



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.pgplanning.org/planning.home.htm

Mandatory Referral

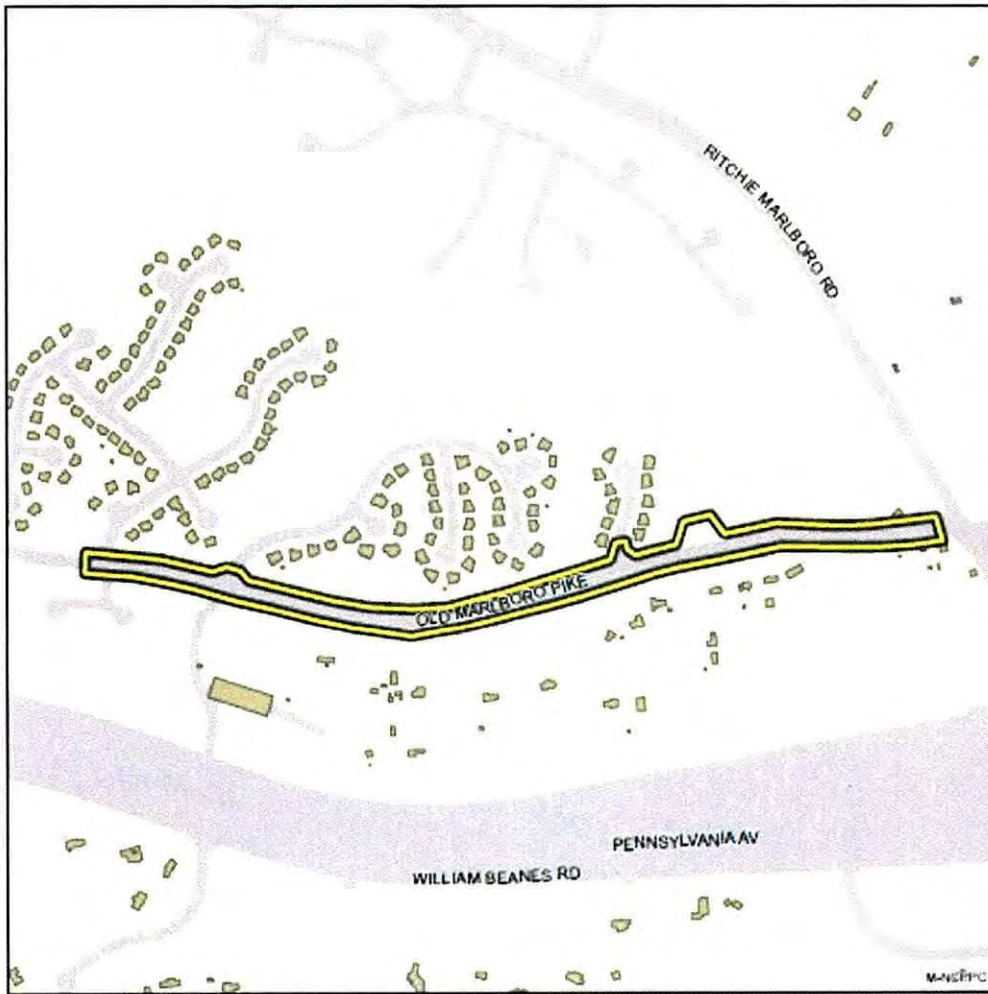
MR-1710F

Application	General Data	
Project Name: Old Marlboro Pike, Marlboro Zone Reinforcement 16-Inch Water Main and Flow Control Valve – BL/BM5273C11 Location: Old Marlboro Pike, from Derby Manor Lane to Marlboro Ritchie Road (PA 78) Applicant/Address: Washington Suburban Sanitary Commission 14501 Sweitzer Lane Laurel, MD 20707-5901 Property Owner: Various properties	Planning Board Hearing Date:	2/15/18
	Date Accepted:	12/22/17
	Mandatory Action Timeframe:	60-Day Review
	Acreage:	4,000 feet long
	Zone:	R-R
	Planning Area:	78/Westphalia & Vicinity
	General Plan Tier:	Established Communities
	Council District:	District 6
	Municipality:	Upper Marlboro

Purpose of Application	Notice Date
To construct a connection to an existing 16-inch water main starting at Old Marlboro Pike near Derby Manor Lane, and terminating with a connection to an existing 16-inch water main at Old Marlboro Pike near Ritchie-Marlboro Road.	Acceptance Mailing: January 8, 2018

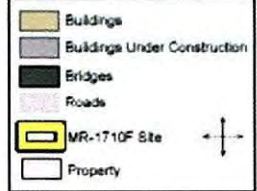
Staff Recommendation	Staff Reviewer: Fatimah Hasan
Transmit Staff Report to: Mr. Tesfai G. Giorgis Washington Suburban Sanitary Commission 14501 Sweitzer Lane Laurel, MD 20707-5901	Phone Number: 301-952-3580
	Email: Fatimah.Hasan@ppd.mncppc.org

Map 1 - Project Site Vicinity



MR-1710F
SITE VICINITY MAP

Legend



0 200 400
Feet



The Maryland Department of Transportation
Transit Administration
Geographic Information System

Created: January 26th, 2018

MR-1710F Staff Report—Proposed Old Marlboro Pike, Marlboro Zone Reinforcement 16-Inch Water Main and Flow Control Valve – BL/BM5273C11 Project

PROJECT BACKGROUND

The subject project is being reviewed pursuant to the Land Use Article §§20-301 through 305 of the Maryland Annotated Code and Section 27-294 of the Prince George's County Zoning Ordinance that require 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 review process.

PROJECT SUMMARY

The proposed project is completely within the Old Marlboro Pike right-of-way from Derby Manor Lane to Marlboro Ritchie Road, located in Upper Marlboro, Maryland. The project begins with a connection to an existing 16-inch water main at Old Marlboro Pike near Derby Manor Lane, extending approximately 4,000 feet along Old Marlboro Pike, and terminating with a connection to an existing 16-inch water main at Old Marlboro Pike near Ritchie-Marlboro Road. The proposed project will also include the installation of a flow control valve designated to regulate the water flow or water pressure through the water main.

