



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/

November 19, 2008.

Mr. Jerry Ringling
Charles County Department of Planning
And Growth Management
P O Box 2150
La Plata, Maryland 20646

Re: Local Case No. XPN 07-0027, McCormick Property

Dear Mr. Ringling:

I have received the information for the above-referenced project. The applicant has submitted a preliminary site plan for a baseball diamond, a portion of which is located within the boundary of the Critical Area. This baseball diamond is proposed in associated with a larger subdivision which is outside of the Critical Area. Based on the information submitted, it appears that the total area of the property is 160 acres, 59.39 acres of which are located in the Critical Area and are designated as a Resource Conservation Area (RCA). Based on the information provided, I have the following comments:

1. Section 297-132 D of the Charles County Code includes a list of the permissible uses in the Resource Conservation Zone (RCZ). Baseball fields and other athletic/recreational facilities are not included within the list. This is consistent with the strict limitations on use of the RCA found within the Critical Area Criteria. Therefore, the baseball diamond must be pulled out of the Critical Area/Resource Conservation Area.
2. We suggest rearranging the locations of the stormwater management (SWM) pond, the basketball court and the baseball diamond. For example, if the SWM pond could be slid to the west of the site, it appears that the diamond could be pulled entirely out of the Critical Area.

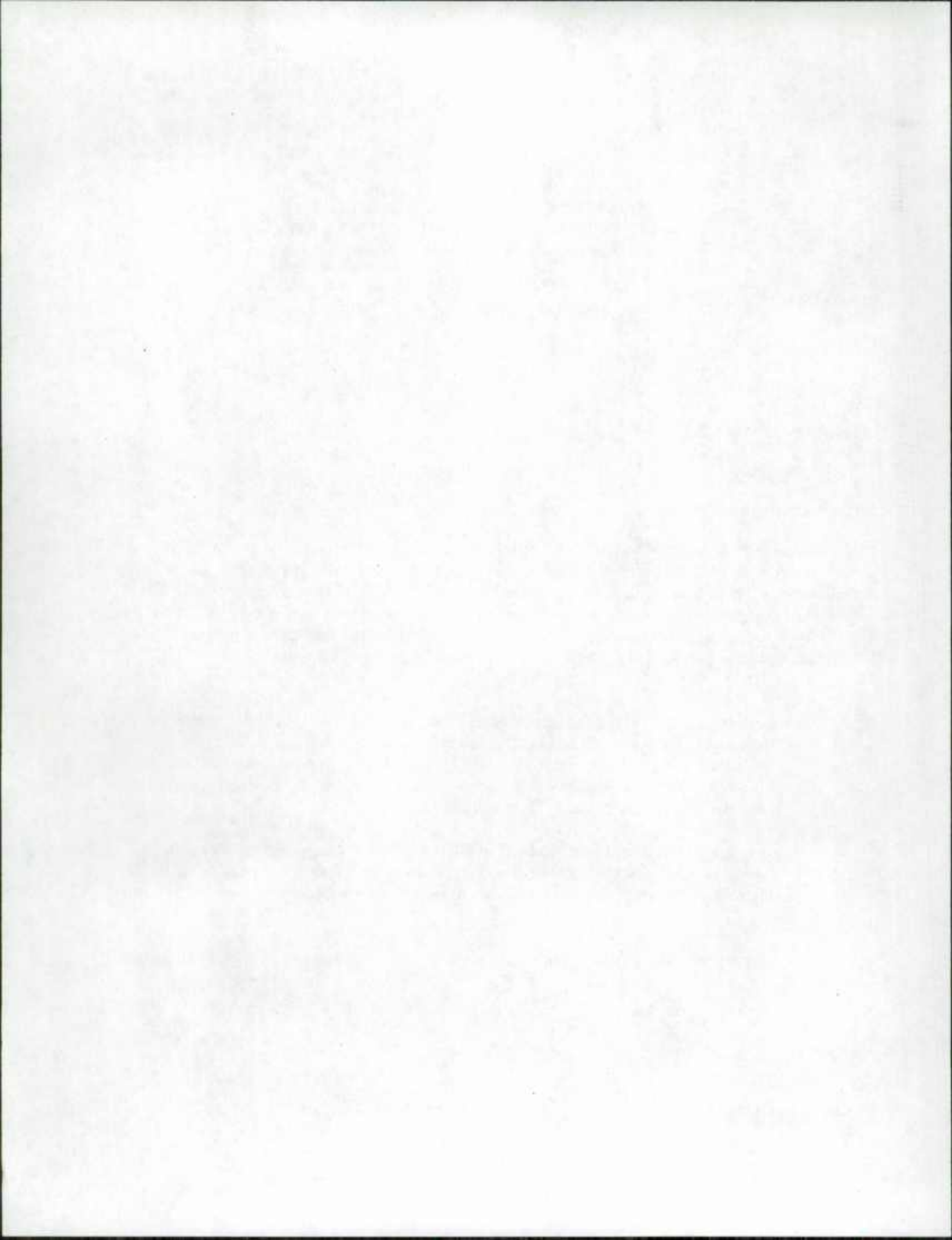
Please forward the revised site plan when it becomes available. I can be reached at 410-260-3476 with any questions.

Sincerely,

Julie Roberts
Natural Resources Planner

Cc: CS 614-08





FIDS CONSERVATION WORKSHEET

Parcel size 160 total acreage
59.4 Critical Area acreage

Existing
 Forest cover 160 total contiguous acreage
 Forest cover 59.4 total acres CA
 FIDS habitat* 59.4 total acres CA
 FIDS interior 59.4 acres CA

Calculate interior by subtracting out a 300 ft. edge.**

If available: N.A. acreage of contiguous forest area both in and out of the CA within a 3-mile radius.

Post development
 Forest cover 58.4 total acres CA
 FIDS habitat 58.4 total acres CA
 Interior habitat remaining 49.3 acres CA
 Interior acreage * W/OUT BALL FIELD

