

Maryland Department of the Environment

Water and Science Administration

Notice of Application for State Wetland Licenses, Private Wetland Permits or Water Quality Certification and the Opportunity to Provide Written Comment or Request an Informational Hearing

The Water and Science Administration is reviewing the following applications for State Wetland Licenses, Private Wetland Permits and/or Water Quality Certifications. The applications and related information are on file at the Administration. Arrangements may be made for inspection and copying of file materials. Interested parties may provide written comment on the application or request an informational hearing on any listed application. A request for a hearing must be in writing and provide the following information: 1) Name, Address, and Telephone Number of the person making the request; 2) The identity of any other person(s) the requestor is representing; and 3) the specific issues proposed to be considered at the hearing. Please refer to the case number (i.e., 00-NT-0000) which identifies each application. Address correspondence to: Nontidal Wetlands Division, Water and Science Administration, 1800 Washington Boulevard Baltimore, Maryland, 21230. Telephone (410) 537-3456. Written comments or requests for a hearing must be received on or before March 15, 2019.

Prince George's County

201860267/18-NT-0067/18-MR-0131: CS PATUXENT GREENS, LLC, 6290 Montrose Road, Rockville, Maryland 20852, and the CITY OF LAUREL, 8103 Sandy Spring Road, Laurel, Maryland 20707 have applied to redevelop Patuxent Greens Golf Course to a single family residential subdivision. The proposed work includes: removal of an existing levee (Dam Safety File: 18-MR-0131) and the construction of roads, sidewalks, houses, and stormwater management facilities. The work also includes the excavation of 2,324,492 square feet (53.36 acres) of 100-year floodplain as compensatory storage for floodplain fill along with the filling of 3,639,038 square feet (83.54 acres) of 100-year floodplain to prepare the development site and placement of fill to raise it above the 100-year floodplain elevation. The project will permanently impact 191,638 square feet (4.4 acres) of emergent nontidal wetlands and 2,918 square feet (0.07 acres) of scrub shrub nontidal wetlands that drain to the Patuxent River a Use I waterway. The project will also permanently impact 431,735 square feet (9.91 acres) of the 25-foot nontidal wetland buffer and 5,963,530 square feet (136.90 acres) of 100-year floodplain. Mitigation will be required for all permanent wetland impacts, with a 2:1 mitigation to impact ratio for scrub-shrub wetlands and a 1:1 mitigation to impact ratio for emergent wetlands. The applicant has proposed on-site mitigation. The project is located at 14415 Greenview Drive in Laurel, Prince George's County. A public informational hearing will be held on February 28, 2019 at the Council Chamber, Laurel Municipal Center located at 8103 Sandy Spring Road, Laurel, Maryland 20707. The applicant will have

plans on display from 6:00 pm to 7:00 pm. The formal public hearing will begin promptly at 7:00 pm. Sign language interpreters and other appropriate accommodations for individuals with disabilities will be provided upon request. On all correspondence, please refer to the case number which identifies the application. Only those issues subject to regulation by the MDE Nontidal Wetlands and Waterway Construction Divisions (impact to nontidal wetlands, nontidal wetland buffer, waterways, and the 100-year floodplain) and MDE Dam Safety Division (impacts of levee removal) will be considered in rendering a decision to grant or deny the MDE Permit. Written comments, and requests to be included on the interested persons list may be sent on or before March 15, 2019 to the Maryland Department of the Environment, Attn: Elisa Riley, Nontidal Wetlands Division, 1800 Washington Boulevard, Baltimore, Maryland 21230 or at elisa.riley@maryland.gov or (410) 537-3769, and Hal Van Aller, Chief, Dam Safety Division, 1800 Washington Boulevard, Baltimore, Maryland 21230 or at hal.vanaller@maryland.gov or (410) 537-3538 (levee removal). Any further notices concerning actions on the application will be provided only by mail to those persons on the interested persons list. Please refer to Subsection 5-907 of the Annotated Code of Maryland or the Code of Maryland Regulations 26.23.02 for information regarding the application process.

