

PUBLIC NOTICE

US Army
Corps
of Engineers
Baltimore
District

In Reply to Application Number
CENAB-OP-R(BEECHTREE)95-65502-15

Comment Period: December 9, 2002 to January 9, 2003

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: *VOB Limited Partnership
Attn: Mr. William J. Anthony
8133 Leesburg Pike, Suite 300
Vienna, VA 22182*

LOCATION: *East Branch of Collington Branch, Prince George's County, Maryland*

WORK: *V.O.B. Limited Partnership has applied for re-authorization of the BeechTree Development (formerly known as the Village of Belmont) a residential community on an approximately 1,200-acre site. Impacts to approximately 76,768 square feet (SF) of nontidal wetlands and 10,145 linear feet (LF) of stream channel were previously authorized under the Maryland State Programmatic General Permit (MDSPGP-1). The attached Revised Impact Summary Table and impact drawings describe the activities (road crossings, utility line, and farm pond upgrade) that have not been completed and their associated impacts. Permanent impacts to approximately 3,036 SF of nontidal wetlands and approximately 1,020 LF (6,552 SF) of stream channel remain. In addition, temporary impacts to approximately 620 SF of nontidal wetlands and 690 LF (3,800 SF) of stream channel remain to be completed. Under the previous authorization, the applicant proposed to create approximately 130,680 SF (3.0 acres) of forested nontidal wetlands on-site in agricultural fields within the floodplain of East Branch. The Phase II Wetland Mitigation Plan was approved on April 11, 2001 by the Maryland Department of the Environment. All remaining work is to be completed in accordance with the attached 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 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, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore Maryland 21230-1708 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, Montgomery Park Business Center, 1800 Washington Boulevard, Suite 430, Baltimore, Maryland, 21230-1708, 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 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

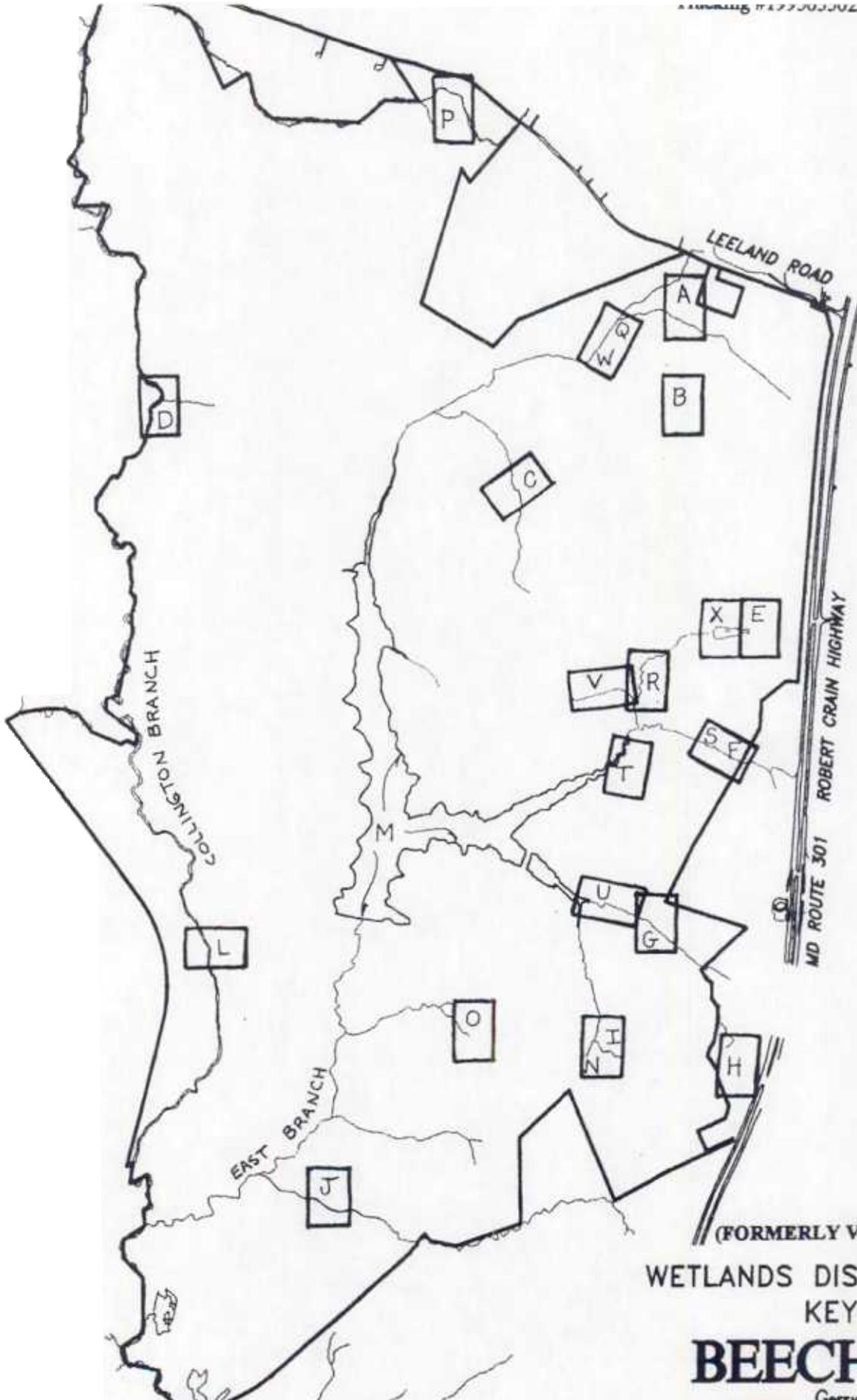

WALTER WASHINGTON, JR.
Chief, Maryland Section Southern

**Revised Impact Table
for BeechTree Development
(September 4, 2002)**

Impact	Permanent		Waters of U.S.			Temporary	
	Wetland (sq. ft.)	Buffer (sq. ft.)	(sq. ft.)	Permanent (lin. ft.)	Temporary (lin. ft.)	Wetland (sq. ft.)	Buffer (sq. ft.)
A			600*		185*		
B	1,589	5,890					
C			250		45		
F			1,650*		160*		
G			1,550*		255*		
I	1,447	11,458					
J		3,177	2,209	260		620	
O			659	145			
P			1,433	265			
R			1,279	250			
S			232		45		
V			315	75			
X			175	25			
TOTAL	3,036	20,525	10,352	1,020	690	620	0

Notes: Temporary pipes have been installed at Road Crossing Impacts A, F, and G. The temporary pipes will be replaced with permanent pipes at a later date. However, the full limits of the previously authorized jurisdictional impacts have been disturbed, leaving only the temporary disturbance associated with the culvert replacements.

