

QC 694-05 Marshall, Michael  
SUB 03-05-10-0018c

MSA-5-1829-5135

HC 10-26-05

Robert L. Ehrlich, Jr.  
Governor



Michael S. Steele  
Lt. Governor

Martin G. Madden  
Chairman

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/](http://www.dnr.state.md.us/criticalarea/)

October 26, 2005

Ms. Holly Tompkins  
Queen Anne's Dept. of Planning & Zoning  
160 Coursevall Drive  
Centreville, Maryland 21617

RE: Administrative Subdivision, Michael & Helen Marshall  
File #03-05-10-0018-C

Dear Ms. Tompkins:

Thank you for providing information on the above referenced administrative subdivision. The applicants propose to relocate existing lot lines between two existing parcels. The parcels are partially located within the Critical Area, are waterfront with an RCA designation.

It appears that the portion of the existing property line that is proposed to be relocated is outside of the Critical Area. (For clarity, the Critical Area line should be shown on the plat.) The proposal does not appear to create any Critical Area non-conformities or nor does it raise any other Critical Area concerns

Thank you for the opportunity to review and comment on this subdivision. If you have any questions or concerns, please contact me at (410) 260-3477.

Sincerely,

  
LeeAnne Chandler  
Natural Resources Planner

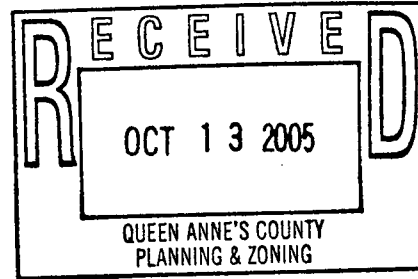
cc: QC694-05

# McCRONE

- Engineering
- Environmental Sciences
- Construction Services
- Land Planning & Surveying

October 13, 2005

Mr. J. Steven Cohoon  
Deputy Director  
Queen Anne's County Planning & Zoning  
160 Coursevall Drive  
Centreville, MD 21617



**RE: ADMINISTRATIVE SUBDIVISION ON THE LANDS OF MICHAEL A. MARSHALL, ET UX, TAX MAP 21, PARCELS 26 AND 29, LANDS END ROAD, CENTREVILLE – McCRONE, INC. JOB #D1050335**

Dear Mr. Cohoon:

Attached please find the following information:

- Six copies of this cover letter
- Six copies of the application form
- Six copies of the administrative subdivision plat
- One copy of the current deed information (one deed for both parcels)
- Review fee check (\$650.00)

The purpose of this submittal is to initiate the review and approval process for an administrative subdivision between Parcels 26 and 29 of Tax Map 21, the lands of Michael A. Marshall. The parcels are both located partially within the Critical Area, however, the proposed administrative subdivision is to take place in the upland portions of both parcels. Mr. Marshall intends to transfer 1.11 acres of land from Parcel 26 to Parcel 29. No new lots are being created with this subdivision, and no non-conformities will result from the process.

Should you have questions or need additional information, please call me at (410) 758-2237.

Sincerely,

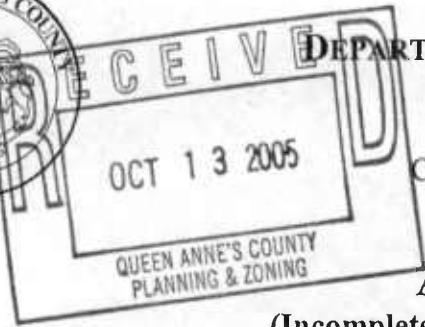
McCRONE, INC.,

A handwritten signature in cursive script that reads "D.R. Joiner".

