

MSA. S. 1829- 5658

Martin O'Malley
Governor

Anthony G. Brown
Lt. Governor



Margaret G. McHale
Chair

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/

July 30, 2008

Mr. John Swartz
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: BP# 65187 Crane

Dear Mr. Swartz:

I have received additional information on the above referenced building and grading permit application. The applicant is requesting a permit to construct two single family dwellings with garages, driveways and septic systems on two existing parcels with a total of 53.06 acres. The 3.65 acre parcel is completely in the Critical Area and is designated as a Resource Conservation Area (RCA). A 16.23 acre portion of the 49.42 acre parcel is within the Critical Area and is designated as RCA. The proposed development on the 49.42 acre parcel is entirely within the Critical Area. Both properties are currently undeveloped. I have provided my comments below:

- 1) As we discussed at our meeting last month, the applicant has met the guidelines for development within Forest Interior Dwelling Bird (FIDs) habitat provided in A Guide to The Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area. Therefore, the resulting mitigation requirement is replacement of the forest area to be cleared at a 1:1 ratio. The applicant can address this mitigation requirement by providing the required area of plantings in an offsite location adjacent to a permanently protected area of FIDs habitat that is 50 acres or larger. The planting area that is provided must be placed in an easement that will prohibit future cutting and clearing and will restrict locating structures or impervious surfaces in this area. Alternatively, the applicant can address the FIDs mitigation requirement through payment into the County's FIDs habitat fee-in-lieu program.
- 2) The Maryland Department of Natural Resources' Wildlife and Heritage Service (WHS) confirmed in a July 27, 2008 email to Commission staff that there is no suitable habitat for the state threatened plant *Rhynchosia tomentosa* that has been identified in the vicinity of the property. WHS has no further comments on the project.
- 3) Please include on future plans the area of existing forest on the two properties that is within the Critical Area.

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450



Mr. Swartz
July 30, 2008
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- 4) We note that there is not enough RCA acreage available for additional development or subdivision of either the 3.65 acre parcel or the 16.23 acre portion of the 49.42 acre parcel that is within the Critical Area. Please have the applicant include a notation on the plat to that effect.

Thank you for the opportunity to provide comments on this building and grading permit. Please call if you have any questions at 410-260-3481.

Sincerely,



Amber Widmayer
Natural Resource Planner
CA476-06

CRITICAL AREA COMMISSION
1804 West Street Suite 100
Annapolis, Md. 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Calvert County Date: 7/26/06
Name of Project (site name, subdivision name, or other): Building Permit John T Crane
Local Case Number: BP 65187
Project location/Address: 1470 Turner Rd, Lusby Md 20657

Tax Map _____ Block _____ Lot _____ Parcel _____

Type of Application
(Select all applicable)

- Subdivision
- Site Plan
- Variance
- Buffer _____ Slope _____
- Imp Surf. _____ Other _____
- Special Exception
- Conditional Use
- Rezoning
- Grading Permit
- Bldg Permit
- Intrafamily
- Growth Allocation
- Others _____

Type of Project:
(Select all applicable)

- Residential
- Commercial
- Water Dependent Facility/Pier/Marina
- Industrial
- Mixed Use
- Redevelopment
- Shore Erosion Protect.
- Agricultural
- Other _____
(e.g. PUD)

Current Use:
(Select all applicable)

- Residential
- Commercial
- Agriculture
- Forrest/Buffer/Woodland
- Industrial
- Institutional
- Open Space/Rec
- Surface Mining
- Vacant
- Water Dependant Facility/Pier/Marina
- Others _____

Describe Proposed use of project site: SFO, Cleaning & 18,000sf

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: 53.06

IDA ACRES: _____ AREA DISTURBED: _____

LDA ACRES: _____ # LOTS CREATED: _____

RCA ACRES: 53.06 #DWELLING UNITS: _____

AGRICULTURAL LAND: _____

EXISTING FOREST/WOODLAND/TREES: 49.41ac FOREST/WOODLAND/TREES REMOVED 19,920sf

FOREST/WOODLAND/TREES CREATED: _____

EXISTING IMPERVIOUS SURFACE: _____ PROPOSED IMPERVIOUS SURFACE: _____

TOTAL IMPERVIOUS SURFACE: _____ REMOVED IMPERVIOUS SURFACE: _____

GROWTH ALLOCATION DEDUCTED: _____

RCA TO LDA: _____ RCA TO IDA: _____ LDA TO IDA: _____

Local Jurisdiction Contact Person: ~~Aimee Dalley~~ John Swartz
Telephone Number: 410-535-1600 ext 2238 Fax: 410-414-3092
Response from Commission required by: _____

RECEIVED
Hearing Date: _____

JUL 26 2006

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
Chairman

Ren Serey
Executive Director

STATE OF MARYLAND
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August 24, 2006

Mr. John Swartz
Calvert County Department of Planning and Zoning
150 Main Street
Prince Frederick, Maryland 20678

Re: AP# 65187 Crane

Dear Mr. Swartz:

Thank you for providing information on the above referenced building and grading permit. The applicant is requesting a permit to construct a primary dwelling and a septic system with greater than 15,000 square feet of clearing. The property is a designated a Resource Conservation Area (RCA) and is currently undeveloped.

