Easton Staff Development Review
MEETING AGENDA

Wednesday, October 25, 2023 - 10:00 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 confirms with the applicant the next steps in the review process.

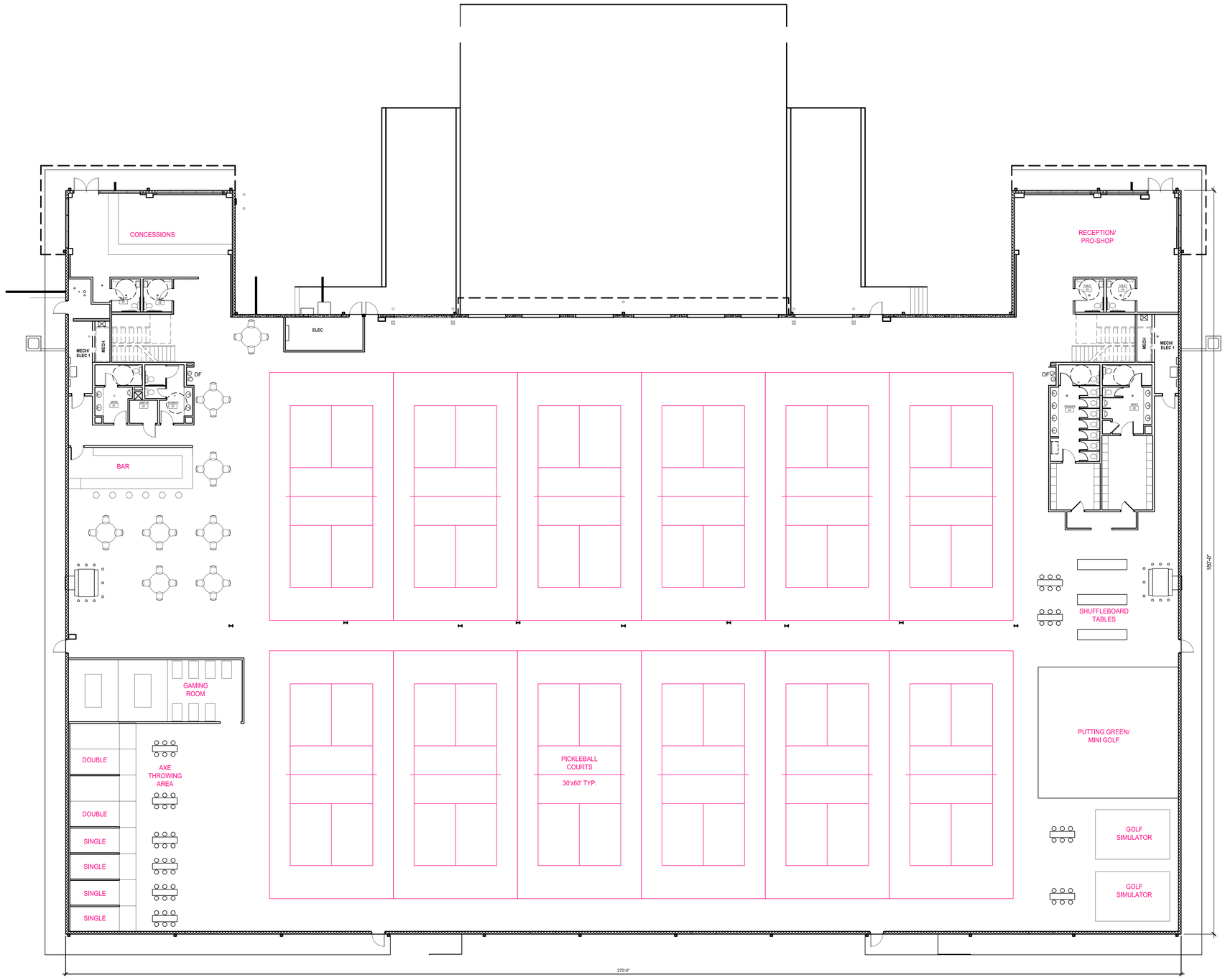
No public comments will be taken at this meeting, but there will be opportunities for public comment at future Planning Commission and/or Town Council public hearings.

b. Site Development discussion on the property located at 28958 I-Way Court, Lot 12.

2. Discussion Items

a.	**Application Number:**	2023 - 09
	Location:	28860 Fausley Wood Ct Tax Map 25, Grid 016, Parcel 0138, Lot 6C
	Applicant:	Blue Crab Self Storage LLC
	Request:	Sketch Site Plan and Stormwater Management review of a proposed warehouse and climate-controlled self-storage building with associated parking and landscaping.
b.	**Application Number:**	2023 - 21
	Location:	123 S. Washington Street Tax Map 104, Grid 000, Parcel 1987 & 1988
	Applicant:	Paquin Design
	Request:	Sketch Site Plan and Stormwater Management review for a proposed

Live-work building with first floor retail, and six (6) residential units on the second and third floors.



A / A101b FLOOR PLAN - LOT 12-2 - TENANT FIT OUT

SCALE: 3/32" = 1'-0"

OVERALL SQ. FOOTAGE = 42,960 SF

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional in the laws of the State of
License No. Expiration Date:

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional in the laws of the State of
License No. Expiration Date:

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
MARYLAND: 8411 Corporate Drive, Baltimore, MD 21236 410.515.9000
VIRGINIA: 10577 Fairfax Boulevard, Suite 200, Fairfax, VA 22030 703.591.7447

PICKLEBALL FACILITY RETROFIT
TENANT FIT OUT
EASTON, MARYLAND

COMMENTS	DATE

Date:	OCTOBER 5, 2023
Scale:	3/32" = 1'-0"
Dwn.By:	LWS
Proj.No.:	0000A00.A01

FLOOR PLAN

Dwg.No.: A-101

R:\4258\4258A001\A01-Pickleball Facility Retrofit\2014_A101.dwg Sep 29, 2023 - 2:06pm SHEL

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

RECEIVED
OCT 0 6 2023
TOWN OF EASTON

Easton Staff Development Review

Property Information

Address	28958 I Way Ct, Easton, MD 21601						
Tax Map	25	Grid	4	Parcel	90	Lot	12
Deed Refernce:	Liber		Folio				
Plat Reference:	Liber		Folio				
Base Zoning District		Historic District Y ☐ N ☑			Planning Redevelopment Y ☐ N ☑		

Purpose of Application / Description of Work:

Proposed tenant fitout for a pickleball and activity facility in existing building

Need verification on the proposed uses for this facility in order to calculate the occupant load for required plumbing fixtures and parking spaces

Owner

Name	Eastern Shore Dink and Axe		
Mailing Address	28958 I Way Ct, Easton, MD 21601		
Telephone No.	703.919.0933	Email	bonnie knoedler <bknoedler@msn.com>

Applicant / Agent

Name	same as engineer listed below		
Mailing Address			
Telephone No.		Email	

Surveyor / Engineer

Name	Michael Wheedleton	License No.	111	Expiration Date	111
Mailing Address	Davis, Bowen & Friedel, Inc. , 601 E. Main Street, Suite 100, Salisbury, MD 21804				
Telephone No.	(410) 543-9091	Email	mwh@dbfinc.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	Michael Wheedleton	Digitally signed by Michael Wheedleton Date: 2023.10.03 09:44:24 -04'00'
Date	10/3/2023	
Printed Name of Applicant or Agent	Michael Wheedleton, AIA	

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date 10/25/2023 **ESDR 23-22 / 2023 - 1052**

Completeness Check Date

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date Documents Received Y ☐ N ☐

Staff Determination

Planning Commission Requir Y ☐ N ☐

BOZA Required Y ☐ N ☐

Historic District Commission Required Y ☐ N ☐

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature Date

Revised 02-2019

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

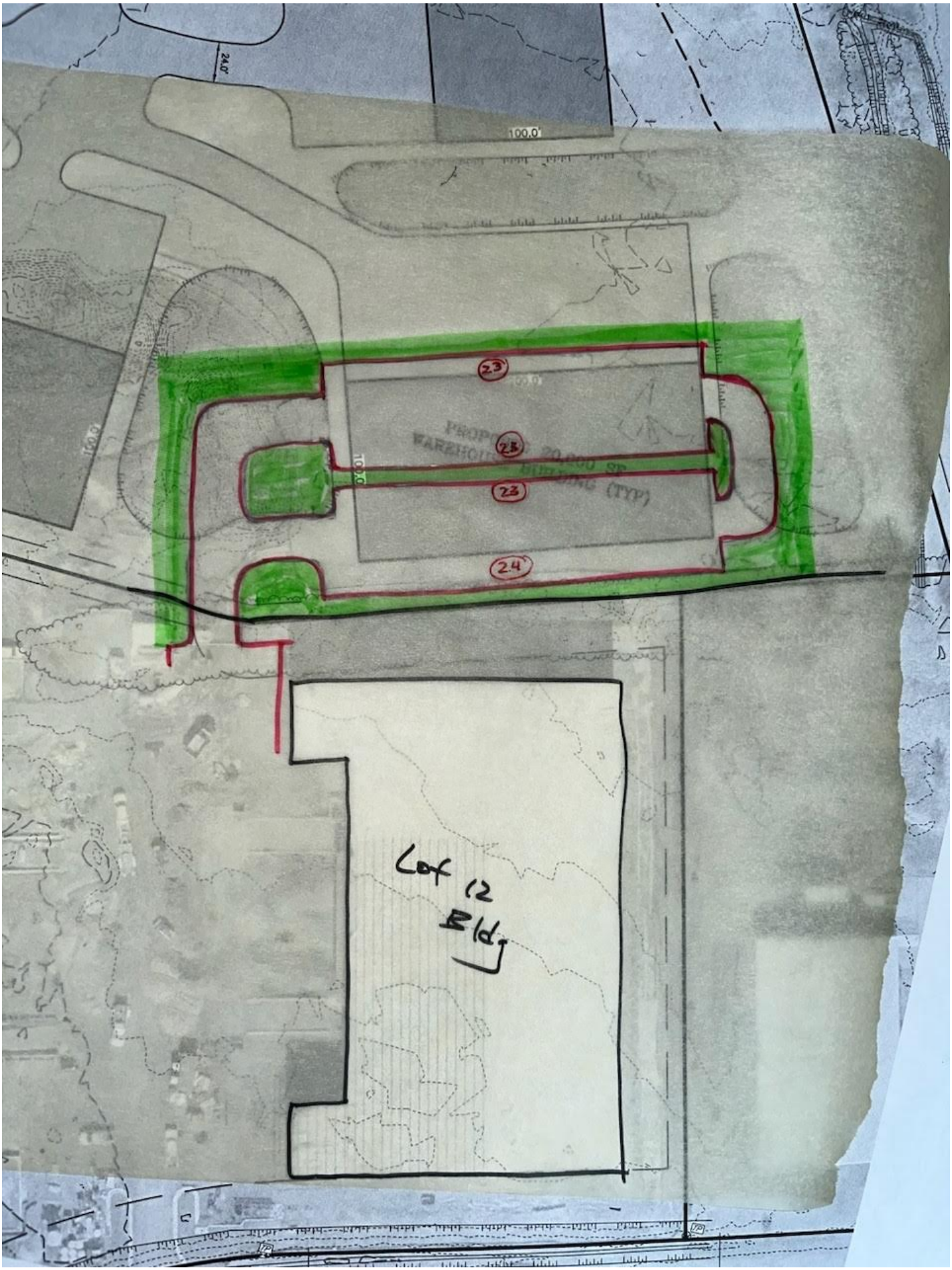
October 3, 2023

Project: Proposed Indoor Pickleball and Activity Facility

Location: Easton Technology Center, I-Way Court
Lot 12, Building 2

Building Information

1. Square Footage:
    a. 45,420sf. including the two second-floor mezzanine areas
2. Use Groups:
    a. A3 Assembly (indoor courts and activities)
    b. A2 Assembly (Concessions seating)
    c. M – Pro-shop retail store
3. Allowable Area:
    a. A2, A3 – sprinklered – Type 2B
    Unlimited area - sprinklered and 60' open on all sides
4. Occupant Load:
    a. Concessions Seating – 1200sf./15 = 80
    b. Kitchen/Bar – 700sf./200 = 4
    c. Pro-shop – 400sf./60 = 7
    d. Storage – 4000sf./300 = 14
    e. Activity Areas – 39,120sf./50 = 783
    f. Total Occupant Load = 888


24.0'
100.0'
23'
23'
23'
24'
100.0'
Lot 12
Bldg

Response to ESDR Comments

28860 Fausley Court- Blue Crab Storage

Comment	Response
1. Per Article 4-4.01 of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, no improvements shall be constructed, erected, placed, altered, added to, maintained or permitted to remain on the Property until the plans have been submitted to and approved by the Declarant in writing. The proposed use and layout of the buildings do not match the initial proposal of the project presented to the Declarant.	The proposed uses for the site will be a Conditioned Self Storage Facility (Building #1) and a Marine Construction Facility (Building #2)
2. Per Article 4-4.05B of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, loading doors and docks shall not be closer than one hundred (100) feet to the street property line, unless specifically approved by the Declarant in writing.	The nearest loading door (at Building #2) has been relocated 105' +/- away from the street property line.
3. Per Article 4-4.03A(1)a of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, provide an appropriate base around the building.	Both buildings will have a wainscoting base, of a differing material, that will be capped by a piece of molding.
4. Per Article 4-4.03A(3) of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, provide an offset or change of plane to the right side of elevation on Building #1 and left side elevation on Building #2.	Entry Porticos have been provided on each side elevation for both Buildings #1 and #2 in order to provide a change in the wall plane.
5. Per Article 4-4.03B(4) of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, steel panels may be utilized, except that there must be a wainscot using dissimilar approved materials at least four (4) feet in height when steel finish walls are used for a front building elevation and the wainscot must be four (4) feet on adjacent side walls.	The Street Elevation of both buildings will incorporate a stone base. It will be 4'-0" tall and wrap 4'-0" around onto each side elevation of the building.

