

**MARYLAND DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
1800 WASHINGTON BOULEVARD
BALTIMORE, MARYLAND 21230**

**Notice of Revised Impacts, Additional Information, and, Additional Public Informational
Hearing for the Patuxent Greens Application for State Permits**

June 6, 2019

The Water and Science Administration received the application listed below on February 20, 2018, submitted by CS Patuxent Greens, LLC. MDE made the application available for public review on February 11, 2019 and held a public informational hearing on February 28, 2019. At the public informational hearing the applicant presented an overview of the project and MDE heard testimony from eleven people. Several commenters expressed concerns about the potential for flooding or increased water levels on their nearby properties and on routes of ingress and egress to their nearby homes should the project be permitted by MDE. Several commenters conveyed to MDE that they did not have enough information on the project and its impacts to provide meaningful input/comments. Since the February 28, 2019 public informational hearing, there have been changes to the project by the applicant including revisions to grading plans, revisions to erosion and sediment control plans, changes to proposed levee impacts and revisions to modeling. MDE has been conducting additional analyses of these changes and has asked the applicant to conduct additional modeling in order to ensure an accurate assessment of the potential for flooding or increased water levels from the development on adjacent properties. MDE is providing public notice today of changes to the application and new information on the website reflecting these changes and the additional modeling and analyses completed since the February 28, 2019 public informational hearing. The plan changes and the results of the additional modeling and analyses which have been completed to date are being posted today for public review and comment (see https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/CS_Patuxent_Greens.aspx) prior to an additional scheduled public informational hearing for this application on June 20, 2019. MDE will keep the hearing record open until midnight June 24, 2019 unless MDE determines that an extension is necessary. The applications and related information are also available for inspection and copying. To inspect the file or to have your name placed on the interested persons list, contact the assigned division at the telephone number indicated below no later than June 24, 2019.

Prince George's County

201860267/18-NT-0067: CS PATUXENT GREENS, LLC, 6290 Montrose Road, Rockville, Maryland 20852, and the CITY OF LAUREL, 8103 Sandy Spring Road, Laurel, Maryland 20707 have applied to redevelop Patuxent Greens Golf Course to a single family residential subdivision. On February 11, 2019 the Maryland Department of the Environment (MDE) issued a public notice and on February 28, 2019 MDE held a public informational hearing. The public comment period for this project was scheduled to end March 15, 2019. Due to public interest in this project the public comment period was initially extended until at least April 26, 2019. On April 26th the public notice period was extended again with no defined closure date. The purpose

of this public notice is to inform the public that additional information was recently added to the website; to give notice that there is an additional permanent impact of 1,144 square feet (.03 acres) to the 100-year floodplain, an additional temporary impact of 26,791 square feet (.62 acres) to the 100-year floodplain and an additional temporary impact of 1,266 square feet to the 25-foot nontidal wetland buffer; and, to announce the date and time of a second public hearing. Additional information for this project is available for review on the Departments website at the following link:

https://mde.maryland.gov/programs/Water/WetlandsandWaterways/Pages/CS_Patuxent_Greens.aspx A second public hearing for the application has been scheduled for the following date, location, and time: June 20, 2019 at the Council Chamber, Laurel Municipal Center located at 8103 Sandy Spring Road, Laurel, Maryland 20707. The applicant will have plans on display from 6:00 pm to 7:00 pm. The formal public hearing will begin promptly at 7:00 pm. Sign language interpreters and other appropriate accommodations for individuals with disabilities will be provided upon request. On all correspondence, please refer to the case number which identifies the application. Only those issues subject to regulation by the MDE Nontidal Wetlands and Waterway Construction Divisions (impact to nontidal wetlands, nontidal wetland buffer, waterways, and the 100-year floodplain) and MDE Dam Safety Division (impacts of levee removal or alteration) will be considered in rendering a decision to grant or deny the MDE Permits. The proposed work includes: removal of an existing levee on the Patuxent Greens property, the alteration of an existing levee on the City of Laurel property (Dam Safety File: 18-MR-0131) and the construction of roads, sidewalks, houses, and stormwater management facilities. The work also includes the excavation of 2,324,492 square feet (53.36 acres) of 100-year floodplain as compensatory storage for floodplain fill along with the filling of 3,640,182 square feet (83.57 acres) of 100-year floodplain to prepare the development site and placement of fill to raise it above the 100-year floodplain elevation. The project will permanently impact 191,638 square feet (4.4 acres) of emergent nontidal wetlands and 2,918 square feet (0.07 acres) of scrub shrub nontidal wetlands that drain to the Patuxent River, a Use I waterway; 431,735 square feet (9.91 acres) of the 25-foot nontidal wetland buffer; and, 5,964,674 square feet (136.93 acres) of 100-year floodplain. The project will also temporarily impact 1,266 square feet (.03 acres) of the 25-foot nontidal wetland buffer and 26,791 square feet (.62 acres) of the 100-year floodplain. Mitigation will be required for all permanent wetland impacts, with a 2:1 mitigation to impact ratio for scrub-shrub wetlands and a 1:1 mitigation to impact ratio for emergent wetlands. The applicant has proposed on-site mitigation. The project is located at 14415 Greenview Drive and the City of Laurel property on Parkview Way, in Laurel, Prince Georges County.

Written comments and requests to be included on the interested persons list may be sent until midnight June 24, 2019, unless MDE determines that an extension is necessary, to the Maryland Department of the Environment, Attn: Elisa Riley, Nontidal Wetlands Division, 1800 Washington Boulevard, Baltimore, Maryland 21230 or at elisa.riley@maryland.gov or (410) 537-3769, and Hal Van Aller, Chief, Dam Safety Division, 1800 Washington Boulevard, Baltimore, Maryland 21230 or at hal.vanaller@maryland.gov or (410) 537-3538 (levee removal/alteration). Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

