

QC 302-99  
SUB

Littman, Ian  
02-99-031

USA-S-1829-507

letter 6/10/99 AMc



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

June 10, 1999

Ms. Tanya Maenhardt  
Department of Planning and Zoning  
Queen Anne's County  
107 N. Liberty Street  
Centreville, Maryland 21617

**RE: Littman Property - Preliminary, Major Subdivision  
File # 02-99-031(c)**

Dear Ms. Maenhardt:

Thank you for the opportunity to review the above referenced subdivision. The applicant proposes to combine the existing five lots and associated open space into one lot. The five lots and open space comprise a total of approximately 5.96 acres in the Critical Area designated Limited Development Area. The existing lots are vacant and no development is proposed on the newly created lot under this application.

Commission staff do not oppose the proposed combination of lots. Thank you for the opportunity to comment. Please notify the Commission in writing of the decision made in this application. If you have any questions concerning these comments, please call me at (410) 260-7019.

Sincerely,

Susan McConville  
Natural Resources Planner

cc: QA 302-99

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

AFTER THE PLAT HAS BEEN APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR ANY PART OF THE LAND SHOWN ON THIS PLAT, OR THE PRIOR STATUS OF ANY SUCH LAND AS A "LOT" UNDER ANY ZONING ORDINANCE OR SUBDIVISION REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT.

LANDS OF  
**IAN D. LITTMAN et al.**  
S.M. 672/29  
ZONED SE  
RESIDENTIAL USE

LANDS OF  
**GENEVIEVE S. COYLE**  
M.W.M. 218/179  
ZONED NC-2  
RESIDENTIAL USE

LANDS OF  
**ALTON P. MARSHALL**  
M.W.M. 267/757  
ZONED NC-20  
RESIDENTIAL USE

LANDS OF  
**BRUCE I. COLEMAN**  
C.W.C. 103/446  
ZONED NC-20  
RESIDENTIAL USE

LANDS OF  
**ROCK H. CRUM**  
M.W.M. 180/369  
ZONED NC-20  
RESIDENTIAL USE

LANDS OF  
**EDWARD H. NICHOLSON**  
M.W.M. 199/306  
ZONED NC-20  
RESIDENTIAL USE

LANDS OF  
**JOSEPH T. BRICE**  
C.W.C. 103/453  
ZONED NC-20  
RESIDENTIAL USE

LANDS OF  
**CHARLES E. COHEY**  
C.W.C. 103/446  
ZONED NC-20  
RESIDENTIAL USE

LANDS OF  
**CLOREA B. TRUSLOW**  
M.W.M. 191/624  
ZONED NC-2  
RESIDENTIAL USE

OPEN SPACE

**SITE SUMMARY**

LOTS 1 - 5 OWNED BY:  
IAN D. LITTMAN et al.  
140 KAUFMANN LANE  
CHESTERTOWN, MD 21620

FOR DEED REFERENCE SEE: S.M. 672/29  
FOR PLAT REFERENCE SEE: PLAT BOOK M.W.M. 12/74B

LOTS ZONED SE - USE VACANT  
LOTS ARE IN THE CRITICAL AREA  
AREA OF CRITICAL AREA - 5.936AC±  
SITE IS DESIGNATED - LDA

NUMBER OF EXISTING LOTS - 5

EXISTING AREA  
LOT 1 - 0.516AC±  
LOT 2 - 0.516AC±  
LOT 3 - 0.516AC±  
LOT 4 - 0.516AC±  
LOT 5 - 0.632AC±  
ROAD - 0.504AC±  
OPEN SPACE - 2.336AC±  
RIGHT-OF-WAY - 0.530AC±

RESULTING AREA  
6.066AC±

**DEPARTMENT OF ENVIRONMENTAL HEALTH CERTIFICATE**

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF ENVIRONMENTAL HEALTH OF QUEEN ANNE'S COUNTY ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

APPROVING AUTHORITY \_\_\_\_\_

**UNIFORM ACKNOWLEDGEMENT ACT**

STATE OF MARYLAND COUNTY OF QUEEN ANNES  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999 BEFORE ME, THE  
UNDERSIGNED OFFICER, PERSONALLY APPEARED \_\_\_\_\_

KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED. IN WITNESS WHEREOF I SET MY HAND AND OFFICIAL SEAL.

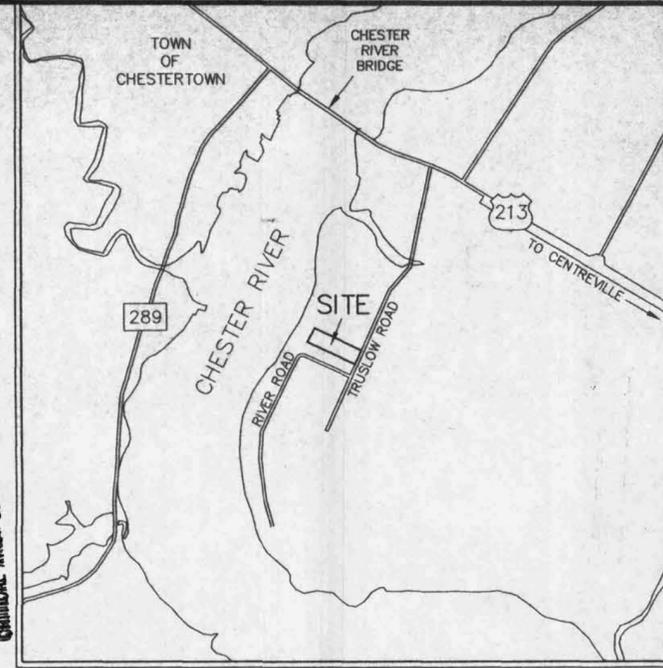
NOTARY PUBLIC  
MY COMMISSION EXPIRES \_\_\_\_\_

**OWNER'S CERTIFICATE**

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS/ARE THE OWNER(S) OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I/WE HAS/HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. I/WE ALSO CERTIFY TO THE BEST OF MY/OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I/WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY/OUR ACT THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 1999.

OWNER(S) \_\_\_\_\_

RECEIVED  
JUN 7 1999  
QUEEN ANNE'S BAY  
CRITICAL AREA COMMISSION



VICINITY MAP

RECEIVED  
DATE 5/12/99  
#00-99-031(C)

RECEIVED  
DATE 5-12-99  
#00-99-031

SCALE	1"=60'
DATE	5-11-99
JOB NO.	1865
FOLDER REF	QA-570
DATE	
REVISION	

ADMINISTRATIVE SUBDIVISION

OF THE LANDS OF,  
**IAN D. LITTMAN et al.**

SECOND ELECTION DISTRICT, QUEEN ANNES COUNTY, MARYLAND

REGISTERED MARYLAND LAND SURVEYOR  
MICHAEL A. SCOTT  
207 S. MAPLE AVENUE  
CHESTERTOWN MD. 21620

DWG. NAME \_\_\_\_\_

**MICHAEL A. SCOTT INC.**  
207 MAPLE AVENUE CHESTERTOWN, MD 21620 (410)778-2310

SEAL  
DATE \_\_\_\_\_