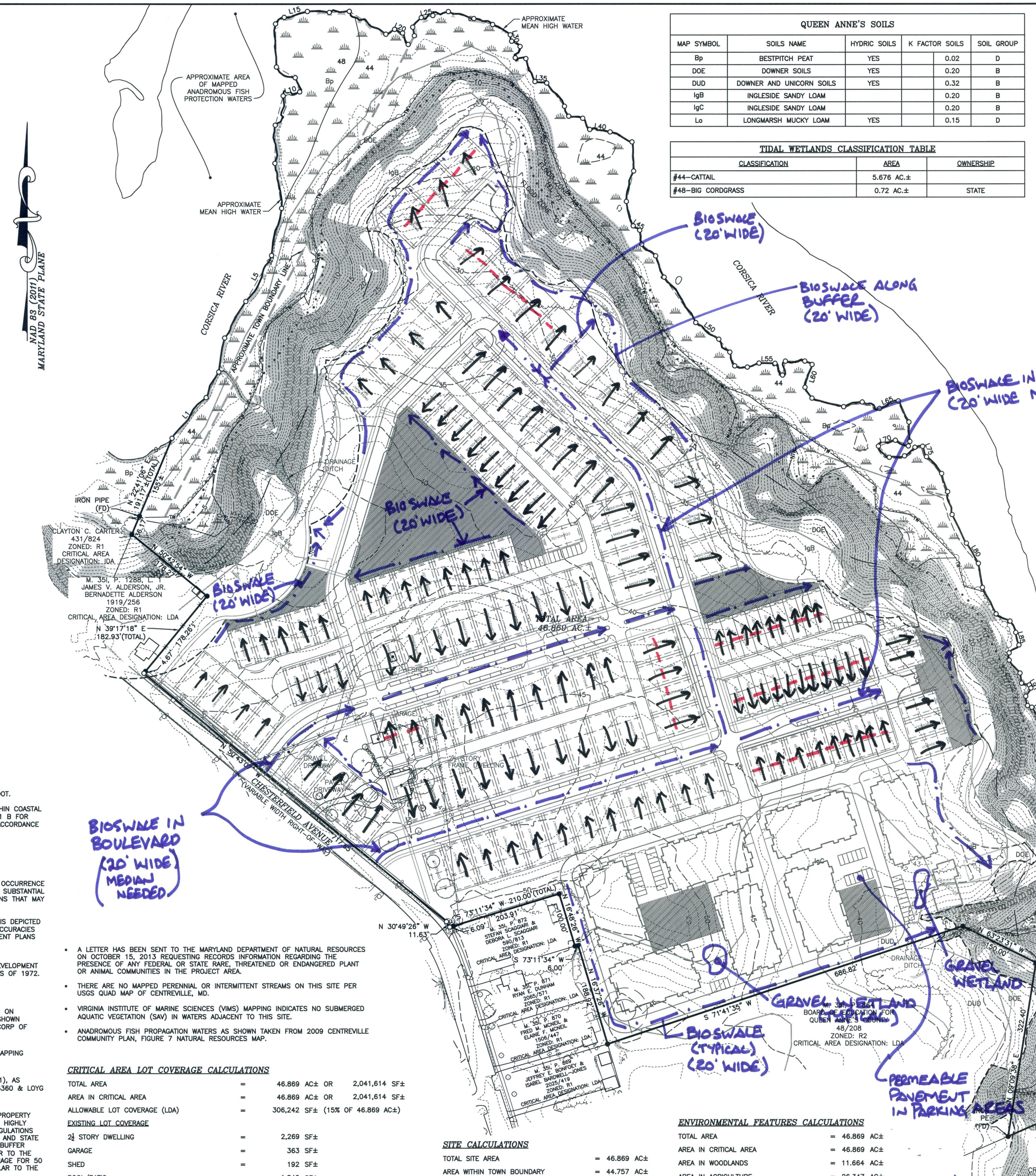
APPROXIMATE MEAN HIGH WATER		
LINE	BEARING	DISTANCE
L1	N 40°05'49" E	97.17'
L2	N 26°12'11" E	52.25'
L3	N 09°52'44" E	63.16'
L4	N 30°11'02" E	77.44'
L5	N 29°14'39" E	96.61'
L6	N 12°00'33" E	88.25'
L7	N 08°31'18" W	83.23'
L8	N 00°35'02" E	69.86'
L9	N 15°05'48" E	55.93'
L10	N 76°34'30" E	31.13'
L11	N 17°35'49" W	27.35'
L12	N 60°32'15" W	39.56'
L13	N 01°12'15" W	78.70'
L14	N 53°05'36" E	19.98'
L15	N 75°47'03" E	43.95'
L16	S 87°28'02" E	40.26'
L17	N 87°01'57" E	36.82'
L18	S 58°05'41" E	78.94'
L19	N 61°15'50" E	18.25'
L20	S 65°12'45" E	16.15'
L21	S 26°19'15" E	23.18'
L22	N 35°10'44" E	19.53'
L23	N 10°26'37" W	15.77'
L24	N 41°50'49" E	23.51'
L25	N 79°54'04" E	21.60'
L26	N 75°48'44" E	29.42'
L27	S 74°40'17" E	48.48'
L28	S 72°26'17" E	36.16'
L29	S 59°46'32" E	37.43'
L30	S 12°13'36" E	11.97'
L31	S 58°10'30" E	18.20'
L32	S 23°12'03" W	22.40'
L33	S 85°18'47" E	19.62'
L34	S 21°40'27" E	45.22'
L35	S 82°43'31" E	21.79'
L36	S 37°18'26" E	53.60'
L37	S 23°14'56" E	19.92'
L38	S 81°35'50" E	26.00'
L39	S 31°44'23" E	24.18'
L40	S 83°08'10" E	37.75'
L41	S 65°34'40" E	44.18'
L42	S 03°11'02" E	53.40'
L43	S 13°27'38" W	57.27'
L44	S 15°43'24" E	46.38'
L45	S 55°57'41" E	14.40'
L46	S 08°04'02" E	25.82'
L47	S 50°19'44" E	33.35'
L48	S 21°45'09" E	42.10'
L49	S 34°53'28" E	101.33'
L50	S 54°12'33" E	52.21'
L51	S 40°29'34" E	31.13'
L52	S 19°41'22" E	26.69'
L53	S 84°24'40" E	23.19'
L54	N 71°15'47" E	22.74'
L55	S 89°12'54" E	29.27'
L56	S 32°37'33" E	25.51'
L57	N 11°49'31" E	25.95'
L58	N 89°46'41" E	35.61'
L59	S 65°04'36" E	14.81'
L60	S 17°19'42" W	43.66'
L61	S 32°48'08" E	23.65'
L62	S 74°54'32" E	60.13'
L63	N 75°53'31" E	35.19'
L64	S 69°53'30" E	34.07'
L65	N 68°19'52" E	36.99'
L66	S 26°40'28" E	43.12'
L67	S 02°54'27" E	35.45'
L68	S 18°34'57" W	8.84'
L69	N 66°17'53" W	26.02'
L70	S 70°53'27" W	32.84'
L71	S 44°12'33" E	28.54'
L72	N 84°31'43" E	27.95'
L73	N 50°37'07" E	24.80'

