

CS 564-06  
SUB

Cullen, Thomas  
60106

9/7

MSA. S. 1829-5759

KLS Comments  
9/11/06

Revised KLS  
11/27/06

**SCHOOL ALLOCATION(S) GRANTED**

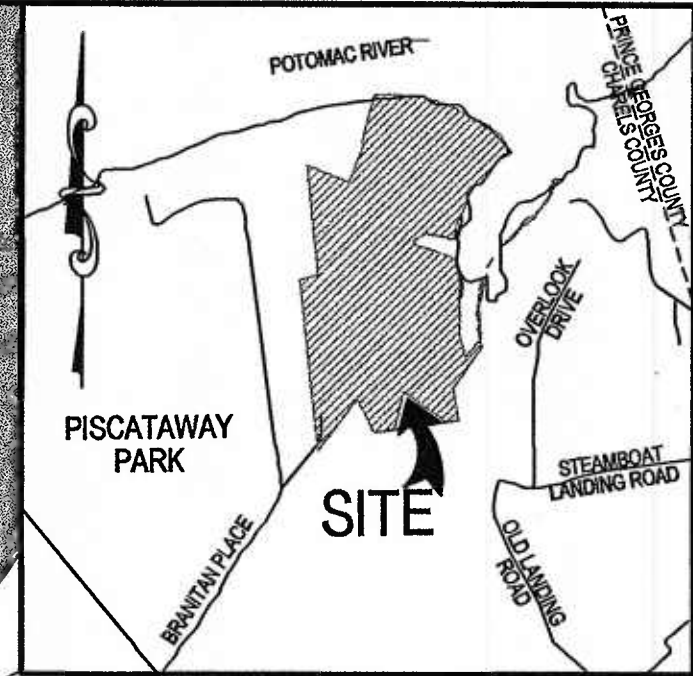
Preliminary Plan #: \_\_\_\_\_  
 No. of Lots: \_\_\_\_\_  
 Impact Fee Deposit Paid Per Lot: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 By: \_\_\_\_\_

**OWNER'S DEDICATION**

WE, THOMAS F. CULLEN, JR. AND ELIZABETH DAVIS CULLEN, OWNERS OF THE PROPERTY DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION, AND ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES. FURTHER WE DEDICATE ANY EASEMENTS SHOWN HEREON. THERE ARE NO SUITS, ACTIONS OF LAW, LEASES, LIENS, MORTGAGES, TRUSTS, EASEMENTS, OR RIGHTS-OF-WAY AFFECTING THE PROPERTY INCLUDED IN THIS PLAN OF SUBDIVISION, EXCEPT AS SHOWN HEREON AND ALL PARTIES IN INTEREST HAVE HEREUNTO AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT.

THOMAS F. CULLEN DATE \_\_\_\_\_

ELIZABETH DAVIS CULLEN DATE \_\_\_\_\_



**VICINITY MAP**  
SCALE: 1"=2000'

AREA TABULATIONS		
DESCRIPTION	S.F.	ACRES
LOT 1	435,603	10.0001
RESIDUE (TOTAL)	2,746,440	63.0496
TOTAL	3,182,043	73.0497

CRITICAL AREA TABLE		
RCZ DENSITY= 1 DU/20 AC.		
TOTAL RCZ ACREAGE ON SITE: 53.2845 AC.		
TOTAL DEVELOPMENT RIGHTS ALLOWED: 2		
TOTAL DEVELOPMENT RIGHTS REMAINING: 1		
EXISTING FOREST IN CA:		
EXISTING IMPERVIOUS SURFACES IN CA: 17,300 SQ.FT. +/-		



