

QC 657-06 Queen Anne's Co. Sanitary
SUB 04-06-09-0016c District

MSA.S.1829-5939

cc 10/10/06
6/24/06

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/

October 24, 2006

Ms. Jean Fabi
Queen Anne's County
Department of Planning and Zoning
160 Coursevall Drive
Centreville, MD 21617

VIA FACSIMILE AND EMAIL

Re: File #04-06-09-0016-C Relocation of Lot Line

Dear Ms. Fabi:

Thank you for the information concerning the intent of the County Commissioners to seek an administrative subdivision through the adjustment of common lot lines. It is understood that property is located on Queen Anne's County Tax Map 48, Parcels 131 and 111 and is further described as being located at 310-Bateau Drive, Stevensville, DM 21666. Parcel 131 consists of 10.09 acres and Parcel 111 consists of 265.697 acres. Both parcels are wholly within the Critical Area. Parcel 111 is designated RCA and Parcel 131 is designated IDA.

Current use of this site and consistency with the County Critical Area Ordinance was reviewed in June 2004 and March 2005. At that time all issues were addressed. Since there is no new proposed expansion of the site, Commission staff has no further comment on this lot line revision.

Thank you for the opportunity to review this project. If you have any further questions or comments please call me directly at 410-260-3476.

Best regards,

A handwritten signature in black ink, appearing to read "Chris Clark", written over the typed name.

Chris Clark
Natural Resources Planner

cc: QC657-06

Robert L. Ehrlich, Jr.
Governor

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October 12, 2006

Ms. Jean Fabi
Queen Anne's County
Department of Planning and Zoning
160 Coursevall Drive
Centreville, MD 21617

VIA FACSIMILE AND EMAIL

Re: File #04-06-09-0016-C Relocation of Lot Line

Dear Ms. Fabi:

Thank you for the information concerning the intent of the County Commissioners to seek an administrative subdivision through the adjustment of common lot lines. It is understood that property is located on Queen Anne's County Tax Map 48, Parcels 131 and 111 and is further described as being located at 310-Bateau Drive, Stevensville, DM 21666. Parcel 131 consists of 10.09 acres and Parcel 111 consists of 265.697 acres. Both parcels are wholly within the Critical Area. Parcel 111 is designated RCA and Parcel 131 is designated IDA. A review of recent aerial photography indicates there are many more structures and uses located on the site than what is depicted on the site plan provided. It appears the applicant is proposing to include an existing structure within the boundaries of Parcel 131 that currently extends beyond the property line.

No discussion related to the proposed intent of moving the lot lines was provided. It appears the applicant is moving the lot line on the southwest portion of the property to bring the concrete structure denoted on the site plan wholly onto Parcel 131. It is unclear why the lot line adjustment is needed in the northwest corner of Parcel 131. Please provide some narrative explaining this configuration. In addition, a review of recent (2005) aerial photographs indicates that portions of the IDA activities are overlapping onto Parcel 111 which is designated RCA. Please provide some explanation of these activities; as the expansion of this facility would not be a permitted use in the RCA.

None of the lots described are waterfront or are affected by any shoreline Buffer. Please note, the relocation of lot lines by the administrative process does not change the original Critical Area designation. Therefore, we request that you continue to coordinate with us as your process moves forward.

Ms. Fabi
File #04-06-09-0016-C

October 12, 2006
Page 2

Please provide the additional information requested so we may continue our review.
Thank you for the opportunity to review this project. If you have any further questions or comments please call me directly at 410-260-3476.

Best regards,

A handwritten signature in black ink, appearing to read 'Chris Clark', written over the text 'Best regards,'.

Chris Clark
Natural Resources Planner

cc: QC657-06

Robert L. Ehrlich, Jr.
Governor

Michael S. Steele
Lt. Governor



Martin G. Madden
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CRITICAL AREA COMMISSION
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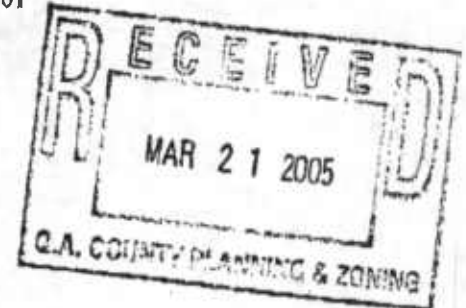
1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

www.dnr.state.md.us/criticalarea/

March 17, 2005

Ms. Faith Elliott Rossing, Director
Queen Anne's Planning & Zoning
160 Coursevall Drive
Centreville, MD 21617