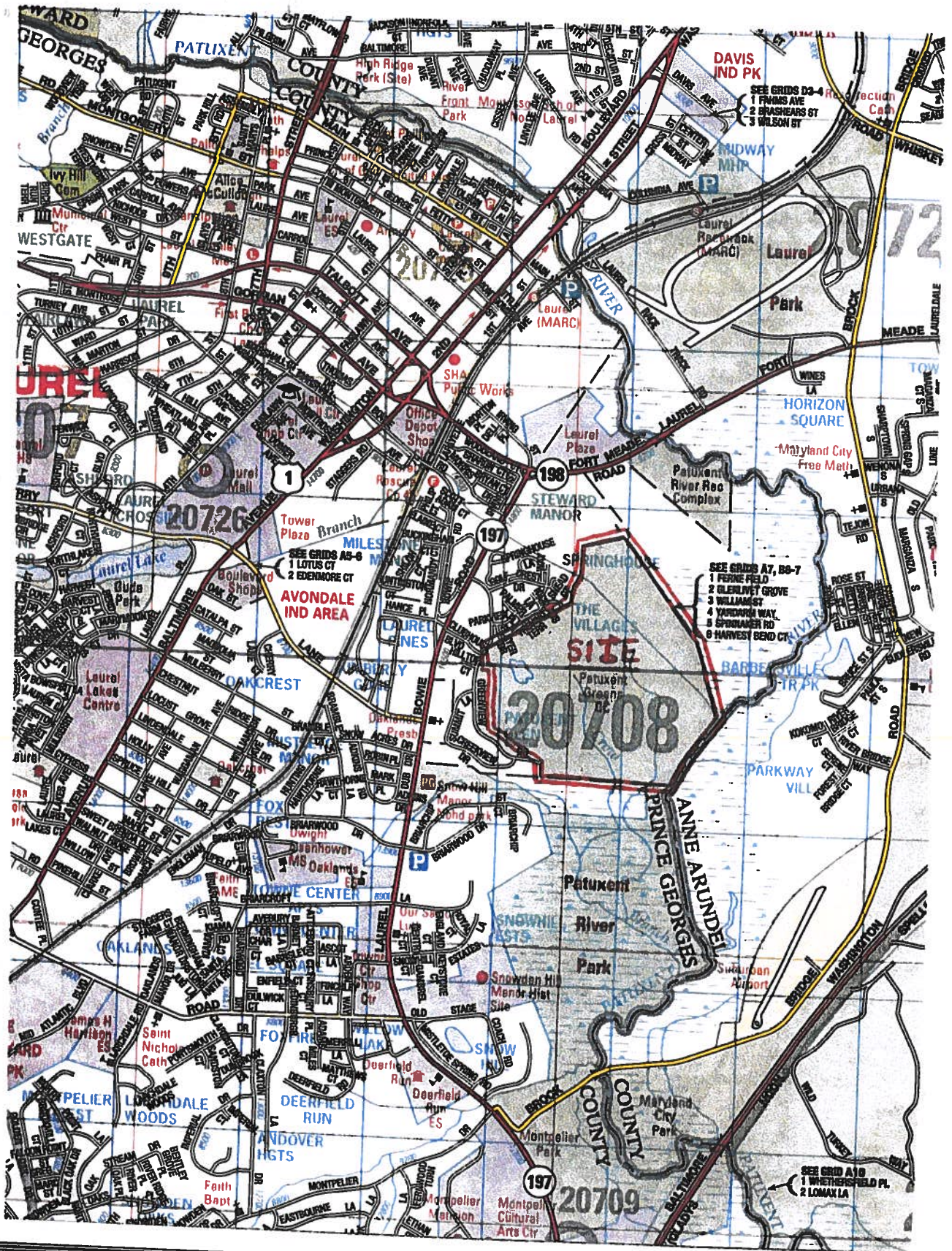
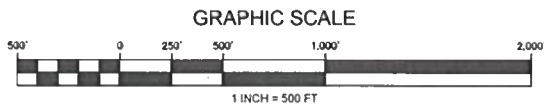
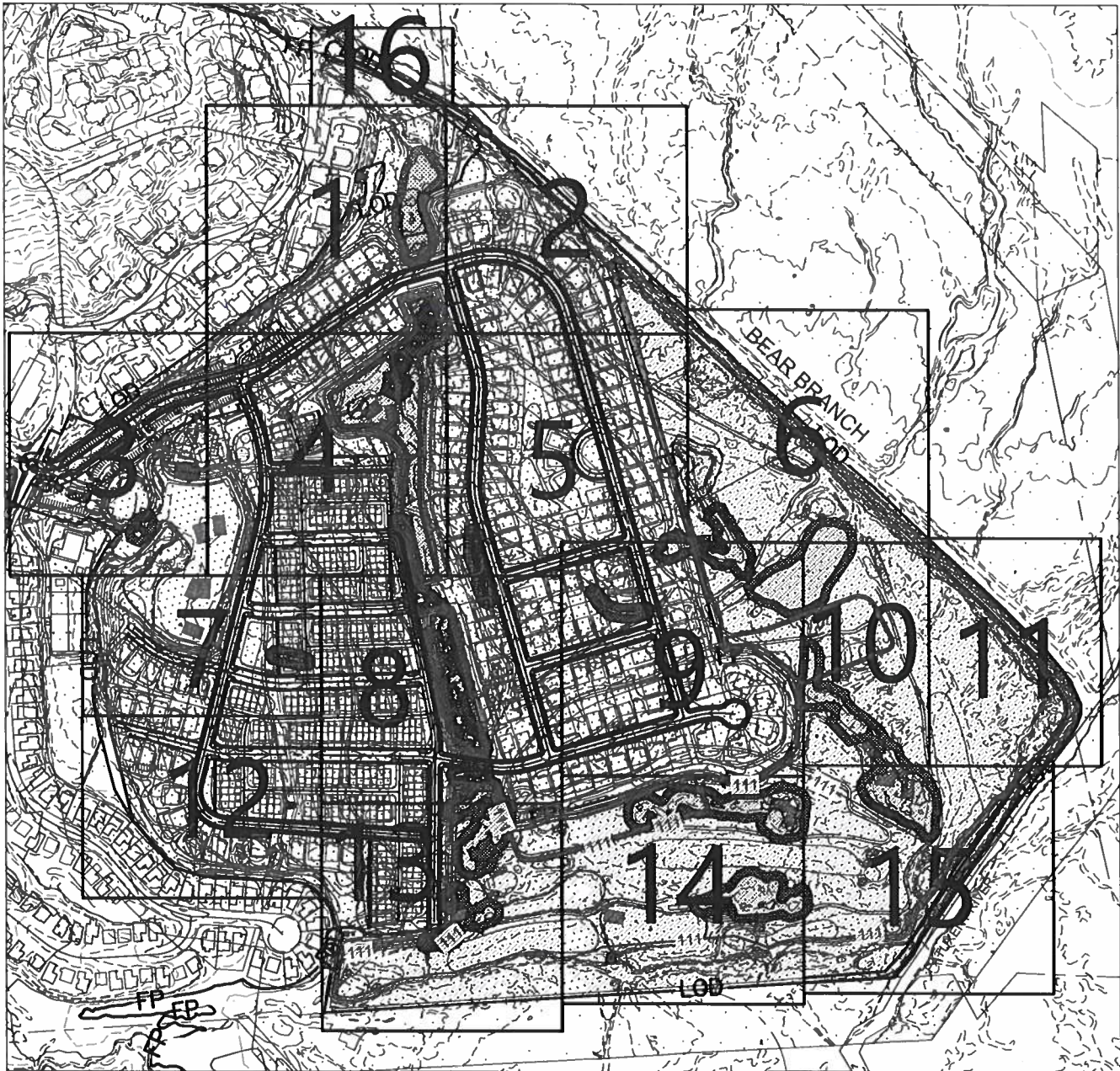


