

CA 538-05 Hance, Richard
SUB 05-08

MSA-S-1829-4873

Comments
9/6/05 - ~~MS~~
Revised 6/28/06
-MS

Lots 7-10

— CA 538-05 Hance, Richard —
SUB 05-08

1010-05



No. H263
UPC 15230

HASTINGS, MN



Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

1804 West Street, Suite 100, Annapolis, Maryland 21401
(410) 260-3460 Fax: (410) 974-5338
www.dnr.state.md.us/criticalarea/

September 6, 2005

Ms. Olivia Vidotto
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: SD-05-8 Hance Subdivision-Lot 7-10
(Tax Map 19, Parcel 238)

Dear Ms. Vidotto:

Thank you for providing information regarding the above referenced subdivision. Based on the information received, it appears that the applicant is proposing to subdivide 22.37-acre parcel to create four new lots. Of the four new lots, one is located within the Critical Area. The property is currently designated a Resource Conservation Area (RCA) and is undeveloped.

Based on our review of the site plan provided, we provide the following comments.

- 1) Information taken from the State of Maryland's online mapping system, MERLIN, indicates that two streams exist on Parcel 238. Where these features lie within the Critical Area, please have the required 100-foot Buffer added to the plat, including expansion as necessary for contiguous steep slopes. I have included a map for your reference.
- 2) The Department of Natural Resources' Wildlife and Heritage Division had indicated that portions of Parcel 238 contain Forest Interior Dwelling Bird (FIDS) habitat. The Calvert County Critical Area program requires the development of a Habitat Protection Plan (HPP) where development is proposed within FIDS habitat in the Critical Area. Please have the applicant submit this HPP, as well as include a note on the plat referencing the presence of FIDS habitat. Additional guidance and information relating to protective measures for FIDS can be found in the Commission's guidance document, A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area.

Thank you for the opportunity to provide comments for this subdivision request. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Kerrie Gallo".

Kerrie L. Gallo
Natural Resource Planner
CA538-05

CC: Paula Proctor, Calvert County

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
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June 28, 2006

Ms. Olivia Vidotto
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: Hance Subdivision-Lots 7-10
(Tax Map 19, Parcel 238)

Dear Ms. Vidotto:

This letter is in response to our continuing review of the above referenced subdivision. The applicant is proposing to create four new lots, one of which, Lot 7, lies within the Critical Area. The Critical Area portion of the site is designated as a Resource Conservation Area (RCA) and is currently developed as a trailer park.

Based on our review of the site plan provided, it appears that the applicant has made the necessary plat revisions. As a result, this office has no further comments to offer.

Thank you for the opportunity to provide comments for this subdivision request. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kerrie Gallo".

Kerrie L. Gallo
Natural Resource Planner
CA538-05

NOTES:

- A perpetual easement is provided for the widening, future widening and/or construction and maintenance of the area adjacent to the right-of-way lines of the public roadways shown herein in accordance with the RD-4, typical road sections per the Calvert County Road Ordinance and Design Standards as currently amended and in effect at the time of approval for recordation of this plot. This easement shall include all storm drainage structures and appurtenances, excavation and construction of driveway entrances and approach roads, street intersections, gutters, swale ditches, berm ditches, flumes and any other construction applicable to said widening, all as shown on the plat of subdivision.
- The conservation areas shown herein include, but are not limited to, improperly drained soils, adverse soil formations, steep slopes (25% or greater, 15% in the Critical Area) and erodible soils. A minimum 10' setback must be provided adjacent to the conservation areas. These land areas may not be developed unless the developer receives approval of the Planning Commission with the recommendations from the appropriate County agencies.
- As per Section 4-4.05E.2, of the Calvert County Zoning Ordinance, a minimum buffer zone of 50 feet of undisturbed natural vegetation shall be maintained from the boundaries of the wetland landward. The non-tidal wetland and associated buffer are to be left undisturbed in perpetuity and to serve for water quality benefits. A minimum 10' setback must be provided adjacent to all non-tidal wetland areas.
- There are no 100 year Flood Plain Areas within this plot of subdivision as per F.E.M.A. Map 240011 0013B.
- The Critical Area portion of this site contains at least 15%, (1.63 acres) of native vegetation.
- All houses shall be located so that the front of one house does not face the rear of another house.
- The 3.919 acres of Open Space shown on this subdivision plot qualifies as Open Space by the following designation; Section 5-2.02.E.1.o "Farm Reserve", as per the Calvert County Zoning Ordinance and is part of the total 14.531 acres of Open Space as required by this subdivision. The Open Space may be deeded to a property owner's association, sold, or otherwise conveyed in whole but may not be subdivided into individual Open Space parcels unless each parcel is at least 20 acres in size.
- Paul Hance Road functions as a subdivision street, therefore no front roadway buffer is required.
- The Planning Commission waived the requirement stated in Article 5-2.02.D.6 of the Zoning Ordinance based on the configuration and topography of Open Space 'A' & 'B'. Therefore a community focal point, trails, and walkways are not required.
- As part of the road construction, street trees shall be planted outside of the right of way along the frontage of Lot 7 as per the approved Improvement Plan.
- The Improvement Plan and bond estimate is on file at Planning and Zoning. The Improvement Plan addresses the required site amenities, namely the street trees. All landscape plantings shall be in accordance with the Calvert County Rural Design Manual. Bond for required amenities to be posted prior to the recording of this plot.
- The Planning Commission granted a waiver of the fencing requirement stated in Article 5-2.03.D.5.d of the Zoning Ordinance. No fencing will be required along adjacent property boundaries.
- Lots 7-10 consists of one new base density lot and three additional conventional lots with the use of 15 Transfer Development Rights, (TDR's). Lot 7 is designated as the new base density lot. Lots 8-10 will require 15 TDR's. The Development Option Agreement for the TDR's is recorded in the Calvert County Land Records at K.P.S. 2714/458.
- The Critical Area density as originally derived from Parcel 26 consisted of three lots (one lot and two intra-family transfer lots). Lots 4 and 5 were created as intra-family transfer lots, Lot 7 uses the one remaining Critical Area density increment permitted on the residue (Parcel 238). The area between the front lot line and the 25' front building restriction line plotted on Lots 8-10 is within the Critical Area. No development (i.e. septic, well or structures) except for driveways, is permitted within the Critical Area portion of these lots.
- This subdivision restricts ownership of lots to individuals who are 55 years of age or older. The requirements and restrictions for "elderly housing" apply to this subdivision. The occupants are restricted in age to 55 years or older. Lots 7-10 may not individually convert to general housing. If the subdivision is converted in its entirety to general housing, the property owner(s) shall pay any applicable development fees, transfer development rights or taxes in effect at the time of conversion, and must meet the requirements of the Adequate Public Facilities Ordinance at the time of the conversion.
- Lots 7-10 are restricted to "elderly housing", as a result the Lots shown herein are subject to the Adequate Public Facilities Ordinance (APFO) for roads only. Adequacy for roads shall be determined prior to recording the Final Plot.
- The 30' private lane (Pointer Ridge Road) shown herein shall be private, non-county owned and maintained and shall not be petitionable in perpetuity, to the County for County ownership or for County maintenance. The developer shall be responsible for providing the private lane construction and the lot owners shall be responsible for its maintenance, including snow removal and repairs, as well as other improvements and road service normally provided by the County. Pointer Ridge Road is previously plotted among the Plot Records of Calvert County in K.P.S. 01:123
- Open Space 'A' & 'B' shall be served via the Private Lane, Pointer Ridge Road.
- The septic recovery areas for the community septic system located within portions of Open Space 'C', must be abandoned or removed per Health Department requirements, prior to the issuance of any building permits for Lots 7-10.
- Lot 7 shall be accessed via Paul Hance Road.
- Total Lot Area = 1.749 Acres
Open Space Area = 3.919 Acres
Non-Buildable Outlot 'D' = 1.113 Acres
Total Plotted Area = 6.781 Acres

