
Re: Fredrick county Plan number PW277488

From Lori Byrne -DNR- <lori.byrne@maryland.gov>

Date Tue 10/7/2025 2:54 PM

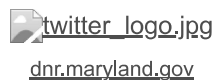
To Dhaval Patel <dhaval@vanmar.com>; jhorman1@frederickcountymd.gov
<jhorman1@frederickcountymd.gov>

Dear Mr. Patel,

The Wildlife and Heritage Service has completed our review of this project site, and has no comments regarding impacts to rare, threatened or endangered species from the work that has already occurred at this site. While it is located in an area known to support rare, threatened or endangered species, we have no concerns for direct impacts to any known rare species from this project.

Thank you for the opportunity to review and comment.

Lori Byrne



Lori A. Byrne
Environmental Review Coordinator
Wildlife and Heritage Service
Department of Natural Resources
580 Taylor Avenue, E-1
Annapolis, MD 21401
410-260-8573 (office)
410-260-8596 (FAX)
lori.byrne@maryland.gov

On Tue, Sep 2, 2025 at 12:50 PM Dhaval Patel <dhaval@vanmar.com> wrote:

Lori:

I am working on this project located on Mount Ephraim Road, in Frederick county. The owner of the property has already built the single family unit driveway (10 feet wide) without permit. The county enforcing to get the required permit for the work that owner of the property has done so far. One of the comments from Justin Horman(jhorman1@frederickcountymd.gov) from county is as follow:

" 1-19-7.200. RESOURCE CONSERVATION DISTRICT. The following provisions shall apply to the Resource Conservation (RC) District. (A) Lot area determination for residential uses. (1) On parcels, legal lots of record as of the effective date of Ord. 08-19-495, at least 10 acres in size, but less than 20 acres in size, one (1) residential lot and a remainder may be created by subdivision. These lots shall

have a minimum lot size of 5 acres after subdivision of the lot, no further development rights shall exist on the lot or the remainder, and a note shall be placed on the record plat to this effect. (B) Sensitive area protection. (1) Areas with slopes of 25% grade and greater shall not be developed. Buildings and structures and parking areas shall not be located on slopes of 25% grade and greater. (2) Floodplains and wetlands shall be protected in accordance with the standards and requirements set forth in §§ 1-19-9.100 through §§ 1-19-9.130, Floodplain District regulations. (3) Habitats of threatened and endangered species, as identified by the Maryland Department of Natural Resources, shall be protected from development or disturbance. All subdivision and site development plans involving an area identified as a habitat site shall be referred by the county to the Maryland Natural Heritage Program for comment. On sites where a habitat is identified, a mitigation plan will be required to show that adverse impacts on habitat sites are minimized.

The project is disturbing steep slopes of 25% and greater. Please provide square footage of steep slope disturbance.

The site shown as a Forest Interior Dwelling Species (FIDS), Sensitive Species Project Review Area, and as a Targeted Ecological Areas (TEAs) by the State. Please contact Lori A. Byrne, Environmental Review Coordinator Wildlife and Heritage Service MD Dept. of Natural Resources for an Environmental Review of the property. lori.byrne@maryland.gov "

Please see attached plan and wetland report that has been done on this project. Please let me know anything that you need for this requested review.

Thank you,

Dhaval B. Patel, PE, CFM

VANMAR ASSOCIATES

310 South Main Street

PO Box 328

Mount Airy, Maryland 21771

301-829-2890 (O)

216-804-6777 (C)

301-831-5603 (F)

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