



**Maryland**  
Department of  
the Environment

Larry Hogan, Governor  
Boyd K. Rutherford, Lt. Governor  
Ben Grumbles, Secretary  
Horacio Tablada, Deputy Secretary

July 29, 2019

Re: Notice of Permit Decision  
Nontidal Wetlands and Waterways Permit Application  
Tracking Number 18-NT-0067/201860267

Dear Property Owner, Public Official, or Interested Person:

After examination and consideration of the documents received and evidence in the application file and record for Patuxent Greens (Applicants: C.S. Patuxent Greens, LLC., and the City of Laurel), the Water and Science Administration has determined that the application meets the statutory and regulatory criteria necessary for issuance of a Nontidal Wetlands and Waterway Permit. Copies of the permit, which contains special conditions to protect public safety and welfare, and the Summary of the Basis for Decision are enclosed with this permit decision.

This is a final agency determination; there is no further opportunity for administrative review. Any person with standing, who is either the applicant or who participated in the public participation process through the submission or written or oral comments may petition for judicial review in the Circuit Court in the County where the permitted activity is to occur. The petition for judicial review must be filed within 30 days of the publication of the permit decision. Please see the attached Fact Sheet for additional information about the judicial review process.

If you have any questions or need any additional information, please do not hesitate to contact William Seiger, Chief, Waterway Construction Division at 410-537-3821.

Sincerely,

A handwritten signature in black ink, appearing to read "Denise M. Keehner".

Denise M. Keehner, Program Manager  
Wetlands and Waterways Program

ws/DK

Enclosures

## **FACT SHEET JUDICIAL REVIEW PROCESS**

Permits can be challenged through a request for direct judicial review in the Circuit Court for the county where the activity authorized by the permit will occur. Applicants, and persons who meet standing requirements under federal law and who participated in a public comment process by submitting written or oral comments (where an opportunity for public comment was provided), may seek judicial review. Judicial review will be based on the administrative record for the permit compiled by the Department and limited to issues raised in the public comment process (unless no public comment process was provided, in which case the review will be limited to issues that are germane to the permit).

### **Who Has Standing?**

Anyone who meets the threshold standing requirements under federal law and is either the applicant or someone who participated in the public participation process through the submission of written or oral comments, as provided in Environment Article § 5-204, Annotated Code of Maryland. The three traditional criteria for establishing standing under federal law are injury, causation, and redressability, although how each criterion is applied is highly fact-specific and varies from case to case. Further, an association has standing under federal law to bring suit on behalf of its members when its members would otherwise have standing to sue in their own right, the interests at stake are germane to the organization's purpose, and neither the claim asserted nor the relief requested requires the participation of individual members in the lawsuit.

### **What is the Procedure for Seeking Judicial Review?**

Petitions for judicial review of a final determination or permit decision subject to judicial review must be filed in accordance with § 1-605 of the Environment Article no later than 30 days following publication by the Department of a notice of final determination or final permit decision and must be filed in the circuit court of the county where the permit application states that the proposed activity will occur. Petitions for judicial review must conform to the applicable Maryland Rules of Civil Procedure.

**STATE OF MARYLAND**  
**DEPARTMENT OF THE ENVIRONMENT**  
**WATER AND SCIENCE ADMINISTRATION**  
**NOTICE OF DECISION**

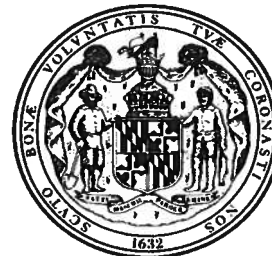
**In the Matter of:** C.S. Patuxent Greens, LLC and the City of Laurel  
Nontidal Wetlands and Waterways Permit  
Application Number 18-NT-0067/201860267

**First Hearing Date  
and Location:** February 28, 2019  
Council Chamber, Laurel Municipal Center  
Laurel, Maryland

**Second Hearing Date  
and Location:** June 20, 2019  
Council Chamber, Laurel Municipal Center  
Laurel, Maryland

**Decision:** Approval

**Date:** July 29, 2019



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, the 25-foot nontidal wetland buffer and the 100-year floodplain;
2. The applicant has minimized impacts to nontidal wetlands, the 25-foot nontidal wetland buffer and the 100-year floodplain;
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 18-NT-0067/201860267 meets the criteria set forth in statute and regulation governing impacts to wetlands and waterways. Nontidal Wetlands and Waterways Permit Number 18-NT-0067/201860267 may be issued by the Water and Science Administration to authorize C.S. Patuxent Greens, LLC and the City of Laurel to conduct regulated activities associated with a residential development. The proposed work includes the construction of roads, sidewalks, houses, and stormwater management facilities. The work also includes the excavation of 100-year floodplain as compensatory storage for floodplain fill along with the filling of 100-year floodplain to prepare the development site. 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.

Notice of Decision  
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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.

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

A handwritten signature in black ink, appearing to read "Denise M. Kehnert", written over a horizontal line.

Denise M. Kehnert  
Program Manager  
Wetlands and Waterways Program

## SUMMARY BASIS FOR DECISION

C. S. Patuxent Greens, LLC and the City of

Laurel  
Name of Applicants

18-NT-0067/201860267

Application Number

Elisa Riley/Imtiaz Choudhry  
Project Manager/Project Engineer

July 29, 2019  
Date of Decision

The Environment Article, Annotated Code of Maryland and the Code of Maryland Regulations establish criteria for the Maryland Department of the Environment (Department or MDE) to consider when evaluating projects that propose to change the course, current or cross section of a nontidal stream or other body of water or to impact a nontidal wetland. If the criteria are satisfied (including through the use of conditions in the permit to provide control over and supervision of impacts to water resources), the Department may issue a permit for the proposed activity. The Department may issue a nontidal wetland permit for a regulated activity if it finds that the regulated activity has no practicable alternative, will minimize alteration or impairment of the nontidal wetlands, and will not cause or contribute to a degradation of ground or surface waters. In the case of the proposed construction of a residential development, the question for the Department to address is whether or not the proposed project impacts are acceptable under the Statute and regulations as they pertain to such construction activities.

### **PUBLIC NOTICE**

Adjoining property owners, local government officials and other interested persons must be notified of proposed impacts to nontidal wetlands and waterways. In addition, an opportunity to comment and request a public informational hearing must be provided via a local newspaper. The public notices on this application were published in the *Prince George's Post* on February 14, 2019 and June 13, 2019.

Two public informational hearings were held for this project. The first public informational hearing was held on February 28, 2019 at the Council Chamber, Laurel Municipal Center located at 8103 Sandy Spring Road, Laurel, MD 20707. The hearing was called to order at 7 pm by the Hearing Officer, William Seiger, Chief of the Waterway Construction Division at MDE. The applicant presented the proposed project and its associated impacts to regulated resources. The presentation was followed by comments and questions from those in attendance. Ten people testified during the hearing; all opposed to the project. Several commenters requested additional information about the project and an extension to the comment period. MDE responded to these requests by posting the supporting information on the Department's website and extending the public comment period. The public comment period for this project was initially scheduled to end March 15, 2019. Due to public interest in this project the public comment period was first extended until at least April 26, 2019 (Letter dated March 13, 2019 from the Department to the Interested Persons List) and then again on April 26, 2019 with no defined closure date ("CS Patuxent Greens and City of Laurel" web posting April 26, 2019 on the Maryland Department of the Environment

Wetlands and Waterways Program web page). A second hearing was requested during the extended comment period. A second public notice was sent to the Interested Persons list informing citizens of the additional documents added to the website, additional impacts, addition of the City of Laurel parcel and the date of a second public hearing (Public Notice dated June 6, 2019 from the Department to the Interested Persons List).

The second public hearing was held on June 20, 2019 at the Council Chamber Laurel Municipal Center located at 8103 Sandy Spring Road, Laurel, MD 20707. The meeting was called to order by the Hearing Officer, William Sieger, Chief of the Waterway Construction Division at MDE. The applicant presented information to address comments received on the project including: the updated measures proposed in regards to the floodplain (the placement of fill, compensatory storage, the removal of the levee in certain areas and the alteration of the levee on the City of Laurel property); water quality; and the wetland impacts. The presentation was followed by testimony from several attendees. Five people testified at the hearing. Four testifiers were against the project and one was in support of the project.

General comments raised during the hearings and the public notice periods are provided below with MDEs brief responses.

1. Traffic safety and congestion: Concern that the existing dangerous intersection at MD Route 197 and Clubhouse Drive will worsen; concern that in case of an emergency, it will be even more difficult for residents to evacuate; overcrowded schools; concern regarding the density of the development.

MDE Response: It is important to note that the Department's decision is confined to the issues relevant to the nontidal wetlands and waterways statutes and regulations and discussed in detail in the appropriate sections below. This comment raised during the public comment period is not directly within the scope of the Department's review.

2. Comments regarding adverse impacts on property values: Concern that the adjacent community was founded as a golf course community for which residents paid a premium, with free membership that had transferability when the property was sold and that this amenity would no longer exist; loss of privacy; concern that buffers between the new houses and the existing houses have not yet been determined; concern that uncertainty about flood insurance has slowed down the ability of buyers to obtain mortgages.

MDE Response: The Department's decision is confined to the issues relevant to the nontidal wetlands and waterways statutes and regulations. MDE has conditioned this permit to require the applicant to obtain a CLOMR from FEMA; this is expected to address flood insurance-related issues. Other comments—related to adverse impacts on property values are not within the scope of the Department's review

3. Comments regarding the environmental value of the golf course: Concern about the environmental value of losing the golf course as a one of a few green areas in Laurel; concern that the proposed development does not provide as much usable open space as previously presented by the applicant; concern about the loss of tree cover and "champion" trees that provides habitat for

wildlife and aid in the water uptake regarding flooding; concern regarding the safety of communities built on golf courses that have had the turf treated for many years with chemicals; concern as to how granting the permits further the Patuxent River Policy Management Plan, the Primary Management Area laws, and Total Maximum Daily Loads (TMDLs) of Sediment in the Patuxent River Upper Watershed; concern that a major housing development along the Patuxent River will cause additional nutrient loads to enter the river from homeowners applying various nutrients and pesticides to their properties; concern that development in the floodplain violates the City of Laurel's Master Plan and its Unified Land Development Code.

MDE Response: The comment about losing the golf course and open space is not directly within the scope of the Department's review. The project is consistent and compatible with the Federal Clean Water Act, Patuxent River Policy management Plan, TMDL's for the Chesapeake Bay and Patuxent River (June 14, 2019 response from Rodgers Consulting) – the project must also comply with the State NOI and NPDES permits and the approved stormwater management plans.(see Water Quality section below).

4. Comments regarding the site plan: concern that the site plan has changed from what was originally shown to the public.

MDE Response: This comment was received during the initial comment period and addressed with the extended comment period and by placing all the revised plans on our website.

5. Comments regarding stormwater management and sediment and erosion control. Concerns about the extent to which the project would cause a worsening situation with regard to flooding of nearby properties and roads during storm events.

MDE Response: See Nontidal Waterway/Floodplain Review section below. Additionally, given the concerns of the commenters about flooding, MDE decided to heavily condition this permit to ensure that the permittee will only be able to undertake certain limited activities under this permit prior to obtaining further MDE review and approval of the proposed activities. The permit also prohibits the permittee from taking any action that would result in increased risk of flooding to other property owners, unless the properties are purchased by the permittee, placed in a designated flood easement, or addressed by other means acceptable to the Department, in accordance with COMAR 26.17.04.11.B.(6). Moreover, MDE is requiring additional financial assurance as well as the hiring of an independent environmental monitor who will report to MDE to ensure permit compliance. MDE finds that with these conditions and controls in place and under the careful supervision of MDE, that public safety and welfare are protected.

6. A comment was raised regarding: what measures were taken to consider the impact of an emergency release of water from Duckett Dam by WSSC.

MDE Response: While this issue is not directly within the scope of this Nontidal Wetlands and Waterways Permit, the Rocky Gorge Reservoir and the Duckett Dam is managed and controlled by the Washington Suburban Sanitary Commission (WSSC) who are required by County, State and federal regulations to maintain, operate and manage dam operations for routine and emergency functions. WSSC is mandated to develop, maintain and distribute an Emergency Action Plan

(EAP) for the Duckett Dam to all designated agencies who would be affected by an emergency release of water or a complete failure of the dam. This plan is updated frequently and maintained by professional staff within WSSC.

The Duckett Dam EAP is a comprehensive document which details the actions required and taken during four emergency levels, from a slow leak to a catastrophic failure. The EAP has been approved by multiple County, State and federal agencies and provides emergency managers, emergency responders and government officials the needed guidelines, processes, procedures to deal with water releases and dam emergencies.

## **PROJECT PURPOSE AND NEED**

In order for the Department to authorize impacts to nontidal wetlands and their regulated buffers, regulated activities must be determined to be necessary and unavoidable to meet the basic project purpose. It is also important to note that the orderly development and use of land is regulated through planning and zoning controls implemented by the local government. In this particular instance, Prince George's County makes the decision about appropriate land use of the property.

