



**US Army Corps
of Engineers®**

PUBLIC NOTICE

Applicant:
Brandon Gurney
Stanley Martin Homes, LLC
PN-25-24

Published: May 2, 2025
Expires: May 23, 2025

Baltimore District

Permit Application No. NAB-2022-62053-M30 (Stanley Martin Homes, LLC/Parkland Residential Development)

The Baltimore District of the U.S. Army Corps of Engineers (Corps) 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) and/or Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Brandon Gurney
Stanley Martin Homes, LLC
6404 Ivy Lane
Suite 600
Greenbelt, Maryland 20770

AGENT: Rob Swam
Rodgers Consultant, Inc.
1101 Mercantile Lane
Suite 280
Largo, Maryland 20774

WATERWAY AND LOCATION: The project would affect waters and wetlands of the United States associated with Turkey Branch. The project site is located Northwest of the intersection of Ritchie Marlboro Road and Westphalia Road, Upper Marlboro, Maryland 20774.; at Latitude 38.854906 and Longitude -76.820084.

EXISTING CONDITIONS: The site is currently mixed forested and existing residential lot with existing dirt roads and adjacent to other development.

PROJECT PURPOSE:

Basic: To construct on a mixed-use development.

Overall: To construct a mix use development within the central Prince George's County and inline with the county master plan.

PROPOSED WORK: The applicant requests authorization to construct a mixed-use development with associated utilities, roads, and stormwater management facilities. The project will permanently impact 1,096 square feet of emergent nontidal wetlands, 78,294

square feet of forested nontidal wetlands, 483 linear feet (911 square feet) of intermittent streams, and 571 linear feet (4,462 square feet) of perennial streams. The project will temporarily impact 33 linear feet (348 square feet) of perennial streams.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: All of the impacts proposed in this application are a result of requirements set forth by Prince George's County or deemed necessary to serve the development. There are no impacts that are directly related to lots or grading for lots or internal roadways. The road improvements on Ritchie Marlboro Road and master-planned MC-631 are requirements set forth by the county. There are a large number of regulated resources located on this site and the proposed project has been designed to avoid as much of these areas as possible, while also taking a sensitive approach when designing and locating specific impacts. In an attempt to reduce or avoid impacts, the applicant proposed a reduced design speed for MC-631 which would have allowed the road to be designed with smaller radius allowing the alignment to be adjusted as it approached Ritchie Marlboro Road, but Prince George's County Department of Permits, Inspection, and Enforcement (DPIE) would not support a reduction in speed or any waiver of their minimum design standards.

COMPENSATORY MITIGATION: The applicant offered the following compensatory mitigation plan to offset unavoidable functional loss to the aquatic environment: The applicant proposes to purchase credits from the Patuxent Wetland Mitigation bank or another wetland mitigation bank to fulfill the wetland mitigation requirement.

CULTURAL RESOURCES:

The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

No historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places) are present within the Corps' permit area; therefore, there will be no historic properties affected. The Corps subsequently requests concurrence from the SHPO and/or THPO.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the United States Fish and Wildlife Service (USFWS) Information for Planning and

Consultation (IPaC), to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur within the boundary of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed in Table 1. No other ESA-listed species or critical habitat will be affected by the proposed action.

Table 1: ESA-listed species and/or critical habitat potentially present in the action area.

| Species Common Name and/or Critical Habitat Name | Scientific Name | Federal Status |
|---|-----------------------------|-----------------------|
| Tri-Color Bat | <i>Perimyotis subflavus</i> | Proposed Endangered |

This notice serves as request to the United States Fish and Wildlife Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps has determined the proposal would have no effect on any Essential Fish Habitat (EFH). The project is located within nontidal streams and wetlands. Therefore, no consultation with the National Marine Fisheries Service on EFH as required by the Magnuson-Stevens Fishery Conservation and Management Act 1996 is required.

Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NAVIGATION: The proposed structure or activity is not located in the vicinity of a federal navigation channel.

SECTION 408: The applicant will not require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would not alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the Maryland Department of the Environment. The applicant has submitted their request for individual WQC under 25-WQC-0001.

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic

resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has not been verified by Corps personnel.

EVALUATION: 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 benefits, 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 cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps 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 to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to 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 (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

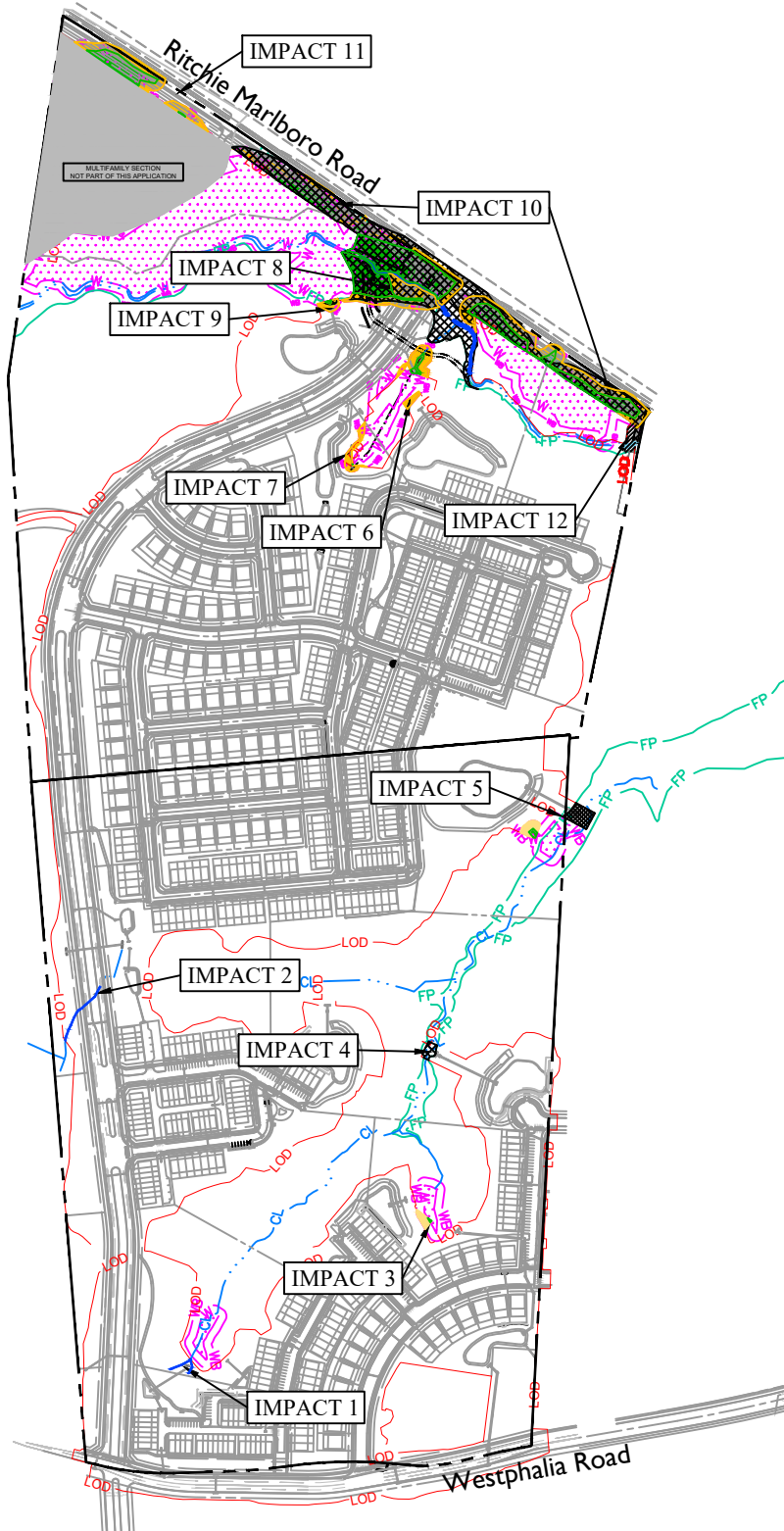
The Baltimore District will receive written comments on the proposed work, as outlined above, until May 23, 2025. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to Ms. Erica Schmidt at Erica.Schmidt@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, Baltimore District, Attention: Ms. Erica Schmidt, 2 Hopkins Plaza, Baltimore, Maryland 21201. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

Parkland and Rock Creek

Impact Plates

July 2024



LEGEND

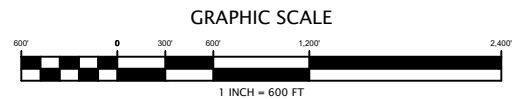
- WUS Impact- Temporary
- WUS Impact- Permanent
- Ephemeral Impact- Permanent
- Wetland Impact- Temporary
- Wetland Impact- Permanent
- Wetland Buffer Impact- Temporary
- Wetland Buffer Impact- Permanent
- Floodplain Impact- Temporary
- Floodplain Impact- Permanent
- LOD Limit of Disturbance
- W

W

W

W

 Existing Wetlands
- WB Existing Wetland Buffer
- CL Existing Intermittent/
- Perennial Stream
- Existing Ephemeral Channel
- FP Existing 100-Year Floodplain
- Property Boundary
- Proposed Restored Stream



Applicant/Developer/Owner:
Parkland & Rock Creek
Client: Stanley Martin Homes, LLC
6404 Ivy Ln, #600
Greenbelt, MD 20770
301-636-6111
Contact: Shawn Day

**Parkland &
Rock Creek**

IMPACT PLATES

RODGERS
CONSULTING

1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

| | |
|-----------|-----------|
| SCALE: | 1" = 600' |
| JOB No: | 0750P5 |
| DATE: | July 2024 |
| SHEET No: | 1 OF 16 |