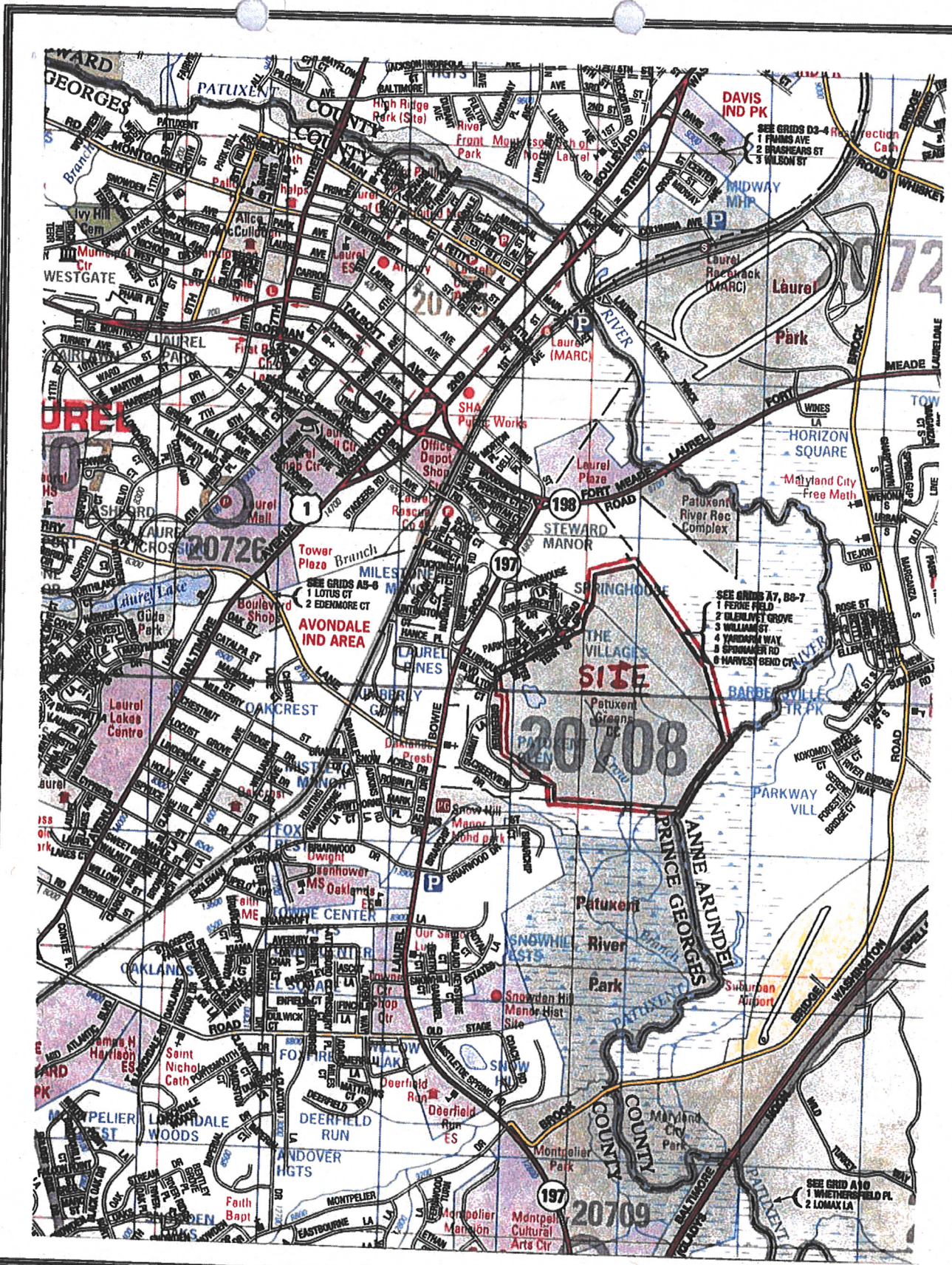
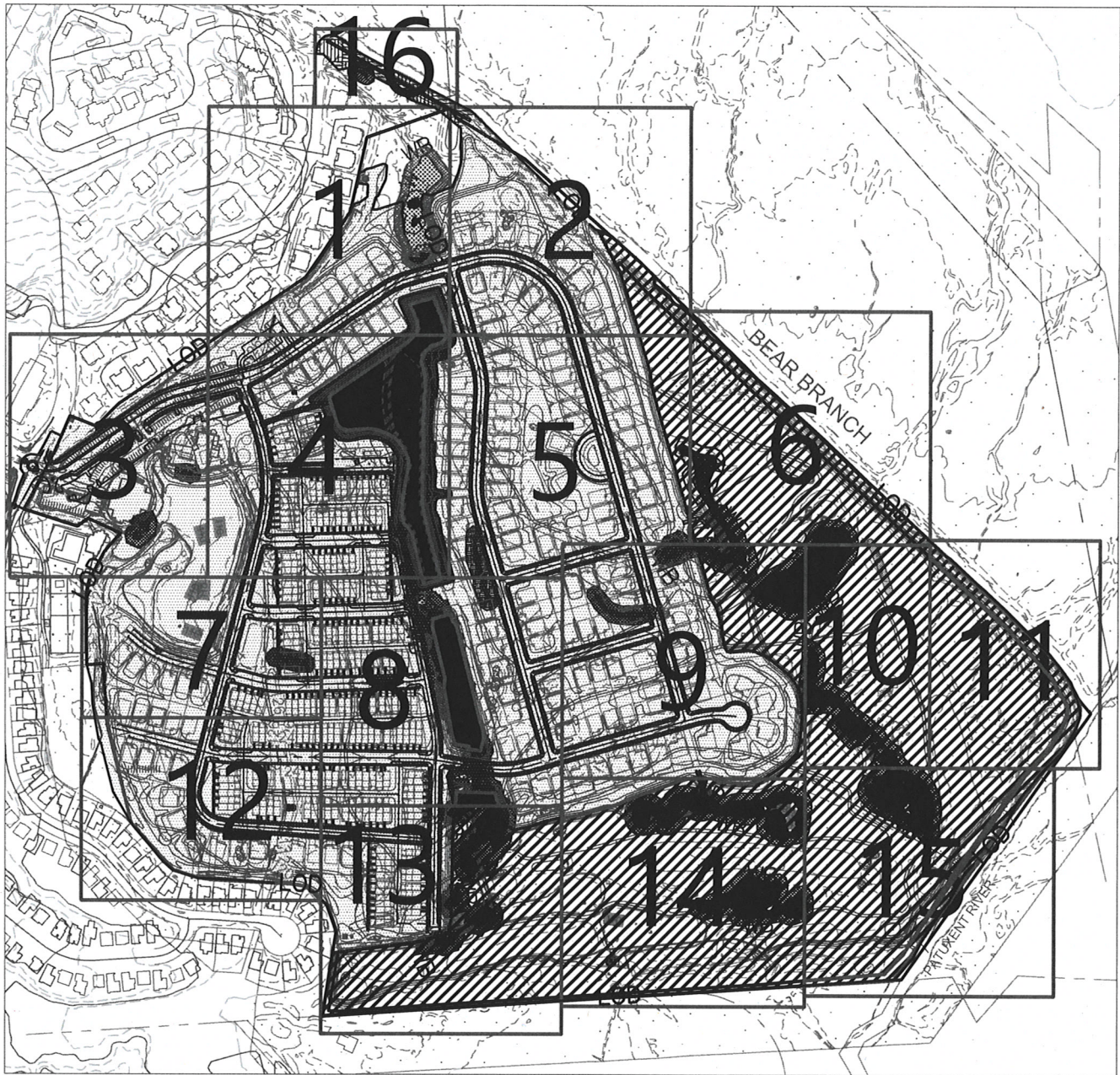


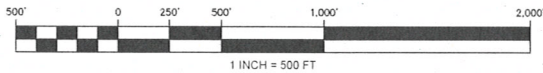
FIGURE 1 PRINCE GEORGE'S COUNTY ADC MAP
 (SCALE: 1"=2000')
 CREDIT ©ADC THE MAP PEOPLE - BY PERMISSION PUN# 2090616

PATUXENT GREENS COUNTRY CLUB
 14415 GREENVIEW DRIVE
 LAUREL, MARYLAND

PATUXENT GREENS WETLAND IMPACT PLATES

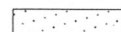

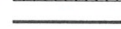


GRAPHIC SCALE



Revision #10 06.03.19

LEGEND

-  Floodplain Impact - FILL
-  Floodplain Impact - CUT
-  Pond Boundary

Prepared For:

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

**PATUXENT GREENS
WETLAND IMPACT PLATES**

COVER SHEET

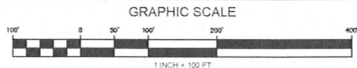
**RODGERS
CONSULTING**

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

	BY	DATE	SCALE: 1"=500'
BASE DATA			JOB No. 1262A
DESIGNED			DATE: OCT.2018
DRAWN			
REVIEWED			
RELEASE FOR			SHEET No. 1 OF 18
BY	DATE		

