

Public Notice

U.S. Army Corps of Engineers, Norfolk District

February 10, 2006

CENAO-TS-REG
05-V2732-40

FEDERAL PUBLIC NOTICE

The District Engineer and the Virginia Department of Environmental Quality have received a joint application for Federal and State permits as described below:

APPLICANT

Gum Spring Associates LC
Attn: Mr. David R. Snellings
Suite 900
8614 Westwood Center Drive
Vienna, VA 22182

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located along Gum Spring Road (Route 659) from its intersection with Braddock Road (Route 620) to just north of Sweetwater Lane in Loudoun County, Virginia. The work will occur in tributaries to Bull Run.

PROPOSED WORK AND PURPOSE: The project consists of the discharge of fill material into waters of the United States associated with the construction of road improvements on the subject alignment. The project is called Route 659 widening - Braddock Road to Sweetwater Lane. Approximately 1.14 acre of jurisdictional waters of the United States, comprised of 0.54 acre palustrine forested wetlands, 0.33 acre palustrine emergent wetlands, 0.18 acre palustrine open water and 0.09 acre (297 linear feet) stream channel, will be impacted by the proposed work. Credit purchase from an approved wetland bank and a contribution to the Virginia Aquatic Restoration Trust Fund is planned for mitigation.

In addition to the required Department of the Army permit, the applicant must obtain a Virginia Water Protection Permit from the Virginia Department of Environmental Quality (DEQ) assuring that applicable laws and regulations pertaining to water quality are not violated. A vicinity map and project plans are attached. This public notice and the drawings can also be viewed at <http://www.nao.usace.army.mil/Regulatory/PN/PN.html>.

AUTHORITY: Permits are required pursuant to Sections 401 and 404 of the Clean Water Act (Public Law 95-217) and Title 62.1 of the Code of Virginia.

FEDERAL EVALUATION OF APPLICATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. The decision will reflect the national concern for both protection and utilization of important resources. The benefits that reasonably may be expected from the proposal must be balanced against its reasonably foreseeable detriments. All of the proposal's relevant factors will be considered, including conservation, economics, aesthetics, general

environmental concerns, wetlands, cultural values, fish and wildlife values, flood hazards, flood plain values, land use classification, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production, mineral needs, consideration of property ownership and, in general, the needs and welfare of the people. The Environmental Protection Agency's "Guidelines for Specification of Disposal Sites for Dredged or Fill Material" will also be applied (Section 404(b)(1) of the Clean Water Act).

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity. Anyone may request a public hearing to consider this permit application by writing to the District Engineer within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Engineer will then decide if a hearing should be held.

Preliminary review indicates that: (1) no environmental impact statement will be required; (2) no species of fish, wildlife, or plant (or their critical habitat) listed as endangered or threatened under the Endangered Species Act of 1973 (PL 93-205) will be affected; and (3) no known properties eligible for inclusion or included in the National Register of Historic Places are in or near the permit area, or would likely be affected by the proposal. The permit area is limited to the crossings of jurisdictional areas. Additional information might change any of these findings.

