

ADOPTED 2018 WATER AND SEWER PLAN

CHAPTER 2 FRAMEWORK FOR WATER AND SEWER PLANNING

A water and sewer service network is important in managing and directing development in the County. Urban development requires community or multi-use water and sewer service; urban growth is directly dependent on expansion of this service. On the other hand, individual water supply and septic systems, as well as shared facilities, can only support relatively low-density development. Water and sewer management that provides for adequate water supplies, healthy drinking water and appropriate sewage disposal methods promotes public health and environmental quality.

Water and sewer systems provide the basic building blocks for a modern, growing and environmentally healthy community. Water and sewer planning is critical to the staging and promotion of orderly growth of communities and the prevention of urban sprawl. Therefore, water and sewer planning must be based on consideration of geographical features and environmental factors, community needs as expressed in the County's land use and development policies, Federal and State policy guidance, and public health requirements.

The contextual framework for water and sewer planning includes the natural environment, community planning and development, and legal requirements. These parameters are discussed in more detail in this chapter.

2.1 POLICIES AND PROCEDURES FOR WATER AND SEWER PLANNING

The State of Maryland requires every County to develop a Water and Sewer Plan to ensure that there is adequate public water and sewer for planned development. Since the public drinking water supply is a precious resource, the County must plan to provide this supply for its residents in a comprehensive and staged manner. One aspect of the Plan is the designation of every piece of property into service categories used to stage development.

Pursuant to State Law, each County and all municipalities governed by the Land Use Article must prepare a comprehensive water resources element (WRE) plan. This Water and Sewer Plan will be amended to address the policies contained in the 2010 Approved Water Resources Plan. As part of the water resources plan element being developed by the County, an assessment will be made of the adequacy of each aquifer in the County, its capacity to accommodate future growth and the impact of development in adjacent counties.

2.1.1 Sewer Envelope

The Sewer Envelope is depicted on the Category Maps as a boundary beyond which no community water and sewer facilities will be approved. The Sewer Envelope boundary is based on topography, existing sewer service areas, and proposed development density according to the General Plan and the Area Master Plans. The Sewer Envelope boundary was established in 1994. The County Council reaffirmed the envelope boundary by adopting it as the template for the Rural Tier boundary adopted in the Commission 2000 Biennial Growth Policy Plan and the 2002 General

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Plan. Plan Prince George's 2035, adopted in 2014, approved several areas from the Rural Tier to the Growth Tier that will require amending the boundary for consistency and compliance with the General Plan.

The Sewer Envelope serves to encourage growth in communities where water and sewer services are approved and are sufficient for handling this growth. The Sewer Envelope, as it is known, was based on the County's topography and drainage into sewer basins. While it remains the Sewer Envelope, it encompasses both water and sewer service categories. By defining a geographic boundary in which public water and sewer service can be provided, it also serves to preserve the County's rural, agricultural, and environmentally sensitive lands. Shared septic facilities and innovative technologies are encouraged in sensitive areas, especially outside the Sewer Envelope. Provisions for the use of these facilities may be found under "Strategies" outlined in Policy 12 of the Rural and Agricultural Areas of the General Plan. Applicable County policies on rural sanitation, individual systems, and shared facilities are described in Chapter 5.

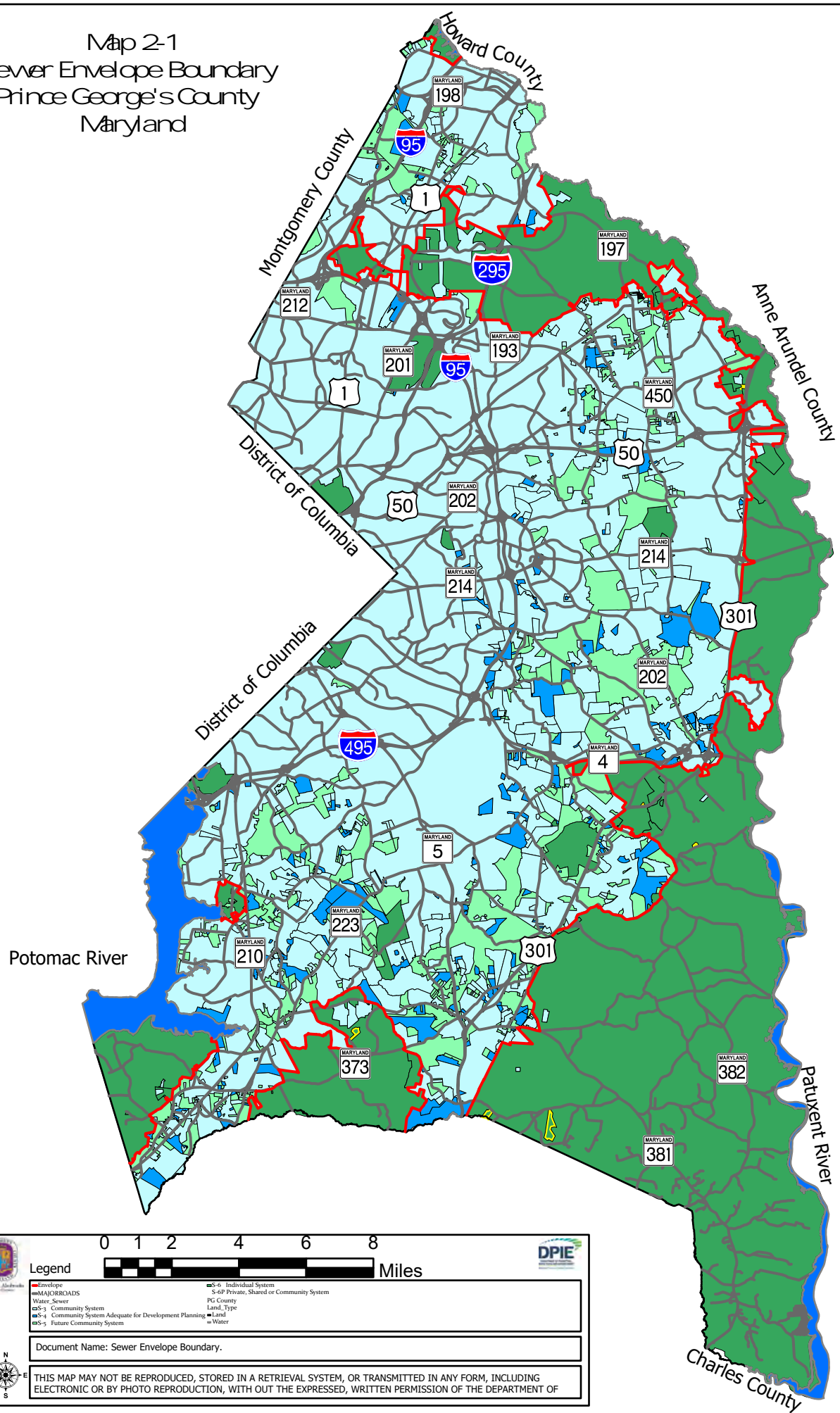
Adjustments of the Sewer Envelope boundary may only be achieved through a master plan, sector plan or general plan process and approved by the County Council. A property's location in proximity to the boundary is not, in itself, justification for changing the boundary. There are many factors that contribute to the decision to retain or modify the Sewer Envelope boundary, including consistency with the General Plan. Each factor must be thoroughly reviewed against criteria that were used in establishing the Sewer Envelope and new criteria for determining compatibility with other County growth policies. **Map 2-1** reflects the Sewer Envelope boundary consistent with the General Plan Growth Boundary, and the prevailing sewer (and water) service categories. The General Plan Growth Policy map – from which the Sewer Envelope boundary is revised for consistency thereto– may be found in the *Community Planning Framework* section of this chapter.

2.1.2 Water and Sewer Categories

Water and sewer categories represent different planning levels for the provision of public water and sewer service. Prince George's County has been using water and sewer categories, also known as "service areas" and "system areas", since the adoption of its first Comprehensive Water and Sewer Plan in 1977. The process of changing categories allows public water and sewer service to be staged according to development proposals, and assures high quality development by the landowner consistent with County policies.

The policy of linking water and sewer categories to stages of the development process assures that the water and sewer systems will expand appropriately to reach new development as it comes on line. Conversely, this system assures that when new developments are built, adequate water and sewer service will be available. The County Executive is charged with ensuring that this process is done in accordance with the goals, objectives and legal authority granted Prince George's County under the State Environment Article.

Map 2-1
 Sewer Envelope Boundary
 Prince George's County
 Maryland



0 1 2 4 6 8 Miles

Legend

Envelope	S-6 Individual System
MAJORROADS	S-6P Private, Shared or Community System
Water, Sewer	PG County
S-3 Community System	Land_Type
S-4 Community System Adequate for Development Planning	Land_Type
S-5 Future Community System	Water

Document Name: Sewer Envelope Boundary.

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To facilitate the orderly extension of community water and sewer service, State regulations (COMAR 26.03.01.04) have established six category designations for water and sewer service areas. Prince George's County has modified the State's category definitions to more accurately reflect the planning needs of the County. These determine where public water and sewer service is or will be available (Categories 3, 4, and 5) and where private well and septic systems must be used (Category 6). Under State regulations, Categories 1 and 2 refer to existing service areas or areas with approved connections or extensions, via the Washington Suburban Sanitary Commission (WSSC). Prince George's County has included these properties in Category 3. Category designations inside the Sewer Envelope reflect planning stages for the public water and sewer system(s). Monitoring the expansion of water and sewer service is the most effective way to manage and phase growth. Therefore, the County uses the following water and sewer categories for the staging of development and its processes:

- Category 3 Community System
- Category 4 Community System Adequate for Development Planning
- Category 5 Future Community System
- Category 6 Individual Systems - Well and Septic Systems or Shared Facilities
- Category 6P Private, Shared/Community System

It is necessary to know a property's water and sewer category to determine whether to develop using public water and sewer, or individual wells and septic systems. Properties are usually designated in the same category for both water and sewer service. The water category map and the sewer category map are included as appendices to this Plan. Amendment processes and the criteria for re-designation are discussed further in Section 2.1.4 and in Chapter 6. The following water and sewer categories further define usage as designated on the maps in Prince George's County:

Category 6. Individual Systems. This category consists of all areas outside the limit of planned water and sewer service (Sewer Envelope), and of certain larger tracts of parkland and open space inside the Sewer Envelope. Development in Category 6 must use permanent individual water supply and wastewater disposal systems (i.e., well and septic systems) or shared facilities and smaller community systems (Category 6P) as approved by the County (see Section 5.2.3 in Chapter 5). Re-designation to and from Category 6 or 6P must proceed through a legislative amendment process (see Chapter 6).

Category 5. Future Community System. This category consists of land inside the Sewer Envelope that should not be developed until water and sewer lines are available or planned to serve proposed development, its community, as needed to meet growth projections, or when additional residential capacity is required. Properties in Category 5 require a re-designation to Category 4 prior to the approval of a preliminary plan of subdivision, having first demonstrated its ability to meet the aforementioned criteria. Minor residential developments may be approved for the use of interim individual systems in certain circumstances. This is known as the "Waiver" process (see Chapter 6).

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Redesignation requests from Category 5 to Category 4 must proceed through a legislative amendment to the Water and Sewer Plan (see Chapter 6).

Category 4. Community System Adequate for Development Planning. This category includes all properties inside the Sewer Envelope for which the subdivision process is required.

Redesignation from Category 4 to Category 3 may be requested through the Administrative Amendment process. In addition to the final plat requirements, the redesignation will require that (1) the development proposal is consistent with the County's development policies and criteria (Section 2.1.4) and the State Growth Act; (2) adequate capacity exists; and (3) the projects for necessary system improvements are included in the approved WSSC Capital Improvement Program (CIP). Inconsistencies or inadequacies with the above criteria shall be eliminated prior to redesignation to Category 3.

Category 3. Community System. This category comprises all developed land (platted or built) on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer. The expiration of a preliminary plan reverts the property to Category 4 even if the maps have not been amended to reflect the change. In instances where the change has not been effected, DPIE will indicate these properties to be “Dormant Category 3”.

At the time of preliminary plan review, DPIE will verify that a property shown on the maps in Category 3, in fact meets the stated criteria (i.e., developed land, platted or built on public water and sewer, and undeveloped land with a valid preliminary plan approved for public water and sewer). If not, the property is considered to be in Category 4, being designated “Dormant Category 3” on the Water and Sewer Maps, and will follow the Administrative Amendment process for renewal of Category 3.

Individual water supply and wastewater disposal systems may not be approved for properties in Category 3 unless special circumstances exist (see Chapter 6, Waiver Process).

2.1.3 Water and Sewer Category Maps

The Water and Sewer Plan adopts redrafting of the County's Water and Sewer Category Maps in accordance to legislative and administrative amendments and in consistency with the approved General Plan and amendments. The Category Maps are prepared using the County's Geographic Information System (GIS). The 2018 maps are based on the Adopted 2008 Water and Sewer Category Maps and all category change amendments approved since CR-91-2008, and impact of changes as a consequence of the approval of Plan 2035. DPIE is the delegated authority to determine the validity of any subsequent challenges to the maps. The adoption of the 2018 Water and Sewer Category Maps reflects the following:

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1. All property outside the Sewer Envelope boundary is designated in Category 6 (dark green hue on the category maps) except certain parcels approved for and connected to public water or sewer service prior to the adoption of this Plan. These properties are listed in **Appendix 2-1** of this Chapter. Properties approved for shared community systems, outside the Sewer Envelope, are shown outlined on the water and sewer maps (Category 6P).
2. All property located inside the Sewer Envelope is designated in Category 5, 4 or 3 with the exception of certain larger tracts of open space, generally parks and cemeteries.
3. Administrative and technical mapping changes and corrections of drafting errors, including changes to incorporate the adoption of Subregion plans that may not have been affected by the prior versions of the Prince George's County Water and Sewer Category Maps.

Properties referenced above are listed in Appendices 2-1, and 2-2 of this chapter. Small-scale water and sewer category maps are included as appendices to this Plan. Special printouts and larger scale maps may be obtained from DPIE, and follow the applicable fee structure adopted for the Water and Sewer Plan. See Appendix 6-2 for related fee structure.

2.1.4 Category Change Policies and Criteria

Based upon its legal authority, Prince George's County has developed special policies to govern water and sewer planning in a manner consistent with the County's goals for development review. The County Executive and the County Council review these policies, which must be in concert with the County's goals and objectives and, through a legislative process, amend categories within the adopted Water and Sewer Plan. This is known as the "Category Change" procedure. Executive authority delegates the processing of category amendments to DPIE, which acts as the County's steward on development and permitting matters and, as the administrator to the Water and Sewer Plan. The policies governing changes to a designated category must take into account environmental factors, economic concerns, planning requirements, regulatory policies, engineering constraints, and public health concerns. An application may be rejected if these policies and criteria are not met unless a hardship in meeting the policies and criteria is demonstrated by the applicant and concurred by the elected body. Specifically, these include:

A. Environmental factors

Under this criterion, the proposal must:

- Protect the integrity of the water supply and the receiving waters;
- Protect natural resources; and
- Preserve, protect, and enhance environmental quality.

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B. Economics and general fiscal concerns

Under this criterion, the proposal must:

- Be analyzed for its fiscal impact related to location, community needs, public facilities, services and infrastructure.
- Correlate with County strategies and not unduly burden the existing taxpayers or the WSSC ratepayers.
- Enhance business, housing, retail development and employment opportunities throughout the County.

C. Planning, zoning, and subdivision requirements

- No Water or Sewer Category Change Request shall be processed or approved for land for which a change in zoning is proposed in:
 1. A Sectional Map Amendment transmitted by the Planning Board to the District Council; or
 2. A Zoning or Special Exception application pending before the Hearing Examiner or Prince George's County District Council.Once the District Council has adopted a zoning change, the processing of a water and sewer category change can proceed.

- No Water or Sewer Category Change request shall be processed or approved for properties designated Category 6 where the following conditions exist:
 1. Properties in Water and/or Sewer Category 6 within the defined planning or study area for which a master, or sector plan, or sectional map amendment, has been initiated by the District Council but not yet adopted/disapproved by the Planning Board and/or District Council.
 2. Properties in Water and/or Sewer Category 6 within the defined planning or study area for which a master, or sector plan, or sectional map amendment, has been initiated by the District Council and adopted by the Planning Board, but remanded by the District Council for further Planning Board review.

Applicants may submit Water and/or Sewer Category Change Requests for these properties upon a Planning Board disapproval or District Council approval of a master plan, sector plan, sectional map amendment, or zoning application, if necessary.

- A hydraulic planning analysis (HPA) should be submitted to WSSC prior to submittal of the preliminary plan of subdivision to M-NCPPC.
- All preliminary plans of subdivision must show a conceptual alignment of all proposed onsite and offsite water and sewer facilities before DPIE may deem the public water and sewer facilities adequate and allocated for the proposed development.
- All final plats of subdivision must be approved by DPIE for public water and sewer service, or by the County Health Department for individual well and septic systems.

D. Federal, State, Regional, County and Municipal land use plans and planning policies

Under this criterion, the proposal must conform to governed mandates, policies and ordinances:

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- Water and sewer service shall be provided in concert with the availability of other public facilities, and in accordance with the General Plan and applicable Area and Functional Master Plans.
- Water and sewer lines traversing the Rural and Agricultural areas are designated as controlled access facilities and are not available for connection or extension. Controlled access facility lines serve the purpose of transmission to a public entity (*Federal, State, Regional, County, and Municipal*) or a project that has been granted a Certificate of Public Convenience and Necessity by the Maryland Public Service Commission. Water and sewer lines for extension of service into the rural and agricultural areas of the County may be approved if the following applies:
 - An approved Area Master Plan or Sector Plan designates the area for public water and sewer service consistent with the policies in the General Plan or the proposed development has been determined to be compatible with other County growth policies relating to location, community needs, residential capacity, public facilities and other appropriate policies.
- Proposed development in the Growth Policy Areas shall meet existing contiguity policies, and demonstrate:
 - Contiguity to existing built developments;
 - Location within 1,500 feet of existing public water and sewer systems;
 - Roadways are capable of supporting demands from the proposed development; and,
 - Require developer(s) to bear the full responsibility of the costs of on- and off-site public facilities.
- Proposed development may not hinder the County's ability to provide adequate public services to the County and its residents. Adequacy of public facilities shall be measured in accordance with subdivision and zoning ordinances.
- Proposed development shall be analyzed for consistency with the General Plan, master/sector plans, and functional master plans as defined by the land use article of the Maryland Annotated Code. This analysis shall include, but not be limited to, the impact of proposed developments and water and sewer extensions on land use, development patterns, historic sites and districts, public facilities, green infrastructure, and transportation system, including, but not limited to, traffic impacts, road construction needs, sidewalks, pedestrian trails and road connectivity in the surrounding neighborhoods.

E. Water and sewer facility plans, engineering constraints, and the availability of transmission and treatment capacity

- Public water and sewer service extensions shall not be allowed in the area outside the limit of planned sewer services – also called the Sewer Envelope – unless the project is deemed to be compatible with other County growth policies after an analysis of the impact of the project related to its location, community needs, residential capacity, services, infrastructure, public facilities and other appropriate policies have been evaluated.
- Any proposed use of grinder pumps shall be in accordance with WSSC policy and standards.
- A development proposal must meet any conditions of an allocation policy set for the specific basin or water pressure zone.

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- Water and sewer systems must have adequate transmission and treatment capacities to serve the proposed development.

F. The need to alleviate and abate public health problems

- The County's primary responsibility is to protect public health and safety.
- Water and sewer service is restricted by any moratorium orders issued by MDE, WSSC, or the Federal Government.
- No new developments will be approved that may impose a water and sewer moratorium on the County.
- The County Health Department may request a category change for a community based on findings of a sanitary survey.

The County, by its adopted Water and Sewer Plan, has a reasonable expectation that service will be available in accordance with the specific category designation. The designation, however, does not constitute a guarantee, a binding promise, a firm offer or a representation that water or sewer service will actually be provided. It is important to emphasize that the Water and Sewer Plan, as interpreted by the Maryland courts and by its nature as a planning tool, provides considerable flexibility in its implementation to accommodate growth within the County. Furthermore, the ability of the County to provide service must be secondary to the responsibility of the County to protect public health and safety, including the prevention of wastewater overflows and the pollution of the County's waters.