APPROXIMATE MEAN HIGH WATER		
LINE	BEARING	DISTANCE
L74	N 83°01'52" E	14.21'
L75	S 20°43'23" E	20.31'
L76	S 42°06'48" E	41.45'
L77	S 18°11'05" E	34.97'
L78	S 11°09'14" E	42.90'
L79	S 26°31'51" E	58.57'
L80	S 30°41'09" E	43.08'
L81	S 09°41'04" E	44.79'
L82	S 27°22'00" E	54.51'
L83	S 62°32'21" E	28.69'
L84	S 27°04'37" E	23.22'
L85	S 14°19'21" E	23.65'
L86	S 51°03'12" W	23.15'
L87	S 00°14'48" E	13.24'
L88	S 39°50'07" E	31.03'
L89	S 08°25'09" E	18.69'
L90	S 76°33'26" E	14.84'
L91	S 27°37'13" E	6.31'
L92	S 32°50'15" W	17.71'
L93	S 11°08'06" E	17.40'
L94	S 67°47'20" E	8.36'
L95	S 32°37'11" E	20.83'
L96	S 11°58'31" E	15.65'
L97	S 22°34'25" E	29.84'
L98	S 10°21'37" E	15.62'
L99	S 30°32'16" E	22.81'
L100	S 08°26'57" E	28.46'
L101	S 08°56'28" E	26.82'
L102	S 43°54'05" E	63.58'
L103	S 52°39'55" E	41.85'
L104	S 39°28'41" E	14.59'
L105	S 37°12'17" E	23.11'
L106	N 73°23'50" E	34.78'
L107	S 70°55'50" E	32.44'
L108	S 19°52'07" E	21.75'
L109	S 84°28'57" E	18.76'
L110	S 61°26'59" E	23.07'
L111	S 67°44'17" E	32.25'
L112	S 46°26'05" E	28.33'
L113	S 03°12'16" E	38.73'
L114	S 44°32'32" W	11.95'
L115	N 78°22'54" W	20.08'
L116	S 34°14'10" W	8.50'
L117	S 44°38'45" E	14.65'
L118	S 15°32'53" W	18.96'
L119	S 87°14'04" W	12.12'
L120	N 55°12'21" W	20.40'
L121	S 58°42'52" W	14.11'
L122	S 21°09'43" E	10.91'
L123	S 52°48'50" W	19.69'
L124	S 16°19'44" W	24.70'
L125	N 71°08'28" W	10.04'
L126	S 35°53'19" W	16.07'
L127	N 54°26'57" W	23.43'
L128	S 55°39'06" W	42.66'
L129	S 60°00'34" E	34.83'
L130	S 29°25'36" W	35.19'
L131	S 37°57'25" E	16.63'
L132	S 15°54'40" E	14.20'
L133	N 45°40'04" E	25.24'
L134	N 19°35'25" E	32.52'
L135	N 48°07'03" E	13.89'
L136	S 81°06'07" E	21.60'
L137	S 21°47'46" E	29.91'
L138	S 80°49'39" E	7.77'
L139	S 51°51'20" E	12.62'
L140	S 20°20'59" E	23.93'
L141	S 49°44'10" W	28.25'
L142	S 29°43'17" W	32.07'
L143	S 39°01'53" W	30.12'
L144	S 07°02'49" E	20.36'
L145	S 50°20'53" E	32.38'
L146	S 06°46'33" W	11.21'