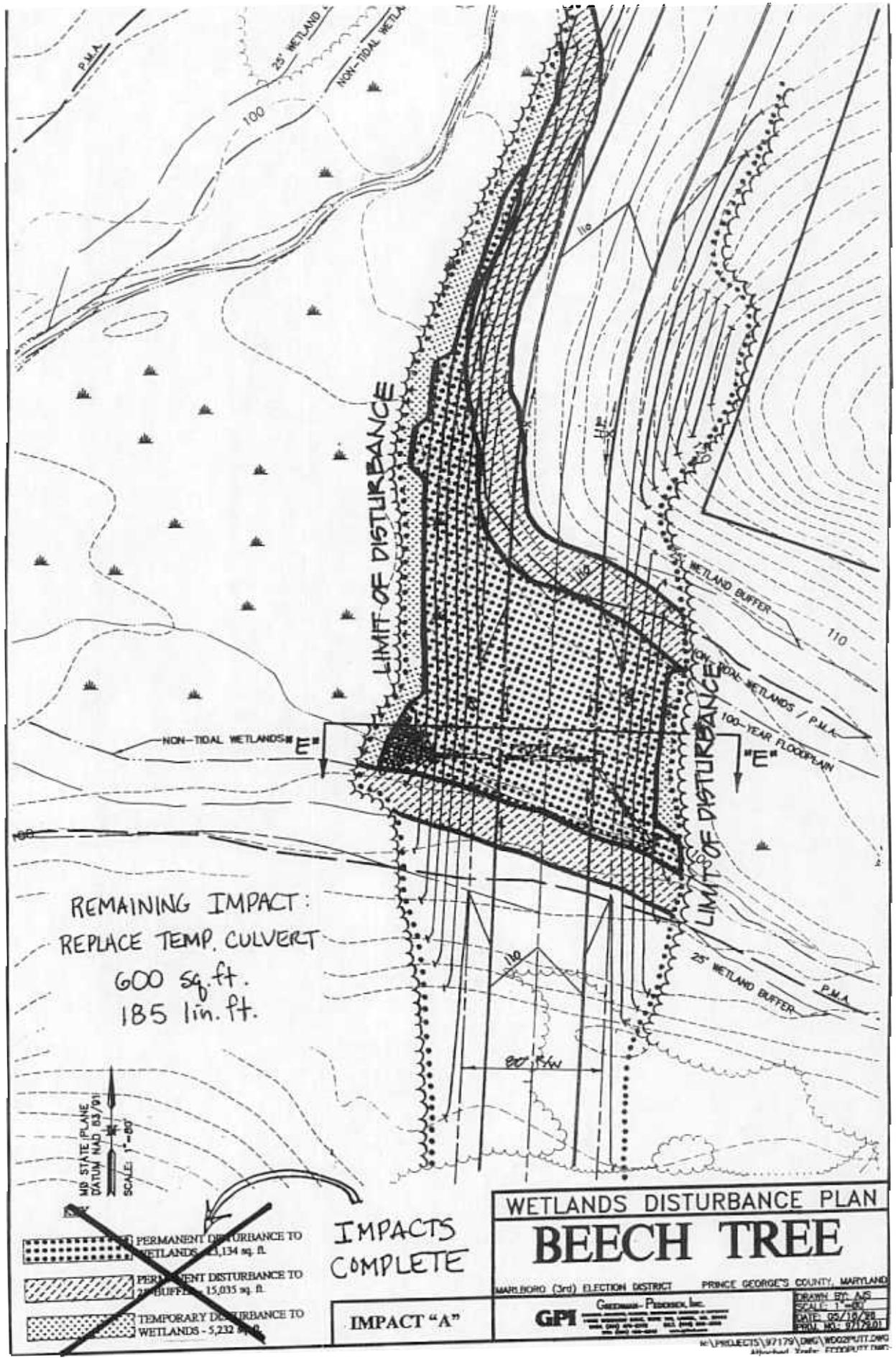
12/13/04
TOTAL IMPACTS TO JURISDICTIONAL WATERS OF THE U.S. (INCL. WETLANDS): 14,008 SQ. FT. (0.32 AC.)



(FORMERLY VILLAGES OF BELMONT)
 WETLANDS DISTURBANCE PLAN
 KEY MAP

BEECH TREE

GPI GREENMAN-PEDERSEN, INC.
ENGINEERING, ARCHITECTURE, PLANNING, ENVIRONMENTAL SCIENCE & RESTORATION



REMAINING IMPACT:
 REPLACE TEMP. CULVERT
 600 sq. ft.
 185 lin. ft.

MD STATE PLANE
 DATUM MAD 83/01
 SCALE: 1"=80'

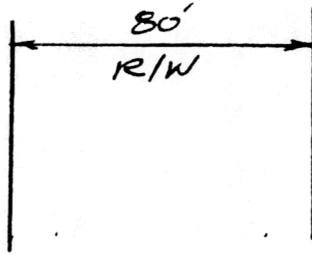
- ~~PERMANENT DISTURBANCE TO WETLANDS - 1,134 sq. ft.~~
- ~~PERMANENT DISTURBANCE TO BUFFER - 15,035 sq. ft.~~
- ~~TEMPORARY DISTURBANCE TO WETLANDS - 5,232 sq. ft.~~

IMPACTS COMPLETE

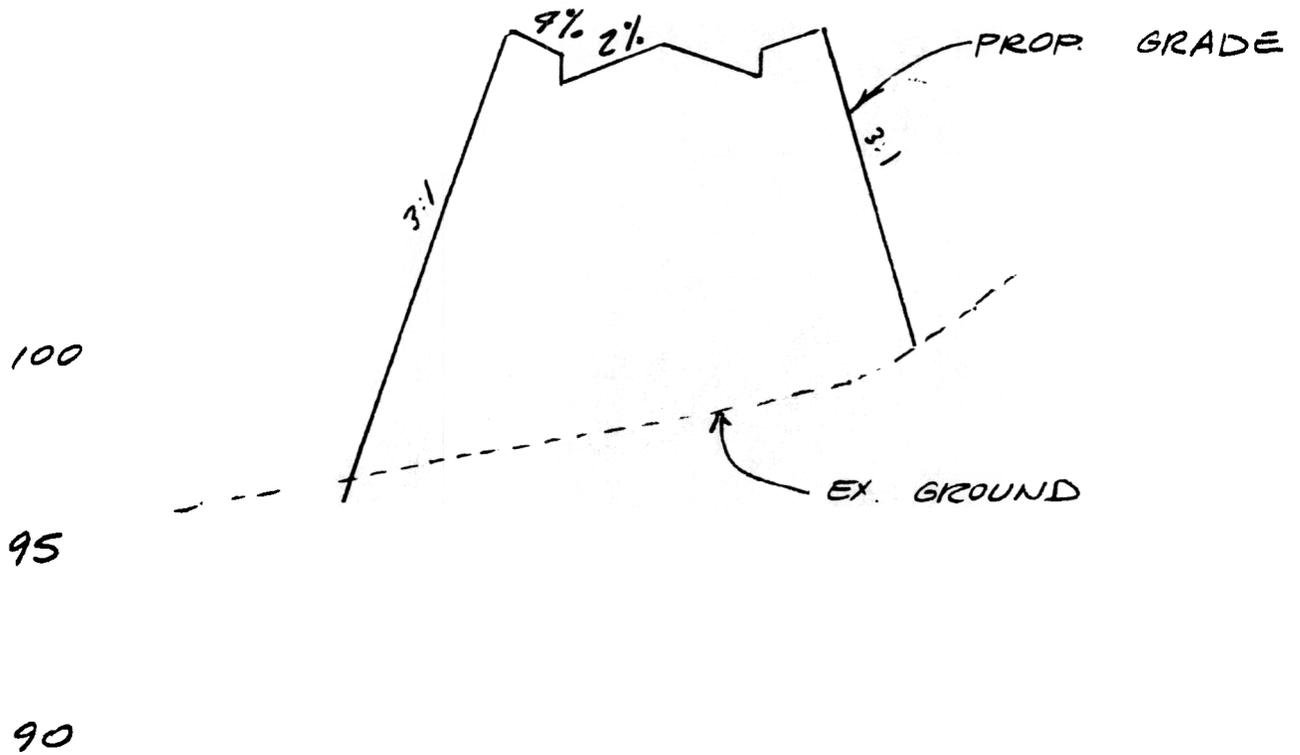
IMPACT "A"

WETLANDS DISTURBANCE PLAN
BEECH TREE

MANLORD (3rd) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND
 GREENMAN - PEDERSEN, INC.
 GPI
 DRAWN BY: ASG
 SCALE: 1"=80'
 DATE: 05/18/98
 PROJ. NO.: 971201
 W:\PROJECTS\97179\DWG\W002P11T.DWG
 Author: J. F. FROST



NON-TIDAL WETLAND



DATUM 85

SECTION E-E

SCALE

HORIZ. 1" = 50'

