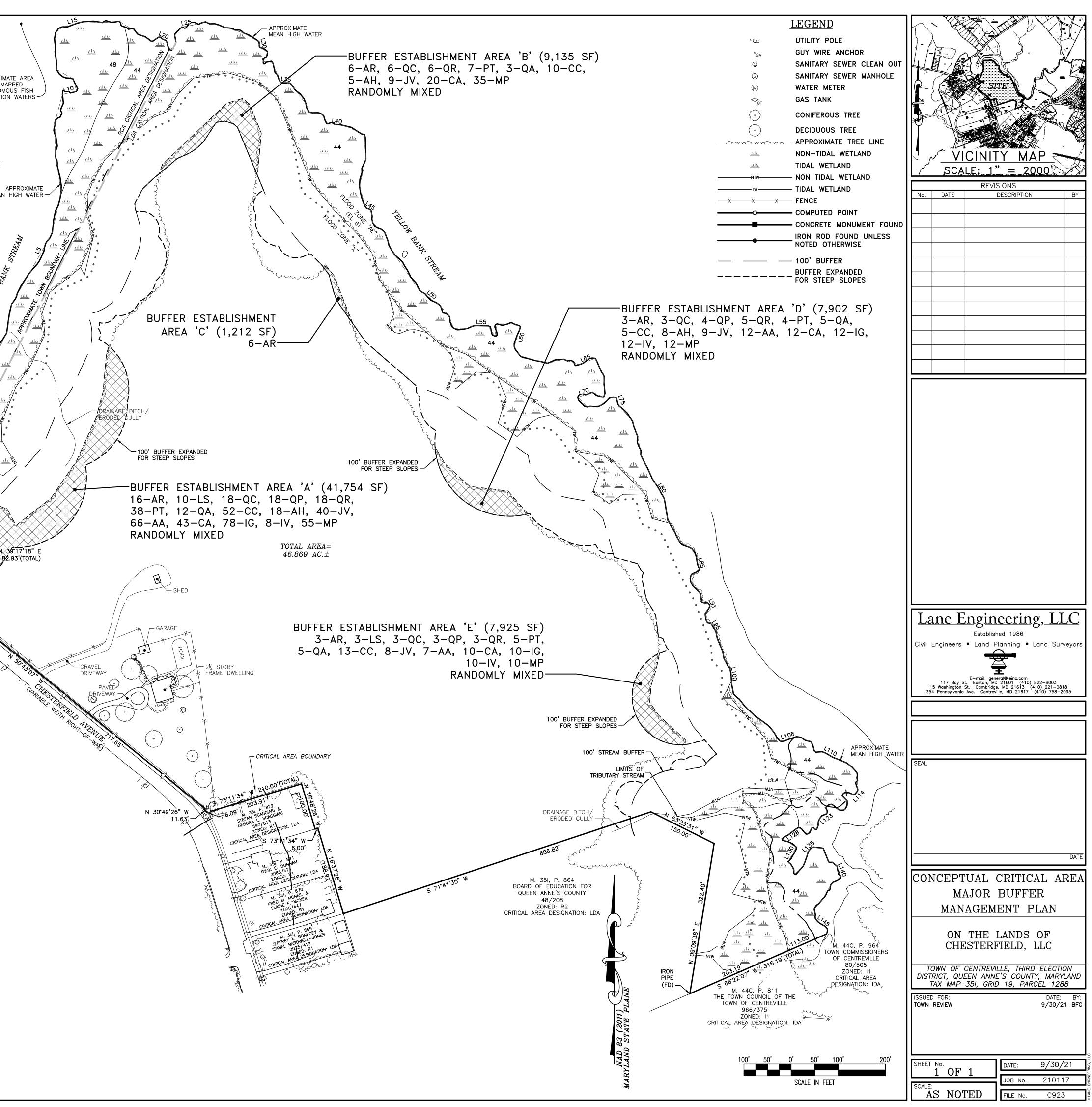
<u>SITE DATA</u> APPLICANT:					
APPLICANT:					(/
	GREEN DEVELOPMEN	T, C/O ERNIE SOTA			
SITE ADDRESS:	408 CHESTERFIELD CENTREVILLE, MARY				
DEED REFERENCE: PLAT REFERENCE:	2390/473 45/12				
TOTAL AREA:	46.869 ACRES± EN	NTIRELY IN THE CRITICAL ARE	A		
CURRENT ZONING:		BORHOOD DESIGN (TND)		,	
STREAM. THE MAJOF	ITY OF THE BUFFER E SITE OUTSIDE OF	R IS FORESTED (478,673 SF) THE BUFFER IS CURRENTLY	TED ALONG THE SHORES OF THE YELLOW BANK WITH A MIXTURE OF HARDWOOD OAKS, MAPLE IN AGRICULTURAL PRODUCTION AND BEING		
PROPOSED APPROAC ALLOCATION FOR TH LIMITED DEVELOPMEN	H TO FULLY—ESTAB IS SITE. GROWTH / IT AREA (LDA) TO I	LISH THE EXPANDED BUFFER ALLOCATION IS PROPOSED TO	IENT PLAN IS INTENDED TO SHOW THE AS IS REQUIRED FOR CRITICAL AREA GROWTH CHANGE THE PROPERTY'S CLASSIFICATION FRO (IDA) IN ORDER TO ALLOW TRADITIONAL	м	
THE EXPANDED BUF NATIVE SPECIES CAN	FER NOT CURRENTL	Y FORESTED WILL BE FULLY- ORY LANDSCAPE STOCK AND	AND INTENDED TO REMAIN AS SUCH. AREAS O -ESTABLISHED AS A MULTI-TIER WOODLAND WITI SHRUBS. DETAILED PLANTING PLANS WILL BE HE PREPARATION OF DEVELOPMENT SITE PLANS		
WITH FINAL LOCATIO CONSULTATION WITH	N TO BE DETERMINE TOWN OFFICIALS. T	ED IN CONJUNCTION WITH DE HE PATH WILL GENERALLY BE	F THE SHORELINE PERIMETER OF THE PROPERT VELOPMENT SITE PLANS AND FURTHER E LOCATED BETWEEN THE 100 FOOT AND THE IG AND GRADING TO MINIMIZE BUFFER	ſY	
		EQUIRED IN CONJUNCTION WI ND COMMUNITY PATHS.	TH ANY FUTURE CLEARING OR GRADING IN THE		
BUFFER ESTAB	LISHMENT REQU	JIREMENTS / PROPOSA	<u>AL</u>		
PROPOSED DEVELOP	MENT ACTIVITY: RES	IDENTIAL SUBDIVISION			
PER COMAR 27.01.C THE UPLAND, NON-			R LOCAL PROGRAM ADOPTION", FULLY ESTABLISH	4	
GROSS BUFFER		= 546			
		=(478 ESTABLISHMENT = 67 RED =			
LANDSCAPE STOCK	PROPOSED				.0,201
134 — 2"C	ALIPER, CANOPY TR		= 26,800 SF CREDIT; (39%) = 7,900 SF CREDIT; (12%)	<u>77</u>	
134 — 2" C 79 — 3/4' 177 — 3/4'	ALIPER, CANOPY TR CALIPER, CANOPY CALIPER, UNDERST	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT	= 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%)	<u>یا</u> IRÔN PI (F	$ \begin{array}{c} \underline{\mu} \\ \underline$
134 — 2" C 79 — 3/4' 177 — 3/4'	ALIPER, CANOPY TR CALIPER, CANOPY CALIPER, UNDERST	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT	= 7,900 SF CREDIT; (12%)	(F	
134 — 2"C 79 — 3/4' 177 — 3/4' 400 — 3'H	ALIPER, CANOPY TR 'CALIPER, CANOPY 'CALIPER, UNDERST GT., LARGE SHRUBS	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT	= 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%)	(F CHESTERFIELD, 2390/473	
134 – 2" (79 – 3/4' 177 – 3/4' 400 – 3' H <u>PLANTING STAN</u>	ALIPER, CANOPY TR 'CALIPER, CANOPY 'CALIPER, UNDERST GT., LARGE SHRUBS <u>DARDS</u>	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT © 50 SF CREDIT	= 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.)	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR	
134 – 2" C 79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING STAN PLANTING REQUIREM 1 ACRE – AT LEAST	ALIPER, CANOPY TR ' CALIPER, CANOPY ' CALIPER, UNDERST GT., LARGE SHRUBS DARDS DARDS ENTS IN ACCORDANG ' 10% OF THE BUFI	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES	= 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%)	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR	
134 – 2" C 79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING REQUIREM 1 ACRE – AT LEAST IN ACCORDANCE WIT	ALIPER, CANOPY TR ' CALIPER, CANOPY ' CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFI H COMAR 27.01.09.	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES	 7,900 SF CREDIT; (12%) 13,275 SF CREDIT; (20%) 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) -2.K): BUFFER ESTABLISHMENT, GREATER THAN 	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION:	D)