David R. Joiner, Prop. L.S.

lak

Enclosures



DEPARTMENT OF PLANNING & ZONING  
 QUEEN ANNE'S COUNTY  
 160 COURSEVALL DRIVE  
 CENTREVILLE, MARYLAND 21617

410-758-4088 Permits  
 410-758-3972 Fax  
 410-758-1255 Planning  
 410-758-2905 Fax  
 410-758-2126 TDD

### Application Form

(Incomplete Applications Will Not Be Accepted)

**Project Type:**

- |   |  |  |
|---|--|--|
| <input checked="" type="checkbox"/> Administrative Subdiv. w/Plat | <input type="checkbox"/> Major Site Plan (non-residential) | <input type="checkbox"/> Rezoning              |
| <input type="checkbox"/> Administrative Subdiv. w/o Plat          | <input type="checkbox"/> Major Site Plan (residential)     | <input type="checkbox"/> Sketch Plan (subdiv.) |
| <input type="checkbox"/> Concept Plan                             | <input type="checkbox"/> Major Subdivision                 | <input type="checkbox"/> TDR Lift              |
| <input type="checkbox"/> Critical Area Map Amendment              | <input type="checkbox"/> Minor Site Plan                   | <input type="checkbox"/> Amendment             |
| <input type="checkbox"/> Growth Allocation Petition               | <input type="checkbox"/> Minor Subdivision                 | <input type="checkbox"/> Sliding Scale         |

Date of Application: October 13, 2005  
 Tax Account No: 03-023362, 03-026086

Project Number: \_\_\_\_\_  
 Receipt Number: \_\_\_\_\_  
 (For Office Use Only)

Map # 21 Block # 5  
 Parcel # 26 & 29 Lot # \_\_\_\_\_ Grid # \_\_\_\_\_ Section # \_\_\_\_\_

**Project Application Information**

Property Address: <sup>P.26</sup> 1135 Lands End Rd., 1125 Lands End Road Centreville, MD 21617  
 Current Owner's Name: <sup>P.29</sup> Both Parcels Michael A. & Helen M.E. Marshall  
 Current Owner's Address: 1135 Lands End Road, Centreville, MD 21617  
 Current Zoning District: Countryside (CS) Proposed Zoning District (for rezoning only): N/A  
 Company Name of Proposed Owner/Contract Purchaser (if applicable): N/A

Proposed Owner/Contract Purchaser (if applicable): N/A

Proposed Owner/Contract Purchaser Address: N/A

Proposed Name of Subdivision/Project: Michael A. Marshall, et ux

Growth Area:  Yes  No  N/A

Is Property Currently Encumbered:  Yes  No (if yes, please check any of the following)

Deed Restricted Open Space  TDR Open Space  Non-Contiguous Open Space

MALPF  MET  Rural Legacy  Forest Conservation

TDR Used in This Application:  Yes  No

Brief Description of Project Location: Site is located on the western side of Lands End Road, north of Island Creek Road, and borders the Chester River to the east

Brief Description of Project Proposal: Applicant proposes to transfer 1.11 acres from Parcel 26 to Parcel.

Developer's Name: Michael A. Marshall Phone # 410-556-6666  
 Developer's Address: 1135 Lands End Rd., Centreville, MD Phone # \_\_\_\_\_  
 Agent's Name: McCrone, Inc. Phone # 410-758-2237  
 Agent's Address: 207 N. Liberty Street, Centreville, MD 21617  
 Current Owner's Phone No. Home 410-556-6666 Work —  
 Proposed Owner's Phone No. Home N/A Work \_\_\_\_\_  
 Parcel/Lot Acreage: <sup>P.26</sup> 144.30 <sup>P.29</sup> 26.50  
 Critical Area Acreage: <sup>P.26</sup> 49.41 / <sup>P.29</sup> 16.25 Upland Acreage: <sup>P.26</sup> 95.00 / <sup>P.29</sup> 8.64 Critical Area Designation: RCA  
 Buffer Exempt Area: \_\_\_\_\_ Yes  No \_\_\_\_\_ N/A  
 Shore Buffer Width: 100ft. (i.e. 50ft./ 100 ft./ 300ft.)  
 Master Water & Sewer Plan Amendment Required: \_\_\_\_\_ Yes  No \_\_\_\_\_  
 Growth Area Designation: (circle one) Centreville/ Chester/ Grasonville/ Kent Narrows/ Queenstown/ Stevensville/ (N/A)  
 Sewage Disposal: \_\_\_\_\_ Public  Septic \_\_\_\_\_ N/A  
 Water Supply:  Well Water \_\_\_\_\_ Public \_\_\_\_\_ Community \_\_\_\_\_ N/A  
 New Road Proposed: \_\_\_\_\_ County \_\_\_\_\_ Private \_\_\_\_\_ Both \_\_\_\_\_  None  
 Is Area A Habit Protection Area:  Yes \_\_\_\_\_ No (if yes, specify) Property is partly in Critical Area

