

PREPARED FOR: JOE DOWNEY
 PROPERTY ADDRESS: 408 CHESTERFIELD AVE, CENTREVILLE, MD 21617
 DEED REFERENCE: 166/573
 PLAT REFERENCE: 40/75

OWNER / DEVELOPER
 D ENTERPRISES
 351 CINNAMON TEAL DRIVE
 CENTREVILLE MD 21617

CIVIL ENGINEER
 LANE ENGINEERING
 354 PENNSYLVANIA AVE
 CENTREVILLE, MD 21617

AGENT/CONTACT:
 GREGORY SPARHAWK
 425 495 7241

CONTACT:
 BARRY GRIFFITH

GENERAL NOTES

ZONING CLASSIFICATION: R-1
 SETBACKS:
 FRONT - 35'
 SIDE - 10' WITH 25' IN
 AGGREGATE REAR - 35'

- THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.
- THE PROPERTY SHOWN HEREON IS LOCATED IN FLOOD ZONES "C" & "A" (EL 7) AND IS LOCATED WITHIN COASTAL FLOOD PLAN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240056 0001 B FOR QUEEN ANNES COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C.

FLOOD PLAIN LEGEND
 A - 100 YEAR FLOOD ZONE
 B - 500 YEAR FLOOD ZONE
 C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE "A" PORTION OF THE PROPERTY SHOWN HEREON HAS A ONE-PERCENT CHANCE OF OCCURRENCE OF BEING INUNDATED BY A FLOOD IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IN ZONE "A" IS SUBJECT TO FEDERAL, STATE AND LOCAL REGULATIONS THAT MAY INCLUDE MANDATORY FLOOD INSURANCE.

- THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

- THE PROPERTY SHOWN HEREON LIES ENTIRELY WITHIN THE CHESAPEAKE BAY CRITICAL AREA, LIMITED DEVELOPMENT AREA (LDM DESIGNATION AS SHOWN ON THE DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA MAPS OF 1972.

- THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 10/4/13.

- THE TIDAL & NON-TIDAL WETLANDS SHOWN HEREON WERE FIELD SURVEYED BY LANE ENGINEERING, LLC ON 10/4/13. STATE TIDAL WETLAND DESIGNATION IS TAKEN FROM 1972 STATE WETLANDS MAP. WETLANDS SHOWN HEREON HAVE BEEN REVIEWED BY THE MARYLAND DEPARTMENT OF ENVIRONMENT AND THE U.S. ARMY CORP OF ENGINEERS ON DECEMBER 12, 2013 AND REVERIFIED ON MARCH 20, 2014 FOR STREAMS.

- THE APPROXIMATE MEAN HIGH WATER AS SHOWN HEREON IS BASED ON AERIAL IMAGERY PLANIMETRIC MAPPING PROVIDED BY AXIS GEOSPATIAL.

- THE COORDINATES SHOWN HEREON ARE BASED THE MARYLAND STATE COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CONTROL STATION LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 & LOYF (NGS CERTIFICATE PENDING). THE DISTANCES SHOWN HEREON ARE GROUND BASED.

- LANE ENGINEERING, LLC HAS REVIEWED THE MAPPED SOILS AND TOPOGRAPHIC INFORMATION FOR THIS PROPERTY RELATED TO POSSIBLE BUFFER EXPANSION REQUIREMENTS DUE TO STEEP SLOPES AND/OR HYDRIC AND HIGHLY ERODIBLE SOILS AND HAS DETERMINED THAT EXPANSION IS REQUIRED UNDER THE STATE AND TOWN REGULATIONS AS OF THE DATE OF THIS PLAN. BUFFER EXPANSION AS SHOWN SHOULD BE CONFIRMED BY STATE TOWN AND STATE CRITICAL AREA COMMISSION. IN THE CASE OF CONTIGUOUS SLOPES OF 15 PERCENT OR GREATER, THE BUFFER SHALL BE EXPANDED FOUR FEET FOR EVERY ONE PERCENT OF SLOPE (100*(4 PERCENT SLOPE)), OR TO THE TOP OF THE SLOPE, WHICHEVER IS GREATER. THE PERCENT OF SLOPE WILL BE MEASURED AS AN AVERAGE FOR 50 FEET BEYOND THE 100-FOOT BUFFER. THE EXPANSION OF THE BUFFER SHALL BE DRAWN PERPENDICULAR TO THE SHORELINE, TIDAL WETLAND OR TRIBUTARY STREAM TO BE PROTECTED.

- NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT QUEEN ANNE'S COUNTY ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. 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.

- A LETTER HAS BEEN SENT TO THE MARYLAND DEPARTMENT OF NATURAL RESOURCES ON OCTOBER 15, 2013 REQUESTING RECORDS INFORMATION REGARDING THE PRESENCE OF ANY FEDERAL OR STATE RARE, THREATENED OR ENDANGERED PLANT OR ANIMAL COMMUNITIES IN THE PROJECT AREA.

- THERE ARE NO MAPPED PERENNIAL OR INTERMITTENT STREAMS ON THIS SITE PER USGS QUAD MAP OF CENTREVILLE, MD.

- VIRGINIA INSTITUTE OF MARINE SCIENCES (VIMS) MAPPING INDICATES NO SUBMERGED AQUATIC VEGETATION (SAV) IN WATERS ADJACENT TO THIS SITE.

- ANADROMOUS FISH PROPAGATION WATERS AS SHOWN TAKEN FROM 2009 CENTREVILLE COMMUNITY PLAN, FIGURE 7 NATURAL RESOURCES MAP.

SITE CALCULATIONS

TOTAL SITE AREA = 46.869 AC±
 AREA WITHIN TOWN BOUNDARY = 44.757 AC±
 AREA IN COUNTY = 2.112 AC±

BUFFER CALCULATIONS

AREA IN 100' MINIMUM BUFFER = 8.514 AC±
 AREA IN 100' BUFFER EXPANDED FOR NON-TIDAL WETLANDS, STEEP SLOPES AND HIGHLY ERODIBLE SOILS = 12.505 AC±

ENVIRONMENTAL FEATURES CALCULATIONS

TOTAL AREA = 46.869 AC±
 AREA IN CRITICAL AREA = 46.869 AC±
 AREA IN WOODLANDS = 11.664 AC±
 AREA IN AGRICULTURE = 26.347 AC±
 AREA IN TIDAL WETLANDS = 6.396 AC±
 STATE = 0.72 AC±
 PRIVATE = 5.676 AC±
 AREA IN NON-TIDAL WETLANDS = 1.263 AC±
 AREA IN FLOOD ZONE "A" = 9.070 AC±

