City of Bowie
Memorandum

Thursday, June 13, 2024
Alfred D. Lott, ICMA-CM, CPM,
City Manager

STATUS REPORT

1. Bowie City Councilmembers Visit MWBC Retail Incubator in Rockville
City Councilmembers Brady, Rogers, and Truesdale along with Economic Development Director King visited the Maryland Women's Business Center (MWBC) in Rockville on Tuesday and met many of the current small, women-owned businesses in the incubator. Rockville Mayor Ashton greeted the Bowie visitors and told them how important the incubator is to the City of Rockville. A second visit for Councilmembers unable to attend is scheduled for June 20.

2. Economic Development Committee (EDC)
The EDC met Wednesday and heard about the Mill Branch Crossing development from Bill Chesley, the developer. Mr. Chesley spoke about his efforts to first get County approved PILOT and TIF to finance the infrastructure he is required to install in part to support the future MNCPPC Green Branch Park. The EDC asked about the quality and type of restaurants he was seeking and about the affordability of the housing being built.

The EDC also continued a discussion started in April about retail and restaurants. The EDC is considering a letter writing campaign for the residents of Bowie that will target one or two of the most often asked for new-to-Bowie retail and restaurants.

The next EDC meeting is Wednesday, July 10 at 7:30 AM.

3. Temporary Pavement Markings
The Public Works Department has identified a Contract for temporary pavement markings services with the State of Maryland Department of Transportation State Highway Administration (Contract# XX1915176) through Midlantic Marking, Inc., upon which we will be able to piggyback. This year we have budgeted $60,000 for this work. We will sign a Contract and issue a Purchase Order to Midlantic Marking, Inc. in the amount of $60,000.00.

As provided in Section 62 of the City Charter, this will serve as the required seven (7) day notice of intent to purchase.

4. Mountain of Fire and Miracles Preliminary Plan of Subdivision (PPS #4-23047)
The Preliminary Plan of subdivision (PPS) for the church redevelopment on Church Road, across from the Westview community, has been filed, and staff has had an opportunity to review the agency referrals (attached). All the comments received are routine in nature and there are no major issues with this

Preliminary Plan. Although City Council reviewed the Water and Sewer Plan amendment and voted to support the change from Category W-5/S-4 to Category W-4/S-4, staff believes it would not be prudent for the City to schedule a public hearing on the PPS. The County is requiring full dedication for future road widening, shared lane markings and construction of a sidewalk along the entire property frontage. The traffic impact analysis revealed no capacity issues, as the peak traffic day for the church is on Sunday. The site entrance will be widened slightly and upgraded with the new construction. Because there are no technical issues with the proposed PPS and the proposed improvements to Church Road will respond to City Council's concern about traffic safety, staff intends to monitor its progress through the July 25th County Planning Board hearing and will report the result to City Council.

5. Fox 5 Zip Trip on July 5th

On the morning of July 5th, Fox 5 will be broadcasting from Allen Pond Park. This is part of their annual summer Zip Trip series that features local destinations where people in the DMV can go for a day trip. Communications Division staff have been working with *Experience Prince George's*, which is the County's Visitors Bureau, to provide suggestions and contacts about what Fox highlights in their Bowie show. The Zip Trip shows usually include segments on or with:

- 5 Must-See Destinations
- Junior Reporter
- Restaurants
- Public Safety
- Local Legend or Hero
- Biz Beat
- Tucker Tries It – with On-air personality Tucker Barnes

The Fox producer for the Bowie Zip Trip began work on nailing down the featured segments this week. We don't have full information yet, but our Museums staff and the Police Chief have been contacted about being involved. We expect to have more details soon from the Fox producer and will share them with Council via email as they are received.

6. Capital Projects

As requested by Council, a new page has been created on the city website about how the proceeds of the 2019 bond issue have been or will be spent. It is entitled "Capital Projects Funded by Bond Proceeds" and can be found in the Budget section of the website at https://www.cityofbowie.org/2955/Capital-Projects-Funded-by-Bond-Proceeds.

An article about how the IcePlex bond proceeds were used or will be used for capital projects is included in this week's Bowie Brief. It is also provided below for your information.

Capital Projects Funding Article in Bowie Brief:

"In 2019, the City of Bowie issued $24,200,000 in municipal bonds to help finance a two-sheet IcePlex that was intended to be built on Church Road.

The project was canceled during the early days of the pandemic in May 2020.

After expenses associated with the IcePlex project were paid, the remaining bond proceeds of $18,518,083.68 helped finance various capital projects for the City.

View a detailed list of projects funded by the 2019 Bond Proceeds between FY2022 and FY2024 at www.cityofbowie.org/bond-drawdown. The remainder of the proceeds will be applied to projects in FY2025, which begins July 1, 2024. The FY2025 spending is also itemized on the list.

The current Ice Arena at Allen Pond is more than 50 years old and in need of replacement. In spring of 2023, the City Council approved the hiring of an architecture firm to design a one-sheet rink on land at the edge of the Bowie Golf Course on MD 197. In February 2024, the architects presented their preliminary design concepts to City Council for a one-sheet rink with some amenities. The design will have the flexibility to expand in the future, if needed. Construction on the new ice rink is slated to begin in FY 2025 and will be financed in part by the issuance of new bonds.

You can learn more about this latest project at www.cityofbowie.org/newicearena."

Retail Business Incubator

History & Mission

MWBC Shop Local began in 2019 with the aim of lowering barriers of opportunity to a diverse pool of women entrepreneurs and creating a launch pad for startup and early-stage retail businesses.

In doing so, MWBC Shop Local creates a positive impact on the quality of life in a community. This impact includes the creation of jobs and a tax base as these businesses mature and move into brick-and-mortar storefronts.

Program Model

The MWBC Shop Local Program is a combination of a *program-based* and *space-based retail incubator*. Program-based models provide technical assistance, mentorship, and access to capital while space-based models minimize financial risk through shared space. By combining both models, the strengths of each are incorporated with the goal of bringing diversity and locally grown businesses into the shopping experience of a consumer.

Contact Us
info@marylandwbc.org

MWBC SHOP LOCAL BY THE NUMBERS

Since Program Inception - 2019

- $450,000+ Generated in Sales
- 40 Entrepreneurs Supported
- 26 Brick-and-Mortar Stores Opened
- +1,240 Retail Foot Traffic Generated in six-months

BUSINESS INTENSIVE TRAINING SERIES

- Business Foundations
- Market Analysis & Marketing Plans
- Financial Projections
- Business Operations
- Executive Summary & Elevator Pitch
- Technology & Digital Transformation
- Visual Merchandising

PROGRAM COMPONENTS

- One-on-One Counseling Services
- Business Intensive Training Series
- Retail Mgmt Skill Development
- Peer-to-Peer Networking
- Meet the Maker Events
- Financial Support-Free Storefront

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Development Review Division

Subdivision & Development Review Committee Coversheet

Chairman: Eddie Diaz-Campbell
SDRC Meeting Date: 05/24/2024

Disclaimer: *Additional information may be required as the plan review progresses, or revised information is provided.*

1. General Project Information	
Case Number:	**4-23047 + ADQ-2023-084**
Project Name:	**MOUNTAIN OF FIRE AND MIRACLES MINISTRIES**
Project Location:	**ON THE WEST SIDE OF CHURCH ROAD AT ITS INTERSECTION WITH WESTVIEW FOREST DRIVE**
Project Description:	**1 PARCEL FOR 44,094 SQUARE FEET OF INSTITUTIONAL DEVELOPMENT**

2. Development Review Division Contact Information				
	Name	**Section**	**Telephone**	**E-mail**
Planner	Jason Bartlett	Subdivision Section	301-780-2465	Jason.bartlett@ppd.mncppc.org
Planning Supervisor	Sherri Conner	Subdivision Section	301-952-3168	sherri.conner@ppd.mncppc.org
Sign Posting Contact(s)	Cheryl Summerlin	Development Review	301-952-3578	cheryl.summerlin@ppd.mncppc.org
Planning Division Chief	James Hunt	Development Review	301-952-3530	james.hunt@ppd.mncppc.org

