ALTERNATIVE SITE ANALYSIS

Response: ADC Builders, Inc. had under contract the National Golf Course at Tantallon. The property is 120.9 acres in area and is located south of Swan Creek, a tidal body of water that drains to the Potomac River. The golf course is bordered to the north, east, and south by single-family residential development and to the west by Fort Washington Park that is owned by the National Park Service. The National Golf Course is zoned Country Club.

Due to the golf course proximity to existing single-family residences, there is high volume use of the course by community homeowners. This made the property difficult to rezone to residential use from community opposition to the change in land use. In addition, approximately one-half of the property is located in the Chesapeake Bay Critical Area.

The land use designation is split between Resource Conservation Area (RCA) and Limited Development Area (LDA). Refer to Figure 8. In addition, there are two perennial streams located on the property that drain to Swan Creek (see Figure 4). The land use designation of RCA only allows one house/lot per 20 acres, which precludes reasonable development in this area. In the LDA, where the perennial streams are located, there is a mandatory 100-foot stream buffer on either side of the stream where no development can occur. Therefore, due to community opposition, lack of zoning, and Chesapeake Bay Critical Area development restrictions, this property was not pursued for development.

d) Avoidance and Minimization; demonstrate that all necessary steps have been taken to first avoid and minimize adverse impacts to nontidal wetlands. As part of avoidance and minimization efforts for the project, could the development be decreased in size or density or reconfigured in order to avoid or result in less adverse impacts to nontidal wetlands?

Response: This property has been impacted by the construction and operation of a golf course over the last 60-70 years. The construction of the golf course has altered both the terrestrial and hydrologic character of the property. Evidence of this includes the levees along Bear Branch and the Patuxent River. These structures were placed along these water bodies to prevent flood waters from entering the golf course during storm events that would disrupt play on the course. In addition, the property was excavated and filled to create the golf course. Numerous irrigation ponds were excavated on the property. The excavated material appears to have been utilized to construct tees, greens and stand traps. Furthermore, since the ponds are hydrologically inter-connected, the water surface levels are controlled by a pump station that pumps excess water into the Patuxent River.

The draw down from the pumping excess water has influenced both surface water and groundwater elevations of this property. In an attempt to restore the floodplain to be excavated, it is necessary to breach the levees to allow flood waters from Bear Branch to seasonally flood this area to re-establish surface and groundwater hydrology of this area. The excavation of this area is to restore the floodplain and remove fill material to an elevation that is more appropriate for active floodplain restoration and wetland creation. To accomplish this necessitates the impact to the man-made ponds and the emergent vegetation that occupies them.

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

NATIONAL GOLF COURSE AT TANTALLON
ALTERNATIVE SITE ANALYSIS FOR
PATUXENT GREENS GOLF COURSE

FIGURE 2 **PRINCE GEORGE'S COUNTY TAX MAP**
CREDIT – MD iMAP
http://geodata.md.gov/imaptemplate/
MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

