

2/9

- NTW -

M1 = Kiley  
m2 = Choudhury PG  
N  
D

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

## FOR AGENCY USE ONLY

Application Number \_\_\_\_\_ Date Determined Complete \_\_\_\_\_  
 Date Received by State \_\_\_\_\_ Date(s) Returned \_\_\_\_\_  
 Date Received by Corps \_\_\_\_\_  
 Type of State permit needed \_\_\_\_\_ Date of Field Review \_\_\_\_\_  
 Type of Corps permit needed \_\_\_\_\_ Agency Performed Field Review \_\_\_\_\_

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

PAID \$750

Please check one of the following:

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

DATE January 29, 2018

1. APPLICANT INFORMATION: AF 28768 Cata 901860267 18-NT-0067

APPLICANT NAME: Patuxent Greens Country Club / Swm Prods Day 45: 4/1/18

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

## AGENT/ENGINEER INFORMATION:

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

## ENVIRONMENTAL CONSULTANT:

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

## CONTRACTOR (If known):

A. Name: \_\_\_\_\_ B. Daytime Telephone: FEB 20 2018  
 C. Company: \_\_\_\_\_ D. Email Address: \_\_\_\_\_  
 E. Address: \_\_\_\_\_  
 F. City: \_\_\_\_\_ State: \_\_\_\_\_

## PRINCIPAL CONTACT:

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

SSA MHT

2/12

RECEIVED

WATER AND SCIENCE ADMIN  
REGULATORY SERVICES COORD

**2. PROJECT DESCRIPTION**

**a. GIVE WRITTEN DESCRIPTION OF PROJECT:**

To redevelop Patuxent Greens Golf Course to a residential use

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

Is this a residential subdivision or commercial development?   ✓   Yes        No

If yes, total number of acres on property   195   acres

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

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

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

Expanded Buffer (Nontidal Wetland Only)   0   (sq. ft.)

Area of stream impact   0   (sq. ft.)  
Length of stream affected   0   (linear feet)

**NOTE:** Wetlands are isolated and are created from past golf course grading

**c. TYPE OF PROJECTS: Project Dimensions**

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

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

W. 1.        New Other (explain) 2.        Maintenance 3.        Hydraulic 4.        Mechanical

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

To redevelop an existing golf course to a residential use.

**3. PROJECT LOCATION:**

**a. LOCATION INFORMATION:**

A. County: Prince George's B. City: Laurel C. Name of waterway or closest waterway Patuxent River

D. State stream use class designation: Class I

E. Site Address or Location: 14415 Greenview Drive, Laurel, MD 20708

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

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

H. County Book Map Coordinates (Alexandria Drafting Co.); Excluding Garrett and Somerset Counties:  
Map: 5169 Letter: F & G Number: 6 & 7 (to the nearest tenth)

I. FEMA Floodplain Map Panel Number (if known):  
J. 1. 39°05'08.77"N latitude 2. 76°50'20.42"W longitude

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

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

**c. LAND USE:**

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

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

C. Project complies with current zoning  Yes  No

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

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

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

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

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

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

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

Q. Description \_\_\_\_\_

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

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

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

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

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

- |                                    |   |   |
|------------------------------------|---|---|
| A. <input type="checkbox"/> 1 site | B. <input type="checkbox"/> 2 - 4 sites | C. <input type="checkbox"/> 5 or more sites |
|------------------------------------|---|---|

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

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

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

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

**8. OTHER APPROVALS NEEDED/GRANTED:**

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

**9. MITIGATION PLAN:** Please provide the following information:

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**10. HAVE ADJACENT PROPERTY OWNERS BEEN NOTIFIED?:** Provide names and mailing addresses below (Use separate sheet, if necessary):

A.  Yes B.  No

a. \_\_\_\_\_ b. \_\_\_\_\_ c. \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

A.  Yes B.  No C.  Unknown

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

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

- |  |   |  |
|--|---|--|
| A. <input checked="" type="checkbox"/> Soil borings        | D. <input type="checkbox"/> Field surveys           | G. <input checked="" type="checkbox"/> Site plan                   |
| B. <input checked="" type="checkbox"/> Wetland data sheets | E. <input type="checkbox"/> Alternate site analysis | H. <input type="checkbox"/> Avoidance and<br>minimization analysis |
| C. <input type="checkbox"/> Photographs                    | F. <input type="checkbox"/> Market analysis         |  |

