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- NTH -

M1 - Kiley
m2 - Chevalier PG
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D

JOINT FEDERAL/STATE APPLICATION FOR THE ALTERATION OF ANY FLOODPLAIN, WATERWAY, TIDAL OR NONTIDAL WETLAND IN MARYLAND

FOR AGENCY USE ONLY

Application Number _____
 Date Received by State _____
 Date Received by Corps _____
 Type of State permit needed _____
 Type of Corps permit needed _____

Date Determined Complete _____
 Date(s) Returned _____
 Date of Field Review _____
 Agency Performed Field Review _____

+++++
 • Please submit 1 original and 6 copies of this form, required maps and plans to the Wetlands and Waterways Program as noted on the last page of this form.
 • Any application which is not completed in full or is accompanied by poor quality drawings may be considered incomplete and result in a time delay to the applicant.

PAID \$750

Please check one of the following:

RESUBMITTAL: _____ APPLICATION AMENDMENT: _____ MODIFICATION TO AN EXISTING PERMIT: _____
 JURISDICTIONAL DETERMINATION ONLY _____ APPLYING FOR AUTHORIZATION
 PREVIOUSLY ASSIGNED NUMBER (RESUBMITTALS AND AMENDMENTS) CENAB-OP-RMS (Patuxent Greens Golf Course)
 2017-01789

DATE January 29, 2018

1. APPLICANT INFORMATION: AF 28748 Cat A

201860267

18-NT-0067

APPLICANT NAME:

Patuxent Greens Country Club/Swamp Roads Day 45: 4/16/18

A. Name: <u>Mr. Alan Cohen</u>	B. Daytime Telephone: <u>301-692-4000</u>
C. Company: <u>ADC Builders, Inc.</u>	D. Email Address: <u>acohen@csinvestors.com</u>
E. Address: <u>6290 Montrose Road</u>	
F. City: <u>Rockville</u>	State: <u>Maryland</u> Zip: <u>20852</u>

AGENT/ENGINEER INFORMATION:

A. Name: <u>Mr. Phil Hughes</u>	B. Daytime Telephone: <u>240-912-2163</u>
C. Company: <u>Rogers Consulting</u>	D. Email Address: <u>PHughes@RODGERS.com</u>
E. Address: <u>1101 Mercantile Lane, Suite 280</u>	
F. City: <u>Largo</u>	State: <u>Maryland</u> Zip: <u>20774</u>

ENVIRONMENTAL CONSULTANT:

A. Name: <u>Mr. Milton L. McCarthy</u>	B. Daytime Telephone: <u>301-627-7505</u>
C. Company: <u>McCarthy & Associates, Inc.</u>	D. Email Address: <u>swamp.group@verizon.net</u>
E. Address: <u>14458 Old Mill Road, Suite 201</u>	
F. City: <u>Upper Marlboro</u>	State: <u>Maryland</u> Zip: <u>20772</u>

CONTRACTOR (If known):

A. Name: _____	B. Daytime Telephone: _____
C. Company: _____	D. Email Address: _____
E. Address: _____	
F. City: _____	State: _____ WATER AND SCIENCE ADMIN. REGULATORY SERVICES COORD.

PRINCIPAL CONTACT:

A. Name: <u>Mr. Milton L. McCarthy</u>	B. Daytime Telephone: <u>301-627-7505</u>
C. Company: <u>McCarthy & Associates, Inc.</u>	D. Email Address: <u>swamp.group@verizon.net</u>
E. Address: <u>14458 Old Mill Road, Suite 201</u>	
F. City: <u>Upper Marlboro</u>	State: <u>Maryland</u> Zip: <u>20772</u>

SSA MHT

2/12

2. PROJECT DESCRIPTION

a. **GIVE WRITTEN DESCRIPTION OF PROJECT:**
 To redevelop Patuxent Greens Golf Course to a residential use

Has any portion of the project been completed? Yes No If yes, explain _____

Is this a residential subdivision or commercial development? Yes No
 If yes, total number of acres on property 195 acres

b. **ACTIVITY:** Check all activities that are proposed in the wetland, waterway, floodplain, and nontidal wetland buffer as appropriate.

A. <input checked="" type="checkbox"/> filling	D. <input type="checkbox"/> flooding or impounding	F. <input checked="" type="checkbox"/> grading
B. <input type="checkbox"/> dredging	water	G. <input checked="" type="checkbox"/> removing or destroying
C. <input checked="" type="checkbox"/> excavating	E. <input type="checkbox"/> draining	vegetation
		H. <input checked="" type="checkbox"/> building structures

Area for item(s) checked: Wetland 6,011 (sq. ft.) Buffer (Nontidal Wetland Only) 38,202 (sq. ft.)
 Expanded Buffer (Nontidal Wetland Only) 0 (sq. ft.)

Area of stream impact 0 (sq. ft.) Length of stream affected 0 (linear feet) **NOTE:** Wetlands are isolated and are created from past golf course grading

c. TYPE OF PROJECTS: Project Dimensions

For each activity, give overall length and width (in feet), in columns 1 and 2. For multiple activities, give total area of disturbance in square feet in column 3. For activities in tidal waters, give maximum distance channelward (in feet) in column 4. For dam or small ponds, give average depth (in feet) for the completed project in column 5. Give the volume of fill or dredged material in column 6.

	Length (Ft.) 1	Width (Ft.) 2	Area Sq. Ft. 3	Maximum/Average		Volume of fill/dredge material (cubic yards) below MHW or OHW 6
				Channelward Encroachment 4	Pond Depth 5	
A. Bulkhead						
B. Revetment						
C. Vegetative Stabilization						
D. Gabions						
E. Groins						
F. Jetties						
G. Boat Ramp						
H. Pier						
I. Breakwater						
J. Repair & Maintenance						
K. <input checked="" type="checkbox"/> Road Crossing	Varies	Varies	479			10
L. Utility Line						
M. Outfall Construction						
N. Small Pond						
O. Dam						
P. <input checked="" type="checkbox"/> Lot Fill	Varies	Varies	5,532			25
Q. Building Structures						
R. Culvert						
S. Bridge						
T. Stream Channelization						
U. Parking Area						
V. Dredging						
W. 1. New Other (explain)	2. Maintenance	3. Hydraulic	4. Mechanical			

d. PROJECT PURPOSE: Give brief written description of the project purpose:

To redevelop an existing golf course to a residential use.

3. PROJECT LOCATION:

a. LOCATION INFORMATION:

A. County: Prince George's B. City: Laurel C. Name of waterway or closest waterway Patuxent River
D. State stream use class designation: Class I
E. Site Address or Location: 14415 Greenvale Drive, Laurel, MD 20708

F. Directions from nearest intersection of two state roads: See vicinity map

G. Is your project located in the Chesapeake Bay Critical Area (generally within 1,000 feet of tidal waters or tidal wetlands)?:
Yes No

H. County Book Map Coordinates (Alexandria Drafting Co.); Excluding Garrett and Somerset Counties:
Map: 5169 Letter: F & G Number: 6 & 7 (to the nearest tenth)
I. FEMA Floodplain Map Panel Number (if known):
J. 1. 39°05'08.77"N latitude 2. 76°50'20.42"W longitude

b. ACTIVITY LOCATION: Check one or more of the following as appropriate for the type of wetland/waterway where you are proposing an activity:

A. <input type="checkbox"/> Tidal Waters	F. <input type="checkbox"/> 100-foot buffer (nontidal wetland of special State concern)	H. <input checked="" type="checkbox"/> 100-year floodplain (outside stream channel)
B. <input type="checkbox"/> Tidal Wetlands	G. <input type="checkbox"/> In stream channel	I. <input checked="" type="checkbox"/> River, lake, POND
C. <input type="checkbox"/> Special Aquatic Site (e.g., mudflat, vegetated shallows)	1. <input type="checkbox"/> Tidal 2. <input type="checkbox"/> Nontidal	J. <input type="checkbox"/> Other (Explain)
D. <input checked="" type="checkbox"/> Nontidal Wetland		
E. <input checked="" type="checkbox"/> 25-foot buffer (nontidal wetlands only)		

c. LAND USE:

A. Current Use of Parcel Is: 1. Agriculture: Has SCS designated project site as a prior converted cropland?
Yes No 2. Wooded 3. Marsh/Swamp 4. Developed
5. Other Golf Course

B. Present Zoning Is: 1. Residential 2. Commercial/Industrial 3. Agriculture 4. Manna 5. Other

C. Project complies with current zoning Yes No

THE FOLLOWING INFORMATION IS REQUIRED BY THE STATE (blocks 4-7):

4. REDUCTION OF IMPACTS: Explain measures taken or considered to avoid or minimize wetland losses in F. Also check Items A-E if any of these apply to your project.