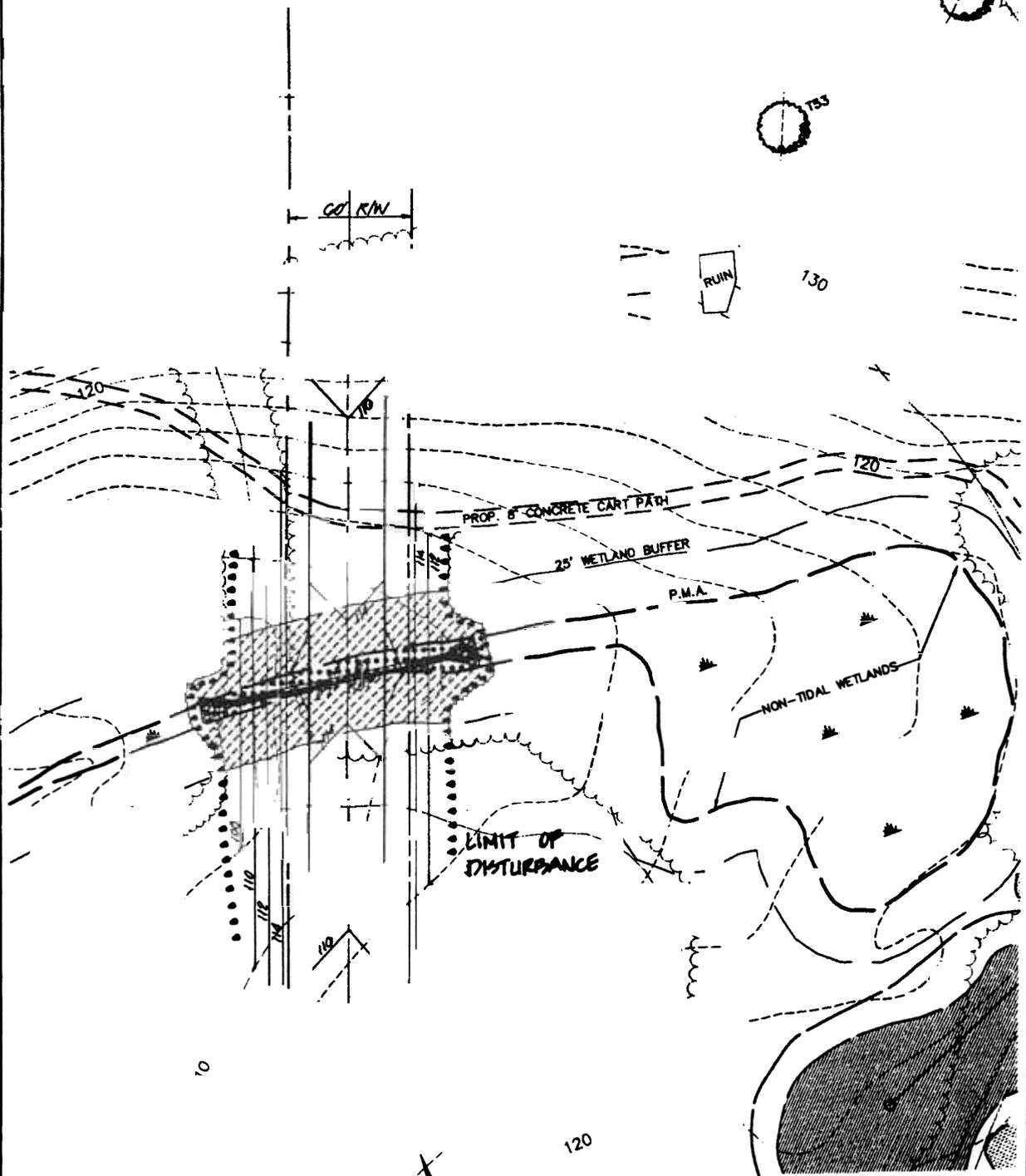
VERT. 1" = 5'

120

60' R/W

RUIN

130



KEY

-  PERMANENT DISTURBANCE TO WETLANDS - 1,589 sq. ft.
-  PERMANENT DISTURBANCE TO 25'-BUFFER - 5,890 sq. ft.

SCALE 1" = 40'
 DATUM: NAD 83
 STATE PLANE

WETLANDS DISTURBANCE PLAN
BEECH TREE

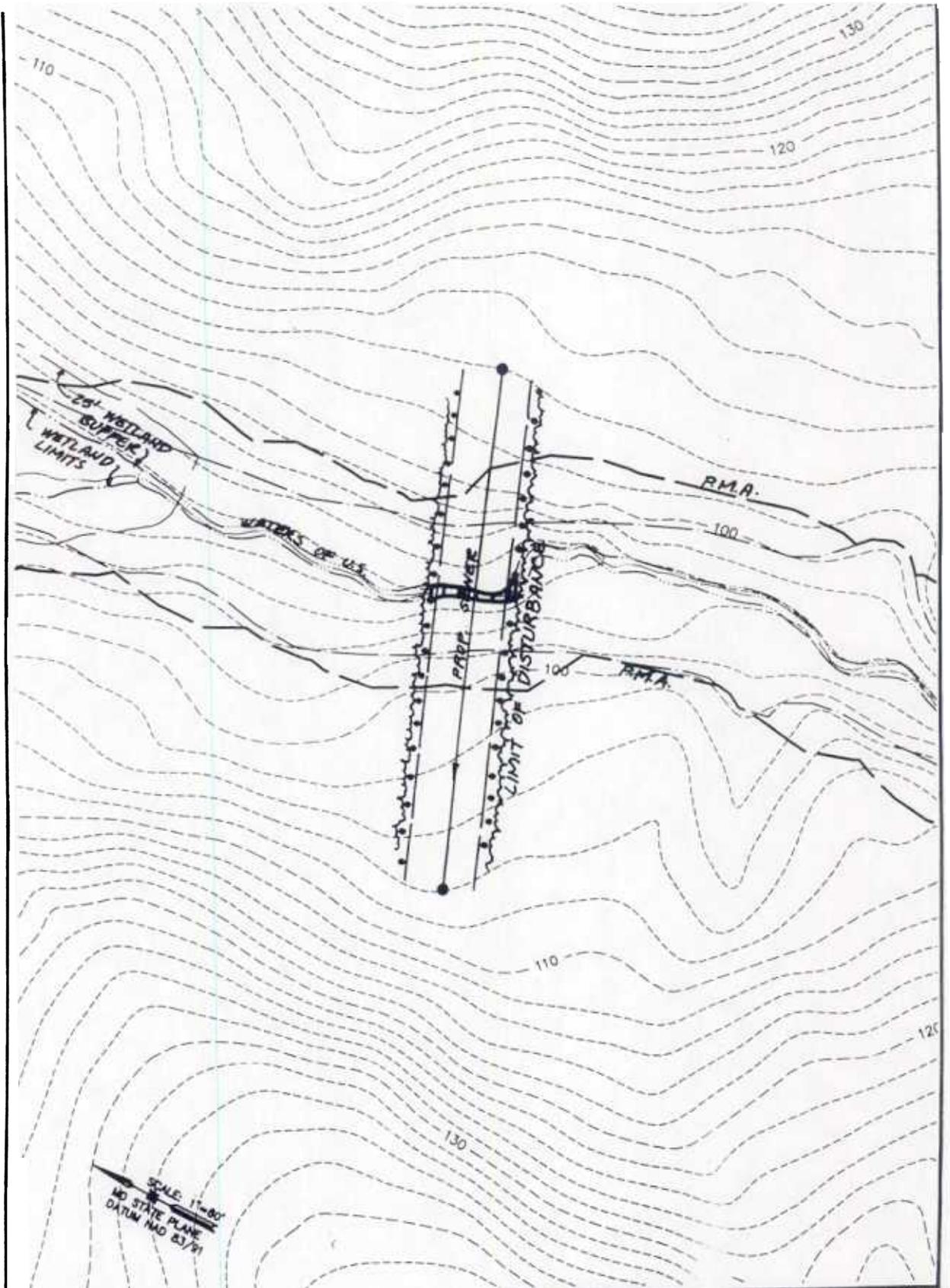
MARLBORO (3rd) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

GPI GREENMAN-PENDERGRASS, INC.

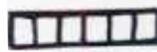
DRAWN BY: AJS
 DATE: 11/20/95

Tracking #199565502/95-NT-0384

IMPACT "B"



SCALE: 1"=80'
 MD STATE PLANE
 DATUM (MAD 83/91)

KEY
 TEMPORARY DISTURBANCE TO
 WATERS OF U.S. - 250 sq. ft.

