



PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-RMS(KARINGTON LLC/COLLINGTON
CENTER NORTH/RDXINGS, OUTFALLS, LOT FILL
& SWM POND)02-63678-15

Comment Period: May 31, 2002 to July 1, 2002

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 404 of the Clean Water Act (33 U.S.C. 1344), as described below:

APPLICANT: *Karington LLC*
Attn: Kenneth Michael
c/o The Michael Companies
4390 Parliament Place - Suite A
Lanham, MD 20706

LOCATION: *In Collington Branch, Bowie, Prince George's County, Maryland*

WORK: *The applicant proposes to construct a mixed-use development on the 361.5-acre Karington LLC parcel in Prince George's County, Maryland. The proposed development includes condominiums, apartments, single family homes, townhomes, and livework units; an extension of the Prince George's Community College; two hotels and a conference center; restaurants; retail and warehouse distribution office space; a shopping center; an approximately 11-acre lake; and associated infrastructure. The proposed project would permanently impact approximately 29,875 SF and temporarily impact approximately 19,050 SF of nontidal wetlands (predominately forested wetlands) and 2,405 LF (12,025 SF) of Use I stream channel. An impact summary table for the proposed project is attached. The applicant proposes to mitigate for the 29,875 SF of permanent impacts to nontidal wetlands by purchasing approximately 59,750 SF of forested wetland credits from the Port Tobacco Consolidated Wetland Mitigation facility. All work is to be completed in accordance with the enclosed plan(s). If you have any questions concerning this matter, please contact Mr. Jack Dinne, at (410) 962-6005.*

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

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 Standards and Certification Division Maryland Department of the Environment, Building 30, First Floor, 2500 Broening Highway, Baltimore, Maryland 21224 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 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 request, which must be in writing, 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 as above to receive consideration. Also, it must clearly state forth the interest which 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:

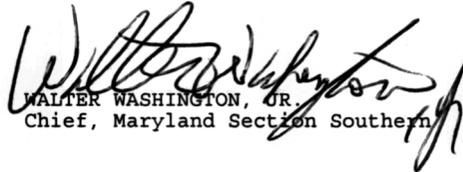
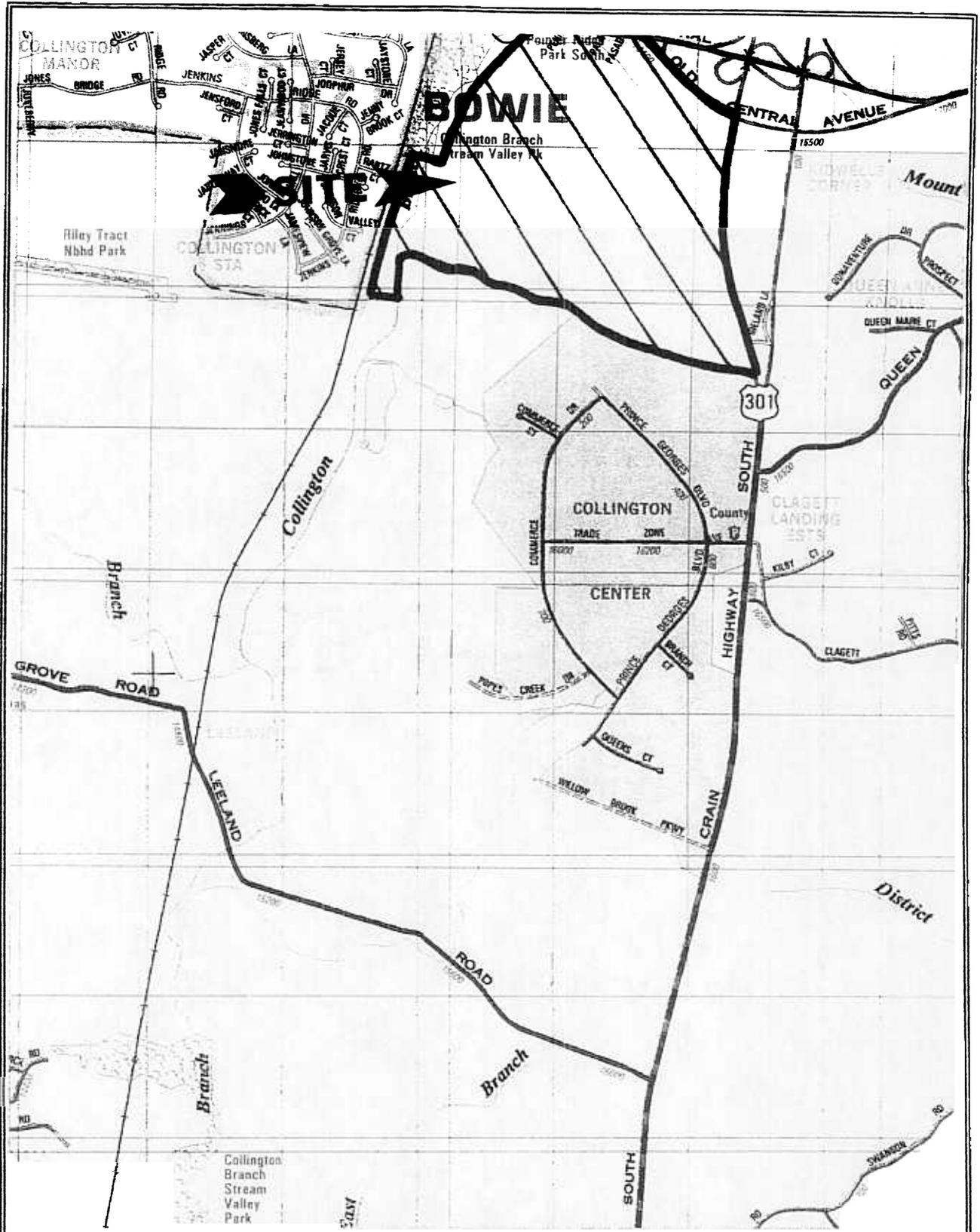