The project's purpose is to redevelop the Patuxent Greens Golf Course to a residential use [*Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Nontidal Wetland in Maryland* (Application) dated January 29, 2018, received by the Department on February 20, 2018]. The project meets a demonstrated public need because it has an economic value to the local jurisdictions and provides housing to the public. The project increases the tax base for the City of Laurel and provides funding for adequate public facilities and other public goods (Letter dated June 14, 2019 from Rodgers Consulting to the Department). The proposed project is projected to make between \$3.3 million and \$4.0 million in combined real annual property taxes in the first 10 years after full build-out (Letter dated January 11, 2019 from Thomas/ Michael LLC to William Shipp). The location of the site offers access to major transportation routes and employment centers that serve the Washington, D.C. and the Baltimore metropolitan area. The fact that there are major employment centers including the National Security Agency, Fort Meade, and the Technology Corridor of Maryland within close proximity to the development indicates that there will be a need for additional housing in the area (Letter dated August 15, 2018 from McCarthy Associates, Inc. to the Department).

## **ALTERNATIVES ANALYSIS**

For projects that are not water-dependent, the applicant must conduct an alternatives analysis to demonstrate that the project has no practicable alternative. The factors to be considered are whether the project purpose can be accomplished using one or more alternative sites in the general area; a reduction in the size, scope, configuration or density would result in less impact; the applicant made a good faith effort to accommodate the site constraints that caused the alternative sites to be rejected; and that the regulated activity is necessary for the project to meet a demonstrated public need.



Prior to purchasing the Patuxent Greens property, the applicant had under contract another golf course property, the National Golf Course at Tantallon. The 120.9 acre property was located within the Chesapeake Bay Critical Area south of Swan Creek, a tidal body of water that drains to the Potomac River. The site did have constraints since the property had Critical Area land use designations split between a Resource Conservation Area (RCA), which only allows one house per 20 acres, and a Limited Development Area (LDA), which allows up to four houses per acre. The major obstacle that the applicant had to try to overcome was that the site had a zoning of country club which, unlike Patuxent Greens, had no underlying zoning for residential use. Due to community opposition to the rezoning, it was deemed highly improbable or impossible to rezone the property to a residential use (Letters dated April 15, 2018 and September 26, 2018 from McCarthy & Associates, Inc. to the Department).

## **AVOIDANCE AND MINIMIZATION**

The applicant must demonstrate that adverse impacts to nontidal wetlands, their regulated buffers, and the 100-year frequency floodplain are necessary and unavoidable.

In order to determine whether or not impacts to jurisdictional features are necessary and unavoidable, it is important to consider the natural features of the property, the extent to which the applicant is able to avoid impacts to nontidal wetlands, and whether the impacts are necessary and unavoidable to meet the project purpose.

The National Wetland Inventory (NWI) maps indicated that there are nontidal wetlands within the property, the most obvious of which was a large (53.57 acre) PFO1C wetland (seasonally flooded palustrine forested wetland) on the north side of Bear Branch. The NWI maps also identified all of the irrigation ponds/water hazards as PUBHx wetlands (permanently flooded palustrine unconsolidated bottom excavated wetlands). An on-site wetland delineation performed by the Applicant's consultant, McCarthy & Associates, Inc. (now Bay Environmental, Inc.) in September of 2017 identified patches of scrub-shrub and emergent nontidal wetlands throughout the golf course in addition to the wetlands documented on the NWI maps. The consultant considered these wetlands in their wetland report to be isolated wetlands (Wetland Evaluation for Patuxent Greens Country Club dated September 2017 prepared by McCarthy & Associates, Inc.).

A jurisdictional determination (JD) was completed by the U.S. Army Corps of Engineers Baltimore District (Corps) in order to verify waters of the U.S. including Federally regulated wetlands on the property that are regulated under Section 404 of the Clean Water Act. The Corps conducted a site visit and prepared a JD for the property. The Corps' JD agreed with the consultant's wetland report that the large PFO1C wetland on the north side of Bear Branch was a jurisdictional wetland and that the patches of scrub-shrub and emergent wetlands on the site were isolated wetlands (and not Federally regulated). The Corps determined that there were other water hazards (the irrigation ponds) located within the golf course that they would not regulate because they were considered to be man-made stormwater features which are not under their jurisdiction. Therefore, none of the wetlands on the part of the property that is to be developed (the golf course) are considered by the Corps to be regulated under Section 404 of the Clean Water Act. The Corps stated in their letter to the applicant that accompanied the JD that there may be State jurisdictional

resources not regulated by the Federal Government on the property (Letter dated March 12, 2018 from the U.S. Army Corps of Engineers Baltimore District to the applicant).

The State does regulate isolated wetlands, the 25-foot nontidal wetland buffer and the 100-year floodplain in addition to the wetlands and waters regulated under the Clean Water Act. The State also has different criteria as to what constitutes a connected nontidal wetland as opposed to an isolated nontidal wetland than the Federal Government does. The original Application that was submitted (January 29, 2018) determined the permanent nontidal wetland impacts to be 0.14 acres (6,011 square feet) of isolated nontidal wetlands and did not include the vegetated portions of the irrigation ponds. After visiting the site, the Department determined that the vegetated portions of the ponds were nontidal wetlands and, under the State regulations both the "isolated" wetlands and the vegetated portions of the irrigation ponds were connected wetlands for the State because they were within the 100-year floodplain. MDE determined that the Department would regulate all of the nontidal wetlands and the vegetated portions of the irrigation ponds and, would require compensatory mitigation for the permanent impacts to those nontidal wetlands. Therefore, the impacts for the proposed development went from 0.14 acres of isolated nontidal wetlands proposed in the Application to 4.47 acres of connected nontidal wetlands. (The Department's determination was based on an evaluation of three parameters: hydrophytic vegetation, hydrology, and the soils meeting hydric soil indicators (U.S. Army Corps of Engineers Wetlands Delineation Manual Technical Report Y-87-1, U.S. Army Engineers Waterways Experiment Station, Vicksburg, Mississippi).

The portion of the property slated for re-development is the golf course; this portion of the property has been extremely altered by over 65 years of historical development (Letter dated September 26, 2018 from Bay Environmental, Inc. to the Department). The applicant has avoided most of the northernmost emergent wetland/pond and its 25-foot nontidal wetland buffer that is on the golf course. The current site plan shows that impacts to that particular emergent nontidal wetland have been reduced by 16,986 square feet (0.40 acres) and the impacts to its 25-foot nontidal wetland buffer have been reduced by approximately 11,444 square feet (0.26 acres). The applicant is not proposing any impacts to the large forested nontidal wetland on the north-east side of Bear Branch. Forested nontidal wetlands are considered extremely valuable since they perform many biological and hydrological functions, and take many years to develop. The forested wetland on the other side of Bear Creek provides Forest Interior Dwelling Bird Habitat, a habitat that is declining in Maryland and on which populations of many bird species depend (Letter dated August 23, 2017 from Maryland Department of Natural Resources (DNR) to Rodgers Consulting). Because of the value of this large wetland on the applicant's property as part of a larger wetland system, the Department indicated that no impacts to this wetland would be permissible, including future recreational trails. All of the nontidal wetlands and the 25-foot nontidal wetland buffer that are not part of the proposed impacts will not be allowed to be impacted in the future and will remain preserved by a Declaration of Restricted Covenants that will be placed on the deed to the property.

Adverse impacts to the various patches of wetlands throughout the area of the proposed development are necessary and unavoidable because the applicant is proposing to add approximately six feet of fill to the area of the proposed development to raise the houses two feet above the 100-year floodplain. These pockets of wetlands would be a hazard and unsustainable

with large amounts of fill surrounding them (Letter dated September 26, 2018 from Bay Environmental, Inc. to the Department).

The proposed development of the property in the floodplain involves both the excavation of soil and the deposition of fill within the 100-year floodplain. Both of these activities will cause adverse impacts to the emergent nontidal wetlands associated with the excavated ponds (Wetland Evaluation for Patuxent Greens Country Club dated September 2017 prepared by McCarthy & Associates, Inc.). Due to the nature of the property, requirements to provide compensatory storage on the site, and to raise the finished floor elevation of the proposed buildings two feet above the 100-year flood elevation (Letter dated January 12, 2019 from the City of Laurel to Rodgers Consulting), it is not possible to avoid impacts to regulated resources. Therefore, the Department has concluded that adverse impacts to regulated resources are necessary and unavoidable to meet the project purpose.

During the public comment period, comments were made as to the substantial amount of nontidal wetland, 25-foot nontidal wetland buffer, and 100-year floodplain impacts; why the nontidal wetland impacts changed from 6,011 square feet (0.12 acres) in the original Application to 194,556 square feet (4.47 acres) as the review progressed; how the proposed impacts further the Clean Water Act, and how the loss of nontidal wetlands might effect the adjacent nature preserves. As to the substantial amount of nontidal wetland and 25-foot nontidal wetland buffer impact, most of the proposed nontidal wetland impact (approximately 3.6 acres of emergent wetlands) is to the golf course hazard/irrigation ponds that are located in the east part of the site. These nontidal wetland and buffer impacts are necessary in order to achieve the compensatory storage required by the local jurisdiction (Prince Georges County). The floodplain impacts are necessary because the entire existing golf course is in the 100-year floodplain. In regards to the large increase in the amount of nontidal wetland impacts from the amount listed on the original application, the State had not reviewed the nontidal wetlands prior to the submittal of the application. As a result of the field review, the State took jurisdiction over the vegetated portions of the ponds which greatly increased the impacts to nontidal wetlands and the 25-foot nontidal wetland buffer for the project. In regards to the Clean Water Act, Federal jurisdiction was not taken under the Clean Water Act by the Corps; however, the State did take jurisdiction over the resources as explained above. Finally, the nontidal wetland loss will not affect the adjacent preserved nontidal wetlands since their source of hydrology is not dependent on the nontidal wetlands on the project site.

## **WATER QUALITY**

Erosion and sediment control measures and stormwater management practices are designed to prevent the degradation of ground and surface water quality. Sediment pollution is addressed under Maryland's Erosion and Sediment Control Act. The law mandates local Soil Conservation Districts to review and approve erosion and sediment control plans developed in accordance with State standards. The Department's programmatic responsibilities are limited to promulgating regulations, and developing standards, ordinances and other criteria necessary to administer an erosion and sediment control program, including program oversight and delegation of enforcement authority to local governments. As a result, the Prince George's Soil Conservation District is

responsible for the review and approval of an erosion and sediment control plan for the proposed project.

Stormwater discharges are addressed under Maryland's Stormwater Management Act. The law requires counties and municipalities to "adopt ordinances necessary to implement a stormwater management program." The Department's programmatic responsibilities are limited to promulgating regulations defining the minimum features of a stormwater ordinance and program oversight. The Department also reviews the stormwater management program of the counties and municipalities and their field implementation and requires corrective action where a program is found deficient. During the application review process, the Department verifies that appropriate best management practices are incorporated into the sediment and erosion control plans and the stormwater management plans to protect the State's water resources. This project will impact the Tier II water Patuxent River 1 and therefore requires an anti-degradation review. In addition to the inclusion of enhanced best management practices for sediment and erosion control and stormwater management, the concurrent Tier II review also considered potential hydrologic impacts. Any potential hydrologic impacts will be addressed under further MDE review and approval of the proposed activities. In order to insure that these practices are contained in the project's final design plans, the applicant will submit approved sediment and erosion control plans and stormwater management plans to the Department prior to the commencement of construction activities authorized by the Permit.

During the application review process, the Department verifies that appropriate best management practices are incorporated into the sediment and erosion control plans and the stormwater management plans to protect the State's water resources. In order to insure that these practices are contained in the project's final design plans, the applicant will submit approved sediment and erosion control plans and stormwater management plans to the Department prior to the commencement of construction activities authorized by the Permit.

Prince George's County Department of Permitting, Inspections, and Enforcement (DPIE) is responsible for the review and approval of the project's stormwater management plan. DPIE commented in a letter to MDE that the Stormwater Management Concept Plan for the proposed development was reviewed and approved by the agency and that the development complies with the County's Environmental Site Design criteria to the Maximum Extent Practicable and that it provides adequate flood control measures (Letter dated March 15, 2019 from DPIE to the Department).

## **NONTIDAL WATERWAY/FLOODPLAIN REVIEW**

Construction activities in waters of the State are guided by both statute and regulation. Title 5, Subtitle 5 of the Environment Article, Annotated Code of Maryland, establishes an administrative procedure that promotes public safety and welfare and provides MDE with the authority to control and supervise water resources of the State. This administrative procedure is further described in the Code of Maryland Regulations (COMAR) 26.17.04. These regulations govern the construction, reconstruction, repair, or alteration of a dam, reservoir, or waterway obstruction or any change of the course, current, or cross section of a stream or water body within the State including changes to the 100-year frequency floodplain of free flowing waters. (Note: Free-

flowing waters do not include State or private wetlands or areas subject to tidal flooding.) The permit application review process, followed by the issuance of a permit with any necessary conditions ensures that the requirements of both the statute and regulations are met. During the evaluation of an application, MDE's Water and Science Administration may require an applicant to address issues relating to:

- Safety, operation and maintenance of the structure;
- Ability of all on-site construction to withstand the impacts of the 100-year flood event;
- Flooding on adjacent properties;
- Erosion of the construction site or stream bank; and
- Environmental effects, such as the project's impacts on existing in-stream fisheries; wildlife habitat; or rare, threatened or endangered species.