6. Per Article 4-4.03C of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, final architectural colors to be approved by the Town Mayor.	Material colors have been labeled on the elevations for each building, see sheets 12 & 13. Note: Applicant will bring color samples to the ESDR meeting.
7. Per Article 4-4.04C of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, no more than seven (7) consecutive, single-loaded parking spaces (14 spaces if two seven-space groupings of parking spaces abut one another) shall be provided without a landscaped island measuring at least six (6) feet in width.	The required parking calculations will be added to the Site Plan, and the parking layout will be updated to incorporate landscaping islands.
8. Provide a statement addressing the architectural standards per Article 4-4.03 of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park.	See attached.
9. Per item #11 on the Appendix B-1 Submittal Checklist and Chapter 28-901.3 A 11 of the Zoning Code, elevations or renderings shall be sealed by a licensed professional Architecture.	The Elevations have now been stamped by a licensed design professional.

10. Per Chapter 28-1007.A.3.l.1 thru 5 of the Zoning Code, provide an impact statement on the site plan.	l. An impact statement shall be submitted with the site plan which explains: 1. The proposed architectural design (graphic or narrative) of all buildings and structure. **See elevations provided on Sheets 12 and 13.** 2. The proposed hours of operation. **The proposed hours of operation are 7:30am to 5:00pm.** 3. The provisions to be made for control of noxious and offensive odors. **No noxious or offensive odors will be produced by the proposed uses.** 4. The air pollution, water quality, and noise control measures to be taken. **See Stormwater Management drawings for water quality control measures. Significant air pollution and noise will not be produced at the site.** 5. The type and amount of traffic expected to be generated. **See number 11 below for traffic expectations.**
11. Include a statement regarding "*the nature of the proposed use, its expected impact on its surrounding area, expected truck traffic, and any other information necessary to provide a fair and accurate assessment of the impacts of the proposed use on the subject property and the surrounding area.*" (28-1007.3.A.6).	Expected traffic will be light: At marine construction building 4 cars arrive in the morning at 7:30, leave to go to the job site, and return at 5:00 pm daily on weekdays. During the day sometimes boat lifts, lumber, equipment, and hardware may be delivered when required but not every day. At storage building 3-5 cars a day to pick up or deliver stored goods to the building. Sometimes a moving truck may deliver or pick up stored goods - no set schedule. Regarding sound from vehicles should be very limited and not bother neighbors. Most sound will be deflected from fence and landscaping.

12. Provide access aisle for ADA accessible parking space at Building #2.	Access aisles have been provided at each ADA accessible space.
13. Avoid having landscape areas within utility easements.	The Landscape Plan will be updated to move Landscape Area #3 out of the utility easement.
14. Dimension offset distances from building to property line.	Dimensions from the Proposed Buildings to the Property Lines have been provided. See Sheet 4.
15. Please have the Landscape plan adhere to the landscape improvements per Chapter 28-1014.6 E.	The landscape plan will be updated by the landscape designer to provide the necessary tree plantings, groundcover notes, etc. as required by Chapter 28-1014.6 E.
16. Per Chapter 28-308.2 J of the Zoning Code, any natural plantings used for screening off-street loading and unloading shall be a minimum of eight feet in height. However, an option is provided to utilize an evergreen tree buffer planting, minimum 7' height at installation, staggered to create a solid screen at installation. See Chapter 28-1014.6F(2)d of the Zoning Code. Address additional requirements Article 4-4.05 of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park.	The Landscaping Plan will be updated to depict screening around the loading / unloading zone.
17. The refuse containers are partially blocked from a parking space and need to be adequately screened per Article 4-4.06B of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park.	The Landscaping Plan will be updated to depict screening around the dumpster area.
18. Indicate on the landscape plan, Article 4-4.07A of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, the type of landscaping utilized in all open areas, a table showing components reflecting seasonal changes and that the plan is prepared by a registered landscape architect, certified by the State of Maryland. In addition, add a note stating; *Landscaping installed within the next planting season of occupancy or within 6 months of substantial completion (date on which the exterior walls and roofs have been installed) of any Building, whichever occurs first, provided that an extension may be granted by the Declarant.*	The Landscaping Plan will be updated to list turf / groundcover for all areas of the site.

19. Per Article 4-4.04C of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, in the front and on the side of the Buildings, paved parking areas shall have landscaped islands and intermittently spaced.	The required parking calculations will be added to the Site Plan, and the parking layout will be updated to incorporate landscaping islands.
20. The roof shape and materials shall be compatible with the design and materials of neighboring buildings(28-1007.3.A.2c).	No existing buildings have yet been constructed on Fausley Court, however Mistletoe Road and Marys Court each have existing buildings that are of pole barn type construction similar to what is proposed for this lot.
21. All multi-story buildings shall have windows or architectural treatments that appear as windows (28-1007.3.A.2i).	Both proposed buildings are single story.
22. The use of corrugated metal on the front facades is unacceptable. Use of textured block, brick, wood, or stucco is preferred though flat metal may be acceptable. Colors should be muted and complementary with other colors used on adjacent buildings. (28-1007.3.A.2k)	The front façade of Building #2 will be changed to stucco to match Building #1.
23. Provide minimum/maximum parking requirements and total proposed for each building.	The required parking calculations will be added to the Site Plan.
24. There's a minimum twenty-five foot width for a commercial two-way entrance.	The entrance has been widened to 25', see Sheet 4.
25. Align the entrance with the parking aisle.	The entrance has been aligned with the main parking drive aisle.
26. Will there be a permanent sign located on the property?	Yes, there will be a sign located adjacent to the entryway. See Sheet 4 for sing location and Sheet 16 for Sign Design.
27. Verify any proposed fencing. Please describe and locate on plan views.	The proposed fence will be Black Chain Link (noted on Sheet 4). Fence layout is depicted on Sheet 4 and on Sheet A100.

Response to ESDR Comments

28860 Fausley Court- Blue Crab Storage

A. Building Massing (Shape, Form and Size). Massing and scale of larger budlings shall generally be broken down into smaller and varied volumes.

1. Buildings exceeding 20'-0" in height shall incorporate a base, middle and cap as described as follows
    a. The base shall be capped with a molding or reveal placed between 2'-0" and 4'-0" in height. The molding or reveal shall have a depth of at least two inches and height of at least four inches;
    b. The middle may include: multiple stories, windows, doors and/or balconies and shall be capped with a molding or reveal. The molding or reveal shall have a depth of at least two inches and a height of at least 4 inches; and
    c. The cap shall include the area from the middle to the roof of the building and include a cornice, eave, parapet or overhang.

Both buildings proposed for 28660 Fausley Court will incorporate water table "bases" of stone at the street elevations and stucco for the sides and rear elevations. The water table at each building will be capped with a molding.
Each roof of each building will feature an overhang. The overhangs will return and run through the gable end walls of each building to further define the "middle" and "cap" of the buildings.

2. Major architectural expressions in the façade such as: corner massing, oversized windows, entrances and roof form shall be employed to demarcate and anchor key locations.

Portico roofs will be constructed to demarcate the main entrances to each of the buildings.

3. Solid walls shall not exceed 60 feet in length, without a minimum of a 10'-0" façade return, offset or change in plane.

The entry porticos will also project out from the building facade to provide a change in plane.

B. Exterior Materials. Building Finish shall be applied to all sides of a building which are visible to the general public, as well as from neighboring Lots and streets. Exterior Materials shall consist of materials that are traditional, durable and environmentally sustainable. The following list of materials is intended to serve as examples for the desired design aesthetic. Additional materials may be proposed, subject to review and approval by the Declarant.

1. Brick or Tile shall be hard burned clay, color and texture to be approved.
2. Concrete Masonry Units shall be those generally described by the National Concrete Masonry Association as "Customized Architectural Masonry Units". There shall be no

plain concrete block on the front of any building and there shall be no exposed gray plain concrete block on the exterior of any elevation. Any concrete masonry units that have a gray cement color shall be coated.

3. Concrete may be poured in-place, tilt-up or precast. Poured in place and tilt-up walls shall have a finish of stone, a texture or a coating. Concrete finishes used for front building elevation shall be required to have a wainscot treatment which returns at least four (4) feet on adjacent side elevation. Textured finishes shall be coated. Precast units which are not uniform in color shall be coated. Coating shall be a cementitious or an epoxy-type with a life expectancy of ten (10) year minimum.
4. Steel panels may be utilized, except that there must be a wainscot using dissimilar approved materials for at least four (4) feet in height when steel finish walls are used for a front building elevation and the wainscot must return at least four (4) feet on adjacent side walls.

Steel siding will be utilized for the sides and rear of the buildings. The front (street) facades will be finished with stucco. The front facades will also feature stone water tables (wainscots) that will return 4' onto the adjacent side walls.

5. Wood or Wood Products
6. Vinyl
7. Glass Block

C. Roofs. All Roofs shall have a minimum pitch of 5:12 or greater unless the roof shall be 4:12 pitch or less and surrounded by a parapet wall. All roof mounted equipment must be screened from view by a parapet wall integrated into the architecture.

The roofs will have a 5 / 12 pitch. No roof mounted equipment will be installed.

D. Colors. Colors shall be harmonious and compatible with colors of the natural surroundings and other adjacent buildings.

Color Samples will be provided by the applicant at the review meeting.

E. Temporary Improvements. No temporary buildings or other improvements of a temporary nature including trailers, incomplete buildings, tents or shacks shall be permitted on any Lot. Temporary improvements such as construction trailers used solely in connection with the construction of permanent improvements may be permitted during the period of an active building permit, provided they are inconspicuous as possible and are removed immediately after completion of such construction.

No temporary structures are proposed.

TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: April 27, 2023
Project: Blue Crab Storage
To: Mr. Daniel Lerian
CC: Steven Whitten

The Easton Staff Development Review (ESDR) Committee meeting was held on April 26th at 11:00 am. Staff reviewed the Site Sketch Plan for the proposed contractor building and climate controlled storage facility on the property located at 28860 Fausley Wood Court, also known as Tax Map 25, Parcel 138, Lot 6C.

The Committee determined that the project will need to address all review agency comments as specified in the attached review letters, including comments pertaining to the Development Standards, Article 4, contained in the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, prior to ESDR Committee resubmission.

Upon completion of the requested items, please submit all documentation to the Planning & Zoning Department. Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

Miguel Salinas
Department of Planning and Zoning

TOWN OF EASTON
PLANNING & ZONING DEPARTMENT
P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: **April 20, 2023**
TO: **Daniel Lerian –** Blue Crab Self Storage, LLC
Cc: **Miguel Salinas** – Director, Planning & Zoning Department
Rick Van Emburgh – Town Engineer, Department of Engineering

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: 28860 Fausley Court – Blue Crab Storage

We reviewed the **April 5, 2023** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan

1. Per Article 4-4.01 of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, no improvements shall be constructed, erected, placed, altered, added to, maintained or permitted to remain on the Property until the plans have been submitted to and approved by the Declarant in writing. The proposed use and layout of the buildings do not match the initial proposal of the project presented to the Declarant.

2. Per Article 4-4.05B of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, loading doors and docks shall not be closer than one hundred (100) feet to the street property line, unless specifically approved by the Declarant in writing.

3. Per Article 4-4.03A(1)a of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, provide an appropriate base around the building.

4. Per Article 4-4.03A(3) of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, provide an offset or change of plane to the right side of elevation on Building #1 and left side elevation on Building #2.

5. Per Article 4-4.03B(4) of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, steel panels may be utilized, except that there must be a wainscot using dissimilar approved materials at least four (4) feet in height when steel finish walls are used for a front building elevation and the wainscot must be four (4)

feet on adjacent side walls.

6. Per Article 4-4.03C of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, final architectural colors to be approved by the Town Mayor.

7. Per Article 4-4.04C of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, no more than seven (7) consecutive, single-loaded parking spaces (14 spaces if two seven-space groupings of parking spaces abut one another) shall be provided without a landscaped island measuring at least six (6) feet in width.

8. Provide a statement addressing the architectural standards per Article 4-4.03 of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park.

9. Per item #11 on the Appendix B-1 Submittal Checklist and Chapter 28-901.3 A 11 of the Zoning Code, elevations or renderings shall be sealed by a licensed professional Architecture.

10. Per Chapter 28-1007.A.3.l.1 thru 5 of the Zoning Code, provide an impact statement on the site plan.

11. Include a statement regarding "*the nature of the proposed use, its expected impact on its surrounding area, expected truck traffic, and any other information necessary to provide a fair and accurate assessment of the impacts of the proposed use on the subject property and the surrounding area*." (28-1007.3.A.6).

12. Provide access aisle for ADA accessible parking space at Building #2.

13. Avoid having landscape areas within utility easements.

14. Dimension offset distances from building to property line.

15. Please have the Landscape plan adhere to the landscape improvements per Chapter 28-1014.6 E.

16. Per Chapter 28-308.2 J of the Zoning Code, any natural plantings used for screening off-street loading and unloading shall be a minimum of eight feet in height. However, an option is provided to utilize an evergreen tree buffer planting, minimum 7’ height at installation, staggered to create a solid screen at installation. See Chapter 28-1014.6 F(2)d of the Zoning Code. Address additional requirements Article 4-4.05 of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park.

17. The refuse containers are partially blocked from a parking space and need to be adequately screened per Article 4-4.06B of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park.

18. Indicate on the landscape plan, Article 4-4.07A of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, the type of landscaping utilized in all open areas, a table showing components reflecting seasonal changes and that the plan is

prepared by a registered landscape architect, certified by the State of Maryland. In addition, add a note stating; *Landscaping installed within the next planting season of occupancy or within 6 months of substantial completion (date on which the exterior walls and roofs have been installed) of any Building, whichever occurs first, provided that an extension may be granted by the Declarant.*

19. Per Article 4-4.04C of the Declaration of Covenants for Mistletoe Hall Commerce-Business Park, in the front and on the side of the Buildings, paved parking areas shall have landscaped islands and intermittently spaced.

20. The roof shape and materials shall be compatible with the design and materials of neighboring buildings(28-1007.3.A.2c).

21. All multi-story buildings shall have windows or architectural treatments that appear as windows (28-1007.3.A.2i).

22. The use of corrugated metal on the front facades is unacceptable. Use of textured block, brick, wood, or stucco is preferred though flat metal may be acceptable. Colors should be muted and complementary with other colors used on adjacent buildings. (28-1007.3.A.2k)

23. Provide minimum/maximum parking requirements and total proposed for each building.

24. There's a minimum twenty-five foot width for a commercial two-way entrance.

25. Align the entrance with the parking aisle.

26. Will there be a permanent sign located on the property?

27. Verify any proposed fencing. Please describe and locate on plan views.

DEPARTMENT OF ENGINEERING

COMMENTS ATTACHED.

