



Easton Staff Development Review MEETING AGENDA

Wednesday, May 24, 2023 - 11:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Staff Review

- a. Staff review only time: 10:00 AM - 11:00 AM

Easton Staff Development Review (ESDR) meetings are an opportunity for staff to meet with applicants to discuss our preliminary review of their application. At the ESDR meeting, staff also confirm with the applicant the next steps in the review process.

This meeting will not be livestreamed or recorded, since these meetings are technical discussions only between staff and the applicant.

No public comments will be taken at this meeting, but there will be opportunities for public comment at future Planning Commission and/or Town Council public hearings.

2. Discussion Items

- a. **Application Number:** 2023-10
Location: 8685 Commerce Drive
Tax Map 101, Grid 002, Parcel 0004, Lot 28
Applicant: Fink, Whitten & Associates, LLC
c/o Elizabeth Fink
Request: Sketch Site Plan and Stormwater Management review of a proposed contractor's storage building.
- b. **Application Number:** 2023-11
Location: 1078 N. Washington Street
Applicant: Town of Easton
Request: Site Plan approval for the construction of two buildings at North Easton Park.



Town of Easton

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Easton Staff Development Review

Property Information

Address 8685 COMMERCE DRIVE
Tax Map 101 Grid EA Parcel 4 Lot 28
Deed Reference: Liber 2350 Folio 133
Plat Reference: Liber 44 Folio 8
Base Zoning District BC Historic District Y ☐ N ☒ Planning Redevelopment Y ☐ N ☒
Purpose of Application / Description of Work:

Construction of 3,920 SF pole building to be used as contractors warehouse / storage, having (3) bays. Building will mimic existing pole building on site (height, color scheme etc). Additional pavement area proposed as well.

Owner

Name 8685 COMMERCE DR, LLC 40 JOHNNY DENT
Mailing Address 8685 COMMERCE DRIVE EASTON 21601
Telephone No. 410 310 3937 Email jdent@tuckahoehardwoods.com

Applicant / Agent

Name FINK, WHITTEN & ASSOC, LLC - ELIZABETH FINK
Mailing Address 113 E DOVER ST UNIT C EASTON 21601
Telephone No. 410 822 8484 Email efink@finkwhitten.com

Surveyor / Engineer

Name BRANDON DAVIS License No. 37325 Expiration Date 2024
Mailing Address C/O DMS + ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE 21617
Telephone No. 443 262 9130 Email bdavise@dmsandassociates.com

Any modifications during review shall warrant an updated application.

I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Elizabeth Fink FWA
5-3-23
Elizabeth Fink

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Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date 05/24/2023

ESDR: 2023-10

Completeness Check Date

Application No.: 23-937

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

Planning Commission Required Y ☐ N ☐

BOZA Required Y ☐ N ☐

Historic District Commission Required Y ☐ N ☐

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature

Date

RECEIVED

MAY 05 2023

TOWN OF EASTON

Revised 02-2019



Town of Easton
Engineering, Planning and Zoning
14 South Harrison Street, Easton, MD 21601

Site Plan, PUD, Planned Healthcare Application

Application Type

Planned Unit Development ☐ Amendment ☐ Health Care (HC) ☐ Site Plan ☒

Subdivision Information

Name EASTON BUSINESS CENTER - 8685 COMMERCE DR
Original Property Size Acres 1.001 Square Feet 43,603
Telephone No. 410 310 3937 Email jdente@tuckahoehardware.com

Site Plan Information

Property Size Acres 1.001 Square Feet 43,603
Structure's Floor Area 3920 SF Structure's Square Feet 3920
Area of Disturbance 28,314 SF Number of Dwelling Units 0

Property Information

Address 8685 COMMERCE DRIVE
Tax Map 101 Grid EA Parcel 4 Lot 28
Deed Reference: Liber 2350 Folio 133
Plat Reference: Liber 44 Folio 8
Base Zoning District BC Historic Y ☐ N ☒ Planned Redevelopment Y ☐ N ☒
Source of Electricity EASTON UTILITIES

Owner

Name 8685 COMMERCE DR, LLC - JOHNNY DENT
Mailing Address 8685 COMMERCE DR, EASTON 21601
Telephone No. 410 310 3937 Email jdente@tuckahoehardware.com

Applicant or Agent

Name FINK, WHITTEN & ASSOC, LLC - ELIZABETH FINK
Mailing Address 113 E DOVER ST UNIT C EASTON, MD 21601
Telephone No. 410 822 8484 Email efinke@finkwhitten.com

Surveyor / Engineer

Name BRANDON DAVIS License No. 37235 Expiration Date 2024
Mailing Address DMS + ASSOCIATES, LLC PO BOX 80 CENTREVILLE 21617
Telephone No. 443 262 9130 Email bdavis@dmsandassociates.com

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Development Standards and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Elizabeth Fink FWA

5-3-23

Elizabeth Fink

For Office Use Only

Planning Commission Required	Y ☐	N ☐
Planning Commission Meeting Date		
Sketch Approval Date	Project No.	ESDR 2023-10
Prelim/Dev. Approval Date	Application No.	2023-937
Final Approval Date	Sketch Fee Paid	05/03/2023
Recordation Date	Develop. Fee Paid	

Revised 02-2019

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MAY 03 2023
TOWN OF EASTON



FINK, WHITTEN & ASSOCIATES, LLC

Land Surveying • Land Planning • Environmental Consulting • Permitting
www.finkwhitten.com

504 Maryland Avenue
Cambridge, MD 21613
410-228-8885 phone
410-228-8845 fax

113 E. Dover Street
Unit C
Easton, MD 21601
410-822-8484 phone

May 3, 2023

Mr. Lynn Thomas, Town Planner
Town of Easton Planning & Zoning
16 S. Harrison Street
Easton, MD 21601

RE: Lands of 8685 Commerce Drive, LLC c/o Johnny Dent - Site Plan, New Storage Building (**less than 5,000 SF**)
Map 101, Parcel , Lot 28 – 8685 Commerce Drive
BC – Business commercial zoning

Dear Lynn:

Please find enclosed four (4) copies of the Site Plan on the Lands of 8685 Commerce Drive, LLC, as well as:

- Site plan / ESDR application and review fee
- Design Principles Narrative (on plan set, proposed conditions sheet 3)
- Stormwater Management report, checklist and review fee

The purpose of this site plan is to show a proposed 3,920 SF pole building on an existing developed lot, to be used as contractor's storage.

As such, please place on the ESDR agenda for May 24, 2023. Let me know of any questions, thank you.

Sincerely,
Fink, Whitten & Associates, LLC

Elizabeth

Elizabeth Fink
Principal Partner & Land Planner

APPENDIX B

SKETCH PLAN SUBMITTAL CHECKLIST

NOTE: THIS CHECKLIST REPRESENTS THE MINIMUM INFORMATION TO BE SUBMITTED ON A SITE PLAN. ADDITIONAL INFORMATION MAY BE REQUIRED FOR UNIQUE SITUATIONS.

COMPLETE THE CHECKLIST AND SUBMIT IT WITH THE PLAN. IF AN ITEM IS NOT APPLICABLE, ENTER "N/A".

1. Location map, ✓
2. Boundary, ✓
3. Topography, ✓
4. General proposed land uses drawn to scale, and ✓
5. The Forest Stand Delineation as detailed in the Town of Easton's Forest Conservation Ordinance.
6. The location of any easements, rights-of-way or any other encumbrances which pertain to the property subject to the site plan review. ✓
7. Conditions of concern, for example, water courses, wetlands, floodplains, or other environmentally sensitive features. NA
8. Location of refuse collection, exterior lighting, fencing, and all pedestrian walkways and sidewalks. ✓
9. General location and description (r.e. intended function, proposed species, etc.) of proposed landscaping. ✓
10. Location of parking including layout and landscaping. ✓
11. Conceptual building elevations or renderings illustrating the character, scale, and materials of all proposed structures. Such elevations or renderings shall be sealed by a licensed professional as described above. forthcoming
(to match newest bldg)
12. A statement describing the extent to which the application complies with the Recommended Design Principles for Easton set forth on pages 29-31 of the Comprehensive Plan. ✓

Tuckahoe Hardwoods
8685 Commerce Drive, LLC

EFFECTIVE MAY 4, 2010

COMPLETE THE APPROPRIATE CHECKLIST AND SUBMIT IT WITH THE PLANS, APPLICATION FORM, NARRATIVE OR REPORT, AND FEE. ITEMS IN BOLD ARE REQUIRED FOR CONCEPT AND/OR SITE DEVELOPMENT PHASE REVIEW.

A. Site and Resource Map

Please use these responses for the following:

Tidal and Non-Tidal Wetland Boundaries

Wetland Buffers

Floodplain Boundaries and Elevations

Streams and other Waterways

Stream Buffers

Forest Boundaries

Forest Buffers

Critical Areas

Steep Slopes (>25%)

Erodible Soils

Areas of High Recharge

Springs

Soil Types and Hydrologic Soil Groups

Bedrock and/or other Geologic Features

Vegetative Cover

Existing Drainage Areas and Flow Patterns

Existing Stormwater Outfalls

Site and Resource Map field verified by a properly
licensed design professional.

Existing contours (1' max intervals) and utilities shown.

Large tracts of contiguous open spaces, forested areas and other important resources protected by conservation easements.

Opportunities for afforestation identified.

Wetland, stream and forest buffers enhanced and/or

N/a



N/A

✓

✓

✓

N/A

FAA considerations

expanded.

B. Site Fingerprinting and Development Layout

Locations of proposed impervious areas provided.

Proposed contours (1' max intervals) and utilities shown.

Preliminary locations of proposed Environmental Site Design (ESD) practices provided.

Locations of stormwater outfalls and conveyance provided with offsite storm drains, culverts and grass channels with size and slope.

Limit of disturbance and extent of clearing & grading.

Site natural resources protected during construction.
If site natural resources must be disturbed during construction, please include an explanation in the stormwater narrative.

Better Site Design Techniques incorporated, including:

Sheetflow and overland flow provided wherever possible

Building footprint and site layout designed to protect conservation areas

Proposed streets, rights of way, and/or sidewalks with modifications to reduce impervious area

Landscaped medians and/or cul-de-sacs

Stormwater management features in medians or cul-de-sacs

Private open road section with grass channels and/or biofilters

Minimize numbers of parking spaces and sizes

Narrow frontages to reduce road length

Site graded to encourage runoff from impervious areas to pervious areas or other natural conveyance systems

C. Stormwater Narrative

Title Page includes:

Job Name

Owner/Developer

Design Professional

Date Prepared

Seal and Signature (properly licensed Design Professional)

Project is identified as new development or redevelopment.
(Redevelopment projects have $\geq 40\%$ total site imperviousness)

Project and streets designed for 2-year and 10-year quantitative management.

✓

Project is identified as being within the Tanyard Branch Watershed. (Projects within this watershed must manage proposed 10-year storm flows to the existing 2-year storm discharge rate.)

N/A

A narrative that supports the concept and describes how the design will achieve:

Natural resource protection and enhancement
Maintenance of natural flow patterns
Reduction of impervious areas through better site design, alternative surfaces, and non-structural practices
Implementation of ESD planning techniques and practices to the Maximum Extent Practicable (MEP)
Preliminary ESD sizing calculations provided
Integration of erosion and sediment controls (ESC) into the stormwater strategy

✓
✓
✓
✓
✓
N/A

D. Sketch Plan Meeting

Following the Sketch Plan submittal, a meeting will be scheduled between the Town of Easton Planning & Zoning, Town Engineer, the Talbot County Soil Conservation District (SCD) ESC reviewer, the owner/developer, the SWM and ESC designer(s), and any other reviewers deemed necessary by the Town of Easton and/or the Talbot County SCD. Official Minutes from the Sketch Plan Meeting must be submitted for review and acceptance by all parties. These minutes must accompany all future submittals.

✓

This checklist completed by Brandon A. Davis Date 5/2/2023



SITE PLAN

FOR THE DEVELOPMENT OF

CONTRACTOR'S STORAGE BUILDING

ON LOT 28 IN THE

EASTON BUSINESS CENTER

IN THE TOWN OF EASTON, MARYLAND

SITE STATISTICS

CURRENT USE – COMMERCIAL/STORAGE/OFFICE
PROPOSED USE – COMMERCIAL/STORAGE/OFFICE

GROSS SITE AREA = 1.001 ac.± (43,618 sq. ft.±)
CRITICAL AREA = 0.000 ac.± (0,000 sq. ft.±)
AREA WITHIN FLOODPLAIN = 0.000 ac.± (0,000 sq. ft.±)

COVERAGE BY BUILDINGS (PERMITTED) (50%) = 0.501 ac.± (21,809 sq. ft.±)
COVERAGE BY BUILDINGS (EXISTING) (14.1%) = 0.144 ac.± (6,264 sq. ft.±)
COVERAGE BY BUILDINGS (PROPOSED) (9.0%) = 0.090 ac.± (3,920 sq. ft.±)
TOTAL COVERAGE BY BUILDINGS (23.3%) = 0.234 ac.± (10,194 sq. ft.±)

IMPERVIOUS AREA (EXISTING) = 0.355 ac.± (15,484 sq. ft.±)
IMPERVIOUS AREA (TO BE REMOVED) = 0.005 ac.± (105 sq. ft.±)
IMPERVIOUS AREA (PROPOSED) = 0.211 ac.± (9,188 sq. ft.±)
IMPERVIOUS AREA (TOTAL) = 0.564 ac.± (24,567 sq. ft.±)

PARKING REQUIREMENTS

EXISTING:

5 SPACES PER APPROVED 2016 SITE PLAN

PROPOSED:

1 space/2000 sq. ft. FOR STORAGE & WAREHOUSE X 3,920 sq. ft. FLOOR AREA = 2 SPACES
1 space/business vehicle X 3 POTENTIAL TENANTS = 3 SPACES
TOTAL PROPOSED = 5 SPACES

PARKING SPACES (REQUIRED) = 5 EXISTING + 5 PROPOSED = 10 SPACES (1 ADA ACCESSIBLE)
PARKING SPACES (PROVIDED) = 10 SPACES (1 ADA ACCESSIBLE)

OFF-STREET LOADING REQUIREMENTS

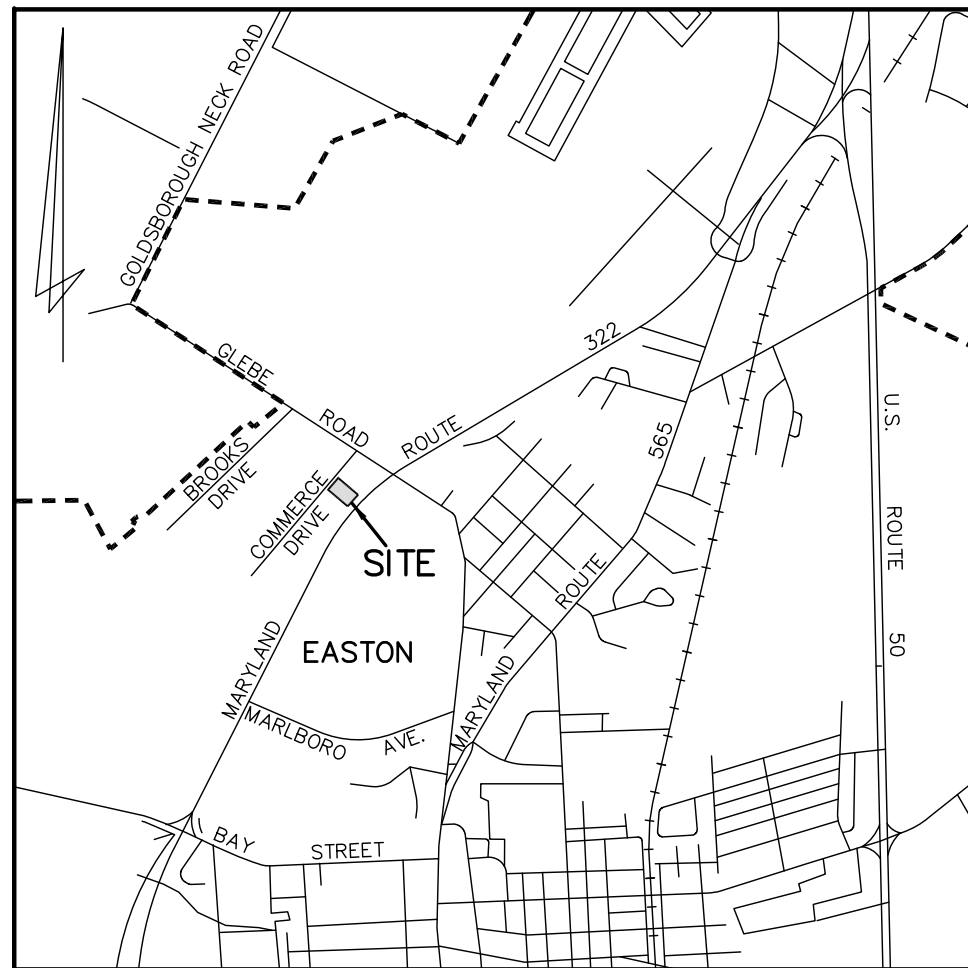
PROPOSED: (SECTION 28-1002.1(28)(A):

1 space/10,000 sq. ft. floor area X 3,920 sq. ft. FLOOR AREA = 1 SPACES

PARKING SPACES (REQUIRED) = 1 SPACES
PARKING SPACES (PROVIDED) = 1 SPACES

SITE NOTES

- PROPERTY LOCATED AT: 8685 COMMERCE DRIVE
EASTON, MARYLAND 21601
- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "FINAL PLAT, EASTON BUSINESS CENTER" PREPARED BY EVANS, HAGAN & HODEFER, INC. IN AUGUST, 1977. BEARINGS HAVE BEEN ROTATED TO MATCH HORIZONTAL DATUM NAD 83/2011. PLAT BOOK 44, PAGE 8..
- FOR DEED REFERENCE, SEE LIBER M.A.S. 2350, FOLIO 133.
- CURRENT ZONING CLASSIFICATION IS "BC" (BUSINESS COMMERCIAL DISTRICT)
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24041C0187C. (ZONE "X") (UNSHADED) DATED AUGUST 5, 2013.
- SOILS ON SITE CONSIST OF "Up" (URBAN LAND) AS TAKEN FROM THE WEBSITE: <http://websoilsurvey.nrcs.usda.gov> FOR TALBOT COUNTY. NO HYDRIC SOILS EXIST ON THE SITE.
- NO NATURAL RESOURCES (ie... WOODLANDS, NONTIDAL WETLANDS AND BUFFER, STREAM AND BUFFER, STEEP SLOPES, ENDANGERED SPECIES OR HABITATS) EXIST ON THE SITE.
- EXISTING PUBLIC WATER WILL BE UTILIZED FOR POTABLE WATER SUPPLY.
- EXISTING PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL SUPPLY.
- EXISTING SPOT ELEVATION AND CONTOURS SHOWN HEREON ARE THE RESULT OF A FIELD RUN SURVEY BY FINK, WHITTEN AND ASSOCIATES, LLC IN FEBRUARY, 2021. VERTICAL DATUM IS NAVD 88.
- STORMWATER MANAGEMENT FOR THE SITE WILL BE ADDRESSED VIA THE IMPLEMENTATION OF ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP).
- ALL ONSITE LIGHTING SHALL BE TYPICAL BUILDING LIGHTING.
- SITE REQUIREMENTS:
FRONT = 40'
REAR = 30'
SIDE = 10'
MAXIMUM BUILDING HEIGHT:
PRINCIPAL = 35' (ALLOWED)
PRINCIPAL = <35' (EXISTING/PROPOSED)

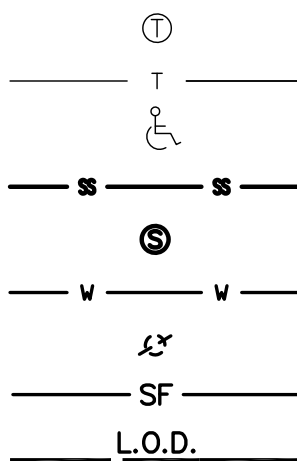


VICINITY MAP
SCALE 1" = 2000'

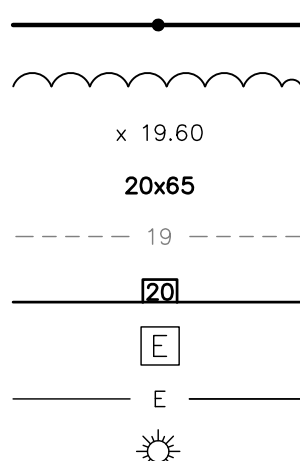
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LEGEND



EXISTING TELEPHONE PEDESTAL
EXISTING UNDERGROUND COMMUNICATION LINE
PROPOSED ACCESSIBLE PARKING SPACE
EXISTING GRAVITY SEWER LINE
EXISTING SEWER MANHOLE
EXISTING WATER LINE
EXISTING WATER VALVE
PERIMETER SILT FENCE
LIMITS OF DISTURBANCE



DEED POINT
EDGE OF EXISTING TREES
EXISTING SPOT ELEVATION
PROPOSED SPOT ELEVATION
EXISTING CONTOUR
PROPOSED CONTOUR
EXISTING ELECTRIC TRANSFORMER
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING LIGHT POLE

GENERAL NOTES

- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL TEST PIT AS TO VERIFY THE LOCATION AND INVERT OF EXISTING UTILITIES.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:

DELMARVA POWER & LIGHT COMPANY	1-800-375-7117
MSS UTILITY	1-800-441-8355
DMS & ASSOCIATES, LLC	1-443-262-9130
DEPARTMENT OF ENVIRONMENT	1-410-901-4020
TALBOT SOIL CONSERVATION DISTRICT	1-410-822-1577
TOWN OF EASTON ENGINEERING	1-410-820-8822
TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS	1-410-822-0513
EASTON UTILITIES	1-410-822-6110
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF EASTON STANDARDS AND SPECIFICATIONS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
- ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE
- ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL FILL AREAS WITHIN LIMITS OF ROADWAY CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" LIFTS MAXIMUM.
- TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF TRAFFIC BEARING, SHALL BE USED TO COMPLETELY COVER THE TRENCH.
- CONTRACTOR MUST PROVIDE MONUMENTED SURVEY MARKERS PER PUBLIC WORKS AGREEMENT.
- THE DEVELOPER SHALL COORDINATE WITH THE TOWN OF EASTON TO SCHEDULE INSTALLATION OF ANY NECESSARY SIGNAGE SHALL BE INSTALLED AT THE START OF CONSTRUCTION AND MAINTAINED BY THE TOWN OF EASTON THROUGHOUT THE COMPLETION OF THE WORK AT THE EXPENSE OF THE DEVELOPER. THE DEVELOPER SHALL PAY INVOICES UPON RECEIPT FROM THE TOWN OF EASTON.
- ALL PROPOSED SITE IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH TOWN OF EASTON AND EASTON UTILITIES CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SEWER, AND STREETS ISSUES APRIL 12, 2011.
- ONCE CONSTRUCTION IS COMPLETE, AS-BUILT PLAN CERTIFICATION SHALL BE SUBMITTED BY EITHER A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MARYLAND TO ENSURE ALL CONSTRUCTION IS IN COMPLIANCE WITH THE SPECIFICATIONS AND APPROVED PLANS.