FIGURE 1 PRINCE GEORGE'S COUNTY ADC MAP
 (SCALE: 1"=2000')

CREDIT ©ADC THE MAP PEOPLE - BY PERMISSION PUN# 2090616

PATUXENT GREENS COUNTRY CLUB
 14415 GREENVIEW DRIVE
 LAUREL, MARYLAND

PATUXENT GREENS WETLAND IMPACT PLATES



LEGEND

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

Revision #7 01.09.19

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

**RODGERS
CONSULTING**

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Ph: 301.948.4700 www.rodgers.com

	BY	DATE	SCALE: 1"=500'
BASE DATA			JOB No. 1262A
DESIGNED			DATE: OCT.2018
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BY		DATE	

JOB-TYPE-OF-PLAN

CONNECTS TO IMPACT PLATE 16



Revision #7 01.09.19

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)
1	Grading/Roadway/Home Construction	5,733	17,763	9,410	193,565

LEGEND

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

Prepared For:

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

Patuxent Greens

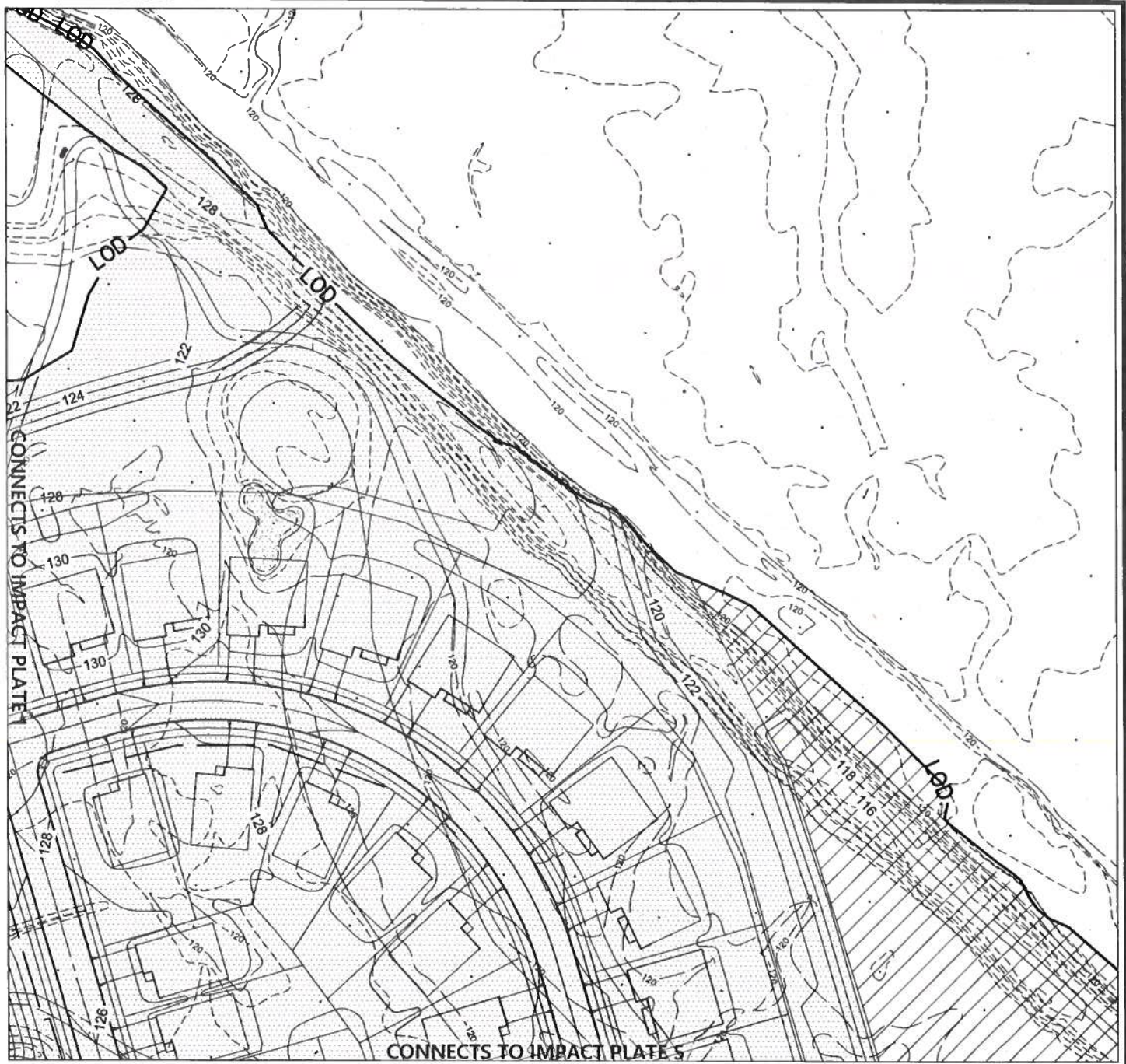
IMPACT PLATE 1

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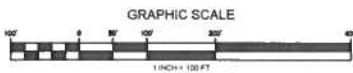
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BY _____		DATE _____	

JOB - TYPE - OF - PLAN



Revision #7 01.09.19



