



Lot Number	Lot Area	Lot Coverage
A	7,200	2,160
B	7,200	2,160
C	7,200	2,160
D	7,200	2,160
E	7,200	2,160
F	7,223	2,167
G	7,200	2,160
H	36,475	3,000
I	10,012	3,004
Total	96,910	21,131

PROPOSED LOTS AT 30% LOT COVERAGE

- LEGEND**
- RCF - IRON ROD & CAP FOUND
 - CMF - CONCRETE FOUNDATION FOUND
 - STF - STONE FOUND
 - WM - WATER METER
 - WV - WATER VALVE
 - FP - FIRE HYDRANT
 - UP - UTILITY POLE
 - SS - SANITARY SEWER MANHOLE
 - OH - OVERHEAD WIRE
 - ES - EXISTING CONTOUR
 - EW - EXISTING WOODS LINE
- NOTES:**
- 1) PARCEL 1783
OWNER: WINWARD INVESTMENT, LLC
P.O. BOX 597
ST. MICHAELS, MARYLAND 21663
DEED: 1476/268
 - 2) THE LAND SHOWN HEREON IS DESIGNATED AS ZONES "R-1", "R-2", "R-3", "R-4", "R-5", "R-6", "R-7", "R-8", "R-9", "R-10", "R-11", "R-12", "R-13", "R-14", "R-15", "R-16", "R-17", "R-18", "R-19", "R-20", "R-21", "R-22", "R-23", "R-24", "R-25", "R-26", "R-27", "R-28", "R-29", "R-30", "R-31", "R-32", "R-33", "R-34", "R-35", "R-36", "R-37", "R-38", "R-39", "R-40", "R-41", "R-42", "R-43", "R-44", "R-45", "R-46", "R-47", "R-48", "R-49", "R-50", "R-51", "R-52", "R-53", "R-54", "R-55", "R-56", "R-57", "R-58", "R-59", "R-60", "R-61", "R-62", "R-63", "R-64", "R-65", "R-66", "R-67", "R-68", "R-69", "R-70", "R-71", "R-72", "R-73", "R-74", "R-75", "R-76", "R-77", "R-78", "R-79", "R-80", "R-81", "R-82", "R-83", "R-84", "R-85", "R-86", "R-87", "R-88", "R-89", "R-90", "R-91", "R-92", "R-93", "R-94", "R-95", "R-96", "R-97", "R-98", "R-99", "R-100".
 - 3) THE LAND SHOWN HEREON LIES WITHIN THE "LDA" ZONE WITHIN THE CHESAPEAKE CRITICAL AREA AND IS PROPOSED TO BE CHANGED TO "DA".
 - 4) ZONING CLASSIFICATION: R-1
BUILDING RESTRICTIONS:
MINIMUM LOT SIZE: 7,200 SF
50 FOOT FRONT SETBACK
25 FOOT REAR SETBACK
 - 5) RAILROAD AVENUE = COLLECTOR ROAD
 - 6) TAX MAP 200 GRID 21, PARCEL 1785
 - 7) TAX ACCOUNT NO. 02-063158

No.	DATE	REVISIONS	BY
1	6-9-08	PROPOSED LOTS & SUBDIVISION NAME	L.W.M.
2	7-10-08	ADD WETLAND AREA PROFILE	L.W.M.
3	8-14-08	IN RESPONSE TO CRITICAL AREA PER CRITICAL AREA COMMENTS	L.W.M.
4	8-20-08	ROAD AND LOT PERVIOUS PAVERS REMOVED	L.W.M.
5	10-31-08	PERVIOUS PAVERS REMOVED DRAINAGE EASEMENTS ADDED	L.W.M.

ISSUED FOR:	DATE:
TAC REVIEW	6-9-08 J.S.C.
CRITICAL AREA REVIEW	7-10-08 J.S.C.
TOWN OF ST. MICHAELS	11-5-08 J.S.C.

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 Established 1986
 Civil Engineers • Land Planning • Land Surveyors

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PROPOSED LOT COVERAGE EXHIBIT
 FOR
CHESAPEAKE REACH
 IN THE TOWN OF ST. MICHAELS
 TALBOT COUNTY, MARYLAND
 TAX MAP 200 GRID 21 PARCEL 1785

SHEET NO. **2**
 SCALE: **AS SHOWN**
 JOB NO. **070740** FILE NO. **8915**