

Public Notice

U.S. Army Corps of Engineers, Norfolk District

June 19, 2006

CENAO-TS-REG
06-V0267-40

FEDERAL PUBLIC NOTICE

The District Commander has received a joint application for Federal and State permits as described below:

APPLICANT

KMRP/PREP Ashburn LLC
Attn: Mr. Brian Cullen
Keane Enterprises
20604 Gordon Park Square, Suite 170
Ashburn, VA 20147

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located on an approximately 26-acre parcel northeast of the intersection of Waxpool Road (Route 625) and Ashburn Boulevard in Loudoun County, Virginia. The work will occur in tributaries to Beaverdam Run.

PROPOSED WORK AND PURPOSE: The project consists of the discharge of fill material into waters of the United States associated with the commercial development of the subject tract. The project is called Ashburn Village Business Center. Approximately 0.29 acres of jurisdictional waters of the United States, comprised of 0.08 acre palustrine forested wetlands, 0.21 acre palustrine emergent wetlands and 1879 linear feet of stream channels, will be impacted by the proposed work. Credit purchase from Cedar Run Wetland Bank will provide wetland mitigation and a contribution to the Virginia Aquatic Restoration Trust Fund is planned for stream 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 which 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 Commander within 30 days of the date of this notice, stating specific reasons for holding the public hearing. The District Commander 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 development. Additional information might change any of these findings.

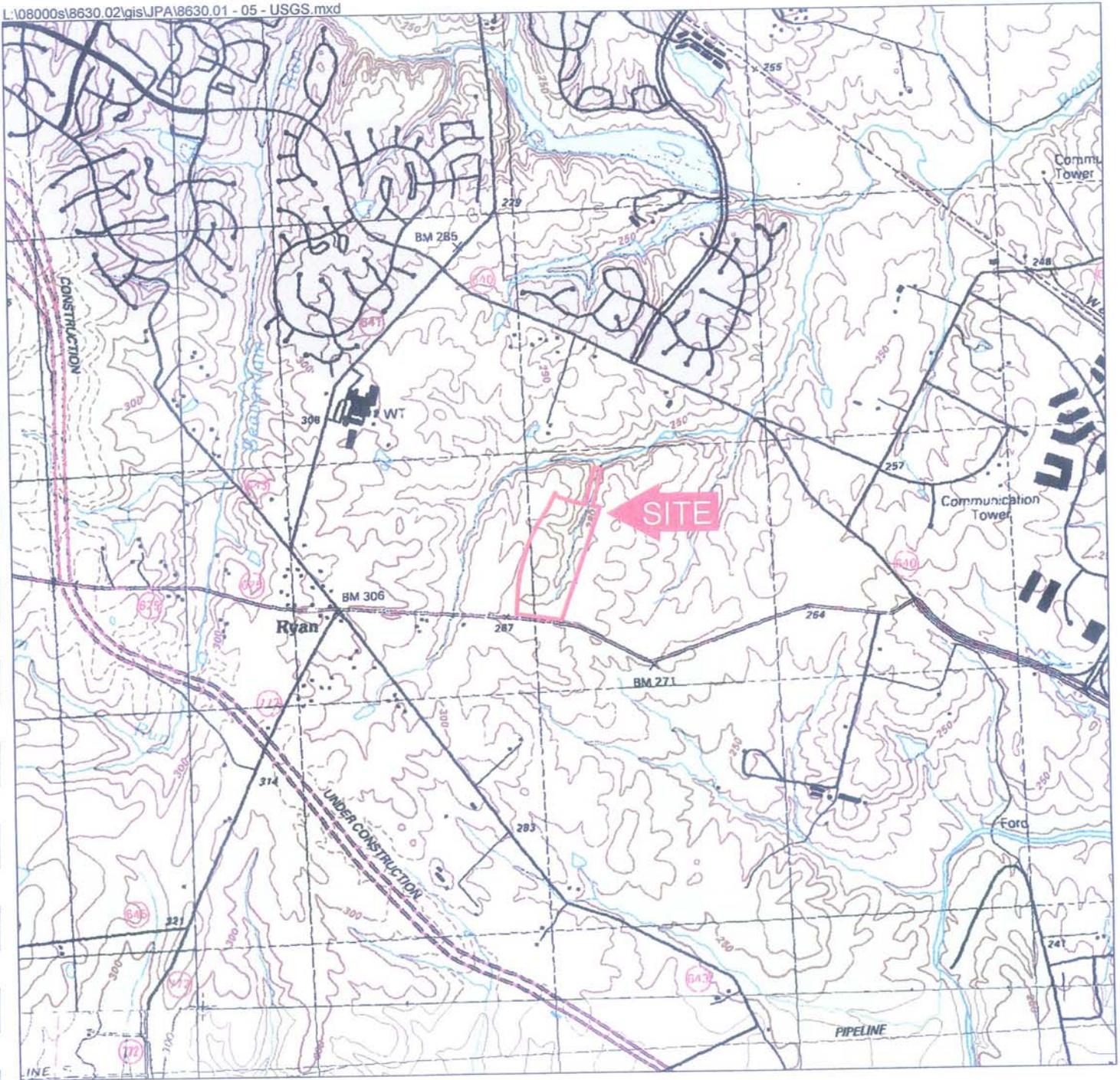
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the U.S. Army Corps of Engineers-Norfolk District, Northern Virginia Field Office, 18139 Triangle Plaza, Suite 213, Dumfries, VA 22026, and should be received by the close of business on July 19, 2006.