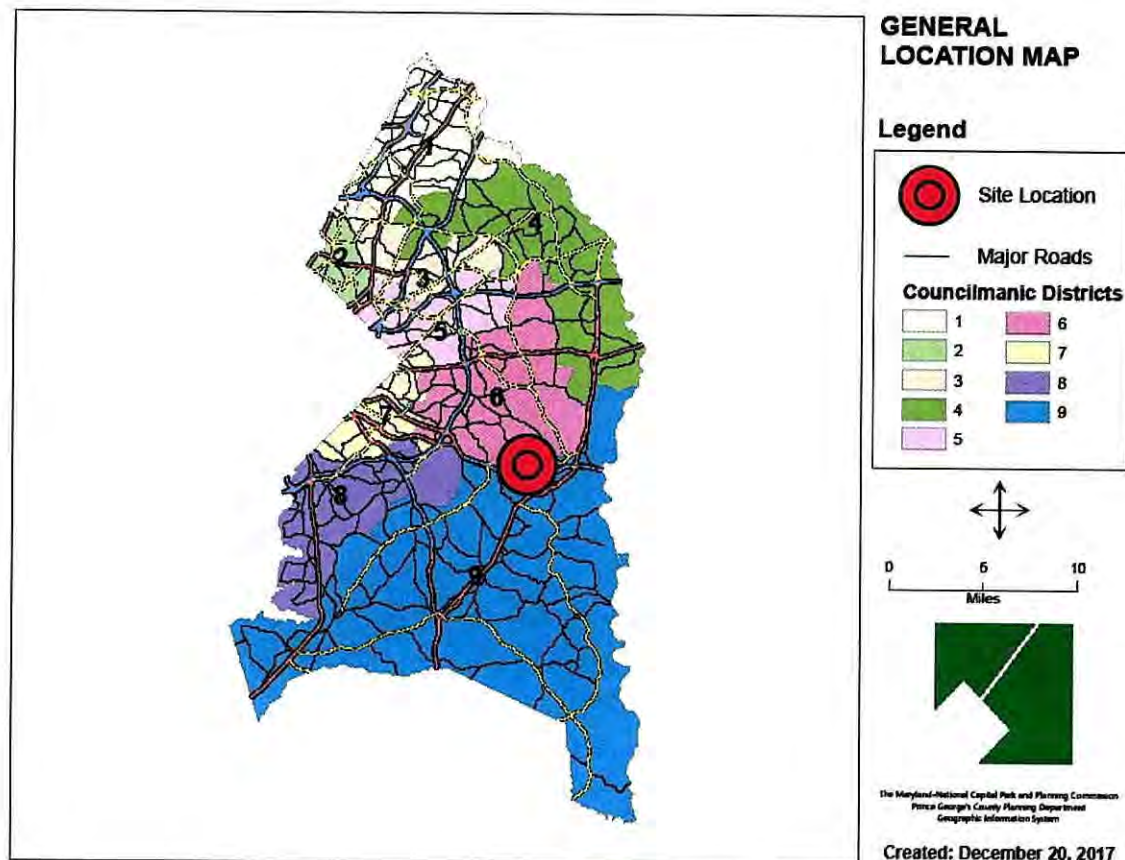
With the construction of two new two million gallon elevated water tanks in the 385B Zone, the Washington Suburban Sanitary Commission (WSSC) has identified this water main reinforcement project as a priority to meet future water needs in the area. This project will improve the ability to bring water from the 280A Zone to the 385B Zone.

STAFF RECOMMENDATIONS

The proposed water main and flow control valve improvement project underwent a careful review by Planning Department staff, resulting in the following recommendation:

- Due to the presence of Marlboro clays in the area, a geotechnical survey may be required with the development proposal.

Map 2—General Location Map



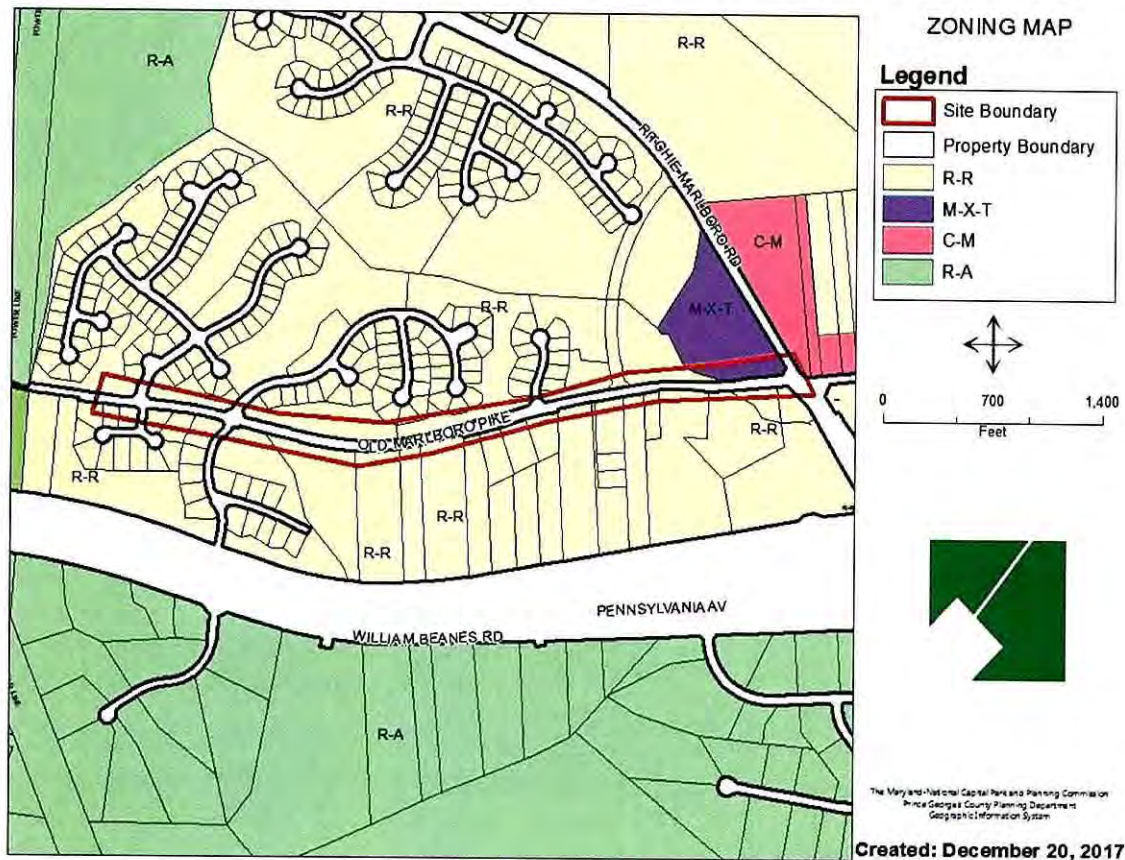
PROJECT LOCATION, DESCRIPTION, SCHEDULE, FUNDING, AND REVIEW AND PERMITTING

Location

The site is located along Old Marlboro Pike between Derby Manor Lane and Ritchie-Marlboro Road. The project alignment remains completely within the Old Marlboro Pike right-of-way. It begins at Old Marlboro Pike near Derby Manor Lane (connecting to the existing 16-inch water main), and follows approximately 4,000 feet along Old Marlboro Pike near Ritchie-Marlboro Road. The land around the site is zoned Rural Residential (R-R), which permits approximately one-half-acre residential lots (an average of two dwelling units per acre). One parcel on the corner of Old Marlboro Pike and Ritchie-Marlboro Road is zoned Mixed Use - Transportation Oriented (M-X-T), which provides for a variety of residential, commercial, and employment uses (see Map 3, Zoning Map). There are some parcels zoned Commercial Miscellaneous (C-M) on the northbound side of Ritchie-Marlboro Road.