A. Reduced the area of disturbance B. Reduced size/scope of project C. Relocated structures
D. Redesigned project

E. Other Only developing the Golf Course. The forest northeast of Bear Branch to remain undisturbed

F. Explanation The applicant is proposing to only redevelop the Golf Course

Describe reasons why impacts were not avoided or reduced in Q. Also check Items G-P that apply to your project.

G. <input type="checkbox"/> Cost	K. <input type="checkbox"/> Parcel size	N. <input type="checkbox"/> Safety/public welfare issue
H. <input checked="" type="checkbox"/> Extensive wetlands on site	L. <input type="checkbox"/> Other regulatory requirement	O. <input type="checkbox"/> Inadequate zoning
I. <input type="checkbox"/> Engineering/design constraints	M. <input checked="" type="checkbox"/> Failure to accomplish project purpose	P. <input type="checkbox"/> Other _____
J. <input checked="" type="checkbox"/> Other natural features		

Q. Description _____

5. LETTER OF EXEMPTION: If you are applying for a letter of exemption for activities in nontidal wetlands and/or their buffers, explain why the project qualifies:

A. <input checked="" type="checkbox"/> No significant plant or wildlife value and wetland impact	B. <input type="checkbox"/> Repair existing structure/fill
1. <input type="checkbox"/> Less than 5,000 square feet	C. <input type="checkbox"/> Mitigation Project
2. <input checked="" type="checkbox"/> In an isolated nontidal wetland less than 1 acre in size	D. <input type="checkbox"/> Utility Line
E. Other (explain) _____	1. <input type="checkbox"/> Overhead
	2. <input type="checkbox"/> Underground

F. Check here if you are not applying for a letter of exemption.

IF YOU ARE APPLYING FOR A LETTER OF EXEMPTION, PROCEED TO BLOCK 11

6. ALTERNATIVE SITE ANALYSIS: Explain why other sites that were considered for this project were rejected in M. Also check any items in D-L if they apply to your project. (If you are applying for a letter of exemption, do not complete this block):

A. 1 site B. 2 - 4 sites C. 5 or more sites

Alternative sites were rejected/not considered for the following reason(s):

D. <input type="checkbox"/> Cost	H. <input type="checkbox"/> Greater wetlands impact	L. <input type="checkbox"/> Other _____
E. <input type="checkbox"/> Lack of availability	I. <input type="checkbox"/> Water dependency	
F. <input type="checkbox"/> Failure to meet project purpose	J. <input type="checkbox"/> Inadequate zoning	
G. <input type="checkbox"/> Located outside general/market area	K. <input type="checkbox"/> Engineering/design constraints	
M. Explanation: _____		

7. PUBLIC NEED: Describe the public need or benefits that the project will provide in F. Also check Items in A-E that apply to your project. (If you are applying for a letter of exemption, do not complete this block):

A. <input type="checkbox"/> Economic	C. <input type="checkbox"/> Health/welfare	E. <input type="checkbox"/> Other _____
B. <input type="checkbox"/> Safety	D. <input type="checkbox"/> Does not provide public benefits	
F. Description _____		

8. OTHER APPROVALS NEEDED/GRANTED:

A. Agency	B. Date Sought	C. Decision	D. Decision Date	E. Other Status
		1. Granted 2. Denied		
<u>City of Laurel Floodplain Study</u>	<u>Jan, 2018</u>	<u>✓</u>	<u>Jan. 12, 2018</u>	
<u>Maryland Historical Trust</u>	<u>Jan 12, 2018</u>	<u>✓</u>	<u>Feb. 2, 2018</u>	

9. MITIGATION PLAN: Please provide the following information:

a. Description of a monetary compensation proposal, if applicable (for state requirements only). Attach another sheet if necessary.

b. Give a brief description of the proposed mitigation project. _____

c. Describe why you selected your proposed mitigation site, including what other areas were considered and why they were rejected.

d. Describe how the mitigation site will be protected in the future. _____

10. HAVE ADJACENT PROPERTY OWNERS BEEN NOTIFIED?:

Provide names and mailing addresses below (Use separate sheet, if necessary):

a. _____ b. _____ c. _____

11. HISTORIC PROPERTIES: Is your project located in the vicinity of historic properties? (For example: structures over 50 years old, archeological sites, shell mounds, Indian or Colonial artifacts). Provide any supplemental information in Section 13.

A. Yes B. No C. Unknown

12. ADDITIONAL INFORMATION: Use this space for detailed responses to any of the previous items. Attach another sheet if necessary.

Check box if data is enclosed for any one or more of the following (see checklist for required information):

A. Soil borings D. Field surveys G. Site plan
B. Wetland data sheets E. Alternate site analysis H. Avoidance and
C. Photographs F. Market analysis minimization analysis

I. Other (explain) MHT Submittal & Approval; Floodplain Study; Geotechnical Report; City of Laurel Floodplain Approval Letter; the Army Corps of Engineers Jurisdictional Determination will be provided under separate cover once received; MD DNR Letter; Certificate of Notification; Adjoining Property Owner Letters; USPS Certificate of mailing

CERTIFICATION:

I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I certify that all Waters of the United States have been identified and delineated on site, and that all jurisdictional wetlands have been delineated in accordance with the Corps of Engineers Wetlands Delineation Manual (Wetlands Research Program Technical Report Y-87-1). I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of the permit or license if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan. I understand that none of the information contained in the application form is confidential and that I may request that additional required information be considered confidential under applicable laws. I further understand that failure of the landowner to sign the application will result in the application being deemed incomplete.

LANDOWNER MUST SIGN: 

DATE: 2-8-2018

WHERE TO MAIL APPLICATION

Maryland Department of the Environment
Water Management Administration
Regulatory Services Coordination Office
1800 Washington Boulevard, Suite 430
Baltimore, Maryland 21230
Telephone: (410) 537-3762
1-800-876-0200

BEFORE YOU MAIL... DON'T FORGET...

- **SIGN AND DATE THE APPLICATION. THE LANDOWNER MUST SIGN.**
- **SEVEN (7) COPIES OF ALL DOCUMENTS (APPLICATION, PLANS, MAPS, REPORTS, ETC.) MUST BE RECEIVED TO BEGIN OUR REVIEW.**
- **INCLUDE FIVE COPIES OF A VICINITY MAP (LOCATION MAP) WITH THE PROJECT SITE PINPOINTED.**
- **SEND AN APPLICATION FEE OF \$750 ALONG WITH A COPY OF THE FIRST PAGE OF THE APPLICATION TO MARYLAND DEPARTMENT OF THE ENVIRONMENT, P.O. BOX 2057, BALTIMORE, MD 21203-2057. PLEASE REFER TO OUR WEBSITE <http://www.mde.maryland.gov> FOR FURTHER INSTRUCTIONS.**