**Lot Development Information**

(fill in where applicable, indicate with "N/A" if not applicable)

Number of Existing Lots: 2 Number of Proposed Lots: 2  
2 # Administrative Lots \_\_\_\_\_ # Large Lots (includes reconfigured lots) \_\_\_\_\_ # Sliding Scale Lots \_\_\_\_\_  
 \_\_\_\_\_ # Cluster Lots \_\_\_\_\_ # Planned Development Lots (Fee Simple)  
 Acreage Size of all Lots/Parcels: <sup>P.26</sup> 144.30 <sup>P.29</sup> 26.50  
 Net Buildable Permitted: N/A Net Buildable Proposed: N/A  
 Open Space Acreage Required: N/A Open Space Acreage Provided: N/A  
 Intra-Family Transfer: \_\_\_\_\_ Yes  No \_\_\_\_\_  
 Non-Contiguous Parcels: N/A Acres of Open Space \_\_\_\_\_ Map # \_\_\_\_\_ Block # \_\_\_\_\_ Parcel # \_\_\_\_\_

**Site Plan/Mixed Use Information**


(fill in where applicable, indicate with "N/A" if not applicable)

Proposed Use: N/A  
 Existing Floor Area: N/A Proposed Floor Area: N/A  
 Max. Floor Area Permitted: N/A Existing Impervious Area: N/A  
 Proposed Impervious Area: N/A Maximum Impervious Area Permitted: N/A  
 Existing Landscape Surface Area: N/A Proposed Landscape Surface Area: N/A

Required Parking Spaces: N/A Proposed Parking Spaces: N/A  
N/A Number of Apartment Units N/A Number of Condo Units  
N/A Number of Commercial Apartment Units N/A Number of Townhouse Units

**TDR Information** (fill in where applicable, indicate with "N/A" if not applicable)  
(does not include non-contiguous development)

Number of Development Rights: N/A  
Number of Rights Lifted: \_\_\_\_\_  
Area Deed Restricted: \_\_\_\_\_  
Critical Area TDR: \_\_\_\_\_  
Map Number of Receiving Parcel: \_\_\_\_\_  
Block Number of Receiving Parcel: \_\_\_\_\_  
Parcel Number of Receiving Parcel: \_\_\_\_\_  
Number of TDR's Set Down: \_\_\_\_\_  
Owner Name of Receiving Parcel: \_\_\_\_\_



# General Forest Protection Information

This Page is Required By Queen Anne's County

Fill in Where Applicable, Indicate With "N/A" if Not Applicable

Total Site Acreage:

P.26 = 144.30 P.29 = 26.50

Upland Net Tract Area (in acres):

N/A

Upland Existing Forest (in acres):

Upland Proposed Clearing (in acres):

Upland Remaining Forest (in acres):

Upland Conservation Required (in acres):

Upland Conservation Provided:

Upland Reforestation Acreage:

Critical Net Tract Area (in acres) & Type:

Critical Area Existing Forest (in acres):

Critical Area Proposed Clearing (in acres):

Critical Area Remaining Forest (in acres):

Critical Area Conservation Required (in acres):

Critical Area Reforestation Acreage:

Critical Area Afforestation Acreage:

Watershed Name: Chester River

Subwater Shed Number: 2130507

Buffer Management Plan: \_\_\_\_\_ Yes (attached)  No

Forest Management Plan: \_\_\_\_\_ Yes (attached)  No

# Forest Information

**This Page is Required by the State**

Project Name: Michael A. Marshall, et ux

**Fill in Where Applicable, Indicate With "N/A" if Not Applicable**

Exemption Type: Sect. 18:2-4 B.(14)  
*(Provide appropriate section number of the Queen Anne's County Code - Subtitle 2)*