EASTON UTILITIES

COMMENTS ATTACHED.

BUILDING INSPECTION & PERMIT DEPARTMENT

COMMENTS ATTACHED.

Plan Review Status

IMPROVEMENT PLAN REVIEW			Comments
Plans Approved	☐Y	☒ N	Please review comments above Revise and Resubmit.

GRADING PERMIT STATUS			
Application and Final Approved Site Plan Submitted to Town Engineer	☐Y	☒ N	To be processed by the Department of Engineering.
LEGAL DOCUMENTS			
Storm Water Easement			
☒ Required ☐ Submitted ☐ Approved			To be processed by the Department of Engineering.
Drainage & Utility and Landscape Easement			
☒Required ☐ Submitted ☐ Approved			To be processed by the Department of Engineering.
Shared Access/Use Easement			
☐ Required ☐ Submitted ☐ Approved			**Not required**
Sidewalk Easement			
☐Required ☐ Submitted ☐ Approved			**Not required**
Declaration of Covenants			
☒ Required ☐ Submitted ☐ Approved			To be prepared by Town Attorney
Public Works Agreement			
☒ Required ☐ Submitted ☐ Approved			To be prepared by Town Attorney
Bond/Letter of Credit/ Cash Agreement			
☒ Required ☐ Submitted ☐ Approved			To be processed by the Department of Engineering.
Talbot Soil Conservation District Approval			
☒ Approval Required			**Approval pending.**
Forest Stand Delineation & Forest Conservation Plan			
☐ Required ☐ Submitted ☐Approved			**The development of this site has already been mitigated for Forest Conservation under the 1997 Forest Conservation Plan, recorded on record plat 4/35G.**
Other			
☐Required ☐ Submitted ☐ Approved			

Please contact me if you have any questions. Thank you.

MISTLETOE HALL COMMERCE-BUSINESS PARK
COVENANTS

Checklist of Submission Requirements

Project Name: Blue Crab Storage, Lot 6C

Allowable Uses	As permitted in the Zoning Code	☑	Climate-Controlled Self-Storage* and Contractor's Office without no Outside Storage are permitted by-right in the I zoning district
Prohibited Uses	**Prohibited Uses**		
	Uses and the manufacturing, processing, and storage of materials and products which cause an undue fire or health hazard to adjoining lots, or which constitute a nuisance or cause an emission of noxious odors, gases or smoke	☑	
	Prohibited Operation or Use		
	No operation or uses which causes or produces the following effects outside any lot or portion of lots subject to the covenants: ● Smoke ● Noxious, toxic, or corrosive fumes or gases ● Obnoxious odors ● Dust, dirt, or fly ash ● Unusual fire or explosive hazard ● Intense glare or heat ● Intense vibration ● Excavation, with the exception of excavation for the construction of improvements with proper protection of adjacent lots and, upon completion, shall be backfilled and disturbed ground shall be graded and stabilized	☑	
Development Standards	**Site Design**		

	Massing, scale, color, and circulation relates to adjacent buildings and to the total development	☑	
	<u>Architectural Standards</u>		
	Massing and scale of larger buildings are broke down into smaller and varied volumes	N/A	
	Buildings exceeding 20 feet in height: ● Base capped with a molding or reveal placed between 2 ft. and 4 ft. in height with a depth of at least 2 inches and a height of at least 4 inches ● Middle may include multiple stories, windows, doors, and balconies capped with a molding or reveal which shall have a depth of at least 2 inches and a height of at least 4 inches ● Cap includes the area from the middle to the roof and includes a cornice, eave, parapet, or overhang	☐	Building #2 exceeds 20 feet in height. The base has a brick veneer located on the street elevation, 4' in height and with a 4' reveal and what appears to be a molding placed 4' in height. ***The right side elevation, or front facade, does not contain the brick veneer.*** The middle of the front facade is broken up by two 14' x 14' garage doors ***with no molding or reveal.*** The cap contains an eave with an 18' overhang. Sight light panels are on the street and left side elevations. The rear elevation contains a slide door. ***The applicant should consider light panels on the front facade, or right side elevation.***
	Major architectural expressions employed such as corner massing, oversized windows-entrances and roof form to demarcate and anchor key locations	☐	Building #1 has a 3' roof cupola and three doors on the front facade. The central door has a 10' x 10' shed roof. ***There is no architectural expression.*** Building #2 has a 3' roof cupola, two garage doors and a central door with the same shed roof.
	Solid walls to not exceed 60 feet in length without a minimum 10 foot facade return, offset, or change in plane	☐	***Building #1 is 110' in length and contains no facade return, offset, or change in plane.*** ***Building #2 is 88' in length***

			and contains no facade return, offset, or change in plane.
	<u>Exterior Materials</u>		
	Building finish applied to all publicly-visible sides and neighboring lots and streets	☑	Building sides appear to be finished with wainscot with white color metal siding and brick veneer. ***The brick veneer is not included on the front facade elevations (left side elevation for Building #1 and right side elevation for Building #2).***
	Traditional, durable, and environmentally sustainable materials. Examples include: ● Brick or or tile burned clay with color and texture to be approved ● Concrete masonry units with no plain concrete block on the front of any building, no exposed gray concrete block on any elevation, and gray cement color to be coated ● Poured in place or tilt-up concrete walls with a finish of stone, a texture or coating ● Coated precast concrete units which are not uniform in color ● Concrete finishes for front elevations shall have a wainscot treatment with returns at least 4 feet on the adjacent side elevation ● Concrete textured finishes ● Cementitous-type or an epoxy-type concrete coating with a life expectancy of a minimum 10 years ● Steel panels with a wainscot using dissimilar approved materials at least 4 feet in height when used for a front building elevation and a 4-foot return on adjacent side walls ● Wood or wood products ● Vinyl ● Glass or glass block	☐	Buildings #1 and #2 consist of white metal siding with a brick veneer at the base located on the street elevation, 4’ in height and with a 4’ reveal. ***The brick veneer is not included on the front facade elevations (left side elevation for Building #1 and right side elevation for Building #2).***
	<u>Roofs</u>		

	Minimum pitch of 5:12 unless 4:12 pitch or less and surrounded by a parapet wall	☑	
	Roof mounted equipment screened by a parapet wall integrated into the architecture	☑	
	Colors		
	Shall be approved by the Town Mayor	☐	Colors are white metal siding
	Temporary Improvements		
	Temporary buildings and other temporary improvements are prohibited	☑	
Automobile Parking	**Off-Site Parking**		
	Number of spaces in accordance with the ZO without overbuilding	☑	
	Employee and company vehicles designated in the side and back of the property and located as to not compete with patron parking	☑	
	Patron parking generally located in the front of the property	☑	
	Off-Site Parking		
	No parking within the street ROW within the property	☑	
	Parking Area Standards		
	Paved with asphalt, concrete, or pervious pavers	☑	Asphalt paving is proposed.
	Front ends of parking spaces shall consist of concrete curbs or curb stops	☑	Standard for concrete wheel stops provided
	Concrete curbing provided at the radius of all parking access entries off public roads	☑	
	Exposed edge of all curbs, parking areas, or walkways installed with grass, ground cover, or mulch	☐	***No walkways indicated on the plan and no exposed areas shown at the edge of the parking areas.***
	Special paving materials may be used	☑	Optional. None proposed.

	to accent special entrance areas or walkways		
	Landscaped islands intermittently spaced in the front and side of buildings where paved parking occurs	☐	***No landscaped islands proposed***.
	No more than 7 consecutive, single-loaded spaces provided without a landscaped island measuring at least 6 feet in width	☐	***Parking adjacent to Building #1 has nine consecutive spaces with no landscaped island.***
	Parking spaces lined or striped in accordance with the Town's required parking space size	☑	
	Screening		
	Parking screened from view as much as possible by depressing grades, landscaping, and/or berms	☐	Parking proposed to be screened by landscaping flanking both sides of the entrance with shrubs, grasses and other low-lying landscaping material. ***Applicant needs appropriate trees for additional screening.***
Truck Loading and Parking	Loading docks located in the rear and side of buildings	☐	No loading dock areas proposed. ***Applicant needs to provide at a minimum of two loading areas per the ZO requirement.*** See ZO for additional loading space requirements.
	Loading docks screened from view so that trucks using docks are not readily visible from public streets	☐	
	Loading docks screened from view by the building, landscaping, walls, or decorative fencing	☐	
	No overnight parking of trucks and commercial vehicles parked outside the building overnight except in the rear or in suitably screened areas	☐	***Should be noted on the site plan.***
	Loading areas shall not encroach into setback areas unless approved by the Declarant in writing	☐	

	Loading areas located in side yards shall be set back and screened to minimize the effect from the street and from neighboring lots	☐	
	Loading doors and docks shall not be closer than 100 feet to the street property line, unless specifically approved by the Declarant in writing	☐	
	Loading areas are prohibited on the front of any building	☐	
Storage	No materials, supplies, or equipment stored for more than 24 hours in any area except inside a closed building or behind a visual barrier completely screened from view of adjoining lots or public streets (if screened from view by landscaping, buffer must be opaque within 5 years of installation)	☑	
	Garbage and refuse containers completely concealed from view by a screening wall constructed of material compatible with the building, landscaping materials or decorative fencing with screening located in a side or rear yards of the lot	☐	***No screening of the dumpster area is proposed. Dumpster will also need to be relocated.***
Outdoor Work Areas	No work areas permitted on any lot except inside a closed building or behind a visual barrier completely screened from view of adjoining lots and public streets	☑	
Storage Tanks	Prohibited unless approved by the Declarant in writing	☑	
Trailers	Except for a temporary period during construction, prohibited when used for storage purposes	☑	
Landscaping	All open areas not occupied by buildings and paved areas **and** open areas between each lot's property boundaries and the edge of paving along the street frontage shall be suitably graded and drained and landscaped with lawns, trees, shrubs, and flower beds	☐	***Landscape Plan must label the open space areas on the property with the type of vegetation proposed.*** ***See town ZO for additional landscaping requirements, including trees and interior parking lot landscaping.***
	Each lot - landscaped areas no less than 12.5%	☑	

	Natural vegetation retained to the greatest extent possible	☑	
	Copy of the landscape plan showing preservation of natural areas; planting of trees, shrubs, flower beds, grass; and installation of earth berms, screens, and underground sprinkling systems (if applicable) submitted to the Declarant for approval in conjunction with the site plan	☐	Landscape Plan provided. ***Applicant to label open space areas and include underground sprinkling systems, if applicable.***
	Landscape plan showing components reflecting seasonal changes in the plans	☐	***Not included.***
	Plant material in conformance with the American Standard for Nursery Stick, latest edition	☐	***Applicant must verify and include a note on the landscape plan.***
	Landscape Plan prepared by a registered landscape architect, certified by the State of Maryland	☐	***Applicant must verify and include a note on the landscape plan.***
	Landscaping installed within the next planting season of occupancy or within 6 months of substantial completion (date on which the exterior walls and roofs have been installed) of any Building, whichever occurs first, provided that an extension may be granted by the Declarant	☐	***Applicant must include a note on the landscape plan.***
Tree Removal	No healthy tree with a diameter exceeding 4 inches may be approved without written approval from the Declarant unless removal is necessary in connection with the location of a building, loading area, driveway or other improvement	☑	
Exterior Lighting	Compatible and harmonious throughout the property	☑	
	Lighting sources screened from view or directed downward and shielded	☐	***Show on the plan.***
	Automobile and truck parking areas, if illuminated, shall be directed downward and screened to reduce visible glare from the street	☐	***Show on the plan.***
Signs	Permanent signs for identification only and may not be an advertising device	☑	Signage not proposed with the application

	Text limited to company name or logo	☑	Signage not proposed with the application
	No permanent, painted signs permitted	☑	Signage not proposed with the application
Fencing	Natural areas are preferred for enclosing and screening	☑	
	Black or dark brown vinyl clad chain link fencing, CMU, concrete, brick, and stone walls permitted	☐	***Need material detail on fencing.***

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **April 25th, 2023**

TO: **C Estates LLC – Owner**
Brett Ewing – Lane Engineering, LLC
Cc: **Rick Van Emburgh – Town Engineer**
Miguel Salinas – Planning and Zoning Department
Aaron Goller – EUC
FROM: **Sierra Clem – Engineering Department**
SUBJECT: **Carrion Electric - Sketch Site Plan Review Comments**

I have reviewed the revised application for the subject project received on 4/11/2023. I have the following comments.

Sketch Site Plan:

I have reviewed the **Sketch Site Plan** and have the following comments:

1. Please include wheel stops on parking stalls that do not abut curb.
2. Please label the width between the parking stalls and the edge of pavement in front of building B.
3. Please verify the 42' width in front of building A - the two sections scaled do not reflect the same measurement.
4. Please label the width of the entrance drive aisle.
5. Please specify the material of the parking area between building A and building B.
6. Based on the elevations provided, it appears that the parking stalls in front of building A may conflict with the garage doors.

The **Sketch Plan** is acceptable to the Engineering Department, please submit a Preliminary Site Plan.

Stormwater Management:

The **Sketch Stormwater Management Plan** and have the following comments:

1. Please complete the ESD Summary Chart with the Target ESDv and include on the site plan.
2. Please complete the Quantity summary chart and include on the site plan. The Pre calculations need to be completed.
3. The stormwater appears to drain to the high side of the property. This is acceptable but may be challenging to grade during construction.

Please submit a Revised Sketch Stormwater Management Plan.

Please contact me if you have any questions. Thank you.

P.O. Box 520, Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov - www.EastonMD.gov

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date:	Monday, April 24, 2023		
To:	Joe Mayer; Nicholas Johnson; Sierra Clem		
From:	Kia Gibbs on behalf of Aaron Goller, PE	**No. of Pages:**	1
Re:	28857 Fausley Wood Court - Carrion Electric	**Phase:**	Sketch Site Plan
Review Type:	Preliminary **SUBM:** 1	**Status:**	Revise and Resubmit

Easton Utilities Commission has reviewed the above referenced plans and have provided the following comments. Please provide your corrections as listed below. Additional reviews will be required to ensure comments have been addressed. Items or documents not provided on initial submission will be subject to further review. Please contact Kia Gibbs, Admin Support at kgibbs@eucmail.com should you have any questions.

