

Letter HC
10-4-99

USA-S-1829-398

CS 505-99
SUB

Schaumburg, Robert
XRS 990138

Judge John C. North, II
Chairman



Ren Serey
Executive Director

STATE OF MARYLAND
CHESAPEAKE BAY CRITICAL AREA COMMISSION

45 Calvert Street, 2nd Floor, Annapolis, Maryland 21401
(410) 260-7516 Fax: (410) 974-5338

October 4, 1999

Mr. Doug Wetmore
Charles County Planning & Growth Mgmt.
P.O. Box B
La Plata, MD 20646

RE: XRS - 990138, Land of Schaumburg

Dear Mr. Wetmore:

Thank you for providing information on the above referenced subdivision. The applicants are proposing to subdivide a 3.7 acre RCA parcel for the purposes of real estate transfer. Commission staff has reviewed the information provided and would like to offer the following comments:

1. It is our understanding that no buildable lots are being created. Rather, as stated in Note #3, the acreage of lot A-1 will be added to an existing parcel. The acreage of that existing parcel was not given.
2. The new acreage added to the existing parcel can not be used to create another development right.
3. Information was not provided as to the environmental features of Lot A (i.e., topography, forest cover, Buffers, wetlands, etc.). Subdividing this lot will remove any grandfathered rights and any future development must fully comply with all Critical Area regulations. This office can not support variances on non-grandfathered lots.

Thank you for the opportunity to comment. Please contact me at (410) 260-7035 if you have any questions or concerns.

Sincerely,

A handwritten signature in cursive script that reads "LeeAnne Chandler".

LeeAnne Chandler
Natural Resources Planner

cc: CS505-99

Branch Office: 31 Creamery Lane, Easton, MD 21601
(410) 822-9047 Fax: (410) 820-5093



J. WOODROW & M.E. MILSTEAD, L. 1640 F. 475 ZONED: AC

ROBERT M. & PEGGY A. SCHAUMBURG, L. 687 F. 65 ZONED: AC

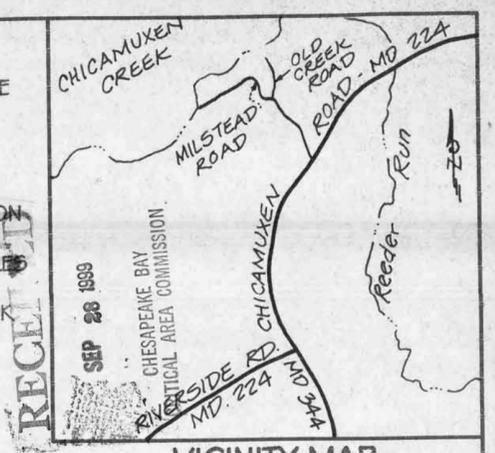
N/F HAROLD A. & BERTHA M. MILSTEAD, L. 154 F. 199 ZONED: AC.

N/F JESSICA L. MILSTEAD, L. 687 F. 230 ZONED: AC.

LOT B
LAND OF
THOMAS W. &
ELIZABETH E. MILSTEAD
L. 190 F. 104
ZONED: AC

NOTES:

1. A PORTION OF THE EXISTING 50' RW (PB. 16 P. 91) IS TO BE ABANDONED AS SHOWN ON THIS PLAT.
2. LOT A-1 IS NOT AN APPROVED BUILDING LOT AND IS THE RESIDUE OF EXISTING LOT A.
3. LOT A-1 IS NOT AN APPROVED BUILDING LOT AND IS FOR TRANSFER PURPOSES ONLY. LOT A-1 IS TO BE AN ADDITION TO THE LAND OF ROBERT M. AND PEGGY A. SCHAUMBURG, L. 687 F. 65, AND CONSIDERED ONE PARCEL BY THE CHARLES COUNTY ZONING ORDINANCE.
4. EXISTING LOT A WAS PREVIOUSLY RECORDED IN PLAT BOOK 26 AT PLAT NO. 20.
5. OWNER: ROBERT M. & PEGGY A. SCHAUMBURG
6450 MILSTEAD ROAD
INDIAN HEAD, MD. 20640
6. TOTAL PLAT AREA = 3.6927 ACRES
CRITICAL AREA = 3.6927 AC.



VICINITY MAP
SCALE: 1"=2,000'

OUTLOT A-2

(NOT AN APPROVED BUILDING LOT)
3.1972 AC.