STATEMENT OF PURPOSE AND INTENT

THE SITE IS LOCATED ON THE SOUTHEAST SIDE OF COMMERCE DRIVE IN THE TOWN OF EASTON. THERE ARE CURRENTLY AN OFFICE BUILDING AND A CONTRACTORS STORAGE BUILDING LOCATED ON THE SITE. THE INTENT OF THIS SITE PLAN IS CONSTRUCT A NEW CONTRACTORS STORAGE BUILDING.

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVAL FROM THE TOWN OF EASTON FOR THE PROPOSED DEVELOPMENT.

OWNER/DEVELOPER:

8685 COMMERCE DRIVE, LLC
c/o JOHNNY DENT
8685 COMMERCE DRIVE
EASTON, MARYLAND 21632
PHONE No. 1-410-310-3937

ENGINEER:

DMS & ASSOCIATES, LLC
c/o BRANDON DAVIS, P.E.
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130

PLANNER/SURVEYOR:

FINK, WHITTEN & ASSOCIATES, LLC
c/o ELIZABETH FINK
113 E. DOVER ROAD, UNIT C
EASTON, MARYLAND 21601
PHONE No. 1-410-822-8484

REVIEWED FOR THE TALBOT SOIL CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS

APPROVED:

TALBOT SOIL CONSERVATION DISTRICT _____ DATE _____
DISTRICT MANAGER

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATION

I, DENNIS DULEY, HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

OWNERS' SIGNATURE _____ DATE _____

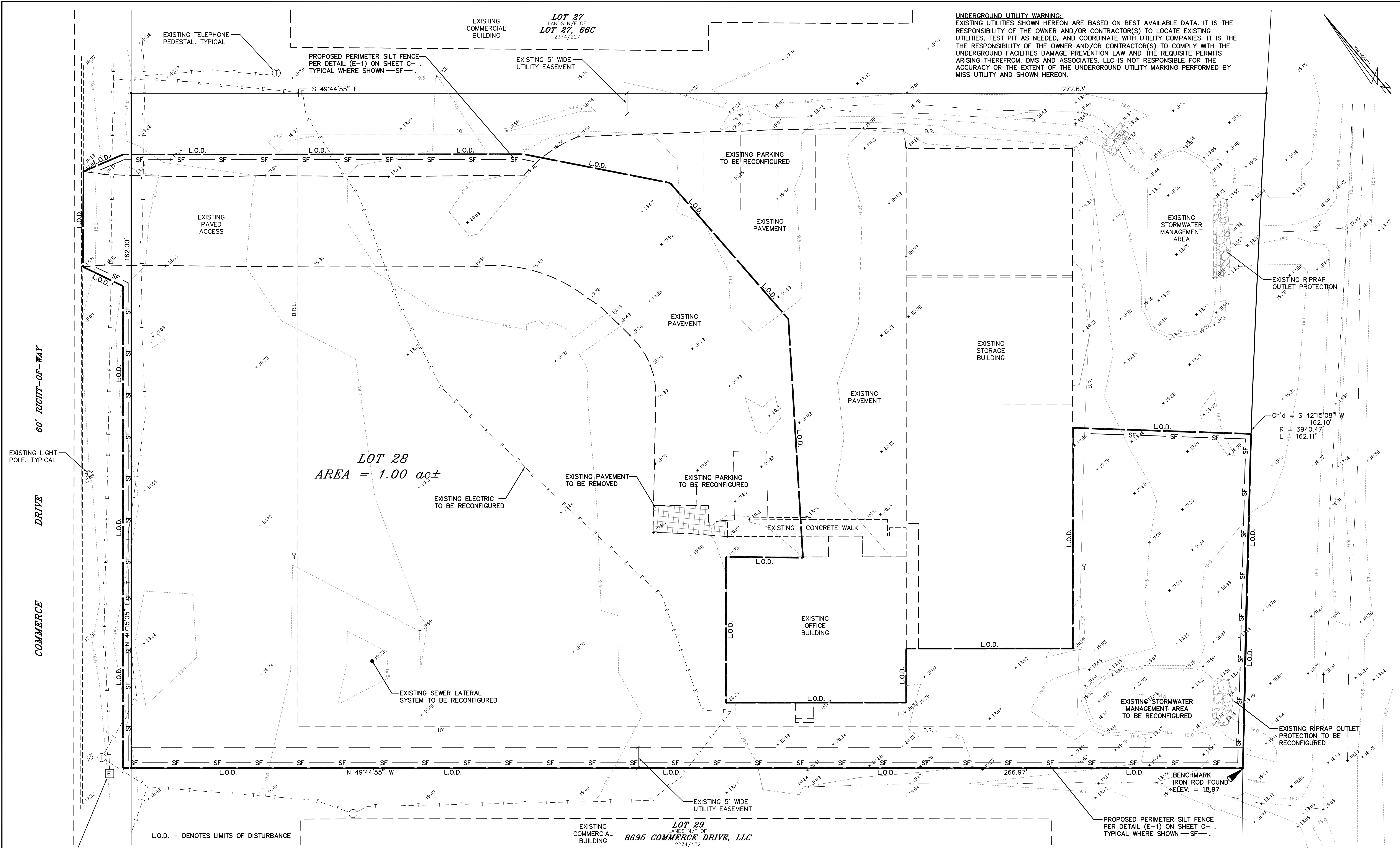
OWNERS NAME: _____

OWNERS ADDRESS: _____

OWNERS PHONE: _____

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.
- ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

TOWN OF EASTON – PLANNING AND ZONING	TOWN OF EASTON – TOWN ENGINEER	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37235  MAY 3, 2023 DATE _____ SEAL _____	DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617 FINK, WHITTEN & ASSOCIATES, LLC. LAND SURVEYING 410-822-8484 113 E. Dover St., Unit C Easton, Maryland 21601 410-228-8885 504 Maryland Avenue Cambridge, Maryland 21613	DATE _____ REVISION _____ _____	TITLE SHEET FOR THE DEVELOPMENT OF A CONTRACTOR'S STORAGE BUILDING ON LOT 28 IN THE EASTON BUSINESS CENTER IN THE TOWN OF EASTON, 1st Elect. Dist., TALBOT Co., MARYLAND TAX MAP – 101, GRID – 2, PARCEL – 4	DATE _____ APRIL '23 JOB No. _____ 2020157 DRAWN BY _____ WJM FOLDER Ref. _____ 101-2020157 DESIGNED BY _____ BD SHEET No. – C-1 CADD FILE – 20157C01
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NOTE:
SEDIMENT AND EROSION CONTROL
WILL BE STRICTLY ENFORCED

NOTE:
FOLLOWING INITIAL DISTURBANCE, PERMANENT OR
TEMPORARY, STABILIZATION SHALL BE COMPLETED
WITHIN 3 CALENDAR DAYS ON ALL PERIMETER
CONTROLS AND SLOPES GREATER THAN 3:1 AND
7 DAYS ON ALL OTHER DISTURBED AREAS ON
THE SITE.

GRAPHIC SCALE

1 inch = 10 ft

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TOWN OF EASTON - PLANNING AND ZONING	TOWN OF EASTON - TOWN ENGINEER
EASTON UTILITIES - MANAGER OF ENGINEERING	

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
NO. 37235

MAY 3, 2023
DATE SEAL

**DAVIS, MOORE, SHEARON
& ASSOCIATES, LLC**

P.O. BOX 80
CENTREVILLE, MARYLAND 21617

FINK, WHITTEN & ASSOCIATES, LLC.
LAND SURVEYING

410-822-8484
113 E. Dover St., Unit C
Easton, Maryland 21601

410-228-8885
504 Maryland Avenue
Cambridge, Maryland 21613

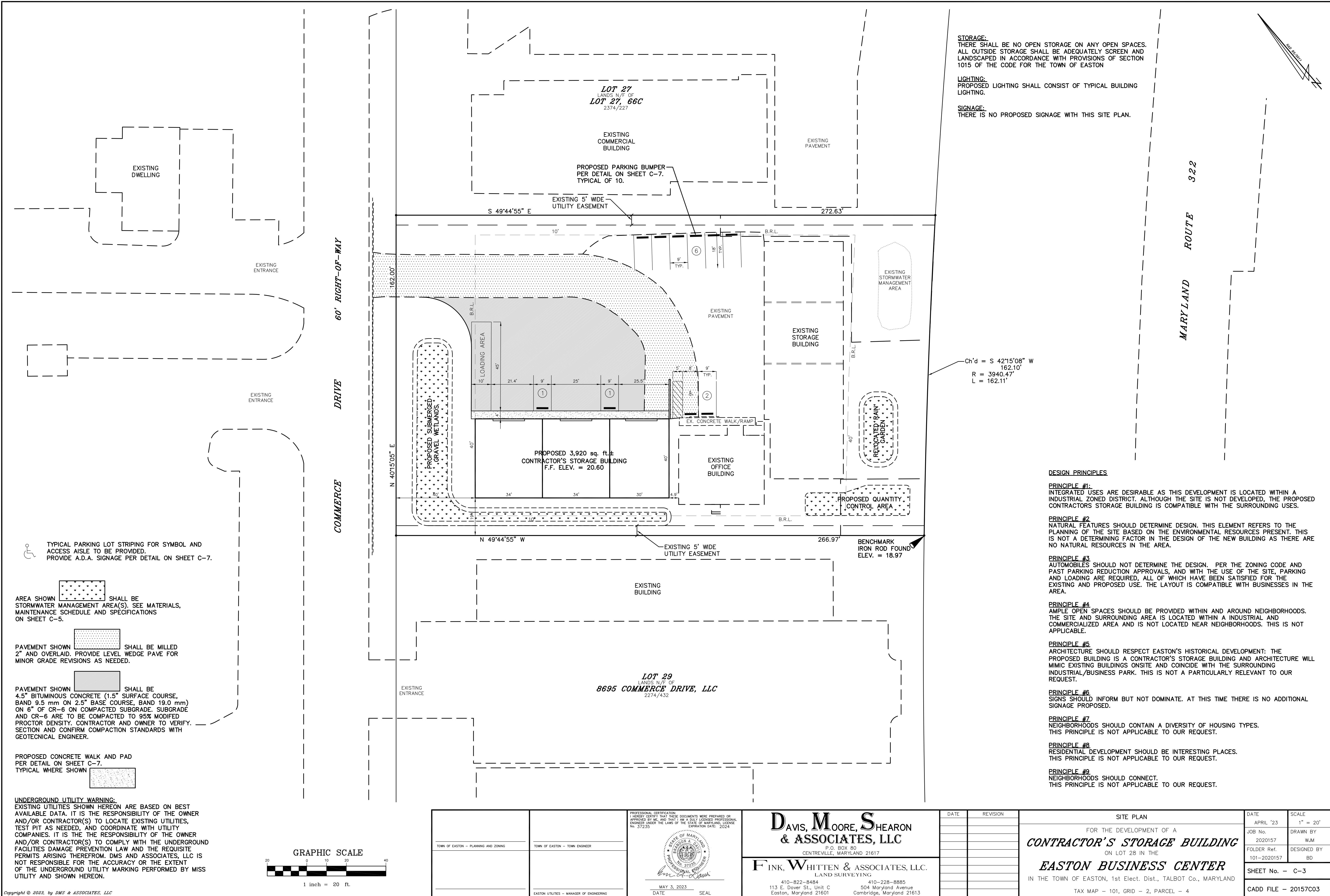
DATE	REVISION

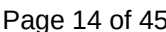
EXISTING CONDITIONS AND DEMOLITION PLAN

FOR THE DEVELOPMENT OF A
CONTRACTOR'S STORAGE BUILDING
ON LOT 28 IN THE
EASTON BUSINESS CENTER
IN THE TOWN OF EASTON, 1st Elect. Dist., TALBOT Co., MARYLAND

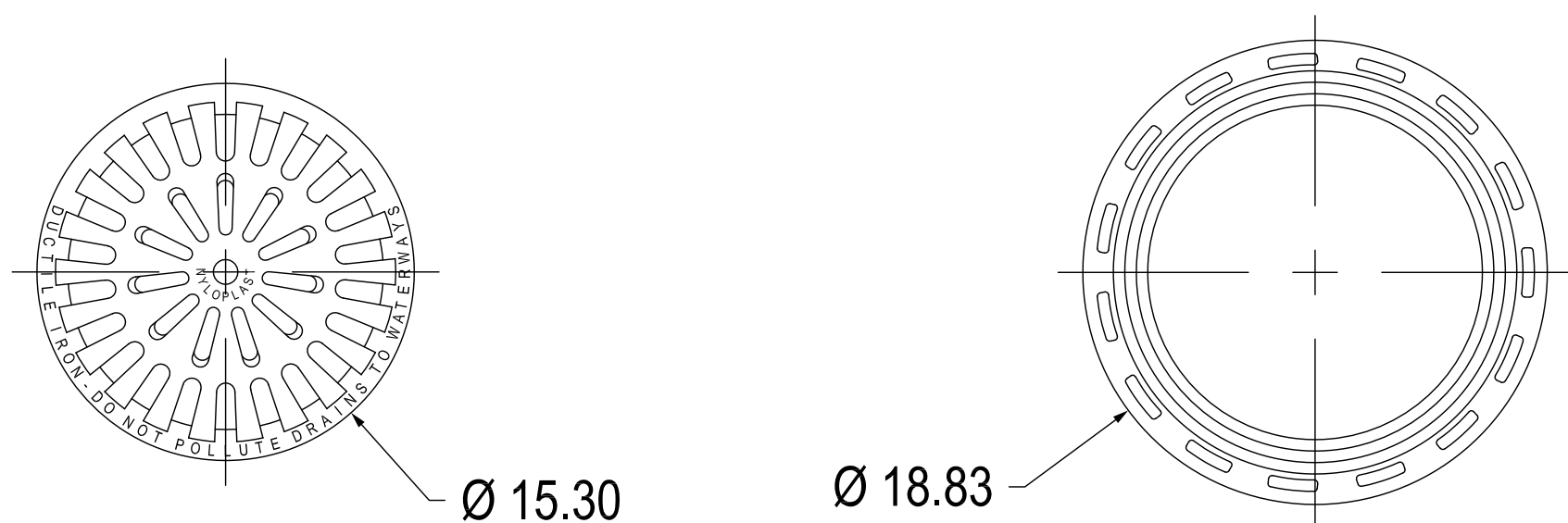
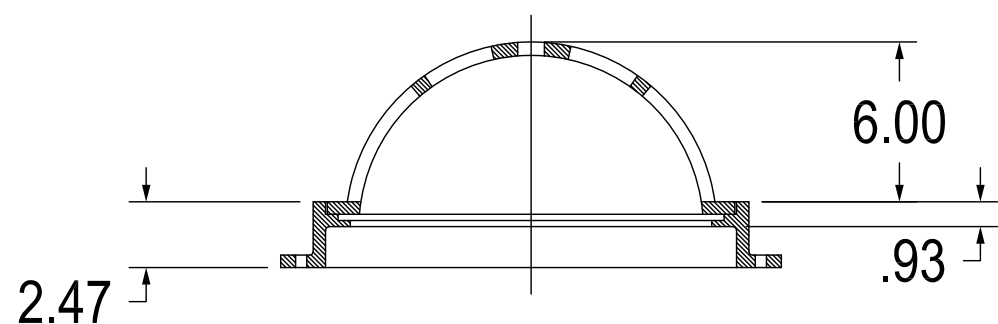
TAX MAP - 101, GRID - 2, PARCEL - 4

DATE APRIL '23	SCALE 1" = 10'
JOB No. 2020157	DRAWN BY WJM
FOLDER Ref. 101-2020157	DESIGNED BY BD
SHEET No. - C-2	
CADD FILE - 20157C02	





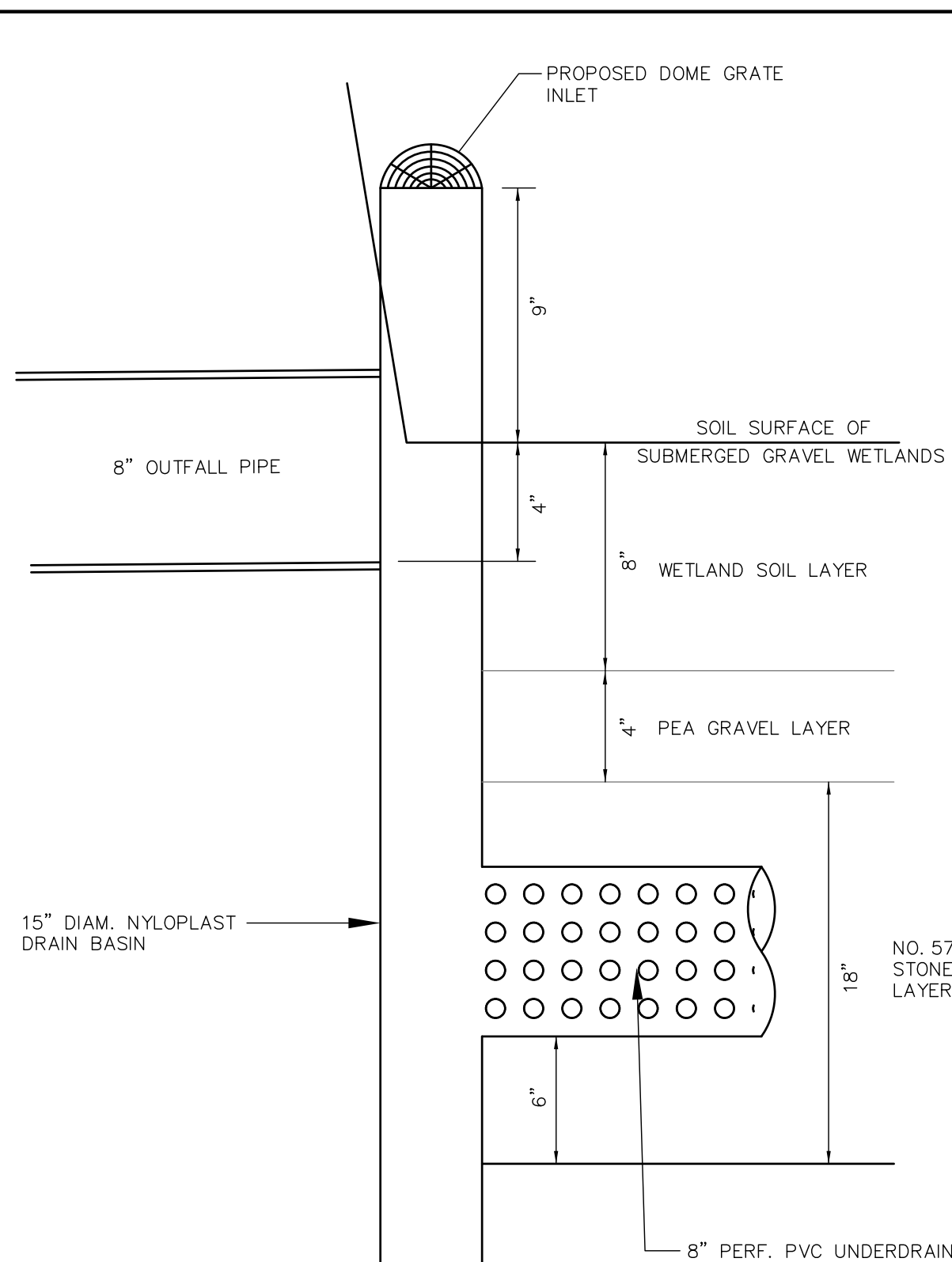
APPROX. DRAIN AREA = 115.49 SQ IN
APPROX. WEIGHT WITH FRAME = 47.30 LBS



ALL DIMENSIONS IN INCHES UNLESS NOTED OTHERWISE
 QUALITY: MATERIAL SHALL CONFORM TO ASTM A536 GRADE 70-50-05
 PAINT: CASTINGS ARE FURNISHED WITH A BLACK PAINT
 LOCKING DEVICE AVAILABLE UPON REQUEST SEE DRAWING NO.
 7001-110-230

THIS PRINT DISCLOSES SUBJECT MATTER IN WHICH NYLOPLAST HAS PROPRIETARY RIGHTS, THE RECEIPT OR POSSESSION OF THIS PRINT DOES NOT CONFER, TRANSFER, OR LICENSE THE USE OF THE DESIGN OR TECHNICAL INFORMATION SHOWN HEREIN. REPRODUCTION OF THIS PRINT OR ANY INFORMATION CONTAINED HEREIN, OR MANUFACTURE OF ANY ARTICLE HEREFROM, FOR THE DISCLOSURE TO OTHERS IS FORBIDDEN, EXCEPT BY SPECIFIC WRITTEN PERMISSION FROM NYLOPLAST.

