

March 12, 2025

MDE's intent to seek a Priority Funding Area (PFA) funding exception for 1911 Rose Place, Upper Marlboro, Maryland 20774 in Prince George's 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 Sustainable Growth Coordinating Committee chaired by the Maryland Department of Planning (MDP).

Public Comment Period: Through April 13, 2025. Send e-mail comments to mde.pfaexception@maryland.gov.

Project: A sewer connection to the existing system in Prince George's County for Location, 1911 Rose PL, Upper Marlboro, MD 20774, Tax Map 84, Grid E-1, Parcel 0000, Lot 4, Block A. The sewer will ultimately be conveyed to and treated at the Western Branch Wastewater Treatment Plant.

Water Quality & Public Health Issues: The County Health Department determination is summarized below: This property is located in Sewer Category 5 – Future Community System approximately 118 feet from the nearest public sewer line. The property owner will need to request a waiver to change the sewer category from the Prince George's County Department of Permitting, Inspection and Enforcement (DPIE). The current sewage disposal system is overflowing and backing up into the applicant's house creating a health hazard, financial strain and nuisance.

BRF Funding Eligibility: The funding will be no greater than \$25,000 but based on the submitted quotes will be approximately \$17,625.

Potential New Growth: There is a maximum of 6 future infill homes on existing vacant lots in the adjacent Brock Hall Manor Subdivision.

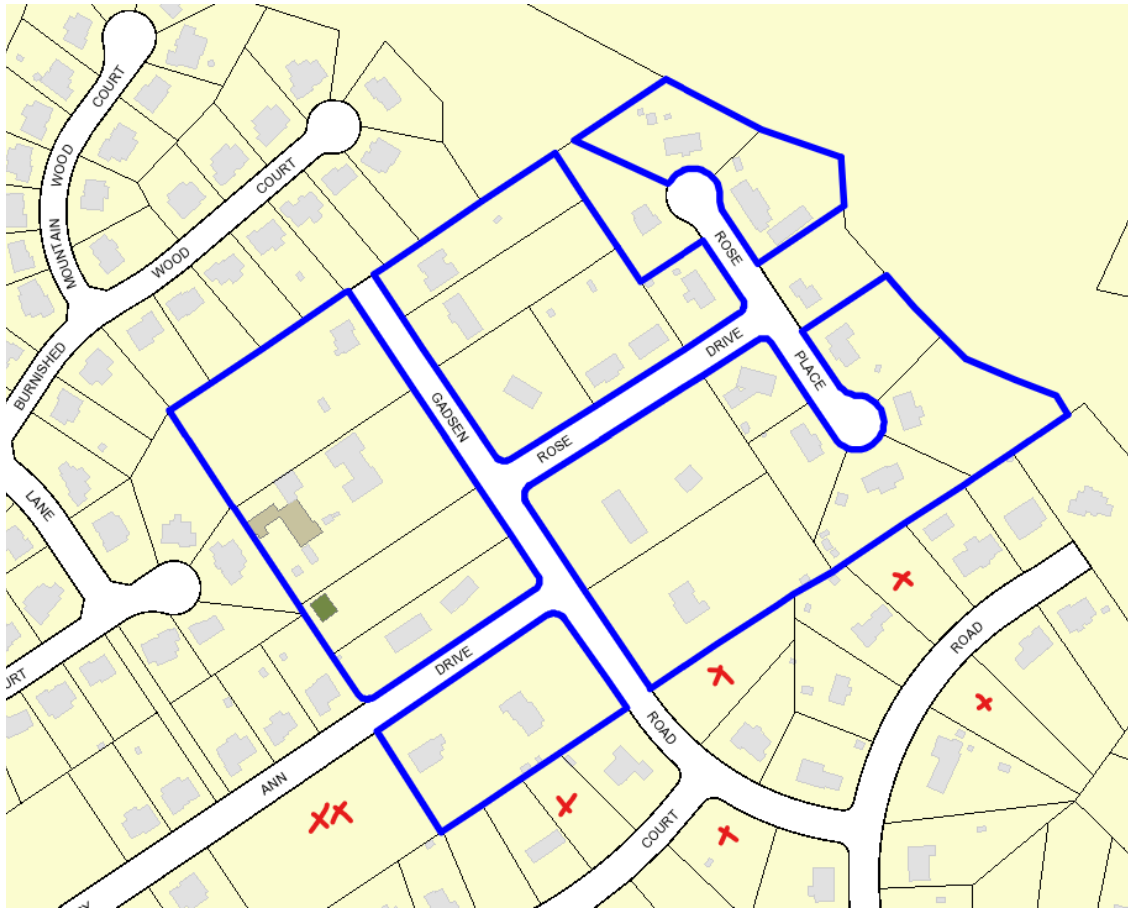
Measures Taken to Mitigate New Growth: There are only 6 undeveloped lots in the area. Therefore, the service area has been narrowly defined with the potential for a maximum of 6 future infill homes and sewer connections. The County's 10 YR Water and Sewer plan limits new growth through the Sewer classification. The lots are defined as Sewer Category 5 within the County's 10 yr Water and Sewer Plan and require a waiver to connect to public sewer.

Potential Nitrogen Reduction:

	<u>Approx. Total Nitrogen (TN) Discharged (lb/yr)</u>	<u>Total TN Reduced (lb/yr)</u>
No Action	23 lbs/yr	000
BAT Upgrade	11.6 lbs/yr	11.6
ENR Connection	3 lbs/yr*	20.2 lbs/yr*

*Includes nutrient loading from infill development

Attachment: Location Map



A screenshot of the PGAtlas.com web application. The browser address bar shows the URL https://www.pgatlas.com. The application interface includes a top navigation bar with the PGAtlas.com logo and "Advanced Mapping" text. On the left, there are standard map navigation controls (pan, zoom, etc.). The main map area displays a detailed view of the same residential area shown in the aerial image above, but with a different color scheme: green for land parcels and light blue for water or other features. A red diamond marker is placed on a parcel labeled "WESTERN BRANCH". A "Layers" panel is open on the right side, showing a list of map layers: "Property", "Road Casings", "Sewer and Water", and "Sewer Category (DPIE)". Under "Sewer Category (DPIE)", there are four options: "S-3 Community System", "S-4 Community System Adequate for Development Planning", "S-5 Future Community System", and "S-6 Individual System". The bottom of the screenshot shows a Windows taskbar with the search bar and several application icons. The system tray on the right indicates the date and time as 8:11 AM on 2/27/2025, and the weather as 53°F Cloudy. A scale bar at the bottom right of the map indicates 0 to 100 feet.