

**U.S. Army Corps  
of Engineers**  
Baltimore District

# Public Notice

In Reply to Application Number  
CENAB-OP-RMS (VILLAGE AT PISCATAWAY/NVR MS  
CAVALIER PRESERVE LLC) 1995-63445

PN 14-34

Comment Period: June 13, 2014 to June 27, 2014

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THE PURPOSE OF THIS PUBLIC NOTICE IS TO SOLICIT COMMENTS FROM THE PUBLIC ABOUT THE WORK DESCRIBED BELOW. AT THIS TIME, NO DECISION HAS BEEN MADE AS TO WHETHER OR NOT A PERMIT WILL BE ISSUED.

The Baltimore District has received an application for a Department of the Army permit pursuant to Section 10 of the Rivers and Harbors Act of 1899 and Section 404 of the Clean Water Act (33 U.S.C. 1344), as described below:

APPLICANT: Mr. Christopher Rudy  
NVR MS Cavalier Preserve, LLC  
11700 Plaza America Drive, Suite 310  
Reston, Virginia 20190

LOCATION: In unnamed tributaries of the Piscataway Creek south of the intersection of Floral Park Road and Piscataway Road, Piscataway, Prince Georges County, Maryland.

WORK: To install an 8-inch sanitary sewer line temporarily impacting approximately 663 square feet along 221 linear feet of stream and to temporarily impact approximately 55,624 square feet of palustrine forested (PFO) wetlands at impact areas # 20, 22, 23, 25 A & B, 27 A & B, 28, 37, and 41; to widen an existing road permanently impacting approximately 22,112 square feet of PFO wetlands at impact # 44; to construct six 10-foot wide by 10-foot long stone scour pad outfalls permanently impacting approximately 500 square feet along 202 linear feet of streams; permanently impact 77 square feet of PFO wetlands; temporarily impact 33 square feet along 100 square feet of streams; and temporarily impact 310 square feet of PFO wetlands at Impact # 29, 30, 34, 35, 36, and 38; to construct four sediment traps and associated 10-foot wide by 10-foot long stone scour pads temporarily impacting approximately 250 square feet along 152 linear feet of streams at impact areas # 57, 58, 61, 68, 69, and 71; and to install a utility line temporarily impacting approximately 126 square feet of PFO wetland at impact #72. All work is to be completed in accordance with the proposed plan(s). If you have any questions concerning this matter, please contact Mrs. Erica Schmidt at (410) 962-6029 or [Erica.Schmidt@usace.army.mil](mailto:Erica.Schmidt@usace.army.mil).

The proposed work is for re-authorization of DA permit (VILLAGE AT PISCATAWAY /NVR MS CAVALIER PRESERVE LLC) 1995-63445-4 that was issued on November 29, 2004 as an individual permit. A permit modification was issued on February 17, 2009 for increased impacts. The applicant has either avoided or completed most of the originally permitted work which authorized to impact approximately 299,399 square feet of wetlands and 1,908 linear feet of streams.

Avoidance and minimization measures were incorporated into the proposed project by minimizing the project's design to meet the project purpose. Site layout for this project was based upon existing construction that would most practicably avoid and minimize impacts to jurisdictional waters. Efforts were made to avoid, to the extent possible, the long and short-term adverse impacts associated with the proposed project.

Compensatory mitigation has been satisfied by the purchase of 1.94 acres of PFO wetlands credits from the Miller Dobson Consolidated user site. The mitigation has been built and is currently being monitored.

The purpose of the project is to provide access and infrastructure for a residential development.

The Magnuson-Stevens Fishery Conservation and Management Act (MSFCMA), as amended by the Sustainable Fisheries Act of 1996 (Public Law 04-267), requires all Federal agencies to consult with the National Marine Fisheries Service (NMFS) on all actions, or proposed actions, permitted, funded, or undertaken by the agency that may adversely effect essential fish habitat (EFH). The project site does not lie in or adjacent to EFH as described under MSFCMA.

However, the District Engineer has made a preliminary determination that site-specific impacts would not be substantial and an abbreviated consultation will be conducted with NMFS. No mitigative measures are recommended to minimize adverse effects on EFH at this time. This determination may be modified if additional information indicates otherwise and would change the preliminary determination.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The applicant is required to obtain a water quality certification in accordance with Section 401 of the Clean Water Act from the Maryland Department of the Environment. Any written comments concerning the work described above which relate to water quality certification must be received by the Wetlands and Waterways Program, Maryland Department of the Environment, 1800 Washington Blvd. Suite 430, Baltimore, Maryland 21230 within the comment period as specified above to receive consideration. Written comments concerning the work described above related to the factors listed above or other pertinent factors must be received by the District Engineer, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified above to receive consideration. The 401 certifying agency has a statutory limit of one year to make its decision.

The applicant has certified in this application that the proposed activity complies with and will be conducted in a manner consistent with the Maryland Coastal Zone Program. This certification statement is available for inspection in the District Office; however, public comments relating to consistency must be received by the Coastal Zone Division, Maryland Department of the Environment, 1800 Washington Blvd. Suite 430, Baltimore, Maryland 21230, within the comment period as specified above. It should be noted that CZ Division has a statutory limit of 6 months in which to make its consistency determination.

The applicant must obtain any State or local government permits, which may be required.

A preliminary review of this application indicates that the proposed work will not affect listed species or their critical habitat pursuant to Section 7 of the Endangered Species Act as amended. As the evaluation of this application continues, additional information may become available which could modify this preliminary determination.

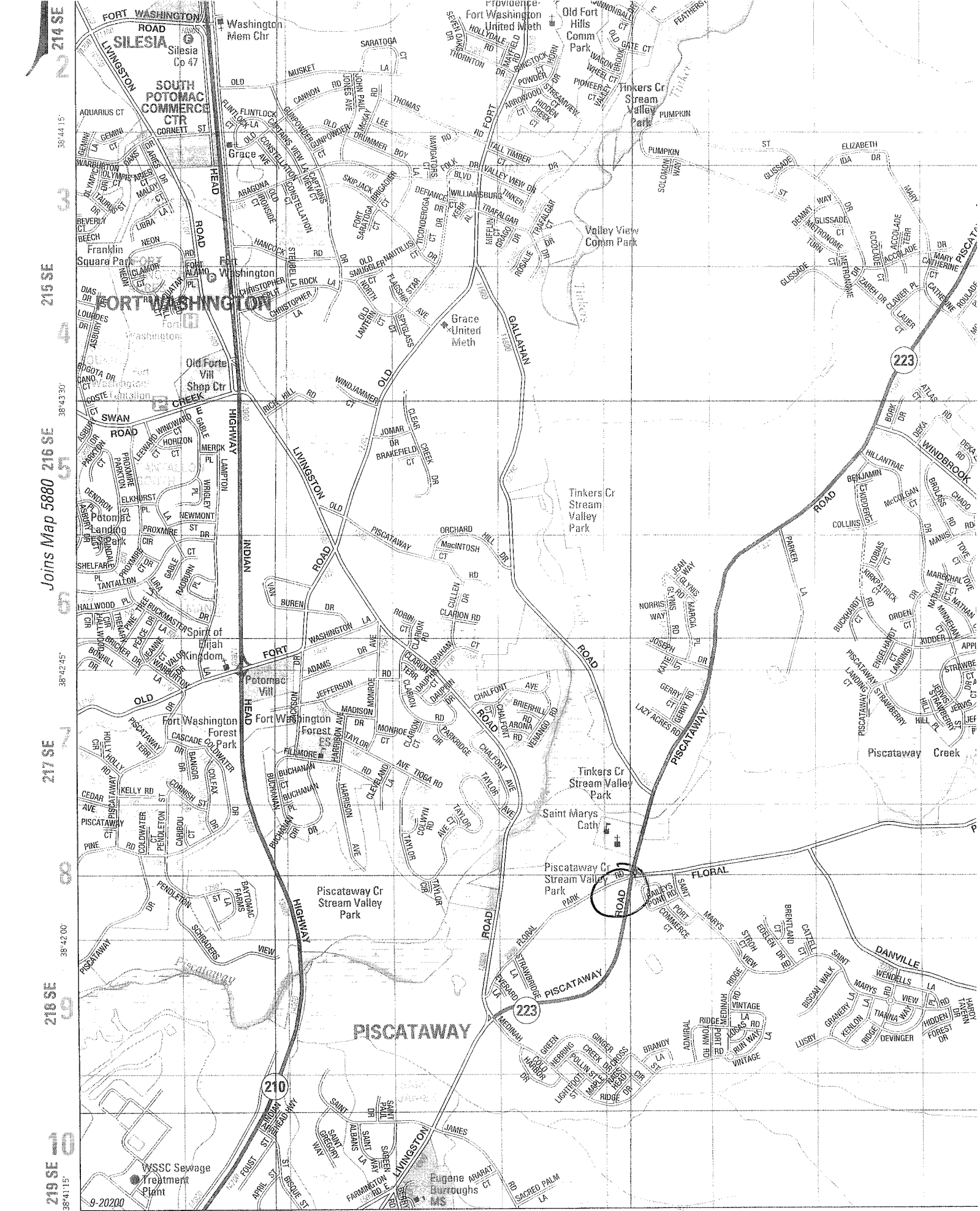
Review of the latest published version of the National Register of Historic Places indicates that no registered properties listed as eligible for inclusion therein are located at the site of the proposed work. Currently unknown archeological, scientific, prehistoric, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

The evaluation of the impact of the work described above on the public interest will include application of the guidelines promulgated by the Administrator, U.S. Environmental Protection Agency, under authority of Section 404 of the Clean Water Act. Any person who has an interest, which may be adversely affected by the issuance of this permit, may request a public hearing. The District Engineer must receive the request, which must be in writing, US Army Corps of Engineers, Baltimore District, PO Box 1715, Baltimore, Maryland 21203-1715, within the comment period as specified as above to receive consideration. Also, it must clearly state forth the interest that may be adversely affected by this activity in the manner in which the interest may be adversely affected.

It is requested that you communicate the foregoing information concerning the proposed work to any persons known by you to be interested and not being known to this office, who did not receive a copy of this notice.

FOR THE DISTRICT ENGINEER:

Kathy B. Anderson  
Chief, Maryland Section Southern



214 SE  
215 SE  
216 SE  
217 SE  
218 SE  
219 SE

38°44'15"  
38°43'30"  
38°42'45"  
38°42'00"  
38°41'15"

©ALEXANDRIA DRAFTING CO. 76°59'15" 76°58'30" 76°57'45" 76°57'00"