GROWTH ALLOCATION REQUESTED

AREA OF 40.372 ACRES OF REQUESTED GROWTH ALLOCATION
 AREA OF 27.968 ACRES IDENTIFIED PER TOWNS DEFINITION FOR REFERENCE

LOT COVERAGE CALCULATIONS

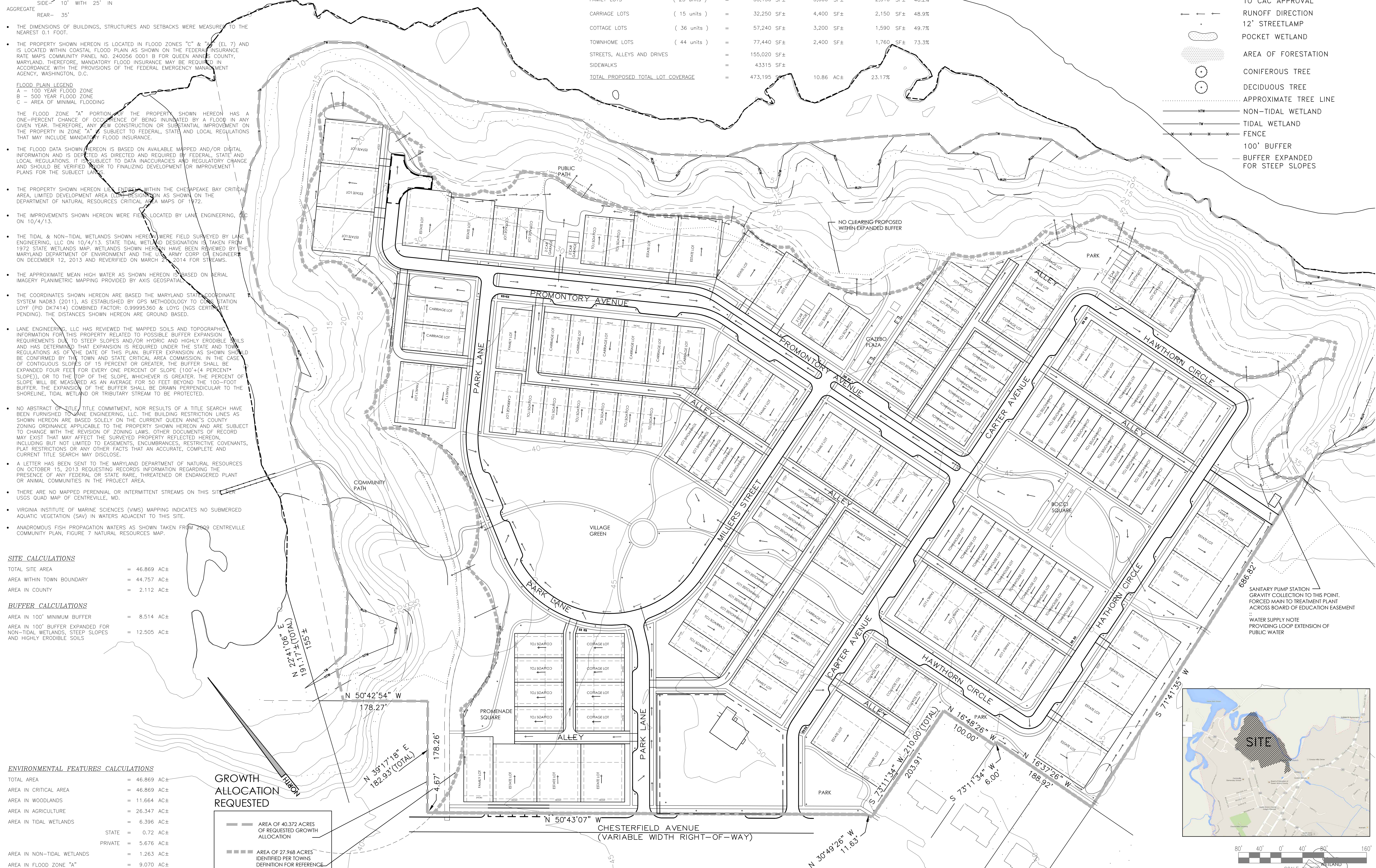
TOTAL AREA	=	46.869 AC±	2,041,614 SF
AREA IN CRITICAL AREA	=	46.869 AC±	2,041,614 SF
TYPICAL LOT COVERAGE	138 UNITS		
ESTATE LOTS (20 units)	=	54,800 SF±	6,840 SF± 40.1%
FAMILY LOTS (23 units)	=	53,130 SF±	5,000 SF± 46.2%
CARRIAGE LOTS (15 units)	=	32,250 SF±	4,400 SF± 48.9%
COTTAGE LOTS (36 units)	=	57,240 SF±	3,200 SF± 49.7%
TOWNHOME LOTS (44 units)	=	77,440 SF±	2,400 SF± 73.3%
STREETS, ALLEYS AND DRIVES	=	155,020 SF±	
SIDEWALKS	=	43315 SF±	
TOTAL PROPOSED TOTAL LOT COVERAGE	=	473,195 SF±	10.86 AC± 23.17%