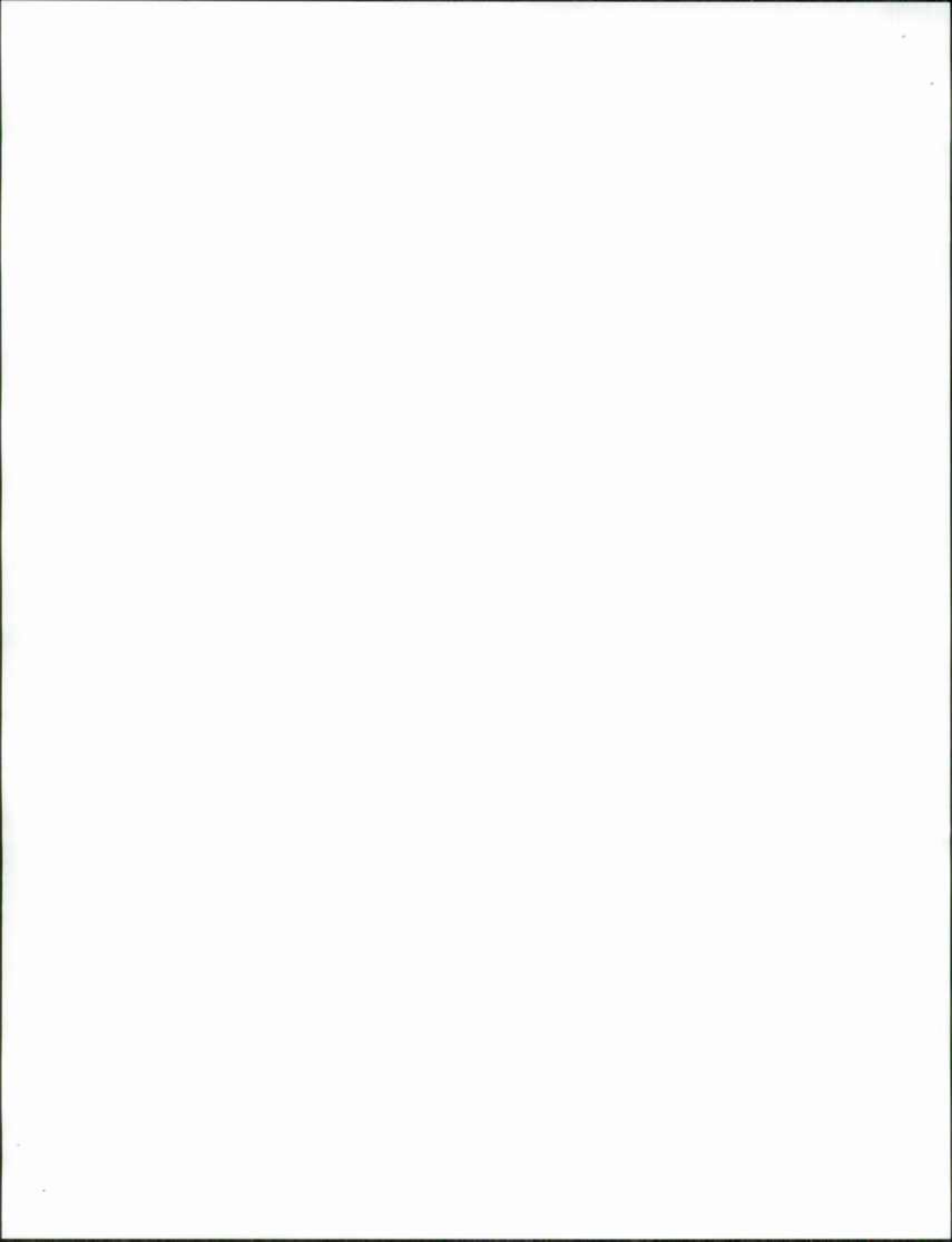
*How to Identify FIDS Habitat

Assume FIDS habitat is present if a forest meets either of the following minimum conditions:

Forests at least 50 acres in size with 10 or more acres of forest interior (see below to calculate interior) habitat. The majority of the forest tracts should be dominated by pole-sized or larger trees (5 inches or more in diameter at breast height), or have a closed canopy; or

Riparian forests at least 50 acres in size with an average total width of at least 300 feet. The stream within the riparian forest should be perennial, based on field surveys or as indicated on the most recent 7.5 minute USGS topographic maps. The majority of the forest tracts should be dominated by pole-sized or larger trees, or have a closed canopy.

In lieu of using the above criteria for determining if FIDS habitat is present, a FIDS survey may be done by a qualified FIDS observer. See page 12 of the Guidance Document for the procedures to be followed. You may contact the Maryland Department



of Natural Resources, Forest Wildlife Divisions or the Critical Area Commission for a list of qualified observers.

****How to Measure the amount of forest interior and forest edge**

To determine the amount of interior in a forest, the edge of 300 feet is subtracted from the total contiguous forest. The area left is forest interior provided it is at least ten acres in size.

When measuring forest edge, do not include natural forest edges such as those adjacent to open water, nonforested wetlands and streams. Riparian forests of 300 feet or greater are considered interior habitat when calculating FIDS habitat in the Critical Area provided that they have a minimum of 50 contiguous acres or are connected to a forest that has been determined to be FIDS habitat.

Please answer the following questions regarding the FIDS Site Design Guidelines and how they were applied to the project.

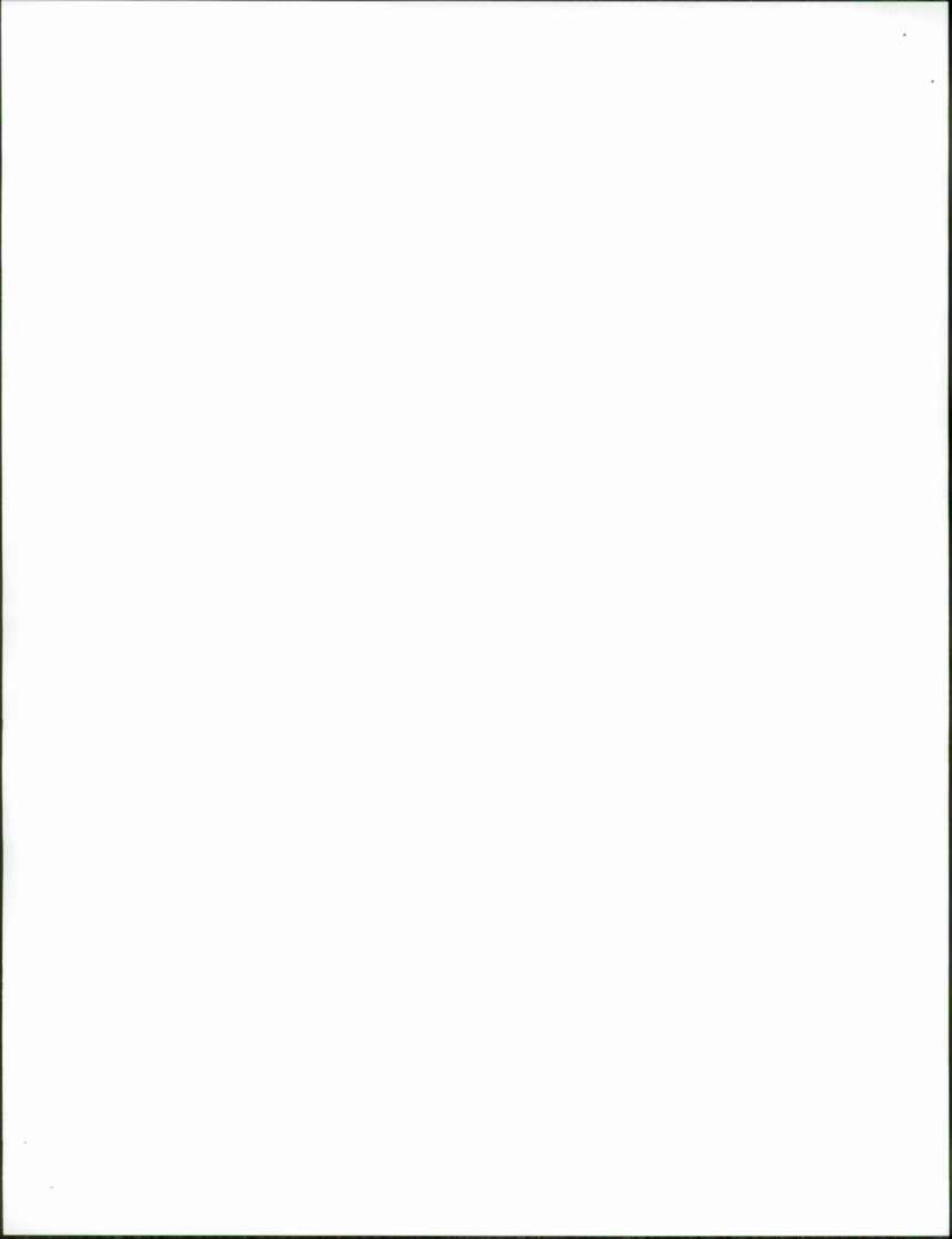
1. Has development (e.g., house, septic reserve areas, driveway) been restricted to nonforested areas? Yes ___ No

If no, explain

ENTIRE AREA FORESTED, GRADING REQUIRED FOR BALL FIELD

2. If development has not been restricted to nonforested areas, has development been restricted to:
- a. perimeter of the forest within 300 feet of the forest edge? Yes No ___
 - b. thin strips of upland forest less than 300 feet wide? Yes No ___
 - c. isolated forests less than 50 acres in size? Yes ___ No ___
 - d. portions of the forest with low quality FIDS habitat, (e.g., areas that are heavily fragmented, relatively young, exhibit low structural diversity, etc.)? Yes ___ No ___
3. Have new lots been restricted to existing nonforested areas and/or forests as described in #2 above? Yes ___ No ___ *NA*

If no, please explain how property owners will be prevented



from clearing in the FIDS habitat on their property (i.e., protective covenants/easements)?