Land use within the subject project area includes roadway, open space, and forest. The project area is located within the Coastal Plain physiographic province, and falls within the eight-digit Western Branch watershed, part of the greater Chesapeake Bay watershed. The site is bounded to the west by single-family residential properties and Westphalia Town Center; to the east by office and retail, Forks of the Road, LLC, and commercial and institutional properties on the far side of (northbound) Ritchie -Marlboro Road, and to the east along Old Marlboro Pike, such as Colonial Auto Auction (auction services), Colonial Towing properties, and the Prince George's County Public School Board of Education and Central Administration offices (including Douglass Bus Lot); to the south by single-family residential properties and Pennsylvania Avenue (MD-4); and to the north by single-family residential subdivisions, including the Marlboro Riding Community. Antioch Baptist Church properties are located on both sides of Ritchie-Marlboro Road, near the eastern edge of the project area.

Map 3 – Proposed Old Marlboro Pike, Marlboro Zone Reinforcement – Zoning Map



Description

The project area is a linear corridor that is located solely within the limits of the pavement on Old Marlboro Pike, with one exception, west of the Old Marlboro Pike and Ritchie-Marlboro Road intersection. The study area ranges generally between 25 feet and 30 feet in width except for the portion approximately 450 feet west of the Old Marlboro Pike and Ritchie-Marlboro Road intersection, which ranges between 200 feet and 260 feet wide. Water main shutdowns shall be limited to eight hours, and WSSC will provide temporary water service during construction for shutdowns longer than eight hours for the affected water services per WSSC standards. The contractor will take all necessary precautions to protect existing mains and services, and will maintain uninterrupted service as much as possible.

The proposed project will install a new water main with a minimum of 48 inches above the main. The existing fire hydrants will be replaced with new ones along the westbound lane on Old Marlboro Pike, approximately 75 feet west of Weldon Manor Lane, and approximately 225 feet east of Weldon Manor Lane.

In summary, the features of the project include:

- Structures, specified as
 - Approximately 4,000 linear feet of 16-inch diameter ductile iron water main
 - A pressure valve vault along the pipe alignment west of Ritchie-Marlboro Road
- Installment of two fire hydrants along Old Marlboro Pike (replacing existing ones)

Schedule

The proposed schedule is as follows:

Approved for planning/design fees, construction and other costs in the WSSC FY 2017 Capital Improvements Plan

<i>Preliminary Not For Construction Plans Complete:</i>	Summer 2017
Estimated construction period	1.5 Years
Design 100 percent complete	Early Spring 2018
Project submitted for bid	March-April 2018
Construction start (break ground)	Early Fall 2018 or Spring 2019
Construction completion (estimate)	Spring 2020 or Fall 2020 (depending on start date, based on 18-month construction period)

Funding

The project will be funded by WSSC.

Review and Permitting

It should be noted that the Mandatory Referral review process does not exempt any project from the need to meet the requirements of any other entitlement process. (Permit status to date is as follows:)

Natural Resources Inventory (NRI)
Stormwater Management Concept

Approved 8/11/2017 (#NRI-071-11-03)
In Review

WSSC will be coordinating with the Maryland Department of the Environment on streams.

ANALYSIS OF PROJECT IMPACT AREAS

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

1. ENVIRONMENTAL ASSESSMENT

Natural Resources Inventory/Existing Conditions

The site is in Environmental Strategy Area 2 of the Regulated Environmental Protection Areas Map as designated by Plan Prince George's 2035 Approved General Plan. Rare, threatened, or endangered species were not found on or near the site, according to a letter from the Maryland Department of Natural Resources, Natural Heritage Program, dated October 8, 2014. Parcels O and P, to the north of the Old Marlboro Pike, contain Potential Forest Interior Dwelling Species habitat, according to available mapping data. The project area will impact Federal Spring Branch, a tributary of the Western Branch, a Maryland Stronghold Watershed, located in the Patuxent River basin. Wetlands have been identified within the study area according to a wetland report dated October 2014; impacts to the wetlands are not proposed. The 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan* shows that the site is within the Regulated and Evaluation areas. The proposed development on and near Parcels O and P will impact both Regulated and Evaluation areas.

A Natural Resources Inventory Equivalency Letter, NRI-071-11-03, for Parcel P, a property to the north of Old Marlboro Pike, was approved on August 11, 2017, for retail development of the site, citing conformance with the approved TCPII-105-04-04. The NRI must show regulated environmental features, including the on and off-site stream systems with their associated buffers and Primary Management Area (PMA). The NRI is required by the Prince George's Soil Conservation District (PGSCD) for review of erosion and sediment control requirements, as well as by the Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) for the review of stormwater management requirements.

Woodland Conservation

Forest impacts resulting from the proposed activity will be reviewed by the Environmental Planning Section in accordance with the Woodland and Wildlife Habitat Conservation Ordinance (WCO). Parcels O and P have an approved Type II Tree Conservation Plan (TCPII), including four revisions to the original TCPII-105-04. Disturbance to these parcels must be in conformance with a revised TCPII.

Preservation and/or Restoration of Regulated Environmental Features

Disturbance for this project will primarily occur within the existing paved right-of-way on Old Marlboro Pike. To avoid disruption to an existing rectangular concrete culvert through which Federal Spring Branch, an unclassified waterway, crosses under Old Marlboro Pike, the proposed water main will be redirected around the culvert and onto the properties to the north. These properties are known as Parcel O, owned by "Marlboro Riding Homeowners Association, Inc.", and Parcel P, owned by "Forks of the Road LLC". Impacts to the stream channel and floodplain are proposed. The wetland report provided describes the impacts as being approximately 450 feet west of the Old Marlboro Pike and Ritchie-Marlboro Road intersection where the alignment will run west for approximately 150-feet through an open field and then a forested area, where it will turn southwest and connect back within the limits of the pavement.

The on-site regulated environmental features include steep slopes and a regulated stream. Any impacts to streams, wetlands, and PMA will require a statement of justification. Additionally, any impacts to streams, wetlands, and the associated buffers of these regulated environmental features will require authorization from Maryland Department of the Environment (MDE), Non-tidal Wetlands Division.

Soils

According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include, Marr-Dodon complexes and Widewater and Issue soils (frequently flooded). Marlboro clay is mapped on this property in the area proposed for the subject development. A geotechnical report may be required with any development proposal on this property.