3. Sign Posting Information			
Posting Required?	**YES X NO ☐**	Tenative Date of Posting:	**6/25/24**

4. Important Project Dates			
Acceptance Date:	5/7/24	***Tentative* Staff Report Publishing Date:**	7/11/24
Deadline for Revised Information:	6/15/24 (40 DAYS)	***Tentative* Planning Board Date:** **70-day waiver received 5/24/24.**	Moved to 7/25/24
Review Period Ends:	9/7/24	***Tentative* Resolution Date:**	9/5/24

5. Referral Agencies providing Major Issues Memos or comments (Attached)					
Community Planning	X	**Transportation Planning**	X		
Environmental Planning	X	**Urban Design**	X	**Department of Permitting, Inspections & Enforcement (DPIE)**	X
Subdivision	X	**Prince George's Fire & EMS Department**		**Department of Public Works & Transportation (DPW&T)**	X
Maryland State Highway Administration		**Washington Suburban Sanitation Authority (WSSC)**	X	**Historic Preservation**	X
Health Department	X	**WMATA**		**Special Projects**	X
Parks and Recreation	X	**Municipality**	N/A	**Verizon**	
PEPCO/ BGE/ ~~SMECO~~		**Police**		**Other: DoE DPIE Water & Sewer**	X

6. Sign-off	
Planner Signature	Date: (MM/DD/YYYY)
Jason T. Bartlett	**5/24/2024**
Applicant Signature - *Please sign this form to acknowledge that you have been informed of the above and attached requests. Your signature does not signify an agreement to any conditions, only that you are aware of staff's request for additional items.*	Date: (MM/DD/YYYY)
Applicant Contact #1 Phone: **Bolaji Ogunderu, (404) 488-6164**	Applicant Contact #1 E-mail: **bolaji.ogunderu@yahoo.com**

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Subdivision & Development Review Committee Coversheet

Chairman: Eddie Diaz-Campbell
SDRC Meeting Date: 05/24/2024

**Disclaimer:* *Additional information may be required as the plan review progresses, or revised information is provided.*

Applicant Contact #2 Phone: **Midgett S. Parker, (443) 603-3091**	Applicant Contact #2 E-mail: **midgettparker.law@gmail.com**

Additional Referral Comments	
Agency: Subdivision Section	**Please see preliminary plan with comments attached.**
Agency: Transportation Section	**See attached memo.**
Agency: Department of Parks and Recreation	**No comment. See highlighted section of the attached memo.**
Agency: Fire Department	**No comments provided.**
Agency: DPIE Water & Sewer (DoE)	**See attached memo.**
Agency: Historic Preservation	**No major issues.**
Agency: Community Planning	**No major issues. Conformance to the Transportation and Mobility recommendations required. See attached memo.**
Agency: Urban Design	**No DSP required. No major issues. See attached memo.**

NOTE: Please submit ALL revised referral plans on a CD as well as one paper copy set at least 35 days prior to the Planning Board date. Any project requiring a Planning Board Hearing must be posted for 30 days. The Development Review Chief must authorize the release of signs. It is your responsibility to call the Applications Section at 301-952-3296 to arrange pick up of the signs for timely posting.

Development Review Division

Subdivision & Development Review Committee Coversheet

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Additional Referral Comments	
Agency: DPIE	**Site entrance concerns related to the entrance being between two compound curves. SWM Concept is not approved. Floodplain easement required to be recorded. Church Road is a 60' R/W requiring a minimum dedication to provide 30 from C/L of road to Property Line.**
Mariwan B. Abdullah, PE, District Engineer, DPIE, 301.883.5903, MAbdullah@co.pg.md.us	
Agency: Environmental Planning Section	**See attached memo**
Mary Rea, 301-952-3661, Mary.Rea@ppd.mncppc.org / Suzanne Nickle, 301-952-3340, Suzanne.Nickle@ppd.mncppc.org	
Agency: DPW&T	**Site entrance concerns related to the entrance being between two compound curves. Defering to DPIE.**
Jahid Russel, DPW&T, jrussel@co.pg.md.us	
Agency: Health Department	**No comments provided**
Agency: Special Projects	**See attached comments (provided by email)**
Bobby Ray, M-NCPPC, SPS, (301) 952-4982, Bobby.Ray@ppd.mncppc.org	
Agency: DPIE Water & Sewer	**See attached memo.**
Agency: WSSC	**See attached memo.**

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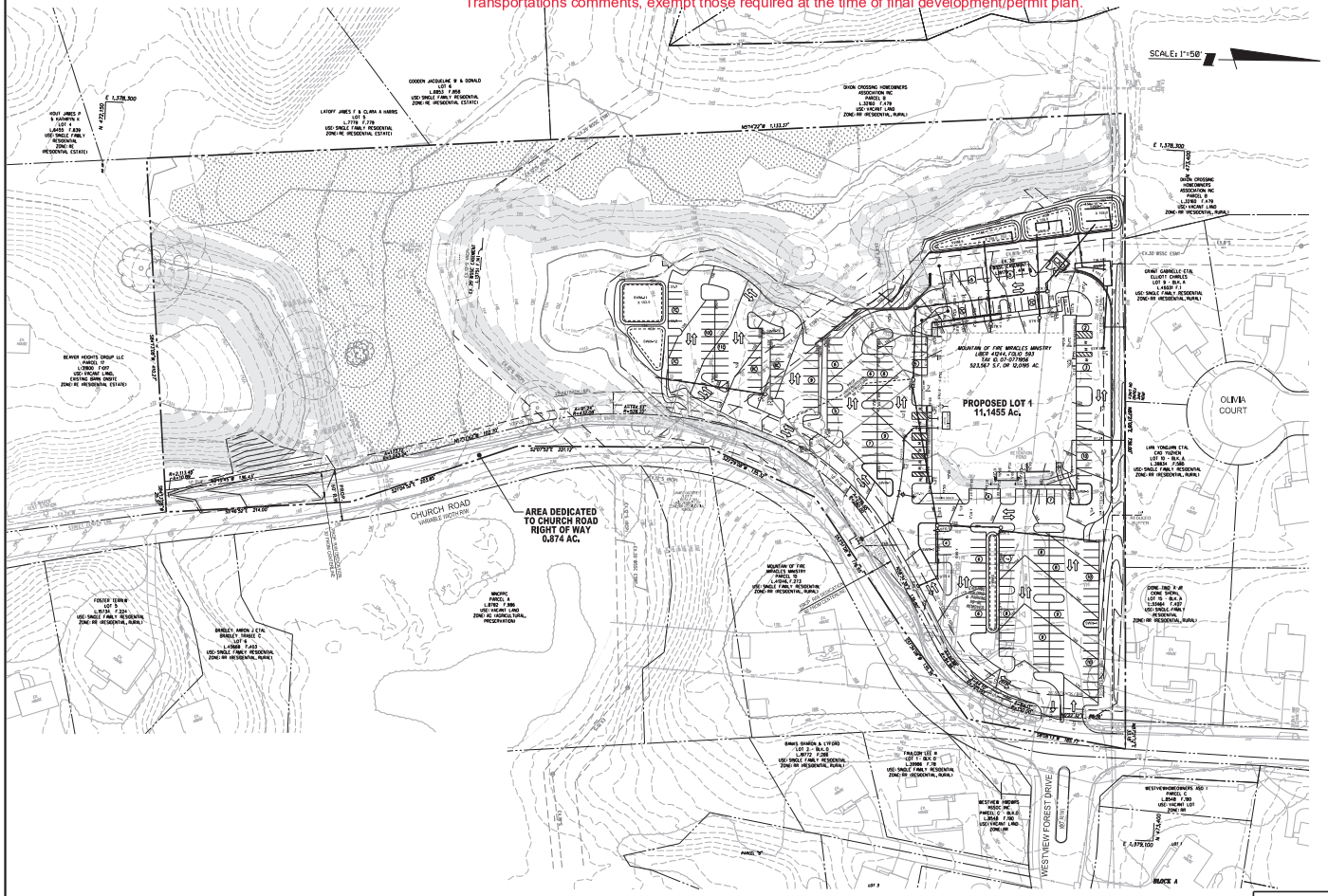
Subdivision SDRC Comments, 5/24/24 - Jason Bartlett, (301) 780-2465, Jason.Bartlett@ppd.mncppc.org

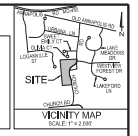
1. Remove the proposed building, parking, LOD and building setbacks from the plan. These are not evaluated at the preliminary plan stage. Keep the stormwater management.
2. Darken/fill the site ingress/egress arrows, Increase their size on plan sightly, so they are more prominent.
3. Provide evidence of Water and Sewer category change from 5 to 4.
4. Change "Lot 1" to "Parcel 1" wherever referenced or titled on this plan.
5. Remove note 32. Parking calculation are not evaluated at the preliminary plan stage.
6. Show dedication of R/W on the plan to meet 30' from Centerline of the road, per DPIE.
7. There is a discrepancy between the surveyed acreage of the property at 12.02 acres than that shown on the NRI and TCP1 of 12.00 acres. These plans must match. Follow the direction provided by the Environmental Planning Section regarding any requested revision to the NRI and TCP1.
8. Make any other revisions to the preliminary plan required to match the TCP1 (PMA, Floodplain, etc.) and in response to Transportations comments, exempt those required at the time of final development/permit plan.

