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N

JOINT FEDERAL/STATE APPLICATION FOR THE ALTERATION OF ANY FLOODPLAIN, WATERWAY, TIDAL OR NONTIDAL WETLAND IN MARYLAND

RECEIVED

FOR AGENCY USE ONLY

Application Number _____
 Date Received by State _____
 Date Received by Corps _____
 Type of State permit needed _____
 Type of Corps permit needed _____

Date Determined Complete _____
 Date(s) Returned AUG 06 2021
 Date of Field Review _____
 Agency Performed Field Review Non-Tidal Wetlands and Waterways Program

- Please submit 1 original and 6 copies of this form, required maps and plans to the Wetlands and Waterways Program as noted on the last page of this form.
- Any application that is not completed in full or is accompanied by poor quality drawings may be considered incomplete and result in a time delay to the applicant.

Please check one of the following:

RESUBMITTAL: _____ APPLICATION AMENDMENT: _____ MODIFICATION TO AN EXISTING PERMIT: _____
 JURISDICTIONAL DETERMINATION ONLY: _____ APPLYING FOR AUTHORIZATION:
 PREVIOUSLY ASSIGNED NUMBER (RESUBMITTALS AND AMENDMENTS): _____

DATE July 19, 2021

1. APPLICANT INFORMATION:

AI: 172018 Cata 2021013014
21-9-13-21 21-NT-0448

APPLICANT NAME:

A. Name: Mr. Karl Granzow B. Daytime Telephone: 443-510-1274
 C. Company: Werrlein WSSC LLC D. Email Address: karl@werrleinproperties.com
 E. Address: 522 Defense Highway
 F. City: Annapolis State: Maryland Zip: 21401

AGENT/ENGINEER INFORMATION:

A. Name: Mr. Bryan Turton, PE B. Daytime Telephone: 301-364-1858
 C. Company: Dewberry D. Email Address: bturton@dewberry.com
 E. Address: 4601 Forbes Blvd, Suite 300
 F. City: Lanham State: Maryland Zip: 20706

ENVIRONMENTAL CONSULTANT:

A. Name: Mr. Milton McCarthy B. Daytime Telephone: 301-627-7505, ext. 904
 C. Company: Bay Environmental, Inc. D. Email Address: info@bayenvinc.com
 E. Address: 2661 Riva Road, Building 800, Suite A
 F. City: Annapolis State: Maryland Zip: 21401

CONTRACTOR (If known):

Facchina Construction Company

A. Name: _____ B. Daytime Telephone: JUL 29 2021
 C. Company: Facchina Construction Company D. Email Address: _____
 E. Address: 102 Centennial Street
 F. City: La Plata State: Maryland Zip: 20646

RECEIVED

WATER AND SCIENCE ADMIN.
REGULATORY SERVICES DIVISION

PRINCIPAL CONTACT:

A. Name: Mr. Milton McCarthy B. Daytime Telephone: 301-627-7505, ext. 904
 C. Company: Bay Environmental, Inc. D. Email Address: info@bayenvinc.com
 E. Address: 2661 Riva Road, Building 800, Suite A
 F. City: Annapolis State: Maryland Zip: 21401

MHT

2. PROJECT DESCRIPTION

a. GIVE WRITTEN DESCRIPTION OF PROJECT:

Redevelop Washington Suburban Sanitary Commission administrative property to a residential subdivision

Has any portion of the project been completed? Yes No If yes, explain Some homes at the higher elevations are built, site is being graded per the approved Prince George's County Erosion & Sediment Control Plans

Is this a residential subdivision or commercial development? Yes No
 If yes, total number of acres on property 8.26 acres

Will there be temporary or permanent tree clearing occurring on the overall project site (i.e., uplands and wetlands), including but not limited to, tree clearing for site development, road/highways, utilities, mining, stormwater management, restoration, energy production and transmission, etc.)?
 Yes No
 If yes, total estimated acres of tree clearing for the overall project site: _____ acres

b. ACTIVITY: Check all activities that are proposed in the wetland, waterway, floodplain, and nontidal wetland buffer as appropriate.

- A. filling
- B. dredging
- C. excavating
- D. flooding or impounding water
- E. draining
- F. grading
- G. removing or destroying vegetation
- H. building structures

Area for item(s) checked: Wetland 498 (sq. ft.) Buffer (Nontidal Wetland Only) 4,914 (sq. ft.)
 Expanded Buffer (Nontidal Wetland Only) N/A (sq. ft.)

Area of stream impact 0 (sq. ft.)

Length of stream affected 0 (linear feet)

c. TYPE OF PROJECTS: Project Dimensions

For each activity, give overall length and width (in feet), in columns 1 and 2. For multiple activities, give total area of disturbance in square feet in column 3. For activities in tidal waters, give maximum distance channelward (in feet) in column 4. For dam or small ponds, give average depth (in feet) for the completed project in column 5. Give the volume of fill or dredged material in column 6.