134 – 2" C 79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING REQUIREM 1 ACRE – AT LEAST IN ACCORDANCE WIT OTHER REQUIREMEN	ALIPER, CANOPY TR CALIPER, CANOPY CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFI H COMAR 27.01.09. IS:	TREES @ 100 SF CREDIT FORY TREES @ 75 SF CREDIT G @ 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L.	 7,900 SF CREDIT; (12%) 13,275 SF CREDIT; (20%) 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) -2.K): BUFFER ESTABLISHMENT, GREATER THAN 	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL	
134 – 2" C 79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING REQUIREM 1 ACRE – AT LEAST IN ACCORDANCE WIT OTHER REQUIREMEN	ALIPER, CANOPY TR CALIPER, CANOPY CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFI H COMAR 27.01.09. IS:	TREES @ 100 SF CREDIT FORY TREES @ 75 SF CREDIT G @ 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L.	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) -2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK 	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
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134 – 2" C 79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING STAN PLANTING REQUIREM 1 ACRE – AT LEAST IN ACCORDANCE WIT OTHER REQUIREMENT COMAR 27.01.09.01 BUFFER ESTAB	ALIPER, CANOPY TR CALIPER, CANOPY CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFI H COMAR 27.01.09. TS: -3.J. (3) – A SING LISHMENT STOC IC NAME	TREES @ 100 SF CREDIT FORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. SLE SPECIES MAY NOT EXCEE EXING & SPECIES CHAT	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) -2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. RT	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
134 – 2" C 79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING STAN PLANTING REQUIREM 1 ACRE – AT LEAST IN ACCORDANCE WIT OTHER REQUIREMENT COMAR 27.01.09.01 BUFFER ESTABL SYM QUAN SCIENTIF BUFFER ESTABLISH 2" CALIPER CANOPY	ALIPER, CANOPY TR CALIPER, CANOPY CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANC 10% OF THE BUFI H COMAR 27.01.09. TS: -3.J. (3) – A SING CISHMENT STOC IC NAME MENT REQUIRED: 6 TREES	TREES @ 100 SF CREDIT FORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. SLE SPECIES MAY NOT EXCEE EKING & SPECIES CHAT COMMON NAME 37,930 SF MINIMUM	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) -2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. RT SPECIFICATION 	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
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134 - 2" C $79 - 3/4'$ $177 - 3/4'$ $400 - 3' H$ $PLANTING REQUIREM$ $1 ACRE - AT LEAST N ACCORDANCE WIT OTHER REQUIREMENT COMAR 27.01.09.01 BUFFER ESTABLE SYM QUAN SCIENTIF BUFFER ESTABLISH 2" CALIPER CANOPY AR 34 ACER RUE S 13 LIQUIDAME QC 30 QUERCUS QP 25 QUERCUS QP 25 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QA 25 QUERCUS QA 25 QUERCUS (134 - 2" CALIPER 3/4" CALIPER CANCE T 54 PINUS TAU QA 25 QUERCUS (79 - 3/4" CALIPE$	ALIPER, CANOPY TR CALIPER, CANOPY TR CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFI H COMAR 27.01.09. TS: -3.J. (3) – A SING CISHMENT STOC IC NAME MENT REQUIRED: 6 TREES BRUM AR STYRACIFLUA COCCINEA PHELLOS RUBRA CANOPY TREES EDA ALBA R CANOPY TREES @	TREES @ 100 SF CREDIT FORY TREES @ 75 SF CREDIT S @ 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. SLE SPECIES MAY NOT EXCEE ST. SPECIES MAY NOT EXCEE ST. SPECIES MAY NOT EXCEE ST. SPECIES CHAT COMMON NAME S7,930 SF MINIMUM RED MAPLE SWEET GUM SCARLET OAK WILLOW OAK RED OAK 200 SQ.FT. CREDIT EACH = LOBLOLLY PINE WHITE OAK	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) 2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. RT SPECIFICATION 2" CAL. 2"	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