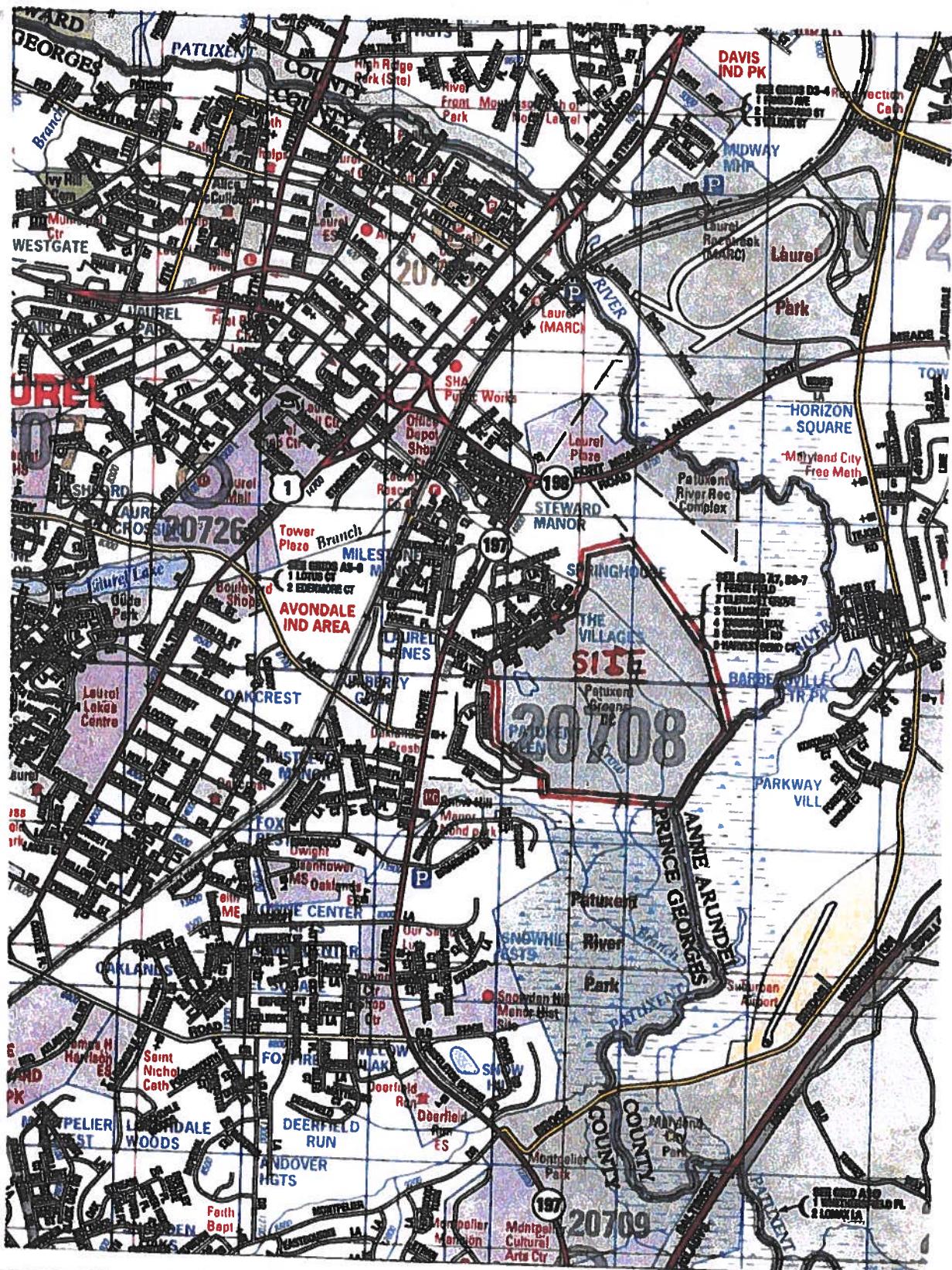


FIGURE 1 PRINCE GEORGE'S COUNTY ADC MAP
(SCALE: 1"=2000')

CREDIT ©ADC THE MAP PEOPLE - BY PERMISSION PUN# 2090616

PATUXENT GREENS COUNTRY CLUB
14415 GREENVIEW DRIVE
LAUREL, MARYLAND



FIGURE 2 **AERIAL PHOTOGRAPH**

CREDIT – MD IMAP

<http://geodata.md.gov/imaptemplate/>

MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

PATUXENT GREENS COUNTRY CLUB

14415 GREENVIEW DRIVE

LAUREL, MARYLAND



FIGURE 3 FALSE COLOR INFRA-RED PHOTO

CREDIT - MD IMAP

<http://geodata.md.gov/imaptemplate/>

MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

PATUXENT GREENS COUNTRY CLUB

14415 GREENVIEW DRIVE

LAUREL, MARYLAND



U.S. Fish and Wildlife Service

National Wetlands Inventory



Wetlands

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Other
- Riverine

FIGURE 4 NWI WETLAND MAP

CREDIT – USFWS NATIONAL WETLAND INVENTORY
<http://www.fws.gov/wetlands/Data/Mapper.html>
UNITED STATES FISH & WILDLIFE SERVICE

PATUXENT GREENS COUNTRY CLUB
14415 GREENVIEW DRIVE
LAUREL, MARYLAND

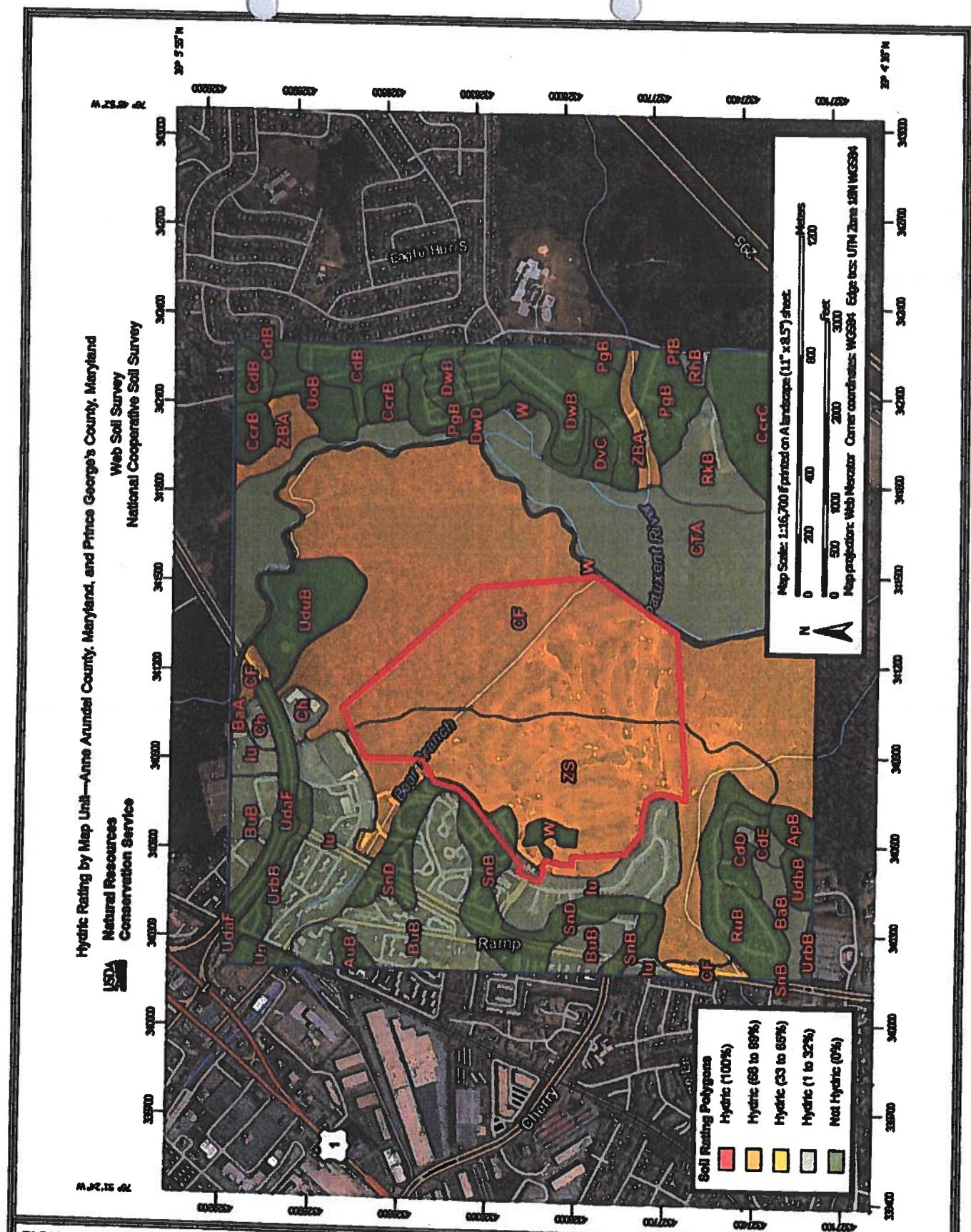
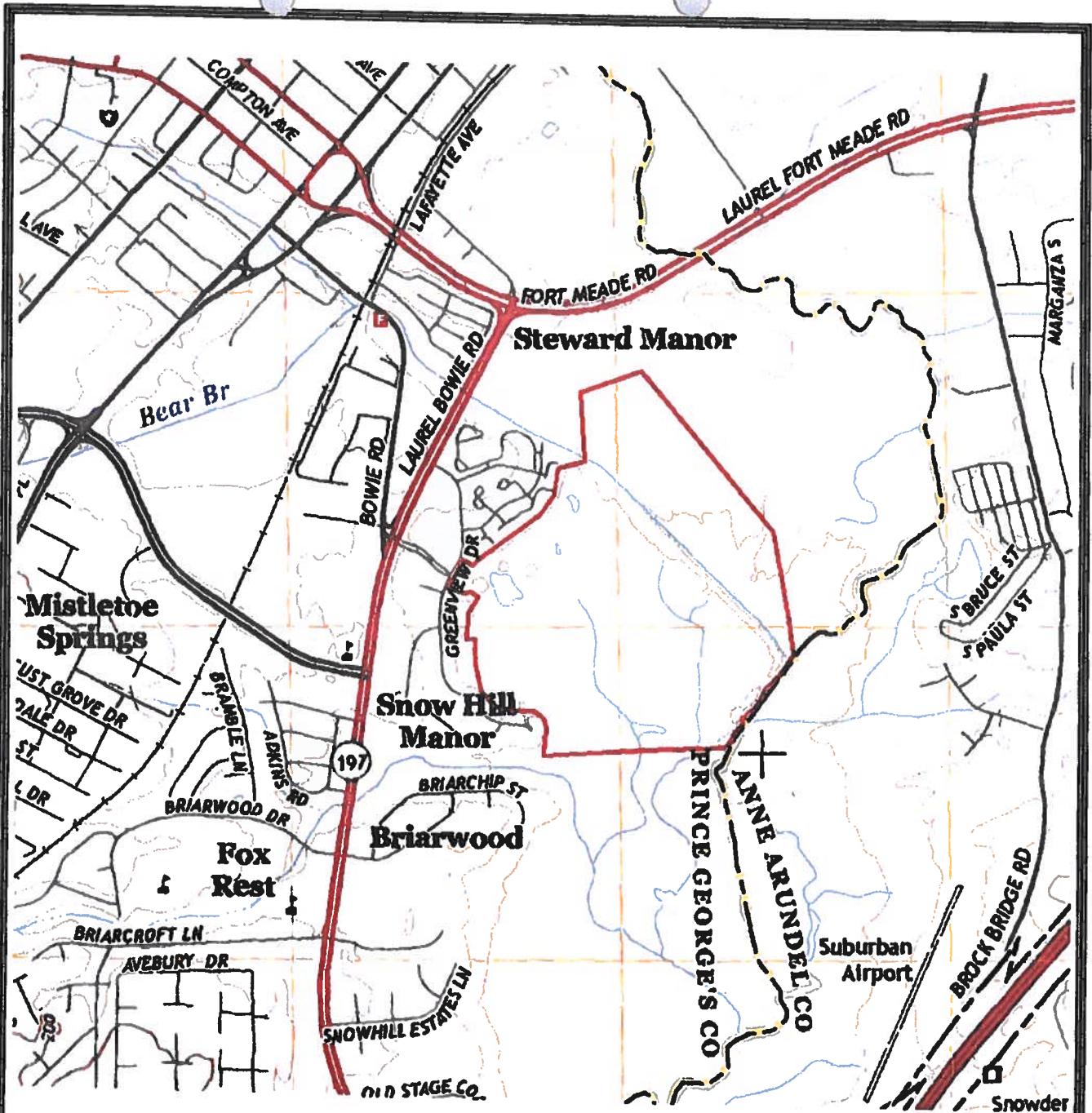