This project proposes regulated impacts to the 100-year floodplain of the Patuxent River for lot fill, levee construction and removal along with excavation of a floodplain compensatory storage area. Several commenters at the hearing and during the public comment period raised concerns regarding the effect of fill in the floodplain. Two commenters adjacent to the golf course testified at the hearing that the homeowners have been evacuated due to flooding at least four times during the last decade. They were concerned about the impact of the proposed fill in the floodplain during a big flood event. Several commenters that live on the Anne Arundel County side of the Patuxent River testified at the hearing and through emailed comments that they were concerned about the possible increase in flooding of Brockbridge Road in Anne Arundel County which already frequently floods. One commenter testified that the Patuxent has come out of its banks many times and requested additional information pertaining to the floodplain to make sure that additional flooding won't occur. Another commenter mentioned that the land along the southern portion of Brock Bridge Road has been flooded almost continuously for the better part of a year.

In order for the Department to evaluate the potential impacts of these activities on increased risk of flooding, the Department requires the applicant to conduct and submit for review detailed hydraulic modeling. This modeling is needed in order to compare the pre-development condition to the post-development condition with regard to water surface elevation on any adjoining properties during various storm events, up to and including the 100-year storm event.

In this case, this modeling was conducted by Rodgers Consulting Inc. and was not only submitted to MDE but also previously submitted to FEMA in the applicant's request to FEMA for a Conditional Letter of Map Revision (CLOMR). The models and model results were carefully reviewed by the Department, and, were also reviewed by FEMA prior to its issuance of a CLOMR on August 27, 2018. During the Department's review which occurred after the FEMA CLOMR letter, MDE engineers found, in their professional judgement, that the pre-development conditions may not have been accurately captured. MDE determined that additional modelling was needed to ensure an accurate representation of pre-development conditions. This resulted in MDE requesting that the applicant conduct additional modelling runs. These additional modeling runs were primarily focused on better understanding the impact of varying input parameters on the analysis to determine whether there would be any increased risk of flooding to any adjoining properties during all modeled storm events, including the 100-year storm event. The applicant undertook the additional modeling requested by MDE. This in-depth review resulted in a final

document: Patuxent Greens, Greenview Drive and Clubhouse Blvd. Floodplain Study and Narrative prepared by Rodgers Consulting Inc. dated June 6, 2019.

The additional modeling conducted by the applicant indicated that there could be an increase in water elevation of up to 0.7 feet at several locations. Because this differed from the 2018 CLOMR submission, the applicant submitted to FEMA in July of 2019 a new request for a CLOMR based on the this new modeling conducted at MDEs request.

As stated above, most of the comments received during the public notice process concerned flooding. The Department was very concernd about this issue as well. Many iterations of the floodplain model were conducted to establish the sensitivity of the model and to validate the effect of this project on flood elevations. Given the concerns of the commenters about flooding MDE decided to heavily condition this permit to ensure the permittee will only undertake certain limited activities and requires additional MDE review and approval of future activities. The permit also prohibits the permittee from taking any action that would result in an increased risk of flooding to other property owners, unless the properties are purchased, placed in a designated flood easement, or addressed by other means acceptable to MDE in accordance with COMAR 26.17.04.11 B (6).Moreover, MDE is requiring additional financial assurance as well as the hiring of an independent environmental monitor who will report to MDE to ensure permit compliance. MDE finds that with these conditions and controls in place and under the careful supervision of MDE, that public safety and welfare are protected.

## **ENDANGERED SPECIES**

Once the application is received, it goes through a screening process. This screening process uses Geographical Information System (GIS) to determine the proposed site location and whether or not there are designated resources in the area such as rare, threatened or endangered species. If there are resources identified, the Division sends copies of the proposed plan to the appropriate agencies to review and send comments. During the screening process, no rare, threatened or endangered species were identified as being on the project site.

At the hearing a commenter was concerned about the trees that would be cut down- specifically the effect of removing habitat at the southern end of the site where an eagles nest had been spotted. MDE made an inquiry to DNR regarding this comment, and DNR responded they no longer screen for bald eagle nests, as they have been de-listed by the State and the U.S. Fish and Wildlife Service (Email dated March 13, 2019 from DNR to the Department).

## **HISTORIC PRESERVATION**

The application was also screened using GIS for historical and archeological resources. The GIS screening indicated the potential for impacts to historical and archeological resources. On March 26, 2018 the Maryland Historic Trust (MHT) determined that there are no historic properties affected by this undertaking (Letter dated March 26, 2018 from MHT to the Department).

## **MITIGATION**

Mitigation is only a consideration in a permit decision after steps have been taken to avoid and minimize impacts to nontidal wetlands and their regulated buffers, and nontidal waterways, including the 100-year floodplain. The total proposed impacts include 191,638 square feet of emergent nontidal wetland and 2,918 square feet of scrub-shrub nontidal wetland. Mitigation will be required at a 1:1 mitigation to impact ratio for the emergent wetland loss and a 2:1 mitigation to impact ratio for scrub-shrub wetland loss, resulting in a mitigation requirement of 191,638 square feet emergent nontidal wetland and 5,836 square feet scrub-shrub nontidal wetland. Since the mitigation is proposed as all emergent nontidal wetland, a two times multiplier will be applied to the scrub-shrub impacts to offset functional loss. This results in an additional 5,836 square feet mitigation required, for a total of 203,310 square feet emergent nontidal wetland mitigation required. The Phase I Wetland Mitigation Plan from McCarthy & Associates, Inc., received July 12 2018, states that mitigation will be onsite in the existing floodplain. This Mitigation Plan also discusses how the mitigation project will offset functions lost due to the wetland impacts. The email dated June 4, 2019 included a Wetland Mitigation Exhibit from Phil Hughes showing the revised location of the mitigation area. The Mitigation and Technical Assistance Section determined that the proposed mitigation is acceptable (Email dated June 26, 2019 from Kelly Neff to Elisa Riley).

**STATE OF MARYLAND**  
**DEPARTMENT OF THE ENVIRONMENT**  
**WATER AND SCIENCE ADMINISTRATION**  
**NONTIDAL WETLANDS AND WATERWAYS PERMIT**

PERMIT NUMBER: 18-NT-0067/201860267

EFFECTIVE DATE: 7/29/2019

EXPIRATION DATE: 7/29/2024

PERMITTEES: C.S. Patuxent Greens, LLC  
6290 Montrose Road  
Rockville, MD 20852


City of Laurel  
8103 Sandy Spring Lane  
Laurel, MD 20707



IN ACCORDANCE WITH ENVIRONMENT ARTICLE §5-503(a) AND §5-906(b), ANNOTATED CODE OF MARYLAND (2007 REPLACEMENT VOLUME), COMAR 26.17.04 AND 26.23.01, AND 26.08.02 AND THE ATTACHED CONDITIONS, C.S. PATUXENT GREENS, LLC AND CITY OF LAUREL, JOINTLY AND SEVERALLY ("PERMITTEE"), IS HEREBY AUTHORIZED BY THE WATER AND SCIENCE ADMINISTRATION ("ADMINISTRATION") TO CONDUCT A REGULATED ACTIVITY IN A NONTIDAL WETLAND, BUFFER, OR EXPANDED BUFFER, AND/OR TO CHANGE THE COURSE, CURRENT OR CROSS-SECTION OF WATERS OF THE STATE, IN ACCORDANCE WITH THE ATTACHED CONCEPT PLANS APPROVED BY THE ADMINISTRATION ON JULY 29, 2019 AND PREPARED BY RODGERS CONSULTING INC. AND INCORPORATED HEREIN, AND ALL ADDITIONAL SUBMITTALS REQUIRED TO BE APPROVED BY THE ADMINISTRATION IN ACCORDANCE WITH THE ATTACHED CONDITIONS, AS DESCRIBED BELOW:

Regulated activities associated with a residential development. The proposed work includes the construction of roads, sidewalks, houses, and stormwater management facilities. The work also includes the excavation of 100-year floodplain as compensatory storage for floodplain fill along with the filling of 100-year floodplain to prepare the development site. 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 is 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 George's County.

MD Grid Coordinates N157540 E 413928

  
Denise M. Keehner  
Wetlands and Waterways Program

Attachments: Conditions of Permit

cc: WSA Compliance Program, Prince George's County



THE FOLLOWING CONDITIONS APPLY TO ALL ACTIVITIES AUTHORIZED BY PERMIT NUMBER 18-NT-0067/201860267

**Special Conditions:**

1. **Permittee:** All references herein to the "Permittee" are deemed to be references to both Permittees named above, interchangeably and collectively, who are jointly and severally authorized and liable under this Permit.
2. **Definitions:** In addition to terms defined elsewhere in this Permit, the following terms have the following meaning in this Permit:
  - a. "Clearing" means the removal and disposal of trees, shrubs and other vegetative growth.
  - b. "CLOMR" means a Conditional Letter of Map Revision issued by FEMA after the Effective Date of this Permit, stating that the Project, if built as proposed in the Permittee's application for this Permit, would meet minimum floodplain management criteria of the NFIP.
  - c. "COMAR" means the Code of Maryland Regulations.
  - d. "Environment Article" means the Environment Article of the Annotated Code of Maryland.
  - e. "Existing Berm" means the continuous existing berm on the Project site along Bear Branch and the Patuxent River, which is identified on the plans included in the Permittee's application for this Permit.
  - f. "FEMA" means the Federal Emergency Management Agency.
  - g. "Grubbing" means the removal and disposal of stumps, roots and root systems remaining after clearing.
  - h. "June 6 Hydraulic Model" means the hydraulic model submitted to the Administration by Rodgers Consulting on June 6, 2019, which analyzes the effects of the Project on the flood elevation in the 100-year floodplain.
  - i. "Levee" means the levee to be constructed, reconstructed, or repaired at the Project, as contemplated by the Permittee's application for this Permit.
  - j. "Levee Authorizations" means all permits, licenses and authorizations required by applicable laws and regulations for (i) removal of any portion of the Existing Berm; and (ii) the design and construction, reconstruction, or repair of the Levee.
  - k. "Levee Milestone" means the point in the sequence of grading activities on the Project site at which, to avoid increasing the risk of flooding to other property owners, (i) the portion of the Existing Berm proposed for removal must have been removed; and (ii) the Levee must have been fully constructed, reconstructed, or repaired.
  - l. "NFIP" means the National Flood Insurance Program.
  - m. "Permit" means this Nontidal Wetlands and Waterways Permit.
3. **Minimum Required Plans:** Prior to commencement of any activities authorized by this Permit, the Permittee shall submit to the Administration two full size sets of the Rough Grading, Final Grading, and Erosion & Sediment Control Plans approved by the Prince George's Soil Conservation District (collectively, the "Approved Grading and E&S Plans");
4. **Independent Environmental Monitor:** Prior to commencement of any activity authorized by this Permit, the Permittee shall provide an Independent Environmental Monitor (IEM) to ensure compliance with the scope and conditions of this Permit. The IEM shall be selected in consultation with the Administration, be on site at all times during construction activities and attend the pre-construction meeting, and report directly to the Administration's Compliance Program.
5. **Preliminary Activities:** The Permittee may commence the following (the "Preliminary Activities"):
  - a. clearing (but not grubbing) of the Project site; and
  - b. after complying with Special Conditions #3 and #4 above, subject to the Approved Grading and E&S Plans:
    - i. installation of perimeter erosion and sediment controls at the Project site that do not involve any fill in the 100-year floodplain; and
    - ii. excavation of a sediment basin at the Project site, provided that the material excavated therefrom is not stored in the 100-year floodplain.
6. **Activities Prior to Levee Milestone:** Prior to commencement of activities authorized by this Permit (other than the Preliminary Activities), the Permittee shall submit to the Administration:
  - a. for proposed approval by the Administration, two full size sets of a complete and accurate phased grading plan that (i) is consistent with the Rough Grading and Final Grading plans approved by the Prince George's Soil Conservation District; (ii) organizes in phases, and describes in reasonable detail the sequence of, grading activities to be undertaken on the Project site; (iii) is designed to avoid increasing the risk of flooding to other property owners during grading; (iv) clearly identifies the Levee Milestone; and (v) is certified and sealed by a professional engineer licensed in the State of Maryland (the "Phased Grading Plan");
  - b. for proposed acceptance by the Administration, a complete and accurate hydraulic model that (i) analyzes the effects of the Project on the flood elevation in the 100-year floodplain, using the "without berm" initial conditions that are the same as the conditions submitted in support of Patuxent Greens Greenview Drive and Clubhouse Blvd. Floodplain Study Narrative dated June 6 (June 6 Hydraulic Model); (ii) analyzes the effects of the grading activities described at each phase of the Phased Grading Plan on the flood elevation in the 100-year floodplain, in a manner

consistent with the June 6 Hydraulic Model; and (iii) is certified and sealed by a professional engineer licensed in the State of Maryland (the "Phased Hydraulic Model").

Subject to Special Condition #13 below, after the Administration has approved the Phased Grading Plan and accepted the Phased Hydraulic Model, the Permittee may commence activities authorized by this Permit, up to the Levee Milestone. The Permittee shall comply with the approved Phased Grading Plan (including any revisions pursuant to Special Condition #8), which shall be deemed to be incorporated by reference herein when approved by the Administration.