WALTER WASHINGTON, JR.
Chief, Maryland Section Southern

Table 1: Impact Summary Table

<i>Impact</i>	<i>Impact Type</i>	<i>Wetland (sq. ft.)</i>		<i>25-foot Buffer (sq. ft.)</i>		<i>100-year Floodplain (sq. ft.)</i>	<i>Waters of the U.S. (sq. ft.) (lin. ft.)</i>	
		<i>Perm.</i>	<i>Temp.</i>	<i>Perm.</i>	<i>Temp.</i>		<i>(sq. ft.)</i>	<i>(lin. ft.)</i>
Road Crossing #1	Perm.	11,625	0	6,045	0	11,200	1,000	200
Road Crossing #2	Perm.	450	0	3,600	0	5,300	1,325	265
Lake/SWM Pond	Perm.	8,000	0	38,500	0	69,130	7,150*	1,430
Lot Fill	Perm.	9,800	0	17,500	0	0	2,550	510
8" Sewer Outfall #1	Temp.	0	7,500	0	1,350	11,400	0	0
8" Sewer Outfall #2	Temp.	0	10,800	0	1,500	12,300	0	0
8" Sewer Outfall #3	Temp.	0	750	0	730	1,350	0	0
Totals.	-	29,875	19,050	65,645	3,580	110,680	12,025	2,405

**Conversion to open water*



Taken from:
Prince George' Co. ADC Map
 (Scale: 1" = 2000')