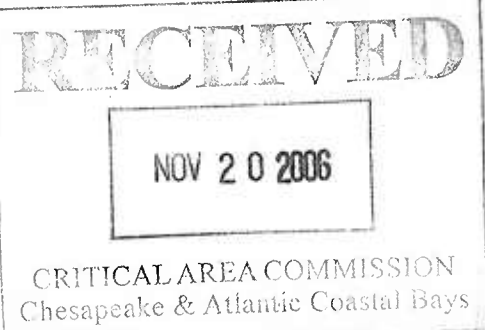
**GENERAL NOTES**

- CHARLES COUNTY ZONE- RC /RCZ OVERLAY
- SETBACKS: FRONT 50', REAR 50', SIDE 30'
- THIS PLAN OF SUBDIVISION IS EXEMPT FROM THE FOREST CONSERVATION ORDINANCE ACCORDING TO ARTICLE 3, SECTION 4, PARAGRAPH O, REAL ESTATE TRANSFER EXEMPTION. THE PROPERTY SHOWN ON THIS PLAT IS FOR REAL ESTATE TRANSFER TO PROVIDE A SECURITY, LEASEHOLD, OR OTHER LEGAL OR EQUITABLE INTEREST, INCLUDING A TRANSFER OF TITLE, FOR THE PORTION OF A LOT OR PARCEL PROVIDED THAT THE TRANSFER DOES NOT INVOLVE A CHANGE IN LAND USE, OR NEW DEVELOPMENT OR REDEVELOPMENT, WITH ASSOCIATED LAND DISTURBING ACTIVITIES.
- FUTURE DEVELOPMENT ACTIVITIES CONDUCTED ON PROPOSED LOT 1 MAY RESULT IN THE NEED TO PROVIDE FIDS MITIGATION, PER CHAPTER 8, CHARLES COUNTY CRITICAL AREA PROGRAM.
- AT THE TIME OF DEVELOPMENT OR REDEVELOPMENT OF ANY OF THE LOTS SHOWN HEREON, THE REQUIREMENTS OF THE CHARLES COUNTY ZONING ORDINANCE, ARTICLE IX, CRITICAL AREA, WILL HAVE TO BE MET.
- THERE SHALL BE NO DISTURBANCE WITHIN THE CRITICAL AREA BUFFER UNLESS A BUFFER MANAGEMENT PLAN OR OTHER WRITTEN APPROVAL IS GRANTED IN ACCORDANCE WITH THE CHARLES COUNTY ZONING PERMITS.

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS PART OF THE LANDS CONVEYED BY THE MOUNT VERNON LADIES ASSOCIATION OF THE UNION TO THOMAS F. CULLEN, JR. AND ELIZABETH DAVIS CULLEN BY DEED DATED OCTOBER 11, 2005 AND RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND IN LIBER 5553 AT FOLIO 511 AND THAT TO THE BEST OF MY KNOWLEDGE THE REQUIREMENTS OF THE ANNOTATED CODE OF MARYLAND (RP 3-108) HAS BEEN COMPLIED WITH, ALL IRON PIPES MARKED WITH "W" WILL BE SET AS DELINEATED HEREON.

PAUL J. QUIBLE DATE \_\_\_\_\_  
 PROPERTY LINE SURVEYOR  
 MD. REG. NO. 382



THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE COUNTY ORDINANCES, PLANS, AND POLICIES.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR, PLANNING DEPARTMENT

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR, PLANNING AND GROWTH MANAGEMENT

THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF COMAR 26.04.03.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
 DIRECTOR, CHARLES COUNTY HEALTH DEPARTMENT

**Lotelderman**  
 Soltesz Associates, Inc.  
 Rockville  
 Lanham  
 Frederick  
 Waldorf  
 Leonardtown  
 Chantilly

WALDORF OFFICE  
 401 Post Office Road, Suite 103  
 Waldorf, MD 20602  
 t. 301.870.2166 f. 301.870.2884  
 www.LSAssociates.net