Parkland & Rock Creek
Impact Summary Table
July 2024

| Impact Summary Table | | | | | | | | | | | | | | | |
|------------------------|---|--|--|--|--|---|---|--------------------------|--------------------------|-----------------------------|-----------------------------|-------------------------------|-------------------------------|------------------------------------|------------------------------------|
| Impact Number | Description | Waters of the U.S (Perennial) Temporary (LF) | Waters of the U.S (Perennial) Temporary (SF) | Waters of the U.S (Perennial) Permanent (LF) | Waters of the U.S (Perennial) Permanent (SF) | Waters of the U.S (Intermittent) Permanent (LF) | Waters of the U.S (Intermittent) Permanent (SF) | Ephemeral Permanent (LF) | Ephemeral Permanent (SF) | PEM Wetlands Permanent (SF) | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | Wetland Buffer Temporary (SF) | 100-Year Floodplain Temporary (SF) | 100-Year Floodplain Permanent (SF) |
| Impact 1 | Roadway/Storm Drain/ Geotechnical Grading | | | | | 122 | 238 | | | | | | | | |
| Impact 2 | Road Crossing and Grading | | | | | 210 | 420 | 156 | 313 | | | | | | |
| Impact 3 | SWM Outfall & Non-Woody Buffer | | | | | | | | | 48 | | | 1,156 | | |
| Impact 4 | SWM Outfall & Non-Woody Buffer | | | | | | | | | | | | | | 1,634 |
| Impact 5 | SWM Outfall & Non-Woody Buffer | | | | | | | | | | 444 | | 1,826 | | 4,319 |
| Impact 6 | SWM Outfall & Non-Woody Buffer | | | | | | | | | | | 1,009 | | | |
| Impact 7 | SWM Outfall & Non-Woody Buffer | | | | | | | | | | | 2,804 | | | |
| Impact 8 | Road Crossing and Grading | | | 571 | 4,462 | 151 | 253 | | | 945 | 34,846 | 22,120 | | | 72,980 |
| Impact 9 | SWM Outfall & Non-Woody Buffer | | | | | | | | | 103 | | 1,732 | | | 431 |
| Impact 10 | Roadway Improvements; Storm Drain | | | | | | | | | | 34,934 | 38,432 | | | 77,845 |
| Impact 11 | Roadway Improvements | | | | | | | | | | 8,070 | 11,480 | | | |
| Impact 12 | Sewer Connection | 33 | 348 | | | | | | | | | | | 2,289 | |
| Total Combined Impacts | | 33 | 348 | 571 | 4,462 | 483 | 911 | 156 | 313 | 1,096 | 78,294 | 77,577 | 2,982 | 2,289 | 157,209 |

Applicant/Developer/Owner:
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301-636-6111
Contact: Shawn Day

Parkland &
Rock Creek



















IMPACT PLATES

RODGERS
CONSULTING
1101 Mercantile Lane, Suite 280, Largo, Maryland 20774
Ph: 301.948.4700 Fx: 301.948.6256 www.rodgers.com

SCALE: NTS
JOB No: 0750P5
DATE: July 2024
SHEET No: 2 OF 16

Parkland and Rock Creek IMPACT PLATE Impact 1

LEGEND

| | | | |
|--|----------------------------------|---|--|
|  | WUS Impact- Temporary |  | Limit of Disturbance |
|  | WUS Impact- Permanent |  | Existing Wetlands |
|  | Wetland Impact- Temporary |  | Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | Existing Intermittent/ Perennial Stream |
|  | Wetland Buffer Impact- Temporary |  | Existing Ephemeral Channel |
|  | Wetland Buffer Impact- Permanent |  | Existing 100-Year Floodplain |
|  | Ephemeral Impact- Permanent |  | Boundary |
|  | Floodplain Impact- Permanent |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

APPLICANT / DEVELOPER:

Stanley Martin Homes, LLC
6404 Ivy Ln, #600
Greenbelt, MD 20770
301-636-6111
Shawn Day

CONSULTANT:

Rodgers Consulting, Inc.
1101 Mercantile Lane, Suite 280
Largo, MD 20774
240-912-2169
Rob Swam

BASE DATA

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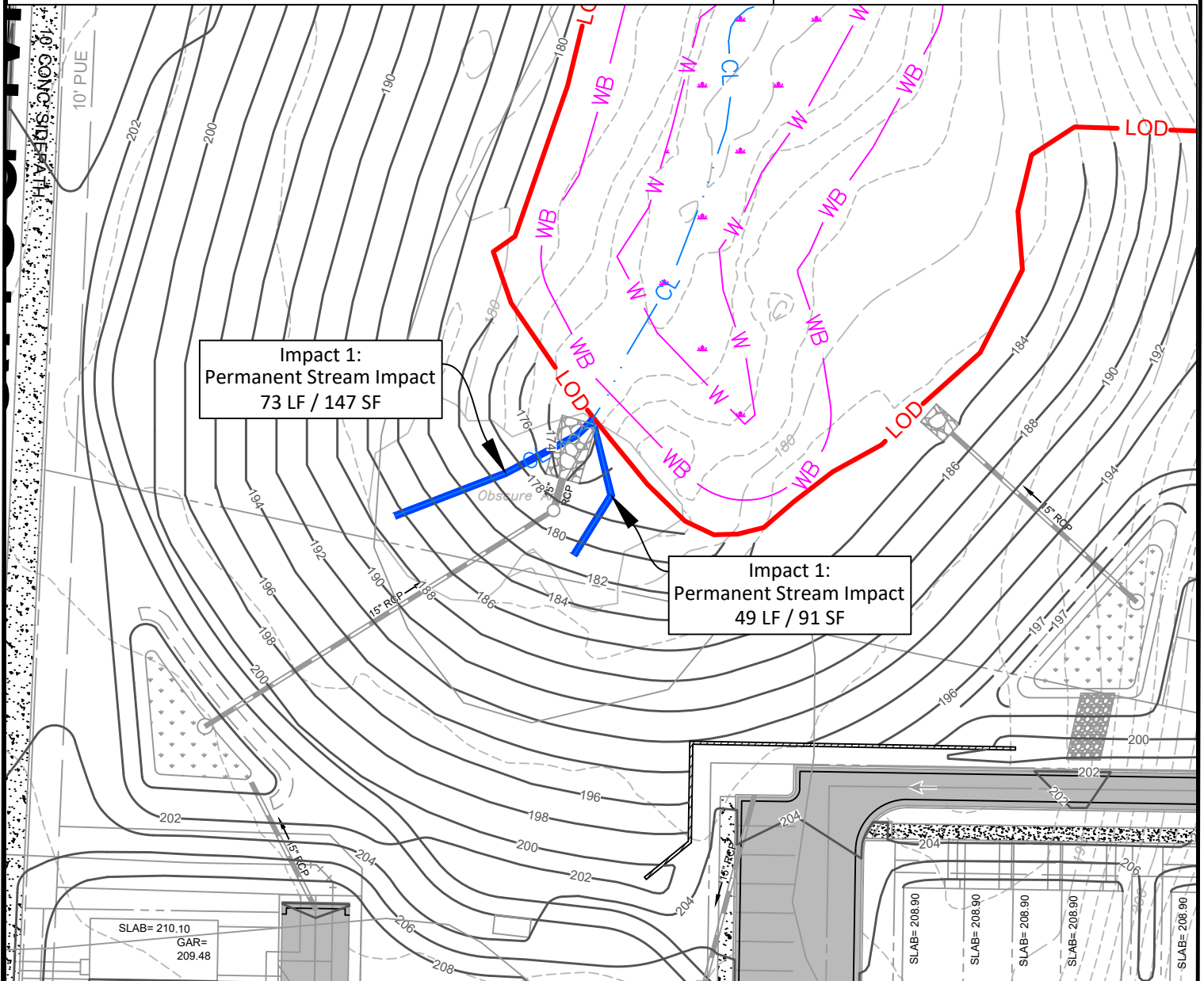
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DATE: July 2024

SHEET No. 3 OF 16
















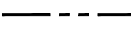





| Impact Table | | | |
|---------------|---|---|---|
| Impact Number | Description | Waters of the U.S (Intermittent) Permanent (LF) | Waters of the U.S (Intermittent) Permanent (SF) |
| Impact 1 | Roadway/Storm Drain/ Geotechnical Grading | 122 | 238 |

Parkland and Rock Creek

IMPACT PLATE

Impact 2

LEGEND

| | | | |
|--|----------------------------------|---|------------------------------|
|  | WUS Impact- Temporary |  | Limit of Disturbance |
|  | WUS Impact- Permanent |  | Existing Wetlands |
|  | Wetland Impact- Temporary |  | Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | Existing Intermittent/ |
|  | Wetland Buffer Impact- Temporary |  | Perennial Stream |
|  | Wetland Buffer Impact- Permanent |  | Existing Ephemeral Channel |
|  | Ephemeral Impact- Permanent |  | Existing 100-Year Floodplain |
|  | Floodplain Impact- Permanent |  | Boundary |
| | |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

APPLICANT / DEVELOPER:

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DATE: July 2024

SHEET No. 4 OF 16



















Impact 2:
Permanent Stream Impact
210 LF / 420 SF
Permanent Ephemeral Impact
156 LF / 313 SF

Master Planned MC-631

| Impact Table | | | | | |
|---------------|---------------------------|---|---|--------------------------|--------------------------|
| Impact Number | Description | Waters of the U.S (Intermittent) Permanent (LF) | Waters of the U.S (Intermittent) Permanent (SF) | Ephemeral Permanent (LF) | Ephemeral Permanent (SF) |
| Impact 2 | Road Crossing and Grading | 210 | 420 | 156 | 313 |