The developer must also be aware that actual water and sewer service is further dependent on one or more of the following:

- The transmission and treatment capacities of the water and sewer systems;
- Moratorium orders issued by MDE, WSSC, and Federal and State Planning processes;
- An extension approval for the project from the WSSC before construction can begin;
- The acquisition of any necessary rights-of-way and the completion of engineering feasibility studies;
- The financial ability of the developer or the utility to fund construction of water and sewer lines;
- Land use plans and zoning constraints;
- Any defaults by parties contracting with WSSC to construct water and sewer facilities; and,
- The County's allocation policies, which are discussed below.

2.1.5 Allocations of Capacity

In the process of evaluating category change requests, development proposals are reviewed for adequacy of available capacity in the water pressure zone and the sewer basin where the project

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is located. The capacity of each sewer basin in Prince George's County is monitored by the WSSC. The WSSC publishes quarterly reports on the available sewer capacity that are reviewed by DPIE and the Health Department.

Specific allocation of sewer capacity may be required if the treatment or transmission flows and commitments exceed 90 percent of the capacity in a particular sewer basin. If this occurs, system capacity will continue to be monitored by WSSC and DPIE. Upon notice from WSSC that 90 percent of the capacity is being exceeded in any sewer basin or for another good reason, the County may re-institute a sewer allocation process when deemed necessary for the orderly expansion of the water and sewer system or for the health, safety and welfare of the citizens of the County. For each sewer basin where 95 percent of the capacity has been exceeded, WSSC shall notify DPIE and the Health Department, then WSSC, and DPIE or the Health Department will jointly approve all subsequent record plats. An amendment to the allocation policy must be approved in the Water and Sewer Plan.

2.1.6 Public Use Service Allocations

A public use allocation is required for all projects that are undertaken by a public entity (*Federal, State, Regional, County or Municipal*) and require service connection to the public system. A public use allocation is obtained through the Administrative Amendment approval process described in Chapter 6, Section 6.4.

In addition to a public use allocation, the Administrative Amendment process may be used to approve water and sewer category change, water withdrawal point, or point of discharge for certain projects as described below:

- A. A public project that meets the following criteria:
 - 1. The project is in the adopted Capital Improvement Program of the Prince George's County Government, the M-NCPPC or WSSC;
 - 2. The project description states that public water and sewer service is required for project implementation; and
 - 3. The proposed project site is clearly identified.

- B. A project that has been granted a Certificate of Public Convenience and Necessity by the Maryland Public Service Commission.

- C. A project that is undertaken by any County public safety agency, and is wholly or partially funded through the adopted Operating Budget of the Prince George's County Government.

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2.1.7 Relationship to Other Development Review Processes

The development review process includes consideration of environmental factors, the cost of public investments to support development, and the need to improve the County's community environment while strengthening its economic position. When implemented in conjunction with a master plan and zoning map amendment, these efforts allow for a comprehensive and cohesive process that discourages haphazard and piece-meal development.

Water and sewer planning is coordinated with other development review processes in the County. Listed below are the more common development review processes that are linked to water and sewer planning. Water and sewer service categories used are described in more detail in Section 2.1.2 of this Chapter.

- A. Zoning. DPIE accepts applications to amend the Water and Sewer Plan only when the development proposal for the subject property is in conformance with current zoning, including applicable Special Exceptions. Prior to approval, Zoning Amendments and Special Exceptions must be reviewed for conformance with the Water and Sewer Plan.
- B. Preliminary Plan of Subdivision. Subdivision of properties in water and sewer service Category 6 must be based on individual wells and septic systems. Development plans based on public water and sewer service must be designated in water and sewer service Category 4 or 3, and must display a conceptual alignment of onsite and offsite water and sewer facilities, before a preliminary plan of subdivision can be approved. A hydraulic planning analysis (HPA) should be submitted to WSSC prior to submittal of the preliminary plan of subdivision to M-NCPPC.
- C. Site Development Concept Plan Review (formerly known as Stormwater Management Concept). An approved Site Development Concept Plan is required prior to approval of water and sewer service Category 3.
- D. Water and Sewer System Expansion Permit (SEP) Extensions. Water and sewer service Category 3 and allocation, if applicable, must be approved before the WSSC can approve an extension of public water and sewer service. A WSSC approval of a HPA is required for recordation of a final plat if water and sewer service requires the extension of existing lines.
- E. Recordation of Final Plats. A final plat of subdivision based on public water and sewer service can be recorded after DPIE certifies that the subject property is in Category 3 and has an allocation, if applicable. It must also certify that water and sewer lines either abut all of the lots to be recorded, or that WSSC has approved an extension of service and has notified DPIE of such action through a WSSC Letter of Findings that includes a sketch of necessary extensions.

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2.2 NATURAL ENVIRONMENT

Among the geographical and environmental factors to be considered in planning water and sewer facilities, are the drainage patterns, soils, aquifers, and surface waters with associated floodplains and wetlands. These factors determine availability of water, feasible transmission patterns for both water and sewer, and percolation characteristics.

The natural environment also sets a framework for development. In 2017 Prince George's County adopted the *Resource Conservation Plan*, a Countywide Functional Master Plan that combines the related elements of green infrastructure planning and agricultural and rural conservation to support a platform for sustainable growth. The plan identifies the green infrastructure network, and sets goals for the preservation, enhancement, and restoration of the network and its ecological functions while supporting the desired development pattern of the General Plan. The green infrastructure network is established with two categories: countywide Regulated Areas and Evaluation Areas. The countywide Regulated Areas contain environmentally sensitive features, such as streams, wetlands, buffers, the 100-year floodplain, and adjacent steep and severe slopes. The areas identified as Network Gaps on the 2005 Green Infrastructure network map are not identified on the 2017 GI network map because the new network is too complicated to identify network gaps at the countywide scale. Network gaps will be identified using one of two methods in the future: (1) when master and sector plans are prepared, the GI network boundaries can be adjusted as needed and Network Gaps can be identified; and (2) when development applications are reviewed for areas where Network Gaps have not been identified. The plan also designates 13 Special Conservation Areas of the countywide significance that are to be carefully considered when land development proposals are reviewed. The Green Infrastructure Plan is used as a guide by decision-makers when making land use and acquisition decisions and contains policies and strategies to preserve, protect, enhance and restore the green infrastructure network and its ecological functions. Master plans and sector plans can also designate special conservation areas of local significance or add areas to the designated green infrastructure network that are of local significance. These locally significant features are also considered with land development proposals.

The General Plan provides an annual target for land conservation countywide of 1,500 acres. All types of land conservation programs are included in the goal, as are the acres of woodlands preserved and planted as a result of implementation of the Woodland and Wildlife Habitat Conservation Ordinance. The Green Infrastructure plan provides guidance regarding targeted woodland preservation to protect waterways and support a contiguous forest. Sector and area plans as well as Sections 5B, 24, 25, 27, and 32 of the Prince George's County Code contain regulations, objectives and strategies for land conservation.

2.2.1 Physiography, Topography, Drainage and Wetlands

Prince George's County is mostly in the physiographic province called the Atlantic Coastal Plain, but a small area along the Montgomery County line is in the Piedmont province. The Piedmont is underlain by crystalline rocks of pre-Cambrian age. It is gently rolling to hilly and moderately dissected by broad, shallow valleys. The Atlantic Coastal Plain is underlain by

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deposits of gravel, sand, silt and clay that range in age from Cretaceous in the northern part of the County to Recent Alluvium on the floodplains.

The northern part of the Coastal Plain in Prince George's County is gently rolling and has broad valleys. The rest is a partly dissected low plateau that extends into Charles County. In the central part of the County, this plateau is nearly level to gently sloping, but near the Patuxent and Potomac Rivers, it is cut by V-shaped valleys that have short, steep slopes. Old alluvial terraces border the Patuxent and Potomac Rivers. Elevations range from sea level along the lower reaches of the major rivers to 365 feet in the northern part of the County. Slopes of 15 percent or greater comprise almost 43,000 acres or 14 percent of the total land area of the County (see **Map 2-2**).

Approximately half of Prince George's County drains eastward into the Patuxent River; the remainder drains southwestward through the Anacostia River and other streams to the Potomac River. **Map 2-3** delineates the watersheds. The major tributaries of the Potomac River are the Anacostia River, Oxon Run, Henson Creek, Piscataway Creek, Mattawoman Creek and Zekiah Swamp. The largest of these, the Anacostia, has tributaries of its own. The major tributaries of the Patuxent River are Western Branch, Bear Branch, Mattaponi Creek, Rock Branch and Swanson Creek. Western Branch is the largest of these tributaries.

All of the major streams in the County flow at a low velocity under normal conditions. Most are in broad valleys and many have large accumulations of silt. Tidal waters occur where the streams flow into the Patuxent and Potomac rivers, primarily in the southern part of the County. The total area of surface water in the County is 7,000 acres or 2.4 percent.

2.2.2 Soils




Water quality is often dependent on the amount of sediment-laden runoff that enters surface waters from agricultural uses and unregulated development activity. In order to protect surface water quality, erodible soils must be managed by using best management practices and sediment controls. Refer to soils and drainage class further within this chapter.

Soils play an important role in determining whether on-site sewage disposal systems (septic systems) can be used. Soils characterized as well-drained are considered conducive for underground sewage disposal. These soil types are commonly found along sloping ground and below the crests of ridgelines and hilltops.

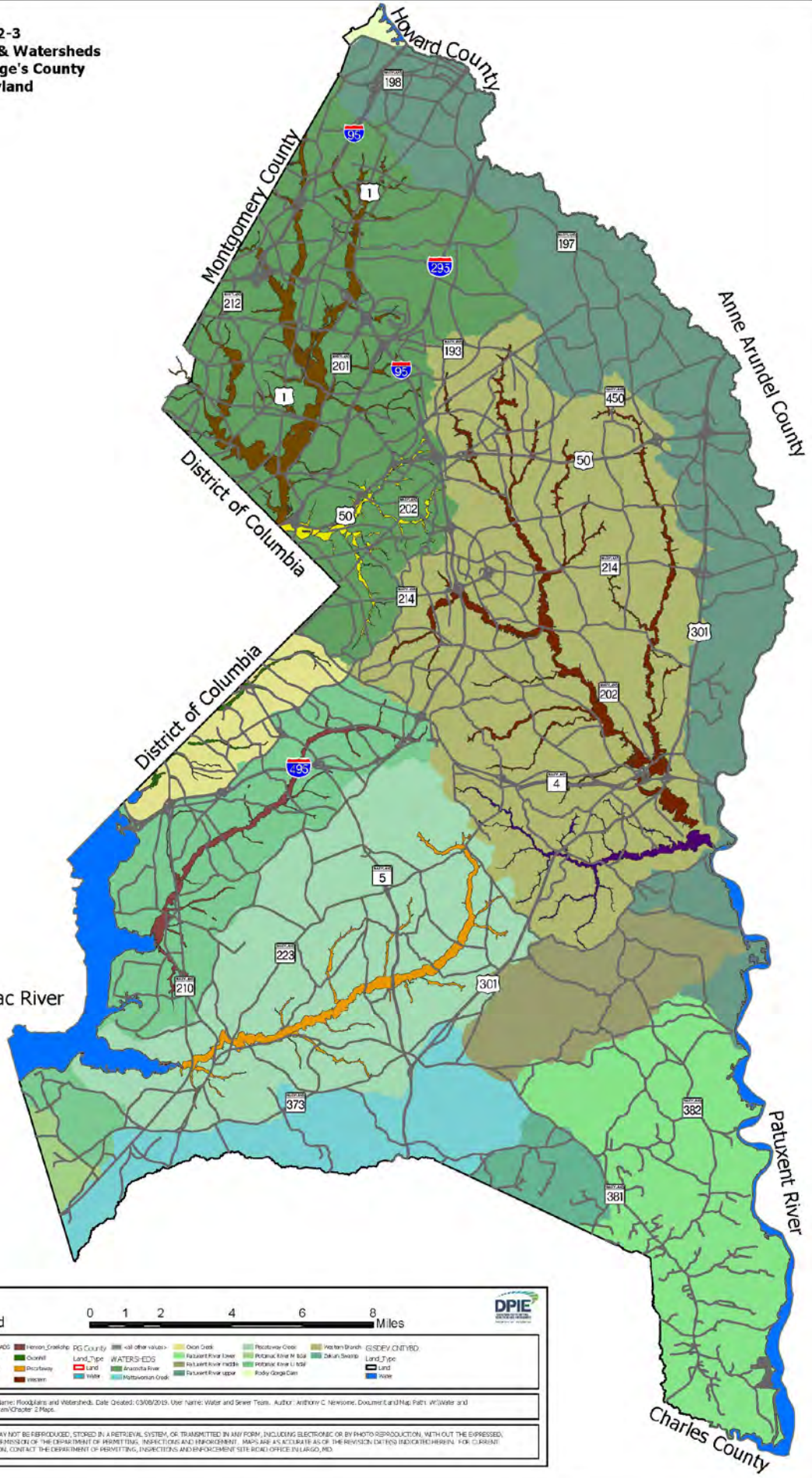
Soils characterized as poorly drained are not considered to be conducive for underground sewage disposal. These soil types are most commonly found on the top of plateaus, on very flat land, and near or at the bottom of ravines, hills or ridgelines. Soils displaying these characteristics often have seasonally high water tables.

**Map 2-2
Steep Slopes 2014
Prince George's County
Maryland**



	<p>Legend</p>				
	<p>STEEP SLOPES</p> <ul style="list-style-type: none"> Between 15% and 25% Greater Than 25% 	<p>COUNTY BOUNDARY</p> <ul style="list-style-type: none"> Land Water 	<p>MAJOR ROADS</p>		
<p>Document Name: Steep Slopes 2014 Date Revised: 3/19/2019, User Name: Water and Sewer Team, Author: Michael C. Groll, Map Path: J:\2018 Water and Sewer Plan Maps</p> <p><small>THIS MAP MAY NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, INCLUDING ELECTRONIC OR BY PHOTO REPRODUCTION, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION. MAPS ARE ACCURATE AS OF THE REVISION DATE(S) INDICATED HEREIN. FOR CURRENT INFORMATION, CONTACT THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT IN UPPS MARLBORO, VA.</small></p>					

**Map 2-3
Floodplains & Watersheds
Prince George's County
Maryland**







Legend		WATERSHEDS		FLOODPLAINS	
	DC County		Potomac River		Watershed
	District of Columbia		Potomac River lower		Watershed
	Howard County		Potomac River middle		Watershed
	Montgomery County		Potomac River upper		Watershed
	Anne Arundel County		Patuxent River		Watershed
	Charles County		Other Watersheds		Watershed

Document Name: Floodplains and Watersheds. Date Created: 03/09/2010. User Name: Water and Sewer Team. Author: Anthony C. Newman. Document Path: J:\Water and Sewer Program\Charter 2 Maps.

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The U.S. Department of Agriculture (USDA) Soil Survey written for Prince George's County aids in identifying specific soil types and various limitations associated with them. The Soil Survey also combines several soil series into soil groupings or associations. A soil association is a landscape that has a distinctive pattern of soil. It normally consists of one or more major soils, at least one minor soil, and is named for the major soils.

The soils in one association may occur in another, but in a different pattern. **Map 2-4** identifies the soil associations found in Prince George's County. Additional information concerning soils can be found in the USDA Soil Survey for Prince George's County or by contacting the Prince George's County Soil Conservation District.

Beltsville-Leonardtown-Chillum association: moderately deep, well-drained to poorly drained, predominantly gently sloping soils that have a compact subsoil, substratum or both.

Bibb-Tidal Marsh association: poorly drained soils of floodplains and tidal marshes that are subject to tidal flooding.

Christiana-Sunnyside-Beltsville association: deep, level-to-steep, well-drained, sandy and clayey soils and level-to-sloping, moderately deep, moderately well-drained soils that have a compact subsoil, substratum or both.

Collington-Adelphia-Monmouth association: deep, nearly level to strongly sloping, well-drained and moderately well-drained soils of the uplands that develop in sediments containing glauconite. Soil in this association has fairly friable subsoil and a friable-to-loose substratum.

Collington-Matapeake-Galestown association: deep, well-drained to excessively drained, nearly level to strongly sloping soils on terraces along the Patuxent River. Soils in this association have fairly friable subsoil and a friable-to-loose substratum.

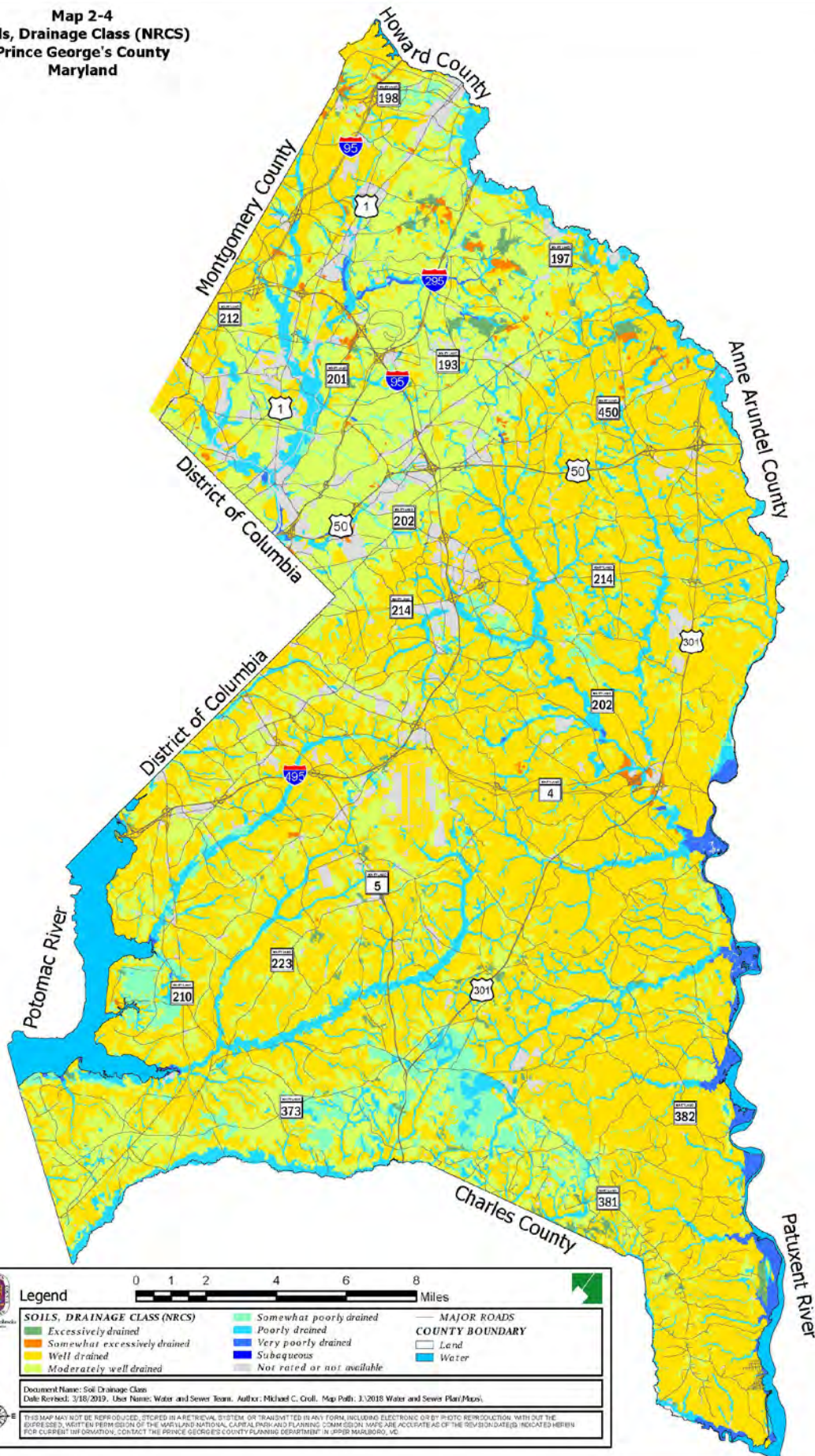
Manor-Glenelg association: deep, well-drained and somewhat excessively drained, nearly level to very steep soils of the Piedmont province.

Sassafras-Croom association: gently sloping to steep, well-drained, predominantly gravelly soils, some of them with compact subsoil, substratum or both.

Sassafras-Keyport-Elkton association: nearly level to strongly sloping, well-drained to poorly drained soils on terraces along the Potomac River.

Westphalia-Evesboro-Sassafras association: deep, well-drained to excessively drained soils of uplands that are mostly moderately sloping to steep. Soils in this association have fairly friable subsoil and a friable-to-loose substratum.