RE: Consistency Report – Kent Narrows/Stevensville/Grasonville WWTP ENR Upgrade

Dear Ms. Elliott Rossing:

This office has received the information provided on the proposed expansion and upgrade of the wastewater treatment plant (WWTP) on Kent Island. We understand that its capacity will be increased from two million gallons per day (GPD) to three million GPD. Also, construction will include infrastructure necessary to provide enhanced nutrient removal using the latest technology. Stormwater management for the facility is also proposed. The documents indicate that the project area is approximately 27 acres, with the majority being designated an Intensely Developed Area. No Habitat Protection Areas were identified. Permits have been acquired for the non-tidal wetland impacts that are proposed. Commission staff reviewed the information for consistency with the local Critical Area Program in accordance with COMAR 27.02.02.

The primary Critical Area issue for this project is stormwater management (i.e., compliance with the 10% pollutant reduction requirement). An extended detention stormwater pond is proposed as the primary best management practice providing stormwater management. The pond, together with the open areas of the treatment system itself, provide the necessary pollutant removal to meet the 10% pollutant reduction requirement. We note the location of the stormwater facility for the WWTP in a portion of the project site designated RCA. This is permitted by the County's Critical Area Program and §14:1-39(B)(3)(c)[14] of the County Code.

Commission staff concurs with the finding that the proposed project is consistent with the Queen Anne's County Critical Area Program. If you have any questions regarding this matter, please contact me at (410) 260-3477.

Sincerely,

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

LeeAnne Chandler
Natural Resources Planner

cc: Alan Quimby, DPW

SITE STATISTICS

OWNER/DEVELOPER: COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY
 PROPERTY ADDRESS: 31D BATEAU DRIVE
 STEVENSVILLE, MARYLAND, 21666

TOTAL LAND AREA SHOWN HEREON = 275,787 AC.±
 AREA OF PARCEL 131 (BEFORE REVISION) = 10.09 AC.±
 AREA OF PARCEL 131 (AFTER REVISION) = 9.959 AC.±
 AREA OF PARCEL 111 (BEFORE REVISION) = 265.697 AC.±
 AREA OF PARCEL 111 (AFTER REVISION) = 265.828 AC.±
 AREA OF LAND BEING TRANSFERRED
 FROM PARCEL 131 TO PARCEL 131 = D.132 AC.± (5,731.4 S.F.)
 FROM PARCEL 131 TO PARCEL 111 = D.263 AC.± (11,462.8 S.F.)

PARCEL 131 IS ZONED: SI
 PARCEL 111 IS ZONED: CS

AFTER THIS PLAT IS FINALLY 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 LAND USE & DEVELOPMENT REGULATIONS, IS SUPERSEDED BY THE SIZE AND CONFIGURATION OF THE LOTS SHOWN ON THIS PLAT.

RIGHT TO FARM STATEMENT

THERE SHALL BE NO BASIS, UNDER THIS ORDINANCE, FOR RECOURSE AGAINST THE EFFECTS OF ANY NORMAL FARMING OPERATIONS CONDUCTED IN ACCORDANCE WITH STANDARD AND ACCEPTABLE BEST MANAGEMENT PRACTICES. NORMAL AGRICULTURAL AFFECTS INCLUDE, BUT ARE NOT LIMITED TO, NOISE, ODOR, VIBRATION, FUMES, DUST, SPRAY DRIFT OR GLARE.

PURPOSE AND INTENT STATEMENT

THE PURPOSE OF THIS SUBDIVISION IS TO REVISE THE PROPERTY LINE BETWEEN PARCEL 131 AND PARCEL 111 AS INDICATED HEREON.

NOTES:

- FOR DEED REFERENCE SEE, PARCEL 131- C.W.C. 143/30, PARCEL 111- M.W.M. 2D5/156 S.M. 1092/372
- PARCEL 131 IS LOCATED IN THE CRITICAL AREA (IDA) & FLOOD ZONE "C" AS PER FIRM COMMUNITY-PANEL NUMBER 240054 DD36 C, DATED JUNE 16, 1992.
- THE LAND SHOWN HEREON IS LOCATED IN FLOOD ZONE "A9" (EL. 7), FLOOD ZONE "B" & FLOOD ZONE "C" AS PER FIRM COMMUNITY-PANEL NUMBER 240054 DD36 C, DATED JUNE 16, 1992.
- THERE ARE NO KNOWN HISTORIC SITES ON THE PROPERTY SHOWN HEREON.
- NO ABSTRACT OF TITLE, TITLE COMMITMENT NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, INC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE QUEEN ANNE'S COUNTY CODE, TITLE 18, LAND USE AND DEVELOPMENT, APPLICABLE TO THE PROPERTY SHOWN HEREON. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.
- THE BOUNDARY FOR PARCEL 111 AS SHOWN HEREON WAS ESTABLISHED FROM ADJOINING DEED, PLATS, SURVEY AND TAX MAP INFORMATION AND IS NOT A RESULT OF CURRENT SURVEY. PARCEL 131 AS SHOWN HEREON WAS ACCURATELY SURVEYED BY LANE ENGINEERING, INC. IN JUNE OF 2006.