NATIONAL GOLF COURSE AT TANTALLON
ALTERNATIVE SITE ANALYSIS FOR
PATUXENT GREENS GOLF COURSE

FIGURE 3 **MNCPPC EXISTING CONDITIONS MAP**

CREDIT – MD IMAP

http://sedata.md.gov/imaptemplate/

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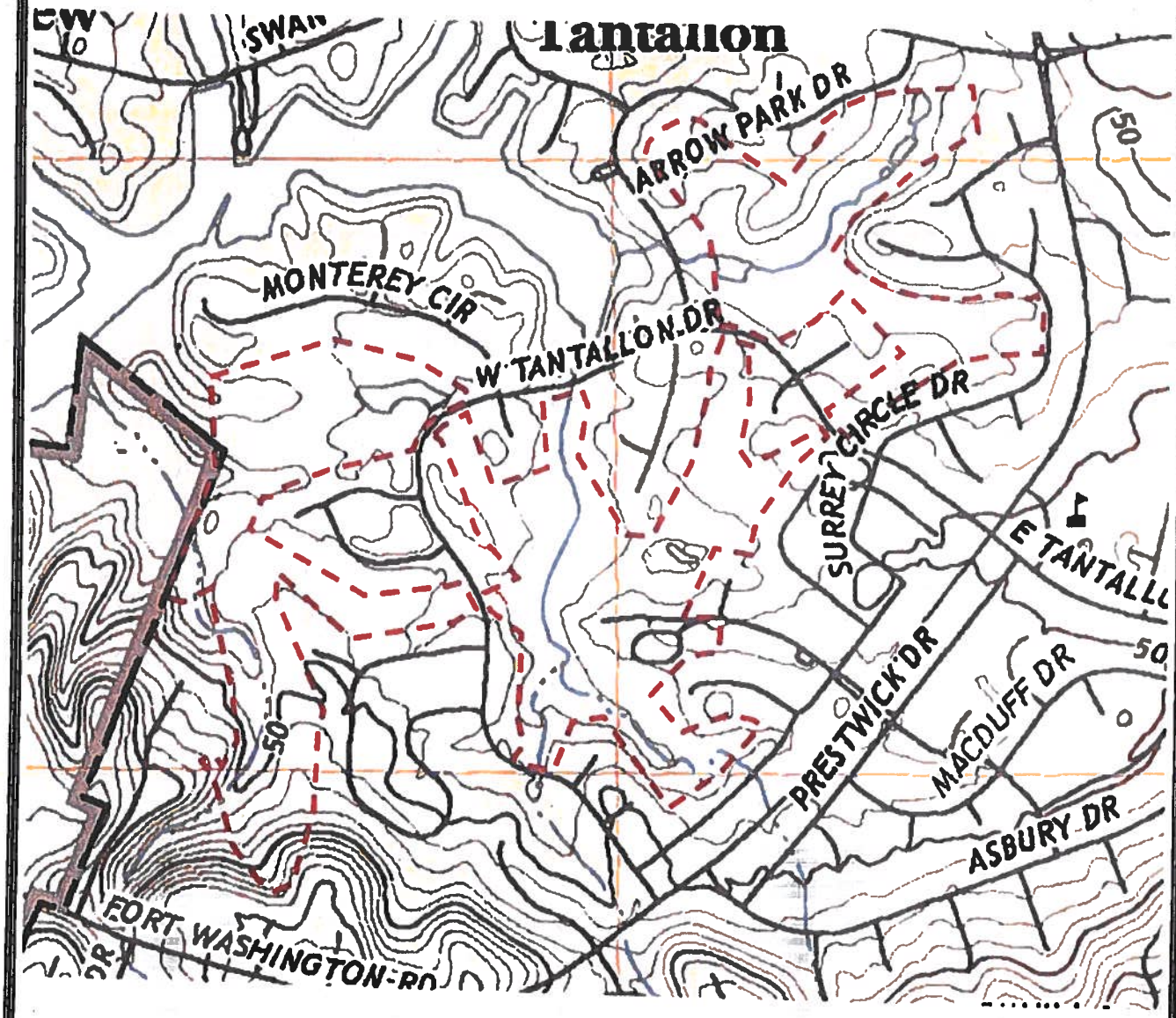
NATIONAL GOLF COURSE AT TANTALLON

ALTERNATIVE SITE ANALYSIS FOR

PATUXENT GREENS GOLF COURSE



SCALE 1:24,000

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

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

FIGURE 4 USGS MOUNT VERNON 2016 QUADSHEET
CREDIT – UNITED STATES GEOLOGICAL SURVEY
http://store.usgs.gov/
UNITED STATES DEPARTMENT OF THE INTERIOR

NATIONAL GOLF COURSE AT TANTALLON
ALTERNATIVE SITE ANALYSIS FOR
PATUXENT GREENS GOLF COURSE

FIGURE 5 **AERIAL PHOTOGRAPH**

CREDIT – MD iMAP

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NATIONAL GOLF COURSE AT TANTALLON