FIGURE 5 **SOIL SURVEY MAP**

CREDIT – NRCS WEB SOIL SURVEY
<http://websosilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
USDA – NATURAL RESOURCE CONSERVATION SERVICE

PATUXENT GREENS COUNTRY CLUB
14415 GREENVIEW DRIVE
LAUREL, MARYLAND



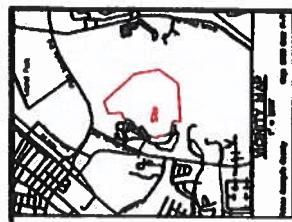
SCALE 1:24,000

Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 18S
 10 000-foot ticks: Maryland Coordinate System of 1983

Imagery.....NAIP, June 2011
 Roads.....HERE, ©2013
 Names.....GNIS, 2013
 Hydrography.....National Hydrography Dataset, 2011
 Contours.....National Elevation Dataset, 2013
 Boundaries.....Multiple sources; see metadata file 1972 - 2013

FIGURE 6 USGS LAUREL QUADSHEET
 CREDIT - UNITED STATES GEOLOGICAL SURVEY
<http://store.usgs.gov/>
 UNITED STATES DEPARTMENT OF THE INTERIOR

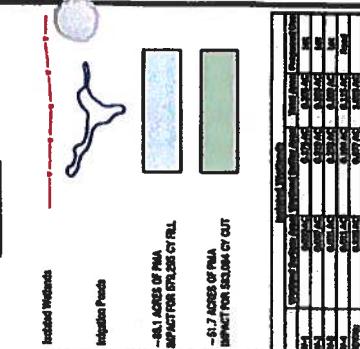
PATUXENT GREENS COUNTRY CLUB
 14415 GREENVIEW DRIVE
 LAUREL, MARYLAND



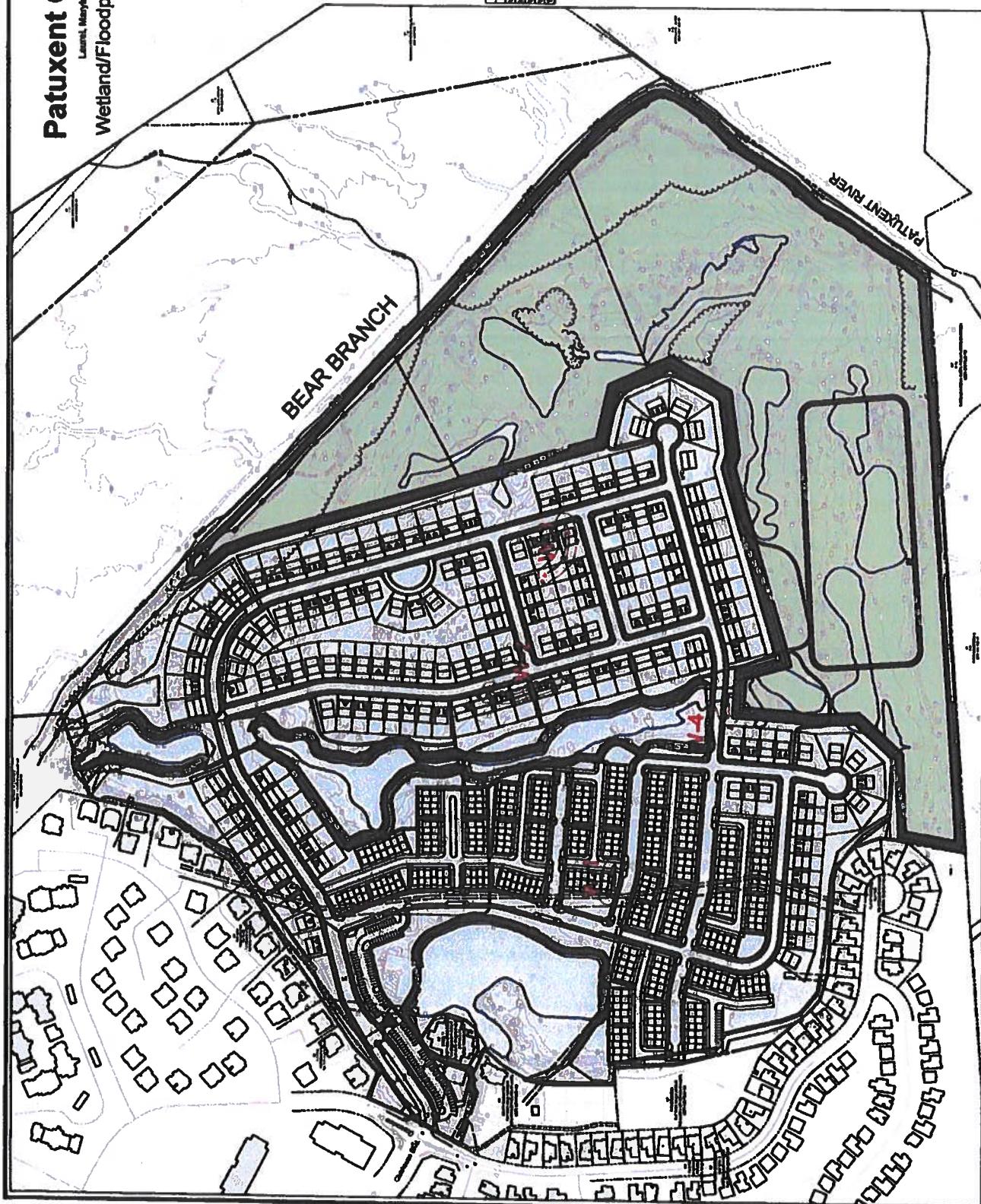
Patuxent Greens

Land: Maryland
Wetland/Floodplain Exhibit

LEGEND



DRAFT



RODGERS
CONSULTING

WETLAND/FLOODPLAIN EXHIBIT

Prepared for:
Chesapeake Commons, LLC
1000 Bear Branch Road
Laurel, MD 20708
and Subsidiaries

Patuxent Greens
1000 Bear Branch Road
Laurel, MD 20708
Prince George's County, Maryland
For the City of Laurel

Map 1 of 1
Scale: 1:10,000
Prepared by: Chesapeake Commons, LLC
Prepared for: Chesapeake Commons, LLC
Date: 06/20/2014
Drawing No.: 06/20/2014
Drawing Type: Site Plan
Drawing Title: Wetland/Floodplain Exhibit
Drawing Description: This map illustrates the location and extent of wetlands and floodplains within the Patuxent Greens development area. It shows the boundaries of the development, the locations of various water bodies, and the impact of the development on the surrounding environment. The map includes a legend, a north arrow, and a scale bar.

