



BAY ENVIRONMENTAL, INC.

September 21, 2021

VIA ELECTRONIC MAIL

Mr. Ryan Din
Regulatory & Compliance Engineer
Waterway Construction Division
Maryland Department of the Environment
1800 Washington Boulevard
Baltimore, Maryland 21230

Re: Suffrage Point (Werrlein WSSC, LLC)
Hyattsville, PG County, Maryland
NTW Application Number: 21-NT-0448/202161394
AI Number: 172012

Mr. Din,

Please consider this as a formal response to your request for additional information dated September 9, 2021 regarding the above referenced project. I will address the items sequentially as outlined in your request letter.

Comment 1) Please explain how the work was started without a Wetlands and Waterways permit?

Response: Our client was given approval for the County Floodplain by DPIE for compensatory storage and revision to the FP line by Prince George's County M-NCPPC. Their recorded Plat shows the revision of the Floodplain line. They were not impacting any Wetlands with their initial removal of the existing untreated parking lot and associated SCD approved E&S controls shown on the approved green stamped plans. During the preconstruction meeting they were given the approval to proceed with the approved Rough Grading plans.

Comment 2) Please quantify the 100-year floodplain impacts, both permanent and temporary. Also include the cubic yards of fill and cut.

Response: The entire existing floodplain (2.36 acres) will be permanently impacted to increase the storage capacity from 7,597.21 cubic yards to 9,164.05 cubic yards. All floodplain impacts will be permanent. The amount of fill is 88.40 cubic yards, and the amount of material to be excavated is 4,852.92 cubic yards.

Comment 3) The project requires that a public notice be placed in the local newspaper when the application is complete. Please see link below to obtain the Billing Approval Form.

Response: Acknowledged. Please find the signed Public Notice Billing Approval Form attached.

Comment 4) The project requires that contiguous property owners and local officials must be notified of the project and the certification of notification form be returned to us before your application is considered complete. Please see link below to obtain form.

Response: Acknowledged. Please find the Certification of Notification Form attached with copies of the adjoining property owner/local official notification letters.

Comment 5) The project got a hit for possible archeological resources. The Department forwarded a copy of the application to the Maryland Historical Trust (MHT) for review. We will promptly forward any comments received.

Response: Acknowledged.

Comment 6) Please state whether the wetland buffer and wetland impacts are permanent or temporary. Also, please quantify impacts.

Response: All proposed impacts to resources will be permanent. There will be 498 ft² of permanent wetland impact, and 4,914 ft² of permanent wetland buffer impacts. There will be no temporary impacts to wetlands, buffers or floodplain.

I believe the information above adequately addresses the items raised in your request letter. However, should you have any questions or require any additional information, please do not hesitate to contact me at your convenience.

Very truly yours,



Jacob M McCarthy

CC: *Karl Granzow (Werrlein WSSC LLC)*
Sean Bruce (S.F.B Development)
Daniel Schlegel (Dewberry)

Prince George's County Maryland
 Department of Permitting, Inspections & Enforcement
 APPROVED PLAN SET
 SD-SWM 0100

Approved by the Department of Permitting, Inspections & Enforcement on 04/01/2019 at 10:00 AM. This approval is valid only for the project and site described in the application and is not a guarantee of the accuracy or completeness of the information provided. It is the applicant's responsibility to ensure that all information provided is accurate and complete. A fee of \$100.00 was received for this approval.

Site Name: SUFRAGE POINT
 Case No.: SD-SWM 0100
 Address: 3000 SUFFRAGE POINT, SUFRAGE POINT, PRINCE GEORGE'S COUNTY, MD 20786
 Approved By: [Signature]

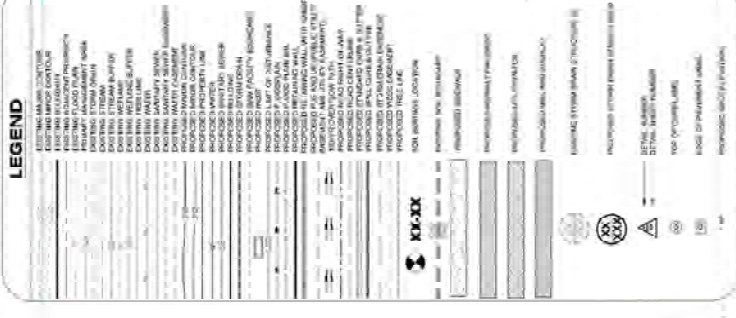
Conditions of Approval
 The above approval is conditioned upon the following:
 - The applicant shall obtain approval by DPPE for storm drain and sanitary sewer connections to the County Public Utility System (CUPS).
 - All utility lines shall be installed in accordance with the latest edition of the relevant standards.
 - The applicant shall obtain approval for any other utility lines.
 - The applicant shall obtain approval for any other required permits.

Prince George's County, Maryland
 Department of Permitting, Inspections and Enforcement
 APPROVED PERMIT SET
 The above approval is conditioned upon the following:
 - The applicant shall obtain approval for any other required permits.
 - The applicant shall obtain approval for any other required permits.
 - The applicant shall obtain approval for any other required permits.

Case Name: SUFRAGE POINT
 Case No.: SD-SWM 0100
 Address: 3000 SUFFRAGE POINT, SUFRAGE POINT, PRINCE GEORGE'S COUNTY, MD 20786
 Approved By: [Signature]

Note: All demolished materials and debris must be removed from the site.

DPPE



CERTIFICATE OF COMPLIANCE
 I CERTIFY THAT THIS PLAN SET IS IN ACCORDANCE WITH THE REQUIREMENTS OF SUBTITLE 10, CHAPTER 29 OF THE CODE OF PRINCE GEORGE'S COUNTY, MARYLAND, AND THAT, ON MY SWORN STATEMENT, ALL INFORMATION PROVIDED IS TRUE AND CORRECT. I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF MARYLAND. MY LICENSE NUMBER IS [License Number].

ERIC R. BROWN, P.E.
 DATE: 04/01/2019

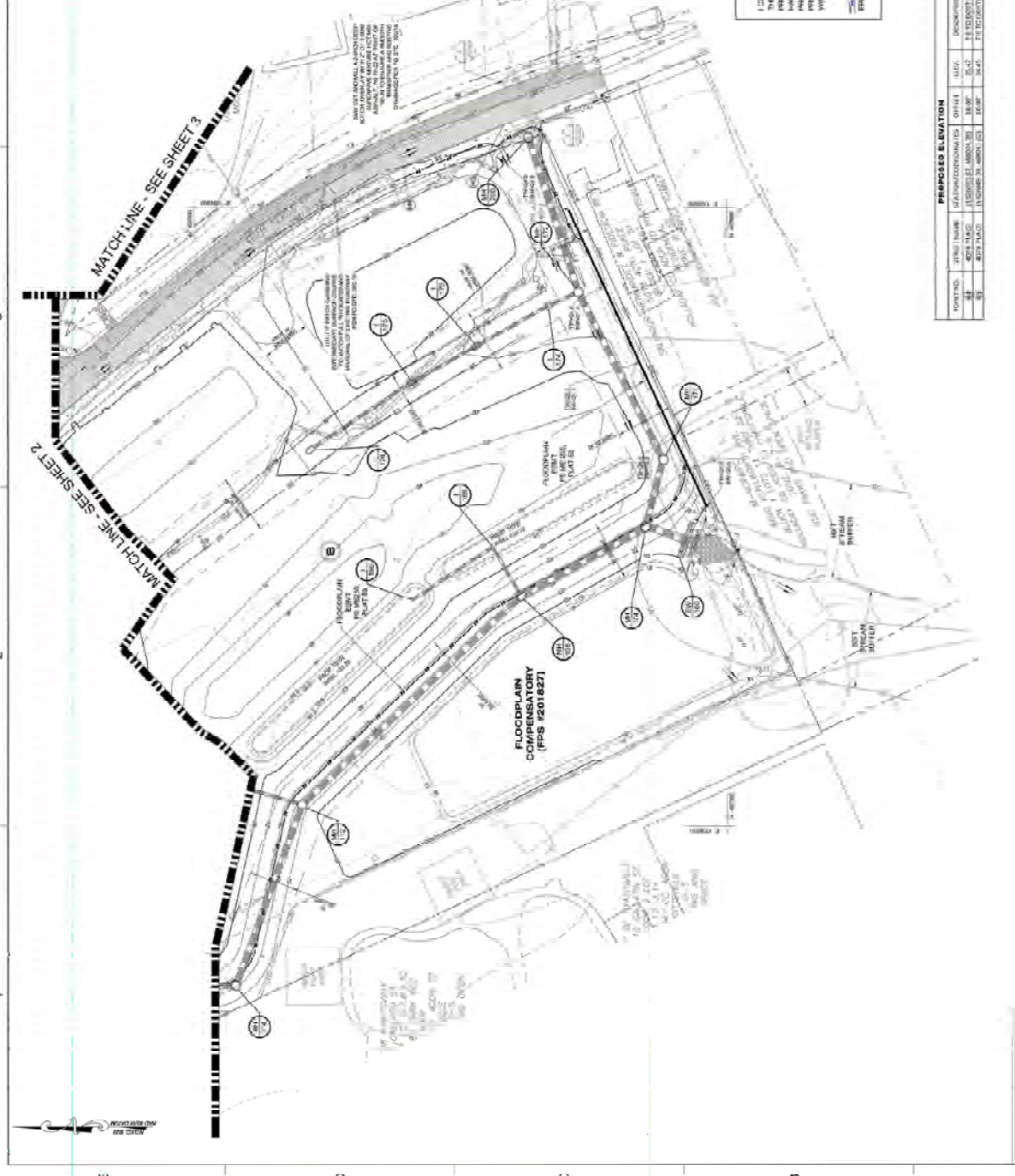


PROPOSED ELEVATION		EXISTING ELEVATION	
POINT	ELEVATION	POINT	ELEVATION
1	82.4	1	82.4
2	82.4	2	82.4
3	82.4	3	82.4
4	82.4	4	82.4



NO.	DESCRIPTION	DATE	BY
1	ISSUED FOR PERMIT	04/01/2019	ERIC R. BROWN

PRINCE GEORGE'S COUNTY, MD
 14TH ELECTRONIC DISTRICT
 1500 SUFFRAGE POINT
 SUFRAGE POINT, PRINCE GEORGE'S COUNTY, MD 20786



NOTE
 FOR LOCATION OF UTILITIES CALL 811 OR CALL 410-321-7273
 WORK WITH US TO PREVENT SERVICE DISRUPTIONS TO YOUR COMMUNITY. WE WILL BE ON HAND TO ASSIST YOU WITH ANY QUESTIONS OR CONCERNS. WE WILL BE ON HAND TO ASSIST YOU WITH ANY QUESTIONS OR CONCERNS. WE WILL BE ON HAND TO ASSIST YOU WITH ANY QUESTIONS OR CONCERNS.