	Length (Ft.)	Width (Ft.)	Area (Sq. Ft.)	Maximum/Average Channelward Encroachment	Pond Depth	Volume of fill/dredge material (cubic yards) below MHW or OHW
	1	2	3	4	5	6
A. <input type="checkbox"/> Bulkhead	_____	_____	_____	_____	_____	_____
B. <input type="checkbox"/> Revetment	_____	_____	_____	_____	_____	_____
C. <input type="checkbox"/> Vegetative Stabilization	_____	_____	_____	_____	_____	_____
D. <input type="checkbox"/> Gabions	_____	_____	_____	_____	_____	_____
E. <input type="checkbox"/> Groins	_____	_____	_____	_____	_____	_____
F. <input type="checkbox"/> Jetties	_____	_____	_____	_____	_____	_____
G. <input type="checkbox"/> Boat Ramp	_____	_____	_____	_____	_____	_____
H. <input type="checkbox"/> Pier	_____	_____	_____	_____	_____	_____
I. <input type="checkbox"/> Breakwater	_____	_____	_____	_____	_____	_____
J. <input type="checkbox"/> Repair & Maintenance	_____	_____	_____	_____	_____	_____
K. <input type="checkbox"/> Road Crossing	_____	_____	_____	_____	_____	_____
L. <input type="checkbox"/> Utility Line	_____	_____	_____	_____	_____	_____
M. <input type="checkbox"/> Outfall Construction	_____	_____	_____	_____	_____	_____
N. <input checked="" type="checkbox"/> Small Pond See W.	Varies	Varies	498	_____	_____	_____
O. <input type="checkbox"/> Dam	_____	_____	_____	_____	_____	_____
P. <input type="checkbox"/> Lot Fill	_____	_____	_____	_____	_____	_____
Q. <input type="checkbox"/> Building Structures	_____	_____	_____	_____	_____	_____
R. <input type="checkbox"/> Culvert	_____	_____	_____	_____	_____	_____
S. <input type="checkbox"/> Bridge	_____	_____	_____	_____	_____	_____
T. <input type="checkbox"/> Stream Channelization	_____	_____	_____	_____	_____	_____
U. <input type="checkbox"/> Parking Area	_____	_____	_____	_____	_____	_____
V. <input type="checkbox"/> Dredging	_____	_____	_____	_____	_____	_____

W. Other (explain) Excavation for floodplain compensation area 1. New 2. Maintenance 3. Hydraulic 4. Mechanical

d. PROJECT PURPOSE: Give brief written description of the project purpose:

To provide floodplain compensation for the redevelopment of the WSSC administrative facility & associated parking lots to single family residential subdivision. Work is being conducted in accordance with the Floodplain Waiver approved by Prince George's County Department of Permits, Inspections and Enforcement on September 27, 2018.

3. PROJECT LOCATION:

a. LOCATION INFORMATION:

A. County: Prince George's B. City: Hyattsville C. Name of waterway or closest waterway: Anacostia NW Branch
D. State stream use class designation: Use I
E. Site Address or Location: 4017 Hamilton Street & Outparcel 1 across Gallatin Street, Hyattsville, MD 20781
(Intersection of 40th Place & Gallatin Street)
F. Directions from nearest intersection of two state roads: See attached vicinity map

G. Is your project located in the Chesapeake Bay Critical Area (generally within 1,000 feet of tidal waters or tidal wetlands)?
Yes No

H. County Book Map Coordinates (Alexandria Drafting Co.); Excluding Garrett and Somerset Counties:
Map: 5409 Letter: H/J Number: 8 (to the nearest tenth)

I. FEMA Floodplain Map Panel Number (if known): 24033C0129E
J. 1. 38.95306 latitude 2. -76.94881 longitude

b. ACTIVITY LOCATION: Check one or more of the following as appropriate for the type of wetland/waterway where you are proposing an activity:

- | | | |
|--|---|---|
| A. <input type="checkbox"/> Tidal Waters | F. <input type="checkbox"/> 100-foot buffer (nontidal wetland of special State concern) | H. <input checked="" type="checkbox"/> 100-year floodplain (outside stream channel) |
| B. <input type="checkbox"/> Tidal Wetlands | G. <input type="checkbox"/> In stream channel | I. <input type="checkbox"/> River, lake, pond |
| C. <input type="checkbox"/> Special Aquatic Site (e.g., mudflat, vegetated shallows) | 1. <input type="checkbox"/> Tidal 2. <input type="checkbox"/> Nontidal | J. <input type="checkbox"/> Other (Explain) |
| D. <input checked="" type="checkbox"/> Nontidal Wetland | | |
| E. <input checked="" type="checkbox"/> 25-foot buffer (nontidal wetlands only) | | |

c. LAND USE:

A. Current Use of Parcel Is: 1. Agriculture: Has SCS designated project site as a prior converted cropland? Yes No
2. Wooded 3. Marsh/Swamp 4. Developed
5. Other
B. Present Zoning Is: 1. Residential 2. Commercial/Industrial 3. Agriculture 4. Marina 5. Other
C. Project complies with current zoning Yes No

THE FOLLOWING INFORMATION IS REQUIRED BY THE STATE (blocks 4-7):

4. REDUCTION OF IMPACTS: Explain measures taken or considered to avoid or minimize wetland losses in F. Also check Items A-E if any of these apply to your project.

- | | | |
|--|---|--|
| A. <input type="checkbox"/> Reduced the area of disturbance | B. <input type="checkbox"/> Reduced size/scope of project | C. <input type="checkbox"/> Relocated structures |
| | | D. <input type="checkbox"/> Redesigned project |
| E. <input checked="" type="checkbox"/> Other <u>Impact is necessary to provide for floodplain compensation for fill/excavation in the existing parking lot that is located in the 100-Year Floodplain.</u> | | |

F. Explanation See 4 E.

Describe reasons why impacts were not avoided or reduced in Q. Also check Items G-P that apply to your project.