134 – 2" C 79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING REQUIREM 1 ACRE – AT LEAST IN ACCORDANCE WIT OTHER REQUIREMENT COMAR 27.01.09.01 BUFFER ESTABLISH SYM QUAN SCIENTIF BUFFER ESTABLISH 2" CALIPER CANOPY AR 34 ACER RUE LS 13 LIQUIDAME QC 30 QUERCUS QP 25 QUERCUS QP 25 QUERCUS QR 32 QUERCUS QR 32 QUERCUS (134 – 2" CALIPER 3/4" CALIPER CANCE PLANTING REQUIREMENT CALIPER CANCE 3/4" CALIPER CANCE 3/4" CALIPER UNDE 3/4" CALIPER UNDE	ALIPER, CANOPY TR CALIPER, CANOPY TR CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFT H COMAR 27.01.09. TS: -3.J. (3) – A SING CISHMENT STOC IC NAME MENT REQUIRED: 6 TREES BRUM AR STYRACIFLUA COCCINEA PHELLOS RUBRA CANOPY TREES EDA ALBA R CANOPY TREES @ RSTORY TREES	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. COMMON NAME COMMON NAME S7,930 SF MINIMUM RED MAPLE SWEET GUM SCARLET OAK WILLOW OAK RED OAK 200 SQ.FT. CREDIT EACH = LOBLOLLY PINE WHITE OAK 0 100 SQ.FT. CREDIT EACH =	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) -2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. D 20% OF THE TOTAL PLANTING REQUIREMENT. RT 	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
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134 - 2" C 79 - 3/4' 177 - 3/4' 400 - 3' H PLANTING REQUIREM 1 ACRE - AT LEAST IN ACCORDANCE WIT OTHER REQUIREMENT COMAR 27.01.09.01 BUFFER ESTABLISH SYM QUAN SCIENTIF BUFFER ESTABLISH 2" CALIPER CANOPY AR 34 ACER RUE LS 13 LIQUIDAME QC 30 QUERCUS QP 25 QUERCUS QP 25 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QA 25 QUERCUS (134 - 2" CALIPER 3/4" CALIPER CANC PT 54 PINUS TAU QA 25 QUERCUS (79 - $3/4"$ CALIPE 3/4" CALIPER UNDE CC 80 CERCIS CA AH 31 ILEX OPAC JV 66 JUNIPERU (177 - $3/4"$ CALIP	ALIPER, CANOPY TR CALIPER, CANOPY TR CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFI H COMAR 27.01.09. TS: -3.J. (3) – A SING CISHMENT STOC IC NAME MENT REQUIRED: 6 TREES BRUM AR STYRACIFLUA COCCINEA PHELLOS RUBRA CANOPY TREES EDA ALBA R CANOPY TREES EDA ALBA R CANOPY TREES EDA ALBA R CANOPY TREES CA S VIRGINIANA ER UNDERSTORY TR	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. COMMON NAME COMMON NAME COMMON NAME S7,930 SF MINIMUM RED MAPLE SWEET GUM SCARLET OAK WILLOW OAK RED OAK 200 SQ.FT. CREDIT EACH = LOBLOLLY PINE WHITE OAK 0 100 SQ.FT. CREDIT EACH = EASTERN REDBUD AMERICAN HOLLY EASTERN RED CEDAR	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) 2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. D 20% OF THE TOTAL PLANTING REQUIREMENT. RT SPECIFICATION 2" CAL. 3/4" CAL. 	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
79 – 3/4' 177 – 3/4' 400 – 3' H PLANTING REQUIREM 1 ACRE – AT LEAST IN ACCORDANCE WIT OTHER REQUIREMENT COMAR 27.01.09.01 BUFFER ESTABLISH 2" CALIPER CANOPY AR 34 ACER RUE LS 13 LIQUIDAME QC 30 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QR 32 QUERCUS (134 – 2" CALIPER 3/4" CALIPER CANC PT 54 PINUS TAL QA 25 QUERCUS (79 – 3/4" CALIPE 3/4" CALIPER UNDE CC 80 CERCIS C AH 31 ILEX OPAC JV 66 JUNIPERU (177 – 3/4" CALIP	ALIPER, CANOPY TR CALIPER, CANOPY T CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFT H COMAR 27.01.09. TS: -3.J. (3) – A SING CISHMENT STOC IC NAME MENT REQUIRED: 6 TREES BRUM AR STYRACIFLUA COCCINEA PHELLOS RUBRA CANOPY TREES EDA ALBA R CANOPY TREES EDA ALBA R CANOPY TREES ANADENSIS CA