LOTS 1000± FT FROM INTERIOR, NOT LOCATED IN CRCA.

4. Will forest removal be limited to the footprint of the ^{ballfield}house and that which will be necessary for the placement of roads and driveways? Yes No
5. Have the number and lengths of roads been minimized? Yes No
6. Have the width of roads and driveways been reduced to 25 feet and 15 feet respectively? Yes No (N/A)

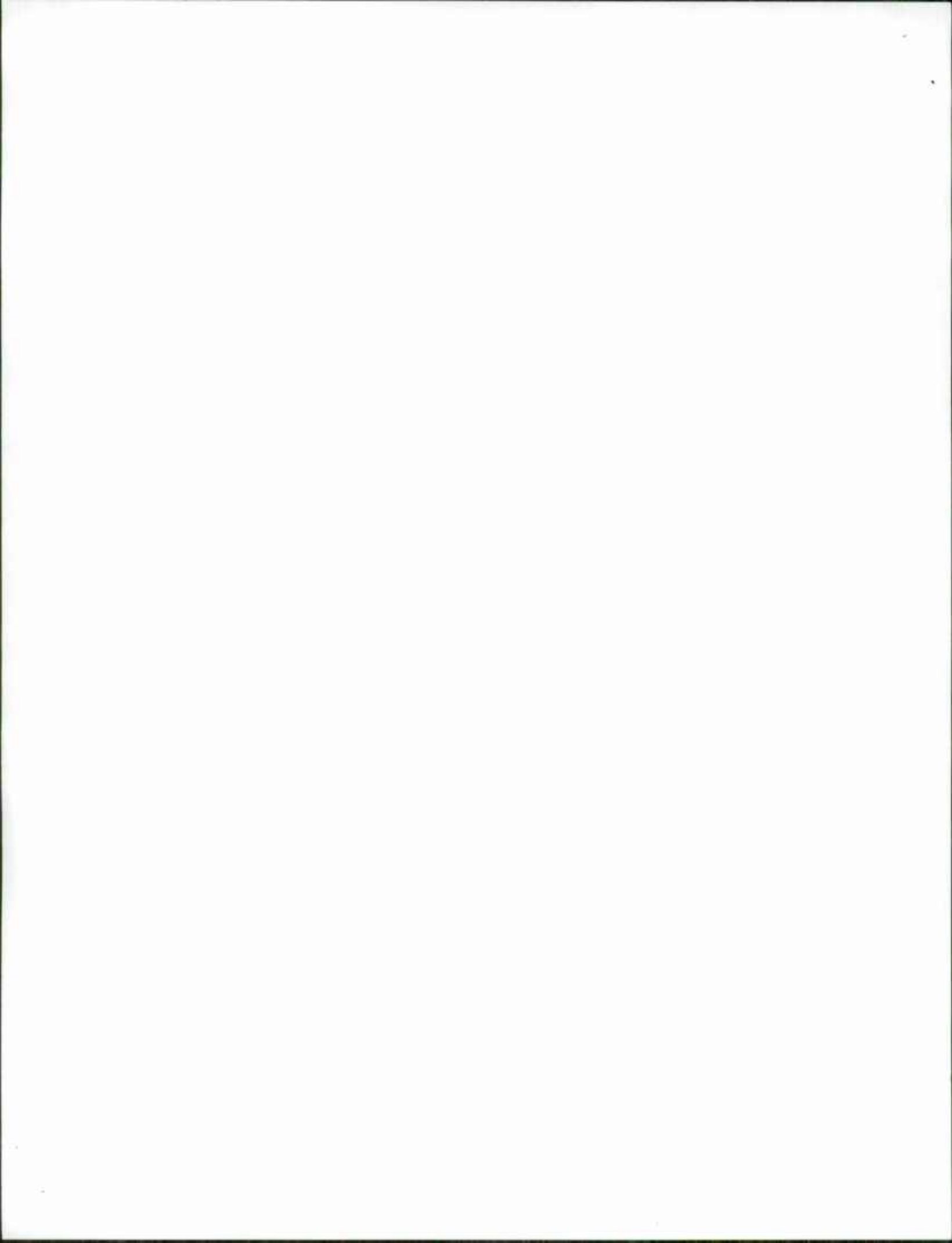
If no, explain

7. Will the forest canopy be maintained over roads and driveways? Yes No (NA)
8. Will the forest canopy be maintained up to the edge of roads and driveways? Yes No (NA)
9. Will at least 80% of the forest interior be maintained after development? Yes No
- If no, indicate percentage of forest interior that will be maintained? 82%

10. Are there special conditions on the site that limit where houses and other development activities may be located such as wetlands, steep slopes, etc.? If so, please identify and explain.

BALL FIELD LOCATION DETERMINED BY RESIDENTIAL LOTS BEING SURE AWAY FROM CRCA

11. Do you believe that the *Site Design Guidelines* have been followed and that FIDS habitat has been conserved on this site? Yes No



MITIGATION REQUIREMENTS

If the *Site Design Guidelines* have been followed the required mitigation will be the creation of FIDS habitat equal to the acreage being directly cut or disturbed. (See pages 27 - 28 for specific mitigation options and criteria.)

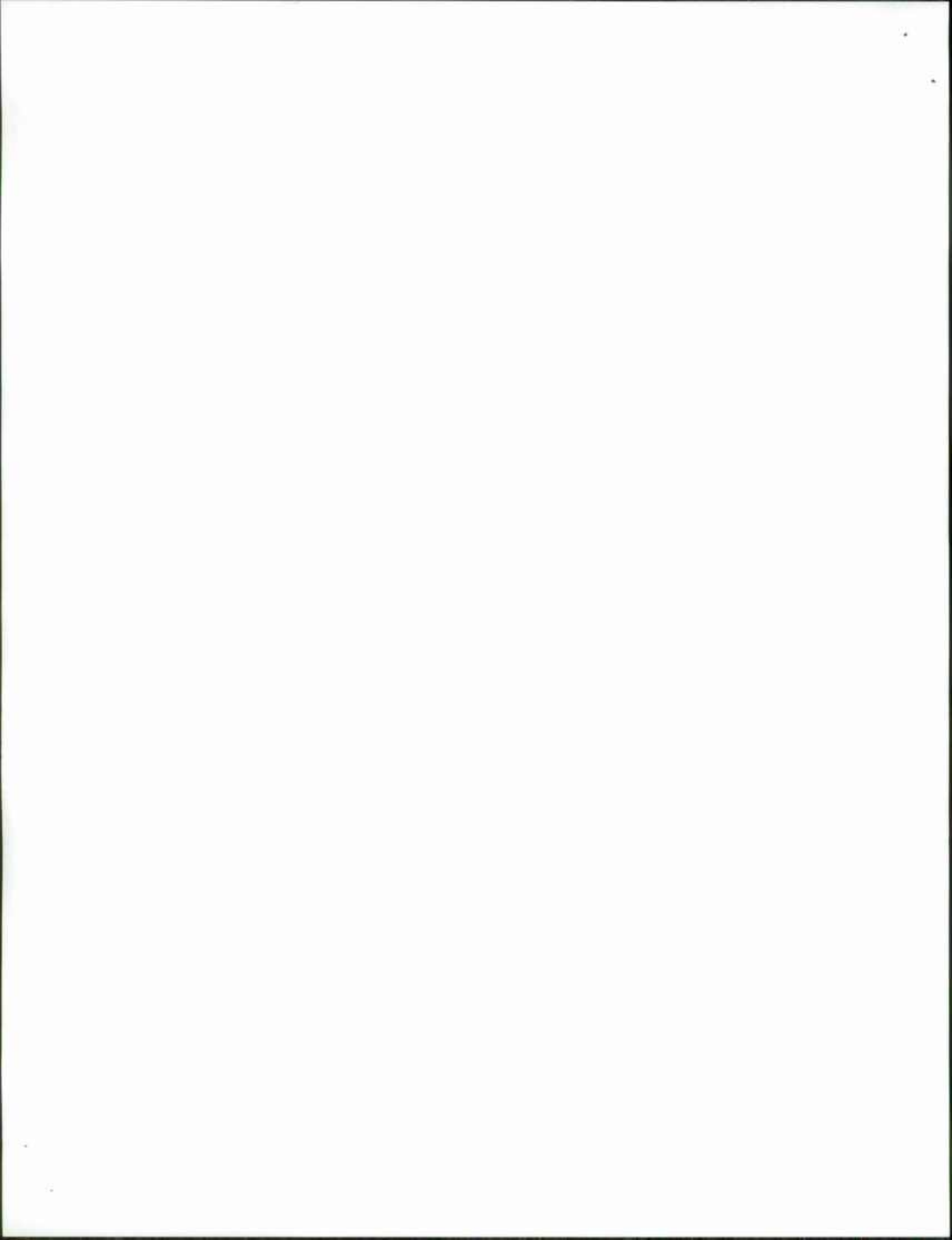
Enter acreage of FIDS habitat that is being directly impacted / acres.