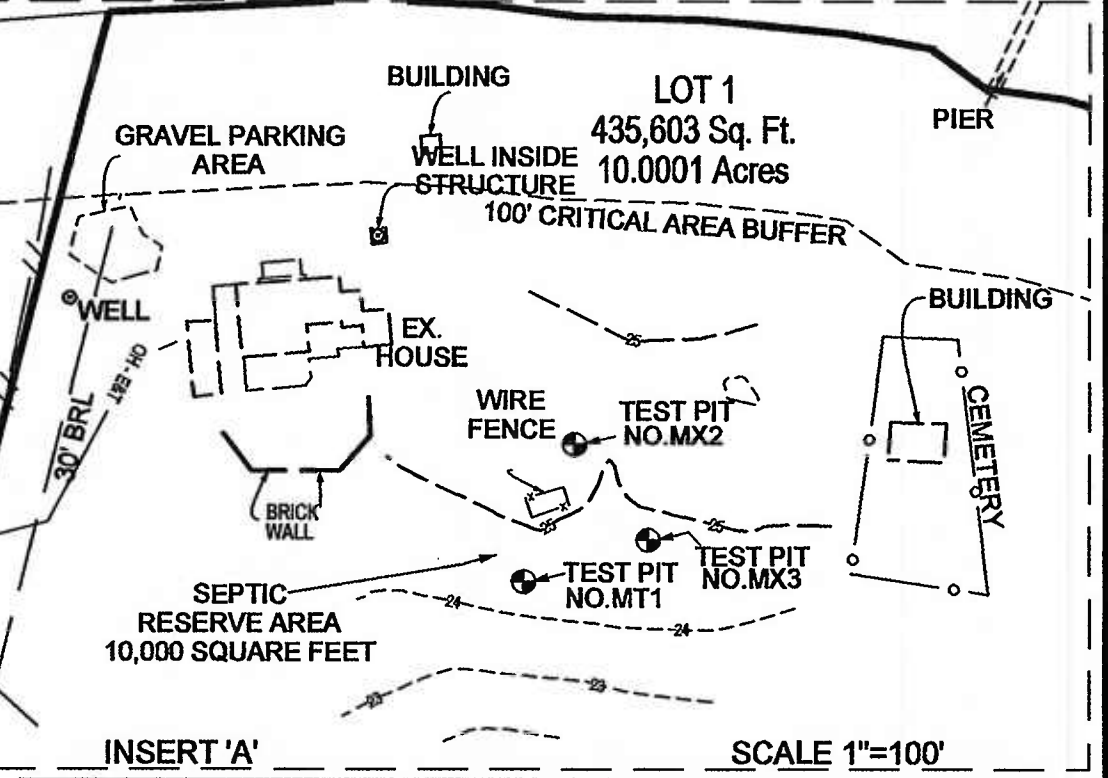
OWNERS  
 THOMAS F. CULLEN, JR. AND  
 ELIZABETH DAVIS CULLEN  
 3775 OLIVER ST NW  
 WASHINGTON DC 20015-2531

RECORDED IN: \_\_\_\_\_

PLAT BOOK: \_\_\_\_\_

FOLIO: \_\_\_\_\_

REVISIONS		
NO.	COMMENT	DATE
1	REVISED PER COUNTY COMMENTS PJK	10/28/06



**PLAT OF SUBDIVISION**

XRS #06-0106  
 PROPERTY OF  
**THOMAS F. JR & ELIZABETH D. CULLEN**  
**LOT 1**  
 TAX MAP 1,  
 GRID 5 PARCEL 223  
 7TH ELECTION DISTRICT  
 CHARLES COUNTY, MARYLAND  
 SCALE: 1"=200' APRIL, 2006

DRAWN: JLL CHECKED: PJK PROJECT NO. 1637-00-00



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/](http://www.dnr.state.md.us/criticalarea/)

September 11, 2006

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

RE: XRS60106 - Cullen  
TM1, Parcel 223

Dear Ms. Dailey:

Thank you for providing information regarding the above referenced subdivision. The applicant is proposing to create one 10-acre lot. The parcel is currently 69.55 acres in size and partially lies within a designated Resource Conservation Area (RCA). The proposed lot is currently developed with a single-family dwelling, cemetery and gravel parking area.

