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°13'38" 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°18'28" 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'
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L64	S 69°53'30" E	34.07'
L65	N 68°19'52" E	36.99'
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L68	S 18°34'57" W	8.84'
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APPROXIMATE MEAN HIGH WATER		
LINE	BEARING	DISTANCE
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L97	S 22°34'25" E	29.84'
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L100	S 08°28'52" 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°12'18" 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'

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

GENERAL NOTES

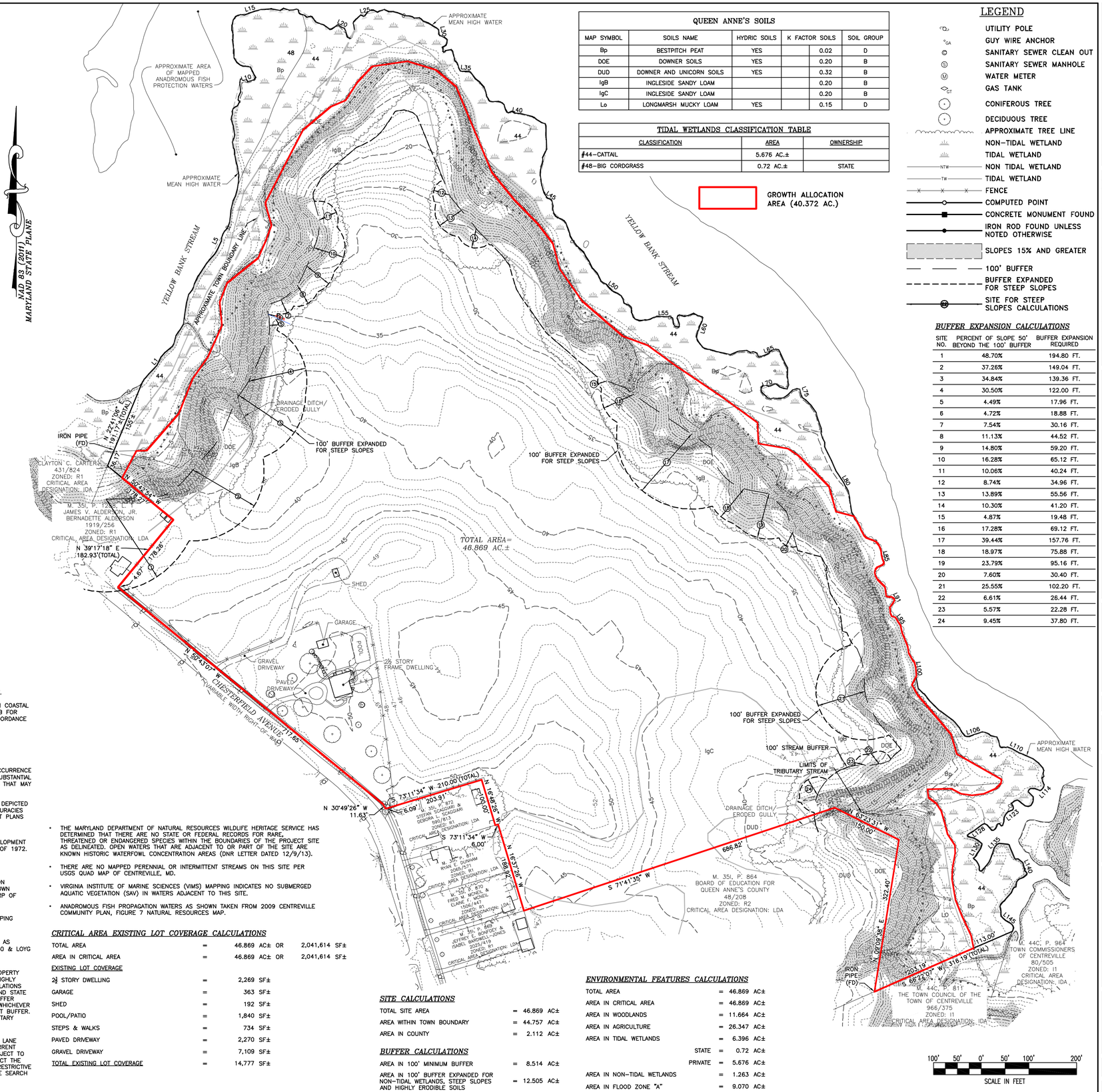
ZONING CLASSIFICATION: R-1
SETBACKS:
FRONT- 35'
SIDE- 10' WITH 25' IN AGGREGATE
REAR- 35'

- 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 AND REVERIFIED ON MARCH 21, 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 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, OR TO THE TOP OF THE SLOPE, WHICHEVER IS GREATER. THE PERCENT OF SLOPE IS MEASURED AS AN AVERAGE FOR 50 FEET BEYOND THE 100-FOOT BUFFER. THE EXPANSION OF THE BUFFER IS 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.



