

APPENDIX 2-1

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**

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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.

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.

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Supplemental Map

General Plan Boundary Changes

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