DRAWN BY	EBG	MATERIAL			 Nyloplast 3130 VERONA AVE BUFORD, GA 30518 PHN (770) 932-2443 FAX (770) 932-2490 www.nyloplast-us.com			
DATE	3-7-06	DUCTILE IRON						
APP'D BY	CJA	PROJECT NO./NAME						
DATE	3-7-06	TITLE						
DWG SIZE	A	SCALE 1:8 SHEET 1 OF 1						
15 IN DOME GRATE ASSEMBLY					DWG NO.	7001-110-211	REV	B

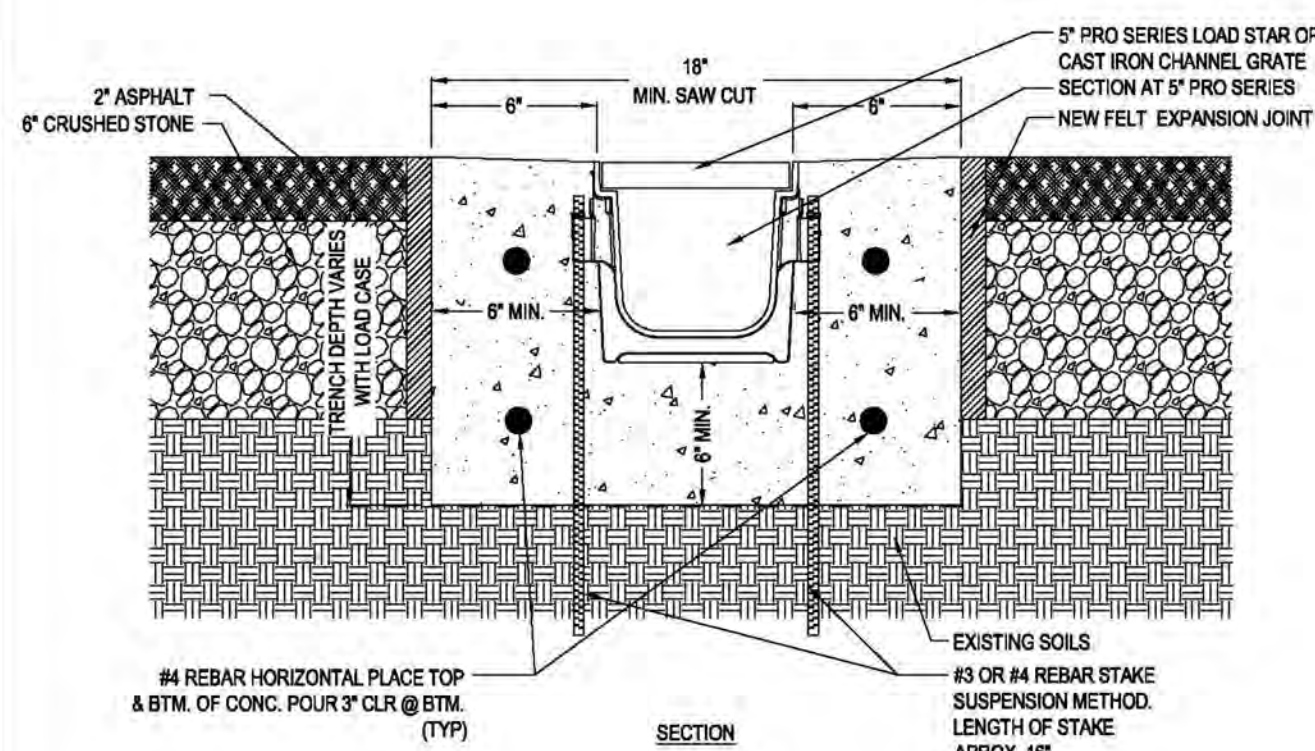


**SUBMERGED GRAVEL WETLANDS
OUTFALL STRUCTURE SCHEMATIC**

NOT TO SCALE



NDS, INC.
851 NORTH HARVARD AVE
LINDSAY, CA 93247
TOLL FREE: 1-800-726-1994
PHONE: (559) 562-9888
FAX: (559) 562-4488
www.ndspro.com



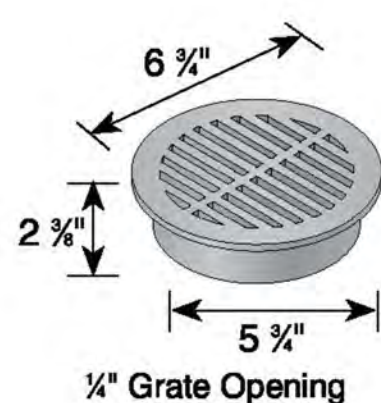
NOTES

- NOTES:**
1. CHANNELS TO BE INSTALLED WITH GRATE. GRATE TO BE PROTECTED FROM CONCRETE POUR.
 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
 3. DO NOT SCALE DRAWING.
 4. THIS DRAWING IS INTENDED FOR USE BY ARCHITECTS, ENGINEERS, CONTRACTORS, CONSULTANTS AND DESIGN PROFESSIONALS FOR PLANNING PURPOSES ONLY.
 5. ALL INFORMATION CONTAINED HEREIN WAS CURRENT AT THE TIME OF DEVELOPMENT BUT MUST BE REVIEWED AND APPROVED BY THE PRODUCT MANUFACTURER TO BE CONSIDERED ACCURATE.

PRO SERIES CHANNEL DRAIN SYSTEM

5" PRO SERIES INSTALLATION DETAIL - LOAD CLASS 'C' - 6" ENCASEMENT REBAR SUSPENSION W/ ASPHALT

REVISION DATE 3-5-2015



Part No.	Description	Color	Pkg. Qty.	Wt. Ea. lbs.	Product Class	Specifications
40	6" Round Grate	Black	10	0.49	10ND	6" Round Structural Foam Polyolefin Grate with UV inhibitor. Open surface area 9.10 square inches. 27.84 GPM.
50	6" Round Grate	Green	10	0.49	10ND	
60	6" Round Grate	Gray	10	0.49	10ND	
60S	6" Round Grate	Sand	10	0.49	10ND	
Fits Spee-D® Basin, 6" Sewer and Drain Pipe & Fittings and 6" Corrugated Pipe. (see page 74), ADA Compliant/Heel-proof.						

6" *INLINE GRATE (OR EQUIVALENT)*

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR ONGOING MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES.

SUBMERGED GRAVEL WETLANDS:

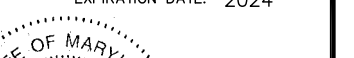
THE FOLLOWING ITEMS SHOULD BE ADDRESSED TO ENSURE PROPER MAINTENANCE AND LONG-TERM PERFORMANCE OF SUBMERGED GRAVEL WETLANDS:

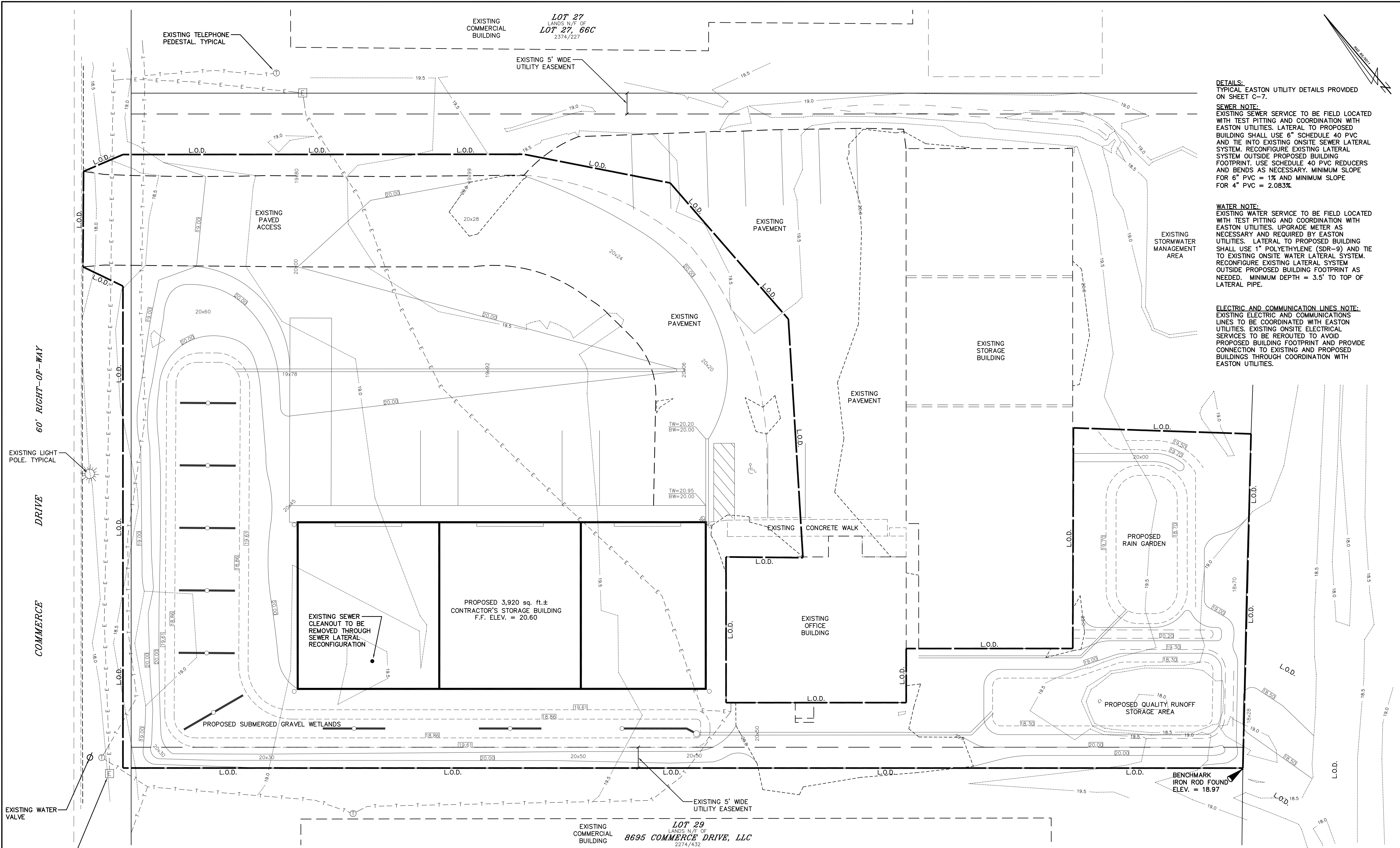
- DURING THE FIRST YEAR OF OPERATION, INSPECTIONS SHOULD BE CONDUCTED AFTER MAJOR STORMS FOR PONDING AND POORLY ESTABLISHED AREAS VEGETATION. SURFACE SOIL SHOULD BE LEVELED TO CORRECT PONDING AND VEGETATION REPLANTED.
- SEDIMENT ACCUMULATION/DEBRIS IN THE WETLAND CELL SHOULD BE CHECKED QUARTERLY. REMOVE DEBRIS/SEDIMENT AS NECESSARY.
- SIGNS OF UNEVEN FLOW DISTRIBUTION WITHIN THE WETLAND MAY MEAN THAT THE GRAVEL OR UNDERDRAIN IS CLOGGED. THE GRAVEL AND/OR UNDERDRAIN MAY NEED TO BE REMOVED, CLEANED, AND REPLACED. DURING HEAVY RAINFALL, WATER WILL SURGE OUT OF THE DRAIN BASIN WITHIN THE SYSTEM BEFORE DRAINING OUT.
- A DENSE STAND OF SUBMERGED VEGETATION SHOULD BE MAINTAINED THROUGH THE LIFE OF THE FACILITY WITH PLANTINGS REPLACED AS NEEDED.
- INLETS AND OUTLETS TO SUBMERGED GRAVEL WETLAND CELL SHOULD BE FREE FROM DEBRIS TO PREVENT CLOGGING.
- EROSION AT INFLOW POINTS SHOULD BE REPAIRED AS NEEDED.

HEAVY DUTY TRENCH DRAIN (OR EQUIVALENT)

BMP MATERIAL SPECIFICATIONS FOR SUBMERGED GRAVEL WETLANDS

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLAN	SEE PLAN	PLANTINGS ARE SITE-SPECIFIC -- SEE LANDSCAPE PLAN FOR PLANT SPECIES
WETLAND MEDIA	LOAMY SAND COMPOST SANDY LOAM, COARSE SAND & COMPOST	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5% ORGANIC MATER CONTENT SHALL BE GREATER THAN 15% HYDRAULIC CONDUCTIVITY SHALL BE BETWEEN 0.01 AND 0.10 ft/day
PEA GRAVEL DIAPHRAGM	PEA GRAVEL; ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
UNDERDRAIN STONE	AASHTO M-43	No. 57 or No. 6 AGGREGATE (3/8" to 3/4")	
UNDERDRAIN PIPING	F 758, TYPE PS 28 or AASHTO M-278	6" RIGID PVC (SDR-35)	SLOTTED OR PERFORATED PIPE; 3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4" GALVANIZED HARDWARE CLOTH

		PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A SOLELY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE No. 37235  MAY 3, 2023 DATE SEAL	DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617 FINK, WHITTEN & ASSOCIATES, LLC. LAND SURVEYING 410-822-8484 113 E. Dover St., Unit C Easton, Maryland 21601 410-228-8885 504 Maryland Avenue Cambridge, Maryland 21613	DATE	REVISION	STORMWATER MANAGEMENT DETAILS AND SPECIFICATIONS FOR THE DEVELOPMENT OF A <i>CONTRACTOR'S STORAGE BUILDING</i> ON LOT 28 IN THE <i>EASTON BUSINESS CENTER</i> IN THE TOWN OF EASTON, 1st Elect. Dist., TALBOT Co., MARYLAND TAX MAP - 101, GRID - 2, PARCEL - 4	<table><tr><td>DATE 'APRIL '23</td><td>SCALE AS SHOWN</td></tr><tr><td>JOB No. 2020157</td><td>DRAWN BY WJM</td></tr><tr><td>FOLDER Ref. 101-2020157</td><td>DESIGNED BY BD</td></tr><tr><td colspan="2">SHEET No. - C-5</td></tr><tr><td colspan="2">CADD FILE - 20157C05</td></tr></table>	DATE 'APRIL '23	SCALE AS SHOWN	JOB No. 2020157	DRAWN BY WJM	FOLDER Ref. 101-2020157	DESIGNED BY BD	SHEET No. - C-5		CADD FILE - 20157C05	
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TOWN OF EASTON - PLANNING AND ZONING	TOWN OF EASTON - TOWN ENGINEER																
	EASTON UTILITIES - MANAGER OF ENGINEERING																

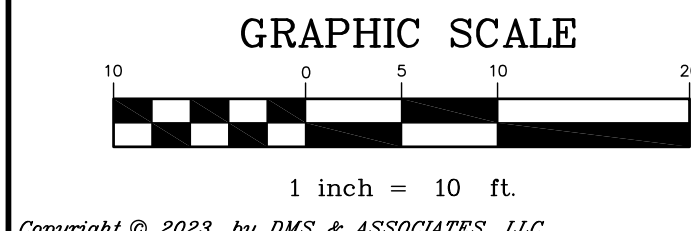


DETAILS:
TYPICAL EASTON UTILITY DETAILS PROVIDED ON SHEET C-7.

SEWER NOTE:
EXISTING SEWER SERVICE TO BE FIELD LOCATED WITH TEST PITTING AND COORDINATION WITH EASTON UTILITIES. LATERAL TO PROPOSED BUILDING SHALL USE 6" SCHEDULE 40 PVC AND TIE INTO EXISTING ONSITE SEWER LATERAL SYSTEM. RECONFIGURE EXISTING LATERAL SYSTEM OUTSIDE PROPOSED BUILDING FOOTPRINT. USE SCHEDULE 40 PVC REDUCERS AND BENDS AS NECESSARY. MINIMUM SLOPE FOR 6" PVC = 1% AND MINIMUM SLOPE FOR 4" PVC = 2.083%.

WATER NOTE:
EXISTING WATER SERVICE TO BE FIELD LOCATED WITH TEST PITTING AND COORDINATION WITH EASTON UTILITIES. UPGRADE METER AS NECESSARY AND REQUIRED BY EASTON UTILITIES. LATERAL TO PROPOSED BUILDING SHALL USE 1" POLYETHYLENE (SDR-9) AND TIE TO EXISTING ONSITE WATER LATERAL SYSTEM. RECONFIGURE EXISTING LATERAL SYSTEM OUTSIDE PROPOSED BUILDING FOOTPRINT AS NEEDED. MINIMUM DEPTH = 3.5' TO TOP OF LATERAL PIPE.

ELECTRIC AND COMMUNICATION LINES NOTE:
EXISTING ELECTRIC AND COMMUNICATIONS LINES TO BE COORDINATED WITH EASTON UTILITIES. EXISTING ONSITE ELECTRICAL SERVICES TO BE REROUTED TO AVOID PROPOSED BUILDING FOOTPRINT AND PROVIDE CONNECTION TO EXISTING AND PROPOSED BUILDINGS THROUGH COORDINATION WITH EASTON UTILITIES.



L.O.D. - DENOTES LIMITS OF DISTURBANCE

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TOWN OF EASTON - PLANNING AND ZONING
TOWN OF EASTON - TOWN ENGINEER
EASTON UTILITIES - MANAGER OF ENGINEERING