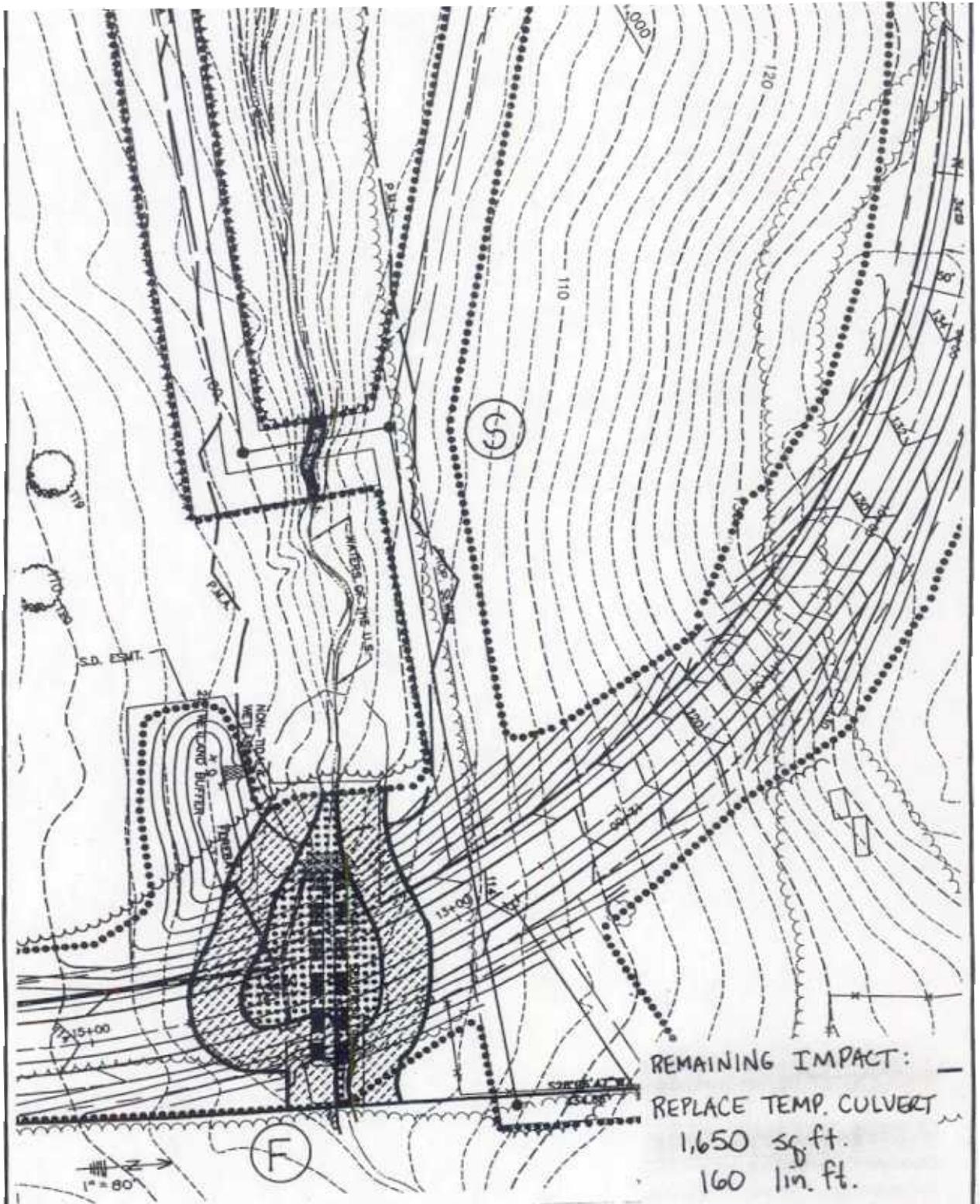
WETLANDS DISTURBANCE PLAN
BEECH TREE

MARLBORO (3rd) ELECTION DISTRICT
 COMMUNITY DEVELOPMENT
GPI

PRINCE GEORGE'S COUNTY, MARYLAND
 COUNTY PLANNING DEPARTMENT
 PROJECTS\87179.DWG\8011PULT.DWG
 Attached Xrefs: E000PULT.DWG

IMPACT "C"

Tracking #199565502/95-NT-



REMAINING IMPACT:
 REPLACE TEMP. CULVERT
 1,650 sq. ft.
 160 lin. ft.

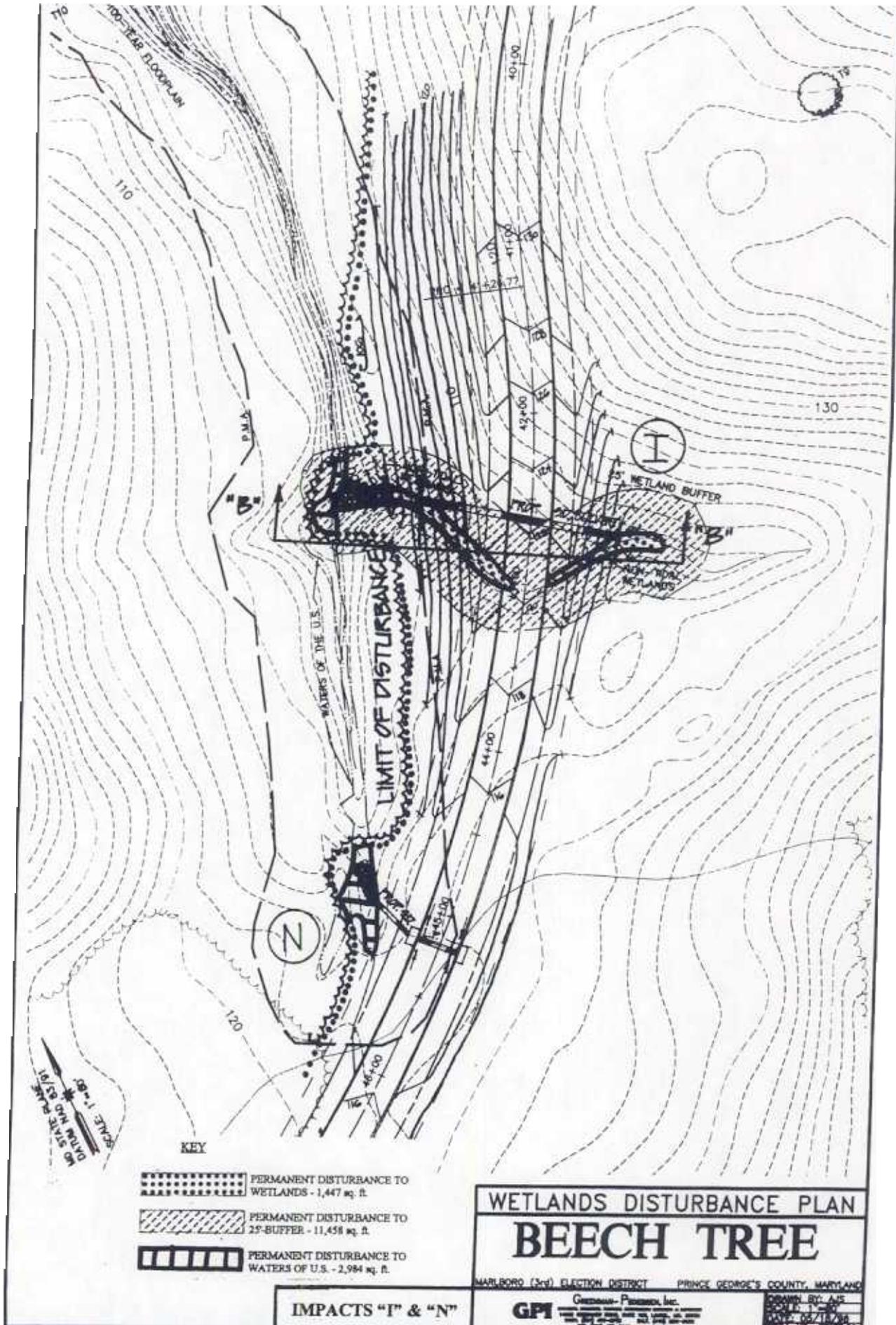
KEY

	PERMANENT DISTURBANCE TO WETLANDS - 3,725 sq. ft.
	PERMANENT DISTURBANCE TO BUFFER - 9,300 sq. ft.
	TEMPORARY DISTURBANCE TO WATERS OF U.S. - 232 sq. ft.

IMPACTS COMPLETE

IMPACTS "F" & "S"

WETLANDS DISTURBANCE PLAN	
BEECH TREE	
MARLBORO (3rd) ELECTION DISTRICT	PRINCE GEORGE'S COUNTY, MARYLAND
GPI Geospatial Positioning, Inc.	
DESIGNED BY: AJS	SCALE: 1"=80'
DATE: 10/11/95	
DRAWN BY: JTW/BJ	



- KEY**
-  PERMANENT DISTURBANCE TO WETLANDS - 1,447 sq. ft.
 -  PERMANENT DISTURBANCE TO 25'-BUFFER - 11,458 sq. ft.
 -  PERMANENT DISTURBANCE TO WATERS OF U.S. - 2,984 sq. ft.