S VIRGINIANA ER UNDERSTORY TR HRUBS RBUTIFOLIA	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. CE SPECIES MAY NOT EXCEE COMMON NAME COMMON NAME 37,930 SF MINIMUM RED MAPLE SWEET GUM SCARLET OAK WILLOW OAK RED OAK 200 SQ.FT. CREDIT EACH = LOBLOLLY PINE WHITE OAK 0 100 SQ.FT. CREDIT EACH = EASTERN REDBUD AMERICAN HOLLY EASTERN RED CEDAR EES @ 75 SQ.FT. CREDIT EACH	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) -2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. RT SPECIFICATION 2" CAL. 2" CAL. 3/4" CA	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
134 - 2" C 79 - 3/4' 177 - 3/4' 400 - 3' H PLANTING REQUIREM 1 ACRE - AT LEAST IN ACCORDANCE WIT OTHER REQUIREMENT COMAR 27.01.09.01 BUFFER ESTABLISH 2" CALIPER CANOPY AR 34 ACER RUE LS 13 LIQUIDAME QC 30 QUERCUS QP 25 QUERCUS QP 25 QUERCUS QP 25 QUERCUS QP 25 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QR 32 QUERCUS (134 - 2" CALIPER 3/4" CALIPER CANCP 3/4" CALIPER UNDECCUS (79 - 3/4" CALIPER 3/4" CALIPER UNDECUS (79 - 3/4" CALIPER $3' HEIGHT LARGE SI 3' \text{ $	ALIPER, CANOPY TR CALIPER, CANOPY T CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFT H COMAR 27.01.09. TS: -3.J. (3) – A SING CISHMENT STOC IC NAME MENT REQUIRED: 6 TREES BRUM AR STYRACIFLUA COCCINEA PHELLOS RUBRA CANOPY TREES EDA ALBA R CANOPY TREES EDA ALBA R CANOPY TREES EDA ALBA R CANOPY TREES CA S VIRGINIANA ER UNDERSTORY TR HRUBS RBUTIFOLIA PA AMERICANA IRA	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. CE SPECIES MAY NOT EXCEE COMMON NAME COMMON NAME S7,930 SF MINIMUM RED MAPLE SWEET GUM SCARLET OAK WILLOW OAK RED OAK 200 SQ.FT. CREDIT EACH = LOBLOLLY PINE WHITE OAK 0 100 SQ.FT. CREDIT EACH = EASTERN REDBUD AMERICAN HOLLY EASTERN RED CEDAR EES @ 75 SQ.FT. CREDIT EACH RED CHOKEBERRY AMERICAN BEAUTYBERRY INKBERRY	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) 2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. RT SPECIFICATION 2" CAL. 2. CAL. 3/4" CAL. <	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)
$134 - 2" C$ $79 - 3/4'$ $177 - 3/4'$ $400 - 3' H$ $PLANTING REQUIREM 1 \text{ ACRE} - \text{ AT LEAST} N \text{ ACCORDANCE WIT} OTHER REQUIREMEN' COMAR 27.01.09.01^{-1} BUFFER ESTABLISH 2" CALIPER CANOPY AR 34 ACER RUE LS 13 LIQUIDAME QC 30 QUERCUS QP 25 QUERCUS QP 25 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QR 32 QUERCUS QI 25 QUERCUS QR 32 QUERCUS QI 25 QUERCUS QI 25 QUERCUS QI 25 QUERCUS QF 25 QUERCUS QF 25 QUERCUS QF 25 QUERCUS QF 32 QUERCU$	ALIPER, CANOPY TR CALIPER, CANOPY T CALIPER, UNDERST GT., LARGE SHRUBS DARDS ENTS IN ACCORDANG 10% OF THE BUFT H COMAR 27.01.09. TS: -3.J. (3) – A SING CISHMENT STOC IC NAME MENT REQUIRED: 6 TREES BRUM AR STYRACIFLUA COCCINEA PHELLOS RUBRA CANOPY TREES EDA ALBA R CANOPY TREES EDA ALBA R CANOPY TREES CA S VIRGINIANA ER UNDERSTORY TR HRUBS RBUTIFOLIA PA AMERICANA ICILLATA	TREES @ 100 SF CREDIT ORY TREES @ 75 SF CREDIT © 50 SF CREDIT CE WITH (COMAR 27.01.09.01 FER ESTABLISHMENT AFFORES 01-2.L. SLE SPECIES MAY NOT EXCEE EXING & SPECIES CHA: COMMON NAME 37,930 SF MINIMUM RED MAPLE SWEET GUM SCARLET OAK WILLOW OAK RED OAK 200 SQ.FT. CREDIT EACH = LOBLOLLY PINE WHITE OAK 0 100 SQ.FT. CREDIT EACH = EASTERN REDBUD AMERICAN HOLLY EASTERN RED CEDAR EES @ 75 SQ.FT. CREDIT EACH RED CHOKEBERRY AMERICAN BEAUTYBERRY	 = 7,900 SF CREDIT; (12%) = 13,275 SF CREDIT; (20%) = 20,000 SF CREDIT; (29%) 67,975 SF CREDIT; (1.56 AC.) 2.K): BUFFER ESTABLISHMENT, GREATER THAN TATION TO BE PLANTED IN LANDSCAPE STOCK D 20% OF THE TOTAL PLANTING REQUIREMENT. RT SPECIFICATION 2" CAL. 2" CAL. 3/4" CAL. 3	(F CHESTERFIELD, 2390/473 ZONED: R CRITICAL AR DESIGNATION: M. 3 KYL ME	D)