PROPOSED DENSITY

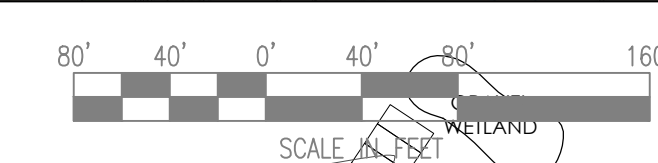
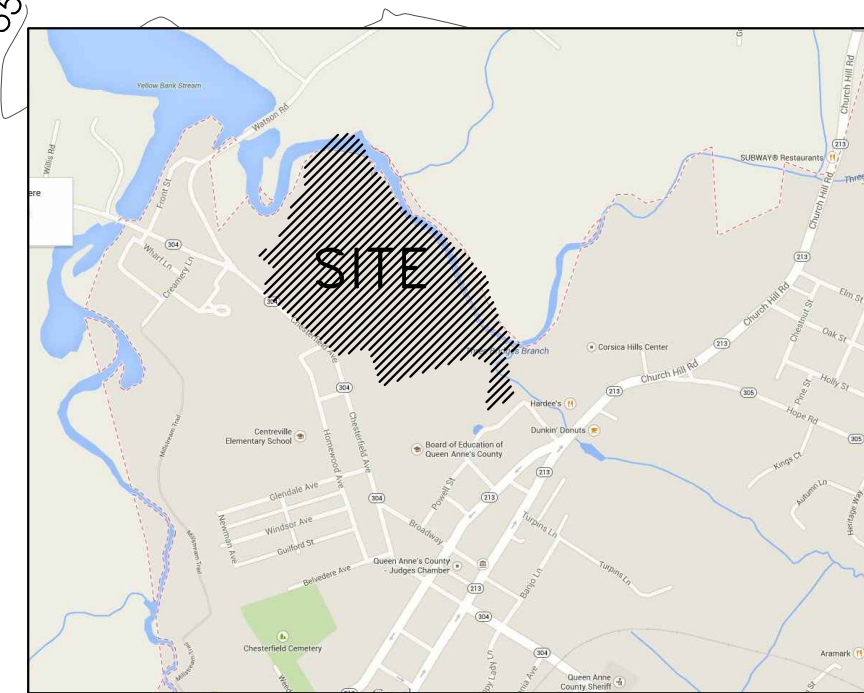
TOTAL SITE 46.869 AC
 STATE/COUNTY AREA 2.112 AC
 AREA FOR DENSITY CALC 44.757 AC
 PROPOSED UNIT COUNT 138 UNITS
 DENSITY 3.1 UNITS/AC

LEGEND

- PROPERTY LINE
- 5' SIDEWALK
- APPROXIMATE FUTURE 8' TOWN PATH SUBJECT TO CAC APPROVAL
- RUNOFF DIRECTION
- 12' STREETLAMP
- POCKET WETLAND
- AREA OF FORESTATION
- CONIFEROUS TREE
- DECIDUOUS TREE
- APPROXIMATE TREE LINE
- NON-TIDAL WETLAND
- TIDAL WETLAND
- FENCE
- 100' BUFFER
- BUFFER EXPANDED FOR STEEP SLOPES



SANITARY PUMP STATION GRAVITY COLLECTION TO THIS POINT. FORCED MAIN TO TREATMENT PLANT ACROSS BOARD OF EDUCATION EASEMENT
 WATER SUPPLY NOTE PROVIDING LOOP EXTENSION OF PUBLIC WATER



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Centreville TND
 Carter Farm - Chesterfield
 Centreville, MD 21617

H	30 Dec 14	GA Submittal
G	29 Oct 14	Sketch Plan
F	17 Sep 14	Concept Plan
A	16 Jan 14	Progress Site
SET	DATE	DESCRIPTION
PROJECT NO: 13-CV		
CHKD BY: GPS		

CONCEPT SITE PLAN