

— QC 576-99  
SUB

Daugherty, David  
04-99-089c

MSA-S-1829-580

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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

November 17, 1999

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

**RE: David Daugherty - Combining two lots into one. Administrative Subdivision  
# 04-99-089c**

Dear Ms. Krista Maenhardt:

Thank you for the opportunity to review the above referenced administrative subdivision. The applicant proposes convert two lots, (lot 17 0.229 acres and half of the area of lot 19 - 0.114 acres) into one 0.343 acre lot. No additional lots are proposed in the application. The property is a designated Limited Development Area.

Commission staff do not oppose the administrative subdivision as proposed. If you have any questions concerning these comments, please call me at (410)260-7019.

Sincerely,

A handwritten signature in cursive script that reads "Susan M. Zankel".

Susan M. Zankel  
Natural Resources Planner

cc: QC 576-99

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

TTY FOR DEAF ANNAPOLIS-974-2609 D.C. METRO-586-0450

UNIFORM ACKNOWLEDGEMENT ACT

STATE OF MARYLAND, COUNTY OF QUEEN ANNE'S ON THIS DAY OF 1999, BEFORE ME, THE UNDERSIGNED OFFICER PERSONALLY APPEARED (DAVID P. DAUGHERTY) 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 HERETO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC DATE  
MY COMMISSION EXPIRES

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT I HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FOR THE HEREIN. I RECORDED AND UNRECORDED BASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. I HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS MY ACT THIS DAY OF 1999.

DAVID P. DAUGHERTY DATE  
217 QUEEN ANNE ROAD  
STEVENSVILLE, MARYLAND 21666

COUNTY COLLECTOR OF TAXES

THE COLLECTOR OF TAXES FOR QUEEN ANNE'S COUNTY HEREBY CERTIFIES THAT THERE ARE NO DELINQUENT GENERAL TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND SHOWN ON THE ANNEXED PLAT AND THAT I HAVE RECEIVED ALL FEES AND TAXES ASSESSED AGAINST SUCH LAND. AS WITNESSED BY MY SIGNATURE THIS DAY OF 1999.

QUEEN ANNE'S COUNTY FINANCE OFFICE DATE

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.

ENVIRONMENTAL HEALTH OFFICER DATE

PUBLIC WORKS CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS OF QUEEN ANNE'S COUNTY ON THE DAY OF 1999.

PUBLIC WORKS OFFICER DATE

SURVEYOR CERTIFICATE

I HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT AND IS A SUBDIVISION OF THE LANDS CONVEYED TO DAVID P. DAUGHERTY BY DEED AS RECORDED IN THE LAND RECORDS OF QUEEN ANNE'S COUNTY AND THAT THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS AND THE ANNOTATED CODE OF MARYLAND, REAL PROPERTY ARTICLE, SECTION 3-108, AS ENACTED OR AMENDED, SO FAR AS HE MAY CONCERN THE MAKING OF THIS PLAT AND SETTING OF MONUMENTS AND MARKERS HAVE BEEN COMPLIED WITH.

RUSSELL R. KLAGES DATE 11-4-99  
PROFESSIONAL LAND SURVEYOR  
LICENSE NUMBER 8685  
124 LONG DRIVE  
QUEENSTOWN, MARYLAND 21658  
410-827-7986

NOTES:

1. THE 100 YEAR FLOOD PLAIN WAS TAKEN FROM THE FIRM. COMMUNITY PANEL NO. 240054 0059 B, EFFECTIVE DATE: SEPTEMBER 28, 1984. PROPERTY LOCATED IN ZONE "C".
2. THE CRITICAL AREA LINE WAS TAKEN FROM THE 1972 STATE OF MARYLAND WETLAND MAPS.
3. THE PROPERTY IS REFERENCED BY TAX MAP 76, BLOCK "B", PARCEL 37, LOTS 17 & 1/2 19.
4. FOR DEED REFERENCE SEE: S.M. 686/346
5. THE SUBDIVISION PLAT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. EXISTING LAND USE - RESIDENTIAL
7. PROPOSED LAND USE - RESIDENTIAL
8. EXISTING ZONING - NC-20  
FRONT SETBACK - 35'  
REAR SETBACK - 50'  
SIDE SETBACK - 15' / 35'
9. RIGHT OF WAY - 40' WIDE
10. CRITICAL AREA LDA.
11. THERE ARE NO HISTORIC SITES ON THIS PROPERTY