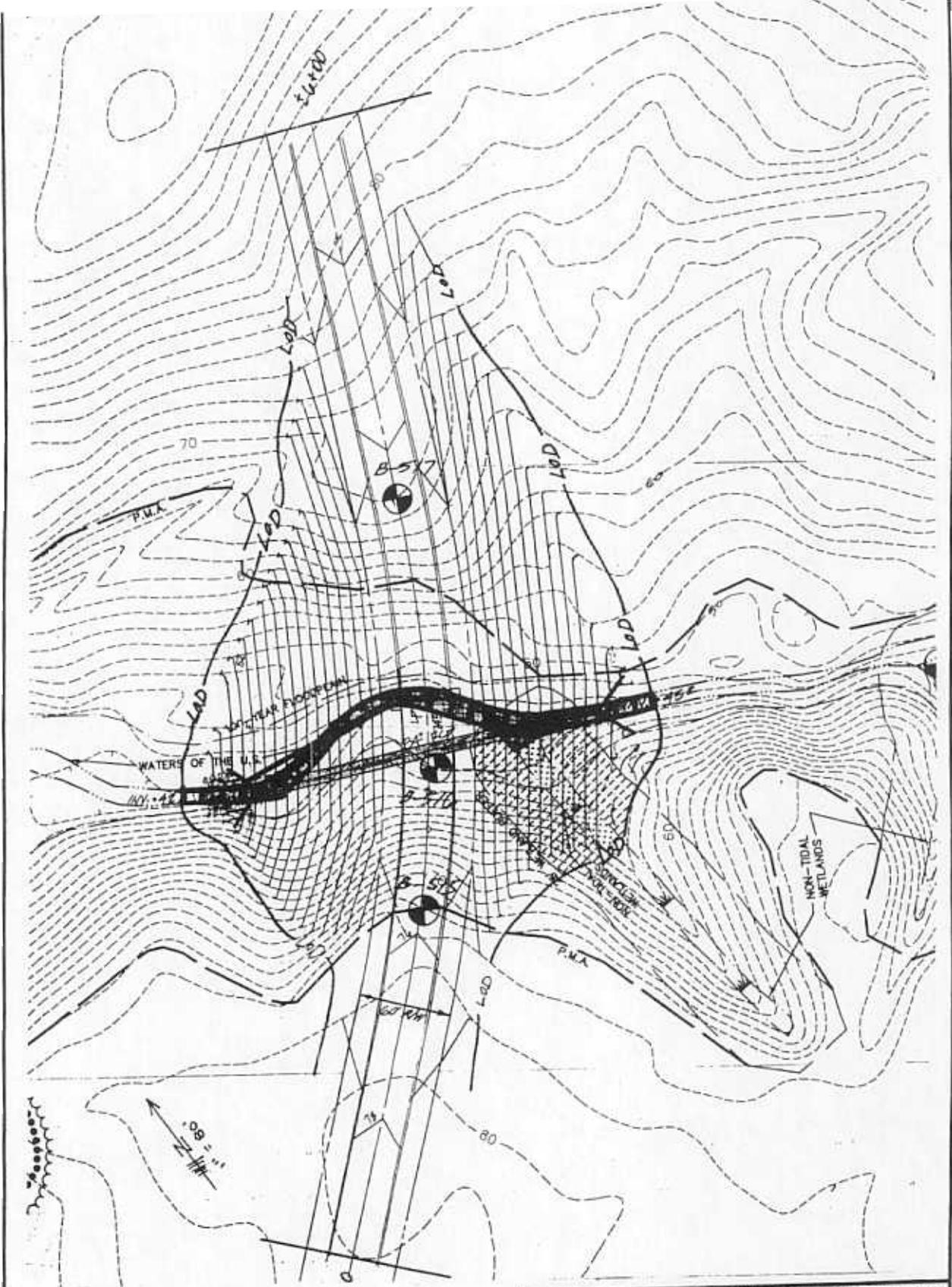
WETLANDS DISTURBANCE PLAN
BEECH TREE

MARLBORO (3rd) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

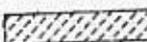
IMPACTS "I" & "N"

GPI Geomatrix-Planners, Inc.
 21200...
 410...
 410...

DRAWN BY: AJS
 DATE: 1-20-05
 DATE: 05/21/05
 DATE: 05/21/05



KEY

	TEMPORARY DISTURBANCE TO WETLANDS - 620 sq. ft.
	PERMANENT DISTURBANCE TO 25'-BUFFER - 3,177 sq. ft.
	PERMANENT DISTURBANCE TO WATERS OF U.S. - 2,269 sq. ft.

WETLANDS DISTURBANCE PLAN
BEECH TREE

MARLBORO (3rd) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

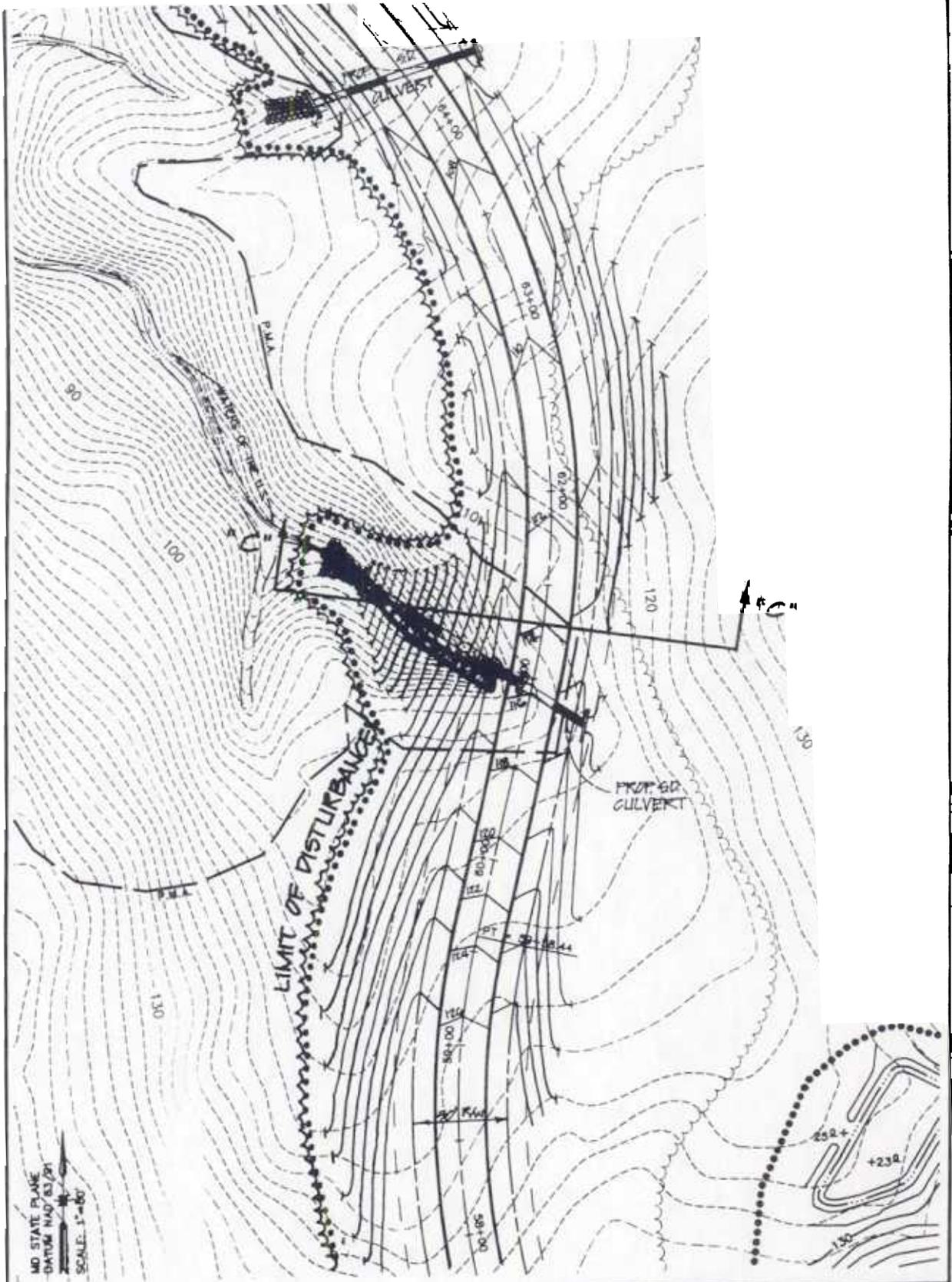
IMPACT "J"

GPI Geomatrix-Planners, Inc.
 10000 WOODBURN ROAD
 GREENBELT, MD 20770
 TEL: 301-441-1100
 FAX: 301-441-1101

DATE: 10/17/95
 DRAWN BY: JAC
 CHECKED BY: JAC

Tracking #199565502/95-NT-0384

N:\PROJECTS\97178\DWG\WD10P.UIT.DWG
 Attached Xref: EDD0P.UIT.DWG
 10 OF 18



MD STATE PLANE
 DATUM NAD 83/91
 SCALE: 1"=80'

KEY



LIMIT OF DISTURBANCE TO
 U.S. - 659 sq. ft.