OUTLOT A-1

(NOT AN APPROVED BUILDING LOT)
0.5000 AC.

EX. LOT A
PB. 26 P. 20

MILSTEAD ROAD
TO CHICAMUXEN ROAD (MD RTE. 224)

CRITICAL AREA NOTES:

1. THE PARCELS SHOWN HEREON LIE WHOLLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA WITH AN OVERLAY ZONE DESIGNATION OF RESOURCE CONSERVATION AREA.
2. THERE SHALL BE NO CLEARING, GRADING, OR OTHER DISTURBANCE WITHIN THE CRITICAL AREA, EXCEPT AS APPROVED BY THE CHARLES COUNTY DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT. ANY CLEARING MAY BE SUBJECT TO REFORESTATION REQUIREMENTS.
3. THERE SHALL BE NO CLEARING, GRADING OR OTHER DISTURBANCE WITHIN THE CRITICAL AREA BUFFER WITHOUT A BUFFER MANAGEMENT PLAN WHICH MUST BE APPROVED BY THE CHARLES COUNTY DEPARTMENT OF PLANNING AND GROWTH MANAGEMENT.
4. NO NEW BUILDABLE LOTS ARE BEING CREATED BY THIS PLAT.

OWNERS' CERTIFICATION

WE, ROBERT M. SCHAUMBURG AND PEGGY A. SCHAUMBURG, OWNERS OF THE PROPERTIES SHOWN HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION. THERE ARE NO SUITS, ACTIONS AT LAW, LEASES, LIENS, TRUSTS, MORTGAGES, EASEMENTS OR RIGHTS-OF-WAY AFFECTING THE PROPERTY SHOWN HEREON AND ALL PARTIES IN INTEREST THERETO HAVE HEREUNDER AFFIXED THEIR SIGNATURES INDICATING THEIR ASSENT TO THIS PLAN OF SUBDIVISION.

WITNESS _____ ROBERT M. SCHAUMBURG
WITNESS _____ PEGGY A. SCHAUMBURG

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THE PLAN OF SUBDIVISION SHOWN HEREON IS CORRECT; THAT IT IS ALL OF THE LAND CONVEYED BY J. WOODROW MILSTEAD AND MARGARET E. MILSTEAD TO ROBERT M. SCHAUMBURG AND PEGGY A. SCHAUMBURG BY DEED DATED JANUARY 12, 1979, AND RECORDED IN LIBER 1060 AT FOLIO 137; AND BEING A RESUBDIVISION OF ALL OF LOT "A" AS SHOWN ON A PLAT ENTITLED "LAND OF J. WOODROW MILSTEAD AND MARGARET E. MILSTEAD, RECORDED IN PLAT BOOK 26, AT PLAT 20; ALL BEING RECORDED AMONG THE LAND RECORDS OF CHARLES COUNTY, MARYLAND. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT WHICH MAY REVEAL ADDITIONAL CONVEYANCES, EASEMENTS, RIGHTS-OF-WAY OR BUILDING RESTRICTION LINES NOT SHOWN.

DATE _____ JAMES C. LORENZI
PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION NO. 10799

APPROVED: THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH ALL APPLICABLE COUNTY ORDINANCES, PLANS AND POLICIES	
DIRECTOR, PLANNING & GROWTH MANAGEMENT	DATE
APPROVED: THIS PLAT HAS BEEN REVIEWED AND FOUND TO BE IN CONFORMANCE WITH APPLICABLE PROVISIONS OF COMAR 26.04.03	
CHARLES COUNTY HEALTH DEPARTMENT	DATE
APPROVED	
CHARLES COUNTY PLANNING COMMISSION	DATE

THIS PRINT
SEP 10 1999
MADE

TAX MAP 29, GRID 20, PARCEL 171
RECORD PLAT
OUTLOTS A-1 & A-2
LAND OF
ROBERT M. & PEGGY A. SCHAUMBURG
3RD ELECTION DISTRICT~CHARLES COUNTY, MARYLAND

SEPTEMBER, 1999 SCALE: 1"=50'

LORENZI, DODDS & GUNNILL, INC.
ENGINEERS~ARCHITECTS~SURVEYORS
3475 LEONARDTOWN ROAD, SUITE 100
WALDORF, MARYLAND 20602
PHONE: 301-843-6255
LDG Contract 979038