ISSUED BY: [Signature]
 DATE: 04/01/2019
 CHECKED BY: [Signature]
 DATE: 04/01/2019

WEIRLEIN MS&E, LLC
 500 WINDY HOLLOW
 SUFRAGE POINT, MD 20786

JINLIAN WEN
 44510 REP
 jwen@weirleinsmsandm.com

PRINCE GEORGE'S COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING, INSPECTIONS & ENFORCEMENT
 1500 SUFFRAGE POINT, SUFRAGE POINT, PRINCE GEORGE'S COUNTY, MD 20786



SUFRAGE POINT
 PHASE 1
 PRINCE GEORGE'S COUNTY
 MARYLAND
 STORMWATER
 MANAGEMENT/STORM
 DRAIN/GRADING/PAVING PLAN
 PAVING & GRADING PLANS
 SHEET NO. SD-SWM 0100/0045
 4
 SHEET NO. 4 OF 24

Prince George's County Maryland
 Department of Permitting, Inspections & Enforcement
 APPROVED PLAN SET
 SWSM ONLY

THIS DOCUMENT IS UNOFFICIAL
 The Department of Permitting, Inspections and Enforcement (DPIE) has issued this document as an electronic copy of the permit application. This document is not intended to replace the physical permit application. It is the applicant's responsibility to ensure that the physical permit application is complete and accurate. This document is not valid for construction.

Client Name: SUFFRAGE POINT
 Client Address: 401 E. RAYMOND ST. ANNAPOLIS, MD 21403
 Client Phone: 410-495-1000
 Client Email: info@suffragepoint.com



Conditions of Approval
 The above approval is conditioned upon the following:
 - This approval includes approval by DPIE for storm water and sediment control measures.
 - Sedimentation control measures include silt traps, vegetative filter strips, and other approved measures.
 - Storm water management measures include infiltration, detention, and other approved measures.
 - This does not represent a permit to construct.

Prince George's County, Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET
 This Department has reviewed the application and approved the construction of the proposed work, subject to the conditions of approval listed herein. This approval is valid for 180 days from the date of issuance. Any work not completed within this period may require a new application.
 Client Name: SUFFRAGE POINT
 Approval No.: 2024-00000
 Approval Date: 11/15/2024



Note: All demolished materials and debris must be removed from the site.

LEGEND

	PROPOSED DRAINAGE EASEMENT
	PROPOSED 18" CORRUGATED METAL PIPE
	PROPOSED 36" CORRUGATED METAL PIPE
	PROPOSED 48" CORRUGATED METAL PIPE
	PROPOSED 60" CORRUGATED METAL PIPE
	PROPOSED 72" CORRUGATED METAL PIPE
	PROPOSED 84" CORRUGATED METAL PIPE
	PROPOSED 96" CORRUGATED METAL PIPE
	PROPOSED 108" CORRUGATED METAL PIPE
	PROPOSED 120" CORRUGATED METAL PIPE
	PROPOSED 144" CORRUGATED METAL PIPE
	PROPOSED 168" CORRUGATED METAL PIPE
	PROPOSED 192" CORRUGATED METAL PIPE
	PROPOSED 216" CORRUGATED METAL PIPE
	PROPOSED 240" CORRUGATED METAL PIPE
	PROPOSED 270" CORRUGATED METAL PIPE
	PROPOSED 300" CORRUGATED METAL PIPE
	PROPOSED 324" CORRUGATED METAL PIPE
	PROPOSED 348" CORRUGATED METAL PIPE
	PROPOSED 360" CORRUGATED METAL PIPE
	PROPOSED 378" CORRUGATED METAL PIPE
	PROPOSED 396" CORRUGATED METAL PIPE
	PROPOSED 420" CORRUGATED METAL PIPE
	PROPOSED 444" CORRUGATED METAL PIPE
	PROPOSED 468" CORRUGATED METAL PIPE
	PROPOSED 480" CORRUGATED METAL PIPE
	PROPOSED 498" CORRUGATED METAL PIPE
	PROPOSED 516" CORRUGATED METAL PIPE
	PROPOSED 540" CORRUGATED METAL PIPE
	PROPOSED 564" CORRUGATED METAL PIPE
	PROPOSED 588" CORRUGATED METAL PIPE
	PROPOSED 600" CORRUGATED METAL PIPE

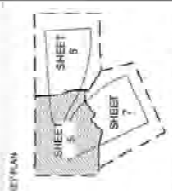


NOTE
 FOR LOCATION OF UTILITIES CALL 811 OR VISIT WWW.811.MD
 IF WORK IS TO BE PERFORMED IN THE PUBLIC RIGHT-OF-WAY, THE APPLICANT SHALL OBTAIN NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES AND UTILITIES PRIOR TO CONSTRUCTION. THE APPLICANT SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES AND SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND PROPERTY DURING THE CONSTRUCTION.

APP. DATE: 11/15/2024
DATE: NOVEMBER 2024
APPROVED BY: [Signature]
CHECKED BY: [Signature]

CONTACT: JARA-HAN WORSHEM, 410.495.1000, jhans@pde.org
APPRAISER: MERRILEN WASSER, 410.495.1000

PROJECT: SUFFRAGE POINT
ADDRESS: 401 E. RAYMOND ST, ANNAPOLIS, MD 21403
DISTRICT: 16TH ELECTION DISTRICT



DEPARTMENT: PERMIT NUMBER: 2024-00000
PROJECT NO. / SUBMITTAL NO. / PARCEL: BLOCK A LOT 19
DATE: 11/15/2024



PRINCE GEORGES COUNTY, MD
 16TH ELECTION DISTRICT
 TANKAM RD GNB B1
 200 IMP REFERENCE SERVICE

NO.	DATE	DESCRIPTION
1	11/15/2024	ISSUED
2		
3		
4		
5		

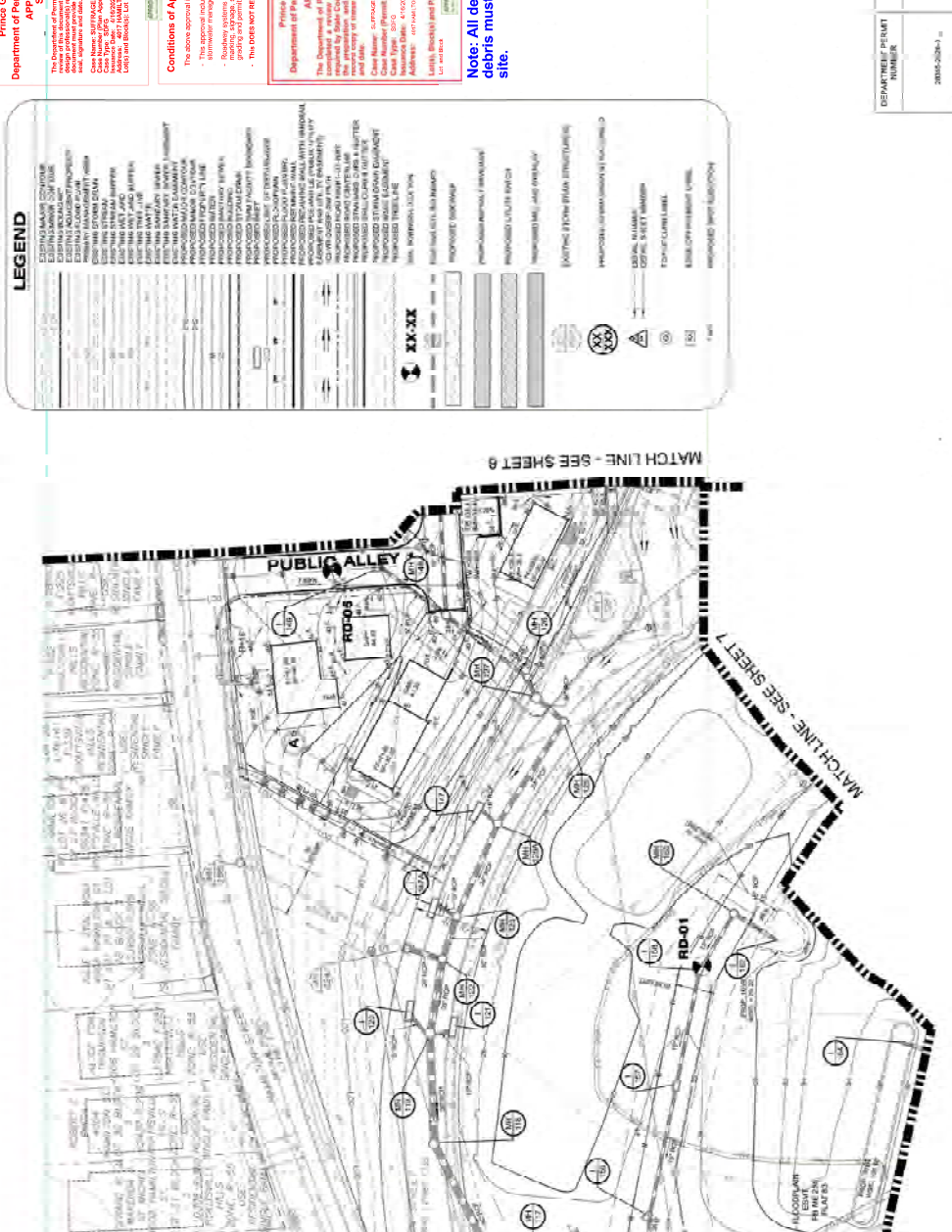
PROJECT NO.: SUBMITTAL
5
DATE: 11/15/2024

PROJECT NO.: SUBMITTAL
5

PROJECT NO.: SUBMITTAL
5

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
 STATE OF MARYLAND

Note: All demolished materials and debris must be removed from the site.