TOWN OF EASTON - PLANNING AND ZONING
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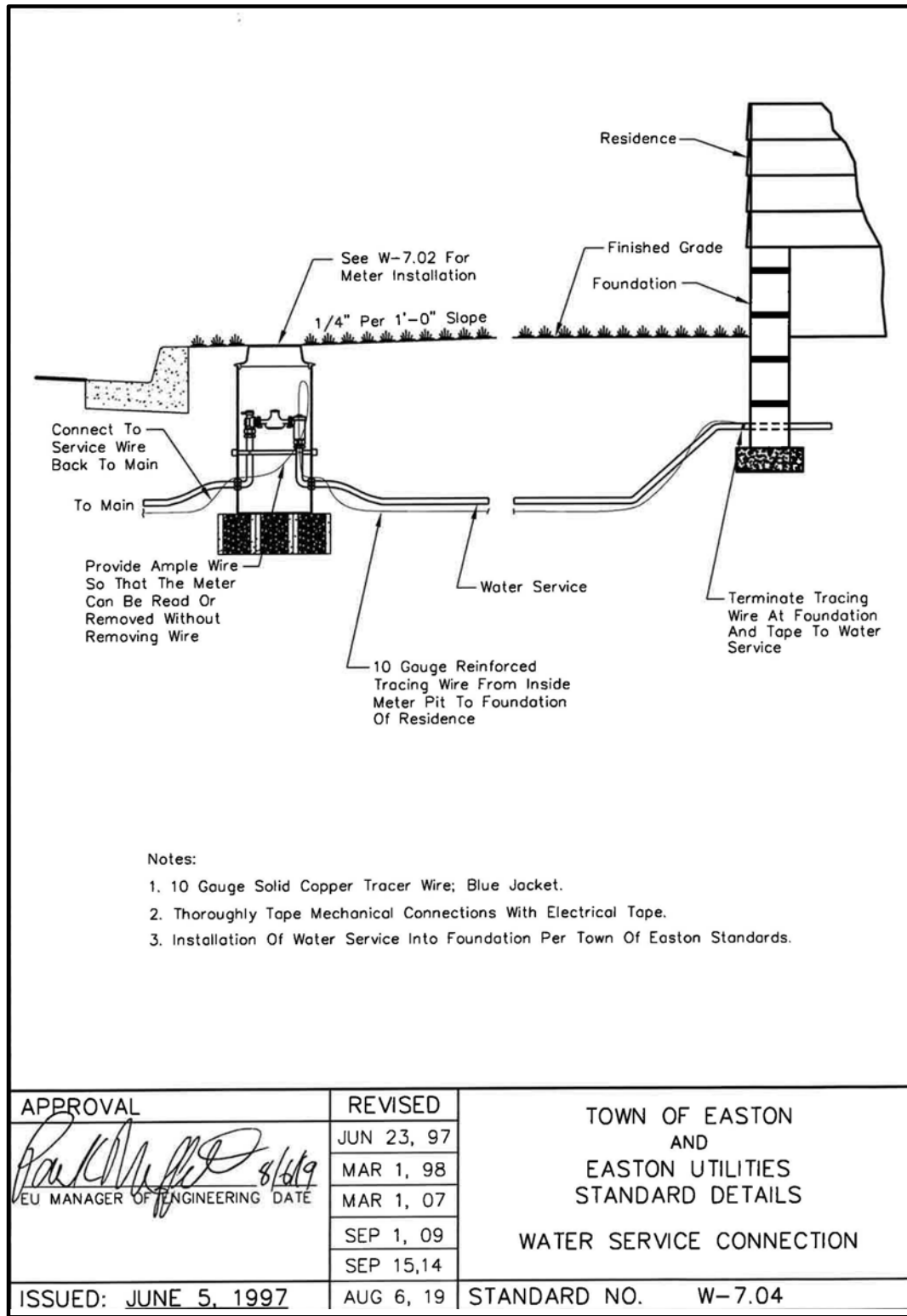
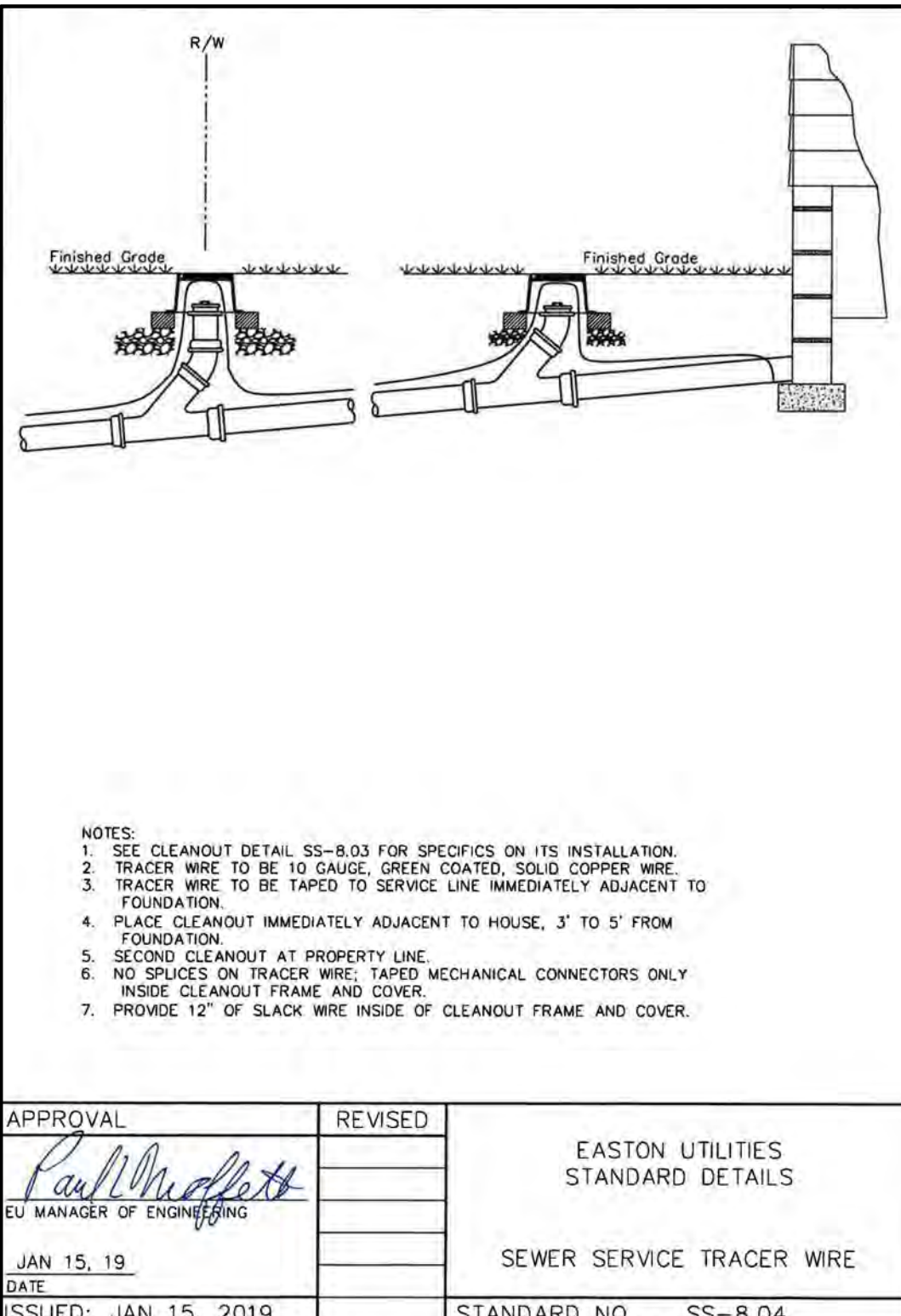
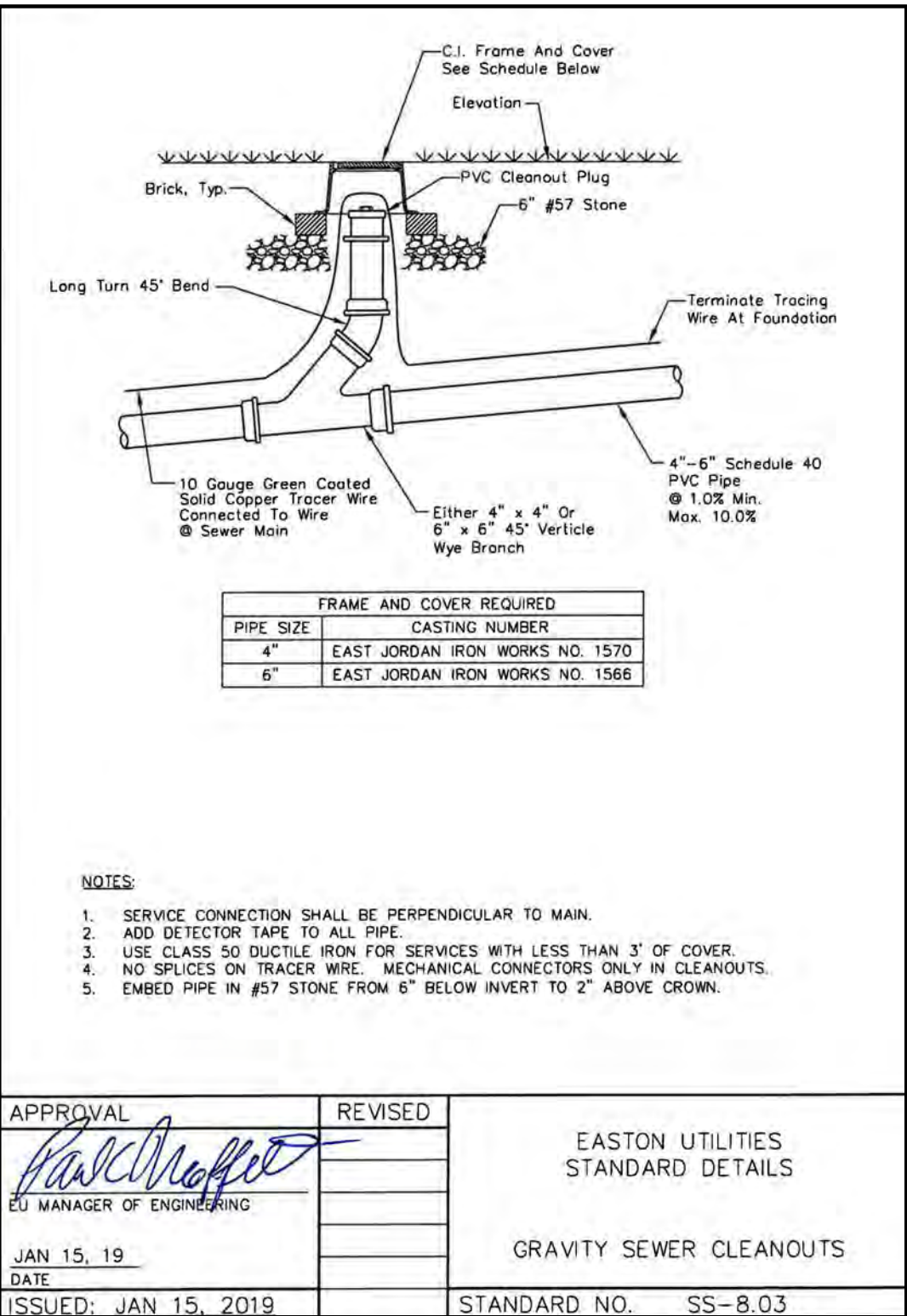
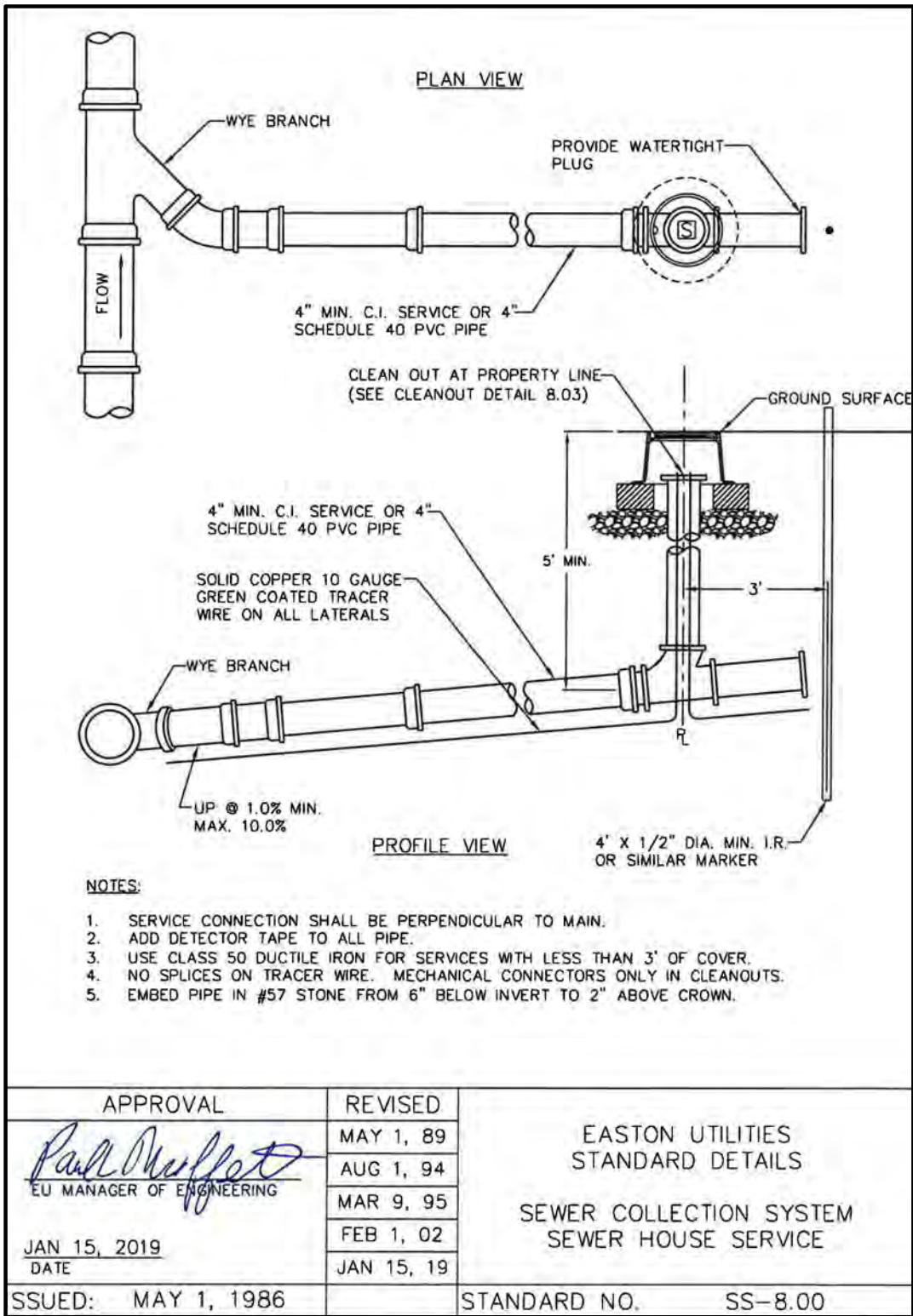
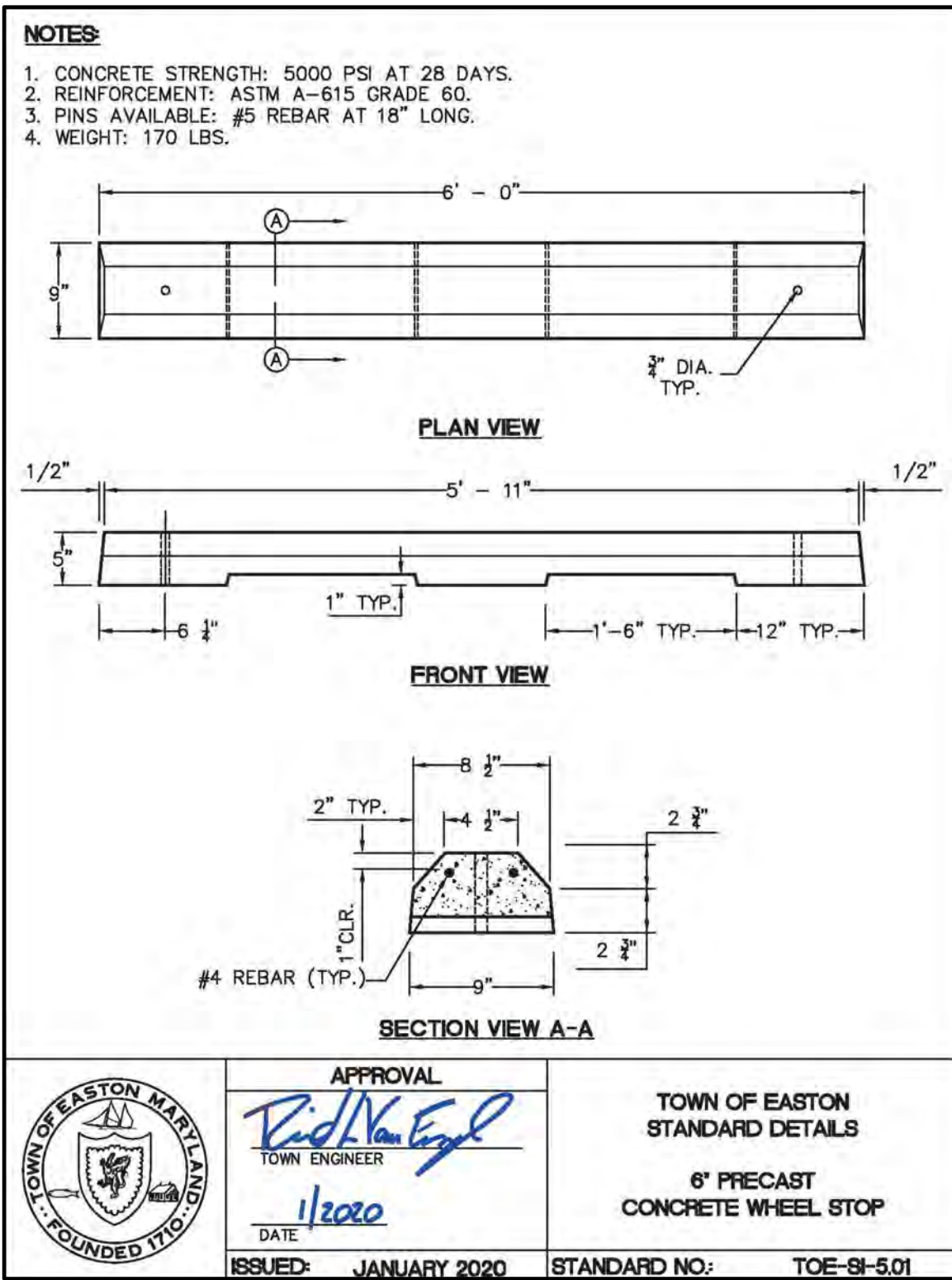
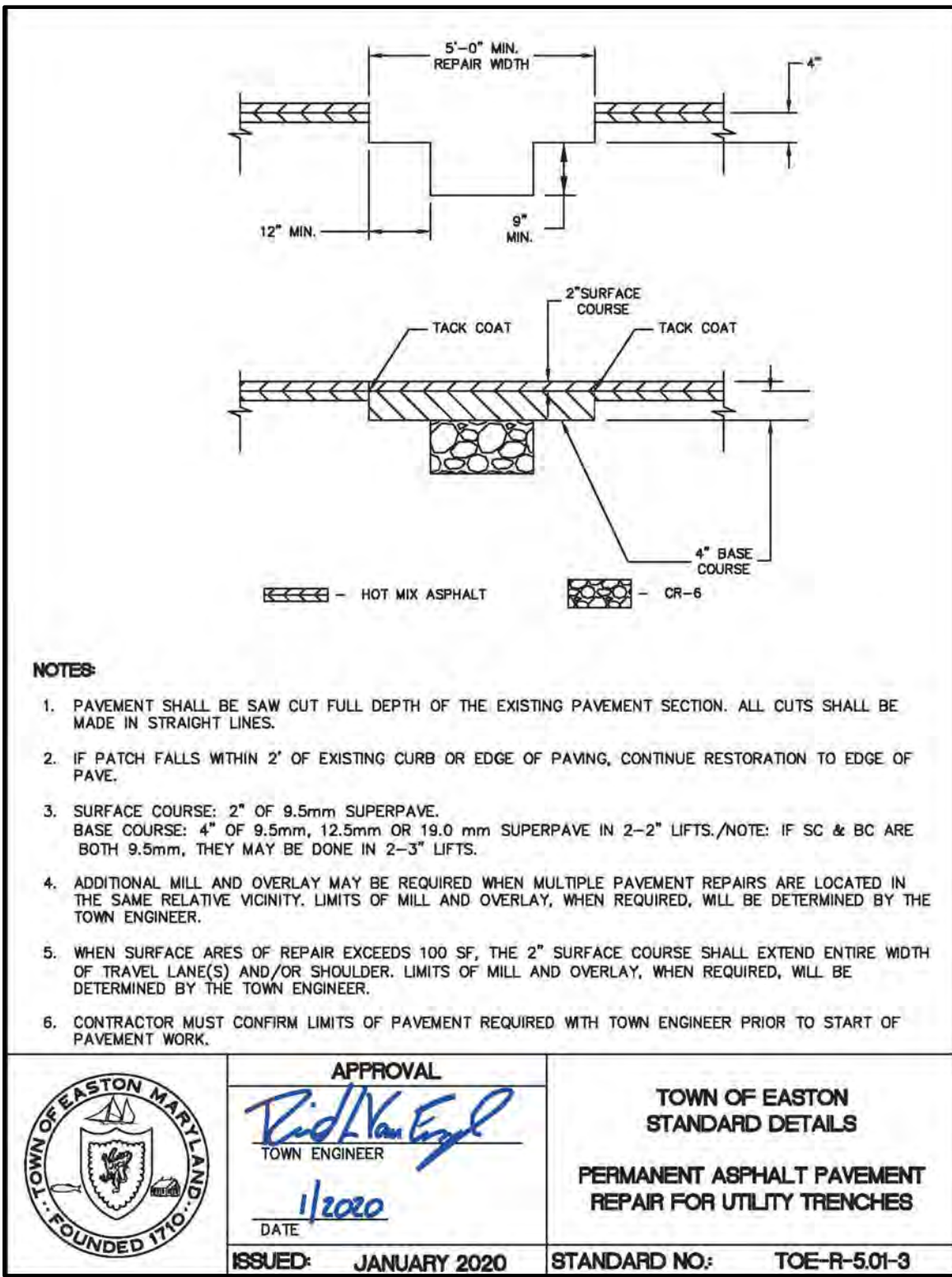
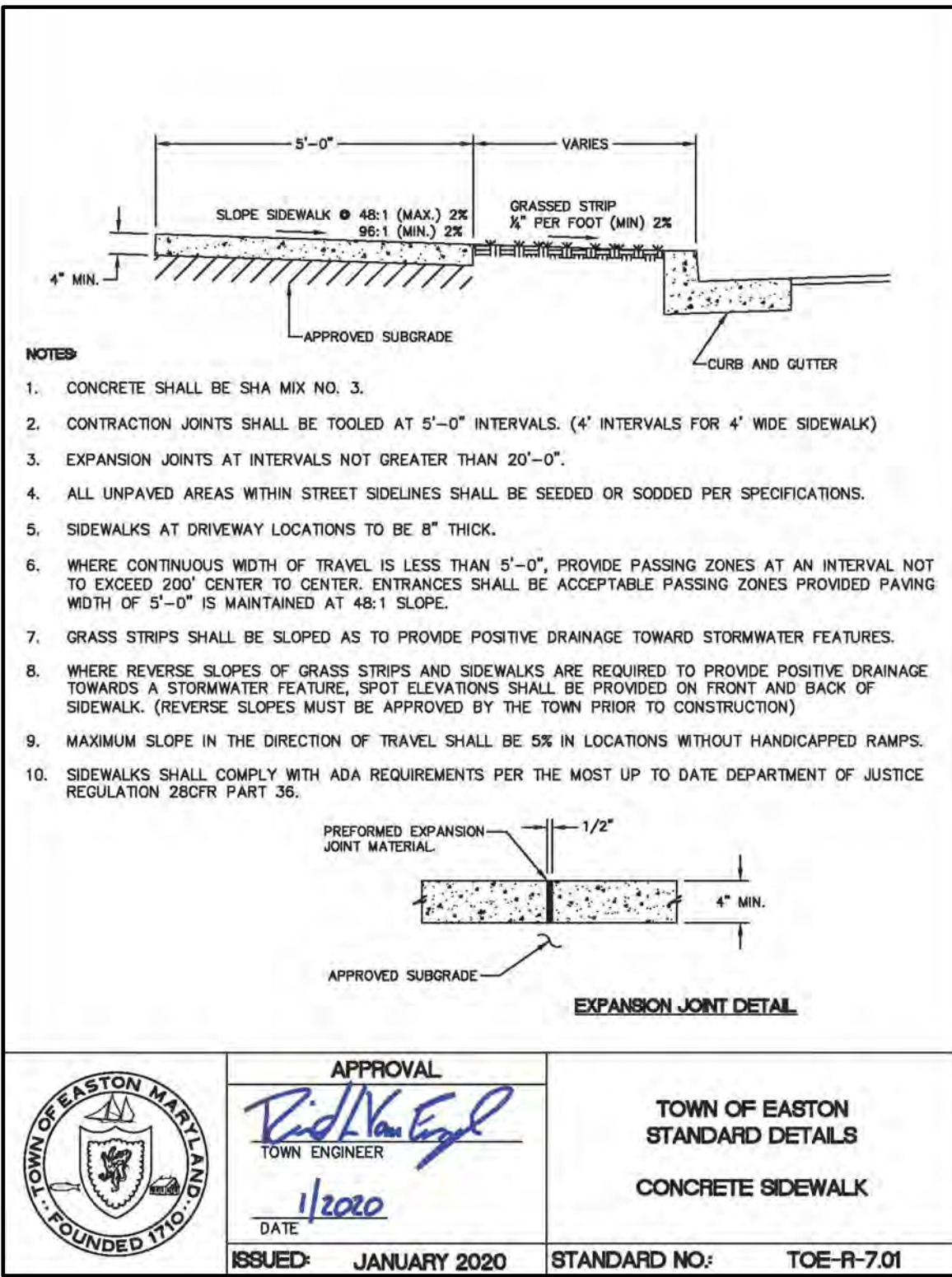
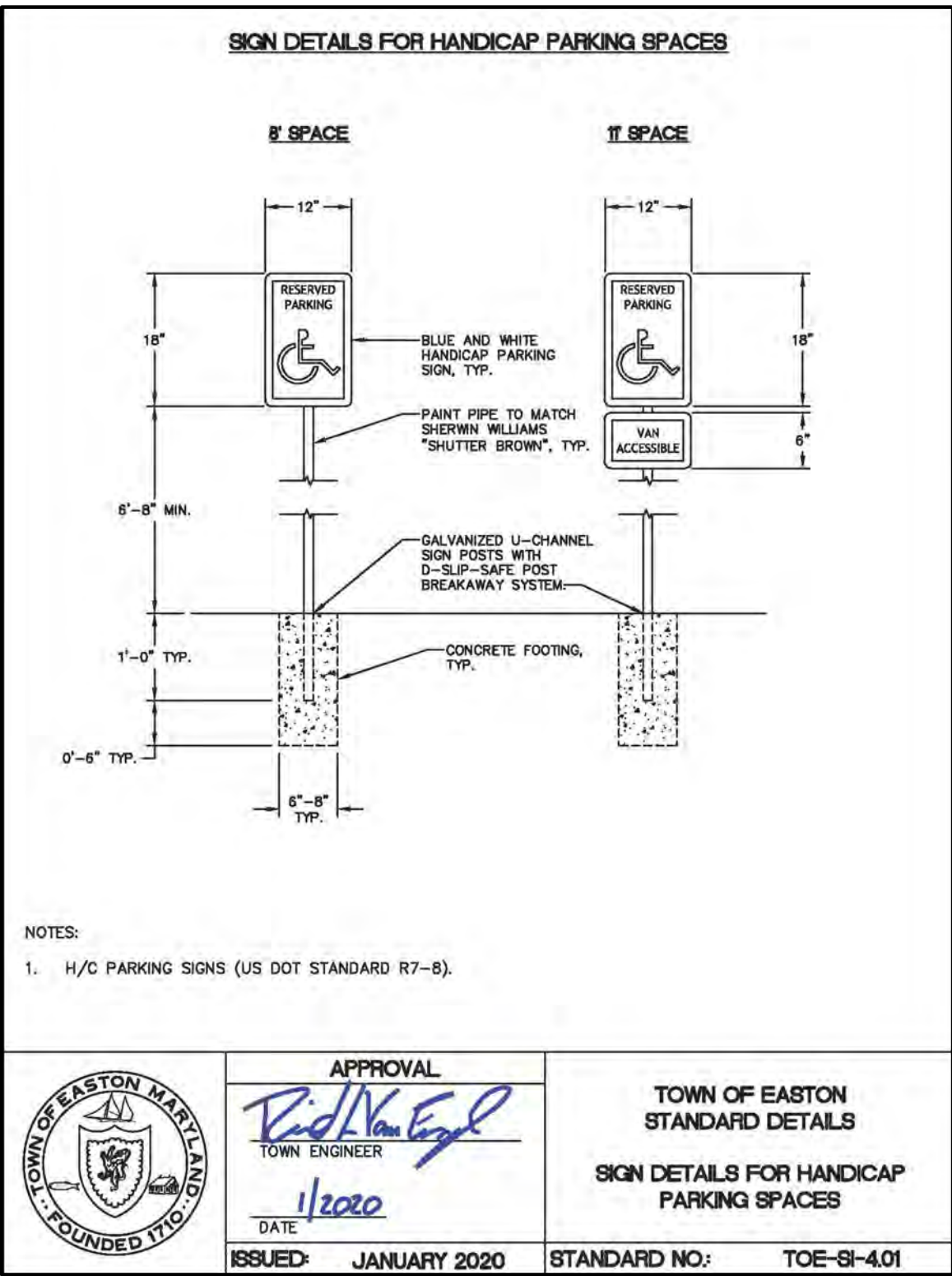
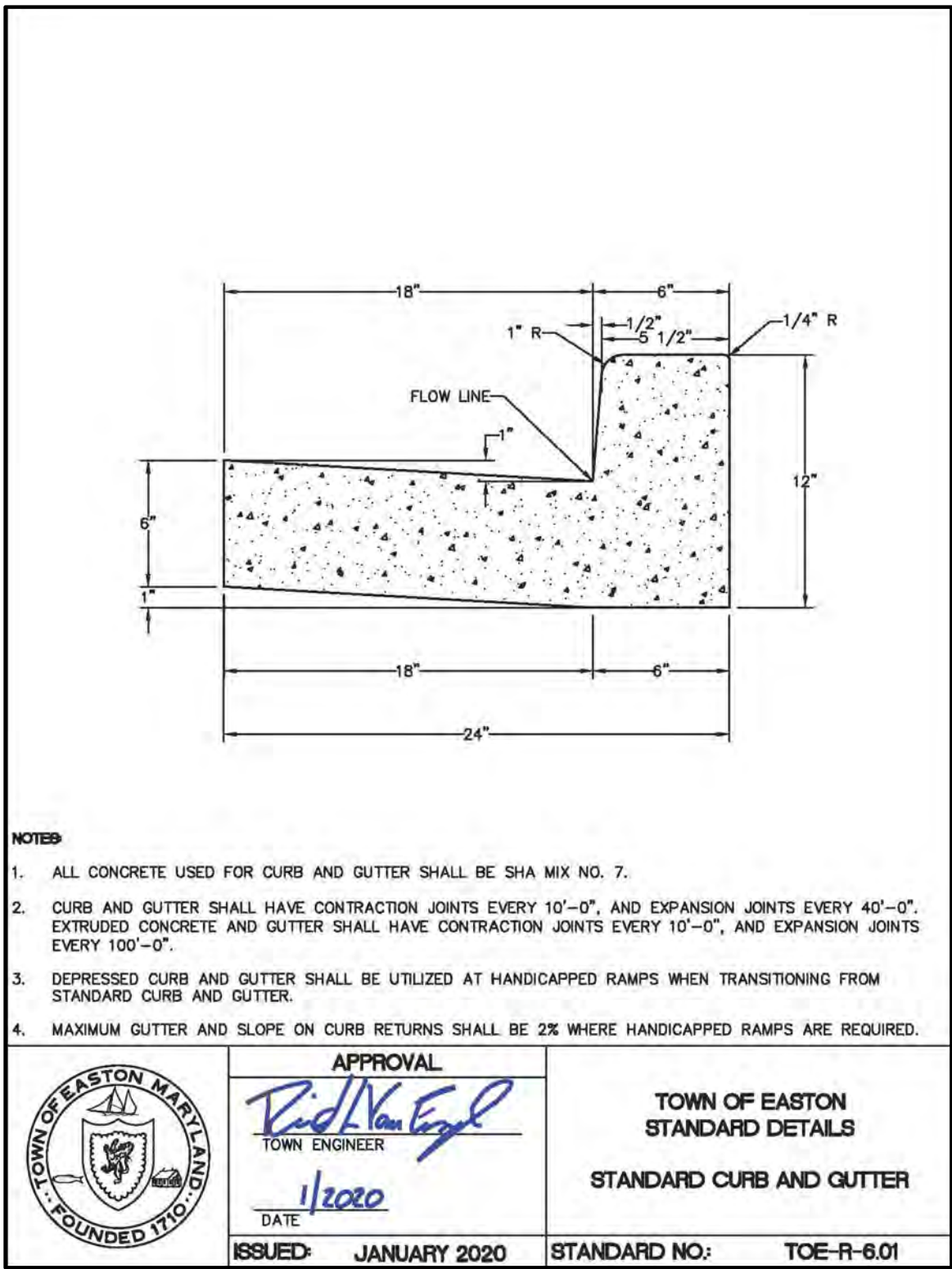
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MAY 3, 2023 DATE
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FINK, WHITTEN & ASSOCIATES, LLC. LAND SURVEYING 410-822-8484 113 E. Dover St., Unit C Easton, Maryland 21601
410-228-8885 504 Maryland Avenue Cambridge, Maryland 21613