ALTERNATIVE SITE ANALYSIS FOR

PATUXENT GREENS GOLF COURSE

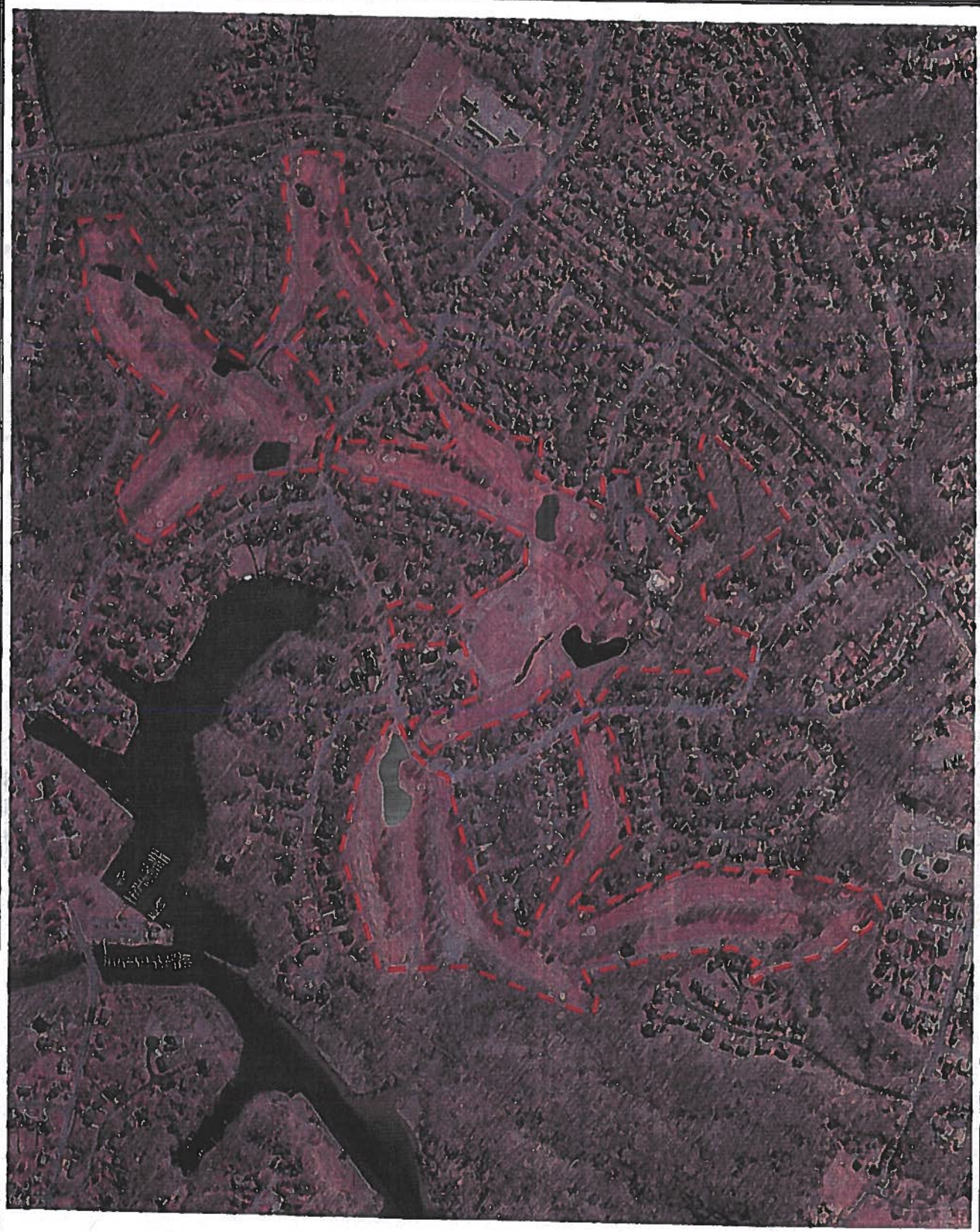

FIGURE 6 **FALSE COLOR INFRA-RED PHOTO**
CREDIT – MD IMAP
http://geodata.md.gov/imaptemplate/