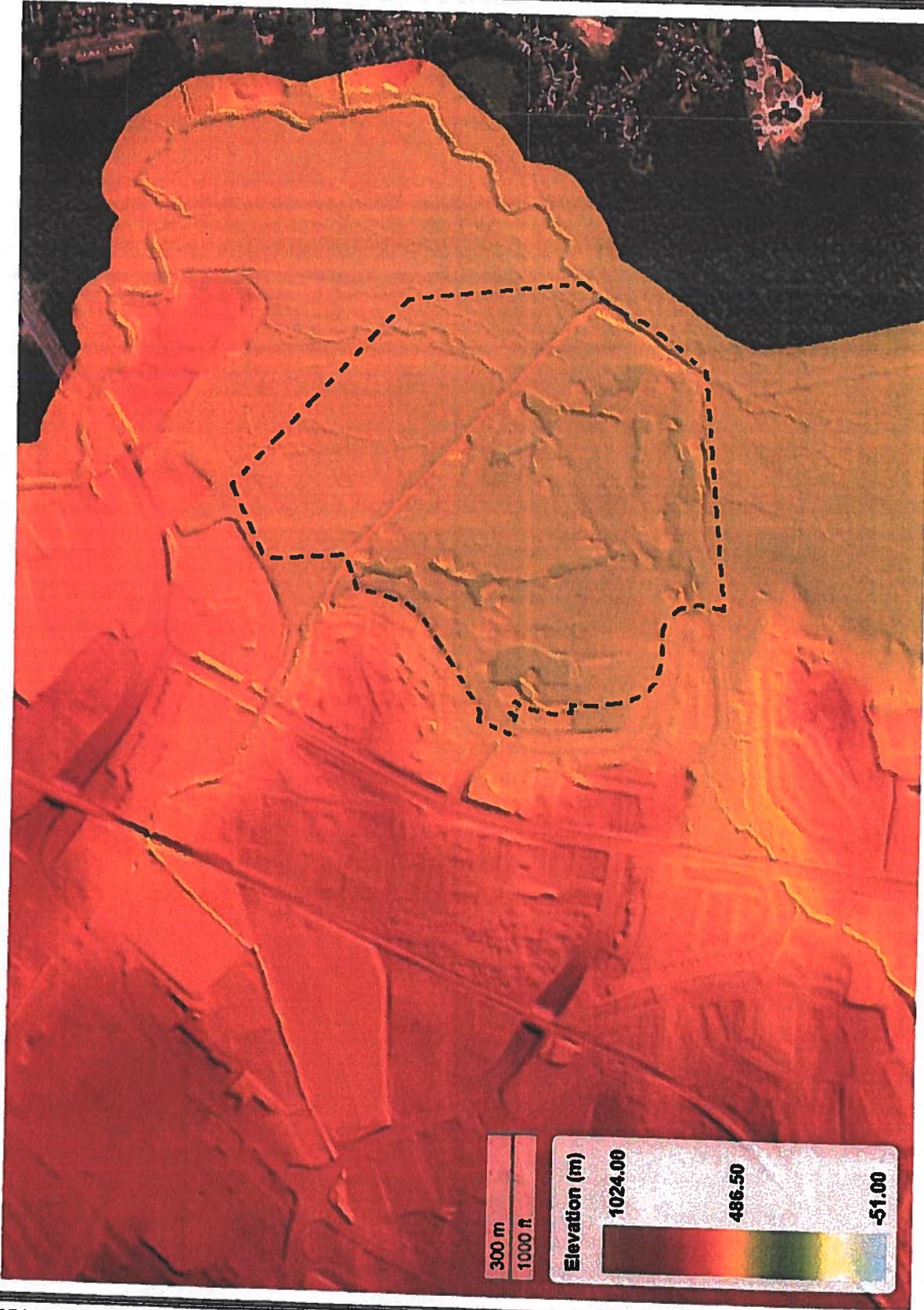
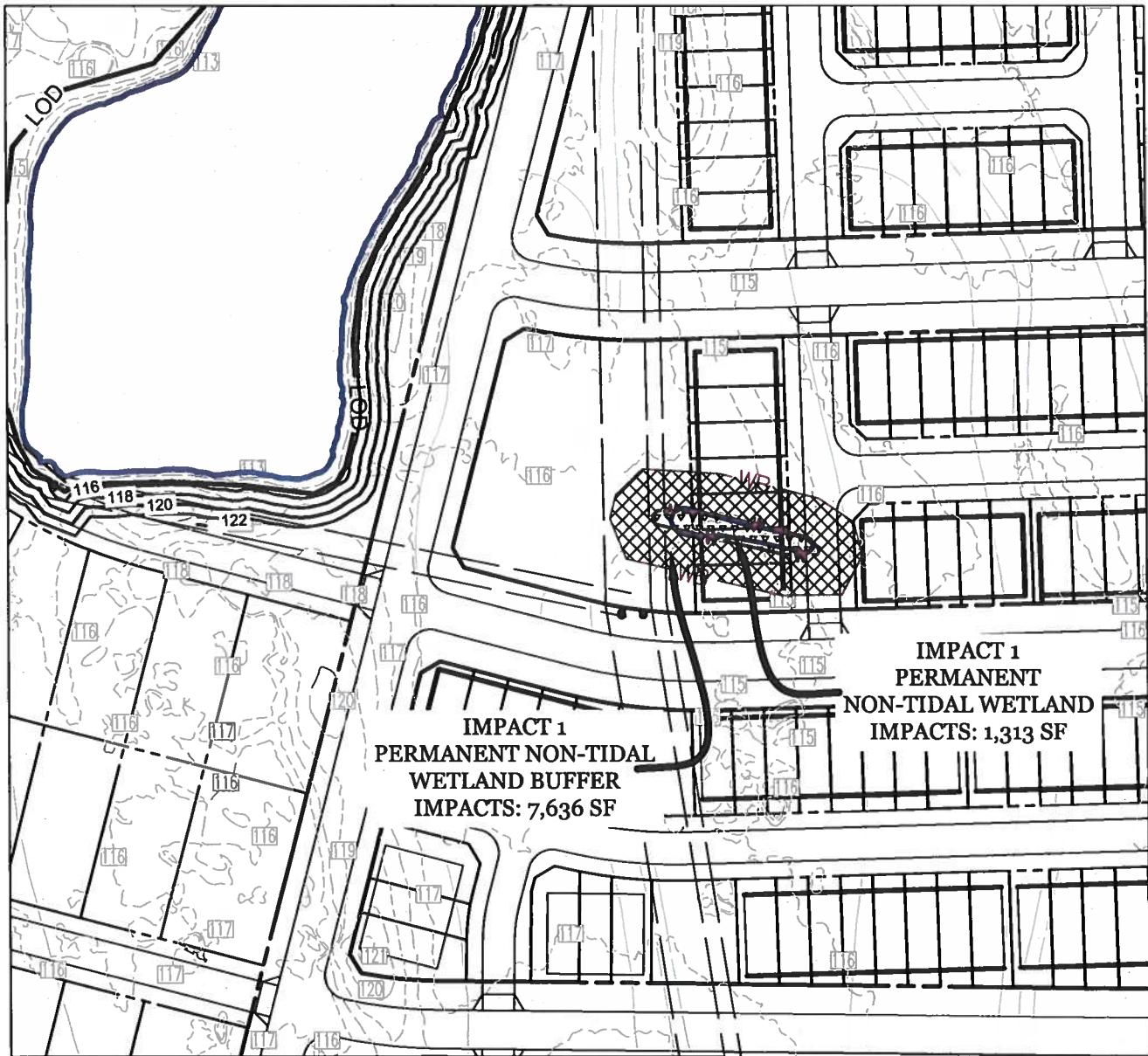