DATE	REVISION

UTILITY PLAN
FOR THE DEVELOPMENT OF A CONTRACTOR'S STORAGE BUILDING ON LOT 28 IN THE EASTON BUSINESS CENTER IN THE TOWN OF EASTON, 1st Elect. Dist., TALBOT Co., MARYLAND
TAX MAP - 101, GRID - 2, PARCEL - 4

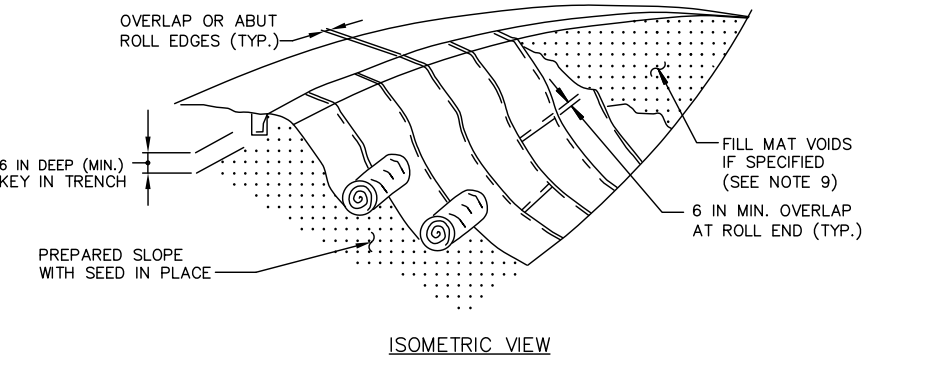
DATE APRIL '23	SCALE 1" = 10'
JOB No. 2020157	DRAWN BY WJM
FOLDER Ref. 101-2020157	DESIGNED BY BD
SHEET No. - C-6	
CADD FILE - 20157C06	



DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL

SSMS - * 1/2" (1/2" INCLINE SHEAR STRESS)



ISOMETRIC VIEW

CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-HARMFUL TO THE SOIL. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2-1/2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 6 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/8 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH WIDE LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDING SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
- KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEVED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION 9-4 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

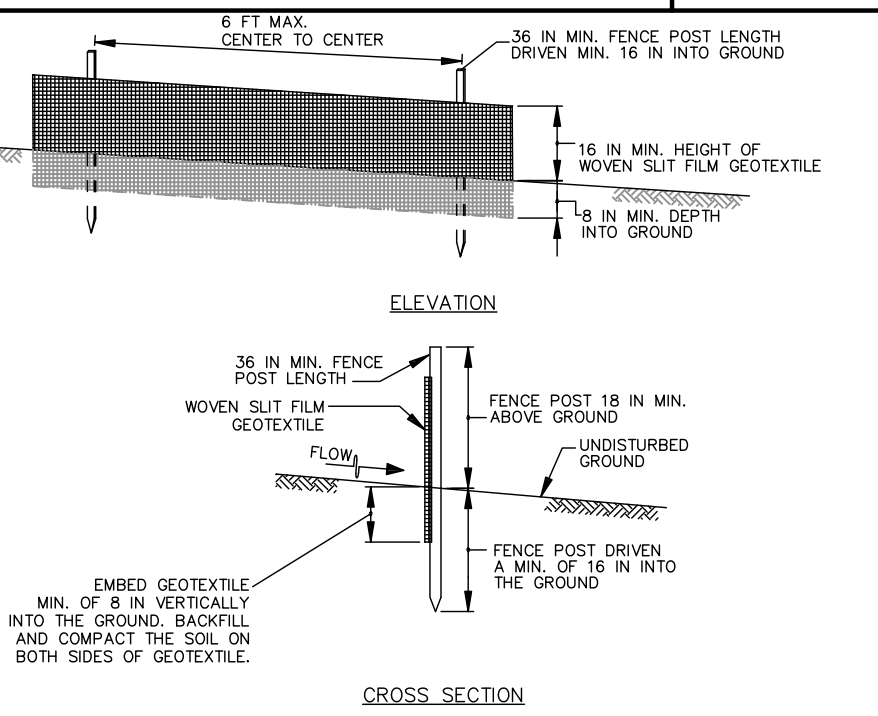
2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL

SF



ELEVATION

CROSS SECTION

CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 X 1 1/2 X 3/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POSTS USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SILT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALONGMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 225 OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL

SF

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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

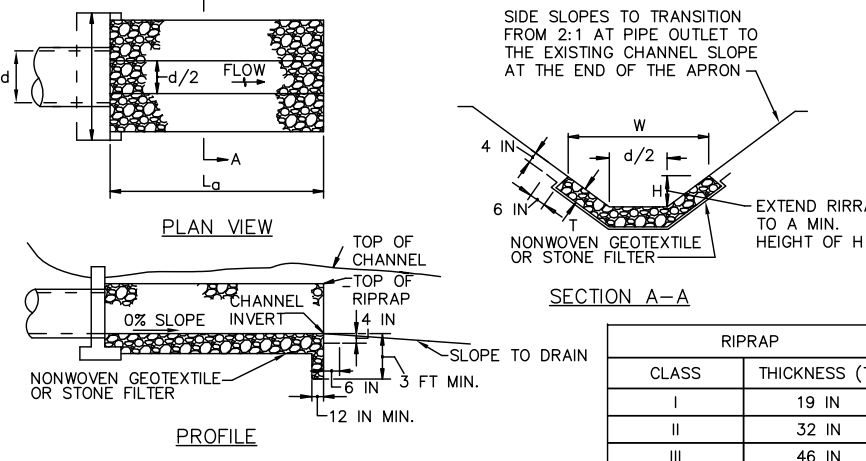
2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

DETAIL D-4-1-B ROCK OUTLET PROTECTION II

STANDARD SYMBOL

ROPII



PLAN VIEW

SECTION A-A

CONSTRUCTION SPECIFICATIONS

- RRIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
- PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (3/4 TO 1 1/2 INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RRIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
- EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RRIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RRIPRAP.
- CONSTRUCT RRIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RRIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENEOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RRIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
- WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSLOPE END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
- CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GRADING.
- MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RRIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE
NATURAL RESOURCES CONSERVATION SERVICE

2011

MARYLAND DEPARTMENT OF ENVIRONMENT
WATER MANAGEMENT ADMINISTRATION

GENERAL NOTES

- Notification of Talbot County Soil Conservation District (410-822-1577) at least five (5) days prior to the start of work.
- Prior to the start of work, the Contractor is to obtain Town approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.
- Sediment control measures are not to be removed until the areas served have established vegetative cover, or with the permission of the Talbot County Sediment Control Inspector.
- When pumping sediment-laden water, the discharge must be directed to an approved sediment trapping measure prior to release from the site.
- All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporary stabilized.
- All sediment control dikes, swales, basins and flow lines to basins will be temporarily seeded immediately upon installation to reduce the contribution to sediment loading.
- Disposal of excess earth materials on State or Federal property requires MDE Approval, otherwise materials are to be disposed of at a location approved by the local authority.
- Temporary soil erosion control and sediment control measures are to be provided as per the approved plan prior to grading operations. Location adjustments are to be made in the field as necessary. The minimum area practical shall be disturbed for the minimum possible time.
- If grading is completed out of a seeding season, graded areas are to be temporarily stabilized by mulch and mulch anchoring. Mulch material shall be unwheathered, unchopped small grain straw spread at the rate of 2 to 2-1/2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of a mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
- The Contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In case where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is dewatered and stabilized.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points on construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Site information:

Total Area of Site	1.001 Acres
Area Disturbed	0.65 Acres
Area to be Roofed or Paved	0.34 Acres
Total Cut	----- cy*
Total Fill	----- cy*

* CUT AND FILL AMOUNTS ARE APPROXIMATE. THE CONTRACTOR SHALL DO A SEPARATE TAKE-ORFF

PHASE OF CONSTRUCTION

- CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT SEDIMENT AND EROSION CONTROL INSPECTOR AT 1-410-901-4020, TOWN ENGINEER AT 1-410-820-8822, AND EASTON UTILITIES AT 1-410-822-6110 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING.
- INSTALL PERIMETER SILT FENCE AT LOCATIONS SHOWN. MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT. POWER BRUSH AND SEDIMENT TRACKED ON TO ROADWAY FOR DURATION OF PROJECT.
- CLEAR AND GRUB WITHIN THE LIMITS OF DISTURBANCE. DISPOSE OF ANY REMNANT ROOTMAT AND DEBRIS OFF SITE AT AN APPROVED LANDFILL LOCATION.
- STRIP TOPSOIL FROM THE LIMITS OF DISTURBANCE AND DISPOSE OF OFF SITE AT AN APPROVED LANDFILL LOCATION. MAINTAIN ALL PERIMETER CONTROLS.
- PERFORM UTILITY LOCATE REQUESTS AND TEST PIT FOR EXISTING UTILITIES AS NECESSARY THROUGH COORDINATION WITH EASTON UTILITIES. PERFORM WATER AND SEWER LATERALS RECONFIGURATION AND DRY UTILITY RELOCATION AS NECESSARY. PLACE MATERIAL FROM UTILITY TRENCHES ON THE HIGH SIDE AND BACKFILL AT THE END OF EACH DAY.
- PREPARE BUILDING PAD TO GRADE.
- BEGIN BUILDING CONSTRUCTION.
- GRADE SITE TO SUBGRADE. MAINTAIN ALL PERIMETER CONTROLS.
- MILL EXISTING PAVEMENT WHERE SHOWN.
- BEGIN PLACEMENT OF CR-6 BASE IN NEW PAVEMENT AREAS AND WALKS.
- ONCE CONTRIBUTING DRAINAGE AREAS ARE STABILIZED INSTALL RELOCATED RAIN GARDEN, QUANTITY CONTROL AREA, AND SUBMERGED GRAVEL WETLAND; AND ASSOCIATED PIPING, INLETS, BERMS, AND ROOF LEADERS. CONTRACTOR RESPONSIBLE FOR SCHEDULING INSPECTIONS WITH TOWN. CONTRACTOR RESPONSIBLE FOR ENSURING STORMWATER MANAGEMENT MEDIA MEETS SPECIFICATIONS AND IS APPROVED BY TOWN INSPECTOR. STABILIZE SIDE SLOPS WITH STABILIZATION MATTING.
- INSTALL TRENCH DRAIN AND OUTFALL PIPE.
- INSTALL CONCRETE CURB AND WALKS.
- BEGIN PLACEMENT OF BITUMINOUS CONCRETE BASE COURSE.
- INSTALL SURFACE COURSE OVER NEW BASE COURSE PAVE AND INSTALL SURFACE COURSE OVERLAY WITH LEVEL WEDGE WHERE NEEDED.
- FINE GRADE ALL AREAS PER DESIGN GRADES AND STABILIZE WITH TOPSOIL, SEED AND MULCH.
- INSTALL SITE LANDSCAPING AND SWM PLANTINGS.
- STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH.
- UPON APPROVAL FROM THE MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS SHOWN ON THIS SHEET.

CONSTRUCTION SPECIFICATIONS

(MAXIMUM) SLOPE STEEPNESS	(MAXIMUM) LENGTH	(MAXIMUM) SLOPE LENGTH	(MAXIMUM) SLOPE LENGTH
FLATTER THAN 50:1	UNLIMITED	UNLIMITED	UNLIMITED
50:1 to 10:1	125 ft.	1,000 ft.	
10:1 to 5:1	100 ft.	750 ft.	
5:1 to 3:1	60 ft.	500 ft.	
3:1 to 2:1	40 ft.	250 ft.	
2:1 AND STEEP	20 ft.	125 ft.	

NOTE: IN AREAS LESS THAN 2% SLOPE AND SANDY SOILS (USDA FEDERAL CLASSIFICATION SYSTEM, SOIL CLASS A), MAXIMUM SLOPE LENGTH AND SILT FENCE LENGTH WILL BE UNLIMITED. IN THESE AREAS, SILT FENCE MAY BE THE ONLY PERIMETER CONTROL REQUIRED.

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

- Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven days (7) as to all other disturbed or graded areas on the project site.
- All temporary erosion and sediment control devices are to be provided as indicated on this plan, with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
- Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
- Temporary seeding shall be accomplished between February 15th through April 30th, or August 15th through November 30th. During other times, temporary mulching shall be provided.
- Temporary seeding shall conform to the following applications: 436 lbs. per acre of 10-20-20; 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disking or other suitable means. Annual rye grass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding

Seed Mixture (For Hazard Zone 7a) (From Table B-1)					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depths		
	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"		
	BARLEY OATS	96 lbs.	2/15-4/30, 8/15-11/30	1"	436 lb/ac 10 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf
	WHEAT	120 lbs.	2/15-4/30, 8/15-11/30	1"		
	CEREAL RYE	112 lbs.	2/15-4/30, 8/15-12/15	1"		
	FOXTAIL MILLET	30 lbs.	5/1-8/14	1/2"		
	PEARL MILLET	20 lbs.	5/1-8/14			

- Mulching shall be unchopped, unrotted, small grain straw applied at a rate of 2-2 1/2 tons per acre. Anchor mulch with a mulch anchoring tool on the contour. Wood cellulose fiber may be used for anchoring straw at 750 lbs. per acre mixed with water at a maximum of 50 lbs. of wood cellulose fiber per 100 gals of water, or with a synthetic liquid binder according to manufacture recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to attain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
- Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications: Permanent seeding for sites having disturbed over five (5) acres shall use fertilizer rates recommended by a soil testing agency and the recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for conditions other than listed above shall be performed at the rates and dates as provided in the Permanent Seeding Summary Table below. Fertilizer and lime amendments shall be incorporated into the top 3" - 5" of the soil be disking or other suitable means. Mulching shall be accomplished as discussed in Item #6 of these specifications.

Seed Mixture (For Hazard Zone 7a) (From Table B-3)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depths	N	P205	K20	
7	CREeping RED FESCUE KENTUCKY BLUEGRASS	60 lbs to 15 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"	45 lb/ac 2 lb/ 1000 sf	90 lb/ac 2 lb/ 1000 sf	90 lb/ac 2 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf
8	TALL FESCUE	100 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"				
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60 lbs to 40 lbs. to 20 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"				

- Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
- All areas remaining or intended to remain disturbed for longer than seven (7) days shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in developing areas for critical area stabilization.
- It will be the responsibility of the Contractor or Subcontractor to notify the Engineer of any deviation from this plan. Any change made in this plan without written authorization from the Engineer will place responsibility of said change on the Contractor or the Subcontractor.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MD010, STATE DISCHARGE PERMIT NUMBER 09GP).

- UTILIZATION OF ENVIRONMENTAL SITE DESIGN.
- MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
- CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
- EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
- EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING AND SEQUENCING
- IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
- IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
- EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

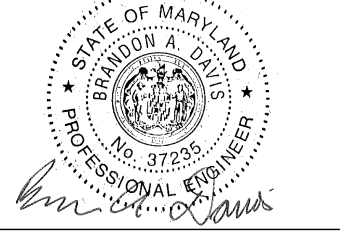
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TOWN OF EASTON - PLANNING AND ZONING

TOWN OF EASTON - TOWN ENGINEER

EASTON UTILITIES - MANAGER OF ENGINEERING

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LEAD PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 37235
EXPIRATION DATE: 2024



MAY 3, 2023
DATE SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617

FINK, WHITTEN & ASSOCIATES, LLC.
LAND SURVEYING
410-822-8484
113 E. Dover St., Unit C
Easton, Maryland 21601

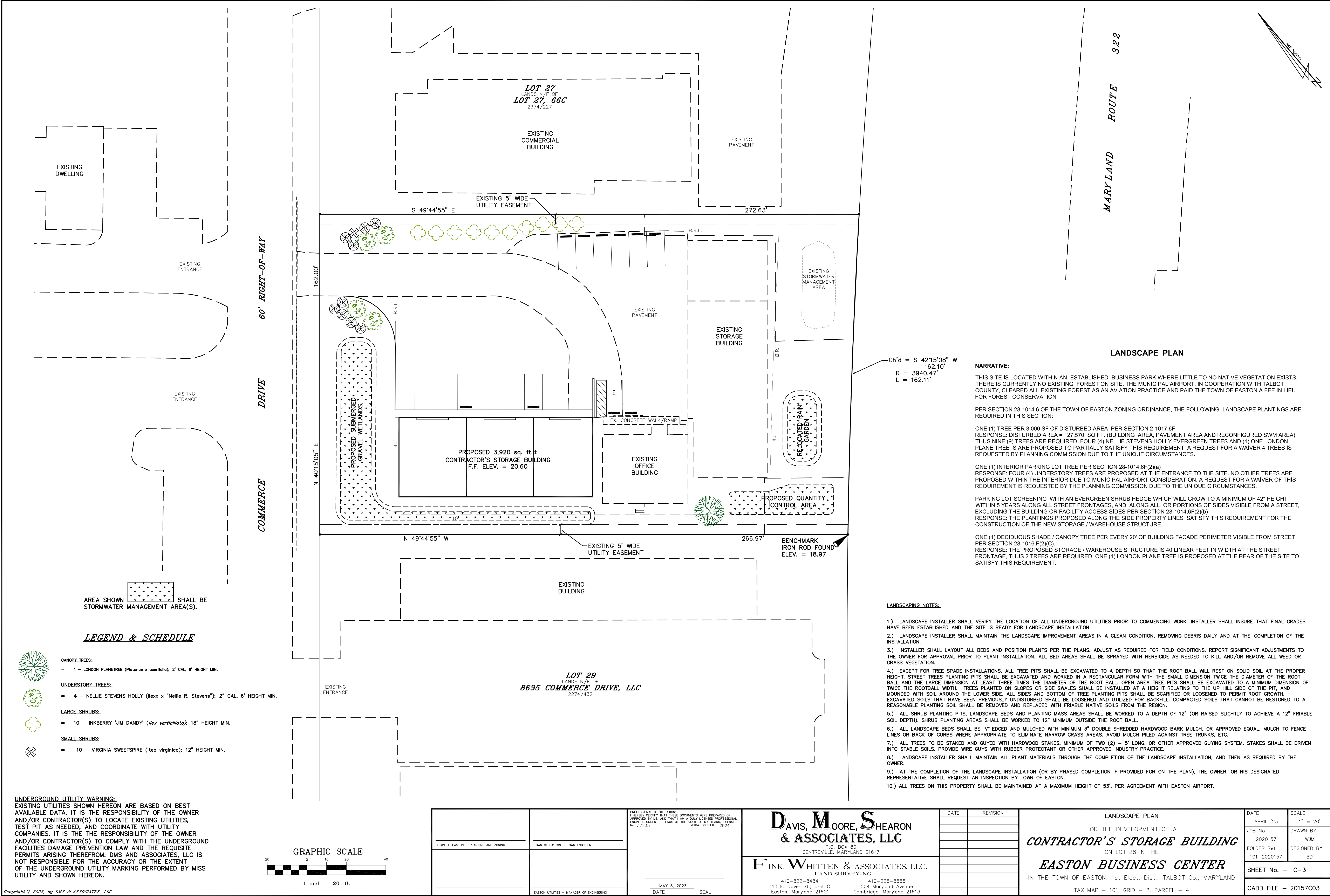
DATE	REVISION

SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS

FOR THE DEVELOPMENT OF A
CONTRACTOR'S STORAGE BUILDING
ON LOT 28 IN THE
EASTON BUSINESS CENTER
IN THE TOWN OF EASTON, 1st Elect. Dist., TALBOT Co., MARYLAND
TAX MAP - 101, GRID - 2, PARCEL - 4

DATE	SCALE
APRIL '23	AS SHOWN
JOB No. 2020157	DRAWN BY WJM
FOLDER Ref. 101-2020157	DESIGNED BY BD
SHEET No. - C-8	
CADD FILE - 20157C08	

Page 18 of 45



STORMWATER MANAGEMENT CALCULATIONS FOR

TUCKAHOE HARDWOODS CONTRACTOR'S STORAGE BUILDING

**LANDS OF 8685 COMMERCE DRIVE, LLC
TAX MAP 101, PARCEL 4, LOT 28**

PREPARED FOR:

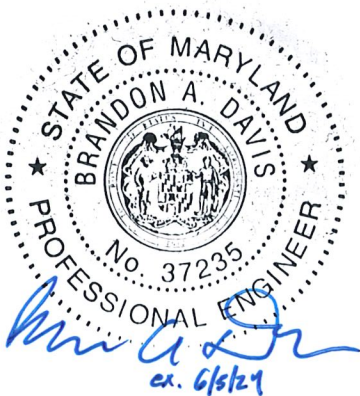
**FINK, WHITTEN & ASSOCIATES, LLC
113 E. DOVER ST., UNIT C
EASTON, MARYLAND 21601**

PREPARED BY:

**DMS & ASSOCIATES, LLC
P.O Box 80
CENTREVILLE, MARYLAND 21617**

DMS JOB #2020157

DATE: MAY, 2023



Davis, Moore, Shearon & Associates, LLC



P.O. Box 80 Centreville, MD 21617
Phone: (443) 262-9130
Email: email@dmsandassociates.com

STORMWATER MANAGEMENT NARRATIVE CONTRACTOR'S STORAGE BUILDING TAX MAP 101, PARCEL 4, LOT 28

This property is located at 8685 Commerce Drive in the Town of Easton, Maryland. The property consists of approximately 1 acre with frontage on Commerce Drive and is immediately adjacent to the Easton Bypass. The site is developed with a small commercial building, access drive, and parking lot that predates 2016. In 2016 a contractor's storage building was approved and then constructed adjacent to the parking lot that is parallel to the Easton Bypass. That site plan also added minimal pavement around. Two rain gardens were approved and constructed that addressed water quality and quantity requirements for that project.