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

**CERTIFICATION:**

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

LANDOWNER MUST SIGN: \_\_\_\_\_



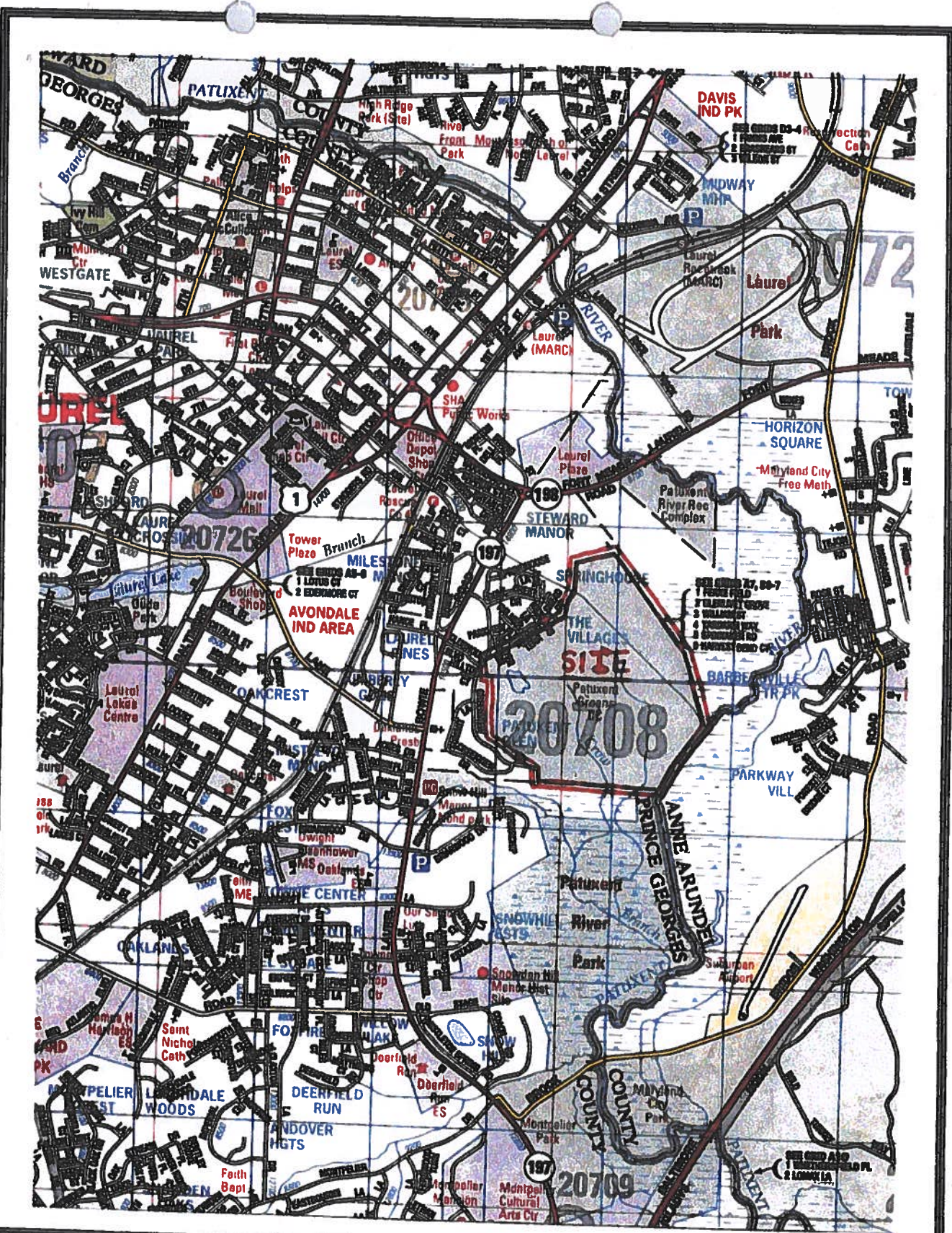
DATE: 2-8-2018

**WHERE TO MAIL APPLICATION**

Maryland Department of the Environment  
Water Management Administration  
Regulatory Services Coordination Office  
1800 Washington Boulevard, Suite 430  
Baltimore, Maryland 21230  
Telephone: (410) 537-3782  
1-800-876-0200