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
- SITE FOR STEEP SLOPES CALCULATIONS

BUFFER EXPANSION CALCULATIONS

SITE NO.	PERCENT OF SLOPE 50' BEYOND THE 100' BUFFER	BUFFER EXPANSION REQUIRED
1	48.70%	194.80 FT.
2	37.26%	149.04 FT.
3	34.84%	139.36 FT.
4	30.50%	122.00 FT.
5	4.49%	17.96 FT.
6	4.72%	18.88 FT.
7	7.54%	30.16 FT.
8	11.13%	44.52 FT.
9	14.80%	59.20 FT.
10	16.28%	65.12 FT.
11	10.06%	40.24 FT.
12	8.74%	34.96 FT.
13	13.89%	55.56 FT.
14	10.30%	41.20 FT.
15	4.87%	19.48 FT.
16	17.28%	69.12 FT.
17	39.44%	157.76 FT.
18	18.97%	75.88 FT.
19	23.79%	95.16 FT.
20	7.60%	30.40 FT.
21	25.55%	102.20 FT.
22	6.61%	26.44 FT.
23	5.57%	22.28 FT.
24	9.45%	37.80 FT.

- THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE PROJECT SITE AS DELINEATED. OPEN WATERS THAT ARE ADJACENT TO OR PART OF THE SITE ARE KNOWN HISTORIC WATERFOWL CONCENTRATION AREAS (DNR LETTER DATED 12/9/13).
- 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 EXISTING 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±
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±	

SITE CALCULATIONS

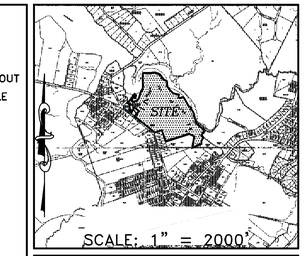
TOTAL SITE AREA	=	46.869 AC±
AREA WITHIN TOWN BOUNDARY	=	44.757 AC±
AREA IN COUNTY	=	2.112 AC±

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±



REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: mail @ lelnc.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

ENVIRONMENTAL FEATURES 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:
TOWN REVIEW	6/6/14	BFG

SHEET No. 1 OF 1	DATE: 5/20/14
SCALE: AS NOTED	JOB No. 130454
	FILE No. C923

Date: 02/16/2015 – 12:46pm User: wbernhart Project Manager: BFG
Drawing Path: J:\2013\0400\130454\Cadbds\Dwg\RSK-PLTS-130454.dwg
XREF File(s): VSF-BASE-130454/FSL-BASE-130454/CarterFarm-Master-acad2007/RSK-BASE-130454

© LANE ENGINEERING, LLC

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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°32'18" E	22.81'
L100	S 08°28'52" 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°12'18" 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'