7. **CLOMR:** Promptly after FEMA issues a CLOMR, the Permittee shall submit a copy of the CLOMR to the Administration. If FEMA has not issued a CLOMR on or before the one hundred twentieth (120<sup>th</sup>) day after the Effective Date of this Permit, the Permittee shall suspend all activities authorized by this Permit until FEMA issues a CLOMR and Permittee has submitted a copy of such CLOMR to the Administration.
8. **Revision of Phased Hydraulic Model and Phased Grading Plan:** Within fifteen (15) days after FEMA issues a CLOMR, if the hydraulic model on which FEMA based the CLOMR is different from the June 6 Hydraulic Model, the Permittee shall submit to the Administration for approval:
  - a. a revised Phased Hydraulic Model that (i) analyzes the effects of the Project on the flood elevation in the 100-year floodplain using initial and final conditions that are the same as the initial and final conditions on which FEMA based the CLOMR; (ii) analyzes the effects of the grading activities described at each phase of the Phased Grading Plan on the flood elevation in the 100-year floodplain, in a manner consistent with the CLOMR; and (iii) is certified and sealed by a professional engineer licensed in the State of Maryland; and
  - b. a revised Phased Grading Plan reflecting any differences between the original and the revised Phased Hydraulic Model, certified and sealed by a professional engineer licensed in the State of Maryland.
9. **Applications for Levee Authorizations:** The Permittee shall submit to the Administration complete applications for all Levee Authorizations needed from the Administration no later than the ninetieth (90<sup>th</sup>) day after the Effective Date of this Permit, unless MDE agrees in writing to an extension of time. If the Permittee fails to submit such complete applications within such timeframe, the Permittee shall suspend all activities authorized by this Permit until such complete applications have been submitted to the Administration.
10. **Activities Beyond Levee Milestone:** The Permittee shall not commence activities authorized by this Permit that go beyond the Levee Milestone unless:
  - a. the Permittee has obtained all Levee Authorizations, such Levee Authorizations are in full force and effect, and the Permittee is in compliance with such Levee Authorizations;
  - b. the portion of the Existing Berm proposed for removal has been removed;
  - c. the Levee has been constructed, reconstructed, or repaired and is being maintained in accordance with the Levee Authorizations.
11. **MDE Reservation of Rights with Regard to Requiring Submission of Major Modifications.** MDE reserves the right to consider any required submission above to be a request for a major modification to this permit and to treat it accordingly.
12. **Financial Assurance; No Abandonment:** If the Permittee lawfully undertakes any activities that could increase the risk of flooding to other property owners, (a) the Permittee shall provide the Administration with security to ensure that flood risks related to the Project can be mitigated if the Project is not completed in a timely manner, which security shall be subject to the Administration's approval, and may take the form of one or more surety bonds, letters of credit, guaranties, or other instruments acceptable to the Administration; and (b) the Permittee shall not discontinue working on the Project while any such risk of flooding exists.
13. **No Increase in Risk of Flooding:** Notwithstanding anything in this Permit to the contrary, the Permittee shall not undertake any activities authorized by this Permit if doing so would increase the risk of flooding to other property owners, except in compliance with COMAR 26.17.04.11.B(6).
14. **Compensatory Storage Area:**
  - a. The Permittee shall construct and maintain the compensatory storage area to ensure it provides flood protective functionality as contemplated by the Phased Hydraulic Model, including keeping the compensatory storage area free from trees and woody shrubs. The Permittee shall inspect after every major storm event (or minimum 6x per year) and shall remove any accumulated debris and sediment. This is critical to ensure that the compensatory storage area continues to provide its flood protective function. Failure to maintain this area could cause or contribute to an increase in flooding in the area.
  - b. Notwithstanding anything herein to the contrary, if the compensatory storage area fails to perform as contemplated by the Phased Hydraulic Model prior to the completion of activities authorized by this Permit, the Permittee shall suspend all activities authorized by this Permit until repairs or modifications have been made to cause the compensatory storage area to perform as contemplated by the Phased Hydraulic Model.
  - c. The Permittee shall (a) execute an agreement with the Administration, providing for maintenance of the compensatory storage area in perpetuity; and (b) record in the applicable land records a memorandum containing all terms, conditions, regulations or restrictions applicable to the compensatory storage area, in accordance with Section 5-508(b) of the Environment Article.

15. **Tier II Watershed and Antidegradation Requirements:** The project is located within the Patuxent River I Tier II Catchment. The following requirements and enhanced protection measures apply:
  - a. **Checklist Submittal:** Permittee shall update the Antidegradation Review Checklist for Enhanced Best Management Practices for Tier II Waters and provide to the Administration prior to the start of construction. Once approved by the Administration, the Permittee, its employees, agents and contractors shall conduct authorized activities in a manner consistent with the agreed upon selection of Enhanced Best Management Practices for Tier II Waters.
  - b. **Other Antidegradation Requirements:** Permittee shall apply for Levee Authorizations from the Administration and remove the Existing Berm where required, and construct, reconstruct, or repair the Levee as required under the Levee Authorizations.
16. **Declaration of Restrictive Covenants:** Prior to commencement of activities authorized by this Permit (other than the Preliminary Activities), the Permittee shall submit a Declaration of Restrictive Covenants in form and substance satisfactory to the Administration that preserves any nontidal wetlands and the 25-foot nontidal wetland buffer that are not part of the requested impacts, along with the accompanying survey and proof of recordation, to the Administration.
17. **Mitigation Surety:** Prior to commencement of activities authorized by this Permit, the Permittee shall file with the Administration a surety bond or alternate form of security acceptable to the Administration. The surety amount shall be \$93,347 payable to the State and conditioned upon successful completion of the mitigation project by the Permittee, including meeting project standards, according to an approved Phase II Mitigation Plan. The surety must include language that it may not be cancelled or allowed to expire unless the Administration is notified in writing at least 90 days prior to cancellation or expiration, pursuant to COMAR 26.23.04.
18. **Impact Fees:** Prior to commencement of activities authorized by this Permit, the Permittee shall pay all required impact fees.
19. **Pre-Construction Meeting:** Permittee shall request, in a letter or email to the Administration's Compliance Program, within one week of the effective date of this permit that the Compliance Program attend a pre-construction meeting which must occur at least 48 hours prior to commencing work. The Permittee shall be present at the pre-construction meeting and shall ensure that representatives from the Administration's Compliance Program (301-665-2850), the Prince George's County Soil Conservation District, and the IEM attend.
20. **Department of Natural Resources Special Conditions for the Patuxent Wild and Scenic River Designation:** The Permittee shall stabilize any disturbed area of the Patuxent River riparian buffer within 24 hours of disturbance. All efforts should be made to prevent disturbed sediment from reaching the stream to prevent further erosion during flood events.

#### **General Conditions;**

1. **Validity:** Permit is valid only for use by Permittee. Permit may be transferred only with prior written approval of the Administration. In the event of transfer, transferee agrees to comply with all terms and conditions of Permit.
2. **Initiation of Work, Modifications and Extension of Term:** Permittee shall initiate authorized activities in waterways, including streams and the 100-year floodplain, within two (2) years of the Effective Date of this Permit or the Permit shall expire. [Environment Article 5-510(a)-(b) and COMAR 26.17.04.12]. Permittee may submit written requests to the Administration for (a) extension of the period for initiation of work, (b) modification of Permit, including all plans and other submittals incorporated into this Permit, or, (c) not later than 45 days prior to Expiration Date, an extension of term. Requests for modification shall be in accordance with applicable regulations and shall state reasons for changes, and shall indicate the impacts on nontidal wetlands, streams, and the floodplain, as applicable. The Administration may grant a request at its sole discretion. (Environment Article 5-510(c), and COMAR 26.17.04.12, and Environment Article 5-907 and COMAR 26.23.02.07).
3. **Responsibility and Compliance:** Permittee is fully responsible for all work performed and activities authorized by this Permit shall be performed in compliance with this Permit and all plans and other submittals incorporated into this Permit. Permittee agrees that a copy of the Permit and all plans and other submittals incorporated into this Permit shall be kept at the construction site and provided to its employees, agents and contractors. A person (including Permittee, its employees, agents or contractors) who violates or fails to comply with the terms and conditions of this Permit, including any plans and other submittals incorporated into this Permit, may be subject to or an administrative order, including penalties in accordance with §5-514 and §5-911 of the Environment Article.
4. **Failure to Comply:** If Permittee, its employees, agents or contractors fail to comply with this Permit or any plan and other submittal incorporated into this Permit, the Administration may, in its discretion, issue an administrative order requiring Permittee, its employees, agents and contractors to cease and desist any activities which violate this Permit, or the Administration may take any other enforcement action available to it by law, including filing civil or criminal charges.
5. **Suspension or Revocation:** Permit may be suspended or revoked by the Administration, after notice of opportunity for a hearing, if Permittee: (a) submits false or inaccurate information in Permit application or subsequently required submittals; (b) deviates from this Permit or any plans and other submittals incorporated into this Permit; (c) violates, or is about to violate terms and conditions of this Permit; (d) violates, or is about to violate, any regulation promulgated pursuant to Title 5, Department of the Environment Article, Annotated Code of Maryland as amended; (e) fails to allow authorized representatives of the Administration to enter the site of authorized activities at any reasonable time to conduct inspections and evaluations; (f) fails to comply with the