**SUFFRAGE POINT
 PHASE 1
 PRINCE GEORGE'S COUNTY
 MARYLAND**
**STORMWATER
 MANAGEMENT/STORM
 DRAIN/GRADING/PAVING PLAN**
STORM DRAIN AND SWM PLANS

PROJECT NO. S2-SWM-001
5
 SHEET NO. 5 OF 26

JAMES M. GAMMETER
 LICENSE NO. 15725
 STATE OF MARYLAND

LEGEND
 STRUCTURES:
 EXISTING MAJOR STRUCTURE (THICK LINE)
 EXISTING MINOR STRUCTURE (DASHED LINE)
 EXISTING LOT LINES (DASHED LINE)
 EXISTING STORM DRAIN (THICK LINE)
 EXISTING STORMWATER MANHOLE (CIRCLE WITH 'M')
 EXISTING UTILITY AND SERVICES (DASHED LINE)
 EXISTING CURB (THICK LINE)
 EXISTING PAVEMENT (THICK LINE)
 EXISTING SIDEWALK (THIN LINE)
 EXISTING TREES AND PLANTS (CIRCLE WITH 'T')
 EXISTING POWER AND TELEPHONE LINES (DASHED LINE)
 EXISTING ROADWAY CENTERLINE (THIN LINE)
 EXISTING ROADWAY EDGE OF PAVEMENT (THIN LINE)
 EXISTING ROADWAY CENTERLINE (THIN LINE)
 EXISTING ROADWAY EDGE OF PAVEMENT (THIN LINE)

PROPOSED STORMWATER MANAGEMENT SYSTEMS:
 PROPOSED STORM DRAIN (THICK LINE)
 PROPOSED STORMWATER MANHOLE (CIRCLE WITH 'M')
 PROPOSED UTILITY AND SERVICES (DASHED LINE)
 PROPOSED CURB (THICK LINE)
 PROPOSED PAVEMENT (THICK LINE)
 PROPOSED SIDEWALK (THIN LINE)
 PROPOSED TREES AND PLANTS (CIRCLE WITH 'T')
 PROPOSED POWER AND TELEPHONE LINES (DASHED LINE)
 PROPOSED ROADWAY CENTERLINE (THIN LINE)
 PROPOSED ROADWAY EDGE OF PAVEMENT (THIN LINE)

OTHER SITE FEATURES:
 EXISTING LOT LINES (DASHED LINE)
 EXISTING SIDEWALK (THIN LINE)
 EXISTING POWER AND TELEPHONE LINES (DASHED LINE)
 EXISTING ROADWAY CENTERLINE (THIN LINE)
 EXISTING ROADWAY EDGE OF PAVEMENT (THIN LINE)

PROPOSED STORMWATER MANAGEMENT SYSTEMS:
 PROPOSED STORM DRAIN (THICK LINE)
 PROPOSED STORMWATER MANHOLE (CIRCLE WITH 'M')
 PROPOSED UTILITY AND SERVICES (DASHED LINE)
 PROPOSED CURB (THICK LINE)
 PROPOSED PAVEMENT (THICK LINE)
 PROPOSED SIDEWALK (THIN LINE)
 PROPOSED TREES AND PLANTS (CIRCLE WITH 'T')
 PROPOSED POWER AND TELEPHONE LINES (DASHED LINE)
 PROPOSED ROADWAY CENTERLINE (THIN LINE)
 PROPOSED ROADWAY EDGE OF PAVEMENT (THIN LINE)

MATCH LINE - SEE SHEET 3
 MATCH LINE - SEE SHEET 9

NOTES:
 1. FOR LOCATION OF UTILITIES CALL 311 OR CALL 800-452-3800.
 2. ALL UTILITIES SHOWN ARE TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
 3. ALL UTILITIES SHOWN ARE TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
 4. ALL UTILITIES SHOWN ARE TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.
 5. ALL UTILITIES SHOWN ARE TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.

DRAWN BY: JMW/AVN
 CHECKED BY: JMW/AVN
 DATE: NOVEMBER 2020

CONTACT: JAMES M. GAMMETER
 410.495.7000
 JGammeter@dppe.org

APPR. DATE: NOVEMBER 2020

ENGINEER: JAMES M. GAMMETER
 LICENSE NO. 15725

PROJECT NO. S2-SWM-001
 SHEET NO. 5 OF 26

STRUCTURE TABLE

NUMBER	WIDTH (FT) DIAMETER (IN)	TYPE	INSET IN	INSET OUT	TOP ELEVATION (FT) INVERT ELEV.	STANDARD DETAIL	REMARKS
104	60"	TYPE 'X' MANHOLE	16.62 16.40	15.82	25.02	SD 21.2	
108	60"	TYPE 'X' MANHOLE	16.82 16.70	16.42	25.10	SD 21.2	
112	60"	TYPE 'B' SHALLOW MANHOLE	17.00 17.00	17.40	23.28	SD 22.0	
114	60"	TYPE 'B' SHALLOW MANHOLE	18.15 18.05	18.05	23.98	SD 22.0	
116	60"	TYPE 'X' MANHOLE	19.00 18.90	18.90	24.05	SD 21.2	
117	60"	TYPE 'X' MANHOLE	19.37 19.27	19.27	23.20	SD 21.2	
118	60"	TYPE 'X' MANHOLE	19.85 19.75	19.75	23.87	SD 21.2	
119	60"	TYPE 'B' SHALLOW MANHOLE	20.22 20.10	20.12	24.43	SD 22.0	
120	3.0'	TYPE 'X' INLET	21.80	22.00	24.62	SD 10.1	
121	3.0'	TYPE 'X' INLET	20.80	22.00	24.85	SD 10.1	
122	48"	TYPE 'B' SHALLOW MANHOLE	20.80 20.60	20.40	24.84	SD 22.0	
123	48"	TYPE 'B' SHALLOW MANHOLE	21.10 20.90	20.60	25.01	SD 22.0	
125	48"	TYPE 'B' SHALLOW MANHOLE	21.50 21.30	21.40	25.78	SD 22.0	
125A	48"	TYPE 'B' SHALLOW MANHOLE	21.70 21.50	21.40	25.83	SD 22.0	
126	48"	TYPE 'X' MANHOLE	24.00 23.80	23.30	26.31	SD 21.1	
127	60"	TYPE 'B' SHALLOW MANHOLE	22.80 22.60	22.70	26.45	SD 22.0	
134	48"	TYPE 'X' MANHOLE	41.30 41.10	38.18	45.99	SD 21.1	
136	48"	TYPE 'X' MANHOLE	42.20 42.00	41.80	48.11	SD 21.1	
138	48"	TYPE 'X' MANHOLE	43.10 42.90	42.60	51.49	SD 21.1	
140	48"	TYPE 'X' MANHOLE	43.60 43.40	43.50	52.59	SD 21.1	
141	2.0'	DOUBLE S INLET	44.40 44.20	44.30	50.73	MD 274.70	
142	2.0'	DOUBLE S INLET	45.00 44.80	45.00	48.97	MD 274.70	
144	4"	TYPE 'X' INLET	38.42 38.42	38.70	40.10	SD 16.0	WEIR OPENING ALL SIDES.
145	15"	NYLOPLAST GRATE	38.70	42.15	42.15	NYLOPLAST 7001-110-307	WEIR EL. = 38.17
147	3.0'	TYPE 'X' INLET	22.30 22.10	20.28	23.18	SD 10.1	
147A	3.0'	TYPE 'X' INLET	21.90 21.70	20.50	26.41	SD 10.1	
148	48"	TYPE 'X' MANHOLE	38.30 38.10	39.50	40.62	SD 21.1	
149	2.0'	WR INLET	37.70 37.50	42.25	42.05	MD 274.06	
150	2.0'	DOUBLE S INLET	34.90 34.70	34.60	38.38	MD 274.70	
151	2.0'	DOUBLE S INLET	38.70 38.50	38.60	41.47	MD 274.70	
151A	2.0'	DOUBLE S INLET	38.60 38.40	38.60	39.85	MD 274.70	
152	2.0'	DOUBLE S INLET	38.80 38.60	38.70	44.62	MD 274.70	
152A	2.0'	DOUBLE S INLET	37.60 37.40	37.50	43.44	MD 274.70	
153	48"	TYPE 'X' MANHOLE	39.40 39.20	39.30	45.45	SD 21.1	
154	24"	NYLOPLAST INLET	40.15 40.15	39.60	45.64	NYLOPLAST 7001-110-307	DRAIN BASIN WITH DOME GRATE
156	2.0'	DOUBLE S INLET	20.90 20.70	20.80	26.83	MD 274.70	
157	2.0'	DOUBLE S INLET	21.70 21.50	21.60	27.46	MD 274.70	
158	2.0'	DOUBLE S INLET	22.50 22.30	22.40	28.58	MD 274.70	
160	48"	TYPE 'X' MANHOLE	23.00 22.80	22.90	29.15	SD 21.1	
164	15"	NYLOPLAST INLET	23.30	23.30	31.56	NYLOPLAST 7001-110-307	DRAIN BASIN WITH DOME GRATE
166	15"	NYLOPLAST INLET	22.20	22.20	33.08	NYLOPLAST 7001-110-307	DRAIN BASIN WITH DOME GRATE
168	15"	NYLOPLAST INLET	21.50	21.50	30.08	NYLOPLAST 7001-110-307	DRAIN BASIN WITH DOME GRATE
171	60"	TYPE 'X' MANHOLE	18.80 18.60	18.80	27.85	SD 21.2	
172	60"	TYPE 'X' MANHOLE	19.50 19.30	19.40	27.05	SD 21.2	
173	2.0'	DOUBLE S INLET	24.00 23.80	23.80	27.81	MD 274.70	
174	2.0'	WR INLET	22.70 22.50	22.10	27.13	MD 274.06	
175	2.0'	DOUBLE S INLET	25.20 25.00	25.00	28.58	MD 274.70	
178	5.5'	DOUBLE S INLET	26.00 25.80	26.00	29.66	MD 274.70	
189	5.5'	TYPE 'X' INLET	40.67 40.47	40.57	50.21	SD 10.1	
200	48"	TYPE 'X' MANHOLE	21.45 21.25	20.10	26.01	SD 21.1	
100A	42"	ENSWALL	15.80	15.80	20.36	SD 30.0	LENGTH = 22' - 6"
100B	15"	ENSWALL	15.80	15.80	40.67	SD 30.0	LENGTH = 15' - 0"

NOTE:
FOR LOCATION OF UTILITIES CALL 811
OR LOG ON TO
www.maryland.gov
48 HOURS IN ADVANCE OF ANY WORK
INFORMATION CONCERNING UNDERGROUND
UTILITIES AND THE COST OF THE SERVICE
DETERMINING THE BEST LOCATION FOR THE
PLACEMENT OF ALL UTILITIES CROSSINGS WILL IN
ADVANCE OF THE STATE OF MARYLAND.