THIS IS YOUR MITIGATION REQUIREMENT WHEN THE SITE DESIGN GUIDELINES ARE FOLLOWED.

If the *Site Design Guidelines* have not been followed complete the following.

- A. Pre-development FIDS habitat acres.
- B. Post development FIDS habitat acres.
- C. Pre-development FIDS habitat interior acres.
- D. Post development FIDS habitat interior acres.
- E. FIDS habitat being directly impacted acres.
(Subtract B from A)
- F. Interior lost due to development acres.
(Subtract D from C)
- G. Multiply F. times two (2) acres and add to E. = acres.

THIS IS YOUR MITIGATION REQUIREMENT WHEN THE DEVELOPMENT GUIDELINES HAVE NOT BEEN MET.

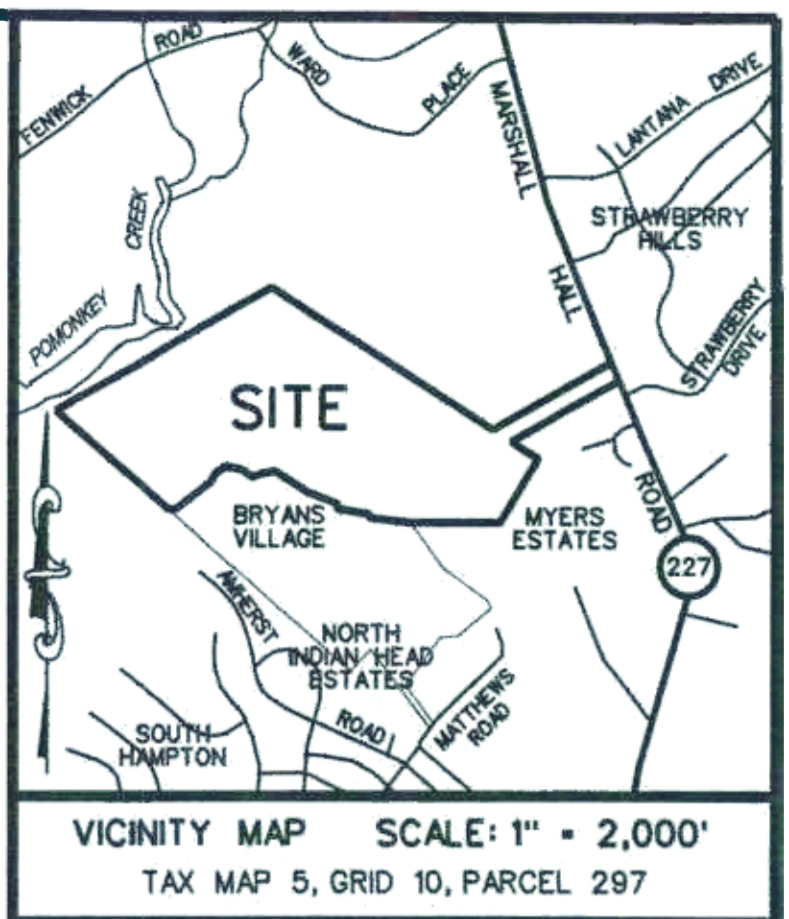


PRELIMINARY SUBDIVISION PLAN

McCORMICK PROPERTY

RESIDENTIAL CLUSTER SUBDIVISION

7TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND



GENERAL NOTES:

1. LOCATION:
TAX MAP 5, GRIDS 10, 11, PARCEL 297
2. OWNER/APPLICANT:
LYNNMERE, LC
1355 BEVERLY ROAD
SUITE 240
MCLEAN, VIRGINIA 22101
3. ZONING:
RM, RESIDENTIAL MEDIUM DENSITY
RL, RESIDENTIAL LOW DENSITY
RC, RESOURCE CONSERVATION
CBCA ZONE (RCZ overlay zone)
4. SITE TABULATION:
TOTAL TRACT: 160.00 ACRES
RM ZONE PORTION: 30.98 ACRES
RL ZONE PORTION: 38.08 ACRES
RC ZONE PORTION: 87.23 ACRES
CBCA ZONE PORTION: 59.39 ACRES
- TOTAL AREA OF PROJECT: 96.88 ACRES
(30.98 AC RM ZONE, 38.08 AC RL ZONE, 87.20 RC ZONE)
CBCA IS NOT INCLUDED WITHIN THE PROJECT AND WILL BE RESIDUE. 3.73 ACRES OF PARCEL ZONED RM IS PART OF MYERS SUBDIVISION AND IS NOT INCLUDED IN THIS PROJECT.
- LOT AREA: 32.87 ACRES
PUBLIC ROW: 10.55 ACRES
OPEN SPACE: 26.07 ACRES
5. PROPOSED DEVELOPMENT:
152 SINGLE FAMILY DETACHED CLUSTER LOTS
6. DENSITY REQUIREMENTS:
RM ZONE LOTS: 1-50 & 62-90 = 59 LOTS
RL ZONE LOTS: 51-61 & 91-152 = 93 LOTS
RM ZONE BASE DENSITY (CLUSTER) 3.00 DUS PER ACRE
RM ZONE PORTION PROPOSED DENSITY: 1.9 DUS PER ACRE
(58 PROPOSED LOTS DIVIDED BY 30.98 ACRES (RM PORTION) = 1.9 DUS PER ACRE)
RL ZONE BASE DENSITY: 1 DWELLING UNIT PER ACRE
RL ZONE MAXIMUM DENSITY WITH TDRS: 3 UNITS PER ACRE
7. TDRS REQUIRED:
55 TDRS (APPLICABLE TO RL PORTION ONLY: 93 LOTS PROPOSED WITHIN RL PORTION 38 LOTS BY-RIGHT EQUALS A TOTAL OF 55 REQUIRED TDRS)
8. OPEN SPACE:
REQUIRED RM ZONE PORTION: 6.2 ACRES (30.98 X 20%)
REQUIRED RL ZONE PORTION: 11.42 ACRES (38.08 X 30%)
REQUIRED OPEN SPACE TOTAL: 17.62 ACRES
OPEN SPACE PROVIDED: 26.08 ACRES
9. FOREST CONSERVATION REQUIREMENTS:
AREA ON SITE REQUIRED (BREAK EVEN POINT): 34.88 ACRES
AREA ON SITE PROVIDED: TO BE PROVIDED
10. MINIMUM LOT REQUIREMENTS:
RM ZONE PORTION:
MINIMUM LOT SIZE: 7,000 SQ FT
MINIMUM LOT WIDTH: 35 FEET (AT BRL)
MINIMUM LOT FRONTAGE: 30 FEET
RL ZONE PORTION:
MINIMUM LOT SIZE: 8,000 SQ FT (THE MINIMUM LOT AREA MAY BE REDUCED TO 6,000 SQ FT WHEN AT LEAST 25% OF THE DENSITY OF THE CLUSTER DEVELOPMENT IS THE RESULT OF TRANSFERABLE DEVELOPMENT RIGHTS BEING TRANSFERRED TO THE PROPERTY) MINIMUM LOT WIDTH: 65 FEET (AT BRL) MINIMUM LOT FRONTAGE: 40 FEET
11. SET BACK REQUIREMENTS:
RM ZONE PORTION:
FRONT YARD: 20 FEET
SIDE YARD: 8 FEET MINIMUM 20 FEET TOTAL
REAR YARD: 20 FEET
MAXIMUM HEIGHT: 36 FEET/THREE STORIES
MAXIMUM LOT COVERAGE: 50%
RL ZONE PORTION:
FRONT YARD: 25 FEET
SIDE YARD: 8 FEET MINIMUM 20 FEET TOTAL
REAR YARD: 20 FEET
MAXIMUM HEIGHT: 36 FEET/THREE STORIES
MAXIMUM LOT COVERAGE 35%
12. PUBLIC UTILITIES:
TELEPHONE, CABLE AND ELECTRIC ARE AVAILABLE
13. STORM WATER MANAGEMENT:
SWM TO BE PROVIDED IN ACCORDANCE WITH THE LATEST CHARLES COUNTY SWM ORDINANCE
14. WATER & SEWER:
PUBLIC WATER, CATEGORY W-3
PUBLIC SEWER, CATEGORY S-3
ALL DESIGN AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST CHARLES COUNTY WATER & SEWER ORDINANCE, CONSTRUCTION STANDARDS & SPECIFICATION MANUAL AND DETAIL MANUAL, AT THE TIME OF ENGINEERING SUBMISSION AND THE START OF CONSTRUCTION.
ALL WATER AND SEWER LINES ARE 8" UNLESS OTHERWISE NOTED, SUBJECT TO FINAL DESIGN.
APPROVAL OF THIS PLAN IS BASED ON THE REASONABLE EXPECTATION THAT THE WATER AND/OR SEWER SERVICE WHICH IS PLANNED FOR THE DEVELOPMENT WILL BE AVAILABLE WHEN NEEDED. HOWEVER, BUILDING PERMITS MAY NOT BE ISSUED UNTIL THE PLANNED WATER AND/OR SEWER FACILITIES ARE COMPLETED AND DETERMINED TO BE ADEQUATE TO SERVE THE PROPOSED DEVELOPMENT.
15. THE POSTAL FACILITIES TO BE USED ON SITE SHALL BE DUPLEX POSTAL BOXES.

