



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
BALTIMORE DISTRICT, U.S. ARMY CORPS OF ENGINEERS
P.O. BOX 1715
BALTIMORE, MD 21203-1715

OCT 10 2007

Operations Division

Mr. Adam Buchwald
The Athena Group, LLC
712 Fifth Avenue, 8th Floor
New York, New York 10019

Dear Mr. Buchwald:

This is in response to a letter dated July 9, 2007, sent on your behalf from Williamsburg Environmental Group, Inc., requesting a jurisdictional determination (JD) and verification of the delineation of waters of the United States, including jurisdictional wetlands, on the Lingan Road Property, in Washington, DC. Your project has been assigned the file name, NAB-2007-07823, Lingan Road Project.

We have reviewed and concur with the Confirmation of Wetland Boundaries, dated July 9, 2007, and prepared by Williamsburg Environmental Group, Inc., for the approximately 3.79 acre site. In addition, a field inspection was conducted on August 8, 2007. This inspection indicated that the delineation of waters of the United States, including jurisdictional wetlands within the "Area of Review" on the enclosed drawing dated July 9, 2007, is accurate. Those areas indicated as waters of the United States, including jurisdictional wetlands, are regulated by this office pursuant to Section 10 of the River and Harbor Act of 1899 and/or Section 404 of the Clean Water Act. Enclosed is a document that outlines the basis of our determination of jurisdiction over these areas.

This letter contains an approved jurisdictional determination for your subject site. This approved jurisdictional determination is valid for five years from the date of this letter unless new information warrants revision of the determination before the expiration date, or a District Engineer has identified, after public notice and comment, that specific geographic areas with rapidly changing environmental conditions merit re-verification on a more frequent basis. If you object to this determination, you may request an administrative appeal under Corps regulations at 33 CFR Part 331. Enclosed you will find a Notification of Appeal Process (NAP) fact sheet and request for Appeal (RFA) form. If you request to appeal this determination you must submit a completed RFA form to the North Atlantic Division Office at the following address:

James W. Haggerty
Regulatory Appeals Review Officer
North Atlantic Division, US Army Corps of Engineers
Fort Hamilton Military Community
General Lee Avenue, Bldg 301
Brooklyn, NY 11252-6700

In order for an RFA to be accepted by the Corps, the Corps must determine that it is complete, that it meets the criteria for appeal under 33 CFR part 331.5, and that it has been received by the Division Office within 60 days of the date of the NAP. Should you decide to submit a RFA form, it must be received at the above address by December 10, 2007. It is not necessary to submit an RFA form to the Division office if you do not object to the determination in this letter.

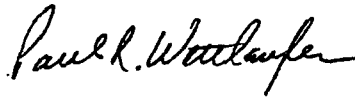
Please be advised that various development activities, within waters of the United States, including jurisdictional wetlands may be regulated by the Corps. Wetlands and other waters under the jurisdiction of the **District of Columbia Department of the Environment (DDOE)** may also be located on the parcel. You may contact the DDOE at (202) 535-2193 for information regarding jurisdiction and permitting requirements.

You are reminded that any grading or filling of waters of the United States, including jurisdictional wetlands, is subject to Department of the Army authorization. State and local authorizations may also be required to conduct activities in these locations. In addition, the Interstate Land Sales Full Disclosure Act may require that prospective buyers be made aware, by the seller, of the Federal authority over any waters of the United States, including wetlands, being purchased.

In future correspondence and permit applications regarding this parcel, please include the file number located in the first paragraph of this letter.

A copy of this letter is being provided to the **District of Columbia Department of the Environment** and the Williamsburg Environmental Group, Inc. for informational purposes. If you have any questions concerning this matter, please call Sandra Zelen of this office at (410) 962-6028.

Sincerely,



Paul R. Wettlaufer
Acting Chief, Maryland Section Southern

Enclosures

**NOTIFICATION OF ADMINISTRATIVE APPEAL OPTIONS AND PROCESS AND
REQUEST FOR APPEAL (NAO/NAP Worksheet & RFA form)**

Applicant: LINGAN ROAD PROJECT		File Number: 200707823	Date: OCT 10, 2007
Attached is:		See Section below	
	INITIAL PROFFERED PERMIT (Standard Permit or Letter of permission)	A	
	PROFFERED PERMIT (Standard Permit or Letter of permission)	B	
	PERMIT DENIAL	C	
X	APPROVED JURISDICTIONAL DETERMINATION	D	
	PRELIMINARY JURISDICTIONAL DETERMINATION	E	

SECTION I - The following identifies your rights and options regarding an administrative appeal of the above decision. Additional information may be found at <http://usage.army.mil/inet/functions/cw/ccowo/reg> or Corps regulations at 33 CFR Part 331.

A: INITIAL PROFFERED PERMIT: You may accept or object to the permit.

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the Baltimore District Engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations (JD) associated with the permit.
- **OBJECT:** If you object to the permit (Standard or LOP) because of certain terms and conditions therein, you may request that the permit be modified accordingly. You must complete Section II of this form and return the form to the Baltimore District Engineer. Your objections must be received by the Baltimore District Engineer within 60 days of the date of this notice, or you will forfeit your right to appeal the permit in the future. Upon receipt of your letter, the Baltimore District Engineer will evaluate your objections and may: (a) modify the permit to address all of your concerns, (b) modify the permit to address some of your objections, or (c) not modify the permit having determined that the permit should be issued as previously written. After evaluating your objections, the Baltimore District Engineer will send you a proffered permit for your reconsideration, as indicated in Section B below.

B: PROFFERED PERMIT: You may accept or appeal the permit

- **ACCEPT:** If you received a Standard Permit, you may sign the permit document and return it to the Baltimore District Engineer for final authorization. If you received a Letter of Permission (LOP), you may accept the LOP and your work is authorized. Your signature on the Standard Permit or acceptance of the LOP means that you accept the permit in its entirety, and waive all rights to appeal the permit, including its terms and conditions, and approved jurisdictional determinations associated with the permit.
- **APPEAL:** If you choose to decline the proffered permit (Standard or LOP) because of certain terms and conditions therein, you may appeal the declined permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the North Atlantic Division Engineer, ATTN: CENAD-PD-PSD-O, Fort Hamilton Military Community, Building 301, General Lee Avenue, Brooklyn, NY 11252-6700. This form must be received by the North Atlantic Division Engineer within 60 days of the date of this notice with a copy furnished to the Baltimore District Engineer.