Stormwater Management

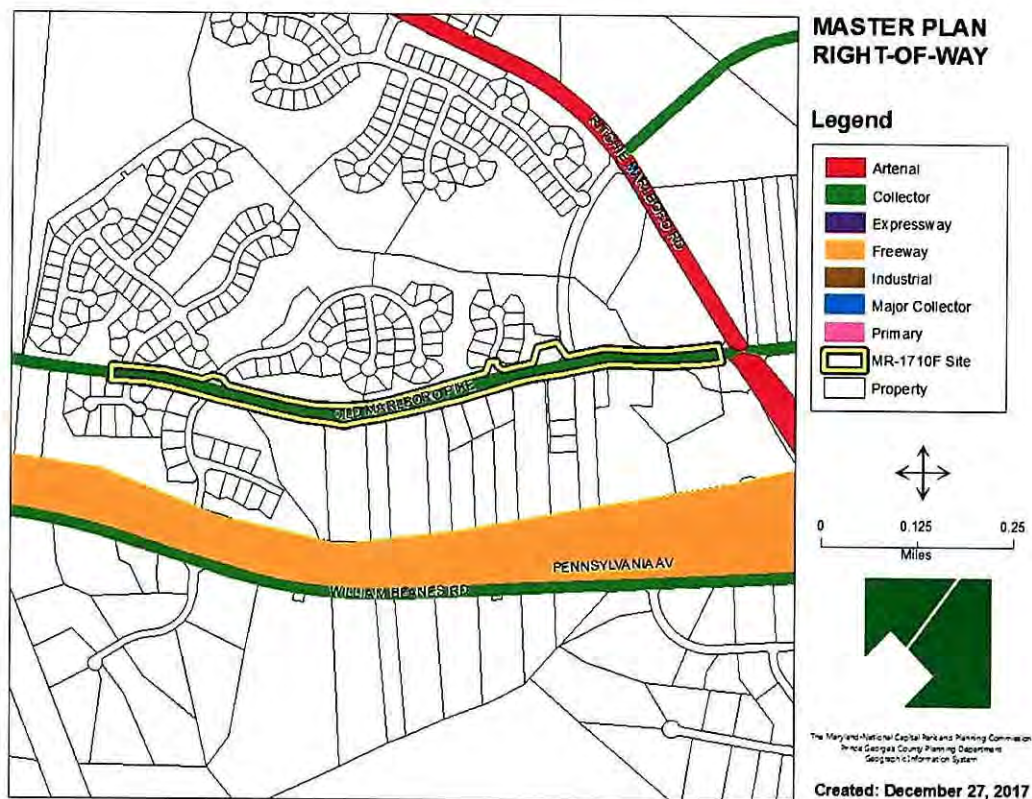
Stormwater management will be subject to review and approval by DPIE. For the purposes of stormwater management, the project area or site is defined by the limits of disturbance. As required by MDE, full Environmental Site Design (ESD) treatment must be provided for all new impervious as well as 50 percent for all existing impervious area. A stormwater management concept plan was not included with the application.

2. TRANSPORTATION ASSESSMENT

Map 4 indicates the Master Plan right-of-way. Old Marlboro Pike is classified as a two-lane collector road with minimal access control, providing mobility between developed areas and the arterial system. It is also classified as a scenic byway route, which reflects and helps preserve the rural heritage of the area surrounding it. In addition, the facility is a designated historic road that was certified by historic surveys or maps, and its historic alignment and landscape context is maintained so that rural landscapes, historic sites and structures, or rural villages can be appreciated. In the proposed project area, the road provides mobility to Ritchie-Marlboro Road, an arterial road.

The Maintenance of Traffic (MOT) Plan will consist of a rolling one-lane closure. Any MOT plan and replacement of pavement should be coordinated with the County. Traffic control plans are included with the submission to DPIE. Approximately 100 feet of pipe will be installed daily during the construction period.

Map 4 –Master Plan Right-of-Way Map



3. HISTORIC PRESERVATION/ARCHEOLOGY

This proposal will not impact any identified historic sites, historic resources, documented properties, or known archeological sites.

4. CONSISTENCY WITH DEVELOPMENT/REGULATORY STANDARDS

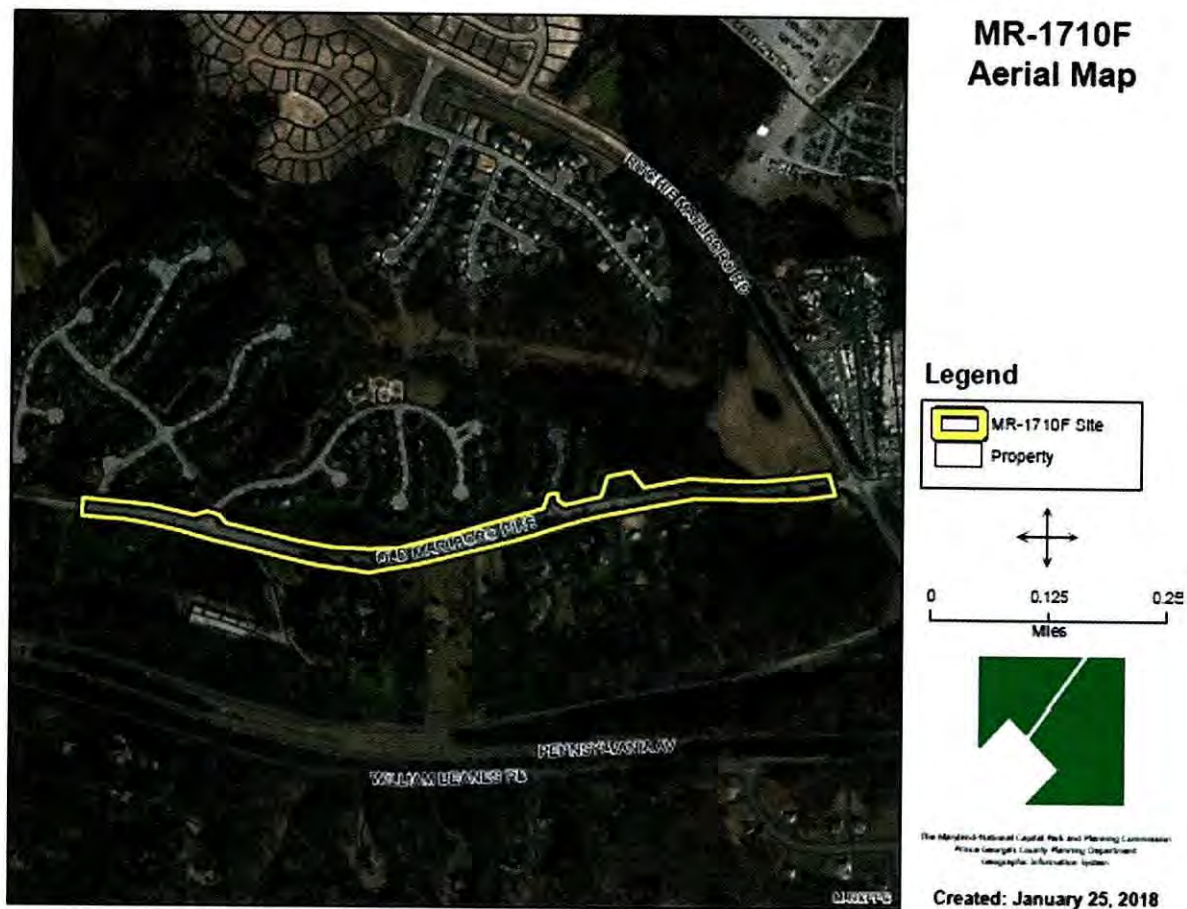
Landscaping

The application is not subject to the 2010 *Prince George's County Landscape Manual*. The only above ground features for this installation will have little to no effect on the viewshed from Old Marlboro Pike. The underground vault may extend up to one foot above the grade, but it should not be noticeable from the right-of-way. The flow control valve vault site plan shows that eight existing trees will be removed in the flow control valve vault.