46 A 1 SE B C 2 SE D E F G 3 SE H  
 ANC Map # 5881

46

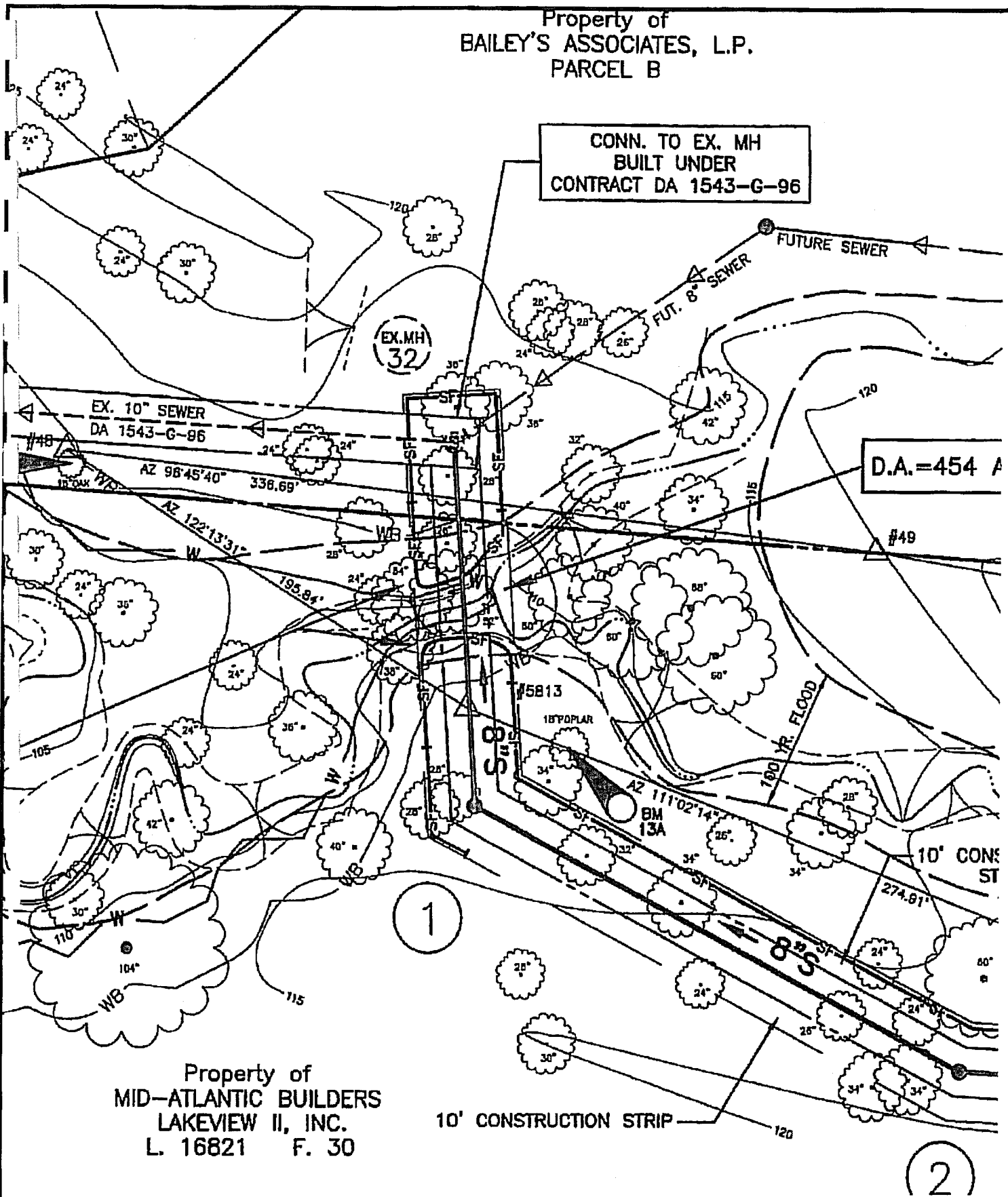
Joins Map 5997

ANC Map # 5881

Property of  
**BAILEY'S ASSOCIATES, L.P.**  
 PARCEL B

CONN. TO EX. MH  
 BUILT UNDER  
 CONTRACT DA 1543-G-96

D.A.=454 A




Property of  
**MID-ATLANTIC BUILDERS  
 LAKEVIEW II, INC.**  
 L. 16821 F. 30

10' CONSTRUCTION STRIP

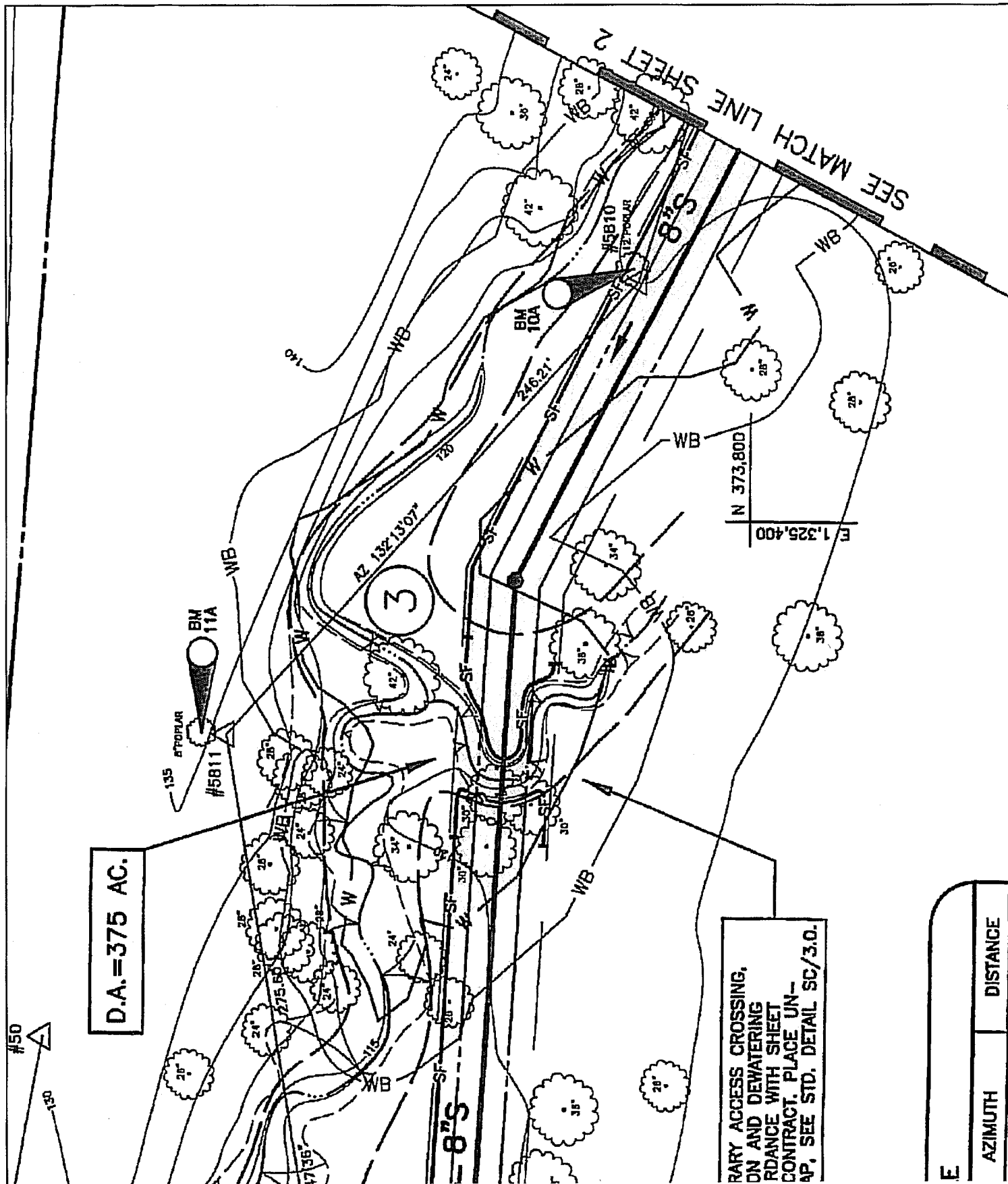
**Impact 20—Sanitary**  
 415 SF temporary PFO wetland  
 2,069 SF temporary PFO buffer  
 29 LF (59 SF) temporary R4 stream

**Prepared for:**  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

**Prepared by:**  
  
**Environmental  
 Systems  
 Analysis, Inc.**  
 Natural Resources Management  
 Ecological Restoration  
 162 West Street  
 Annapolis, MD 21401

WETLAND IMPACT	
<b>THE PRESERVE AT PISCATAWAY</b>	
Existing Authorization: 95-MT-0129/ 199563445 Prince George's County, Maryland	
SCALE: 1 : 50	DATE: 4.10.08
ESA PROJECT NAMB02-45 Piscataway	
SHEET: 1 of 1	






D.A.=375 AC.

RARY ACCESS CROSSING,  
 ON AND DEWATERING,  
 RDANCE WITH SHEET  
 CONTRACT. PLACE UN-  
 AP, SEE STD. DETAIL SC/3.0.

E	
AZIMUTH	DISTANCE

Impact 22—Sewer ROW  
 4,533 SF temporary PFO buffer  
 11,082 SF temporary PFO wetland

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 Environmental  
 Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 162 West Street  
 Annapolis, MD 21401

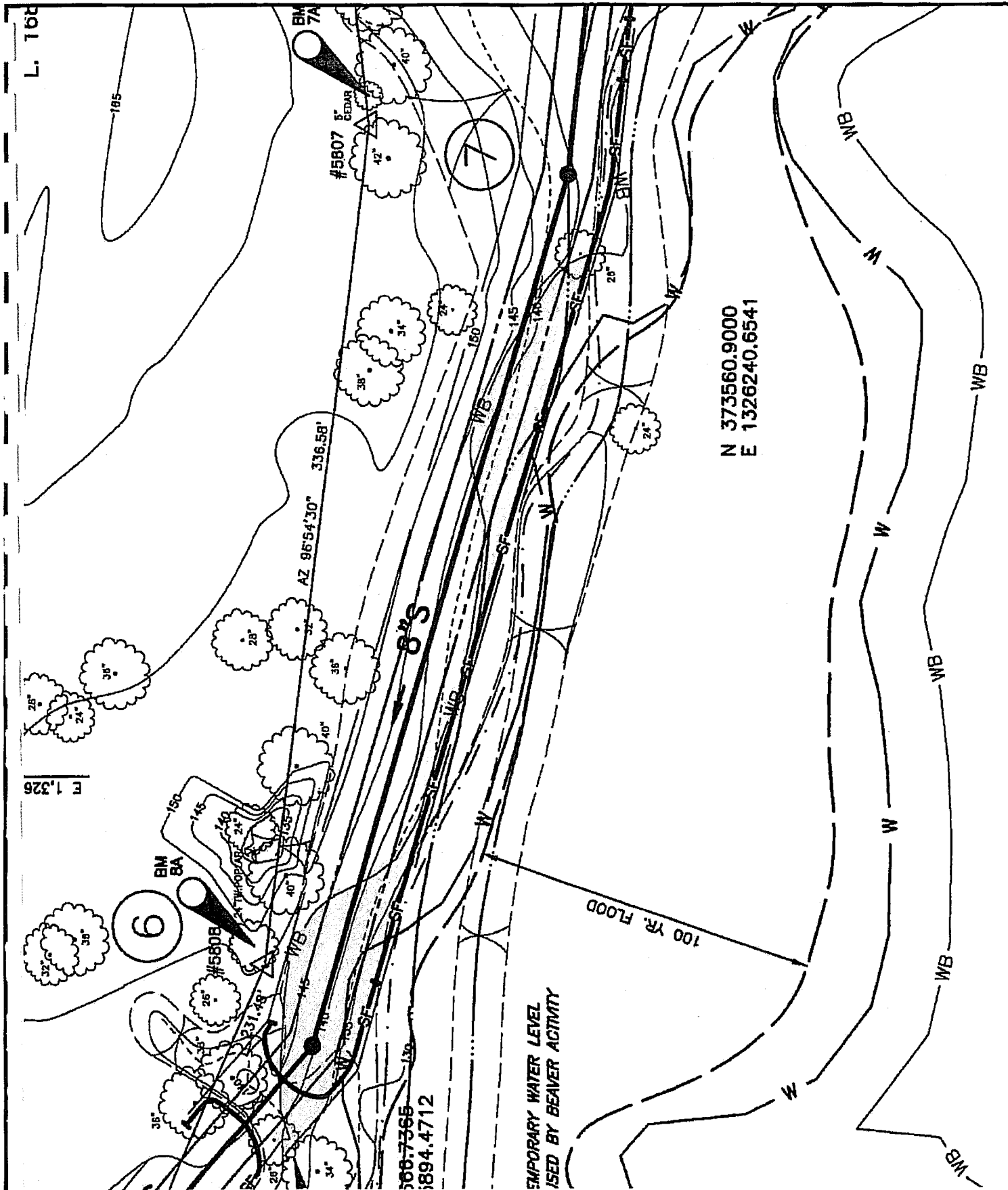
WETLAND IMPACT

**THE PRESERVE AT PISCATAWAY**

Existing Authorization: 95-NT-0129/ 199563445  
 Prince George's County, Maryland


SCALE: 1 : 50
DATE: 4.10.08
ESA PROJECT NAME02-45 Piscataway
SHEET: 1 of 1


NORTH

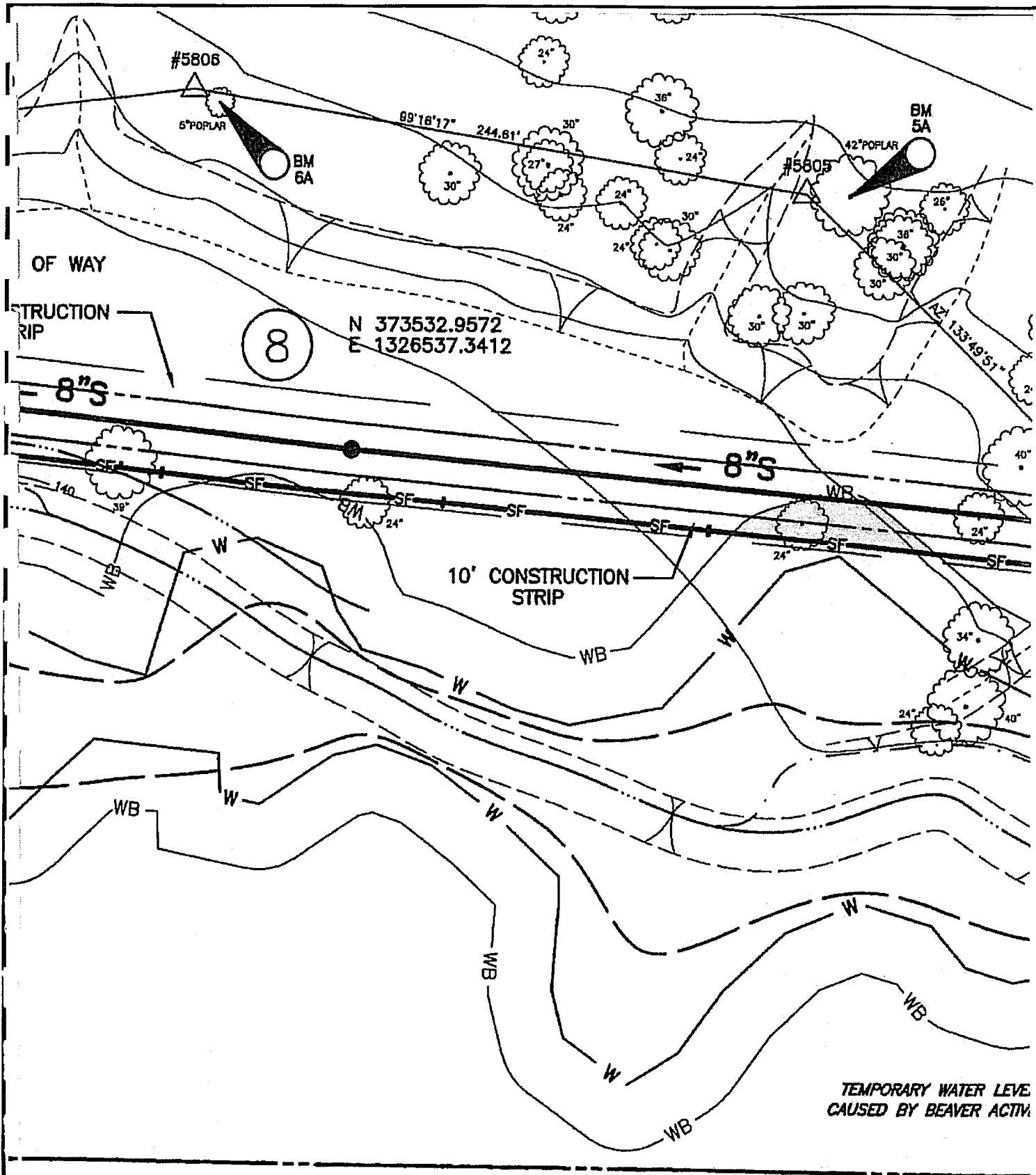


Impact 23—Sanitary  
 677 SF temporary PFO wetland  
 6,364 SF temporary PFO buffer

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 **Environmental Systems Analysis, Inc.**  
 Natural Resources Management  
 Ecological Restoration  
 162 West Street  
 Annapolis, MD 21401


WETLAND IMPACT	
<b>THE PRESERVE AT PISCATAWAY</b>	
Existing Authorization: 95-NT-0129/ 199563445 Prince George's County, Maryland	
SCALE: 1 : 50	 NORTH
DATE: 4.10.08	
ESA PROJECT NAME02-45 Piscataway	
SHEET: 1 of 1	



TEMPORARY WATER LEVEL  
CAUSED BY BEAVER ACTIVITY

Impact 24—Sanitary  
1,420 SF temporary PFO buffer

**Prepared for:**  
Bailey's Associates, L.P.  
c/o Greenvest L.C.  
8614 Westwood Center Drive  
Suite 900  
Vienna, Virginia 22182

**Prepared by:**  
 **Environmental Systems Analysis, Inc.**  
Natural Resources Management  
Ecological Restoration  
162 West Street  
Annapolis, MD 21401

WETLAND IMPACT	
<b>THE PRESERVE AT PISCATAWAY</b>	
Existing Authorization: 95-NI-0129/ 199963445 Prince George's County, Maryland	
SCALE: 1 : 50	DATE: 4.10.08
ESA PROJECT NAME 02-45 Piscataway	
NORTH	SHEET: 1 of 1