Parkland and Rock Creek IMPACT PLATE Impact 3

LEGEND

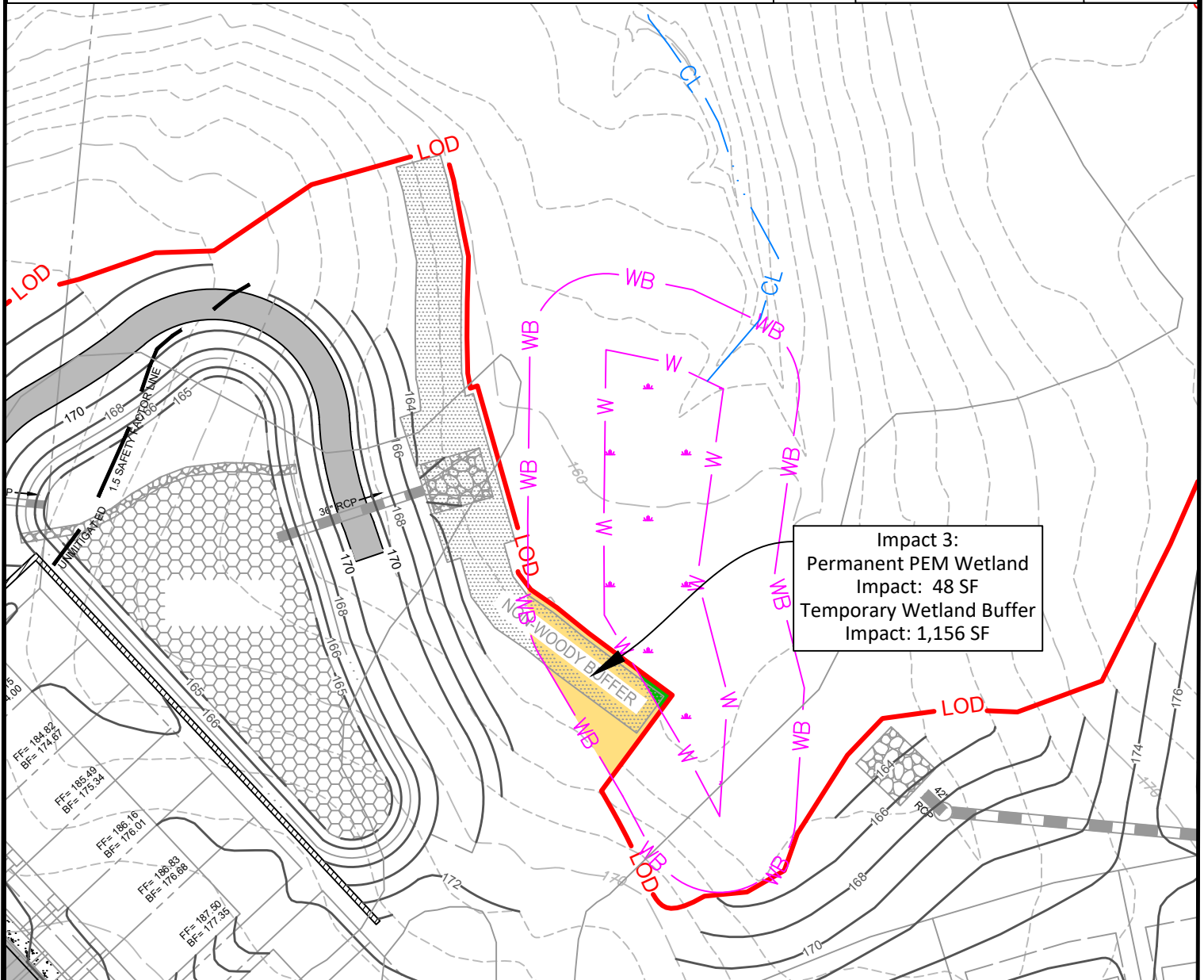
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|--|----------------------------------|---|---|
|  | WUS Impact- Temporary |  | LOD Limit of Disturbance |
|  | WUS Impact- Permanent |  | W Existing Wetlands |
|  | Wetland Impact- Temporary |  | WB Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | CL Existing Intermittent/ Perennial Stream |
|  | Wetland Buffer Impact- Temporary |  | Existing Ephemeral Channel |
|  | Wetland Buffer Impact- Permanent |  | FP Existing 100-Year Floodplain |
|  | Ephemeral Impact- Permanent |  | Boundary |
|  | Floodplain Impact- Permanent |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

APPLICANT / DEVELOPER:
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1101 Mercantile Lane, Suite 280
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DATE:
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SHEET No.
5 OF 16



Impact Table








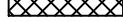
| Impact Number | Description | PEM Wetlands Permanent (SF) | Wetland Buffer Temporary (SF) |
|---------------|--------------------------------|-----------------------------|-------------------------------|
| Impact 3 | SWM Outfall & Non-Woody Buffer | 48 | 1,156 |



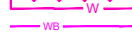
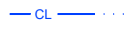






Parkland and Rock Creek

IMPACT PLATE

Impact 4

LEGEND

| | |
|--|----------------------------------|
|  | WUS Impact- Temporary |
|  | WUS Impact- Permanent |
|  | Wetland Impact- Temporary |
|  | Wetland Impact- Permanent |
|  | Wetland Buffer Impact- Temporary |
|  | Wetland Buffer Impact- Permanent |
|  | Ephemeral Impact- Permanent |
|  | Floodplain Impact- Permanent |

| | |
|---|--|
|  | Limit of Disturbance |
|  | Existing Wetlands |
|  | Existing Wetland Buffer |
|  | Existing Intermittent/ Perennial Stream |
|  | Existing Ephemeral Channel |
|  | Existing 100-Year Floodplain |
|  | Boundary |
|  | Existing Contours |
|  | Proposed Contours |
|  | Proposed Restored Stream |

APPLICANT / DEVELOPER:

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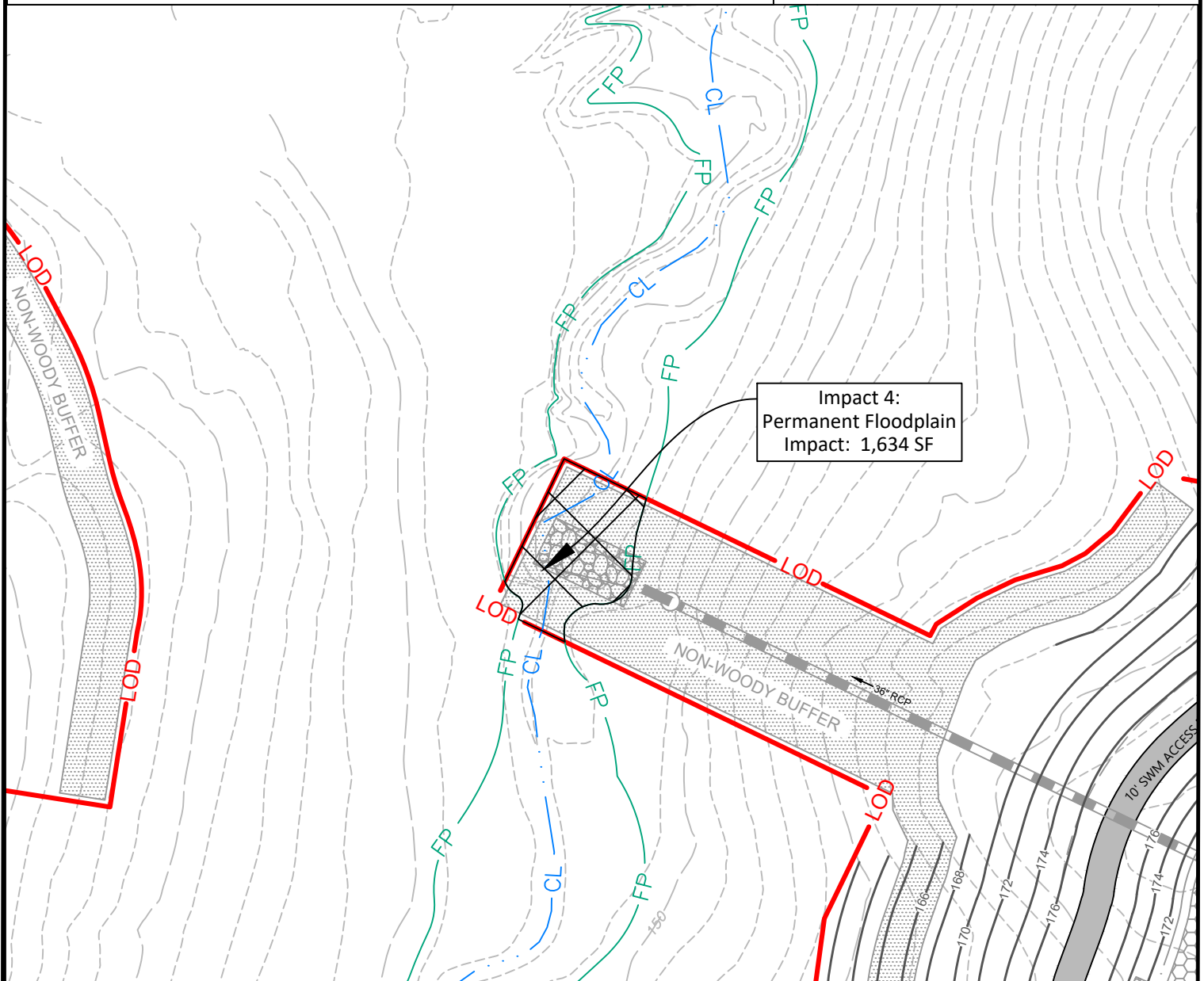
0750P5

DATE:

July 2024

SHEET No.

