



December 10, 2008

Mr. Mark McIntosh
Stone Ridge Community Development II, LLC
5252 Lyngate Court
Burke, VA 22015

Re: Jurisdictional Determination (#03-R2119)
CDA - Ryan Road
Loudoun County, Virginia
WSSI #10630.02

Dear Mr. McIntosh:

Enclosed is a copy of the U.S. Army Corps of Engineers' Jurisdictional Determination (JD) (#03-R2119) confirming the wetland delineation submitted by Wetland Studies and Solutions, Inc. Please note that this JD is valid for a period of five years from the date that it was issued (December 4, 2008).

If you have any questions, please call us at (703) 679-5600.

Sincerely,

WETLAND STUDIES AND SOLUTIONS, INC.

A handwritten signature in blue ink, appearing to read "B N Rosner", is written over a horizontal line.

Benjamin N. Rosner
Environmental Scientist

Enclosure

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10630.02
PNR



U.S. ARMY CORPS OF ENGINEERS FIELD APPROVED JURISDICTIONAL DETERMINATION

Date: December 4, 2008 Project Number: 03-R2119
Applicant: Stone Ridge Community Development II LLC Agent: Wetland Studies and Solutions Inc.
Project Name: CDA-Ryan Road Project Location: Loudoun County

This serves as a field approved jurisdictional determination that waters of the United States (including wetlands) are present on this property. Our basis for this determination is the application of the Corps' 1987 Wetland Delineation Manual and the positive indicators of wetland hydrology, hydric soils, and hydrophytic vegetation. The wetland is a waters of the United States and is part of a tributary system to interstate waters (33 CFR 328.3(a)). These waters meet the Corps' definition of waters of the United States and are part of a tributary system to interstate waters (33 CFR 328.3(a)) and have an ordinary high water mark (or high tide line).

We agree with the wetland delineation described in the letter dated October 31, 2008.
 We agree with the wetland delineation as flagged with the following modifications (a revised map is required):

The wetland delineation was flagged by a representative of the U.S. Army Corps of Engineers, as identified below:

- There are no jurisdictional waters or wetlands on the subject property.
- There are jurisdictional waters or wetlands on your property, which are contiguous with _____. We recommend that you have a wetland delineation performed.
- All waters/wetlands on the property are isolated and will not require a Department of the Army permit. However, a permit may be required from the Virginia Department of Environmental Quality.

Any discharge of dredged and/or fill material associated with mechanical land clearing, stumping or grading (such as with an excavator, bulldozer, or root rake), or any filling in jurisdictional areas will require a Department of the Army permit prior to such work occurring. An administrative appeals form is enclosed. This jurisdictional determination is valid for a period of five years from the date of this letter, unless new information warrants revision of the delineation before the expiration date. If you have any questions, please contact the project manager listed below.

A condition of this jurisdictional determination is that you maintain the locations of the wetland delineation flags as they are now situated on the site. It is recommended that the actual wetland boundary be located by survey and superimposed on any proposed plan to determine whether jurisdictional waters would be impacted by the development and to determine whether a Department of the Army permit would be required.

Ronald H. Stouffer, Jr.
Project Manager
Northern Virginia Regulatory Section

703-221-6967

Telephone number

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WETLAND STUDIES AND SOLUTIONS INC