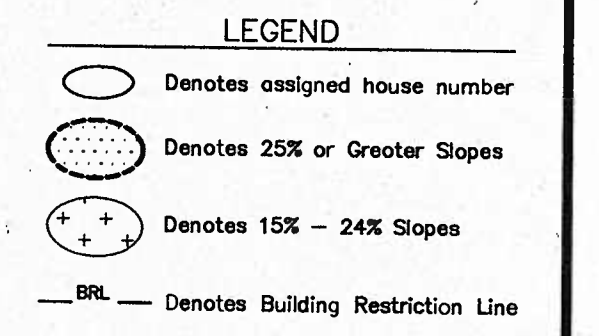
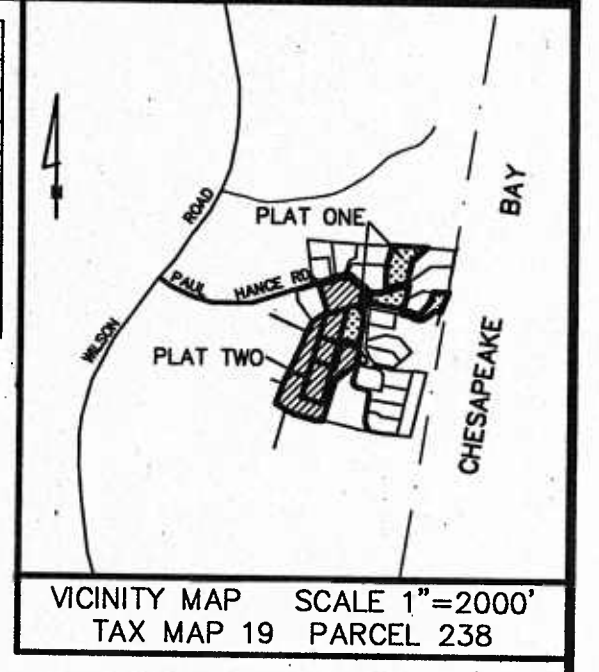
IMPERVIOUS AREA NOTES

- Lot 7 is within the Critical Area, therefore the maximum impervious surface area on Lot 7 cannot exceed 15% of the total acreage of Lot 7 (1.749 Acres)
- EXISTING IMPERVIOUS AREA**
 - Open Space A = 0 Sq Ft
 - Open Space B = 1,359 (Garage) + 964 (Drive) = 2,323 Sq Ft
 - Open Space C = 0 Sq Ft
 - Open Space D = 0 Sq Ft
 - Non-Buildable Outlot 'D' = 6,458 Sq Ft (Access Road to Beach)
 - Lot 7 = 1,034 (Shed) + 3,428 (Drive) = 4,462 Sq Ft (To be Removed)
 - TOTAL EXISTING IMPERVIOUS AREA = 15,464 Sq Ft
- ALLOWABLE IMPERVIOUS AREA**
 - Open Space A = 16,308 Sq Ft
 - Open Space B = 6,978 Sq Ft (Remaining allowable impervious)
 - Open Space C = 19,807 Sq Ft - 8,000 Sq Ft (Grand View Dr.) = 11,807 Sq Ft
 - Non-Buildable Outlot 'D' = 7,274 Sq Ft
 - Lot 7 = 11,433 Sq Ft

LINE	LENGTH	BEARING
L1	38.35	N68°36'37"W
L2	36.04	N83°19'49"W
L3	35.92	S78°13'48"W
L4	68.39	S76°36'34"W
L5	75.25	N70°31'42"E
L6	68.81	S76°36'34"W
L7	41.21	S78°13'48"W
L8	60.50	N83°19'49"W
L9	46.98	N01°47'38"W

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C8	140.00	18.34	9.18	18.33	N15°54'26"E	7°30'19"
C9	205.00	68.01	34.32	67.70	S10°09'18"W	19°00'33"
C10	775.00	136.55	68.45	136.38	N05°41'54"E	10°05'44"
C11	192.00	33.25	16.66	33.20	S05°47'08"W	9°55'15"
C12	155.00	23.97	12.01	23.95	S15°13'44"W	8°51'43"
C13	190.00	71.14	35.99	70.73	N08°55'58"E	21°27'13"
C14	125.75	55.42	28.17	54.97	N14°25'09"W	25°15'02"
C15	65.00	23.15	11.70	23.03	S89°09'23"W	20°24'30"

No.	NORTH	EAST
1	4445.0334	4184.7095
2	4383.2361	3999.1594
3	4048.9780	3915.0212
4	4013.6021	4129.5888



SIGHT DISTANCE CERTIFICATION

I hereby certify that the location of the existing subdivision street intersection meets or exceeds AASHTO sight distance criteria for the posted speed of the road.