6 OF 16



Impact Table




















| Impact Number | Description | 100-Year Floodplain Permanent (SF) |
|---------------|--------------------------------|------------------------------------|
| Impact 4 | SWM Outfall & Non-Woody Buffer | 1,634 |

Parkland and Rock Creek

IMPACT PLATE

Impact 5

LEGEND

| | | | |
|--|----------------------------------|---|------------------------------|
|  | WUS Impact- Temporary |  | Limit of Disturbance |
|  | WUS Impact- Permanent |  | Existing Wetlands |
|  | Wetland Impact- Temporary |  | Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | Existing Intermittent/ |
|  | Wetland Buffer Impact- Temporary |  | Perennial Stream |
|  | Wetland Buffer Impact- Permanent |  | Existing Ephemeral Channel |
|  | Ephemeral Impact- Permanent |  | Existing 100-Year Floodplain |
|  | Floodplain Impact- Permanent |  | Boundary |
| | |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

APPLICANT / DEVELOPER:

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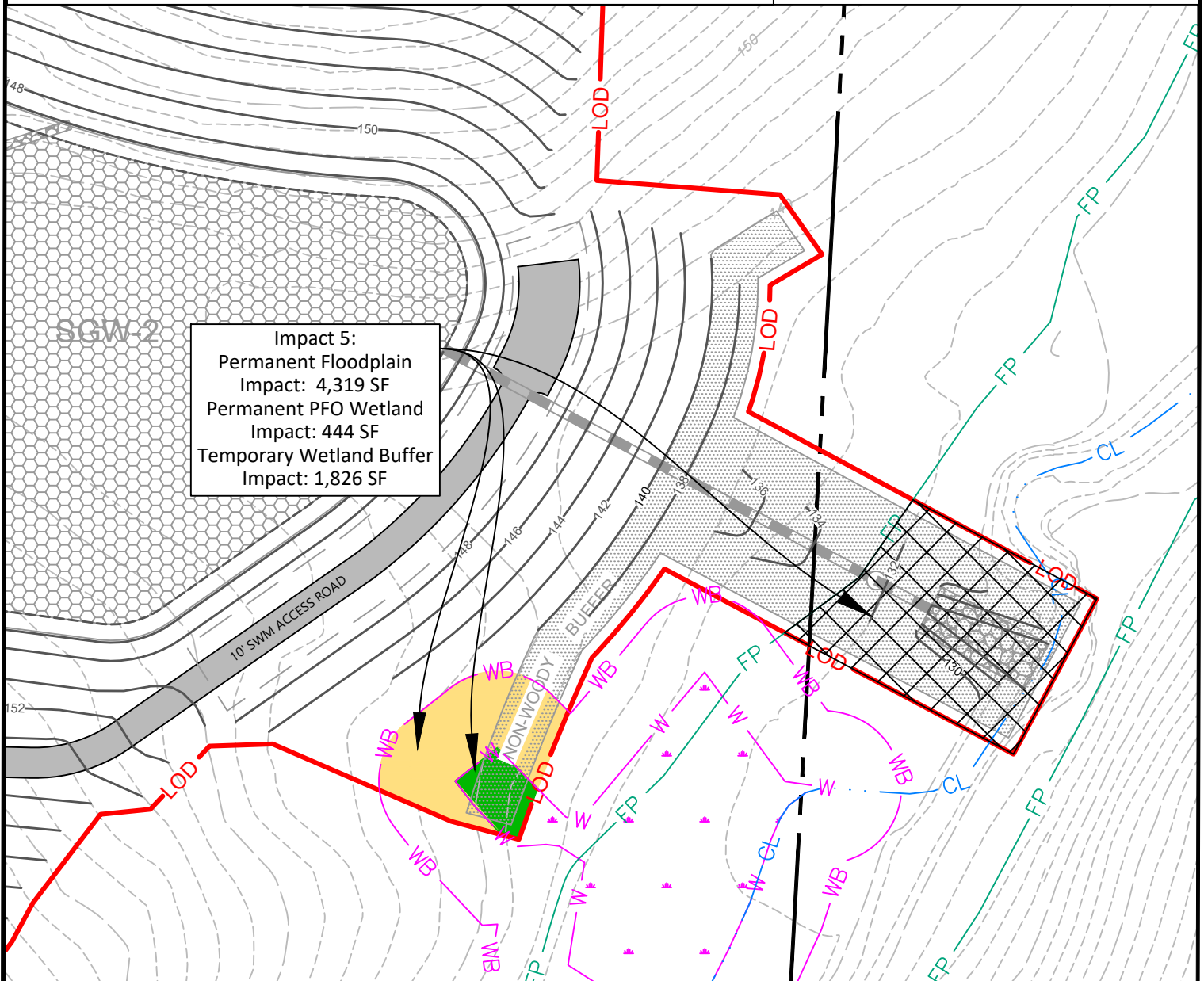
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JOB No. 0750P5

DATE: July 2024

SHEET No. 7 OF 16



Impact Table

| Impact Number | Description | PFO Wetlands Permanent (SF) | Wetland Buffer Temporary (SF) | 100-Year Floodplain Permanent (SF) |
|---------------|--------------------------------|-----------------------------|-------------------------------|------------------------------------|
| Impact 5 | SWM Outfall & Non-Woody Buffer | 444 | 1,826 | 4,319 |

Parkland and Rock Creek

IMPACT PLATE

Impact 7

LEGEND

- WUS Impact- Temporary
- WUS Impact- Permanent
- Wetland Impact- Temporary
- Wetland Impact- Permanent
- Wetland Buffer Impact- Temporary
- Wetland Buffer Impact- Permanent
- Ephemeral Impact- Permanent
- Floodplain Impact- Permanent

- LOD Limit of Disturbance
- Existing Wetlands
- Existing Wetland Buffer
- Existing Intermittent/Perennial Stream
- Existing Ephemeral Channel
- Existing 100-Year Floodplain
- Boundary
- Existing Contours
- Proposed Contours
- Proposed Restored Stream

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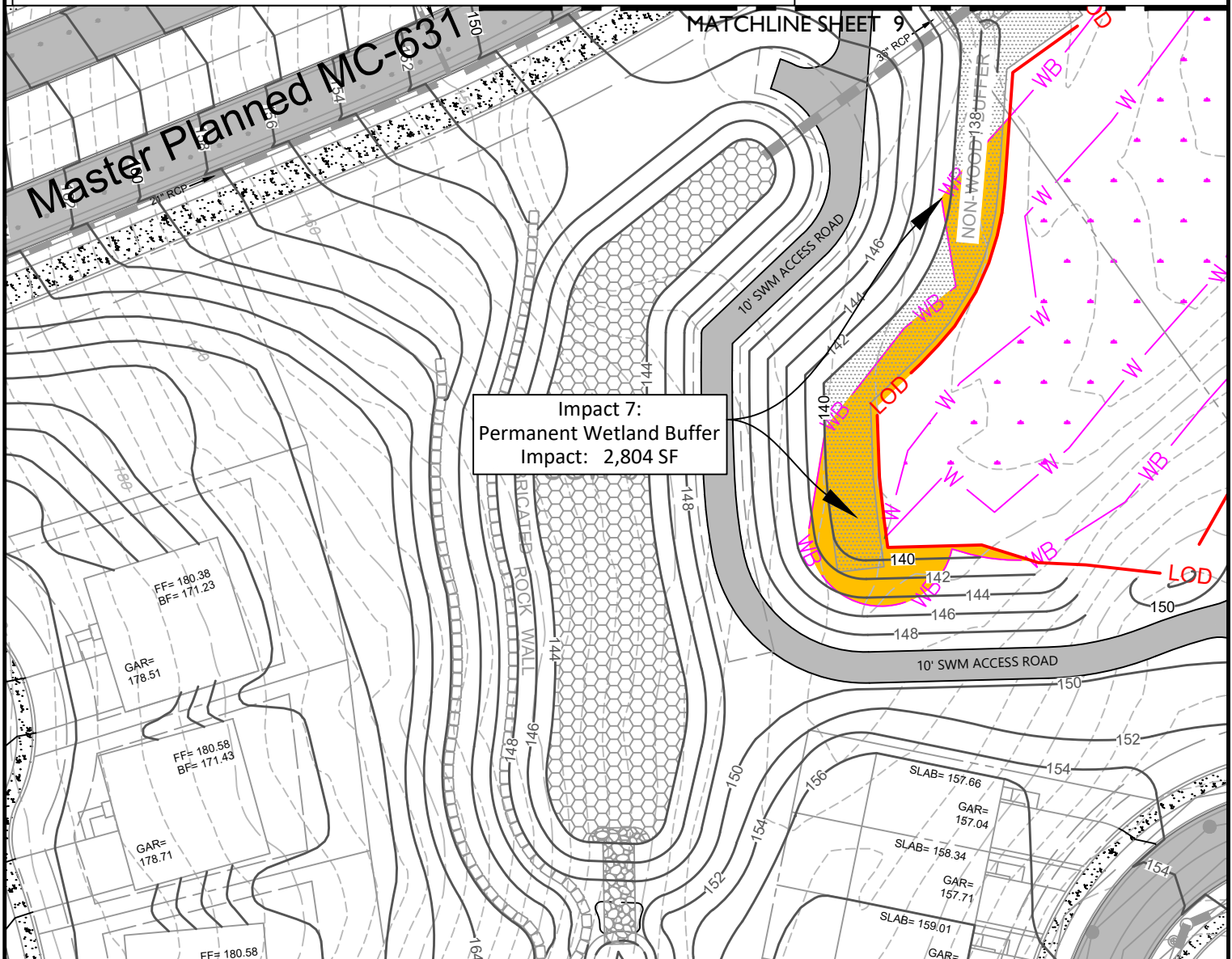
0750P5

DATE:

July 2024

SHEET No.