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

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



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

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



**FIGURE 2**

**AERIAL PHOTOGRAPH**

CREDIT - MD IMAP

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

MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

**PATUXENT GREENS COUNTRY CLUB**

**14415 GREENVIEW DRIVE**

**LAUREL, MARYLAND**





**FIGURE 3 FALSE COLOR INFRA-RED PHOTO**

CREDIT - MD IMAP

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

MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

**PATUXENT GREENS COUNTRY CLUB**

**14415 GREENVIEW DRIVE**

**LAUREL, MARYLAND**











U.S. Fish and Wildlife Service

# National Wetlands Inventory



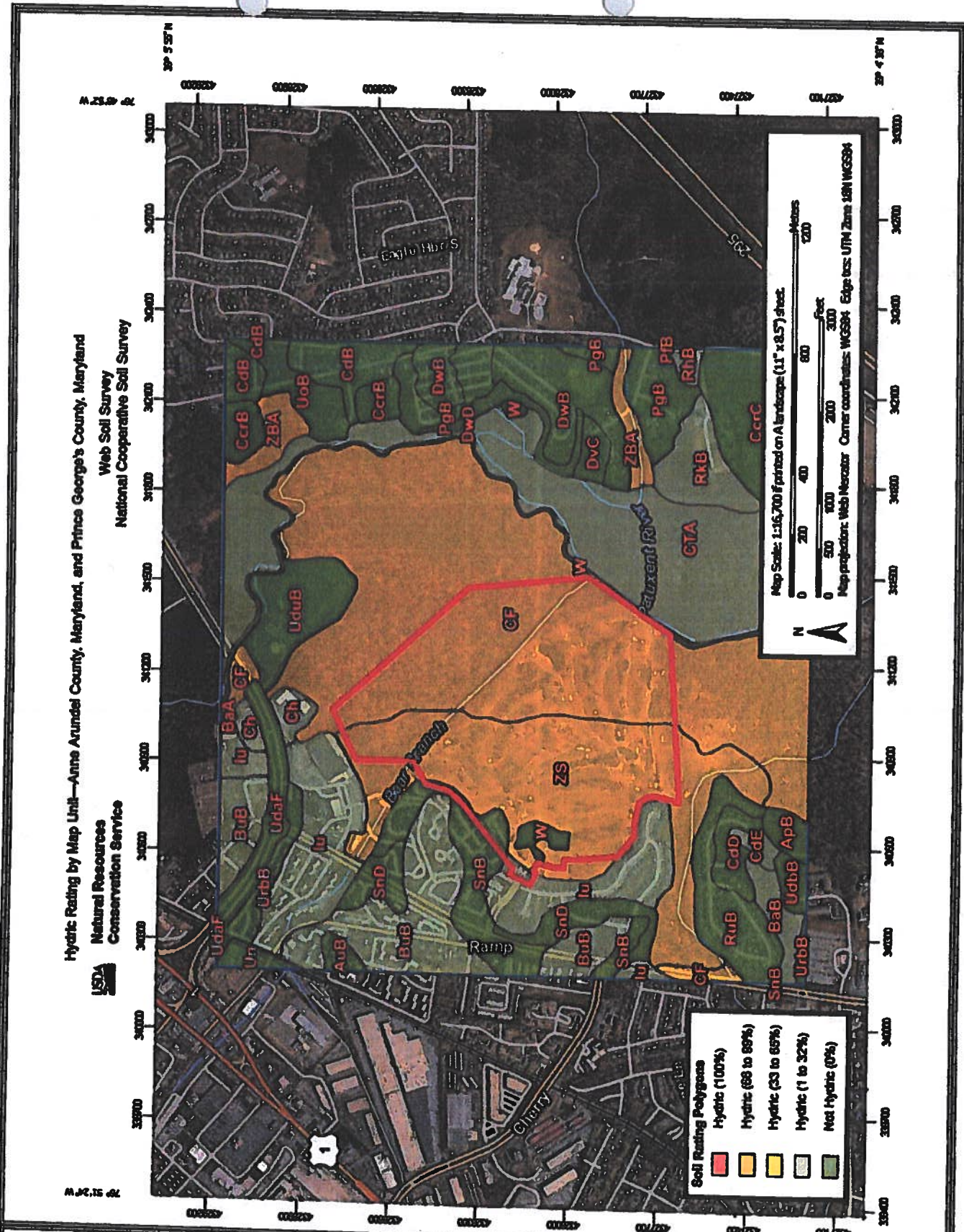
### Wetlands

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

**FIGURE 4 NWI WETLAND MAP**

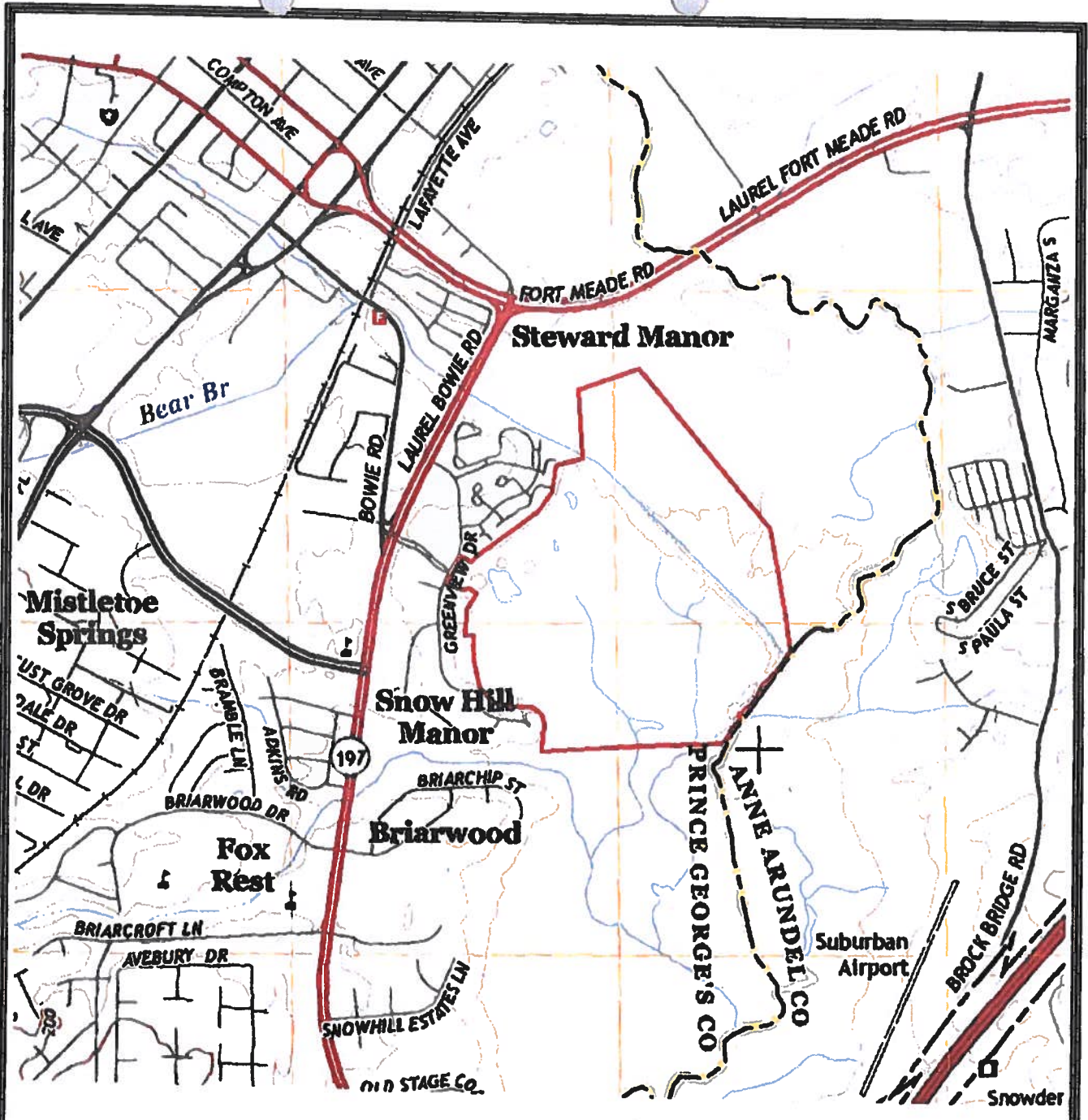
CREDIT – USFWS NATIONAL WETLAND INVENTORY  
<http://www.fws.gov/wetlands/Data/Mapper.html>  
UNITED STATES FISH & WILDLIFE SERVICE

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



**FIGURE 5**  
**SOIL SURVEY MAP**  
 CREDIT – NRCS WEB SOIL SURVEY  
<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>  
 USDA – NATURAL RESOURCE CONSERVATION SERVICE

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



SCALE 1:24,000

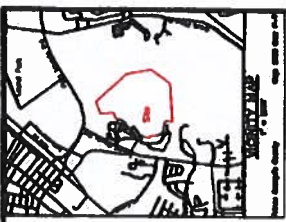
Produced by the United States Geological Survey  
 North American Datum of 1983 (NAD83)  
 World Geodetic System of 1984 (WGS84). Projection and  
 1 000-meter grid: Universal Transverse Mercator, Zone 18S  
 10 000-foot ticks: Maryland Coordinate System of 1983

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

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

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

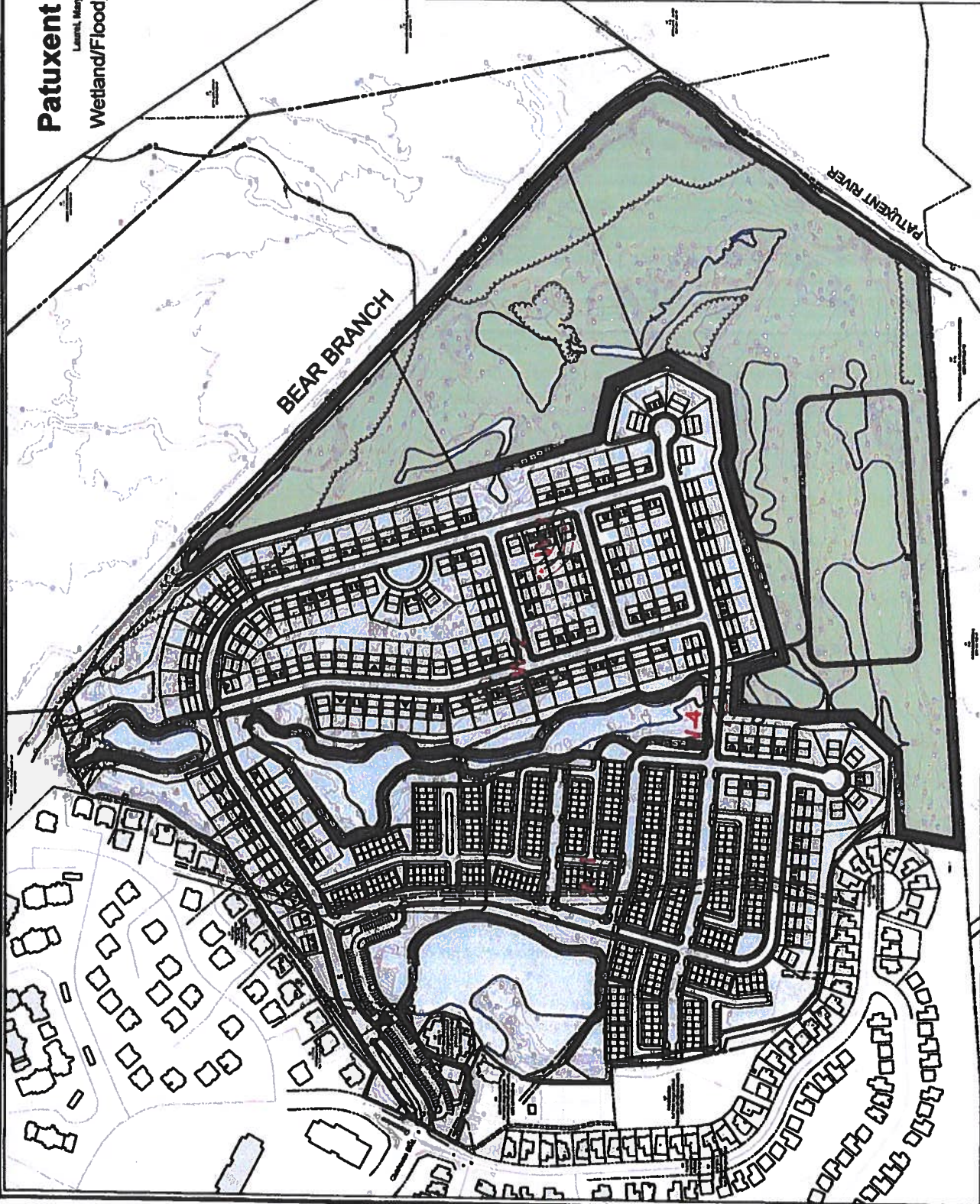
# Patuxent Greens Lanett, Maryland Wetland/Floodplain Exhibit



