

7/10

MSA.S.1829-5753

Comments KLS
7/13/06

Comments KS
12/20/06



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/

January 23, 2007

Ms. Aimee Dailey
Charles County Department of Planning
And Growth Management
P O Box 2150
La Plata, Maryland 20646

RE: XRS60070; Federal Oaks – Route 225/Hawthorne Road

Dear Ms. Dailey:

Thank you for providing revised information regarding the above referenced subdivision to create 1 lot within the Critical Area. The parent parcel is 184.84 of which approximately 7-10 acres are in the Critical Area and is designated as a Limited Development Zone (LDZ). Of that portion in the Critical Area, the applicant wishes to create 1-lot which is 1.92 acres in size.

Based on the information provided I have the following comments:

- The percent of proposed impervious surface should be revised to 9.3%.
- I recommend the proposed planting plan should include shrubs in order to diversify the vegetative habitat. Additionally, I would suggest placing a portion of the planting behind the house to further treat and buffer the nontidal wetland located behind the new lot.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resource Planner
CS415-06

415-06

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Charles

Date: Jan 22, 2007

Tax Map #	Parcel #	Block #	Lot #	Section
<u>12</u>	<u>310</u>		<u>1</u>	

FOR RESUBMITTAL ONLY

- Corrections
- Redesign
- No Change
- Non-Critical Area

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) Lockwood / Federal Oaks

Project location/Address 4570 Hawthorne Rd

City _____ Zip _____

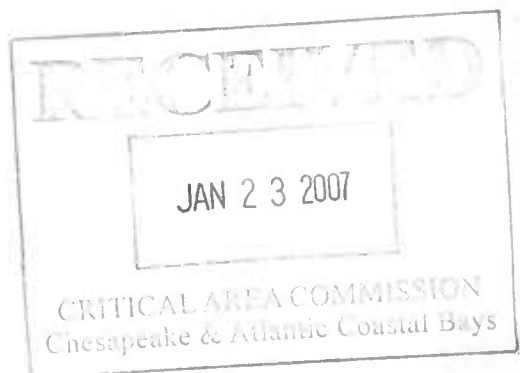
Local case number SFD 60937

Applicant: Last name Lockwood First name Craig

Company _____

Application Type (check all that apply):

- | | |
|---|--|
| Building Permit <input checked="" type="checkbox"/> | Other <input type="checkbox"/> |
| Buffer Management Plan <input type="checkbox"/> | Rezoning <input type="checkbox"/> |
| Conditional Use <input type="checkbox"/> | Site Plan <input type="checkbox"/> |
| Consistency Report <input type="checkbox"/> | Special Exception <input type="checkbox"/> |
| Disturbance > 5,000 sq ft <input type="checkbox"/> | Subdivision <input type="checkbox"/> |
| Grading Permit <input type="checkbox"/> | Variance <input type="checkbox"/> |



Local Jurisdiction Contact Information:

Last name ~~DALEY~~ DALEY First name DUMM

Phone # 3016450721 Response from Commission Required By _____

Fax # _____ Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

New SFD

Intra-Family Transfer	Yes <input type="checkbox"/>	Growth Allocation	Yes <input type="checkbox"/>
Grandfathered Lot	<input type="checkbox"/>	Buffer Exemption Area	<input type="checkbox"/>

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	1.92	
RCA Area		
Total Disturbed Area		18,000

Total Disturbed Area 18,000

of Lots Created 6

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		0	Existing Impervious Surface		0
Created Forest/Woodland/Trees		12,800	New Impervious Surface		7,820
Removed Forest/Woodland/Trees		0	Removed Impervious Surface		0
			Total Impervious Surface		7,820

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

<u>Variance Type</u>		<u>Structure</u>	
Buffer	<input type="checkbox"/>	Acc. Structure Addition	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>	Barn	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>	Deck	<input type="checkbox"/>
Impervious Surface	<input type="checkbox"/>	Dwelling	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>	Dwelling Addition	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>	Garage	<input type="checkbox"/>
Other	<input type="checkbox"/>	Gazebo	<input type="checkbox"/>
Setback	<input type="checkbox"/>	Other	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>	Patio	<input type="checkbox"/>
		Pool	<input type="checkbox"/>
		Shed	<input type="checkbox"/>