ANGELA G. STONG  
 L. 15189 F. 281  
 L. 15189 F. 285

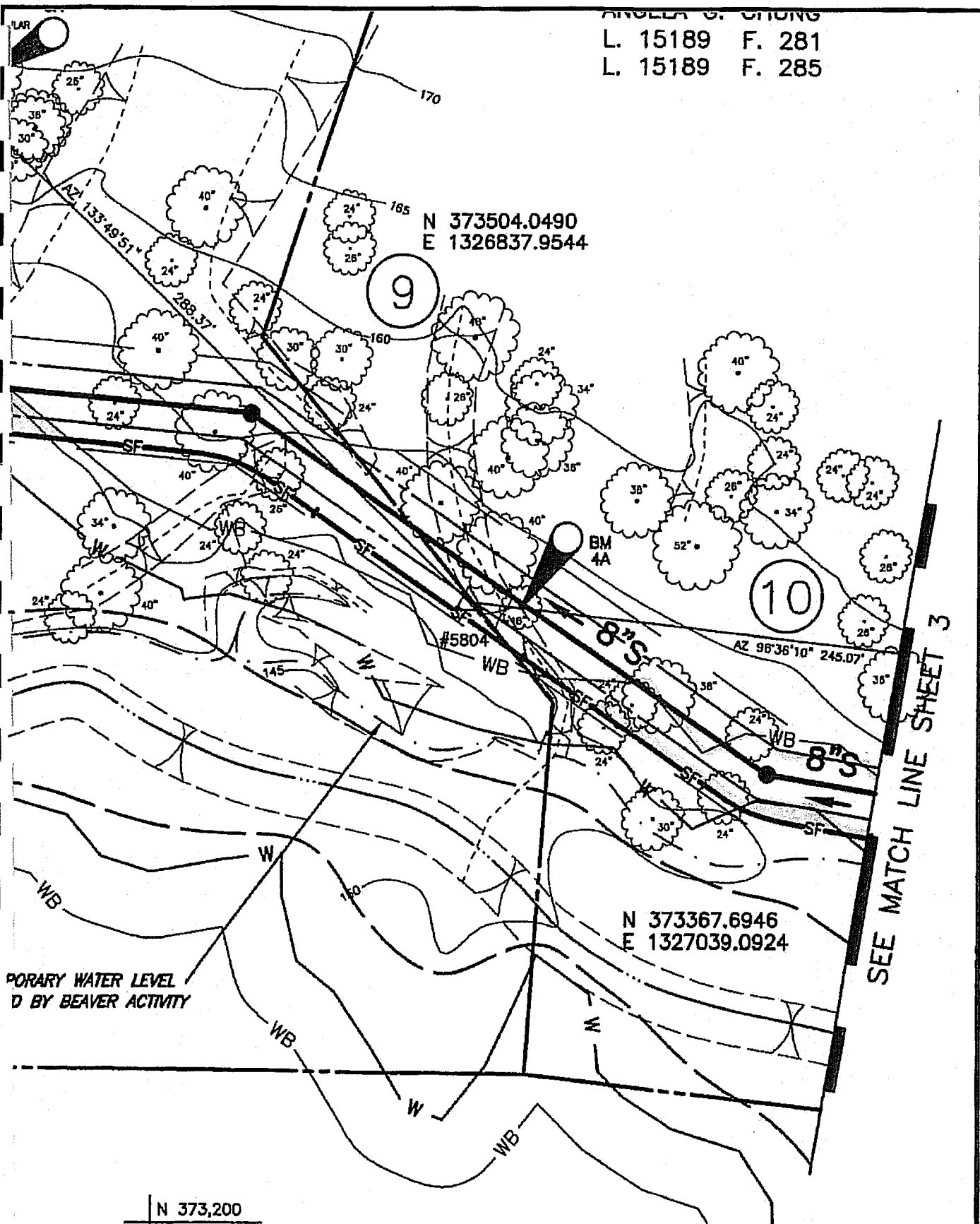
N 373504.0490  
 E 1326837.9544

N 373367.6946  
 E 1327039.0924

N 373,200


TEMPORARY WATER LEVEL  
 INDICATED BY BEAVER ACTIVITY

SEE MATCH LINE SHEET 3



Impact 25a—Sanitary  
 42,957 SF temporary PFO wetland  
 23,004 SF temporary PFO buffer

**Prepared for:**  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

**Prepared by:**  
  
**Environmental Systems Analysis, Inc.**  
 Natural Resources Management  
 Ecological Restoration  
 162 West Street  
 Annapolis, MD 21401

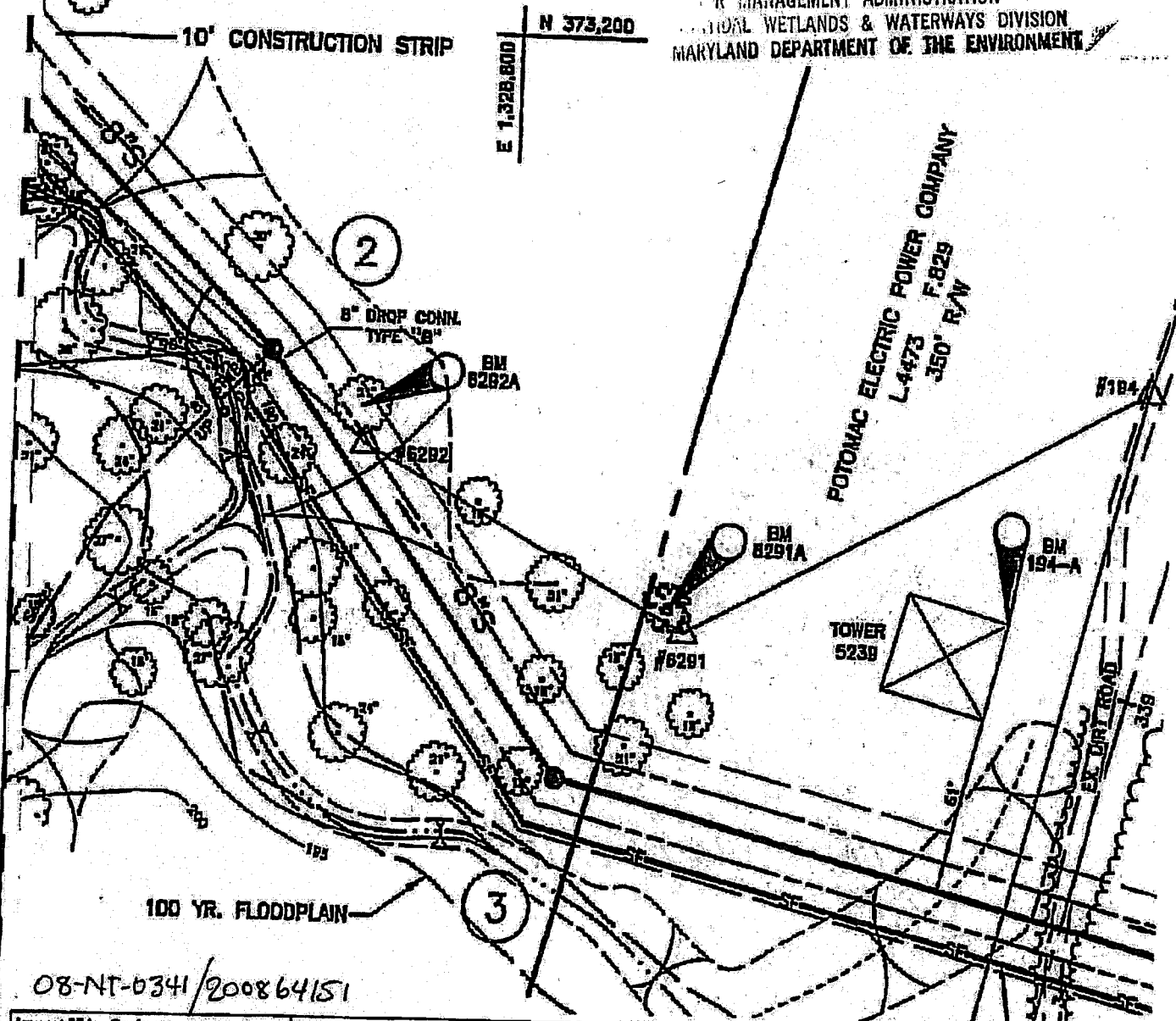
WETLAND IMPACT	
<b>THE PRESERVE AT PISCATAWAY</b>	
Existing Authorization: 95-NT-0129/ 199563445 Prince George's County, Maryland	
SCALE: 1 : 50	DATE: 4.10.08
ESA PROJECT NAME: 02-45 Piscataway	
SHEET: 1 of 1	





Property of  
BAILEY'S ASSOCIATES, INC.


PLANS APPROVED BY: *Chalk*  
DATE: 2-9-2011  
WETLANDS MANAGEMENT ADMINISTRATION  
NATURAL WETLANDS & WATERWAYS DIVISION  
MARYLAND DEPARTMENT OF THE ENVIRONMENT



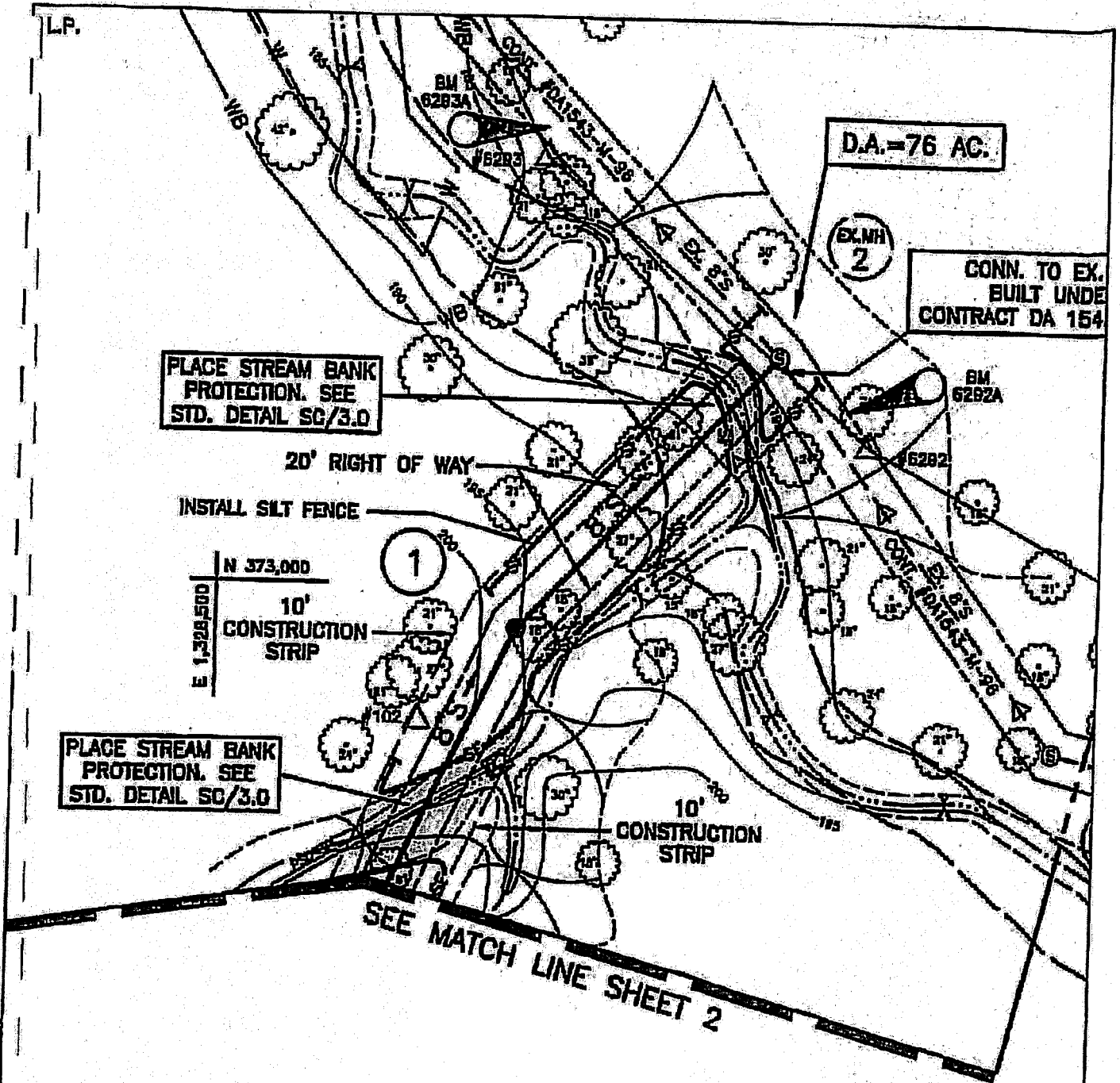
08-NT-0341/200864151

Impact 27A—Sanitary  
37 LF (62 SF) temporary R4 stream  
Impact 27B—  
16 LF temporary R4  
stream

Prepared for:  
Bailey's Associates, L.P.  
c/o Greenvest L.C.  
8614 Westwood Center Drive  
Suite 900  
Vienna, Virginia 22182

Prepared by:  
 Environmental  
Systems  
Analysis, Inc.  
Natural Resources Management  
Ecological Restoration  
183 West Street  
Annapolis, MD 21401

WETLAND IMPACT	
<b>THE PRESERVE AT PISCATAWAY</b>	
Existing Authorization: 89-NT-0128/199303445 Prince George's County, Maryland	
SCALE:	1 : 50
DATE:	4.10.08
ESA PROJECT NAME: 02-45 Piscataway	



PLANS APPROVED BY: Chick  
 DATE: 2-9-2011  
 WATER MANAGEMENT ADMINISTRATION  
 RIVERS, TIDAL WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

08-NT-0341 / 200864151

Impact 28 - Sanitary  
 65 LF (127 SF) temporary R4 stream

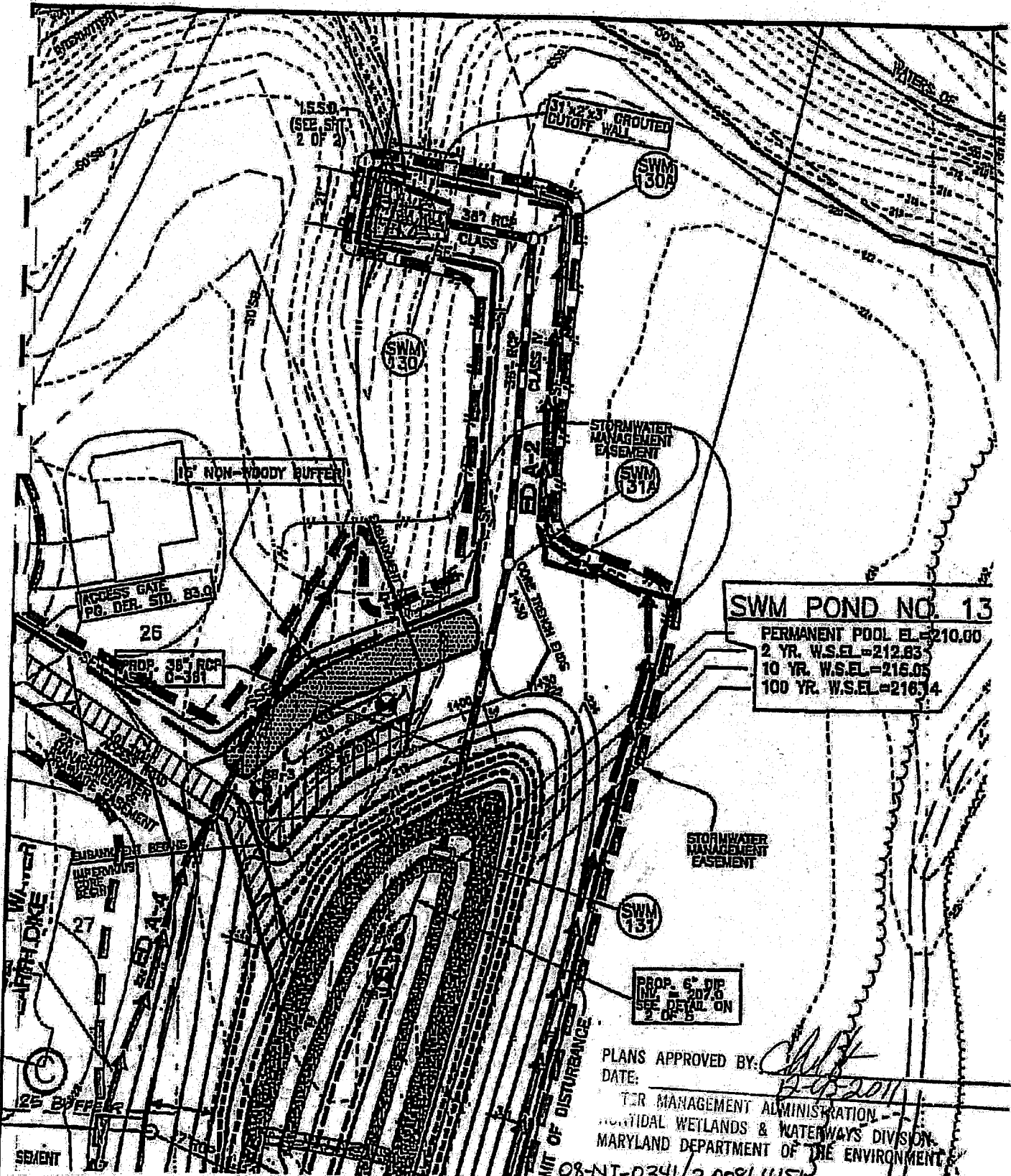
Also shows Impact 27A - Sanitary  
 37 LF temporary R4 stream  
 And Impact 27B - Sanitary  
 16 LF temporary R4 stream