- | | | |
|---|--|---|
| G. <input type="checkbox"/> Cost | K. <input type="checkbox"/> Parcel size | N. <input type="checkbox"/> Safety/public welfare issue |
| H. <input type="checkbox"/> Extensive wetlands on site | L. <input checked="" type="checkbox"/> Other regulatory requirement | O. <input type="checkbox"/> Inadequate zoning |
| I. <input checked="" type="checkbox"/> Engineering/design constraints | M. <input checked="" type="checkbox"/> Failure to accomplish project purpose | P. <input type="checkbox"/> Other _____ |
| J. <input type="checkbox"/> Other natural features | | _____ |

Q. Description Impact required to provide compensatory floodplain storage for fill in 100-Year Floodplain of parking lot

5. **LETTER OF EXEMPTION:** If you are applying for a letter of exemption for activities in nontidal wetlands and/or their buffers, explain why the project qualifies:

- | | |
|--|--|
| A. <input checked="" type="checkbox"/> No significant plant or wildlife value and wetland impact | B. <input type="checkbox"/> Repair existing structure/fill |
| 1. <input checked="" type="checkbox"/> Less than 5,000 square feet | C. <input type="checkbox"/> Mitigation Project |
| 2. <input type="checkbox"/> In an isolated nontidal wetland less than 1 acre in size | D. <input type="checkbox"/> Utility Line |
| E. Other (explain) _____ | 1. <input type="checkbox"/> Overhead |
| | 2. <input type="checkbox"/> Underground |

F. Check here if you are **not** applying for a letter of exemption.

IF YOU ARE APPLYING FOR A LETTER OF EXEMPTION, PROCEED TO BLOCK 10

6. **ALTERNATIVE SITE ANALYSIS:** Explain why other sites that were considered for this project were rejected in M. Also check any items in D-L if they apply to your project. (If you are applying for a letter of exemption, do not complete this block.)

- | | | |
|------------------------------------|---|---|
| A. <input type="checkbox"/> 1 site | B. <input type="checkbox"/> 2 - 4 sites | C. <input type="checkbox"/> 5 or more sites |
|------------------------------------|---|---|

Alternative sites were rejected/not considered for the following reason(s):

- | | | |
|---|--|---|
| D. <input type="checkbox"/> Cost | H. <input type="checkbox"/> Greater wetlands impact | L. <input type="checkbox"/> Other _____ |
| E. <input type="checkbox"/> Lack of availability | I. <input type="checkbox"/> Water dependency | _____ |
| F. <input type="checkbox"/> Failure to meet project purpose | J. <input type="checkbox"/> Inadequate zoning | _____ |
| G. <input type="checkbox"/> Located outside general/market area | K. <input type="checkbox"/> Engineering/design constraints | _____ |
| M. Explanation: _____ | | |

7. **PUBLIC NEED:** Describe the public need or benefits that the project will provide in F. Also check Items in A-E that apply to your project. (If you are applying for a letter of exemption, do not complete this block.)

- | | | |
|--------------------------------------|--|---|
| A. <input type="checkbox"/> Economic | C. <input type="checkbox"/> Health/welfare | E. <input type="checkbox"/> Other _____ |
| B. <input type="checkbox"/> Safety | D. <input type="checkbox"/> Does not provide public benefits | _____ |
| F. Description _____ | | |

8. MITIGATION PLAN: Please provide the following information. (If you are applying for a letter of exemption, do not complete this block.)

a. Description of a monetary compensation proposal, if applicable (for state requirements only). Attach another sheet if necessary. _____

b. Give a brief description of the proposed mitigation project. _____

c. Describe why you selected your proposed mitigation site, including what other areas were considered and why they were rejected. _____

d. Describe how the mitigation site will be protected in the future. _____

9. HAVE ADJACENT PROPERTY OWNERS BEEN NOTIFIED?

A. _____ Yes B. _____ No

Provide names and mailing addresses below (Use separate sheet, if necessary). (If you are applying for a letter of exemption, do not complete this block.)

a. _____	b. _____	c. _____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

10. OTHER APPROVALS NEEDED/GRANTED:

A. Agency	B. Date Sought	C. Decision		D. Decision Date	E. Other Status
		1. Granted	2. Denied		
PG County DPIE:	_____	_____	_____	_____	_____
<u>Floodplain Waiver</u>	_____	<u>X</u>	_____	<u>9/27/18</u>	_____
<u>Exist. Floodplain Approval</u>	<u>6/19/18</u>	<u>X</u>	_____	<u>6/20/18</u>	_____
<u>Prop. Floodplain Approval</u>	<u>7/24/18</u>	_____	_____	<u>10/14/18</u>	_____
<u>Erosion & Sed Control Plan</u>	<u>1/22/21</u>	_____	_____	<u>2/24/21</u>	_____
_____	_____	_____	_____	_____	_____

11. HISTORIC PROPERTIES: Is your project located in the vicinity of historic properties? (For example: structures over 50 years old, archeological sites, shell mounds, Indian or Colonial artifacts). Provide any supplemental information in Section 12.

A. _____ Yes B. X No C. _____ Unknown

12. ADDITIONAL INFORMATION: Use this space for detailed responses to any of the previous items. Attach another sheet if necessary:

See attached list

Check box if data is enclosed for any one or more of the following (see checklist for required information):

- | | | |
|---|---|---|
| A. <input type="checkbox"/> Soil borings | D. <input type="checkbox"/> Field surveys | G. <input checked="" type="checkbox"/> Site plan |
| B. <input type="checkbox"/> Wetland data sheets | E. <input type="checkbox"/> Alternate site analysis | H. <input type="checkbox"/> Avoidance and minimization analysis |
| C. <input checked="" type="checkbox"/> Photographs | F. <input type="checkbox"/> Market analysis | |
| I. <input type="checkbox"/> Other (explain) <u>SEE ATTACHED</u> | | |

CERTIFICATION:

I hereby designate and authorize the agent named above to act on my behalf in the processing of this application and to furnish any information that is requested. I certify that the information on this form and on the attached plans and specifications is true and accurate to the best of my knowledge and belief. I understand that any of the agencies involved in authorizing the proposed works may request information in addition to that set forth herein as may be deemed appropriate in considering this proposal. I certify that all Waters of the United States have been identified and delineated on site, and that all jurisdictional wetlands have been delineated in accordance with the Corps of Engineers Wetlands Delineation Manual (Wetlands Research Program Technical Report Y-87-1). I grant permission to the agencies responsible for authorization of this work, or their duly authorized representative, to enter the project site for inspection purposes during working hours. I will abide by the conditions of the permit or license if issued and will not begin work without the appropriate authorization. I also certify that the proposed works are consistent with Maryland's Coastal Zone Management Plan. All information, including permit applications and related materials, submitted to MDE may be subject to public disclosure consistent with the Maryland Public Information Act, §4-101 *et seq.*, General Provisions Article of the Maryland Code and the Freedom of Information Act, 5 USC Section 552 *et seq.* Pursuant to Clean Water Act Section 404(o), 33 USC 1344 (o), permit applications and permits will be available to the public. I understand that I may request that additional required information be considered confidential under applicable laws. I further understand that failure of the landowner to sign the application will result in the application being deemed incomplete.