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)
2	Grading/Roadway/Home Construction	0	0	36,985	264,638

LEGEND

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

Prepared For:

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

Patuxent Greens

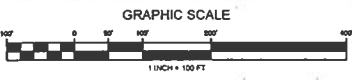
IMPACT PLATE 2

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BY	DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources

Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
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

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

Patuxent Greens
 IMPACT PLATE 4

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BY	DATE		




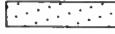


JOB-TYPE-OF-PLAN

Revision #7 01.09.19



Revision #7 01.09.19

LEGEND

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

Impacts to Regulated Resources

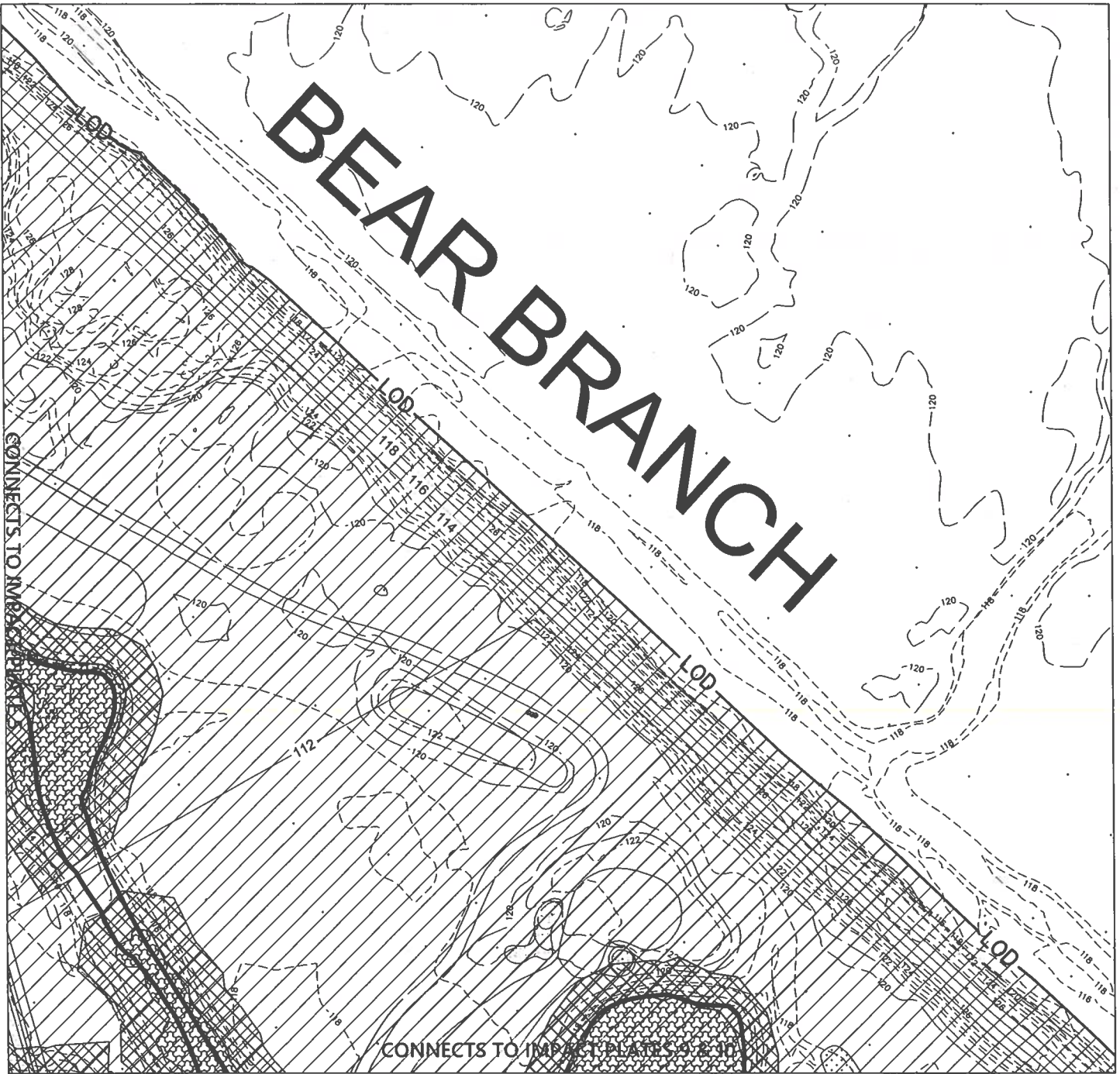
Impact	Description	Non-Tidal Emergent Wetlands Permanent (SF)	Wetland Buffer Permanent (SF)	Scrub Shrub Wetlands Permanent (SF)	100-Year Floodplain Permanent CUT (SF)	100-Year Floodplain Permanent FILL (SF)
5	Grading/Roadway/Home Construction	361	11,102	1,770	50,863	504,805