C: PERMIT DENIAL: You may appeal the denial of a permit under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the North Atlantic Division Engineer, ATTN: CENAD-PD-PSD-O, Fort Hamilton Military Community, Building 301, General Lee Avenue, Brooklyn, NY 11252-6700. This form must be received by the North Atlantic Division Engineer within 60 days of the date of this notice with a copy furnished to the Baltimore District Engineer.

D: APPROVED JURISDICTIONAL DETERMINATION: You may accept or appeal the approved JD or provide new information.

- **ACCEPT:** You do not need to notify the Corps to accept an approved JD. Failure to notify the Corps within 60 days of the date of this notice, means that you accept the approved JD in its entirety, and waive all rights to appeal the approved JD.
- **APPEAL:** If you disagree with the approved JD, you may appeal the approved JD under the Corps of Engineers Administrative Appeal Process by completing Section II of this form and sending the form to the North Atlantic Division Engineer, ATTN: CENAD-PD-PSD-O, Fort Hamilton Military Community, Building 301, General Lee Avenue, Brooklyn, NY 11252-6700. This form must be received by the North Atlantic Division Engineer within 60 days of the date of this notice with a copy furnished to the Baltimore District Engineer.

E: PRELIMINARY JURISDICTIONAL DETERMINATION: You do not need to respond to the Corps regarding the preliminary JD. The Preliminary JD is not appealable. If you wish, you may request an approved JD (which may be appealed), by contacting the Corps district for further instruction. Also you may provide new information for further consideration by the Corps to reevaluate the JD.

SECTION II - REQUEST FOR APPEAL or OBJECTIONS TO AN INITIAL PROFFERED PERMIT

REASONS FOR APPEAL OR OBJECTIONS: (Describe your reasons for appealing the decision or your objections to an initial proffered permit in clear concise statements. You may attach additional information to this form to clarify where your reasons or objections are addressed in the administrative record.)

ADDITIONAL INFORMATION: The appeal is limited to a review of the administrative record, the Corps memorandum for the record of the appeal conference or meeting, and any supplemental information that the review officer has determined is needed to clarify the administrative record. Neither the appellant nor the Corps may add new information or analyses to the record. However, you may provide additional information to clarify the location of information that is already in the administrative record.

POINT OF CONTACT FOR QUESTIONS OR INFORMATION:

If you have questions regarding this decision and/or the appeal process you may contact:

Ms. Sandy Zelen
U.S. Army Corps of Engineers, Baltimore District
ATTN: CENAB-OP-R
Regulatory Branch, Baltimore District
Baltimore, MD 21203-1715
(410) 962-6028 or 3670

If you only have questions regarding the appeal process you may also contact:

James W. Haggerty
Regulatory Appeals Review Officer
North Atlantic Division, U.S. Army Corps of Engineers
Fort Hamilton Military Community
General Lee Avenue, Building 301
Brooklyn, NY 11252-6700
Telephone: (718) 765-7150
E-mail: James.W.Haggerty@nad02.usace.army.mil

RIGHT OF ENTRY: Your signature below grants the right of entry to Corps of Engineers personnel, and any government consultants, to conduct investigations of the project site during the course of the appeal process. You will be provided a 15 day notice of any site investigation, and will have the opportunity to participate in all site investigations.

Signature of appellant or agent.	Date:	Telephone number:
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APPROVED JURISDICTIONAL DETERMINATION FORM
U.S. Army Corps of Engineers

This form should be completed by following the instructions provided in Section IV of the JD Form Instructional Guidebook.

SECTION I: BACKGROUND INFORMATION

A. REPORT COMPLETION DATE FOR APPROVED JURISDICTIONAL DETERMINATION (JD): August 8, 2007

B. DISTRICT OFFICE, FILE NAME, AND NUMBER: Baltimore, Lingan Road Project, 200707823

C. PROJECT LOCATION AND BACKGROUND INFORMATION:

State: County/parish/borough: City: Washington, D.C.
Center coordinates of site (lat/long in degree decimal format): Lat. 38.5422° N, Long. 77.0501° W
Universal Transverse Mercator:

Name of nearest waterbody: Potomac River

Name of nearest Traditional Navigable Water (TNW) into which the aquatic resource flows: C and O Canal

Name of watershed or Hydrologic Unit Code (HUC): 02070010

☒ Check if map/diagram of review area and/or potential jurisdictional areas is/are available upon request.

☒ Check if other sites (e.g., offsite mitigation sites, disposal sites, etc...) are associated with this action and are recorded on a different JD form.

D. REVIEW PERFORMED FOR SITE EVALUATION (CHECK ALL THAT APPLY):

☒ Office (Desk) Determination. Date:

☒ Field Determination. Date(s): August 8, 2007

SECTION II: SUMMARY OF FINDINGS

A. RHA SECTION 10 DETERMINATION OF JURISDICTION.

There ~~are~~ **are no** "navigable waters of the U.S." within Rivers and Harbors Act (RHA) jurisdiction (as defined by 33 CFR part 329) in the review area. [Required]

☒ Waters subject to the ebb and flow of the tide.

☒ Waters are presently used, or have been used in the past, or may be susceptible for use to transport interstate or foreign commerce.

Explain:

B. CWA SECTION 404 DETERMINATION OF JURISDICTION.

There ~~are~~ **are** "waters of the U.S." within Clean Water Act (CWA) jurisdiction (as defined by 33 CFR part 328) in the review area. [Required]

1. Waters of the U.S.

a. Indicate presence of waters of U.S. in review area (check all that apply):¹

- ☒ TNWs, including territorial seas
- ☒ Wetlands adjacent to TNWs
- ☒ Relatively permanent waters² (RPWs) that flow directly or indirectly into TNWs
- ☒ Non-RPWs that flow directly or indirectly into TNWs
- ☒ Wetlands directly abutting RPWs that flow directly or indirectly into TNWs
- ☒ Wetlands adjacent to but not directly abutting RPWs that flow directly or indirectly into TNWs
- ☒ Wetlands adjacent to non-RPWs that flow directly or indirectly into TNWs
- ☒ Impoundments of jurisdictional waters
- ☒ Isolated (interstate or intrastate) waters, including isolated wetlands

b. Identify (estimate) size of waters of the U.S. in the review area:

Non-wetland waters: 318 linear feet: 3 width (ft) and/or 0.02 acres.

Wetlands: 0.04 acres.

c. Limits (boundaries) of jurisdiction based on: 1987 Delineation Manual

Elevation of established OHWM (if known):

2. Non-regulated waters/wetlands (check if applicable):³

☒ Potentially jurisdictional waters and/or wetlands were assessed within the review area and determined to be not jurisdictional.