APPLICANT: WERRELL WSSC LLC
ANNAPOLIS, MD 21401
DRAWN BY: MS
APPROVED BY: ERS
CHECKED BY: NS
DATE: NOVEMBER 2020
CONTACT: JONATHAN WERRELL
J.Werrell@werrellwssc.com
PRINCE GEORGE'S COUNTY, MD
16TH ELECTION DISTRICT
17A (MAP 98) GRID B1
200 MAP REFERENCE ADDRESS

AS SHOWN
UNLESS OTHERWISE NOTED

SEAL OF OFFICE: THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND I AM A LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND. EXPIRATION DATE: DECEMBER 18, 2022.

Dewberry
Dewberry Engineers Inc.
1000 North Point Blvd, Suite 300
Lanham, MD 20778
301.731.5551
301.731.6788 fax

PROJECT NO. 2008855
SHEET NO. 13 OF 24

STORM DRAIN PIPE SCHEDULE

BONDED & INSPECTED BY	FROM	TO	SIZE	LENGTH	TYPE
	104	100	42	24	RCP CLASS III
	108	104	42	81	RCP CLASS III
	112	108	36	178	RCP CLASS III
	114	112	36	110	RCP CLASS III
	116	114	36	138	RCP CLASS III
	117	116	36	73	RCP CLASS IV
	118	117	36	73	RCP CLASS IV
	119	118	36	53	RCP CLASS IV
	120	119	15	11	RCP CLASS IV
	121	119	15	7	RCP CLASS IV
	122	119	36	35	RCP CLASS IV
	123	122	30	18	RCP CLASS IV
	124	122	24	15	RCP CLASS IV
	125	124	24	59	RCP CLASS IV
	125A	125A	24	49	RCP CLASS IV
	126	125	24	49	RCP CLASS IV
	127	125	24	14	RCP CLASS IV
	128	125	21	35	RCP CLASS III
	136	136	21	38	RCP CLASS III
	140	138	15	32	RCP CLASS IV
	141	140	15	57	RCP CLASS IV
	142	141	15	57	RCP CLASS IV
	144	139	24	33	RCP CLASS III
	145	145A	15	11	HOPE
	146	145A	15	10	RCP CLASS IV
	147A	123	15	6	RCP CLASS IV
	148	123	15	50	RCP CLASS IV
	149	148	15	78	RCP CLASS IV
	150	150	15	71	RCP CLASS IV
	151A	151A	15	71	RCP CLASS IV
	152	152A	15	39	RCP CLASS IV
	152A	152A	15	15	RCP CLASS IV
	153	152	15	18	RCP CLASS IV
	154	153	15	19	RCP CLASS IV
	156	155	15	26	RCP CLASS IV
	157	156	15	66	RCP CLASS IV
	158	157	15	32	RCP CLASS IV
	160	158	15	32	RCP CLASS IV
	162	160	15	24	RCP CLASS IV
	164	162	15	39	RCP CLASS III
	166	166	15	57	RCP CLASS III
	168	168	15	31	RCP CLASS III
	171	168	36	36	RCP CLASS III
	172	171	36	107	RCP CLASS III
	173	174	15	47	RCP CLASS III
	174	172	15	42	RCP CLASS IV
	176	173	15	15	RCP CLASS IV
	178	175	15	15	RCP CLASS IV
	200	172	36	83	RCP CLASS III

PIPE SUMMARY (PUBLIC)

SIZE	LENGTH	TYPE
21"	73	RCP III
30"	723	RCP III
42"	195	RCP III
15"	789	RCP IV
18"	68	RCP IV
24"	136	RCP IV
30"	18	RCP IV
36"	161	RCP IV

PIPE SUMMARY (PRIVATE)

SIZE	LENGTH	TYPE
15"	127	RCP III
24"	33	RCP III
15"	11	HOPE
15"	43	RCP IV
6"	91	PERFORATED PVC UNDERDRAIN

NOTE: ALL STORM DRAIN PIPES TO HAVE RUBBER GASKETS.

Prince George's County, Maryland
Department of Permitting, Inspections & Enforcement
APPROVED FOR SUBMITTAL ONLY
SD-300M ONLY

The Department of Permitting, Inspections and Enforcement (DPIE) is a division of the Department of Public Works (DPW). The DPW is responsible for the maintenance and operation of the County's public utility infrastructure, including water, sewer, and stormwater systems. The DPW is also responsible for the construction and maintenance of these systems. The DPW is committed to providing high-quality, efficient, and cost-effective services to the County's residents and businesses.

Conditions of Approval
The above approval is conditional upon the following:
- The applicant shall maintain access to all adjacent properties at all times.
- The applicant shall maintain adequate insurance coverage for the duration of the project.
- The applicant shall maintain adequate bonding for the duration of the project.
- The applicant shall maintain adequate safety measures for the duration of the project.
- The applicant shall maintain adequate traffic control for the duration of the project.
- The applicant shall maintain adequate signage for the duration of the project.

Prince George's County, Maryland
Department of Permitting, Inspections and Enforcement
APPROVED FOR SUBMITTAL ONLY
SD-300M ONLY

The Department of Permitting, Inspections and Enforcement (DPIE) is a division of the Department of Public Works (DPW). The DPW is responsible for the maintenance and operation of the County's public utility infrastructure, including water, sewer, and stormwater systems. The DPW is also responsible for the construction and maintenance of these systems. The DPW is committed to providing high-quality, efficient, and cost-effective services to the County's residents and businesses.

Conditions of Approval
The above approval is conditional upon the following:
- The applicant shall maintain access to all adjacent properties at all times.
- The applicant shall maintain adequate insurance coverage for the duration of the project.
- The applicant shall maintain adequate bonding for the duration of the project.
- The applicant shall maintain adequate safety measures for the duration of the project.
- The applicant shall maintain adequate traffic control for the duration of the project.
- The applicant shall maintain adequate signage for the duration of the project.

Note: All demolished materials and debris must be removed from the site.

DEPARTMENT PERMIT NUMBER	20085-2020-6	LOT AND BLOCK	PARCEL
		BLOCK-A, LOTS 1-31	PARCEL A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31

SUFFRAGE POINT
PHASE 1
PRINCE GEORGE'S COUNTY
MARYLAND

STORMWATER
MANAGEMENT/STORM
DRAIN/GRADING/PAVING PLAN
STRUCTURE SCHEDULE
& PIPE SUMMARY

Dewberry
Dewberry Engineers Inc.
1000 North Point Blvd, Suite 300
Lanham, MD 20778
301.731.5551
301.731.6788 fax

PROJECT NO. 2008855
SHEET NO. 13 OF 24

Prince George's County Maryland
 Department of Permitting, Inspections & Enforcement
APPROVED FOR PERMIT SET
SD-SWM ONLY

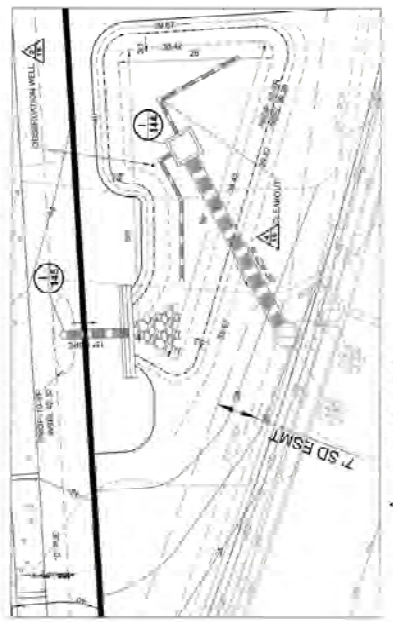
The Department of Permitting, Inspections and Enforcement has completed a review of the submitted plans and information and has determined that the information provided is sufficient to issue this permit. The permit holder is responsible for the information and details of the work shown on these plans. The permit holder is responsible for obtaining all necessary permits from other agencies and the State of Maryland.
 Date Issued: 07/27/2018 10:00 AM
 Issued By: J. HARRIS
 Address: 301 HANCOCK RD, PAVING PLAN
 Loris and Beverly, LA and B&B

Conditions of Approval
 The above approval is conditional upon the following:
 1. The permit holder shall obtain all necessary permits from other agencies and the State of Maryland.
 2. The permit holder shall obtain all necessary permits from other agencies and the State of Maryland.
 3. The permit holder shall obtain all necessary permits from other agencies and the State of Maryland.
 4. The permit holder shall obtain all necessary permits from other agencies and the State of Maryland.
 5. The permit holder shall obtain all necessary permits from other agencies and the State of Maryland.

Prince George's County, Maryland
 Department of Permitting, Inspections and Enforcement
APPROVED PERMIT SET
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 Date Issued: 07/27/2018 10:00 AM
 Issued By: J. HARRIS
 Address: 301 HANCOCK RD, PAVING PLAN
 Loris and Beverly, LA and B&B

DPPE
 Department of Permitting, Inspections and Enforcement

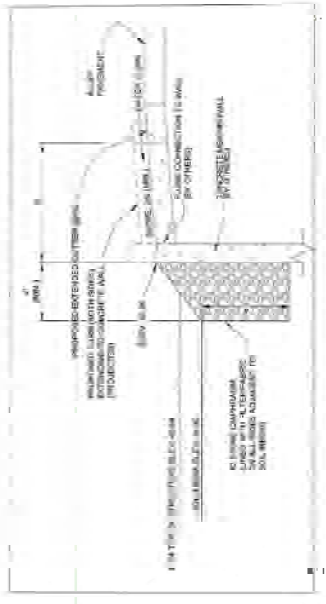
Note: All demolished materials and debris must be removed from the site.



MICRO-BIO#4
 SCALE: 1/4" = 1'-0"



MICRO-BIO#5
 SCALE: 1/4" = 1'-0"



CONCRETE FLUME/CURB OPENING DETAIL (SECTION A-A)
 SCALE: NTS

- NOTES:
 1. REFER TO SWM FACILITY SCHEDULE FOR SURFACE AND PIPE INVERTS ELEVATION FROM THE FACILITY.
 2. ALL UTILITY LINES SHALL BE SHOWN EXTENDING TO POND BOTTOM (SEE SECTION A-A DETAIL ON THIS SHEET).
 3. ALL UNDERDRAINS WITHIN THE SWM BED FACILITIES TO BE 6" PVC EACH-WAY.

NOTE:
 FOR LOCATION UTILITIES CALL 811 OR VISIT WWW.811.MD
 48 HOURS IN ADVANCE OF ANY WORK.
 UTILITIES WILL BE SHOWN FROM AVAILABLE RECORDS AND FIELD SURVEY. THE PERMITTEE SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL UTILITIES CROSSING WITHIN THE BOUNDARY OF THE STATE OF MARYLAND.