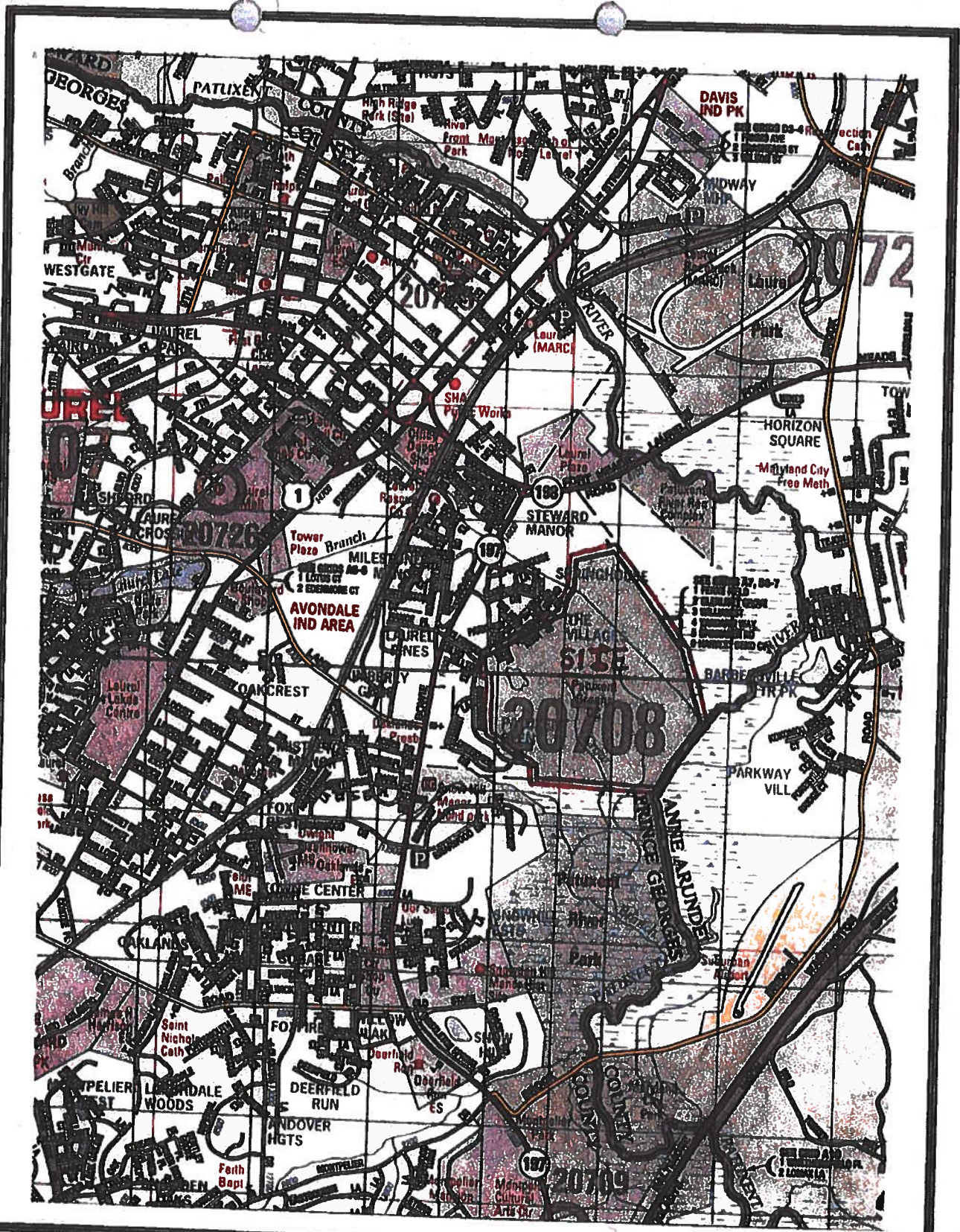
- requirements of an administrative action or order issued by the Administration; or (g) does not have vested rights under this Permit and new information, changes in site conditions, or amended regulatory requirements necessitate revocation or suspension.
6. **Other Approvals:** Permit does not authorize any injury to private property, any invasion of rights, or any infringement of federal, State or local laws or regulations, nor does it obviate the need to obtain required authorizations or approvals from other State, federal or local agencies as required by law.
  7. **Site Access:** Permittee shall allow authorized representatives of the Administration access to the site of authorized activities during normal business hours to conduct inspections and evaluations necessary to assure compliance with this Authorization. Permittee shall provide necessary assistance to effectively and safely conduct such inspections and evaluations.
  8. **Inspection Notification:** Permittee shall notify the Administration's Compliance Program at least five (5) days before starting authorized activities and five (5) days after completion. For Allegany, Garrett, and Washington Counties, Permittee shall call 301-689-1480. For Carroll, Frederick, Howard, Montgomery and Prince George's Counties, Permittee shall call 301-665-2850. For Baltimore City, Anne Arundel, Baltimore, Calvert, Charles, and St. Mary's Counties, Permittee shall call 410-537-3510. For Caroline, Cecil, Dorchester, Harford, Kent, Queen Anne's, Somerset, Talbot, Wicomico and Worcester Counties, Permittee shall call 410-901-4020. If Permit is for a project that is part of a mining site, please contact the Land and Materials Administration's Mining Program at 410-537-3557 at least five (5) days before starting authorized activities and five (5) days after completion.
  9. **Best Management Practices During Construction:** Permittee, its employees, agents and contractors shall conduct authorized activities in a manner consistent with the Best Management Practices specified by the Administration, including the Best Management Practices for Working in Nontidal Wetlands, Wetland Buffers, Waterways, and 100-Year Floodplains attached hereto.
  10. **Disposal of Excess:** Unless otherwise shown on the Phased Grading Plan, all excess fill, spoil material, debris, and construction material shall be disposed of outside of nontidal wetlands, nontidal wetlands buffers, and the 100-year floodplain, and in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetlands.
  11. **Temporary Staging Areas:** Temporary construction trailers or structures, staging areas and stockpiles shall not be located within nontidal wetlands, nontidal wetlands buffers, or the 100-year floodplain unless specifically included on the Phased Grading Plan.
  12. **Temporary Stream Access Crossings:** Temporary stream access crossings shall not be constructed or utilized. If temporary stream access crossings are determined necessary prior to initiation of work or at any time during construction, Permittee shall submit a written request to the Administration and secure the necessary permits or approvals for such crossings before installation of the crossings. Temporary stream access crossings shall be removed and the disturbance stabilized prior to completion of authorized activity or within one (1) year of installation.
  13. **Discharge:** During construction, runoff or accumulated water containing sediment or other suspended materials shall not be discharged into waters of the State unless treated by an approved sediment control device or structure.
  14. **Instream Construction Prohibition:** No instream work is authorized.
  15. **Instream Blasting:** Permittee shall obtain prior written approval from the Administration before blasting or using explosives in the stream channel.
  16. **Minimum Disturbance:** Any disturbance of stream banks, channel bottom, wetlands, and wetlands buffer authorized by this Permit shall be the minimum necessary to conduct permitted activities. All disturbed areas shall be stabilized vegetatively no later than seven (7) days after construction is completed or in accordance with the Approved Grading and E&S Plans.
  17. **Restoration of Construction Site:** Permittee shall restore the construction site upon completion of authorized activities. Undercutting, meandering or degradation of the stream banks or channel bottom, any deposition of sediment or other materials, and any alteration of wetland vegetation, soils, or hydrology, resulting directly or indirectly from construction or authorized activities, shall be corrected by Permittee as directed by the Administration.
  18. **Mitigation:** Permittee shall mitigate for the loss of 191,638 square feet emergent nontidal wetland and 2,918 square feet scrub-shrub nontidal wetland by creating the equivalent of at least 203,310 square feet emergent nontidal wetland, in accordance with an approved Phase I conceptual mitigation plan, as may be modified by a Phase II Mitigation Plan approved by the Administration, pursuant to COMAR 26.23.04. A Phase II Mitigation Plan shall be submitted to the Section no later than April 15, 2020, unless an extension has been granted in writing by the Administration. The Phase II Mitigation Plan must be approved by the Administration, through the Phase II Mitigation Plan Approval Letter and its associated exhibits ("Approval Letter"). The Permittee shall successfully construct the mitigation site by December 31, 2020, unless an extension has been granted in writing by the Administration. The mitigation site must meet project standards and other requirements, as specified in the Approval Letter and COMAR 26.23.04. In the event of discrepancy with the mitigation requirements found in this Condition, the standards and requirements of the Approval Letter shall govern. The Permittee is required to notify the Administration upon the start of grading and the completion of planting of the mitigation project. The Permittee shall submit monitoring reports for the mitigation project to the Administration as specified in the Approval Letter.

**U.S. ARMY CORPS OF ENGINEERS AUTHORIZATION**

Authorization by the U.S. Army Corps of Engineers is not required for this Activity (federally isolated wetlands).

**BEST MANAGEMENT PRACTICES FOR WORKING IN  
NONTIDAL WETLANDS, WETLAND BUFFERS,  
WATERWAYS, AND 100-YEAR FLOODPLAINS**

- 1) No excess fill, construction material, or debris shall be stockpiled or stored in nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
- 2) Place materials in a location and manner which does not adversely impact surface or subsurface water flow into or out of nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
- 3) Do not use the excavated material as backfill if it contains waste metal products, unsightly debris, toxic material, or any other deleterious substance. If additional backfill is required, use clean material free of waste metal products, unsightly debris, toxic material, or any other deleterious substance.
- 4) Place heavy equipment on mats or suitably operate the equipment to prevent damage to nontidal wetlands, nontidal wetland buffers, waterways, or the 100-year floodplain.
- 5) Repair and maintain any serviceable structure or fill so there is no permanent loss of nontidal wetlands, nontidal wetland buffers, or waterways, or permanent modification of the 100-year floodplain in excess of that lost under the originally authorized structure or fill.
- 6) Rectify any nontidal wetlands, wetland buffers, waterways, or 100-year floodplain temporarily impacted by any construction.
- 7) All stabilization in the nontidal wetland and nontidal wetland buffer shall consist of the following species: Annual Ryegrass (*Lolium multiflorum*), Millet (*Setaria italica*), Barley (*Hordeum* sp.), Oats (*Uniola* sp.), and/or Rye (*Secale cereale*). These species will allow for the stabilization of the site while also allowing for the voluntary revegetation of natural wetland species. Other non-persistent vegetation may be acceptable, but must be approved by the Nontidal Wetlands and Waterways Division. **Kentucky 31 fescue shall not be utilized in wetland or buffer areas.** The area should be seeded and mulched to reduce erosion after construction activities have been completed.
- 8) After installation has been completed, make post-construction grades and elevations the same as the original grades and elevations in temporarily impacted areas.
- 9) To protect aquatic species, in-stream work is prohibited as determined by the classification of the stream:
  - Use I waters: In-stream work shall not be conducted during the period March 1 through June 15, inclusive, during any year.
  - Use III waters: In-stream work shall not be conducted during the period October 1 through April 30, inclusive, during any year.
  - Use IV waters: In-stream work shall not be conducted during the period March 1 through May 31, inclusive, during any year.
- 10) Stormwater runoff from impervious surfaces shall be controlled to prevent the washing of debris into the waterway.
- 11) Culverts shall be constructed and any riprap placed so as not to obstruct the movement of aquatic species, unless the purpose of the activity is to impound water.

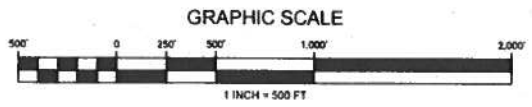
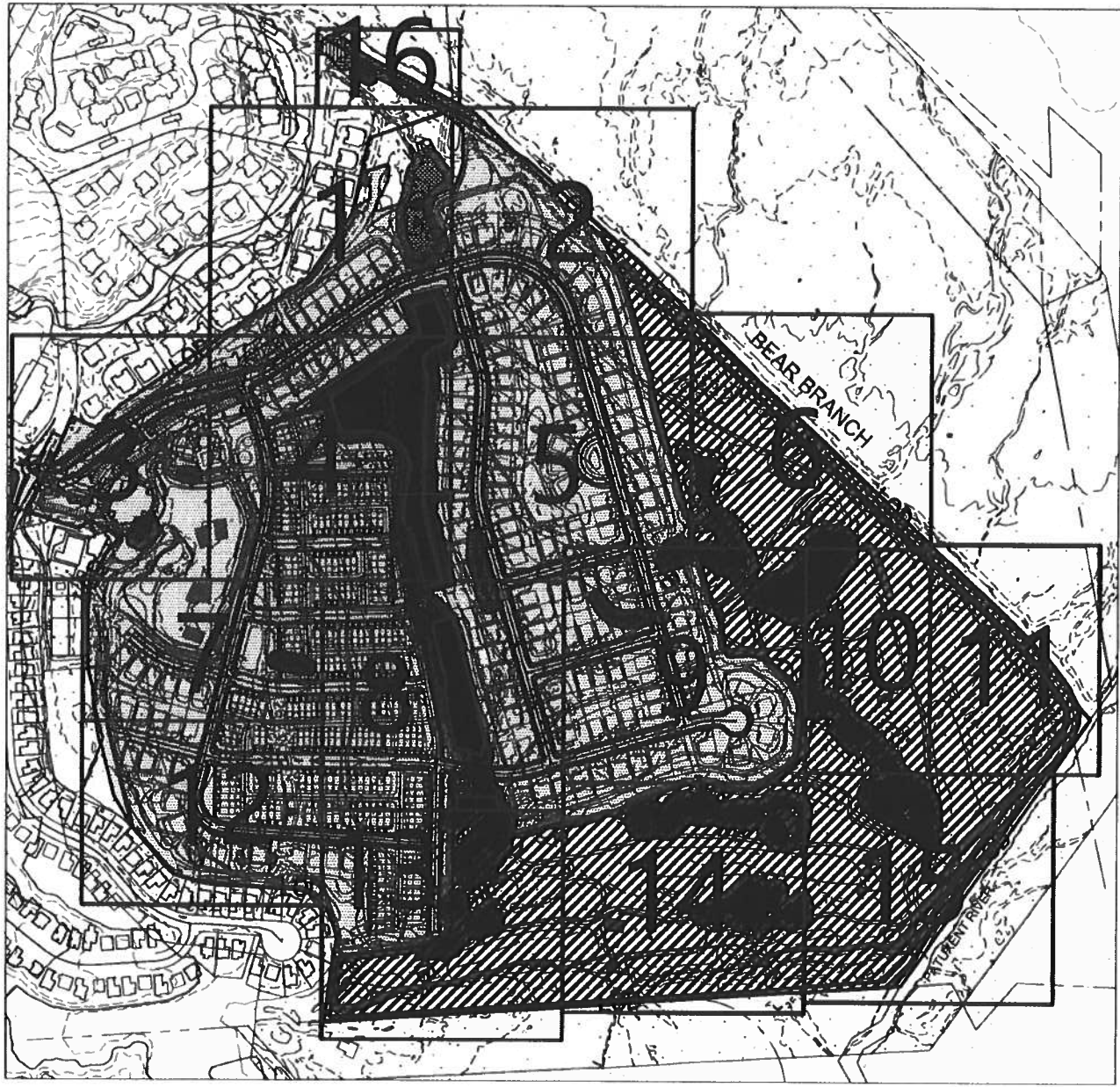


**FIGURE 1 PRINCE GEORGE'S COUNTY ADC MAP**  
 (SCALE: 1"=2000')

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**PATUXENT GREENS COUNTRY CLUB**  
 14415 GREENVIEW DRIVE  
 LAUREL, MARYLAND

# PATUXENT GREENS WETLAND IMPACT PLATES



LEGEND			
	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  
 WETLAND IMPACT PLATES**

**COVER SHEET**

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1101 Mercantile Lane, Suite 280, Largo, Maryland 20774  
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	BY	DATE	SCALE: 1"=500'
BASE DATA			JOB No. 1262A
DESIGNED			DATE: OCT. 2018
DRAWN			
REVIEWED			
RELEASE FOR		<input type="checkbox"/>	SHEET No. 1 OF 18
BY		DATE	