## LEGEND

- Isolated Wetlands
- Irrigation Ponds
- 84.1 ACRES OF PMA IMPACT FOR INLETS OF FILL
- 81.7 ACRES OF PMA IMPACT FOR SEDIMENT CUT

Category	Area (Acres)
Isolated Wetlands	84.1
Irrigation Ponds	81.7
Total PMA Impact	165.8



**DRAFT**



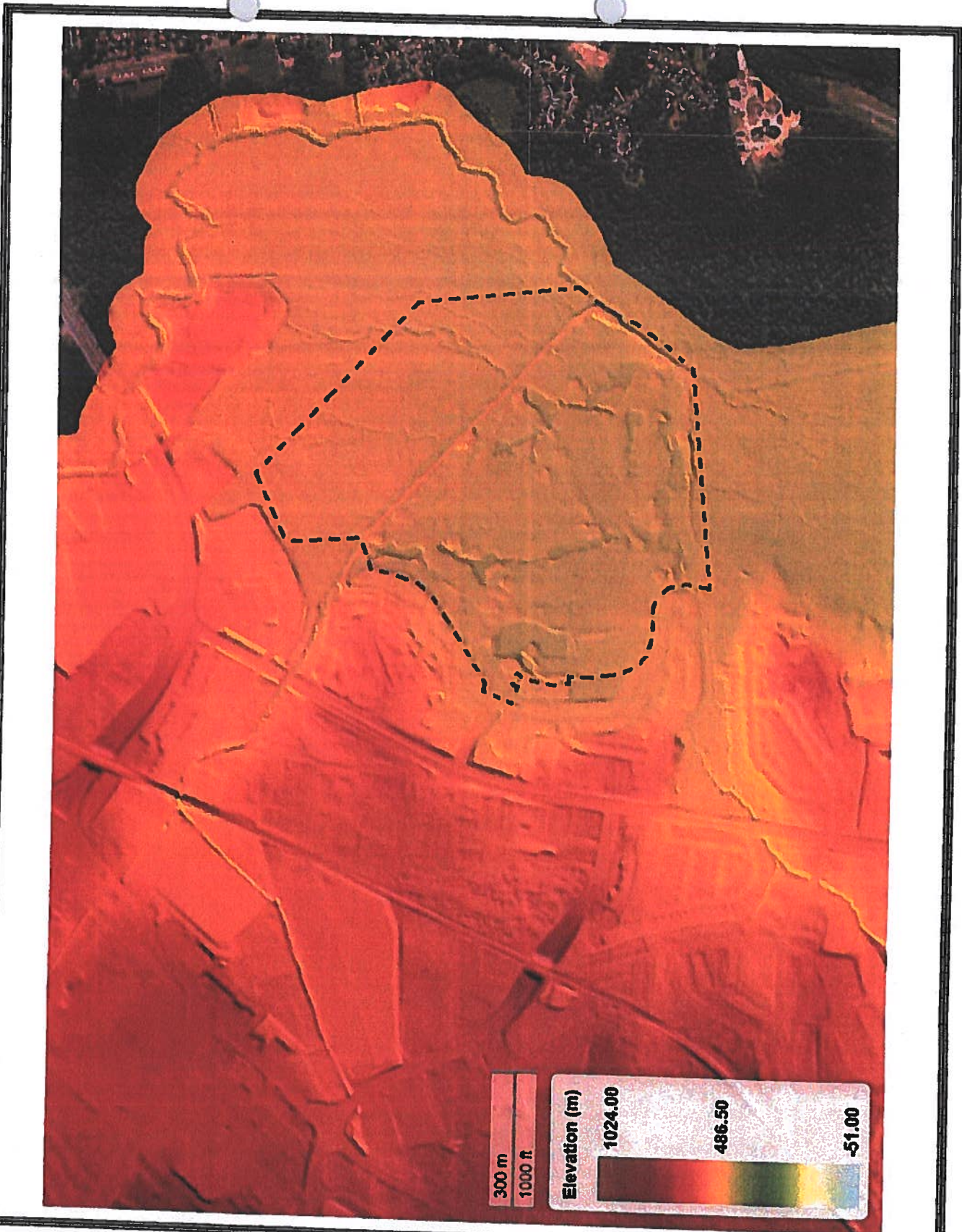
**WETLAND/FLOODPLAIN EXHIBIT**

Prepared for:  
**CHRYSLER FINANCIAL SERVICES, L.P.**  
1000 North 17th Street  
Arling Heights, IL 60015  
Attn: Alan D. Chiles  
Phone: 708/255-4400

**RODGERS CONSULTING**  
1000 North 17th Street  
Arling Heights, IL 60015  
Phone: 708/255-4400

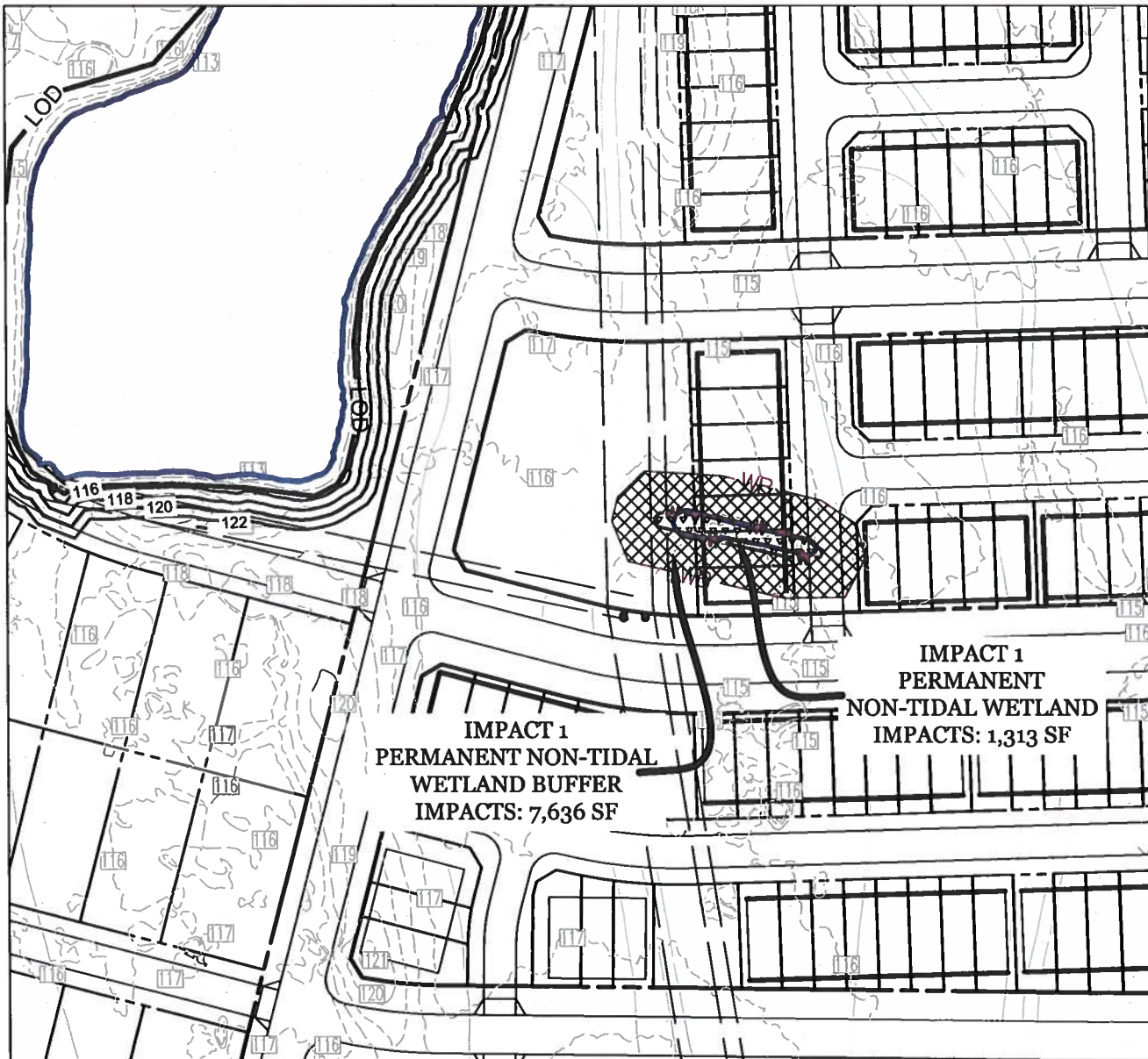
**Patuxent Greens**  
1000 North 17th Street  
Arling Heights, IL 60015  
Phone: 708/255-4400