Based on the information provided I have the following comments:

1. The RCA designation limits the applicant to a development density of one dwelling unit per twenty acres. In order to properly calculate the development density, the applicant needs to provide the total number of acres of land within the Critical Area. If any of the tidal wetlands are classified as State tidal wetlands, they must be excluded from that calculation.
2. The 100-foot Buffer should be field determined based on the extent of tidal waters or tidal wetlands. The Buffer should be expanded for steep slopes or erodible soils.
3. Any recommendations from DNR Wildlife and Heritage Division will need to be addressed by the applicant.

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  
CS564-06

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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[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

November 27, 2006

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

RE: XRS60106 - Cullen  
TM1, Parcel 223

Dear Ms. Dailey:

Thank you for providing revised information regarding the above referenced subdivision. The applicant is proposing to create one 10-acre lot. The parcel is currently 69.55 acres in size of which 53.2645 acres lies within a designated Resource Conservation Area (RCA). The proposed lot is currently developed with a single-family dwelling, cemetery and gravel parking area.

Based on the information provided I have the following comments:

1. I recommend the applicant show the 100-foot Buffer expanded for hydric soils separately from the 25-foot buffer for nontidal wetlands. It appears the applicant has not included the 25-foot nontidal wetland buffer in all areas.
2. Given that DNR Wildlife and Heritage has identified the property as potential FIDS habitat, a note should be added to the plat stating that any future development will need to comply with Charles County zoning provisions for FIDS habitat in the Critical Area.
3. In addition to the above comment, the plat should show the boundary of all forested areas and provide the amount of forested acreage within the Critical Area.

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  
CS564-06

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: Aug 29 2006

Tax Map #	Parcel #	Block #	Lot #	Section
1	223			

**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) Thomas F JR & Elizabeth D Cullen

Project location/Address Branitan Place

City \_\_\_\_\_ Zip \_\_\_\_\_

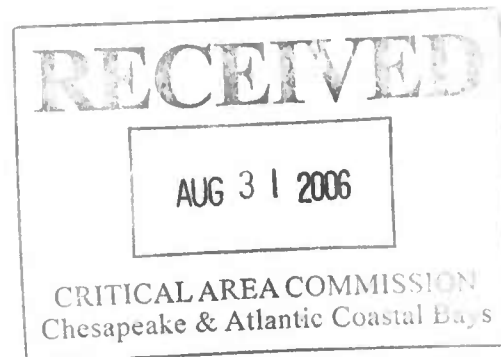
Local case number YES 60106

Applicant: Last name Thomas First name Cullen

Company \_\_\_\_\_

**Application Type (check all that apply):**

- |                                                    |                                                 |
|----------------------------------------------------|-------------------------------------------------|
| Building Permit <input 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 checked="" type="checkbox"/> |
| Grading Permit <input type="checkbox"/>            | Variance <input type="checkbox"/>               |



**Local Jurisdiction Contact Information:**

Last name Dawley First name Armu

Phone # 410 3016450781 Response from Commission Required By \_\_\_\_\_

Fax # 3016450638 Hearing date \_\_\_\_\_

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Subdivision of 10 acre lot from residue

Intra-Family Transfer	<input type="checkbox"/>	Growth Allocation	<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		
RCA Area		
Total Disturbed Area		

Total Disturbed Area

# of Lots Created

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface	
Created Forest/Woodland/Trees			New Impervious Surface	
Removed Forest/Woodland/Trees			Removed Impervious Surface	
			Total Impervious Surface	

**VARIANCE INFORMATION (Check all that apply)**

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

Variance Type

Buffer	<input type="checkbox"/>
Forest Clearing	<input type="checkbox"/>
HPA Impact	<input type="checkbox"/>
Impervious Surface	<input type="checkbox"/>
Expanded Buffer	<input type="checkbox"/>
Nontidal Wetlands	<input type="checkbox"/>
Other	<input type="checkbox"/>
Setback	<input type="checkbox"/>
Steep Slopes	<input type="checkbox"/>