ITEM:	DRAWING / PAGE	COMMENTS:
1	General	Show existing utilities
2	General	Contact Easton Utilities for electrical design
3	General	Gas is available.
4	General	Install 2" communications conduit with electric.

TOWN OF EASTON

PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738

ACCREDITED

Office of Building Inspection.

ESDR- Building Inspection and Permit Department Comments

Date: April 11, 2023

Project; Mistletoe Hall Commerce Park, Lot 7A - Building A & B

Owner; C Estates, LLC

A Town of Easton Building Permit is required for all new construction. The following lists items required on the construction drawings in order to apply for a Building Permit.

- Contact this Department to verify current Building Codes including the Town of Easton's modifications prior to preparation of Building plans.
- Indicate the type of construction, new (shell only or Tenant fit out), addition or alterations, (includes tenant fit out new or change of use/occupancy)
- Construction Documents (3 sets) for new construction will be required. Documents must be prepared by a registered Maryland Registered Architect, with original plans signed and sealed. A code analysis completed by a Registered Maryland Architect including, classification (use group), construction type, and occupant loads must be completed and included with the application materials.

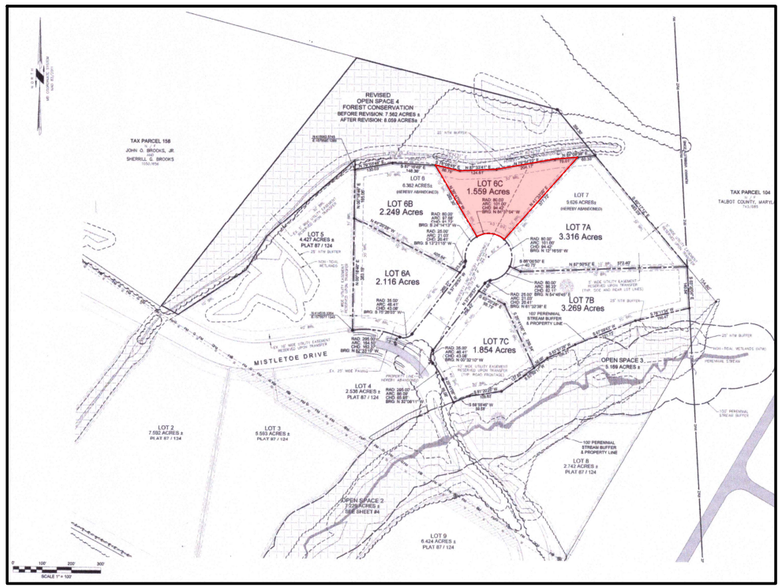
- The Town of Easton, in accordance with the International Building Code Chapter 17, establishes a building inspections procedure that utilizes qualified, third-party professionals in addition to the Town's Building Inspectors. The purpose of this document is to establish the policy and guidelines for the construction process.
  A copy of this can be found on the Towns Web Site
- Items that must be addressed by the construction documents will be structural strength, means of egress (include travel distance), facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
- All mechanical, electrical, and plumbing permits as required must include construction documents signed and sealed by a professional engineer and by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.

- Pursuant to Town of Easton Ordinance 477, Chapter 9 Fire Protection, Article VII Security Key Lock Boxes, a lockbox shall be provided on the exterior of the building and shall be located as required by the chief of the Easton Volunteer Fire Department, Inc. (410-822-4848).
- An appointment may be set up with this department to review your permit application materials prior to permit application submission.

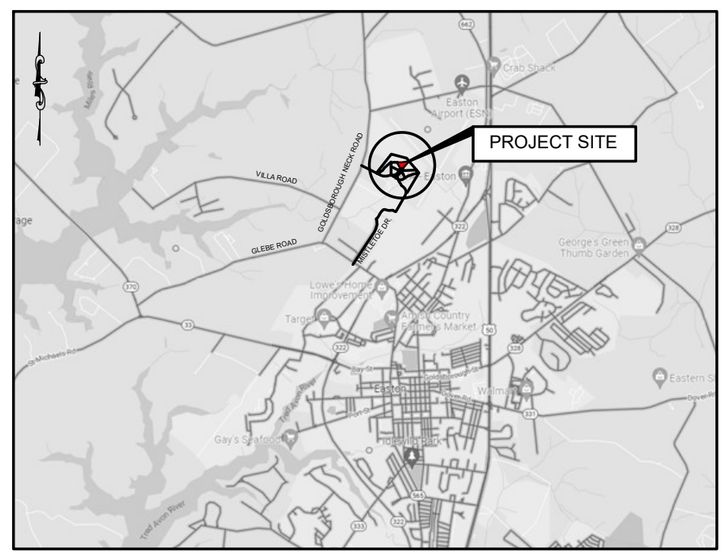
- **State Fire Marshal,** (410-822-7609) plan review and inspections are required. It is your responsibility to contact them and make application.

MISTLETOE HALL FARM SUBDIVISION
LOT 6C IMPROVEMENTS
28860 FAUSLEY WOOD COURT

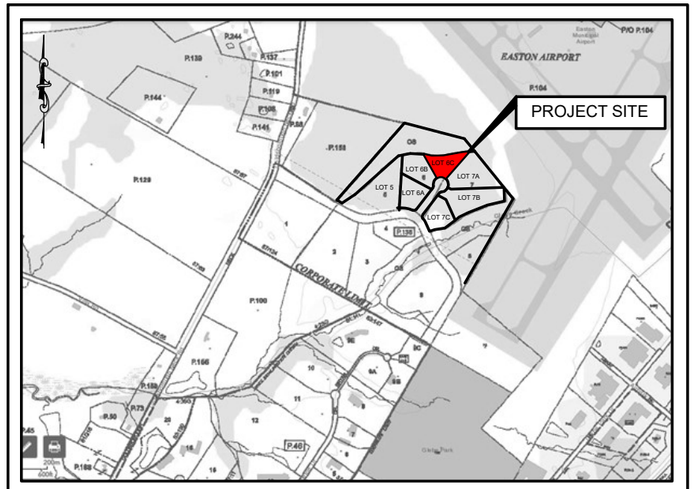
TOWN OF EASTON, MARYLAND



MISTLETOE FARM SUBDIVISION
(N.T.S.)



TOWN OF EASTON, MD
(N.T.S.)



TAX MAP
(N.T.S.)

STANDARD SYMBOLS*	
PLUNGE POOL	PP
PORTABLE SEDIMENT TANK	PST
REMOVABLE PUMPING STATION	RPS
RIPRAP INFLOW PROTECTION	RRP
RIPRAP OUTLET SEDIMENT TRAP ST III	ST-III
ROCK OUTLET PROTECTION I	ROPI
ROCK OUTLET PROTECTION II	ROPII
ROCK OUTLET PROTECTION III	ROPIII
SILT FENCE	SF
SILT FENCE ON PAVEMENT	SFOP
STABILIZED CONSTRUCTION ENTRANCE	SCE
STANDARD INLET PROTECTION	SIP
STONE CHECK DAM	CD

STANDARD SYMBOLS*	
STONE/RIPRAP OUTLET SEDIMENT TRAP ST II	ST-II
SUBSURFACE DRAINS	SSD
SUMP PIT	SP
SUPER SILT FENCE	SSF
TEMPORARY ACCESS BRIDGE	TB
TEMPORARY ACCESS CULVERT	
TEMPORARY ASPHALT BERM	AB
TEMPORARY BARRIER DIVERSION	TBD
TEMPORARY GABION OUTLET STRUCTURE	TGOS
TEMPORARY SOIL STABILIZATION MATTING CHANNEL	TSSMC- lb/ft² (INCLUDE SHEAR STRESS)
TEMPORARY SOIL STABILIZATION MATTING SLOPE	TSSMS- lb/ft² (INCLUDE SHEAR STRESS)
TEMPORARY STONE OUTLET STRUCTURE	TSOS
TEMPORARY SWALE	A-1

STANDARD SYMBOLS*	
FILTER LOG	FL-18 (DESIGNATION FL-18 REFERS TO 18 INCH DIAMETER FILTER LOG)
GABION INFLOW PROTECTION	GP
GABION INLET PROTECTION	GIP
HORIZONTAL DRAW-DOWN DEVICE	HDDD
LIMIT OF DISTURBANCE	LOD
MEDIAN INLET PROTECTION	MIP
MEDIAN SUMP INLET PROTECTION	MSIP
MOUNTABLE BERM	MB
PERIMETER DIKE/SWALE	PDS-1
PERMANENT SOIL STABILIZATION MATTING CHANNEL	PSSMC- lb/ft² (INCLUDE SHEAR STRESS)
PERMANENT SOIL STABILIZATION MATTING SLOPE	PSSMS- lb/ft² (INCLUDE SHEAR STRESS)
PIPE OUTLET SEDIMENT TRAP ST I	ST-I
PIPE SLOPE DRAIN	PSD-12 (DESIGNATION PSD-12 REFERS TO 12 IN PIPE SLOPE DRAIN)

STANDARD SYMBOLS*	
VERTICAL DRAW-DOWN DEVICE	VDDD
WASH RACK OPTION	WR

GENERAL NOTES:

1. OWNER: BLUE CRAB SELF STORAGE, LLC
   8693 BROOKS DR.
   EASTON, MD 21601
2. ZONING: I
3. BUILDING SETBACKS: 40' FRONT
   10' SIDES
   30' REAR
4. THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL FOR TALBOT COUNTY, MARYLAND
5. WATER SUPPLY & SEWAGE DISPOSAL: TOWN OF EASTON
6. CONTOURS SHOWN HEREON ARE REFERENCED TO NAVD 1988
7. TAX MAP 25 PARCEL 138 LOT 6C
8. DEED REF: BOOK 00743, PAGE 00703
9. WARD DISTRICT 1
10. BUILDING 1, STORAGE: MIN. 4 SPACES AND 2 FOR MANAGER
10. BUILDING 2, LIGHT INDUSTRAL: MIN. 1 SPACE PER 2,000 SF GFA. MAX. 1 SPACE / 300SF GFA

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

INDEX OF SHEETS

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REVIEWED FOR THE TALBOT COUNTY SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

TALBOT SOIL CONSERVATION DISTRICT — DATE

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

DEVELOPERS CERTIFICATION

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

SIGNATURE — DATE

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE TO THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID SHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8622

APPROVED: TOWN OF EASTON - PLANNING & ZONING — DATE

APPROVED: TOWN OF EASTON - TOWN ENGINEER — DATE

APPROVED: EASTON UTILITIES - ENGINEER — DATE

OWNER / DEVELOPER / APPLICANT

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

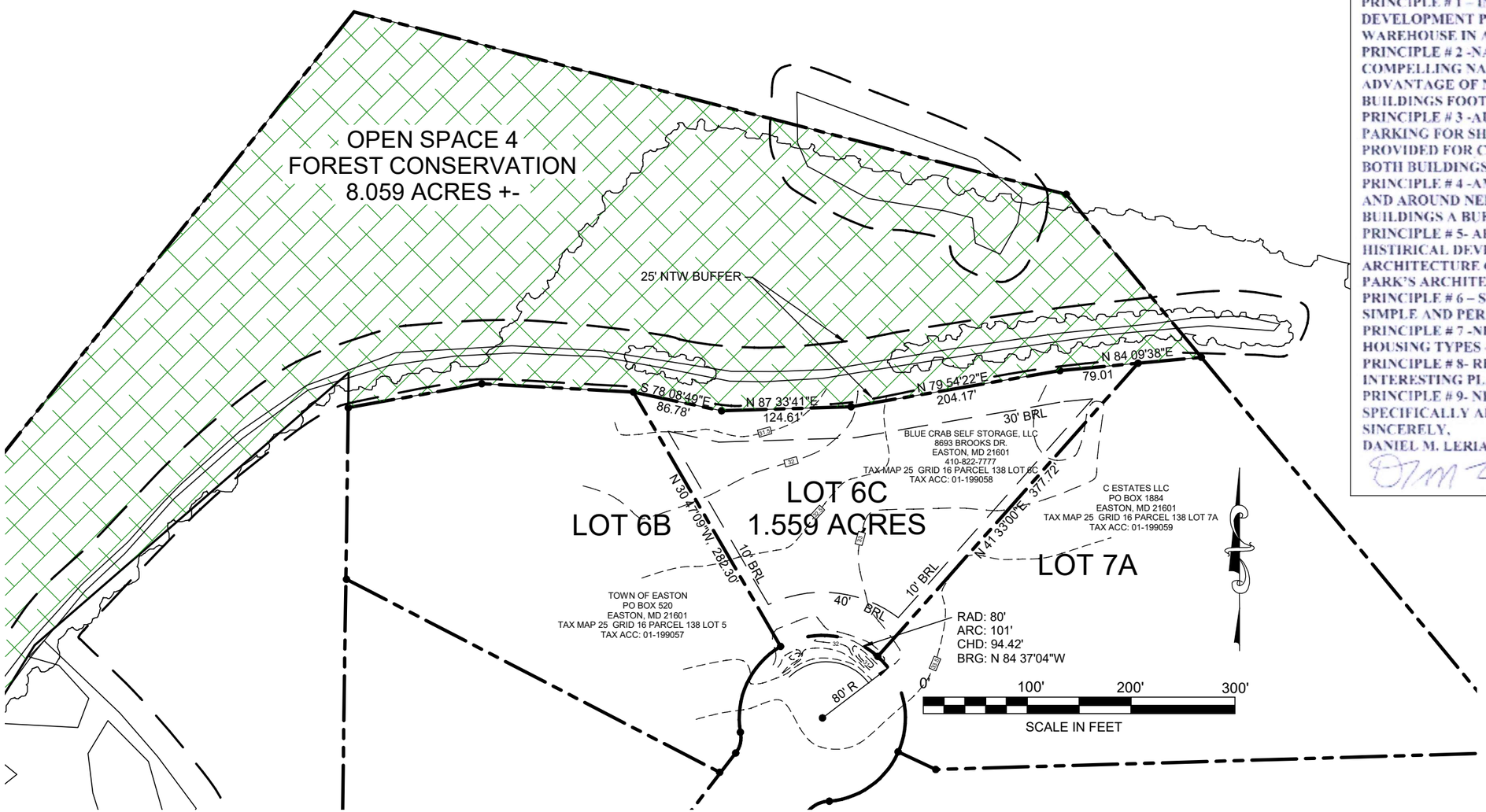
SEAL

TITLE SHEET

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 1



DANIEL M. LERIAN
Blue Crab Self Storage LLC
10555 Lake Road
Easton, MD 21601
410-822-7777
danlerian@yahoo.com
MHIC # 101234, MARINE CONTRACTOR LICENSE # 020E
MARYLAND HOME BUILDER LICENSE # 7169
MARYLAND STATE ELEVATOR LICENSE # 1485