FOR THE PROPOSED INTER PARCEL CONNECTIONS TO MYERS ESTATES AND TIMBER RIDGE (XPN #06-0028), THE PROPOSED HORIZONTAL AND VERTICAL ALIGNMENTS OF THE ROADWAYS MUST BE CHECKED DURING FINAL DESIGN AND ENGINEERING REVIEW FOR FEASIBILITY FOR FUTURE CONSTRUCTION BY THE ADJACENT PROPERTY OWNER(S) AND/OR DEVELOPER(S).

ALL SIDEWALKS & HANDICAP RAMPS: ALL SIDEWALKS ARE 4' WIDE MIN. HAVE BEEN SHOWN ON THE PRELIMINARY PLAN, AND WILL BE DESIGNED & PLACED IN ACCORDANCE WITH THE LATEST CHARLES COUNTY ROAD ORDINANCE & STD. DETAIL MANUAL PER SECTION 3.46 OF THE ROAD ORDINANCE.

HOMEOWNERS ASSOCIATION: A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED.

RECREATION: PROPOSED DEVELOPMENT WILL PROVIDE TOT LOT, BALL FIELDS AND NATURE TRAILS.

OPEN SPACE AND PASSIVE RECREATION REQUIREMENTS WILL BE MET ON SITE.

ALL RECREATION AREAS WILL BE BUFFERED AND/OR LANDSCAPED PER THE CHARLES COUNTY SUBDIVISION REGULATIONS AND ZONING ORDINANCE.

ADEQUATE BUFFERING BETWEEN ALL RECREATION AREAS AND ADJACENT RESIDENTIAL LOTS WILL BE PROVIDED, IN ACCORDANCE WITH SECTION 60-1(g) OF THE COUNTY SUBDIVISION REGULATIONS.

A RECREATION PHASING PLAN FOR THE COMPLETION OF RECREATIONAL FACILITIES IS TO BE PROVIDED FOR SUBDIVISIONS GREATER THAN 50 LOTS PER SECTION 61(d) OF THE SUBDIVISION REGULATIONS. ALL PROPOSED FACILITIES TO BE CONSTRUCTED BEFORE RELEASE OF BUILDING PERMITS FOR LAST 10 PERCENT OF UNITS IN THAT PHASE. SEE PROVIDED RECREATIONAL FACILITIES CHART.

NEIGHBORHOOD PARK: 9.08 ACS. PROVIDED FOR NEIGHBORHOOD PARK

WETLANDS: NON-TIDAL WETLANDS INFORMATION PER DELINEATION & FLAGGING BY TERRA CONSULTANTS, INC. FLAGGING LOCATED BY L.S.A.

A JURISDICTION DETERMINATION (JD) WAS OBTAINED FOR THE SUBJECT SUBDIVISION FROM A.C.O.E., ID #05-64868-19, DATED 8/31/05.

FLOODPLAIN: THERE IS NO 100 YEAR FLOODPLAIN ON SITE PER FEMA MAP, FIRM PANEL 240089 0025 B, DATED JUNE 5, 1985.

BOUNDARY: BOUNDARY SURVEY PERFORMED BY LSA, INC.

TOPOGRAPHY: 2' AERIAL TOPOGRAPHY BY OTHERS.

FOREST COVER: REFER TO FOREST STAND DELINEATION AND PRELIMINARY APPROVED FOREST CONSERVATION PLAN PREPARED BY LSA.

SOILS: SOILS INFORMATION FROM USDA-SCS SOIL SURVEY OF CHARLES COUNTY, PLEASE REFER TO FOREST CONSERVATION PLAN.