JOB-TYPE-OF-PLAN

CONNECTS TO IMPACT PLATE 16



Revision #10 06.03.19

LEGEND

- Temporary Floodplain Impact
- Emergent Wetland - NO IMPACT
- Wetland Buffer - NO IMPACT
- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)	100-Year Floodplain Temporary Impact (SF)
1	Grading/Roadway/Home Construction	5,733	17,763	9,410	192,648	920

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

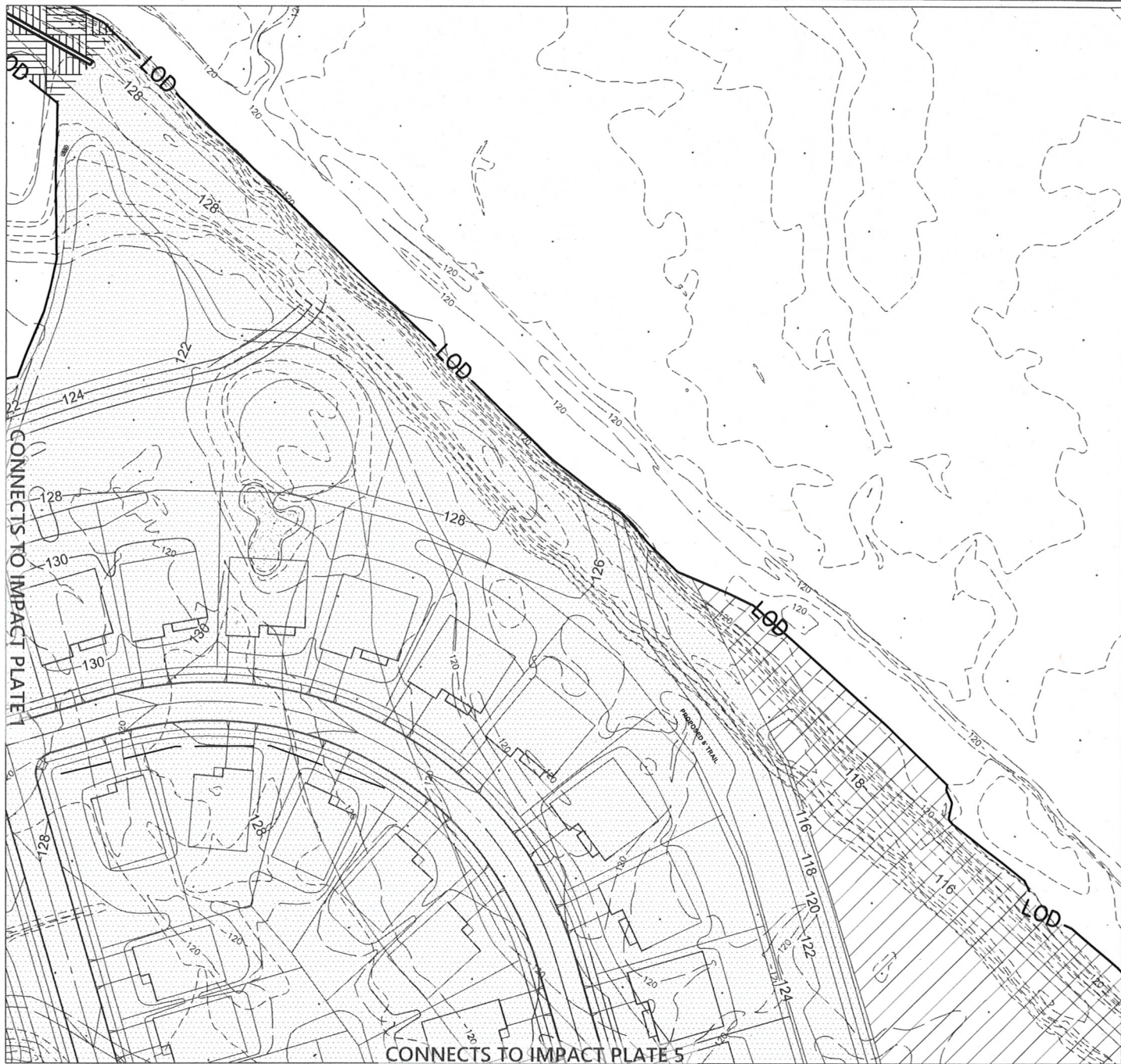
Patuxent Greens
 IMPACT PLATE 1

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BASE DATA		JOB No. 1262A
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BY	DATE	

JOB - TYPE - OF - PLAN



GRAPHIC SCALE



Revision #10 06.03.19

Impacts to Regulated Resources						
Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)	100-Year Floodplain Temporary Impact (SF)
2	Grading/Roadway/Home Construction	0	0	36,985	278,036	3,192

LEGEND

- Temporary Floodplain Impact
- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Prepared For:

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Rockville, MD 20852
Attn: Alan D Cohen
Phone: 301-692-4000

Patuxent Greens

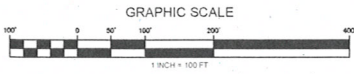
IMPACT PLATE 2

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BY	DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
3	Grading/Roadway/Home Construction	933	11,261	0	284,959

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Revision #10 06.03.19

Prepared For:
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 Phone: 301-692-4000

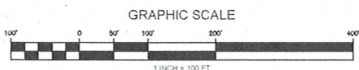
Patuxent Greens
 IMPACT PLATE 3

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BY	DATE

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JOB No. 1262A
DATE: OCT.2018
SHEET No. 4 OF 18



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
4	Grading/Roadway/Home Construction	2,416	44,906	93,969	505,620

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Revision #10 06.03.19

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

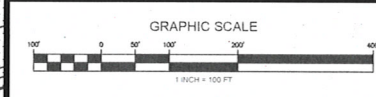
Patuxent Greens
 IMPACT PLATE 4

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BY	DATE	

JOB-TYPE-OF-PLAN



Revision #10 06.03.19

Impacts to Regulated Resources						
Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	Scrub Shrub Wetlands Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
5	Grading/Roadway/Home Construction	361	11,102	1,770	50,863	504,805

LEGEND	
	Schrub Scrub Wetland Impact
	Emergent Wetland Impact
	Wetland Buffer Impact
	Floodplain Impact - FILL
	Floodplain Impact - CUT
	Pond Boundary