LEGEND

PROPERTY BOUNDARY
ADJACENT BOUNDARY
EX. SOILS
EX. CONTOURS
EX. STEEP SLOPES
EX. REGULATED STREAM CL
EX. STREAM TOP OF BANK
EX. TREELINE
EX. WETLANDS
EX. WETLAND BUFFER
75' STREAM BUFFER
EX. 100 YEAR FLOODPLAIN
EX. 100 YEAR FLOODPLAIN
EX. SPECIMEN TREE
FOREST INTERIOR DWELLING SPECIES HABITAT BUFFER
WETLAND DATA SAMPLE POINT
PRIMARY MANAGEMENT AREA
EX. SEWER
EX. WATER PIPE
EX. STORM DRAIN PIPE
EX. VERIZON
EX. COMCAST LINE
EX. OVERHEAD ELECTRIC



APPLICANT / OWNER
MFM BOWIE MD
5506 CHURCH ROAD
BOWIE, MD 20720
CONTACT: BOLAJI OGUNDERU
PHONE: (404) 488-6164



GENERAL NOTES

1. THE SITE INCLUDES EXISTING PARCEL 9, LIBER: 41244 FOLIO: 593.
2. THE SITE IS WITHIN TAX MAP 46, GRIDS C2, C3, D2, D3.
3. WSSC 200' MAP REFERENCE NUMBER: 207NE12
4. THE PURPOSE OF THIS SUBDIVISION IS TO CONSTRUCT A NEW CHURCH AND ADDITIONAL PARKING LOT, IN PLACE OF THE EXISTING CHURCH BUILDING.
5. A NATURAL RESOURCE INVENTORY # 052-2023 WAS APPROVED ON JUNE 8, 2023.
6. TOTAL ACREAGE OF THE PROPOSED PARCEL IN THIS PRELIMINARY PLAN: 12.0195 ACRES AFTER RIGHT OF WAY DEDICATION: 11.1455 ACRES.
7. THE SITE DEVELOPABLE AREA OUTSIDE OF THE PMA IS 5.7%.
8. THE SITE CONTAINS 6.27 ACRES OF ENVIRONMENTAL REGULATED FEATURES.
9. THE SITE CONTAINS 5.5 ACRES OF 100-YEAR FLOODPLAIN PER APPROVED FLOODPLAIN STUDY 202301.
11. TOTAL ACREAGE OF ROAD DEDICATION IS 0.874 ACRES OR 38,071.44 SF.
12. THE EXISTING ZONE FOR THIS SITE IS RR (RESIDENTIAL RURAL), THE PRIOR ZONE FOR THIS SITE WAS R-R (RURAL RESIDENTIAL)
13. THE PROPOSED USE OF THE PROPERTY IS FOR A PLACE OF WORSHIP.
14. THE MINIMUM LOT SIZE REQUIRED FOR SITES ZONED RR IS 20,000 SF, WE ARE PROPOSING A SITE AREA OF 485,498 SF OR 11.1455 ACRES.
15. THE REQUIRED MINIMUM LOT WIDTH IS 100 FEET AND THE REQUIRED FRONTAGE AT FRONT STREET LINE IS 70 FEET. THE PROPOSED LOT FRONTAGE +/- 1,263 FT.
16. THE SITE IS LOCATED IN THE SUSTAINABLE GROWTH TIER 2.
17. THE SITE IS NOT WITHIN A MILITARY INSTALLATION OVERLAY ZONE.
18. THIS SITE IS NOT WITHIN A CENTER OR CORRIDOR.
19. THE EXISTING GFA IS APPROXIMATELY 6,945 SF. THE PROPOSED GFA IS APPROXIMATELY 44,094 SF.
20. STORMWATER MANAGEMENT CONCEPT NUMBER IS 36489-2024-SDC AND IT IS UNDER REVIEW BY DPIE.
21. THE SITE IS LOCATED IN THE EXISTING WATER CATEGORY W-5 AND SEWER CATEGORY S-5. THE APPLICANT SUBMITTED A CATEGORY CHANGE APPLICATION ON NOVEMBER 30, 2023 APPLYING FOR A CHANGE FROM CATEGORY 5 TO CATEGORY 4, THE CATEGORY CHANGE REQUEST IS UNDER REVIEW.
22. THE SITE IS NOT WITHIN AN AVIATION POLICY AREA.
23. MANDATORY PARK DEDICATION IS NOT REQUIRED FOR THIS DEVELOPMENT.
24. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
25. THERE ARE HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY. CHURCH ROAD IS CONSIDERED HISTORIC. THERE WAS A GENERAL STORE ON THE SITE WHERE THE CHURCH IS NON-HISTORIC.
26. NO APPROVED TYPE 1 CONSERVATION PLAN EXISTS FOR THIS SITE, THERE IS A TYPE 1 CONSERVATION PLAN INCLUDED IN THE PRELIMINARY PLAN SUBMISSION.
27. THIS SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
28. THE WETLANDS INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY BAY ENVIRONMENTAL WITH A WETLAND STUDY DATED JANUARY 5, 2023.
29. THE STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY BAY ENVIRONMENTAL WITH A WETLAND STUDY DATED JANUARY 5, 2023.
30. SOILS BY SOIL TYPE, ALSO SEE NRI FOR ADDITIONAL INFORMATION

MnE	MARR-DODON COMPLEX, 15-25% SLOPES
WE	WIDEWATER AND ISSUE SOILS, FREQUENTLY FLOODED
CnC	COLLINGTON-WIST COMPLEX, 5-10% SLOPES
CnF	COLLINGTON-WIST COMPLEX, 25-40% SLOPES
AdB	ADELPHIA-HOLMDEL COMPLEX, 2-5% SLOPES
CnB	COLLINGTON-WIST COMPLEX, 2-5% SLOPES
CnD	COLLINGTON-WIST-URBAN LAND COMPLEX, 5-15% SLOPES

31. THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
32. PARKING CALCULATIONS FOR 800 SEATS:

REQUIRED: 1 SPACE PER 4 SEATS = 200 SPACES.
PROPOSED: 255 SPACES.