Structure

Acc. Structure Addition	<input type="checkbox"/>
Barn	<input type="checkbox"/>
Deck	<input type="checkbox"/>
Dwelling	<input type="checkbox"/>
Dwelling Addition	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Gazebo	<input type="checkbox"/>
Other	<input type="checkbox"/>
Patio	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Shed	<input type="checkbox"/>

**SPECIFIC PROJECT INFORMATION**

Describe Proposed use of project site:

Subdivision of 10 acre lot from residue

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		
RCA Area	53.2645	
Total Disturbed Area		

Total Disturbed Area

# of Lots Created

	Acres	Sq Ft	Acres	Sq Ft
Existing Forest/Woodland/Trees			Existing Impervious Surface	17300 SF
Created Forest/Woodland/Trees			New Impervious Surface	0
Removed Forest/Woodland/Trees			Removed Impervious Surface	0
			Total Impervious Surface	17300

**VARIANCE INFORMATION (Check all that apply)**

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

Variance Type		Structure	
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"/>

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: Nov. 15 2006

Tax Map #	Parcel #	Block #	Lot #	Section
1	223			

**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) Thomas F JR & Elizabeth D Cullen

Project location/Address Branitan Place

City \_\_\_\_\_ Zip \_\_\_\_\_

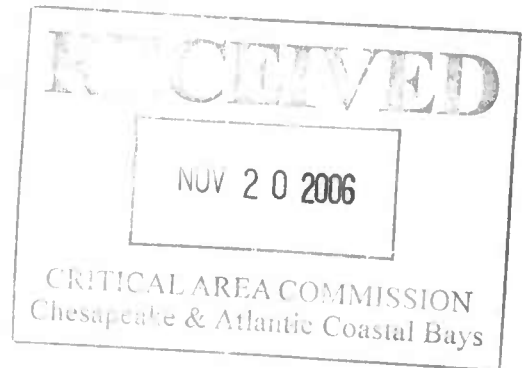
Local case number YES 00106

Applicant: Last name Thomas First name Cullen

Company \_\_\_\_\_

**Application Type (check all that apply):**

- |                                                    |                                                 |
|----------------------------------------------------|-------------------------------------------------|
| Building Permit <input 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 checked="" type="checkbox"/> |
| Grading Permit <input type="checkbox"/>            | Variance <input type="checkbox"/>               |



**Local Jurisdiction Contact Information:**

Last name Dawley First name Anna

Phone # 410 3016450781 Response from Commission Required By \_\_\_\_\_

Fax # 3016450638 Hearing date \_\_\_\_\_





Robert L. Ehrlich, Jr., Governor

Michael S. Steele, Lt. Governor

C. Ronald Franks, Secretary

October 9, 2006

Ms. Aimee S. Dailey  
Charles County Government  
Planning and Growth Management  
P.O. Box 2150  
La Plata, MD 20646

**RE: Environmental Review for Thomas Cullen, XRS#60106, Minor Subdivision Lot 1, Tax Map 1 Parcel 223, along Branitan Place and Potomac River, 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 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. Please note however that the utilization of state funds, the need to obtain a state-authorized permit, or changes to the plan might warrant additional evaluations that could lead to protection or survey recommendations by the Wildlife and Heritage Service. Please contact us again for further coordination if this project falls into one of those categories.