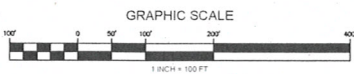
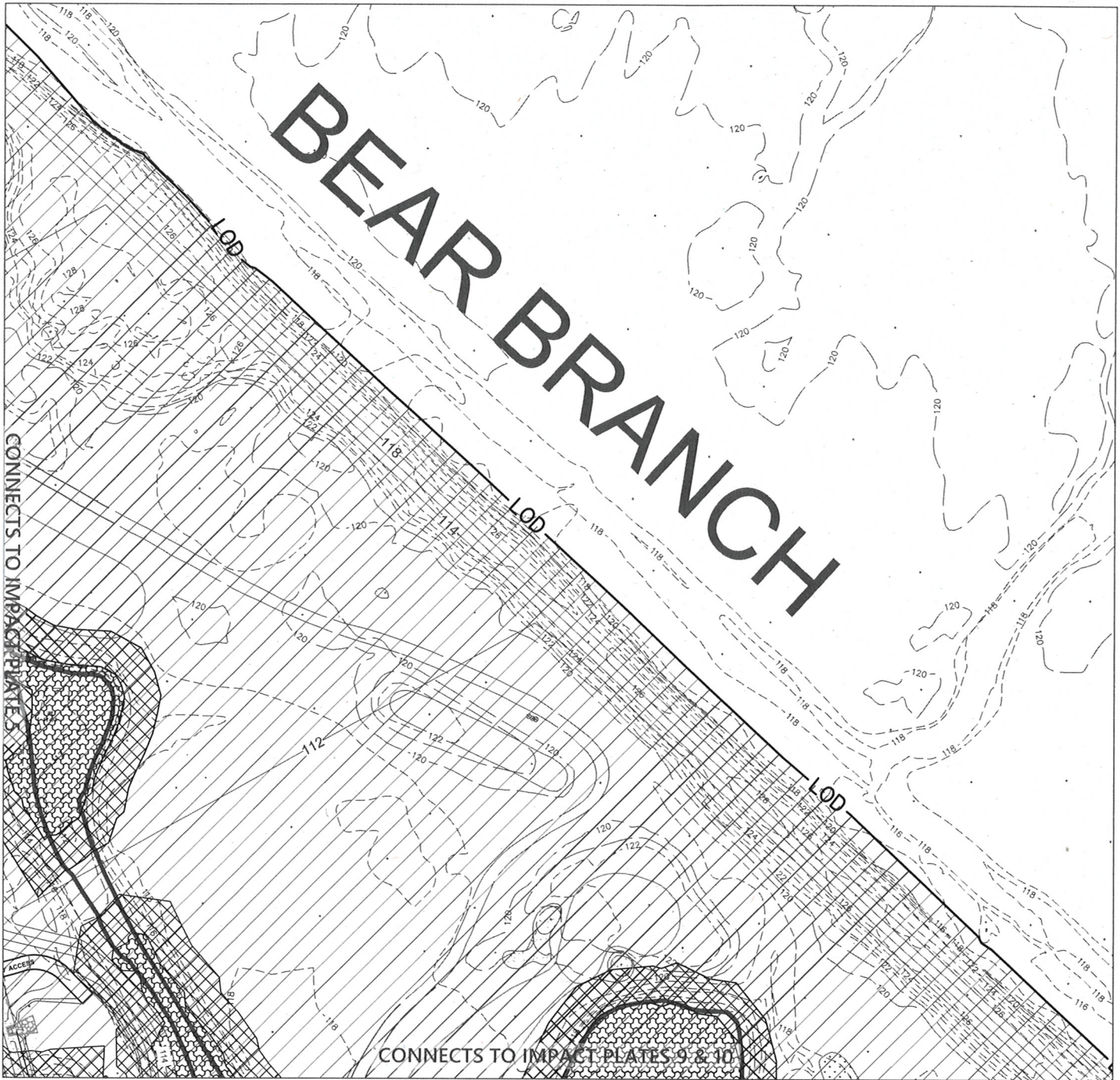
Prepared For:
 CS PATUXENT GREENS, LLC
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 Rockville, MD 20852
 Attn: Alan D. Cohen
 Phone: 301-692-4000

Patuxent Greens
 IMPACT PLATE 5

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		SHEET No. 6 OF 18

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
6	Grading/Roadway/Home Construction	15,497	37,694	284,826	618

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Revision #10 06.03.19

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

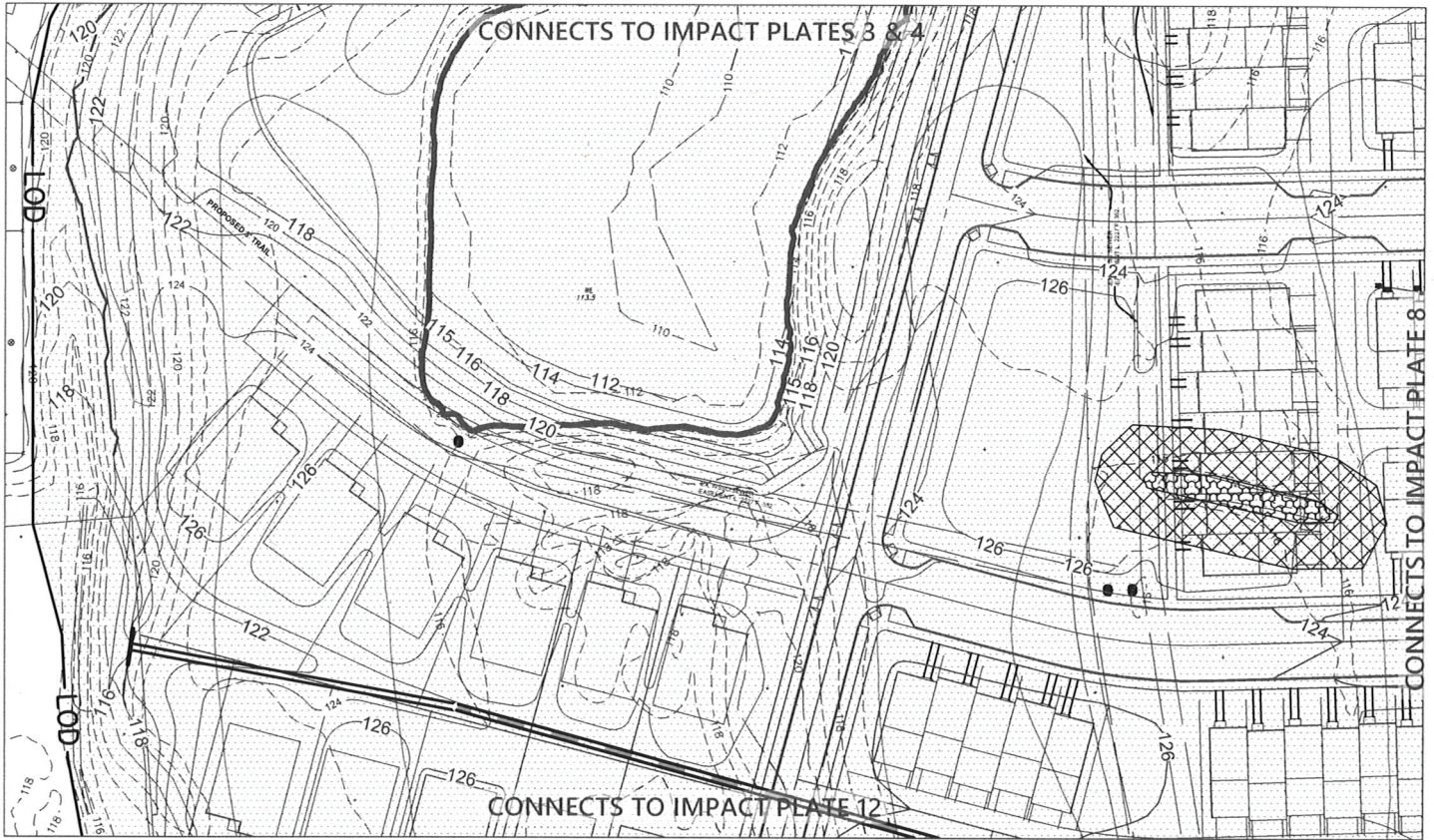
Patuxent Greens
 IMPACT PLATE 6

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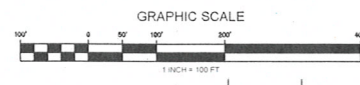
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
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BY	DATE	SCALE: 1"=100'
BASE DATA		JOB No. 1262A
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RELEASE FOR	<input type="checkbox"/>	SHEET No. 7 OF 18
BY	DATE	