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 _____, 2006.

SIGNATURE

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, REGISTERED MARYLAND LAND SURVEYOR NO. 340, 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.

THIS PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION .12 OF THE MARYLAND MINIMUM STANDARDS FOR SURVEYORS.

I FURTHER CERTIFY THAT THIS SUBDIVISION IS NOT SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

AS WITNESS MY HAND AND SEAL THIS 25th DAY OF September, 2006.

Thomas D. Lane
 THOMAS D. LANE
 LANE ENGINEERING, INC.
 114-B WEST WATER STREET
 CENTREVILLE, MARYLAND, 21617

MAP 48, PARCEL 111
 COUNTY COMMISSIONERS OF Q.A.C.
 M.W.M. 205/156 S.M. 1092/372
 ZONED CS
 EXEMPT COMMERCIAL USE
 (SEE SHEET 2 of 2)

MAP 48, PARCEL 131
 COUNTY COMMISSIONERS OF Q.A.C.
 C.W.C. 143/30
 ZONED SI
 EXEMPT COMMERCIAL USE

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT WE, THE UNDERSIGNED ARE THE OWNERS OF THE LAND DESCRIBED IN THE ANNEXED PLAT AND THAT WE HAVE CAUSED THE LAND TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON FOR THE USES AND PURPOSES SET FORTH HEREIN. WE ALSO CERTIFY TO THE BEST OF OUR KNOWLEDGE THAT ALL RECORDED AND UNRECORDED EASEMENTS, RESTRICTIONS, RESERVATIONS OR COVENANTS HAVE BEEN INDICATED ON THE ANNEXED PLAT. WE HEREBY ACKNOWLEDGE AND ADOPT THE SAME AS OUR ACT THIS _____ DAY OF _____, 2006.

COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY DATE _____

UNIFORM ACKNOWLEDGMENT ACT

STATE OF _____ COUNTY OF _____

ON THIS _____ DAY OF _____, 2006, BEFORE ME, THE UNDERSIGNED OFFICERS, PERSONALLY APPEARED, COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY KNOWN TO ME (OR SATISFACTORILY PROVEN) TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME FOR THE PURPOSES THEREIN CONTAINED.

IN WITNESS WHEREOF I HERE UNTO SET MY HAND AND SEAL
 MY COMMISSION EXPIRES: _____ NOTARY PUBLIC _____

PLANNING DEPARTMENT CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE DEPARTMENT OF PLANNING OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2006.

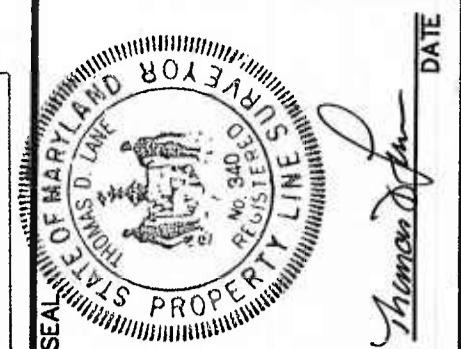
APPROVING AUTHORITY

ADMINISTRATIVE SUBDIVISION # _____

ENVIRONMENTAL HEALTH CERTIFICATE

THIS IS TO VERIFY THAT THE ANNEXED PLAT OF SUBDIVISION WAS APPROVED BY THE ENVIRONMENTAL HEALTH DEPARTMENT OF QUEEN ANNE'S COUNTY ON THE _____ DAY OF _____, 2006.