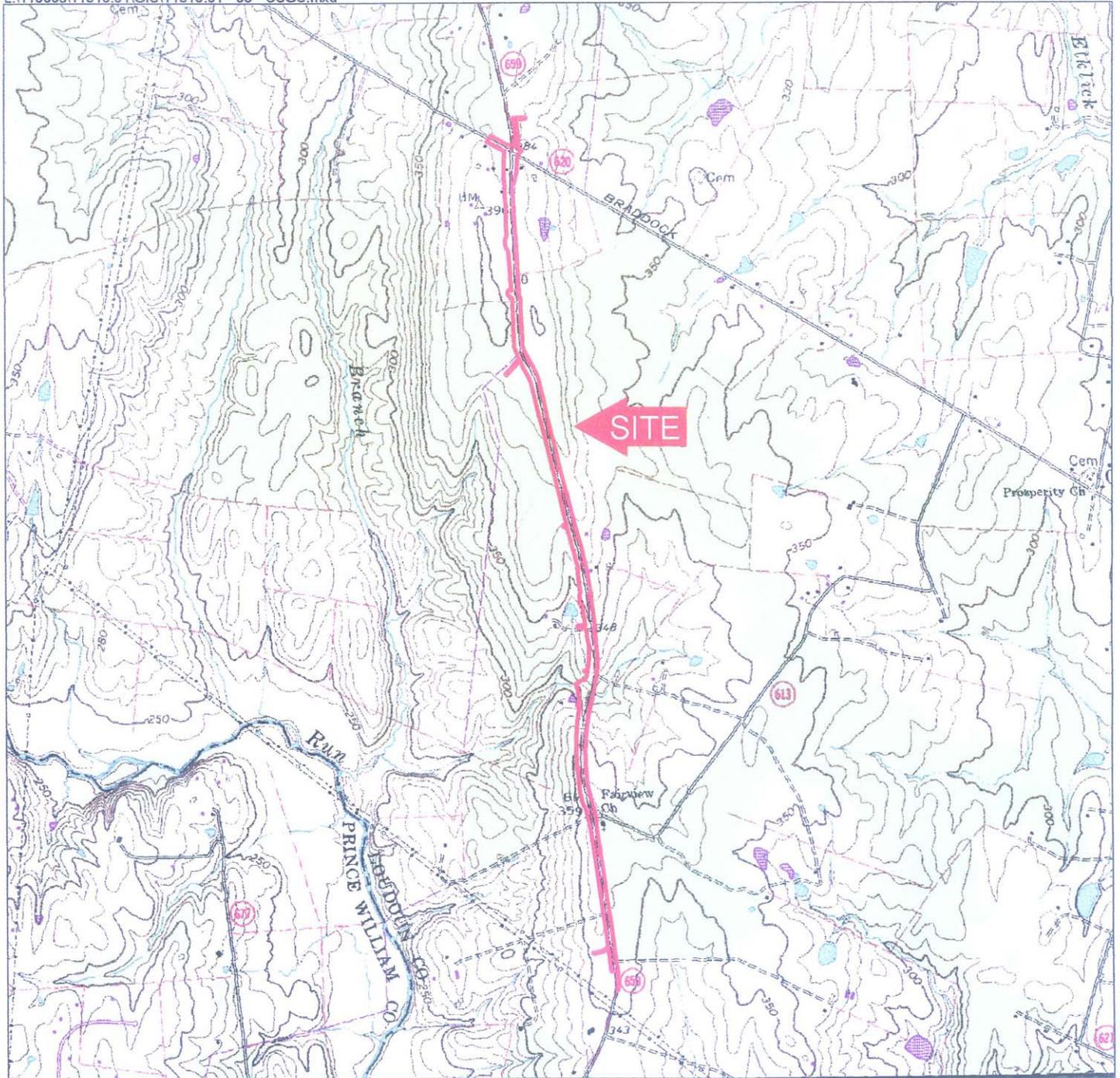
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the U.S. Army Corps of Engineers-Norfolk District, Northern Virginia Field Office, 18139 Triangle Plaza, Suite 213, Dumfries, VA 22026, and should be received by the close of business on March 10, 2006.

If you have any questions about this project or the permit process, please contact Mr. Ron Stouffer at 703-221-6967.

FOR THE DISTRICT ENGINEER:

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

Enclosures

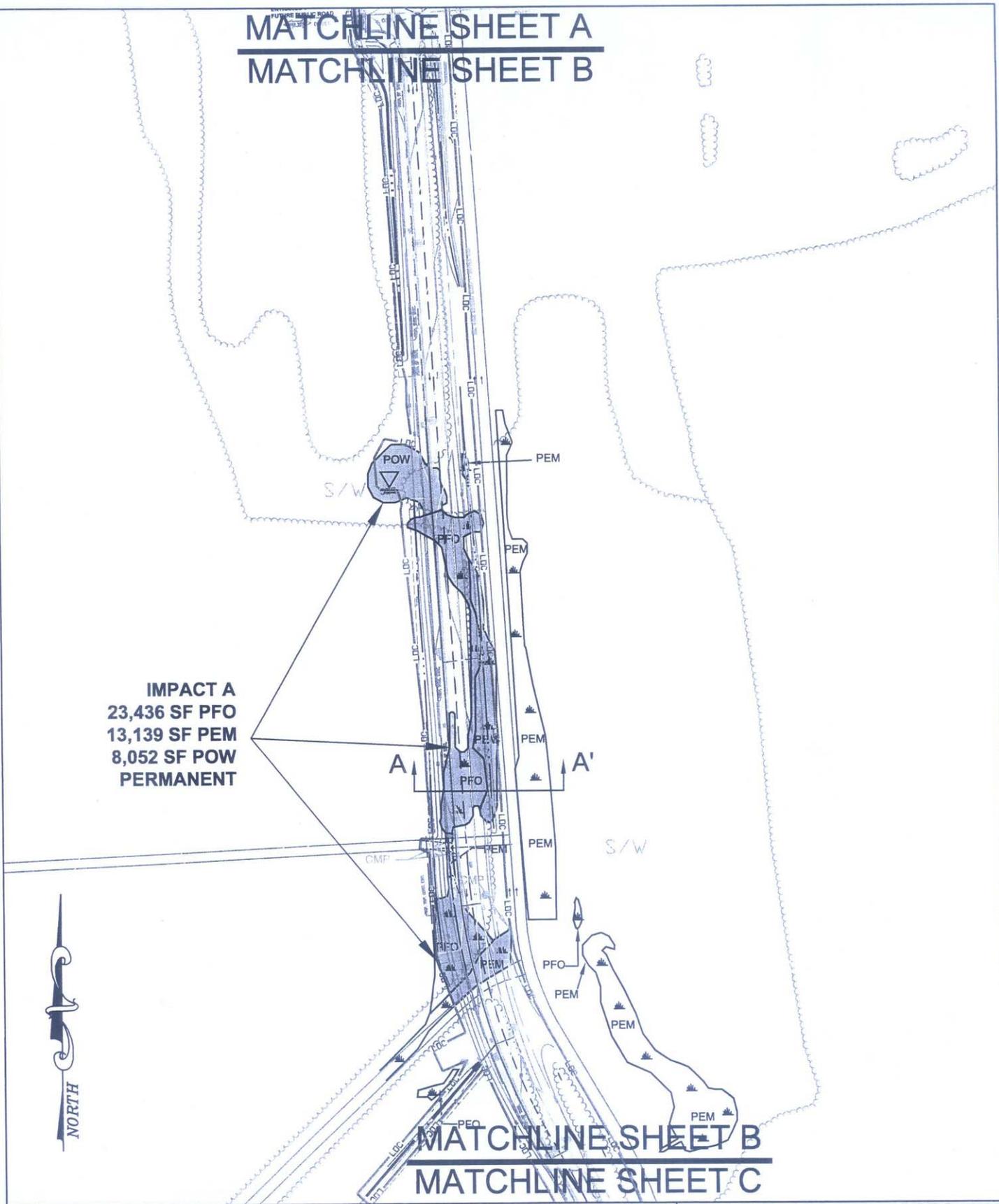


**USGS Quad Map
Arcola, VA 1981
Route 659 Widening
Braddock Road to Approximately Sweetwater Lane
WSSI #11810.01
Scale: 1" = 2000'**



Latitude: 38°53'40" N
Longitude: 77°32'32" W
Hydrologic Unit Code (HUC): 02070010
Stream Class: III
Name of Watershed: Foley Branch

MATCHLINE SHEET A
MATCHLINE SHEET B



IMPACT A
 23,436 SF PFO
 13,139 SF PEM
 8,052 SF POW
 PERMANENT



MATCHLINE SHEET B
MATCHLINE SHEET C

Applicant:
 GUM SPRING ASSOCIATES, L.C.
 c/o Greenvest, L.C.
 8614 Westwood Center Drive, Suite 900
 Vienna, VA 22182