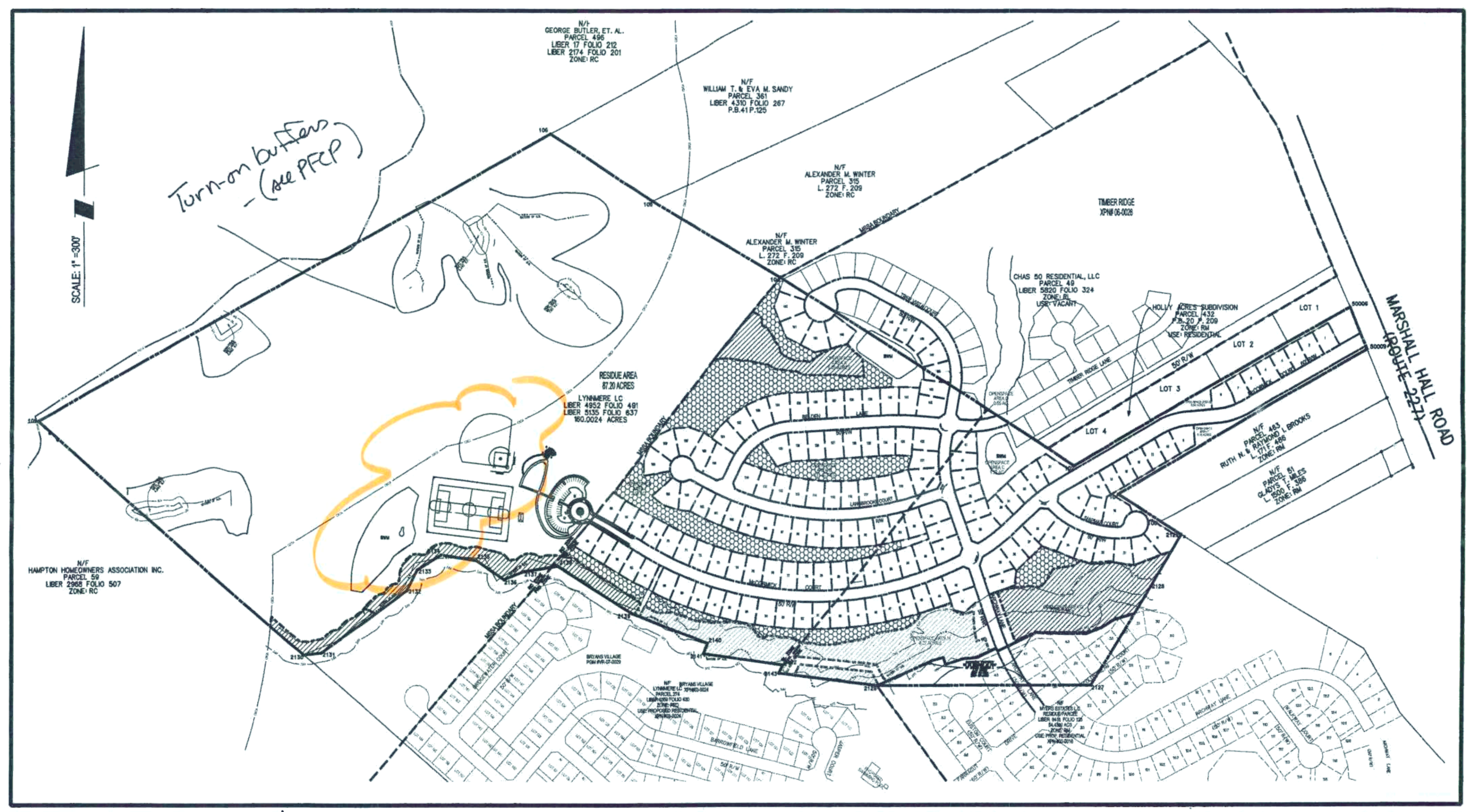
STREET TREES: TO BE PROVIDED ALONG ALL ROADS IN ACCORDANCE WITH THE CHARLES COUNTY ROAD ORDINANCE, PLACEMENT PER STANDARD DETAIL MANUAL (R 45). FINAL TREE LOCATION AND TYPES TO BE DETERMINED AT FINAL ENGINEERING DESIGN STAGE.

GEOTECHNICAL NOTE: THIS PROJECT IS IN THE 'AREA OF SPECIAL GEOTECHNICAL CONSIDERATIONS' PER THE GRADING ORDINANCE - A GEOTECHNICAL REPORT WILL BE REQUIRED FOR NEW CONSTRUCTION IN THE PORTION OF THE COUNTY DESIGNATED AS THE AREA OF SPECIAL GEOTECHNICAL CONSIDERATIONS'. THE GEOTECHNICAL REPORT SHALL BE PREPARED BY A PROFESSIONAL ENGINEER LICENSED IN THE STATE OF MARYLAND. THE GEOTECHNICAL REPORT SHALL IDENTIFY ALL UNSTABLE SOIL CONDITIONS AND MAKE RECOMMENDATIONS FOR CONSTRUCTION REQUIREMENTS WHERE THE UNSTABLE SOIL CONDITIONS EXIST. UNSTABLE SOIL CONDITIONS SHALL INCLUDE BUT NOT BE LIMITED TO, HIGH SHRINK/SWELL OR OTHER UNSTABLE SOIL CONDITIONS AS DETERMINED BY THE GEOTECHNICAL ENGINEER. THESE RECOMMENDATIONS SHALL BECOME A PART OF THE CONSTRUCTION PERMIT REQUIREMENTS.

CORNER LOTS 16, 26, 29 & 32 WILL DERIVE ACCESS FROM THE ADJACENT LOCAL ROAD.

PRELIMINARY SUBDIVISION NOTES

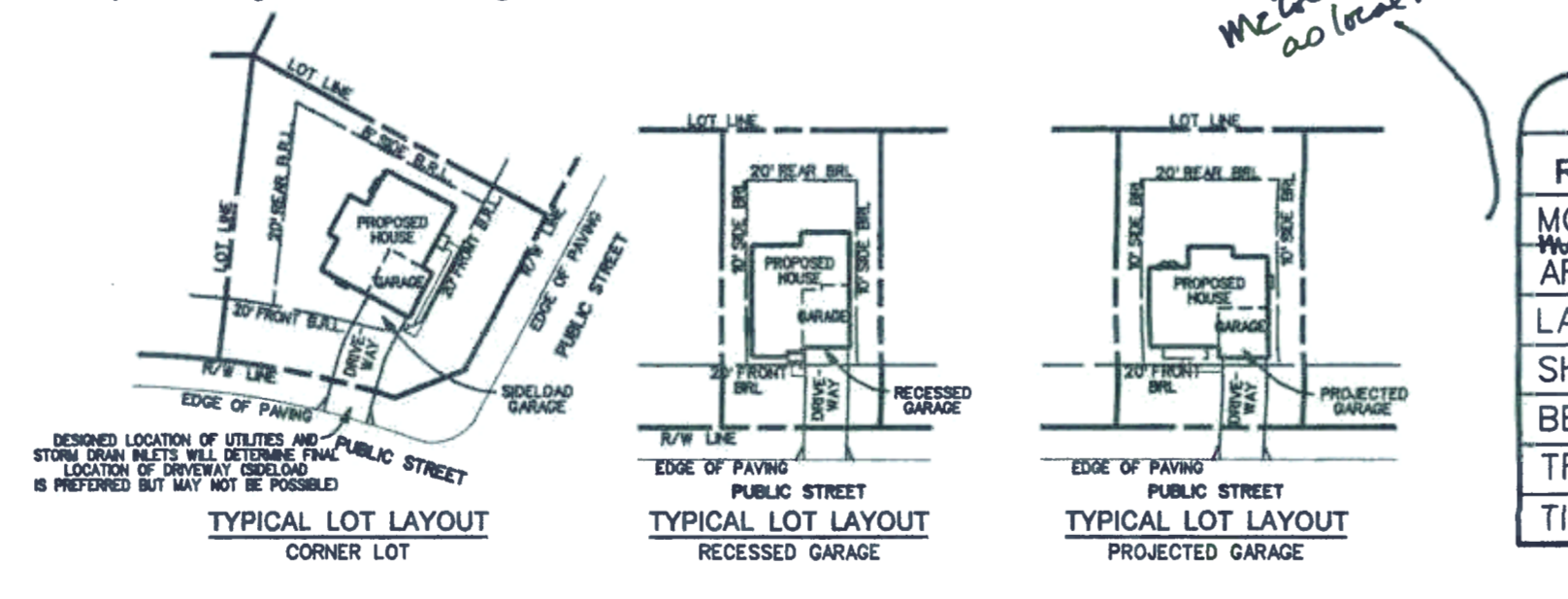
1. APPROVAL OF A PRELIMINARY SUBDIVISION PLAN ESTABLISHES GENERAL CONSISTENCY WITH THE CHARLES COUNTY COMPREHENSIVE PLAN AND COMPLIANCE WITH THE REQUIREMENTS OF THE ZONING ORDINANCE AND SUBDIVISION REGULATIONS KNOWN TO APPLICABLE AT THIS LEVEL OF REVIEW.
2. THE PRELIMINARY PLAN IS A CONCEPT PLAN ONLY, AND SHALL NOT BE CONSIDERED AS A FINAL ENGINEERED DRAWING MEETING ALL APPLICABLE CODES. A DETAILED ENGINEERING REVIEW OF THIS PLAN HAS NOT BEEN DONE AT THIS TIME. IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT TO ASSURE THAT THIS PLAN IS CONSISTENT WITH ALL APPLICABLE CODES, INCLUDING BUT NOT LIMITED TO ALL THE COUNTY ORDINANCES, STANDARD SPECIFICATIONS FOR CONSTRUCTION MANUAL AND STANDARD DETAIL MANUAL. APPROVAL OF THIS PLAN DOES NOT PRECLUDE THE RIGHT OF CHARLES COUNTY OR ANY OTHER AGENCY TO ENFORCE APPLICABLE CODES WITHOUT PREJUDICE. ALSO, APPROVAL OF THIS PLAN DOES NOT GRANT A VARIANCE OR WAIVER OF ANY ORDINANCE REQUIREMENTS, UNLESS SPECIFICALLY GRANTED IN WRITING. DISCREPANCIES BETWEEN THIS PLAN AND THE COUNTY REGULATIONS WILL BE CORRECTED PER THE CURRENT COUNTY REQUIREMENTS THAT ARE IN PLACE AT THE TIME OF ENGINEERING SUBMITTAL. SUCH REQUIREMENTS OR REFINEMENTS MAY AFFECT LOT YIELD OR DEVELOPMENT INTENSITY.
3. IF THE EXISTING SOILS WITHIN THE PROJECT SITE ARE CLASSIFIED AS SEVERE OR MODERATE AS NOTED ON THE PRELIMINARY SUBDIVISION PLAN SOILS TABLE, THEN AN ENGINEERING STUDY WILL BE REQUIRED AT THE PERMIT PHASE TO ADDRESS LIMITATIONS FOR CONSTRUCTION OF ROADS, PARKING LOTS, AND HOME SITES WITH BASEMENTS.