The property owner has been able to remove wooded areas that existed between the developed portion of the site and Commerce Drive through FAA tree clearing related provisions. The owners wish to construct a new contractor's storage building with associated parking and pavement parallel to the southern property line and next to the existing office building. The proposed pavement will extend off existing parking and access drive. The project will relocate the southeast rain garden approved in 2016 slightly to the north of its current location and have roof leaders direct the constructed contractor's storage building to it. The rain garden will match the size and depth specified in the 2016 approved site plan. A quantity control ponding area will be constructed in the general area of where that rain garden is currently situated. The new building and new impervious area will be treated by a submerged gravel wetland that will wrap around the proposed building and outfall to the new quantity control area. A trench grate in the pavement will capture some building runoff and new pavement runoff and direct it to the submerged gravel wetland.

The submerged gravel wetland will address water quality requirements for the new building and new impervious areas of 0.318 acres pavement and its front limits of disturbance of 0.514 acres. The quantity control areas will provide additional treatment to store overflowing runoff from larger storm events and responsibly discharge towards the Easton Bypass. Runoff will discharge from the relocated rain garden and quantity control area in a stable and filtered manner through riprap overflow/flow-thru outfalls for each.

The target Environmental Site Design (ESD) volume for the new impervious area and front limits of disturbance is 2,040 c.f. The submerged gravel wetland is sized to address the quality requirement and provides 2,042 c.f. to address that volumetric requirement. The quantity control provides an additional 918 c.f. of storage volume to address any quantity control concerns. The water quality measure addresses ESD to the maximum extent practicable (MEP) and therefore allows the development to mimic woods in good condition. That scenario plus the added quantity control area combine to address quantity control concerns. Furthermore, the configuration of the proposed improvements, trench drain, wrap around submerged gravel wetland, piping to quantity control area, and discharge of the quantity control area all allow for a development and drainage configuration that directs runoff away from Commerce Drive and toward the bypass. There are known drainage concerns during large storm events along Commerce Drive, so this development seeks to avoid adding to that known issue.

DMS

Davis, Moore, Shearon, & Associates, LLC
Engineering, Drafting/Design, Environmental Services & Surveying

Site Name: Tuckahoe Hardwoods Designed By: B.A.D.
Date: May-23 Checked By: _____
Description: Developed Conditions

Determine ESD Implementation:

$$ESD_v = \frac{(P_E)(R_v)(A)}{12.00}$$

A = Site Area

I = % Imperviousness

$$R_v = 0.05 + 0.009(I)$$

P_E = Rain Fall Target From Tbl. 5.3 (RCN Reductions)
(Total P_E x Area) / Area = Weighted P_E

ESD_v = Runoff Volume for ESD design

Site Data

Redeveloped Site= **No**

A = 0.514 acres

New Imp. Area 0.318 acres

% Impervious = 62.0 %

R_v = 0.61

Front LOD

New Impervious

Zone = eastern

P_E = 1.80 inches

ESD _v =	0.047 ac-ft
or	2,040 cf

ESD_{v redev} = ESD Volume for redevelopment site

$$A_{redev} = (0.50)(\text{Ex. Imp. Area}) - (\text{Ex. Imp. Area} - \text{Prop. Imp. Area})$$

A_{redev} = 0 acres

Ex. Imp. Area 0.000 acres

ESD _{v redev} =	0.000 ac-ft
or	0 cf

Compute Recharge Volume (Rev)

HSG	RCN (woods)	P _E Table 5.3	P _E x Area	RCN x Area	Recharge factor (S)	Area	%
A	38	0.00	0.00	0	0.38	0.000	0.00%
B	55	0.00	0.00	0	0.26	0.000	0.00%
C	70	0.00	0.00	0	0.13	0.000	0.00%
D	77	1.80	0.92	40	0.07	0.514	100.00%
TOTALS			0.92	40		0.514	100.00%

$$S = 0.07$$

a.) Rev = $\frac{[(S)(R_v)(A)]}{12}$
(percent volume method)

Rev =	0.002 ac-ft
or	79 cf

DMS

Davis, Moore, Shearon, & Associates, LLC
Engineering, Drafting/Design, Environmental Services & Surveying

Project: Tuckahoe Hardwoods

Submerged Gravel Wetland

Device: SGW #1

ESDv Calculations for Drainage Area

Device Drainage Area = 22370 sq. Ft.

DA Impervious Area = 13870 sq. Ft.

Device DA %I = 62.00 %

Device DA Rv = 0.608

Soil Type D

Device DA P_E Target = 1.80 inches

Device DA ESDv Vol. = 2040 cu.Ft.

Device DA 1yr PE = 2.70 inches

Device ESDv 1 yr Volume = 3060 cu.Ft.

Treatment Requirements

75% Minimum ESDv
Volume Stored = 1530 cu.Ft.

Provided

Cell Filtration Area Provided = 1912 sq. Ft.

Media Storage w/in 4" Wetland Soil
Above Saturation Level = 252 cu.Ft. (porosity = 0.4)

Max. Ponding Depth = 9 inches (see stage vs. storage calculations)

Max Ponding Area Provided = 2860 sq. Ft.

Total Temporary Storage Provided = 1790 cu.Ft. (see stage vs. storage calculations)

Total Treatment Volume Provided = 2042 cu.Ft.

Additional Considerations

Minimum ESDv Storage Met (yes/no): yes

DMS

Davis, Moore, Shearon, & Associates, LLC
Engineering, Drafting/Design, Environmental Services & Surveying

DATA FOR STAGE vs. STORAGE CURVE

JOB NAME: Tuckahoe Hardwoods

DESCRIPTION: Quantitiy Control Area

FOREBAY #1 STORAGE:

ELEV. (FT)	SURFACE AREA (SQ.FT)	AVERAGE SURFACE AREA (SQ.FT.)	DIFF. IN ELEV. (FT)	INCREMENT STORAGE (CU.FT.)	STORAGE (CU. FT.)	STORAGE (ACRE FT.)
18.30	709				0	0.000
		918	1.00	918		
19.30	1,126				918	0.021



Elizabeth fink <efink@finkwhitten.com>

Fwd: Easton Airport - Obstruction Removal Project

Johnny Dent <jdent@tuckahoe hardwoods.com>
To: Elizabeth Fink <efink@finkwhitten.com>

Fri, Mar 18, 2022 at 12:03 PM

Elizabeth ,

See below .

Thank you ,

Johnny

Sent from my iPhone

Begin forwarded message:

From: "Hollinger, Derek" <derek.hollinger@aecom.com>
Date: March 18, 2022 at 11:43:50 AM EDT
To: Johnny Dent <jdent@tuckahoe hardwoods.com>
Subject: RE: Easton Airport - Obstruction Removal Project

Johnny,

See attached copy of documentation of payment of the FCA Fee for your property for \$4,963.00 to Town of Easton on your behalf by Talbot County for the tree removal work we did. Also see attached Grading Permit issued by Town of Easton which is their approval of the work as was completed. Also attached is the summary letter for the FSD/FCP sent to the Town and approved by Town Council on October 18, 2021.

Please let me know of any questions.

Thank you,

Derek A. Hollinger, P.E.

Project Manager, Aviation

M +1-717-817-1536

derek.hollinger@aecom.com

From: Hollinger, Derek
Sent: Friday, March 18, 2022 10:41 AM
To: Johnny Dent <jdent@tuckahoe hardwoods.com>
Subject: Easton Airport - Obstruction Removal Project

Hi Johnny,

We are developing final punch list with RJO (Contractor) for their work and have a project-wide walk-through with them next Tuesday, March 22. I wanted to check in with you to see if you have any items specific to your property that you feel need addressed by RJO and/or your satisfaction with their completed work?

Thank you sir,

Derek A. Hollinger, P.E.

Project Manager, Aviation

M +1-717-817-1536

derek.hollinger@aecom.com

AECOM

4 North Park Drive, Suite 300

Hunt Valley, Maryland 21030, United States

aecom.com

3 attachments



FCA Fee - 8685 Commerce Drive - 10.27.2021.pdf

530K



Grading Permit - Obstruction Removal-Phase 2.pdf

796K



2021-05-19_FSD-FCP_letter.pdf

62K

8685 Commerce Dr

Proposed building to match existing building, 3 bays only
(will be smaller)

Legend

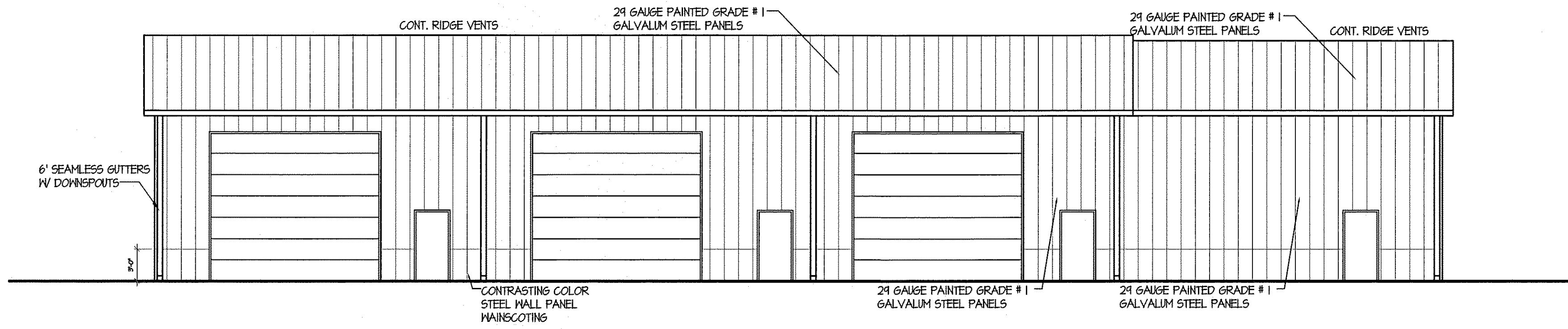


Google Earth

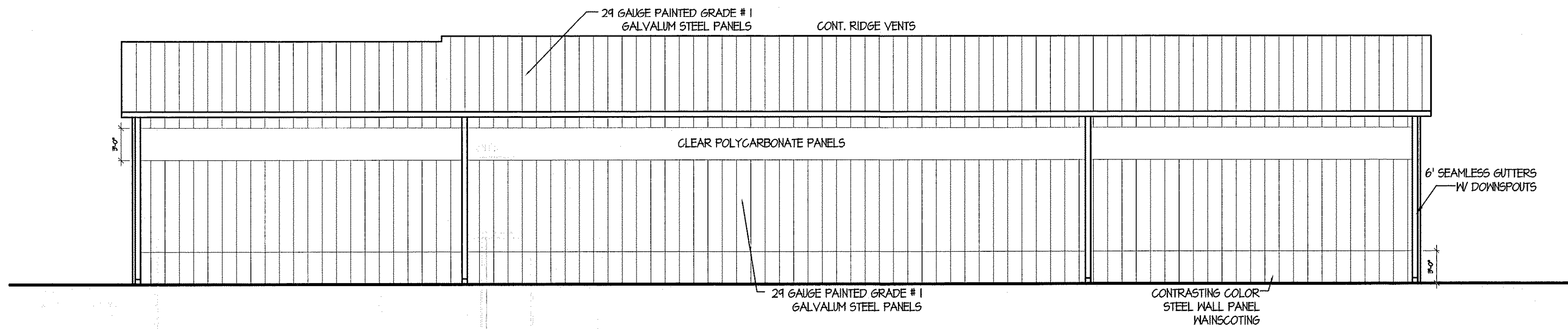
© 2023 Google

4.78 ft

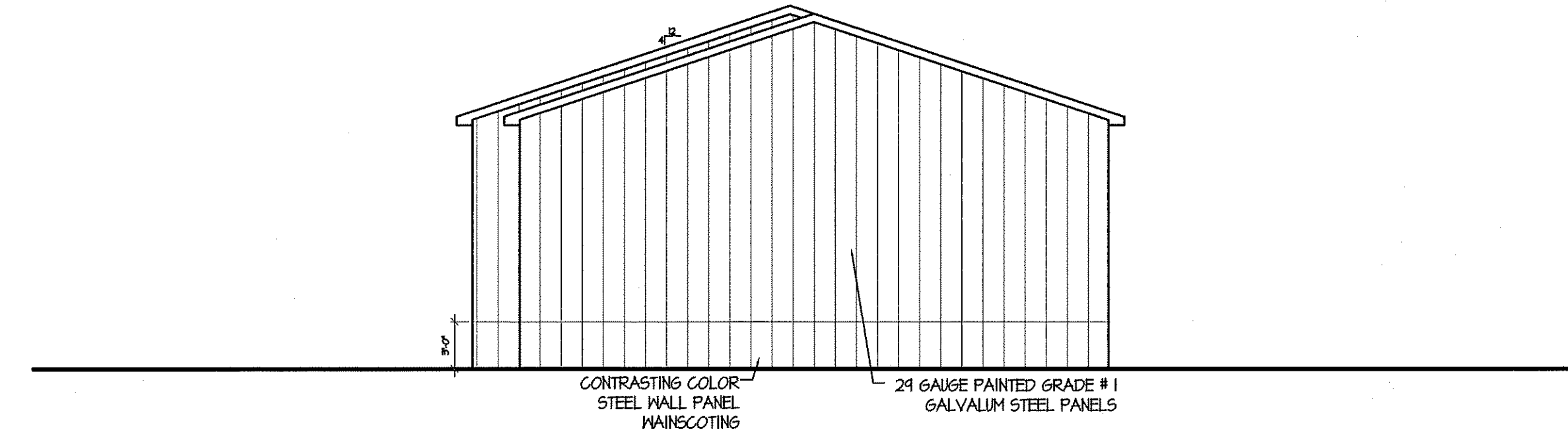
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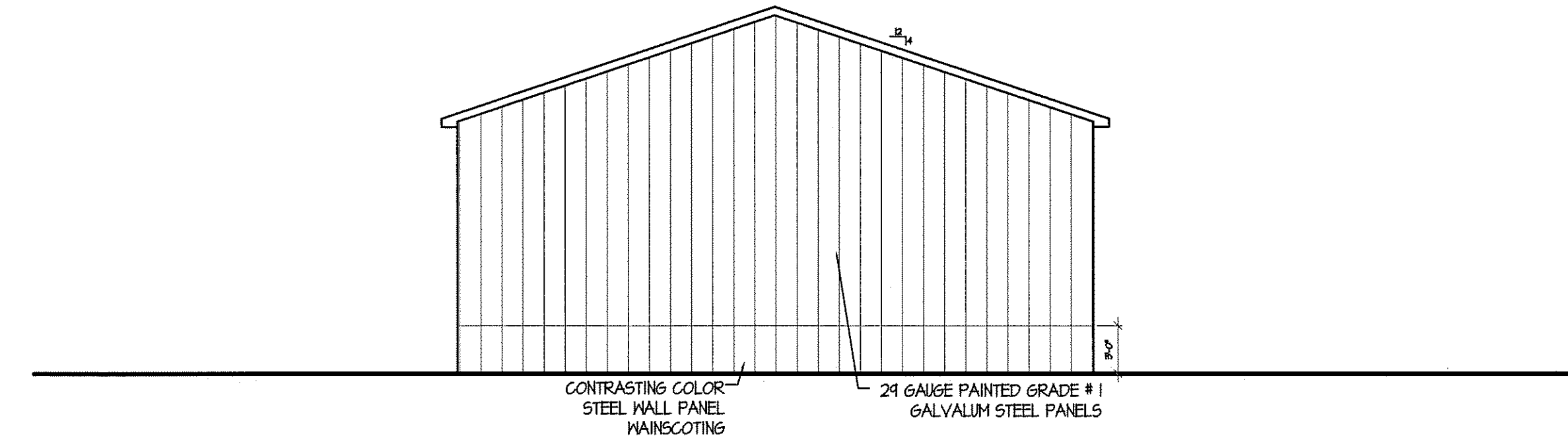
1 FRONT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 RIGHT SIDE ELEVATION
1/8" = 1'-0"



4 LEFT SIDE ELEVATION
1/8" = 1'-0"



PROFESSIONAL CERTIFICATION
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12319, EXPIRATION DATE 1/6/2018.

PRINTED 01/25/16 - FOR CONSTRUCTION

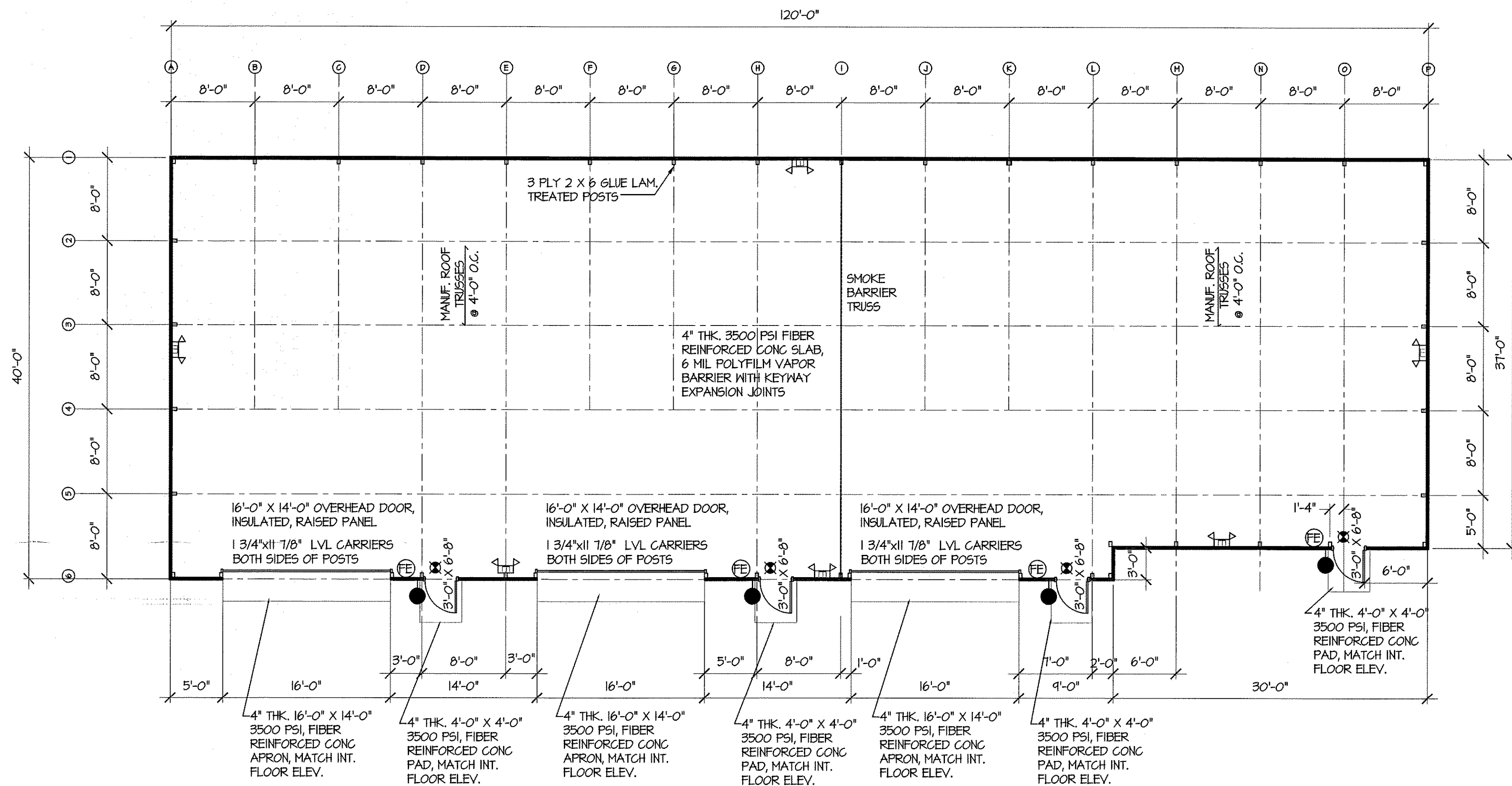
ELEVATIONS
--
--

DESIGNED	W.F.H.
DRAWN	PAH
CHECKED	W.F.H.
DATE	01/25/16
PROJ. NO.	31606
SCALE	AS NOTED
SHEET NO.	A2.1

NEW BUILDING FOR
JOHNNY DENT
EASTON, MARYLAND

W.F. HORN
ARCHITECT, INC.
30866 E. SALLIE ROSS BEND
MILTON, DELAWARE
PHONE: 302-674-1620 302-231-2176

DIAMOND STATE
POLE BUILDINGS
P.O. BOX 163
MAGNOLIA, DELAWARE



1 FLOOR PLAN
1/8" = 1'-0"

FOUNDATIONS

1. PRESUMPTIVE BEARING CAPACITY: 2000 PSF
2. FOUNDATION DESIGN IS BASED ON SHALLOW SPREAD FOOTINGS BEARING ON SUITABLE NATURAL SOILS AND/OR NEW COMPACTED STRUCTURAL FILL.
3. ALL ORGANIC MATERIALS EXCESSIVELY SOFT OR LOOSE SOILS, TREES, ASPHALT, CONCRETE, DEBRIS AND OTHER DELETERIOUS MATERIALS SHALL BE REMOVED. UNSUITABLE AREAS SHALL BE REMOVED AND REPLACED.
4. AREAS REQUIRING UNDERCUT AND FILL MATERIAL DUE TO THE PRESENCE OF UNSUITABLE MATERIAL SHALL BE BACKFILLED TO THE DESIGN FOOTING SUBGRADE WITH NEW COMPACTED STRUCTURAL FILL.
5. COMPACTED STRUCTURAL FILL FOR BUILDING SUPPORT UTILIZING MATERIAL APPROVED FOR USE INCLUDE:
- ON-SITE GRANULAR SOILS INCLUDING GW, GP, GM, SM, SP, ND, SM, CLASSIFIED IN ACCORDANCE WITH THE UNIFIED SOIL CLASSIFICATION SYSTEM (USCS). FURTHERMORE, THE MATERIAL TO BE UTILIZED AS STRUCTURAL FILL SHOULD HAVE A PLASTICITY INDEX (PI) LESS THAN 20.
6. COMPACTED STRUCTURAL FILL BENEATH ALL FOUNDATIONS, SLABS ON GRADE AND ADJACENT TO FOUNDATION WALLS SHALL BE PLACED IN LIFTS NOT EXCEEDING 8 INCHES IN LOOSE THICKNESS AND BE COMPACTED TO 95 PERCENT OF MAXIMUM DRY DENSITY PER ASTM D-1557 MODIFIED PROCTOR TEST.
7. SOILS EXPOSED AT THE BASES OF ALL FOUNDATION EXCAVATIONS SHOULD BE PROTECTED AGAINST ANY DETRIMENTAL CHANGE IN CONDITION, SUCH AS DISTURBANCE FROM RAIN OR FROST. SURFACE RUNOFF SHOULD BE DRAINED AWAY FROM THE EXCAVATIONS AND NOT BE ALLOWED TO POND. FOUNDATION EXCAVATIONS SHOULD BE PROTECTED FROM RAINFALL OR FREEZING CONDITIONS. SLOPE FOOTINGS EXCAVATIONS AS REQUIRED FOR STABILITY AND SAFETY OR PROVIDED SHEETING OR SHORING IN ACCORDANCE WITH OSHA REQUIREMENTS IN THE EVENT THAT THE CONTRACTOR DETERMINES THAT SHEETING OR SHORING IS REQUIRED FOR ESCALATION. THE CONTRACTOR SHALL RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL STRUCTURAL ENGINEER FOR DESIGN AND DOCUMENTATION OF ALL SHEETING AND SHORING REQUIRED FOR THE WORK.
8. UTILITY LINES SHALL NOT PASS UNDER FOOTINGS, STEP FOOTINGS BELOW UTILITY LINES AND SLEEVE WALL.
9. TRENCHES WHICH RUN ADJACENT TO FOOTINGS AND ARE LOWER THAN THE FOOTING BOTTOM AND ARE WITHIN A HORIZONTAL DISTANCE OF 15 TIMES THE ELEVATION DIFFERENCE SHALL BE BACKFILLED WITH 1500 PSI CONCRETE TO THE FOOTING BOTTOM.