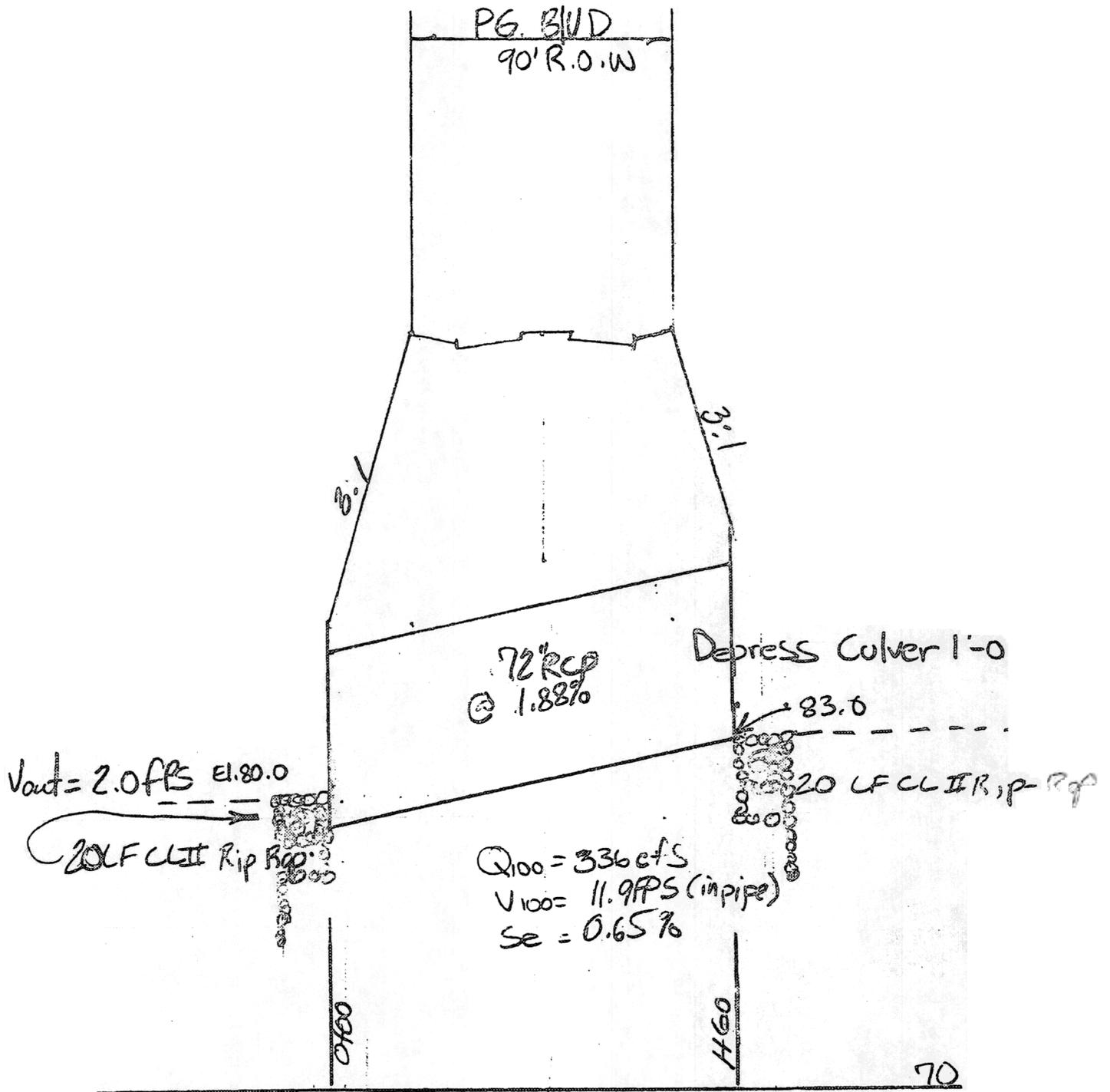
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Collington Center North