© 2008 Rodgers Consulting, Inc. All Rights Reserved. This drawing is a preliminary plan and is not to be used for construction purposes.



**FIGURE 7 LIDAR TOPOGRAPHIC MAP**  
 CREDIT – MD IMAP  
<http://imap.maryland.gov/Pages/lidar-topography-viewer.aspx>  
 MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

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



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

### LEGEND

-  Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact

Prepared For:

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

**Patuxent Greens**

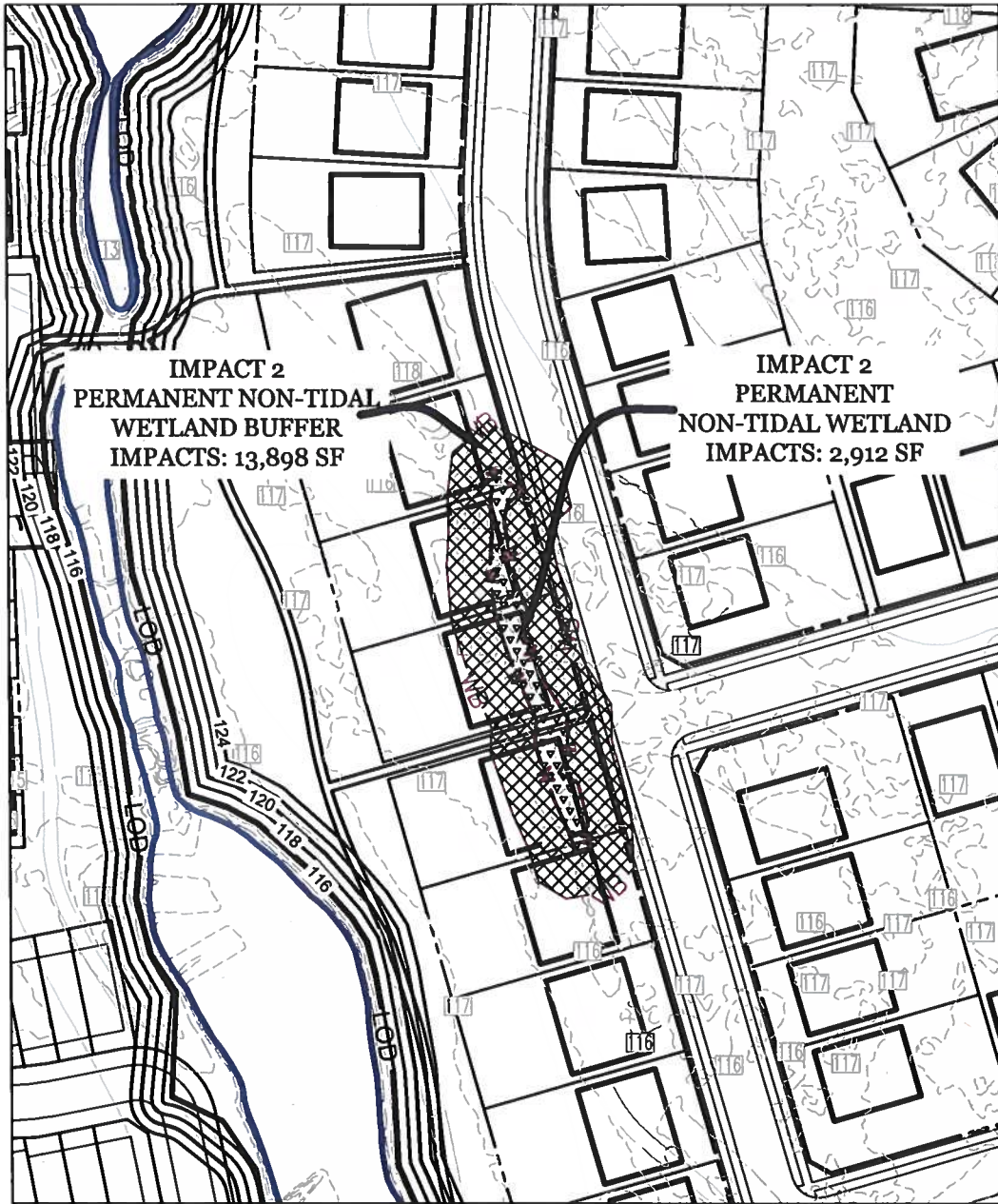
IMPACT PLATES  
 IMPACT 1

**RODGERS**  
 CONSULTING

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

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

JOB - TYPE - OF - PLAN



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

### LEGEND

-  Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact

Prepared For:

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

**Patuxent Greens**

IMPACT PLATES  
 IMPACT 2

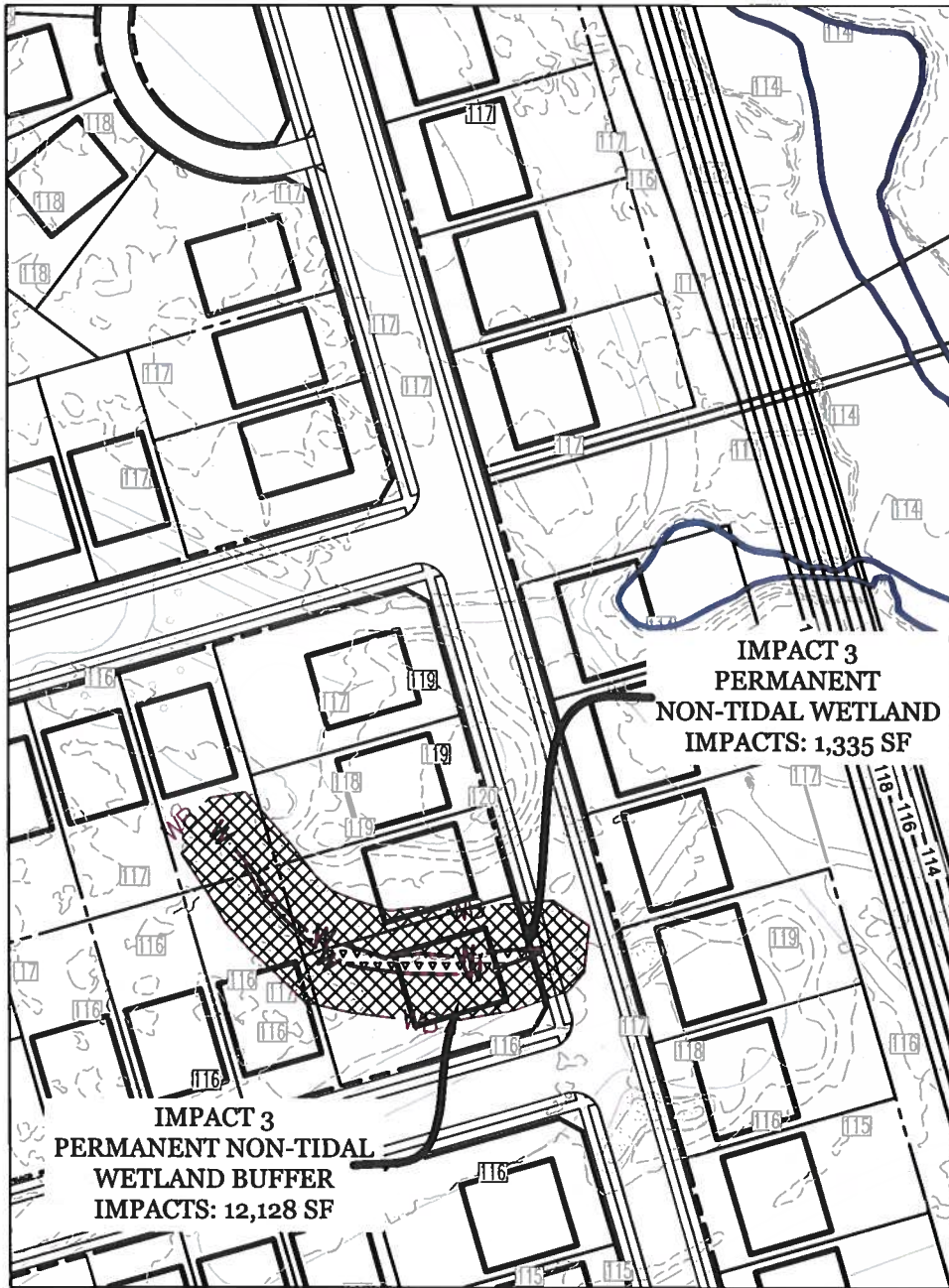
**RODGERS  
 CONSULTING**

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

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

JOB-TYPE-OF-PLAN





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

### LEGEND

- Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact

Prepared For:

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

**Patuxent Greens**

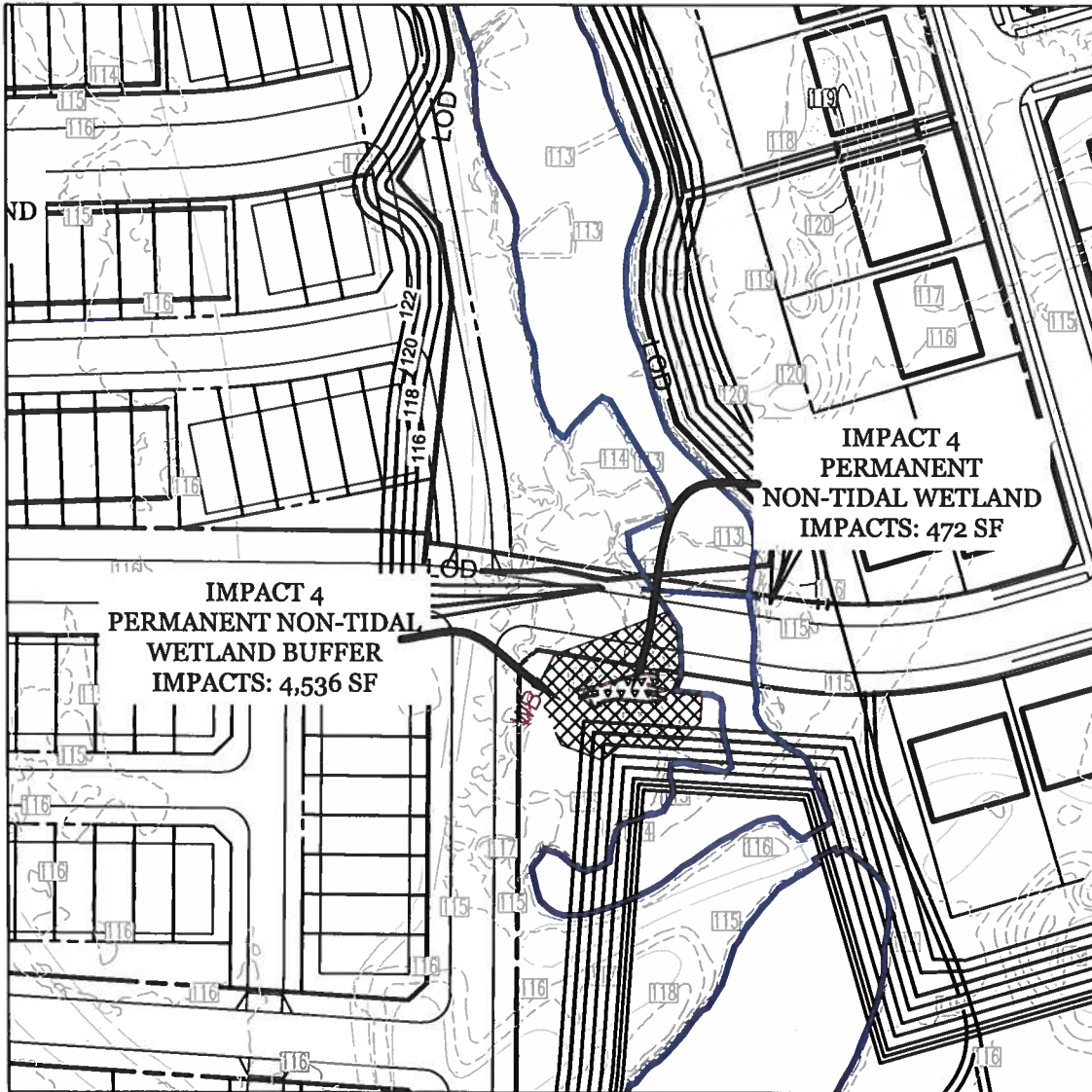
IMPACT PLATES  
 IMPACT 3

**RODGERS  
 CONSULTING**

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

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

JOB-TYPE-OF-PLAN



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

### LEGEND

-  Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact

Prepared For:

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

**Patuxent Greens**

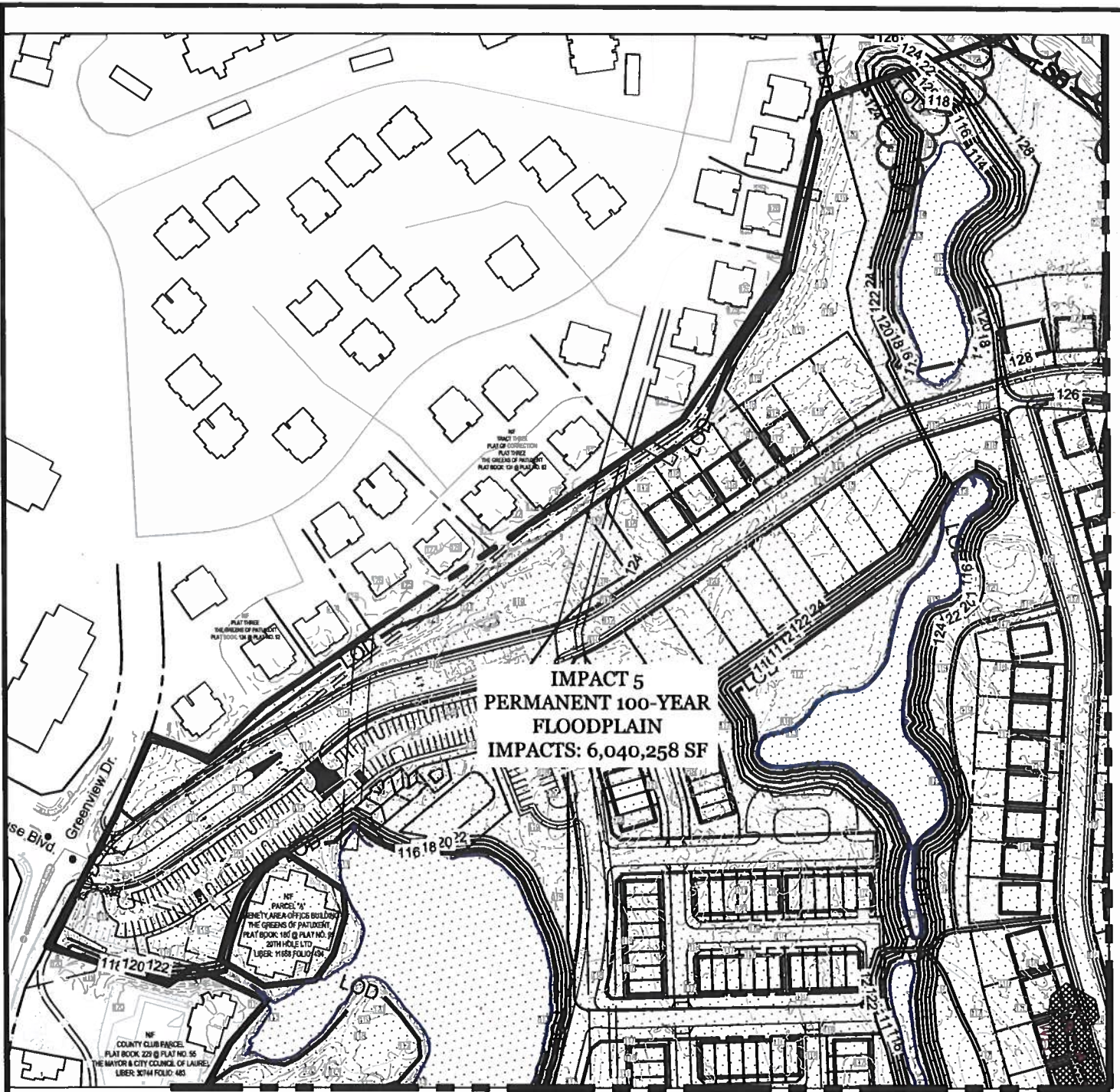
IMPACT PLATES  
 IMPACT 4

**RODGERS  
 CONSULTING**

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

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

JOB - TYPE - OF - PLAN



MATCH LINE BB -- SEE SHEET 6

MATCH LINE AA -- SEE SHEET 7

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

### LEGEND

- Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact

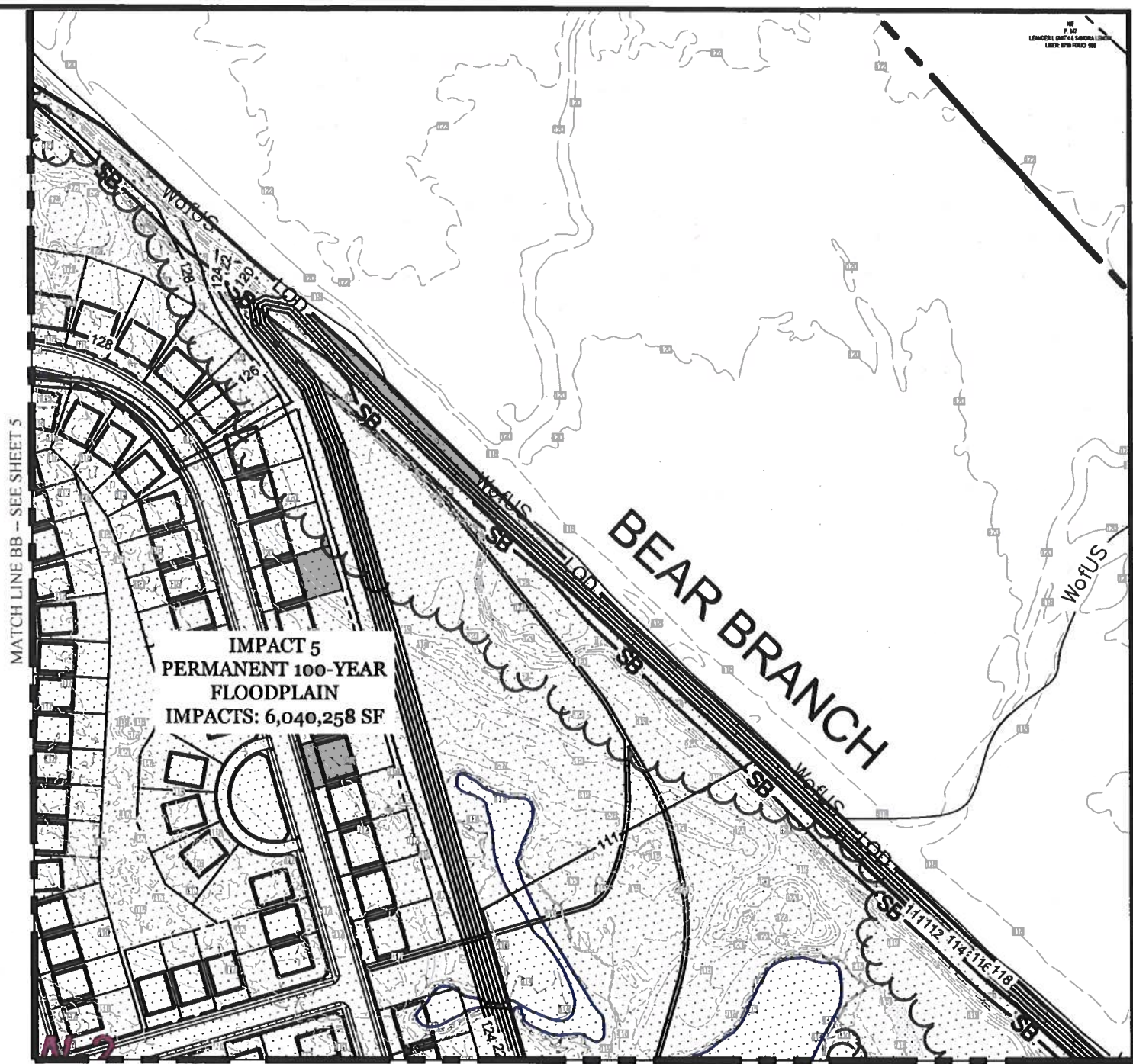
Prepared For:  
 CS PATUXENT GREENS, LLC  
 6290 Montrose Road  
 Rockville, MD 20852  
 Attn: Alan D. Cohen  
 Phone: 301-692-4000