Lighting

The only light necessary for the proposed project will be installed within the pressure release valve vault.

Map 5 – Old Marlboro Pike Marlboro Zone Reinforcement -- Aerial Map



5. CONSISTENCY WITH APPROVED PLANS

The proposed project is covered by the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* and is consistent with its land use recommendations. The proposed project is consistent with the Sector Plan's goal to "provide needed public facilities and infrastructure to create a quality community and support the planned land use program consistent with county standards."

This use is consistent with the 2014 *Plan Prince George's 2035 Approved General Plan Development Pattern* policies for properties in the Established Communities policy area. Plan 2035 designates this area as entirely within the Established Communities growth policy area. The vision for the Established Communities is "context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met."

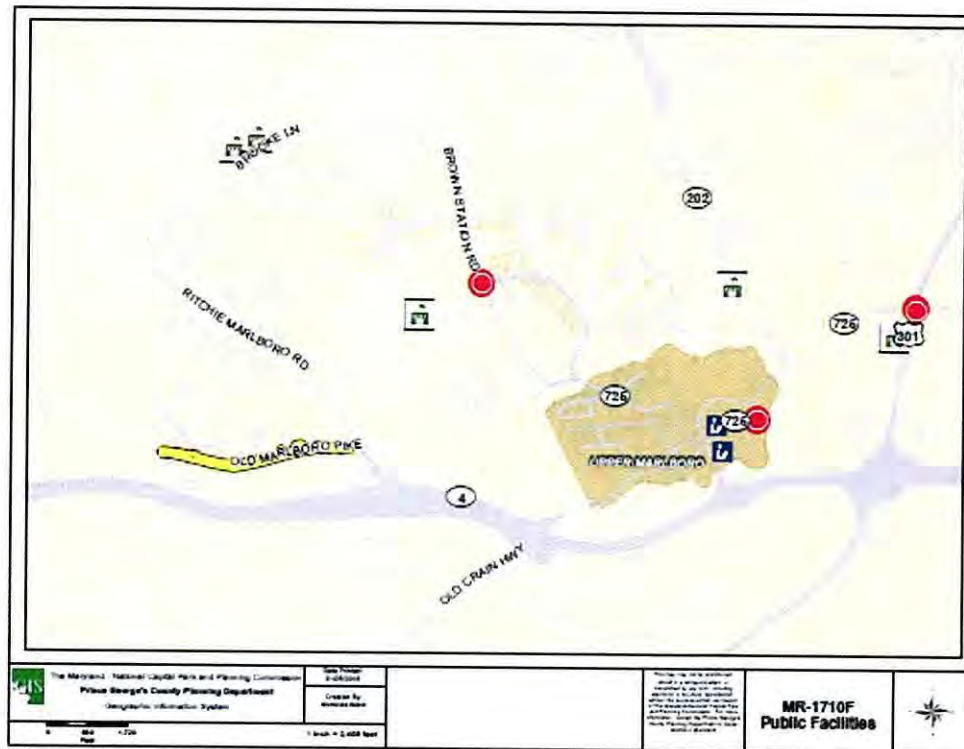
6. EXISTING PUBLIC FACILITIES

Map 6 shows the locations of existing public facilities. The proposed project is served by Upper Marlboro Fire/EMS Co. 820, a first due response station (a maximum of seven minutes travel time), and is located at 14815 Pratt Street in Upper Marlboro. The station is equipped with two engines, one ambulance, one truck, one medic, one rescue squad, and one boat. The station is staffed by volunteer/career personnel.

The proposed project is in Police District II, which is headquartered at 601 S.W. Crain Highway in Bowie. District II Police Station serves about 134 square miles.

The 2008 *Approved Water and Sewer Plan* places this property in Water and Sewer Category 5, Future Community Service.

Map 6 – Public Facilities

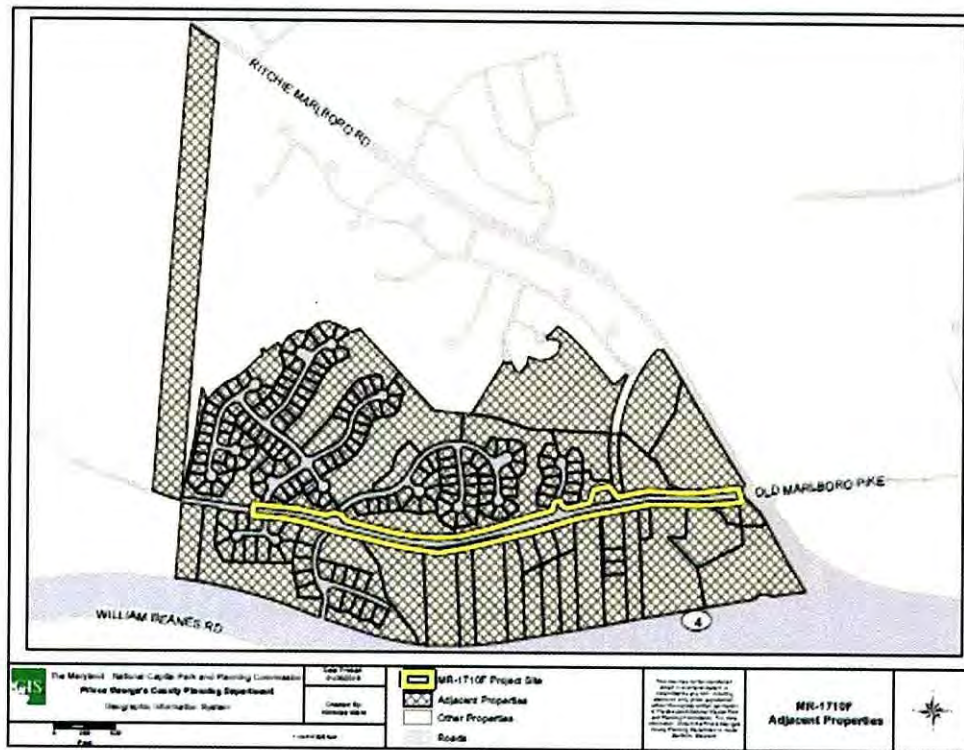


7. COMMUNITY OUTREACH

M-NCPPC has transmitted notification letters to adjoining property owners, as well as those adjacent to adjoining property owners, and civic associations, informing them of the project and a Planning Board hearing date of February 15, 2018 (see Map 7).

WSSC conducted a presentation to the Marlboro Riding Homeowners Association (HOA) about this project on February 1, 2016, and presented this and other WSSC projects to M-NCPPC on March 11, 2015. During the Mandatory Referral review process, a resident on Old Marlboro Pike contacted staff about their property and any potential impacts to Federal Spring Branch, a stream that crosses under Old Marlboro Pike. Staff and the applicant's consultant responded and did not foresee any impacts to the property from this proposed project.