LANDOWNER MUST SIGN: _____

DATE: 7/12/21

WHERE TO MAIL APPLICATION

Maryland Department of the Environment
Water and Science Administration
Regulatory Services Coordination Office
1800 Washington Boulevard, Suite 430
Baltimore, Maryland 21230
Telephone: (410) 537-3762
1-800-633-6101

BEFORE YOU MAIL... DON'T FORGET...

- **SIGN AND DATE THE APPLICATION. THE LANDOWNER MUST SIGN.**
- **SEVEN (7) COPIES OF ALL DOCUMENTS (APPLICATION, PLANS, MAPS, REPORTS, ETC.) MUST BE RECEIVED TO BEGIN OUR REVIEW.**
- **INCLUDE SEVEN (7) COPIES OF A VICINITY MAP (LOCATION MAP) WITH THE PROJECT SITE PINPOINTED.**
- **SEND AN APPLICATION FEE OF \$750 ALONG WITH A COPY OF THE FIRST PAGE OF THE APPLICATION TO MARYLAND DEPARTMENT OF THE ENVIRONMENT, P.O. BOX 2057, BALTIMORE, MD 21230-2057. PLEASE REFER TO OUR WEBSITE <http://www.mde.maryland.gov> FOR FURTHER INSTRUCTIONS.**



FIGURE 1 PRINCE GEORGE'S CO. VICINITY MAP
 © OpenStreetMap (and) contributors, CC-BY-SA, MD iMAP, ESRI
<https://gisapps.dnr.state.md.us/MERLIN/index.html>
 MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

SUFFRAGE POINT
 4017 HAMILTON STREET & OUTPARCEL 1
 HYATTSVILLE, PG COUNTY, MD



FIGURE 2 HIGH RESOLUTION IMAGERY (2017)
CREDIT – MD DEPARTMENT OF NATURAL RESOURCES
<https://gisapps.dnr.state.md.us/MERLIN/index.html>
MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

SUFFRAGE POINT
4017 HAMILTON STREET & OUTPARCEL 1
HYATTSVILLE, PG COUNTY, MD



U.S. Fish and Wildlife Service

National Wetlands Inventory



Wetlands

Estuarine and Marine Deepwater	Freshwater Emergent Wetland	Freshwater Pond	Other
Estuarine and Marine Wetland	Freshwater Forested/Shrub Wetland	Lake	Riverine

FIGURE 3 NWI WETLAND MAP

CREDIT – USFWS NATIONAL WETLAND INVENTORY
<http://www.fws.gov/wetlands/Data/Mapper.html>
UNITED STATES FISH & WILDLIFE SERVICE

