

Public Notice

U.S. Army Corps of Engineers, Norfolk District

February 7, 2008

CENAO-TS-REG
2008-0452

FEDERAL PUBLIC NOTICE

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

APPLICANT

Glascok Field at Stone Ridge LLC
Attn: Mr. Roy Barnett
5252 Lyngate Court
Burke, VA 22015

WATERWAY AND LOCATION OF THE PROPOSED WORK: The project is located on a parcel in the northwest quadrant of the intersection of John Mosby Highway (Route 50) and Gum Spring Road (Route 659) in Loudoun County, Virginia. The work will occur in tributaries to South Fork Broad Run.

PROPOSED WORK AND PURPOSE: The project consists of the discharge of fill material into waters of the United States associated with the development of the subject tract. The project is called Glascok Field at Stone Ridge Phase I. Approximately 0.11 acre palustrine forested wetlands (PFO), 0.01 acre palustrine scrub/shrub wetlands (PSS), 0.17 acre palustrine emergent wetlands (PEM) and 3.33 acres palustrine open water (POW) will be impacted by the proposed work. An additional 0.23 acre PFO, 0.11 acre POW and 201 linear feet of stream bed will be temporarily impacted. Mitigation will be provided on-site and with the purchase of 0.76 credits from North Fork Wetlands Bank.

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 near the permit area and would likely be affected by the proposal. The permit area consists of the impact areas and adjacent uplands. Additional information might change any of these findings.

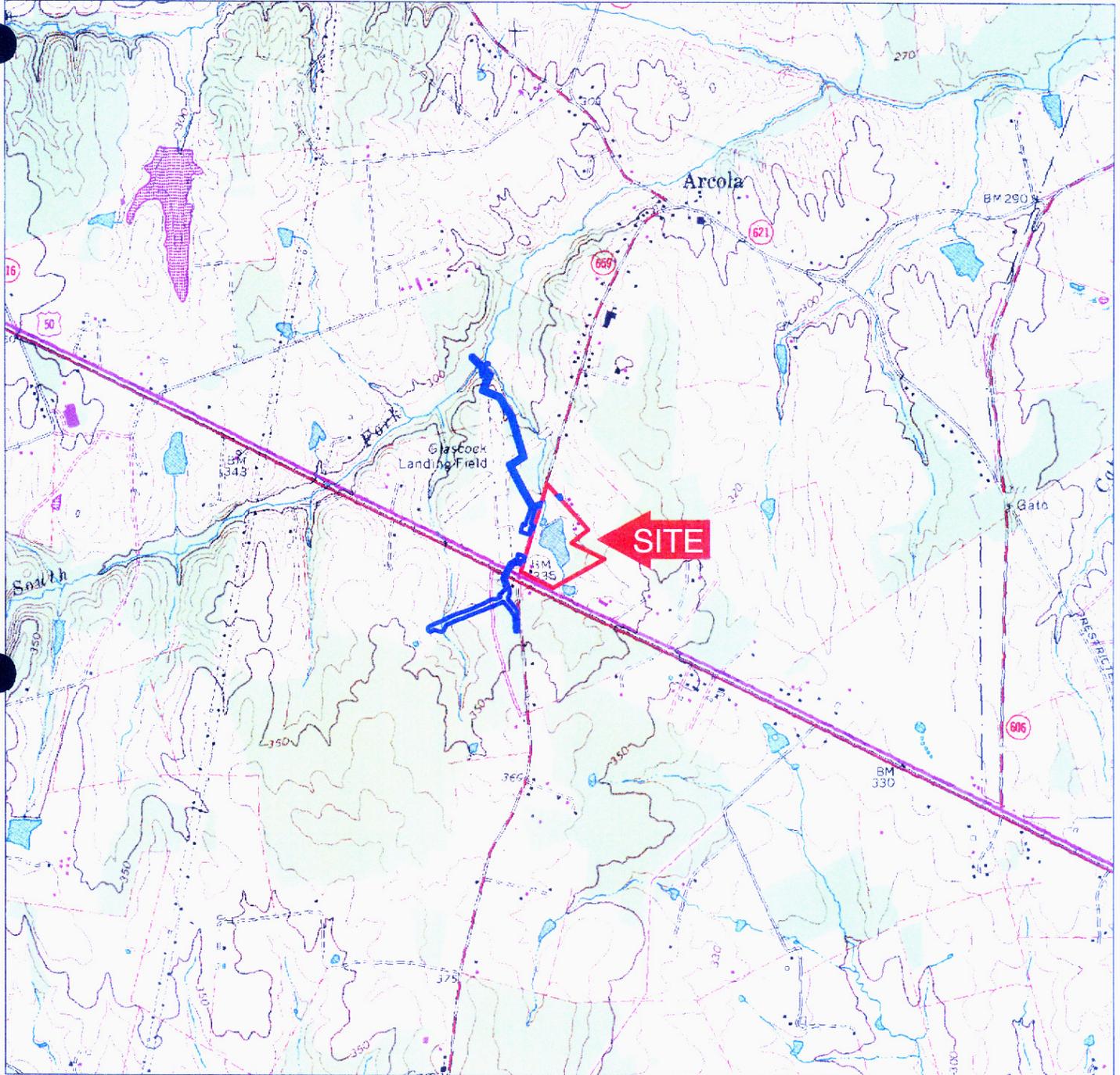
COMMENT PERIOD: Comments on this project should be made in writing, addressed to the U.S. Army Corps of Engineers-Norfolk District, Northern Virginia Field Office, 18139 Triangle Plaza, Suite 213, Dumfries, VA 22026, and should be received by the close of business on **March 7, 2008**.