Explain:

¹ Boxes checked below shall be supported by completing the appropriate sections in Section III below.

² For purposes of this form, an RPW is defined as a tributary that is not a TNW and that typically flows year-round or has continuous flow at least "seasonally" (e.g., typically 3 months).

³ Supporting documentation is presented in Section III.F.

SECTION III: CWA ANALYSIS

A. TNWs AND WETLANDS ADJACENT TO TNWs

The agencies will assert jurisdiction over TNWs and wetlands adjacent to TNWs. If the aquatic resource is a TNW, complete Section III.A.1 and Section III.D.1. only; if the aquatic resource is a wetland adjacent to a TNW, complete Sections III.A.1 and 2 and Section III.D.1.; otherwise, see Section III.B below.

1. TNW
Identify TNW:

Summarize rationale supporting determination:

2. Wetland adjacent to TNW
Summarize rationale supporting conclusion that wetland is "adjacent":

B. CHARACTERISTICS OF TRIBUTARY (THAT IS NOT A TNW) AND ITS ADJACENT WETLANDS (IF ANY):

This section summarizes information regarding characteristics of the tributary and its adjacent wetlands, if any, and it helps determine whether or not the standards for jurisdiction established under *Rapanos* have been met.

The agencies will assert jurisdiction over non-navigable tributaries of TNWs where the tributaries are "relatively permanent waters" (RPWs), i.e. tributaries that typically flow year-round or have continuous flow at least seasonally (e.g., typically 3 months). A wetland that directly abuts an RPW is also jurisdictional. If the aquatic resource is not a TNW, but has year-round (perennial) flow, skip to Section III.D.2. If the aquatic resource is a wetland directly abutting a tributary with perennial flow, skip to Section III.D.4.

A wetland that is adjacent to but that does not directly abut an RPW requires a significant nexus evaluation. Corps districts and EPA regions will include in the record any available information that documents the existence of a significant nexus between a relatively permanent tributary that is not perennial (and its adjacent wetlands if any) and a traditional navigable water, even though a significant nexus finding is not required as a matter of law.

If the waterbody⁴ is not an RPW, or a wetland directly abutting an RPW, a JD will require additional data to determine if the waterbody has a significant nexus with a TNW. If the tributary has adjacent wetlands, the significant nexus evaluation must consider the tributary in combination with all of its adjacent wetlands. This significant nexus evaluation that combines, for analytical purposes, the tributary and all of its adjacent wetlands is used whether the review area identified in the JD request is the tributary, or its adjacent wetlands, or both. If the JD covers a tributary with adjacent wetlands, complete Section III.B.1 for the tributary, Section III.B.2 for any onsite wetlands, and Section III.B.3 for all wetlands adjacent to that tributary, both onsite and offsite. The determination whether a significant nexus exists is determined in Section III.C below.

1. Characteristics of non-TNWs that flow directly or indirectly into TNW

(i) General Area Conditions:

Watershed size:
Drainage area:
Average annual rainfall: inches
Average annual snowfall: inches

(ii) Physical Characteristics:

(a) Relationship with TNW:

- ☐ Tributary flows directly into TNW.
☐ Tributary flows through tributaries before entering TNW.

Project waters are river miles from TNW.
Project waters are river miles from RPW.
Project waters are aerial (straight) miles from TNW.
Project waters are aerial (straight) miles from RPW.
Project waters cross or serve as state boundaries. Explain:

Identify flow route to TNW⁵: unnamed tributary to Potomac River flows through project area through culvert under Canal Road NW and into C and O Canal.

⁴ Note that the Instructional Guidebook contains additional information regarding swales, ditches, washes, and erosional features generally and in the arid West.

⁵ Flow route can be described by identifying, e.g., tributary a, which flows through the review area, to flow into tributary b, which then flows into TNW.



WILLIAMSBURG ENVIRONMENTAL GROUP, INC.

Environmental Consultants

March 12, 2007

Baltimore District Office
U. S. Army Corps of Engineers
ATTN: CENAB-OP-R
P.O. Box 1715
Baltimore, MD 21203-1715

Re: Confirmation of Wetland Boundaries
Lingan Road Property, Washington, D.C.
Latitude: 38°54'22"N Longitude: 77°05'01"W
WEG Project #3424

Applicant: Mr. Adam Buchwald
The Athena Group, LLC
712 Fifth Avenue, 8th Floor
New York, NY 10019

To Whom It May Concern:

Williamsburg Environmental Group (WEG) has been retained by The Athena Group, LLC to conduct a detailed wetland investigation on the above-referenced project. The approximate 1-acre site is located within the Potomac River drainage basin in Washington, D.C. (Figure 1-1). The site is situated south of Macarthur Boulevard NW, north of Canal Road NW, and can be accessed via the existing Lingan Road from Macarthur Boulevard NW (Figure 1-2).

Offsite Evaluation – Prior to conducting fieldwork, WEG consulted the USGS 7.5-minute Topographical Quadrangle Map for Washington West (1983 revision), the *National Wetlands Inventory Interactive Mapper (NWI)*, administered by the U. S. Fish and Wildlife Service, and the *Web Soil Survey*, administered by the Natural Resources Conservation Service (NRCS). The USGS quad map shows a moderately sloping site comprised of developed land. The NWI map depicts no wetland features within the property boundaries. Additionally, the soil survey indicates that the site is underlain primarily by Glenelg variant Urban land complex and Manor Urban land complex, neither of which is classified by the NRCS as hydric.

Onsite Evaluation – Fieldwork was conducted during February 2007 using the Routine Determination Method as outlined in the 1987 *Corps of Engineers Wetland Delineation Manual*. Wetland flags were placed in the field by WEG and sequentially numbered to provide an onsite record of the delineation. The data sheets used in this investigation are attached, along with the Delineation Map showing the approximate limits of wetlands and other water features, as well as data point locations.

Site Description – A previous delineation was performed by Honor Builders, LLC on the Lingan Road Property in January 2002 and subsequently confirmed by your office the same year. Site conditions warranted an atypical delineation be completed due to a failed culvert allowing poor

Baltimore District Office
U. S. Army Corps of Engineers
ATTN: CENAB-OP-R
March 12, 2007
Page 2

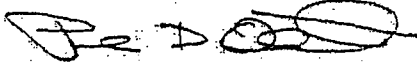
drainage of the subject property. The failed culvert was repaired by the District of Columbia Water Authority allowing normal hydrologic conditions.