Prepared for:  
 Bailey's Associates, L.P.  
 c/o GreenWest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 Environmental Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 181 West Street  
 Annapolis, MD 21401

esa

WETLAND IMPACT	
<b>THE PRESERVE AT PISCATAWAY</b>	
Existing Authorization 08-NT-0119/18833445 Prince George's County, Maryland	
SCALE: 1:50	
DATE: 4.10.08	
ESA PROJECT NAME 02-45 Piscataway	



Impact 29—Outfall  
51 LF (102 SF) permanent R4 stream

Prepared for:  
Billey's Associates, L.P.  
c/o GreenWest L.C.  
8514 Westwood Center Drive  
Suite 900  
Vienna, Virginia 22182

Prepared by:  
Environmental  
Systems  
Analysis, Inc.  
Natural Resources Management  
Ecological Restoration  
142 West Street  
Annapolis, MD 21401

**esa**

WETLAND IMPACT

**THE PRESERVE AT PISCATAWAY**

Ecology Administration 85 NT-0120 / 157062443  
Prince George's County, Maryland

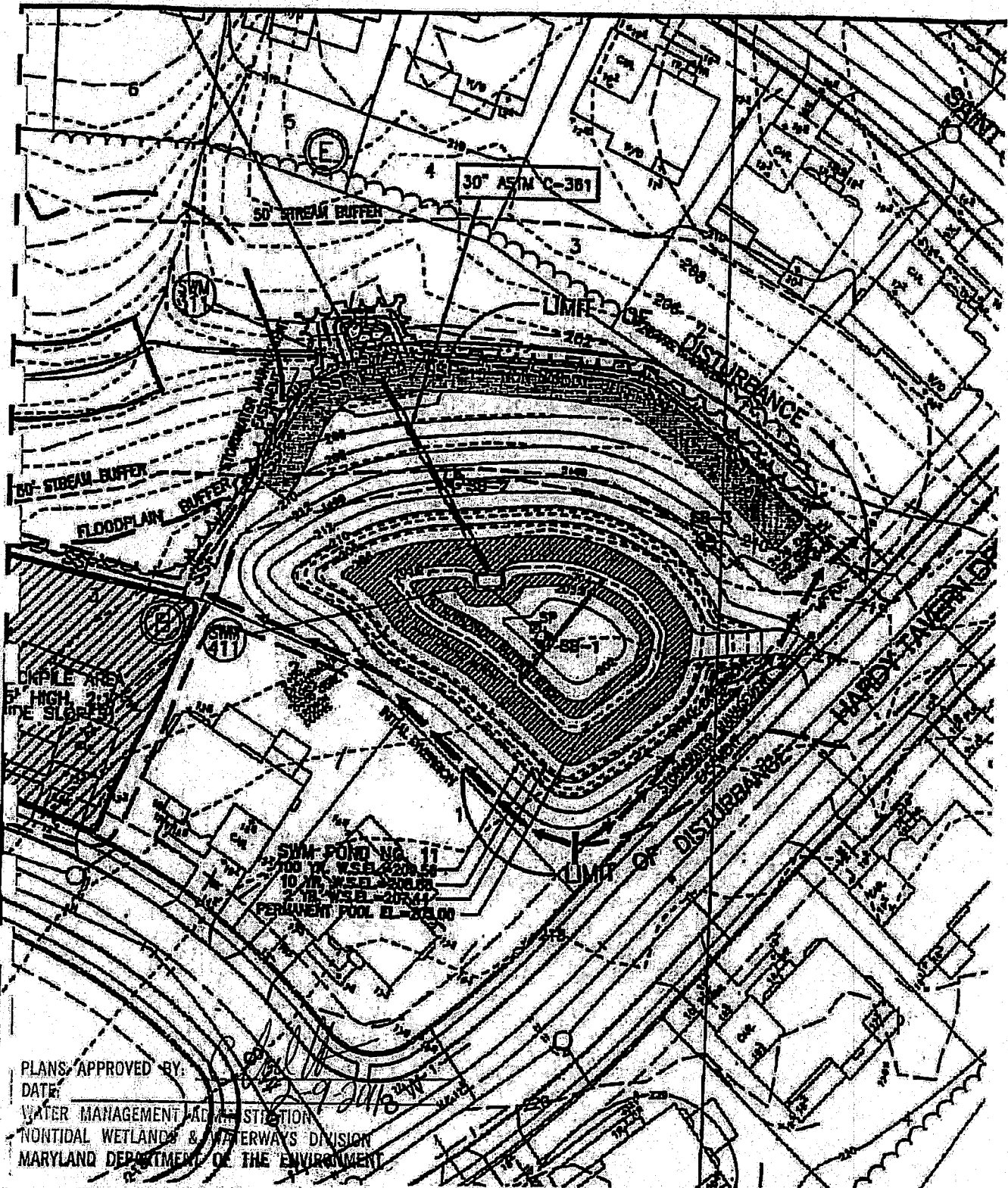
SCALE: 1" = 50'

DATE: 4.10.08

ESA PROJECT NAME: 02-415 Piscataway









PLANS APPROVED BY: *[Signature]*  
 DATE: 9/20/88  
 WATER MANAGEMENT ADMINISTRATION  
 NON-TIDAL WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

Impact 34—Outfall  
 45 LF (90 SF) permanent R4 stream  
 08-NF-0341  
 200864151

Prepared for:  
 Delley's Associates, L.P.  
 c/o Greenview L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

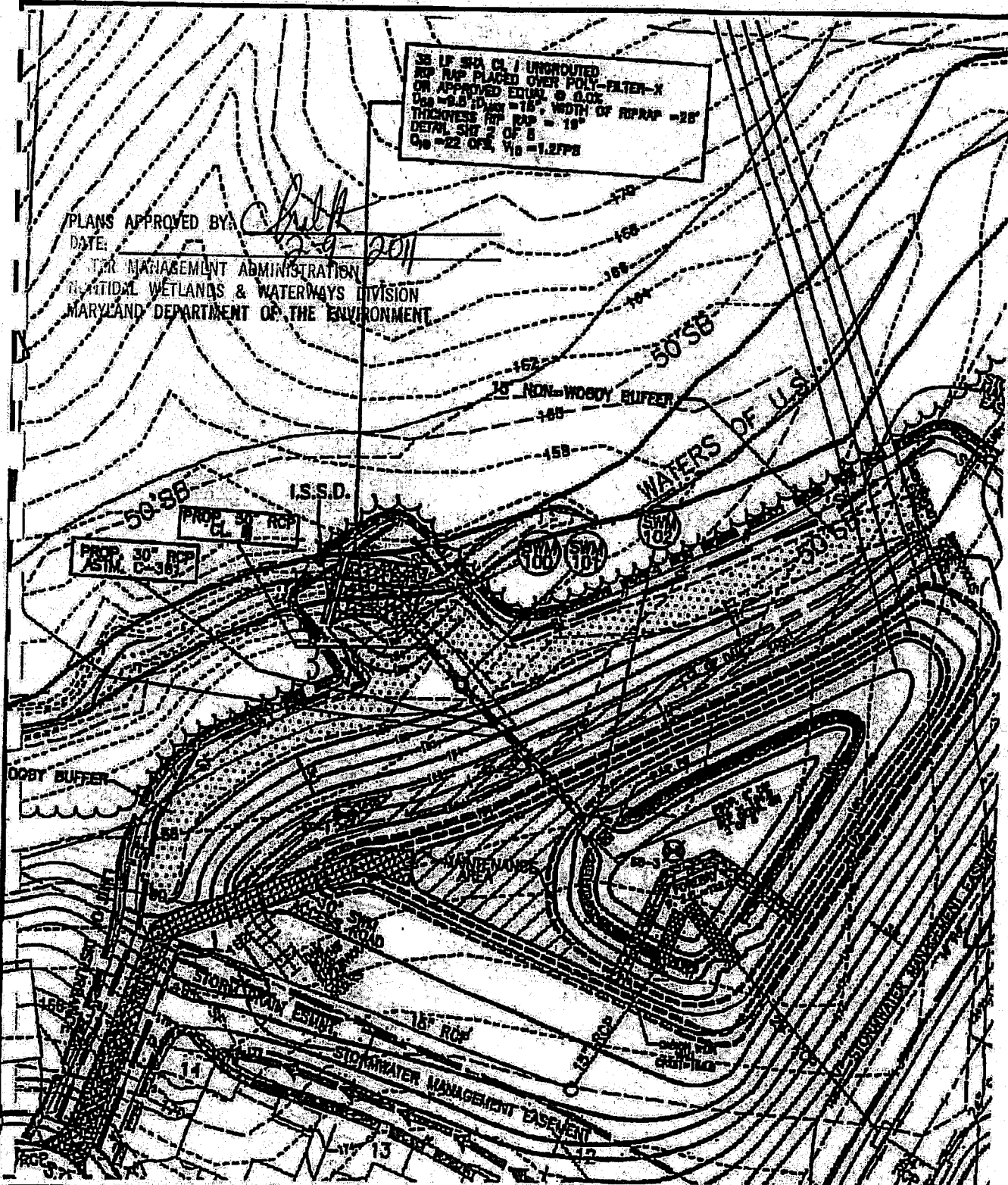
Prepared by:  
 Environmental  
 Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 133 West River  
 Annapolis, MD 21401



WETLAND IMPACT  
**THE PRESERVE AT PISCATAWAY**  
 Listing Authorization: ES-NF-0128 199303413  
 Project: George's Casey, Potomac  
 SCALE: 1" = 100'  
 DATE: 4.30.88  
 ESA PROJECT NUMBER: 43 Piscataway  


36 LF SEA CL / UNROUTED  
 RP RAP PLACED OVER POLY-FILTER-X  
 ON APPROVED EQUIV. @ 0.02  
 CGS = 0.5' DRAIN = 18" WIDTH OF RPRAP = 25'  
 THICKNESS FOR RAP = 18"  
 DETAIL SHIT 2 OF 8  
 Qs = 22 CFS, V10 = 1.2 FPS

PLANS APPROVED BY: *[Signature]*  
 DATE: 2-9-2011  
 WATER MANAGEMENT ADMINISTRATION  
 TIDAL WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT



Impact 35—Outfall  
 44 LF (88 SF) permanent R4 stream  
 08-NY-0341 /  
 200864151

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenway L.C.  
 8624 Watwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 Environmental  
 Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Resources  
 141 West Street  
 Annapolis, MD 21401  
**esa**

WETLAND IMPACT

**THE PRESERVE AT PISCATAWAY**

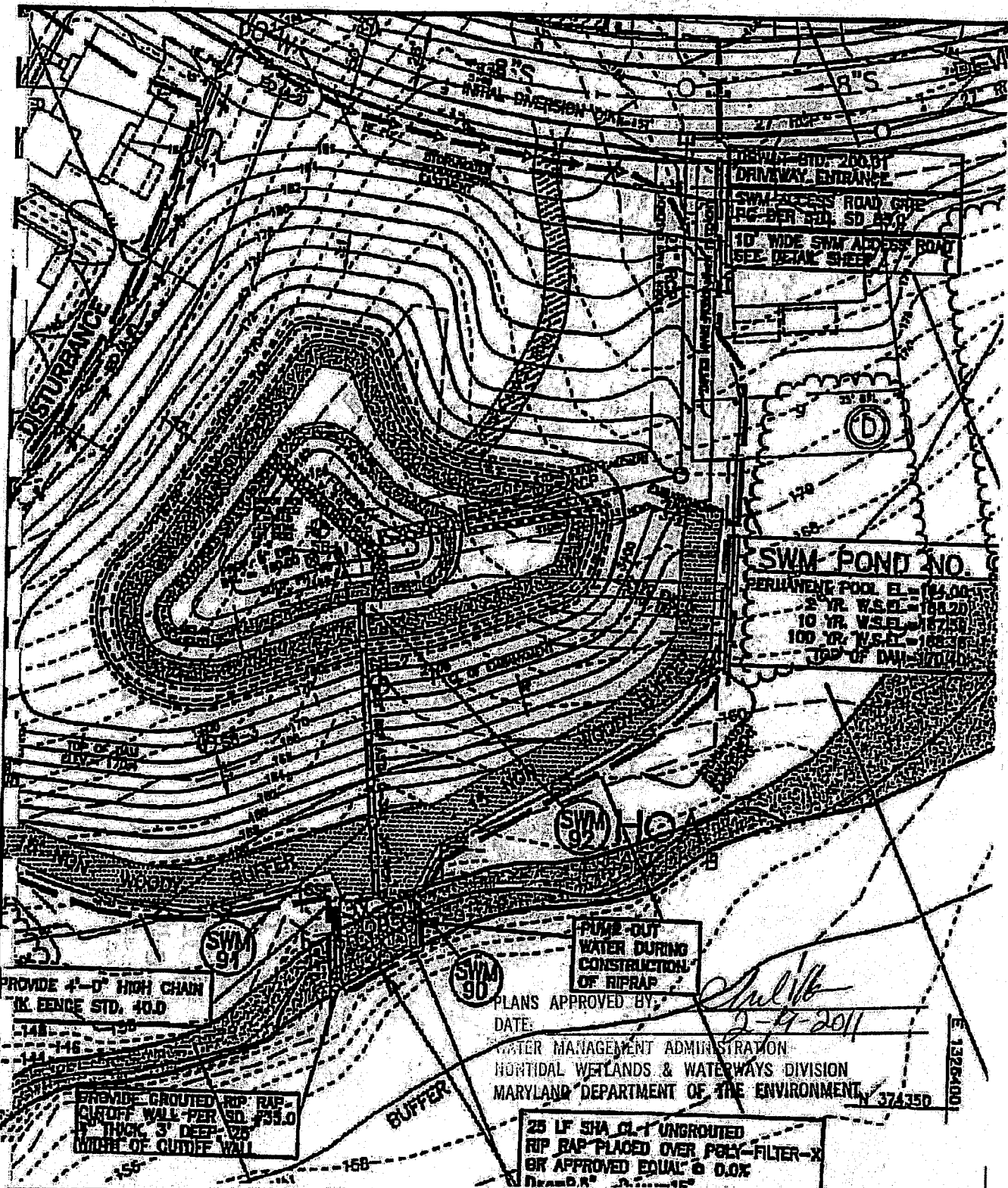
Building Authorization: 92-NY-8179/19180448  
 Phase: Georgia's County, Maryland

SCALE: 1" = 50'  
 DATE: 4.30.09

ESA PROJECT NAME: 02-48 Piscataway

NORTH





PROVIDE 4'-0" HIGH CHAIN LINK FENCE STD. 40.0

148 150  
144 146  
141 143

PROVIDE GROUTED RIP RAP CUTOFF WALL PER SD #35.0 18" THICK 3' DEEP 25' WIDE OF CUTOFF WALL

PUMP-OUT WATER DURING CONSTRUCTION OF RIPRAP

PLANS APPROVED BY: *Jul 16*  
DATE: 2-17-2011  
WATER MANAGEMENT ADMINISTRATION  
RIBTIDAL WETLANDS & WATERWAYS DIVISION  
MARYLAND DEPARTMENT OF THE ENVIRONMENT 37A350

25 LF SHA CL-1 UNGROUTED RIP RAP PLACED OVER POLY-FILTER-X OR APPROVED EQUAL @ 0.0X

Impact 36 - Pond 9 Outfall (Lobby Village)  
34 LF (68 SF) permanent R4 stream  
33 LF (66 SF) temporary R4 stream  
08-NT-0341 /  
200864151

