

June 10, 2021

MDE's intent to seek a Priority Funding Area (PFA) funding exception for
14000 Crest Hill Lane in Montgomery County

Background: The Bay Restoration (Septic) Fund (BRF) requires MDE to provide an opportunity for Public Comment and/or Public Hearing in cases where there are On-site Sewage Disposal Systems (OSDS)/septic systems are located outside the State Priority Funding Area (PFA) and where BRF grant funding is being proposed for the public sewer connections. After addressing the public comments, if any, MDE intends to seek a PFA funding exception from the Smart Growth Coordinating Committee chaired by the Maryland Department of Planning (MDP).

Public Comment Period: Through July 10, 2021. Send e-mail comments to jerry.warner@maryland.gov.

Project: Sewer connection in Montgomery County for 14000 Crest Hill Lane, Tax Account ID 05-00278732, Tax Map KR22, Parcel N017, Lot 1, Crescent Hills. The sewage will ultimately be conveyed to and treated at the Blue Plains Wastewater Treatment Plant.

Water Quality & Public Health Issues: The County Health Department determination is summarized below:

The Department of Permitting Services (DPS), Well and Septic Section, confirmed on 4/2/21 that the existing septic system has reached the point of failure. The two existing seepage pits are completely full.

DPS requires that The Department of Environmental Protection (DEP) concur in cases where a septic system replacement is considered for properties designated as sewer categories S-1 and S-3. Given the conditions in this case—the location within the planned community sewer service envelope, the S-1 sewer category, and the availability of community sewer mains—DEP will require the owners to connect the property to community sewer service. DEP will not concur with the use of a replacement septic system.

BRF Funding Eligibility: Up to \$20,000 per existing home; or actual prorated sewer collection system cost, whichever is lower.

Potential New Growth: There are no existing vacant lots adjacent to the existing sewer mains that abut this property.

Measures Taken to Mitigate New Growth: The existing RE-2C zoning (residential estate, 2-acre, cluster) limits overall development density to one dwelling unit per 2 acres. At 3.17 ac., this lot does not have enough acreage for the creation of a second building lot. Theoretically, an additional building lot might be possible if this lot (3.17 ac.) and the adjacent lot to the north (14010 Crest Hill Ln., Pt. Lot 2 at 2.83 ac.) were combined for a total area of 6.0 acres. A third lot might be resubdivided from the existing two lots. (The two lots are not under common ownership at this time, according to property tax records.)

Potential Nitrogen Reduction:

	<u>Approx. Total Nitrogen (TN) Discharged (lb/yr)</u>	<u>Total TN Reduced (lb/yr)</u>
No Action	23.2	000
BAT Upgrade	11.6	11.6
ENR Connection	2.3	20.9

*Includes nutrient loading from infill development (There is no expected "infill" development resulting from the provision of community sewer service for this property.)

Attachment: Location Map