March 27, 2023
Joseph A. Mayer. Plan Reviewer Town Of Easton
14 South Harrison Street
Easton, Md 21601 410-822-1943
jmayer@eastonmd.gov

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE
PRINCIPLE # 1 – INTEGRATED USES ARE DESIRABLE- THIS DEVELOPMENT PROPOSAL PROVIDES ADDITIONAL SHOP SPACE AND WAREHOUSE IN A MIXED BUSINESS PARK.
PRINCIPLE # 2 -NATURAL FEATURES SHOULD DETERMINE DESIGN- NO COMPELLING NATURAL FEATURES; SITE LAYOUT ORIENTED TO TAKE ADVANTAGE OF NATURAL DRAINAGE PATTERNS AND TO ORIENT BUILDINGS FOOT PRINT TO STREET .
PRINCIPLE # 3 -AUTOMOBILES SHOULD NOT DETERMINE DESIGN- PARKING FOR SHOP AND WAREHOUSE USERS AND CUSTOMERS ARE PROVIDED FOR CONVENIENCE WITH ALL PARKING TO BE ON SIDE OF BOTH BUILDINGS.
PRINCIPLE # 4 -AMPLE OPEN SPACE SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS- AT THE REAR OF PROPOSED BUILDINGS A BUFFER OF OPEN SPACE HAS BEEN PROVIDED.
PRINCIPLE # 5- ARCHITECTURE SHOULD RESPECT EASTON'S HISTIRICAL DEVELOPMENT-THIS APPLICATION PROPOSE ARCHITECTURE COMPATIBLE WITH EASTON AND THE COMMERCE PARK'S ARCHITECTURE PALETTE.
PRINCIPLE # 6 – SIGNS SHOULD INFORM BUT NOT DOMINATE-SIGNAGE SIMPLE AND PER CODE.
PRINCIPLE # 7 -NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES -NOT APPLICABLE TO THIS APPLICATION.
PRINCIPLE # 8- RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES-NOT APPICABLE TO THIS APPLICATION.
PRINCIPLE # 9- NEIGHBORHOODS SHOULD CONNECT-NOT SPECIFICALLY APPLICABLE TO THIS APPLICATION.
SINCERELY,
DANIEL M. LERIAN

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE
APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

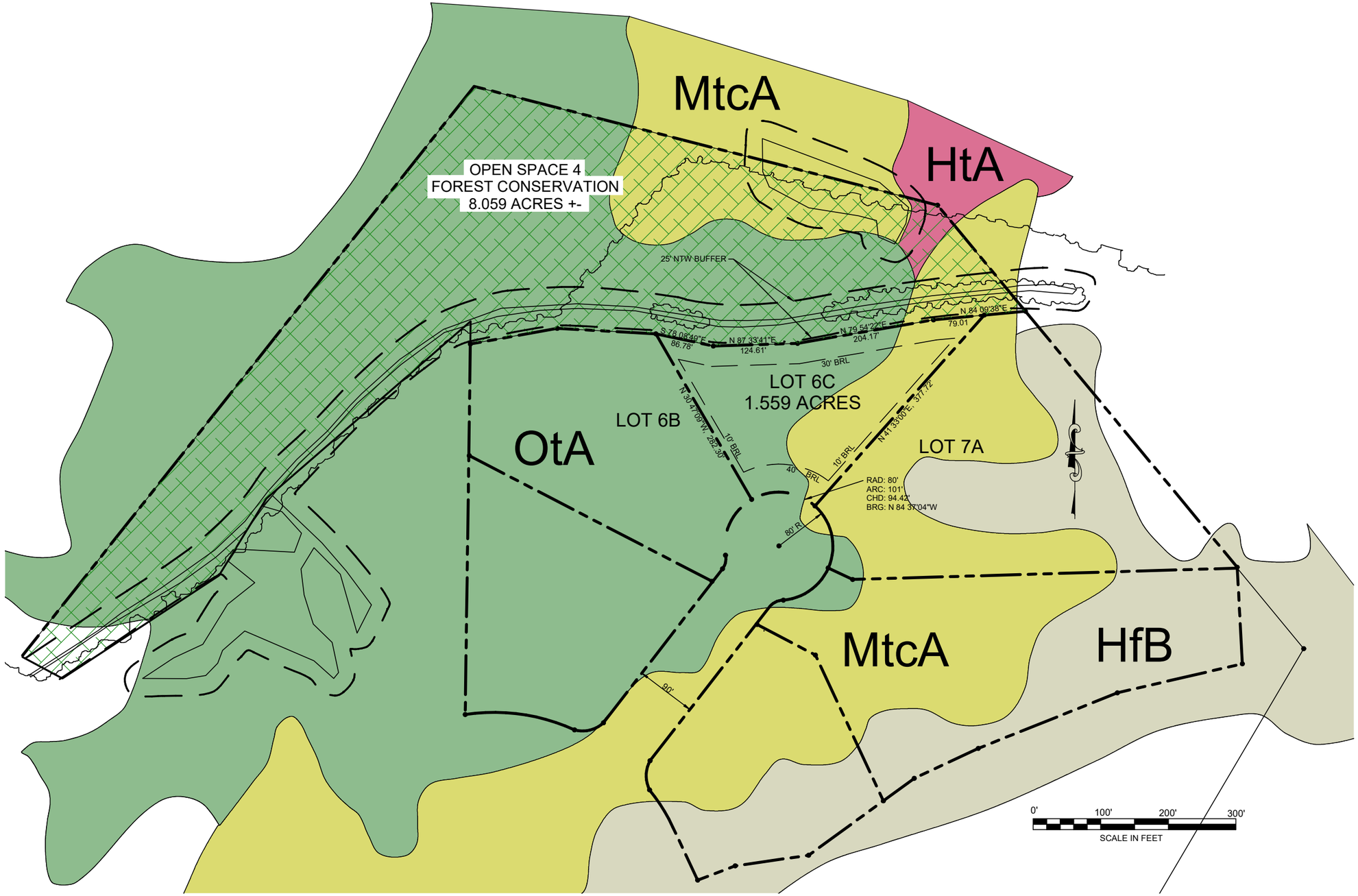
DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

EXISTING SITE PLAN

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN
SHEET NO. 2



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P.O. BOX 520
EASTON, MD 21061
410-820-8622

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

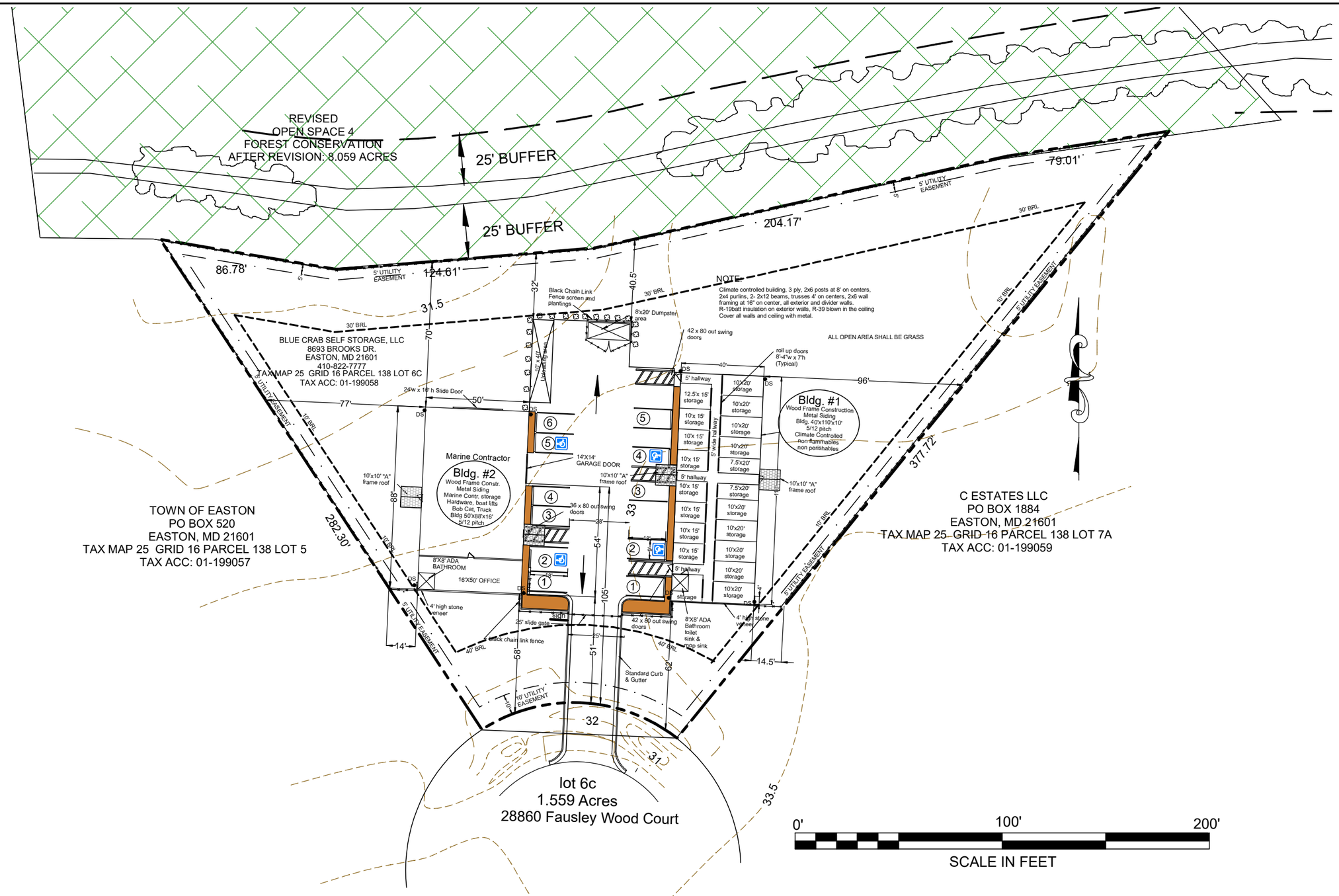
DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE:

SOIL TYPES

MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE
AS SHOWN

SHEET NO.
3



PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE
APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

PROPOSED SITE PLAN

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 4

FOREST CONSERVATION
AFTER REVISION: 8.059 ACRES

25' BUFFER

25' BUFFER

5' UTILITY EASEMENT

ALL OPEN AREA SHALL BE GRASS

30' BRL

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777
TAX MAP 25 GRID 16 PARCEL 138 LOT 6C
TAX ACC: 01-199058

Black Chain Link Fence screen and plantings

8'x20' Dumpster area

42 x 80 out swing doors

roll up doors 8'-4" w x 7'h (Typical)

STOCKPILE AREA

24'w x 16' h Slide Door

Bldg. #1
Wood Frame Construction
Metal Siding
Bldg. 40'x110'x10'
5/12 pitch
Climate Controlled
non flammables
non perishables

Marine Contractor
Bldg. #2
Wood Frame Constr.
Metal Siding
Marine Contr. storage
Hardware, boat lifts
Bob Cat, Truck
Bldg 50'x88'x16'
5/12 pitch

14'X14' GARAGE DOOR

10'x10' "A" frame roof

36 x 80 out swing doors

8'X8' ADA BATHROOM
16'X50' OFFICE

4' high stone veneer

25' slide gate

Black chain link fence

42 x 80 out swing doors

8'X8' ADA Bathroom toilet sink & drop sink

Standard Curb & Gutter

10' UTILITY EASEMENT

TOWN OF EASTON
PO BOX 520
EASTON, MD 21601
TAX MAP 25 GRID 16 PARCEL 138 LOT 5
TAX ACC: 01-199057

SILT FENCE — SF —
LIMIT OF DISTURBANCE — LOD —

C ESTATES LLC
PO BOX 1884
EASTON, MD 21601
TAX MAP 25 GRID 16 PARCEL 138 LOT 7A
TAX ACC: 01-199059

lot 6c
1.559 Acres
28860 Fausley Wood Court

FOR FULL STORM WATER MANAGEMENT PLAN SEE CPJ AND ASSOCIATES DRAWINGS IN THIS PACKAGE

0' 100' 200'
SCALE IN FEET

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8822

APPROVED: TOWN OF EASTON - PLANNING & ZONING DATE
APPROVED: TOWN OF EASTON - TOWN ENGINEER DATE
APPROVED: EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE
FMB		ORIGINAL DRAWING DATE	12/1/23

STORM WATER MANAGEMENT

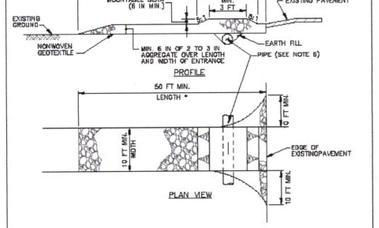
MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 5

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL — SCE



CONSTRUCTION SPECIFICATIONS

1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

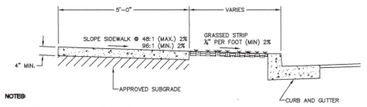
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE | 2011 | MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

APPROVAL — TOWN ENGINEER — DATE 1/2020

TOWN OF EASTON STANDARD DETAILS

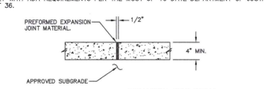
CONCRETE SIDEWALK

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-R-7.01



NOTES:

1. CONCRETE SHALL BE SHA MIX NO. 3.
2. CONTRACTION JOINTS SHALL BE TOOLED AT 5'-0" INTERVALS. (4' INTERVALS FOR 4' WIDE SIDEWALK)
3. EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 20'-0".
4. ALL UNPAVED AREAS WITHIN STREET SIDELINES SHALL BE SEEDED OR SODDED PER SPECIFICATIONS.
5. SIDEWALKS AT DRIVEWAY LOCATIONS TO BE 8" THICK.
6. WHERE CONTINUOUS WIDTH OF TRAVEL IS LESS THAN 5'-0", PROVIDE PASSING ZONES AT AN INTERVAL NOT TO EXCEED 200' CENTER TO CENTER. ENTRANCES SHALL BE ACCEPTABLE PASSING ZONES PROVIDED PAVING WIDTH OF 5'-0" IS MAINTAINED AT 48:1 SLOPE.
7. GRASS STRIPS SHALL BE SLOPED AS TO PROVIDE POSITIVE DRAINAGE TOWARD STORMWATER FEATURES.
8. WHERE REVERSE SLOPES OF GRASS STRIPS AND SIDEWALKS ARE REQUIRED TO PROVIDE POSITIVE DRAINAGE TOWARDS A STORMWATER FEATURE, SPOT ELEVATIONS SHALL BE PROVIDED ON FRONT AND BACK OF SIDEWALK. (REVERSE SLOPES MUST BE APPROVED BY THE TOWN PRIOR TO CONSTRUCTION)
9. MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL SHALL BE 5% IN LOCATIONS WITHOUT HANDICAPPED RAMPS.
10. SIDEWALKS SHALL COMPLY WITH ADA REQUIREMENTS PER THE MOST UP TO DATE DEPARTMENT OF JUSTICE REGULATION 28CFR PART 36.