SUFFRAGE POINT

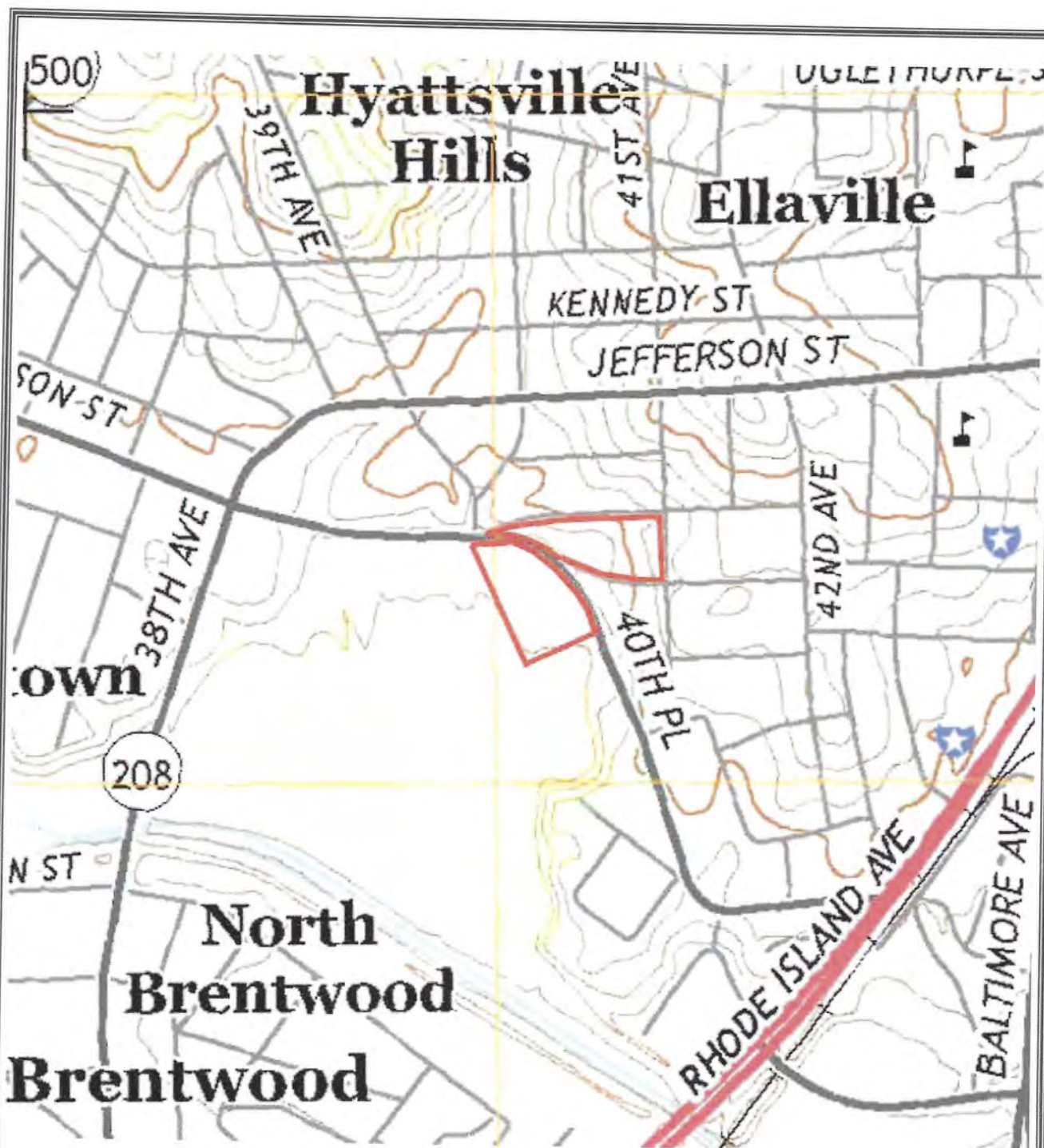
4017 HAMILTON STREET & OUTPARCEL 1
HYATTSVILLE, PG COUNTY, MD

Hydric Rating by Map Unit—Prince George's County, Maryland
(Suffrage Point, Hyattsville, MD)



FIGURE 4 SOIL SURVEY MAP
CREDIT – NRCS WEB SOIL SURVEY
<http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>
USDA – NATURAL RESOURCE CONSERVATION SERVICE

SUFFRAGE POINT
4017 HAMILTON STREET & OUTPARCEL 1
HYATTSVILLE, PG COUNTY, MD



SCALE 1:24,000

Produced by the United States Geological Survey
 North American Datum of 1983 (NAD83)
 World Geodetic System of 1984 (WGS84). Projection and
 1 000-meter grid: Universal Transverse Mercator, Zone 18S
 10 000-foot ticks: Maryland Coordinate System of 1983

Imagery.....NAIP, June 2011
 Roads.....HERE, ©2013
 Names.....GNIS, 2013
 Hydrography.....National Hydrography Dataset, 2011
 Contours.....National Elevation Dataset, 2013
 Boundaries.....Multiple sources; see metadata file 1972 - 2013

FIGURE 5 USGS WASHINGTON EAST, DC QUAD
 CREDIT – UNITED STATES GEOLOGICAL SURVEY
<https://ngmdb.usgs.gov/topoview/viewer/#12/38.4356/-76.9829>
 UNITED STATES DEPARTMENT OF THE INTERIOR