02/19/2024

KIM ENGINEERING

Kim Engineering, Inc.
MBE/DBE/SWaM
1390 Piccard Drive, Suite 340, Rockville, MD 20850
(240) 614-7678
www.KimEngineering.com
Baltimore, MD • Beltsville, MD • Rockville, MD
Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE	FEBRUARY 2024
JOB NO.	1425
DESIGNED	TPT
TECHNICIAN	HN
CHECKED	BJF

GRAPHIC SCALE 1"=50'
0 50 100 150
25 100

WSSC GRID: 207NE12
TAX MAP: 46 / D2, D3, C3, C2 | ADC MAP: 29 / A6
1425/ENG/PRELIM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
License No. 20286, Expiration Date: 9/21/2025

MISS UTILITY
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

PRELIMINARY PLAN 4-23047

MOUNTAIN OF FIRE AND MIRACLES CHURCH
PROPOSED LOT 1
5506 CHURCH ROAD
7TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY
BOWIE, MD 20720

SHEET 2 OF 2
SCALE 1" = 50'

KIM JOB NO. 1425

5/24/2024

MEMORANDUM

TO: Jason Bartlett, Development Review Division

FROM: Benjamin Patrick, Transportation Planning Section, Countywide Planning Division

SUBJECT: SDRC Major Issues 4-23047 ADQ-2023-084 Mountain of Fire & Miracles Ministries

The Transportation Planning Section has reviewed the referenced application and offers the following comments:

1. The 2022 Bowie-Mitchellville & Vicinity Master Plan (BMVMP) identifies Old Church Road as a secondary roadway with a minimum ultimate right of way of 50' recommended along the subject site's frontage. The proposed dedication on the plan conforms to the requirements of the master plan and will be adequate to serve the additional traffic generated by the project.
2. The BMVMP recommends a sidewalk and shared roadway along Old Church Road. Please update the plan to provide a sidewalk along the site's entire frontage and shared lane markings along the subject site's frontage.
3. Prior to the acceptance of a permit site plan, the applicant shall display the details, locations, and extent of the following facilities on the plan:
    a. A minimum of two inverted U or similar style bicycle racks at location no more than 50 feet from the entrance to the building
    b. Dimensions for the drive aisle widths
    c. Crosswalks and associated ADA curb ramps at all vehicular access points

SUBDIVISION

4-23033 Autozone Hyattsville

One parcel for 6,812 square feet of commercial development The site is located at the northeastern quadrant of the intersection of MD 214 (Central Avenue) and Norair Avenue.

This commercial development project is exempt from Subdivision Regulation 24-134 Mandatory Parkland Dedication. The project has no impact on M-NCPPC-owned property. No additional review is necessary.

4-23047 MOUNTAIN OF FIRE AND MIRACLES MINISTRIES

One parcel for 44,094 square feet of institutional development. The site is on the west side of Church Road at its intersection with Westview Forest Drive.

This commercial development project is exempt from Subdivision Regulation 24-134 Mandatory Parkland Dedication. DPR staff is working with the applicant to donate the Collington Branch stream valley land on the southern portion of the property.

PPS-2022-004 MUIRKIRK WAREHOUSES

Two parcels for the development of 269,200 square feet of industrial development. The site is at the southwest corner of the intersection of Konterra Drive and MD 200 (Inter-County Connector).

This commercial development project is exempt from Subdivision Regulation 24-134 Mandatory Parkland Dedication. The project has no impact on M-NCPPC-owned property. No additional review is necessary.

CP-22001 COSTELLO'S AT RIVERVIEW

Construction of a 2-story single-family detached dwelling. The site is located 8,200 feet west of Washington Road and Piscataway (Indian Head) Highway.

DPR staff requests to meet with the applicant.

May 16, 2024

MAJOR ISSUES MEMORANDUM

TO: Jason Bartlett, Planner II, Subdivision Section, Development Review Division

VIA: Andrew Bishop, Planner III, Placemaking Section, Community Planning Division NAB

VIA: Kierre McCune, Supervisor, Master Plans and Studies Section, Community Planning Division

FROM: Thomas Lester, Planner IV, Master Plans and Studies Section, Community Planning Division TEL

SUBJECT: **4-23047 & ADQ-2023-084 Mountain of Fire and Miracle Ministries**

Zoning Ordinance or Subdivision Regulations: Prior Zoning Ordinance

Location: 5506 Church Road, Bowie, Maryland 20720

Size: 12.00 acres

Existing Use: Institutional

Future Land Use: Institutional

Proposal: Construct 43,815-square-foot institutional use

Zoning: RR (Residential, Rural)

Prior Zoning: R-R (Rural Residential)

Major Issues

The Community Planning Division has not identified any major issues with this application.

The 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends Institutional land use on the subject property. The proposed use conforms with the recommended land use. The description of the Institutional land use category is, "Uses such as military installations, hospitals, sewage treatment plants, and schools," (Table 3, Future Land Use Categories, p. 49).

In addition, the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan* recommends the following (goals, strategies, or policies) to help advance the intent and purpose of the plan:

Transportation and Mobility

- **Policy TM 2:** All streets in Bowie-Mitchellville and Vicinity should accommodate traffic at Plan 2035-recommended levels of service (LOS) (p. 113).
    - **Strategy TM 2.4** Reconstruct or construct streets as recommended in Appendix D. Recommended Master Plan Transportation Facilities (p. 113). And **TM 3.2** Construct the pedestrian and bicycle facilities identified in Appendix D. Recommended Master Plan Transportation Facilities (p. 113). Appendix D recommends:
        - In **Appendix D. Recommended Master Plan Transportation Facilities,** the master plan recommends installing S-301 (Old Church Road) from Church Road to Old Annapolis Road, install sidewalks, shared roadway (sharrows), with a 50' right-of-way, and two vehicle lanes (p. 251).

- **Policy TM 15:** Create a safer and more inviting Church Road corridor in Bowie-Mitchellville and Vicinity.
    - **Strategy TM 15.3:** Create sidewalks and a shared roadway (sharrows) along Old Church Road from Church Road to Old Annapolis Road. (See also Map 39, Church Road Improvements, p. 131.)

Conformance to the Transportation and Mobility recommendations (i.e., sidewalks and sharrows along Old Church Road) from the master plan must be coordinated with the Transportation Planning Section.

Prince George's County Planning Department
Development Review Division

May 21, 2024

URBAN DESIGN SECTION - SDRC MAJOR ISSUES

APPLICATION NUMBER & NAME: **4-23047 Mountain of Fire and Ministries**

SDRC DATE: May 24, 2024 **URBAN DESIGN REVIEWER:** Dominique Lockhart

ZONING:
Underlying Zone: RR (prior R-R)
Overlay Zone: ☐ YES; ☒ NO
Military Installation Overlay Zone: ☐ YES; ☒ NO for ☐ Height; ☐ Noise; ☐ Part 10C
Aviation Policy Areas: ☐ YES; ☒ NO

DSP REQUIRED: ☐ YES; ☒NO

A DSP is not mandated per the zone and use regulations as found in Sections 27-428 and 27-441.

ZONING ORDINANCE CONFORMANCE:
The site is being reviewed and evaluated in accordance with the prior Prince George's County Zoning Ordinance and Subdivision Regulations, pursuant to Section 24-1904(b). Under the prior Zoning Ordinance, conformance to the following regulations should be demonstrated:

- 27-442 requirements for the R-R Zone, as applicable;
- Part 11 requirements for Off-Street Parking and Loading
- Part 12 requirements for Signs

PREVIOUS APPROVALS CONFORMANCE: ☐ YES; ☒ NO

LANDSCAPE MANUAL CONFORMANCE:
The proposed development is subject to the requirements of the 2010 Prince George's County Landscape Manual. Conformance with the following requirements will be reviewed and evaluated at the time of permitting:

☐ Section 4.1, Residential Requirements
☐ Section 4.2, Requirements for Landscape Strips Along Streets
☒ Section 4.3, Parking Lot Requirements
☒ Section 4.4, Screening Requirements
☒ Section 4.6, Buffering Development from Streets
☒ Section 4.7, Buffering Incompatible Uses
☐ Section 4.8, Landscape Requirements in a Regional Urban Community

☒ Section 4.9, Sustainable Landscaping Requirements
☐ Section 4.10, Street Trees Along Private Streets

Church Road is classified as a scenic and historic roadway. For properties located in the developing tier, a minimum 20-foot-wide buffer is required to be planted with a minimum of 80 plant units per 100 linear feet of frontage, excluding driveway openings.

Because single-family detached homes are located in the abutting properties zoned R-R or Residential Estate (RE), Bufferyard Type C will be required along the property line with these properties, which requires a minimum 40-foot building setback and a minimum 30-foot landscaped yard, with 120 plant units per 100 feet of property line.

TREE CANOPY COVERAGE CONFORMANCE:
Subtitle 25, Division 3, the Tree Canopy Coverage Ordinance, requires a minimum percentage of the site to be covered by tree canopy for any development projects that propose more than 5,000 square feet of gross floor area, or disturbance, and requires a building or grading permit. The subject site in the RR Zone is required to provide a minimum of 15 percent of the gross tract area to be covered by tree canopy. Compliance with this requirement will be evaluated at the time of permit review.