Project/Regulated Activity Type (circle one): 1-Subdivision 2-Intrafamily/Commerical/Grading/Sediment Permit 3-Other

Approval Date: \_\_\_\_\_

Intended Land Use Type (circle one): R-Subdivision C-Site Plan I-Institutional/Sediment Control Permit M-Mixed Used

Project Location - Subwatershed Number: N/A

Project Location - MD Grid North: \_\_\_\_\_

Project Location - MD Grid East: \_\_\_\_\_

Net Tract Area (in acres): \_\_\_\_\_

Disturbance Area - Total area (in acres): \_\_\_\_\_

Disturbance Area - Sensitive Area (in acres): \_\_\_\_\_

Disturbance Area - % of Sensitive Area (provide percentage): \_\_\_\_\_

Existing Forest Area (in acres): \_\_\_\_\_

Forest Area Retained On-Site (in acres): \_\_\_\_\_

Amount of Forest Cleared (in acres): \_\_\_\_\_

Reforestation Acreage On-site (in acres): \_\_\_\_\_

Reforestation Acreage Off-site (in acres): \_\_\_\_\_

Afforestation Acreage On-site (in acres): \_\_\_\_\_

Afforestation Acreage Off-site (in acres): \_\_\_\_\_

Off-Site Location for Reforestation/Afforestation-MD Grid North: \_\_\_\_\_

Off-Site Location for Reforestation/Afforestation-MD Grid East: \_\_\_\_\_

Total Long-Term Protection Acreage (in acres): \_\_\_\_\_

Total Long-Term Sensitive Area Protection Acreage (in acres): \_\_\_\_\_

Percent Sensitive Area Under Long-Term Protection (provide percentage): \_\_\_\_\_

Amount of Bond Posted (dollar amount): \_\_\_\_\_

Length in Feet of Stream Buffer Established: \_\_\_\_\_

Width in Feet of Stream Buffer Established: \_\_\_\_\_



**Chesapeake Bay Critical Area Commission**  
**1804 West Street**  
**Annapolis, Maryland 21401**  
**1-410-260-3460**

Notification of Project Application

Jurisdiction: Queen Anne's County

Date: \_\_\_\_\_

Name of Project (site/subdivision name, etc.) Michael A. Marshall, et ux

Project Number: \_\_\_\_\_

Project Location/Address: 1135 Lands End Road / 1125 Lands End Road, Centreville, MD

Tax Map# 21 Block# 5 Lot# \_\_\_\_\_ Parcel# 26429

Type of Application:

(Select all applicable)

- Subdivision - Administrative
- Site Plan
- Variance:
  - Buffer \_\_\_\_\_ Slope \_\_\_\_\_
  - Imp. Surf. \_\_\_\_\_ Other \_\_\_\_\_
- Condition Use
- Rezoning
- Grading Permit
- Bldg. Permit
- Special Exception
- Intrafamily
- Growth Allocation
- Others

Type of Project:

(Select all applicable)

- Residential
- Commercial
- Water Dependent Facility/Pier/Marine
- Industrial
- Mixed Use
- Redevelopment
- Shore Erosion Protection
- Agriculture
- Others \_\_\_\_\_
- Ex. Planned Unit Development

Current Use:

(Select all applicable)

- Commercial
- Residential
- Farmland
- Forest/Buffer/WLand
- Industrial
- Institutional
- Open Space/Recre.
- Surface Mining
- Vacant
- Water Dependent Facility/Pier/Marina
- Accessory Structure
- Others

Describe proposed use of project site:

Site Inventory Of Area Only In The Critical Area

IDA Acres \_\_\_\_\_

LDA Acres \_\_\_\_\_

RCA Acres 2649.61 / 26.75

Total Acres In Critical Area 26.36

Agricultural Land \_\_\_\_\_

Existing Forest/Woodland/Trees \_\_\_\_\_

Existing Impervious Surface \_\_\_\_\_

Growth Allocation Deduction \_\_\_\_\_

RCA to LDA \_\_\_\_\_

RCA to IDA \_\_\_\_\_

LDA to IDA \_\_\_\_\_

Area Disturbed 0

No. Lots Created 0

Lot Size Range From \_\_\_\_\_ To \_\_\_\_\_

Average Lot Size 85.40 ac

No. Dwelling Units 2-existing

Forest/Woodland/Trees Removed 0

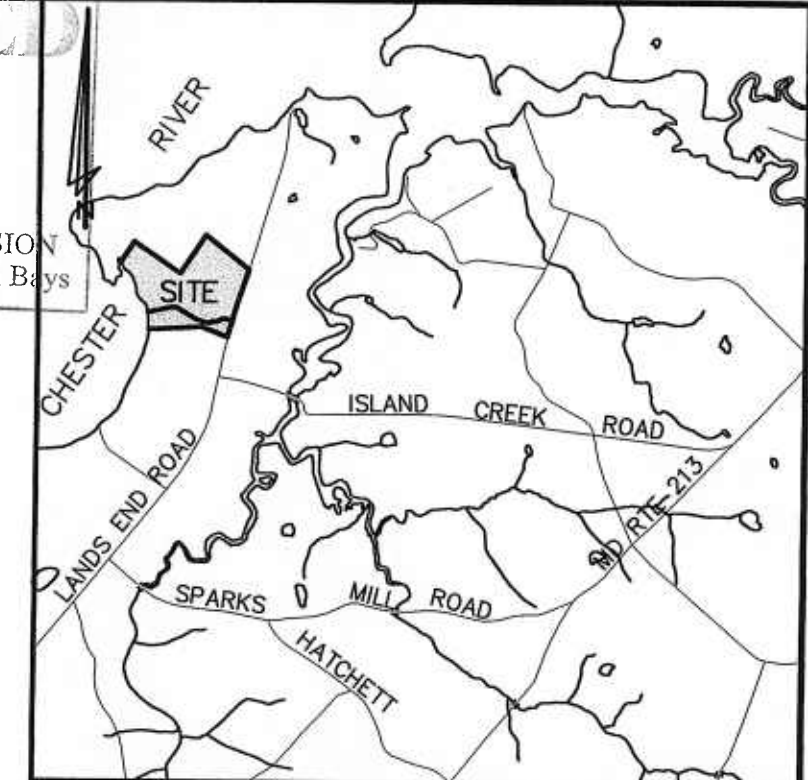