WETLANDS DISTURBANCE PLAN
BEECH TREE

HARLBORO (CD) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

IMPACT "O"

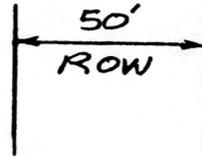
GPI

GREENMAN-PEPPER, Inc.
 10000 WOODBURN ROAD
 WOODBURN, MD 21797
 TEL: 410-326-1000
 FAX: 410-326-1001

DESIGNED BY: J. L. ...
 DRAWN BY: J. L. ...
 CHECKED BY: J. L. ...
 DATE: 02/12/95

Tracking #199565502/95-NT-0384

N:\PROJECTS\87178\DWG\WOODPUTT.DWG
 Attached Xref: EDD00PUTT.DWG



115

110

105

100

95

90

85

PROP.
GRADE

EX. GROUND

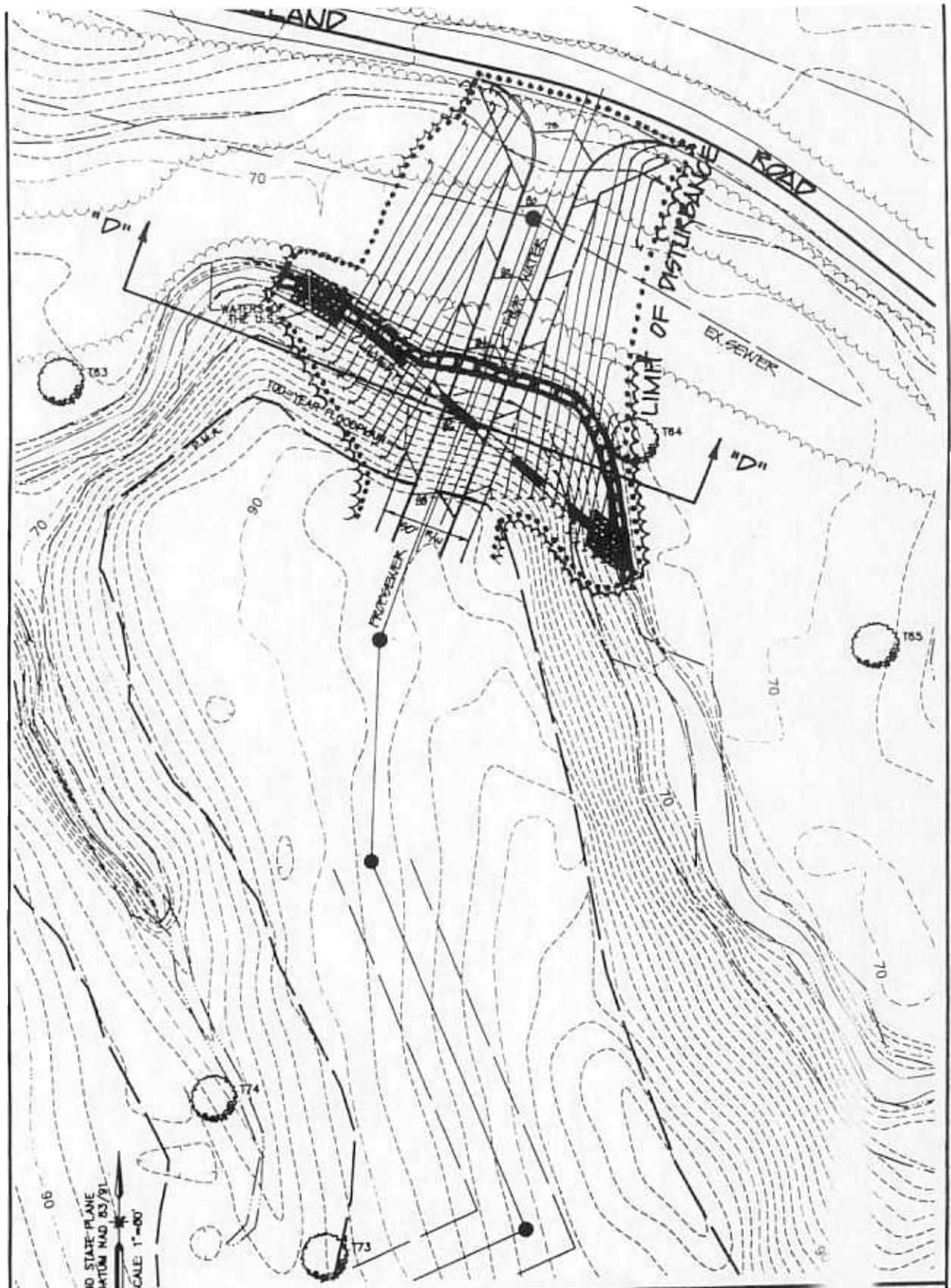
LIMITS OF
WATERS OF
U.S.

SCALE

HORIZ. 1" = 50'

VERT. 1" = 5'

SECTION C-C'



06
 NO STATE-PLANE
 DATUM NAD 83/91
 SCALE: 1"=80'

KEY

PERMANENT DISTURBANCE TO
 WATERS OF U.S. - 1,433 sq. ft.

WETLANDS DISTURBANCE
BEECH TREE
 PLAN

IMPACT "P"