ISSUES:

The Urban Design Section has no major issues with the subject application.

NOTE: ***Major revisions to the reviewed plans may result in additional comments.***

EPS SDRC REVIEW

CASE NUMBERS: 4-23047 Reviewers: Mary Rea/ Jason Bartlett

PROJECT NAME: Mountain of Fire & Miracles Ministries

SDRC Date: 5/24/2024

APPLICABLE MASTER PLANS: 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan*

GREEN INFRASTRUCTURE AREAS: ☒ REG ☒ EVAL ☐ NONE

ALL ZONES: Current: RR (Residential, Rural)

Prior: R-R (Rural Residential)

NRI: NRI-052-2023 ☐ EL ☒ Full ☐ Intermed ☐ Limited ☐ CBCA ☐ N/A

WCO-EX: ☐ Standard ☐ Numbered ☒ N/A

EPS PLANS: ☒ TCP1 ☒ TCP2 ☐ CP ☐ N/A TCP1-018-2024; TCPII-052-09

Specimen Trees: ☒ Yes ☐ No ☐ N/A

Variance Required: ☒ WCO ☐ CBCA ☐ N/A

REASON FOR VARIANCE: Removal of specimen trees.

PMA: ☒ Yes ☐ No

PMA LOJ REQUIRED: ☒ Yes ☐ No

ROADS ARTERIAL OR HIGHER: ☐ Yes ☒ No

SPECIAL ROADWAYS: ☒ Scenic ☒ Historic ☐ Byway

☐ Other ☐ None

MARLBORO CLAY: ☐ Yes ☒ No

CHRISTIANA CLAY: ☐ Yes ☒ No

STORMWATER CONCEPT: (case #36488-2024-SDC) ☐ Approved Plan ☐ Approved Letter ☐ Both ☐ N/A

MAJOR ISSUES/REVISIONS:

1. The statement of justification (SOJ) for the specimen tree removal needs to be revised to include how the findings found in Section 25-119(d)(1) will be met. The SOJ should be on letterhead, dated and signed.

2. Provide an approved floodplain waiver if available.

3. Provide a SOJ for impacts to the Primary Management Area (PMA). This should include exhibits of the impacts. This was found in the first submission but not in the acceptance folder.

4. Provide a written explanation of how the policies found in Natural Environment chapter of the 2022 *Approved Bowie-Mitchellville and Vicinity Master Plan,* beginning on page 142, will be met with this development proposal.

5. Provide a SOJ for why the woodland conservation requirement cannot be met entirely on-site. The SOJ should address the conservation priorities as shown in Section 25-122(c)(1).

6. Update the NRI with two site statistic tables. One table to cover the area for this PPS application, and another table for the land outside of this project. A revision to the NRI will need to be approved prior to signature approval of the TCP1 and PPS.

7. The following items need to be corrected on the TCP1:

a. Add TCP1-018-2024 to the approval boxes and worksheet.

b. Add the site statistic table from the NRI onto the TCP1.

c. The numbers in the worksheet are not consistent with the numbers in the site statistic table shown on the approved NRI. Correct the worksheet or add the site statistic table from the requested revised NRI that is just for the area of this PPS application.

d. Only one set of the TCP1 notes needs to be on the plan. Remove the extra set of notes.

e. The Specimen Tree Table on the plan say ST-51 is to be saved, but the SOJ for specimen tree removal says ST-51 is to be removed. Correct whichever document needs to be corrected.

f. The amount of woodland cleared and the amount of woodland preservation in the worksheet and in the Woodland Conservation Summary Table are not matching. Correct this discrepancy.

Note 1: Provide requested information <u>40 days prior to the Planning Board hearing</u>.

Note 2: An email provided by the County's Floodplain Program Manager, Salman Babar, dated March 27, 2024, states that the floodplain waiver approval is required before stormwater management technical approval.

MAR 5/24/2024

Bartlett, Jason

From: Ray, Bobby
Sent: Thursday, May 23, 2024 3:41 PM
To: Bartlett, Jason
Subject: RE: DRD Referral

No major issues. They have a water and sewer amendment pending from 5 to 4. They fail the fire response time so they will need to provide mitigation. I assume that they are required to provide sprinklers anyway since it's an assembly use?

> (D) Should nonresidential development not meet the response time test, the applicant may provide mitigation through:
>
> (i) The installation and maintenance of a sprinkler system that complies with NFPA 13 Standards for the Installation of Sprinkler Systems. The installation of sprinklers shall not be waived by any party; and
>
> (ii) The installation and maintenance of automated external defibrillators (AEDs) in accordance with COMAR 30.06.01-05, including a requirement for a sufficient number of AEDs to be installed so that no employee is more than 500 feet from an AED.

Bobby Ray, AICP
Supervisor, Special Projects Section
Countywide Planning Division
301-952-4982
Bobby.Ray@ppd.mncppc.org

The Maryland-National Capital Park and Planning Commission
PRINCE GEORGE'S COUNTY
Planning Department
pgplanning.org
1616 McCormick Drive, Largo, MD 20774

From: Bartlett, Jason <Jason.Bartlett@ppd.mncppc.org>
Sent: Thursday, May 23, 2024 1:23 PM
To: Ray, Bobby <Bobby.Ray@ppd.mncppc.org>
Subject: RE: DRD Referral

Yes. The final referral is due June 10th but Major Issues were due 5/21, ahead of SDRC for this case, tomorrow.

Regards,

Jason T. Bartlett
Planner II | Subdivision Section

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Office of the Director

Angela D. Alsobrooks
County Executive

DPIE
DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
Dawit Abraham, P.E.
Director

MEMORANDUM
May 8, 2024

TO: Jason Bartlett, Subdivision Review Section
Maryland-National Capital Park & Planning Commission

FROM: Shirley Anthony Branch, Water and Sewer Plan Coordinator ATR on behalf of *SAB*
Site/Road Plan Review Division, DPIE

RE: SDRC Comments – MOUNTAIN OF FIRE AND MIRACLES MINISTRIES -- 4-23047

Below are my comments on a preliminary plan that is scheduled for review at the **May 24, 2024 SDRC** meeting. This is a first response for this plan. Should you have any questions regarding the attached information, please feel free to call me at 301.636.2060.

4-23047 MOUNTAIN OF FIRE AND MIRACLES MINISTRIES
Tax IDs: 0771956
Tax Map: 46 D-2; Parcel 9
Acres: 12; Current Zone: RR
WSSC Grid: 207NE12
DPIE Central District

1. The 2018 Water and Sewer Plan designates the subject property, Parcel 9 in **Water and Sewer Category 5**, inside the Sewer Envelope, in the Growth Tier, and within Tier 2 under the Sustainable Growth Act – planned for public water and sewer service. The property currently has a water and sewer connection.

2. **Category 4, obtained via the Legislative Amendment process, must be approved before approval of a preliminary plan.** The applicant has applied for a category change (Application 23/W-03) that went through the December 2023 Legislative Cycle of Amendment on May 7th, 2024 (CR-023-2024) but has not been adopted yet. The previous legislative application 09/W-01, CR-52-2009 was denied. **The property would need a category change via the Administrative Amendment (AA) process from Category 4 to Category 3 for any additional building to occur on the property.**

3. There are abutting water and sewer lines in Church Road and a sewer line that traverses the property. The proposed subdivision must be approved by the Washington Suburban Sanitary Commission before recordation of a final plat. Final plat recordation occur in Category 3 after approval of a preliminary plan of subdivision.