29. No disturbance will occur within the critical Area Buffer without prior approval from the Planning Division. No additional clearing will occur within the CBCA without prior approval of the Planning Division.

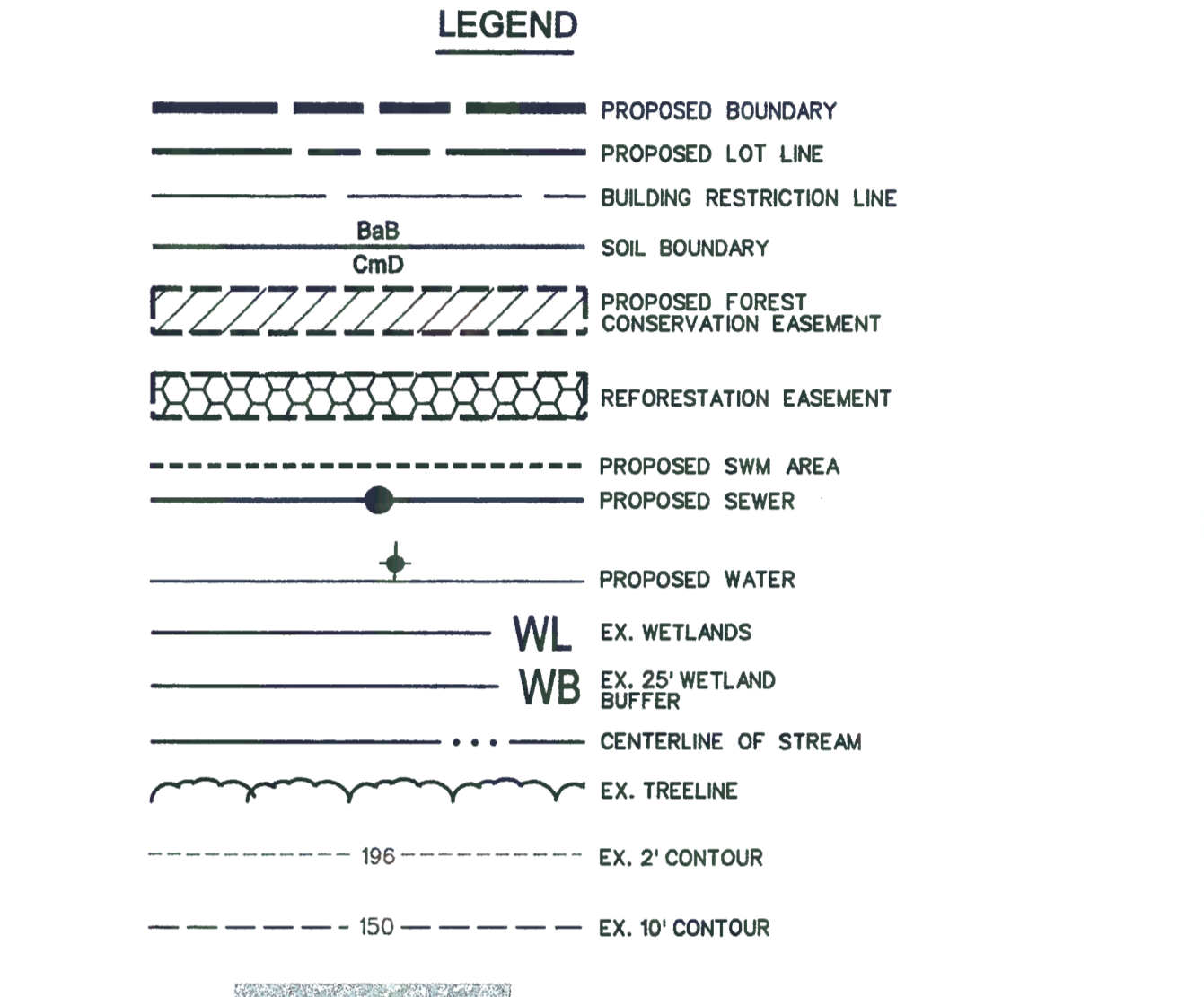
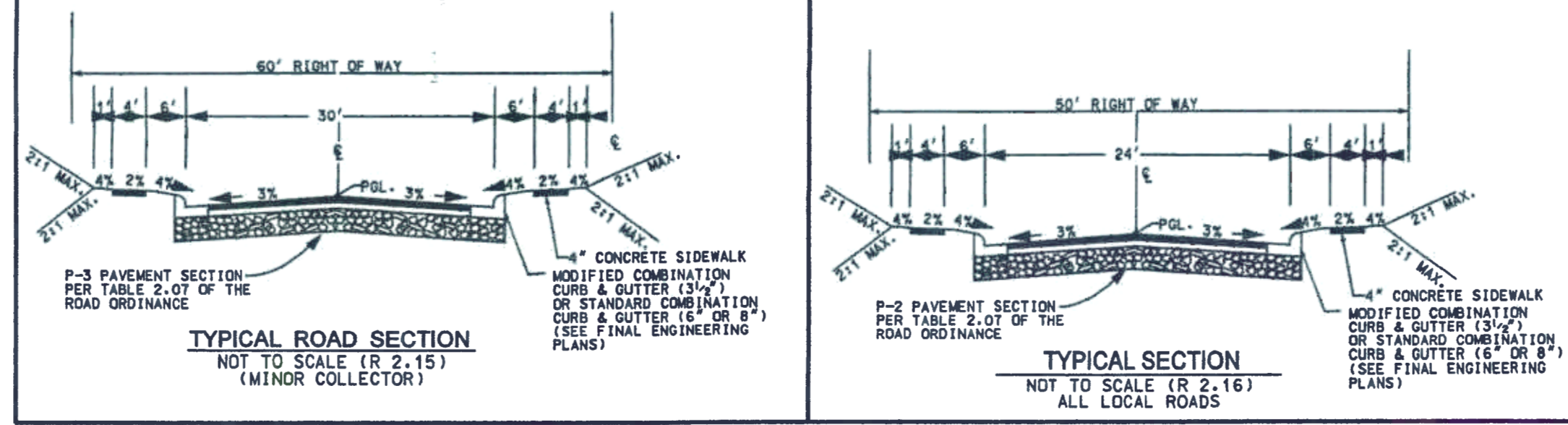
add Metamark & as local road also