Proposed Impervious Surface 0

Local Jurisdiction Contact Person: \_\_\_\_\_

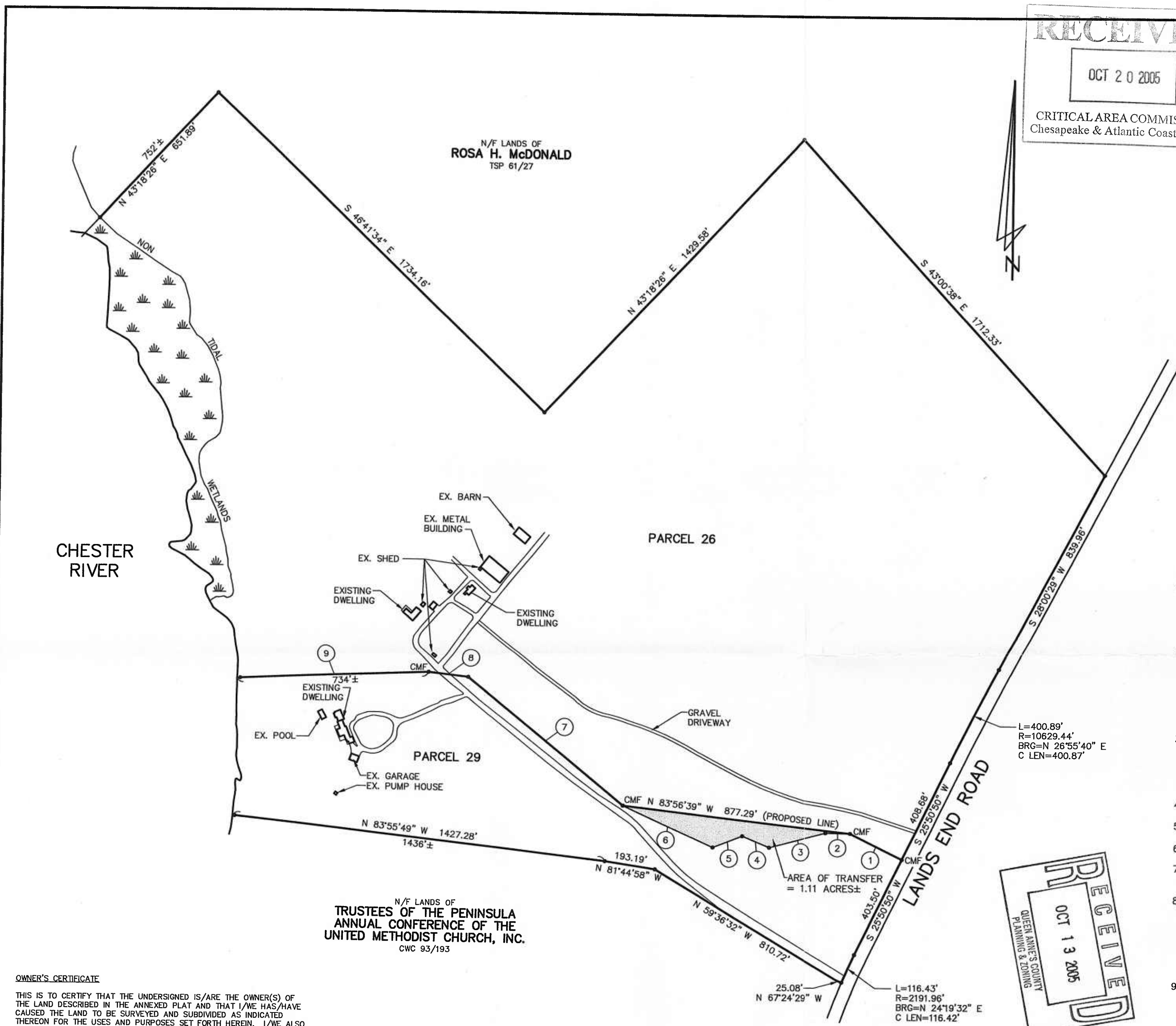
Telephone Number: 1-410-758-1255

Response From Commission required By: \_\_\_\_\_

RECEIVED  
OCT 20 2005  
CRITICAL AREA COMMISSION  
Chesapeake & Atlantic Coastal Bays



**McCRONE**  
ENGINEERING & ENVIRONMENTAL SCIENCES  
LAND PLANNING & SURVEYING & CONSTRUCTION SERVICES  
207 NORTH LIBERTY STREET  
CENTREVILLE, MARYLAND  
(410) 758-2237



**EXISTING AREA**  
PARCEL 26 = 145.41 ACRES±  
PARCEL 29 = 25.39 ACRES±  
AREA OF PARCEL 26 TO BE CONVEYED TO PARCEL 29 = 1.11 ACRES±