QUEEN ANNE'S SOILS				
MAP SYMBOL	SOILS NAME	HYDRIC SOILS	K FACTOR SOILS	SOIL GROUP
Bp	BESTPITCH PEAT	YES	0.02	D
DOE	DOWNER SOILS	YES	0.20	B
DUD	DOWNER AND UNICORN SOILS	YES	0.32	B
IgB	INGLESIDE SANDY LOAM		0.20	B
IgC	INGLESIDE SANDY LOAM		0.20	B
Lo	LONGMARSH MUCKY LOAM	YES	0.15	D

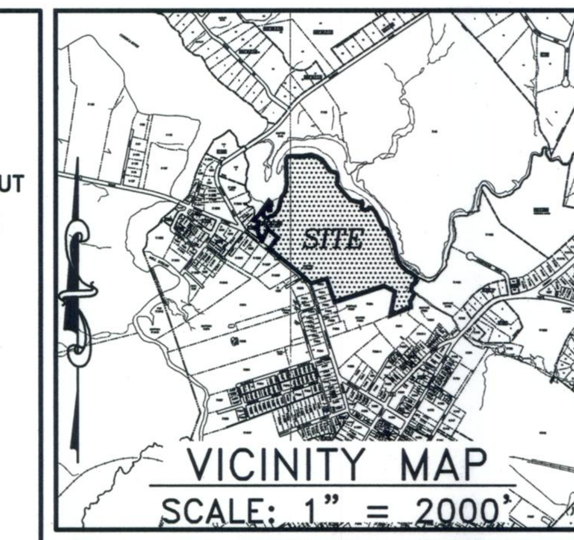
TIDAL WETLANDS CLASSIFICATION TABLE		
CLASSIFICATION	AREA	OWNERSHIP
#44–CATTAIL	5.676 AC.±	
#48–BIG CORDGRASS	0.72 AC.±	STATE