**Map 2-4
Soils, Drainage Class (NRCS)
Prince George's County
Maryland**



Legend

0 1 2 4 6 8 Miles

SOILS, DRAINAGE CLASS (NRCS)	<ul style="list-style-type: none"> Excessively drained Somewhat excessively drained Well drained Moderately well drained Somewhat poorly drained Poorly drained Very poorly drained Subaqueous Not rated or not available 	<ul style="list-style-type: none"> MAJOR ROADS COUNTY BOUNDARY Land Water
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Document Name: Soil Drainage Class
 Date Revised: 3/18/2019, User Name: Water and Sewer Team, Author: Michael C. Croll, Map Path: J:\2018 Water and Sewer Plan\Map\

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Westphalia-Marr-Howell association: deep, well-drained, nearly level to strongly sloping soils of the uplands. Soils in this association have fairly friable subsoil and a friable-to-loose substratum.

In addition to the soil types identified, there is a deeper geologic formation that places constraints on development in Prince George's County – Marlboro Clay. These soils may slump or slide when bearing the weight of structures, and they are not suitable for effective onsite sewage disposal systems. Areas with Marlboro Clay are shown on **Map 2-5**. The Coastal Plain sediments underlying Prince George's County frequently contain sulfidic material at some depth. While posing few hazards when left undisturbed, these sulfidic materials exposed to air oxidize fairly rapidly and create conditions that are extremely corrosive to concrete and steel. Geologic formations inherent to Prince George's County are identified in **Map 2-6**. The listing below provides descriptions of the identified formations. Additional information on geologic formations may be obtained by contacting the Maryland Department of Natural Resources.

Laurel Formation – Medium to coarse-grained, moderately to well foliated sedimentary mélange consisting of a quartzofeldspathic matrix that contains quartz “eyes” and fragment to blocks of metamorphic rocks which specifically include fragments of meta-arenite and biotite schist in the mapped area. The rock weathers to a porous, spongy brown saprolite and grades upward to sticky micaceous red and gray clay.

Silt-Clay Facies – Clay, silt, and subordinate fine-to medium-grained clayey sand. Red, tan, gray, buff, or mottled; dark-gray, where heavily organic.

Sand- Gravel Facies – Interbedded quartz sand, pebbly sand, gravel, and subordinate silt-clay. Sands and gravels typically whit, buff, yellow to brown; weathered zone commonly limonitic with ironstone pods and layers. Silt-clay is white, pale gray, or variegated; dark-gray where highly organic.

Alluvium – Interbedded sand, silt-clay, and subordinate gravel. Light-to dark-gray, tan, or brown; weathers pale-gray, yellow, or brown.

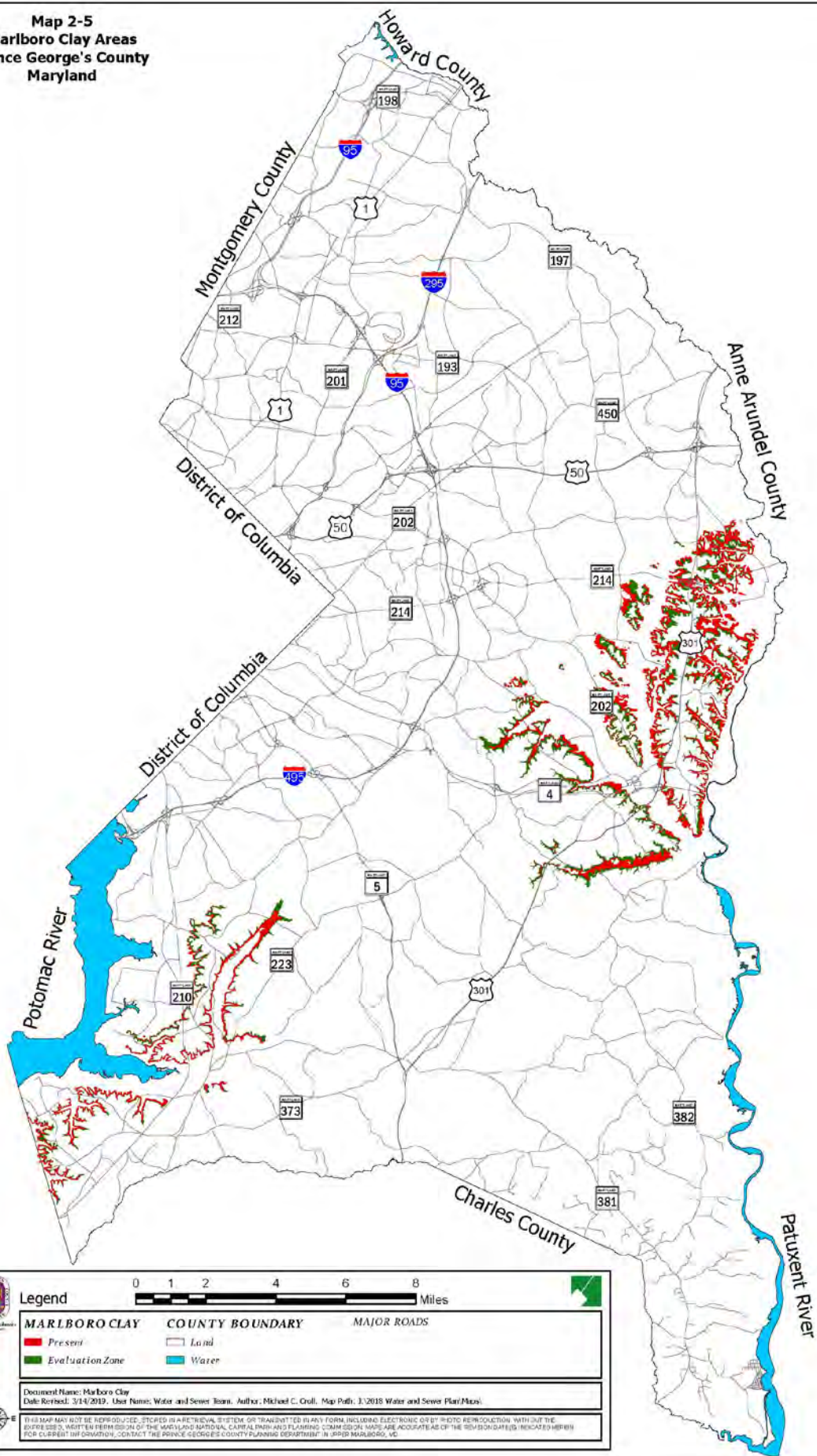
Terrace Deposits – Interbedded sand, gravel and silt-clay. Typically tan, brown, or shades of gray; weather to yellow, orange, or brown hues, commonly limonitic.


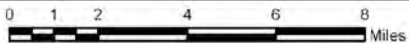

Brightseat –Severn Formations, undivided – Sand and silt, clayey in part, variably glauconitic. Dark-gray to dark greenish gray; weathering pale-gray to brownish gray.

Severn Formation – Sand, fine-grained, variably glauconitic. Pale-gray to medium-gray; weathering mottled pale-gray and yellow.

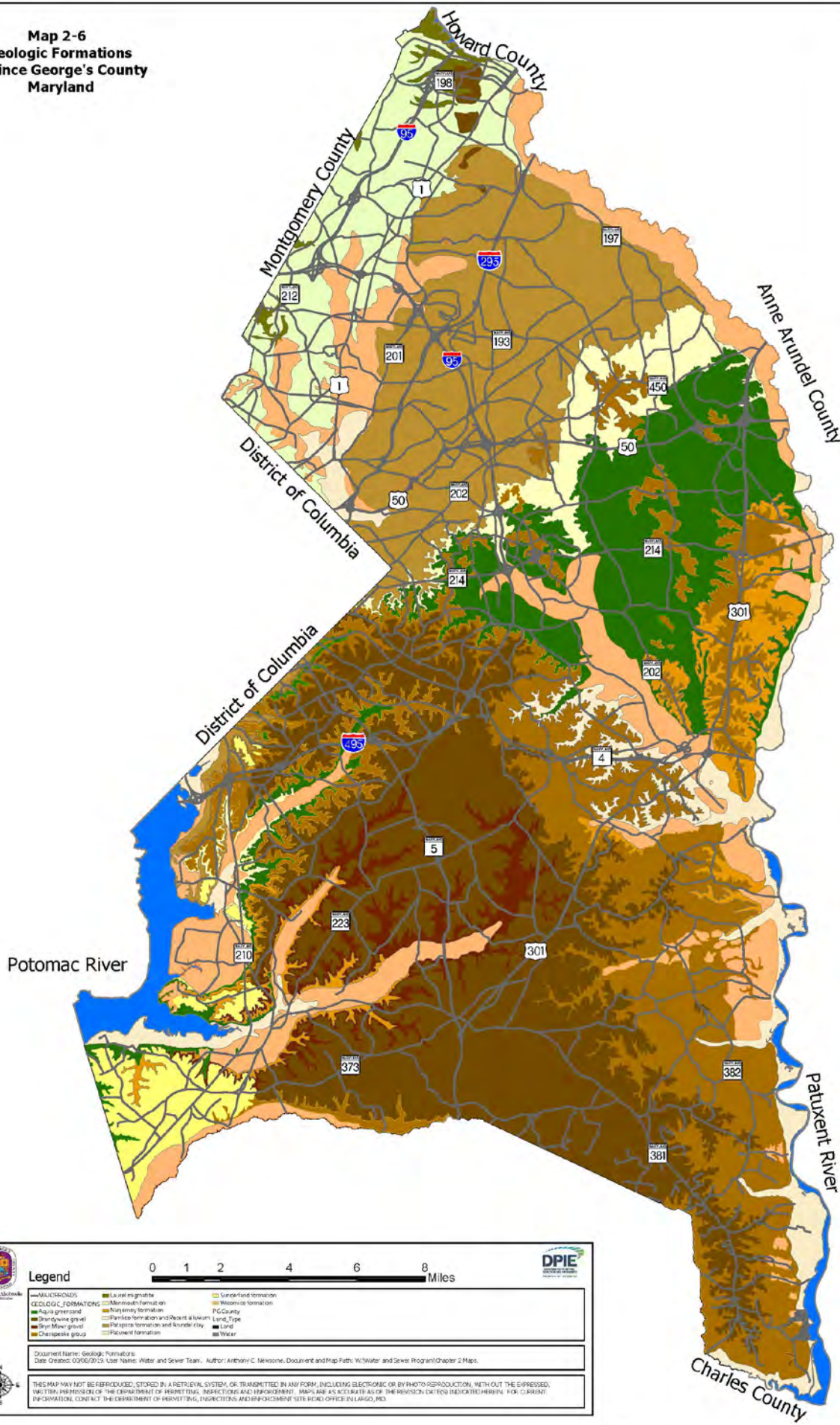
Aquia Formation – Sand, variably glauconitic, and minor calcareous or ferruginous sandstone. Dark greenish gray to medium-gray; weathering “salt and pepper” speckled to rusty brown.

**Map 2-5
Marlboro Clay Areas
Prince George's County
Maryland**



	Legend			
	MARLBORO CLAY ■ Present ■ Evaluation Zone	COUNTY BOUNDARY Land Water	MAJOR ROADS	
<p>Document Name: Marlboro Clay Date Revised: 3/14/2019, User Name: Water and Sewer Team, Author: Michael C. Groll, Map Path: J:\2018 Water and Sewer Plan\Maps</p> <p><small>THIS MAP MAY NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, INCLUDING ELECTRONIC OR BY PHOTO REPRODUCTION, WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION. MAPS AND DATA ARE ACCURATE AS OF THE REVISION DATE(S) INDICATED HEREIN. FOR CURRENT INFORMATION, CONTACT THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT IN SPRING MARLBORO, VA.</small></p>				

**Map 2-6
Geologic Formations
Prince George's County
Maryland**



	Legend		0 1 2 4 6 8 Miles	
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<p>Document Name: Geologic Formations Date Created: 02/06/2013, User Name: Water and Sewer Team, Author: Anthony C. Newson, Document and Map Path: W:\Water and Sewer Program\Chapter 2 Maps</p>				
<p>THIS MAP MAY NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, INCLUDING ELECTRONIC OR BY PHOTO REPRODUCTION, WITH OUT THE EXPRESSED, WRITTEN PERMISSION OF THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT. MAPS ARE AS ACCURATE AS OF THE REVISION DATES INDICATED HEREIN. FOR CURRENT INFORMATION, CONTACT THE DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT SITE ROAD OFFICE IN LARGO, MD.</p>				

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Calvert Formation – Sand quartz silt, and diatomaceous silt. Olive-green to olive-gray where unweathered; pale-gray, tan, brown, yellow or orange in weathered sections.

Marlboro Clay – Clay, pale-red to silvery-gray and minor interbedded silt, yellowish gray to pale-gray.

Nanjemoy Formation – Sand, glauconitic, variably clayey and silt-clay. Glauconitic sand, medium-gray to dark greenish gray, where unweathered; silt-clay, dark-gray to chocolate-brown. Mottled yellow and pale-brown in weathered outcrop.

Upland Deposits – Sand pebbly sand, and gravel, capped by sandy pebbly loam in places. Pale-gray, tan, or buff in color, weathering to yellow, orange, and shades of brown.

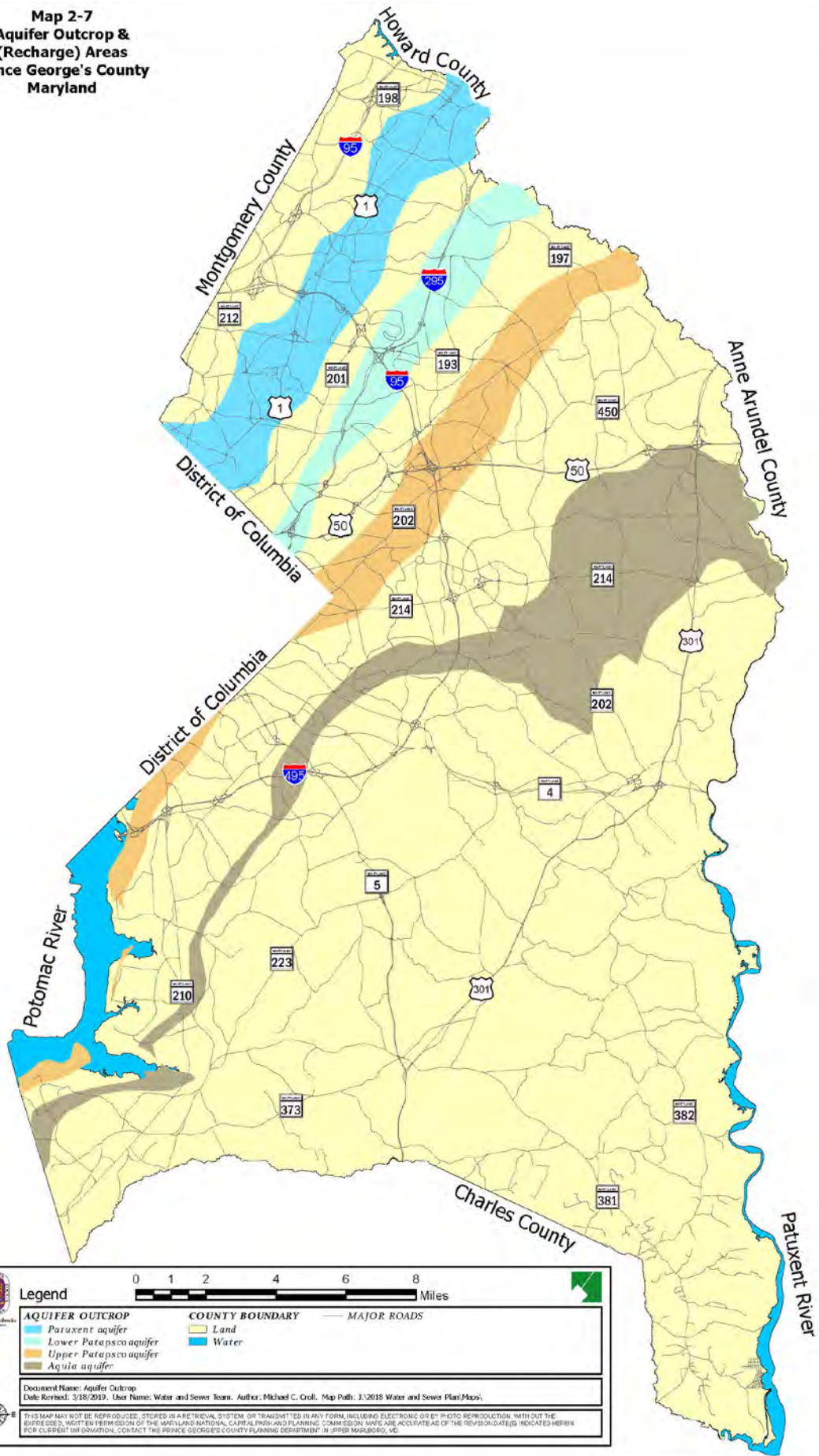
2.2.3 Aquifers


The major groundwater resources of Prince George's County are the aquifers of the Patuxent, Patapsco, Magothy and Aquia formations, and the deposits of Pliocene and Pleistocene Age. The water supply in the aquifers is replenished by precipitation slowly filtering through sand and gravel deposits in the so-called “recharge areas.” The County’s major aquifers’ outcrop and recharge areas are shown on **Map 2-7**.

The Patuxent Formation underlies the entire County and constitutes an important source of groundwater for the northern, northwestern and western parts of the County. The water quality of the Patuxent formation is generally soft, low in total dissolved solids, low in chlorides, and of a moderate pH. However, high iron content is often a problem that can necessitate treatment, and because of its depth, this aquifer serves mainly as a groundwater source for only very large users such as the Beltsville Agricultural Research Center, the Patuxent Wildlife Research Center, and the City of Bowie.

The Patapsco Formation underlies the entire County and is also an important aquifer. Due to its depth, it is not economically feasible for domestic use in the southeastern part of the County. The quality of the water from this aquifer is generally good, but local treatment for iron removal and acidity is normally required. The City of Bowie and the Chalk Point Generating Station use the Patapsco as their primary source of water. In recent years, extensive withdrawal of water from this aquifer for community well water systems in nearby Charles County has resulted in aquifer level declines of approximately five feet per year in the Accokeek area. For new domestic use wells in the Accokeek area, the use of larger diameter casing (4.5” versus 4.0”) to a depth of 500 feet is recommended, but not required by the Health Department. Although they are more expensive to drill, the deeper wells with large diameter casings have a significantly longer useful life and provide the homeowner with long-term protection against declining water levels.

**Map 2-7
Aquifer Outcrop &
(Recharge) Areas
Prince George's County
Maryland**



	<p>0 1 2 4 6 8 Miles</p>	
	<p>Legend</p> <p>AQUIFER OUTCROP</p> <ul style="list-style-type: none"> Paruxent aquifer Lower Patapsco aquifer Upper Patapsco aquifer Aquia aquifer 	<p>COUNTY BOUNDARY</p> <ul style="list-style-type: none"> Land Water <p>MAJOR ROADS</p>
<p>Document Name: Aquifer Outcrop Date Revised: 3/18/2019, User Name: Water and Sewer Team, Author: Michael C. Croll, Map Path: J:\2018 Water and Sewer Plan\Map07</p> <p><small>THIS MAP MAY NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, INCLUDING ELECTRONIC OR BY PHOTO REPRODUCTION, WITH OUT THE EXPRESS WRITTEN PERMISSION OF THE MARYLAND NATIONAL CAPITAL PLANNING COMMISSION. MAPS ARE ACCURATE AS OF THE REVISION DATES INDICATED HEREIN. FOR CURRENT INFORMATION, CONTACT THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT IN UPPER MARLBORO, VA.</small></p>		

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The Magothy Formation is the major aquifer within Prince George's County used for individual water supplies. Besides serving individual users, this formation also supplies water for the City of Bowie, the Western Branch Wastewater Treatment Plant, and the Chalk Point Generating Station. The natural water quality of the Magothy Formation is generally acceptable for most users, but localized acidity and elevated levels of iron occasionally require treatment. Extensive withdrawal of water from the Magothy aquifer for community water systems in Charles County has also resulted in significant lowering of the water level of this aquifer in the southern portion of Prince George's County. In order to limit the decline of the water level in the aquifer, the Maryland Department of the Environment (MDE) is approving future withdrawals to residential and small commercial users. Requests for larger appropriations of groundwater will be required to utilize the Patapsco and Patuxent aquifers.

The Aquia Formation yields small to moderate supplies of water in the central eastern portion of the County, and moderate supplies in the southeastern areas. However, because the aquifer is generally not as productive as the deeper Magothy Formation, it is often overlooked or bypassed as a potential water supply in these areas, even though its water quality is typically superior. In areas where the Aquia is confined by Marlboro clay, it generally can be used with little or no treatment.