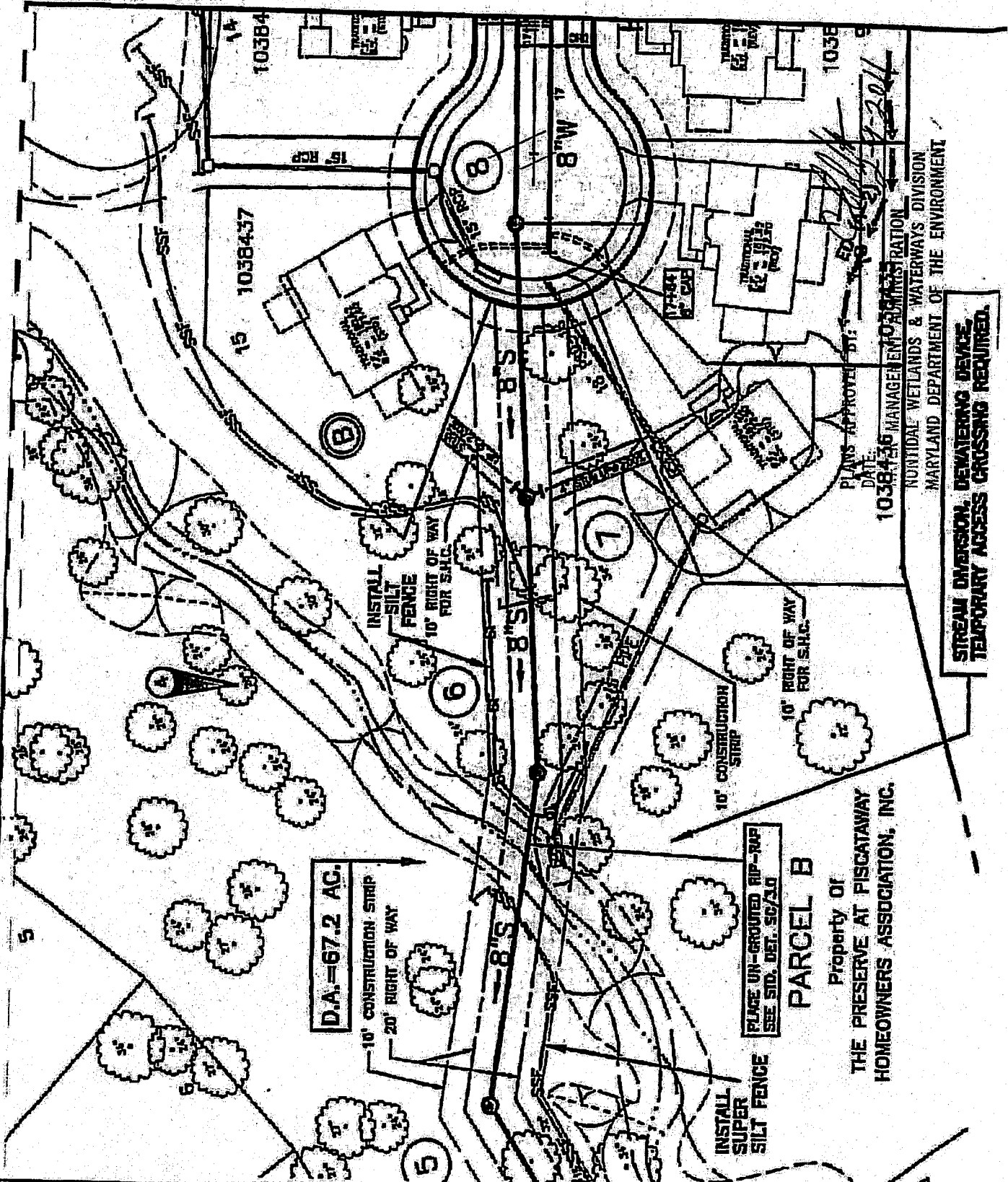
Prepared for:  
Bailey's Associates, L.P.  
c/o Greenwood L.C.  
8614 Westwood Center Drive  
Suite 908  
Vienna, Virginia 22182

Prepared by:  
Environmental Systems Analysis, Inc.  
Natural Resources Management  
Ecological Restoration  
401 West Street  
Annapolis, MD 21401



WETLAND IMPACT  
THE PRESERVE AT PISCATAWAY  
Existing Authorization: 35-NT-0179/1998M48  
Prince George's County, Maryland  
SCALE: 1"=50'  
DATE: 4.19.09  
ESA PROJECT NAME: 02-48 Piscataway  
SHEET: 1 of 7





PLANS APPROVED BY: *[Signature]*  
 DATE: 11-1-04  
 1038436 MANAGEMENT ADMINISTRATION  
 NONTIDAL WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

**STREAM DIVERSION, DEMATERING DEVICE,  
 TEMPORARY ACCESS CROSSING REQUIRED.**


**D.A. = 67.2 AC.**  
 10' CONSTRUCTION STRIP  
 20' RIGHT OF WAY

**INSTALL UN-GROUTED RIP-RAP**  
 SEE SID. DET. 567/310

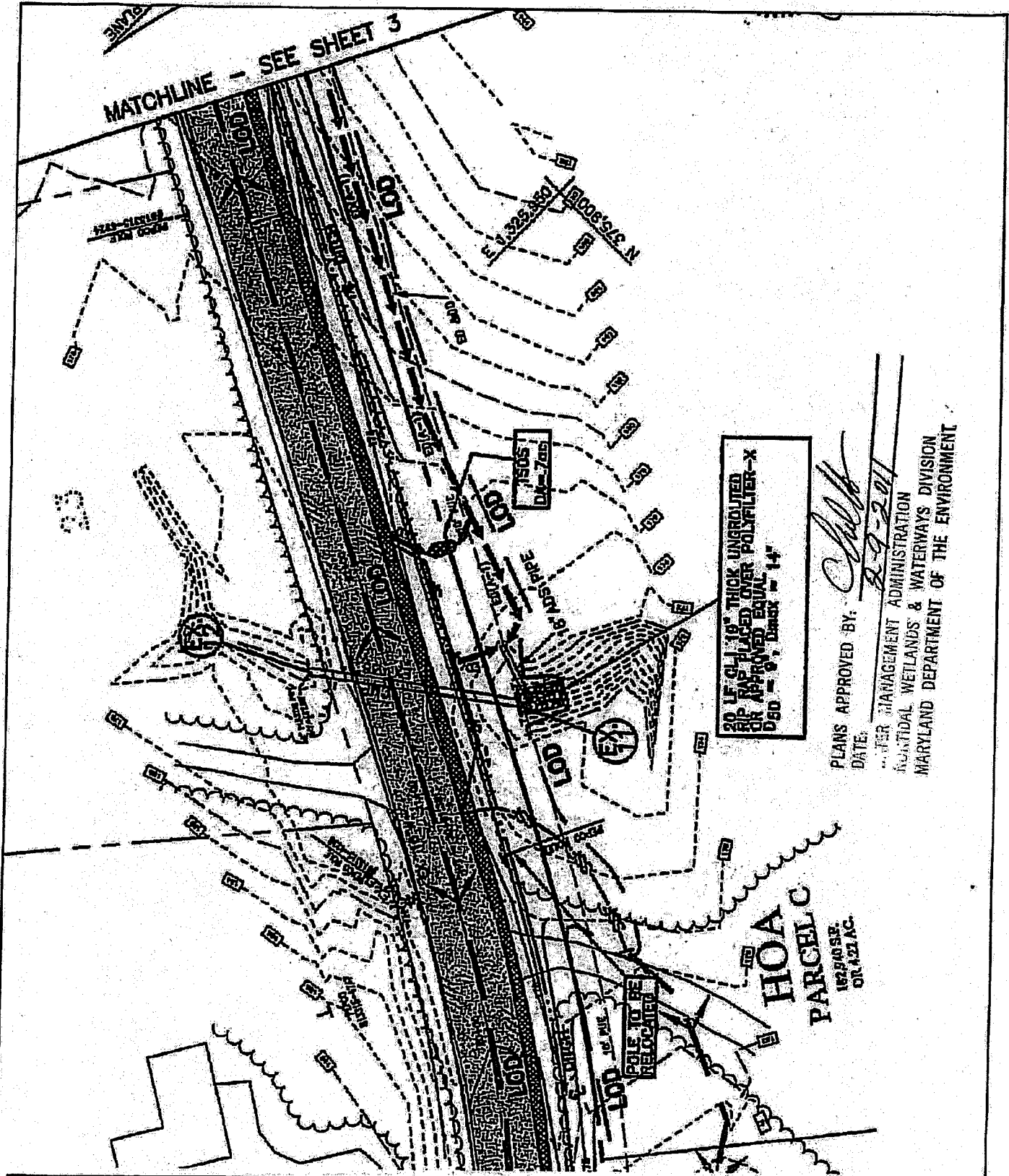
**PARCEL B**  
 Property of  
**THE PRESERVE AT FISCATAWAY**  
 HOMEOWNERS ASSOCIATION, INC.

Impact 37—Sanitary  
 44 LF (88 SF) temporary R4 stream  
 08-NT-0341  
 200864151

Prepared for:  
 Bolley's Associates, L.P.  
 c/o Greenest L.C.  
 8624 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
  
**Environmental Systems Analysis, Inc.**  
 Natural Resources Management  
 Ecological Restoration  
 181 West Street  
 Annapolis, MD 21401

WETLAND IMPACT  
**THE PRESERVE AT FISCATAWAY**  
 Existing Authorizations: 35-WF-0118 / 132529445  
 Prince George's County, Maryland  
 SCALE: 1:50  
 DATE: 4.30.08  
 ESA PROJECT NAME: 02-45 Piscataway




20 LF. CL 18" THICK UNGRouted  
 RIP RAP PLACED OVER POLYFILTER-X  
 OR APPROVED EQUAL  
 0.60 - 9" DIMS - 14"

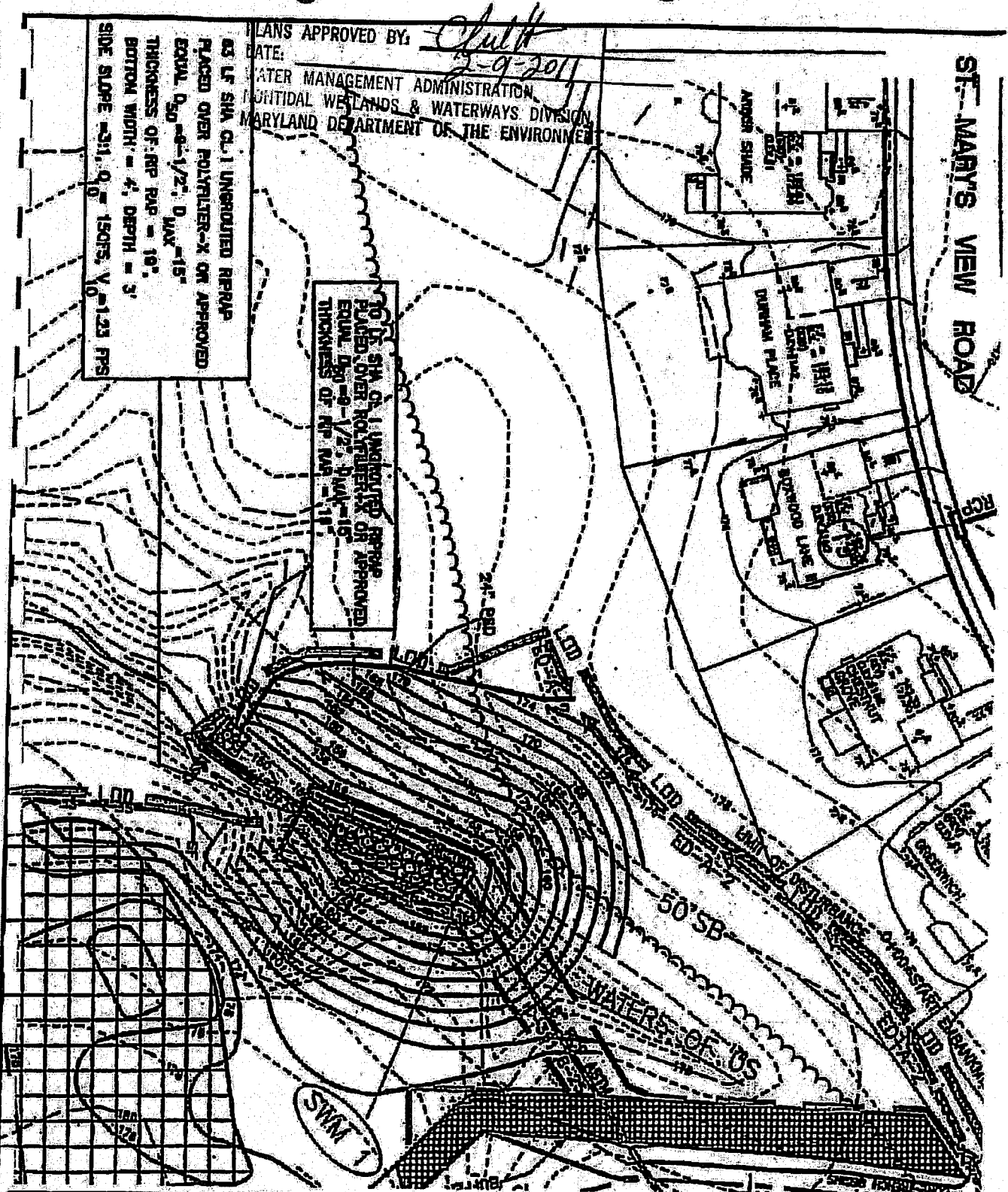
PLANS APPROVED BY: *[Signature]*  
 DATE: 8-9-2011  
 WETLAND MANAGEMENT ADMINISTRATION  
 RICHMOND WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

Impact 38—Culvert Outfall  
 (Danville Road)  
 28 LF permanent R4 stream  
 08-NT-0341 /  
 200864151

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 Environmental  
 Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 182 West Street  
 Annapolis, MD 21401

WETLAND IMPACT	
<b>THE PRESERVE AT PISCATAWAY</b>	
Existing Authorization: 95-9T-0129/ 299563445 Prince George's County, Maryland	
SCALE:	1 : 50
DATE:	4.10.08
ESA PROJECT NAME: 02-45 Piscataway	
SHEET: 1 of 1	



63 LF S1A CL. 1 UNEROLUTED RERAP  
 PLACED OVER POLYFILTER-X OR APPROVED  
 EQUAL D<sub>50</sub> = 1/2" D MAX = 15"  
 THICKNESS OF RCP RAY = 18"  
 BOTTOM WIDTH = 4' DEPTH = 3'  
 SIDE SLOPE = 3:1, 0' 150FT, Y = 1.23 FPS


10 FT S1A CL. 1 UNEROLUTED RERAP  
 PLACED OVER POLYFILTER-X OR APPROVED  
 EQUAL D<sub>50</sub> = 1/2" D MAX = 15"  
 THICKNESS OF RCP RAY = 18"

PLANS APPROVED BY: *Chuth*  
 DATE: *2-9-2011*  
 WATER MANAGEMENT ADMINISTRATION  
 TIDAL WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