DAVID P. DAUGHERTY OWNER  
217 Queen Anne Road  
Stevensville, Md. 21666

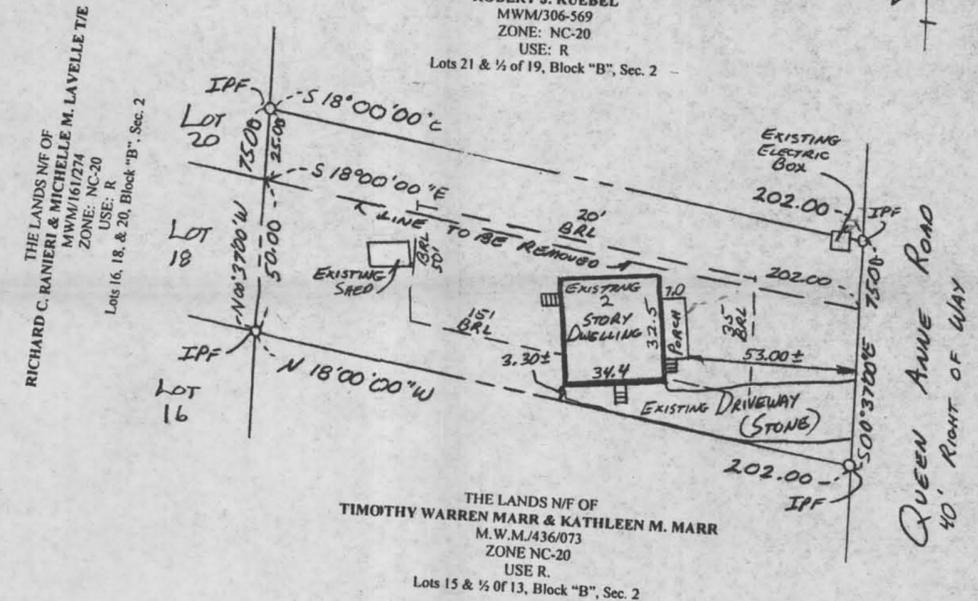
RUSSELL R. KLAGES PROFESSIONAL LAND SURVEYOR  
124 LONG DRIVE  
QUEENSTOWN, MARYLAND 21658

CRITICAL AREA IMPERVIOUS AREA CALCULATIONS

GROSS AREA	=	0.343 AC. ±
AREA LOT 17	=	0.229 AC. ±
AREA 1/2 LOT 19	=	0.114 AC. ±
ROAD FRONTAGE	=	75' FEET
LOT WIDTH	=	75' FEET
CRITICAL AREA	=	0.343 AC. ±
15% OF CRITICAL AREA = ALLOWED IMPERVIOUS AREA	=	0.051 AC. ±
EXISTING IMPERVIOUS AREA (INCLUDES STONE DRIVE)	=	0.063 AC. ±
EXISTING IMPERVIOUS AREA TO BE REMOVED	=	0.000 AC. ±
PROPOSED IMPERVIOUS AREA	=	0.000 AC. ±
REMAINING IMPERVIOUS AREA ALLOWED	=	0.000 AC. ±

LEGEND

- B.R.L. - DENOTES BUILDING RESTRICTION LINE
- IPF - DENOTES IRON PIPE FOUND
- N/F - DENOTES NOW OR FORMERLY



THE LANDS N/F OF ROBERT J. KUEBEL  
MWM/306-569  
ZONE: NC-20  
USE: R  
Lots 21 & 1/2 of 19, Block "B", Sec. 2

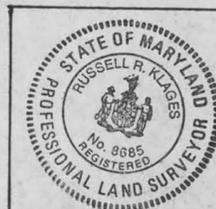
THE LANDS N/F OF RICHARD C. RANIERI & MICHELLE M. LAVELLE T/E  
MWM/161274  
ZONE: NC-20  
USE: R  
Lots 16, 18, & 20, Block "B", Sec. 2

THE LANDS N/F OF TIMOTHY WARREN MARR & KATHLEEN M. MARR  
M.W.M./436/073  
ZONE NC-20  
USE R.  
Lots 15 & 1/2 of 13, Block "B", Sec. 2

RECEIVED

DATE 11-3-99  
#04-99-089-C

AFTER THIS PLAT IS FINALLY APPROVED AND RECORDED, ANY PRIOR SIZE OR CONFIGURATION OF ALL OR 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 THIS ADMINISTRATIVE SUBDIVISION CREATES NO NONCONFORMITIES.



No	DATE	REVISION	BY

RUSSELL R. KLAGES  
LAND SURVEYOR  
QUEENSTOWN, MARYLAND, 21658  
410-827-7986

ADMINISTRATIVE SUBDIVISION  
FOR DAVID P. DAUGHERTY  
217 QUEEN ANNE ROAD  
STEVENSVILLE, MD. 21666

3 RD ELECTION DISTRICT OR QUEEN ANNES CO., MD.

SCALE: 1" = 40' NOVEMBER 4, 1999

JOB 584-00 SHEET 1 OF 1