JOB - TYPE - OF - PLAN

CONNECTS TO IMPACT PLATE 16



GRAPHIC SCALE



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

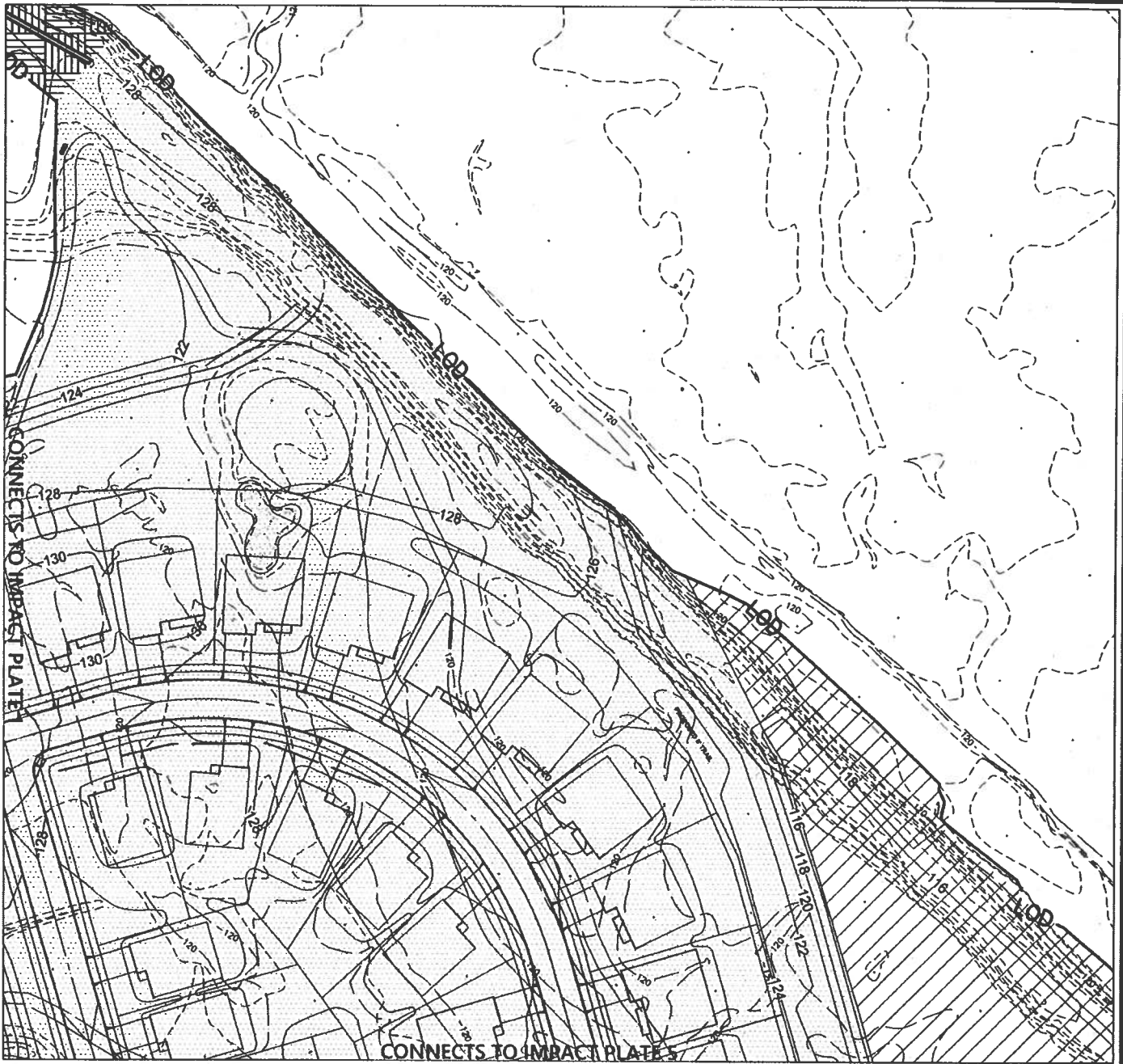
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BY	DATE	SCALE: 1"=100'
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BY	DATE	

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:

**Patuxent Greens**

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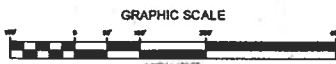
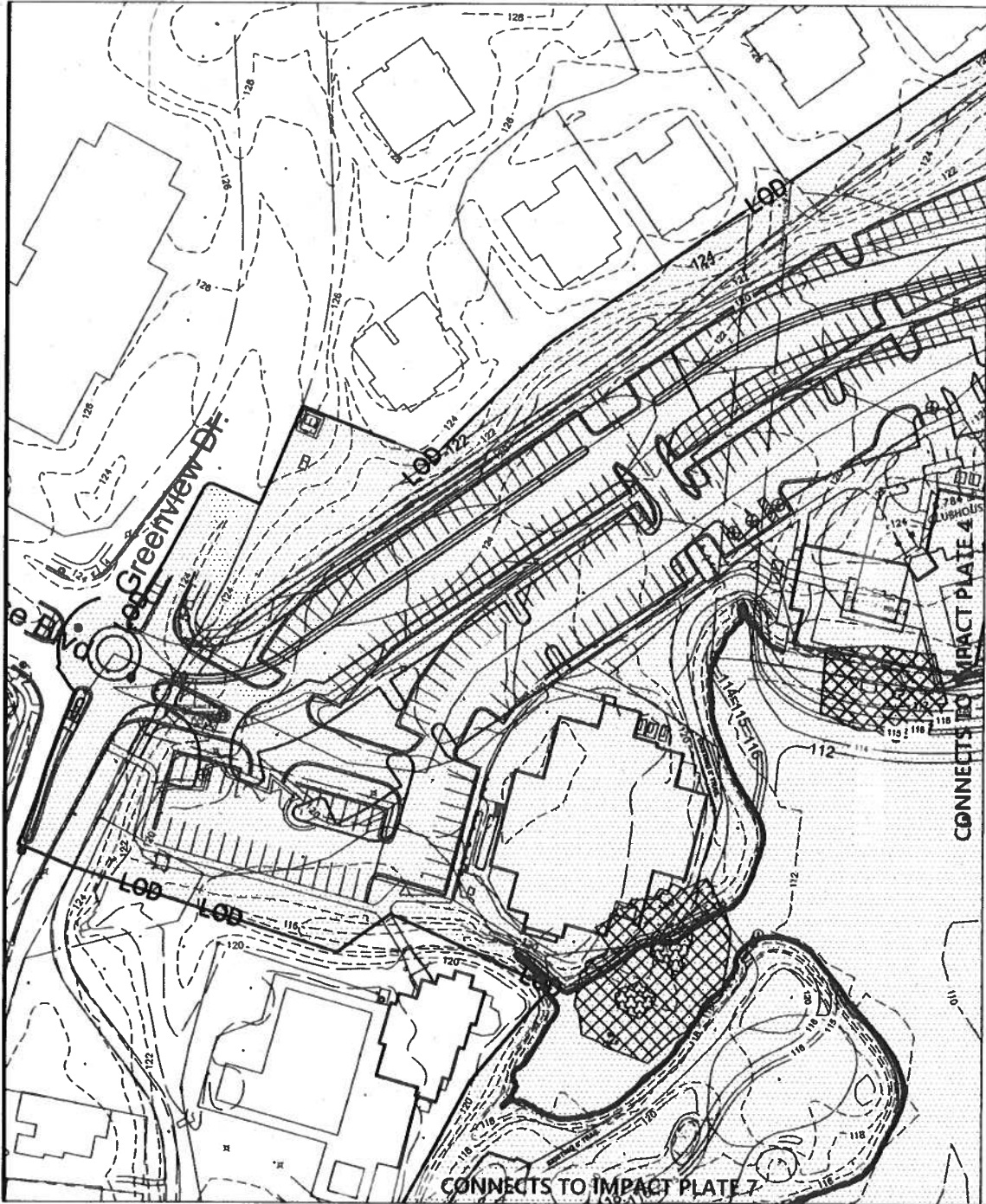
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Rockville, MD 20852  
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Phone: 301-692-4000

IMPACT PLATE 2

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REVIEWED		
RELEASE FOR	<input type="checkbox"/>	SHEET No. 3 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)
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:  
**CS PATUXENT GREENS, LLC**  
 6290 Montrose Road  
 Rockville, MD 20852  
 Attn Alan D Cohen  
 Phone 301-692-4000

**Patuxent Greens**  
 IMPACT PLATE 3

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REVIEWED		
RELEASE FOR	<input type="checkbox"/>	SHEET No. 4 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)
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

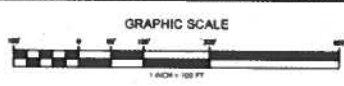
Prepared For:  
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 Phone: 301-692-4000

**Patuxent Greens**  
 IMPACT PLATE 4

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RELEASE FOR		<input type="checkbox"/>	SHEET No. 5 OF 18
BY		DATE	

JOB-TYPE-07-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

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

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

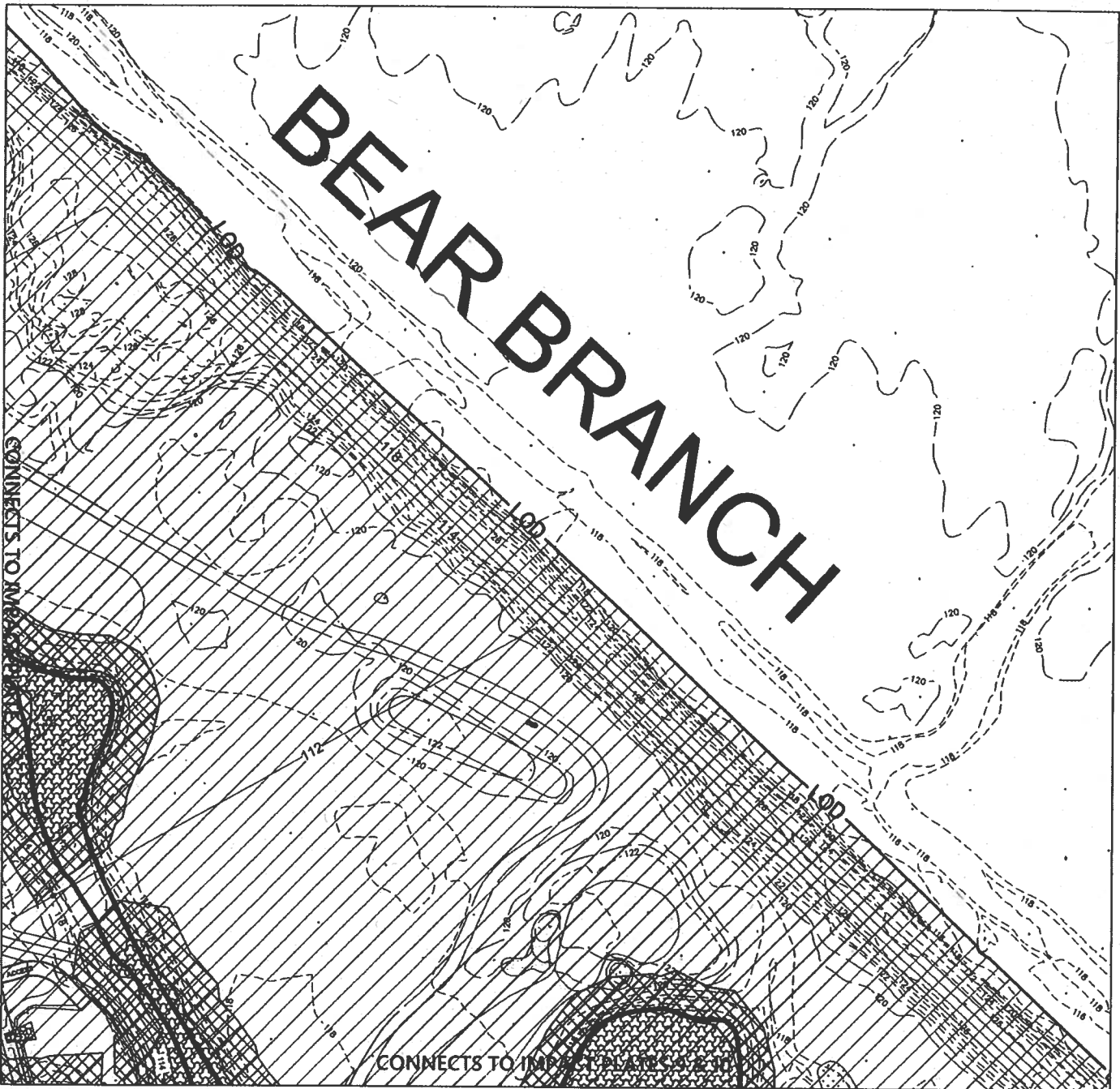
**Patuxent Greens**  
 IMPACT PLATE 5

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REVIEWED			SHEET No. 6 OF 18
RELEASE FOR			
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)
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