The lowland and upland deposits from the Pliocene and Pleistocene Age forming irregularly bedded sands, gravel, silts and clays can yield small to moderate amounts of water. However, the yield and bacteriological quality of the water are unpredictable. For this reason, the Health Department does not approve the use of this water for potable water supply.

The aquifers of the Northern Atlantic Coastal Plain Aquifer System can be either confined or unconfined. A particular aquifer is considered to be confined where it is bounded above and below by beds of distinctly lower permeability (i.e., clay) than that of the aquifer itself and, therefore, contains groundwater under pressure. This term is synonymous with artesian aquifer. An aquifer is considered to be unconfined where it is **not** bounded above by a bed of distinctly lower permeability than that of the aquifer itself and groundwater is under no or low pressure. This term is synonymous with "water-table aquifer." Typically, the aquifers of the Northern Atlantic Coastal Plain here in Prince George's County are unconfined in their outcrop areas, where there is an absence of a clay layer above the aquifer sands, and become confined to the southeast where younger clay layers overlay the aquifer sands. Some important differences between the unconfined and confined portion of the aquifers are that where they are unconfined they are more susceptible to contamination from sources at the land surface, are more readily influenced by short-term drought and climate change, and are more likely to discharge water into nearby surface water systems. Hence, groundwater in the shallow unconfined portion of the aquifers of the Coastal Plain is sensitive to how people manage and use the overlying land.

2.2.4 Water Quality Standards

The purpose of water quality standards is to protect, maintain and improve the quality of surface waters. There are three components of water quality standards: Designated Uses, Water Quality Criteria, and Antidegradation policy. Each water body in the State of Maryland is assigned

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a use class, which identifies the type of use most appropriate for the quality of the water. These use classes are outlined below:

- **Use Class I** – Water Contact Recreation, and Protection of Nontidal Warmwater Aquatic Life
 - **Use Class I-P** – Water Contact Recreation, Protection of Aquatic Life, and Public Water Supply
 - **Use Class II** – Support of Estuarine and Marine Aquatic Life and Shellfish Harvesting*
 - Shellfish Harvesting Subcategory
 - Seasonal Migratory Fish Spawning and Nursery Subcategory (Chesapeake Bay only)
 - Seasonal Shallow-Water Submerged Aquatic Vegetation Subcategory (Chesapeake Bay only)
 - Open-Water Fish and Shellfish Subcategory (Chesapeake Bay only)
 - Seasonal Deep-Water Fish and Shellfish Subcategory (Chesapeake Bay only)
 - Season Deep-Channel Refuge Use (Chesapeake Bay only)
- * *Waterbodies designated as Use II do not necessarily support the shellfish harvesting use as some waters may be tidal but too fresh to support viable populations of shellfish.*
- **Use Class II-P** – Tidal Fresh Water Estuary – includes applicable Use II and Public Water Supply
 - **Use Class III** – Nontidal Cold Water
 - **Use Class III-P** – Nontidal Cold Water and Public Water Supply
 - **Use Class IV** – Recreational Trout Waters
 - **Use Class IV-P** – Recreational Trout Waters and Public Water Supply

Federal antidegradation regulations require states to develop and adopt a statewide antidegradation policy that protects all waters of the U.S. from degradation. Tier I specifies the minimum standard that must be met (fishable-swimmable). However, Tier II protects water that is better than the minimum specified for that designated use. The regulation requires states to maintain the condition of these high-quality waters. A third Tier of protection is being developed in Maryland that will identify Outstanding National Resource Water (ONRW). A water quality map that further identifies Tier II streams located in Prince George’s County may be found as **Appendix 2-4** of this chapter. For more information on Maryland’s *2016 Triennial Review of Water Quality Standards*, please visit:

www.mde.maryland.gov/programs/water/TMDL/WaterQualityStandards/Pages/

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2.3 COMMUNITY PLANNING FRAMEWORK

The rapid urbanization of Prince George's County has created an increasing awareness of the need for protecting environmental quality while providing the necessary infrastructure for the community. Until the late 1980s, it was the County's policy that all areas developed at densities less than one dwelling unit per acre were to be served by individual wells and septic systems, and that public systems should not be extended into such areas. This policy was based on the assumption that lots would be uniformly large, the cost of extending service prohibitively high, and such extensions might encourage inappropriate requests for increased density.

In 2006 new legislation was passed that established regulations for the “conservation subdivision” techniques which allows a reduction in the minimum lot size required in the zone. The reduced lot size allowed for an increase in the preservation of valuable environmental, historic and cultural resources, and unique site characteristics. The conservation subdivision regulations are the required method of residential development in Sustainable Growth Tier IV (Environmental Strategy Area 3, or ESA 3, formerly the Rural Tier), for minor preliminary plans of subdivision and major preliminary plans of subdivision in Sustainable Growth Tier III, and are optional in specific zones in Environmental Strategy Areas 1 and 2, or ESA 1 and 2 (formerly the Developing and Developed tiers, respectively). In ESA 1 and 2 the conservation subdivision option results in a reduction in the costs for sewer extensions because of the reduced lot sizes. Land in ESA 3 is typically outside the public water and sewer service boundaries.

2.3.1 Role of the General Plan in Water and Sewer Planning

The Prince George's County Council approved *Plan Prince George's 2035 Approved General Plan* as the General Plan on May 6, 2014. As a comprehensive 20-year general plan, the General Plan is a blueprint for long-term growth and development in Prince George's County. The General Plan contains six principles that guide the plan's vision, policies, and strategies:

1. Concentrate future growth
2. Prioritize and focus our resource
3. Build on our strengths and assets
4. Create choice communities
5. Connect our neighborhoods and significant places
6. Protect and value our natural resources

The General Plan addresses the provision of public facilities which includes water and sewer needed to serve existing and future county residents and businesses. The effectiveness, sustainability, design, and location of these facilities are essential components to the County's quality of life, economic competitiveness, and environmental health. It recognizes the mounting cost of providing and maintaining water and sewer service will increasingly burden the County's budget. This underscores the importance of curbing the County's sprawling development pattern.

The majority of recent development in the County occurred in suburban locations outside the Capital Beltway and outside of designated growth centers, resulting in a sprawling development pattern (see Plan 2035, p.78). Residential development has continued to encroach

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on our rural and agricultural areas, endangering our farmland and natural resources, resulting in costly water, sewer, and road expansions, and triggering the construction of large stormwater management facilities (see Plan 2035, p.93).

Natural resources are increasingly being degraded and county financial resources are stretched across numerous priorities, such as our schools and police, community services, and economic development initiatives. It is critical that new development not disproportionately use our county's limited resources and harm our natural environment. One way to do this is to proactively encourage development to build on our existing infrastructure – our transit, roads, trails, water and sewer system, and public facilities – rather than to build new infrastructure. This will help ensure that we use our tax dollars efficiently and protect our rural and agricultural communities and open spaces.

Prince George's County is at a crossroads. The easy road continues our sprawling development pattern, strains our county's budget, degrades our natural environment, complicates health issues, and fuels congestion. The bold road, proposed by the General Plan, leads to a strong economy built upon concentrated public investment in targeted transit-oriented commercial and mixed-use centers. The strategic approach attracts new private investment, businesses, and residents to the county and generates the revenue the county needs to provide well-maintained, safe, and healthy communities, improved environmental resources, high-quality public schools, and other critical services (see Plan 2035, p.7). **Map 2-8**, the General Plan Growth Policy Map, conveys this strategic approach.

The Growth Policy Map visually communicates where and how we should grow and evolve as a county over the next 20 years, as well as which parts of the county will not experience substantial change (see Plan 2035, p.17). It introduces six new area classifications:

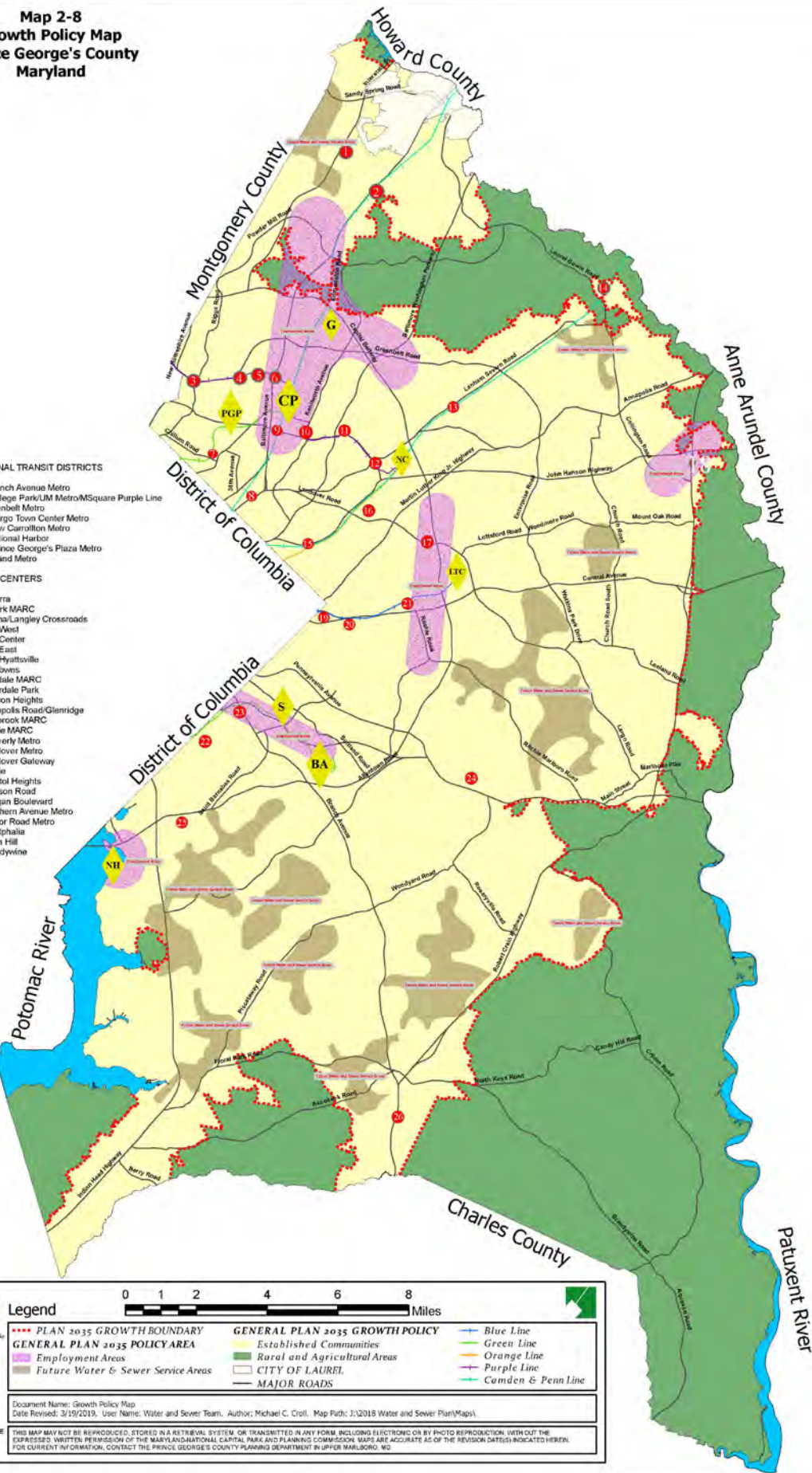
1. Regional Transit Districts
2. Employment Areas
3. Local Centers
4. Established Communities
5. Future Water and Sewer Service Areas
6. Rural and Agricultural Areas

These six new area classifications replace the 2002 General Plan tier, center, and corridor designations. The Growth Policy Map takes into account our existing development patterns, environmental features, existing and planned transportation investments, and projected growth and balances these factors with the county's underlying capacity to meet the needs of existing communities and to accommodate future development (see Plan 2035, p.17).

The General Plan designates eight centers – Branch Avenue Metro, College Park/UM Metro, Greenbelt Metro, Largo Town Center Metro, National Harbor, New Carrollton Metro, Prince George's Plaza Metro, and Suitland Metro – with extensive transit and transportation infrastructure and the long-term capacity to become mixed-use, economic generators for the county as Regional Transit Districts (see Plan 2035, pp.18-20)

**Map 2-8
Growth Policy Map
Prince George's County
Maryland**

- REGIONAL TRANSIT DISTRICTS**
- BA- Branch Avenue Metro
 - CP- College Park/UM Metro/MSquare Purple Line
 - G- Greenbelt Metro
 - LTC- Largo Town Center Metro
 - NC- New Carrollton Metro
 - NH- National Harbor
 - PGP- Prince George's Plaza Metro
 - S- Suitland Metro
- LOCAL CENTERS**
- 1 Konterra
 - 2 Muirkirk MARC
 - 3 Takoma/Langley Crossroads
 - 4 UMD West
 - 5 UMD Center
 - 6 UMD East
 - 7 West Hyattsville
 - 8 Port Towns
 - 9 Riverdale MARC
 - 10 Riverdale Park
 - 11 Beacon Heights
 - 12 Annapolis Road/Glenridge
 - 13 Seabrook MARC
 - 14 Bowie MARC
 - 15 Cheverly Metro
 - 16 Landover Metro
 - 17 Landover Gateway
 - 18 Bowie
 - 19 Capitol Heights
 - 20 Addison Road
 - 21 Morgan Boulevard
 - 22 Southern Avenue Metro
 - 23 Naylor Road Metro
 - 24 Westphalia
 - 25 Oxon Hill
 - 26 Brandywine



Legend

●●●● PLAN 2035 GROWTH BOUNDARY	GENERAL PLAN 2035 GROWTH POLICY	Blue Line
■ GENERAL PLAN 2035 POLICY AREA	Established Communities	Green Line
■ Employment Areas	Rural and Agricultural Areas	Orange Line
■ Future Water & Sewer Service Areas	CITY OF LAUREL	Purple Line
— MAJOR ROADS		Camden & Penn Line

Document Name: Growth Policy Map
 Date Revised: 3/19/2019, User Name: Water and Sewer Team, Author: Michael C. Croll, Map Path: J:\2018 Water and Sewer Plan\Maps

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Regional Transit Districts are high-density, vibrant, and transit-rich mixed-use areas envisioned to capture the majority of future residential and employment growth and development in the County.

Employment Areas are areas commanding the highest concentrations of economic activity in four targeted industry clusters – healthcare and life sciences; business services; information, communication, and electronics; and the Federal Government.

Local Centers are focal points of concentrated residential development and limited commercial activity serving our Established Communities. The General Plan contains recommendations for directing medium- to medium-high residential development, along with limited commercial uses, to these locations rather than scattering them throughout the Established Communities.

Established Communities make up the county’s heart – its established neighborhoods, municipalities, and unincorporated areas outside designated centers. These are existing residential neighborhoods and commercial areas served by public water and sewer outside of the Regional Transit Districts and Local-Centers. Established communities are most appropriate for context-sensitive infill and low- to medium-density development.

Future Water and Sewer Service Areas are holding areas that are located inside the Growth Boundary, but have not been approved for a water and sewer category change. Development here is largely determined by the availability and capacity of water and sewer service. Controlling the expansion of water and sewer service is the easiest and most effective way a jurisdiction can manage and phase growth.

Rural and Agricultural Areas are areas with significant natural and agricultural resources that are best suited for low-density residential development on well and septic, agricultural activity, and forest preservation. The General Plan proposes this area remain low-density residential or support park and open space land uses and focuses new investment on maintaining existing infrastructure and stabilizing small-scale neighborhood-oriented commercial activities that support the areas’ rural lifestyle and character (see Plan 2035, p.106).

The growth boundary is important because it designates the areas that are eligible to receive public water and sewer service and impacts where we grow and develop. The rural and agricultural areas are not eligible for public water and sewer service (see Plan 2035, p.18). This has made them useful in assessing the capacity and potential of each center to support future growth and development.

The General Plan offers a range of policy choices for controlling sprawl and ensuring cost-effective use of public resources to maintain a high and sustainable quality of life. Implementation of the General Plan’s policies and strategies will involve making choices concerning future development patterns, while taking into consideration the cost of providing needed infrastructure and protecting the environment. Successful implementation should occur through a combination of regulations, programs and plans, including the Water and Sewer Plan.

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2.3.2 Projected Growth Rate, Land Use and Zoning

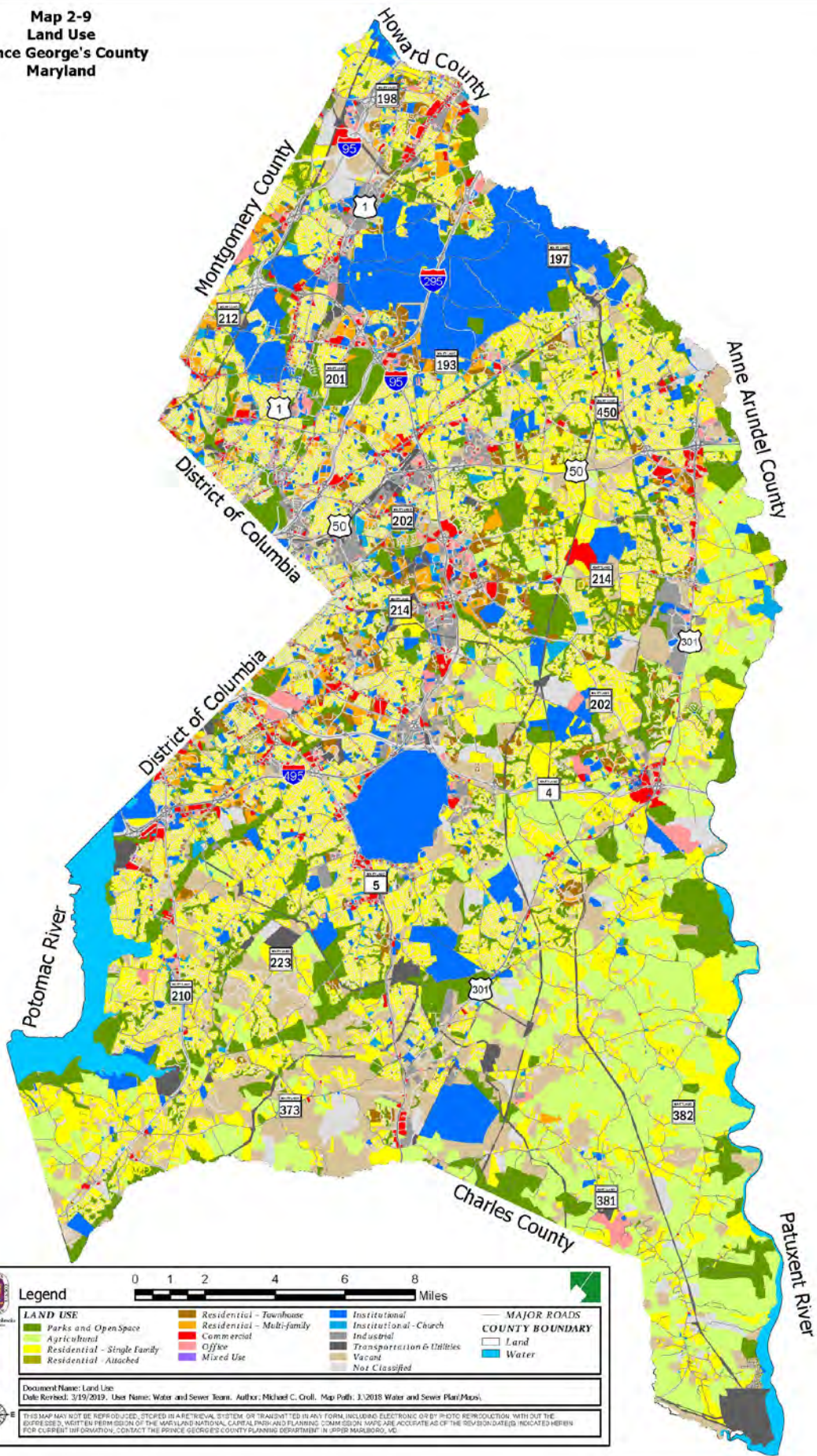
The County’s future growth pattern directly influences the cost, sizing, and siting of water and sewer facilities. Population, employment, households, and dwelling units are the four major parameters affecting the demand for water and sewer facilities, the amount of biosolids generation, and the amount of land needed for collection, transmission, storage, treatment, and disposal facilities. **Map 2-9** is reflective of the land use in Prince George’s County.