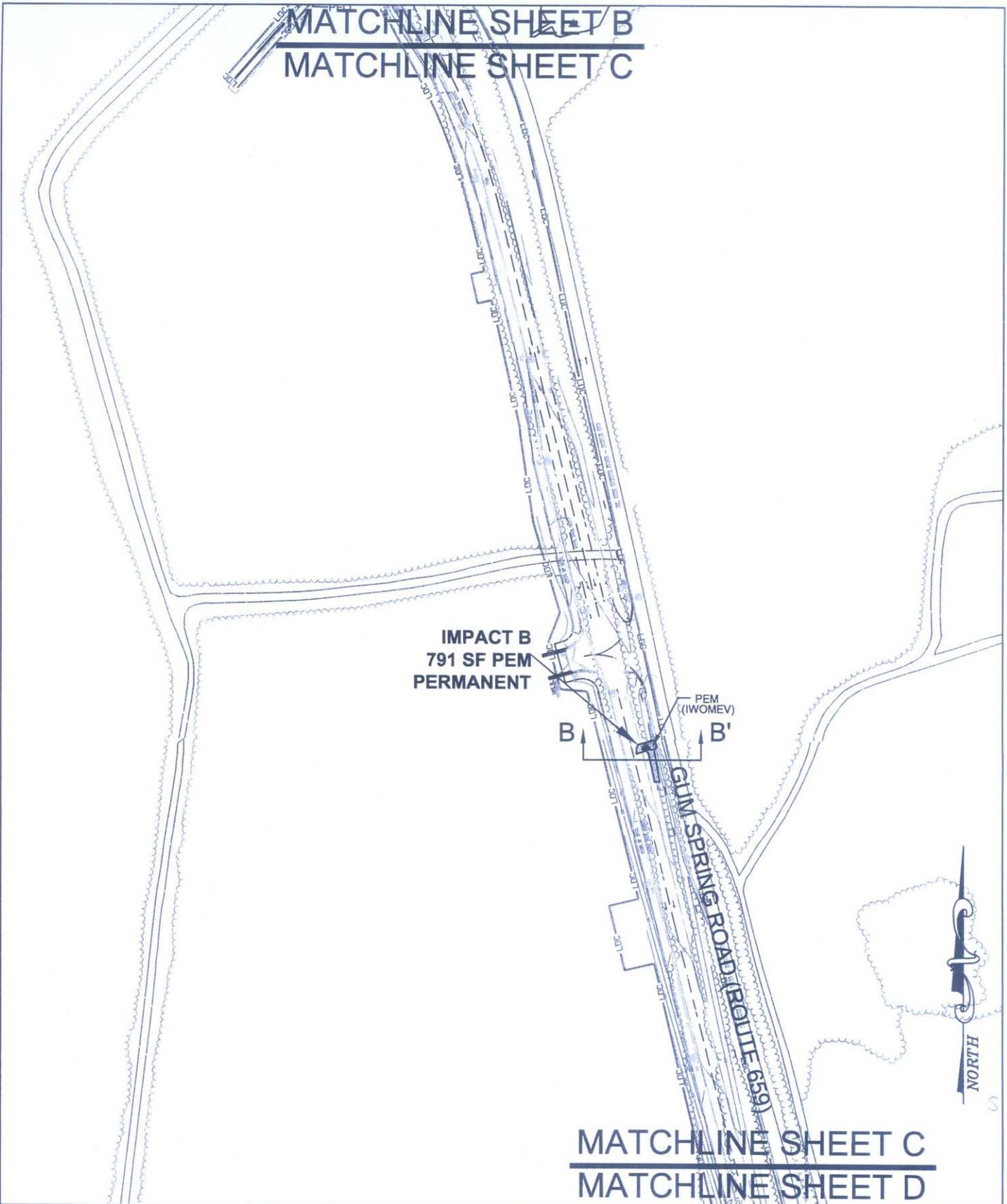
Agent:
 WETLAND STUDIES AND SOLUTIONS, INC.
 14088-M Sullyfield Circle
 Chantilly, Virginia 20151
 Phone (703)631-5800 Fax (703)631-5804

**ROUTE 659 WIDENING
 BRADDOCK ROAD TO
 APPROXIMATELY
 SWEETWATER LANE**
 Proposed Impacts to Nontidal
 Waters of the U.S.
 Loudoun County, Virginia

Sheet Title:
MATCHLINE SHEET B

Scale: 1" = 200'

Date: NOV. 2005 **Sheet:** 4 of 18



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Sheet Title:
MATCHLINE SHEET C

Scale: 1" = 200'

Date: NOV. 2005 **Sheet:** 5 of 18

MATCHLINE SHEET C
MATCHLINE SHEET D

R4 (3' Wide and No Flow)

R4 (3' Wide and No Flow)

IMPACT C
387 SF PEM
PERMANENT

ENTRANCE 2
 FUTURE DULLES SOUTH BLVD.

PEM
 POW

MATCHLINE SHEET D
MATCHLINE SHEET E



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Scale: 1" = 200'

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Sheet: 6 of 18

MATCHLINE SHEET D

MATCHLINE SHEET E

GUM SPRING ROAD (ROUTE 659)

**IMPACT D
3,787 SF R3
297 LF R3
PERMANENT**

D D'

R3



MATCHLINE SHEET E

MATCHLINE SHEET F

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MATCHLINE SHEET E

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