The property appears to lie within a sensitive species review area for a State-listed rare, threatened, or endangered species as indicated by the light blue overlay on the accompanying map. Where development activities and the clearing and cutting of trees is proposed which impact any known habitat protection areas, the applicant must determine the nature of the species and may then be required to provide a habitat protection plan. This plan must demonstrate that impacts to the species have been avoided or at the very least, minimized to the extent possible. We recommend that the applicant contact the Department of Natural Resources' Wildlife and Heritage division in order to initiate this process. In addition, the State's electronic mapping resources indicate that the property contains Forest Interior Dwelling (FID) habitat. Based on this information, the applicant may either conduct a survey to verify the presence or absence of FIDs habitat, or may assume that FIDs habitat exists and submit a habitat protection and mitigation plan which addresses how impacts to FIDs habitat have been minimized. We recommend that the applicant utilize the Commission's guidance document, [A Guide to The Conservation of FIDs in the Chesapeake Bay Critical Area](#), and submit the conservation worksheet found within.

Thank you for the opportunity to provide comments on this building and grading permit. Please call if you have any questions at 410-260-3482.

Sincerely,

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

Kerrie L. Gallo
Natural Resource Planner
CA476-06

INFORMATION STATEMENT

TOTAL AREA: 93.06 ACRES ±
 DISTURBED AREA: 38,540 SQ. FT. ±
 IMPERVIOUS AREA: 13,557 SQ. FT. ±
 FORESTED AREA: 49.41 ACRES ±
 FORESTED AREA TERR: 38,540 SQ. FT. ±
 AREA WITHIN CRITICAL AREA: 19.88 ACRES ±

OWNER: JOHN T. CRANE, JR.
 DEED: K.P.S. 2822 @ 424 & 429
 TAX I.D.#: 03-064115

THIS SITE IS PARTIALLY IN THE CRITICAL AREA.

THIS SITE IS SUBJECT TO STORMWATER MANAGEMENT.

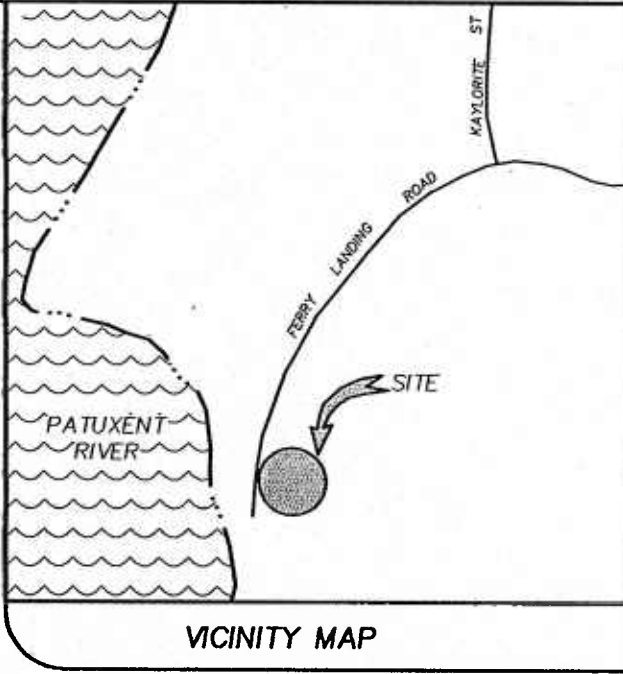
CONTACT "MISS UTILITY" AT 1-800-257-7777 AT LEAST 48 HOURS PRIOR TO COMMENCEMENT OF ANY WORK.

DECKS AND OTHER STRUCTURES NOT SHOWN DO NOT HAVE ZONING APPROVAL FOR CONSTRUCTION.