LEGEND

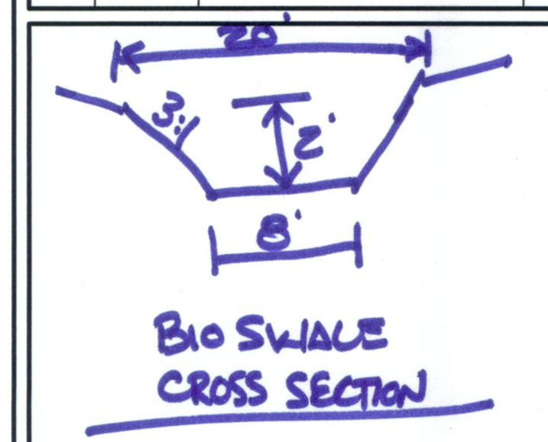
- UTILITY POLE
- GUY WIRE ANCHOR
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- WATER METER
- GAS TANK
- CONIFEROUS TREE
- DECIDUOUS TREE
- APPROXIMATE TREE LINE
- NON-TIDAL WETLAND
- TIDAL WETLAND
- NON TIDAL WETLAND
- TIDAL WETLAND
- FENCE
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND UNLESS NOTED OTHERWISE
- SLOPES 15% AND GREATER
- 100' BUFFER
- BUFFER EXPANDED FOR STEEP SLOPES

55+ Condo	84
Townhomes	25
MF total	109
Cottage Home	37
Single Family	63
Single Family - water	17
SF total	117

TOTAL 226
+ 14 res + 2 ret ADU*
inc (2) 2 Bed apt above club
pending code interpretation



REVISIONS			
No.	DATE	DESCRIPTION	BY



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

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" & "A6" (EL 7) AND IS LOCATED WITHIN COASTAL FLOOD PLAIN AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS COMMUNITY PANEL NO. 240056 0001 B FOR QUEEN ANNE'S 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 (LDA) 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.
- 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 CORS STATION LOYF (PID DK7414) COMBINED FACTOR: 0.99995360 & LOYG (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 THE 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.

CRITICAL AREA LOT COVERAGE CALCULATIONS

TOTAL AREA	=	46.869 AC± OR 2,041,614 SF±
AREA IN CRITICAL AREA	=	46.869 AC± OR 2,041,614 SF±
ALLOWABLE LOT COVERAGE (LDA)	=	306,242 SF± (15% OF 46.869 AC±)
EXISTING LOT COVERAGE		
2½ STORY DWELLING	=	2,269 SF±
GARAGE	=	363 SF±
SHED	=	192 SF±
POOL/PATIO	=	1,840 SF±
STEPS & WALKS	=	734 SF±
PAVED DRIVEWAY	=	2,270 SF±
GRAVEL DRIVEWAY	=	7,109 SF±
TOTAL EXISTING LOT COVERAGE	=	14,777 SF±
REMAINING ALLOWABLE LOT COVERAGE	=	291,465 SF±

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	=	8.183 AC±
AREA IN 100' BUFFER EXPANDED FOR NON–TIDAL WETLANDS, STEEP SLOPES AND HIGHLY ERODIBLE SOILS	=	12.325 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±

100' 50' 0' 50' 100' 200'
SCALE IN FEET

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E–mail: mail @ leinc.com
117 Bay St. Easton, MD 21601 (410) 822–8003
15 Washington St. Cambridge, MD 21613 (410) 221–0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758–2095

NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

SEAL

DATE

CONCEPT SITE PLAN

ON THE LANDS OF
BANK OF AMERICA AND
CLAYTON C. CARTER TRUSTEES
& CLAYTON C CARTER

TOWN OF CENTREVILLE, THIRD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MARYLAND TAX MAP 35I, GRID 19, PARCEL 1288

ISSUED FOR: DATE: BY:

SHEET No. 1 OF 1	DATE: 2/19/14
	JOB No. 130454
SCALE: AS NOTED	FILE No. C923

© LANE ENGINEERING, LLC

Date: 02/24/2014 – 7:44am User: rvanemburghProject Manager: BFG
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