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/

December 20, 2006

Ms. Aimee Dailey
Charles County Department of Planning
And Growth Management
P O Box 2150
La Plata, Maryland 20646

RE: 4570 Hawthorne Road; Federal Oaks
SFD 60937

Dear Ms. Dailey:

Thank you for providing information regarding the above referenced building permit. The applicant is requesting to construct a single family dwelling. The property 2.0886 acres in size, is located within a Limited Development Area (LDA) and is currently undeveloped.

Based on the information provided, I have the following comments:

1. Any forest area cleared on the lot or residue, including the driveway entrance must be included in the Critical Area calculations and mitigated at a 1:1 ratio.
2. A review by DNR Wildlife and Heritage determined that the forest in this area contains Forest Interior Dwelling Bird (FIDS) habitat. If FIDS forest is proposed to be cleared, than the applicant will need to provide the appropriate mitigation.
3. Please provide this office with the correct information regarding the lot size and allowable impervious surface of 15%.
4. Please provide the total proposed amount of disturbance on the site plan.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resource Planner
CS415-06

415-06

CRITICAL AREA COMMISSION
FOR THE CHESAPEAKE AND ATLANTIC COASTAL BAYS
1804 WEST STREET, SUITE 100
ANNAPOLIS, MD 21401

PROJECT NOTIFICATION APPLICATION

GENERAL PROJECT INFORMATION

Jurisdiction: Charles County

Date: Dec 11 2006

Tax Map #	Parcel #	Block #	Lot #	Section
<u>12</u>	<u>310</u>		<u>1</u>	

FOR RESUBMITTAL ONLY

Corrections

Redesign

No Change

Non-Critical Area

*Complete Only Page 1
General Project Information

Project Name (site name, subdivision name, or other) | Federal Oaks

Project location/Address | 4570 Hawthorne Rd

City | Indian Head | Zip | 20640

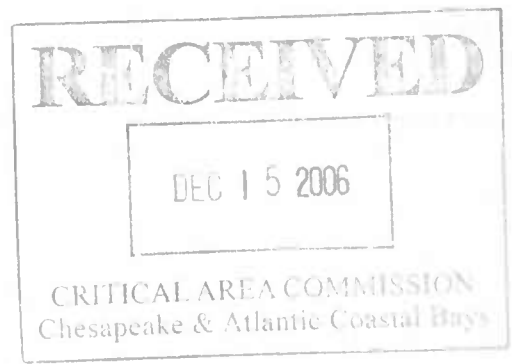
Local case number | SFD 60937

Applicant: Last name | Lockwood | First name | Craig

Company | _____

Application Type (check all that apply):

- | | | | |
|---------------------------|-------------------------------------|-------------------|--------------------------|
| Building Permit | <input checked="" type="checkbox"/> | Other | <input type="checkbox"/> |
| Buffer Management Plan | <input type="checkbox"/> | Rezoning | <input type="checkbox"/> |
| Conditional Use | <input type="checkbox"/> | Site Plan | <input type="checkbox"/> |
| Consistency Report | <input type="checkbox"/> | Special Exception | <input type="checkbox"/> |
| Disturbance > 5,000 sq ft | <input type="checkbox"/> | Subdivision | <input type="checkbox"/> |
| Grading Permit | <input type="checkbox"/> | Variance | <input type="checkbox"/> |



Local Jurisdiction Contact Information:

Last name Daley | First name Aimee

Phone # _____ | Response from Commission Required By _____

Fax # _____ | Hearing date _____

SPECIFIC PROJECT INFORMATION

Describe Proposed use of project site:

new SFD

Intra-Family Transfer	<input type="checkbox"/>	Yes	Growth Allocation	<input type="checkbox"/>	Yes
Grandfathered Lot	<input type="checkbox"/>		Buffer Exemption Area	<input type="checkbox"/>	

Project Type (check all that apply)