CONCRETE

1. ALL CONCRETE WORK SHALL CONFORM TO ACI 318 (LATEST EDITION).
2. CONCRETE COMPRESSIVE STRENGTH AT 28 DAYS SHALL BE:
FOUNDATION: 3500 PSI
GARAGE FLOOR SLABS: 3500 PSI
EXTERIOR WALKS, STEPS, PADS, RAMPS AND CURBS: 3500 PSI
ALL CONCRETE SHALL BE AIR-ENTRAINED (6+1)%.
3. CONCRETE SHALL NOT BE PLACED IN WATER OR ON FROZEN GROUND.
4. CALCIUM CHLORIDE ADMIXTURES ARE PROHIBITED, USE OF ADMIXTURES SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT.

GENERAL NOTES

1. EXTERIOR WALLS SHALL BE 2x4 WOOD PURLINS @ 2'-0" O.C. HORIZ. w/ 28 GAUGE EVERLAST PAINTED STEEL PANELS.
2. ALL DIMENSIONS ARE TO FACE AND/OR CENTER OF STRUCTURE.
3. EXTERIOR STEEL FLUSH INSULATED DOOR w/ LEVER LOCKSET AND CLOSER.

SYMBOLS

- ⊕ DENOTES FIRE EXTINGUISHER LOCATION. FIRE EXTINGUISHER SHALL BE 2A:10B:C MOUNTED AT 48" TO TOP.
- ⚡ DENOTES EMERGENCY LIGHT WITH BATTERY BACK UP
- ⓧ DENOTES LIGHTED EXIT SIGNS
- DENOTES REMOTE HEAD EXTERIOR EMERGENCY LIGHT



PROFESSIONAL CERTIFICATION

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 12319, EXPIRATION DATE 1/6/2018.

DIAMOND STATE
POLE BUILDINGS
P.O. BOX 163
MAGNOLIA, DELAWARE

W.F.HORN
ARCHITECT, INC.
30866 E. SALLIE ROSS BEND
MILTON, DELAWARE
PHONE: 302-674-1620 302-231-2176

NEW BUILDING FOR
JOHNNY DENT
EASTON, MARYLAND

FLOOR PLAN
AND NOTES

DESIGNED W.F.H.
DRAWN P.A.
CHECKED V.
DATE 01/17
PROJ. NO.
SCALE
SHEET NO.

PRINTED 01/25/16 - FOR CONSTRUCTION



TOWN OF EASTON ENGINEERING DEPARTMENT

14 South Harrison Street

Easton, Maryland 21601

410-820-8822

Engineering@EastonMD.gov

www.EastonMD.gov

8685 COMMERCE DRIVE, LLC (TUCKAHOE HARDWOODS) 07/07/2017 & 7/11/2017

Project Location:

8685 Commerce Drive

Attending:

Katie Reedy – Town of Easton

Report:

Photos of Bio Retention areas taken at 1:30pm on 7/7/17. Following rainfall on 7/6/17.

Significant water continues to be retained. Will follow up early next week.





Photos from 7/11/17 Site Inspection Follow up.

Rain Garden #1 continues to hold water. This should not be holding water this long after the rain event (more than 72 hours). Engineer and Contractor need to review installation and correct so that proper drainage is reached.



Photo taken 7/11/17 Rain Garden #1



Photo Taken 7/11/17 – Rain Garden #2



TOWN OF EASTON ENGINEERING DEPARTMENT

14 South Harrison Street

Easton, Maryland 21601

410-820-8822

Engineering@EastonMD.gov

www.EastonMD.gov

8865 COMMERCE DRIVE LLC (TUCKAHOE HARDWOODS) 07/06/2017

Project Location:

8685 Commerce Drive

Attending:

Rick Van Emburgh – Town of Easton

Katie Reedy – Town of Easton

Trevor Newcomb – Town of Easton

Nick Slayden – Site Contractor

CC:

Tom Diem – Town of Easton

Brian Taylor – Easton Utilities

Johnny Dent – Applicant

Ebie Fink – Fink, Whitten & Associates

Tom Davis – DMS

Brandon Davis - DMS

Engineering Department Inspection Findings – Address prior to Final Approval:

Stormwater Management

1. Rain Garden #1 was holding a substantial amount of stormwater at time of inspection during rain event. A follow up inspection will be performed to determine if Rain Garden infiltration is acceptable.
2. Stone Check Dam as installed in both Rain Garden #1 and Rain Garden #2 does not reflect the detail D-2 on sheet 4. The check dams as installed are higher than the surrounding berm and the stone is higher in the center of the check dam. The detail shows the check dams to be lower than the top of bank and lower in the center by 6 inches.

As-Built & Certification

3. As-Built and Certification are required prior to Occupancy Permit and must be signed by a Licensed PE.

Additional Observations (not required for Engineering Department approval):

4. Ramps may need railings. Coordinate with Tom Diem.
5. Dumpster location and condition should be coordinated with Trevor Newcomb.
6. It appears at least one of the trees along the Parkway side of the building did not survive and may need to be replaced.
7. The extenders added to the end of the downspouts were not working properly at the time of the inspection. They were not properly sloped and were overflowing where connected to the downspouts.

These Notes represent the inspection by the Town Engineering Department only. Other Departments and Agencies will submit their inspection Note separately.

**TALBOT COUNTY MARYLAND**

Disbursements

County House

11 North Washington Street

Easton, Maryland 21601

**VOID AFTER
90 DAYS**Editor
Number

181

Check
Date

10/26/2021

Check
Number**0354932**

65-69 521

\$ 4,963.00

Pay Four Thousand Nine Hundred Sixty Three Dollars and 00 cents *****

To The
Order OfTOWN OF EASTON
14 S HARRISON STREET
PO BOX 520
EASTON, MD 21601-0000Shore United
Bank
Easton, MDAuthorized Signature
B-
Authorized Signature

MP

MP

⑈ 354932 ⑈ ⑆052100699⑆

TALBOT COUNTY MARYLAND

Easton, Maryland 21601

For Questions Please Call 410.770.8020

Invoice Date	Invoice Number	Invoice Description	GL Account Number	Net Invoice Amount
10/19/2021	101921	8685 COMMERCE DRIVE	AIRPORT784003	4,963.00

Town of Easton
REPRINT
*** CUSTOMER RECEIPT ***
Oper: CKAHANE Type: OC Drawer: 1
Date: 10/27/21 01 Receipt no: 5172

Description	Quantity	Amount
99 *** MISC REV - REED ACCTS	1.00	\$4963.00
FOREST CONSERVATION		

TALBOT COUNTY MARYLAND
11 N WASHINGTON ST
EASTON MD 21601
8685 COMMERCE DRIVE
\$4963.00

Tender detail
CK CHECK 354932 \$4963.00
Total tendered \$4963.00
Total payment \$4963.00

Trans date: 10/27/21 Time: 10:17:51

THANK YOU FOR YOUR PAYMENT.

Vendor No.	Vendor Name	Check No.	Check Date	Check Amount
181	TOWN OF EASTON	0354932	10/26/2021	4,963.00

Conversations

Row Sheet All Unread

Row 88: Commerce Drive - Tuckahoe Hardwoods



Rick Van Emburgh

Nick Slayden said they will be working on Stormwater Features next week - the weather looks good

He will call Nancy and/or Jerome before he starts (I suggested he call Nancy so we can track/record it - but calling Jerome is good too)

04/07/17

↩ Reply



Katie Reedy

Pre Final Inspection completed 7/6/17. Issues with Rain garden #1 not draining.

07/14/17



InspectionReport-2017.07.06.docx



InspectionReport-2017.07.07.docx

↩ Reply



TOWN OF EASTON ENGINEERING DEPARTMENT

14 South Harrison Street
Easton, Maryland 21601
410-820-8822

Engineering@EastonMD.gov
www.EastonMD.gov

8685 COMMERCE DRIVE, LLC (TUCKAHOE HARDWOODS) INSPECTION 10/30/2017

Project Location:

8685 Commerce Drive

Inspector:

Jerome Pierce

CC:

Rick Van Emburgh – Town of Easton
Katie Reedy – Town of Easton

Activity on Site:

Will check in 48 to 72 hours to see if they are draining properly.

Time: 12:25 PM

Weather: Sunny 53 degrees

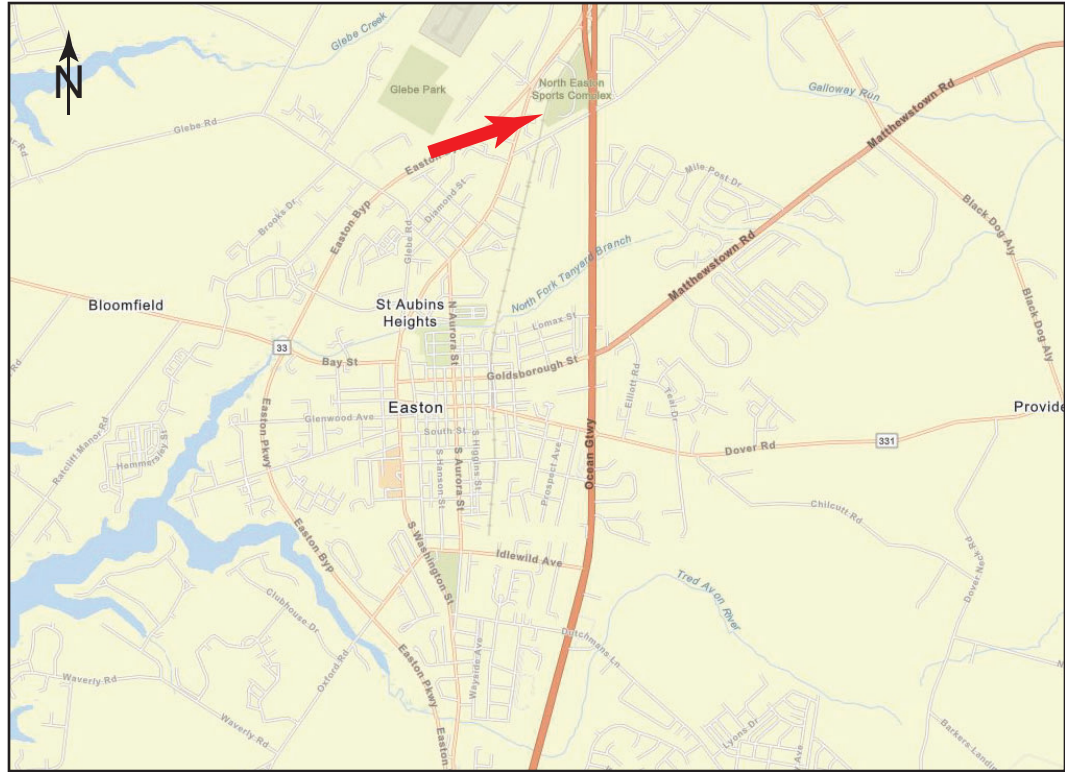
Picture 1



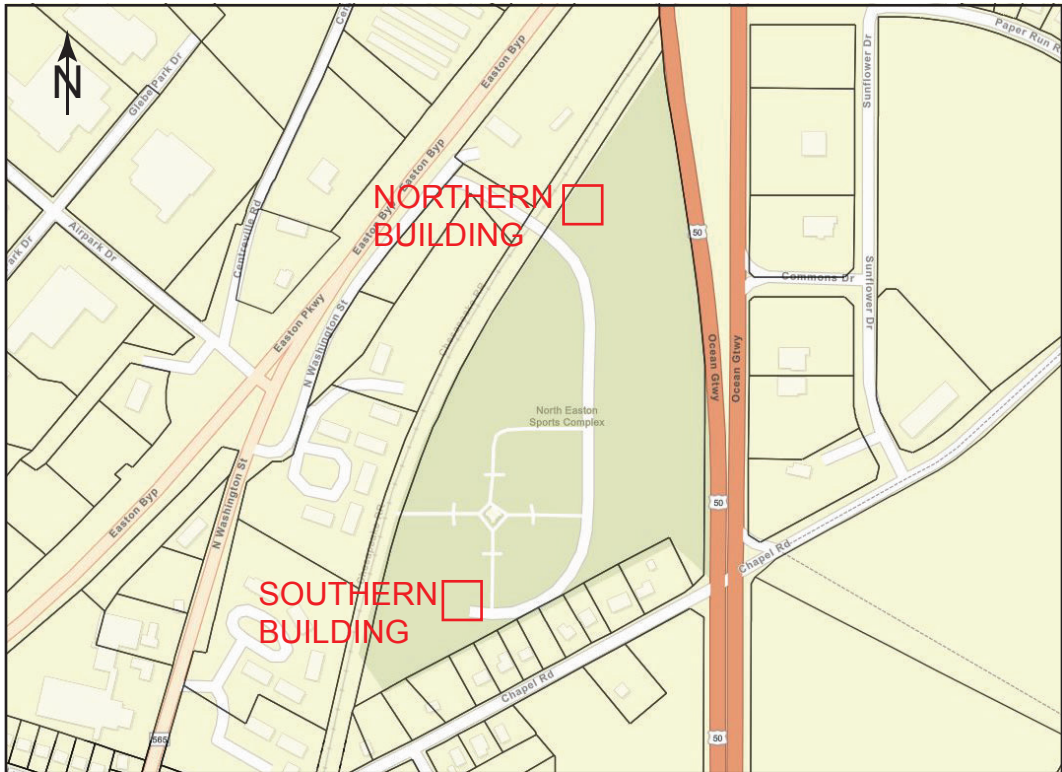
Picture 2



TOWN OF EASTON NORTH EASTON PARK STORAGE BUILDINGS



VICINITY MAP



PROJECT LOCATION

PURPOSE AND INTENT

The Town of Easton is seeking site approval for the construction of two buildings at North Easton Park (1078 N. Washington St.). The northern building will provide two ADA-compliant bathrooms, an improved concession area, and storage for local youth recreational sports teams. The southern building will provide storage for the Town's Parks and Recreation Department, as well as additional storage for local youth recreational sports teams.

STORMWATER MANAGEMENT: EXEMPT-LOD <5,000SF DISTURBANCE

EROSION AND SEDIMENT CONTROL: EXEMPT-LOD <5,000SF DISTURBANCE

PROPERTY INFORMATION

OWNER: TOWN OF EASTON
OWNER ADDRESS: 14 S. HARRISON ST.
EASTON, MD 21601
PROPERTY ADDRESS: 1078 N. WASHINGTON ST.
EASTON, MD 21601
TAX MAP/PARCEL: 0100/4724A
ZONING: R10A
SITE AREA: 26.220 AC
USE: 414-PARKS AND RECREATION
PERMITTED IN R10A

TABLE OF CONTENTS

- 1/8 - SITE INFORMATION
- 2/8 - EXISTING CONDITIONS-SOUTH
- 3/8 - PROPOSED CONDITIONS-SOUTH
- 4/8 - EXISTING CONDITIONS-NORTH
- 5/8 - PROPOSED CONDITIONS-NORTH 1/2
- 6/8 - PROPOSED CONDITIONS-NORTH 2/2
- 7/8 - DETAILS 1/2
- 8/8 - DETAILS 2/2

APPROVED:	DATE
TOWN OF EASTON-TOWN PLANNER	DATE
APPROVED:	DATE
TOWN OF EASTON-TOWN ENGINEER	DATE
APPROVED:	DATE
EASTON UTILITIES-ENGINEER	DATE

TOWN OF EASTON NORTH EASTON PARK STORAGE BUILDINGS	VICINITY MAP
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DATE	2023.05.17
DRAWN BY	KXC
ISSUED FOR	REVIEW
SHEET SCALE	
SHEET NUMBER	1/8

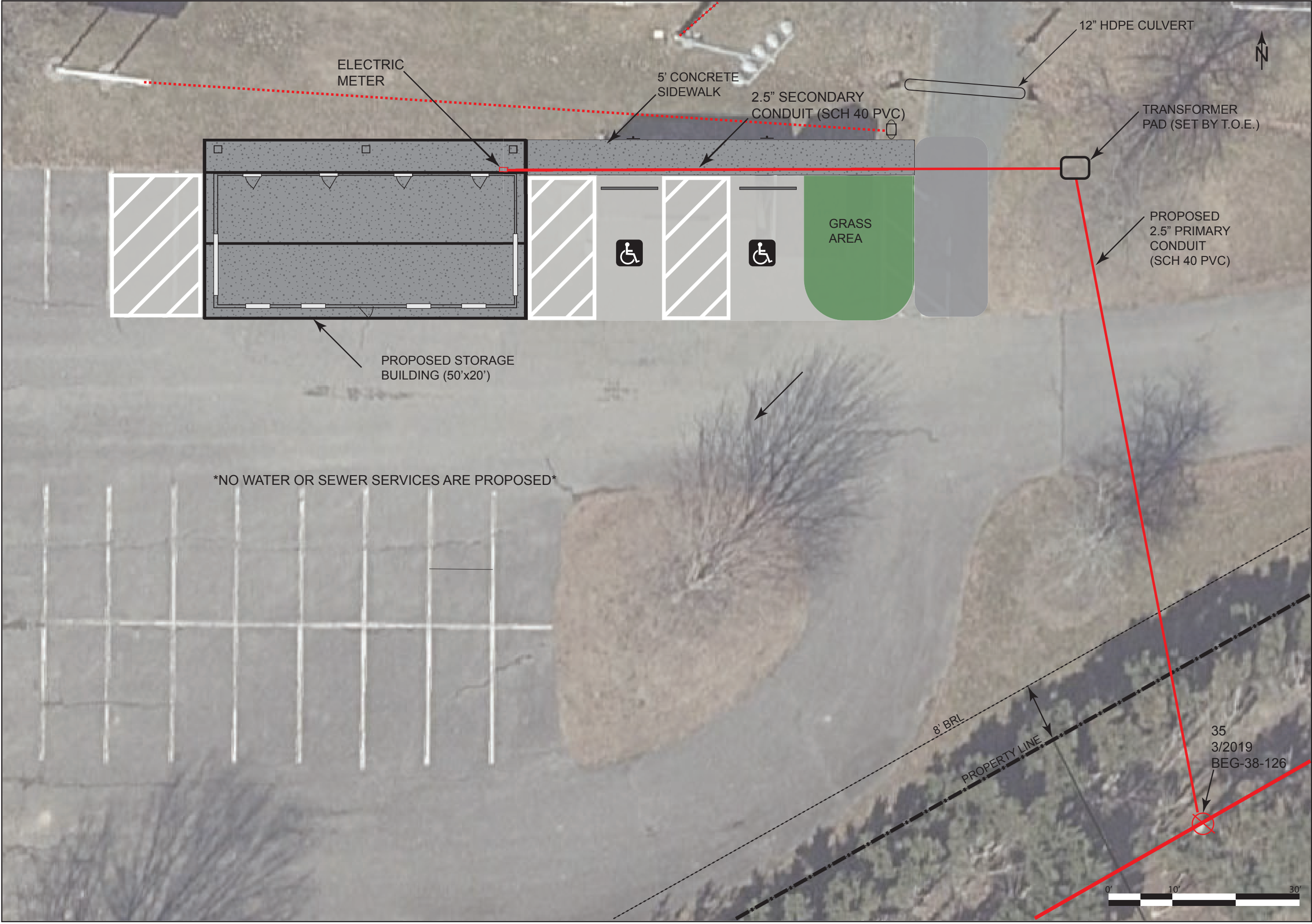


APPROVED:		
TOWN OF EASTON-TOWN PLANNER	DATE	
APPROVED:		
TOWN OF EASTON-TOWN ENGINEER	DATE	
APPROVED:		
EASTON UTILITIES-ENGINEER	DATE	

TOWN OF EASTON NORTH EASTON PARK SOUTHERN BUILDING	EXISTING CONDITIONS
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DATE	2023.05.17
DRAWN BY	KXC
ISSUED FOR	REVIEW
SHEET SCALE	
SHEET NUMBER	2/8



APPROVED:	DATE
TOWN OF EASTON-TOWN PLANNER	DATE
APPROVED:	DATE
TOWN OF EASTON-TOWN ENGINEER	DATE
APPROVED:	DATE
EASTON UTILITIES-ENGINEER	DATE

TOWN OF EASTON NORTH EASTON PARK SOUTHERN BUILDING	PROPOSED CONDITIONS
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DATE	2023.05.17
DRAWN BY	KXC
ISSUED FOR	REVIEW
SHEET SCALE	
SHEET NUMBER	3/8