Prince George's County, Maryland

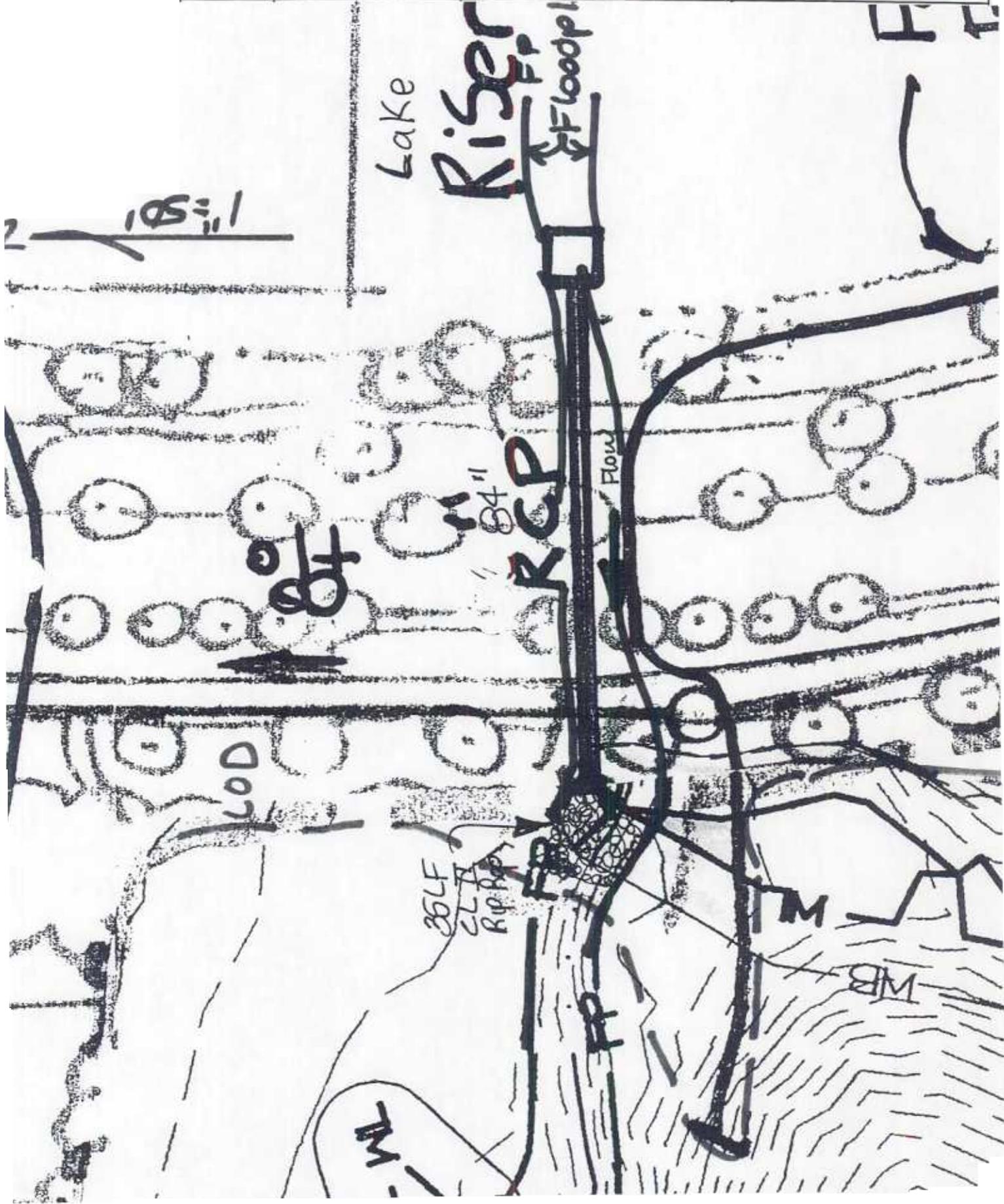
Joint Federal/State Permit Application

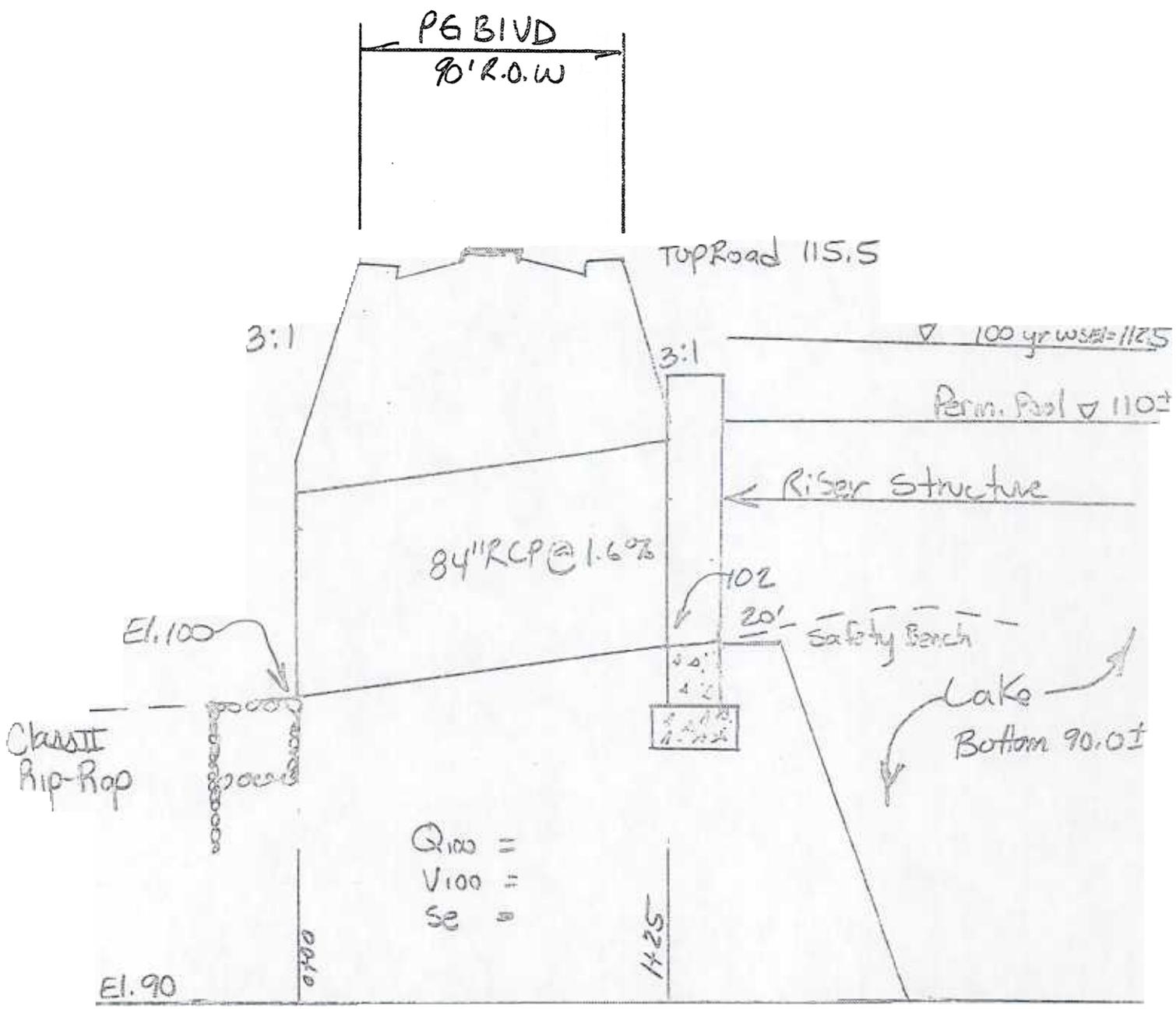
Figure 1



Impact Area #
 Culvert Crossing #1 Profile