8 OF 16



Impact Table

| Impact Number | Description | Wetland Buffer Permanent (SF) |
|---------------|---------------------------------|-------------------------------|
| Impact 7 | SWM Facility & Non-Woody Buffer | 2,804 |

Parkland and Rock Creek

IMPACT PLATE

Impacts 6 & 8

LEGEND

- WUS Impact- Temporary
- WUS Impact- Permanent
- Wetland Impact- Temporary
- Wetland Impact- Permanent
- Wetland Buffer Impact- Temporary
- Wetland Buffer Impact- Permanent
- Ephemeral Impact- Permanent
- Floodplain Impact- Permanent

- LOD Limit of Disturbance
- Existing Wetlands
- Existing Wetland Buffer
- Existing Intermittent/Perennial Stream
- Existing Ephemeral Channel
- Existing 100-Year Floodplain
- Boundary
- Existing Contours
- Proposed Contours
- Proposed Restored Stream

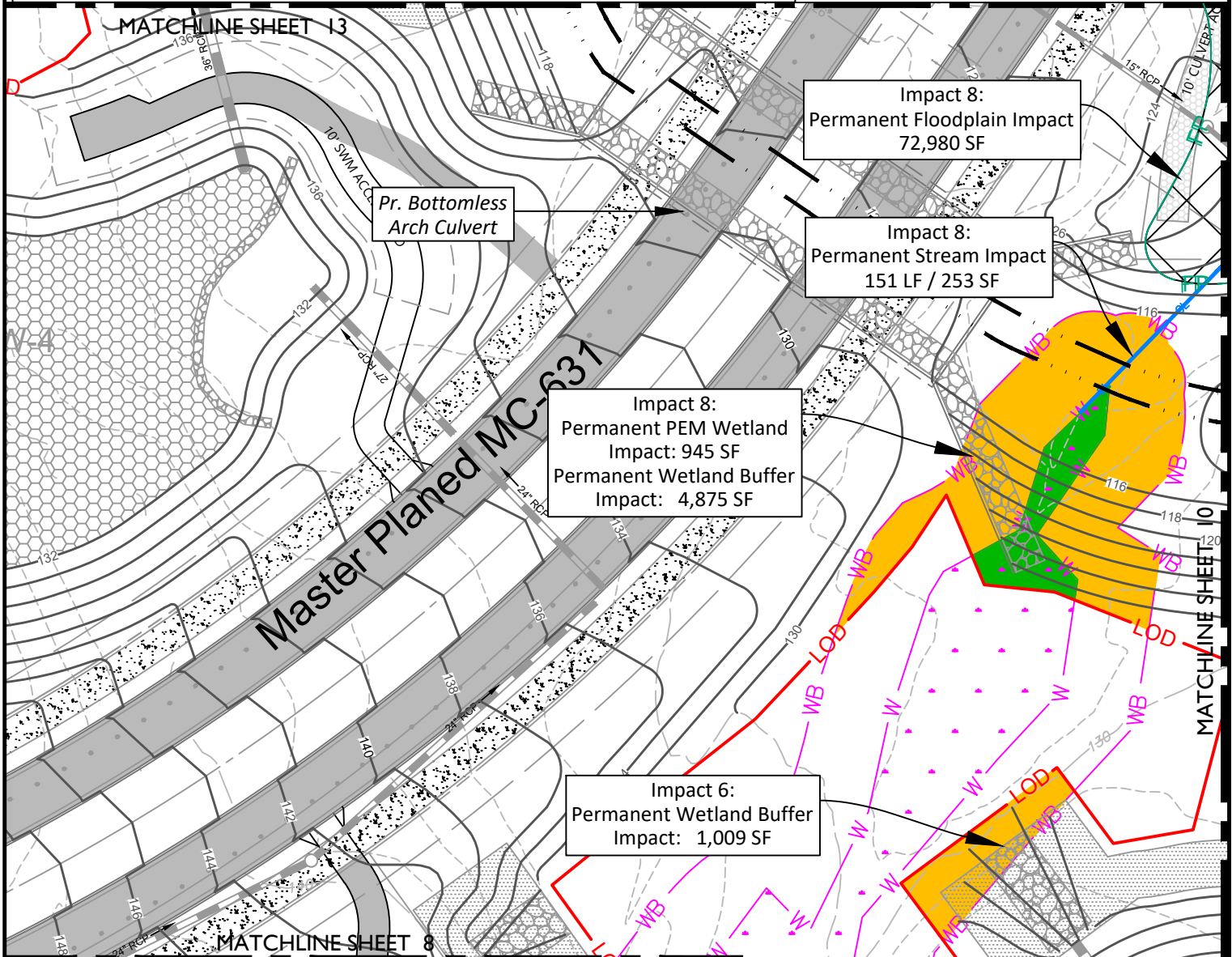
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RELEASE FOR
BY DATE

SCALE:
1"= 50 ft
JOB No.
0750P5
DATE:
July 2024
SHEET No.
9 OF 16



Impact Table

| Impact Number | Description | Waters of the U.S (Perennial) Permanent (LF) | Waters of the U.S (Perennial) Permanent (SF) | Waters of the U.S (Intermittent) Permanent (LF) | Waters of the U.S (Intermittent) Permanent (SF) | PEM Wetlands Permanent (SF) | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | 100-Year Floodplain Permanent (SF) |
|---------------|--------------------------------|--|--|---|---|-----------------------------|-----------------------------|-------------------------------|------------------------------------|
| Impact 6 | SWM Outfall & Non-Woody Buffer | | | | | | | 1,009 | |
| Impact 8 | Road Crossing and Grading | 571 | 4,462 | 151 | 253 | 945 | 34,846 | 22,120 | 72,980 |

Parkland and Rock Creek

IMPACT PLATE

Impacts 8 & 10

LEGEND

- WUS Impact- Temporary
- WUS Impact- Permanent
- Wetland Impact- Temporary
- Wetland Impact- Permanent
- Wetland Buffer Impact- Temporary
- Wetland Buffer Impact- Permanent
- Ephemeral Impact- Permanent
- Floodplain Impact- Permanent

- LOD Limit of Disturbance
- W Existing Wetlands
- WB Existing Wetland Buffer
- CL Existing Intermittent/ Perennial Stream
- Existing Ephemeral Channel
- FP Existing 100-Year Floodplain
- Boundary
- Existing Contours
- Proposed Contours
- Proposed Restored Stream

APPLICANT / DEVELOPER:

Stanley Martin Homes, LLC
6404 Ivy Ln, #600
Greenbelt, MD 20770
301-636-6111
Shawn Day

CONSULTANT:

Rodgers Consulting, Inc.
1101 Mercantile Lane, Suite 280
Largo, MD 20774
240-912-2169
Rob Swam

BASE DATA

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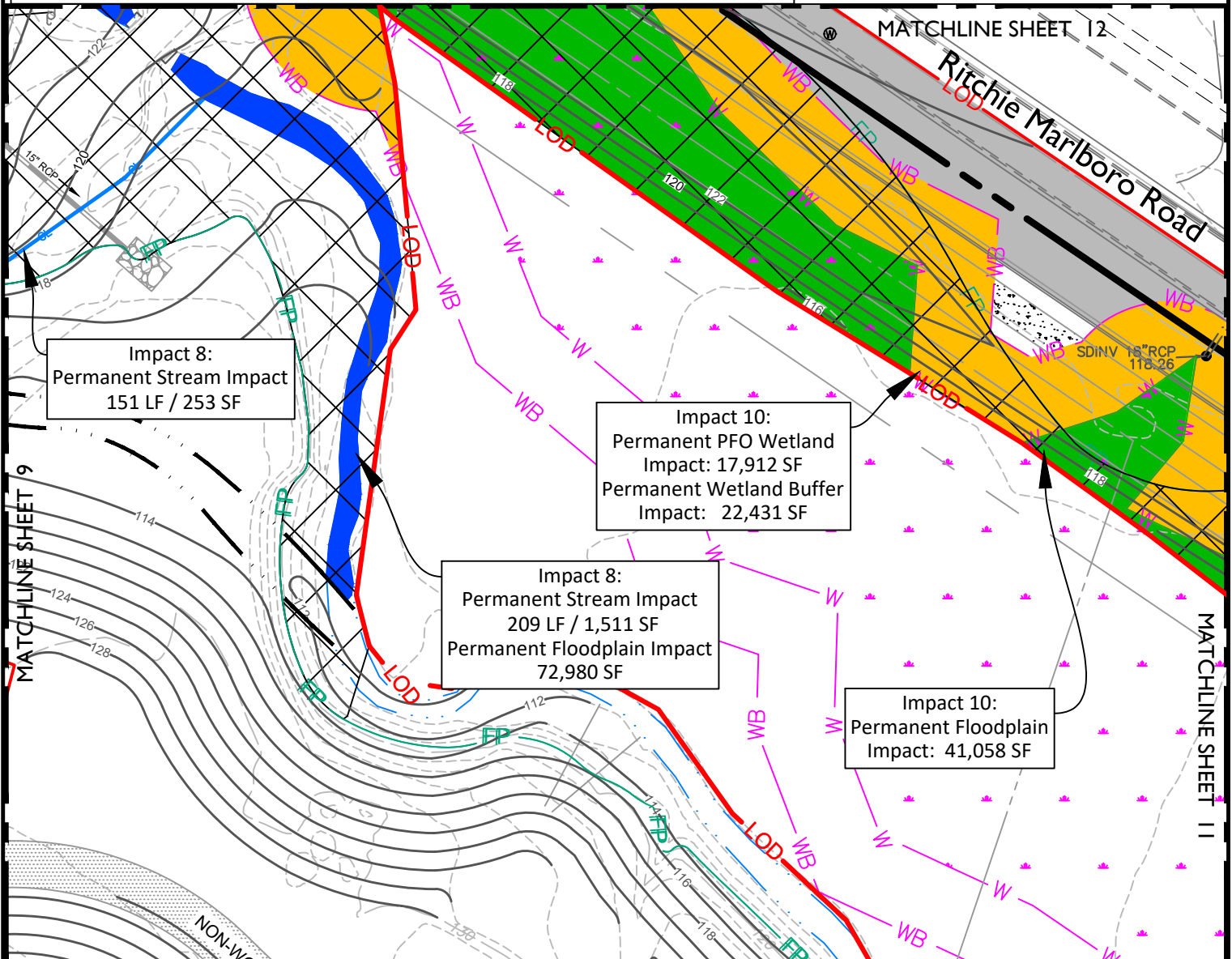
SCALE:

1" = 50 ft

JOB No. 0750P5

DATE: July 2024

SHEET No. 10 OF 16





















| Impact Table | | | | | | | | | |
|---------------|-----------------------------------|--|--|---|---|-----------------------------|-----------------------------|-------------------------------|------------------------------------|
| Impact Number | Description | Waters of the U.S (Perennial) Permanent (LF) | Waters of the U.S (Perennial) Permanent (SF) | Waters of the U.S (Intermittent) Permanent (LF) | Waters of the U.S (Intermittent) Permanent (SF) | PEM Wetlands Permanent (SF) | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | 100-Year Floodplain Permanent (SF) |
| Impact 8 | Road Crossing and Grading | 571 | 4,462 | 151 | 253 | 945 | 34,846 | 22,120 | 72,980 |
| Impact 10 | Roadway Improvements; Storm Drain | | | | | | 34,934 | 38,432 | 77,845 |

Parkland and Rock Creek

IMPACT PLATE

Impact 10

LEGEND

| | | | |
|--|----------------------------------|---|--|
|  | WUS Impact- Temporary |  | Limit of Disturbance |
|  | WUS Impact- Permanent |  | Existing Wetlands |
|  | Wetland Impact- Temporary |  | Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | Existing Intermittent/ Perennial Stream |
|  | Wetland Buffer Impact- Temporary |  | Existing Ephemeral Channel |
|  | Wetland Buffer Impact- Permanent |  | Existing 100-Year Floodplain |
|  | Ephemeral Impact- Permanent |  | Boundary |
|  | Floodplain Impact- Permanent |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

APPLICANT / DEVELOPER:

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BY DATE

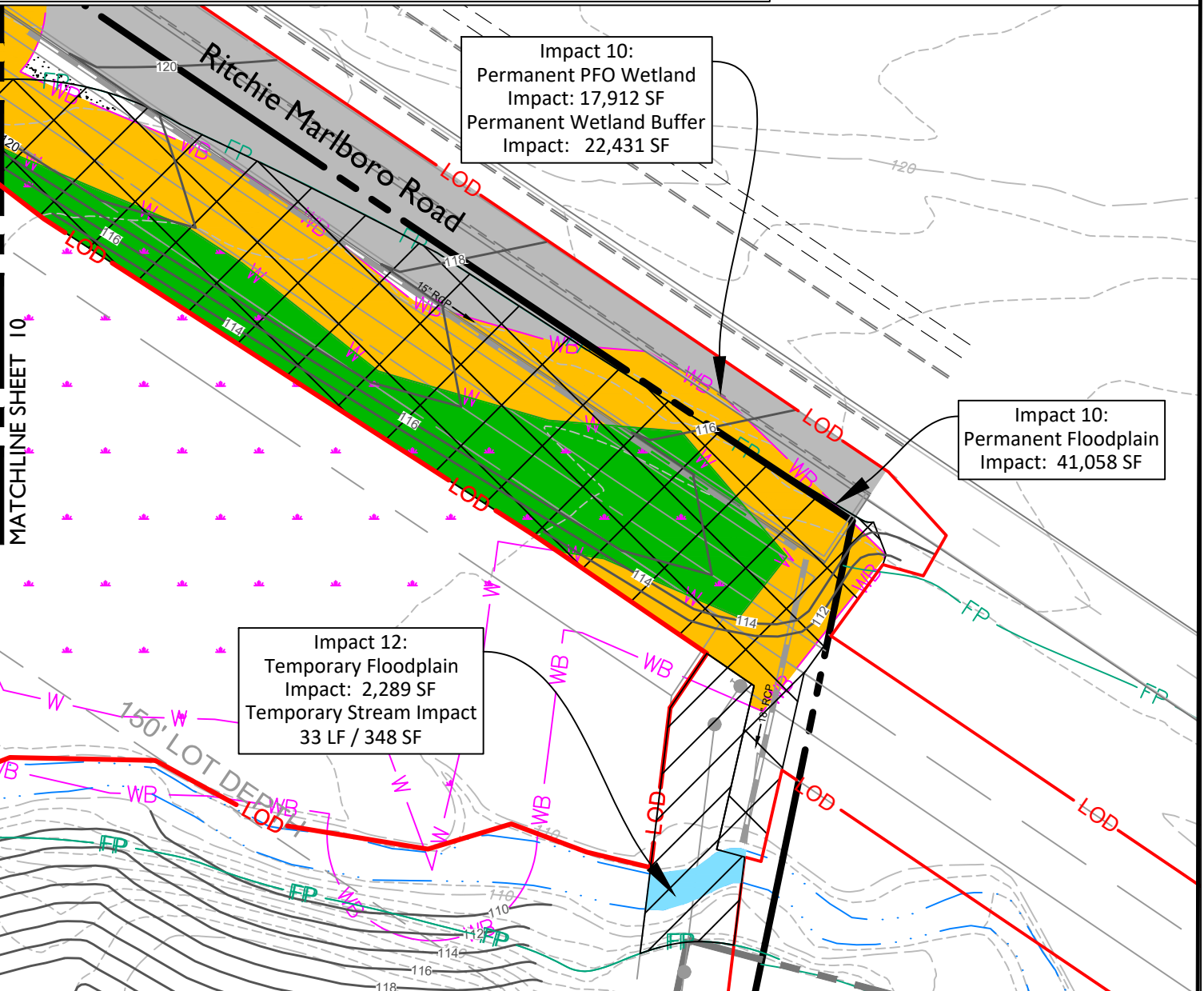
SCALE:

1"= 50 ft

JOB No. 0750P5

DATE: July 2024

SHEET No. 11 OF 16



Impact Table

| Impact Number | Description | Waters of the U.S (Perennial) Temporary (LF) | Waters of the U.S (Perennial) Temporary (SF) | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | 100-Year Floodplain Temporary (SF) | 100-Year Floodplain Permanent (SF) |
|---------------|-----------------------------------|--|--|-----------------------------|-------------------------------|------------------------------------|------------------------------------|
| Impact 10 | Roadway Improvements; Storm Drain | | | 34,934 | 38,432 | | 77,845 |
| Impact 12 | Sewer Connection | 33 | 348 | | | 2,289 | |

| Impact Table | | | | | | | | | |
|---------------|------------------------------------|--|--|---|---|-----------------------------|-----------------------------|-------------------------------|------------------------------------|
| Impact Number | Description | Waters of the U.S (Perennial) Permanent (LF) | Waters of the U.S (Perennial) Permanent (SF) | Waters of the U.S (Intermittent) Permanent (LF) | Waters of the U.S (Intermittent) Permanent (SF) | PEM Wetlands Permanent (SF) | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | 100-Year Floodplain Permanent (SF) |
| Impact 8 | Road Crossing and Grading | 571 | 4,462 | 151 | 253 | 945 | 34,846 | 22,120 | 72,980 |
| Impact 10 | Roadway Improvements; Storm Drain. | | | | | | 34,934 | 38,432 | 77,845 |

Parkland and Rock Creek

IMPACT PLATE Impacts 8, 9 & 10

LEGEND

- WUS Impact- Temporary
- WUS Impact- Permanent
- Wetland Impact- Temporary
- Wetland Impact- Permanent
- Wetland Buffer Impact- Temporary
- Wetland Buffer Impact- Permanent
- Ephemeral Impact- Permanent
- Floodplain Impact- Permanent

- LOD Limit of Disturbance
- Existing Wetlands
- Existing Wetland Buffer
- Existing Intermittent/Perennial Stream
- Existing Ephemeral Channel
- Existing 100-Year Floodplain
- Boundary
- Existing Contours
- Proposed Contours
- Proposed Restored Stream