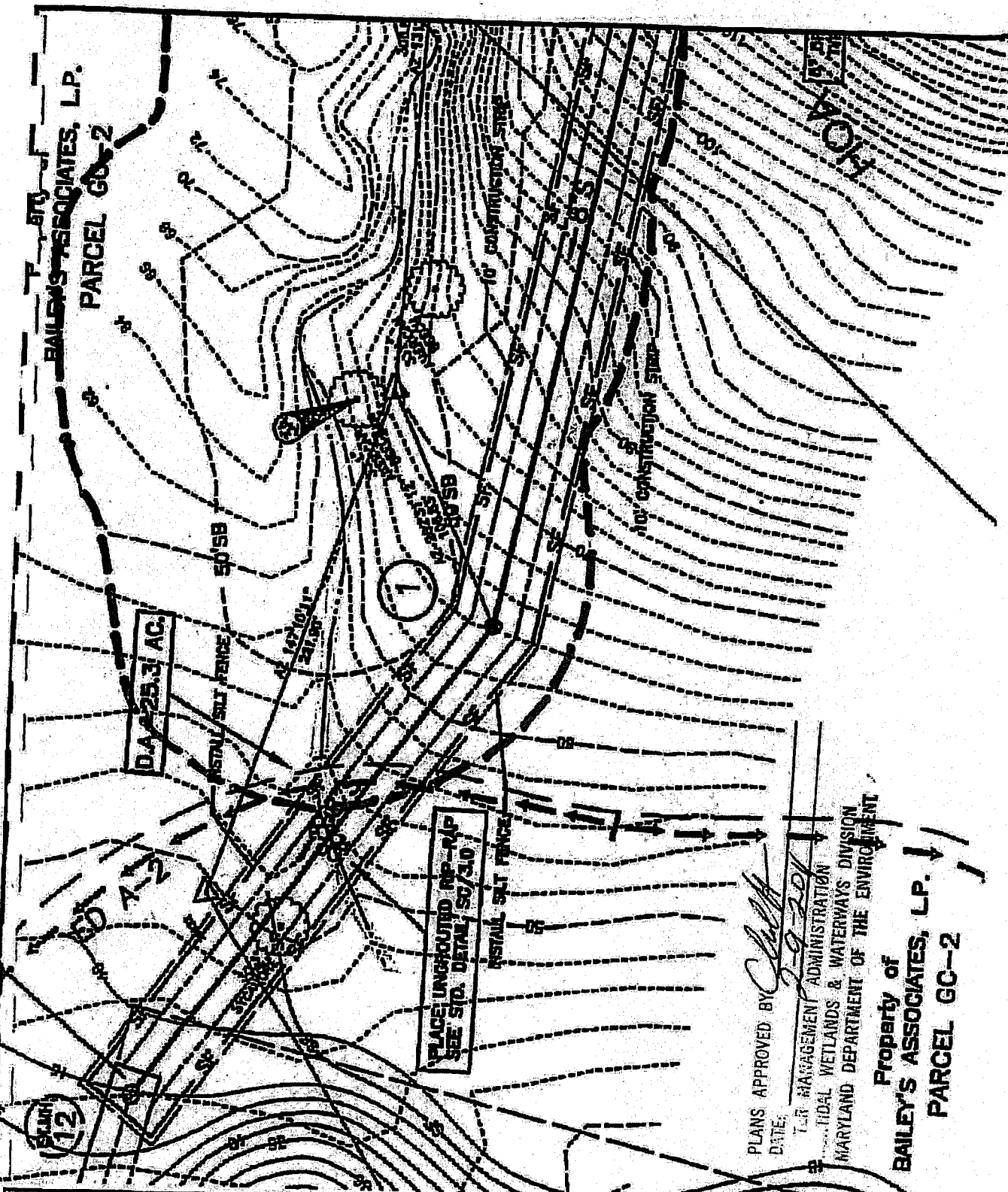
ST. MARY'S VIEW ROAD

Impact #6 - Pond 6 Outfall (Golf Course)  
 300 LF (600 SF) permanent R4 stream  
 08-NF-0341/200864151

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenwv L.C.  
 8614 Westwood Center Drive  
 Suite 800  
 Vienna, Virginia 22182

Prepared by:  
 Environmental Systems Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 143 West Bank  
 Annapolis, MD 21401  


WETLAND IMPACT  
**THE PRESERVE AT FISCATAWAY**  
 Estuary Authorization: PE-WT-0128/199813445  
 Prince Georges County, Maryland  
 SCALE: 1:50  
 DATE: 4-28-08  
 ESA PROJECT NAME: 07-43 Piscataway  
 NORTH  
 SHEET: 1 of 1



BAILEY'S ASSOCIATES, L.P.  
PARCEL GC-2

D.A. 25.3 AC.


PLACE UNGRADED NP-RAP  
SEE STD. DETAIL SO/310

PLANS APPROVED BY *[Signature]*  
DATE: 2/9/2011  
T.R. MANAGEMENT ADMINISTRATION  
TIDAL WETLANDS & WATERWAYS DIVISION  
MARYLAND DEPARTMENT OF THE ENVIRONMENT

Property of  
BAILEY'S ASSOCIATES, L.P.  
PARCEL GC-2

Impact 41 - Seatory  
41 LF (82 SF) temporary R4 stream  
100-Foot Stream Buffer  
08-NI-0341/200864151

Prepared for:  
Bailey's Associates, L.P.  
c/o Greenwood L.C.  
8634 Westwood Center Drive  
Suite 900  
Vienna, Virginia 22182

Prepared by:  
 Environmental  
Systems  
Analytic, Inc.  
Natural Resources Management  
Ecological Restoration  
301 West Street  
Annapolis, MD 21401

WETLAND DWGCT

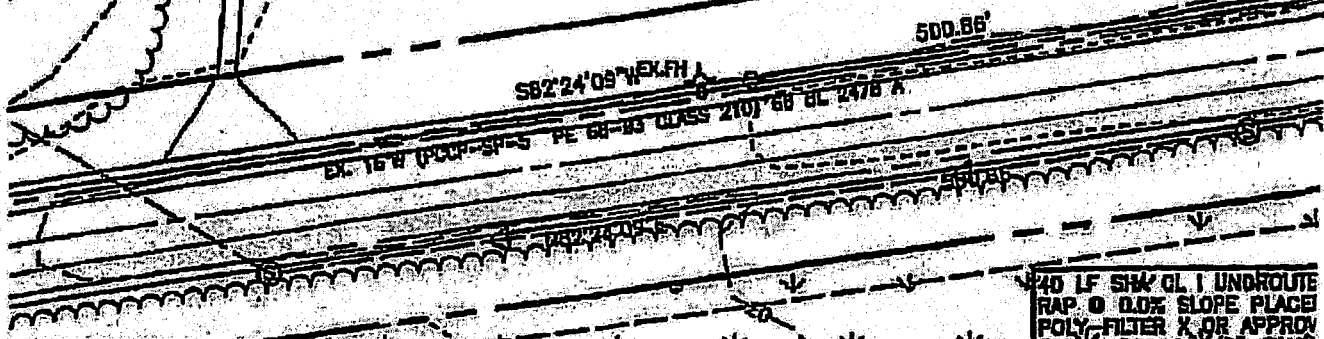
**THE PRESERVE AT FISCATAWAY**  
EPA Registration: 08-NI-0124/17920418  
Prince George's County, Maryland

SCALE: 1"=50'  
DATE: 4/30/08

ESA PROJECT NAME: 02-43 Piscataway



PLANS APPROVED BY: *Chiff*  
 DATE: *2-9-2011*  
 WETLANDS MANAGEMENT ADMINISTRATION  
 FEDERAL WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT



40 LF SH' GL 1 UNROUTE  
 RAP 0.0% SLOPE PLACE  
 POLY-FILTER X OR APPROX  
 EQUAL D50=9 1/2", DMAX  
 THICKNESS OF RAP=19  
 SEE DETAIL SHEET S102 0  
 Q<sub>10</sub>=38.0 CFS Q<sub>100</sub>=11  
 V<sub>100</sub>=1.42 FPS V<sub>100</sub>=2.6

50' WETLANDS BUFFER

FLOODPLAIN

100'-FEET

0+82 CORE TRENCH BEGINS

15' NON-WOODY BUFFER

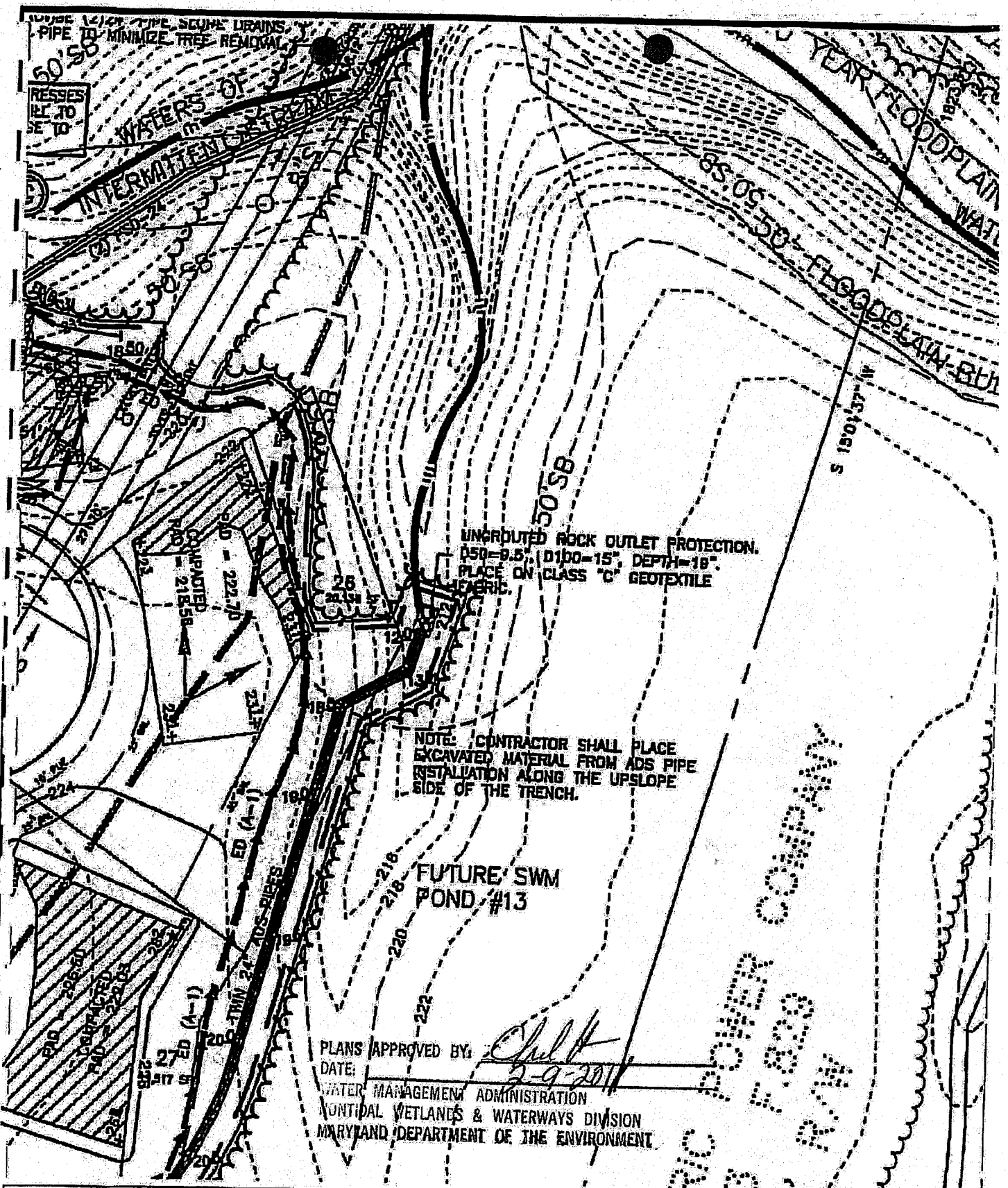
SF

Impact 44—Road Widening  
 22,112 SF permanent PFO wetland  
 23,340 SF permanent PFO buffer  
 08-NF-0341  
 200864151

Prepared for:  
 Bailey's Associates, L.P.  
 c/o GreenWest L.C.  
 8634 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 Environmental Systems Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 141 West Street  
 Annapolis, MD 21401  
 esa


WETLAND IMPACT	
THE PRESERVE AT PISCATAWAY	
Existing Authorization: 08-NF-0129/199303445 Prince George's County, Maryland	
SCALE: 1" = 50'	DATE: 4.10.09
ESA PROJECT NUMBER: 02-45 Piscataway	
NORTH	




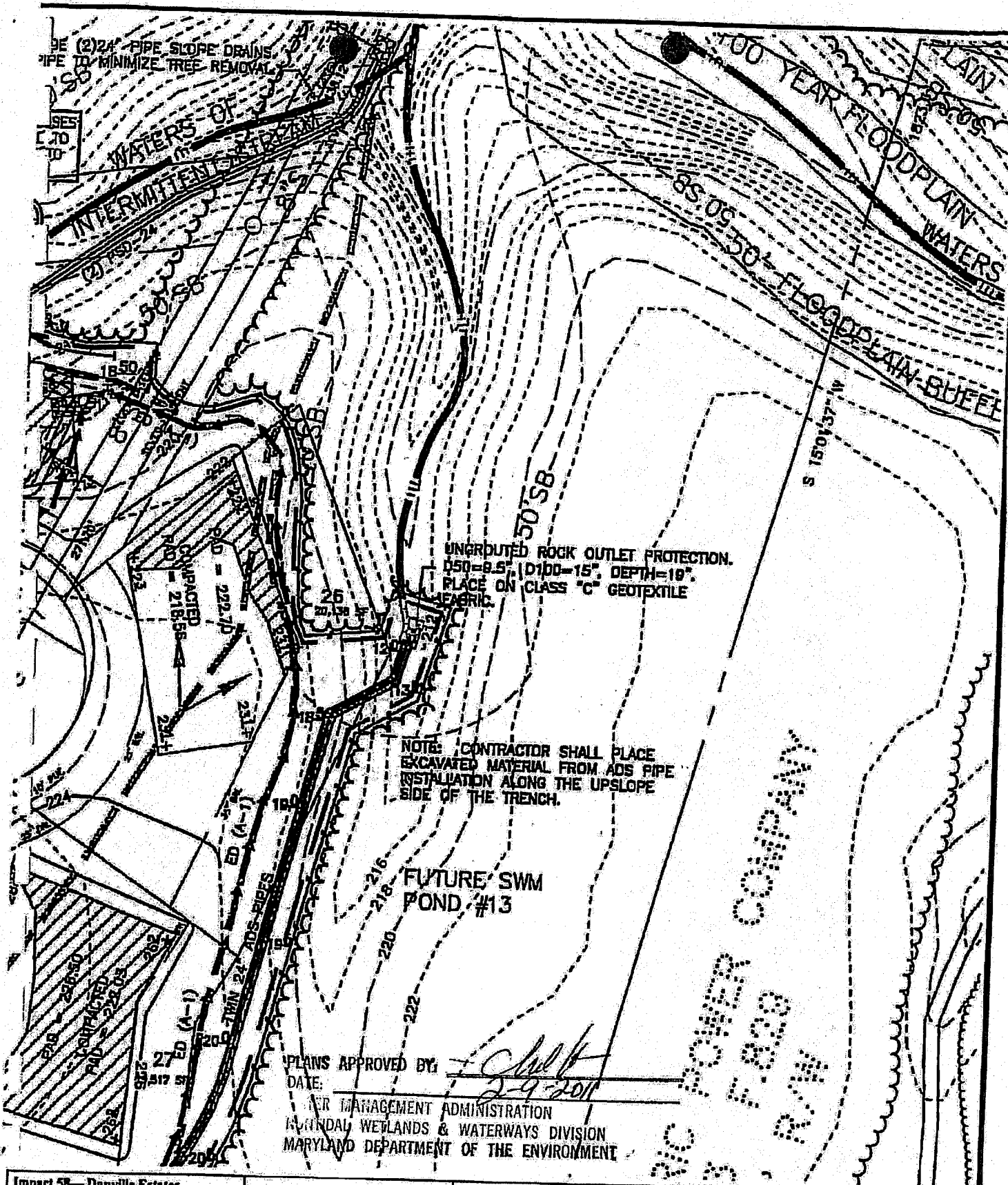
PLANS APPROVED BY: *Chult*  
 DATE: 2-9-2011  
 WATER MANAGEMENT ADMINISTRATION  
 TIDAL WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