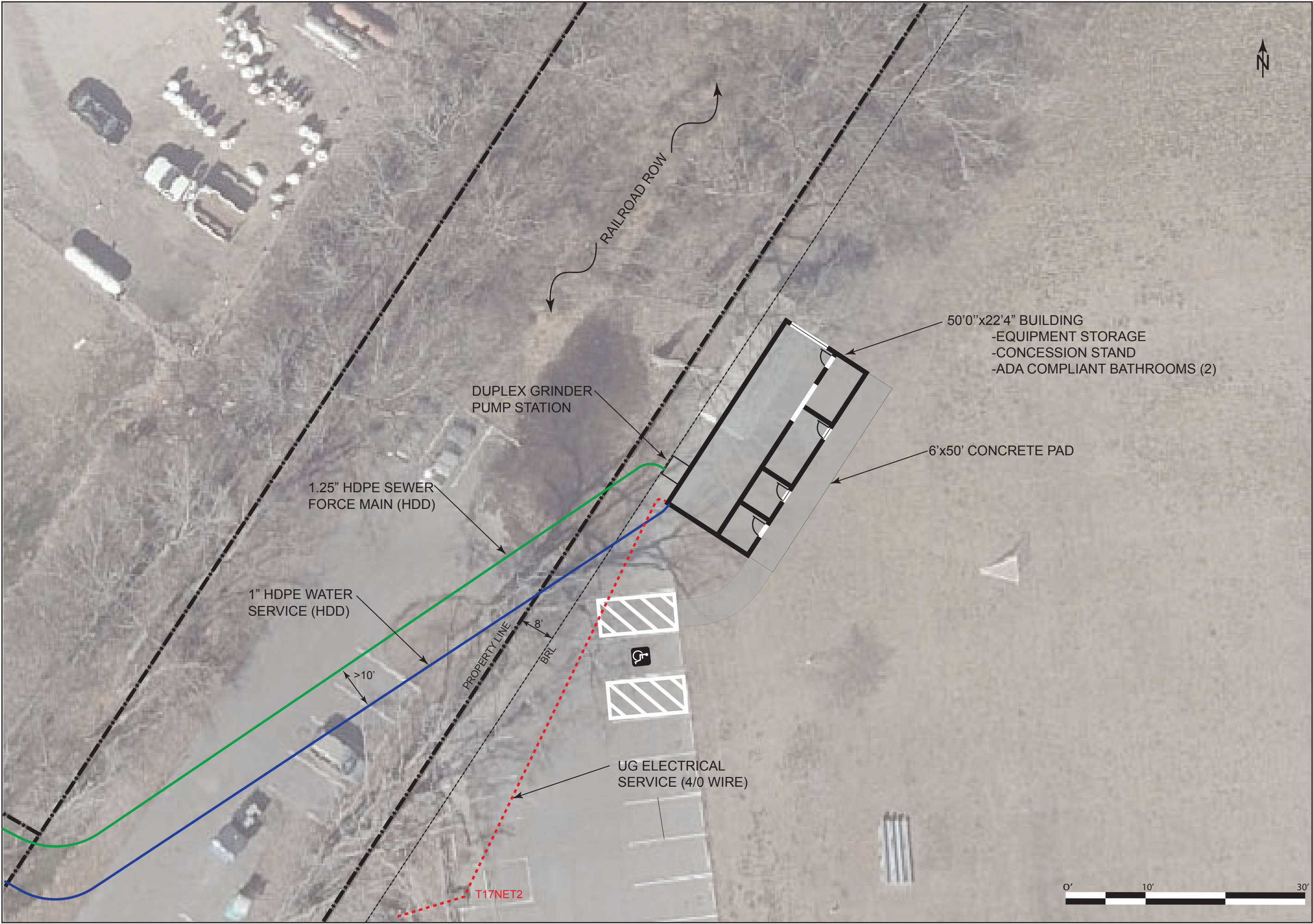


APPROVED:		
TOWN OF EASTON-TOWN PLANNER	DATE	
APPROVED:		
TOWN OF EASTON-TOWN ENGINEER	DATE	
APPROVED:		
EASTON UTILITIES-ENGINEER	DATE	

TOWN OF EASTON NORTH EASTON PARK NORTHERN BUILDING	
EXISTING CONDITIONS	



DATE	2023.05.17
DRAWN BY	KXC
ISSUED FOR	REVIEW
SHEET SCALE	
SHEET NUMBER	4/8



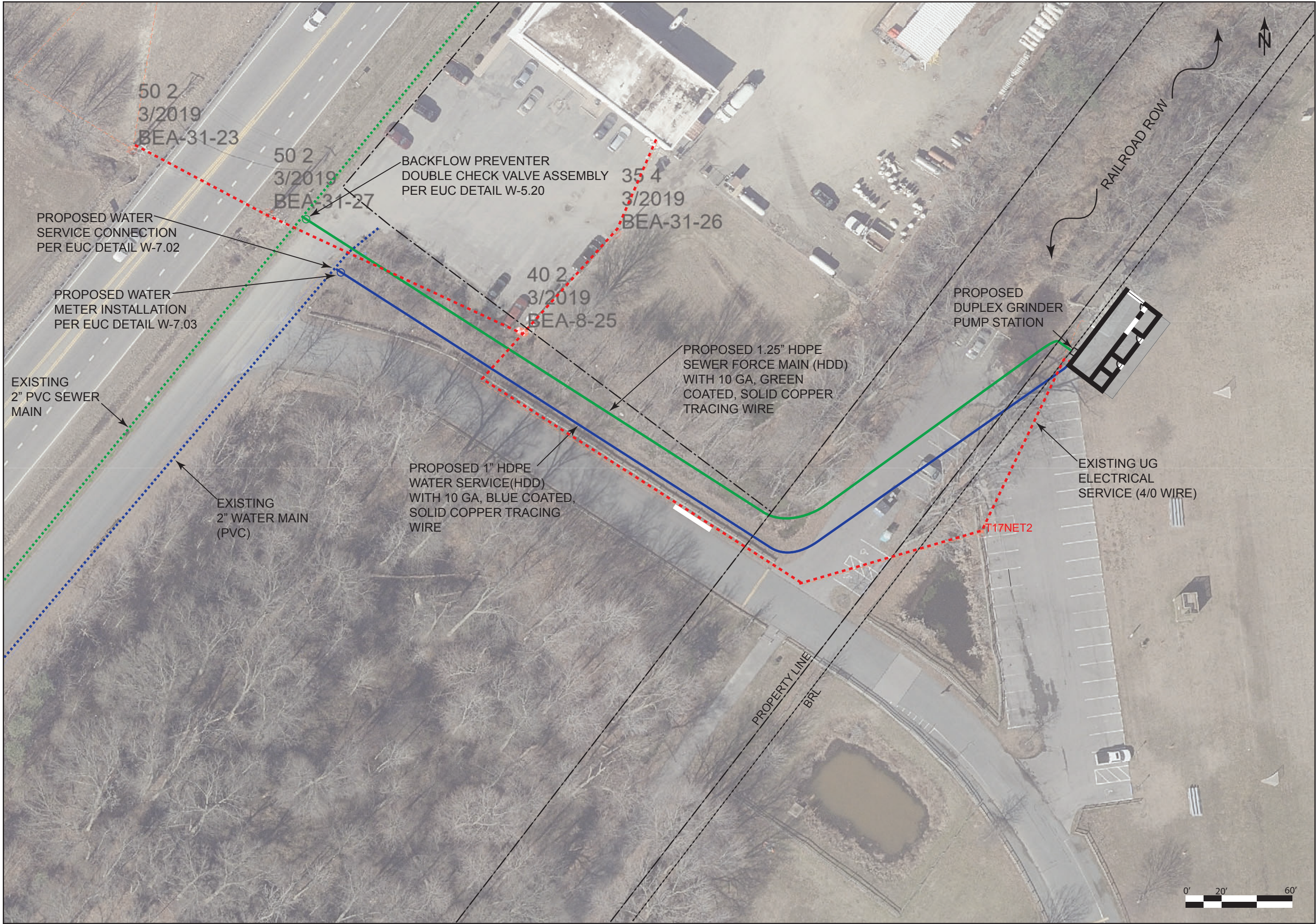
**TOWN OF EASTON
NORTH EASTON PARK
NORTHERN BUILDING**

PROPOSED CONDITIONS 1/2



DATE	2023.05.17
DRAWN BY	KXC
ISSUED FOR	REVIEW
SHEET SCALE	
SHEET NUMBER	5/8

APPROVED:	TOWN OF EASTON-TOWN PLANNER	DATE
APPROVED:	TOWN OF EASTON-TOWN ENGINEER	DATE
APPROVED:	EASTON UTILITIES-ENGINEER	DATE

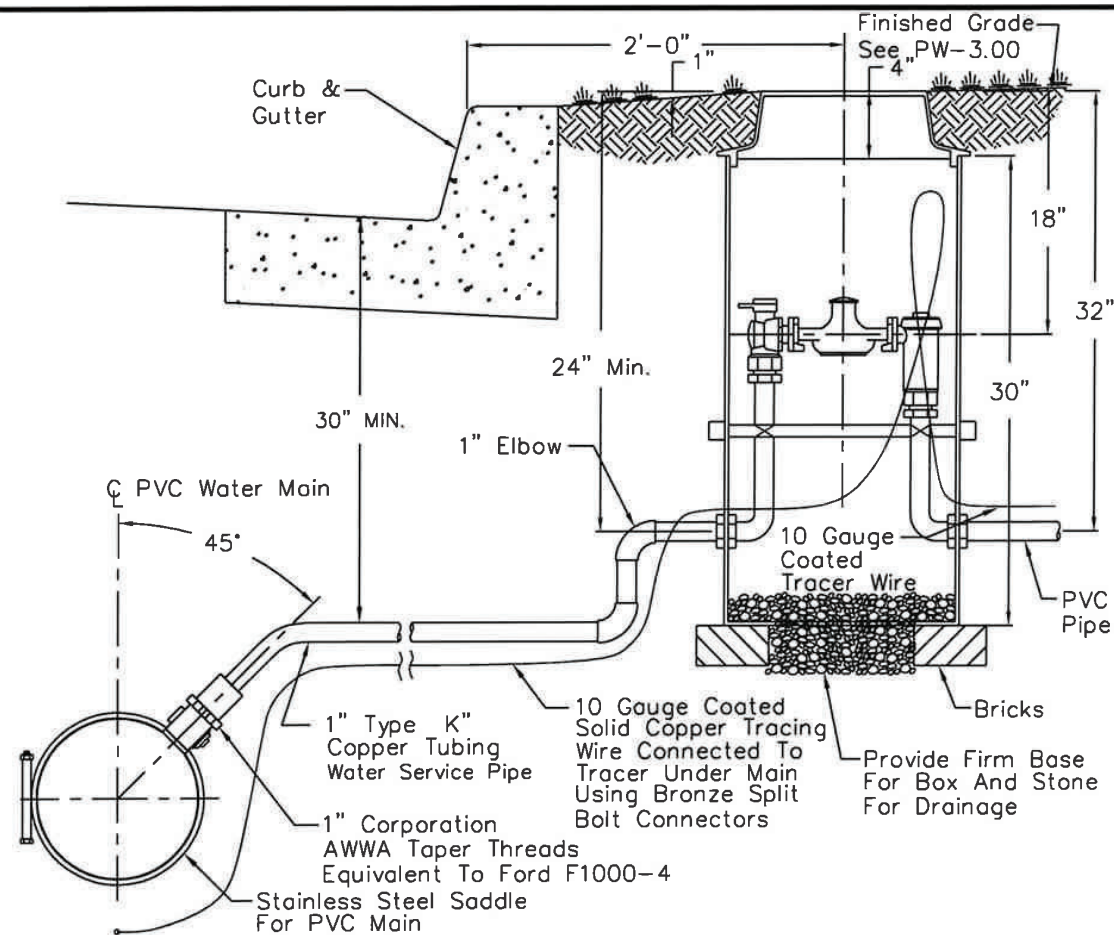


APPROVED:	
TOWN OF EASTON-TOWN PLANNER	DATE
APPROVED:	
TOWN OF EASTON-TOWN ENGINEER	DATE
APPROVED:	
EASTON UTILITIES-ENGINEER	DATE

TOWN OF EASTON NORTH EASTON PARK NORTHERN BUILDING	PROPOSED CONDITIONS 2/2
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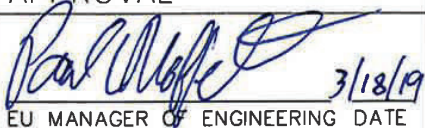


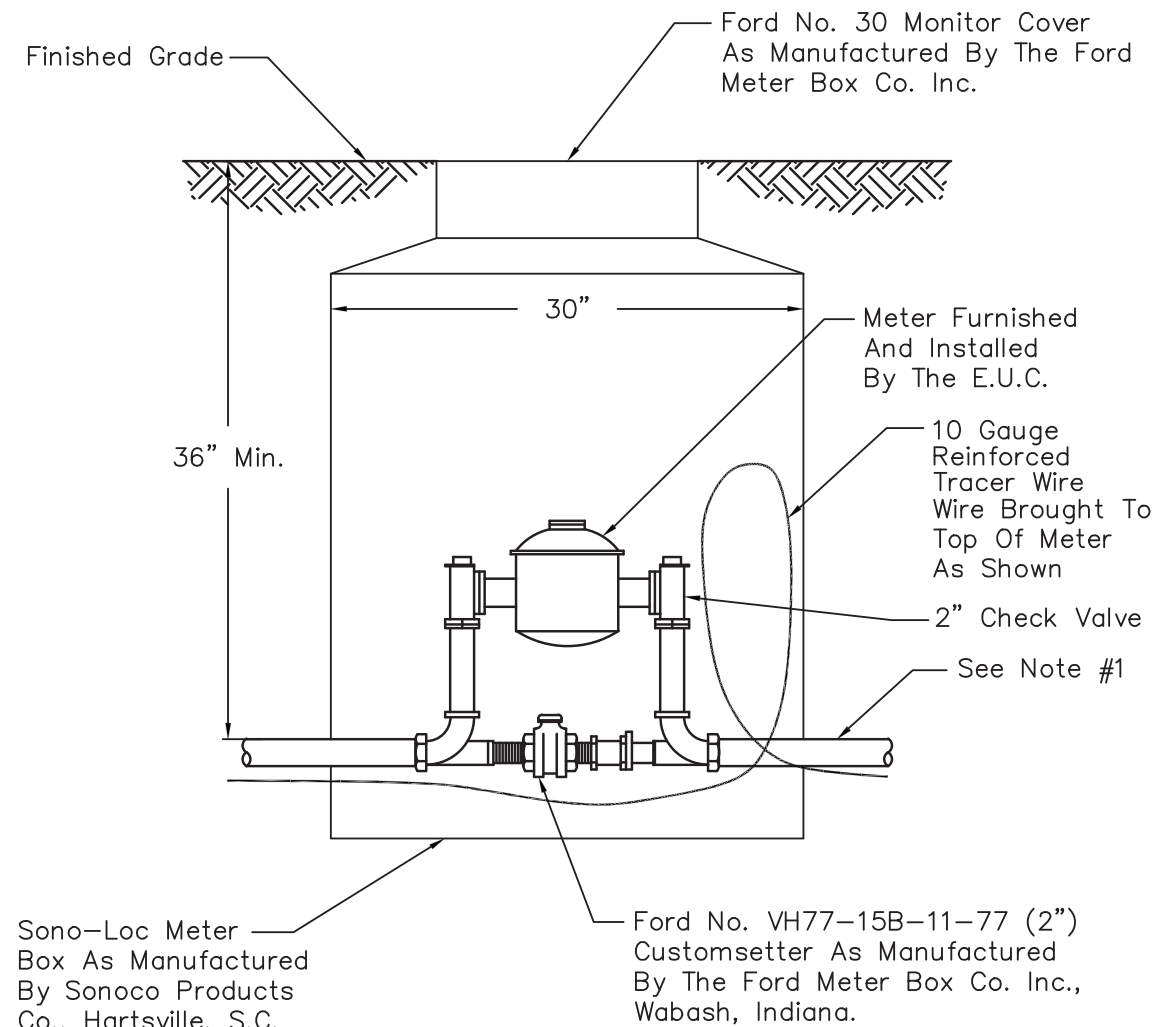
DATE	2023.05.17
DRAWN BY	KXC
ISSUED FOR	REVIEW
SHEET SCALE	
SHEET NUMBER	6/8



Notes:

1. Stainless Steel Saddle Shall Be Equivalent To Ford FS303 Or PowerSeal 3412AST.
2. PVC Main Shall Be Tapped With A Shell Type Cutter (Hole Cutter) That Will Retain The Coupon In Accordance With UNI-BELL Plastic Pipe Association UNI-B-3.
3. Meter Box (Ford No. PSBHC-488-20-36-18) Or An Approved Equal Furnished And Installed By Contractor. Cover Must Be Polymer Nicor 12.25PWATI Type A (Read -Rite) Lid With Water Logo, Worm Gear And Bracket For Itron 100W ERT Under Lid Or Equivalent. No Electronic Meter Reading Lid Hole.
4. Backfill And Tamp With Select Material To Pad Pipe. See Detail W-1.00.
5. 10 Gauge Coated Solid Copper Tracer Wire (Blue Jacket).
6. Thoroughly Tape Mechanical Connections With Electrical Tape.

APPROVAL	REVISED	TOWN OF EASTON AND EASTON UTILITIES STANDARD DETAILS 1" WATER SERVICE INSTALLATION - PVC WATER MAIN
 EU MANAGER OF ENGINEERING DATE	MAR 9, 95	
	MAR 1, 98	
	SEP 1, 09	
	NOV 1, 10	
ISSUED: AUG 1, 1994	JUL 20, 11	STANDARD NO. W-7.02
	MAR 18, 19	



Notes:

1. Meter Pit, Frame And Cover, And Customsetter Shall Be Furnished And Installed By The Contractor. Cover Must Be Polymer Nicor 12.25PWATI Type-A (Read-Rite) Lid With Water Logo, Worm Gear And Bracket For Itron 60W ERT Under Lid Or Equivalent. No Electronic Meter Reading Lid Hole.
2. 2" Corporation AWWA Taper Threads Shall Be Installed As Detailed On Standard No. W-7.01.
3. Mueller Part Numbers For 1" And 2": B-2423--2-01.
4. Reinforced Coated Tracer Wire As Manufactured By Copperhead Industries, LLC, P.O. Box 1081, Monticello, MN, 55362, Or An Approved Equal.
5. Thoroughly Tape Mechanical Connections With Electrical Tape.

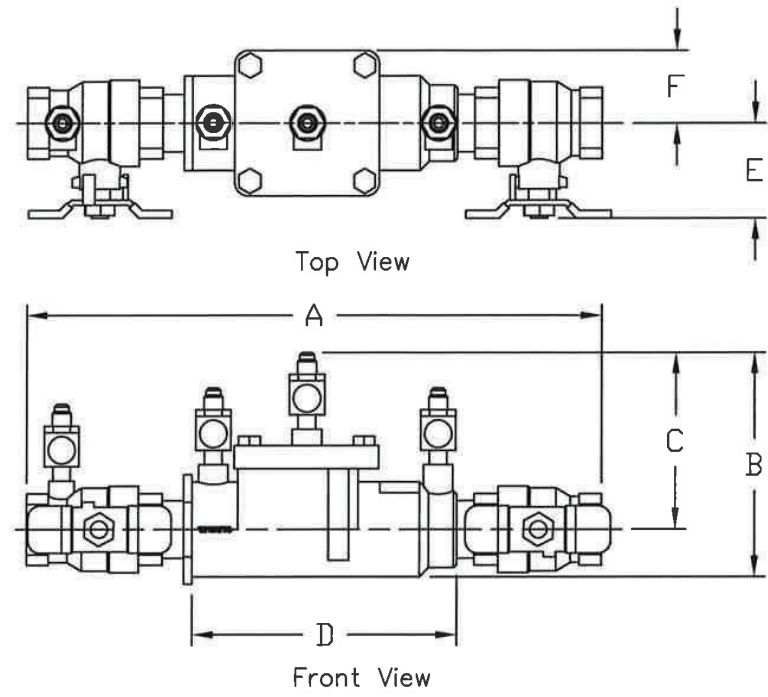
APPROVAL	REVISED	TOWN OF EASTON AND EASTON UTILITIES STANDARD DETAILS 1" AND 2" METER INSTALLATION
 EU MANAGER OF ENGINEERING DATE	MAR 1, 98	
	FEB 1, 06	
	MAR 1, 07	
	SEP 1, 09	
ISSUED: MAY 1, 1986	NOV 1, 10	STANDARD NO. W-7.03
	JUL 20, 11	

APPROVED:	TOWN OF EASTON-TOWN PLANNER	DATE
APPROVED:	TOWN OF EASTON-TOWN ENGINEER	DATE
APPROVED:	EASTON UTILITIES-ENGINEER	DATE

TOWN OF EASTON NORTH EASTON PARK STORAGE BUILDINGS	
DETAILS 1/2	



DATE	2023.05.17
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SHEET SCALE	
SHEET NUMBER	7/8

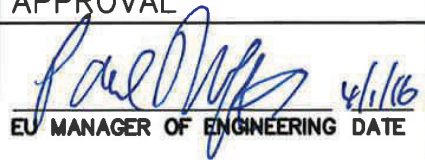


Note: 1" Body Size Shown.

BODY SIZE	3/4"	1"	1-1/4"	1-1/2"	2"
A	11-1/8	13-1/4	16-3/8	16-3/4	19-1/2
B	4	5-1/8	5	4-7/8	6-1/4
C	3-1/8	4	3-5/16	3-1/2	4
D	6-3/16	7-1/2	9-1/2	9-3/4	13-3/8
E	2-1/8	1-11/16	3	3-1/8	3-7/16
F	15/16	1-11/16	2	2-11/16	2-11/16
NET WT. (lbs)	5	12	15	15.9	25.7

Notes:

1. Reduced Pressure Backflow Preventer Shall Be Equivalent To WATTS Water Technologies, Series LF007 Or Equal As Approved By Easton Utilities.
2. Assembly To Be Used For Pipe 3/4" To 2".
3. To Be Installed In Horizontal Position With Easy Access For Testing.

APPROVAL	REVISED	TOWN OF EASTON AND EASTON UTILITIES COMMISSION STANDARD DETAILS BACKFLOW PREVENTER DOUBLE CHECK VALVE ASSEMBLY
 EU MANAGER OF ENGINEERING DATE 4/1/16		
ISSUED: APRIL 1, 2016		STANDARD NO. W-5.20

APPROVED:	TOWN OF EASTON-TOWN PLANNER	DATE
APPROVED:	TOWN OF EASTON-TOWN ENGINEER	DATE
APPROVED:	EASTON UTILITIES-ENGINEER	DATE

TOWN OF EASTON
NORTH EASTON PARK
STORAGE BUILDINGS

DETAILS 2/2



DATE	2023.05.17
DRAWN BY	KXC
ISSUED FOR	REVIEW
SHEET SCALE	
SHEET NUMBER	8/8