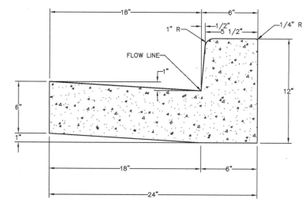
EXPANSION JOINT DETAIL

APPROVAL — TOWN ENGINEER — DATE 1/2020

TOWN OF EASTON STANDARD DETAILS

CONCRETE SIDEWALK

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-R-7.01



NOTES:

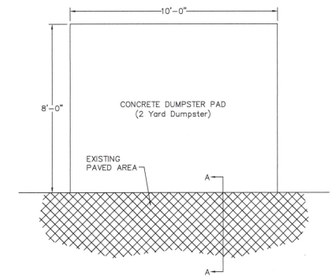
1. ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX NO. 7.
2. CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 40'-0". EXTRUDED CONCRETE AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0", AND EXPANSION JOINTS EVERY 100'-0".
3. DEPRESSED CURB AND GUTTER SHALL BE UTILIZED AT HANDICAPPED RAMPS WHEN TRANSITIONING FROM STANDARD CURB AND GUTTER.
4. MAXIMUM GUTTER AND SLOPE ON CURB RETURNS SHALL BE 2% WHERE HANDICAPPED RAMPS ARE REQUIRED.

APPROVAL — TOWN ENGINEER — DATE 1/2020

TOWN OF EASTON STANDARD DETAILS

STANDARD CURB AND GUTTER

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-R-6.01



SECTION A-A

APPROVAL — TOWN ENGINEER — DATE 1/2020

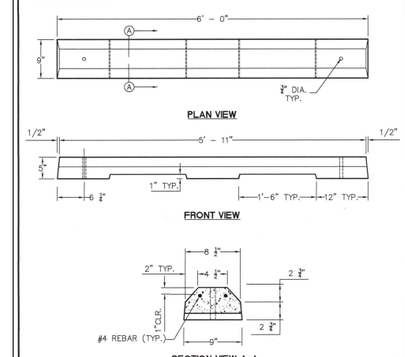
TOWN OF EASTON STANDARD DETAILS

CONCRETE DUMPSTER PAD

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-SI-3.01

NOTES:

1. CONCRETE STRENGTH: 5000 PSI AT 28 DAYS.
2. REINFORCEMENT: ASTM A-615 GRADE 60.
3. PINS AVAILABLE: #5 REBAR AT 18" LONG.
4. WEIGHT: 170 LBS.

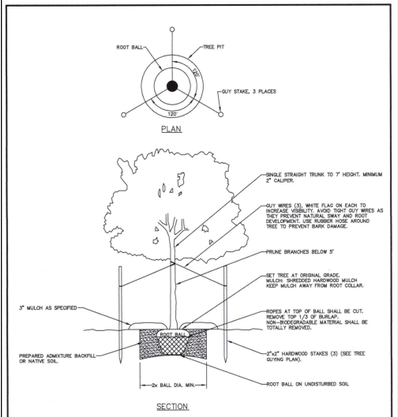


APPROVAL — TOWN ENGINEER — DATE 1/2020

TOWN OF EASTON STANDARD DETAILS

6' PRECAST CONCRETE WHEEL STOP

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-SI-5.01



APPROVAL — TOWN ENGINEER — DATE 1/2020

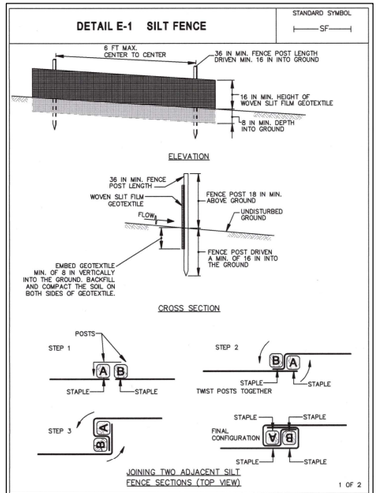
TOWN OF EASTON STANDARD DETAILS

TREE PLANTING

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-R-2.01

DETAIL E-1 SILT FENCE

STANDARD SYMBOL — SF



1 OF 2

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

CONSTRUCTION INSPECTIONS

1. CALL THE TOWN OF EASTON ENGINEERING DEPARTMENT AT 410-820-8822 PRIOR TO CONSTRUCTION AND IMMEDIATELY FOLLOWING EACH OF THE FOLLOWING PHASES:
2. EXCAVATION TO SUB-GRADE AND BEFORE PLACEMENT OF SOIL.
3. FINE GRADING AND PERMANENT STABILIZATION OF ADJACENT SOILS.

SITE PLAN SYMBOL

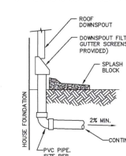
WSR ##

TREATED AREA (SQ. FT.)

SIZING CHART

TREATED AREA (SQ. FT.)	RAIN GARDEN AREA (SQ. FT.)	PVC SIZE	SUGGESTED DIMENSIONS LENGTH	WIDTH
500	70	4"	14	6
1000	140	6"	20	8
1500	210	6"	24	10
2000	280	8"	30	11

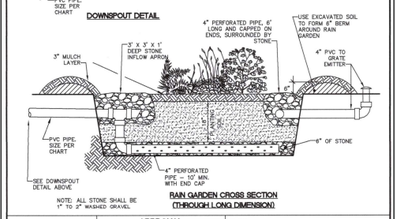
LENGTH — WIDTH



DOWNSPOUT DETAIL

MINIMUM SETBACKS

1. 10 FEET FROM A BUILDING OR PROPERTY LINE



RAIN GARDEN CROSS SECTION (THROUGH LONG DIMENSION)

APPROVAL — TOWN ENGINEER — DATE 1/2020

TOWN OF EASTON STANDARD DETAILS

WET SOIL RAIN GARDEN CONSTRUCTION DETAIL

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-SWM-6.01-3

CONSTRUCTION NOTES

1. RAIN GARDENS SHALL BE CONSTRUCTED AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED WITH EITHER IMPERVIOUS SURFACES OR TOPSOIL AND VEGETATION.
2. RAIN GARDEN EXCAVATION SHALL BE ROUGH AND UNCOMPACTED. IF SMEARING OF BOTTOM OR WALLS OCCURS, SCRATCH WITH A RAKE AS NECESSARY TO EXPOSE ROUGH EARTH.
3. LANDSCAPING MATERIALS SHOULD BE INSTALLED DURING THE SPRING OR FALL IF POSSIBLE.
4. OVERFLOW FROM RAIN GARDEN SHALL BE DIRECTED OVER A 3" DEEP BY 10' WIDE DEPRESSION IN THE PERIMETER BERM AND SHALL NOT BE A SOURCE OF DOWNSTREAM EROSION.
5. THE OWNER IS ENCOURAGED TO ENHANCE THE VISUAL APPEAL OF THE RAIN GARDEN BY USING STONE OR TIMBER RETAINING WALLS INSTEAD OF USING EXCAVATED SOIL. EPDM LINER MAY BE NEEDED TO MAKE A WATERTIGHT WALL.

MAINTENANCE CRITERIA:

1. WATER PLANTS LIBERALLY THE FIRST GROWING SEASON AND DURING PERIODS OF DROUGHT THEREAFTER.
2. REMOVE ACCUMULATED TRASH AND VEGETATIVE DEBRIS EVERY FEW MONTHS AND ENSURE THAT INFLOW PIPE(S) FLOW FREELY.
3. PRUNE AND REMOVE DEAD VEGETATION PERIODICALLY, AS WITH ANY LANDSCAPE BED. IF SPECIFIC PLANTS ARE NOT SURVIVING, REPLACE WITH A DIFFERENT SPECIES. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.
4. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH. THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS.
5. REFRESH MULCH WITH AN ADDITIONAL THIN LAYER ANNUALLY; REMOVE ALL MULCH AND REPLACE WITH A NEW THREE-INCH LAYER EVERY 3-5 YEARS.

SOIL SPECIFICATIONS

1. THE RAIN GARDEN PLANTING SOIL SHALL HAVE A COMPOSITION OF 50% SAND, 20% WOOD CHIPS LEAVES, AND 30% TOPSOIL.
2. SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, DEBRIS, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH.
3. SOIL SHALL BE FREE OF PLANTS (OR PLANT PARTS) OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, NUTSEDGE, POISON IVY, OR CANADIAN THISTLE.
4. PLANTING SOIL SHALL BE OVERFILLED BY 2-3" TO ALLOW FOR SETTLING. DO NOT COMPACT.

APPROVAL — TOWN ENGINEER — DATE 1/2020

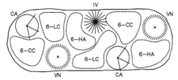
TOWN OF EASTON STANDARD DETAILS

WET SOIL RAIN GARDEN NOTES

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-SWM-6.01-4

WET SOIL RAIN GARDEN PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SYMB.	SIZE	RAIN GARDEN SIZE (SQ. FT.) 70 QTY.	140 QTY.	210 QTY.	280 QTY.
SHRUBS:							
CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	CA	2 GAL.	1	2	3	3
ITEA VIRGINICA	VIRGINIA SWEETSPIRE	IV	2 GAL.	1	1	2	3
VIBURNUM NUDUM	SMOOTH WITHEROD	VN	2 GAL.	1	2	2	3
GROUND COVER:							
CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	CC	PLUG	6	12	18	24
HELENIUM AUTUMNALE	YELLOW SNEEZEWEED	HA	PLUG	6	12	18	24
LOBELIA CARDINALIS	CARDINAL FLOWER	LC	PLUG	6	12	18	24



PLANTING EXAMPLE
FOR 140 SQ. FT. RAIN GARDEN

PLANT SELECTION

1. THE OWNER IS ENCOURAGED TO WORK WITH A REGISTERED LANDSCAPE ARCHITECT OR NURSERY TO CREATE AN ATTRACTIVE AND FUNCTIONAL MIX OF NATIVE PLANT SPECIES THAT ARE TOLERANT OF BOTH SATURATED AND DRY CONDITIONS.
2. INFORMATION ON APPROPRIATE SPECIES IS AVAILABLE BY TYPING "BAYSCAPES NATIVE PLANTS" INTO YOUR FAVORITE SEARCH ENGINE.
3. THE SCHEDULE AND TYPICAL DETAIL BELOW CAN BE USED AS A BASIS FOR PLANT SELECTION AND GROUPINGS, IF DESIRED.

APPROVAL — TOWN ENGINEER — DATE 1/2020

TOWN OF EASTON STANDARD DETAILS

WET SOIL RAIN GARDEN PLANTING NOTES AND SCHEDULE

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-SWM-6.01-5

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE:_____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8822

APPROVED: TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED: TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED: EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML | DRN BY: FMB | CHK BY: | DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

DETAILS

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

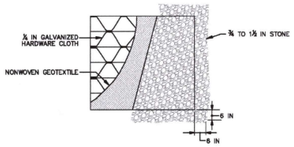
SCALE AS SHOWN

SHEET NO. 6

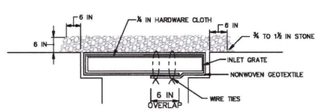
DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP

MAXIMUM DRAINAGE AREA = 1 ACRE



PLAN / CUT AWAY VIEW



CROSS SECTION

CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDAROS 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

EROSION AND SEDIMENT CONTROL STANDARDS & SPECIFICATIONS FOR VEGETATIVE STABILIZATION

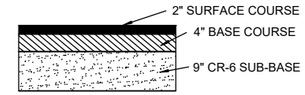
1) Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven (7) days as to all other disturbed or graded areas on the project site not under active grading.
2) 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.
3) Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
4) Temporary seeding shall be accomplished between February 15th through April 30th, and August 15th through November 30th. During other times, temporary mulching shall be provided.
5) 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 ryegrass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

Seed Mixture (For Hardiness Zone 7a) (From Table B.1)				Fertilizer Rate (10-20-20)	Lime Rate
Species	Appl. Rate (lbs. /sc.)	Seeding Dates	Seeding Depths		
ANNUAL RYEGRASS	50#	2/15 - 4/30 8/15 - 11/30	½"	436 lbs. / ac. 10 lbs. / 1000 sf	2 tons / ac. 90 lbs. / 1000 sf
BARLEY OATS WHEAT CEREAL RYE	96# 72# 120# 112#	2/15 – 4/30; 8/15 – 11/30 2/15 – 4/30; 8/15 – 11/30 2/15 – 4/30; 8/15 – 11/30 2/15 – 4/30; 8/15 – 12/15	1" 1" 1" 1"		
FOXTAIL MILLET PEARL MILLET	30# 20#	5/1 – 8/14 5/1 – 8/14	½" ½"		

6) Mulching shall be un-chopped, un-rotted, small grain straw applied at a rate of 2-2½ tons per acre. Anchor mulch with a mulch anchoring tool on the Contour. Wood cellulose fiber may be used for anchoring straw at a rate of 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 manufacturer 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.
7) Permanent seeding shall be accomplished between February 15th through April 30th, or August 15th through October 31st. 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 by disking or other suitable means. Mulching shall be accomplished as discussed in Item #6 of these specifications.