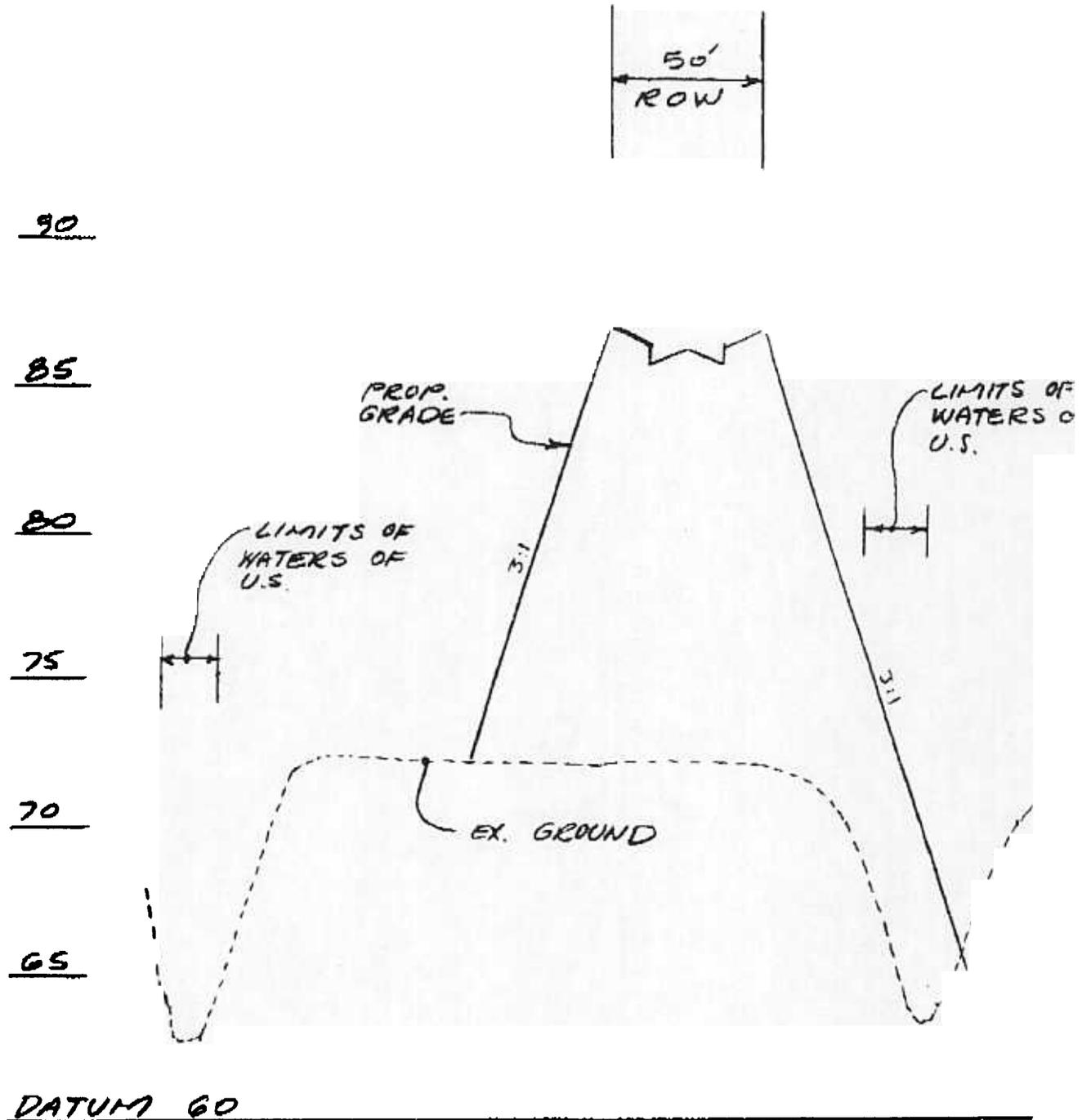
MARLBORO (3rd) ELECTION DISTRICT PRINCE GEORGE
 GREENMAN-PEPPER, INC.
GPI

17
 MARYLAND
 12/18/95
 1001PUTT.DWG
 1002PUTT.DWG
 F 18

Tracking #199565502/95-NT-0384

12/18

MAY 20, 1998

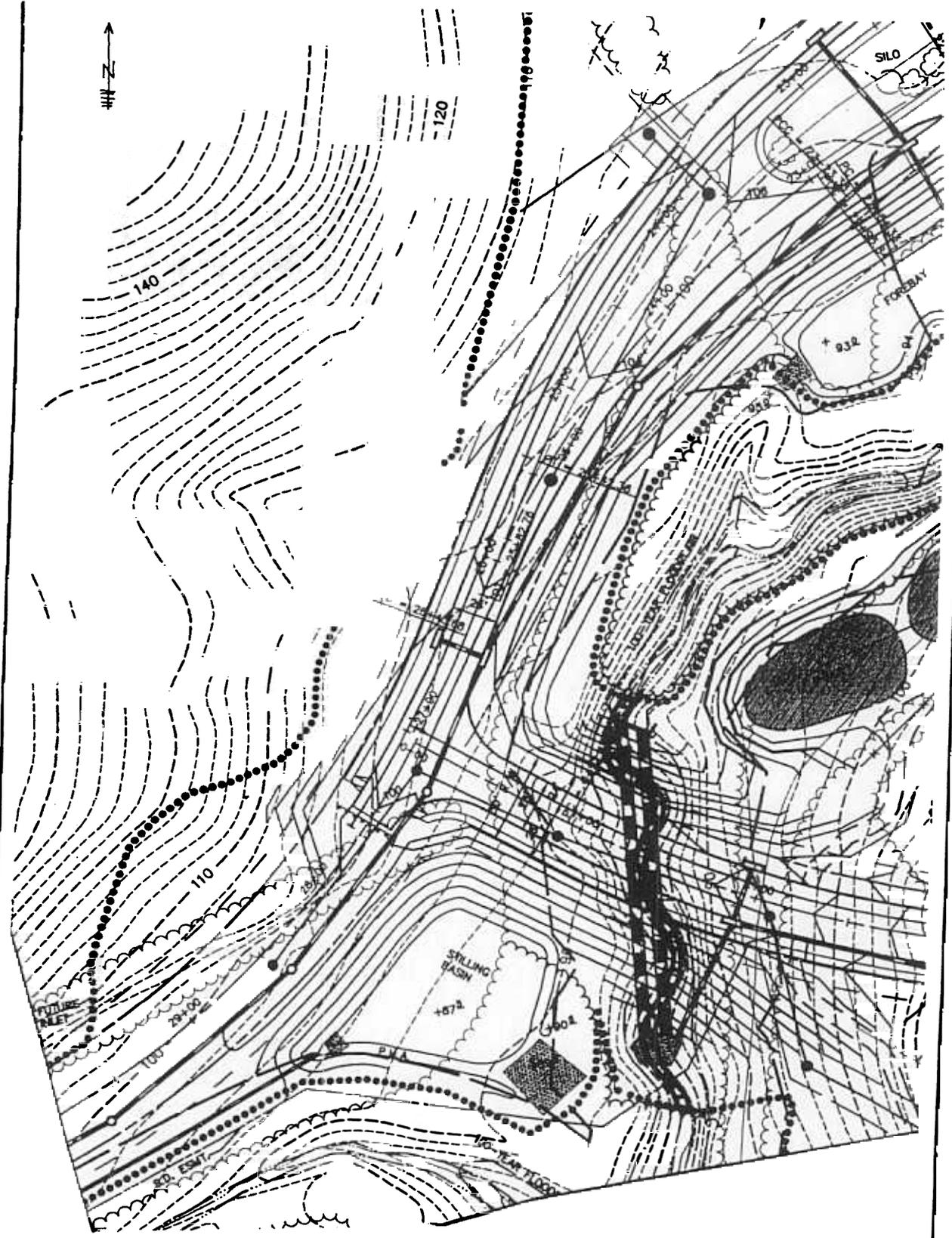


SECTION D-D'

SCALE

HORIZ. 1" = 50'

VERT. 1" = 5'



KEY

 PERMANENT DISTURBANCE TO WATERS OF U.S. - 1,279 sq. ft.

WETLANDS DISTURBANCE PLAN
BEECH TREE

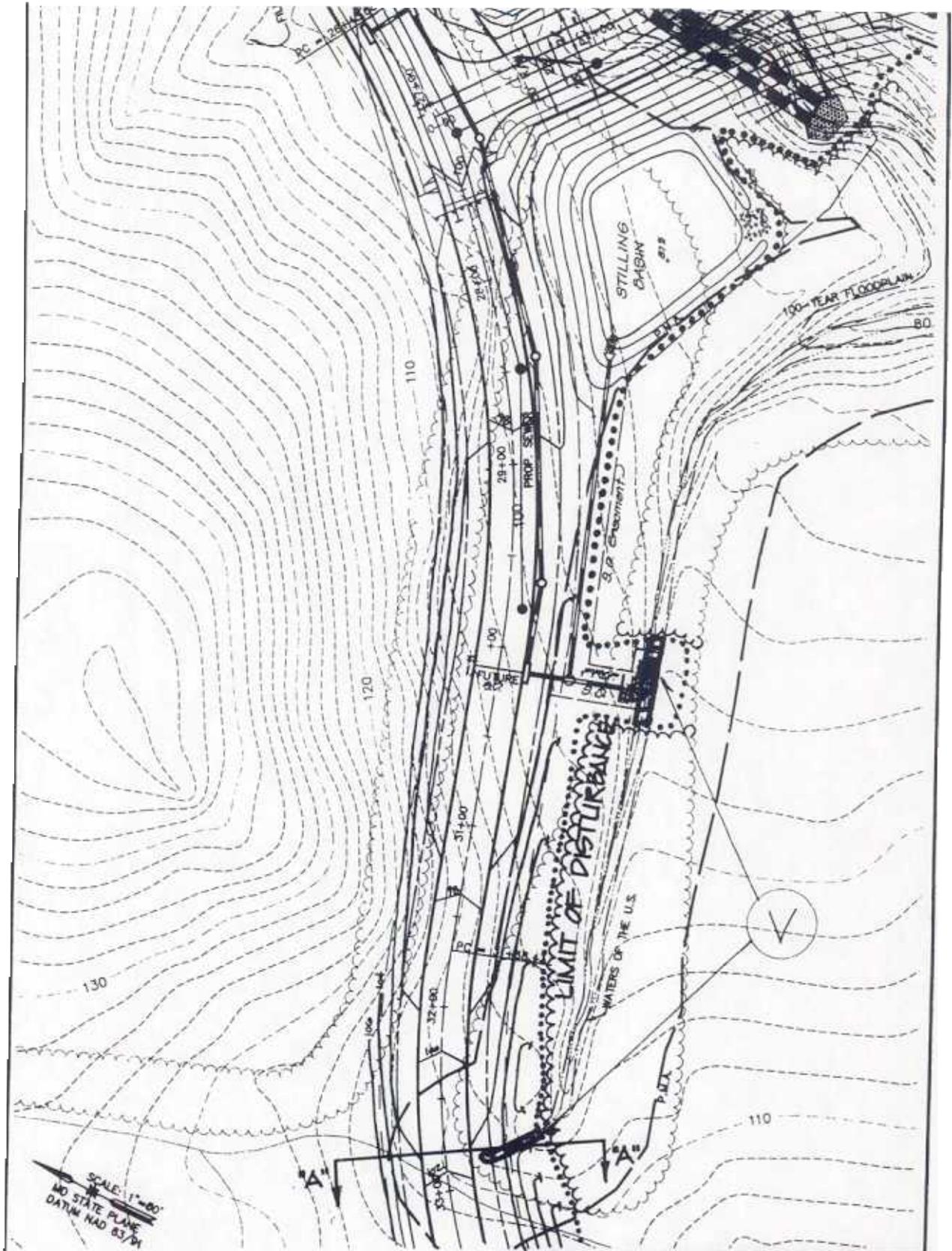
MARLBORO (3rd) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

IMPACT "R"

GPI Geotechnical-Permanence, Inc.