JOB-TYPE-OF-PLAN





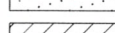
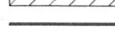
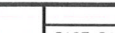
Revision #10 06.03.19



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
7	Grading/Roadway/Home Construction	1,320	7,758	0	336,837

LEGEND

-  Emergent Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact - FILL
-  Floodplain Impact - CUT
-  Pond Boundary

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

Patuxent Greens
 IMPACT PLATE 7

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BY	DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources						
Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetlands Buffer Permanent (SF)	Non-Tidal scrub shrub Wetlands Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
8	Grading/Roadway/Home Construction	24,906	70,323	1,148	42,334	522,348

Revision #10 06.03.19

LEGEND

- Scrub Shrub Wetland Impact
- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Prepared For:

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

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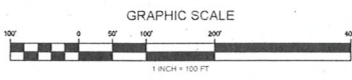
IMPACT PLATE 8

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BY	DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
9	Grading/Roadway/Home Construction	24,225	43,243	120,947	462,966

LEGEND

-  Emergent Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact - FILL
-  Floodplain Impact - CUT
-  Pond Boundary

Revision #10 06.03.19

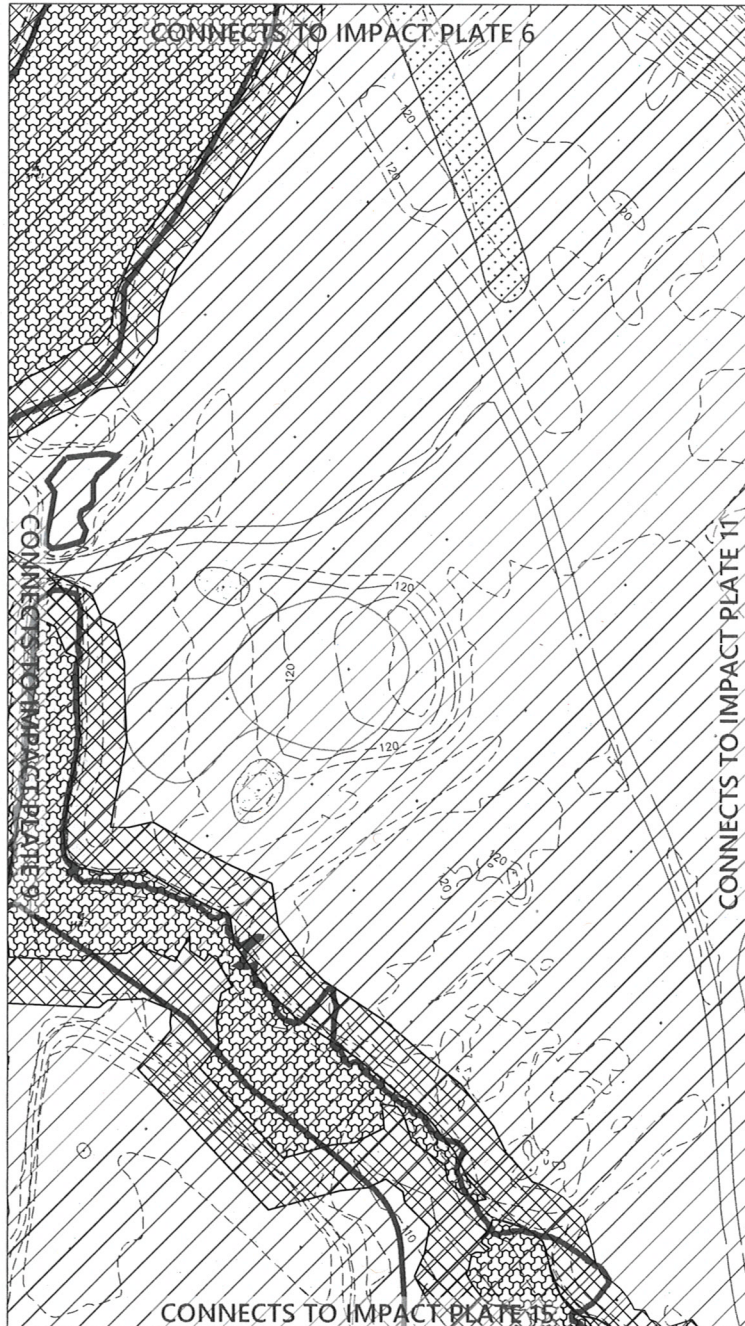
Prepared For:
 CS PATUXENT GREENS, LLC
 6290 Montrose Road
 Rockville, MD 20852
 Attn: Alan D. Cohen
 Phone: 301-692-4000

Patuxent Greens
 IMPACT PLATE 9

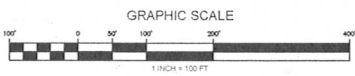
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 CONSULTING
 1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
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BY	DATE	

JOB-TYPE-OF-PLAN



Revision #10 06.03.19



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
10	Grading/Roadway/Home Construction	19,000	51,303	288,356	0

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Prepared For:

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

Patuxent Greens

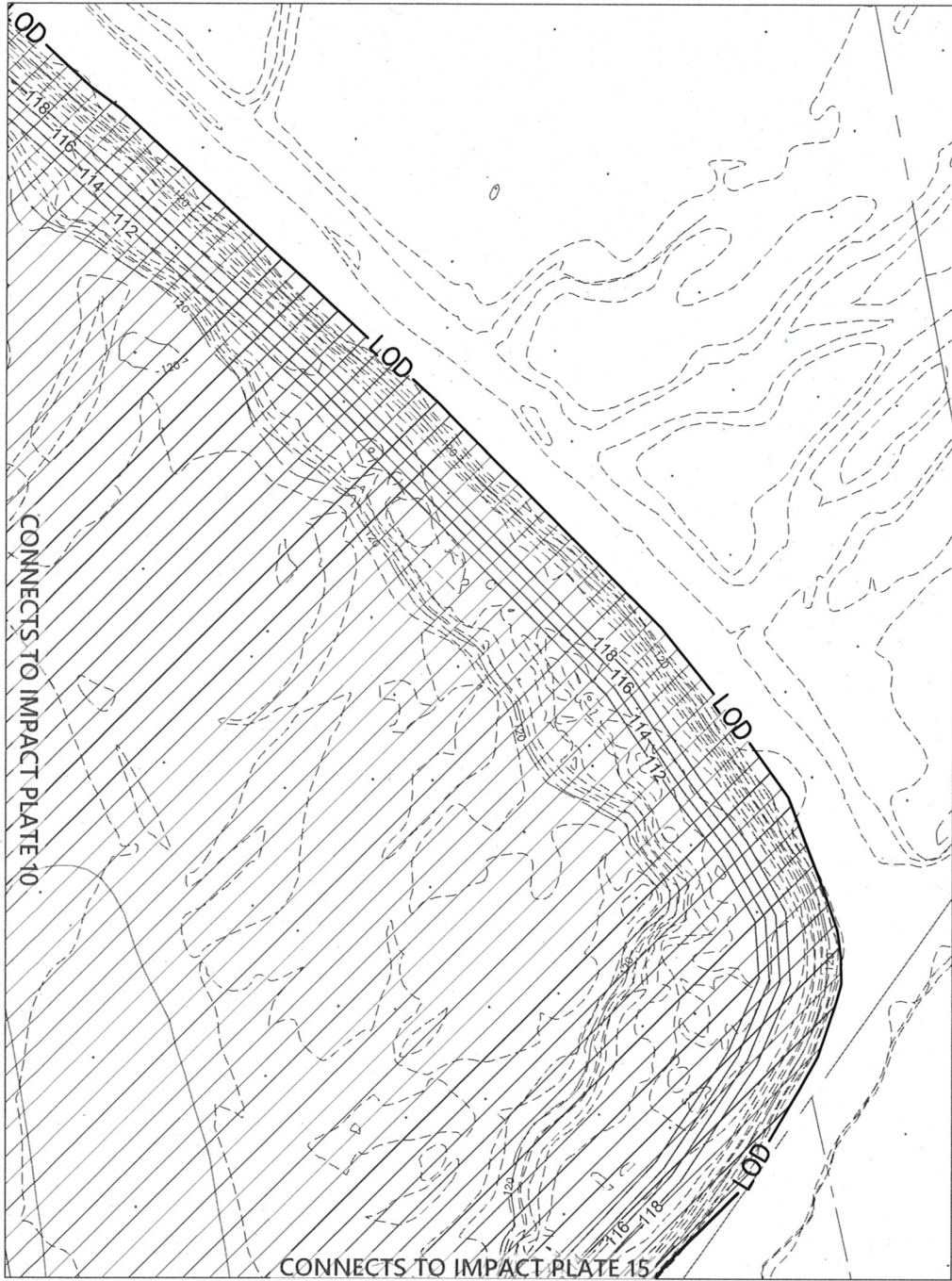
IMPACT PLATE 10

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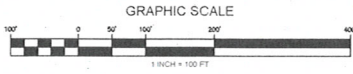
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BY	DATE		

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Revision #10 06.03.19



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
11	Grading/Roadway/Home Construction	0	0	232,318	0

LEGEND

-  Emergent Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact - FILL
-  Floodplain Impact - CUT
-  Pond Boundary

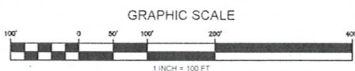
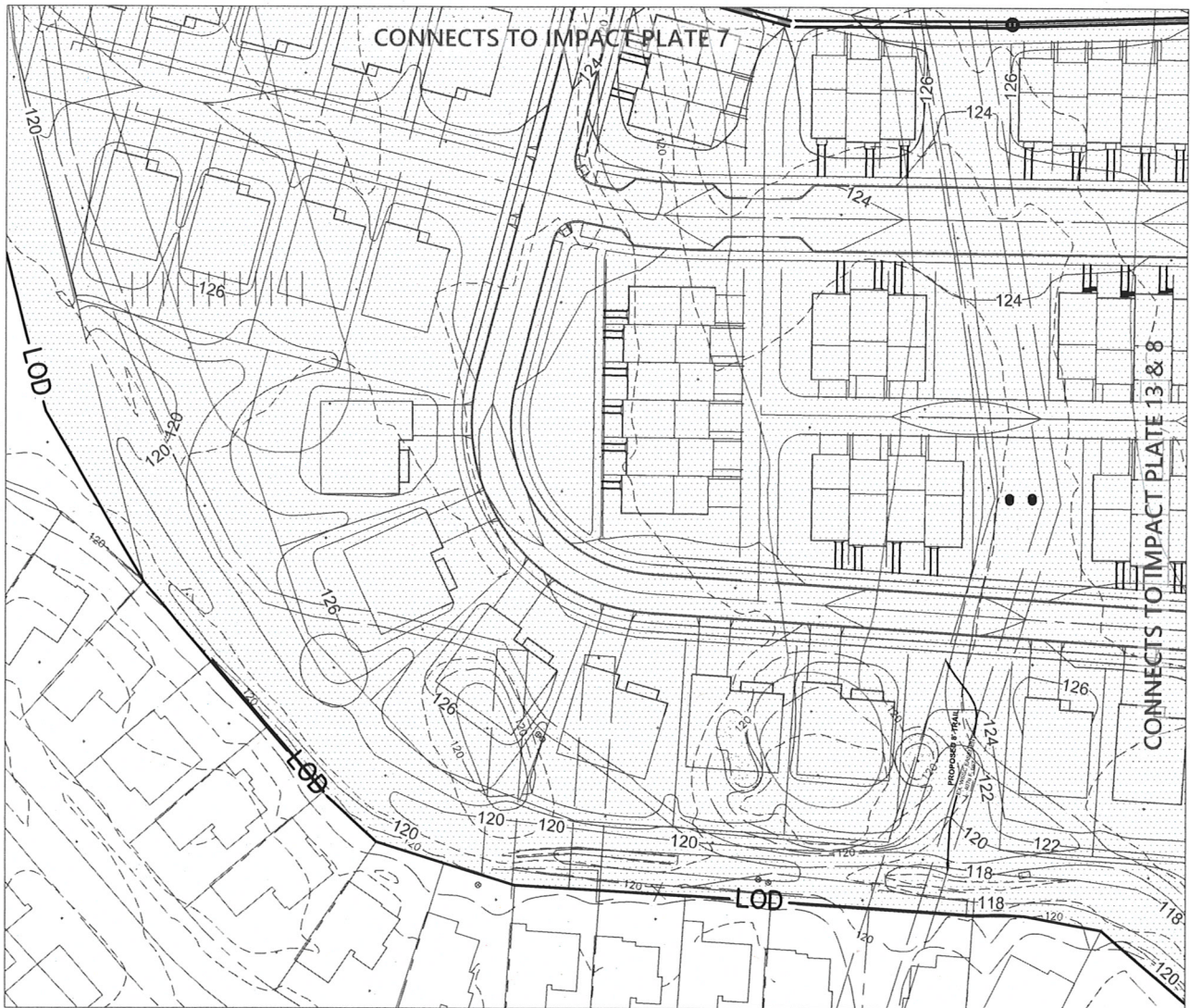
Prepared For:
 CS PATUXENT GREENS, LLC
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 Rockville, MD 20852
 Attn: Alan D. Cohen
 Phone: 301-692-4000

Patuxent Greens
 IMPACT PLATE 11

RODGERS
 CONSULTING
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BY	DATE	

JOB-TYPE-OF-PLAN



Revision #10 06.03.19

Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
12	Grading/Roadway/Home Construction	0	0	0	327,758

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Prepared For:

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6290 Montrose Road
Rockville, MD 20852
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Phone: 301-692-4000