Commercial	<input type="checkbox"/>	Recreational	<input type="checkbox"/>
Consistency Report	<input type="checkbox"/>	Redevelopment	<input type="checkbox"/>
Industrial	<input type="checkbox"/>	Residential	<input checked="" type="checkbox"/>
Institutional	<input type="checkbox"/>	Shore Erosion Control	<input type="checkbox"/>
Mixed Use	<input type="checkbox"/>	Water-Dependent Facility	<input type="checkbox"/>
Other	<input type="checkbox"/>		

SITE INVENTORY (Enter acres or square feet)

	Acres	Sq Ft
IDA Area		
LDA Area	19243	
RCA Area		
Total Disturbed Area		18000

Total Disturbed Area

of Lots Created

	Acres	Sq Ft		Acres	Sq Ft
Existing Forest/Woodland/Trees		4000	Existing Impervious Surface		0
Created Forest/Woodland/Trees		8800	New Impervious Surface		7820
Removed Forest/Woodland/Trees			Removed Impervious Surface		0
			Total Impervious Surface		7820

VARIANCE INFORMATION (Check all that apply)

	Acres	Sq Ft		Acres	Sq Ft
Buffer Disturbance			Buffer Forest Clearing		
Non-Buffer Disturbance			Mitigation		

Variance Type

Buffer
 Forest Clearing
 HPA Impact
 Impervious Surface
 Expanded Buffer
 Nontidal Wetlands
 Other
 Setback
 Steep Slopes

Structure

Acc. Structure Addition
 Barn
 Deck
 Dwelling
 Dwelling Addition
 Garage
 Gazebo
 Other
 Patio
 Pool
 Shed

CS 415-06

CHESAPEAKE BAY CRITICAL AREA COMMISSION
1804 West Street, Suite 100
Annapolis, Maryland 21401

NOTIFICATION OF PROJECT APPLICATION

Jurisdiction: Charles Date: 6/29/06
Name of Project (site name, subdivision name, or other): Federal Oaks
Local case number: XLS60070
Project location/Address: Rt 225 - Hawthorne Rd

Tax map# 12 Block# _____ Lot# _____ Parcel# 310

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 PROTEC.
- AGRICULTURE
- OTHERS _____
e.g. PUD

Current Use:
(Select all applicable)

- COMMERCIAL
- RESIDENTIAL
- AGRICULTURE
- FOREST/BUFFER/WOODLAND
- INDUSTRIAL
- INSTITUTIONAL
- OPEN SPACE/RECRE.
- SURFACE MINING
- VACANT
- WATER DEPENDENT FACILITY/PIER/MARINA
- OTHERS _____

Describe Proposed use of project site: 1 lot subdivision w/ HPA

SITE INVENTORY OF AREA ONLY IN THE CRITICAL AREA

TOTAL ACRES IN CRITICAL AREA: unknown

IDA ACRES _____	AREA DISTURBED: <u>unknown</u>
LDA ACRES <u>unknown</u>	# LOTS CREATED: <u>1</u>
RCA ACRES _____	# DWELLING UNITS: _____
AGRICULTURAL LAND: _____	
EXISTING FOREST/WOODLAND/TREES: <u>unk</u>	FOREST/WOODLAND/TREES REMOVED: <u>unk</u>
FOREST/WOODLAND/TREES CREATED: <u>unk</u>	
EXISTING IMPERVIOUS SURFACE: <u>unk</u>	PROPOSED IMPERVIOUS SURFACE: <u>unk</u>
TOTAL IMPERVIOUS SURFACE: <u>unk</u>	
GROWTH ALLOCATION DEDUCTED: _____	
RCA to LDA: _____	RCA to IDA: _____
	LDA to IDA: _____