DATE	BY	REVISION
07/27/2018	J. HARRIS	ISSUED FOR PERMIT SET

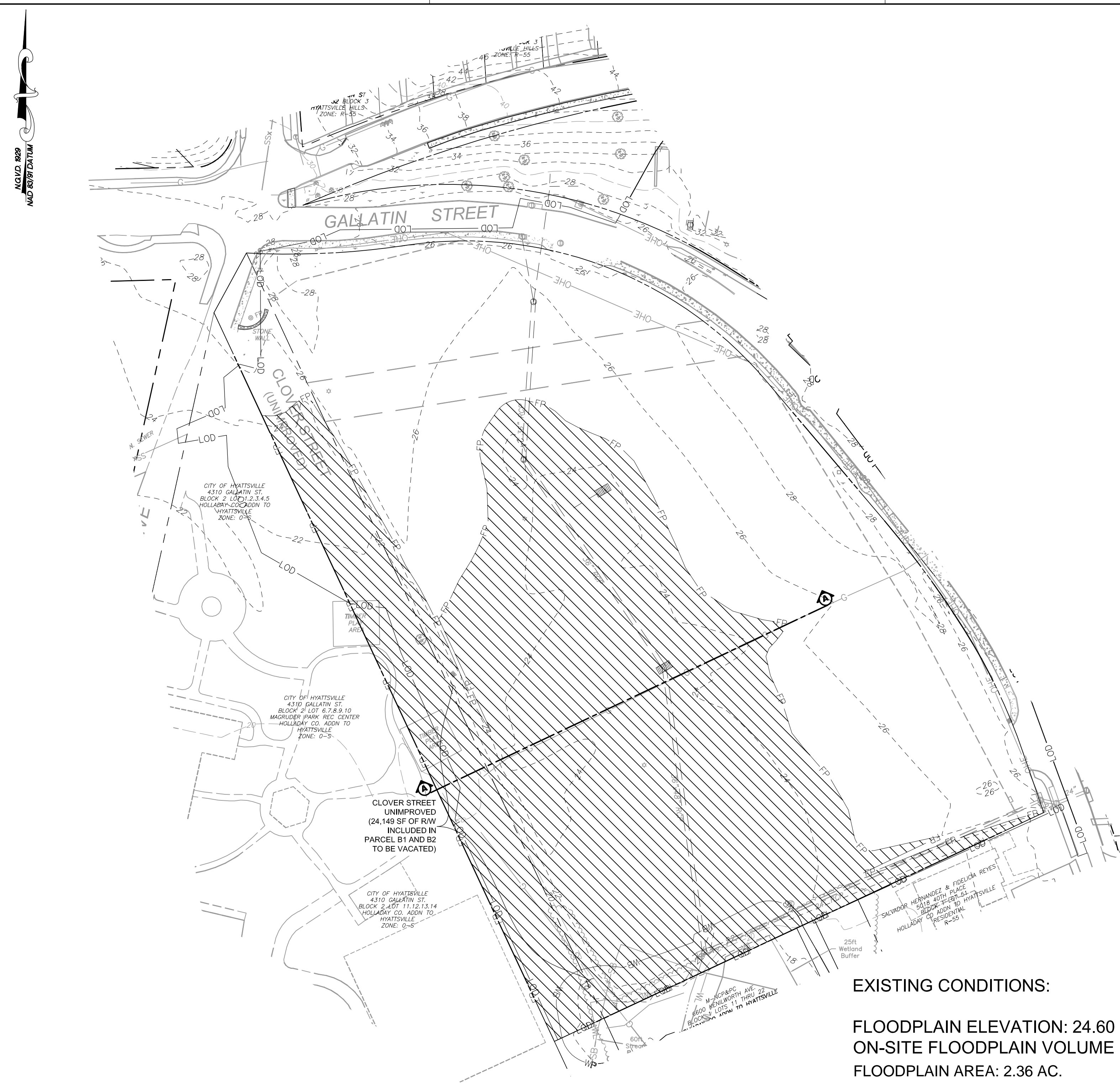
PRINCE GEORGE'S COUNTY, MD
 14TH ELECTION DISTRICT
 TAKAMAP 50 G19 B1
 201 AMP REFERENCE MARKS

AS SHOWN

DEPARTMENT OF PERMITTING, INSPECTIONS AND ENFORCEMENT
 PROJECT NO. 20180052
 SHEET NO. 14
 SWM ESD FACILITIES 10 SCALE



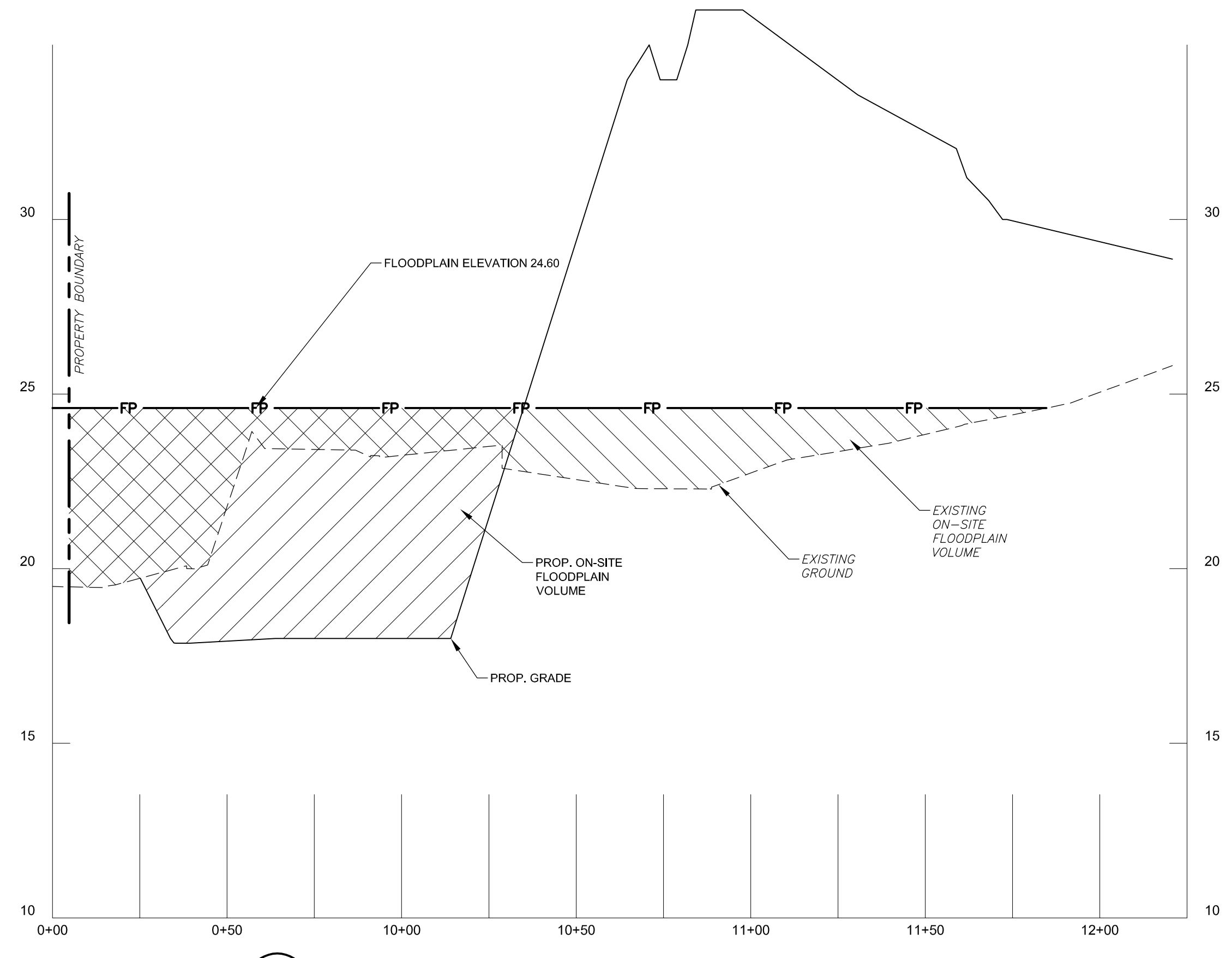
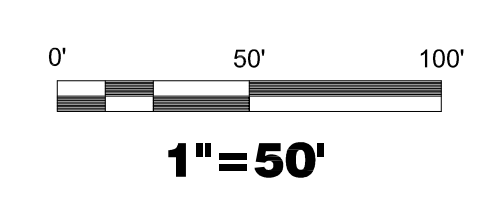
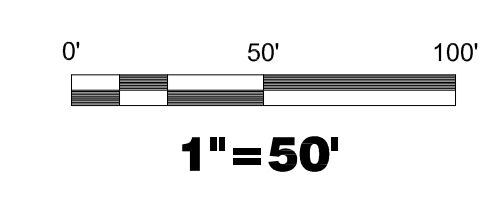
Dewberry
 10000 Greenway
 Landover, MD 20785
 410.321.0000



EXISTING CONDITIONS:
 FLOODPLAIN ELEVATION: 24.60
 ON-SITE FLOODPLAIN VOLUME = 7,597.21 CY
 FLOODPLAIN AREA: 2.36 AC.



PROPOSED CONDITIONS:
 FLOODPLAIN ELEVATION: 24.60
 ON-SITE FLOODPLAIN VOLUME = 9,164.05 CY
 FLOODPLAIN AREA: 1.18 AC.



CROSS SECTION A-A
 SCALE: V₁1"=3' H₁1"=30'

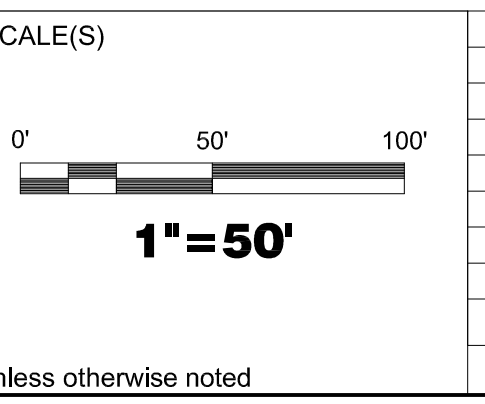
EXISTING CONDITIONS SURFACE FILEPATHS
 Volumes by Triangulation (Prisms) Mon Jun 25 17:28:59 2018
 Existing Surface: Q:\50099455\Tech\Civil\C-CARLSON\Roadnet\Ex-Survey-20180306.in
 Final Surface: Q:\50099455\Tech\Civil\C-CARLSON\Floodplain Compensation\20180625_Ex_FP Elevation 24.60.in

PROPOSED CONDITIONS SURFACE FILEPATHS
 Volumes by Triangulation (Prisms) Tue Jun 26 11:41:50 2018
 Existing Surface: Q:\50099455\Tech\Civil\C-CARLSON\Floodplain Compensation\20180626_Proposed Surface 24.60.in
 Final Surface: Q:\50099455\Tech\Civil\C-CARLSON\Floodplain Compensation\20180626_Prop_FP Elevation 24.60.in

NOTE
 FOR LOCATION OF UTILITIES CALL
 8-1-1 OR 1-800-257-7777
 OR LOG ON TO
www.missulby.net
 48 HOURS IN ADVANCE OF ANY WORK
 IN THIS VICINITY
 INFORMATION CONCERNING UNDERGROUND
 UTILITIES WAS OBTAINED FROM AVAILABLE
 RECORDS BUT THE CONTRACTOR MUST
 DETERMINE THE EXACT LOCATION AND
 ELEVATION OF THE MANS BY DIGGING TEST PITS
 BY HAND AT ALL UTILITY CROSSINGS WELL IN
 ADVANCE OF THE START OF EXCAVATION.