FIGURE 7 LIDAR TOPOGRAPHIC MAP

CREDIT - MD IMAP

<http://imap.maryland.gov/Pages/lidar-topography-viewer.aspx>
MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

PATUXENT GREENS COUNTRY CLUB
14415 GREENVIEW DRIVE
LAUREL, MARYLAND



Impacts to Regulated Resources				
Impact	Description	Non-Tidal Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent (SF)
1	Grading/Roadway/ Home Construction	1,313	7,636	

LEGEND

- Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact

Prepared For:
CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000

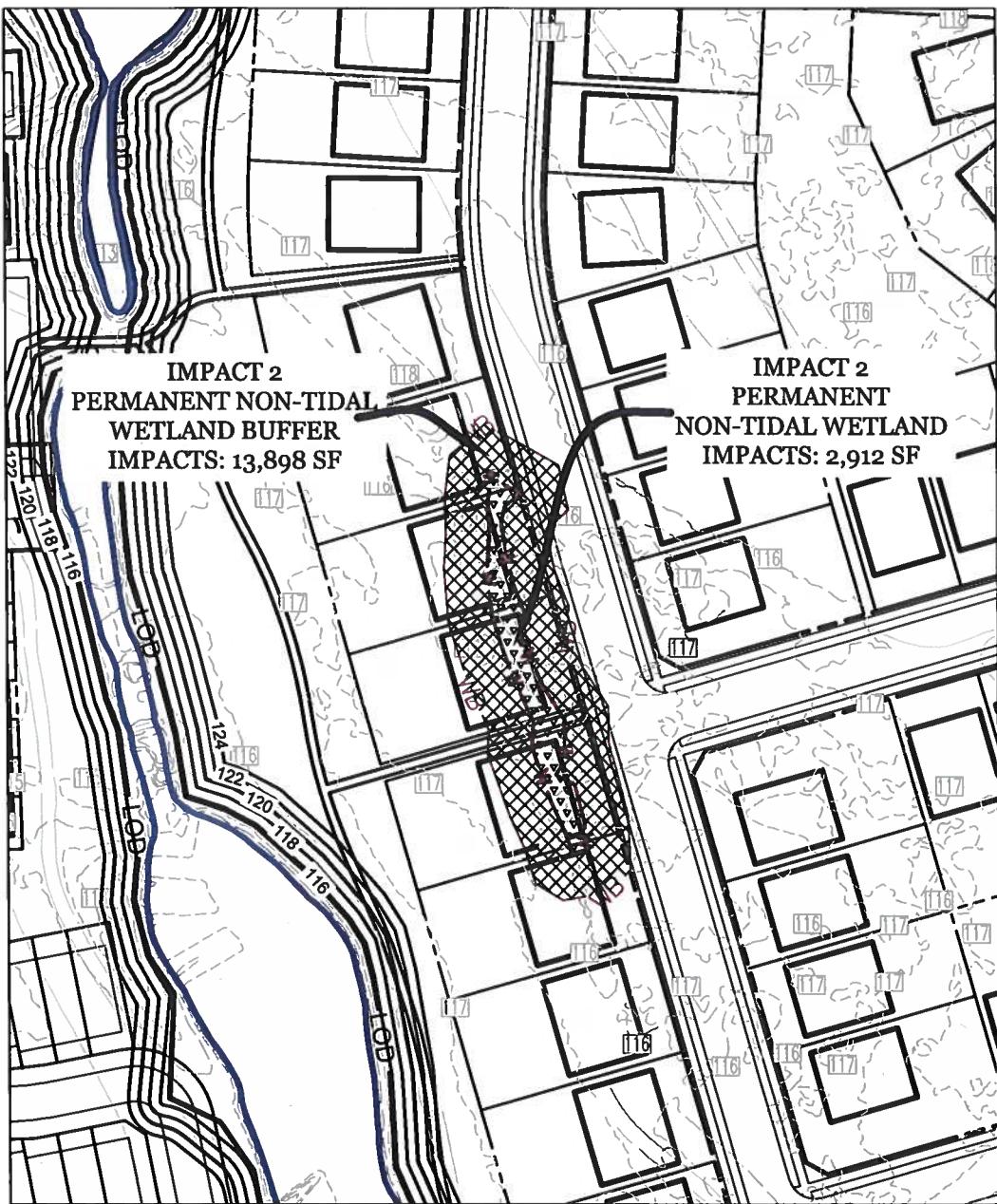
Patuxent Greens

IMPACT PLATES
IMPACT 1

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BASE DATA	BY	DATE	SCALE: 1"=100'
DESIGNED			JOB No. 1262A
DRAWN			DATE: FEB. 2018
REVIEWED			
RELEASE FOR			
BY			SHEET No. 1 OF 8



Impacts to Regulated Resources				
Impact	Description	Non-Tidal Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent (SF)
2	Grading/Roadway/ Home Construction	2,912	13,898	

LEGEND

■	Wetland Impact
▨	Wetland Buffer Impact
▨	Floodplain Impact

Prepared For:

CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000

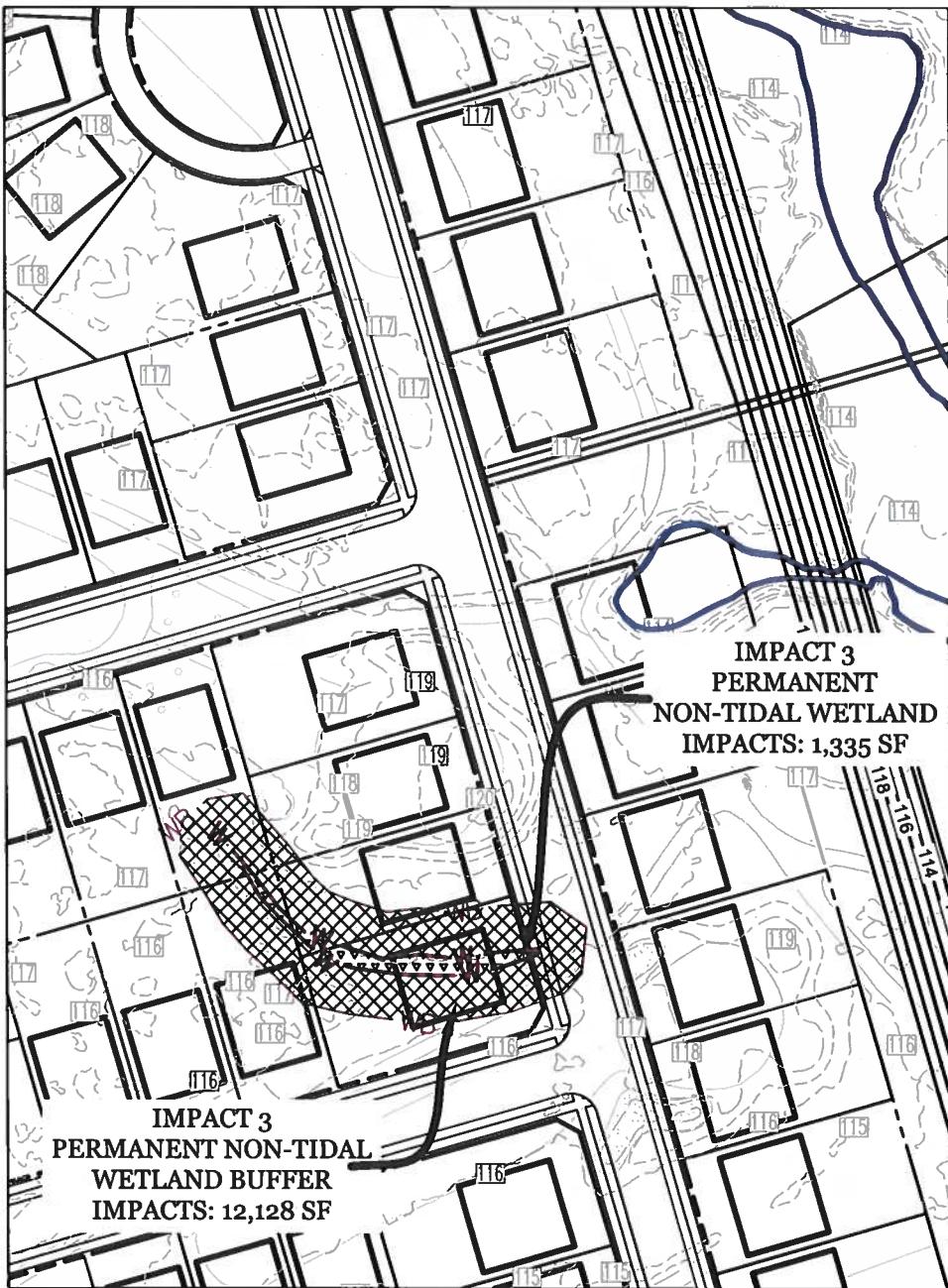
Patuxent Greens

IMPACT PLATES
IMPACT 2

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BASE DATA	BY	DATE	SCALE: 1"=100'
DESIGNED			JOB No. 1262A
DRAWN			DATE: FEB. 2018
REVIEWED			
RELEASE FOR			
BY: _____	DATE: _____		
			SHEET No. 2 OF 8