SUFFRAGE POINT
 4017 HAMILTON STREET & OUTPARCEL 1
 HYATTSVILLE, PG COUNTY, MD

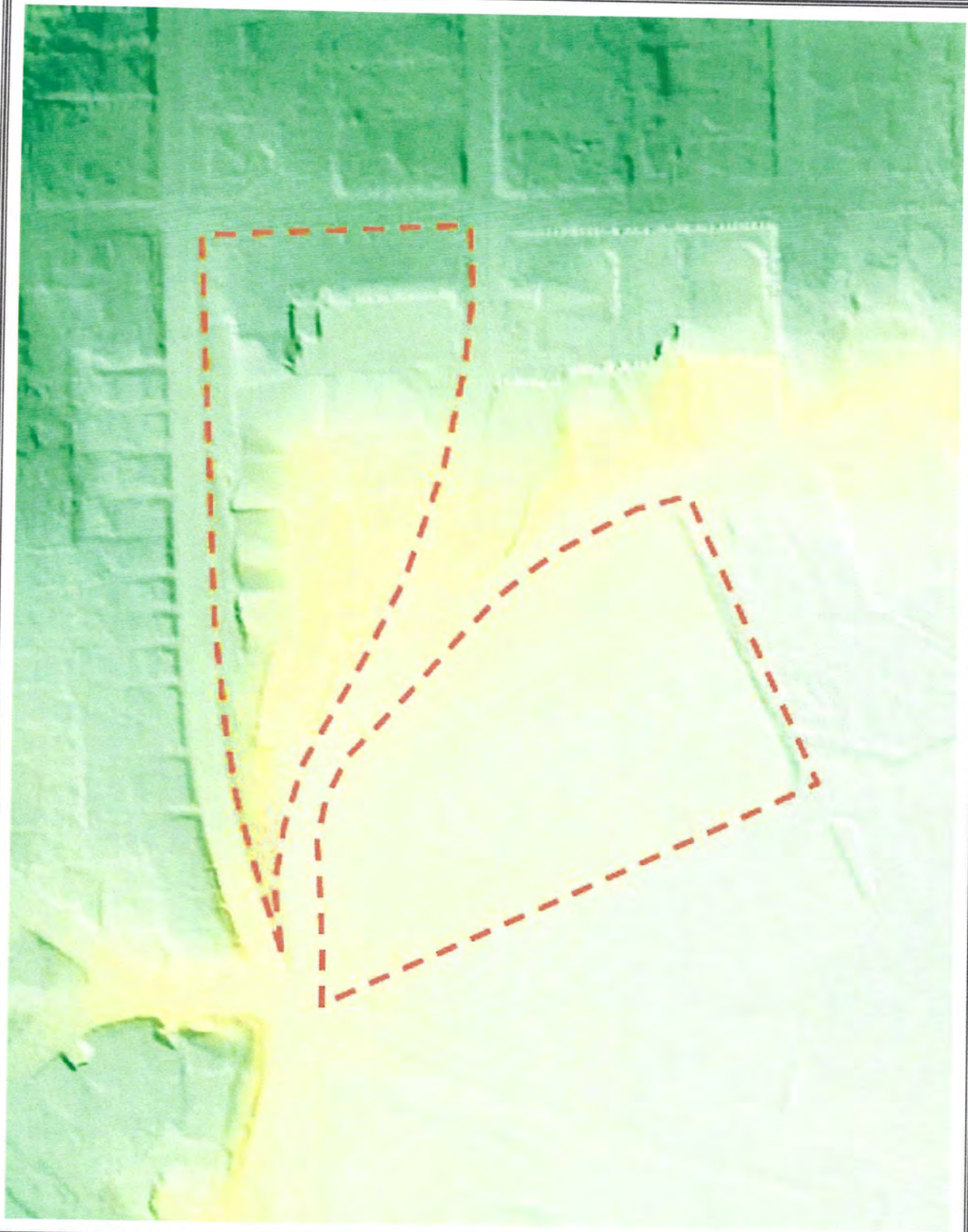


FIGURE 6 LIDAR TOPOGRAPHIC MAP

CREDIT – MD DEPARTMENT OF NATURAL RESOURCES

<https://gisapps.dnr.state.md.us/MERLIN/index.html>

MD ENVIRONMENTAL RESOURCE & LAND INFORMATION NETWORK

SUFFRAGE POINT

4017 HAMILTON STREET & OUTPARCEL 1

HYATTSVILLE, PG COUNTY, MD

Map Symbol	Map Unit Name	Hydric Rating	Hydrologic Soil Group	Drainage Class
CdD	Christiana-Downer-Urban land complex, 5 to 15% slopes	0	D	
Ch	Codorus-Hatboro-Urban land complex, frequently flooded	29	C	Moderately well drained
RuB	Russett-Christiana-Urban land complex, 0 to 5% slopes	0	D	Moderately well drained

SUFFRAGE POINT EXHIBITS & PLANS

1. Magruder Pointe Floodplain Compensation Exhibit
2. Magruder Pointe Existing Floodplain
3. Magruder Pointe Proposed Floodplain
4. Suffrage Point Final Grading, Erosion and Sediment Control Plans
5. Suffrage Point 8.5x11" Impact Plates
6. Magruder Pointe Prince George's County Department of Permitting, Inspections and Enforcement Floodplain Waiver
7. Background Information
 - A. Vicinity Map
 - B. Aerial Imagery
 - C. USFWS National Wetland Inventory
 - D. NRCS Soil Survey
 - E. USGS Quadsheet
 - F. LiDAR Topography