Prepared For:
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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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BY	DATE		6 OF 18



Impacts to Regulated Resources

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

Revision #7 01.09.19

LEGEND

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

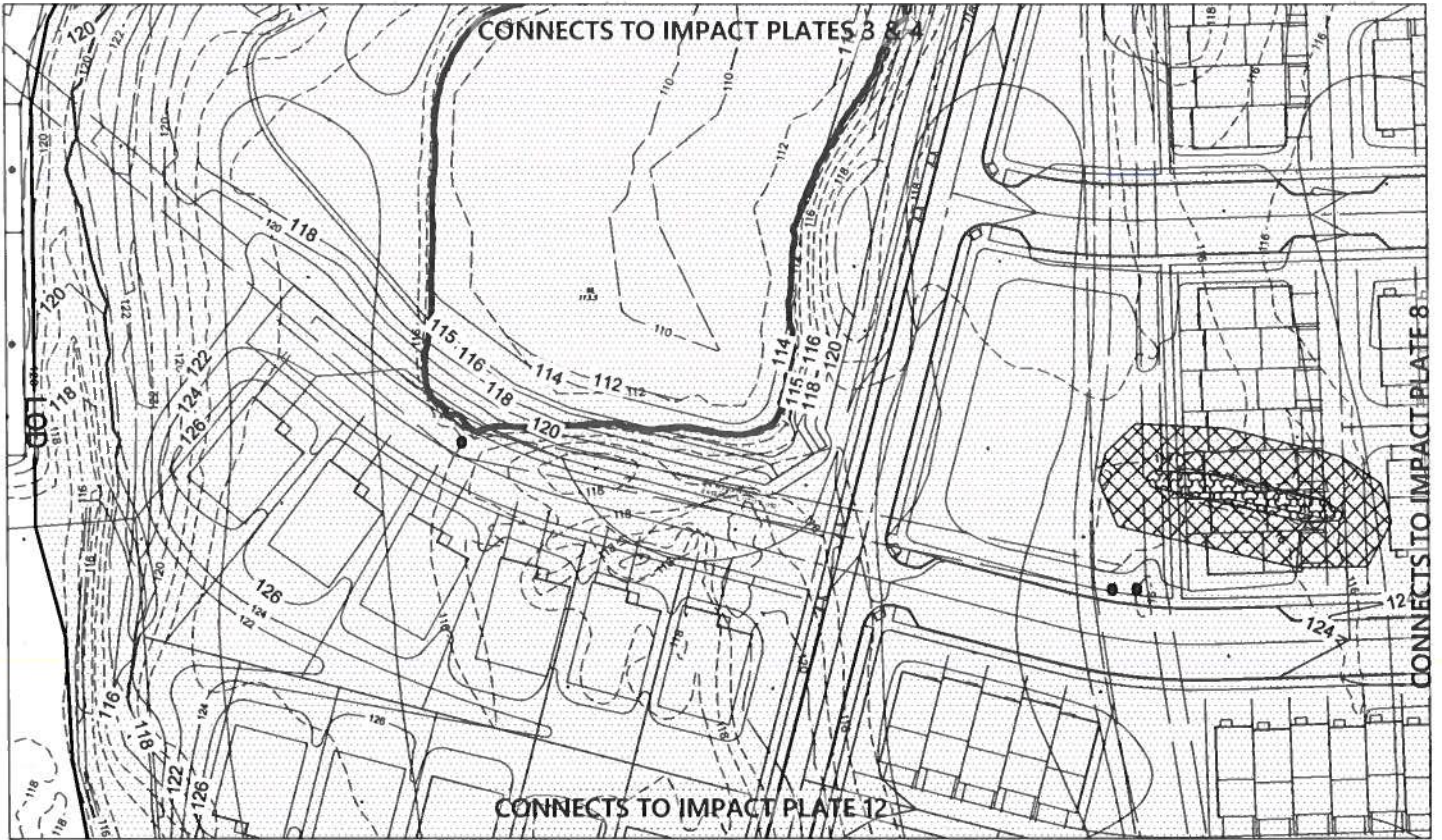
Prepared For:
CS PATUXENT GREENS, LLC
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 Rockville, MD 20852
 Attn: Alan D. Cohen
 Phone: 301-692-4000

Patuxent Greens
 IMPACT PLATE 6

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BY		DATE	

JOB-TYPE-OF-PLAN



Revision #7 01.09.19



Impacts to Regulated Resources

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

LEGEND

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

Prepared For:

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Patuxent Greens
 IMPACT PLATE 7

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BY	DATE	

JOB-TYPE-OF-PLAN



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

LEGEND

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

Revision #7 01.09.19

Prepared For:

Patuxent Greens

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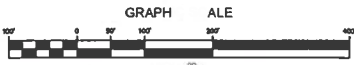
IMPACT PLATE 8

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BY		DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Re

