

| | | | | |
|--|---|-----------|----|----------------|
| TOTAL AREA IN 100' BUFFER | = | 0.365 AC± | OR | 15,895 SF |
| <u>EXISTING LOT COVERAGE</u> | | | | |
| DWELLING | = | | | 777 SF |
| GRAVEL DRIVEWAY | = | | | 1,434 SF |
| TOTAL EXISTING LOT COVERAGE | = | | | 2,211 SF 13.9% |
| <u>EXISTING LOT COVERAGE TO BE REMOVED</u> | | | | |
| GRAVEL DRIVEWAY | = | | | 1,434 SF |
| TOTAL EXISTING LOT COVERAGE TO BE REMOVED | = | | | 1,434 SF |
| TOTAL PROPOSED LOT COVERAGE | = | | | 0 SF |
| | | | | |
| TOTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) | = | | | 777 SF 4.9% |
| NET DECREASE IN LOT COVERAGE | = | | | 1,434 SF |












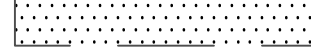





| | | | | |
|--|---|------------------|----|----------------|
| TOTAL AREA IN CRITICAL AREA | = | 1.379 AC± | OR | 60,080 SF |
| 15% LOT COVERAGE THRESHOLD | = | 15% OF 1.379 AC± | = | 9,012 SF |
| <u>EXISTING LOT COVERAGE</u> | | | | |
| DWELLING | = | | | 777 SF |
| GARAGE | = | | | 341 SF |
| GRAVEL DRIVEWAY | = | | | 5,185 SF |
| CONCRETE PAD | = | | | 276 SF |
| TOTAL EXISTING LOT COVERAGE | = | | | 6,579 SF 11.1% |
| <u>EXISTING LOT COVERAGE TO BE REMOVED</u> | | | | |
| GRAVEL DRIVEWAY | = | | | 3,368 SF |
| TOTAL EXISTING LOT COVERAGE TO BE REMOVED | = | | | 3,368 SF |
| <u>PROPOSED LOT COVERAGE</u> | | | | |
| DRIVEWAY | = | | | 1,621 SF |
| TOTAL PROPOSED LOT COVERAGE | = | | | 1,621 SF |
| | | | | |
| TOTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) | = | | | 4,832 SF 8.0% |
| ALLOWABLE LOT COVERAGE REMAINING | = | | | 4,180 SF |
| NET DECREASE IN LOT COVERAGE | = | | | 1,747 SF |

| | | | | |
|--|---|-----------|----|----------------|
| TOTAL AREA IN 100' BUFFER | = | 0.388 AC± | OR | 16,890 SF |
| <u>EXISTING LOT COVERAGE</u> | | | | |
| DWELLING | = | | | 749 SF |
| GARAGE | = | | | 290 SF |
| GRAVEL DRIVEWAY | = | | | 3,650 SF |
| DECK, WALK & STAIRS | = | | | 325 SF |
| TOTAL EXISTING LOT COVERAGE | = | | | 5,014 SF 29.7% |
| <u>EXISTING LOT COVERAGE TO BE REMOVED</u> | | | | |
| GRAVEL DRIVEWAY | = | | | 3,650 SF |
| TOTAL EXISTING LOT COVERAGE TO BE REMOVED | = | | | 3,650 SF |
| <u>PROPOSED LOT COVERAGE</u> | | | | |
| GRAVEL DRIVEWAY | = | | | 588 SF |
| WALK | = | | | 456 SF |
| TOTAL PROPOSED LOT COVERAGE | = | | | 1,044 SF |
| TOTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) | = | | | 2,408 SF 14.3% |
| NET DECREASE IN LOT COVERAGE | = | | | 2,606 SF |

| | | | | |
|--|---|------------------|----|----------------|
| TOTAL AREA IN CRITICAL AREA | = | 1,362 AC± | OR | 59,335 SF |
| 15% LOT COVERAGE THRESHOLD | = | 15% OF 1,362 AC± | = | 8,900 SF |
| <u>EXISTING LOT COVERAGE</u> | | | | |
| DWELLING | = | | | 1,478 SF |
| GARAGE | = | | | 661 SF |
| GRAVEL DRIVEWAY | = | | | 3,675 SF |
| DECK, WALK & STAIRS | = | | | 498 SF |
| TOTAL EXISTING LOT COVERAGE | = | | | 6,312 SF 10.6% |
| <u>EXISTING LOT COVERAGE TO BE REMOVED</u> | | | | |
| GRAVEL DRIVEWAY | = | | | 3,675 SF |
| TOTAL EXISTING LOT COVERAGE TO BE REMOVED | = | | | 3,675 SF |
| <u>PROPOSED LOT COVERAGE</u> | | | | |
| DRIVEWAY | = | | | 5,400 SF |
| WALK | = | | | 456 SF |
| TOTAL PROPOSED LOT COVERAGE | = | | | 5,856 SF |
| | | | | |
| TOTAL LOT COVERAGE (EXISTING - TO BE REMOVED + PROPOSED) | = | | | 8,493 SF 14.3% |
| ALLOWABLE LOT COVERAGE REMAINING | = | | | 407 SF |
| NET INCREASE IN LOT COVERAGE | = | | | 2,181 SF |

SEE SHEET 3 OF 3 FOR SEDIMENT & EROSION CONTROL NOTES & DETAILS.

[illegible]

| | |
|---|---|
|  | CONCRETE MONUMENT FOUND |
|  | IRON ROD FOUND |
|  | COMPUTED POINT |
|  | MINOR CONTOUR |
|  | MAJOR CONTOUR |
|  | DRINKING WATER SUPPLY WELL |
|  | FLOOD ZONE BOUNDARY |
|  | SOIL BOUNDARY |
|  | TIDAL WETLANDS |
|  | TREE LINE |
|  | DECIDUOUS TREE |
|  | SEWAGE DISPOSAL AREA |
|  | PROPOSED LOT COVERAGE |
|  | NON-ROOFTOP DISCONNECTION AREA (GRASSED) |
|  | LIMITS OF DISTURBANCE |
|  | LIMITS OF DISTURBANCE/SILT FENCE |
|  | DRAINAGE FLOW INDICATOR |

PLANS ARE NOT
APPROVED FOR
CONSTRUCTION

[illegible]

MISS UTILITY



**BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE**



E-mail: general@iapec.com
 117 Boy 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

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 48188, Expiration Date: 12/28/2025.

SEAL

STATE OF MARYLAND
JAMES T. SPANGLER
GOVERNOR
OFFICE OF THE GOVERNOR
BALTIMORE, MD.

3/24/25

DATE

PREPARED FOR
JEFFREY D. CHANDLER
& DONNA S. MOREA

IN THE SECOND ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 46, GRID 10, PARCELS 42 & 51

| | | |
|---------------------|----------|-----|
| ISSUED/REVISED FOR: | DATE: | BY: |
| AGENCY SUBMITTAL | 02/17/25 | DSR |
| SCD SUBMITTAL | 03/24/25 | DSR |

| | |
|----------------------------|----------------|
| SHEET No. 2 OF 3 | |
| SCALE: AS NOTED | JOB No. 200390 |
| | FILE No. 1108 |