Impact 57 - Danville Estates  
 30 LF (60 SF) temporary R4 stream  
 08-NF-0341  
 200864151

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8514 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 Environmental Systems Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 162 West River  
 Annapolis, MD 21401


WETLAND IMPACT  
**THE PRESERVE AT PISCATAWAY**  
 Existing Authorization: 95-NF-012W 189553445  
 Prince George's County, Maryland  
 SCALE: 1 : 50  
 DATE: 4.30.08  
  
 ESA PROJECT NAME02-45 Piscataway




PLANS APPROVED BY: *[Signature]*  
 DATE: 2-9-2011  
 WETLAND MANAGEMENT ADMINISTRATION  
 RIVERSIDE WETLANDS & WATERWAYS DIVISION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT

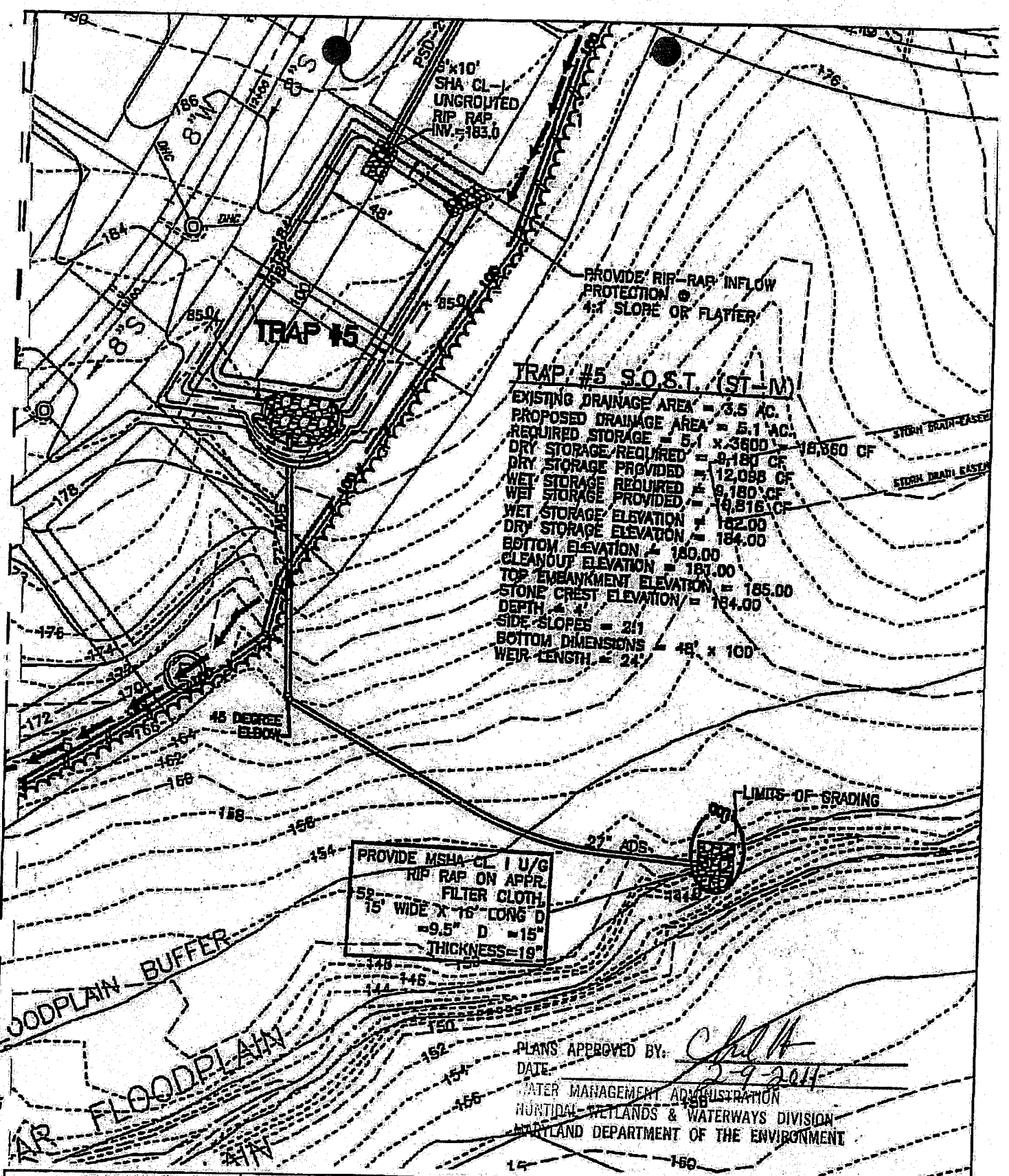
Impact 5B - Danville Estates  
 15 LF (30 SF) temporary R4 stream  
 08-NT-0341  
 200864151

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
  
 Environmental Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 142 West Street  
 Annapolis, MD 21401


WETLAND IMPACT  
**THE PRESERVE AT FISCATAWAY**  
 Esting Authorization: ES-NT-0129/19980445  
 Prince George's County, Maryland  
 SCALE: 1:50  
 DATE: 4.10.08  
  
 ESA PROJECT NAME: 02-45 Piscataway





Impact 61—Sediment Trap #5  
(Lusby Village)  
18 LF (36 SF) temporary R4 stream  
08-NT-0341 /  
200864151

Prepared for:  
Bailey's Associates, L.P.  
c/o Greenvest L.C.  
8614 Westwood Center Drive  
Suite 900  
Vienna, Virginia 22182

Prepared by:  
 Environmental Systems Analysis, Inc.  
Natural Resources Management  
Ecological Restoration  
101 West Street  
Annapolis, MD 21401

WETLAND IMPACT

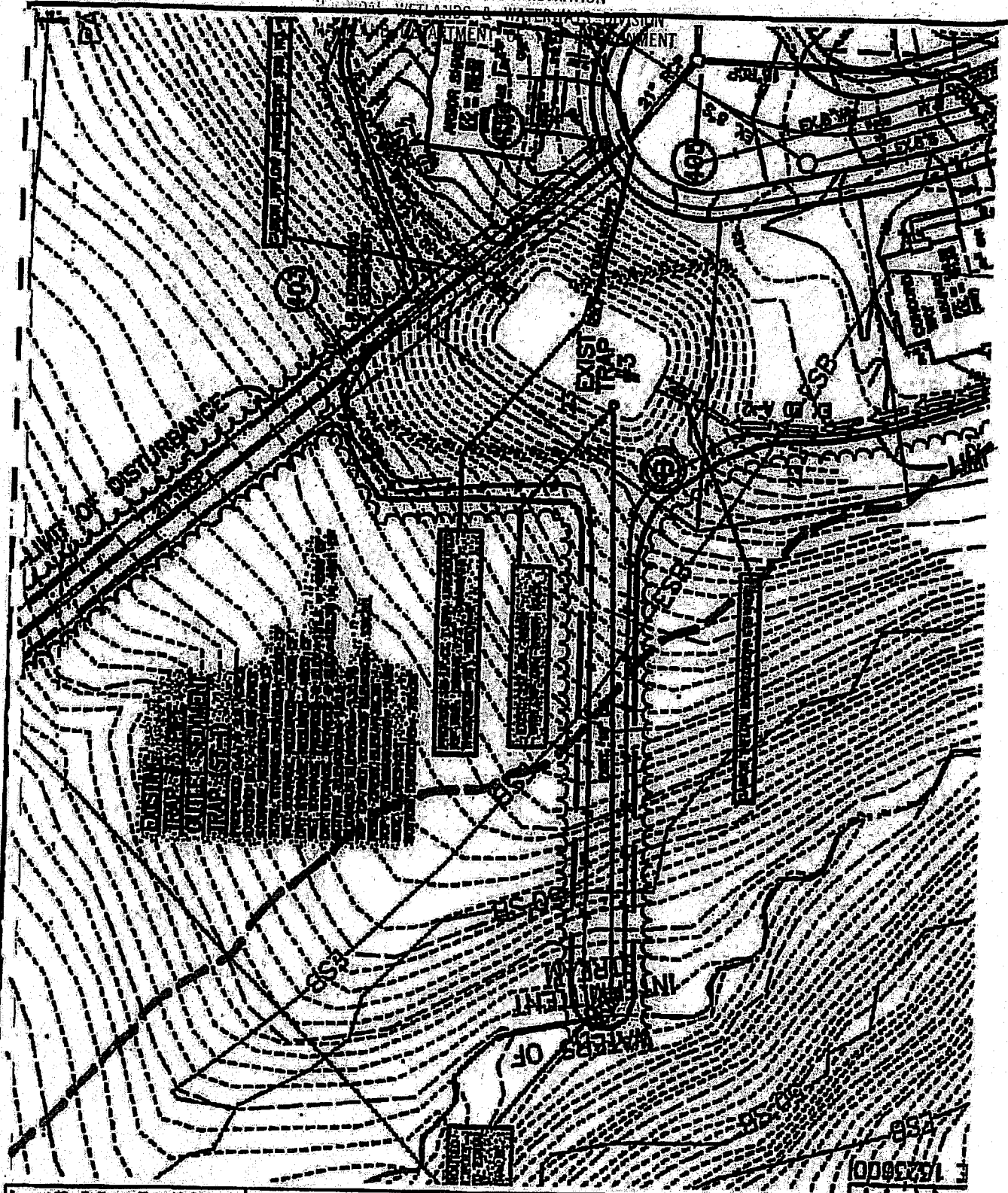
**THE PRESERVE AT PISCATAWAY**

Existing Authorization: 85-NT-0129/189523445  
Prince George's County, Maryland

SCALE: 1" = 50'  
DATE: 4-10-08


ESA PROJECT NAME: 02-45 Piscataway

PLANS APPROVED BY: Chad K.  
 DATE: 2-9-2011  
 WETLANDS MANAGEMENT ADMINISTRATION



Impact 68—Sediment Trap #3 Outfall  
 (Eddies Village North Parts 4A & 4B  
 Sheets 1-7)  
 25 LF (50 SF) temporary RM stream  
 100-foot Stream Buffer

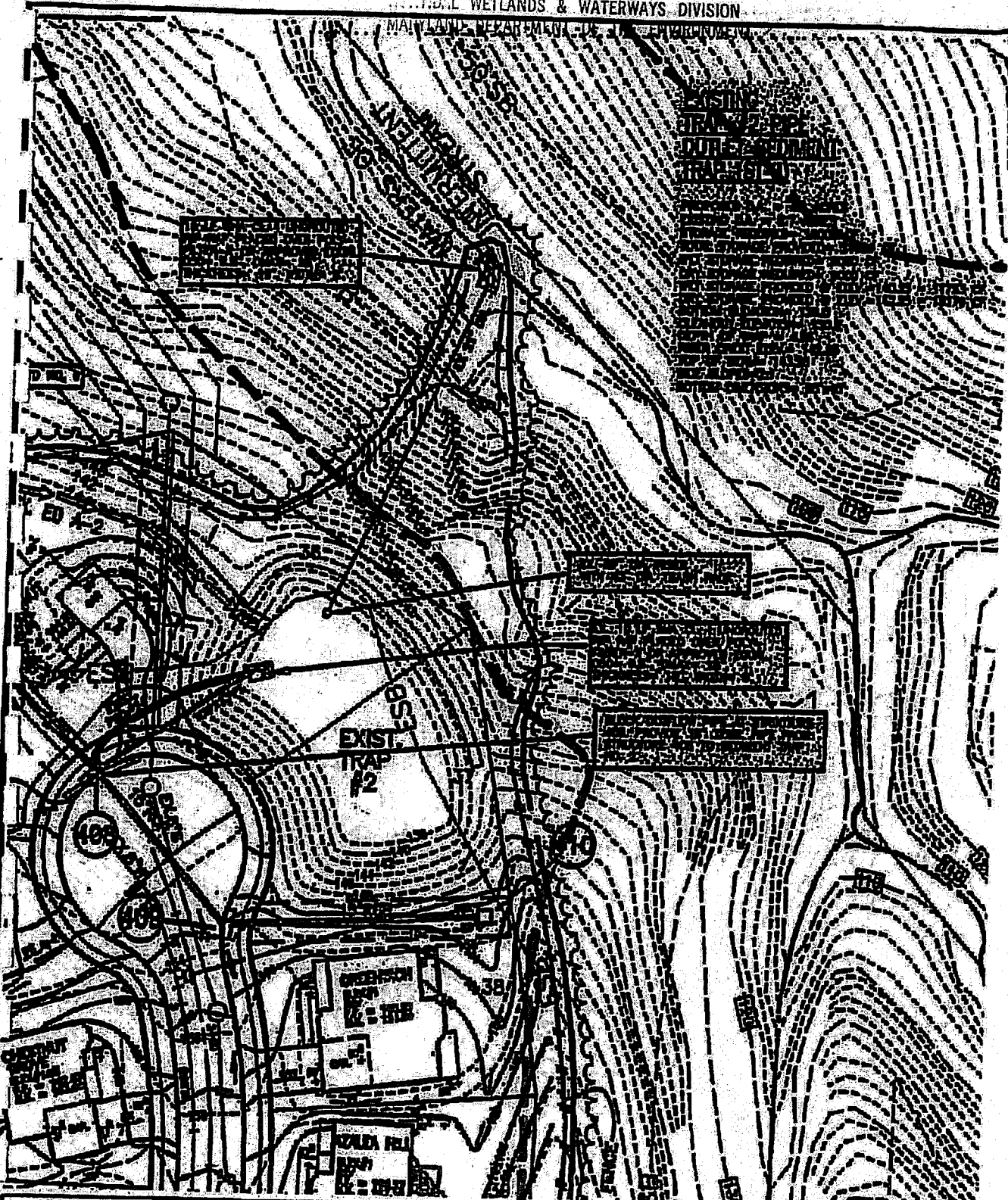
Prepared for:  
 Bailey's Association, L.P.  
 c/o Greenval L.C.  
 8814 Westwood Center Drive  
 Suite 908  
 Vienna, Virginia 22182  
 08-NF-0341 /  
 200864151

Prepared by:  
 Environmental  
 Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Remediation  
 561 West Street  
 Annapolis, MD 21401

WETLAND DISTRICT  
**THE PRESERVE AT FISCATAWAY**  
 Editing Annotations: 05-11-0124 / 10280415  
 Prince George's County, Maryland  
 SCALE: 4" = 80'  
 DATE: 4-30-08  
 ESA PROJECT NAME: 02-03 Piscataway

PLANS APPROVED BY: C. Huber  
 DATE: 2-9-2011

MANAGEMENT ADMINISTRATION  
 FEDERAL WETLANDS & WATERWAYS DIVISION  
 MARSHLAND MANAGEMENT DEPARTMENT



Impact C- Sediment Trap #2 Outfall  
 (Eckles Village North Parts 4A & 4B  
 Sheets 1-7)  
 32 LF (64 SF) temporary R4 stream  
 100-foot Stream Buffer