Impacts to Regulated Resources

Impact	Description	Non-Tidal Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent (SF)
3	Grading/Roadway/ Home Construction	1,335	12,128	

LEGEND

-  Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact

Prepared For:

CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000

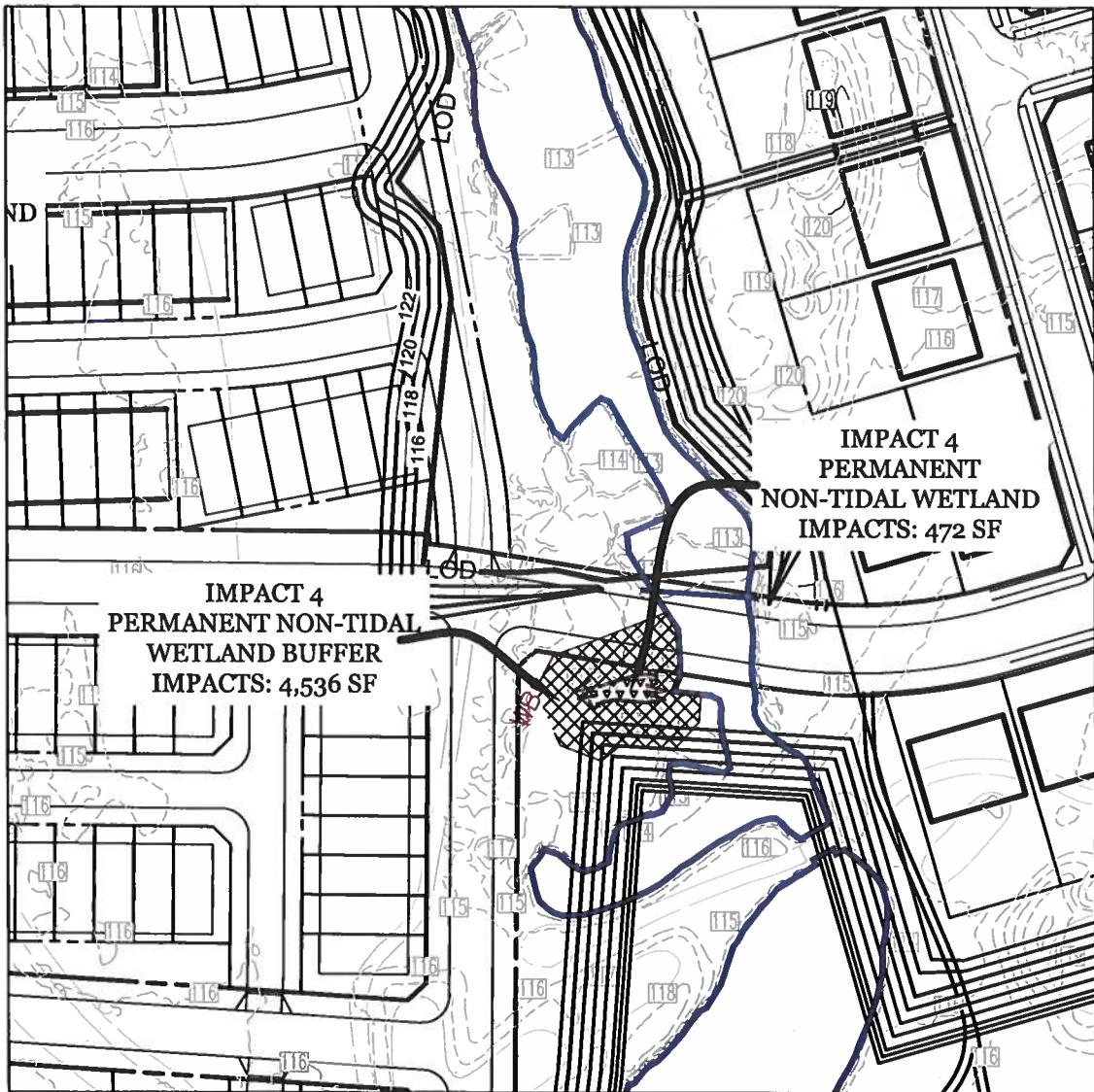
Patuxent Greens

IMPACT PLATES
IMPACT 3

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BASE DATA	BY	DATE	SCALE: 1"=100'
DESIGNED			JOB No. 1262A
DRAWN			DATE: FEB. 2018
REVIEWED			RELEASE FOR
BY:			BY: DATE
			SHEET No. 3 OF 8



Impacts to Regulated Resources

Impact	Description	Non-Tidal Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent (SF)
4	Grading/Roadway/ Home Construction	472	4,536	

LEGEND

	Wetland Impact
	Wetland Buffer Impact
	Floodplain Impact

Prepared For:

CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D Cohen
Phone: 301-692-4000