DRAWN BY	MCP	OWNER/APPLICANT	WERRLEIN WSSC LLC 522 DEFENSE HIGHWAY ANNAPOLIS, MD 21401	CONTACT	JONATHAN WERRLEIN 443-510-1274 Jonathan@werrleinproperties.com
CHECKED BY	SAR				
DATE	JULY 10, 2018				

16TH ELECTION DISTRICT
 PRINCE GEORGE'S ROAD ATLAS:
 MAP 50 - B1
 WSSC GRID 206NE03



NO.	DESCRIPTION	DATE	BY

SEAL	
------	--

KEY PLAN

MAGRUDER POINTE

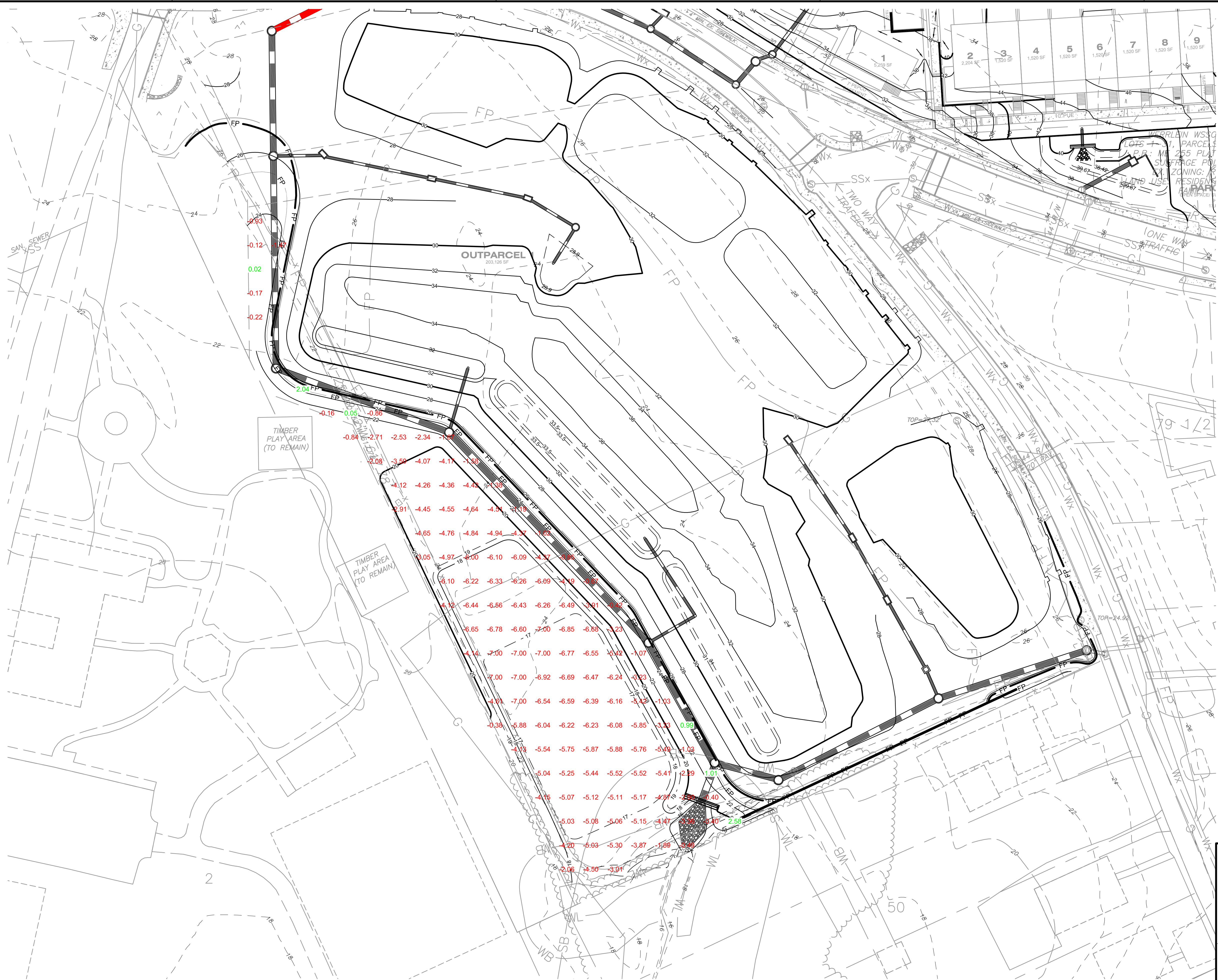
PRINCE GEORGE'S COUNTY
MARYLAND

FLOODPLAIN COMPENSATION
EXHIBIT

Dewberry

Dewberry Engineers Inc.
4601 Forbes Boulevard, Suite 300
Lanham, MD 20706
301.731.5551
301.731.0188 fax

PROJECT NO. 50099455
SHEET NO. 1 of 1



NOTE
 FOR LOCATION OF UTILITIES CALL
 8-1-1 OR 1-800-257-7777
 OR LOG ON TO
www.missubilly.net
 48 HOURS IN ADVANCE OF ANY WORK
 IN THIS VICINITY
 INFORMATION CONCERNING UNDERGROUND
 UTILITIES WAS OBTAINED FROM AVAILABLE
 RECORDS BUT THE CONTRACTOR MUST
 DETERMINE THE EXACT LOCATION AND
 ELEVATION OF THE MAINS BY DIGGING TEST PITS
 BY HAND AT ALL UTILITY CROSSINGS WELL IN
 ADVANCE OF THE START OF EXCAVATION.

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY BHT
 DATE JULY 2021

APPLICANT
WERRLEIN WSSC LLC
 522 DEFENSE HIGHWAY
 ANNAPOLIS, MD 21401

CONTACT
JONATHAN WERRLEIN
 443-510-1274
 Jonathan@werrleinproperties.com

16TH ELECTION DISTRICT
 PRINCE GEORGE'S ROAD ATLAS:
 MAP 50 - GRID B1
 WSSC GRID 206NE03

SCALE(S)

1"=30'
 Unless otherwise noted

NO.	DESCRIPTION	DATE	BY
REVISIONS			

SEAL
 I HEREBY CERTIFY THAT THESE
 DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND
 THAT I AM DULY LICENSED
 PROFESSIONAL ENGINEER UNDER THE
 LAWS OF THE STATE OF MARYLAND.
 LICENSE NO.: 29517
 EXPIRATION DATE: DECEMBER 31, 2019.

SUFFRAGE POINTE
 PRINCE GEORGE'S COUNTY
 MARYLAND
 FLOODPLAIN EXHIBIT

Dewberry
 Dewberry Engineers Inc.
 4601 Forbes Boulevard, Suite 300
 Lanham, MD 20706
 301.731.5551
 301.731.0188 fax

PROJECT NO. 50099455
 SHEET NO. 1 of 1

Cut/Fill Report

Generated: 2021-09-21 15:25:06
By user: mbrantley
Drawing: Q:\50099455\CAD\Civil\DPIE\Floodplain\Compensation\Q:\50099455
\CAD\Civil\DPIE\Floodplain\Compensation\Suffrage Pointe Original
Floodplain Compensation Exhibit 092121.dwg

Volume Summary							
Name	Type	Cut Factor	Fill Factor	2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Original Floodplain Grading & Existing	full	1.000	1.150	30895.35	4854.92	88.40*	4766.51*

Totals							
				2d Area (Sq. Ft.)	Cut (Cu. Yd.)	Fill (Cu. Yd.)	Net (Cu. Yd.)
Total				30895.35	4854.92	88.40*	4766.51*

* Value adjusted by cut or fill factor other than 1.0

MARYLAND DEPARTMENT OF THE ENVIRONMENT
WATER AND SCIENCE ADMINISTRATION
NONTIDAL WETLANDS AND WATERWAYS DIVISION
1800 WASHINGTON BLVD., SUITE 430
BALTIMORE, MARYLAND 21230
410-537-3745

PUBLIC NOTICE BILLING APPROVAL FORM

PROJECT NUMBER: 21-NT-0448
AI# 172012

I agree to pay all expenses associated with the publishing of a public notice for the Nontidal Wetlands and Waterways Application submitted by Werrlein WSSC LLC (Applicant's Name), which was dated and signed by you on July 19, 2021.

Karl Granzow 09/10/2021

Applicant/Agent Signature

Mr. Karl Granzow

Printed Name of Signee

TRACKING NO. 202161394

Please Print

Billing Address 522 Defense Highway
Annapolis, MD 21401

Phone Number 301-233-3721

NOTICE TO APPLICANTS

Certain projects involving nontidal wetlands and waterways permits require that a description of the proposed project be published in a local newspaper. This advertisement is necessary to fulfill legal public notice requirements. Projects that require public notice include, but are not limited to, the following:

- Certain projects regulated by the U. S. Army Corps of Engineers that require a State Water Quality Certification.
- Projects resulting in a loss of more than 5,000 square feet of nontidal wetlands.
- Projects in nontidal wetlands of special State concern or wetlands having special plant or wildlife values.
- Projects resulting in a loss of more than 1 acre if isolated nontidal wetlands.
- Projects affecting waters of the State, including their 100 year frequency floodplain, except roads, bridges, and culverts that meet minimum design standards, temporary construction, minor repairs, or routine maintenance.

The Water and Science Administration will arrange advertisement of the project for you. However, as the applicant for the project, you are responsible for paying the publishing costs. In order for this process of public notice to occur, your approval is necessary prior to publishing. Please complete the form on the other side of this page and return it to the Water and Science Administration so that your proposed project may be advertised without delay. Please make sure to sign the form. Processing of your application cannot continue until a signed form is received.