Patuxent Greens

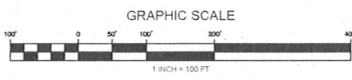
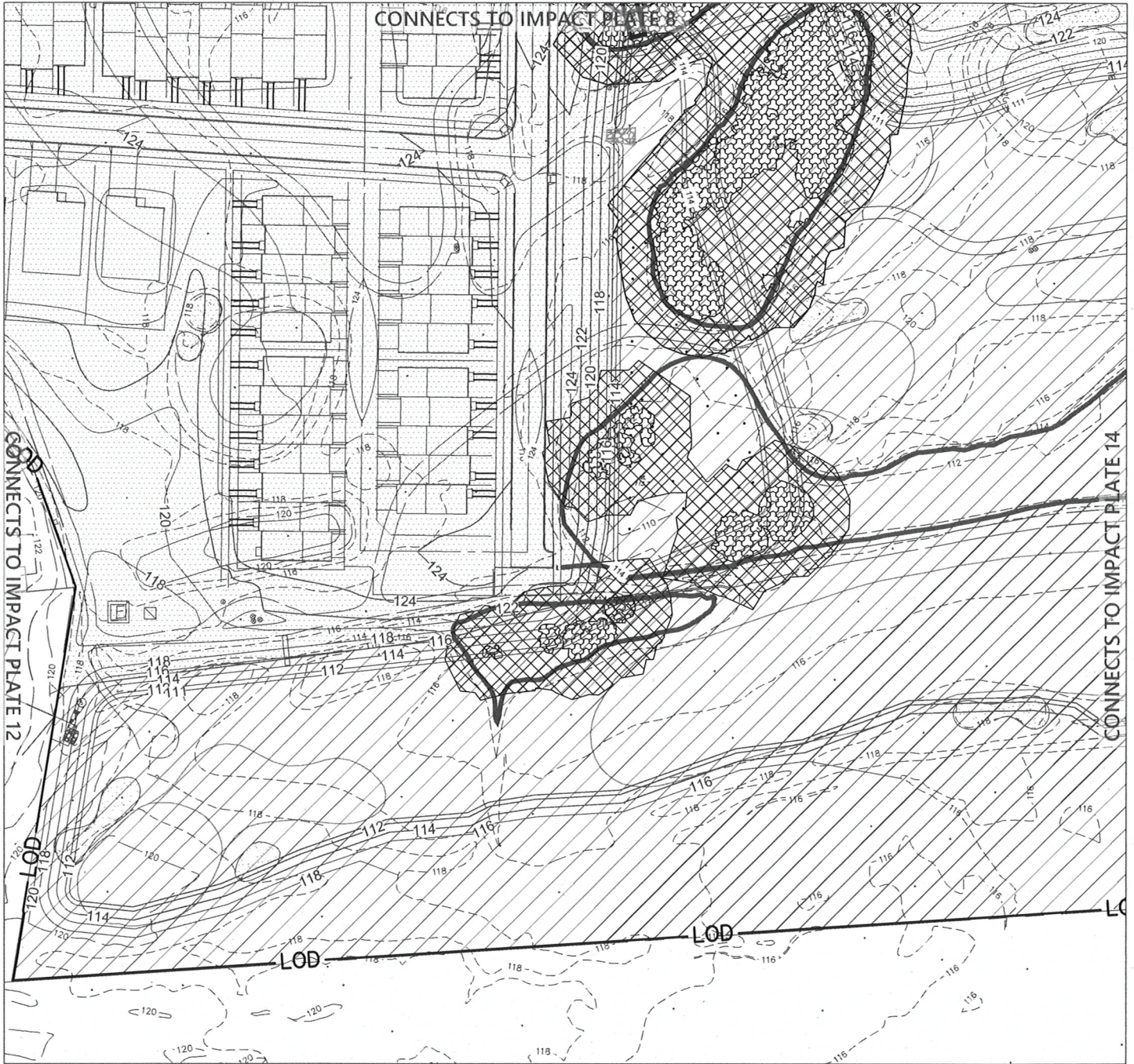
IMPACT PLATE 12

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RELEASE FOR	<input type="checkbox"/>	SHEET No. 13 OF 18
BY	DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
13	Grading/Roadway/Home Construction	16,788	50,605	297,711	192,684

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Revision #10 06.03.19

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

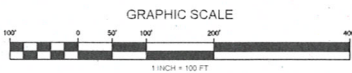
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 IMPACT PLATE 13

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BY	DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
14	Grading/Roadway/Home Construction	52,149	69,457	505,239	29,595

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

Revision #10 06.03.19

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 Rockville, MD 20852
 Attn: Alan D. Cohen
 Phone: 301-692-4000

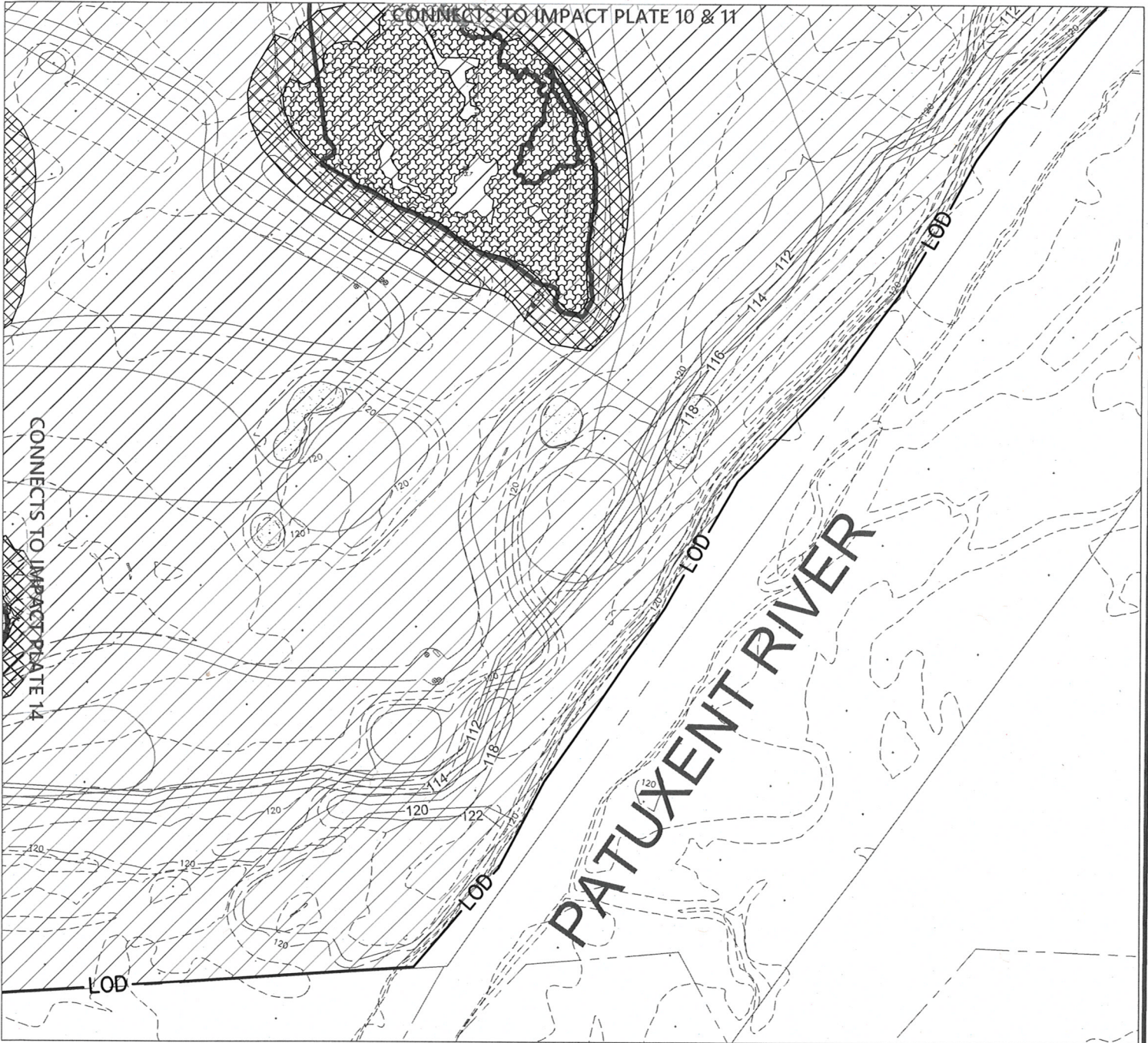
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 IMPACT PLATE 14

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JOB-TYPE-OF-PLAN



Revision #10 06.03.19



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
15	Grading/Roadway/Home Construction	28,310	16,320	361,534	0