**PROPOSED AREA**  
PARCEL 26 = 144.30 ACRES±  
PARCEL 29 = 26.50 ACRES±

- NOTES**
- THE SOLE PURPOSE OF THIS PLAT IS TO RECONFIGURE THE BOUNDARY LINE BETWEEN PARCEL 26 AND PARCEL 29 AND TO ADD 1.11 ACRES± TO PARCEL 29. THERE ARE NO NEW LOTS BEING CREATED AS A RESULT OF THIS ADMINISTRATIVE SUBDIVISION.
  - BOUNDARY INFORMATION SHOWN HEREON FOR PARCEL 29 IS TAKEN FROM A PLAT ENTITLED "SURVEY OF PART OF THE LANDS OF MICHAEL E. MARSHALL, et al, THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND" AND RECORDED AMONG THE LAND RECORDS OF QUEEN ANNE'S COUNTY, MARYLAND IN PLAT BOOK M.W.M. 14/43.
  - THE PERIMETER BOUNDARY INFORMATION SHOWN HEREON FOR PARCEL 26 WAS TAKEN FROM A SURVEY BY McCRONE, INC. ENTITLED "A PLAT OF THE LANDS OF MICHAEL A. MARSHALL, THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND" DATED JANUARY 1990.
  - DENOTES DEED POINT
  - CMF DENOTES CONCRETE MONUMENT FOUND
  - N/F DENOTES NOW OR FORMERLY
  - DENOTES EXISTING PROPERTY LINE TO BE ABANDONED
  - 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 REGULATION, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT. THIS ADMINISTRATIVE SUBDIVISION CREATES NO NON CONFORMITIES.
  - OWNERS OF PARCEL 26 & 29  
MICHAEL A. MARSHALL  
HELEN M. E. MARSHALL  
1125 LANDS END ROAD  
CENTREVILLE, MD 21617

RECEIVED  
OCT 13 2005  
QUEEN ANNE'S COUNTY  
PLANNING & ZONING

**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 THE 11th DAY OF OCTOBER 2005

*Michael A. Marshall*  
OWNER(S)

**SURVEYOR'S CERTIFICATE**  
THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND SURVEYOR NO. 414, HAS SURVEYED AND SUBDIVIDED THE PROPERTY AS DESCRIBED AND SHOWN ON THE ANNEXED PLAT AND THAT SUCH PLAT IS A CORRECT REPRESENTATION OF THAT SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. ALL LOTS MEET THE REQUIREMENTS OF THE QUEEN ANNE'S COUNTY ZONING ORDINANCE IN REGARD TO LOT AREA, WIDTH, AND BUILDABLE AREA.  
I FURTHER CERTIFY THAT THIS SUBDIVISION IS/IS NOT SITUATED WITHIN FIVE HUNDRED (500) FEET OF A SURFACE DRAIN OR WATER COURSE SERVING AS A TRIBUTARY AREA OF 640 ACRES OR MORE.  
AS WITNESS MY HAND AND SEAL THIS 10th DAY OF OCT., 2005

*D.R. Joiner*  
REGISTERED MARYLAND SURVEYOR  
McCRONE, INC.  
207 N. LIBERTY STREET  
CENTREVILLE, MD 21617

**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 \_\_\_ 20\_\_

**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 \_\_\_ 20\_\_

**UNIFORM ACKNOWLEDGMENT ACT**  
STATE OF Maryland  
COUNTY OF Queen Anne's  
ON THIS 11th DAY OF October, 2005, BEFORE ME, THE UNDERSIGNED OFFICER, PERSONALLY APPEARED *Michael A. Marshall* 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.

*Laura Kaufmann*  
LAURA KAUFMANN  
Notary Public  
Queen Anne's Co., MD  
My Comm. Expires March 1, 2007

LINE	BEARING	DISTANCE	
L1	N 64°09'12" W	221.55'	TO BE ABANDONED
L2	N 88°53'49" W	95.27'	TO BE ABANDONED
L3	S 74°50'08" W	223.81'	TO BE ABANDONED
L4	N 67°54'43" W	111.64'	TO BE ABANDONED
L5	S 68°36'23" W	121.40'	TO BE ABANDONED
L6	N 66°15'40" W	376.50'	TO BE ABANDONED
L7	N 51°20'55" W	766.35'	
L8	N 83°53'53" W	153.21'	
L9	S 87°29'06" W	721.57'	

DATE	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	REVISION
SEPT. 2005	1"=300'	T. COCHRUN		D.R. JOINER	
JOB NO. D1050335					
FOLDER REF					
DATE					

ADMINISTRATIVE SUBDIVISION  
ON THE LANDS OF  
**MICHAEL A. MARSHALL, et ux**  
TAX MAP 21, PARCELS 26 & 29  
THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND  
PREPARED FOR MICHAEL A. MARSHALL

SHEET NO. —  
CADD FILE — 05335