The Department of Permitting, Inspections and Enforcement (DPIE) determines the validity in category designations of the Prince George's County Water and Sewer Category Maps. Information reflects the category designated by the 2018 Water and Sewer Plan and its amendments deemed accurate as of ***January 5, 2024****. Any dispute of the designated category or comments herein may be addressed to the Site/Road Plan Review Division, Water and Sewer Plan Coordinator, at 301.636.2060.*

cc: Rey S. DeGuzman, P.E., Acting Associate Director, S/RPRD, DPIE
Nfor G. Adamu, P.E., Central District, S/RPRD, DPIE

DocuSign Envelope ID: DDB592B8-6975-45AC-AEE3-021B71BFE6B7

LEGEND

- PROPERTY BOUNDARY
- ADJACENT BOUNDARY
- WE / CnC — EX. SOILS
- 150 — EX. CONTOURS
- EX. STEEP SLOPES
- CL — CL — EX. REGULATED STREAM CL
- T.O.B. / T.O.B. — EX. STREAM TOP OF BANK
- EX. TREELINE
- W — EX. WETLANDS
- WB — EX. WETLAND BUFFER
- SB — 75' STREAM BUFFER
- FP — EX. 100 YEAR FLOODPLAIN
- FP BRL — EX. 100 YEAR FLOODPLAIN
- EX. SPECIMEN TREE
- FOREST INTERIOR DWELLING SPECIES HABITAT BUFFER
- WETLAND DATA SAMPLE POINT
- PMA — PRIMARY MANAGEMENT AREA
- S — EX. SEWER
- W — EX. WATER PIPE
- EX. STORM DRAIN PIPE
- FO — EX. VERIZON
- CTV — EX. COMCAST LINE
- OHE — EX. OVERHEAD ELECTRIC

13 14

APPLICANT / OWNER
MFM BOWIE MD
5506 CHURCH ROAD
BOWIE, MD 20720
CONTACT: BOLAJI OGUNDERU
PHONE: (404) 488-5164

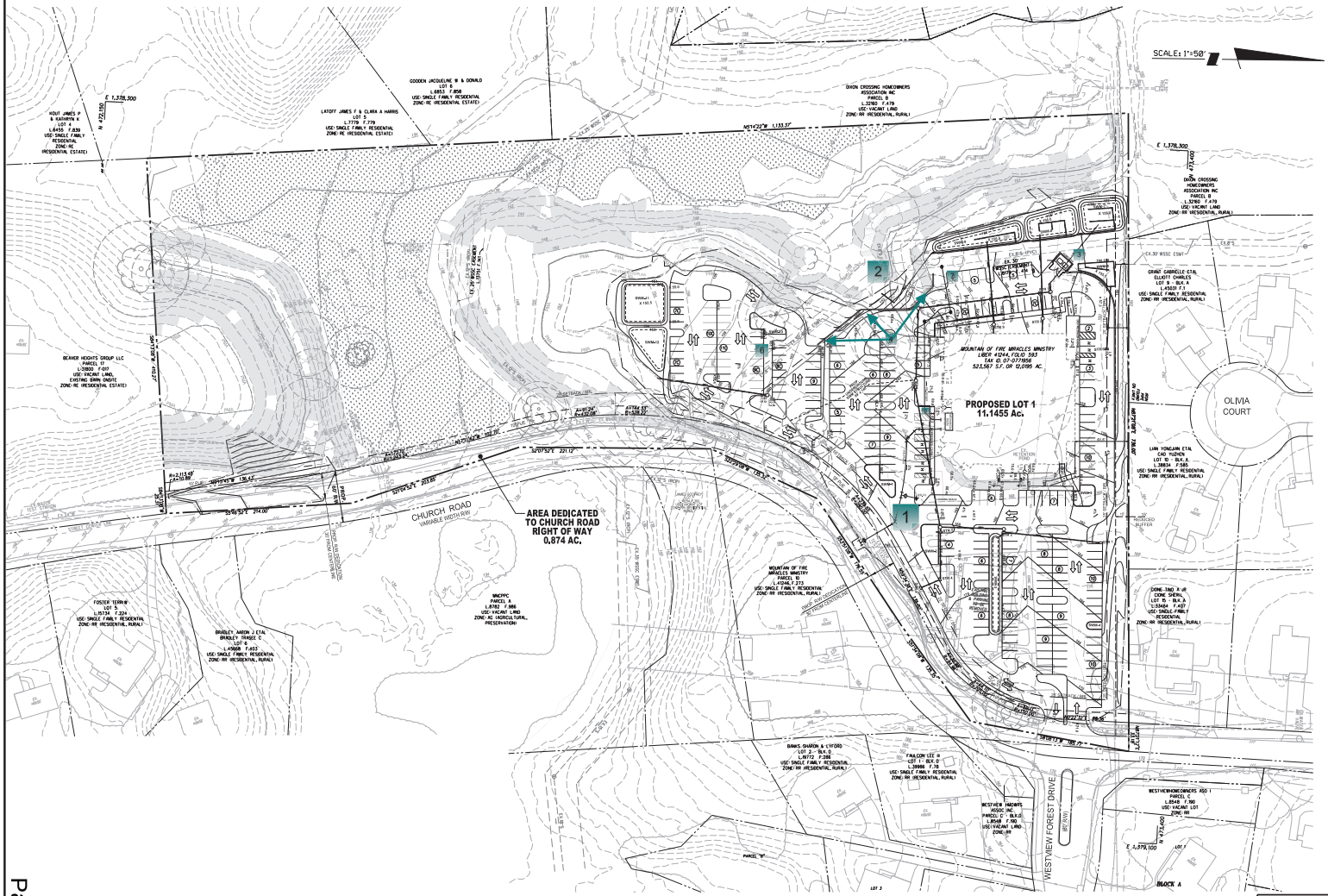
VICINITY MAP
SCALE: 1" = 2,000'

GENERAL NOTES

1. THE SITE INCLUDES EXISTING PARCEL 9, LIBER: 41244 FOLIO: 593.
2. THE SITE IS WITHIN TAX MAP 46, GRIDS C2, C3, D2, D3.
3. WSSC 200' MAP REFERENCE NUMBER: 207NE12
4. THE PURPOSE OF THIS SUBDIVISION IS TO CONSTRUCT A NEW CHURCH AND ADDITIONAL PARKING LOT. IN PLACE OF THE EXISTING CHURCH BUILDING.
5. A NATURAL RESOURCE INVENTORY # 052-2023 WAS APPROVED ON JUNE 8, 2023.
6. TOTAL ACREAGE OF THE PROPOSED PARCEL IN THIS PRELIMINARY PLAN: 12.0195 ACRES AFTER RIGHT OF WAY DEDICATION: 11.1455 ACRES.
7. THE SITE DEVELOPABLE AREA OUTSIDE OF THE PMA IS 5.73.
8. THE SITE CONTAINS 6.27 ACRES OF ENVIRONMENTAL REGULATED FEATURES.
9. THE SITE CONTAINS 5.5 ACRES OF 100-YEAR FLOODPLAIN PER APPROVED FLOODPLAIN STUDY 202301.
11. TOTAL ACREAGE OF ROAD DEDICATION IS 0.874 ACRES OR 38,071.44 SF.
12. THE EXISTING ZONE FOR THIS SITE IS RR (RESIDENTIAL RURAL). THE PRIOR ZONE FOR THIS SITE WAS R-R (RURAL RESIDENTIAL)
13. THE PROPOSED USE OF THE PROPERTY IS FOR A PLACE OF WORSHIP.
14. THE MINIMUM LOT SIZE REQUIRED FOR SITES ZONED RR IS 20,000 SF. WE ARE PROPOSING A SITE AREA OF 485,498 SF OR 11.1455 ACRES.
15. THE REQUIRED MINIMUM LOT WIDTH IS 100 FEET AND THE REQUIRED FRONTAGE AT FRONT STREET LINE IS 70 FEET. THE PROPOSED LOT FRONTAGE +/- 1,263 FT.
16. THE SITE IS LOCATED IN THE SUSTAINABLE GROWTH TIER 2.
17. THE SITE IS NOT WITHIN A MILITARY INSTALLATION OVERLAY ZONE.
18. THIS SITE IS NOT WITHIN A CENTER OR CORRIDOR.
19. THE EXISTING GFA IS APPROXIMATELY 6,945 SF. THE PROPOSED GFA IS APPROXIMATELY 44,094 SF.
20. STORMWATER MANAGEMENT CONCEPT NUMBER IS 36488-2024-SDC AND IT IS UNDER REVIEW BY DPIE.
21. THE SITE IS LOCATED IN THE EXISTING WATER CATEGORY W-5 AND SEWER CATEGORY S-6. THE APPLICANT SUBMITTED A CATEGORY CHANGE APPLICATION ON NOVEMBER 30, 2023 APPLYING FOR A CHANGE FROM CATEGORY 5 TO CATEGORY 4. THE CATEGORY CHANGE REQUEST IS UNDER REVIEW.
22. THE SITE IS NOT WITHIN AN AVIATION POLICY AREA.
23. MANDATORY PARK DEDICATION IS NOT REQUIRED FOR THIS DEVELOPMENT.
24. THERE ARE NO CEMETERIES ON OR CONTIGUOUS TO THE PROPERTY.
25. THERE ARE HISTORIC SITES ON OR IN THE VICINITY OF THE PROPERTY. CHURCH ROAD IS CONSIDERED HISTORIC. THERE WAS A GENERAL STORE ON THE SITE WHERE THE CHURCH IS NON-HISTORIC.
26. NO APPROVED TYPE 1 CONSERVATION PLAN EXISTS FOR THIS SITE. THERE IS A TYPE 1 CONSERVATION PLAN INCLUDED IN THE PRELIMINARY PLAN SUBMISSION.
27. THIS SITE IS NOT WITHIN CHESAPEAKE BAY CRITICAL AREA.
28. THE WETLANDS INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY BAY ENVIRONMENTAL WITH A WETLAND STUDY DATED JANUARY 5, 2023.
29. THE STREAM INFORMATION ON THIS PLAN IS FROM A STUDY PREPARED BY BAY ENVIRONMENTAL WITH A WETLAND STUDY DATED JANUARY 5, 2023.
30. SOILS BY SOIL TYPE, ALSO SEE NRI FOR ADDITIONAL INFORMATION