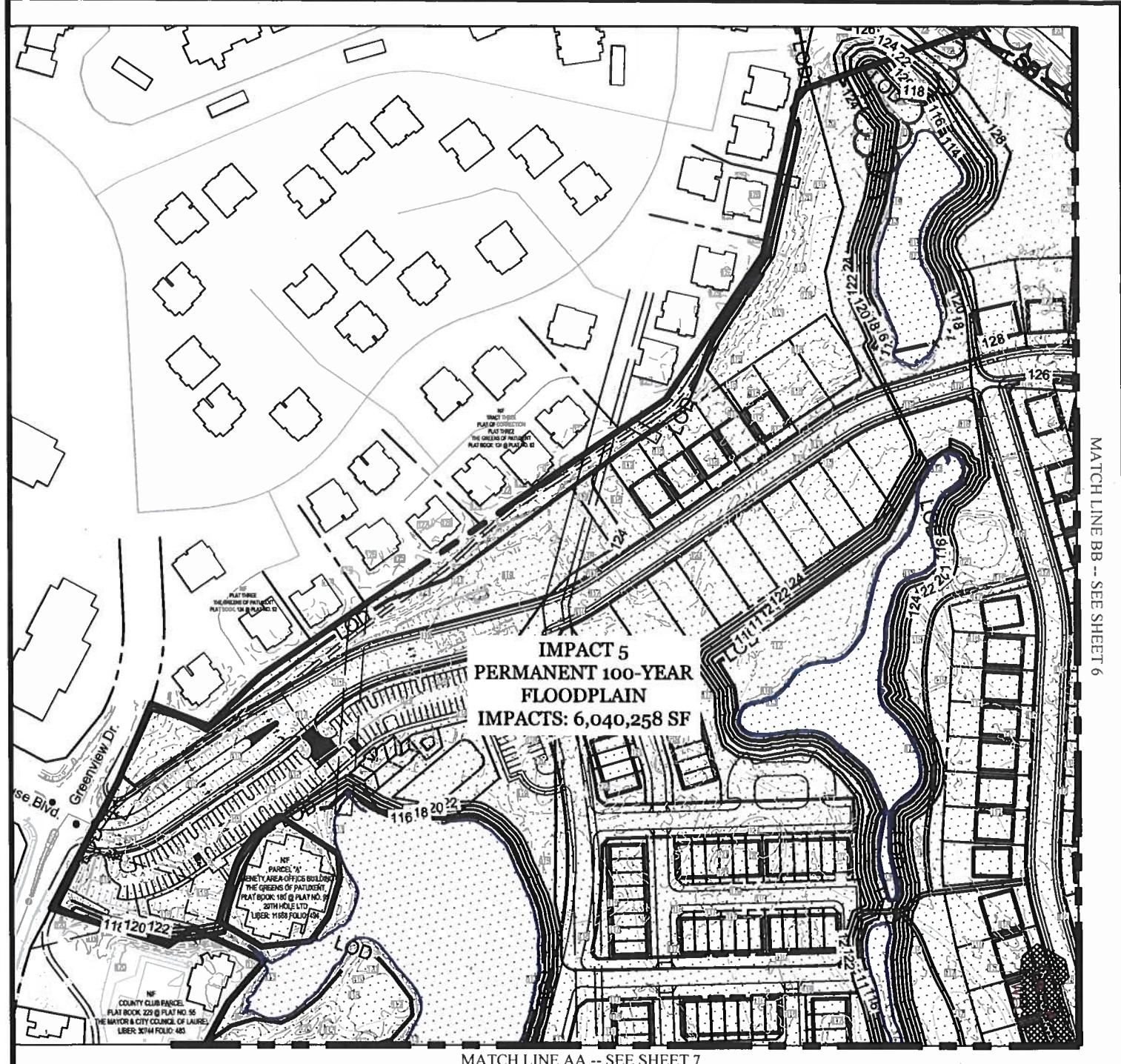
Patuxent Greens

IMPACT PLATES
IMPACT 4

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BASE DATA	BY	DATE	SCALE: 1"=100'
DESIGNED			JOB No. 1262A
DRAWN			DATE: FEB. 2018
REVIEWED			
RELEASE FOR			
BY:		DATE	
			SHEET No. 4 OF 8



MATCH LINE AA -- SEE SHEET 7

Impacts to Regulated Resources

Impact	Description	Non-Tidal Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent (SF)
5	Grading/Roadway/ Home Construction			6,040,258

LEGEND

Wetland Impact
Wetland Buffer Impact
Floodplain Impact

Prepared For:

CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000

Patuxent Greens

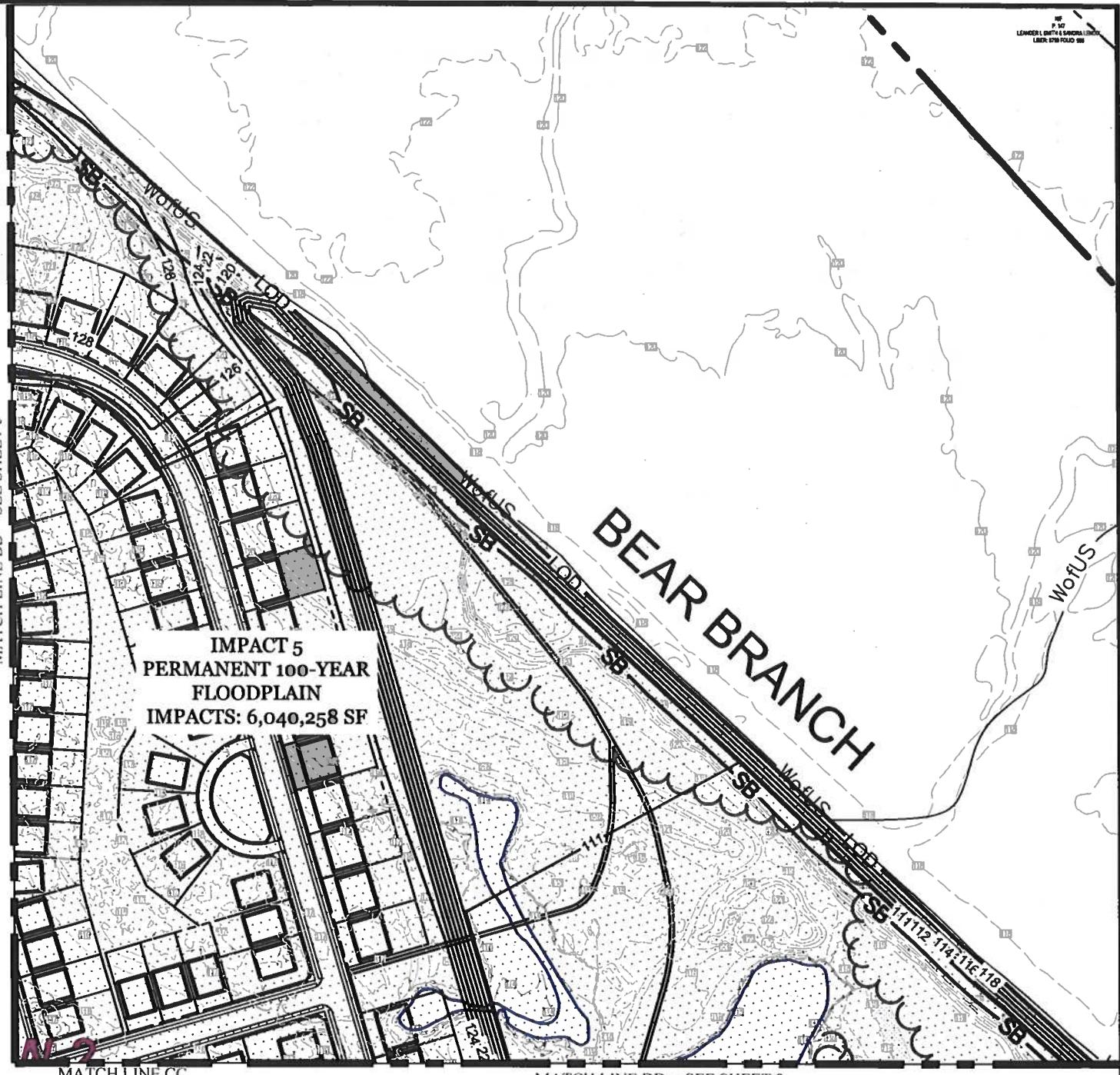
IMPACT PLATES
IMPACT 5

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700
www.rodgers.com

BASE DATA	BY	DATE	SCALE: 1"=200'
DESIGNED			JOB No. 1262A
DRAWN			DATE: FEB. 2018
REVIEWED			
RELEASE FOR			
BY		DATE	

SHEET No. 5 OF 8



MATCH LINE CC
-- SEE SHEET 7

MATCH LINE DD -- SEE SHEET 8

Impacts to Regulated Resources				
Impact	Description	Non-Tidal Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent (SF)
5	Grading/Roadway/ Home Construction			6,040,258

LEGEND



Wetland Impact



Wetland Buffer Impact



Floodplain Impact

Prepared For:

CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone 301-692-4000

Patuxent Greens

IMPACT PLATES IMPACT 5

RODGERS CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 www.rodgers.com

BY	DATE	SCALE: 1"=200'
BASE DATA		JOB No. 1262A
DESIGNED		DATE: FEB. 2018
DRAWN		
REVIEWED		
RELEASE FOR <input type="checkbox"/>		SHEET No. 6 OF 8
BY _____	DATE _____	

MATCH LINE AA -- SEE SHEET 5

MATCH LINE CC
-- SEE SHEET 6

**IMPACT 5
PERMANENT 100-YEAR
FLOODPLAIN
IMPACTS: 6,040,258 SF**

PLAT OF CORRECTION
FLAT TWO
THE GREENS OF PATILDENT
AT BOOK: 12N @ PLAT NO. A-3

10-5
P. 80
WARREN ELLEN BARBARA et al.
LITERATURE REVIEW

LEGEND



Wetland Impact



Wetland Buffer Impact



Floodplain Impact

Prepared For:

CS PATUXENT GREENS, LLC
6290 Montrose Road
Rockville, MD 20852
Attn: Alan D. Cohen
Phone: 301-692-4000

Patuxent Greens

IMPACT PLATES IMPACT 5

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RELEASE FOR		<input type="checkbox"/>	SHEET No.
BY _____	DATE _____		7 OF 8

MATCH LINE DD -- SEE SHEET 6

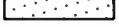
IMPACT 5
PERMANENT 100-YEAR
FLOODPLAIN
IMPACTS: 6,040,258 SF

MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION
LIBER 3612 FOLIO 725

PATUXENT RIVER

Impacts to Regulated Resources				
Impact	Description	Non-Tidal Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent (SF)
5	Grading/Roadway/ Home Construction			6,040,258

LEGEND

	Wetland Impact
	Wetland Buffer Impact
	Floodplain Impact

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IMPACT PLATES
IMPACT 5

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BY			SHEET No. 8 OF 8