RECEIVED

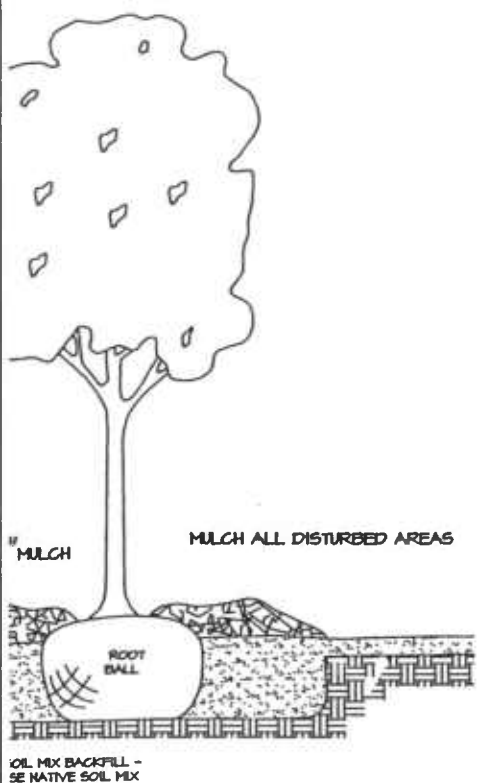
JUN 30 2006

CRITICAL AREA COMMISSION

Local Jurisdiction Contact person: Quinn Dailey
Telephone number: 3016450721
Response from Commission required by: _____

Hearing Date: _____

Figure 3.6.B



AFFORESTATION REQUIRED: 12,545 SQ. FT.			
NUMBER OF TREES	TYPE OF TREE & SYMBOL	ALLOWANCE	TOTAL ALLOWANCE
16	WHITE OAK	400	6400
16	RED MAPLE	400	6400
TOTAL			12,800 SQ. FT.

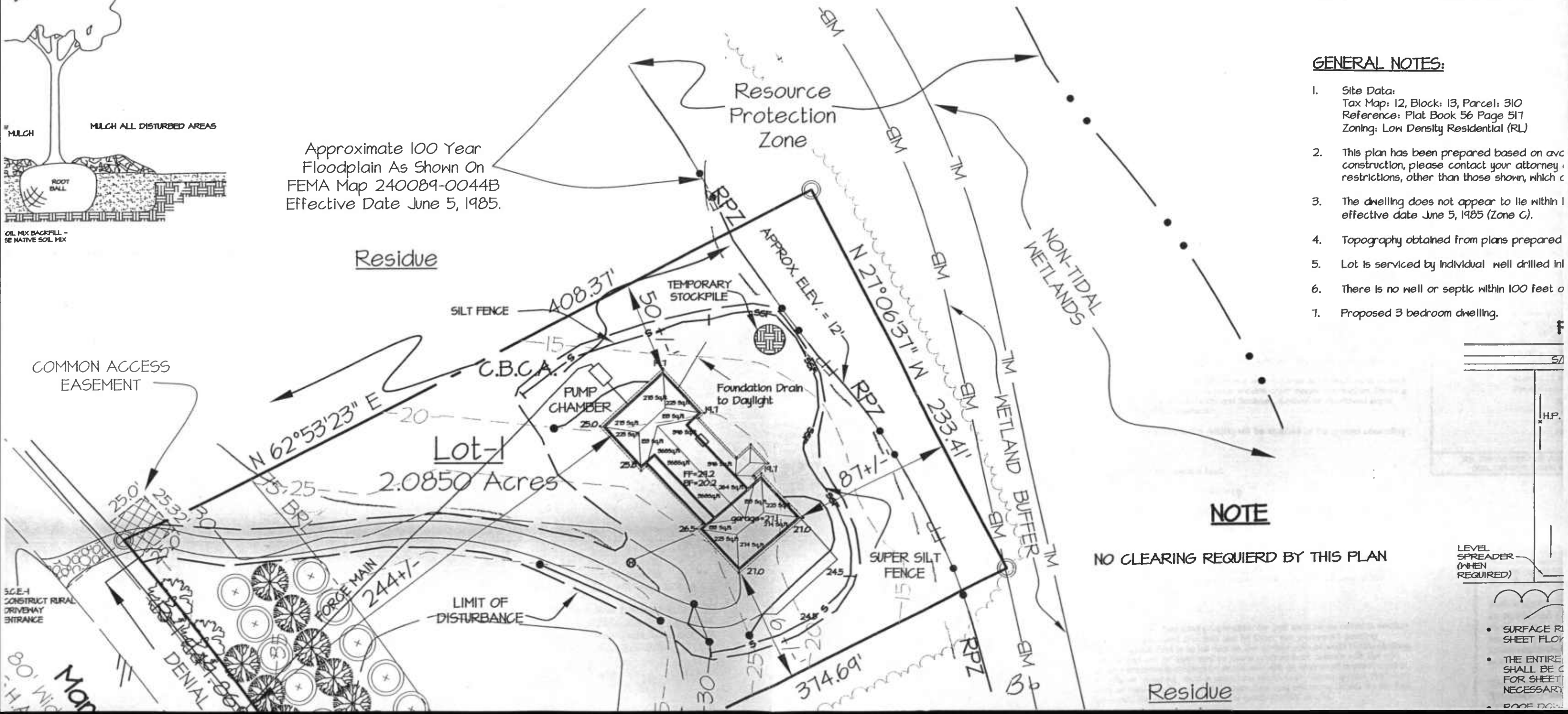
CRITICAL AREA NOTES:

TOTAL LOT AREA: 2.0850 ACRES
 AREA WITHIN CBCA: 1.92 ACRES
 FOREST COVER REQUIRED: 12,545 SQ. FT. OR 15% INC
 EXISTING FOREST COVER: 0 SQ. FT.
 AFFORESTATION REQUIRED: 12,545 SQ. FT.
 ALLOWABLE IMPERVIOUS AREA: 12,545 SQ. FT. OR 15%
 TOTAL IMPERVIOUS AREA:
 DWELLING: 4,400 SQ. FT.
 PARKING PAD: 3,000/2 1,500 SQ. FT.
 DRIVEWAY: 3,840/2 1,920 SQ. FT.
 TOTAL: 7,820 SQ. FT. OR 6%

GENERAL NOTES:

1. Site Data:
 Tax Map: 12, Block: 13, Parcel: 310
 Reference: Plat Book 56 Page 517
 Zoning: Low Density Residential (RL)
2. This plan has been prepared based on avc
 construction, please contact your attorney
 restrictions, other than those shown, which c
3. The dwelling does not appear to lie within l
 effective date June 5, 1985 (Zone C).
4. Topography obtained from plans prepared
5. Lot is serviced by individual well drilled inl
6. There is no well or septic within 100 feet o
7. Proposed 3 bedroom dwelling.

Approximate 100 Year
 Floodplain As Shown On
 FEMA Map 240089-0044B
 Effective Date June 5, 1985.