Map 7 – Adjacent Properties



STAFF COMMENTS

January 17, 2018

TO: E. Fatimah Hasan, AICP, Planner Coordinator, Special Projects Section

VIA: Katina Shoulars, Supervisor, Environmental Planning Section *KIF for KS*

FROM: Thomas Burke, Senior Planner, Environmental Planning Section *TB*

SUBJECT: MR-1710F WSSC/Old Marlboro Pike, Marlboro Zone Reinforcement, BL/BM5273C11

The Environmental Planning Section has completed the review of MR-1710F, WSSC/Old Marlboro Pike, Marlboro Zone Reinforcement, BL/BM5273C11, on Old Marlboro Pike, in Upper Marlboro. The following comments, based on a review of the submitted materials and other available information, are provided for your consideration.

Background

The Environmental Planning Section has reviewed the following development applications on properties where disturbance for the project is proposed:

Review Case	Associated Tree Conservation Plan	Authority	Status	Action Date	Resolution Number
DSP-04043	TCPII-105-04	PLANNING BOARD	APPROVED	12/16/04	04-290
DSP-15011	TCPII-105-04-04	PLANNING BOARD	APPROVED	03/24/16	16-34

Proposed Activity

This project includes the construction of a new 4,000 linear foot, 16-inch ductile iron water main, including the installation of a flow control valve.

Site Description

The project begins at a connection to an existing 16-inch water main beneath Old Marlboro Pike, near Derby Manor Lane, and extends east along Old Marlboro Pike, terminating at an existing 16-inch connection near Marlboro Ritchie Road, in Upper Marlboro. A diversion onto the properties to the north of Old Marlboro Pike is proposed to avoid conflict with a concrete culvert beneath the roadbed.

Environmental Review

Existing Conditions/Natural Resources Inventory

A Natural Resources Inventory Equivalency Letter, NRI-071-11-03, for Parcel P, a property to the north of Old Marlboro Pike, was approved on August 11, 2017, for retail development of the site, citing conformance with the approved TCPII-105-04-04.

The site is in Environmental Strategy Area 2, of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. Rare, threatened, or endangered species were not found on or in the vicinity of the site, according to a letter from the Maryland Department of Natural Resources, Natural Heritage Program, dated October 8, 2014. Parcels O and P, to the north of the Old Marlboro Pike, contain Potential Forest Interior Dwelling Species habitat, according to available mapping data. The project area will impact Federal Spring Branch, a tributary of the Western Branch, a Maryland Stronghold Watershed, located in the Patuxent River basin. Wetlands have been identified within the study area according to a wetland report dated October, 2014, however; impacts to the wetlands are not proposed. The 2017 *Approved Prince George's County Resource Conservation Plan: A Countywide Functional Master Plan*, shows that the site is within the Regulated and Evaluation areas. The proposed development on and near Parcels O and P will impact both Regulated and Evaluation areas.

A Natural Resources Inventory Plan (NRI) application must be submitted to and approved by the Environmental Planning Section of M-NCPPC, at the time of permitting. The NRI must show regulated environmental features, including the on and off-site stream systems with their associated buffers and Primary Management Area (PMA). The NRI is required by the Prince George's Soil Conservation District (PGSCD) for review of erosion and sediment control requirements, as well as by the Prince George's Department of Permits, Inspections, and Enforcement (DPIE) for the review of stormwater management requirements.

Forest Conservation

Forest impacts resulting from the proposed activity will be reviewed by the Environmental Planning Section in accordance with the Woodland and Wildlife Habitat Conservation Ordinance (WCO). Parcels O and P have an approved Type II Tree Conservation Plan, including four revisions to the original TCPII-105-04. Disturbance to these parcels must be in conformance with a revised TCPII.

Preservation and/or Restoration of Regulated Environmental Features

Disturbance for this project will primarily occur within the existing paved right-of-way on Old Marlboro Pike. To avoid disruption to an existing rectangular concrete culvert through which Federal Spring Branch, an unclassified waterway, crosses under Old Marlboro Pike, the proposed water main will be redirected around the culvert and onto the properties to the north. These properties are known as Parcel O, owned by "Marlboro Riding Hmownrs Asse Inc", and Parcel P, owned by "Forks of the Road LLC". Impacts to the stream channel and floodplain are proposed. The wetland report provided describes the impacts as being approximately 450 feet west of the Old Marlboro Pike and Richie Marlboro Road intersection where the alignment will run west for approximately 150-feet through an open field and then a forested area, where it will turn southwest and connect back within the limits of the pavement.

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The site is in Environmental Strategy Area 2, of the Regulated Environmental Protection Areas Map as designated by *Plan Prince George's 2035 Approved General Plan*. Rare, threatened, or endangered species were not found on or in the vicinity of the site, according to a letter from the Maryland Department of Natural Resources, Natural Heritage Program, dated October 8, 2014. Parcels O and P, to the north of the Old Marlboro Pike, contain Potential Forest Interior Dwelling Species habitat, according to available mapping data. The project area will impact Federal Spring Branch, a tributary of the Western Branch, a Maryland Stronghold Watershed, located in the Patuxent River basin. Wetlands have been identified within the study area according to a wetland report dated October, 2014, however; impacts to the wetlands are not proposed. The approved Countywide Green Infrastructure Plan shows that the site is within the Regulated and Evaluation areas. The proposed development on and near Parcels O and P will impact both Regulated and Evaluation areas.

A Natural Resources Inventory Plan (NRI) application must be submitted to and approved by the Environmental Planning Section of M-NCPPC, at the time of permitting. The NRI must show regulated environmental features, including the on and off-site stream systems with their associated buffers and Primary Management Area (PMA). The NRI is required by the Prince George's Soil Conservation District (PGSCD) for review of erosion and sediment control requirements, as well as by the Prince George's Department of Permits, Inspections, and Enforcement (DPIE) for the review of stormwater management requirements.

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The on-site regulated environmental features include steep slopes and a regulated stream. Any impacts to streams, wetlands, and PMA will require a statement of justification. Additionally, any impacts to streams, wetlands, and the associated buffers of these regulated environmental features will require authorization from Maryland Department of the Environment (MDE), Non-tidal Wetlands Division.

Soils

According to the Prince George's County Soils Survey, the predominant soils found to occur on this site include, Marr-Dodon complexes and Widewater and Issue soils (frequently flooded). Marlboro clay is mapped on this property in the area proposed for the subject development. A geotechnical report may be required with any development proposal on this property.

Stormwater Management

Stormwater management will be subject to review and approval by the Department of Permits Inspections and Enforcement. For the purposes of stormwater management, the project area or site is defined by the limits of disturbance. As required by MDE, full Environmental Site Design (ESD) treatment must be provided for all new impervious as well as 50% for all existing impervious area.

A stormwater management concept plan was not included with the application.

Conclusion

Thank you for the opportunity to comment on the MR-1710F. The Environmental Planning Section recommends approval of this project. The site is subject to the approval of a full NRI and a revised TCPII. Additionally, due to the presence of Marlboro clays in the area, a geotechnical survey may be required with the development proposal on this property.

If you have questions regarding these comments, please contact the Environmental Planning Section at 301-952-3650.