We would also like to point out that our initial evaluation of this project should not be interpreted as meaning that it is not possible for rare, threatened or endangered species to be present. Certain species could be present without documentation because adequate surveys may not have been conducted in the past. Although we are not requiring any surveys, we would like to bring to your attention that Wildlife and Heritage Service's Natural Heritage database records do indicate that there are occurrences of the following species of interest known to occur within the vicinity of the project site. If the appropriate habitat is present for these species they could potentially occur on the project site itself. Since populations of these native plants have declined historically we would encourage efforts to help conserve them across the state. Feel free to contact us if you would like technical assistance regarding the conservation of these important species. They are:

<u>Scientific Name</u>	<u>Common Name</u>	<u>State Status</u>
<i>Lampsilis radiata</i>	Eastern Lampmussel	Uncertain
<i>Lupinus perennis</i>	Wild Lupine	Threatened
<i>Ranunculus hispidula</i> var. <i>nitidus</i>	Hispid Buttercup	Endangered Extirpated
<i>Galium trifidum</i>	Small Bedstraw	Uncertain
<i>Sagittaria engelmanniana</i>	Engelmann's Arrowhead	Threatened
<i>Najas gracillima</i>	Thread-like Naiad	Endangered Extirpated
<i>Myosotis macrosperma</i>	Large-seeded Forget-me-not	Rare

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

<u>Scientific Name</u>	<u>Common Name</u>	<u>State Status</u>
<i>Scutellaria nervosa</i>	Veined Skullcap	Endangered
<i>Juncus brachycarpus</i>	Short-fruited Rush	Uncertain
<i>Diplazium pycnocarpon</i>	Glade Fern	Threatened
<i>Panicum boreale</i>	Northern Panicgrass	Endangered Extirpated
<i>Carex brevior</i>	Fescue Sedge	Rare
<i>Melothria pendula</i>	Creeping Cucumber	Endangered
<i>Agalinis auriculata</i>	Auricled Gerardia	Endangered
<i>Kyllingia pumila</i>	Thin-leaved Flatsedge	Endangered

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.
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.

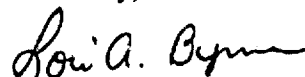
12. Landscape homes with native trees, shrubs and other plants and/or encourage homeowners to do so.
13. Encourage homeowners to keep pet cats indoors or, if taken outside, kept on a leash or inside a fenced area.
14. In forested areas reserved from development, promote the development of a diverse forest 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.

In addition, the open waters that are part of or adjacent to the project site are known historical waterfowl concentration areas. If construction of water-dependent facilities is planned, you should contact Larry Hindman of the WHS at (410) 221-8838 for further technical assistance regarding waterfowl.

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,



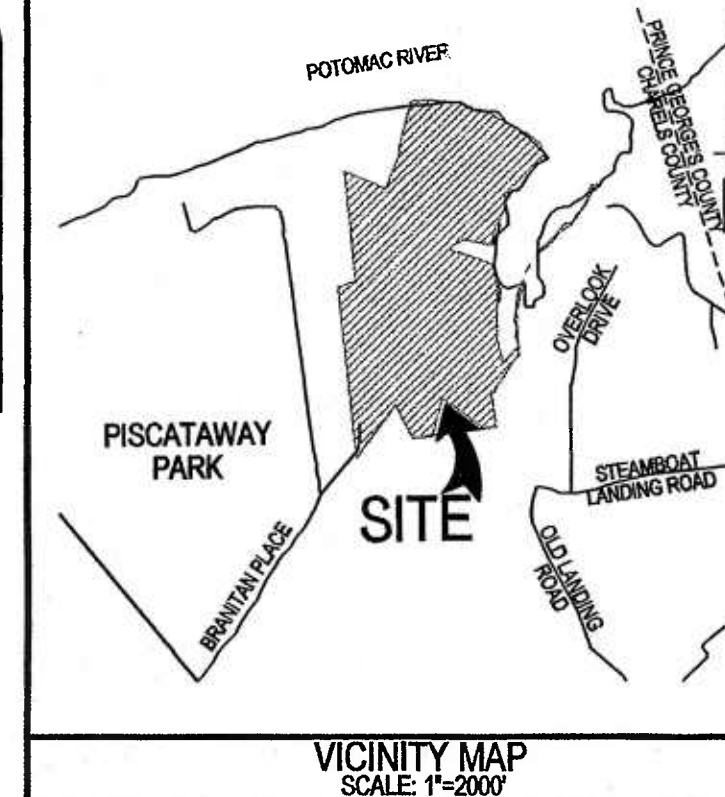
Lori A. Byrne,  
Environmental Review Coordinator  
Wildlife and Heritage Service  
MD Dept. of Natural Resources