Seed Mixture (For Hardiness Zone 7a) (From Table B.3)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lbs. / ac.)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
7	CREEPING RED FESCUE KENTUCKY BLUEGRASS	60# 15#	2/15-4/30 8/15-10/31	¼"-½"	45 lb. / ac. 1 lb. / 1000 sf	90 lb. / ac. 2 lbs. / 1000 sf	90 lb. / ac. 2 lbs. / 1000 sf	2 tons / ac. 90 lbs. / 1000 sf
8	TALL FESCUE	100#	2/15-4/30 8/15-10/31	¼"-½"				
9	TALL FESCUE KENTUCKY BLUEGRASS PERENIAL RYEGERASS	60# 40# 20#	2/15-4/30 8/15-10/31	¼"-½"				

8) Any spoil or borrow will be placed at a site approved by the Talbot Soil Conservation District.
9) 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.
10) 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 Subcontractor.



PAVING DETAIL

OVERLAY	• HMA SUPERPAVE 9.5 MM, PG 64-22,LEVEL 2, FOR 1-1/2" OVERLAYS. • HMA SUPERPAVE 12.5 MM, PG 64-22,LEVEL 2, FOR 2" OVERLAYS. • MATCH THE SURFACE COURSE SPECIFIED FOR THE ADJUSTMENT FULL DEPTH PAVING IF DIFFERENT FROM THE ABOVE.
COMMERCIAL ASPHALT PAVEMENT FOR ROADS	SURFACE COURSE: 2" HOT MIX ASPHALT SUPERPAVE 9.5 MM BASE COURSE: 4" HOT MIX ASPHALT SUPERPAVE, 19.0 MM PLACED IN 2-2" LIFTS. SUB BASE: 9" CR-6 GRADED AGGREGATE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.
RESIDENTIAL ASPHALT PAVEMENT FOR ALLEYS	SURFACE COURSE: 2" HOT MIX ASPHALT SUPERPAVE 9.5 MM BASE COURSE: 2 1/2" HOT MIX ASPHALT SUPERPAVE, 19.0 MM SUB BASE: 6" CR-6 GRADED AGGREGATE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.
CONCRETE PAVEMENT	8" PORTLAND CEMENT CONCRETE MIXEF. SUB BASE: 6" CR-6 GRADED AGGREGATE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

TOWN OF EASTON MARYLAND FOUNDED 1710

APPROVAL

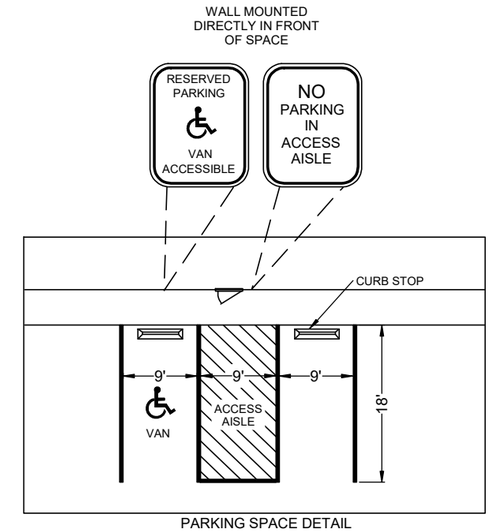
TOWN ENGINEER

DATE 1/2020

TOWN OF EASTON STANDARD DETAILS

PAVING SPECIFICATIONS

ISSUED: JANUARY 2020 | STANDARD NO.: TOE-R-1.01



PARKING SPACE DETAIL
(NOT TO SCALE)

PHASE OF CONSTRUCTION

1. CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT, PHONE (410) 901-4020 A MINIMUM OF TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE CONSTRUCTION MEETING TO REVIEW PLANS AND BECOME FAMILIAR WITH ALL PERMITS.
2. CONTRACTOR SHALL HAVE ALL SITE UTILITIES MARKED A MINIMUM OF 48 HOURS PRIOR TO ANY EXCAVATION.
3. INSTALL TEMPORARY SEDIMENT CONTROL MEASURES / PERIMETER CONTROLS. MAINTAIN THROUGHOUT PROJECT.
4. REMOVE A MINIMUM OF 6" OF TOPSOIL AS NEEDED AND DISPOSE OF EXCESS TOPSOIL OFFSITE AT AN APPROVED LANDFILL.
5. ROUGH GRADE SITE.
6. BEGIN BUILDING CONSTRUCTION.
7. MAINTAIN ALL SEDIMENT CONTROLS THROUGHOUT CONSTRUCTION.
8. ONCE BUILDING CONSTRUCTION IS TO SUFFICIENT POINT, INSTALL ENTRANCE, SITE PAVEMENT (PER SECTION) AND SIDEWALKS.
9. ONCE DRAINAGE AREAS ARE ADEQUATELY STABILIZED (PAVEMENT SUBBASE INSTALLED AT A MINIMUM) AFTER NOTIFYING THE TOWN OF EASTON STORMWATER MANAGEMENT INSPECTOR, INSTALL STORMWATER MANAGEMENT BIORETENTION PONDS AND QUANTITY CONTROL AREA. CONNECT ROOF LEADERS TO STORMWATER MANAGEMENT AREAS.
10. INSTALL SITE LANDSCAPING, FOREST CONSERVATION PLANTINGS AND STORMWATER MANAGEMENT PLANTINGS.
11. SEED AND MULCH PER SPECIFICATIONS, PROVIDE STABILIZATION MATTING WHERE APPLICABLE. PROVIDE PERMANENT STABILIZATION TO WHOLE SITE.
12. ONCE THE SITE IS FULLY STABILIZED AND THROUGH COORDINATION AND APPROVAL OF THE MDE & TOWN OF EASTON INSPECTORS. REMOVE SEDIMENT CONTROL MEASURES.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSIOATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).

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

GENERAL NOTES:

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, BEST PRACTICES OF THE RESPECTIVE TRADES AND THE STANDARD SPECIFICATIONS AND DETAILS REFERED TO HERIN.

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABE RECORDS REGARDING PIPES, CONDUITS, TELEPOHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK. AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATIFICATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND SHALL COORDINATE ALL PHASES WITH THEM:

MDE_____410-901-4020
TALBOT COUNTY____410-770-8030
MISS UTILITY_____800-441-8355

SHOULD ANY DAMAGE OCCUR TO AN UTILITIES, THEY SHALL BE REPAIRD SOLELY AT THE CONTRACTOR'S EXPENSE.

ALL LANDSCAPING SHALL BE PREFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMEN AND BE GUARNTEED FOR ONE (1) YEAR FROM THE DATE OF PLANTING.

ANY PROPERTY MONUMENTS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.

OWNER/DEVELOPER:
NAME: DAN LERINAN
STREET:10555 LAKE ROAD
TOWN: EASTON, MD 21601

TOTAL LOT AREA = 67,910 SF
BUILDING #1 = 4,400 SF
BUILDING #2 = 4,400 SF
PAVING AREA = 10,900 SF
TOTAL DISTURBANCE = 19,700 SF

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

TOWN OF EASTON MARYLAND FOUNDED 1710
ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE
APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

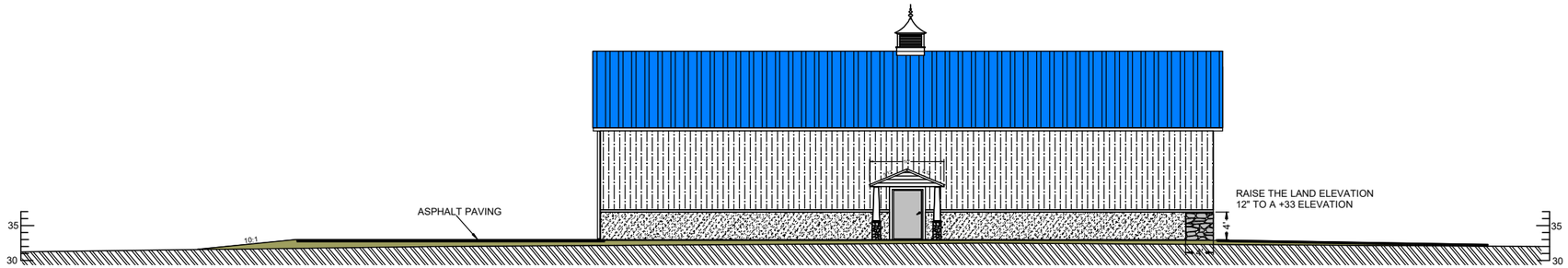
BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

DETAILS

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 7

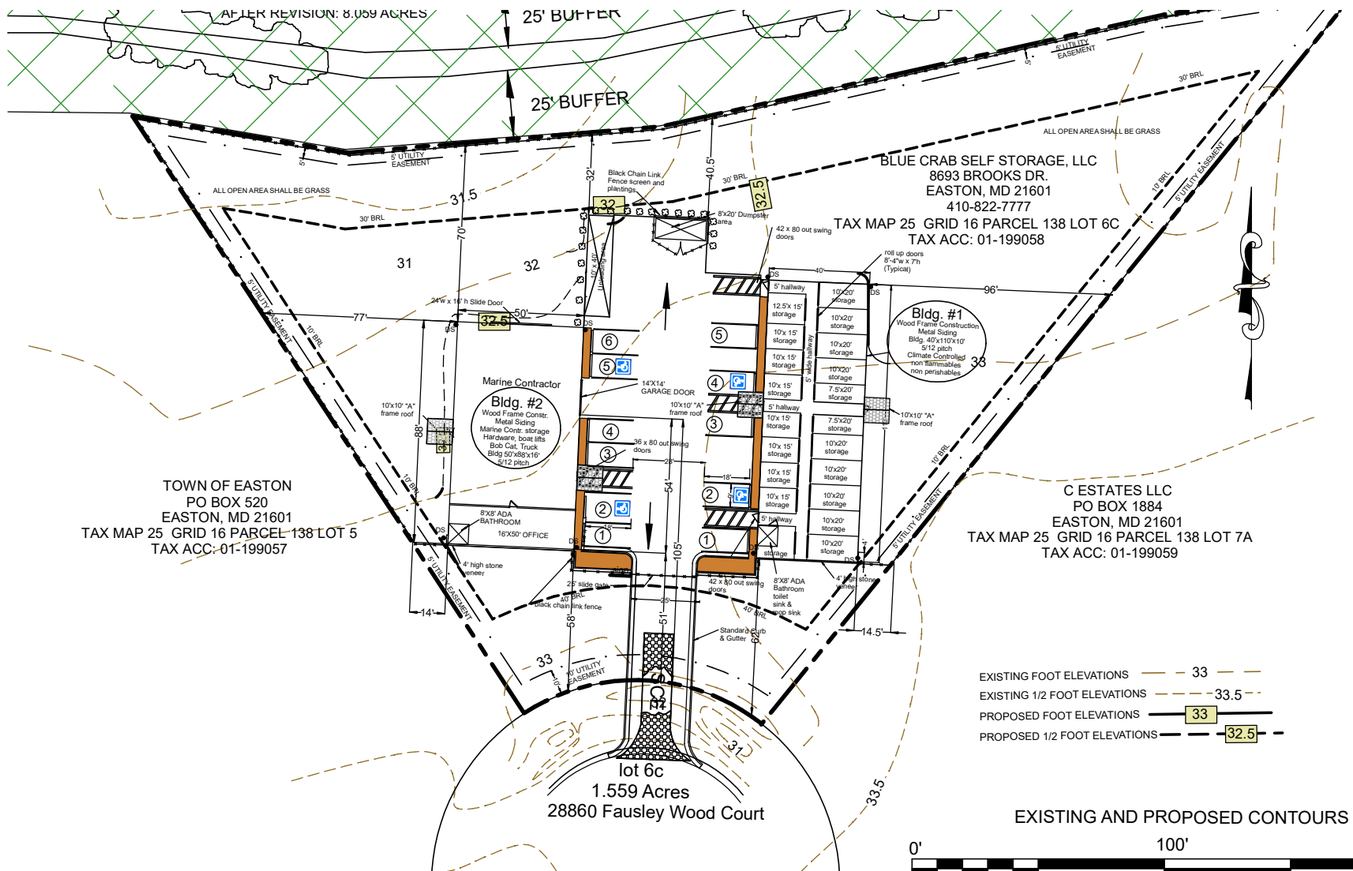


PROPOSED GRADE CHANGE TO +33 ELEVATION

GROUND RAISED 12"

0' 50'

SCALE IN FEET



EXISTING AND PROPOSED CONTOURS

0' 100' 200'

SCALE IN FEET

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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. _____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601

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TOWN OF EASTON - PLANNING & ZONING DATE
APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
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8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