NOTE

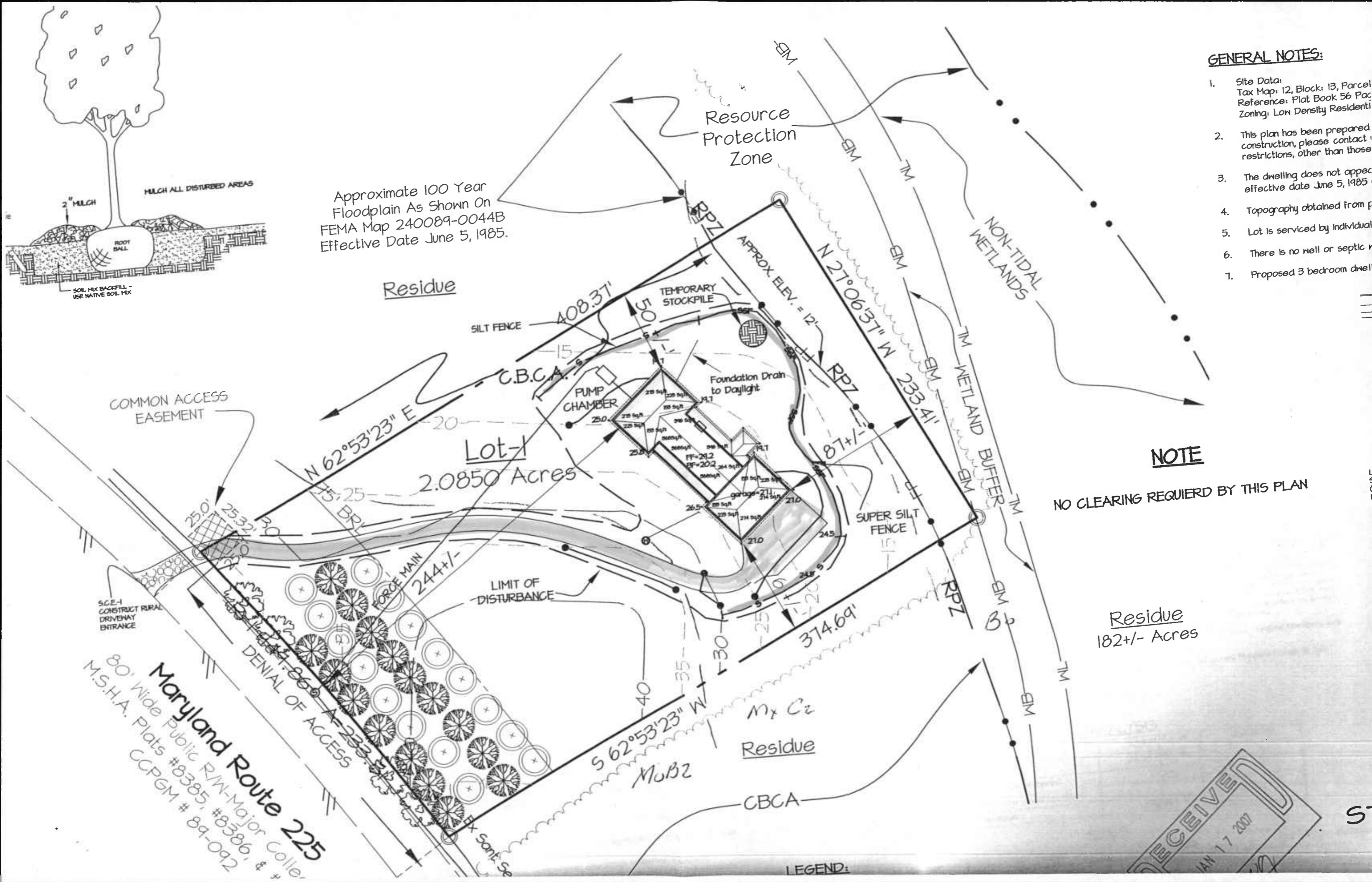
NO CLEARING REQUIRED BY THIS PLAN

LEVEL SPREADER (WHEN REQUIRED)

- SURFACE R
- SHEET FLO
- THE ENTIRE
- SHALL BE C
- FOR SHEET
- NECESSARY
- ROOF DO

GENERAL NOTES:

1. Site Data:
Tax Map: 12, Block: 13, Parcel Reference: Plat Book 56 Pac
Zoning: Low Density Residential
2. This plan has been prepared for construction, please contact the engineer for any restrictions, other than those shown.
3. The dwelling does not appear on the effective date June 5, 1985.
4. Topography obtained from FEMA Map 240089-0044B
5. Lot is serviced by individual septic system
6. There is no well or septic tank
7. Proposed 3 bedroom dwelling



Approximate 100 Year Floodplain As Shown On FEMA Map 240089-0044B Effective Date June 5, 1985.

NOTE
NO CLEARING REQUIRED BY THIS PLAN

Residue
182+/- Acres

Maryland Route 225
80' Wide Public R/W-Major Collector
M.S.H.A. Plats #8385, #8386, & #8387
CCPGM # 89-092



LEGEND:

TOTAL DISTANCE
400
400
800 SQ. FT.