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NATIONAL GOLF COURSE AT TANTALLON
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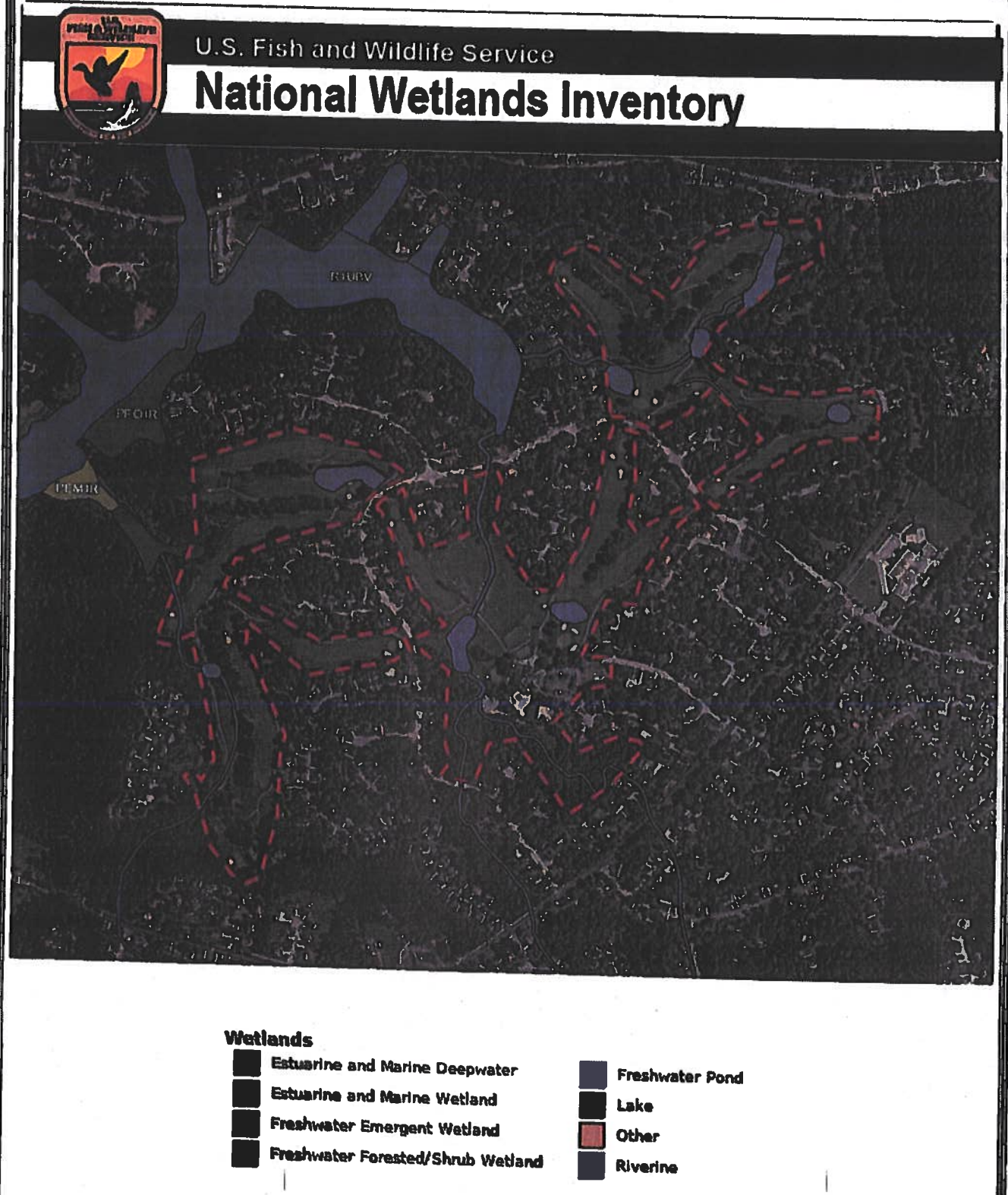