Table 2-1. Approximate Population Forecasts by WSSC Sewer Basins for Prince George’s County

Sewer Basin	2010	2015	2020	2025	2030	2035	2040	2045
Beaverdam	67,586	67,761	69,505	70,129	70,539	72,525	74,376	76,369
Broad Creek	94,541	95,671	96,673	98,610	99,377	100,001	101,091	102,543
Horsepen	15,880	17,032	17,045	17,230	17,389	17,389	17,390	17,392
Lower Anacostia	25,333	26,724	26,807	26,823	26,923	27,228	27,303	27,499
Mattawoman	8,678	9,856	17,554	18,680	18,964	18,979	18,980	18,980
Northeast Branch	119,789	122,270	123,328	126,120	131,597	133,758	135,673	137,941
Northwest Branch	63,808	64,732	64,735	64,789	65,433	66,501	66,982	67,038
Oxon Run	75,891	76,651	77,173	77,474	77,925	79,039	80,567	81,507
Paint Branch	38,841	39,789	39,837	39,874	40,073	40,075	40,130	40,137
Parkway	52,821	54,521	54,523	54,525	54,747	54,746	54,754	54,993
Patuxent Central	35,119	36,123	38,236	39,216	39,296	40,243	40,665	40,702
Patuxent North	195	205	205	205	205	205	205	205
Patuxent South	5,187	5,710	5,711	5,731	5,769	5,843	5,922	5,977
Piscataway Creek	70,934	74,411	74,439	76,764	78,559	79,559	82,525	83,839
Potomac River South	3,903	4,035	4,078	4,291	4,314	4,314	4,314	4,314
Sligo Creek	19,395	19,678	19,679	19,680	19,684	19,719	19,685	19,814
Western Branch	184,512	188,367	192,724	196,988	201,266	206,826	210,929	215,733
Zekiah	383	894	894	894	894	894	894	894
Grand Total	863,420	904,430	923,144	938,023	952,955	967,842	982,385	995,876

Source: Prince George’s County Planning Department (M-NCPPC) Round 9.0 Cooperative Forecast

**Map 2-9
Land Use
Prince George's County
Maryland**



 Prince George's County Maryland	0 1 2 4 6 8 Miles		
	LAND USE Parks and Open Space Agricultural Residential - Single Family Residential - Attached	Residential - Townhouse Residential - Multi-family Commercial Office Mixed Use	
Legend		MAJOR ROADS  MAJOR ROADS COUNTY BOUNDARY  Land  Water	
Document Name: Land Use Date Revised: 3/19/2019, User Name: Water and Sewer Team, Author: Michael C. Groll, Map Path: J:\2018 Water and Sewer Plan\MapUs.			
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Table 2-2. Land Use and Zoning, Prince George’s County

Land Use Category	Existing Land Use (already developed)		Zoned	
	Acres	% of Total	Acres	% of Total
Residential	80,320	28.3%	237,074	84.7%
Commercial/Industrial	13,488	4.8%	20,316	7.3%
Institutional/Open Space	49,796	17.6%	-	-
Mixed Use	286	0.1%	7,491	2.7%
Forest	79,619	28.1%	-	-
Agriculture	27,188	9.6%	-	-
Extractive/Barren/Bare	22,675	8.0%	-	-
Wetland	7,015	2.5%	-	-
R-O-W/Unclassified			14,929	5.3%
Total	283,479		279,810	100%

Source: Prince George’s County Planning Department (M-NCPPC), April 2011.

These forecasts of growth for Prince George’s County are contained in the Round 9.0 Cooperative Forecasts, prepared by the Prince George’s County Planning Department, Maryland-National Capital Park and Planning Commission (M-NCPPC), in conjunction with the Metropolitan Washington Council of Governments (MWCOCG). These forecasts cover the time period from 2010 to 2045 and are shown in **Table 2-3**.

TABLE 2-3. Prince George’s County Forecasts: 2010-2040

	2010	2015	2020	2025	2030	2035	2040	2045
Population	863,420	904,430	923,144	938,023	952,955	967,842	982,385	995,876
Dwelling Units	328,182	344,818	350,947	357,706	367,453	375,582	382,675	389,907
Households	304,042	321,143	334,268	343,865	355,494	363,283	370,023	376,787
Employment	333,942	338,565	349,048	366,326	375,741	385,510	393,336	402,147

Source: M-NCPPC, Countywide Planning Division, Research Section, Cooperative Forecast, Round 9.0, 2016.

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Growth and its distribution generate physical, economic and environmental pressures on the County’s water and wastewater systems. The population increase between 2015 and 2025 is expected to be 33,593. Table 2-4 presents the projected growth for the period from 2015 – 2045. By the year 2045, The County’s population is estimated to reach 995,876. The population over three decades will have grown by 91,446 or 10.1 percent.

TABLE 2-4. Projected County Growth Patterns, 2015-2045

Type of Growth	2015-2025	% Change	2025-2035	% Change	2035-2045	% Change
Population	33,593	3.71%	29,819	3.18%	28,034	2.90%
Dwelling Units	12,888	3.74%	17,876	5.00%	14,325	3.81%
Households	22,722	7.08%	19,418	5.65%	13,504	3.72%
Employment	27,761	8.20%	19,184	5.24%	16,637	4.32%

Source: M-NCPPC, Countywide Planning Division, Research Section, Cooperative Forecast, Round 9.0, 2016

Since 2000, the central and southern portions of the County outside the Beltway experienced increased population growth. This growth is expected to continue to 2045 with an increasing share of growth going to the southern portion of the County. After 2015, areas inside the Capital Beltway are expected to receive increased population growth with the promotion of infill development and redevelopment around Metro stations. Infill development is the term used to describe development of land located in areas that are already developed, and that have the infrastructure in place. Forecasted redevelopment around Metro stations is based on the General Plan goal of more intense development at transit stations. During the same time period, more growth is also expected in the northern part of the County. Factors, such as transportation and job opportunities, will play an important role in defining this growth within the County. **Map 2-10** depicts the 2010 population density for Prince George’s County.

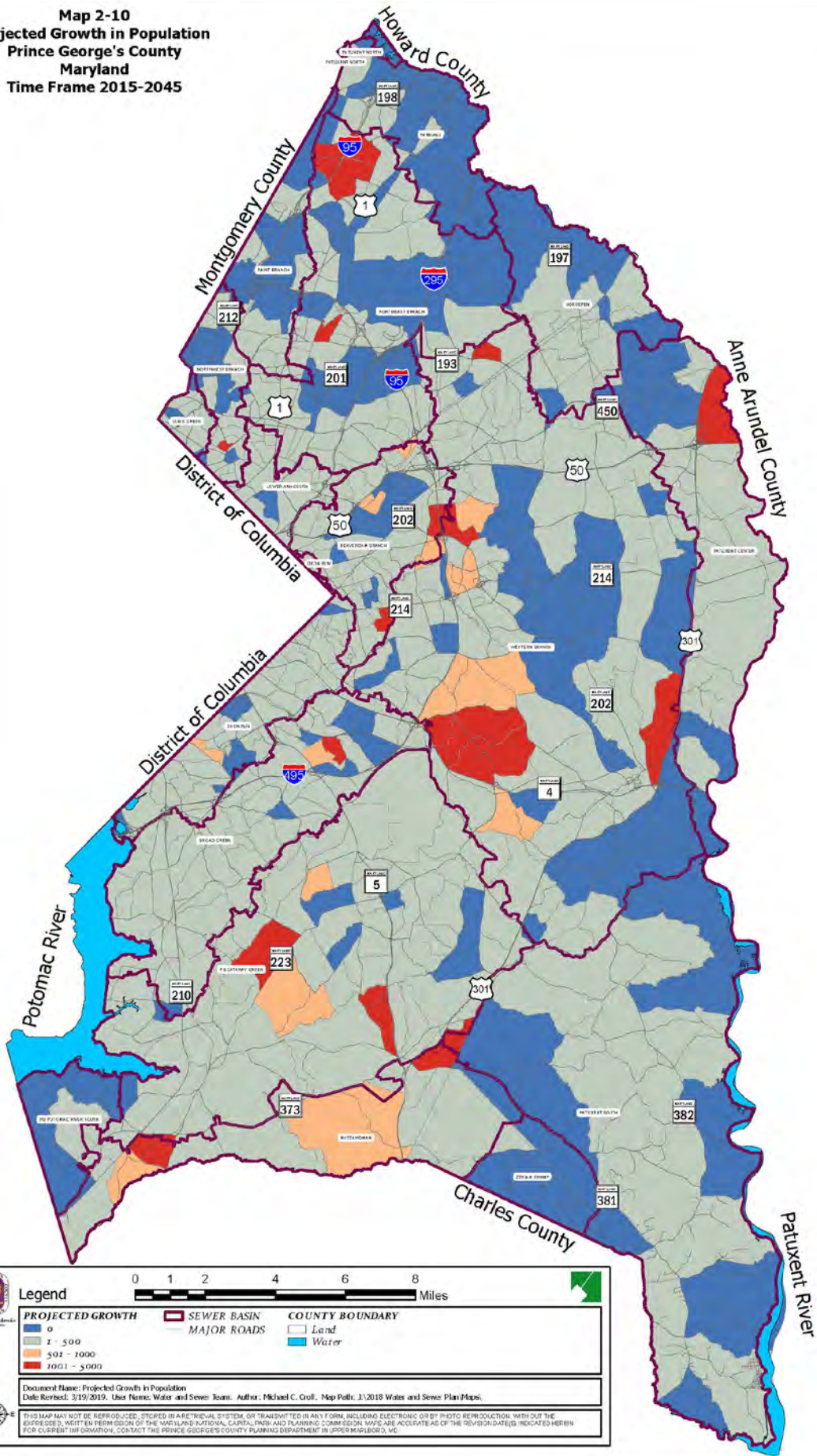
During the period from 2015 to 2025, total employment in the County is projected to increase by 27,761 jobs. From 2015 to 2045, total employment is expected to increase by 63,582 or 18.8%. The northern half of the County will remain the dominant employment center but new concentrations of growth will occur in the central and southern sections.

An increase of 22,722 households is expected between 2015 and 2025 with an additional 19,418 between 2025 and 2035. The increase in households between 2035 and 2045 is expected to be an even smaller 13,504. Household growth is expected in the southern part of the county, as well as in master-planned developments such as Westphalia and Konterra.

Infill development and redevelopment will characterize new dwelling unit growth inside the Capital Beltway after 2010. In the southern portion of the County, new growth will continue along MD 5 and U.S 301 and in the north along U.S 1. These trends will generally continue from 2015 to 2025. A projected 12,888 new dwelling units are expected to be built from 2015 to 2025 with an additional 32,201 more units between 2025 and 2045.

Public Land **Map 2-11** is provided to show the areas in which Federal, State, County and Municipal facilities makeup the County, having provided for a 12.7% increase in employment growth. **Appendix 2-3** provides the names for these public facilities.

Map 2-10
Projected Growth in Population
Prince George's County
Maryland
Time Frame 2015-2045



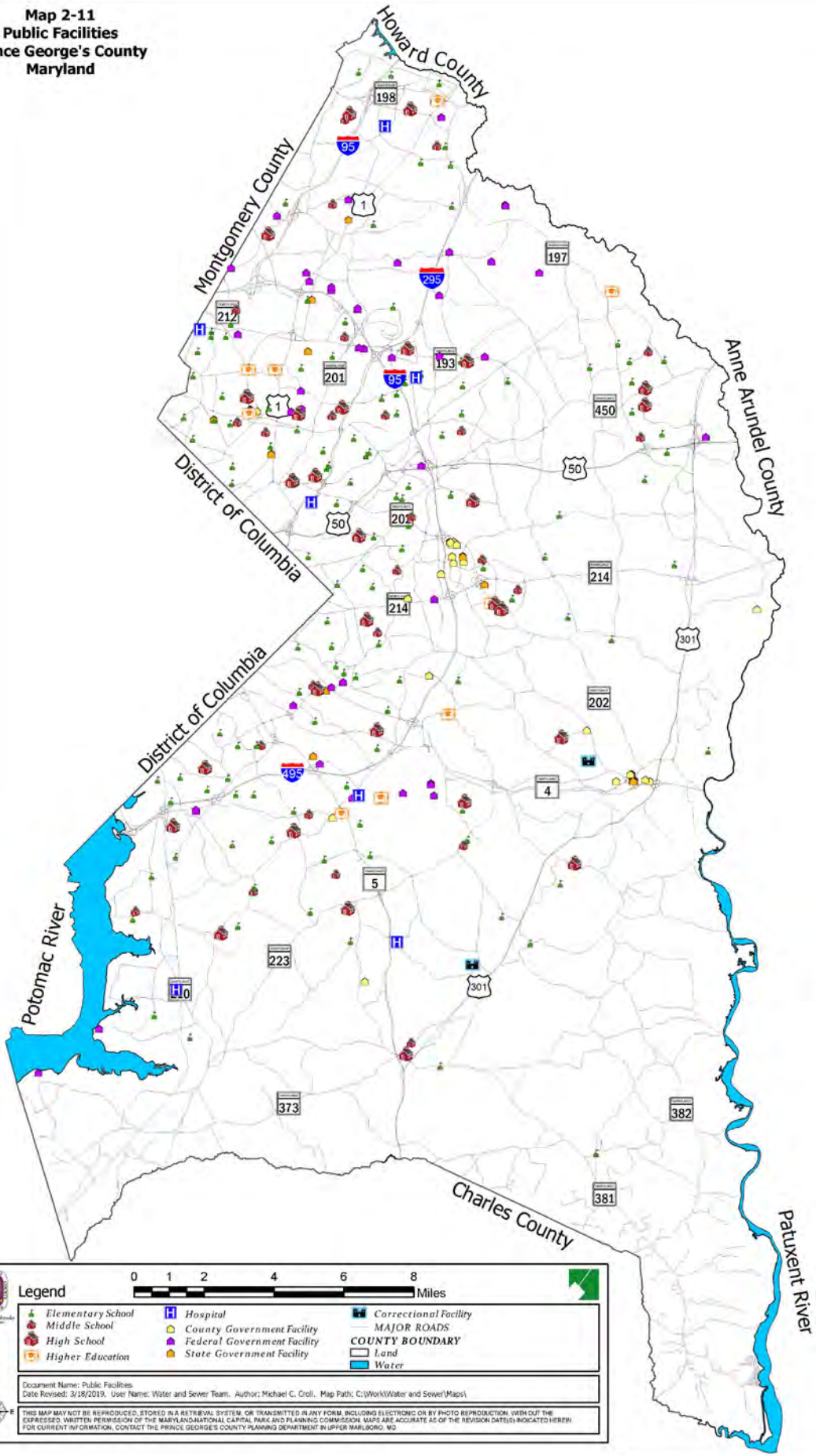
0 1 2 4 6 8 Miles

PROJECTED GROWTH	SEWER BASIN	COUNTY BOUNDARY
0	MAJOR ROADS	Land
1 - 500		Water
501 - 1000		
1001 - 5000		

Document Name: Projected Growth in Population
 Date Revised: 3/19/2019, User Name: Water and Sewer Team, Author: Michael C. Goff, Map Title: 1/2018 Water and Sewer Plan Maps

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**Map 2-11
Public Facilities
Prince George's County
Maryland**



<p>Legend 0 1 2 4 6 8 Miles</p>	
<ul style="list-style-type: none"> Elementary School Middle School High School Higher Education 	<ul style="list-style-type: none"> Hospital County Government Facility Federal Government Facility State Government Facility
<ul style="list-style-type: none"> Correctional Facility 	<ul style="list-style-type: none"> MAJOR ROADS COUNTY BOUNDARY Land Water
<p>Document Name: Public Facilities Date Revised: 3/18/2015. User Name: Water and Sewer Team. Author: Michael C. Croll. Map Path: C:\Work\Water and Sewer\Maps</p> <p><small>THIS MAP MAY NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, INCLUDING ELECTRONIC OR BY PHOTO REPRODUCTION, WITH OUT THE EXPRESSED, WRITTEN PERMISSION OF THE MARYLAND NATIONAL CAPITAL PARK AND PLANNING COMMISSION. MAPS ARE ACCURATE AS OF THE REVISION DATE(S) INDICATED HEREIN. FOR CURRENT INFORMATION, CONTACT THE PRINCE GEORGE'S COUNTY PLANNING DEPARTMENT IN UPPER MARLBORO, MD.</small></p>	

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2.4 LEGAL FRAMEWORK

The County's Water and Sewer Plan is governed by State law and is directly and indirectly guided by Federal and State law. Since the early 1970s, there have been numerous legislative actions that directly correlate to water resources and sewer planning. No longer is water and sewer planning merely a process of extending water and sewer lines to owners' properties. Now the County is required to consider a number of issues prior to approving water and sewer service.

These include:

- Adequacy of water resources
- Water quality standards
- Effluent standards
- Methods of sewage treatment and disposal
- Water supply
- Cost effectiveness
- Fulfillment of County plans and goals

2.4.1 Federal Law

- A. Federal Water Pollution Control Act Amendments of 1972. These represented a complete rewrite of all existing water pollution control laws. As stated in the declaration of goals and policy statement, "The objective of this Act is to restore and maintain the chemical, physical, and biological integrity of the nation's waters. In order to achieve this objective, it is hereby declared that, consistent with the provisions of this Act:
1. It is the national goal that discharge of pollutants into the navigable waters be eliminated;
 2. It is the national goal that, wherever attainable, an interim goal of water quality, which provides for the protection and propagation of fish, shellfish, and wildlife and provides for recreation in and on the water, be achieved;
 3. It is the national policy that discharge of toxic pollutants in toxic amounts be prohibited; and
 4. It is the national policy that a major research and demonstration effort be made to develop technology necessary to eliminate the discharge of pollutants into the navigable waters, waters of the contiguous zone, and the oceans."
- B. Clean Water Act of 1977. This legislation introduced the concept of effluent limitations, which is the elimination of pollution before wastewater is discharged into a waterway. Under the Clean Water Act, water pollution control is based on the concept of stream standards and the capacity of a waterway to assimilate pollutants that are discharged.

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Essential to the Clean Water Act is the National Pollutant Discharge Elimination System (NPDES), which requires permits from either the U.S. Environmental Protection Agency (EPA) or the State for every point source discharge such as power plants, certain industrial processing plants, and sewage treatment plants. Each permit is for five years and must contain a schedule of compliance. The Maryland Department of the Environment (MDE) is responsible for implementing the NPDES program for the State of Maryland. Prince George's County has obtained a nonpoint source NPDES permit from the MDE to cover stormwater runoff and stormwater discharges.

- C. **Safe Drinking Water Act.** On December 16, 1974, Congress enacted the Safe Drinking Water Act that provides national standards for public water supply systems and sources of drinking water for any community water supply that serves 15 service connections or 25 individuals. Federal standards for drinking water have been in effect since 1914, when the Federal Government enacted measures to prevent the interstate spread of communicable diseases. The Act authorizes the EPA to do the following:
1. Conduct research on technological and health aspects of providing public drinking water;
 2. Assist the states to improve their drinking water programs by providing technical assistance, employee training and financial support;
 3. Assure adequate material supply for treatment for public systems; and
 4. Establish a regulatory program to protect underground sources of water.

Implementation and enforcement of this Act is the responsibility of MDE.

The 1996 amendment to the Safe Drinking Water Act called for source water assessments (SWA) to protect water supply sources. The Washington Suburban Sanitary Commission's ongoing work on the Patuxent reservoirs and the source water assessments being conducted on the Potomac River are on behalf of MDE. These SWA projects are further discussed in Sections 3.2.1 and 3.2.2 of this Plan.

2.4.2 State Law

Maryland State laws guide components within the Prince George's County Water and Sewer Plan. The components herein described are subject to the State Environment Article, Title 9, Subtitle 5; the Annotated Code of Maryland Regulation (COMAR), Title 26, Subtitle 03; and Senate Bill 1107 (1975). These specific laws are appendices to this Plan.

- A. **Prince George's County Comprehensive Water and Sewer Plan:** State law requires all counties within the State to prepare and submit a comprehensive water and sewer plan. Prince George's and Montgomery counties are required to submit their plans triennially. The

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purpose of the plan is to coordinate and control the extension of community water and sewer systems in a manner consistent with local development policies and objectives. The Water and Sewer Plan is subject to review and approval by the MDE.