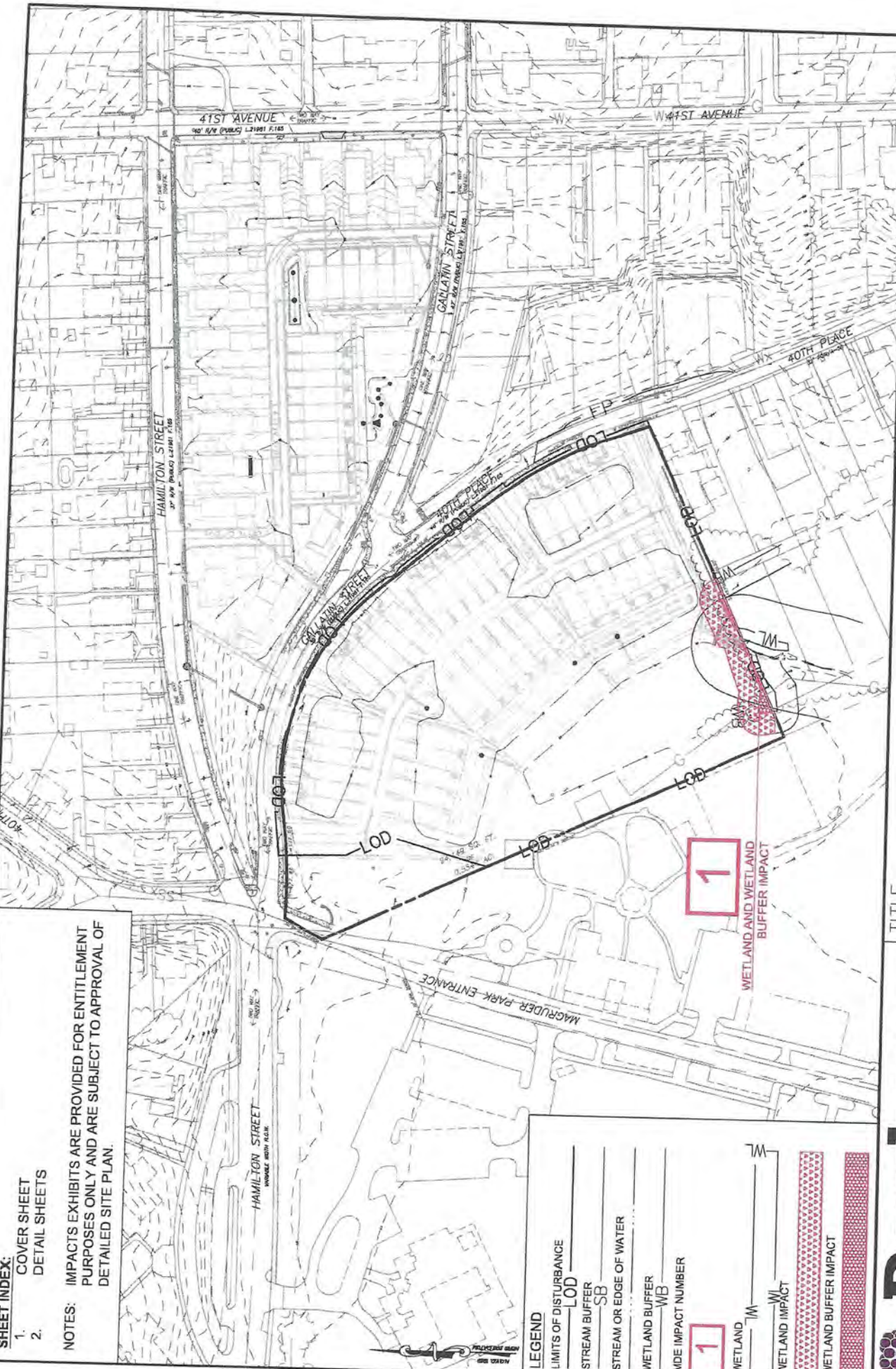
SUFFRAGE POINT
IMPACT TABLE

Nontidal Wetlands	25' NTW Buffer	Floodplain Excavation	Floodplain Fill
498 ft ²	4,914 ft ²	1.18 acres	1.18 acres

SHEET INDEX:

1. COVER SHEET
2. DETAIL SHEETS

NOTES: IMPACTS EXHIBITS ARE PROVIDED FOR ENTITLEMENT PURPOSES ONLY AND ARE SUBJECT TO APPROVAL OF DETAILED SITE PLAN.



LEGEND

LIMITS OF DISTURBANCE

LOD

STREAM BUFFER

SB

STREAM OR EDGE OF WATER

WETLAND BUFFER

WB

MDE IMPACT NUMBER

1

WETLAND

WM

WETLAND IMPACT

WETLAND BUFFER IMPACT

WETLAND IMPACT

WETLAND BUFFER IMPACT



Dewberry

Dewberry Engineers Inc.

4601 FORBES BOULEVARD
SUITE 300
LANHAM, MD 20706
301.731.5551
301.731.0188 (FAX)
www.dewberry.com

TITLE

MDE IMPACT EXHIBITS
COVER SHEET

PROJECT

SUFFRAGE POINT

SCALE:

1" = 150'

DESIGN:

DRAWN: ALD

SHEET NO.

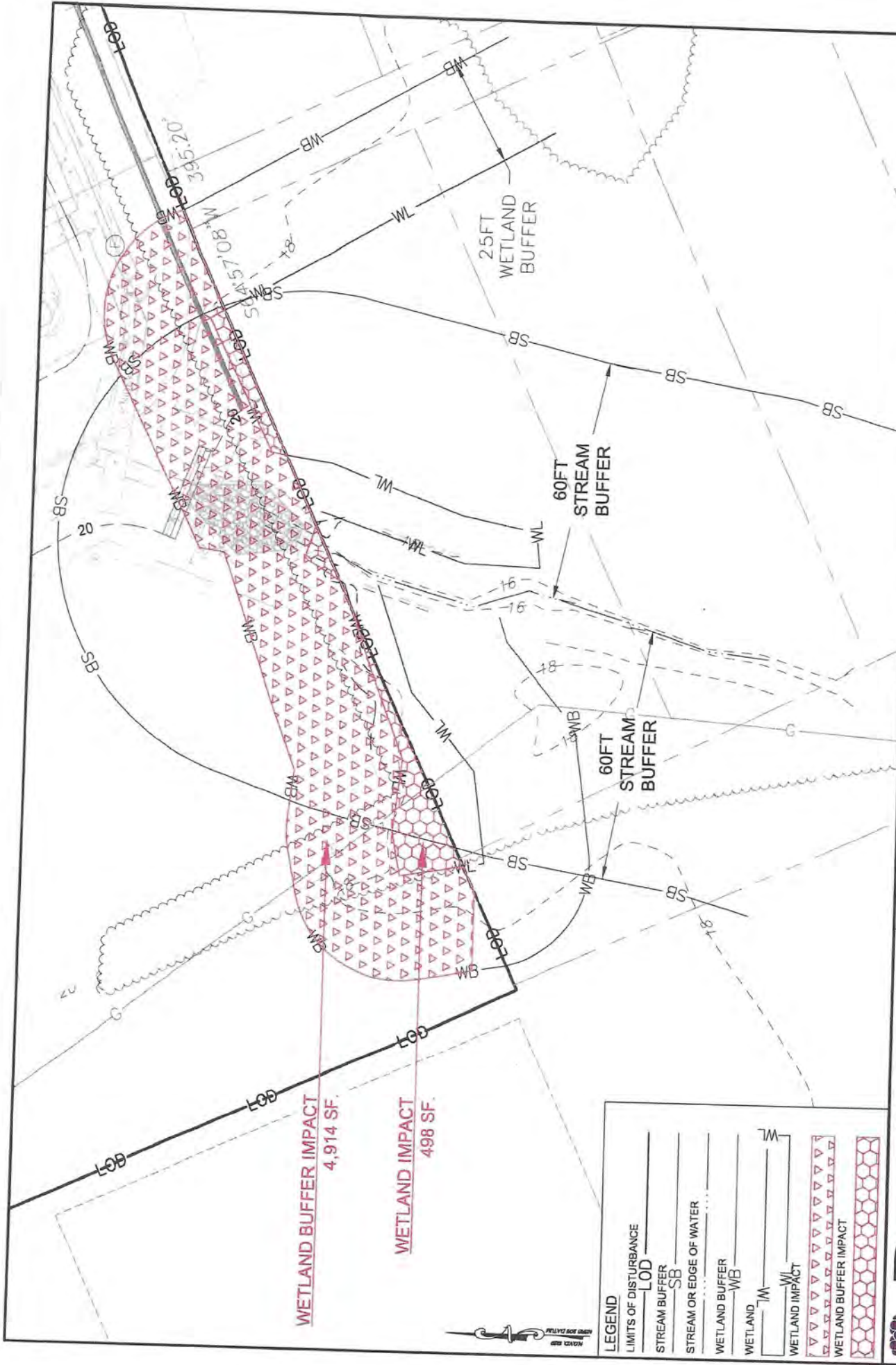
1 OF 2

CHECKED: DJS

PROJECT NO.