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

LEGEND

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

Revision #7 01.09.19

Prepared For:

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Patuxent Greens

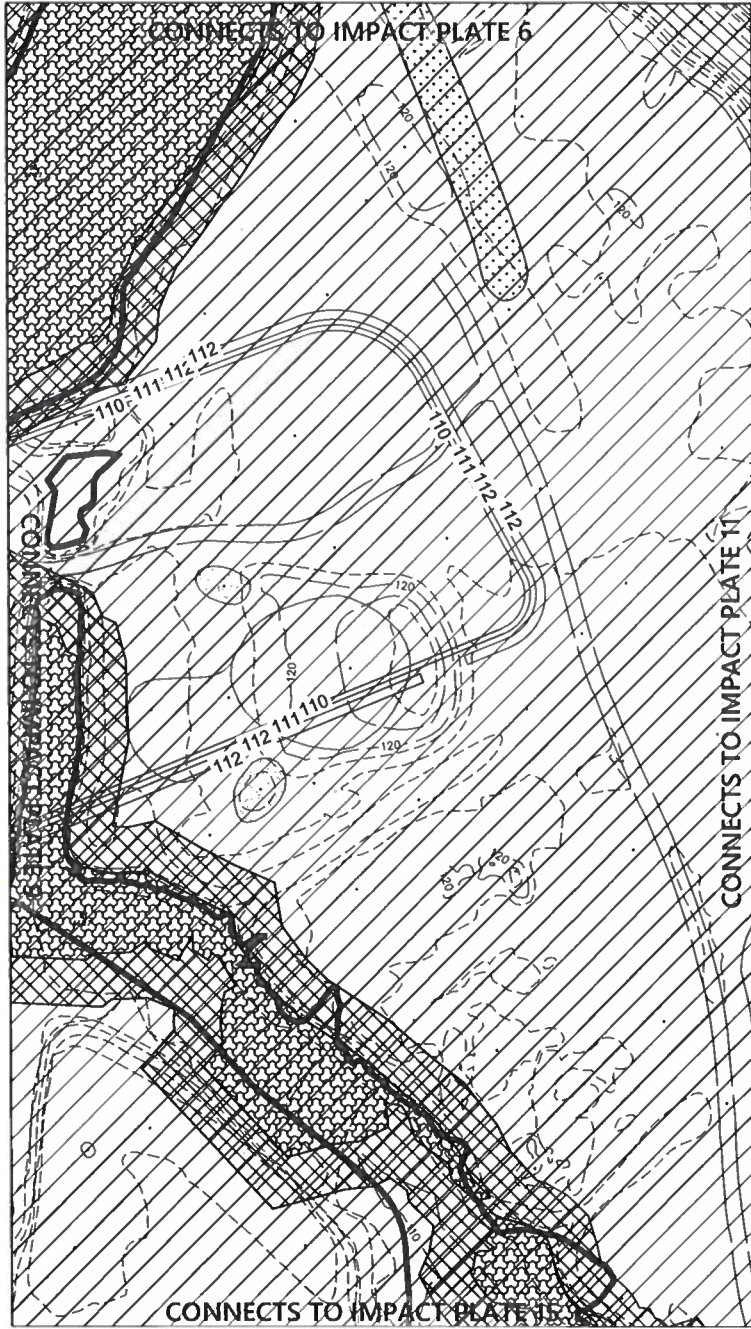
IMPACT PLATE 9

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BY	DATE		

JOB-TYPE-OF-PLAN



Revision #7 01.09.19



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:

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Patuxent Greens

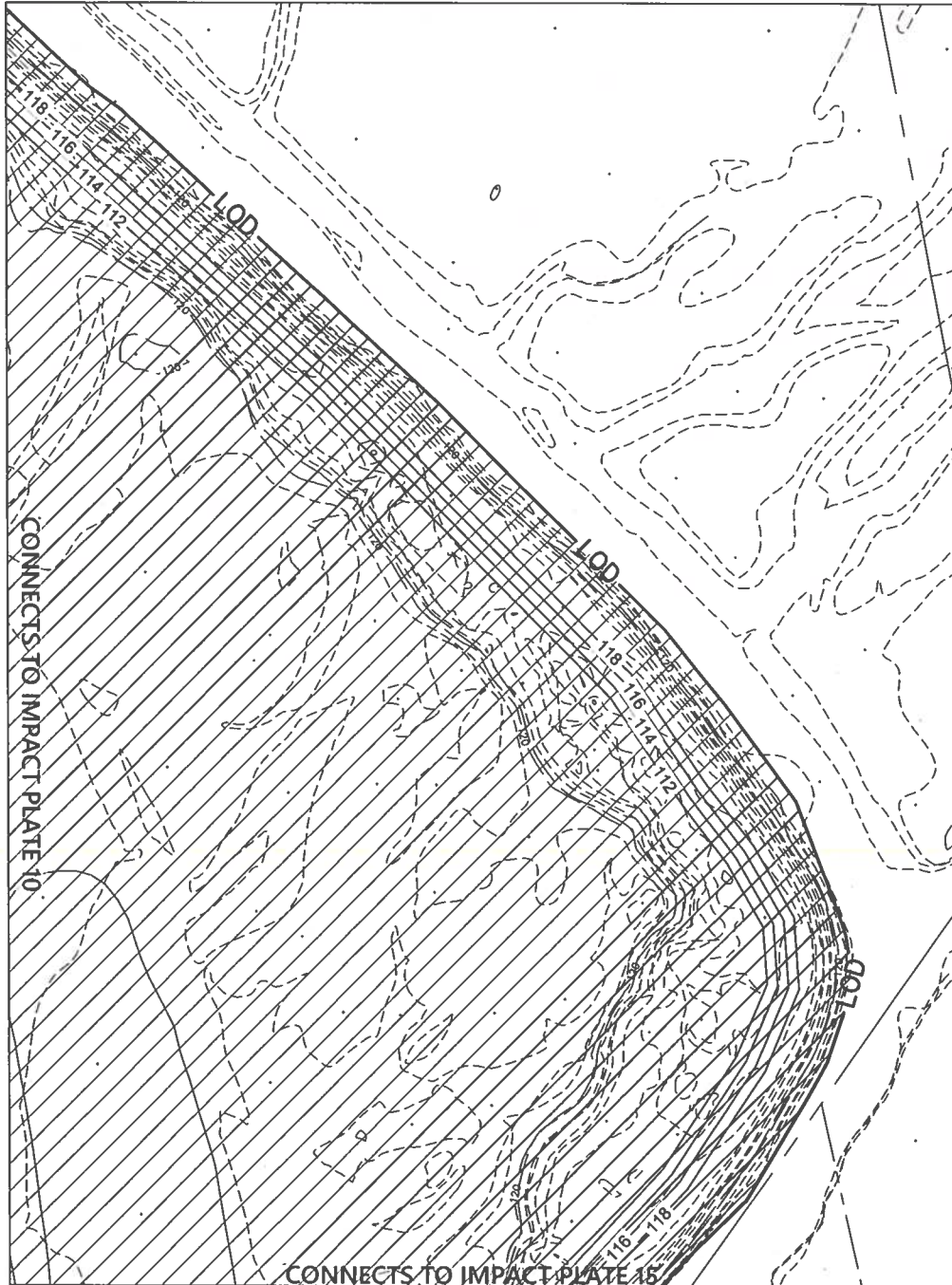
IMPACT PLATE 10

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BY	DATE		11 OF 18

JOB-TYPE-OF-PLAN



Revision #7 01.09.19



Impacts to Regulated Resources

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

LEGEND

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

Prepared For:

CS PATUXENT GREENS, LLC
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Patuxent Greens
IMPACT PLATE 11

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BY _____	DATE _____		

JOB-TYPE-OF-PLAN



Revision #7 01.09.19



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:

CS PATUXENT GREENS, LLC
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Rockville, MD 20852
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Phone 301-692-4000

Patuxent Greens
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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Prepared For:

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Rockville, MD 20852
Attn: Alan D Cohen
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Patuxent Greens

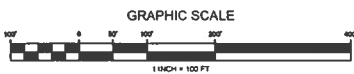
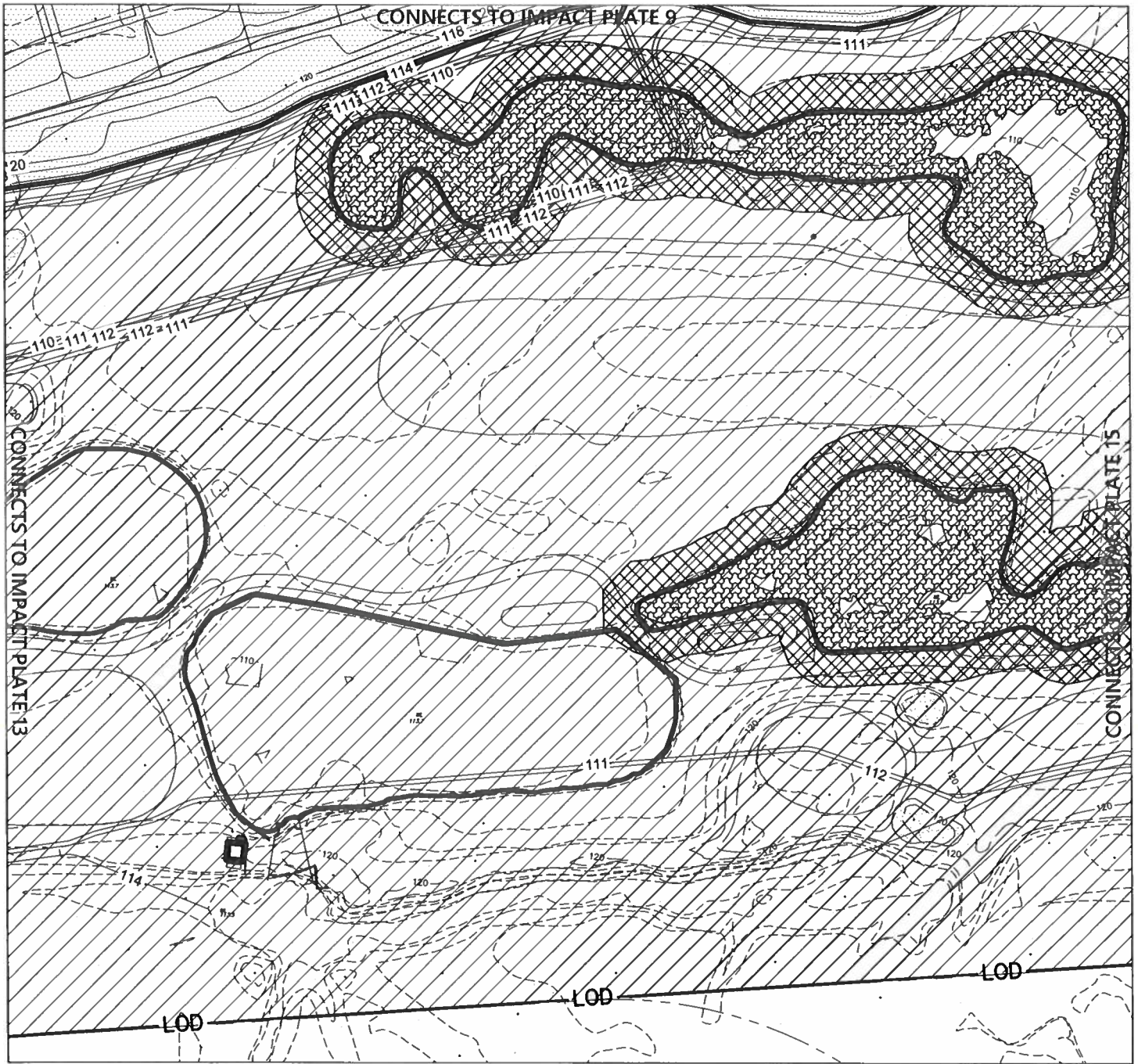
IMPACT PLATE 13