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

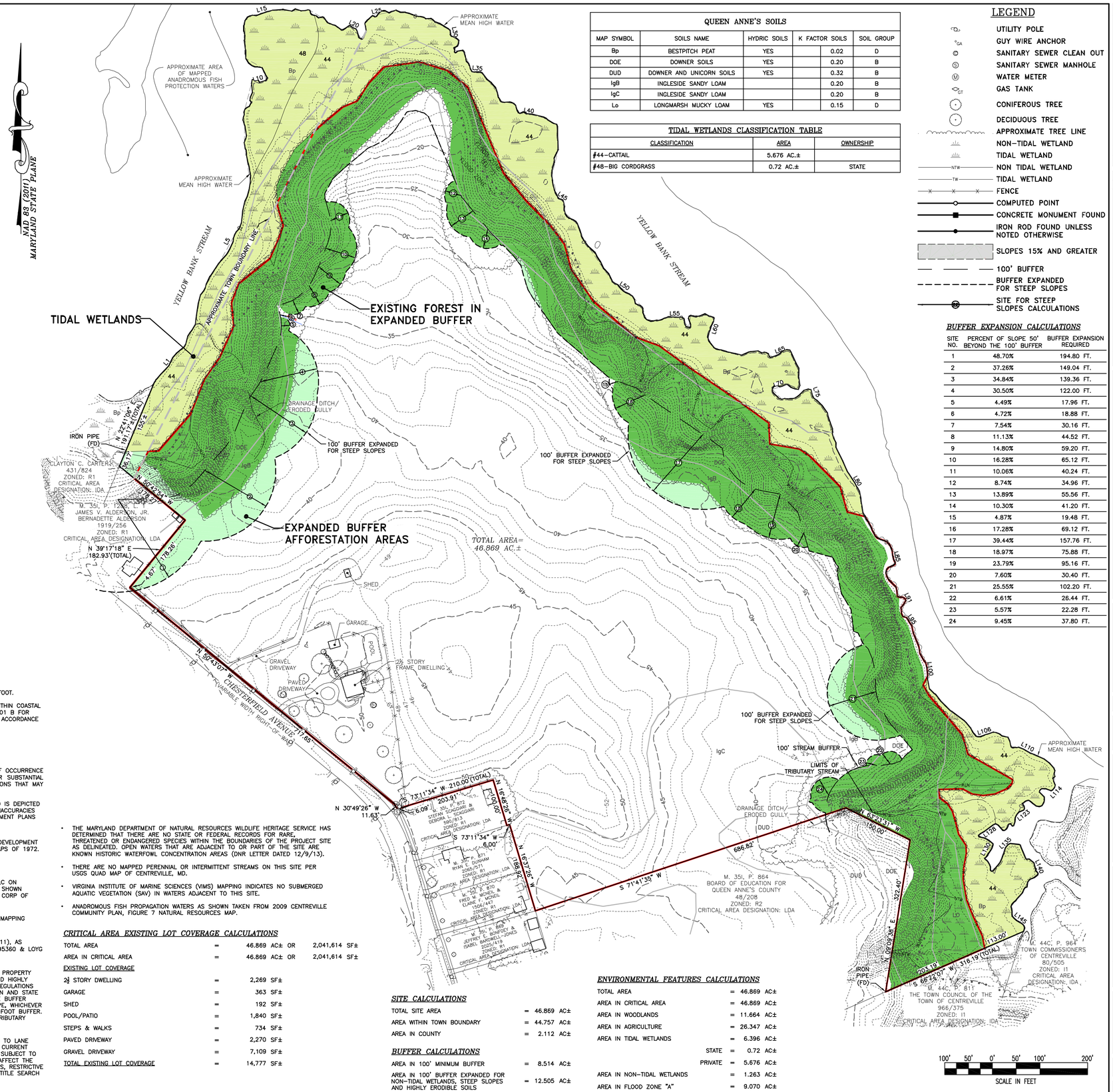
GENERAL NOTES

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 AND REVERIFIED ON MARCH 21, 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 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, OR TO THE TOP OF THE SLOPE, WHICHEVER IS GREATER. THE PERCENT OF SLOPE IS MEASURED AS AN AVERAGE FOR 50 FEET BEYOND THE 100–FOOT BUFFER. THE EXPANSION OF THE BUFFER IS 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.



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
- SITE FOR STEEP SLOPES CALCULATIONS

BUFFER EXPANSION CALCULATIONS

SITE NO.	PERCENT OF SLOPE 50' BEYOND THE 100' BUFFER	BUFFER EXPANSION REQUIRED
1	48.70%	194.80 FT.
2	37.26%	149.04 FT.
3	34.84%	139.36 FT.
4	30.50%	122.00 FT.
5	4.49%	17.96 FT.
6	4.72%	18.88 FT.
7	7.54%	30.16 FT.
8	11.13%	44.52 FT.
9	14.80%	59.20 FT.
10	16.28%	65.12 FT.
11	10.06%	40.24 FT.
12	8.74%	34.96 FT.
13	13.89%	55.56 FT.
14	10.30%	41.20 FT.
15	4.87%	19.48 FT.
16	17.28%	69.12 FT.
17	39.44%	157.76 FT.
18	18.97%	75.88 FT.
19	23.79%	95.16 FT.
20	7.60%	30.40 FT.
21	25.55%	102.20 FT.
22	6.61%	26.44 FT.
23	5.57%	22.28 FT.
24	9.45%	37.80 FT.

CRITICAL AREA EXISTING 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±
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±	

- THE MARYLAND DEPARTMENT OF NATURAL RESOURCES WILDLIFE HERITAGE SERVICE HAS DETERMINED THAT THERE ARE NO STATE OR FEDERAL RECORDS FOR RARE, THREATENED OR ENDANGERED SPECIES WITHIN THE BOUNDARIES OF THE PROJECT SITE AS DELINEATED. OPEN WATERS THAT ARE ADJACENT TO OR PART OF THE SITE ARE KNOWN HISTORIC WATERFOWL CONCENTRATION AREAS (DNR LETTER DATED 12/9/13).
- 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

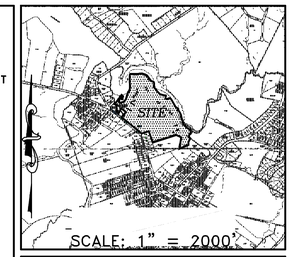
TOTAL SITE AREA	=	46.869 AC±
AREA WITHIN TOWN BOUNDARY	=	44.757 AC±
AREA IN COUNTY	=	2.112 AC±

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±



REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
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NOT VALID FOR CONSTRUCTION UNLESS SIGNED AND DATED HERE:

SEAL

DATE

ENVIRONMENTAL FEATURES 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:
TOWN REVIEW	6/6/14	BFG

SHEET No. 1 OF 1	DATE:	5/20/14	
	JOB No.	130454	
SCALE: AS NOTED	FILE No.	C923	

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