	XIMATE MEAN				HIGH WATER
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	N 40°05'49" E	97.17'	L74	N 83°01'52" E	14.21'
L2	N 26°12'11" E	52.25'	L75	<u>S 20°43'23" E</u>	20.31'
L3	N 09*52'44" E	63.16'	L76	<u>S 42°06'48" E</u>	41.45'
L4	<u>N 30°11'02" E</u>	77.44'	L77	<u>S 18°11'05" E</u>	34.97'
L5	N 29°14'39" E	96.61'	L78	<u>S 11°09'14" E</u>	42.90'
L6	N 12°00'33" E	88.25'	L79	S 26'31'51" E	58.57'
L7	N 08°31'18" W	83.23'	L80	S 30°41'09" E	43.08'
L8	<u>N 00°35'02" E</u>	69.86'	L81	<u>S 09°41'04" E</u>	44.79'
L9	N 15°05'48" E	55.93'	L82	<u>S 27°22'00" E</u>	54.51'
L10	N 76°34'30" E	31.13'	L83	<u>S 62°32'21" E</u>	28.69'
L11	N 17°35'49" W	27.35'	L84	<u>S 27°04'37" E</u>	23.22'
L12	N 60°32'15" W	39.56'	L85	<u>S 14°19'21" E</u>	23.65'
L13	N 01°12'15" W	78.70'	L86	<u>S 51°03'12" W</u>	23.15'
L14	N 53°05'36" E	19.98'	L87	<u>S 00°14'48" E</u>	13.24'
L15	N 75°47'03" E	43.95'	L88	S 39°50'07" E	31.03'
L16	<u>S 87°28'02" E</u>	40.26'	L89	<u>S 08°25'09" E</u>	18.69'
L17	N 87°01'57" E	36.82'	L90	<u>S 76°33'26" E</u>	14.84'
L18	<u>S 58°05'41" E</u>	78.94'	L91	<u>S 27°37'13" E</u>	6.31'
L19	<u>N 61°15'50" E</u>	18.25'	L92	<u>S 32*50'15" W</u>	17.71'
L20	<u>S 65°12'45" E</u>	16.15'	L93	<u>S 11°08'06" E</u>	17.40'
L21	S 26°19'15" E	23.18'	L94	<u>S 67°47'20" E</u>	8.36'
L22	N 35°10'44" E	19.53'	L95	<u>S 32°37'11" E</u>	20.83'
L23	N 10°26'37" W	15.77'	L96	<u>S 11°58'31" E</u>	15.65'
L24	N 41°50'49" E	23.51'	L97	<u>S 22°34'25" E</u>	29.84'
L25	N 79°54'04" E	21.60'	L98	<u>S 10°21'37" E</u>	15.62'
L26	N 75°48'44" E	29.42'	L99	<u>S 30°32'16" E</u>	22.81'
L27	S 74°40'17" E	48.48'	L100	<u>S 08°26'57" E</u>	28.46'
L28	S 72°26'17" E	36.16'	L101	<u>S 08°56'28" E</u>	26.82'
L29	S 59 ° 46'32" E	37.43'	L102	<u>S 43°54'05" E</u>	63.58'
L30	S 12°13'36" E	11.97'	L103	<u>S 52°39'55" E</u>	41.85'
L31	S 58°10'30" E	18.20'	L104	<u>S 39°28'41" E</u>	14.59'
L32	S 23°12'03" W	22.40'	L105	<u>S 37°12'17" E</u>	23.11'
L33	S 85°18'47" E	19.62'	L106	N 73°23'50" E	34.78'
L34	S 21°40'27" E	45.22'	L107	<u>S 70°55'50" E</u>	32.44'
L35	S 82°43'31" E	21.79'	L108	<u>S 19°52'07" E</u>	21.75'
L36	S 37°18'26" E		L109	<u>S 84°28'57" E</u>	18.76'
L37	S 23°14'56" E	19.92'	L110	<u>S 61°26'59" E</u>	23.07'
L38	S 81°35'50" E	26.00'	L111	<u>S 67°44'17" E</u>	32.25'
L39	<u>S 31°44'23" E</u>	24.18'	L112	<u>S 46°26'05" E</u>	28.33'
L40	S 83°08'10" E	37.75 '	L113	S 03°12'16" E	38.73'
L41	S 65°34'40" E	44.18'	L114	S 44°32'32" W	11.95'
L42	S 03°11'02" E	53.40'	L115	N 78°22'54" W	20.08'
L43	S 13°27'38" W	57.27 '	L116	S 34°14'10" W	8.50'
L44	S 15°43'24" E	46.38'	L117	S 44°38'45" E	14.65'
L45	S 55°57'41" E	14.40'	L118	S 15°32'53" W	18.96'
L46	S 08°04'02" E	25.82'	L119	S 87°14'04" W	12.12'
L47	S 50°19'44" E	33.35'	L120	N 55°12'21" W	20.40'
L48	S 21°45'09" E	42.10'	L121	S 58°42'52" W	14.11'
L49	S 34°53'28" E	101.33'	L122	S 21°09'43" E	10.91'
L50	S 54°12'33" E	52.21'	L123	S 52*48'50" W	19.69'
L51	S 40°29'34" E	31.13'	L124	S 16°19'44" W	24.70'
L52	S 19°41'22" E	26.69'	L125	N 71°08'28" W	10.04'
L53	S 84°24'40" E	23.19'	L126	S 35*53'19" W	16.07'
L54	N 71°15'47" E	22.74'	L127	N 54°26'57" W	23.43'
L55	S 89°12'54" E	29.27'	L128	S 55°39'06" W	42.66'
L56	S 32°37'33" E	25.51'	L129	S 60°00'34" E	34.83'
L57	N 11°49'31" E	25.95'	L130	S 29°25'36" W	35.19'
L58	N 89°46'41" E	35.61'	L131	S 37°57'25" E	16.63'
L59	S 65°04'36" E	14.81'	L132	S 15°54'40" E	14.20'
L60	S 17°19'42" W	43.66'	L133	N 45°40'04" E	25.24'
L61	S 32°48'08" E	23.65'	L134	N 19°35'25" E	32.52'
L62	S 74°54'32" E	60.13'	L135	N 48°07'03" E	13.89'
L63	N 75°53'31" E	35.19'	L136	S 81°06'07" E	21.60'
L64	S 69'53'30" E	34.07'	L137	S 21°47'46" E	29.91'
L65	N 68°19'52" E	36.99'	L138	S 80°49'39" E	7.77'
L66	S 26°40'28" E	43.12'	L139	S 51'51'20" E	12.62'
L67	S 02°54'27" E	35.45'	L140	S 20°20'59" E	23.93'
L68	S 18°34'57" W	8.84'	L141	S 49°44'10" W	28.25'
L69	N 66°17'53" W	26.02'	L142	S 29°43'17" W	32.07'
L70	S 70°53'27" W	32.84'	L143	S 39°01'53" W	30.12'
L71	S 44°12'33" E	28.54'	L144	S 07°02'49" E	20.36'
L72	N 84°31'43" E	27.95'	L145	S 50°20'53" E	32.38'
L72	N 50°37'07" E	24.80'	L146	S 06°46'33" W	11.21'