CRITICAL AREA NOTES:

TOTAL LOT AREA: 2.0850 ACRES
 AREA WITHIN CBCA: 1.92 ACRES
 FOREST COVER REQUIRED: 12,545 SQ. FT. OR 15% INSIDE CBCA
 EXISTING FOREST COVER: 0 SQ. FT.
 AFFORESTATION REQUIRED: 12,545 SQ. FT.
 ALLOWABLE IMPERVIOUS AREA: 12,545 SQ. FT. OR 15%
 TOTAL IMPERVIOUS AREA:
 DWELLING: 4,400 SQ. FT.
 PARKING PAD: 3,000/2 1,500 SQ. FT.
 DRIVEWAY: 3,840/2 1,920 SQ. FT.
 TOTAL: 7,820 SQ. FT. OR 6% *9.3%*



VICINITY MAP

TAX MAP: 12, BLOCK: 13, PARCEL: 310

GENERAL NOTES:

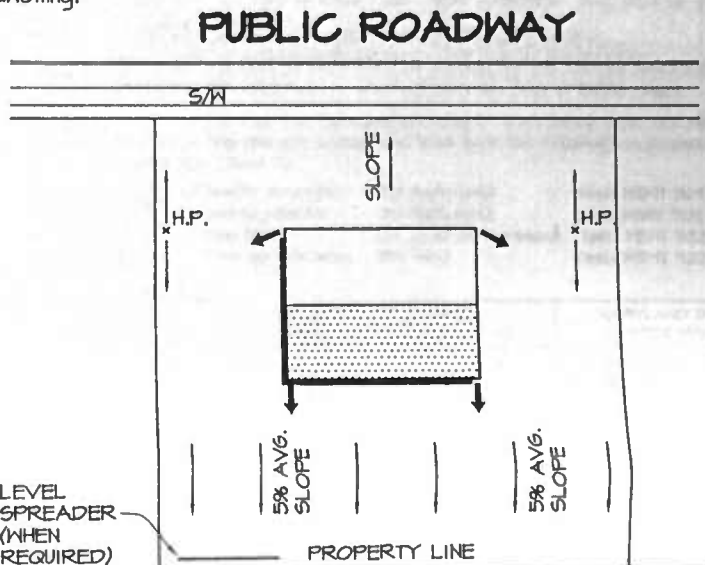
1. Site Data:
Tax Map: 12, Block: 13, Parcel: 310
Reference: Plat Book 56 Page 517
Zoning: Low Density Residential (RL)
2. This plan has been prepared based on available records, but without the benefit of a title report. Prior to construction, please contact your attorney or title company to determine whether there are any easements, or restrictions, other than those shown, which could affect the use of this property.
3. The dwelling does not appear to lie within the 100 year flood plain as shown on F.I.R.M. Panel 240089-0044 B, effective date June 5, 1985 (Zone C).
4. Topography obtained from plans prepared by others.
5. Lot is serviced by individual well drilled into an approved, confined aquifer and public sanitary sewer.
6. There is no well or septic within 100 feet of those shown hereon unless otherwise noted.
7. Proposed 3 bedroom dwelling.



NOTE

NO CLEARING REQUIRED BY THIS PLAN

Residue
182+/- Acres



- SURFACE RUNOFF SHALL ENTER THE BUFFER AREA AS SHEET FLOW.
- THE ENTIRE SURFACE AREA DRAINING TO THE BUFFER SHALL BE ON AN AVERAGE SLOPE OF 5% OR LESS ALLOWING FOR SHEET FLOW. NO LEVEL SPREADING DEVICE IS NECESSARY FOR ANY OF THE LOTS TAKING THIS CREDIT.
- ROOF DOWNSPOUTS ARE TO TERMINATE ONTO SPLASHBLOCKS.
- (→) REPRESENTS TYPICAL DOWNSPOUT LOCATIONS.
- AT TIME OF HOUSE CONSTRUCTION, LOT MUST BE DESIGNED AND GRADED TO THE ABOVE REFERENCED SPECIFICATIONS.
- REFER TO THE OVERLOT GRADING PLAN FOR DESIGNATION OF LOTS MEETING THE SHEET FLOW TO BUFFER CREDIT.
- A LEVEL SPREADER SHALL BE USED PRIOR TO CONCENTRATED FLOWS CROSSING PROPERTY LINES.