- B. Washington Suburban Sanitary Commission (WSSC): Chapter 392, Laws of Maryland, 1975, requires actions of the WSSC to conform to adopted and approved plans, programs and policies of the elected governing body of Prince George's County. The Commission may not grant water or sewer service connections, hook-ups, or authorization for service, or otherwise extend water and sewer service to any new development within the Prince George's County portion of the Sanitary District unless the development is in conformance with adopted and approved plans, programs and policies of the County governing body or other rules and regulations that the governing body may desire to include in their duly adopted and approved comprehensive Water and Sewer plans, amendments, or revisions.
- C. WSSC Six-Year Capital Improvement Program (CIP) and Capital and Operating Budget: The Maryland Annotated Code requirements governing the Six-Year CIP and the Capital and Operating Budget of the WSSC provide a limited degree of County control over WSSC construction programs. With both the six-year program and the annual budget, WSSC must submit a proposed list of projects planned for the County, including treatment and storage facilities, major water and sewer lines, pumping stations and force mains, and other major facilities.

The County Executive reviews the WSSC CIP proposal and, along with his or her comments and recommendations, submits them to the County Council by March 15 of each year. After public hearings, the County Council approves the WSSC Six-Year CIP and annual operating budgets with modifications as desired. In addition to approving the construction schedule for major water and sewer facilities, the County Council may impose restrictions on the area to be served by individual sewer and water projects. Following County Council action, the WSSC must adopt the CIP as approved by the County Council.

Although WSSC is prohibited from undertaking any project that is not scheduled in the first year of this program, WSSC is not obliged to implement any project that the Commission determines to be financially infeasible. Also, when WSSC proposes a project lying totally or partially within Montgomery or Prince George's counties that is designed to provide services in whole or in substantial part to the other County, the project may be disapproved with the concurrence of the governing body that is to receive the designed services. In addition, the County in which the project is physically proposed has the authority to direct modifications in project location and scheduling provided that such modification or change does not prevent the services from being available when needed. This authority to modify locations may be exercised to affect reasonable changes during the County Council's action in reviewing the WSSC CIP during the year in which the project is first introduced. Thereafter, the authority to make further modifications is limited to those that would not result in substantial net additional costs to the WSSC, unless the County directing the modifications reimburses the WSSC for any additional net cost increases that may be required.

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- D. State Water Pollution Control Regulations: MDE has the responsibility for water quality regulations and standards. The standards shall protect public health, safety and welfare, and the present and future use of the waters for public water supply, the propagation of fish and other aquatic life and wildlife, recreational purposes, and agricultural, industrial, and other legitimate uses. All standards may be amended from time to time by MDE and shall include, but not be limited, to:
1. Water quality standards specifying, among other things, the maximum short-term and long-term concentrations of pollutants in the water, minimum permissible concentrations of dissolved oxygen and other desirable matter in the water and the temperature range for the water;
 2. Effluent standards specifying the maximum loading or concentrations and the physical, thermal, chemical, biological and radioactive properties of wastes that may be discharged into the waters; standards must be at least as stringent as those specified by the NPDES;
 3. Rules and regulations defining techniques for filling and sealing of abandoned water wells and holes, for disposal wells and for landfills to prevent groundwater contamination, seepage, and drainage into the waters of the State;
 4. Rules and regulations regarding the sale, offer, use or storage of articles that constitute a water pollution hazard as determined by MDE;
 5. Rules and regulations outlining the procedures for water pollution episodes or emergencies that constitute an acute danger to health or the environment;
 6. Rules and regulations prescribing method, facilities, standards, and devices for transfer, storage, separation, removal, treatment, and disposal of oil and other unctuous substances; and
 7. Rules and regulations specifying standards for equipment and procedures for monitoring pollutants, collection of samples, log-keeping and reporting.
- E. The Chesapeake Bay Critical Area Law: The Chesapeake Bay Critical Area Protection Program was enacted by the State legislature in 1984 because of concern about the decline of natural resources in the Chesapeake Bay. It is acknowledged that this decline is related to the intensity of human activities within the Bay watershed. The intent of the Critical Area legislation is to address the impact of human activities on the Bay by designating a 1,000-foot wide geographical area around the waters of the Chesapeake Bay and its tidal tributaries as the “Chesapeake Bay Critical Area.” Within the designated “Critical Area,” it is County policy to mitigate the negative impact of development on the water quality and habitat of the Bay. Land within the Critical Area is subdivided into three zones: Intensely Developed

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Overlay (IDO), Limited Development Overlay (LDO), and Resource Conservation Overlay (RCO). The purpose of the Critical Area legislation is to generally encourage the siting of intensive development away from the Critical Area, but at the same time allow a limited amount of such development where appropriate.

The County's Water and Sewer Plan may be utilized to implement the three Critical Area designations and to direct the extension of water and sewer service accordingly. For example, in the Resource Conservation Overlay, the permitted residential density is one dwelling unit per 20 acres. Such areas may be redesignated to water and sewer Category 6 (no planned service) if the properties are not already in that category. The Water and Sewer Plan is reviewed regularly to ensure consistency with the policies and ordinances of the Prince George's County Chesapeake Bay Critical Area Program.

F. Wetlands Regulations: Impacts to tidal wetlands or within tidal waters are regulated by the U.S. Army Corps of Engineers under the River and Harbors Act of 1899 (33 USC 403) and by the Maryland Department of the Environment (Title XVI of the Environment Article). Locally, impacts to tidal wetlands and tidal waters are regulated by the Prince George's County Chesapeake Bay Critical Area Program. Prior to the issuance of any permit by DPIE, appropriate permits, licenses, or letters of permission must be obtained by the applicant from the Federal and State permit agencies. Non-government projects must have a Chesapeake Bay Critical Area Plan approved by the Prince George's County Planning Board. The Chesapeake Bay Critical Area Commission in Annapolis must approve government projects.

Impacts to nontidal wetlands or the 25-foot wetland buffer must be approved by MDE via a Joint Federal/State Wetland Permit or Letter of Permission pursuant to Maryland General Permit MGPD-1 issued by the U.S. Army Corps of Engineers, or have an approved U.S. Army Corps of Engineers Permit or Letter of Permission pursuant to Section 404 of the Clean Water Act (33 USC 1344). Maryland law governing nontidal wetlands is contained in Title V of the Environment Article.

Impacts to nontidal wetlands are locally reviewed and regulated by the Subdivision Ordinance (Section 24-130), and review and approval of Tree Conservation Plans are required through the Prince George's County Woodland Conservation Ordinance.

In general, impacts to tidal or nontidal wetlands should be avoided unless necessary. Necessary impacts must be minimized and, where appropriate, mitigation will be required.

G. Smart Growth Legislation: In 1997, the State of Maryland initiated the Smart Growth and Neighborhood Conservation Program. Through a variety of legislative efforts, the General Assembly has approved the following:

- Smart Growth Areas Act: A law limiting most State infrastructure funding to existing communities or those designated for growth.
- Rural Legacy: A grant program to purchase development rights and to preserve large rural areas from sprawl.

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- Brownfields programs: Several programs to facilitate cleanup of contaminated industrial areas and redevelopment of those sites.
- Job Creation Tax Credit: Income tax credits for businesses creating new jobs within designated areas.
- Live-Near-Your-Work Program: Matching grants to homebuyers who purchase homes near their workplace.

The designation of the Smart Growth Priority Funding Areas is required to evaluate the availability of existing or planned water and sewer service and the development density. MDE has redirected most of its capital programs to facilitate development and redevelopment in accordance with the Smart Growth legislation.

Category Exceptions to the Sewer Envelope

I. Category 6 Designations inside the Sewer Envelope

1. Greenbelt Park
2. U.S. Department of Agriculture, College Park
3. U.S. Department of the Interior, Greenbelt
4. Fort Lincoln Cemetery, Port Towns
5. Belt Woods, Bowie/Mitchellville
6. Nash Woods, Bowie
7. National Harmony Cemetery, Landover
8. Lincoln Memorial Cemetery, Suitland
9. Oxon Hill Farm
10. Rosaryville State Park, Upper Marlboro
11. Louise M. Cosca Park, Clinton
12. Duval Woods, Upper Marlboro. Water and Sewer Category 6. Approved by CR-15-2004. Tax Map 128 C-1/2 & D-1. Parcels 48, 49 & 54.
13. Magruder Tract West, Upper Marlboro. Sewer Category 6. Approved by CR-64-2006. Tax Map 118 E-2. Part of Parcel 10.
14. Woodyard Estates, Upper Marlboro. Sewer Category 6. Approved by CR-17-2009. Tax Map 109 B-3. Lots 7 – 12 & 43 – 49

II. Category 3 Designations outside the Sewer Envelope

(Descriptions of the referenced properties reflect proposals at the time of approval)

Group A – Properties are currently served or will be served by public water and/or sewer facilities

1. Federally owned property:
 - U.S. Department of the Interior – Patuxent Research Refuge, Laurel. Selected areas. Water and Sewer Category 3.
 - U.S. Department of Agriculture – Beltsville Agricultural Research Center, Beltsville. Selected areas. Water and Sewer Category 3.
 - U.S. Air Force Communications Site, Brandywine. Tax Map 155 E-3. Parcel 5. Approved for Water and Sewer Category 3 – currently using well and septic facilities.
 - U.S. Department of Agriculture – College Park. Tax Map 19 A-4, Parcel 155; Developed; Amend to Water and Sewer Category 3. Tax Map 26 A-1, Parcel 6. Undeveloped. Water and Sewer Category 6.

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Group A (*continued*) – Properties are currently served or will be served by public water and/or sewer facilities

2. Normal School Road area, Bowie: Tax Map 29 D-1/2. Parcels 12, 16, 32, 34, 35, 44, 45, 46, 47, 133, 134, 135, 136, 175, 191, 230, 243, 254, 276, 279, 308, 321, 322, and Lot 1. Water Category 3.
3. State of Maryland property, Upper Marlboro. Tax Map 111 A-1. Parcel 48. Water and Sewer Category 3.
4. Old Indian Head Road area, Cheltenham: Maryland Department of Natural Resources – Tax Map 126 D-4. Parcel 65. Tax Map 127 B-4. Parcel 111. Water Category 3.
5. Broadcreek area, Fort Washington. Tax Map 122, F-3, P. 83. Developed. Water and Sewer Category 3. Harmony Hall Elementary School. 122, F-3, Parcel A. Developed. Amend to Sewer 3.
6. Ridges I & II, Piscataway. Tax Map 143 E-2. Water and Sewer Category 3.
7. Brandywine VFD, Brandywine. Tax Map 145 E-3. Parcels 76, 106 and 107. Water and Sewer Category 3.
8. Accolawn Road area of Accokeek:
 - Tax Map 151 A-4. Lots 1-4, Jamestowne Estates and Lots 29-36, Accolawn Estates. Water and Sewer Category 3.
 - Tax Map 151 A-4. Lots 7, 8, 11, 14-20, 25, 27, 28, and Parcel 94, Accokeek Lawn Subdivision. Water Category 3.
9. Hickory Hills Road, Accokeek. Tax Map 160 D-2, Lots 1 and 2. Water Category 3.
10. Cherry Hill Park, College Park. Tax Map 18 C-3/4. Parcels 103, 105, 106 and 186. Water and Sewer Category 4 approved by CR-64-2006; Water and Sewer Category 3, approved July 2011. Rural Tier, outside the Sewer Envelope.
11. Former WSSC Property, West Laurel Recreational Center (M-NCPPC). Tax Map 2, D/E-2, P/O Parcel 26. Developed. Amend to Water and Sewer Category 3.

Group B – Properties served by or approved for shared facilities or smaller community systems.

1. Forest Hills, Bowie. Tax Map 47 D-1. Lots 3-21. The property is served by the City of Bowie water system. Water Category 3. Tax Map 47 D-1. Lot 4. Delaney Property. (Formerly Sewer Category 3) Shared Septic.
2. Bragg Motel, Upper Marlboro. Tax Map 110 C-2. Parcel 10. (Formerly Water and Sewer Category 3) Private Community System.

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Group B (*continued*) – Properties served by or approved for shared facilities or smaller community systems.

3. Croom Vocational School, Croom. Tax Map 120 A-1. Parcel A. (Formerly Sewer Category 3) Community System.
4. Brandywine Estates, Brandywine. (Formerly Sewer Category 3) Shared Septic Facility. Tax Map 165 B-2, C-2, Parcel 1 and Parcel 42.
5. Cedarville Mobile Home Park, Cedarville. (Formerly Sewer Category 3) Private Community Septic System. Tax Map 166 A-2. Parcel 91.
6. Danville Estates, Piscataway. Tax Map 143 D-4. Part of Lot 23. Shared Septic Facility.

III. Compliance in accordance to the Water and Sewer Plan

1. Albani Knolls and Marion Acres subdivisions; Category 3; CR-20-2013
2. Vistas at Laurel Lakes; Category 3; CR-16-2015
3. Greencastle Manor; Sewer 3; CR-16-2015
4. Glendale Subdivision; Category 3; CR-16-2015
5. Old Chapel Estates; Category 3; CR-16-2015
6. Cleary Lane & Romsey Drive; Category 3; CR-16-2015
7. Holmehurst Subdivision; Sewer 3; CR-16-2015
8. Cabin Branch/Pyles subdivisions; Category 3; CR-16-2015
9. Kings Council Condo/Villages of Marlborough; Category 3; CR-16-2015
10. Sunrise subdivision; Category 3; CR-16-2015
11. Temple Hills Acres; Sewer 3; CR-16-2015
12. Ridgevale subdivision; Sewer 3; CR-16-2015
13. Williamsburg Estates; Category 3; CR-16-2015
14. Marlton Town Center; Category 3; CR-16-2015
15. Clinton Grove/Hyde Field Estates; Sewer 3; CR-16-2015
16. Boniwood area; Category 3; CR-16-2015
17. Brandywine Heights/Early Haven area; Category 3; CR-16-2015
18. Shafer Lane; Sewer 3; CR-43-2016
19. Crescent Drive area; Sewer 3; CR-43-2106
20. Allentown Road & Webster Place; Sewer 3; CR-43-2016
21. Lanham Lane; Sewer 3; CR-43-2016
22. River Bend area; Category 3; CR-43-2016
23. Allentown Road area; Sewer 3; CR-43-2016
24. Riverview Road/Gates Drive area; Category 3; CR-43-2016
25. Old Fort Road; Sewer 3; CR-43-2016
26. Gallahan Road; Sewer 3; CR-43-2016
27. Allen Gayles Acres; Category 3; CR-43-2016
28. West Manning Road parcels; Category 3; CR-43-2016
29. Livingston Grove; Sewer 3; CR-43-2016
30. Marchegiani/Bellevue/Bealle Hill area; Sewer 3; CR-43-2016

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III. Compliance in accordance to the Water and Sewer Plan *(continued)*

31. Simmons Acres; Category 3; CR-43-2016
32. Spring Grove; Category 3; CR-43-2016
33. Brock Hills subdivision; Sewer 3; CR-23-2017
34. Poplar/Oak Road area; Sewer 3; CR-23-2017
35. Old Allentown Road area; Category 3; CR-23-2017
36. Riverside Baptist Church/9111 Oxon Hill Road; Category 3; CR-23-2017
37. Littleworth subdivision; Category 3; CR-23-2017

**General Plan Compliance
Subregion Master Plan Changes
Water and Sewer Category Designations 5, 4, & 3
and Sewer Envelope Realignment**

ADOPTED 2018 WATER AND SEWER PLAN

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ADOPTED 2018 WATER AND SEWER PLAN

I. Compliance in accordance to the General Plan (and amendments)

During the drafting of this Plan, the following properties previously designated according to the 2002 General Plan, were redesignated within the Growth Boundary or within the Rural Agricultural area in accordance to the policies of the adopted General Plan. Consequently, the water and sewer categories are reversed or amended to reflect the appropriate servicing of the redesignation.

1. WSSC Property, Laurel. Tax Map 2 E-2. Parcel 26. Formerly Water and Sewer Category 5. Developed. Rural and Agricultural areas; outside the Sewer Envelope. Exception to the Sewer Envelope. Amend to Water and Sewer Category 3.
2. Patuxent Greens Golf Course area, Laurel. Tax Maps 6, F-3, E/F-4 & 10, E/F-1/2/3/4. Water and Sewer Category 6; within the Growth Boundary; inside the Sewer Envelope; Amend to Water and Sewer Category 5. Further advanced to Category 4, CR-6-2018, and ultimately Category 3, CR-44-2019.
3. U.S.DA south area, Beltsville. Tax Maps 25, B/C-1/2 & D-3/4. Water and Sewer Category 6; within the Growth Boundary; inside the Sewer Envelope; Amend to Water and Sewer Category 5.
4. City of Greenbelt, Crescent Road. Tax Maps 27, A/B-2/3. Water and Sewer Category 6; within the Growth Boundary; inside the Sewer Envelope; Amend to Water and Sewer Category 5.
5. Race Track Road/Bowie State University area, Bowie. Tax Maps 22, D/E-3/4. Water and Sewer Category 6; within the Growth Boundary; inside the Sewer Envelope; Amend to Water and Sewer Category 5.
6. City of Bowie, Public Works Road. Tax Maps 38, C/D-1. Water and Sewer Category 3 & 5; Rural and Agricultural areas; outside the Sewer Envelope; Reversed to Water and Sewer Category 6.
7. Prince George's Stadium and surrounding areas: Jesuits Property/Sacred Hearts Church area, Bowie. Tax Map 38 D/E-3. Parcels 55, 60 & p/o Lot 1-A. Growth Boundary; inside the Sewer Envelope. Water and Sewer Category 5. Zehner property, Bowie. Tax Map 48 A-4. Parcel 4. Water and Sewer Category 5 & 6. Not Developed. Rural and Agricultural areas; outside the Sewer Envelope. Reversed to Water and Sewer Category 6.
8. Broadcreek Area(s), Fort Washington. Tax Maps 113, E/F-4; 114, A-4; 122, E/F-1/2/3; 123, A-1/2/3. Water and Sewer Categories 5& 6. Developed/Not Developed. Rural and Agricultural areas; outside the Sewer Envelope. Reversed/Retained as Water and Sewer Category 6.

ADOPTED 2018 WATER AND SEWER PLAN

II. Compliance in accordance to Sectional Map Amendments

Subregion 5

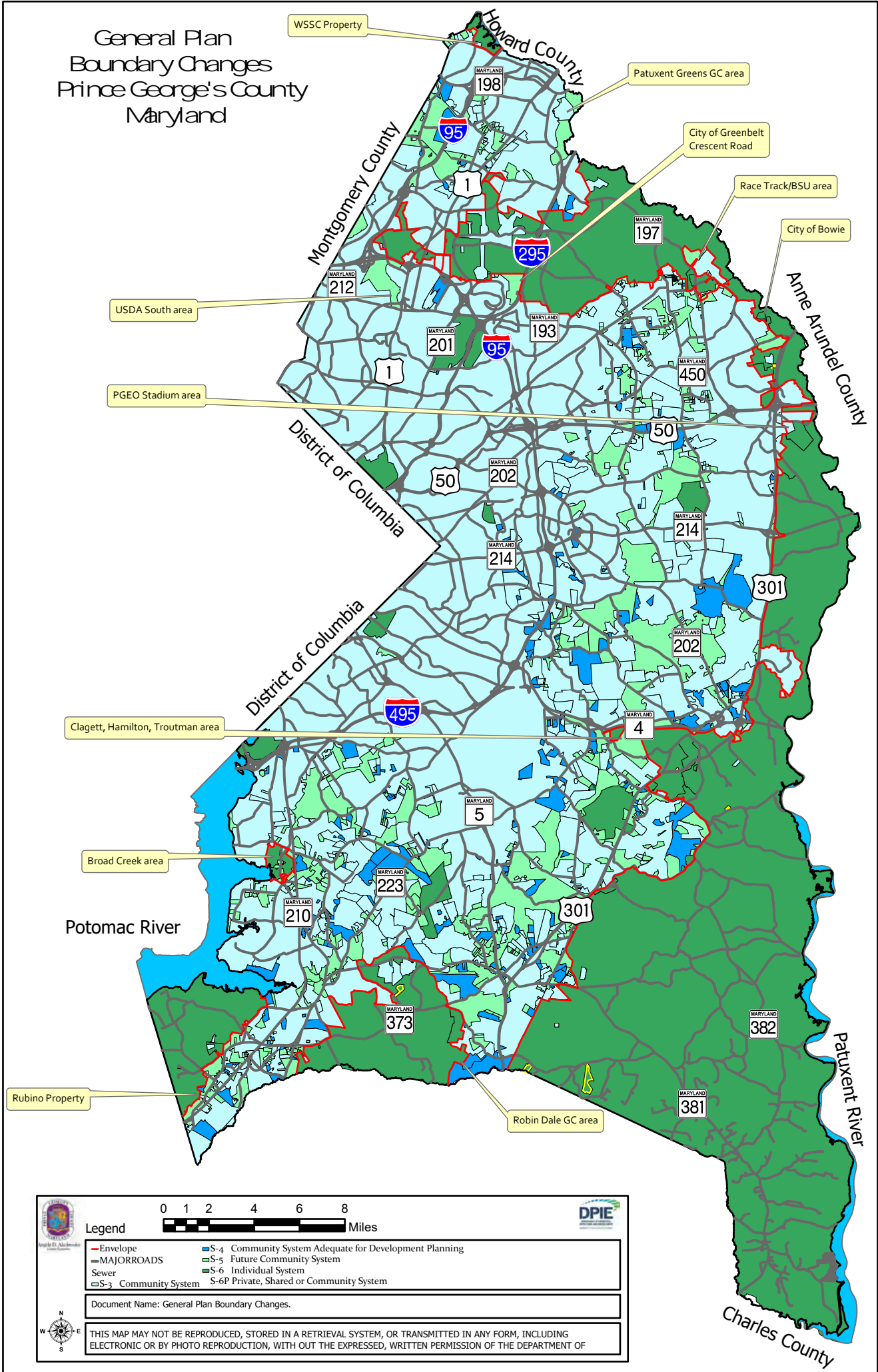
9. Robin Dale Golf Course. Brandywine. Tax Map 164, C-1, Parcel A. Water and Sewer Category 3. Rural and Agricultural areas; outside the Sewer Envelope. Reversed to Water and Sewer Category 6.
10. Thomas Property (Rubino). Accokeek. Tax Map 160, E-3, Parcel 77. Water and Sewer Category 4. Rural and Agricultural areas; outside the Sewer Envelope. Reversed to Water and Sewer Category 6.