**Patuxent Greens**  
 IMPACT PLATES  
 IMPACT 5

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

	BY	DATE	SCALE: 1"=200'
BASE DATA			JOB No. 1262A
DESIGNED			DATE: FEB.2018
DRAWN			
REVIEWED			
RELEASE FOR			SHEET No. 5 OF 8
BY	DATE		

JOB -TYPE-OF-PLAN



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

MATCH LINE BB -- SEE SHEET 5

MATCH LINE CC -- SEE SHEET 7

MATCH LINE DD -- SEE SHEET 8

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

**LEGEND**

- Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact

Prepared For:  
**Patuxent Greens, LLC**  
6290 Montrose Road  
Rockville, MD 20852  
Attn: Alan D. Cohen  
Phone: 301-692-4000

**Patuxent Greens**  
  
IMPACT PLATES  
IMPACT 5

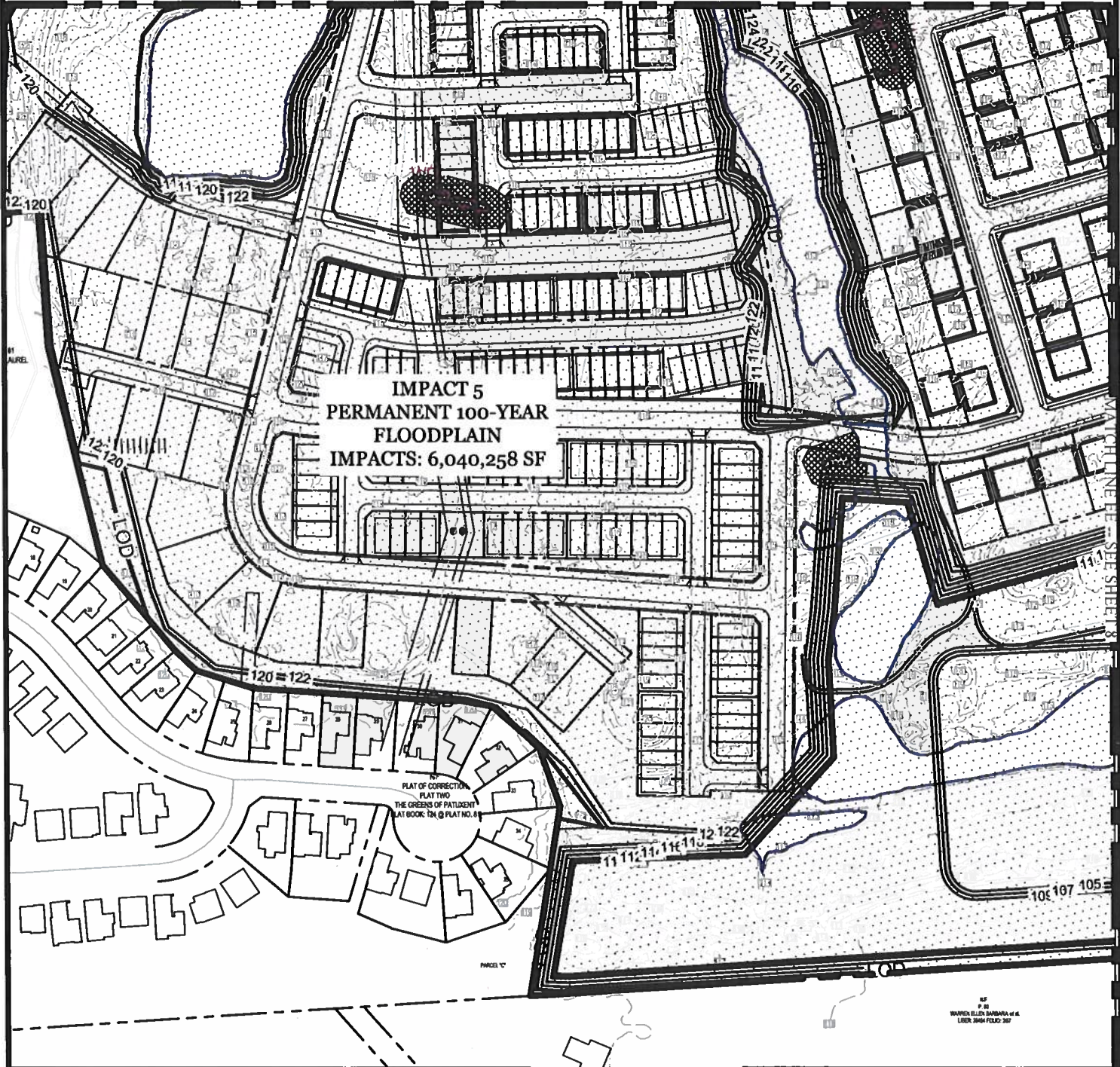
**RODGERS CONSULTING**  
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774  
Ph: 301.948.4700 www.rodgers.com

BASE DATA	BY	DATE	SCALE: 1"=200'
DESIGNED			JOB No. 1262A
DRAWN			DATE: FEB. 2018
REVIEWED			SHEET No. 6 OF 8
RELEASE FOR			
BY	DATE		

JOB-TYPE-OF-PLAN

MATCH LINE AA -- SEE SHEET 5

MATCH LINE CC -- SEE SHEET 6



Impacts to Regulated Resources

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

LEGEND

- Wetland Impact
- Wetland Buffer Impact
- Floodplain Impact

Prepared For:

**Patuxent Greens**

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

IMPACT PLATES  
IMPACT 5

**RODGERS  
CONSULTING**

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

BY	DATE	SCALE: 1"=200'
BASE DATA		JOB No. 1262A
DESIGNED		DATE: FEB.2018
DRAWN		
REVIEWED		
RELEASE FOR	<input type="checkbox"/>	SHEET No. 7 OF 8
BY	DATE	

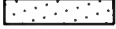
JOB-TYPE-OF-PLAN

MATCH LINE DD -- SEE SHEET 6

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

NF  
P.74  
MARYLAND-NATIONAL CAPITAL PARK & PLANNING COMMISSION  
LIBER 3812 FOLIO: 736

**LEGEND**

-  Wetland Impact
-  Wetland Buffer Impact
-  Floodplain Impact

**Impacts to Regulated Resources**

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

Prepared For:

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

**Patuxent Greens**

IMPACT PLATES  
IMPACT 5

**RODGERS  
CONSULTING**

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

BY	DATE	SCALE: 1"=200'
BASE DATA		JOB No. 1262A
DESIGNED		DATE: FEB.2018
DRAWN		
REVIEWED		
RELEASE FOR		SHEET No. 8 OF 8
BY	DATE	

JOB-TYPE-OF-PLAN