Date: _____
Randy A. Barrett

SIGHT DISTANCE CERTIFICATION

I hereby certify that the driveway entrance locations exist along the lot frontages that meet or exceed the stopping sight distance requirements of the Calvert County Road Ordinance.

Date: 6-6-06
Randy A. Barrett

SURVEYOR'S CERTIFICATE

I hereby certify that the plan shown herein is correct; that it is a subdivision of part of the land conveyed by Richard L. Hance, P.R. of the Estate of Florence H. Hance to Richard L. Hance by deed dated December 2, 2000 and recorded among the land records of Calvert County, Maryland in Liber K.P.S. 1325 of Folio 405. Permanent monuments and metal rods have been set as required by Article VII, Calvert County Subdivision Regulations and Article 21, 3-108, Annotated Code of Maryland. This survey is classified as a Suburban Survey in accordance with the State of Maryland Minimum Standards of Practice, Table 09.13.06.03A, Classifications of Surveys.

Date: 6-6-06
Randy A. Barrett

OWNERS CERTIFICATE

We, the undersigned owners and all parties having proprietary interest in this property hereby adopt this plan of subdivision, establish the minimum building restriction lines and dedicate the streets, alleys, walks, and other areas as specified. The streets, roads, open spaces and public sites shown herein and the mention thereof in deeds are for the purpose of description only and recording of the Final Plot shall not be deemed to constitute or effect on acceptance by the County Commissioners. Acceptance by the County may be accomplished by a subsequent appropriate act. A utility easement is established 10 feet in width binding on all rights-of-way for the installation and maintenance of public utilities.

Date: _____ Witness: _____ Richard L. Hance

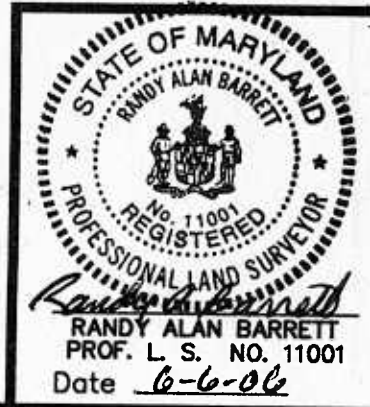
HEALTH OFFICER'S CERTIFICATION

This subdivision satisfies the requirements of the Maryland Department Of The Environment regulation 26.04.03 allowing for individual water systems and individual sewage systems in the subdivision of land serving single family dwellings only, and it is in conformance with the current county water and sewerage plan for water planning category W7 and sewerage planning category S7.

This Health Department approval certifies that the Lots shown herein are in conformance with pertinent Health Department Laws and Regulations as of the approval date, however, this approval is subject to changes in such laws and regulations. Changes in topography or site designations may void this approval. The designated perc area is the only perc area approved by the Calvert County Health Department for sewage disposal purposes. The approved lot includes an approved area of at least 13,000 s.f. for sewage disposal purposes as required by current Maryland Department of the Environment Law. Improvements of any nature, including but not limited to the installation of other utility lines in this area, may render the lot undevelopable. To determine exact area of the lot approved for such purposes, you should contact the Calvert County Health Department, Office of Environmental Health.