MnE	MARR-DODON COMPLEX, 15-25% SLOPES
WE	WIDEWATER AND ISSUE SOILS, FREQUENTLY FLOODED
CnC	COLLINGTON-WIST COMPLEX, 5-10% SLOPES
CnF	COLLINGTON-WIST COMPLEX, 25-40% SLOPES
AdB	ADELPHIA-HOLMDEL COMPLEX, 2-5% SLOPES
CnB	COLLINGTON-WIST COMPLEX, 2-5% SLOPES
CoD	COLLINGTON-WIST-URBAN LAND COMPLEX, 5-15% SLOPES

31. THIS SITE IS NOT IN OR ADJACENT TO AN EASEMENT HELD BY THE MARYLAND ENVIRONMENTAL TRUST, THE MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION, OR ANY LAND TRUST OR ORGANIZATION.
32. PARKING CALCULATIONS FOR 800 SEATS:
    REQUIRED: 1 SPACE PER 4 SEATS = 200 SPACES.
    PROPOSED: 255 SPACES.



8 10 12 9 11

02/19/2024

PAGE 20 of 27

Kim Engineering, Inc.
MBE/DBE/SWaM
1390 Piccard Drive, Suite 340, Rockville, MD 20850
(240) 614-7678
www.KimEngineering.com
Baltimore, MD - Beltsville, MD - Rockville, MD
Civil Engineering - Land Surveying - Geotechnical Engineering

NO.	REVISION	BY	DATE

DATE: FEBRUARY 2024
JOB NO. 1425
DESIGNED TPT
TECHNICIAN HN
CHECKED BJF
GRAPHIC SCALE 1"=50'
WSSC GRID: 207NE12
TAX MAP: 46 / D2, D3, C3, C2
ADC MAP: 29 / A6
1425/ENG/PRELIM

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.
License No. 26286, Expiration Date: 6/21/2025

MISS UTILITY
Call "Miss Utility" at 1-800-257-7777, 48 hours prior to the start of work. The excavator must notify all public utility companies with under ground facilities in the area of proposed excavation and have those facilities located by the utility companies prior to commencing excavation.

NOT FOR CONSTRUCTION

PRELIMINARY PLAN

PRELIMINARY PLAN 4-23047

MOUNTAIN OF FIRE AND MIRACLES CHURCH
PROPOSED LOT 1
5506 CHURCH ROAD
7TH ELECTION DISTRICT, PRINCE GEORGE'S COUNTY
BOWIE, MD 20720

SHEET 2 OF 2
SCALE 1" = 50'

KIM JOB NO. 1425

A001 - PPS-4-23047_002.pdf V1 - Changemark Notes (14 Notes)

1 - FH on site

Status as of 05/17/2024 12:31 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 12:31 PM
Type: Department Review
State: DSD - Project Manager

As stated on the HPA, if there is a FH here on site required then we need you to find a way to fit an outside meter vault on the site in a WSSC easement that meets the standards per the details.

--------- 0 Replies ---------

2 - Grading and Crossings

Status as of 05/17/2024 12:34 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 12:34 PM
Type: Department Review
State: DSD - Project Manager

Any grading or new crossings installed across our mains or across our easements will require non-DR reviews.

--------- 0 Replies ---------

3 - Dumpsters/Fencing/ESDs

Status as of 05/17/2024 12:36 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 12:36 PM
Type: Department Review
State: DSD - Project Manager

We will not allow any structures or features to be installed in our easement, the easement is supposed to be free and clear. The dumpster enclosure and ESD feature would not be allowed as proposed.

--------- 0 Replies ---------

4 - CRITICAL COMMENT - Prop Retaining Wall

Status as of 05/17/2024 12:37 PM
Type: Department Review

State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 12:37 PM
Type: Department Review
State: DSD - Project Manager

We will not allow this wall in our easement or within close distance of our main. Would require review and hold harmless agreement if it is found to somehow be acceptable.

Suggest you adjust the site plan to try to remove the wall from our easement.

--------- 0 Replies ---------

5 - Prop Sewer

Status as of 05/17/2024 12:40 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 12:40 PM
Type: Department Review
State: DSD - Project Manager

Changes in direction on the sewer would require manholes or cleanouts depending on the diameter of the pipe.

--------- 0 Replies ---------

6 - SWM10?

Status as of 05/17/2024 12:42 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 12:42 PM
Type: Department Review
State: DSD - Project Manager

If there is a SWM or ESD component to this island in the parking lot, it needs to be removed from our easement.

We also will not allow ESD on top of our sewer.

--------- 0 Replies ---------

7 - SHC vs on site S

Status as of 05/17/2024 01:12 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 01:12 PM
Type: Department Review
State: DSD - Project Manager

The proposed SHC would terminate at the easement line with a MH or cleanout depending on the size of pipe.

The SHC should not be within 15 ft of the retaining wall or any structural element such as geogrid, etc.

--------- 0 Replies ---------

8 - WSSC Design Comments

Status as of 05/17/2024 01:51 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 01:51 PM
Type: Department Review
State: DSD - Project Manager

Existing water and sewer mains and connections shown on plan should be labeled with correct pipe size, material and WSSC contract number.

This site is currently being served by existing and active water and sewer connections.

Add the labels for the proposed water and sewer house connections to the plan. Additionally, if easements are required, their limits and locations must be shown. See WSSC 2017 Pipeline Design Manual Part Three, Section 2; easements and Construction Strips.

A large diameter water pipeline is located within or adjacent to this property. Contact the WSSC Permit Services Unit at (301) 206-4003 to determine if a right-of-way connection can be made to serve your site.

Service connections to WSSC water mains 20-inch or 24-inch require special review and approval. Contact the WSSC Permit Services Section at (301) 206-4003 for application procedures.

Align water and sewer mains and service connections to avoid environmental, storm water management facilities, ESD Devices, other utilities, landscaping, tree boxes and structures or paving impacts for future maintenance.

Revise the plan to realign any water or sewer pipeline that conflicts with large storm drains, culverts, deep side ditches, etc. Maintain the required horizontal clearances from other utilities, retaining walls, sediment traps, street lights, paving, etc. See WSSC 2017 Pipeline Design Manual Part Three, Section 3; Pipeline Crossings and Clearances.

There is a 24- inch diameter water main located on or near this property. WSSC records indicate that the pipe material is Ductile Iron (DI). Prior to submittal of Phase 2 System Integrity review, it is the applicants responsibility to test pit the line and determine its exact horizontal and vertical location as well as to verify the type of pipe material. The applicants engineer is responsible for coordinating with WSSC for monitoring and inspecting test pits for this project.