LEGEND

- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

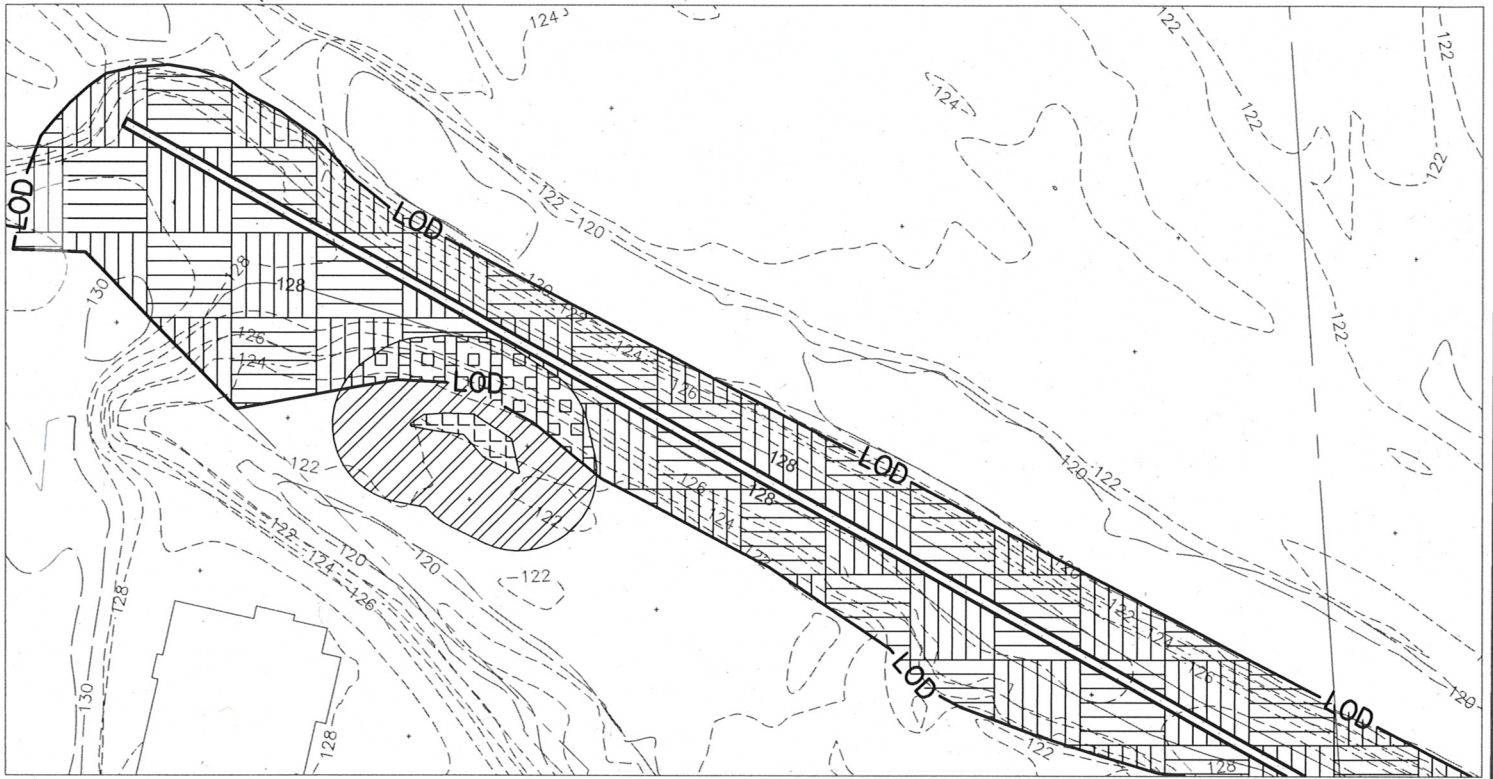
Prepared For:
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 Attn: Alan D. Cohen
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Patuxent Greens
 IMPACT PLATE 15

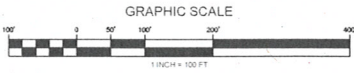
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BY	DATE		

JOB-TYPE-OF-PLAN



CONNECTS TO IMPACT PLATE 1



Revision #10 06.03.19

Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	Wetland Buffer Temporary Impact (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)	100-Year Floodplain Temporary Impact (SF)
16	Grading/Roadway/Home Construction	0	0	1,266	0	1,308	22,679

LEGEND

- Temporary Wetland Buffer Impact
- Temporary Floodplain Impact
- Emergent Wetland - NO IMPACT
- Wetland Buffer - NO IMPACT
- Emergent Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact - FILL
- Floodplain Impact - CUT
- Pond Boundary

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 IMPACT PLATE 16

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BY	DATE	

TOTAL IMPACTS

TOTAL IMPACTS TO REGULATED RESOURCES

Impact	Description	TOTAL Non-Tidal Emergent Wetlands Permanent (SF)	TOTAL Wetland Buffer Permanent (SF)	TOTAL Scrub Shrub Wetlands Permanent (SF)	TOTAL 100-Year Floodplain Permanent CUT (SF)	TOTAL 100-Year Floodplain Permanent FILL (SF)	TOTAL 100-Year Floodplain Permanent CUT & FILL COMBINED (SF)	TOTAL 100-Year Floodplain Temporary Impact (SF)	TOTAL Wetland Buffer Temporary Impact (SF)
IMPACT 1	Grading/Roadway/Home Construction	5,733	17,763	0	9,410	192,648	202,058	920	0
IMPACT 2	Grading/Roadway/Home Construction	0	0	0	36,985	278,036	315,021	3,192	0
IMPACT 3	Grading/Roadway/Home Construction	933	11,261	0	0	284,959	284,959	0	0
IMPACT 4	Grading/Roadway/Home Construction	2,416	44,906	0	93,969	505,620	599,589	0	0
IMPACT 5	Grading/Roadway/Home Construction	361	11,102	1,770	50,863	504,805	555,668	0	0
IMPACT 6	Grading/Roadway/Home Construction	15,497	37,694	0	284,826	618	285,444	0	0
IMPACT 7	Grading/Roadway/Home Construction	1,320	7,758	0	0	336,837	336,837	0	0
IMPACT 8	Grading/Roadway/Home Construction	24,906	70,323	1,148	42,334	522,348	564,682	0	0
IMPACT 9	Grading/Roadway/Home Construction	24,225	43,243	0	120,947	462,966	583,913	0	0
IMPACT 10	Grading/Roadway/Home Construction	19,000	51,303	0	288,356	0	288,356	0	0
IMPACT 11	Grading/Roadway/Home Construction	0	0	0	232,318	0	232,318	0	0
IMPACT 12	Grading/Roadway/Home Construction	0	0	0	0	327,758	327,758	0	0
IMPACT 13	Grading/Roadway/Home Construction	16,788	50,605	0	297,711	192,684	490,395	0	0
IMPACT 14	Grading/Roadway/Home Construction	52,149	69,457	0	505,239	29,595	534,834	0	0
IMPACT 15	Grading/Roadway/Home Construction	28,310	16,320	0	361,534	0	361,534	0	0
IMPACT 16	Grading/Roadway/Home Construction	0	0	0	0	1,308	1,308	22,679	1,266
TOTAL	Grading/Roadway/Home Construction	191,638	431,735	2,918	2,324,492	3,640,182	5,964,674	26,791	1,266

Revision #10 06.03.19

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 CS PATUXENT GREENS, LLC
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TOTAL IMPACTS

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