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

FOR THE DISTRICT COMMANDER:

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

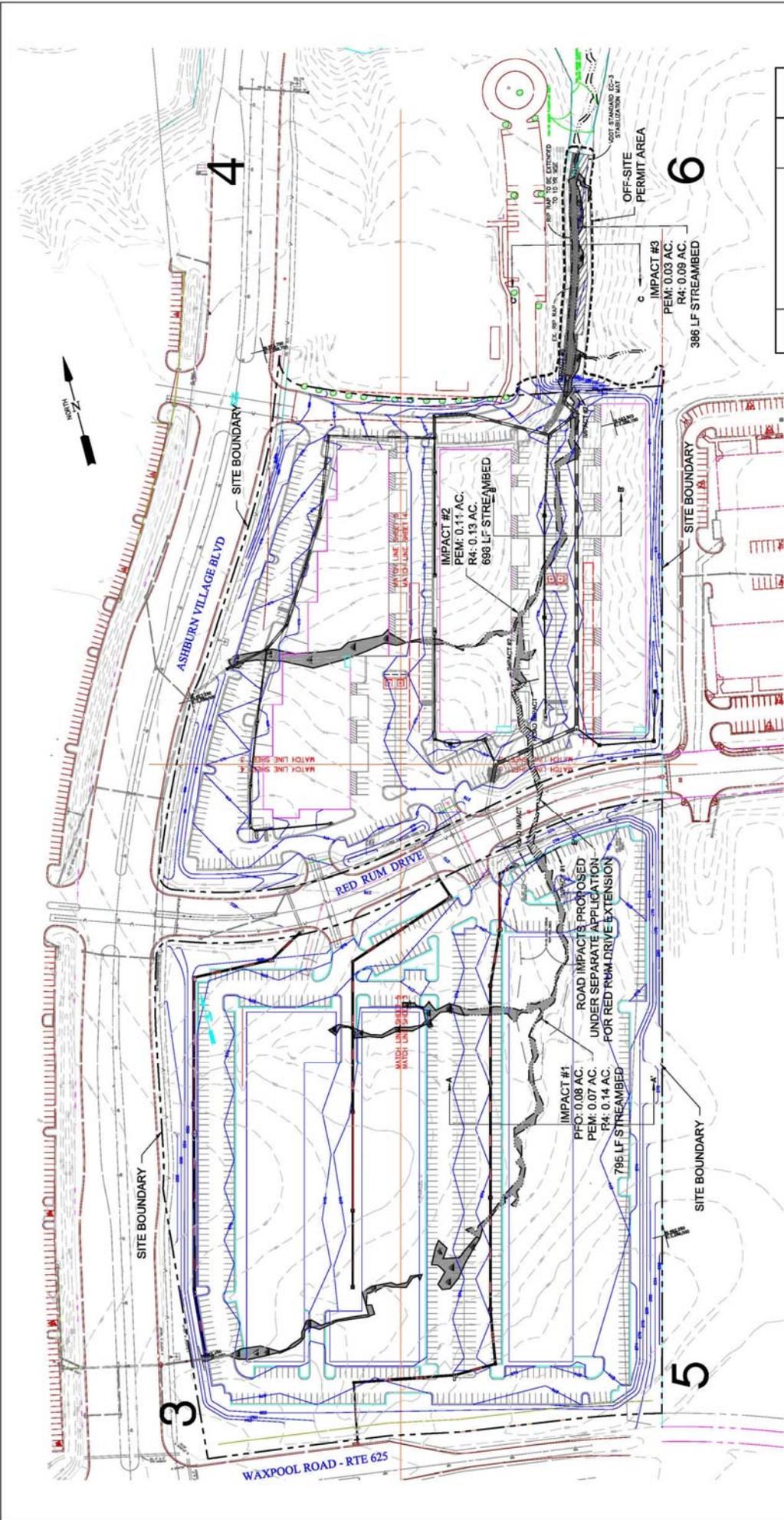
Enclosures



**USGS Quad Map
Sterling, VA-MD 1994
Ashburn Village Business Center
WSSI #8630.02
Scale: 1" = 2000'**



Latitude: 39°01'01" N
Longitude: 77°28'55" W
Hydrologic Unit Code (HUC): 02070008
Stream Class: III
Name of Watershed: Unnamed tributary to Beaverdam Run



IMPACT NUMBER	PERM (SQ FT)	REQ (SQ FT)	RI (SQ FT)	RI AREA (AC)	TOTAL IMPACT AREA (AC)
1	3,236	3,268	6,548	75	12,886
2	4,782	-	5,554	88	10,336
3	1,233	-	3,854	38	5,187
Total (PERM)	9,251	3,268	15,957	-	28,409
Total (REQ)	-	-	-	-	-
Total (RI)	-	-	-	-	-
Total (AC)	0.21	0.08	0.36	-	0.65

LEGEND

- INTERMITTENT STREAM
- JURISDICTIONAL WETLAND AREAS
- PROPOSED IMPACTS TO JURISDICTIONAL WETLANDS AND ROADS UNDER A SEPARATE PERMIT FOR RED RUN DRIVE EXTENSION
- IMPACTS TO JURISDICTIONAL WETLANDS AND ROADS PROPOSED UNDER A SEPARATE PERMIT FOR RED RUN DRIVE EXTENSION