Water and sewer pipelines 12-inch and smaller must have the greater of: a minimum of 15 feet horizontal
separation from any structure, building or dwelling or a 1:1 slope from the bottom of the foundation of the existing or proposed building to the bottom edge of the pipeline trench.

Water and sewer pipelines larger than 12-inch, including PCCP mains, must have a minimum of 25 feet
horizontal separation from any structure, building or dwelling. The building must also be outside the WSSC existing or proposed easement.

--------- 0 Replies ---------

9 - WSSC Site Utility Comments

Status as of 05/17/2024 02:18 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 02:18 PM
Type: Department Review
State: DSD - Project Manager

OUTSIDE METERS - 3-inch and larger meter settings shall be furnished and installed by the utility contractor in an outside meter vault. Show and label vault and required WSSC easement. WSSC prefers an outside meter in a vault, however and indoor meter may be allowed under certain conditions. See WSSC 2021 Plumbing & Fuel Gas Code 112.5.7 & 603.4.1

--------- 0 Replies ---------

10 - WSSC Easement Comments

Status as of 05/17/2024 02:19 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 02:19 PM
Type: Department Review
State: DSD - Project Manager

WSSC easements must be free and clear of other utilities, including storm drain systems, ESD devices, gas, electric, telephone, CATV, etc., except for allowed crossings designed in accordance with the WSSC 2017 Pipeline Design Manual. Landscaping and hardscaping are also not allowed without approval. Under certain conditions (and by special request) the items listed above may be permitted within the WSSC easement. However, this will be evaluated on a case-by-case basis and if allowed, will require execution of a special agreement and/or Hold Harmless Agreement between WSSC and the developer.

The minimum horizontal clearance from a building or structure to the outside diameter of a WSSC pipeline is 15 feet. The minimum spacing between adjacent buildings with both water and sewer lines between them must be 40 feet. In some cases where connections, fire hydrants, or deep water/sewer lines are involved, additional easement width is required.

Balconies or other building appurtenances or structures must not encroach within WSSC easements. Water/Sewer pipeline alignment should maintain a minimum 5-foot horizontal clearance from storm-drain pipeline/structures and other utilities.

--------- 0 Replies ---------

11 - WSSC General Comments

Status as of 05/17/2024 02:22 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 02:22 PM
Type: Department Review
State: DSD - Project Manager

Submit an Excavation Support System (ESS) Plan to WSSC for review if your project involves subsurface features such as an underground parking garage or a deep excavation which will require tiebacks in the area of existing or proposed WSSC mains. This ESS Plan submission should be made at the time of design plan submission. If, however, the excavation support work will be done before the design plan submission, it will be necessary to submit the plan as a Non-DR Plan to WSSC. No work should be done in the vicinity of WSSC mains until the ESS Plans have been reviewed by WSSC. If no ESS Plans are required for the project, the engineer should provide a letter from the Project Structural Engineer certifying that the building does not require it.

Follow WSSC Demolition/Abandonment procedures to obtain a County Raze Permit. Note: Failure to obtain an SDC fixture credit permit inspection prior to the removal of existing fixtures will result in the issuance of Basic Credit Only. To obtain System Development Charge (SDC) credits for existing plumbing fixtures, an SDC Fixture Count Inspection MUST be completed by a WSSC Regulatory Inspector BEFORE REMOVAL OF FIXTURES OR DEMOLITION of the structure. The inspection requires a permit which can only be obtained through a WSSC Registered Master Plumber. SDC Fixture Credit Procedures are available at the WSSC Permit Services website.

Any grading change in pipe loading (including but not limited to proposed fill or excavation), adjustment to manhole rims, fire hydrant relocations, placement of access roads or temporary haul roads, temporary sediment control devices, paving construction or construction related activity of any kind over an existing WSSC water or sewer main or within an existing WSSC right-of-way requires advance approval by WSSC. Any proposed public street grade establishment plan (GEP) with an existing WSSC water or sewer main of any size located within the existing or proposed public street right-of-way requires WSSC approval directly on the original GEP prior to approval of the GEP by the County Department of Public Works and Transportation. Any work (design, inspection, repair, adjustment, relocation or abandonment of existing WSSC facilities) is done at the sole expense of the applicant/builder/developer. Contact WSSC Relocations Section at (301) 206-8672 for review procedures and fee requirements. See WSSC 2017 Pipeline Design Manual, Part Three, Section 5 & Section 11.

A proposed site development project was previously submitted to WSSC (DA7745Z24) and is a conceptually pending project. Contact Michael Burnham at (301) 206-8657 or Michael.Burnham@wsscwater.com for information.

--------- 0 Replies ---------

12 - WSSC Hydraulic Comments

Status as of 05/17/2024 02:28 PM
Type: Department Review
State: DSD - Project Manager

Page: 1
Created by: Michael Burnham
On: 05/17/2024 02:28 PM
Type: Department Review
State: DSD - Project Manager

Resubmit the Hydraulic Planning Analysis package for review once you have addressed the comments, including these comments and the previous HPA comments.

Site Utility System reviews are required for projects with proposed water connections greater than 2-inch or sewer connections greater than 4-inch. Contact the WSSC Permit Services Section at (301) 206-8650 for submittal requirements or view our website.

The site has 8 inch sewer and 24 inch water available to serve the site. This was considered under the HPA.

System Planning Forecasts may be performed on projects in Service Categories 5 or 6 if requested. Complete Hydraulic Planning Analysis is only performed for projects in Service Categories 1-4.

Projects in Service Category W-4 and/or S-4 can have complete Hydraulic Planning Analysis performed however the design plans cannot be approved until the property is designated W-3 and/or S-3.

To determine the current Service Category or request a change, contact the Department of Permitting, Inspection and Enforcement at (301) 636-2060.

--------- 0 Replies ---------

13 - WSSC Plan Review Comments

Status as of 05/17/2024 10:26 AM
Type: Prescreen Review
State: Intake

Page: 1
Created by: Enoc Reuto
On: 05/17/2024 10:26 AM
Type: Prescreen Review
State: Intake

Mountain of Fire and Miracles Ministries
Project # 4-23047

--------- 0 Replies ---------

14 - WSSC Standard comments for all plans

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1. WSSC comments are made exclusively for this plan review based on existing system conditions at this time. We will reevaluate the design and system conditions at the time of application for water/sewer service.

2. Coordination with other buried utilities:

a. Refer to WSSC Pipeline Design Manual pages G-1 and G-2 for utility coordination requirements.
b. No structures or utilities (manholes, vaults, pipelines, poles, conduits, etc.) are permitted in the WSSC right-of-way unless specifically approved by WSSC.
c. Longitudinal occupancy of WSSC rights-of-way (by other utilities) is not permitted.
d. Proposed utility crossings of WSSC pipelines or rights-of-way that do not adhere to WSSCs pipeline crossing and clearance standards will be rejected at design plan review. Refer to WSSC Pipeline Design Manual Part Three, Section 3.
e. Failure to adhere to WSSC crossing and clearance standards may result in significant impacts to the development plan including, impacts to proposed street, building and utility layouts.
f. The applicant must provide a separate Utility Plan to ensure that all existing and proposed site utilities have been properly coordinated with existing and proposed WSSC facilities and rights-of-way.
g. Upon completion of the site construction, utilities that are found to be located within WSSCs rights-of-way (or in conflict with WSSC pipelines) must be removed and relocated at the applicants expense.

3. Forest Conservation Easements are not permitted to overlap WSSC existing or proposed easements. Potential impacts to existing Forest Conservation Easements (due to proposed water and/or sewer systems) must be reviewed and approved by County staff.

4. Unless otherwise noted: ALL extensions of WSSCs system require a request for Hydraulic Planning Analysis and need to follow the System Extension Permit (SEP) process. Contact WSSCâ€™s Permit Services Section at (301-206-8650) or visit our website at https://www.wsscwater.com/business--construction/developmentconstruction-services.html for requirements. For information regarding connections or Site Utility (on-site) reviews, you may visit or contact WSSCâ€™s Permit Services Section at (301) 206-4003.

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