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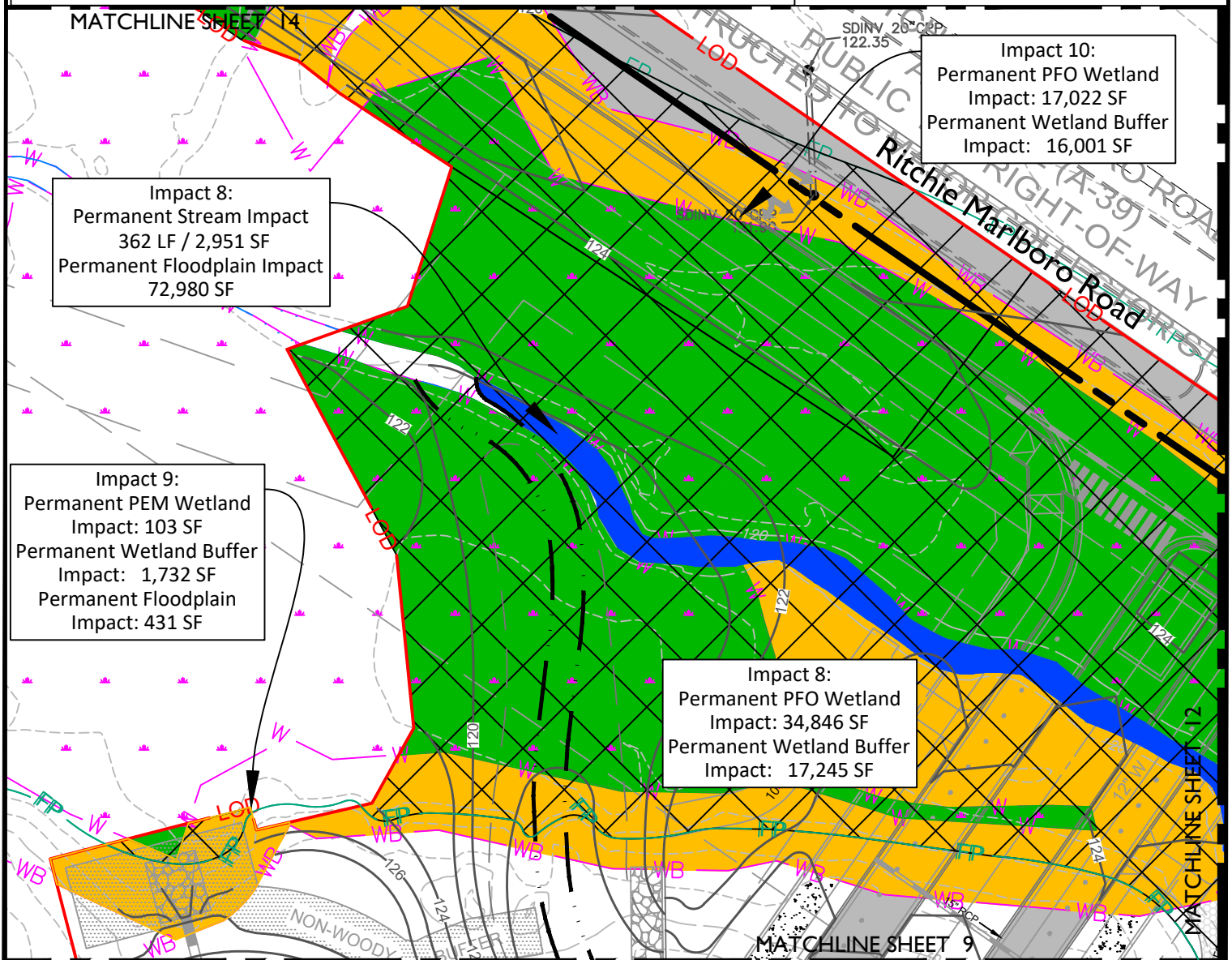
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SCALE: 1"= 50 ft

JOB No. 0750P5

DATE: July 2024

SHEET No. 13 OF 16






















| Impact Table | | | | | | | | | |
|---------------|-----------------------------------|--|--|---|---|-----------------------------|-----------------------------|-------------------------------|------------------------------------|
| Impact Number | Description | Waters of the U.S (Perennial) Permanent (LF) | Waters of the U.S (Perennial) Permanent (SF) | Waters of the U.S (Intermittent) Permanent (LF) | Waters of the U.S (Intermittent) Permanent (SF) | PEM Wetlands Permanent (SF) | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | 100-Year Floodplain Permanent (SF) |
| Impact 8 | Road Crossing and Grading | 571 | 4,462 | 151 | 253 | 945 | 34,846 | 22,120 | 72,980 |
| Impact 9 | SWM Outfall & Non-Woody Buffer | | | | | 103 | | 1,635 | 431 |
| Impact 10 | Roadway Improvements; Storm Drain | | | | | | 34,934 | 38,432 | 77,845 |

Parkland and Rock Creek

IMPACT PLATE

Impacts 10 & 11

LEGEND

| | | | |
|--|----------------------------------|---|------------------------------|
|  | WUS Impact- Temporary |  | Limit of Disturbance |
|  | WUS Impact- Permanent |  | Existing Wetlands |
|  | Wetland Impact- Temporary |  | Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | Existing Intermittent/ |
|  | Wetland Buffer Impact- Temporary |  | Perennial Stream |
|  | Wetland Buffer Impact- Permanent |  | Existing Ephemeral Channel |
|  | Ephemeral Impact- Permanent |  | Existing 100-Year Floodplain |
|  | Floodplain Impact- Permanent |  | Boundary |
| | |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

APPLICANT / DEVELOPER:

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Shawn Day

CONSULTANT:

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Rob Swam

BASE DATA

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JOB No.

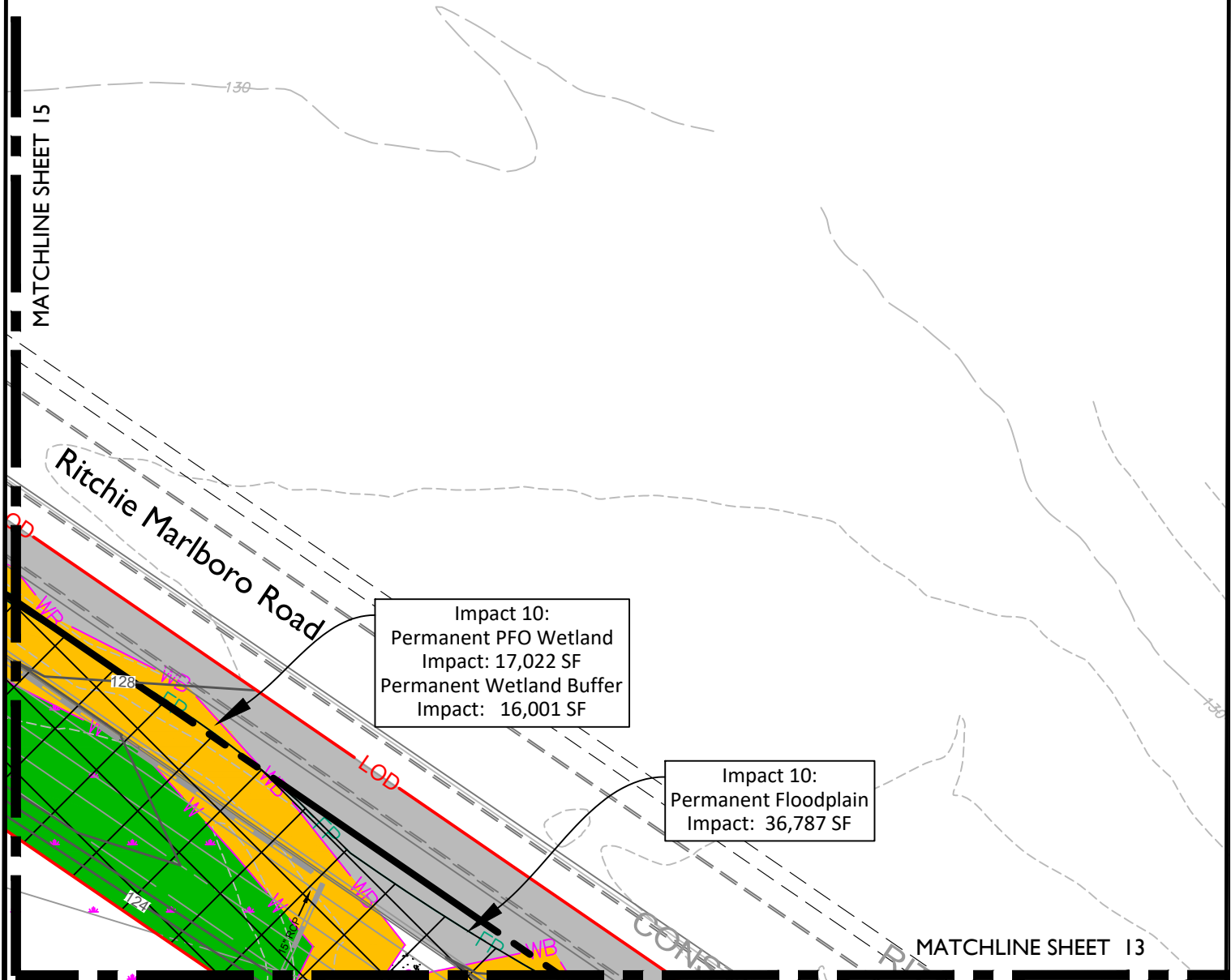
0750P5

DATE:

July 2024

SHEET No.