FIGURE 7 **NWI WETLAND MAP**

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

NATIONAL GOLF COURSE AT TANTALLON
ALTERNATIVE SITE ANALYSIS FOR
PATUXENT GREENS GOLF COURSE

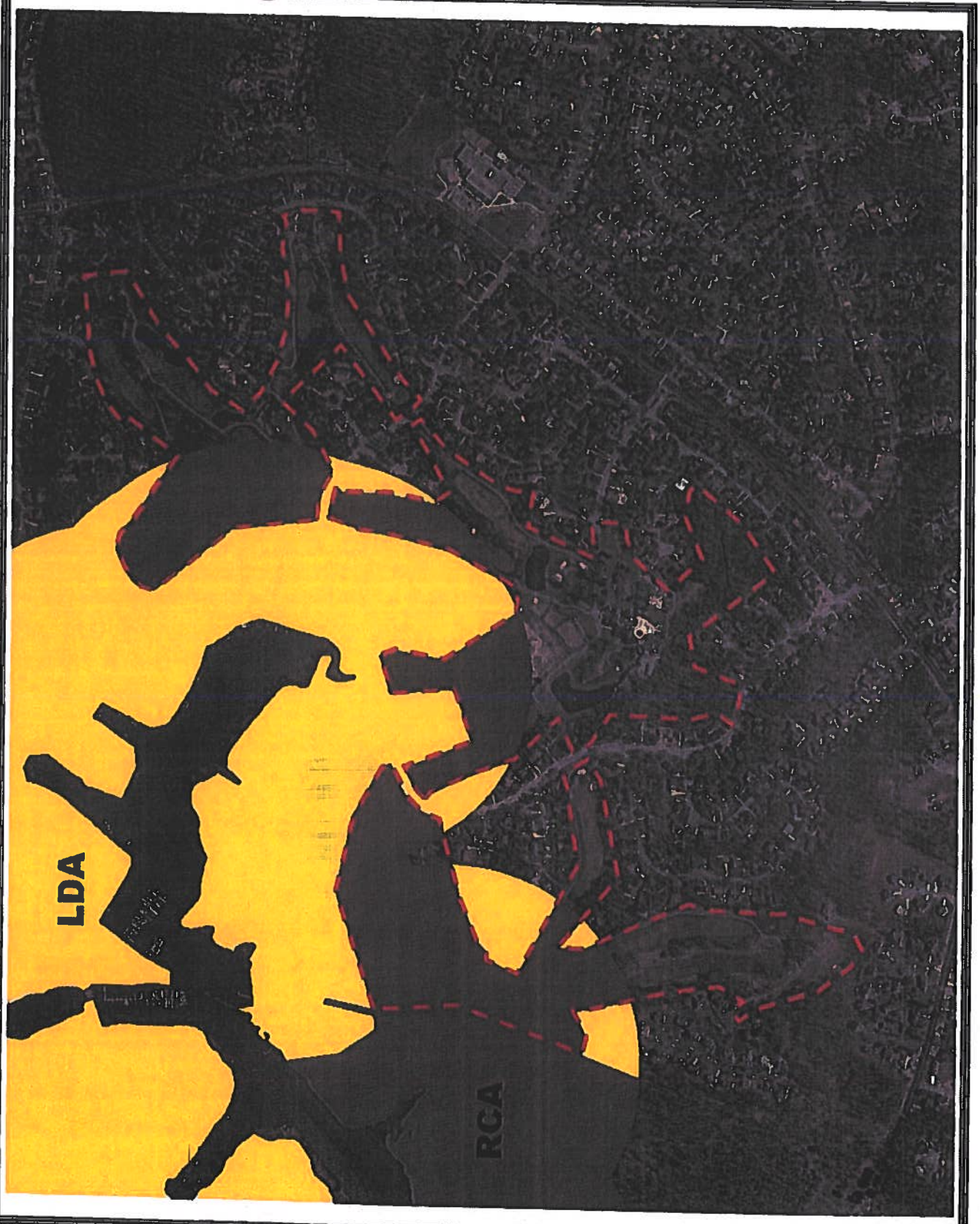

FIGURE 8 **CHESAPEAKE BAY CRITICAL AREA**

CREDIT – MD IMAP

http://imap.maryland.gov/Pages/lidar-topography-viewer.aspx

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NATIONAL GOLF COURSE AT TANTALLON

ALTERNATIVE SITE ANALYSIS FOR

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FIGURE 9 **SOIL SURVEY MAP**