ER #2006.2135.ch  
cc: L. Hoerger, CAC  
K. McCarthy, WHS  
L. Hindman, WHS



SCALE: 1" = 100'

SOIL SUMMARY			
SOIL SERIES	SYMBOL	HYDRIC	K FACTOR
BIBB	Bo	YES	0.28
EVESBORO	EvB	NO	0.17
GALESTOWN	GaB	NO	0.17
SASSAFRAS	ShA	NO	0.28
SWAMP	Sx	YES	0.20
TIDAL MARSH	Tm	YES	0.37



**GENERAL NOTES:**

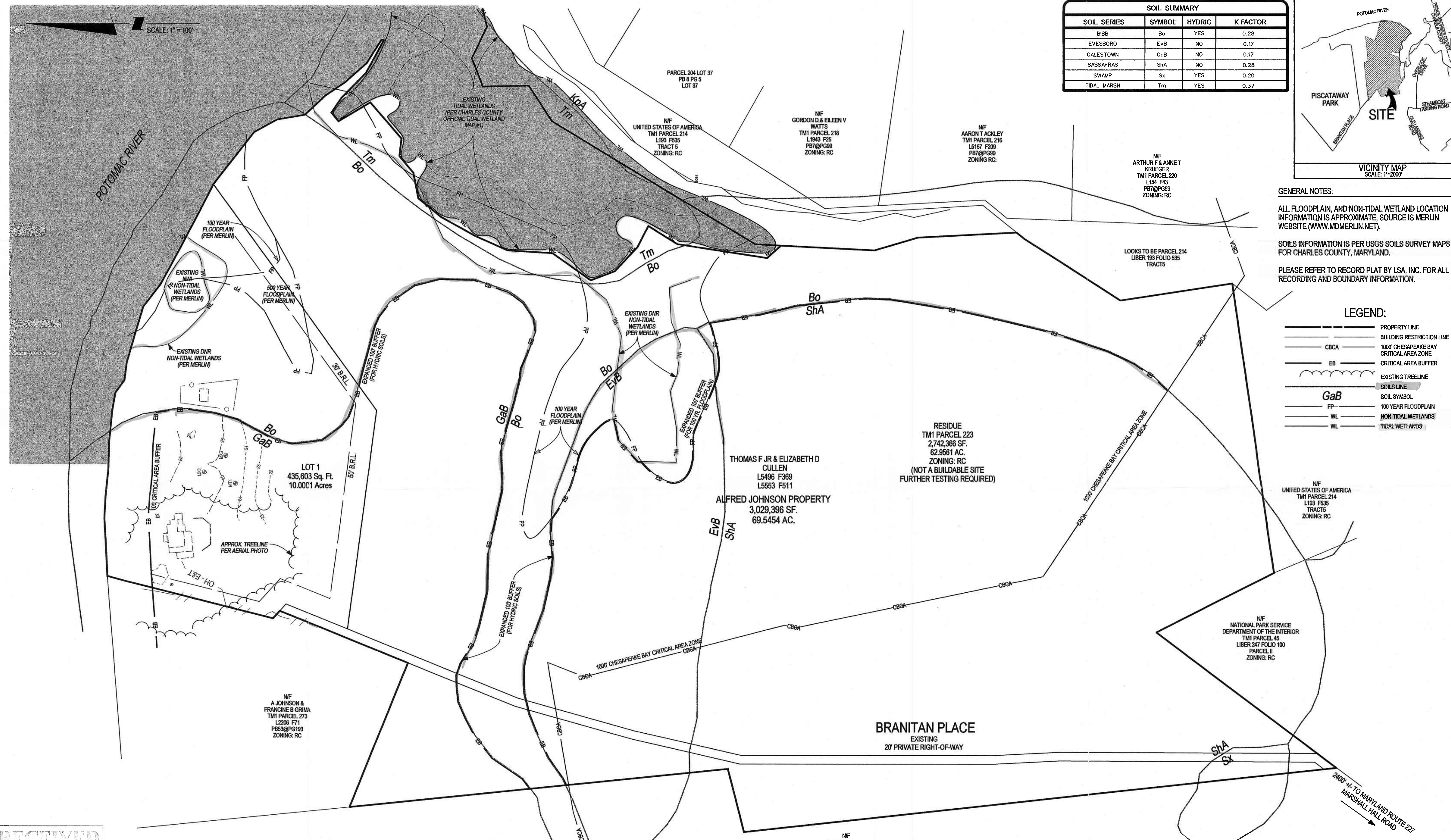
ALL FLOODPLAIN, AND NON-TIDAL WETLAND LOCATION INFORMATION IS APPROXIMATE. SOURCE IS MERLIN WEBSITE (WWW.MDMERLIN.NET).