DRAWN BY: AIS
 SCALE: 1"=50'
 DATE:
 PROJ. NO.: 97/79/01

14 of 17
 15 of 18



SCALE: 1"=80'
 NO STATE PLANE
 DATUM NAD 83/94

KEY

 PERMANENT DISTURBANCE TO
 WATERS OF U.S. - 315 sq. ft.

WETLANDS DISTURBANCE PLAN
BEECH TREE

MARLBORO (3rd) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

IMPACT "V"

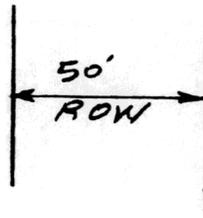
GPI
 GREENBERG-POSENER, INC.
 1000 WOODBURY ROAD
 ANNAPOLIS, MD 21403
 TEL: 410-291-1000
 FAX: 410-291-1001

DRAWN BY: JNS
 SCALE: 1"=80'
 DATE: 04/18/04
 PROJ. NO.: 95-0384

N:\PROJECTS\95179\DWG\WD10PWT.DWG
 Attached Xref: ED00PUTT.DWG

Tracking #199565502/95-NT-0384

16 OF 18
 20 OF 26

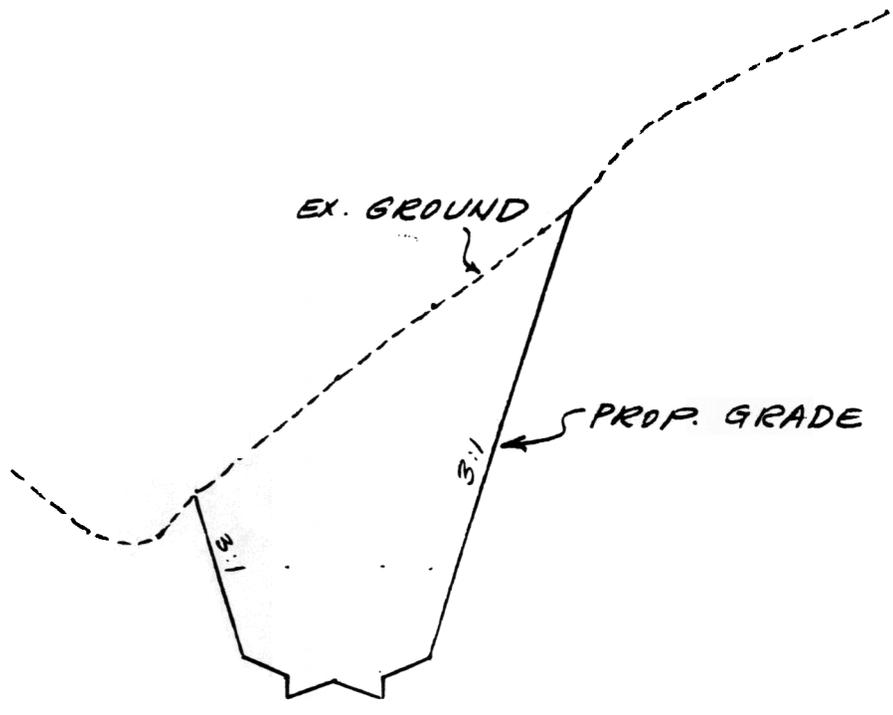


120

115

110

105

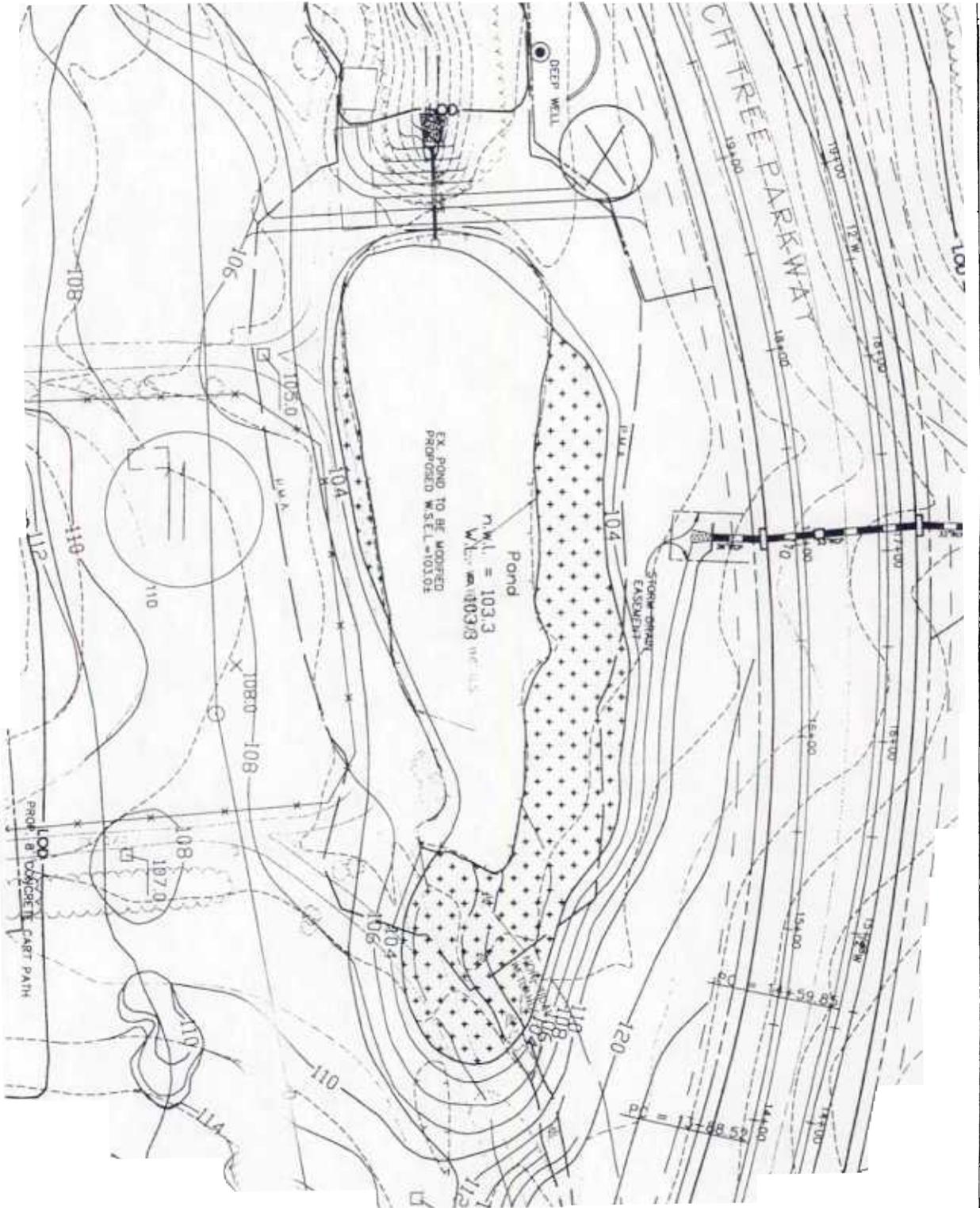


DATUM 100

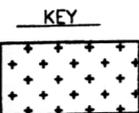
SECTION A-A

SCALE:
HORIZ. 1" = 50'
VERT. 1" = 5'

16 of 17
17 18
OF



MD STATE PLANE
 DATUM NAD 83/91
 SCALE: 1"=50'



ADDITIONAL WATE
 PROVIDED 19,15

PERMANENT DIS
 WATERS OF U.S.

17 of 17
 18 OF 18

WETLANDS DISTURBANCE PLAN
BEECH TREE

MARLBORO (3rd) ELECTION DISTRICT PRINCE GEORGE'S COUNTY, MARYLAND

IMPACT X

GPI

GREEDMAN-PEDERSEN, INC.
 1400 GREENBERRY DRIVE, SUITE 100, LAURENS, MD, 20686
 TEL: (301) 476-8778 FAX: (301) 476-8852
 TEL: (410) 476-8778 FAX: (410) 476-8852

DRAWN BY: LNB
 SCALE: 1"=50'
 DATE: 10/25/99
 PROJ. NO.: 97179.01