18, 2016

Mr. George Stephanos, P.E.  
Director, Public Works  
City of Bowie  
15901 Excalibur Road  
Bowie, Maryland 20716

**RE: City of Bowie-Proposed Midwood Lane  
SWM Pond Retrofit Project (MR-1606A)**

Dear Mr. Stephanos:

The Prince George's County Planning Department appreciates the opportunity to comment on the proposed retrofitting of the existing dry pond located in the City of Bowie (between Midwood Lane and Mount Clare Lane). The project involves excavation, expansion and the installation of an outlet control structure to provide water quality treatment and increase the treated water volume of stormwater off Midwood Lane and within the drainage area of an unnamed tributary to the Patuxent River in Prince George's County.

The fence around the current pond will be replaced with a four foot high vinyl-coated, chain-link fence and additional trees will be planted adjacent to the pond to maintain landscaping buffers between the adjoining uses. The City of Bowie will maintain the wet stormwater pond with a dedicated access from Midwood Lane.

The United States Department of the Army Corps of Engineers evaluated the pond retrofit work as requested by the City of Bowie and determined that the proposed project scope did not require its authorization if the project is accomplished within the limit of disturbance indicated on the enclosed map provided by the agency.

After a careful review of the proposed expanded pond, staff makes the following recommendations:

- Since the existing uses around the pond are residential and commercial in nature, the applicant should place signs on the perimeter of the fence around the pond to discourage anyone from gaining access into the pond.
- The applicant should also place a maintenance schedule sign at the gate of the proposed pond to keep adjoining neighbors informed of activities at the pond year round.
- The applicant should not expand the pond beyond the limit of disturbance shown on a map provided by the Department of the Army, United States Corps of Engineers, since any disturbance beyond the limits would trigger a re-evaluation of the project.

Mr. George Stephanos, P.E.  
Page 2  
July 18, 2016

If you should have any questions, please contact Christine A. Osei, Project Manager, Special Projects Section, Countywide Planning Division, at 301-952-3313 via email at [Christine.Osei@ppd.mncppc.org](mailto:Christine.Osei@ppd.mncppc.org).

Sincerely,



Fern Piret  
Planning Director

Enclosure

c: Derick Berlage, Chief, Countywide Planning Division  
Maria Ann Martin, Planning Supervisor, Special Projects Section, Countywide Planning Division  
Christine Osei, Project Manager, Special Projects Section, Countywide Planning Division  
Redis C. Floyd, Clerk of the Council, Prince George's County Council

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July 11, 2016

**MEMORANDUM**

TO: Christine Osei, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Planning Supervisor, Environmental Planning Section

FROM: Chuck Schneider, Senior Planner, Environmental Planning Section

SUBJECT: MR-1606A City of Bowie – Midwood Lane Retrofit Dry Pond

The Environmental Planning Section has reviewed the application for a Mandatory Referral review or the City of Bowie – Midwood Lane Retrofit Dry Pond 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 previously reviewed any development applications for the subject site.

**Proposed Activity**

The City of Bowie is proposing to retrofit an existing regional stormwater management pond to create a permanent wet pool to provide water quality for the drainage area. This stormwater pond is not providing the required stormwater functions for water quality and quantity. The proposed impacts for this project will disturb 113,432 square feet/2.95 acres of city-owned land. After construction, the use will remain the same and the pond will function as required.

**Site Description**

This retrofit project is located in the City of Bowie (between Midwood Lane and Mount Clare Lane). The 2.66 acre parcel is owned by the City of Bowie. A review of the available information indicates that the site is an existing stormwater management pond with scattered trees in the surrounding area. The predominant soils found to occur according to the U.S. Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey are Collington-Wist complex and Urban land-Collington-Wist complex soils series. According to PGAtlas.com, Prince George's County GIS database, Marlboro clay does not occur on or in the vicinity of this site. According to the Sensitive Species Project Review Area (SSPRA) map received from the Maryland Department of Natural Resources Natural Heritage Program, there are no areas of rare, threatened, or endangered species located on-site. The pond drains to an unnamed tributary of the Patuxent River, and is part of Middle Patuxent River watershed. This site is located within a Stronghold Watershed. According to PGAtlas.com, this project area contains no designated network areas of the 2005 *Approved Countywide Green Infrastructure Plan*. Annapolis Road is identified as a master planned arterial roadway, which is regulated for traffic-generated noise when residential uses are proposed.

Also, Annapolis Road has been designated as a historic roadway. The property is located in Environmental Strategy Area 2 as designated by 2014 *Plan Prince George's 2035 Approved General Plan*.

## **Environmental Review**

### **Existing Conditions/Natural Resources Inventory**

The site does not have a Natural Resources Inventory. An approved Natural Resources Inventory (NRI) or Equivalency Letter 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. Most of the proposed work will take place within the existing pond area.

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

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 by the Environmental Planning Section in accordance with the Woodland Conservation Ordinance. Because a grading permit will be required based on the extent of grading proposed (over 5,000 square feet of disturbance) compliance with the Woodland Conservation Ordinance at time of permitting will require either a Type 2 Tree Conservation Plan or a Letter of Exemption. The project may be eligible for a Letter of Exemption from the Woodland Conservation Ordinance if the plan demonstrates the removal of less than 20,000 square feet of woodlands under the governmental projects exemption.

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

### **Preservation and/or Restoration of Regulated Environmental Features**

The site does not appear to contain regulated environmental features that are required to be preserved and/or restored to the fullest extent possible.

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

### **Soils**

The predominant soils within the existing stormwater pond facility according to the USDA NRCS Web Soil Survey are Collington-Wist complex and Urban land-Collington-Wist complex soils series. According to PGAtlas.com, Prince George's County GIS database, Marlboro clay does not occur on or in the vicinity of this site.

### **Noise**

Noise impacts may occur during the retrofitting due to the use of heavy equipment but this will only be temporary.

No additional information regarding noise is required.

**Stormwater Management**

No stormwater management concept letter and plan were 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 the current requirement to use environmental site design to the maximum extent practicable under state law. The site is located inside the City of Bowie limits, and therefore the approval of stormwater management is under the authority for review and approval of the City of Bowie.

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

Thank you for the opportunity to comment on the City of Bowie – Midwood Lane Retrofit Dry Pond project. If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.