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BY	DATE	

JOB-TYPE-OF-PLAN



Impacts to Regulated Resources

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

LEGEND

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

Revision #7 01.09.19

Prepared For:

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

Patuxent Greens
IMPACT PLATE 14

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BY	DATE		

JOB-TYPE--OF--PLAN



Revision #7 01.09.19

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:

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

Patuxent Greens

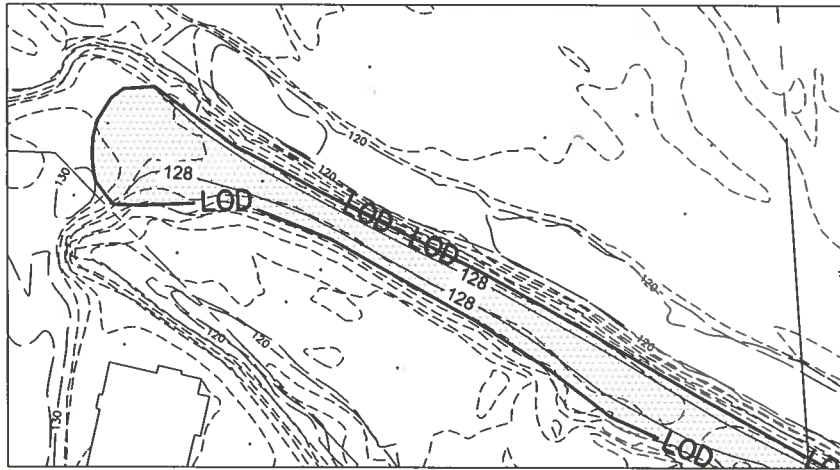
IMPACT PLATE 15

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BY		DATE	

JOB-TYPE-OF-PLAN



CONNECTS TO IMPACT PLATE 1

GRAPHIC SCALE

Revision #7 01.09.19



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)
16	Grading/Roadway/Home Construction	0	0	0	12,645

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 16

RODGERS
CONSULTING

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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)
IMPACT 1	Grading/Roadway/Home Construction	5,733	17,763	0	9,410	193,565	202,975
IMPACT 2	Grading/Roadway/Home Construction	0	0	0	36,985	264,638	301,623
IMPACT 3	Grading/Roadway/Home Construction	933	11,261	0	0	284,959	284,959
IMPACT 4	Grading/Roadway/Home Construction	2,416	44,906	0	93,969	505,620	599,589
IMPACT 5	Grading/Roadway/Home Construction	361	11,102	1,770	50,863	504,805	555,668
IMPACT 6	Grading/Roadway/Home Construction	15,497	37,694	0	284,826	618	285,444
IMPACT 7	Grading/Roadway/Home Construction	1,320	7,758	0	0	336,837	336,837
IMPACT 8	Grading/Roadway/Home Construction	24,906	70,323	1,148	42,334	522,348	564,682
IMPACT 9	Grading/Roadway/Home Construction	24,225	43,243	0	120,947	462,966	583,913
IMPACT 10	Grading/Roadway/Home Construction	19,000	51,303	0	288,356	0	288,356
IMPACT 11	Grading/Roadway/Home Construction	0	0	0	232,318	0	232,318
IMPACT 12	Grading/Roadway/Home Construction	0	0	0	0	327,758	327,758
IMPACT 13	Grading/Roadway/Home Construction	16,788	50,605	0	297,711	192,684	490,395
IMPACT 14	Grading/Roadway/Home Construction	52,149	69,457	0	505,239	29,595	534,834
IMPACT 15	Grading/Roadway/Home Construction	28,310	16,320	0	361,534	0	361,534
IMPACT 16	Grading/Roadway/Home Construction	0	0	0	0	12,645	12,645
TOTAL	Grading/Roadway/Home Construction	191,638	431,735	2,918	2,324,492	3,639,038	5,963,530

Revision #7 01.09.19

Prepared For:

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Patuxent Greens

TOTAL IMPACTS

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

JOB - TYPE - OF - PLAN