IRÔN PIPE CHESTERFIELD 2390/473 ZONED: R1 CRITICAL AREA DESIGNATION: IDA KYLE FARABAUGH & MEGAN FARABAUGH 3183/92 ZONED: R1 CRITICAL AREA DESIGNATION;

PREPARED FOR: GREEN DEVELOPMENT, C/O ERNIE SOTA PROPERTY OWNER: DEED REFERENCE:

CHESTERFIELD, LLC PROPERTY ADDRESS: 408 CHESTERFIELD AVE, CENTREVILLE, MD 21617 2390/473

PLAT REFERENCE:

GENERAL NOTES

ZONING CLASSIFICATION: R-1 SETBACKS:

REAR- 35'

FRONT- 35 SIDE— 10' WITH 25' IN AGGREGATE

45/12

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE PROPERTY SHOWN HEREON IS LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" & "AE" (EL 6) FLOOD ZONE(S) AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240056, MAP NO. 24035C0212D FOR THE TOWN OF CENTREVILLE, MARYLAND, EFFECTIVE DATE 11/5/2014, THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND

ZONE AE - 1% ANNUAL CHANCE FLOOD ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

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 PARTIALLY WITHIN THE CHESAPEAKE BAY CRITICAL AREA (RCA & LDA DESIGNATION) AS SHOWN ON THE QUEEN ANNE'S COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH QUEEN ANNE'S COUNTY ORDINANCE No. 19-05, EFFECTIVE DATE NOVEMBER 23, 2019.