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

14741 Governor Oden Bowie Drive
Upper Marlboro, Maryland 20772
www.mncppc.org/pgco

Prince George's County Planning Department
Community Planning

301-952-3972
www.mncppc.org

January 4, 2018

MEMORANDUM

TO: Fatimah Hasan, Planner Coordinator, Countywide Planning Division

VIA: Scott Rowe, AICP, CNU-A, Acting Division Chief, Community Planning Division *BSN*
David A. Green, Master Planner, Community Planning Division *[Signature]*

FROM: Michael Zamore, Planner Coordinator, Long Range Planning Section, Community Planning Division *[Signature] (For M. Zamore)*

SUBJECT: **Mandatory Referral No. MR- 1710 F; WSSC Old Marlboro Pike Transmission Water Main Rehabilitation**

DETERMINATIONS

General Plan: This use is consistent with the *Plan Prince George's 2035 General Plan* Development Pattern policies for properties in the Established Communities policy area.

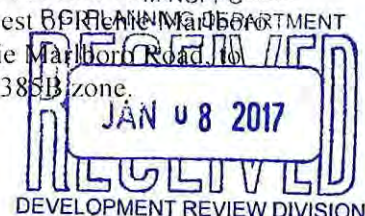
Master Plan: This application is consistent with the land use recommendations of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*, which is the current prevailing plan.

BACKGROUND

Location: Old Marlboro Pike between Richie Marlboro Road and just past Derby Manor Lane inside the current Prince George's County Water and Sewer Envelope. The project is entirely within the Old Marlboro Pike Right-of-Way.

Existing Uses: Roadway. The surrounding land use is mainly Low-Density Residential.

Proposal: Construct approximately 4,000 linear feet of 16-inch diameter, ductile iron water main and a pressure release valve vault along the pipe alignment west of Old Marlboro Road, connecting to the existing 16-inch water main on Richie Marlboro Road, to improve the ability to bring water from the 280A zone to the 385B zone.



GENERAL PLAN, MASTER PLAN AND SMA

General Plan: The *Plan Prince George's 2035 Approved General Plan* designates this area as entirely within the Established Communities growth policy area. The vision for the Established Communities is "context-sensitive infill and low- to medium-density development. Plan 2035 recommends maintaining and enhancing existing public services (police and fire/EMS), facilities (such as libraries, schools, parks and open space), and infrastructure in these areas (such as sidewalks) to ensure that the needs of existing residents are met." (Plan 2035, page 20)

Master Plan: The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment* is the applicable plan. The application is consistent with the Sector Plan's goal to "provide needed public facilities and infrastructure to create a quality community and support the planned land use program consistent with county standards." (Sector Plan, page 48)

Planning Area/Community: PA 78/Westphalia & Vicinity

Aviation MIOZ: This property is not located within the Military Installation Overlay Zone (MIOZ) or in an Aviation Policy Area.

Land Use: Low-Density Residential

Environmental: Refer to the Environmental Planning Section referral for comments on the environmental elements of the 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*.

SMA/Zoning: The 2007 *Approved Westphalia Sector Plan and Sectional Map Amendment*, readopted the existing zoning along that portion of Old Marlboro Pike in the R-R (Rural-Residential) Zone.

PLANNING ISSUES

There are no planning issues.

cc: Long-Range Agenda Notebook



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Prince George's County Planning Department
Countywide Planning Division

(301) 952-3650
www.mncppc.org

January 9, 2018

MEMORANDUM

TO: Fathima Hasan, Planner Coordinator, Countywide Planning Division
VIA: Maria Martin, Supervisor, Countywide Planning Division
FROM: Jay Mangalvedhe, Senior Planner, Countywide Planning Division 
SUBJECT: **MR-1710F: Old Marlboro Pike, Marlboro Zone Reinforcement, BL/BM 5273C11**

Project Description

The proposed Washington Suburban Sanitary Commission (WSSC) project is located at Old Marlboro Pike near Derby Manor Lane in Upper Marlboro, MD. The project alignment remains completely within the Old Marlboro Pike right-of-way.

The proposal is to install a 16-inch water transmission main along an approximately 4,000-foot length of Old Marlboro Pike, between Ritchie Marlboro Road and Derby Manor Lane, to provide connection between two existing pressure zones.

The proposed site is in Council District 6 and is inside the Established Communities' boundary as classified in the 2014 *Plan Prince George's 2035 Approved General Plan*.

Evaluation of Existing Public Facilities

The proposed project is served by Upper Marlboro Fire/EMS Co. 820, a first due response station (a maximum of seven (7) minutes travel time), and is located at 14815 Pratt Street in Upper Marlboro.

The station is equipped with two engines, one ambulance, one truck, one medic, one rescue squad and one boat. The station is staffed by volunteer/career personnel.

The proposed project is in Police District II, which is headquartered at 601 SW Crain Highway in Bowie. District II serves about 134 square miles.

The 2008 *Approved Water and Sewer Plan*, places this property in Water and Sewer Category 5, Future Community Service.

Hasan, Fatimah

From: Masog, Tom
Sent: Friday, December 22, 2017 12:52 PM
To: Hasan, Fatimah
Subject: RE: Mandatory Referral Review - MR-1710F, WSSC/Old Marlboro Pike, Marlboro Zone Reinforcement, 16-inch Water Main and Flow Control Valve Project

Fatimah

This project appears to encompass improvements within an existing line within dedicated right-of-way. Any maintenance of traffic and replacement of pavement will need to be coordinated with the County. As such, the Transportation Planning Section has no comment.

Tom Masog

Supervisor, Transportation Planning Section, Countywide Planning Division
Prince George's County Planning Department
(301) 952-5216

From: Hasan, Fatimah
Sent: Thursday, December 21, 2017 12:53 PM
To: Masog, Tom <Tom.Masog@ppd.mncppc.org>
Subject: FW: Mandatory Referral Review - MR-1710F, WSSC/Old Marlboro Pike, Marlboro Zone Reinforcement, 16-inch Water Main and Flow Control Valve Project

Hi Tom,

If there are no transportation comments on this review, would you send me an email stating that? Thanks.

Fatimah

From: Hasan, Fatimah
Sent: Monday, December 18, 2017 10:25 AM
To: Krause, Robert <Robert.Krause@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Lareuse, Susan <Susan.Lareuse@ppd.mncppc.org>; Masog, Tom <Tom.Masog@ppd.mncppc.org>; Mangalvedhe, Jay <Jay.Mangalvedhe@ppd.mncppc.org>; Zamore, Michael <Michael.Zamore@ppd.mncppc.org>; Burke, Thomas <thomas.burke@ppd.mncppc.org>; Wooden, John <John.Wooden@ppd.mncppc.org>
Cc: Martin, Maria <Maria.Martin@ppd.mncppc.org>; Berger, Howard <Howard.Berger@ppd.mncppc.org>; Ward, Nicholas <nicholas.ward@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Spears-Travis, Brenda <Brenda.Spears-Travis@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Ryan, Benjamin <Benjamin.Ryan@ppd.mncppc.org>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Green, David A <davida.green@ppd.mncppc.org>
Subject: Mandatory Referral Review - MR-1710F, WSSC/Old Marlboro Pike, Marlboro Zone Reinforcement, 16-inch Water Main and Flow Control Valve Project

Good morning,

Hasan, Fatimah

From: Krause, Robert
Sent: Monday, December 11, 2017 5:05 PM
To: Hasan, Fatimah
Subject: RE: REMINDER: Mandatory Referral Review - WSSC/Old Marlboro Pike 16-inch Water Main Project

Hi Fatimah,
Given that the project has no impact on Historic Sites or Resources, I will not be attending this meeting.