HEALTH DEPARTMENT
Date: _____
Health Officer: _____
Dir. Env. Health: _____
Sanitarian: _____

Approved For Recording By The Planning Commission
Date: _____ Gregory A. Bowen, Secretary, Planning Commission



R. A. BARRETT & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
100 JIBSAIL DR., SUITE 103
PRINCE FREDERICK, MD 20678
410-257-2255 301-855-6554 FAX: 410-257-3782

PLANNING & ZONING CASE NO. SD 05-08

RECEIVED
JUN 21 2006

FINAL PLAT
PLAT ONE
BAYVIEW ESTATES
Lot 7, Open Space 'A', 'B', Non - Buildable Outlot 'D'

LOCATED IN HUNTINGTOWN, MARYLAND
SECOND DISTRICT, CALVERT COUNTY, MARYLAND

DATE	6/6/06
SCALE	1"=100'
DRAWN BY	DJW
DRAWING #	Cc2022LOT 7
FILE #	Cc2022
JOB #	01056

CA 538-05

JOB#:	FILE#:	CC305
TAX MAP 19PARCEL 26	DRAWING#:	CC305
DWG-PROP. BOUNDARY SURV. DATE:		8/14/98
SCALE: 1"=100'	DRAWN BY:	DXL
PROJECT: LAVELLE HANCE PROP.		

RECEIVED
JUN 21 2006
CRITICAL AREA COMMISSION



P.156
Harry E. & Robin M. Wedower
K.P.S. 1235/545

P.130
Ave. D Hill et ux
J.L.B. 987/38

P.25
Ave. D & Sally E. Hill
A.B.E. 982/58

NON-BUILDABLE OUTLOT
1113 AC
48,499 SQFT

EXISTING PAVED AREA
66,458 SQFT GRAVEL DRIVE

MEAN HIGH WATER LINE

MEAN HIGH WATER LINE

ABE. 613/762

LINE	DIRECTION	DISTANCE
L2	S 23°03'56" W	10.49'
L1	S 04°42'26" W	10.00'

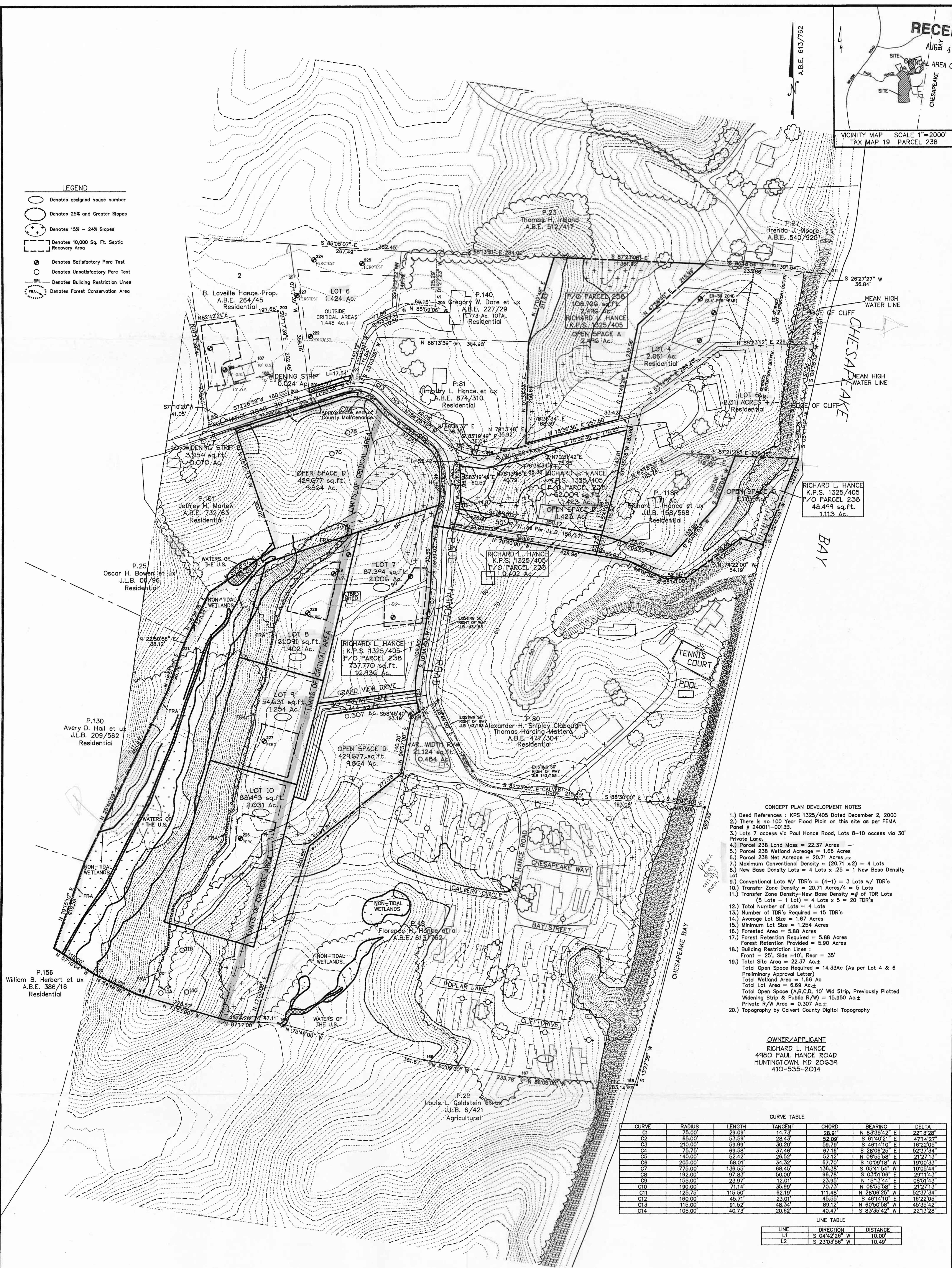
RECEIVED
JUN 21 2006
CRITICAL AREA COMMISSION