A PORTION OF THE CRITICAL AREA BUFFER IS DESIGNATED AS A BUFFER EXEMPT AREA (BEA) SUBJECT TO THE REGULATIONS CONTAINED IN SECTION 14:1-53 OF THE QUEEN ANNE'S COUNTY CHESAPEAKE BAY CRITICAL AREA ACT.

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.

S ₹ 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 응 옷 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.

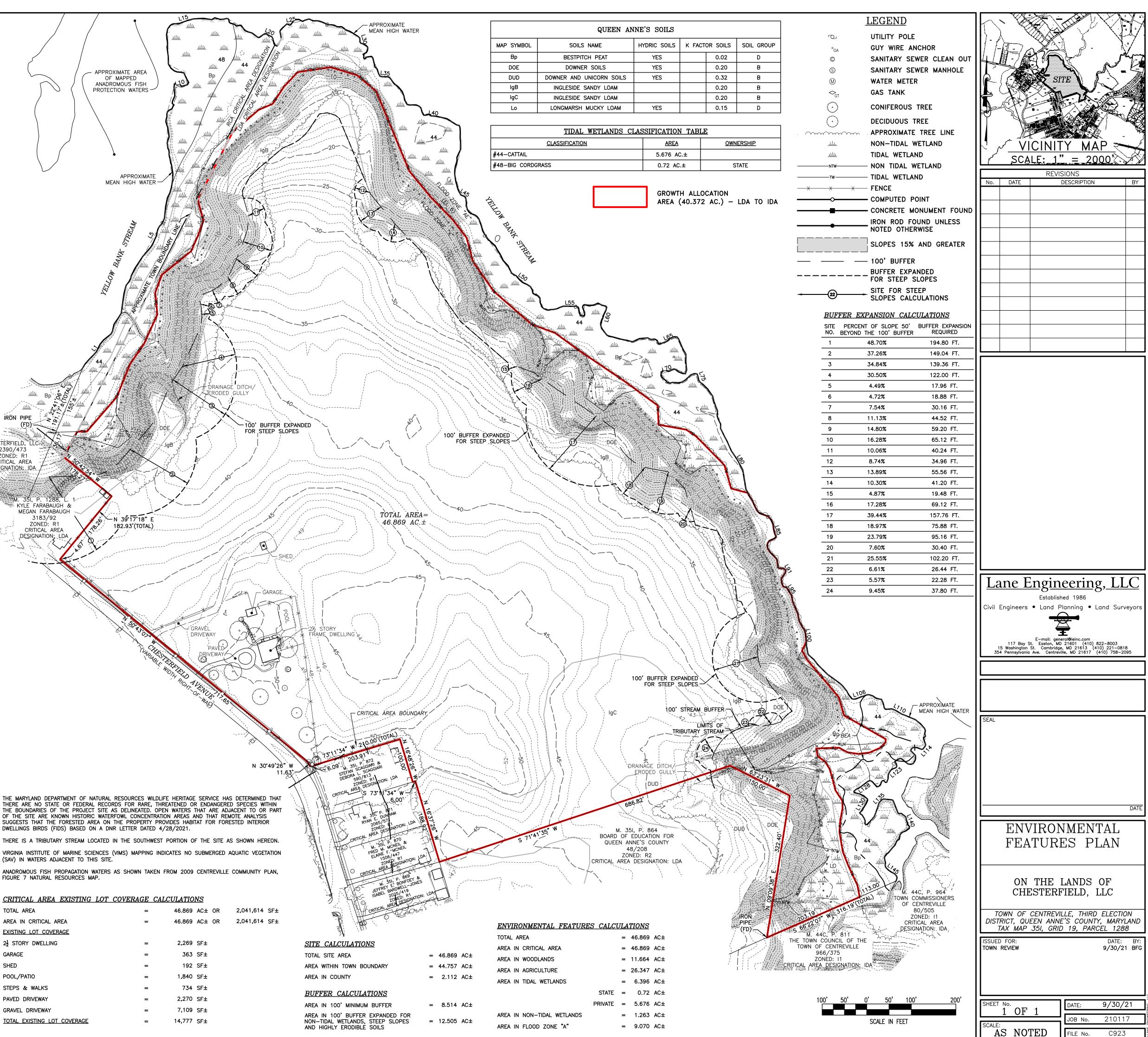
DWELLINGS BIRDS (FIDS) BASED ON A DNR LETTER DATED 4/28/2021.

(SAV) IN WATERS ADJACENT TO THIS SITE.