Best regards,

Robert

-----Original Appointment-----

From: ZZ-PPD, CAB-BOARDROOM
Sent: Wednesday, November 29, 2017 1:45 PM
To: ZZ-PPD, CAB-BOARDROOM; Shoulars, Katina; Zamore, Michael; Mangalvedhe, Jay; Krause, Robert; Lareuse, Susan; Louis Ragozzino; tesfai.giorgis@wsscwater.com; Chelsea Gress
Cc: Martin, Maria; Berger, Howard; Ward, Nicholas; Fields, Ernest; Spears-Travis, Brenda; Henderson, Tamika; Matt Wimmer; Burke, Thomas; Hasan, Fatimah
Subject: REMINDER: Mandatory Referral Review - WSSC/Old Marlboro Pike 16-inch Water Main Project
When: Tuesday, December 12, 2017 11:00 AM-12:30 PM (UTC-05:00) Eastern Time (US & Canada).
Where: ZZ-PPD, CAB-BOARDROOM

Good morning,

Attached is the information that was provided by the representative of WSSC for this Mandatory Referral review, MR-1710F, Old Marlboro Pike, Marlboro Zone Reinforcement 16-Inch Water Main and Flow Control Valve – BL/BM5273C11. For supervisors on this email, please forward this message to the staff member assigned to this project.

At the scheduled pre-application meeting on **Tuesday, December 12, 2017 at 11:00 AM**, County Administration Boardroom, we will discuss the submittal and staff will provide questions or requests for additional information needed. Please indicate your availability. The total submittal is on the ftp site: narrative, maps and environmental reports. You will need to click onto <ftp://ftp.obg.com> and plug in the user name and password:

User name: WSSC51859

Password: 8FHkr@

Thank you.

Fatimah Hasan

E. Fatimah Hasan, AICP

Planner Coordinator

Special Projects Section, Countywide Planning Division

Prince George's County Planning Department

Maryland-National Capital Park and Planning Commission

14741 Governor Oden Bowie Drive

Hasan, Fatimah

From: Lareuse, Susan
Sent: Friday, December 01, 2017 4:22 PM
To: Hasan, Fatimah
Cc: Kosack, Jill
Subject: RE: Mandatory Referral Review - WSSC/Old Marlboro Pike 16-inch Water Main Project

Fatimah:

I looked at the other link you provided from Matt Wimmer and determined that the only above ground features of this installation will have little to no effect on the viewshed from Marlboro Pike. The underground vault may extend up to one foot above the grade, but that should not be noticeable from the right-of-way. Therefore, Urban Design has no comment on this application.

Thank you,

Susan

Susan Lareuse, RLA, ASLA

*Urban Design Section
Development Review Division*

*Maryland-National Capital Park and Planning Commission
14741 Governor Oden Bowie Drive
Upper Marlboro, MD 20772
(301) 952-4277 voice
susan.lareuse@ppd.mncppc.org*

From: Lareuse, Susan
Sent: Friday, December 01, 2017 4:06 PM
To: Hasan, Fatimah <Fatimah.Hasan@ppd.mncppc.org>
Cc: Kosack, Jill <Jill.Kosack@ppd.mncppc.org>
Subject: RE: Mandatory Referral Review - WSSC/Old Marlboro Pike 16-inch Water Main Project

Hi Fatimah:

The page referenced below cannot be displayed, so I will need your assistance to determine if there are any above ground structures proposed along Marlboro Pike. If not, then Urban Design will not comment on this proposal.

Thanks,

Susan

From: Hasan, Fatimah
Sent: Friday, December 01, 2017 10:36 AM
To: ZZ-PPD, CAB-BOARDROOM <CAB-BOARDROOM.ZZ-PPD@MNCPPC.onmicrosoft.com>; Shoulars, Katina <Katina.Shoulars@ppd.mncppc.org>; Zamore, Michael <Michael.Zamore@ppd.mncppc.org>; Mangalvedhe, Jay <Jay.Mangalvedhe@ppd.mncppc.org>; Krause, Robert <Robert.Krause@ppd.mncppc.org>; Lareuse, Susan

<Susan.Lareuse@ppd.mncppc.org>; Summerlin, Cheryl <Cheryl.Summerlin@ppd.mncppc.org>; Louis Ragozzino <Louis.Ragozzino@obg.com>; tesfai.giorgis@wsscwater.com; Chelsea Gress <Chelsea.Gress@obg.com>
Cc: Martin, Maria <Maria.Martin@ppd.mncppc.org>; Berger, Howard <Howard.Berger@ppd.mncppc.org>; Ward, Nicholas <nicholas.ward@ppd.mncppc.org>; Fields, Ernest <Ernest.Fields@ppd.mncppc.org>; Spears-Travis, Brenda <Brenda.Spears-Travis@ppd.mncppc.org>; Henderson, Tamika <Tamika.Henderson@ppd.mncppc.org>; Matt Wimmer <Matt.Wimmer@obg.com>

Subject: Re: Mandatory Referral Review - WSSC/Old Marlboro Pike 16-inch Water Main Project

Good morning,

Some of you have had some difficulty accessing the files. I have downloaded some of them and put them in J: MR Staff Comments/WSSC Projects/MR-1710F. Let me know if you are having any trouble. Thanks.

Fatimah

From: Hasan, Fatimah on behalf of ZZ-PPD, CAB-BOARDROOM

Sent: Wednesday, November 29, 2017 1:45 PM

To: Shoulars, Katina; Zamore, Michael; Mangalvedhe, Jay; Krause, Robert; Lareuse, Susan; Summerlin, Cheryl; Louis Ragozzino; tesfai.giorgis@wsscwater.com; Chelsea Gress

Cc: Martin, Maria; Berger, Howard; Ward, Nicholas; Fields, Ernest; Spears-Travis, Brenda; Henderson, Tamika; Matt Wimmer

Subject: Mandatory Referral Review - WSSC/Old Marlboro Pike 16-inch Water Main Project

When: Tuesday, December 12, 2017 11:00 AM-12:30 PM.

Where: ZZ-PPD, CAB-BOARDROOM

Good morning,

Attached is the information that was provided by the representative of WSSC for this Mandatory Referral review, MR-1710F, Old Marlboro Pike, Marlboro Zone Reinforcement 16-Inch Water Main and Flow Control Valve – BL/BM5273C11. For supervisors on this email, please forward this message to the staff member assigned to this project.

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User name: WSSC51859

Password: 8FHkr@

Thank you.