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:

Keith B. Lockwood
Chief, Northern Virginia
Regulatory Section

Enclosures



 Off-Site Areas

**USGS Quad Map
Arcola, VA 1981
Glascock Field at Stone Ridge Phase I
WSSI #21217.05
Scale: 1" = 2000'**

Latitude: 38°56'21" N
Longitude: 77°32'22" W
Hydrologic Unit Code (HUC): 02070008
Stream Class: III
Name of Watershed: Unnamed tributary to the South Fork
of Broad Run





NOTES:

1. Topography and site boundary information was provided by Urban, Ltd. and is used as a base for this exhibit. The contour interval (C:1) is 2 feet.
 2. The boundaries of jurisdictional wetlands and other Waters of the U.S. (WOUS) on the Glascock Site (a portion of which is now known as the Glascock Field at Stone Ridge site) were delineated and survey-located by Wetland Studies and Solutions, Inc. (WSSI) in January 2006. The results of this delineation are described in WSSI's report dated February 2, 2006 and revisions dated March 15, 2006. The U.S. Army Corps of Engineers (COE) verified this delineation with a Jurisdictional Determination (JD) dated March 21, 2006 (COE #06-B0037).
 3. The boundaries of jurisdictional wetlands and other WOUS on the Stone Ridge site (a portion of which is now known as the Glascock Field at Stone Ridge site) were delineated WSSI as described in a report dated August 23, 2000 and subsequently survey-located by The Engineering Group. A JD was issued on October 19, 2000 (COE #00-B0986). Per COE Regulatory Guidance Letter (RGL) #05-02 a JD associated with an issued permit and/or authorization is valid until the expiration date of said permit/authorization.
- Limits of impacts to jurisdictional wetlands and other WOUS shown hereon are based upon current development plans and renderings for submission of the Joint Permit Application. Buildings and other ancillary improvement types, layouts, and proposed uses may vary somewhat without affecting said permits as long as the nature and scope of impacts to jurisdictional wetlands and other WOUS are not changed.

LEGEND

- SITE BOUNDARY
- LIMITS OF CLEARING AND GRADING
- LIMITS OF PERENNIAL STREAM
- LIMITS OF INTERMITTENT STREAM
- PROPOSED PERMANENT IMPACT AREA
- PROPOSED TEMPORARY IMPACT AREA
- JURISDICTIONAL WETLANDS

COWARDIN CLASSIFICATION

PFO PALUSTRINE FORESTED WETLANDS
 PEM PALUSTRINE EMERGENT WETLANDS
 POW PALUSTRINE OPEN WATER (POND)
 R3 PERENNIAL STREAM CHANNEL
 R4 INTERMITTENT STREAM CHANNEL

IMPACT NUMBER	PFO (SF)	PEM (SF)	PSS (SF)	R3 (SF)	R3 (LF)	POW (SF)	Total Impact Area (SF)	Total Impact Area (LF)
1	-	4,211	340	-	-	6,372	10,923	0
2	1,883	984	-	-	403	3,070	3,070	0
3	3,203	2,231	-	-	-	138,215	143,649	0
3 ¹	-	-	-	-	-	4,781	4,781	0
4 ¹	3,824	-	-	-	-	3,824	3,824	0
5 ¹	1,933	-	-	-	-	1,933	1,933	0
6 ¹	-	-	6,262	201	-	6,262	6,262	201
7 ¹	4,241	-	-	-	-	4,241	4,241	0
8 ¹	228	-	-	-	-	228	228	0
Total (SF)	15,112	7,426	340	6,262	-	149,771	178,911	-
Total (LF)	-	-	-	-	201	-	-	201
Total (AC)	0.35	0.17	0.01	0.14	-	3.44	4.11	-
Total Temporary	10,226	0	0	6,262	201	4,781	21,269	201
Total Permanent	4,886	7,426	340	0	0	144,990	157,642	0

¹ This impact is temporary and will not be mitigated for.

OVERALL WETLANDS IMPACT MAP

Prepared For: Glascock Field at Stoneridge, LLC

GLASCOCK FIELD AT STONE RIDGE PHASE I

Loudoun County, Virginia

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 wetlandstudies.com

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REVISIONS

No.	Date	Description	Rev. By	App. By

DATE: JANUARY 2008 SCALE: 1" = 200'

Horizontal Datum:

Vertical Datum:

Boundary and Topo Source:

Urban, Ltd.

Design	Draft	Approved
CLB	CLB	DCL

Sheet #
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