Subregion 6

11. Clagett Farm and contiguous parcels along Farm Road. Tax Map 100, C/D/E-3/4; 109, E/F-1. Water and Sewer Category 6; within the Growth Boundary; inside the Sewer Envelope. Amend to Water and Sewer Category 5.


For specific information on other properties that may have been affected by Subregion 5 and Subregion 6 Master Plans and Sectional Map Amendments, please refer to the General Plan or the specific sectional map amendments.


General Plan Boundary Changes Prince George's County Maryland





0 1 2 4 6 8
Miles






Legend	
Envelope	S-4 Community System Adequate for Development Planning
MAJORROADS	S-5 Future Community System
Sewer	S-6 Individual System
S-3 Community System	S-6P Private, Shared or Community System

Document Name: General Plan Boundary Changes.

THIS MAP MAY NOT BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM, INCLUDING ELECTRONIC OR BY PHOTO REPRODUCTION, WITH OUT THE EXPRESSED, WRITTEN PERMISSION OF THE DEPARTMENT OF



ADOPTED 2018 WATER AND SEWER PLAN

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**Public Facilities in
Prince George's County**

ADOPTED 2018 WATER AND SEWER PLAN

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NAME	ADDRESS	CITY	ZIP CODE	TELEPHONE	FACILITY TYPE
Academy of Health Sciences at PGCC	301 Largo Road	Upper Marlboro	20774	301-546-7247	High School
Adelphi Elementary School	8820 Riggs Road	Hyattsville	20783	301-431-6250	Elementary School
Allenwood Elementary School	6300 Harley Lane	Temple Hills	20748	301-702-3930	Elementary School
Apple Grove Elementary School	7400 Bellefield Avenue	Fort Washington	20744	301-449-4966	Elementary School
Ardmore Elementary School	9301 Ardwick Ardmore Road	Upper Marlboro	20774	301-925-1311	Elementary School
Arrowhead Elementary School	2300 Sansbury Road	Upper Marlboro	20774	301-499-7071	Elementary School
Avalon Elementary School	7302 Webster Lane	Fort Washington	20744	301-449-4970	Elementary School
Baden Elementary School	13601 Baden Westwood Road	Brandywine	20613	301-888-1188	Elementary School
Barack Obama Elementary School	12700 Brooke Lane	Upper Marlboro	20772	301-574-4020	Elementary School
Barnaby Manor Elementary School	2411 Owens Road	Oxon Hill	20745	301-702-7560	Elementary School
Beacon Heights Elementary School	6929 Furman Parkway	Riverdale	20737	301-918-8700	Elementary School
Benjamin Stoddert Middle School	2501 Olson Street	Temple Hills	20748	301-702-7500	Middle School
Benjamin Tasker Middle School	4901 Collington Road	Bowie	20715	301-805-2660	Middle School
Berwyn Heights Elementary School	6200 Pontiac Street	College Park	20740	240-684-6210	Elementary School
Bladensburg Elementary School	4915 Annapolis Road	Bladensburg	20710	301-985-1450	Elementary School
Bladensburg High School	4200 57th Avenue	Bladensburg	20710	301-887-6700	High School
Bond Mill Elementary School	16001 Sherwood Avenue	Laurel	20707	301-497-3600	Elementary School
Bowie High School	15200 Annapolis Road	Bowie	20715	301-805-2600	High School
Bowie High School Annex (9th Grade)	3021 Belair Drive	Bowie	20715	301-860-7361	High School
Bowie State University	14000 Jericho Park Road	Bowie	20715	301-860-4000	Higher Education
Bradbury Heights Elementary School	1401 Glacier Avenue	Capitol Heights	20743	301-817-0570	Elementary School
Brandywine Elementary School	14101 Brandywine Road	Brandywine	20613	301-372-0100	Elementary School
Buck Lodge Middle School	2611 Buck Lodge Road	Hyattsville	20783	301-431-6290	Middle School
Calverton Elementary School	3400 Beltsville Road	Beltsville	20705	301-572-0640	Elementary School
Capitol Heights Elementary School	601 Suffolk Avenue	Capitol Heights	20743	301-817-0494	Elementary School
Carmody Hills Elementary School	401 Jadeleaf Avenue	Capitol Heights	20743	301-808-8180	Elementary School
Carole Highlands Elementary School	1610 Hannon Street	Takoma Park	20912	301-431-5660	Elementary School
Carrollton Elementary School	8300 Quintana Street	Hyattsville	20784	301-918-8708	Elementary School
Catherine T. Reed Elementary School	9501 Greenbelt Road	Lanham	20706	301-918-8716	Elementary School
Central High School	200 Cabin Branch Road	Capitol Heights	20743	301-499-7080	High School
Central Michigan University	1413 Arkansas Road	Andrews Air Force Base	20762	301-568-0545	Higher Education
Charles Carroll Middle School	6130 Lamont Drive	Hyattsville	20784	301-918-8640	Middle School
Charles H. Flowers High School	10001 Ardwick Ardmore Road	Upper Marlboro	20774	301-636-8000	High School
Cherokee Lane Elementary School	9000 25th Avenue	Hyattsville	20783	301-445-8415	Elementary School
Chillum Elementary School	1420 Chillum Road	Hyattsville	20782	301-853-0825	Elementary School
Clinton Grove Elementary School	9420 Temple Hill Road	Clinton	20735	301-599-2414	Elementary School
CMIT Academy North Public Charter Elementary School	6151 Chevy Chase Drive	Laurel	20707	240-573-7240	Elementary School
CMIT Academy North Public Charter High School	14800 Sweitzer Lane	Laurel	20707	240-767-4080	High School
CMIT Academy North Public Charter Middle School	6100 Frost Place	Laurel	20707	301-350-6051	Middle School
CMIT Academy South Public Charter Elementary School	9601 Fallard Terrace	Upper Marlboro	20772	240-767-4820	Elementary School
CMIT Academy South Public Charter Middle High School	9822 Fallard Court	Upper Marlboro	20772	240-573-7250	High School
College Park Academy Public Charter School	5751 Rivertech Court	Riverdale	20737	240-696-3206	High School
Columbia Park Elementary School	1901 Kent Village Drive	Hyattsville	20785	301-925-1322	Elementary School
Community-Based Classroom	5150 Annapolis Road	Bladensburg	20710	301-985-5149	High School
Concord Elementary School	2004 Concord Lane	District Heights	20747	301-817-0488	Elementary School
Cool Spring Elementary School	8910 Riggs Road	Hyattsville	20783	301-431-6200	Elementary School
Cooper Lane Elementary School	3817 Cooper Lane	Hyattsville	20784	301-925-1350	Elementary School
Cora L. Rice Elementary School	950 Nalley Road	Hyattsville	20785	301-636-6340	Elementary School
Crossland Evening High School	6901 Temple Hill Road	Temple Hills	20748	301-449-4994	High School
Crossland High School	6901 Temple Hill Road	Temple Hills	20748	301-449-4800	High School
Deerfield Run Elementary School	13000 Laurel Bowie Road	Laurel	20708	301-497-3610	Elementary School
District Heights Elementary School	2200 County Road	District Heights	20747	301-817-0484	Elementary School
Doctor Henry A. Wise, Jr. High School	12650 Brooke Lane	Upper Marlboro	20772	301-780-2100	High School
Dodge Park Elementary School	3401 Hubbard Road	Hyattsville	20785	301-883-4220	Elementary School
Doswell E. Brooks Elementary School	1301 Brooke Road	Capitol Heights	20743	301-817-0480	Elementary School
Drew-Freeman Middle School	2600 Brooks Drive	Suitland	20746	301-817-0900	Middle School
Duval High School	9880 Good Luck Road	Lanham	20706	301-918-8600	High School
Dwight D. Eisenhower Middle School	13725 Brianwood Drive	Laurel	20708	301-497-3620	Middle School

Public Facilities
Prince George's County

NAME	ADDRESS	CITY	ZIP CODE	TELEPHONE	FACILITY TYPE
Edward M. Felegy Elementary School	6110 Editors Park Drive	Hyattsville	20782	301-386-1610	Elementary School
Eleanor Roosevelt High School	7601 Hanover Parkway	Greenbelt	20770	301-513-5400	High School
Ernest Everett Just Middle School	1300 Campus Way North	Bowie	20721	301-808-4040	Middle School
EXCEL Academy Public Charter School	7910 Scott Road	Hyattsville	20785	301-925-2320	Elementary School
Fairmont Heights High School	6501 Columbia Park Road	Hyattsville	20785	301-925-1360	High School
Flinstone Elementary School	800 Comanche Drive	Oxon Hill	20745	301-749-4210	Elementary School
Forest Heights Elementary School	200 Talbert Drive	Oxon Hill	20745	301-749-4220	Elementary School
Forestville High School	7001 Beltz Drive	District Heights	20747	301-817-0400	High School
Fort Foote Elementary School	8300 Oxon Hill Road	Fort Washington	20744	301-749-4230	Elementary School
Fort Washington Forest Elementary School	1300 Fillmore Road	Fort Washington	20744	301-203-1123	Elementary School
Francis Scott Key Elementary School	2301 Scott Key Drive	District Heights	20747	301-817-7970	Elementary School
Francis T. Evans Elementary School	6720 Old Alexandria Ferry Road	Clinton	20735	301-599-2480	Elementary School
Frederick Douglass High School	8000 Croom Road	Upper Marlboro	20772	301-952-2400	High School
Friendly High School	10000 Allentown Road	Fort Washington	20744	301-449-4900	High School
G. James Gholson Middle School	900 Nalley Road	Hyattsville	20785	301-883-6390	Middle School
Gaywood Elementary School	6701 97th Avenue	Lanham	20706	301-918-8730	Elementary School
Gladys Noon Spellman Elementary School	3324 64th Avenue	Hyattsville	20785	301-925-1944	Elementary School
Glassmanor Elementary School	1011 Marcy Avenue	Oxon Hill	20745	301-749-4240	Elementary School
Glenarden Woods Elementary School	7801 Glenarden Parkway	Lanham	20706	301-925-1300	Elementary School
Glenn Dale Elementary School	6700 Glenn Dale Road	Glenn Dale	20789	301-805-2750	Elementary School
Glennridge Elementary School	7200 Gallatin Street	Hyattsville	20784	301-918-8740	Elementary School
Greenbelt Elementary School	66 Ridge Road	Greenbelt	20770	301-513-5911	Elementary School
Greenbelt Middle School	6301 Breezewood Drive	Greenbelt	20770	301-513-5040	Middle School
Gwynn Park High School	13800 Brandywine Road	Brandywine	20613	301-372-0140	High School
Gwynn Park Middle School	8000 Dyson Road	Brandywine	20613	301-372-0120	Middle School
Heather Hills Elementary School	12605 Heming Lane	Bowie	20716	301-805-2730	Elementary School
High Bridge Elementary School	7011 High Bridge Road	Bowie	20720	301-805-2690	Elementary School
High Point High School	3601 Powder Mill Road	Beltsville	20705	301-572-6400	High School
Highland Park Elementary School	6501 Lowland Drive	Hyattsville	20785	301-333-0980	Elementary School
Hillcrest Heights Elementary School	4305 22nd Place	Temple Hills	20748	301-702-3800	Elementary School
Hollywood Elementary School	9811 49th Avenue	College Park	20740	301-513-5900	Elementary School
Hyattsville Elementary School	5311 43rd Avenue	Hyattsville	20781	301-209-5800	Elementary School
Hyattsville Middle School	6001 42nd Avenue	Hyattsville	20781	301-209-5830	Middle School
Imagine Andrews Public Charter School	4701 San Antonio Boulevard	Andrews Air Force Base	20762	301-350-6002	Elementary School
Imagine Foundations I at Leeland Public Charter School	14111 Oak Grove Road	Upper Marlboro	20774	301-383-1899	Elementary School
Imagine Foundations II at Morningside Public Charter School	6900 Ames Street	Suitland	20746	301-817-0544	Elementary School
Imagine Lincoln Public Charter School	4207 Norcross Street	Temple Hills	20748	301-808-5600	Elementary School
Indian Queen Elementary School	9551 Fort Foote Road	Fort Washington	20744	301-749-4250	Elementary School
International High School at Langley Park	5150 Annapolis Road	Bladensburg	20774	301-702-3910	High School
International High School at Largo	505 Largo Road	Upper Marlboro	20774	301-702-3810	High School
Isaac J. Gourdine Middle School	8700 Allentown Road	Fort Washington	20744	301-449-4940	Middle School
J. Frank Dent Elementary School	2700 Corning Avenue	Fort Washington	20744	301-702-3850	Elementary School
James H. Harrison Elementary School	13200 Larchdale Road	Laurel	20708	301-457-3650	Elementary School
James Madison Middle School	7300 Woodyard Road	Upper Marlboro	20772	301-599-2422	Middle School
James McHenry Elementary School	8909 McHenry Lane	Lanham	20706	301-918-8760	Elementary School
James Ryder Randall Elementary School	5410 Kirby Road	Clinton	20735	301-449-4980	Elementary School
John H. Bayne Elementary School	7010 Walker Mill Road	Capitol Heights	20743	301-499-7020	Elementary School
Judge Sylvia W. Woods, Sr. Elementary School	3000 Church Street	Lanham	20706	301-925-2840	Elementary School
Kenilworth Elementary School	12520 Kembridge Drive	Bowie	20715	301-805-6600	Elementary School
Kenmoor Middle School	2500 Kenmoor Drive	Hyattsville	20785	301-925-2300	Middle School
Kettering Elementary School	11000 Layton Street	Upper Marlboro	20774	301-808-5977	Elementary School
Kettering Middle School	65 Herrington Drive	Upper Marlboro	20774	301-808-4060	Middle School
Kingsford Elementary School	1401 Enterprise Road	Bowie	20721	301-390-0260	Elementary School
Lake Arbor Elementary School	10205 Lake Arbor Way	Bowie	20721	301-808-5940	Elementary School
Lamont Elementary School	7101 Good Luck Road	Hyattsville	20784	301-513-5205	Elementary School
Langley Park-McCormick Elementary School	8201 15th Avenue	Hyattsville	20783	301-445-8423	Elementary School
Largo High School	505 Largo Road	Upper Marlboro	20774	301-808-8880	High School
Laurel Elementary School	516 Montgomery Street	Laurel	20707	301-497-3660	Elementary School

Public Facilities
Prince George's County

NAME	ADDRESS	CITY	ZIP CODE	TELEPHONE	FACILITY TYPE
Laurel High School	8000 Cherry Lane	Laurel	20707	301-497-2050	High School
Lewisdale Elementary School	2400 Banning Place	Hyattsville	20783	301-445-8433	Elementary School
Longfields Elementary School	3300 Newkirk Avenue	District Heights	20747	301-817-0455	Elementary School
Magnolia Elementary School	8400 Nightingale Drive	Lanham	20706	301-918-8770	Elementary School
Marion Elementary School	8506 Old Colony Drive South	Upper Marlboro	20772	301-952-7780	Elementary School
Martin Luther King, Jr. Middle School	4545 Ammendale Road	Beltsville	20705	301-572-0650	Middle School
Mary Harris "Mother" Jones Elementary School	2405 Tecumseh Street	Hyattsville	20783	301-408-7900	Elementary School
Mattaponi Elementary School	11701 Duley Station Road	Upper Marlboro	20772	301-599-2442	Elementary School
Meadowbrook Elementary School	3501 Moylan Drive	Bowie	20715	301-805-2680	Elementary School
Melwood Elementary School	7100 Woodyard Road	Upper Marlboro	20772	301-599-2500	Elementary School
Montpelier Elementary School	9200 Muirkirk Road	Laurel	20708	301-497-3670	Elementary School
Mount Rainier Elementary School	4011 32nd Street	Mount Rainier	20712	301-985-1810	Elementary School
Nicholas Orem Middle School	6100 Editors Park Drive	Hyattsville	20782	301-853-0840	Elementary School
North Forestville Elementary School	2311 Ritchie Road	District Heights	20747	301-499-7098	Elementary School
Northview Elementary School	3700 Northview Drive	Bowie	20716	301-218-1520	Elementary School
Northwestern Evening High School	7000 Adelphi Road	Hyattsville	20782	301-985-1480	High School
Oaklands Elementary School	7000 Adelphi Road	Hyattsville	20782	301-985-1820	Elementary School
Oxon Hill Elementary School	7701 Livingston Road	Laurel	20708	301-497-3110	Elementary School
Oxon Hill High School	6701 Leyte Drive	Oxon Hill	20745	301-749-4290	High School
Oxon Hill Middle School	9570 Fort Foote Road	Oxon Hill	20745	301-749-4300	High School
Paint Branch Elementary School	5101 Pierce Avenue	Fort Washington	20744	301-749-4270	Middle School
Panorama Elementary School	2002 Callaway Street	College Park	20740	301-513-5300	Elementary School
Parkdale High School	6001 Good Luck Road	Temple Hills	20748	301-702-3870	Elementary School
Patuxent Elementary School	4410 Bishopmill Drive	Riverdale	20737	301-513-5700	High School
Perrywood Elementary School	501 Watkins Park Drive	Upper Marlboro	20772	301-952-7700	Elementary School
Pointer Ridge Elementary School	501 Watkins Park Drive	Upper Marlboro	20774	301-218-3040	Elementary School
Port Towns Elementary School	1110 Parkington Lane	Bowie	20716	301-390-0220	Elementary School
Potomac High School	4351 58th Avenue	Bladensburg	20710	301-985-1480	Elementary School
Potomac Landing Elementary School	5211 Boydell Avenue	Oxon Hill	20745	301-702-3900	High School
Prince George's Community College at Joint Base Andrews Degree Center	12500 Fort Washington Road	Fort Washington	20744	301-203-1114	Elementary School
Prince George's Community College at Laurel College Center	1413 Arkansas Road	Andrews Air Force Base	20762	301-546-0778	Higher Education
Prince George's Community College at Skilled Trades Center	312 Marshall Avenue	Laurel	20707	443-518-4182	Higher Education
Prince George's Community College at University Town Center	6400 Old Branch Avenue	Temple Hills	20748	301-546-8900	Higher Education
Prince George's Community College at Westphalia Training Center	8505 Belcrest Road	Hyattsville	20782	301-546-8000	Higher Education
Princeton Elementary School	9109 Westphalia Road	Upper Marlboro	20774	301-546-8500	Higher Education
Ridgecrest Elementary School	301 Largo Road	Upper Marlboro	20774	301-546-7422	Higher Education
Riverdale Elementary School	6101 Baxter Drive	Suitland	20746	301-702-7650	Elementary School
Robert Frost Elementary School	6120 Riggs Road	Hyattsville	20783	301-853-0820	Elementary School
Rockledge Elementary School	5006 Riverdale Road	Riverdale	20737	301-985-1850	Elementary School
Rogers Heights Elementary School	6419 85th Avenue	Hyattsville	20784	301-918-8792	Elementary School
Rosa L. Parks Elementary School	4949 Addison Road	Capitol Heights	20743	301-636-8400	Elementary School
Rose Valley Elementary School	7701 Laurel Bowie Road	Bowie	20715	301-805-2720	Elementary School
Samuel Chase Elementary School	4301 58th Avenue	Bladensburg	20710	301-985-1860	Elementary School
Samuel Ogle Middle School	6111 Ager Road	Hyattsville	20782	301-445-8090	Elementary School
Scotchtown Hills Elementary School	9925 Rosaryville Road	Upper Marlboro	20772	301-599-2490	Elementary School
Seabrook Elementary School	9800 Jacqueline Drive	Fort Washington	20744	301-449-4990	Elementary School
Seat Pleasant Elementary School	5700 Fisher Road	Temple Hills	20748	301-702-7660	Elementary School
Springhill Lake Elementary School	4111 Chelmont Lane	Bowie	20715	301-805-2641	Middle School
Stephen Decatur Middle School	15950 Dorset Road	Laurel	20707	301-497-3994	Elementary School
Suitland Elementary School	6001 Seabrook Road	Lanham	20706	301-918-8542	Elementary School
Surrattsville High School	6411 G Street	Capitol Heights	20743	301-925-2330	Elementary School
Tayac Elementary School	6060 Springhill Drive	Greenbelt	20770	301-513-5996	Elementary School
Templeton Elementary School	8200 Pinewood Drive	Clinton	20735	301-449-4990	Middle School
	4650 Towne Park Road	Suitland	20746	301-817-3770	Elementary School
	5200 Silver Hill Road	District Heights	20747	301-817-0500	High School
	6101 Garden Drive	Clinton	20735	301-599-2453	High School
	8600 Allentown Road	Fort Washington	20744	301-449-4840	Elementary School
	6001 Carters Lane	Riverdale	20737	301-985-1880	Elementary School