DATE: JULY 2021

50099455



WETLAND BUFFER IMPACT
 4,914 SF.

WETLAND IMPACT
 498 SF.

LEGEND

LIMITS OF DISTURBANCE	LOD
STREAM BUFFER	SB
STREAM OR EDGE OF WATER
WETLAND BUFFER	WB
WETLAND	WM
WETLAND IMPACT	WM
WETLAND BUFFER IMPACT	WB



Dewberry
 Engineers Inc.

4601 FORBES BOULEVARD
 SUITE 300
 LANHAM, MD 20706
 301.731.5551
 301.731.0188 (FAX)
 www.dewberry.com

TITLE
**MDE IMPACT EXHIBITS
 DETAIL SHEET**

PROJECT
SUFFRAGE POINT

DESIGN:	-	SCALE:	1" = 30'
DRAWN:	ALD	SHEET NO.	2 OF 2
CHECKED:	DJS	PROJECT NO.	50099455
DATE:	JULY 2021		



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.

9400 Peppercorn Place, 5th Floor, Largo, Maryland 20774
Phone: 301.636.2020 • <http://dpie.mypgc.us> • FAX: 301.636.2021

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".

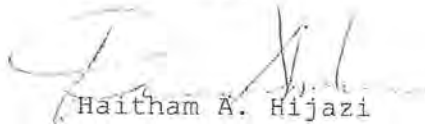
NOTE: This requirement must be met prior to issuance of grading permits.
12. Per County Code 32-205(f), "all buildings shall be elevated by fill". The Building permit must be reviewed and approved to ensure adequacy of design and conformance with floodplain code.

Ms. Sharon Freiland, P.E.
September 27, 2018
Page 5

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)



BAY ENVIRONMENTAL, INC.

July 19, 2021

Hand Delivered

Ms. Janice Vettel
Regulatory Service Coordinator
Wetlands and Waterways Program
Water and Science Administration
Maryland Department of the Environment
1800 Washington Boulevard, 4th Floor
Baltimore, Maryland 21230

Re: Suffrage Point
Werrlein WSSC, LLC
4017 Hamilton Street & Outparcel 1
WSSC Facility, Hyattsville, MD 20781

Dear Ms. Vettel,

On behalf of Werrlein WSSC, LLC, please find one original and two (2) copies of the completed *Joint Federal/State Application for the Alteration of any Waterway, Floodplain, Tidal or Nontidal Wetland in Maryland*. The Applicant is requesting authorization from Maryland Department of the Environment's Wetlands & Waterways Division and the Baltimore District Army Corps of Engineers to impact 498 ft² of nontidal wetlands, 4,914 ft² of nontidal wetland buffer, and 2.36 acres of 100-Year Floodplain. The proposed project is for the redevelopment of the vacant WSSC facility located at 4017 Hamilton Street in Hyattsville, Maryland. The proposed floodplain elevations have been reviewed and approved by Prince George's County Department of Permits, Inspections and Enforcement (DPIE). All local land use approvals by both the County and PG County Soil Conservation District have been approved and are attached. Based on comments provided by MDE and DPIE, a minor revision to the Grading, Erosion and Sediment Control Plans is necessary. Once this revision has been approved, that sheet will be provided to you. Please be advised that my understanding is Mr. Bill Seiger of your office is the project reviewer for this application. Please provide a copy to him for his review. If you have any questions or require additional information, please do not hesitate to contact me.

Very truly yours,

Milton L. McCarthy

CC: Karl Granzow
Sean Bruce
Bryan Turton



BAY ENVIRONMENTAL, INC.

July 19, 2021

Certified Mail # 7020 1810 0001 0469 9796

Maryland Department of the Environment
P.O. Box 2057
Baltimore, MD 21230-2057

Re: Suffrage Point
Werrlein WSSC, LLC
4017 Hamilton Street & Outparcel 1
WSSC Facility, Hyattsville, MD 20781

To whom it may concern:

Attached please find the cover page of the *Joint Federal/State Application for the Alteration of any Floodplain, Waterway, Tidal or Nontidal Wetland in Maryland* for the above referenced project. The applicant, Werrlein WSSC LLC, is requesting authorization to excavate for floodplain compensation in Hyattsville, Prince George's County, Maryland. The proposed construction will impact 498 ft² of nontidal wetlands, 4,914 ft² of nontidal wetland buffer and 2.36 acres of 100-year floodplain. Enclosed is the Permit Application Fee check #3841 dated July 12, 2021 in the amount of \$750 drawn on Capital Bank, NA. If you have any questions, please do not hesitate to contact me.

Very truly yours,


Jacob M McCarthy

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WERRLEIN PROPERTIES, LLC.
522 Defense Hwy
Annapolis, MD 21401
301-233-3721

CAPITAL BANK, NA
One Church Street
Rockville, MD 20850
65-334/550

3841

7/12/2021

PAY TO THE ORDER OF Maryland Department Of The Environment

\$ **750.00

Seven Hundred Fifty and 00/100*****

DOLLARS

PROTECTED AGAINST FRAUD

Maryland Department Of The Environment
1800 Washington Blvd
Baltimore, MD 21230

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MEMO
Magruder Pointe/AKA Suffrage Point
MAY FLOODPLAIN PERMIT

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MP
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