CREDIT – NRCS WEB SOIL SURVEY

http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx

USDA -- NATURAL RESOURCE CONSERVATION SERVICE

NATIONAL GOLF COURSE AT TANTALLON

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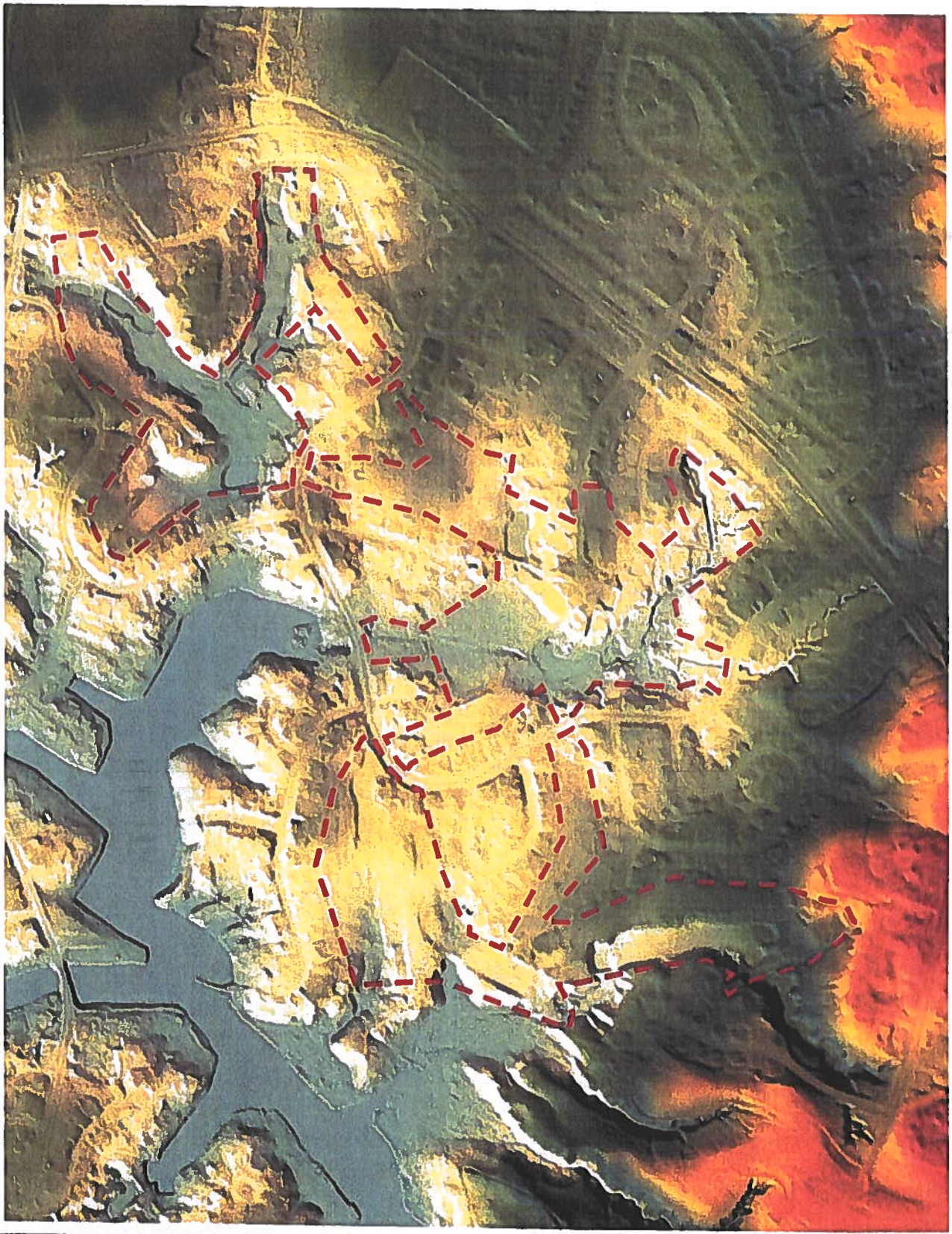

FIGURE 10 **LiDAR TOPOGRAPHIC MAP**

CREDIT – MD IMAP

http://imap.maryland.gov/Pages/lidar-topography-viewer.aspx

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