Please call the Nontidal Wetlands and Waterways Division at 410-537-3745 if you have any questions.

Thank you for your assistance in this matter.

PLEASE COMPLETE THE OTHER SIDE OF THIS PAGE

Also, please provide the names and mailing addresses of adjacent property owners. Add additional pages if needed.

See attached

CERTIFICATION OF NOTIFICATION

ATTENTION APPLICANT:

Please complete this form and return to Wetlands and Waterways Program, Water Management Administration, 1800 Washington Boulevard, Baltimore, MD 21230. Be sure to include the Division number, a copy of the tax map and your notification letter, and sign the form. Please include complete names and complete addresses, including zip codes. Your application is incomplete until this certification is received.

Tracking No: 202161394 Division No: _____ AI No.: 172012
Assigned Staff: Ryan Din

Description of the project:

Redevelop multiple parcels to a residential development with the associated infrastructure necessary to service it. Expand the 100-year floodplain volume capacity of the southern portion of the property

Please list all persons notified below: (continue on reverse side or attach additional sheets if necessary)

NAME	ADDRESS
<u>See attached list</u>	_____
_____	_____
_____	_____
_____	_____

If delivery was not made to certain persons, please list those persons and the reasons for non-delivery on the reverse side of this form.

I hereby certify that I have notified all persons who own properties which have a common boundary with my property. The appropriate local officials have been notified. I have notified them by certified mail or in person.

Jacob M McCarthy
Signature of Applicant

September 17, 2021
Date

Jacob M McCarthy
Please Print Name

(301) 627-7505, ext. 901
Telephone Number

**Suffrage Point
Hyattsville, PG County, Maryland
Adjoining Property Owners**



<p>1. Mayor & Council City of Hyattsville 4310 Gallatin Street Hyattsville, MD 20781</p>	<p>4. Lesley Riddle Department of Public Works City of Hyattsville 4310 Gallatin Street Hyattsville, MD 20781</p>
<p>2. MNCPPC Park Planning & Development Division 6600 Kenilworth Avenue Riverdale, MD 20737</p>	<p>5. Angela Alsobrooks Prince George's County Executive 1301 McCormick Drive, Suite 4000 Largo, MD 20774</p>
<p>3. Salvador & Fidelicia Rey Hernandez 5018 40th PL Hyattsville, MD 20781</p>	



BAY ENVIRONMENTAL, INC.

September 17, 2021

CERTIFIED MAIL # 7020 2450 0000 9950 6955

The Honorable Angela D. Alsobrooks
Prince George's County Executive
1301 McCormick Drive, Suite 4000
Largo, MD 20774


Re: Suffrage Point (Werrlein WSSC, LLC)
Hyattsville, PG County, Maryland
NTW Application Number: 21-NT-0448/202161394
AI Number: 172012

To whom it may concern:

Werrlein WSSC, LLC has submitted an application to Maryland Department of the Environment's Nontidal Wetlands & Waterways Division of the Water Management Administration (WMA) for a permit to authorize the development of the above referenced property to construct a residential development along with the associated installation of utilities and roadways to serve it. The project site is located on the northside of Gallatin Street and the westside of 40th Place in Hyattsville, Prince George's County, Maryland. The proposed work consists of clearing, grading, and filling, as well as the installation of sewer, storm drain, water and other utilities. The proposed project will permanently impact 498 square feet of nontidal wetlands, and 4,914 square feet of wetland buffers.

Since you are a contiguous property owner or an appropriate local official, you are being notified of the proposed project. Persons wishing to review the plans for this project may contact me at the address listed below. If you have any questions concerning the application, please call me at 301-627-7505, extension 904.

Sincerely,


Jacob M McCarthy
Environmental Technician

CC: Karl Granzow (Werrlein WSSC LLC)
Sean Bruce (S.F.B Development)



BAY ENVIRONMENTAL, INC.

September 17, 2021

CERTIFIED MAIL # 7020 2450 0000 9950 6962

Ms. Lesley Riddle
Department of Public Works
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

Re: Suffrage Point (Werrlein WSSC, LLC)
Hyattsville, PG County, Maryland
NTW Application Number: 21-NT-0448/202161394
AI Number: 172012

To whom it may concern:

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Sincerely,

Jacob M McCarthy
Environmental Technician

CC: Karl Granzow (Werrlein WSSC LLC)
Sean Bruce (S.F.B Development)



BAY ENVIRONMENTAL, INC.

September 17, 2021

CERTIFIED MAIL # 7020 2450 0000 9950 6979

Salvador & Fidelicia Rey Hernandez
5018 40th PL
Hyattsville, MD 20781

Re: Suffrage Point (Werrlein WSSC, LLC)
Hyattsville, PG County, Maryland
NTW Application Number: 21-NT-0448/202161394
AI Number: 172012

To whom it may concern:

Werrlein WSSC, LLC has submitted an application to Maryland Department of the Environment's Nontidal Wetlands & Waterways Division of the Water Management Administration (WMA) for a permit to authorize the development of the above referenced property to construct a residential development along with the associated installation of utilities and roadways to serve it. The project site is located on the northside of Gallatin Street and the westside of 40th Place in Hyattsville, Prince George's County, Maryland. The proposed work consists of clearing, grading, and filling, as well as the installation of sewer, storm drain, water and other utilities. The proposed project will permanently impact 498 square feet of nontidal wetlands, and 4,914 square feet of wetland buffers.

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Sincerely,

Jacob M McCarthy
Environmental Technician

CC: *Karl Granzow (Werrlein WSSC LLC)*
Sean Bruce (S.F.B Development)



BAY ENVIRONMENTAL, INC.

September 17, 2021

CERTIFIED MAIL # 7020 2450 0000 9950 6986

MNCPPC
Park Planning & Development Division
6600 Kenilworth Avenue
Riverdale, MD 20737


Re: Suffrage Point (Werrlein WSSC, LLC)
Hyattsville, PG County, Maryland
NTW Application Number: 21-NT-0448/202161394
AI Number: 172012

To whom it may concern:

Werrlein WSSC, LLC has submitted an application to Maryland Department of the Environment's Nontidal Wetlands & Waterways Division of the Water Management Administration (WMA) for a permit to authorize the development of the above referenced property to construct a residential development along with the associated installation of utilities and roadways to serve it. The project site is located on the northside of Gallatin Street and the westside of 40th Place in Hyattsville, Prince George's County, Maryland. The proposed work consists of clearing, grading, and filling, as well as the installation of sewer, storm drain, water and other utilities. The proposed project will permanently impact 498 square feet of nontidal wetlands, and 4,914 square feet of wetland buffers.

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Sincerely,


Jacob M McCarthy
Environmental Technician

CC: Karl Granzow (Werrlein WSSC LLC)
Sean Bruce (S.F.B Development)



BAY ENVIRONMENTAL, INC.

September 17, 2021

CERTIFIED MAIL # 7020 2450 0000 9950 6993

Mayor & Council
City of Hyattsville
4310 Gallatin Street
Hyattsville, MD 20781

Re: Suffrage Point (Werrlein WSSC, LLC)
Hyattsville, PG County, Maryland
NTW Application Number: 21-NT-0448/202161394
AI Number: 172012

To whom it may concern:

Werrlein WSSC, LLC has submitted an application to Maryland Department of the Environment's Nontidal Wetlands & Waterways Division of the Water Management Administration (WMA) for a permit to authorize the development of the above referenced property to construct a residential development along with the associated installation of utilities and roadways to serve it. The project site is located on the northside of Gallatin Street and the westside of 40th Place in Hyattsville, Prince George's County, Maryland. The proposed work consists of clearing, grading, and filling, as well as the installation of sewer, storm drain, water and other utilities. The proposed project will permanently impact 498 square feet of nontidal wetlands, and 4,914 square feet of wetland buffers.

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Sincerely,


Jacob M McCarthy
Environmental Technician

CC: Karl Granzow (Werrlein WSSC LLC)
Sean Bruce (S.F.B Development)



Maryland
Department of
the Environment

Larry Hogan, Governor
Boyd K. Rutherford, Lt. Governor
Ben Grumbles, Secretary
Horacio Tablada, Deputy Secretary

September 9, 2021

Mr. Karl Granzow
Werrlein WSSC LLC
C/O Mr. Milton McCarthy
522 Defense Highway
Annapolis, MD 21401

Re: AI Number: **172012**
Nontidal Wetlands and Waterways Application Number: **202161394**
Response Due Date: **October 25, 2021**

Dear Mr. Granzow:

The Maryland Department of the Environment (“MDE” or “the Department”) received your Joint Federal/State Application for the Alteration of Any Floodplain, Waterway, Tidal or Nontidal Wetland in Maryland (“Application”) on **July 29, 2021**. This letter is to inform you that MDE has determined that your Application is incomplete. Please see the attached for the additional information necessary to complete your Application.

In order to complete your Application, you must submit the additional information requested by the Department by **October 25, 2021**. If the Department does not receive the requested information by the above date or if the information provided is inadequate or insufficient, MDE may administratively close your Application. Should you wish to reapply to the Department for this project, you will be required to submit a new application and, if applicable, application fee.

The Department would like to help you successfully complete the application review process. If you have any questions or if I can assist you in any way, please do not hesitate to contact me by telephone at **(443)-386-5226** or by email at **ryan.din@maryland.gov**. Please refer to the above referenced AI Number when corresponding with this office.

Sincerely,

Ryan Din
Regulatory & Compliance Engineer
Waterway Construction Division

Enclosures: (1) Additional information needed to complete your Application

cc: Mr. Milton McCarthy, Bay Environmental, Inc.
Marie King, Compliance Division
Anna Hjelmroos, Wetlands

Werrlein WSSC LLC
Nontidal Wetlands and Waterways Application No. 21-NT-0448/202161394
AI. No. 172012
Comment Due Date: October 25, 2021

Please find below additional information needed to complete your Application. More comments may be generated as the review process continues.