Potential jurisdictional features identified by WEG within the project limits may be classified as non-vegetated stream channels with emergent wetlands also present in the western portion of the project site. Flow in the channels are generally north to south draining to a culvert on the southern edge of the subject property eventually draining to the C and O Canal. Wetland vegetation is typified by bull sedge (*Carex lasiocarpa*), watercress (*Nasturtium officinale*), and soft rush (*Juncus effusus*). The transition from stream/ wetland to upland is generally identified by the loss of bed and bank development, the change from hydric to non-hydric soils, and a loss of surficial indicators of wetland hydrology.

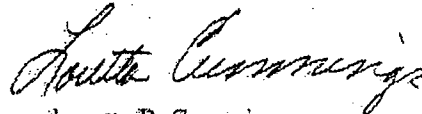
On behalf of our client, WEG respectfully requests that the Corps confirm our wetland delineation. We would appreciate the opportunity to meet with you on site to present our fieldwork. Please call to set up a meeting date or to discuss any questions regarding our investigation.

Thank you for your cooperation in this matter.

Sincerely,



Paul D. Oldi
Ecologist II

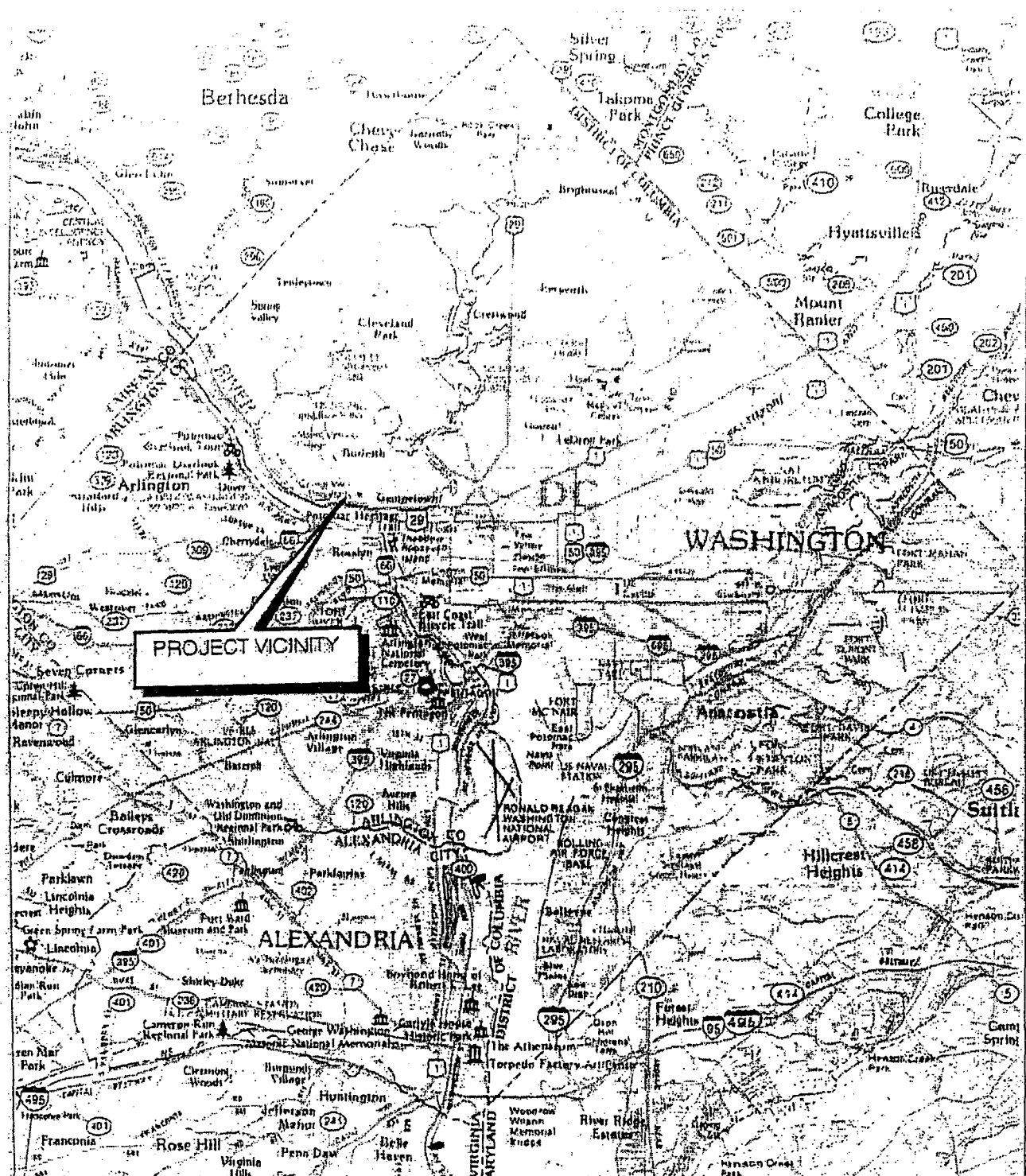


Loreta B. Cummings
Senior Office Project Manager

Enclosures

cc: Mr. Adam Buchwald - The Athena Group, LLC

3924-Lingan Road Property Loc & Vic Mapset Loc Via Mapset Loc Via Mapset



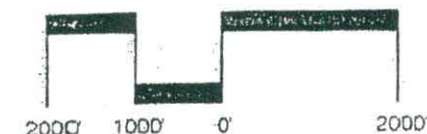
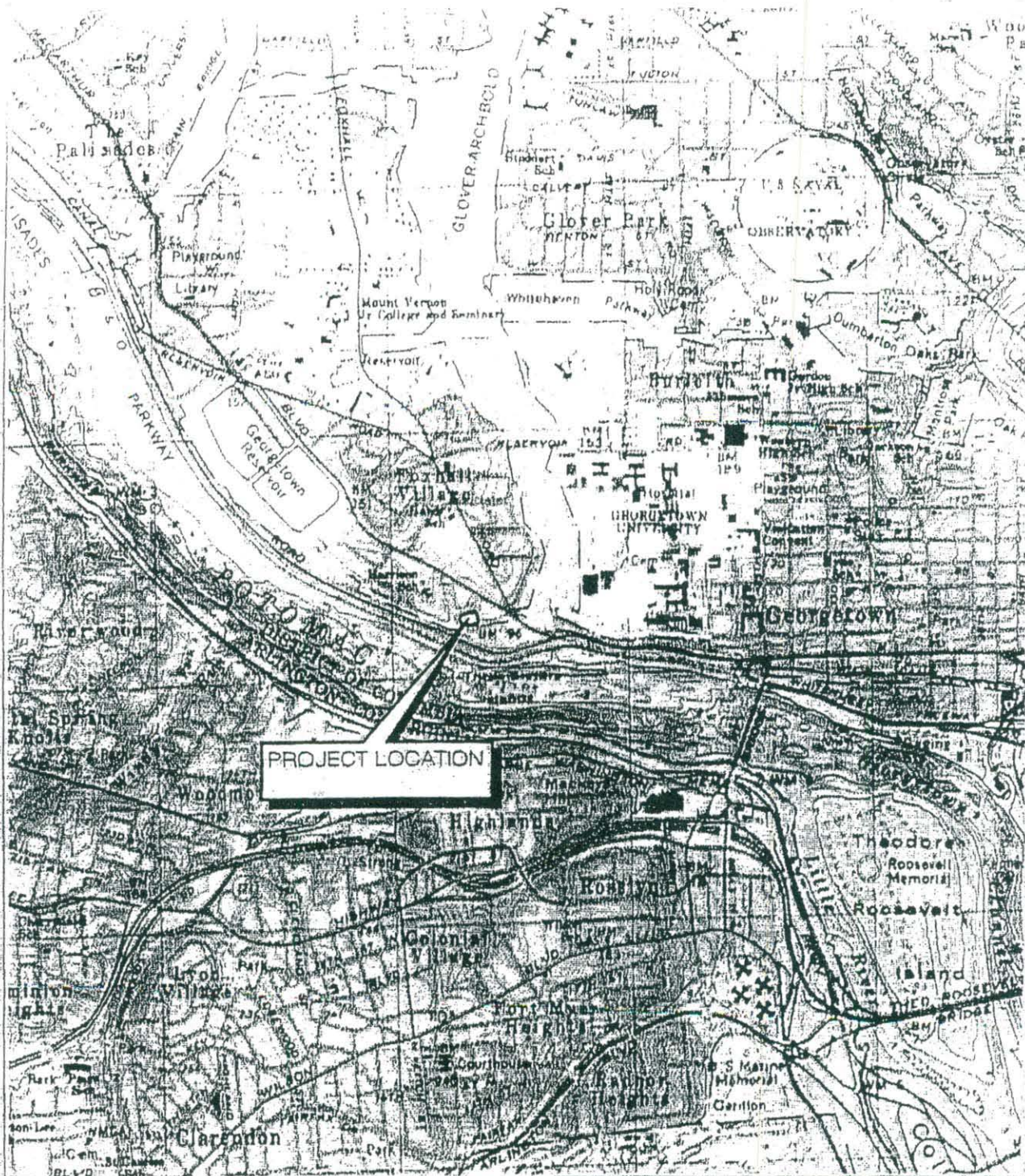
**WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.**

FIGURE 1-1
PROJECT VICINITY MAP
LINGAN ROAD PROPERTY

SOURCE: VIRGINIA ATLAS AND GAZETTEER,
1995

WASHINGTON, D.C.

MARCH 2007



SCALE: 1 INCH = 2000 FEET

LATITUDE: 38°54'22"
LONGITUDE: 77°05'01"

SOURCE: USGS 7.5 MINUTE SERIES TOPOGRAPHIC MAP,
WASHINGTON WEST, VA. QUADRANGLE, 1969 (REVISED 1984)

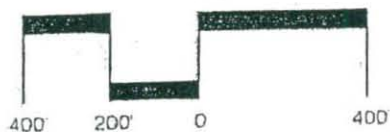
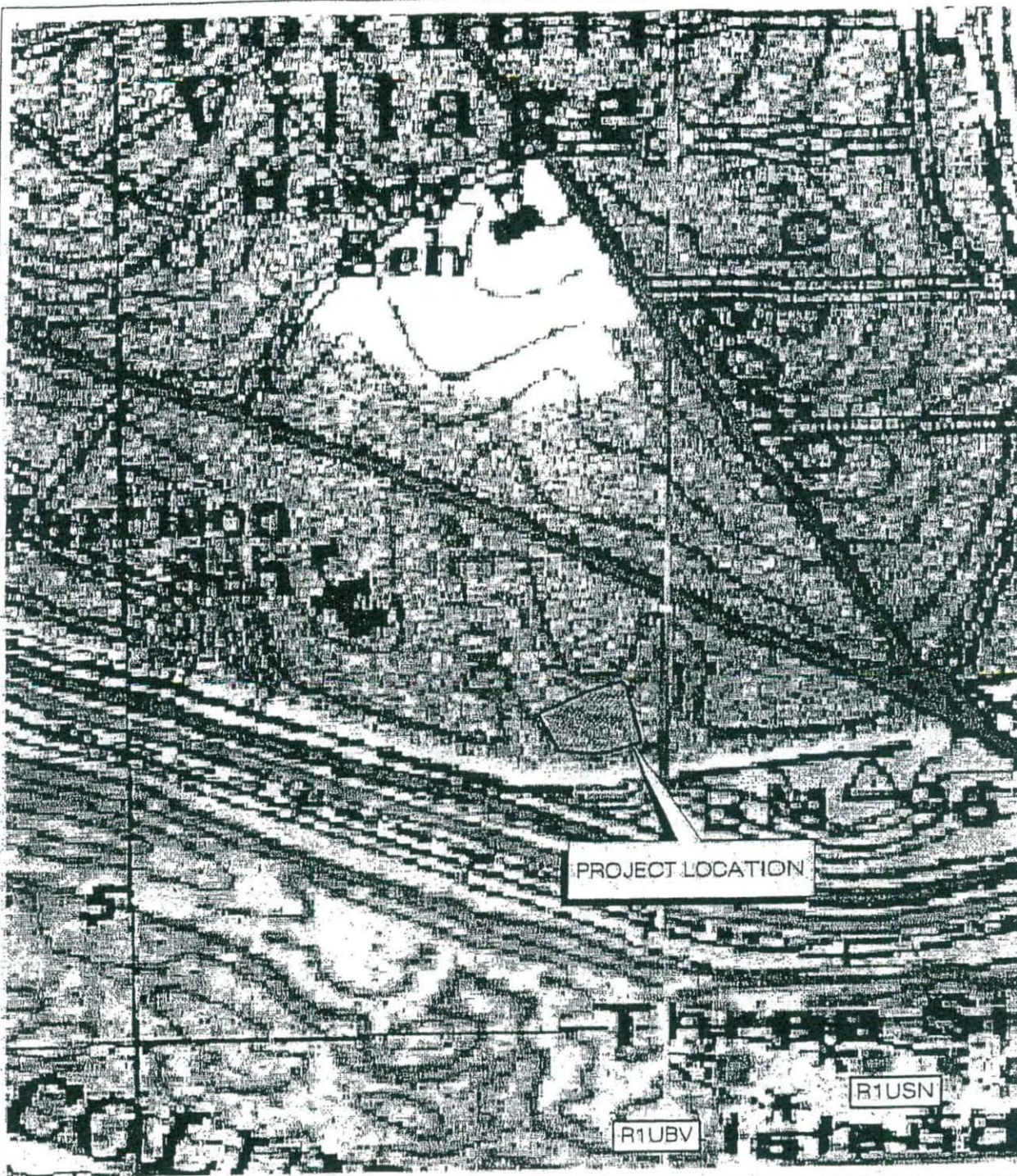


**WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.**

FIGURE 1-2
PROJECT LOCATION MAP
LINGAN ROAD PROPERTY

WASHINGTON, D.C.

MARCH 2007



SCALE: 1 INCH = 400 FEET



WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.

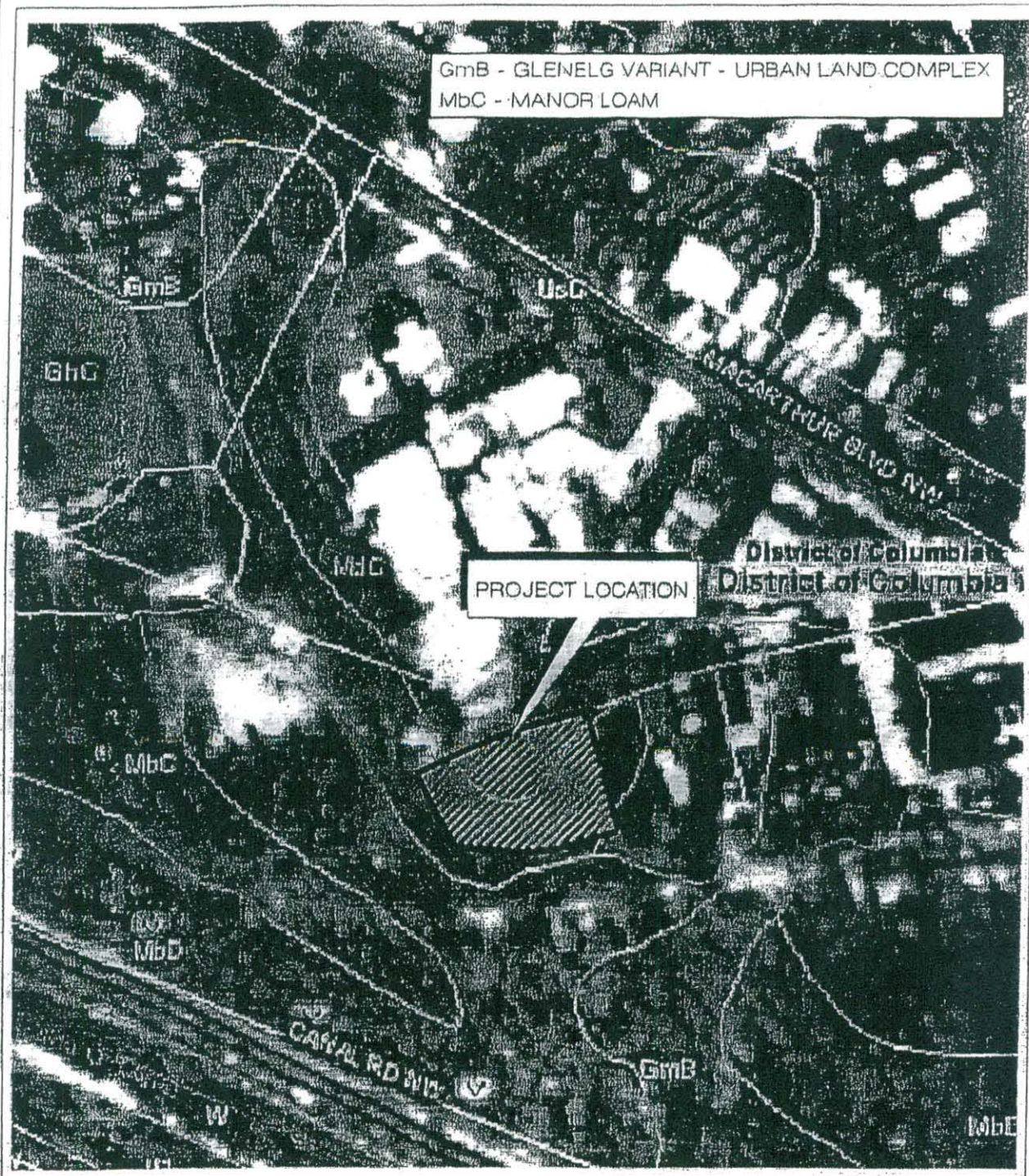
FIGURE 1-3
NATIONAL WETLANDS
INVENTORY MAP
LINGAN ROAD PROPERTY

SOURCE: U.S. FISH & WILDLIFE SERVICE,
WETLANDS ONLINE MAPPER

WASHINGTON, D.C.

MARCH 2007

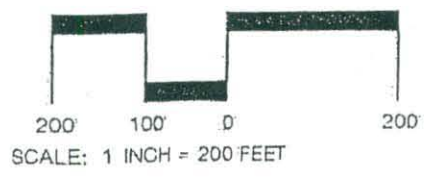
V. 34003_3424 Lingan Road Property Ecology Delineation NWI & Soils Figures.dwg



GmB - GLENELG VARIANT - URBAN LAND COMPLEX
MbC - MANOR LOAM

PROJECT LOCATION

District of Columbia
District of Columbia



WILLIAMSBURG
ENVIRONMENTAL
GROUP, INC.

FIGURE 1-4
SOILS MAP
LINGAN ROAD PROPERTY

SOURCE: NATURAL RESOURCE CONSERVATION SERVICE,
WEB SOIL SURVEY

WASHINGTON, D.C.