CURVE	RADIUS	LENGTH	TANGENT	BEARING
C1	14.75'	28.91'	14.75'	N 83°55'42" E
C2	65.00'	52.09'	28.43'	S 61°02'17" E
C3	210.00'	99.99'	46.1410'	S 46°14'10" E
C4	75.75'	67.16'	37.48'	N 08°56'58" E
C5	140.00'	52.42'	26.82'	N 08°56'58" E
C6	205.00'	68.01'	34.32'	S 10°09'18" W
C7	175.00'	97.85'	105.44'	S 05°11'54" W
C8	192.00'	96.78'	98.51'	S 03°51'08" E
C9	155.00'	23.57'	12.01'	N 15°13'44" E
C10	190.00'	35.98'	21.2713'	N 08°56'58" E
C11	115.50'	62.19'	52.3754'	N 28°06'29" W
C12	160.00'	45.55'	16.2705'	S 46°14'10" E
C13	155.00'	81.52'	45.5542'	N 60°56'58" W
C14	155.00'	40.73'	20.62'	S 83°55'42" W

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AUG 24 2005
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VICINITY MAP SCALE 1"=2000'
TAX MAP 19 PARCEL 238

- LEGEND**
- Denotes assigned house number
 - Denotes 25% and Greater Slopes
 - Denotes 15% - 24% Slopes
 - Denotes 10,000 Sq. Ft. Septic Recovery Area
 - Denotes Satisfactory Perc Test
 - Denotes Unsatisfactory Perc Test
 - Denotes Building Restriction Lines
 - Denotes Forest Conservation Area



- CONCEPT PLAN DEVELOPMENT NOTES**
- 1.) Deed References: KPS 1325/405 Dated December 2, 2000
 - 2.) There is no 100 Year Flood Plain on this site as per FEMA Panel # 240011-0013B.
 - 3.) Lots 7 access via Paul Hance Road, Lots 8-10 access via 30' Private Lane.
 - 4.) Parcel 238 Land Moss = 22.37 Acres
 - 5.) Parcel 238 Wetland Acreage = 1.66 Acres
 - 6.) Parcel 238 Net Acreage = 20.71 Acres
 - 7.) Maximum Conventional Density = (20.71 x .2) = 4 Lots
 - 8.) New Base Density Lots = 4 Lots x .25 = 1 New Base Density Lot
 - 9.) Conventional Lots w/ TDR's = (4-1) = 3 Lots w/ TDR's
 - 10.) Transfer Zone Density = 20.71 Acres/4 = 5 Lots
 - 11.) Transfer Zone Density-New Base Density = # of TDR Lots (5 Lots - 1 Lot) = 4 Lots x 5 = 20 TDR's
 - 12.) Total Number of Lots = 4 Lots
 - 13.) Number of TDR's of Lots = 15 TDR's
 - 14.) Average Lot Size = 1.67 Acres
 - 15.) Minimum Lot Size = 1.254 Acres
 - 16.) Forested Area = 5.88 Acres
 - 17.) Forest Retention Required = 5.88 Acres
 - 18.) Forest Retention Provided = 5.80 Acres
 - 19.) Building Restriction Lines: Front = 25', Side = 10', Rear = 35'
 - 20.) Total Site Area = 22.37 Ac.±
 - 21.) Total Open Space Required = 14.33Ac (As per Lot 4 & 6 Preliminary Approval Letter)
 - 22.) Total Wetland Area = 1.66 Ac
 - 23.) Total Lot Area = 6.69 Ac.±
 - 24.) Total Open Space (A,B,C,D, 10' Wid Strip, Previously Plotted Widening Strip & Public R/W) = 15.950 Ac.±
 - 25.) Private R/W Area = 0.307 Ac.±
 - 26.) Topography by Calvert County Digital Topography