 Scale $\frac{50}{100}$ Vert

2	Permanent	<ul style="list-style-type: none"> Wetland 450 SF Wetland Buffer 3600 SF Stream 265 LF Floodplain 5300 SF 	Road crossing with culvert and Pond Riser
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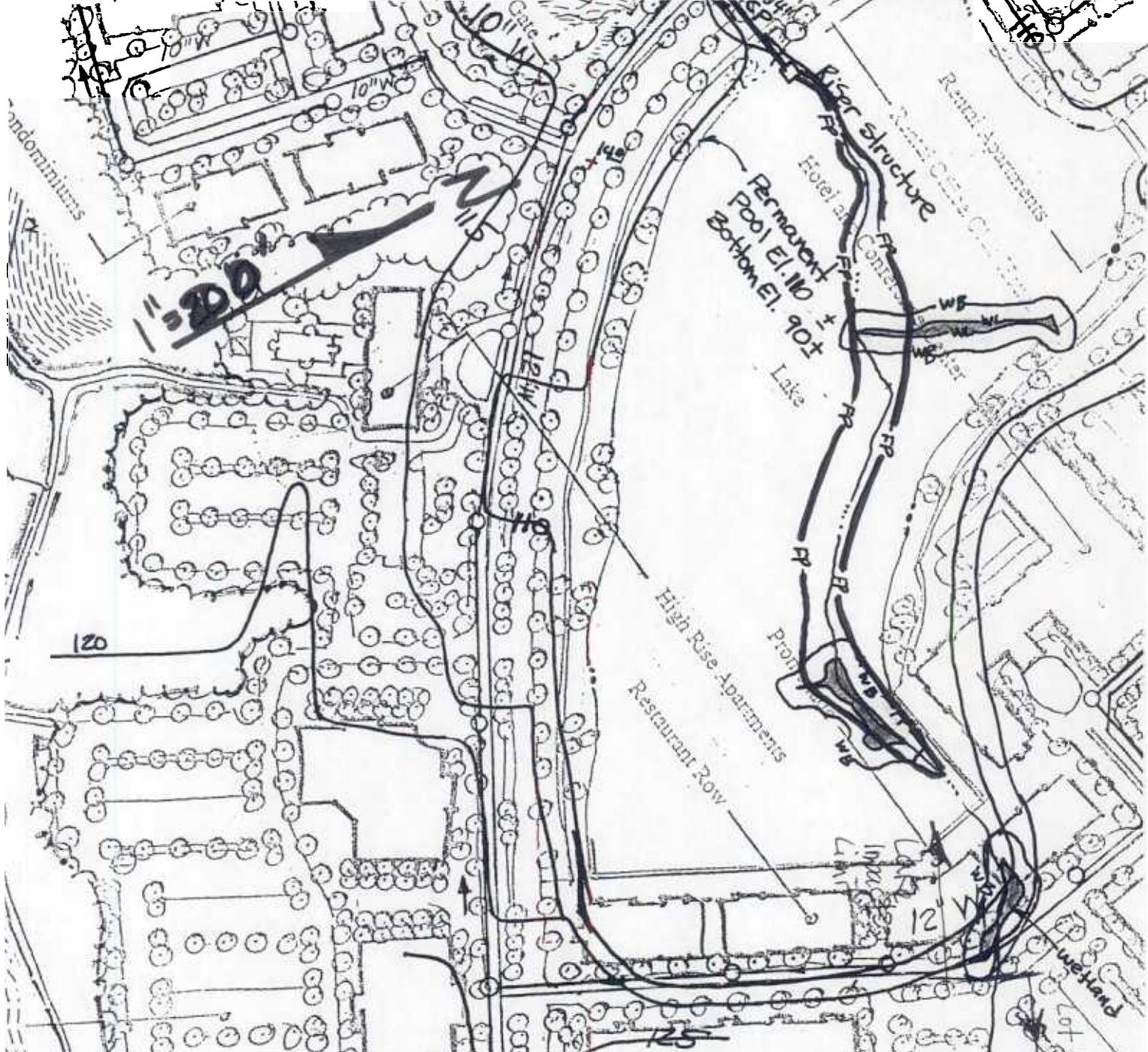




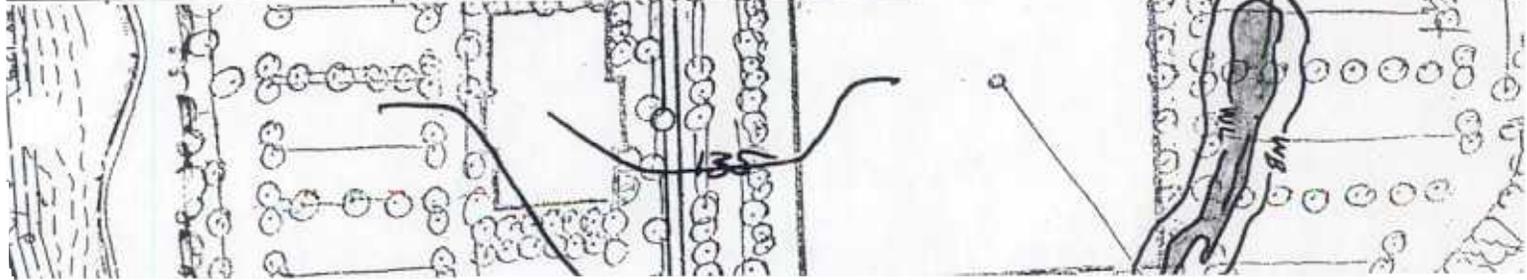
Impact Area #2
Culvert Crossing at Lake

Vert
 Horiz. 50'