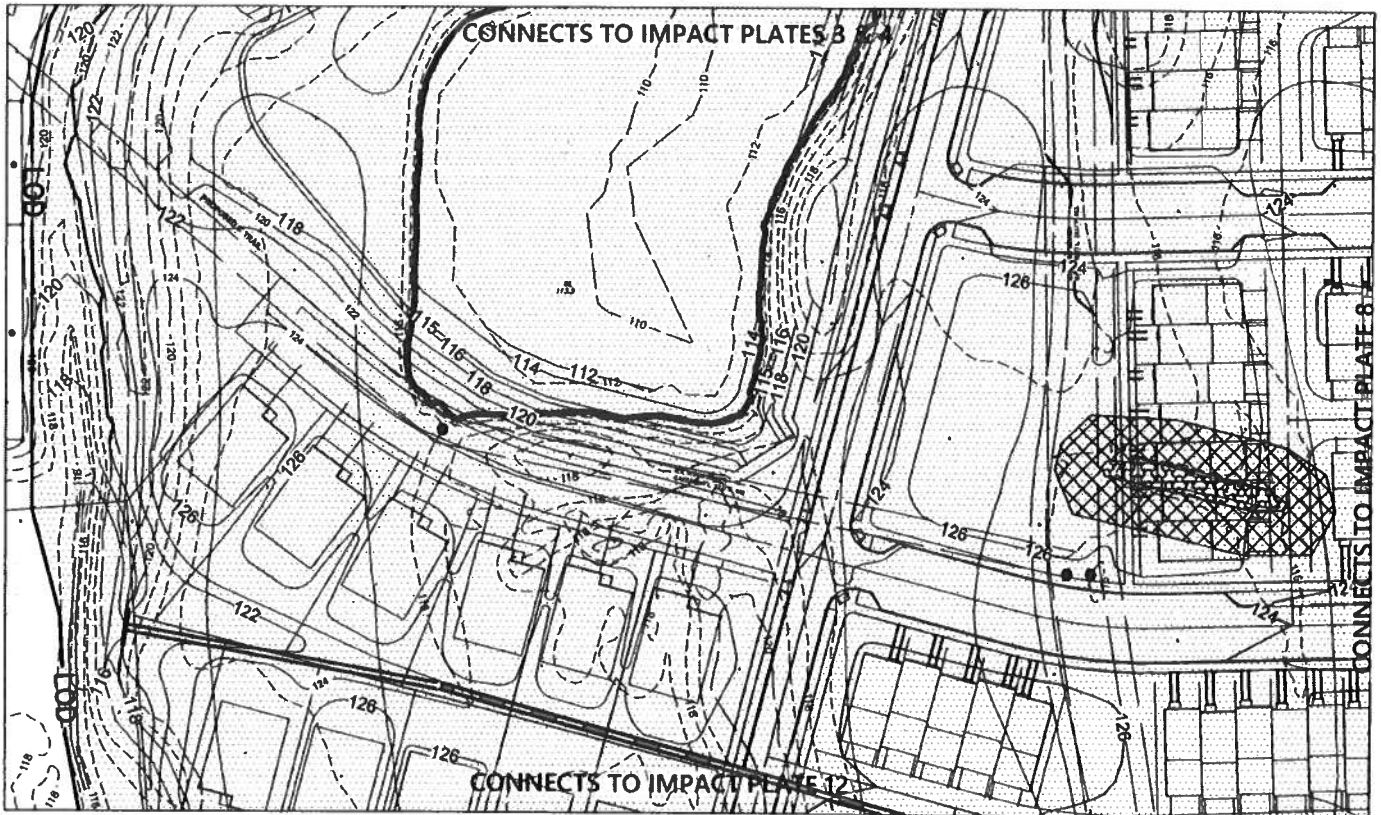
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 Phone 301-692-4000

**Patuxent Greens**  
 IMPACT PLATE 6

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RELEASE FOR	<input type="checkbox"/>		SHEET No. 7 OF 18
BY		DATE	

JOB-TYPE-OF-PLAN



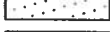
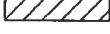



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Impacts to Regulated Resources					
Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
7	Grading/Roadway/Home Construction	1,320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

### LEGEND

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

Prepared For:

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Rockville, MD 20852  
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Phone 301-692-4000

**Patuxent Greens**  
IMPACT PLATE 7

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RELEASE FOR			SHEET No. 8 OF 18
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

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**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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**Patuxent Greens**  
 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

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 IMPACT PLATE 9

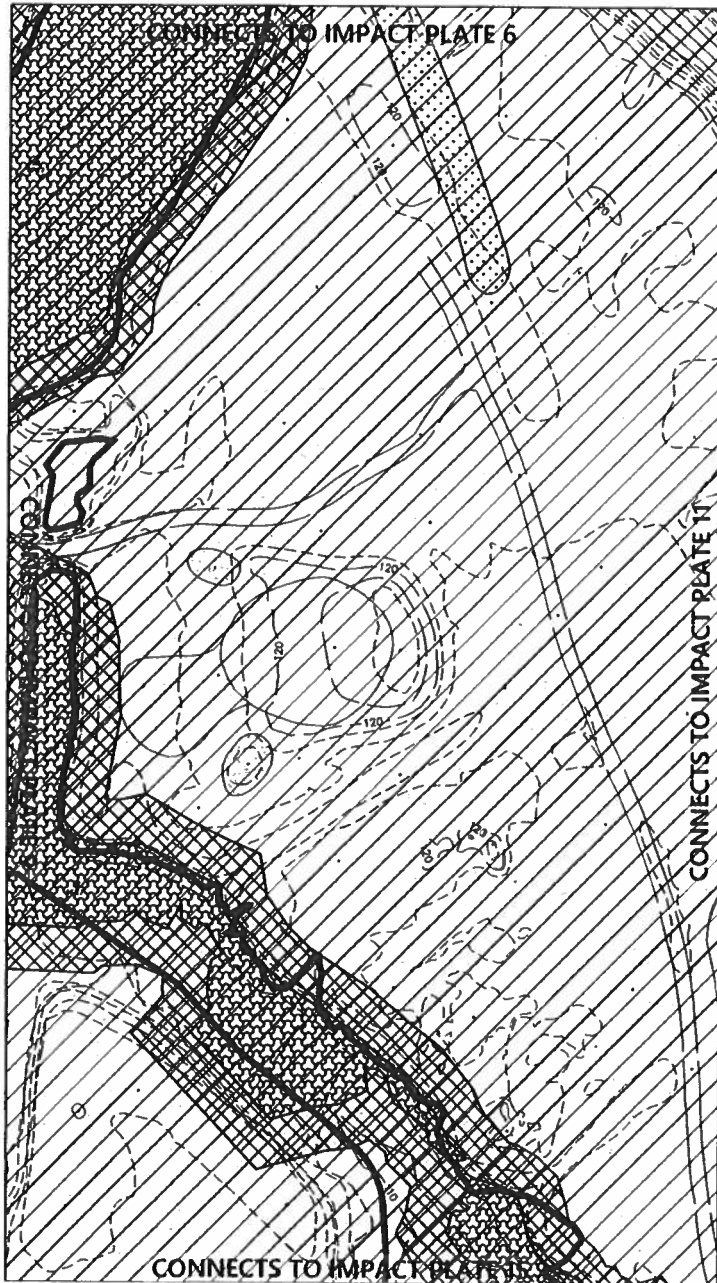
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RELEASE FOR	<input type="checkbox"/>	SHEET No. 10 OF 18
BY	DATE	

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)
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  
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Phone: 301-692-4000

**Patuxent Greens**

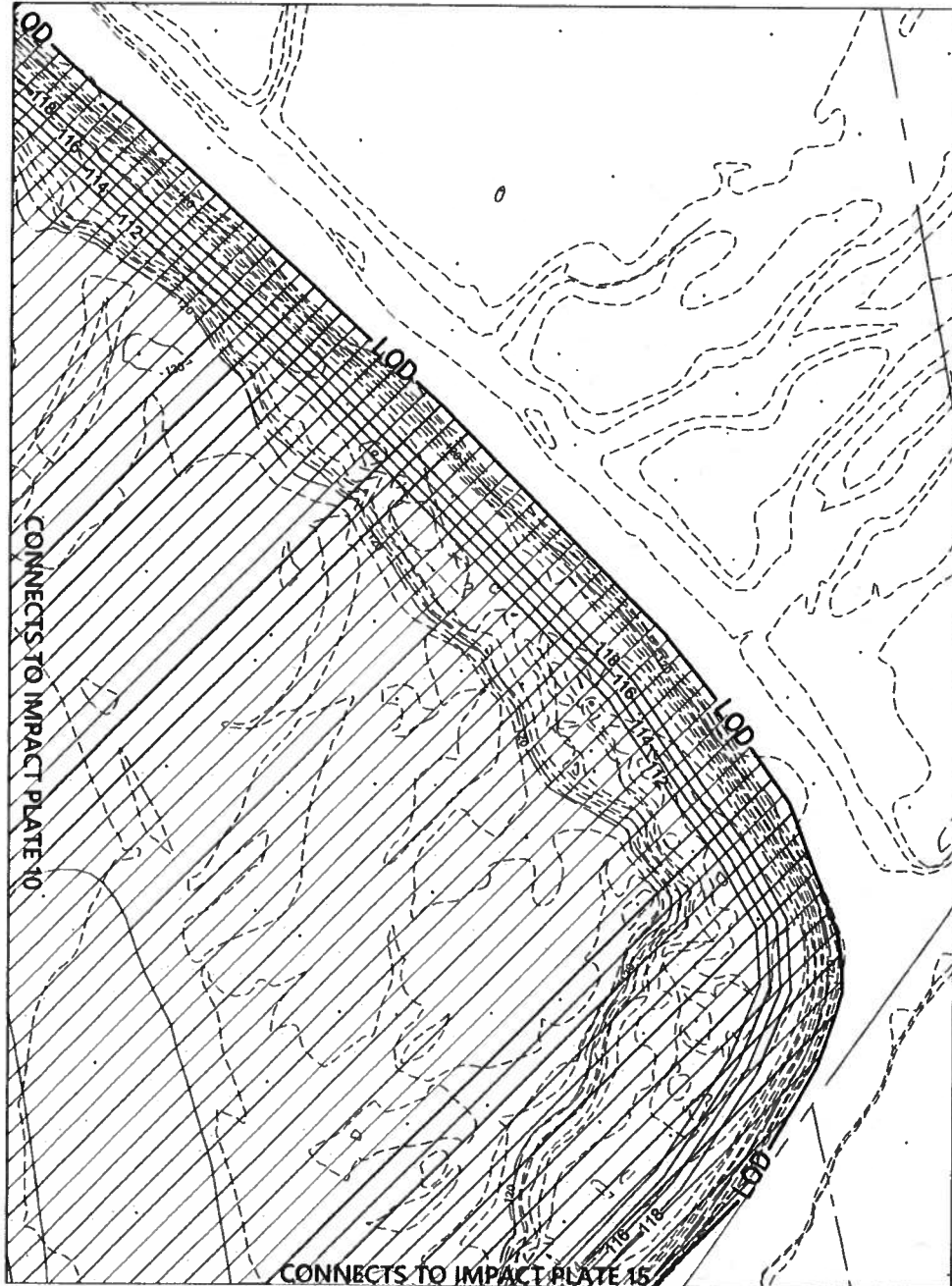
IMPACT PLATE 10

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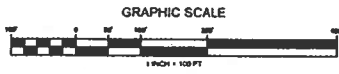
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774  
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REVIEWED			
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BY		DATE	

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)
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:

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**Patuxent Greens**

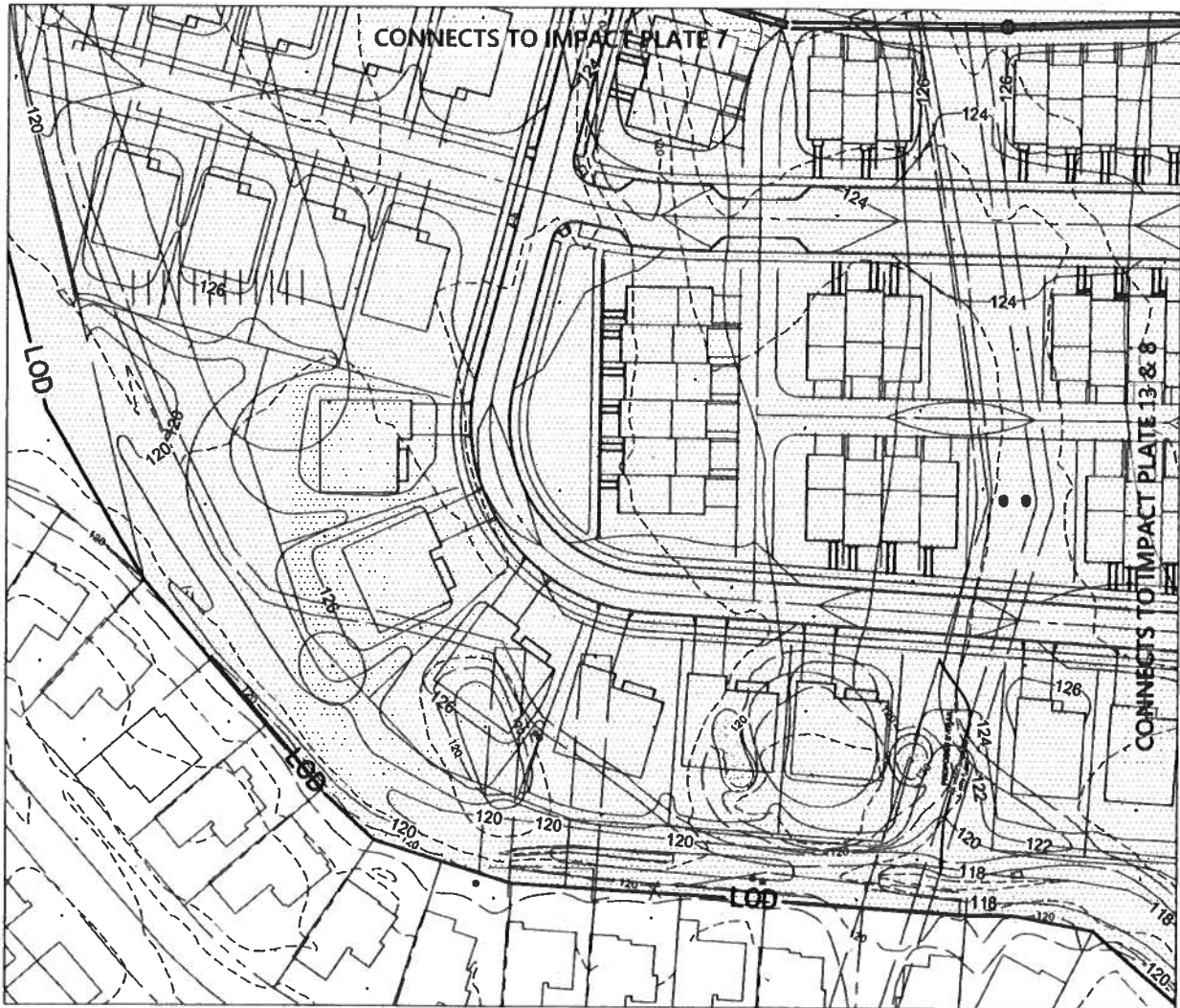
IMPACT PLATE II

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RELEASE FOR	<input type="checkbox"/>		
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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)
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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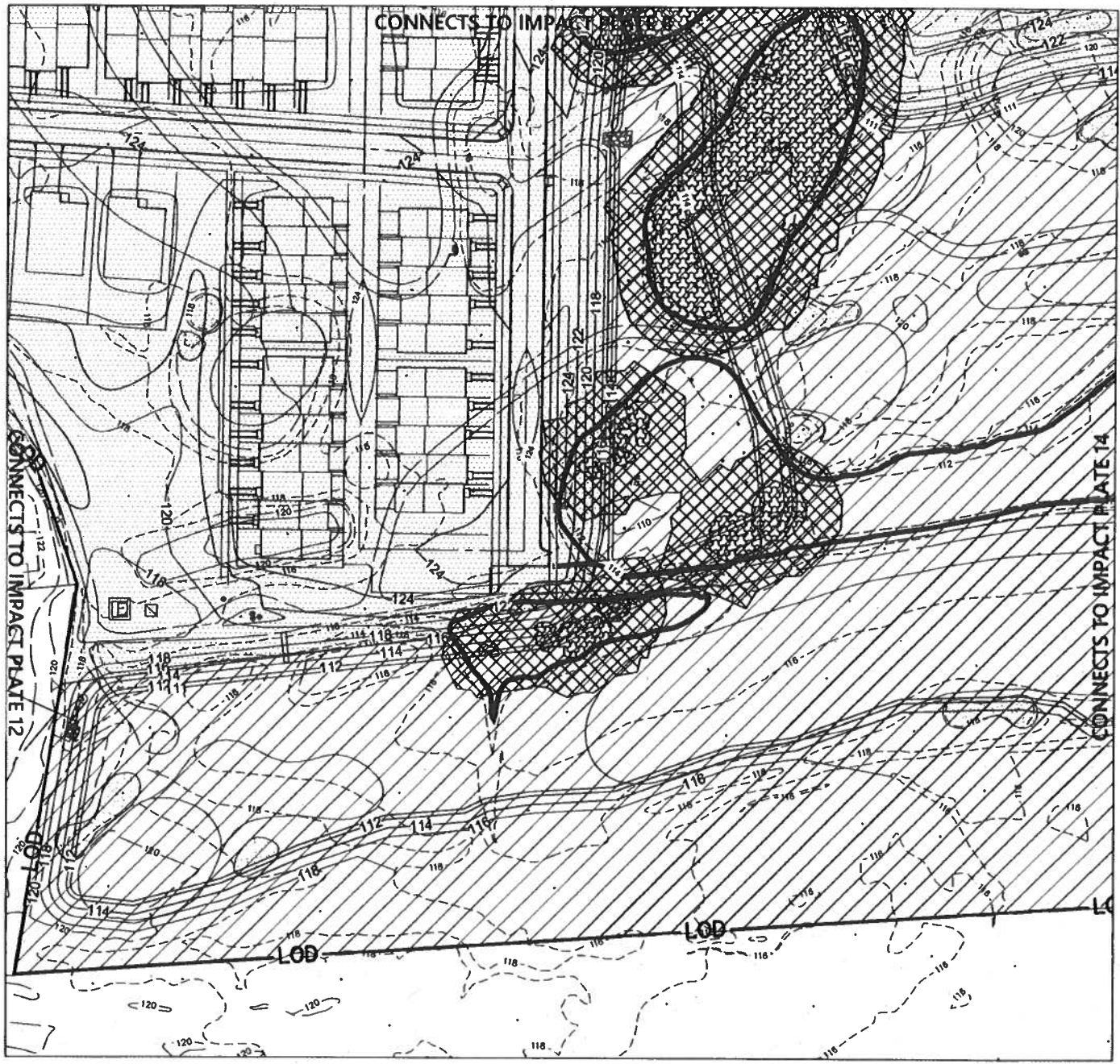
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IMPACT PLATE 12

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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)
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

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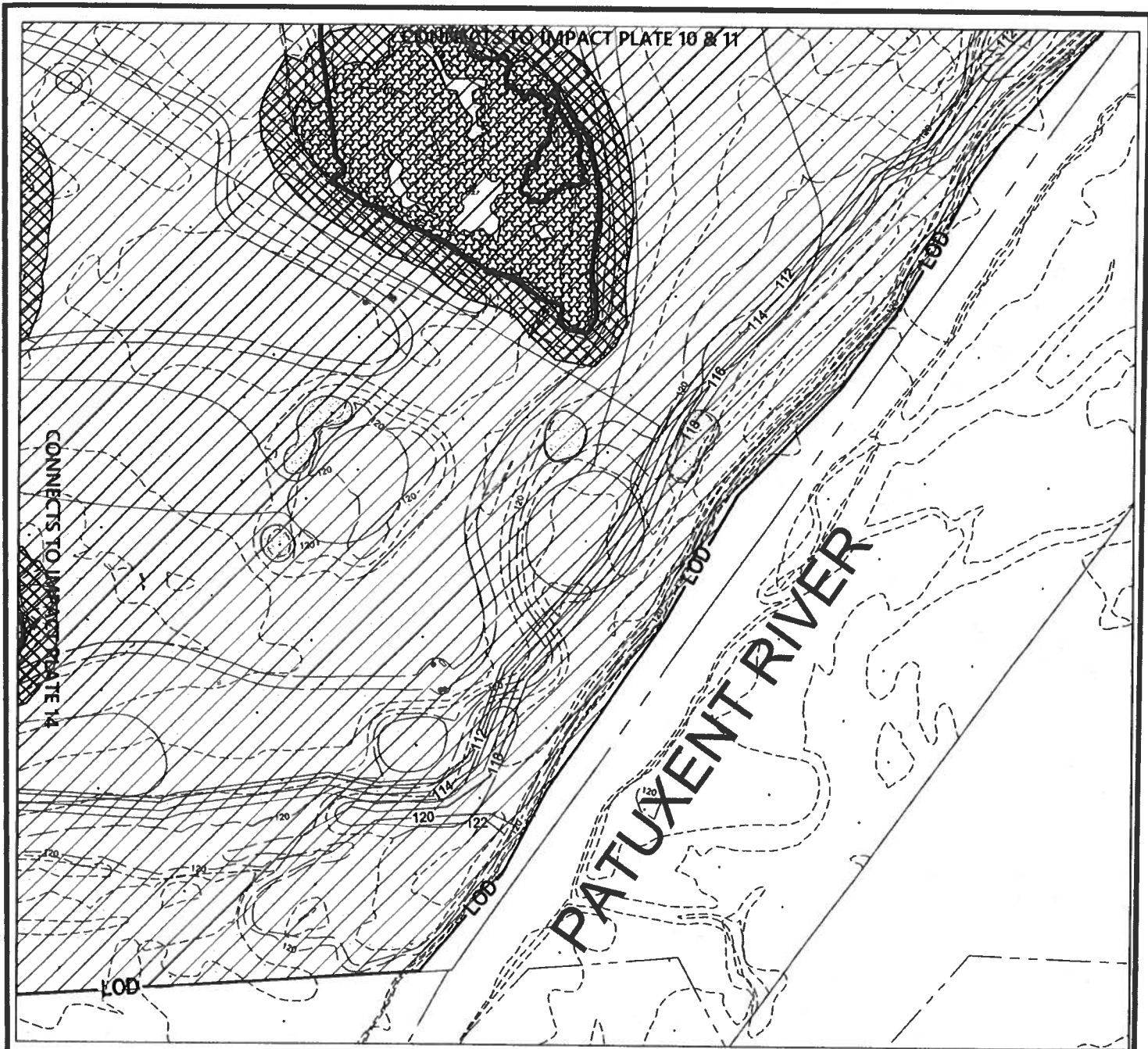
**Patuxent Greens**  
 IMPACT PLATE 13

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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)
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

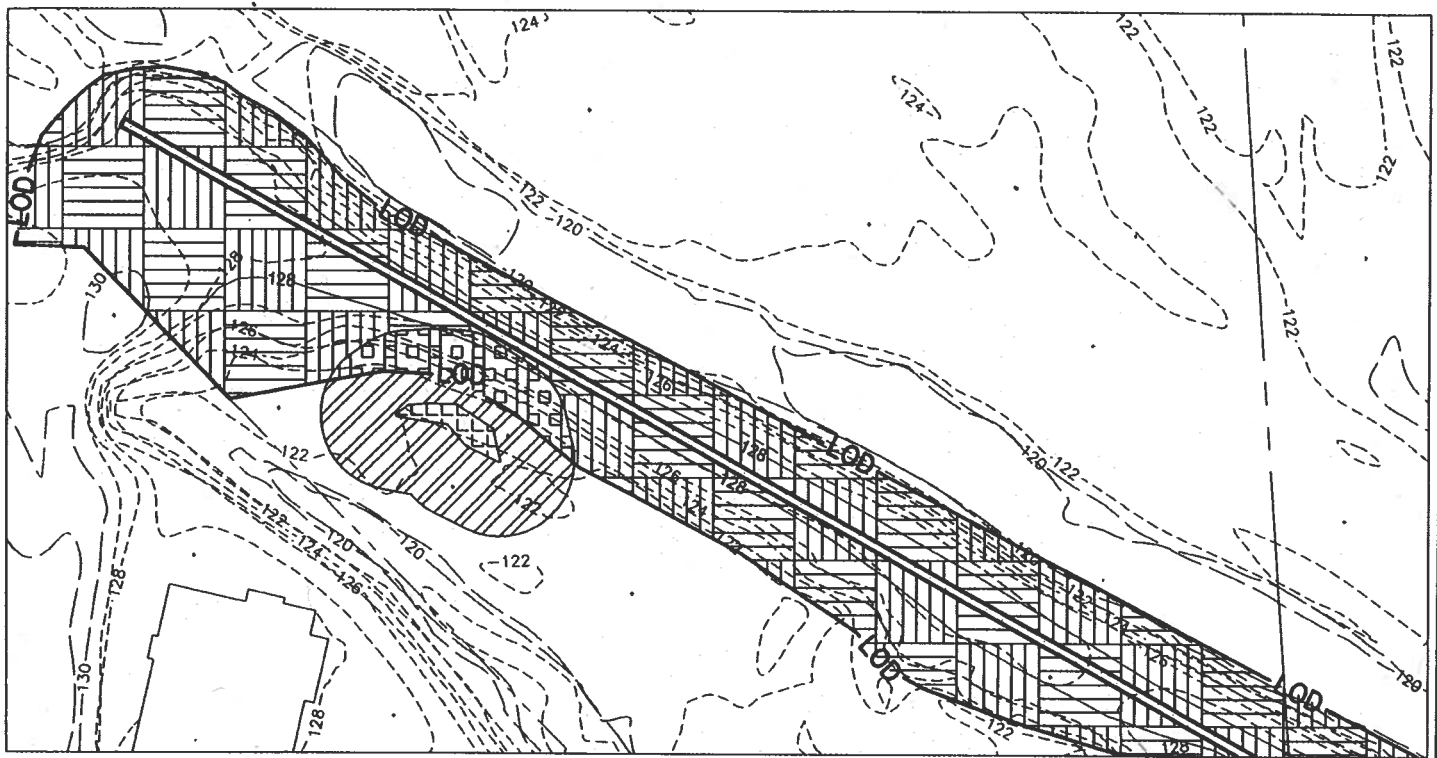
Prepared For:  
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 Phone: 301-692-4000

**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

Prepared For:  
**CS PATUXENT GREENS, LLC**  
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 Rockville, MD 20852  
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**Patuxent Greens**  
 IMPACT PLATE 16

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DRAWN			DATE: OCT.2018
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RELEASE FOR			SHEET No. 17 OF 18
BY		DATE	

JOB-TYPE-OF-PLAN

# 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
<b>TOTAL</b>	Grading/Roadway/Home Construction	<b>191,638</b>	<b>431,735</b>	<b>2,918</b>	<b>2,324,492</b>	<b>3,640,182</b>	<b>5,964,674</b>	<b>26,791</b>	<b>1,266</b>

Revision #10 06.03.19

Prepared For:  
**CS PATUXENT GREENS, LLC**  
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 Attn: Alan D Cohen  
 Phone: 301-692-4000

**Patuxent Greens**  
 TOTAL IMPACTS

**RODGERS**  
**CONSULTING**

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 Ph: 301.948.4700      www.rodgers.com

BY _____	DATE _____	SCALE:
BASE DATA _____		JOB No. 1262A
DESIGNED _____		DATE: OCT. 2018
DRAWN _____		
REVIEWED _____		
RELEASE FOR _____		SHEET No. 18 OF 18
BY _____	DATE _____	

JOB-TYPE-OF-PLAN