NAME	ADDRESS	CITY	ZIP CODE	TELEPHONE	FACILITY TYPE
Thomas Johnson Middle School	5401 Barker Place	Lanham	20706	301-918-8680	Middle School
Thomas S. Stone Elementary School	4500 34th Street	Mount Rainier	20712	301-985-1890	Elementary School
Thurgood G. Marshall Middle School	4909 Brinkley Road	Temple Hills	20748	301-702-7540	Middle School
Tulip Grove Elementary School	2909 Trainor Lane	Bowie	20715	301-805-2680	Elementary School
Turning Point Academy Public Charter School	7800 Good Luck Road	Lanham	20706	301-552-0164	Elementary School
University of Maryland University College	1413 Arkansas Road	Andrews Air Force Base	20762	301-981-3123	Higher Education
University of Maryland, College Park	7911 Regents Drive	College Park	20742	301-405-1000	Higher Education
University of Maryland, University College	3501 University Boulevard East	Hyattsville	20783	800-888-8682	Higher Education
University Park Elementary School	4315 Underwood Street	Hyattsville	20782	301-985-1898	Elementary School
Valley View Elementary School	5500 Danby Avenue	Oxon Hill	20745	301-749-4350	Elementary School
Vansville Elementary School	6813 Ammerdale Road	Beltsville	20705	301-931-2830	Elementary School
Waldon Woods Elementary School	10301 Thrift Road	Clinton	20735	301-599-2540	Elementary School
Walker Mill Middle School	800 Karen Boulevard	Capitol Heights	20743	301-808-4055	Middle School
Whitehall Elementary School	3901 Woodhaven Lane	Bowie	20715	301-805-1000	Elementary School
William Beanes Elementary School	5108 Dianna Drive	Suitland	20746	301-817-0533	Elementary School
William Paca Elementary School	7801 Sheriff Road	Hyattsville	20785	301-925-1330	Elementary School
William Wirt Middle School	6200 Tuckerman Street	Riverdale	20737	301-985-1720	Middle School
Woodmore Elementary School	5001 Filtridge Drive	Bowie	20721	301-390-0239	Elementary School
Woodridge Elementary School	12500 Woodmore Road	Hyattsville	20784	301-918-8585	Elementary School
Yorktown Elementary School	7301 Race Track Road	Bowie	20715	301-805-6610	Elementary School
Doctors Community Hospital	8118 Good Luck Road	Lanham	20706	301-552-8118	Hospital
Fort Washington Medical Center	11711 Livingston Road	Fort Washington	20744	301-292-7000	Hospital
Laurel Regional Hospital	7300 Van Dusen Road	Laurel	20707	301-725-4300	Hospital
Malcolm Grow Medical Clinics and Surgery Center	1080 West Perimeter Road	Andrews Air Force Base	20762	240-612-4886	Hospital
MeoStar Southern Maryland Hospital Center	7503 Surratts Road	Clinton	20735	301-868-8000	Hospital
Prince George's Hospital Center	3001 Hospital Drive	Hyattsville	20785	301-618-2000	Hospital
Saint Luke Institute	8901 New Hampshire Road	Silver Spring	20903	301-445-7970	Hospital
Agricultural Research Service(BRAC) Bld 003	10300 Baltimore Avenue	Beltsville	20762	301-504-5392	Federal Government Facility
Air National Guard	3252 East Perimeter Road	Clinton	20765	301-981-2820	Federal Government Facility
Alcoholic Beverage Control Board	5012 Rhode Island Avenue	Hyattsville	20781	301-699-2770	County Government Facility
Animal and Plant Health Inspection Service	4700 River Road	Riverdale	20737	301-734-6370	Federal Government Facility
Animal Management	3750 Brown Station Road	Upper Marlboro	20772	301-780-7200	County Government Facility
Appeals Board	14741 Governor Oden Bowie Drive	Upper Marlboro	20772	301-952-3220	County Government Facility
Assessment and Taxation	14735 Main Street	Upper Marlboro	20772	301-952-2500	County Government Facility
Assignment Office	14735 Main Street	Upper Marlboro	20772	301-952-2500	County Government Facility
Audits & Investigations	14741 Governor Oden Bowie Drive	Upper Marlboro	20772	301-952-3431	County Government Facility
Ball Bond Commissioner	14735 Main Street	Upper Marlboro	20772	301-952-3422	County Government Facility
Bird Banding Laboratory	12100 Beech Forest Road	Laurel	20708	301-497-5790	Federal Government Facility
Board Of Elections	14735 Main Street	Laurel	20708	301-341-7391	County Government Facility
Bureau of Alcohol, Tobacco, Firearms and Explosives	1100 Mercantile Lane, Suite 115A	Largo	20774	301-397-2640	Federal Government Facility
Bureau of Alcohol, Tobacco, Firearms, Explosives and National Laboratory Center	10210 Greenbelt Road	Lanham	20706	301-397-2640	Federal Government Facility
Bureau of The Census	6000 Ammendale Road	Beltsville	20705	1-888-283-5227	Federal Government Facility
Bureau of The Census, Bowie Computer Center	4600 Silver Hill Road	Suitland	20746	301-763-4636	Federal Government Facility
Center for Plant Health Science and Technology	17101 Melford Boulevard	Bowie	20715	301-763-1034	Federal Government Facility
Central Services Office	9901 Powder Mill Road	Beltsville	20705	301-574-5162	Federal Government Facility
Clerk of the Circuit Court	1400 McCormick Drive, Suite 336	Landover	20774	301-883-6450	County Government Facility
Commission For Animal Control Office	14735 Main Street	Upper Marlboro	20772	301-952-3318	County Government Facility
Community Partnership Division	1220 Caraway Court	Landover	20774	301-883-6009	County Government Facility
Cooperative Extension Service	9201 Basil Court	Landover	20774	301-883-5310	County Government Facility
County Council	6707 Groveton Drive	Clinton	20735	301-888-9386	County Government Facility
County Credit Union	14741 Governor Oden Bowie Drive	Upper Marlboro	20772	301-952-3700	County Government Facility
County Executive	9201 Basil Court	Landover	20774	301-883-5278	County Government Facility
Department Of Environmental Resources	14741 Governor Oden Bowie Drive	Upper Marlboro	20772	301-952-5570	County Government Facility
Department Of Family Services	14741 Governor Oden Bowie Drive	Upper Marlboro	20772	301-952-4131	County Government Facility
Department Of Housing & Community Development	1801 McCormick Drive, Suite 500	Landover	20774	301-883-5810	County Government Facility
Department Of Juvenile Justice	5012 Rhode Island Avenue	Hyattsville	20781	301-699-2672	County Government Facility
Department Of Juvenile Justice	9200 Basil Court, Suite 500	Landover	20774	301-883-4663	County Government Facility
Department Of Juvenile Justice	14735 Main Street	Upper Marlboro	20772	301-952-2580	State Government Facility
Department Of Juvenile Justice	9475 Lottsford Road	Landover	20774	301-952-9660	State Government Facility

Public Facilities
Prince George's County

NAME	ADDRESS	CITY	ZIP CODE	TELEPHONE	FACILITY TYPE
Department Of Social Services	6111 Ager Road	Hyattsville	20782	301-209-5000	State Government Facility
Director's Office Of Finance	14741 Governor Oden Bowie Drive	Upper Marlboro	20772	301-952-5025	County Government Facility
Division Of Parole & Probation	14735 Main Street	Upper Marlboro	20772	301-952-2634	State Government Facility
Division Of Rehabilitation Services	4710 Auth Place	Temple Hills	20746	301-899-1020	State Government Facility
Drinking Driver Monitor Program	5012 Rhode Island Avenue	Hyattsville	20782	301-985-3437	State Government Facility
Drinking Driver Monitor Program	5408 Silver Hill Road	Suitland	20747	301-735-9295	State Government Facility
Emergency Management Office	7915 Anchor Street	Landover	20785	301-324-4400	County Government Facility
Emergency Medical Services Division	5111 Berwyn Road	College Park	20740	301-474-1485	State Government Facility
Family Services	6111 Ager Road	Hyattsville	20782	301-422-5110	County Government Facility
Farm Service Agency	6420 Allentown Road	Camp Springs	20748	301-265-8416	County Government Facility
Federal Bureau Of Investigation Maryland Resident Agency	5301 Marlboro Racetrack Road	Upper Marlboro	20772	301-574-5162	Federal Government Facility
Food and Drug Administration	11700 Beltsville Drive	Calverton	20705	301-572-5400	Federal Government Facility
Food Safety and Inspection Service	5001 Paint Branch Parkway	College Park	20740	301-443-1544	Federal Government Facility
Fort Washington Park National Park Service	5601 Sunnyside Avenue	Beltsville	20705	301-504-2136	Federal Government Facility
Goddard Space Flight Center	13551 Fort Washington Road	Fort Washington	20744	301-763-4600	Federal Government Facility
Greenbelt Regional Park, National Park Service	8800 Greenbelt Road	Greenbelt	20771	301-286-2000	Federal Government Facility
Health Department Administrative Office	6585 Greenbelt Road	Greenbelt	20770	301-344-3948	Federal Government Facility
Highway Maintenance Office	1701 McCormick Drive	Largo	20774	301-883-7878	County Government Facility
Human Relations Commission	8400 Darcy Road	Forestville	20747	301-499-8523	County Government Facility
Individuals With Disabilities Division	14741 Governor Oden Bowie Drive, Suite L105	Upper Marlboro	20772	301-883-6170	County Government Facility
Joint Base Andrews Naval Air Facility Washington	9201 Basil Court	Landover	20774	301-883-5160	County Government Facility
Juvenile Services	Allentown Road	Camp Springs	20762	301-881-1110	Federal Government Facility
Library Administrative Offices	14735 Main Street	Upper Marlboro	20772	301-952-2580	County Government Facility
Liquor Board Of Prince Georges County	6530 Adelphi Road	Hyattsville	20782	301-699-3500	County Government Facility
Management and Budget Office	5012 Rhode Island Avenue	Hyattsville	20782	301-699-2770	County Government Facility
Maryland Division Of Employment	14741 Governor Oden Bowie Drive, Room 3000	Upper Marlboro	20772	301-952-3218/3300	County Government Facility
Media & Film Office	9829 Rhode Island Avenue	College Park	20740	301-441-2137	State Government Facility
Minority Business Opportunities Commission	9475 Lottsford Road	Landover	20774	301-386-3456	County Government Facility
Motor Vehicle Administration	1400 McCormick Drive	Landover	20774	301-883-6480	County Government Facility
Motor Vehicle Administration	10251 Central Avenue	Upper Marlboro	20774	410-950-1882	State Government Facility
National Agricultural Library	11760 Baltimore Avenue	Beltsville	20705	410-950-1882	State Government Facility
National Agricultural Research Visitor Center	10301 Baltimore Avenue	Beltsville	20705	301-504-5755	Federal Government Facility
National Archives Of College Park	7700 Power Mill Road	Beltsville	20705	301-504-8800	Federal Government Facility
National Colonial Farm, National Park Service	8601 Adelphi Road	College Park	20742	301-713-6800	Federal Government Facility
National Information Technology Center, IT System Operations Branch	3400 Bryan's Point Road	Accokeek	20607	301-283-2113	Federal Government Facility
National Oceanic and Atmospheric	5601 Sunnyside Avenue	Beltsville	20705	301-504-2211	Federal Government Facility
National Technology Support Center	5501 Lafayette Avenue	Riverdale	20737	301-436-6990	Federal Government Facility
Natural Resources Conservation Services (National Headquarters)	5601 Sunnyside Avenue	Beltsville	20705	301-504-3956	Federal Government Facility
Norman A. Berg National Plant Materials Center(Building 509)	8791 Beaver Dam Road	Beltsville	20705	301-504-5755	Federal Government Facility
Office of Field Operations	5601 Sunnyside Avenue	Beltsville	20705	301-504-2136	Federal Government Facility
Office of Homeland Security	14741 Governor Oden Bowie Drive, Suite L23	Upper Marlboro	20772	301-780-8313	County Government Facility
Office of Law	14735 Main Street	Upper Marlboro	20772	301-952-5225	County Government Facility
Orphans Court	14735 Main Street	Upper Marlboro	20772	301-952-5225	County Government Facility
Patuxent River 4-H Center	18405 Queen Anne Road	Upper Marlboro	20774	301-218-3079	County Government Facility
Patuxent Wildlife Research Refuge	12100 Beech Forest Road	Upper Marlboro	20772	301-497-5583	Federal Government Facility
Peoples Zoning Counsel	14741 Governor Oden Bowie Drive	Laurel	20708	301-952-3644	County Government Facility
Personnel	9201 Basil Court	Upper Marlboro	20772	301-952-3644	County Government Facility
Property Tax Assessment Appeal Board	14735 Main Street	Upper Marlboro	20772	301-952-2834	County Government Facility
Property Tax Assessment Appeals Board	14735 Main Street	Upper Marlboro	20772	301-952-2834	State Government Facility
Public Defender	14735 Main Street	Upper Marlboro	20772	301-952-2100	County Government Facility
Public Defender	5012 Rhode Island Avenue	Hyattsville	20782	301-699-2760	County Government Facility
Public Works and Transportation Department	9400 Peppercorn Place	Landover	20774	301-883-5600	County Government Facility
Register Of Wills	14735 Main Street	Upper Marlboro	20772	301-952-3250	County Government Facility
Sascer Administration Building	14201 School Lane	Upper Marlboro	20772	301-952-6023	County Government Facility
Sheriffs Office	5303 Chrysler Way	Upper Marlboro	20772	301-780-8600	County Government Facility
Social Services Director and Administrative	14735 Main Street	Upper Marlboro	20772	301-952-2681	County Government Facility
Social Services Director and Administrative	805 Brightseat Road	Landover	20785	301-909-7000	County Government Facility

Public Facilities
Prince George's County


NAME	ADDRESS	CITY	ZIP CODE	TELEPHONE	FACILITY TYPE
Soil Conservation District	14741 Governor Oden Bowie Drive	Upper Marlboro	20772	301-952-3930	County Government Facility
Soil Conservation District Office	5301 Marlboro Race Track Road, Suite 100	Upper Marlboro	20772	301-574-5162	County Government Facility
State Income Tax Information	14735 Main Street	Upper Marlboro	20772	301-952-2810	State Government Facility
United States Air Force Recruiting	5211 Auth Road	Suitland	20746	301-394-0903	Federal Government Facility
United States Air Force Recruiting	6192 Oxon Hill Road	Oxon Hill	20745	301-394-0506	Federal Government Facility
United States Army Recruiting	8700 Central Avenue	Landover	20785	301-350-7870	Federal Government Facility
United States Army Recruiting	6001 Marlboro Pike	District Heights	20747	301-394-0529	Federal Government Facility
United States Army Research Laboratory	6525 Belcrest Road	Hyattsville	20782	301-394-0513	Federal Government Facility
United States Attorney for District of Maryland, Southern Division	2800 Powder Mill Road	Adelphi	20783	301-394-2515	Federal Government Facility
United States Dept. of the Treasury and Internal Revenue Service	6500 Cherrywood Lane	Greenbelt	20770	301-344-4433	Federal Government Facility
United States District Court for District of Maryland	6501 Lafayette Avenue	Riverdale	20737	301-436-6990	Federal Government Facility
United States Fish and Wildlife Services, Patuxent Research Refuge	8401 Corporate Drive	Landover	20785	202-927-9361	Federal Government Facility
United States Government Printing Office	6500 Cherry Lane	Greenbelt	20770	301-344-0660	Federal Government Facility
United States Human Nutrition Information Service	10901 Scarlet Tanager Loop	Laurel	20708	301-497-5580	Federal Government Facility
United States Interior Department	8680 Cherry Lane	Laurel	20707	301-317-3953	Federal Government Facility
United States Labor Department Wage and Hour Division	6505 Belcrest Road	Hyattsville	20782	301-436-7725	Federal Government Facility
United States Marine Corps Recruiting	12100 Beech Forest Road	Laurel	20708	301-497-5500	Federal Government Facility
United States Marine Corps Recruiting	8700 Central Avenue	Landover	20785	301-436-6767	Federal Government Facility
United States Marine Corps Recruiting	6192 Oxon Hill Road	Oxon Hill	20745	301-350-8130	Federal Government Facility
United States Marine Corps Recruiting	6525 Belcrest Road	Oxon Hill	20745	301-394-0545	Federal Government Facility
United States Marine Corps Recruiting	8525 Belcrest Road	Hyattsville	20782	301-394-0536	Federal Government Facility
United States Naval Air Reserve	940 Fourth Street	Laurel	20707	301-498-6059	Federal Government Facility
United States Naval Air Reserve Recruit	1 San Diego Loop	Clinton	20762	301-981-7111	Federal Government Facility
United States Navy Recruiting	1 San Diego Loop	Clinton	20762	301-981-7111	Federal Government Facility
United States Navy Recruiting	5716 Silver Hill Road	District Heights	20747	301-394-0527	Federal Government Facility
United States Navy Recruiting	6192 Oxon Hill Road	Oxon Hill	20745	301-394-0549	Federal Government Facility
United States Navy Recruiting	6525 Belcrest Road	Hyattsville	20782	301-394-0500	Federal Government Facility
United States Navy Recruiting	940 Fourth Street	Laurel	20707	301-725-4900	Federal Government Facility
United States Park Police	6501 Greenbelt Road	Greenbelt	20770	301-344-4250	Federal Government Facility
United States Secret Service, James J. Rowley Training Center	9200 Powder Mill Road	Laurel	20708	617-565-5640	Federal Government Facility
United States Fish and Wildlife Service	12100 Beech Forest Road	Laurel	20708	301-497-5580	Federal Government Facility
University Of Maryland	3500 Campus Drive	College Park	20742	301-985-7000	State Government Facility
Veterans Health Administration	6525 Greenway Center Drive, Suite T-4	Greenbelt	20770	301-345-2463	Federal Government Facility
Veterans Health Administration	5801 Allentown Road	Camp Springs	20770	301-423-3700	Federal Government Facility
County Correctional Center	13400 Dille Drive	Upper Marlboro	20772	301-952-7164	Correctional Facility
Cheltenham Youth Detention Center	11003 Frank Tippett Road	Cheltenham	20623	301-782-2400	Correctional Facility

**Water Quality Criteria
Prince George's County**
(State identified waterbodies & Tier II streams)

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**Water Quality Criteria
Prince George's County
Maryland**





Legend

0 1 2 4 6 8 Miles



<ul style="list-style-type: none"> MAJORROADS TIER_II_STREAMS Des_Use I I-P 	<ul style="list-style-type: none"> Rivers_Streams -II -III -IV -Not yet determined 	<ul style="list-style-type: none"> Impoundments Tidal_Waters PG County Des_Use =I =II =I-P Land_Type Water
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Document Name: Water Quality Criteria
 Date Created: 02/06/2013 User Name: Water and Sewer Team Author: Anthony C. Mewson, Document and Map Path: \\Water and Sewer Program\Chapter 2 Maps

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