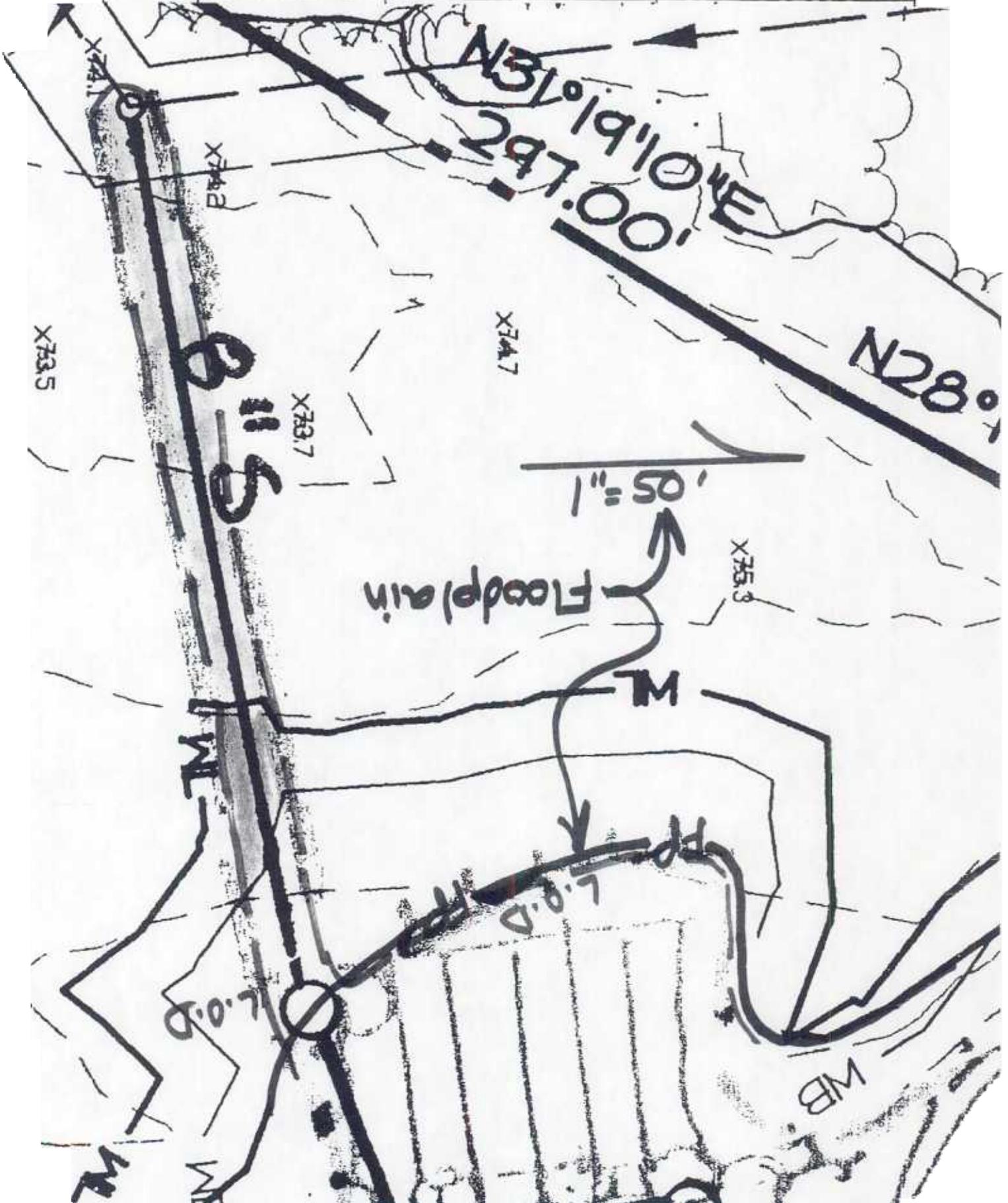
3	Permanent	Wetland 8000 SF	Lake /SWM Pond
		Wetland Buffer 3850SF	
		Stream 1430 LF	
		Floodplain 69130 SF	



4	Permanent	Wetland 9800 SF	Lot Fill
		Wetland Buffer 17500 SF	
		Stream 510 LF	
		Floodplain 0 SF	



5	Temporary	<ul style="list-style-type: none"> Wetland 7500 SF Wetland Buffer 1350 SF Stream 0 LF Floodplain 11400 SF 	Sewer Outfall
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6	Temporary	Wetland	10800 SF	Sewer Outfall
		Wetland Buffer	1500 SF	
		Stream	0 LF	
		Floodplain	12300 SF	