14 OF 16




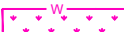
















Impact Table

| Impact Number | Description | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | 100-Year Floodplain Permanent (SF) |
|---------------|-----------------------------------|-----------------------------|-------------------------------|------------------------------------|
| Impact 10 | Roadway Improvements; Storm Drain | 34,934 | 38,432 | 77,845 |

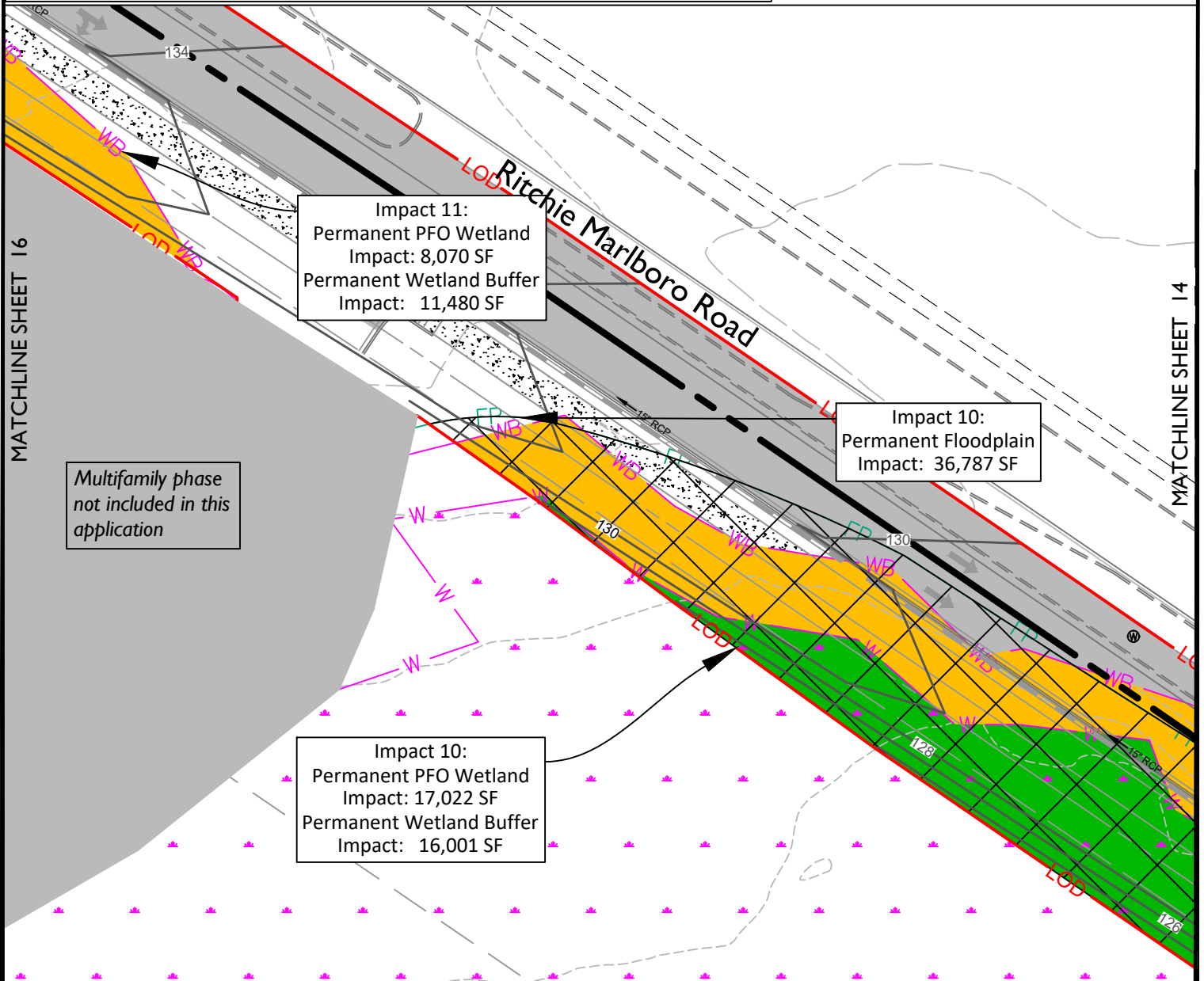
Parkland and Rock Creek IMPACT PLATE Impact 11

LEGEND

| | | | |
|--|----------------------------------|---|--|
|  | WUS Impact- Temporary |  | Limit of Disturbance |
|  | WUS Impact- Permanent |  | Existing Wetlands |
|  | Wetland Impact- Temporary |  | Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | Existing Intermittent/ Perennial Stream |
|  | Wetland Buffer Impact- Temporary |  | Existing Ephemeral Channel |
|  | Wetland Buffer Impact- Permanent |  | Existing 100-Year Floodplain |
|  | Ephemeral Impact- Permanent |  | Boundary |
|  | Floodplain Impact- Permanent |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

| | |
|---|--|
| APPLICANT / DEVELOPER: Stanley Martin Homes, LLC 6404 Ivy Ln, #600 Greenbelt, MD 20770 301-636-6111 Shawn Day | CONSULTANT: Rodgers Consulting, Inc. 1101 Mercantile Lane, Suite 280 Largo, MD 20774 240-912-2169 Rob Swam |
|---|--|

| | |
|------------------|-------------------------|
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| DESIGNED BY RLS | JOB No. 0750P5 |
| DRAWN BY RLS | DATE: July 2024 |
| REVIEWED BY | SHEET No. 15 OF 16 |
| RELEASE FOR | |
| BY DATE | |









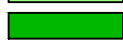

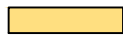









| Impact Table | | | | |
|---------------|-----------------------------------|-----------------------------|-------------------------------|------------------------------------|
| Impact Number | Description | PFO Wetlands Permanent (SF) | Wetland Buffer Permanent (SF) | 100-Year Floodplain Permanent (SF) |
| Impact 10 | Roadway Improvements; Storm Drain | 34,934 | 38,432 | 77,845 |
| Impact 11 | Roadway Improvements | 8,070 | 11,480 | |

Parkland and Rock Creek

IMPACT PLATE

Impact 11

LEGEND

| | | | |
|--|----------------------------------|---|--|
|  | WUS Impact- Temporary |  | Limit of Disturbance |
|  | WUS Impact- Permanent |  | Existing Wetlands |
|  | Wetland Impact- Temporary |  | Existing Wetland Buffer |
|  | Wetland Impact- Permanent |  | Existing Intermittent/ Perennial Stream |
|  | Wetland Buffer Impact- Temporary |  | Existing Ephemeral Channel |
|  | Wetland Buffer Impact- Permanent |  | Existing 100-Year Floodplain |
|  | Ephemeral Impact- Permanent |  | Boundary |
|  | Floodplain Impact- Permanent |  | Existing Contours |
| | |  | Proposed Contours |
| | |  | Proposed Restored Stream |

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SCALE:

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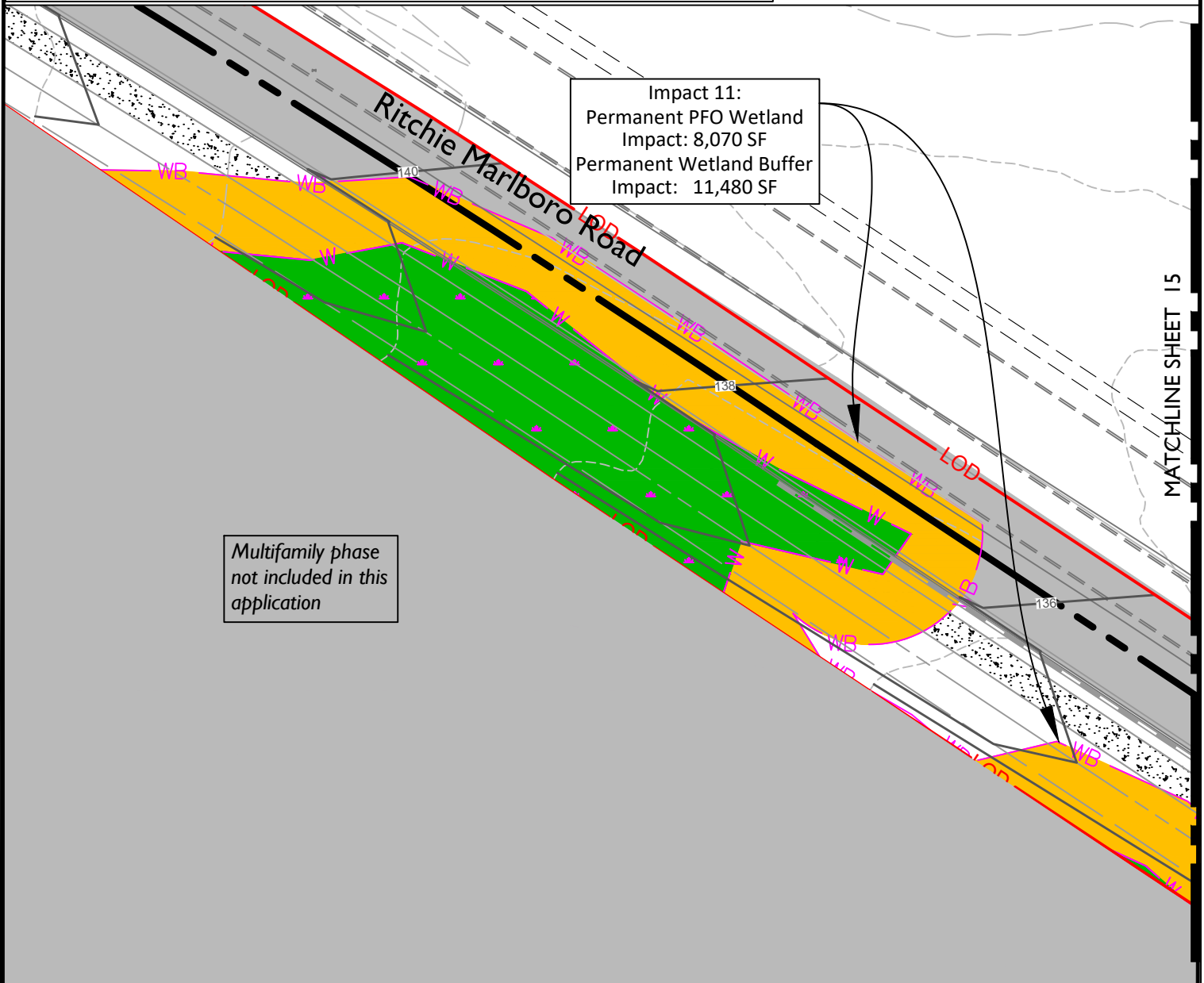
0750P5

DATE:

July 2024

SHEET No.

16 OF 16



Impact Table

| Impact Number | Description | PFO Wetlands Permanent (SF) | Wetland Buffer Temporary (SF) |
|---------------|----------------------|-----------------------------|-------------------------------|
| Impact 11 | Roadway Improvements | 8,070 | 11,480 |