SOILS INFORMATION IS PER USGS SOILS SURVEY MAPS FOR CHARLES COUNTY, MARYLAND.

PLEASE REFER TO RECORD PLAT BY LSA, INC. FOR ALL RECORDING AND BOUNDARY INFORMATION.

**LEGEND:**

	PROPERTY LINE
	BUILDING RESTRICTION LINE
	100' CHESAPEAKE BAY CRITICAL AREA ZONE
	CRITICAL AREA BUFFER
	EXISTING TREELINE
	SOILS LINE
	SOIL SYMBOL
	100 YEAR FLOODPLAIN
	NON-TIDAL WETLANDS
	TIDAL WETLANDS



RECEIVED  
NOV 20 2006  
CRITICAL AREA COMMISSION

**LS** Loiederman Soltesz Associates, Inc.  
Rockville  
Lanham  
Frederick  
Waldorf  
Leonardtown  
Chantilly

**WALDORF OFFICE**  
401 Post Office Road, Suite 103  
Waldorf, MD 20602  
t. 301.870.2166 f. 301.870.2884  
www.LSAssociates.net

NO.	REVISIONS	BY	DATE
1	NOVEMBER 2006	CKF	2006

Map	Grid	Zoning Category
1		RCIRCZ
5		W & G Category
		W-6; S-6

**MISS UTILITY NOTE**

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST DETERMINE THE EXACT LOCATION AND ELEVATION OF ALL EXISTING UTILITIES AND UTILITY CROSSINGS BY DIGGING TEST PITS BY HAND, WELL IN ADVANCE OF THE START OF EXCAVATION. CONTACT "MISS UTILITY" AT 1-800-257-7777, 48 HOURS PRIOR TO THE START OF EXCAVATION. IF CLEARANCES ARE LESS THAN SHOWN ON THIS PLAN OR TWELVE (12) INCHES, WHICHEVER IS LESS, CONTACT THE ENGINEER AND THE UTILITY COMPANY BEFORE PROCEEDING WITH CONSTRUCTION. CLEARANCES LESS THAN NOTED MAY REQUIRE REVISIONS TO THIS PLAN.

**OWNER INFORMATION**

THOMAS F., JR. AND ELIZABETH DAVIS CULLEN  
3775 OLIVER STREET NW  
WASHINGTON DC 20015-2531

FOR COMPLETE BOUNDARY INFORMATION, REFER TO RECORD PLAT BY LSA, INC.

**ENVIRONMENTAL FEATURES PLAN**

**LOT 1 AND RESIDUE**  
PROPERTY OF  
**THOMAS F. JR. & ELIZABETH D. CULLEN**

7TH ELECTION DISTRICT  
CHARLES COUNTY, MARYLAND

PROJECT NO. 1637-00-00