MARCH 2007



Wetland Data Form - 1987 Corps Manual

Data Point Number: 1

Project **LINGAN ROAD PROPERTY**
Applicant **THE ATHENA GROUP, LLC**
County or City **WASHINGTON, D.C.**
State _____
Investigator(s) **P. OLDT**

Date **2/20/2007**
Wetland Classification **Non-wetland**

Normal Circumstances X
Atypical Situation (see Remarks) _____
Problem Area (see Remarks) _____

Vegetation Parameter:

Species	Stratum	IND	Species	Stratum	IND
<i>Carex lasiocarpa</i>	Herbaceous	UBH			
<i>Juncus effusus</i>	Herbaceous	FACW			
<i>Cynodon dactylon</i>	Herbaceous	FACU			
<i>Juncus effusus</i>	Herbaceous	FACU			
<i>Trifolium repens</i>	Herbaceous	FACU			

Dominant species indicator to 20' rule

Percent of dominant plant species FAC or wetter 40%

Remarks: PARAMETER IS NOT MET
FILL MATERIAL BELOW 6" COMPRISED OF SAND AND GRAVEL.

Soil Parameter:

Map Unit **MANOR-URBAN LAND COMPLEX, 4-15% SLOPES**
Subgroup **TYPIC DYSTURDEPTS**
Drainage Class **WD**
Map type confirmed X

Depth (inches)	Horizon	Matrix color	Mottle color	Mottle characteristics	Texture
0-6	A	10YR 4/2	7.5YR 4/6	COMMON, FINE, DISTINCT	SANDY CLAY LOAM

Hydric Soil Indicators:

Histosol	_____	Concretions	_____
Hgic Epipedon	_____	High Org Content (sandy soils)	_____
Sulfidic Odor	_____	Organic Streaking (sandy soils)	_____
Aque Moisture Regime	_____	Local Hydric Soils List	_____
Reducing Conditions	_____	National Hydric Soils List	_____
Gleyed or Low Chroma	_____	Other	_____

Remarks: PARAMETER IS NOT MET

Hydrology Parameter:

Water depths (inches)	Primary Indicators	Secondary Indicators
Surface water _____	Inundated _____	Oxidized root channels _____
Free water in pit _____	Saturated in upper 12 inches <u>X</u>	Water stained leaves _____
Saturated soil _____	Water marks _____	Local soil survey data _____
	Drift lines _____	FAC-Neutral test _____
	Sediment deposits _____	Other (describe in Remarks) _____
	Drainage patterns in wetlands _____	

Remarks: PARAMETER IS MET

Note: Describe any recorded data in Remarks.

Wetland Determination (check all that apply):

Hydrophytic vegetation is present	_____
Hydric soils are present	_____
Wetland hydrology is present	<u>X</u>
This point is in a wetland	_____

Final Remarks: UPLAND NEAR FLAG A-18.
ONE OR MORE PARAMETERS NOT MET.



Wetland Data Form - 1987 Corps Manual

Data Point Number: 2

Project: LINGAN ROAD PROPERTY
 Applicant: THE ATHENA GROUP, LLC
 County or City: WASHINGTON, DC
 State: DC
 Investigator(s): P. OLDT

Date: 2/20/2017
 Wetland Classification: Emergent, non-tidal

Normal Circumstances: X
 Atypical Situation (see Remarks):
 Problem Area (see Remarks):

Vegetation Parameter:

Species	Stratum	IND	Species	Stratum	IND
<i>Carex lasiocarpa</i>	Herbaceous	ORL			
<i>Juncus effusus</i>	Herbaceous	FACW+			
<i>Najasium officinale</i>	Herbaceous	ORL			

Percent of dominant plant species FAC or wetter: 100%

Remarks: PARAMETER IS MET
FILL MATERIAL BELOW 10" COMPRISED OF SAND AND GRAVEL

Soil Parameter:

Map Unit: G1 LEVEL 1 VARIANT-URBAN LAND COMPLEX, 0-8% SLOPES
 Subgroup: TYPIC HAPLUDULTS
 Drainage Class: WD
 Map type confirmed: X

Depth (inches)	Horizon	Matrix color	Mottle color	Mottle characteristics	Texture
0-4	A	2.5Y 4/1	7.5YR 4/4	COMMON, FINE, PROMINENT	LOAM
4-10	Bg1	2.5Y 4/1			LOAM
10-16	B2	2.5Y 5/2			GRAVELLY LOAM

Hydric Soil Indicators:

Histosol	Concretions
Histic Epipedon	High Clay Content (sandy soils)
Sulfidic Odor	Organic Streaking (sandy soils)
Aquic Moisture Regime	Local Hydric Soils List
Reducing Conditions	National Hydric Soils List
Gleyed or Low Chroma	Other

Remarks: PARAMETER IS MET

Hydrology Parameter:

Water depths (inches):

Surface water	Primary Indicators:	Secondary Indicators:
	Inundated	Oxidized root channels
	Saturated in upper 12 inches	Water stained leaves
	Water marks	Local soil survey data
Free water in pit	Drift lines	FAC-Neutral test
	Sediment deposits	Other (describe in Remarks)
Saturated soil	Drainage patterns in wetlands	

Remarks: PARAMETER IS MET

Wetland Determination (check all that apply):

Hydrophytic vegetation is present	<u>X</u>
Hydric soils are present	<u>X</u>
Wetland hydrology is present	<u>X</u>
This point is in a wetland	<u>X</u>

Final Remarks: WETLAND NEAR FLAG A-18,
ALL PARAMETERS ARE MET



Wetland Data Form - 1987 Corps Manual

Data Point Number: 3

Project LINGAN ROAD PROPERTY
Applicant THE ATHENA GROUP, LLC
County or City WASHINGTON, D.C.
State _____
Investigator(s) P. O'DI

Date 2/20/2007
Wetland Classification Stream

Normal Circumstances X
Atypical Situation (see Remarks) _____
Problem Area (see Remarks) _____

Vegetation Parameter:

Species	Stratum	IND	Species	Stratum	IND
Percent of dominant plant species FAC or wetter _____					
Remarks: <u>PARAMETER IS NOT MET</u> <u>NO VEGETATION PRESENT IN CHANNEL</u>					

Soil Parameter:

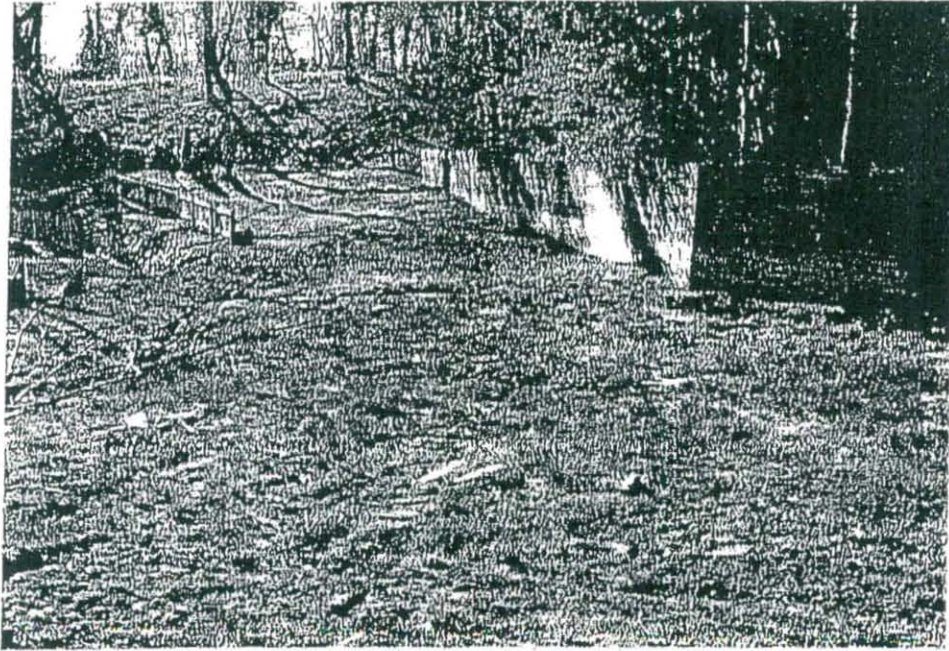
Depth (inches)	Horizon	Matrix color	Mottle color	Mottle characteristics	Texture
Map Unit: <u>GLENELG VARIANT-URBAN LAND COMPLEX, 0-8% SLOPES</u> Subgroup: <u>TYPIC HAPLUDULTS</u> Drainage Class: <u>WD</u> Map type confirmed: <u>X</u>					
Hydric Soil Indicators: Histosol _____ Hist. Epipedon _____ Sulfidic Odor _____ Aquic Moisture Regime _____ Reducing Conditions _____ Gleyed or Low Chroma _____ Concretions _____ High Org Content (sandy soils) _____ Organic Streaking (sandy soils) _____ Local Hydric Soils List _____ National Hydric Soils List _____ Other _____					
Remarks: <u>PARAMETER IS NOT MET</u> <u>STREAMBED CONSISTS OF UNCONSOLIDATED SAND, GRAVEL, AND COBBLE</u>					

Hydrology Parameter:

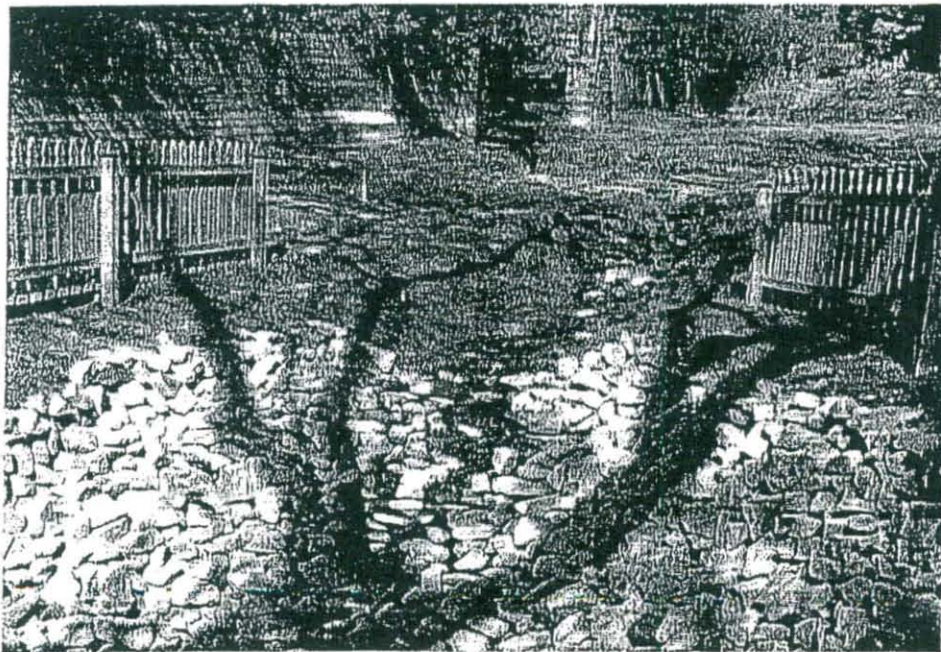
Water depths (inches)	Primary Indicators	Secondary Indicators
Surface water <u><1</u>	Inundated <u>X</u>	Oxidized root channels _____
Free water in pit _____	Saturated in upper 12 inches _____	Water stained leaves _____
Saturated soil _____	Water marks _____	Local soil survey data _____
	Drift lines _____	FAC-Neutral test _____
	Sediment deposits _____	Other (describe in Remarks) _____
	Drainage patterns in wetlands _____	
Remarks: <u>PARAMETER IS MET</u> Note: Describe any recorded data in Remarks		

Wetland Determination (check all that apply):

Hydrophytic vegetation is present: _____
Hydric soils are present: _____
Wetland hydrology is present: <u>X</u>
This point is in a wetland: _____
Final Remarks: <u>STREAM NEAR FLAG A-7/11</u> <u>ONE OR MORE PARAMETERS NOT MET</u>



Photograph 1: Photo of wetland area near existing culvert on the Lingan Road property.



Photograph 2: Photo of stream taken from culvert in the southwest portion of the property.



*Photos taken by: Paul Oldt
Williamsburg Environmental Group, Inc.
February 2007
WEG Project #3424*



Photograph 3: Representative photo of stream channel and emergent wetland fringe on the Lingan Road property.



*Photos taken by: Paul Oldt
Williamsburg Environmental Group, Inc.
February 2007
WEG Project #3424*

LEGEND:

-  APPROXIMATE WETLAND LIMITS
-  APPROXIMATE STREAM CHANNEL LIMITS
-  DATA POINT LOCATION
-  FLAG NUMBER
-  PHOTO STATION

SITE DATA:

PROJECT AREA	2.75 ACRES
WETLANDS	0.24 ACRES
STREAM CHANNELS	0.24 ACRES
SCATTERED WETLANDS	0.00 ACRES

NOTE: THE LIMITS OF WETLANDS AND STREAM CHANNELS HAVE BEEN FIELD SURVEY LOCATED BY VPK, INC. AND ARE FOR PLANNING PURPOSES ONLY.

