

STATE OF MARYLAND
DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
WETLANDS AND WATERWAYS PROTECTION PROGRAM
NOTICE OF DECISION

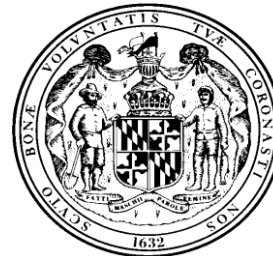
In the Matter of: Patuxent Owner LP
Nontidal Wetlands and Waterways Permit
Application Number 22-NT-3282/202261946

Hearing Date: May 8, 2023

Hearing Location: Virtual Public Informational Hearing

Decision: Approval

Date: June 30, 2023



The review of the Nontidal Wetlands and Waterways Permit Application in the above-referenced matter has been governed by criteria set forth under Title 5, Subtitle 5, Environment Article, Annotated Code of Maryland, entitled Appropriation or Use of Waters, Reservoirs, and Dams; Subtitle 9, Environment Article, Annotated Code of Maryland, entitled Nontidal Wetlands; and Code of Maryland Regulations (COMAR) Title 26, Subtitle 17, Chapter 04, Construction on Nontidal Waters and Floodplains and Subtitle 23 Nontidal Wetlands. The Nontidal Wetlands and Waterways Permit Application has been reviewed for compliance with Maryland water quality standards under COMAR Title 26, Subtitle 08, Chapter 02 Water Quality.

After examination of all documents and evidence in the above-referenced matter, I have determined that:

1. The applicant has demonstrated a need for impacts to nontidal wetlands and 25-foot nontidal wetland buffer;
2. The applicant has minimized impacts to nontidal wetlands and 25-foot nontidal wetland buffer;
3. No rare, threatened or endangered species have been identified in the area of impact from the proposed project;
4. No historical or archeological sites have been identified in the area of impact for the proposed project;
5. The project is consistent with State water quality requirements;
6. Public notice and public informational hearing requirements have been satisfied; and,
7. The applicant has demonstrated that the project has independent utility from any potential future projects.

Nontidal Wetlands and Waterways Permit Application 22-NT-3282/202261946 meets the criteria set forth in statute and regulation governing impacts to wetlands and waterways. Nontidal Wetlands and Waterways Permit Number 22-NT-3282/202261946 may be issued by the Water and Science Administration to authorize Patuxent Owner LP to construct a driveway, stormwater outfall, parking spaces and a new residential building. The project will permanently impact 1,841 square feet of forested nontidal wetland and 8,069 square feet of 25-foot nontidal wetland buffer. The project is located at the corner of Freetown Road and Cedar Lane, Columbia, Howard County.

A brief explanation of the rationale for this decision is contained in the attached Summary of Basis for Decision.

A handwritten signature in cursive script that reads "Heather L. Nelson".

Heather L. Nelson
Program Manager
Wetlands and Waterways Protection Program