SCALE = 300



ROAD NAME	CLASSIFICATION	R/W WIDTH	STD. DETAIL	SECTION
MCCORMICK COURT	MINOR COLLECTOR	60	R 2.15	P-3
ARCHWAY LANE	LOCAL	50	R 2.15	P-2
LANGBROOKE COURT	LOCAL	50	R 2.16	P-2
SHIPMAN COURT	LOCAL	50	R 2.16	P-2
BELDEN LANE	LOCAL	50	R 2.16	P-2
TREE VISTA COURT	LOCAL	50	R 2.16	P-2
TIMBER RIDGE LANE	LOCAL	50	R 2.16	P-2

SOIL SERIES	SYMBOL	HYDRIC	ERODIBLE	CLASSIFICATION
BELTSVILLE BELT LOAM	BaB	YES	MODERATE	Classified
CROOM-MARR COMPLEX	CmD	NO	MODERATE	
CROOM-MARR COMPLEX	CmE	NO	MODERATE	Classified
CROOM-MARR COMPLEX	CmG	NO	MODERATE	
GROSTOWN-WOODSTOWN BELTSVILLE COMPLEX	GmD	YES	MODERATE	Classified
LIVERPOOL-PICOXWAXEN COMPLEX	LdD	NO	MODERATE	
PICOXWAXEN LOAM	PaA	YES	MODERATE	Classified
PICOXWAXEN LOAM	PaB	YES	MODERATE	
POTOMAC-ISSUE COMPLEX	Pu	YES	Highly	Classified



REQUIRED RECREATIONAL FACILITIES ⁽¹⁾	PROVIDED RECREATIONAL FACILITIES ⁽²⁾
0-40 LOTS: PICNIC SHELTER, TABLES/GRAZE	0-40 LOTS: TOT LOT
50-100 LOTS: TOT LOT	100-200 LOTS: FITNESS TRAIL OR VOLLEYBALL COURT
100-200 LOTS: FITNESS TRAIL OR VOLLEYBALL COURT	200-400 LOTS: TENNIS COURTS, BASKETBALL COURTS OR MULTIPURPOSE FIELD
200-400 LOTS: TENNIS COURTS, BASKETBALL COURTS OR MULTIPURPOSE FIELD	400-600 LOTS: COMMUNITY CENTER ACTIVITY
400-600 LOTS: COMMUNITY CENTER ACTIVITY	600-800 LOTS: COMMUNITY CENTER ACTIVITY
600-800 LOTS: COMMUNITY CENTER ACTIVITY	800-1000 LOTS: COMMUNITY CENTER ACTIVITY
800-1000 LOTS: COMMUNITY CENTER ACTIVITY	1000-1500 LOTS: COMMUNITY CENTER ACTIVITY
1000-1500 LOTS: COMMUNITY CENTER ACTIVITY	1500-2000 LOTS: COMMUNITY CENTER ACTIVITY
1500-2000 LOTS: COMMUNITY CENTER ACTIVITY	2000-2500 LOTS: COMMUNITY CENTER ACTIVITY
2000-2500 LOTS: COMMUNITY CENTER ACTIVITY	2500-3000 LOTS: COMMUNITY CENTER ACTIVITY
2500-3000 LOTS: COMMUNITY CENTER ACTIVITY	3000-3500 LOTS: COMMUNITY CENTER ACTIVITY
3000-3500 LOTS: COMMUNITY CENTER ACTIVITY	3500-4000 LOTS: COMMUNITY CENTER ACTIVITY
3500-4000 LOTS: COMMUNITY CENTER ACTIVITY	4000-4500 LOTS: COMMUNITY CENTER ACTIVITY
4000-4500 LOTS: COMMUNITY CENTER ACTIVITY	4500-5000 LOTS: COMMUNITY CENTER ACTIVITY
4500-5000 LOTS: COMMUNITY CENTER ACTIVITY	5000-5500 LOTS: COMMUNITY CENTER ACTIVITY
5000-5500 LOTS: COMMUNITY CENTER ACTIVITY	5500-6000 LOTS: COMMUNITY CENTER ACTIVITY
5500-6000 LOTS: COMMUNITY CENTER ACTIVITY	6000-6500 LOTS: COMMUNITY CENTER ACTIVITY
6000-6500 LOTS: COMMUNITY CENTER ACTIVITY	6500-7000 LOTS: COMMUNITY CENTER ACTIVITY
6500-7000 LOTS: COMMUNITY CENTER ACTIVITY	7000-7500 LOTS: COMMUNITY CENTER ACTIVITY
7000-7500 LOTS: COMMUNITY CENTER ACTIVITY	7500-8000 LOTS: COMMUNITY CENTER ACTIVITY
7500-8000 LOTS: COMMUNITY CENTER ACTIVITY	8000-8500 LOTS: COMMUNITY CENTER ACTIVITY
8000-8500 LOTS: COMMUNITY CENTER ACTIVITY	8500-9000 LOTS: COMMUNITY CENTER ACTIVITY
8500-9000 LOTS: COMMUNITY CENTER ACTIVITY	9000-9500 LOTS: COMMUNITY CENTER ACTIVITY
9000-9500 LOTS: COMMUNITY CENTER ACTIVITY	9500-10000 LOTS: COMMUNITY CENTER ACTIVITY

(1) THE RECREATIONAL FACILITIES IDENTIFIED ARE TO SERVE AS A GUIDE AND MAY BE COMBINED OR SUBSTITUTED, PROVIDED THAT THE FACILITIES PROPOSED ARE COMMENSURATE WITH THE SCALE OF THE DEVELOPMENT.

(2) COMPLETION OF THE RECREATIONAL FACILITIES FOR EACH PHASE WILL BE REQUIRED PRIOR TO THE RELEASE OF BUILDING PERMITS FOR THE LAST TEN (10) PERCENT OF THE UNITS IN THAT PHASE.

LIST OF REQUIRED REGULATORY APPROVALS:
PRELIMINARY PLAN APPROVAL
CONSTRUCTION PLAN APPROVAL
SOIL CONSERVATION DISTRICT APPROVAL
RECORD PLAT APPROVAL AND RECORDATION
MDE/ACDE APPROVAL (AS NECESSARY)

APPROVAL BLOCK:

RECEIVED

NOV - 5 2008

CRITICAL AREA COMMISSION
Chesapeake & Atlantic Coastal Bays

XPN# 07-0027

LSA
Lofederman
Soltész Associates, Inc.

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

NO.	REVISION	DATE	BY	DATE
1.	REVISE ACCORDING TO COMMENTS RECEIVED 1/16/08	01/16/08	CMH/HFC	7/23/08

Copyright ACC The Map People
Permitted Use Number 2081190

Map No. 001
Zone Category: RM, RL, RC
W & S Category: W-3, W-2, W-1
W-COND, S-3

1. REVISIONS

Date: APRIL 23, 2007
Designed: CMH
Checked: LEC/JFM

MISS UTILITY NOTE

INFORMATION CONCERNING EXISTING UNDERGROUND UTILITIES WAS OBTAINED FROM AVAILABLE RECORDS. THE CONTRACTOR MUST OBTAIN THE EXACT LOCATION AND DEPTH 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 1-800-267-7777. 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.

LYNNMERE, LC
C/O ELEM STREET DEVELOPMENT, INC.
1355 BEVERLY ROAD
SUITE 240
MCLEAN, VIRGINIA 22101

PRELIMINARY SUBDIVISION PLAN

RESIDENTIAL CLUSTER SUBDIVISION

McCORMICK PROPERTY

7TH ELECTION DISTRICT
CHARLES COUNTY, MARYLAND

1" = 300'

SHEET 1
OF 3

PROJECT NO.
0657-15-00