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Gravnell L.C.  
 8614 Westwood Center Drive  
 Suite 902  
 Vienna, Virginia 22182

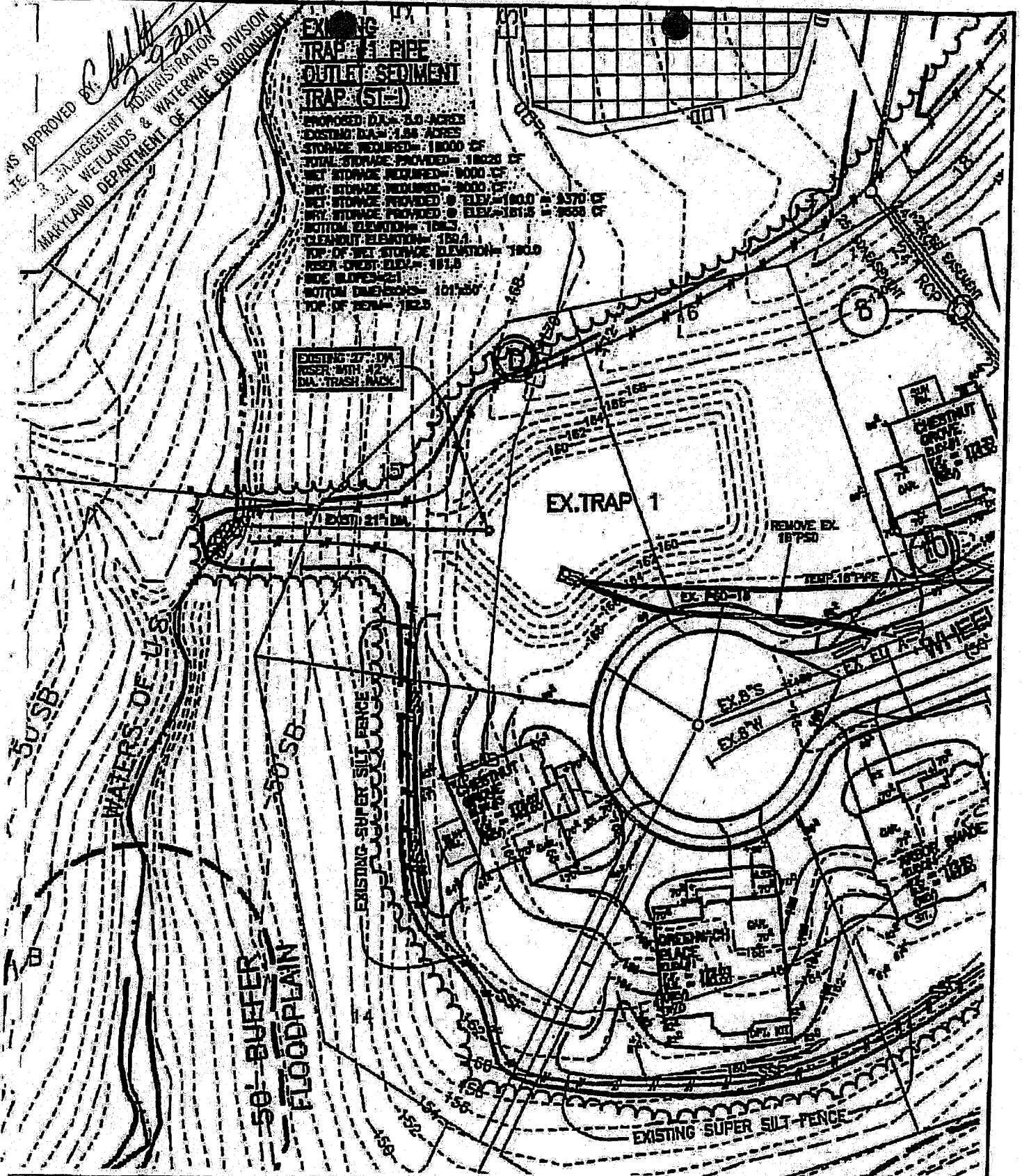
05-NF-0741/200864151  
 Prepared by:  
 Environmental  
 Systems  
 Analysis, Inc.  
 Natural Resource Management  
 Ecological Restoration  
 200 West Street  
 Annapolis, MD 21401

WETLAND DISTRICT  
**THE PRESERVE AT FISCATAWAY**  
 Entry Authorization 05-NF-0120/20080408  
 Prince George's County, Maryland  
 SCALE: 1:1.50  
 DATE: 4.10.08  
 ESA PROJECT NUMBER: 45 Fiscataway

AS APPROVED BY: *[Signature]* 9/20/11  
 WETLANDS MANAGEMENT ADMINISTRATION  
 MARYLAND DEPARTMENT OF THE ENVIRONMENT  
 WATERS OF U.S.

**EXISTING TRAP #1 PIPE OUTLET SEDIMENT TRAP (ST-1)**  
 PROPOSED DIA: 2.0 ACRES  
 EXISTING DIA: 1.58 ACRES  
 STORAGE PROVIDED: 18000 CF  
 TOTAL STORAGE PROVIDED: 18000 CF  
 NET STORAGE REQUIRED: 9000 CF  
 NET STORAGE PROVIDED: 9000 CF  
 NET STORAGE PROVIDED @ ELEV. 180.0 = 4370 CF  
 NET STORAGE PROVIDED @ ELEV. 181.5 = 4630 CF  
 BOTTOM ELEVATION: 182.5  
 CLEANOUT ELEVATION: 182.1  
 TOP OF NET STORAGE ELEVATION: 180.0  
 RISE OVER ELEV.: 181.8  
 SIDE SLOPE: 2:1  
 BOTTOM DIMENSIONS: 101'x50'  
 TOP OF BERM: 182.5

EXISTING 27" DIA  
 RISE: 1/4" IN 12'  
 DIA: TRASH RACK



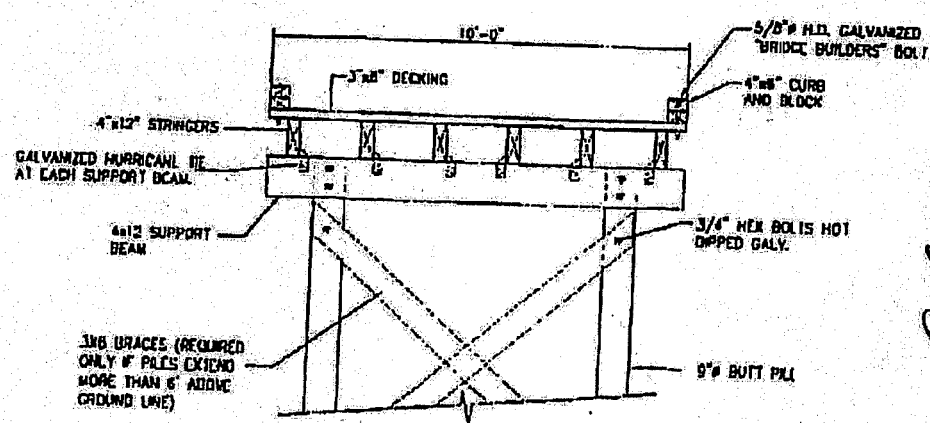
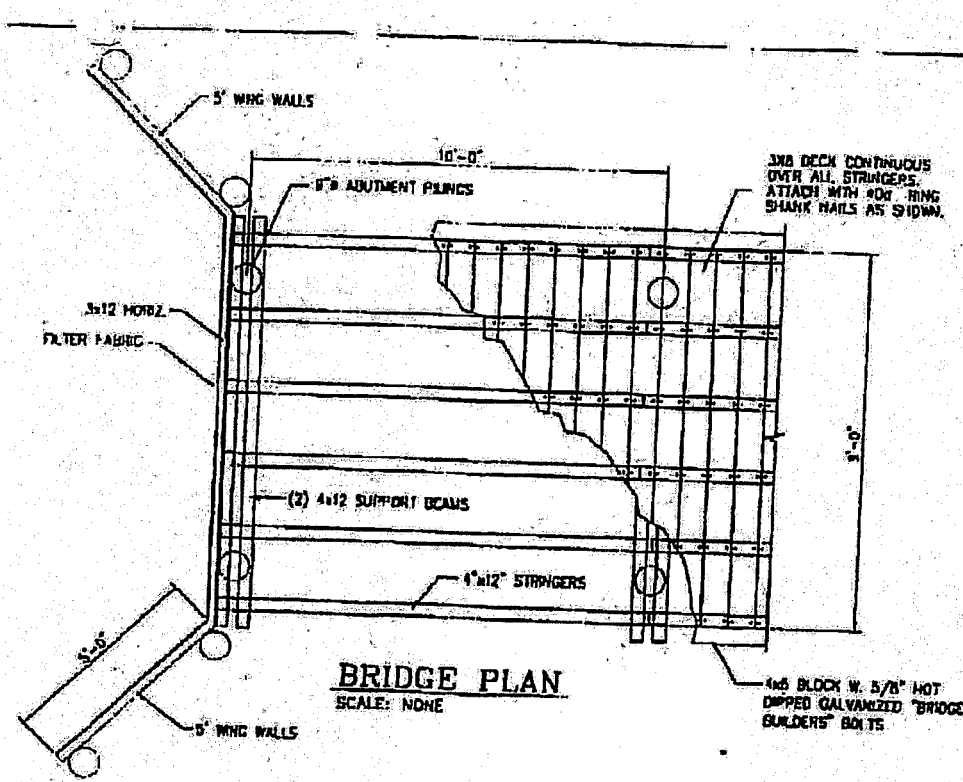
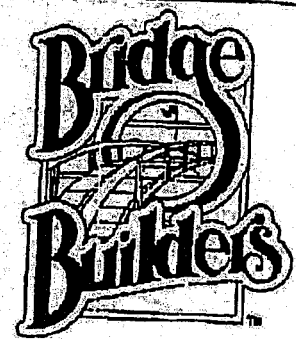
Impact 71—Sediment Trap #1 Outfall  
 Edelen Village North Parts 4A & 4B  
 sheets 1-7)  
 32 LF (64 SF) temporary RA stream  
 08-NT-0341  
 200864151

Prepared for:  
 Bailey's Associates, L.P.  
 c/o Greenvest L.C.  
 8614 Westwood Center Drive  
 Suite 900  
 Vienna, Virginia 22182

Prepared by:  
 Environmental  
 Systems  
 Analysis, Inc.  
 Natural Resources Management  
 Ecological Restoration  
 161 West Street  
 Annapolis, MD 21401

WETLAND IMPACT  
**THE PRESERVE AT PISCATAWAY**  
 Existing Authorization: 85-87-0125/ 189363445  
 Prince George's County, Maryland  
 SCALE: 1:50  
 DATE: 4.30.08  
 ESA PROJECT NAME: 602-45 Piscataway





**SUPPORT SECTION (2 PILE)**  
SCALE: NONE

**NOTE:**  
ALL PILING AND LUMBER TO BE SOUTHERN YELLOW PINE  
ALL PILING TO BE .50 CCA TREATED AT FRESHWATER CONTACT  
AND 2.50 CCA TREATED AT SALTWATER CONTACT. ALL LUMBER TO BE .40 CCA TREATED UNLESS OTHERWISE SPECIFIED.

PLANS APPROVED BY: *[Signature]*  
DATE: 6-10-02  
WATER MANAGEMENT ADMINISTRATION  
MONTIDAL WETLANDS & WATERWAYS DIVISION  
MARYLAND DEPARTMENT OF THE ENVIRONMENT

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**PEDESTRIAN / UTILITY BRIDGE**  
**10,000 lb. CAPACITY - 10' WIDE**

**BRIDGE PLAN & SUPPORT DETAIL**

SCALE: NONE	PLATE NUMBER: 10-10-03	DATE: 6-10-02
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**FOX LAKE CONSTRUCTION INC.**

5942 GEORGIA HWY  
FRANKLIN, N.C. 28734  
PHONE (828) 389-5735  
EMAIL

The Preserve at Piscataway - USACE and MDE Permitted Impacts, NAB-1995-63445

Updated 05-06-2014

	Impact #	Temporary wetland(sf)	Temporary waters (lf)	wetland conversion (sf)	Perm. Buffer Impact (sf)	Temp Buffer Impact (sf)	Status
	1				923		taken/completed
	2						taken/completed
	3				5,161		taken/completed
	4				1,694		taken/completed
	5 Temp	4,048				6,836	taken/completed
	6 Temp	162				1,842	taken/completed
	7 Temp	77,047	48			1,104	taken/completed
	8 Temp	2,983				2,327	taken/completed
	9 Temp	4,917	40			2,276	taken/completed
	10 Temp	7,191				9,436	taken/completed
	11 Temp	6,914				3,343	taken/completed
	12 Temp	9,155				2,895	taken/completed
	13 Temp	2,898	54			3,746	taken/completed
	14 Temp	29,550	86			4,262	taken/completed
	15 Temp	28,402	42			1,067	taken/completed
Pond 3	16				1,357		taken/completed
	17 Temp		25				taken/completed
	18						avoided
	19 Temp	18,986				6,234	taken/completed
H Contract	20 Temp	415	29			2,069	need reauthorization
Pond 8	21		16				taken/completed
H Contract	22 Temp	11,082				4,533	need reauthorization
H Contract	23 Temp	677				6,364	need reauthorization
	24 Temp					1,420	need reauthorization
H Contract	25A Temp	42,957				23,004	need reauthorization
M Contract	25B Temp	452				4,179	need reauthorization
Pond 12	26 Temp				394	551	need reauthorization
M Contract	27A Temp		37				need reauthorization
S Contract	27B Temp		16				need reauthorization
S Contract	28 Temp		65				need reauthorization
Pond 13	29						need reauthorization
Pond 16	30	310			581	116	need reauthorization
	31				1,910		taken/completed
	32				1,085		taken/completed
	33				10		taken/completed
Pond 11	34						need reauthorization
Pond 10	35						need reauthorization
Pond 9	36		33				taken/completed
Outfall Sewer	37		44				need reauthorization
Danville Road	38						need reauthorization
	39		30				taken/completed
Pond 6	40						taken/completed
U Contract	41 Temp		41				taken/completed
	42 Temp	51,052	40			2,470	taken/completed
Pond 1	43	75			387	582	taken/completed
contract, No on	44				23,340		need reauthorization
Pond 4	45				48		need reauthorization
	46				2,253		avoided
Bailey's Village S&E	47				12,036		taken/completed
Bailey's Village S&E	48				13,756		taken/completed
	49					0	avoided
	50 Conv			4,650	7,337		avoided
	51		450				avoided
	52		570				avoided
	53						avoided
	54				4,975		avoided
	55				12,635		taken/completed
	56					300	need reauthorization
Sed Trap #2	57		30				need reauthorization
Sed Trap #3	58		15				need reauthorization
	59				813		taken/completed
	60				155		taken/completed
Sed Trap #5	61		18				need reauthorization
Pond 7	62		50				taken/completed
	63						avoided
	64						avoided
	65				920		taken/completed
	66				100		taken/completed
	67						avoided
	68		25				taken/completed
	69		32				taken/completed
	70		40				taken/completed
	71		32				taken/completed
	72	126				2,710	taken/completed
<b>Totals</b>		<b>299,399</b>	<b>1,908</b>	<b>4,650</b>	<b>91,870</b>	<b>93,666</b>	
<b>Totals</b>		<b>55,893</b>	<b>254</b>	<b>0</b>	<b>24,363</b>	<b>42,536</b>	<b>need reauthorization</b>