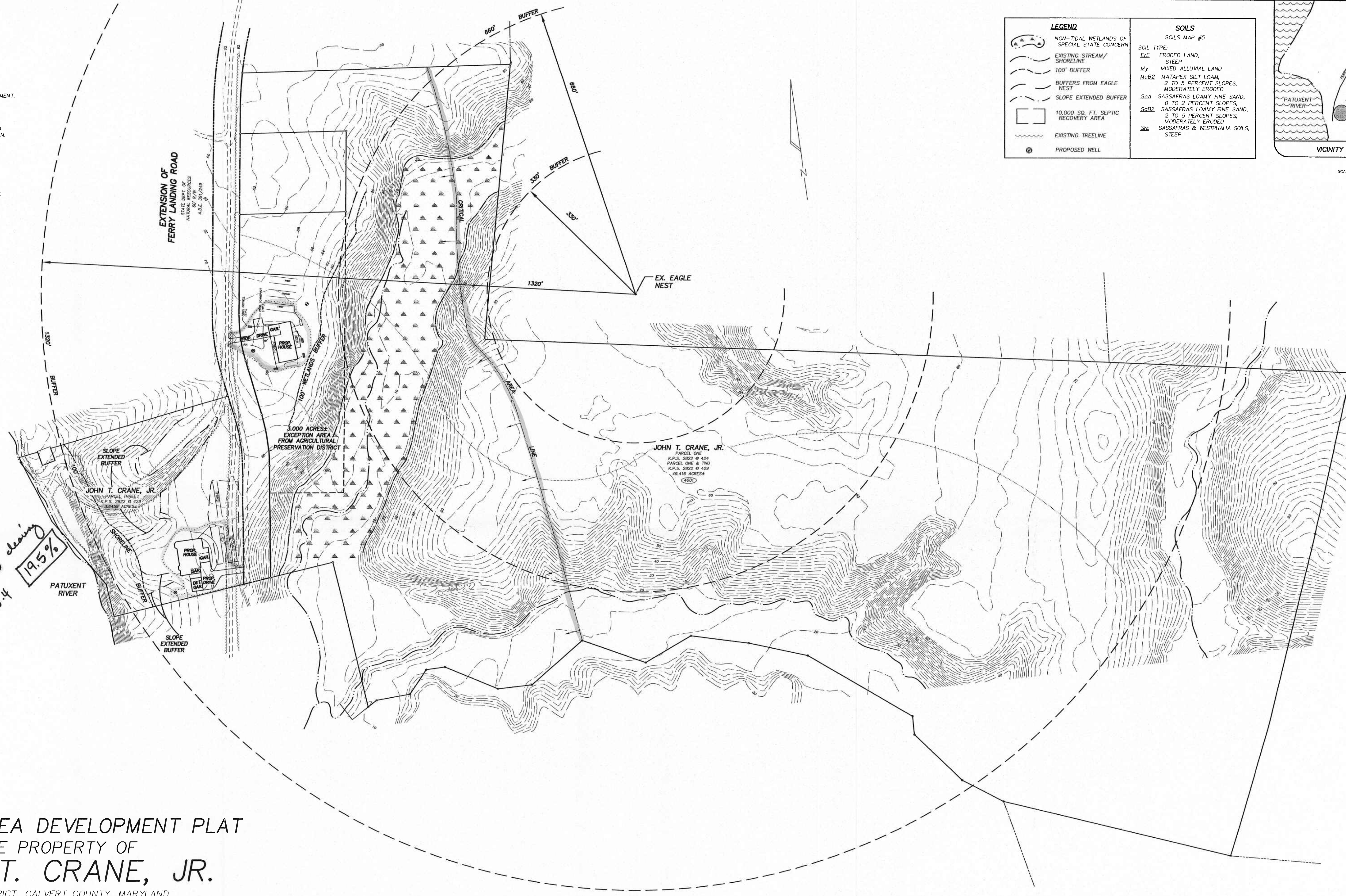
THE ISSUANCE OF COUNTY PERMITS IS A LOCAL PROCESS AND DOES NOT IMPLY THE APPLICANT HAS MET STATE & FEDERAL REQUIREMENTS FOR WETLAND FILLING AND/OR WETLAND BUFFER DISTURBANCE.

THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN.

LEGEND		SOILS	
	NON-TIDAL WETLANDS OF SPECIAL STATE CONCERN	SOILS MAP #5	
	EXISTING STREAM/SHORELINE	EtE	ERODED LAND, STEEP
	100' BUFFER	M ₁	MIXED ALLUVIAL LOAM
	BUFFERS FROM EAGLE NEST	MuB2	MATAPEX SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED
	SLOPE EXTENDED BUFFER	SoA	SASSAFRAS LOAMY FINE SAND, 0 TO 2 PERCENT SLOPES
	10,000 SQ. FT. SEPTIC RECOVERY AREA	SoB2	SASSAFRAS LOAMY FINE SAND, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED
	EXISTING TREELINE	SeE	SASSAFRAS & WESTPALUA SOILS, STEEP
	PROPOSED WELL		



IN 5
 P 17
 SCALE: 1"=200'



30975 density
158875.4
19.5%

CRITICAL AREA DEVELOPMENT PLAT
 THE PROPERTY OF
JOHN T. CRANE, JR.

THIRD DISTRICT, CALVERT COUNTY, MARYLAND
 FOR: JOHN T. CRANE, JR.

COA COLLINSON, OLIFF & ASSOCIATES, INC.
 Surveyors • Engineers
 Land Planners
 110 MAIN STREET
 PRINCE FREDERICK, MARYLAND 20678
 410-535-3101 • 301-855-1599 • FAX 410-535-3103

DATE	REVISION

SCALE: 1" = 100'
 DATE: APRIL 2007
 JOB NO.: 1-7964
 FLDIR REF.: TM 5 G 18
 DRAWN BY: RCJ
 APPROVED: JLT

 DATE: 4-12-07