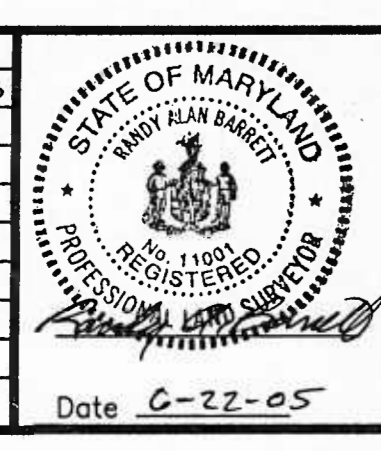
OWNER/APPLICANT
RICHARD L. HANCE
4980 PAUL HANCE ROAD
HUNTINGTOWN, MD 20639
410-535-2014

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	75.00	29.08	14.73	28.91	N 83°35'42" E	221°3'28"
C2	65.00	53.58	28.43	52.09	S 61°40'21" E	471°4'27"
C3	210.00	98.99	30.20	98.99	S 61°41'0" E	162°5'03"
C4	75.75	68.58	37.45	67.18	S 28°08'25" E	62°37'34"
C5	140.00	52.42	26.52	52.12	N 08°55'58" E	212°7'13"
C6	205.00	68.01	34.32	67.70	S 10°09'18" W	190°0'33"
C7	775.00	136.55	68.45	136.38	S 05°41'54" W	100°5'44"
C8	192.00	97.83	50.00	96.78	S 03°51'06" E	291°14'34"
C9	155.00	23.97	12.01	23.95	N 15°13'44" E	08°51'43"
C10	190.00	71.14	35.99	70.73	N 08°55'58" E	212°7'13"
C11	125.75	115.50	62.19	111.48	N 28°06'25" W	52°37'34"
C12	160.00	45.71	23.01	45.55	S 46°14'10" E	182°2'05"
C13	115.00	91.52	48.34	89.12	N 60°50'58" W	45°35'42"
C14	105.00	40.73	20.62	40.47	S 83°35'42" W	221°3'28"

LINE	DIRECTION	DISTANCE
L1	S 04°42'26" W	10.00
L2	S 23°03'56" W	10.49

DATE	REVISION
6/20/05	1/31/05 LOT 7-11 PERCS
	6/8/05 REMOVE LOT 11

SCALE 1" = 100'
DRAWN BY D.J.W.
DRAWING # PRELOT57-11
FILE # C22022
JOB # 01056



PRELIMINARY PLAN
SHEET 1 OF 1

R.A. BARRETT & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
100 JIBSAIL DR., SUITE 103
PRINCE FREDERICK, MD 20678
410-257-2255 301-855-5554 FAX: 410-257-3782

PLANNING & ZONING CASE #SD 05-08
PRELIMINARY PLAN
RICHARD HANCE PROPERTY
ACTIVE ADULT COMMUNITY
LOTS 7-10 ON PARCEL 238
3RD DISTRICT, CALVERT COUNTY, MARYLAND

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Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

September 6, 2005

Ms. Olivia Vidotto, Planner I
Calvert County
Department of Planning & Zoning
150 Main Street
Prince Frederick, MD 20678

RE: Environmental Review for SD-05-08, Richard Hance Project, Lots 7-10, on Paul Hance Road, Tax Map 19 Parcel 238, Calvert County, Maryland.