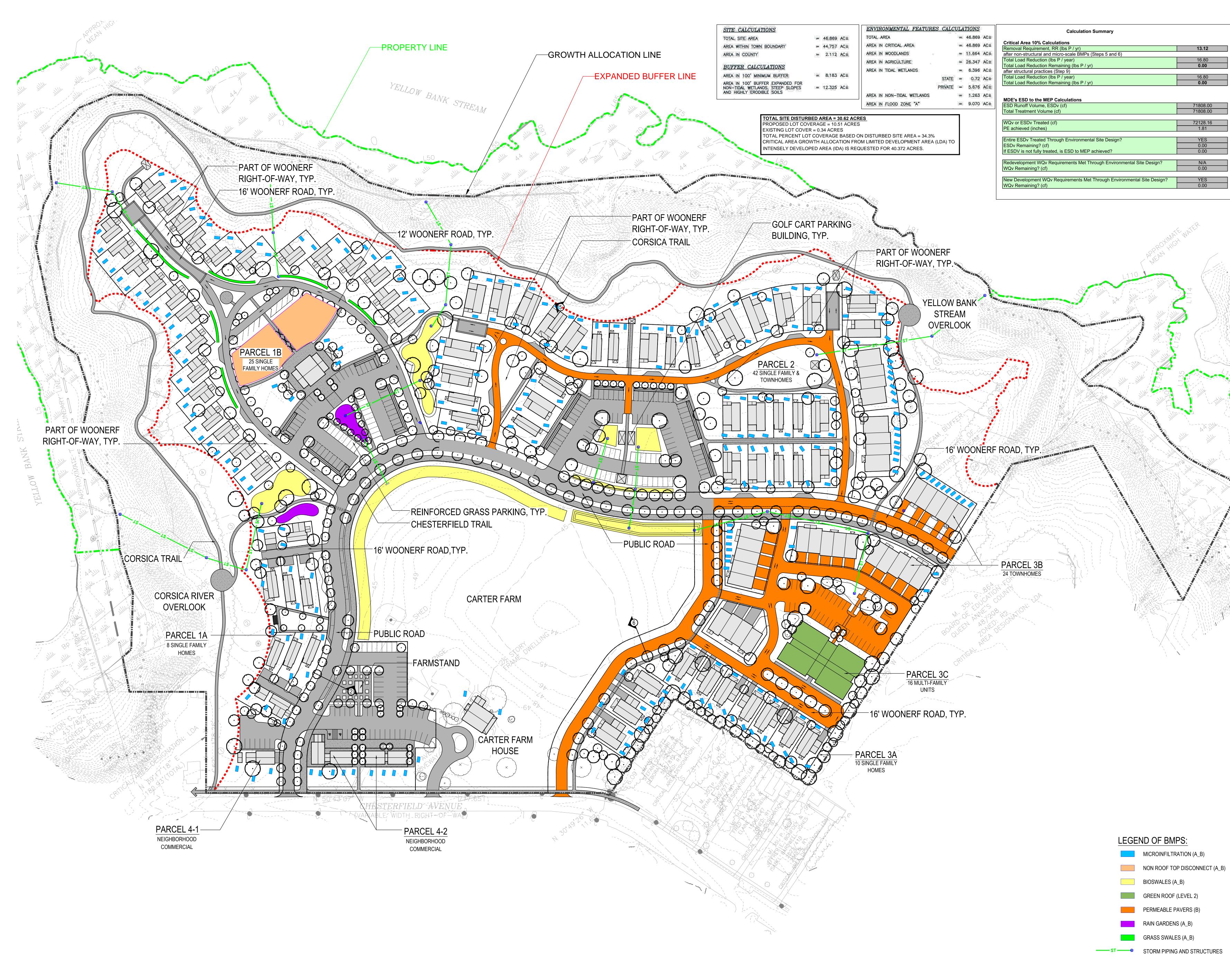
FIGURE 7 NATURAL RESOURCES MAP.

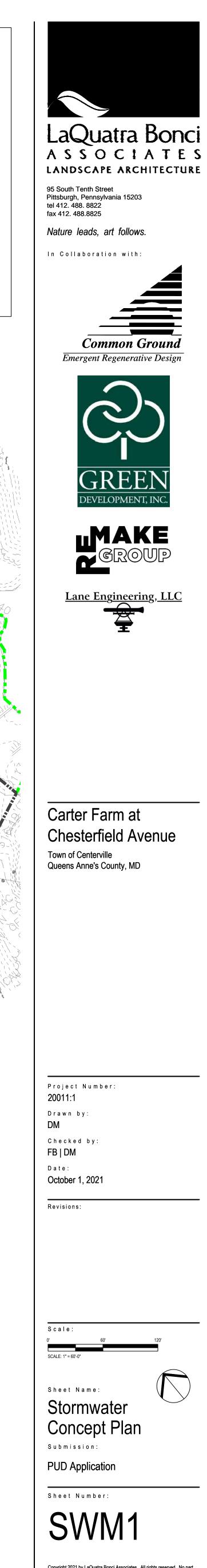
CRITICAL AREA EXISTING LOT COVERAGE CALCULATIONS TOTAL AREA AREA IN CRITICAL AREA EXISTING LOT COVERAGE $2\frac{1}{2}$ STORY DWELLING GARAGE SHED POOL/PATIO STEPS & WALKS PAVED DRIVEWAY GRAVEL DRIVEWAY

TOTAL EXISTING LOT COVERAGE



ILE No.





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