APPROVING AUTHORITY



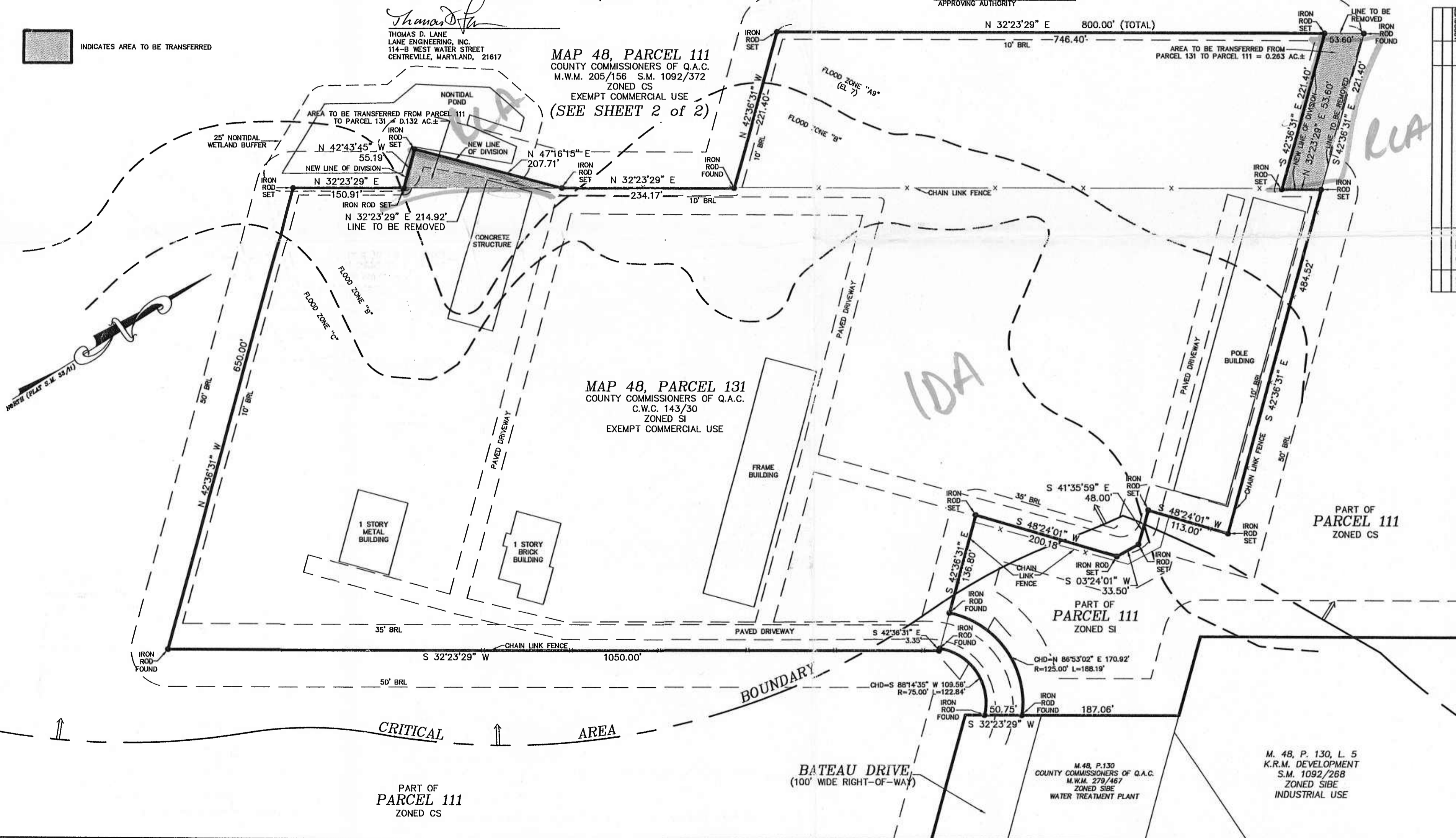
CRITICAL AREA COMMISSION
 Chesapeake & Atlantic Coastal Bays

Lane Engineering, Inc.
 Civil Engineers - Land Planning - Land Surveyors



E-mail: mail@leinc.com
 117 Bay St. Easton, MD 21601 (410) 822-8003 FAX (410) 822-2024
 15 Washington St. Cambridge, MD 21613 (410) 221-0818 FAX (410) 476-9942
 114B West Water St. Centreville, MD 21617 (410) 758-2095 FAX (410) 758-4422

INDICATES AREA TO BE TRANSFERRED



NO.	DATE	REVISION	BY	APPROVED

ADMINISTRATIVE SUBDIVISION OF THE LANDS OF
COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY
 IN THE FOURTH ELECTION DISTRICT,
 QUEEN ANNE'S COUNTY, MARYLAND
 TAX MAP 48 GRID 23 PARCELS 131 & 111

DATE 9-6-06
 SCALE 1"=100'
 JOB NO. 050421
 DRAWN BY R.DEAN
 DWG. NAME 050421SAS1
 APPROVED T.D.L.

SHEET No. 1 OF 2
 FILE No. B912