Dear Ms. Vidotto:

The Wildlife and Heritage Service's database records indicate that the cliffs along the shoreline in the vicinity of the Hance Property provide habitat for the Puritan Tiger Beetle (*Cicindela puritana*), a state-listed endangered and federally-listed threatened species. Because the proposed lots 7-10 on parcel 238 occur more than 700 ft. from the shoreline as shown on the preliminary plan dated 6/22/05, we have no comment on the impacts of subdivision lots 7-10 with regard to habitat for the Puritan Tiger Beetle.

It is unclear whether lots 4 and 5 are in any way part of the current proposal. These two lots along the shoreline include habitat for the Puritan Tiger Beetle. If these lots are without homes then the Natural Heritage Program recommends that the owners follow the guidelines for development provided for the subdivision on Mr. Hance's property immediately to the south (tax map 19, parcel 48, lots 1-5) as presented in the letter of December 29, 2004 from Kerrie Gallo of the Critical Area Commission to Olivia Vidotto of the Calvert County Department of Planning and Zoning.

Our analysis of the information provided also suggests that the forested area on the project site contains Forest Interior Dwelling Bird habitat. Populations of many Forest Interior Dwelling Bird species (FIDS) are declining in Maryland and throughout the eastern United States. The conservation of FIDS habitat is strongly encouraged by the Department of Natural Resources. In order to do so, the following guidelines could be incorporated into the site design to help minimize the project's impacts on FIDS and other native forest plants and wildlife:

1. Restrict development to nonforested areas.
2. If forest loss or disturbance is unavoidable, concentrate or restrict development to the following areas:
 - a. the perimeter of the forest (i.e., within 300 feet of existing forest edge)
 - b. thin strips of upland forest less than 300 feet wide
 - c. small, isolated forests less than 50 acres in size
 - d. portions of the forest with low quality FIDS habitat, (i.e., areas that are already heavily fragmented, relatively young, exhibit low structural diversity, etc.)
3. Maximize the amount of forest "interior" (forest area >300 feet from the forest edge) within each forest tract (i.e., minimize the forest edge:area ratio). Circular forest tracts are ideal and square tracts are better than rectangular or long, linear forests.
4. Minimize forest isolation. Generally, forests that are adjacent, close to, or connected to other forests provide higher quality FIDS habitat than more isolated forests.

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5. Limit forest removal to the "footprint" of houses and to that which is necessary for the placement of roads and driveways.
6. Minimize the number and length of driveways and roads.
7. Roads and driveways should be as narrow and as short as possible; preferably less than 25 and 15 feet, respectively
8. Maintain forest canopy closure over roads and driveways.
9. Maintain forest habitat up to the edges of roads and driveways; do not create or maintain mowed grassy berms.
10. Maintain or create wildlife corridors.
11. Do not remove or disturb forest habitat during April-August, the breeding season for most FIDS. This seasonal restriction may be expanded to February-August if certain early nesting FIDS (e.g., Barred Owl) are present.
12. Landscape homes with native trees, shrubs and other plants and/or encourage homeowners to do so.
13. Encourage homeowners to keep pet cats indoors or, if taken outside, kept on a leash or inside a fenced area.
14. In forested areas reserved from development, promote the development of a diverse forest understory by removing livestock from forested areas and controlling white-tailed deer populations. Do not mow the forest understory or remove woody debris and snags.
15. Afforestation efforts should target a) riparian or streamside areas that lack woody vegetative buffers, b) forested riparian areas less than 300 feet wide, and c) gaps or peninsulas of nonforested habitat within or adjacent to existing FIDS habitat.

Thank you for allowing us the opportunity to review these projects. If you should have any further questions regarding this information, please contact me at (410) 260-8569.

Sincerely,

Katharine A. McCarthy
Natural Heritage Program
Wildlife and Heritage Service
MD Dept. of Natural Resources

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Cc: M. Ratnaswamy, USFWS
K. Gallo, CAC