- 1) Please explain how the work was started without a Wetlands and Waterways permit?
- 2) Please quantify the 100-year floodplain impacts, both permanent and temporary. Also include the cubic yards of fill and cut.
- 3) The project requires that a public notice be placed in the local newspaper when the application is complete. Please see link below to obtain the Billing Approval Form.
- 4) The project requires that contiguous property owners and local officials must be notified of the project and the certification of notification form be returned to us before your application is considered complete. Please see link below to obtain form.
- 5) The project got a hit for possible archeological resources. The Department forwarded a copy of the application to the Maryland Historical Trust (MHT) for review. We will promptly forward any comments received.
- 6) Please state whether the wetland buffer and wetland impacts are permanent or temporary. Also, please quantify impacts.

https://mde.maryland.gov/programs/Water/WetlandsandWaterways/PermitsandApplications/Pages/nontidal_permits.aspx



Rushern L. Baker, III
County Executive

THE PRINCE GEORGE'S COUNTY GOVERNMENT
Department of Permitting, Inspections and Enforcement
Office of the Director



September 27, 2018

Ms. Sharon Freiland, P.E.
Dewberry
4601 Forbes Boulevard, Suite 300
Lanham, Maryland 20706

Re: Magruder Pointe, Holladay Co Addition, Proposed Conditions
Case No. 45614-2014-01
Flood Case No. 36721-2018, FPS 201827

Dear Ms. Freiland:

Please accept our apology for the delayed response to your letter requesting a waiver for constructing townhouses in the 100-year floodplain.

Staff reviewed your request and offers the following observations:

1. The proposed work is located at 6500 40th Avenue in Hyattsville at the intersection of Gallatin Avenue and 40th Street.
2. This site contains a defined Northwest Branch. The Northwest Branch is recognized as a County and FEMA designated special flood hazard area.
3. The National Flood Insurance Rate Map, Community-Panel Number 24033C0129E, indicates that the site is in the 100-year flooding area designated as Zone AE.
4. Effective Federal Emergency Management Administration (FEMA) Base Flood Elevations (BFE) is 22.9' NAVD88. Proposed FEMA BFE is 22.9' NAVD88. For delineation, 100-year floodplain delineation elevation equals 23.9' NAVD88.
5. The revised County BFE is 22.9' NAVD88. This floodplain study (FPS) 201827 will replace the current County floodplain elevations. This FPS 201827 is consistent with the FEMA study in this section. This was performed with more detailed and accurate analysis and latest data available.
6. Based on the plans provided by Dewberry, there are no finished floor slab elevations provided. However, these will be required to be shown in the technical plans.

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The County's Floodplain Ordinance states that in order to develop a property in the County's floodplain, other than as permitted by the Ordinance, the applicant is required to obtain a waiver from the Director of the Department of Permitting, Inspections and Enforcement (DPIE) or the Director's designee. The applicant has requested a floodplain waiver from the Code restrictions of fill and placement of structures in floodplain. As per County Code 32-206, fill is not permitted in the floodplain unless a waiver is granted. This waiver will allow fill in the floodplain that will be placed per County Code 32-207(6). As per County Code 32-205(f), structures are not allowed in floodplain. This waiver will also allow placement of structures in the filled floodplain.

The following information was submitted by the applicant as part of the waiver request:

- 100-year floodplain study with floodplain delineation for the existing and proposed site conditions.
- Fill is proposed in the floodplain area. The compensatory storage exhibit (Appendix B) is provided showing cut and fill areas.
- The existing floodplain volume is 7,597 cubic yards. The proposed floodplain volume is 9,164 cubic yards.
- The justification of waiver conditions for development in floodplain as per Section 32-206 is enclosed.

This waiver is being granted based on the following project specific factors.

- a) This is a redevelopment project. Existing conditions of this site reflect the presence of buildings and parking lots in floodplain. This waiver will allow for the elimination of parking lots out of the 100-year floodplain.
- b) The proposed project will not have any buildings, parking lots, nor roads in the approved 100-year floodplain areas.
- c) The County is requiring 100-year controls, which will result in reduced 100-year flows leaving the site.

- d) The applicant has demonstrated no increase in 100-year flood elevations.
- e) The applicant has demonstrated that access to all proposed structures will be free and clear of 100-year flooding.
- f) The applicant has provided compensatory storage.
- g) The applicant has located all structures $\geq 25'$ from the 100-year floodplain.

Based on the information submitted and the corresponding summary response to the waiver conditions, the applicant has demonstrated compliance with the waiver requirement. Therefore, the waiver request is hereby approved with the following conditions:

1. This approval does not relieve the applicant of responsibility for obtaining any other approvals, license or permits in accordance with Federal, State or local requirements and does not authorize commencement of the proposed project.
2. Based on County Code 32-205 (f), no basements are allowed for houses 24-41 as shown on the enclosed sketch.
3. *Finished floor elevation should be at least two-foot above the base 100-year flood elevation, for each building. Basements are not permitted. The elevation of the lowest floor shall be certified by a registered surveyor or professional engineer on the asbuilt plan or after the lowest floor is in place. All new structures in any subdivision shall be located outside the 1-percent annual chance (100 year) floodplain boundary. All residential structures shall be set back at least 25 feet from the 1-percent annual-chance (100-year) floodplain). For every activity in the floodplain, the conditions described below in subsections (g) and (h) below, and Section 32-206 of the County Code must be met."*
4. *Per County Code 32-205 (f), "Lowest floor and setback requirements: Any new or substantially improved residential or non-residential structures including manufactured homes, shall be located outside the floodplain and have the lowest floor and the surrounding ground elevated, by fill, to or above the flood protection elevation.*

5. The waiver is based on the condition that the permit drawings will match the computations and exhibits submitted for floodplain study, and enclosed.
 6. Per County Code 32-205(f), *"an as-built survey and an elevation certificate shall be provided by a licensed surveyor for each building prior to issuance of a use and occupancy permit. The certificate shall verify finished floor elevations are constructed at or above the flood protection elevation"*.
 7. The floodplain information and requirements table for each proposed building should be shown on grading and building permit plans.
 8. Floodplain easements will be required within the property limits before technical approval and grading permit issuance.
 9. Please coordinate with Mike Colgan at the Department of Environment (DoE) to determine if a FEMA CLOMR is required. If required, revised/proposed elevations need to be approved by FEMA before permit issuance.
 10. Per County Code 32-207a (1) (c), *"Constructed with materials and utility equipment resistant to flood damage"*.
 11. Per County code 32-206(h), *"as a condition of the waiver, the owner of the property being developed shall be required to execute covenants to provide notice of the waiver, the potential for higher insurance premium rates, commensurate with the increased risk (with rates up to \$25 per \$100 of insurance coverage), the flood hazard, and any responsibilities of the owner to maintain flood proofing or stream modification facilities or systems, which covenants shall be recorded among the Land Records of the County"*.
- NOTE: This requirement must be met prior to issuance of grading permits.**
12. Per County Code 32-205(f), *"all buildings shall be elevated by fill"*. The Building permit must be reviewed and approved to ensure adequacy of design and conformance with floodplain code.

Ms. Sharon Freiland, P.E.
September 27, 2018
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13. Per County Code 32-207 (7) (a), *"Where permitted, disturbance or removal of the natural vegetation in the floodplain shall be avoided or minimized."*
14. Per County Code 32-207 (8) (B), "No electrical distribution panels shall be permitted at an elevation less than three feet above the elevation of 1-percent annual chance (100) year flood".

If you have any questions or need additional information, feel free to contact Ms. Mary Giles, Associate Director of our Site/Road Plan Review Division, at 301-636-2060.

Sincerely,



Haitham A. Hijazi
Director

Enclosures

HAH:SB:dar

cc: Dawit Abraham, P.E., Deputy Director, DPIE
Mary Giles, P.E., Associate Director, S/RPRD, DPIE
Rey de Guzman, P.E., Chief Engineer, S/RPRD, DPIE
Steve Snyder, P.E., District Engineer, S/RPRD, DPIE
Steve Darcey, District Manager, Soil Conservation District
Mike Colgan, Water Resources Engineer, DoE
Salman Babar, CFM, Engineer, S/RPRD, DPIE

Sec. 32-206. Waiver Requirements for Development in Floodplain.

(a) In order to undertake any development in the County floodplain other than as permitted in the preceding Section, the applicant must obtain a waiver from the Director.

(b) The request for waiver shall include:

(1) The information required for a permit for development as set forth in this Division;

(2) A statement explaining the need for the development, any public benefit to be derived, and the actions that will be taken to reduce the threat of any potential flooding, flood damage, or adverse environmental impacts; and

(3) Plans and studies as required by the Department.

(c) Required plans and studies. The Department may require plans and studies to be submitted. All studies shall be subject to approval by the Department. All studies and calculations furnished to satisfy this provision shall become the property of the County and may be used by the County for reviewing other development or for other purposes.

(d) The Director shall grant a waiver only upon determining that:

(1) There is good and sufficient cause;

(2) The granting of the waiver will not result in additional threats to public safety, increased flood elevations or discharges, or other adverse impacts on other public or private property either upstream or downstream;

(3) The granting of the waiver will not result in fraud or victimization of the public;

(4) The waiver is the minimum necessary, considering the flood hazard, to afford relief to the owner, and public funds shall not be expended to mitigate the results of the waiver;

(5) The development will not violate other Federal, State or local laws or regulations; and

(6) The waiver does not violate the purpose and intent of this Division.

(e) Waivers will not be granted for any filling, or the construction or placement of any structures or obstructions which will ultimately be located in the FEMA-designated Floodways, or in the County designated Special Flood Hazard Areas which will increase the water surface elevation of the base flood. Within the floodplain, waivers shall not be granted for any new structures, the lowest floors of which are below flood protection elevations.

(f) If granted, a waiver shall involve only the least modification necessary to provide relief. If it should become necessary to grant any variance, the applicant shall be required to comply with all applicable requirements of the National Flood Insurance Program regulations (60.3d) including the requirements for elevation, flood proofing and anchoring. The applicant must also comply with any other requirements considered necessary by the Department. Notwithstanding any of the above, however, all structures shall be designed and constructed so as to have the capability of resisting the 100-year flood. Flood proofing is not an option in residential construction. All residential structures must be elevated.

(g) A record of all waiver actions, including justifications for their issuance, shall be maintained by the Department, shall be included in a bi-annual report submitted to the Federal Insurance Administrator, and shall be available upon request by FEMA or its authorized agent during periodic assessments of the County participation in the National Flood Insurance Program.

(h) As a condition of the waiver, the owner of the property being developed shall be required to execute covenants to provide notice of the waiver, the potential for higher insurance premium rates, the flood hazard, and any responsibilities of the owner to maintain flood proofing

or stream modification facilities or systems, which covenants shall be recorded among the Land Records of the County. Where there will be enclosed areas below the 100-year flood elevation, the owner shall provide a statement to be recorded in the Land Records of the County which reads, "No conversion of this area to habitable space is to occur unless the lowest floor is elevated to one (1) foot above the 100-year flood elevation. At this site the 100-year flood elevation is _____."

(CB-15-2011)