**TYPICAL LOT LAYOUT
SHEET FLOW TO BUFFER CREDIT**

NOT TO SCALE

**SITE PLAN &
STORMWATER MANAGEMENT
FEDERAL OAKS**

7TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND



SHEET 1 OF 2

			9375 CHESAPEAKE STREET, SUITE 227 P.O. BOX 2727, LA PLATA, MARYLAND 20646 BEN DYER ASSOCIATES, INC. Engineers / Surveyors / Planners TELEPHONE (301) 753-1696		
			COPYRIGHT © 2006 BEN DYER ASSOCIATES, INC.		
	DATE	CRITICAL AREA DESCRIPTION	BY	SCALE	RECORD NO.
		Chesapeake & Atlantic Bay REVISIONS		1"=50'	B-06527
			DATE	DRWG. NO.	
			NOVEMBER, 2006	06.002-P	



Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

July 31, 2006

Ms. Aimee S. Dailey
Charles County PGM
P.O. Box 2150
La Plata, MD 20646

RE: Environmental Review for Federal Oaks, XRS #60070, Single Family Residential Lot Subdivision, Tax Map 12, Parcel 310, Charles County, Maryland.

Dear Ms. Dailey:

The Wildlife and Heritage Service has determined that there are no State or Federal records for rare, threatened or endangered (RT&E) species within the boundaries of the project site as delineated. As a result, we have no specific requirements pertaining to protection measures at this time. This statement should not be interpreted however as meaning that rare, threatened or endangered species are not in fact present. If appropriate habitat is available, certain species could be present without documentation because adequate surveys have not been conducted. It is also important to note that the utilization of state funds, or the need to obtain a state authorized permit may warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. If this project falls into one of these categories, please contact us for further coordination.

We would also like to bring to your attention that while there are no RT&E species known for this project site, there is a Wetland of Special State Concern (Mattawoman Creek) nearby that is known to support a variety of RT&E species. The Wildlife and Heritage Service encourages strict enforcement of all appropriate best management practices to reduce the likelihood of adverse impacts to these species as a result of excessive sedimentation and erosion that may be created by any disturbance on this project site.

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 this habitat is mandated within the Critical Area and must be addressed by the project plan. Specifically, if FIDS habitat is present, the following guidelines should be incorporated into the project plan:

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.

Tawes State Office Building • 580 Taylor Avenue • Annapolis, Maryland 21401

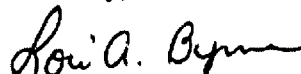
410.260.8DNR or toll free in Maryland 877.620.8DNR • www.dnr.maryland.gov • TTY users call via Maryland Relay

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.
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.

The Critical Area Commission's document "A Guide to the Conservation of Forest Interior Dwelling Birds in the Chesapeake Bay Critical Area" provides details on development standards and information about mitigation for projects where impacts to FIDS habitat cannot be totally avoided. Mitigation plantings for impacts to FIDS habitat may be required under the local government's Critical Area Program. The amount of mitigation required is generally based in whether or not the guidelines listed above are followed.

Thank you for allowing us the opportunity to review this project. If you should have any further questions regarding this information, please contact me at (410) 260-8573.

Sincerely,



Lori A. Byrne,
Environmental Review Coordinator
Wildlife and Heritage Service
MD Dept. of Natural Resources

ER #2006.1614.ch
Cc: K. McCarthy, DNR
R. Esslinger, CAC

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**

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www.dnr.state.md.us/criticalarea/

July 12, 2006

Ms. Aimee Dailey
Charles County Department of Planning
And Growth Management
P O Box 2150
La Plata, Maryland 20646

RE: XRS60070; Federal Oaks – Route 225/Hawthorne Road

Dear Ms. Dailey:

Thank you for providing information regarding the above referenced subdivision to create 1 lot within the Critical Area. The parent parcel is 184.84 of which approximately 7-10 acres are in the Critical Area and is designated as a Limited Development Zone (LDZ). Of that portion in the Critical Area, the applicant wishes to create 1-lot which is 2.09 acres in size.

I am in receipt of your interoffice memo to Tetchiana Anderson dated June 29, 2006 and have no further Critical Area comments to offer at this time. Please provide a new site plan should further revisions occur.

Thank you for the opportunity to provide comments. If you have any questions, please contact me at 410-260-3475.

Sincerely,

A handwritten signature in cursive script that reads "Kate Schmidt".

Kate Schmidt
Natural Resource Planner
CS415-06