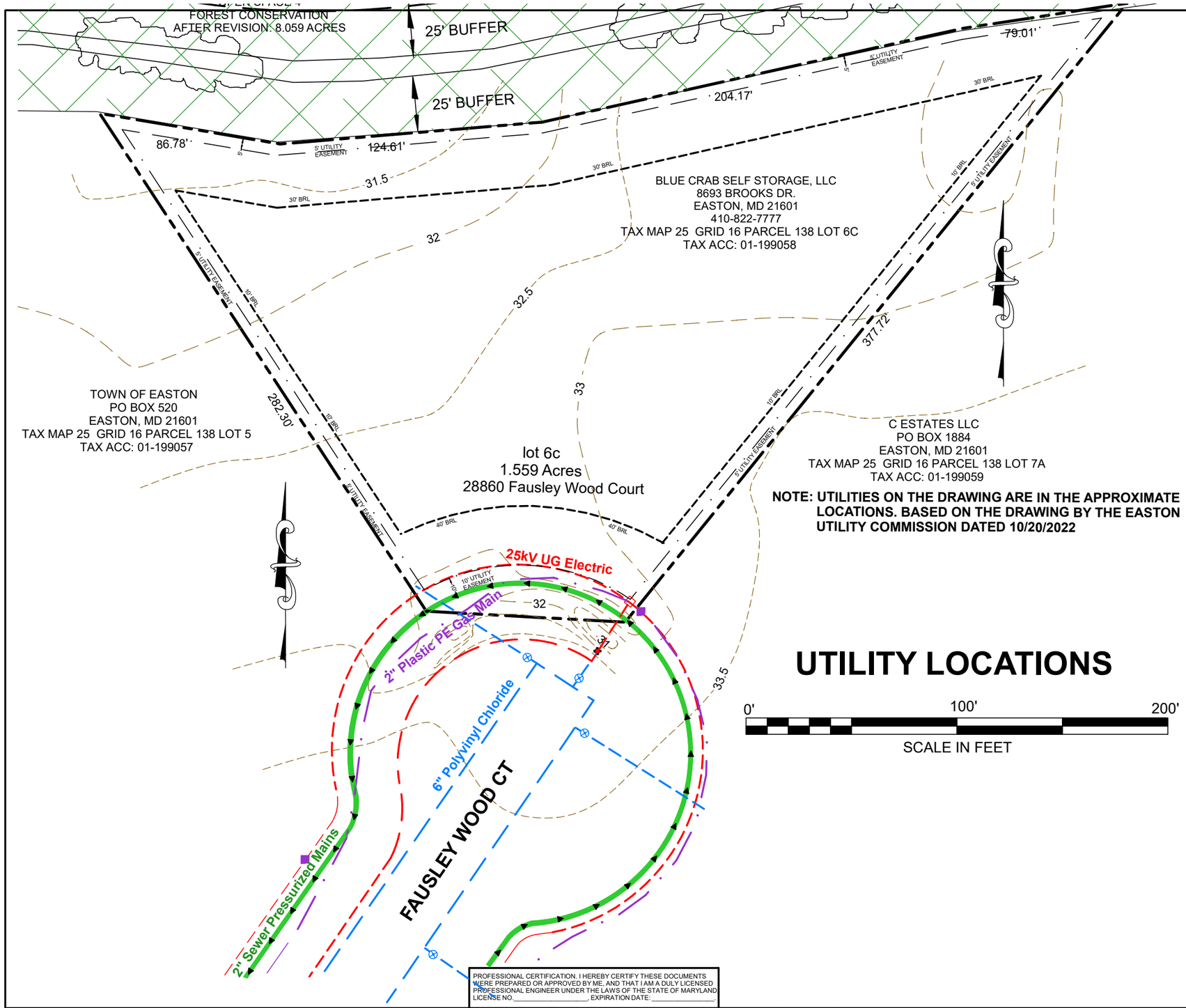
DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO	REVISION	DATE

EXISTING AND PROPOSED CONTOURS

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 8



NOTE: UTILITIES ON THE DRAWING ARE IN THE APPROXIMATE LOCATIONS. BASED ON THE DRAWING BY THE EASTON UTILITY COMMISSION DATED 10/20/2022

UTILITY LOCATIONS

0' 100' 200'

SCALE IN FEET

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8622

APPROVED: _____ TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED: _____ TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED: _____ EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

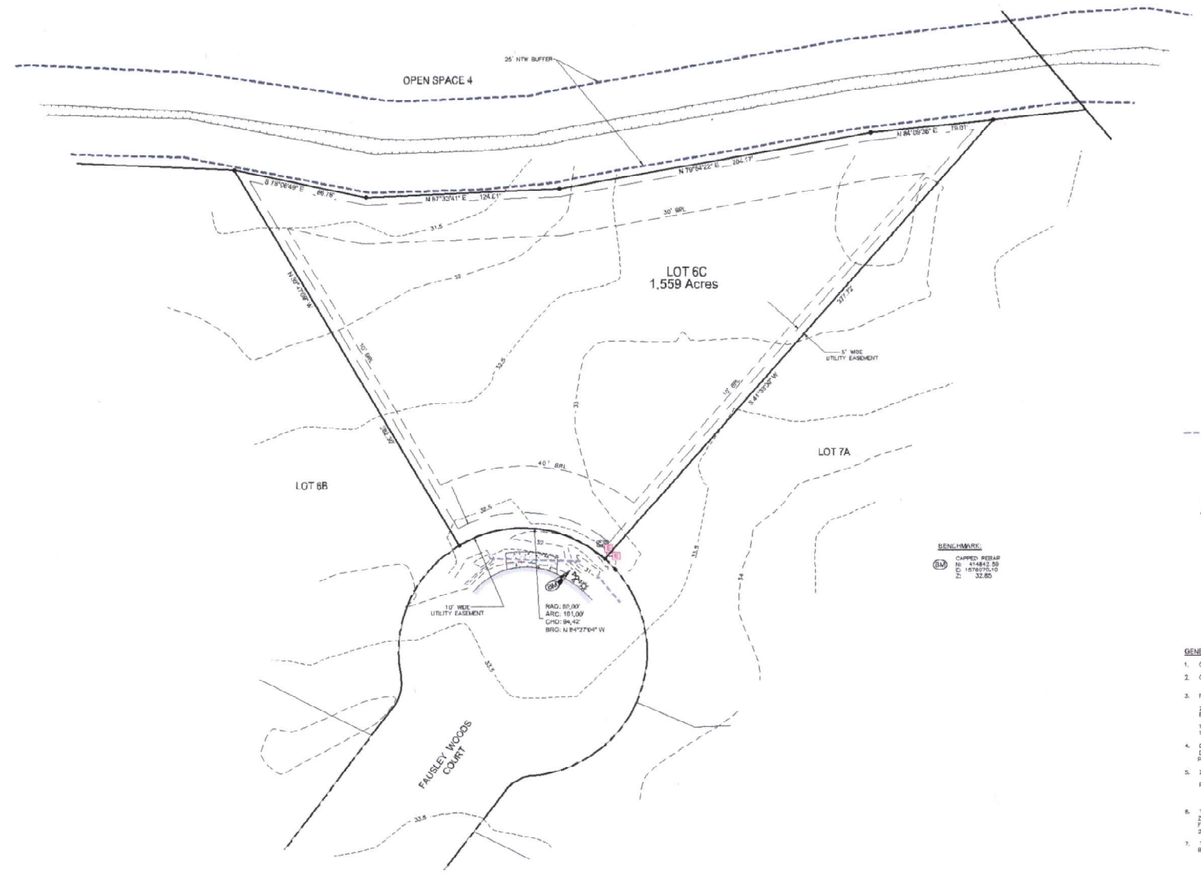
DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE:

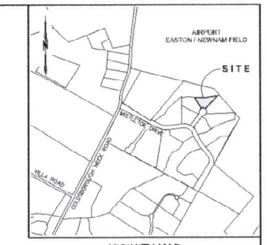
UTILITY LOCATIONS

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 9





VICINITY MAP
SCALE: 1" = 2000'

LEGEND:
- = PAVED SURFACE
- = GRAVEL SURFACE
- = CULVERT / STORM DRAIN PIPE
- = ELECTRIC TRANSFORMER
- = FIRE HYDRANT
- = LAMP POST
- = CABLE JUNCTION BOX
- = CAPPED REBAR
- = NON-TIDAL WETLAND
- = NON-TIDAL WETLAND BUFFER (25')
- = SEWER VALVE

BENCHMARK:
BM CAPPED REBAR
N: 414842.59
E: 1576279.10
ELEV: 32.85

GENERAL NOTES:

1. OWNER: BLUE CRAB SELF STORAGE
2. OWNER ADDRESS: 8693 BROOKS DRIVE
   EASTON, MARYLAND 21601
3. PROPERTY INFORMATION:
   28860 FAUSLEY WOOD COURT
   EASTON, MARYLAND 21601
   TAX MAP 25, GRID 16, PARCEL 138, LOT 6C
   TAX ACCOUNT: 01-189182
4. DEED REFERENCE: 3001/1
   DECLARATION OF COVENANTS FOR MISTLETOE HALL: 2916/104
   PLAT REFERENCE: 55/178
5. ZONING DESIGNATION: I-1 SELECT INDUSTRIAL DISTRICT
   REQUIRED BUILDING SETBACKS: FRONT – 40'
   REAR – 35'
   SIDE – 10'
6. THE SUBJECT PROPERTY SHOWN HEREON IS LOCATED ENTIRELY WITHIN ZONE "X" (AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER THE FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NO. 24041C0076D FOR TALBOT COUNTY, MARYLAND, DATED JULY 25, 2008.
7. THE SUBJECT PROPERTY SHOWN HEREON IS NOT WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

UNDERGROUND UTILITY WARNING:

NO INVESTIGATION AS TO THE EXISTENCE OF ANY UNDERGROUND UTILITIES WAS CONDUCTED IN THE PREPARATION OF THIS PLAT. IT IS THE RESPONSIBILITY OF THE OWNER, SUCCESSORS, OR ASSIGNS, AND/OR ANY CONTRACTOR TO COMPLY WITH THE UNDERGROUND FACILITIES DAMAGE PREVENTION LAW AND THE REQUISITE PERMITS ARISING THEREFROM.

SURVEYOR'S CERTIFICATION

I DO HEREBY CERTIFY TO BLUE CRAB SELF STORAGE, LLC, THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN 09.13.06.04 AND 09.13.06.12 OF THE ANNOTATED CODE OF MARYLAND, WITHOUT REVIEW OF AN ABSTRACT OF TITLE AND IS ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

Steve Whitten 09 / 12 / 2022
STEVEN W. WHITTEN DATE
PROFESSIONAL LAND SURVEYOR MD. NO. 21336
CURRENT LICENSE EXPIRES/RENEWS: 1 / 8 / 2023

STATE OF MARYLAND
STEVEN W. WHITTEN
21336
PROFESSIONAL LAND SURVEYOR

FINK, WHITTEN & ASSOCIATES, LLC.
LAND SURVEYING — LAND PLANNING
ENVIRONMENTAL CONSULTING
FORMERLY
EASTON 410-822-6414 — CAMBRIDGE 410-228-7965
WWW.FINKWHITTEN.COM

DATE	REVISION

TOPOGRAPHIC WORKSHEET
OF THE LAND OF
BLUE CRAB SELF STORAGE, LLC.
TAX MAP 25, GRID 16, PARCEL 138, LOT 6C
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

DRAWN B.S.F.	CHECKED S.W.W.
DATE 6/2/2022	
SCALE AS SHOWN	
JOB NO. T-25-16-138-6C	
SHEET NO. 1 of 1	

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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. _____, EXPIRATION DATE: _____

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8022

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

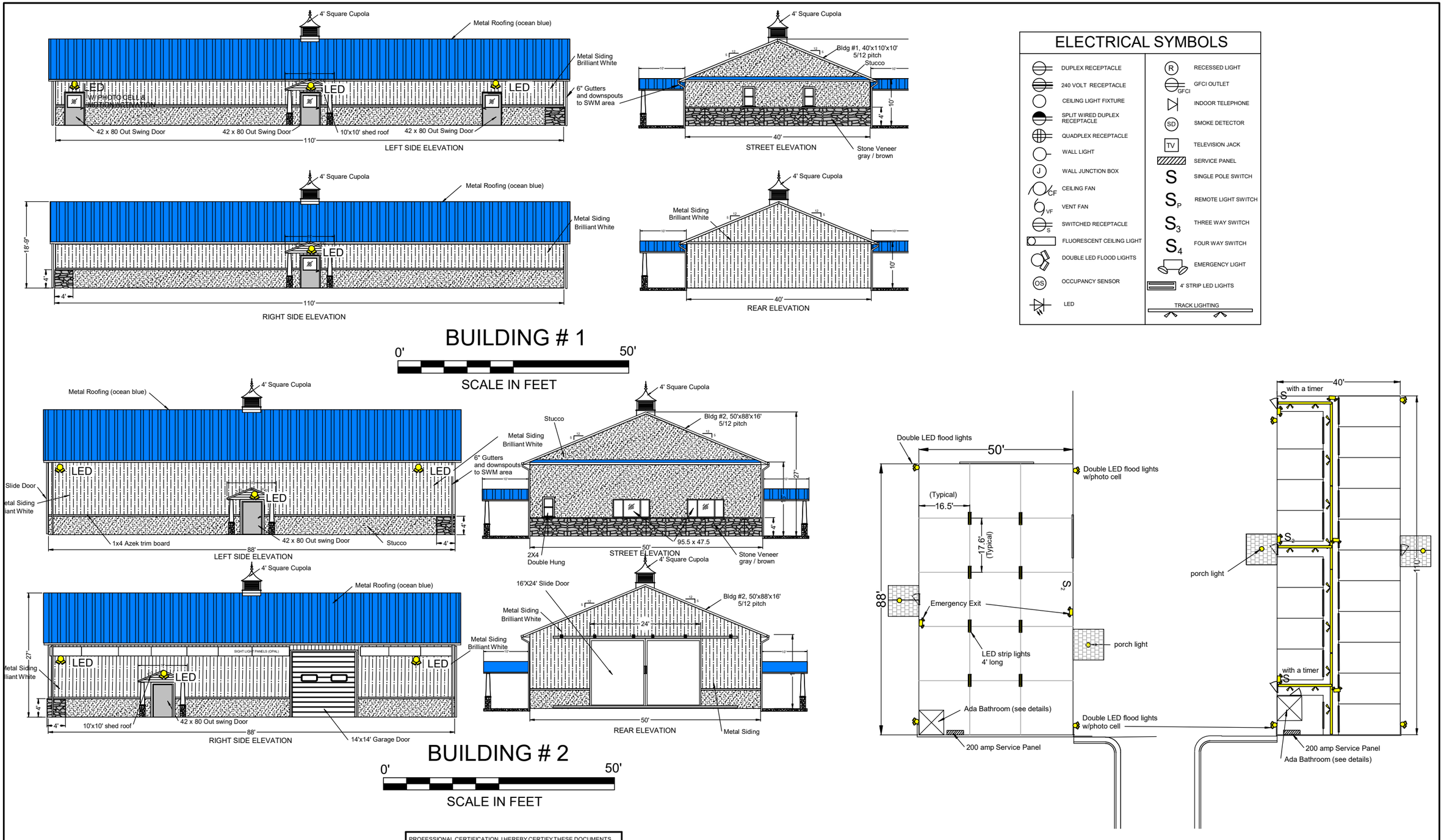
BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

SEALED PROPERTY SURVEY

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 10



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14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8552

APPROVED: TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED: TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED: EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

ELECTRIC

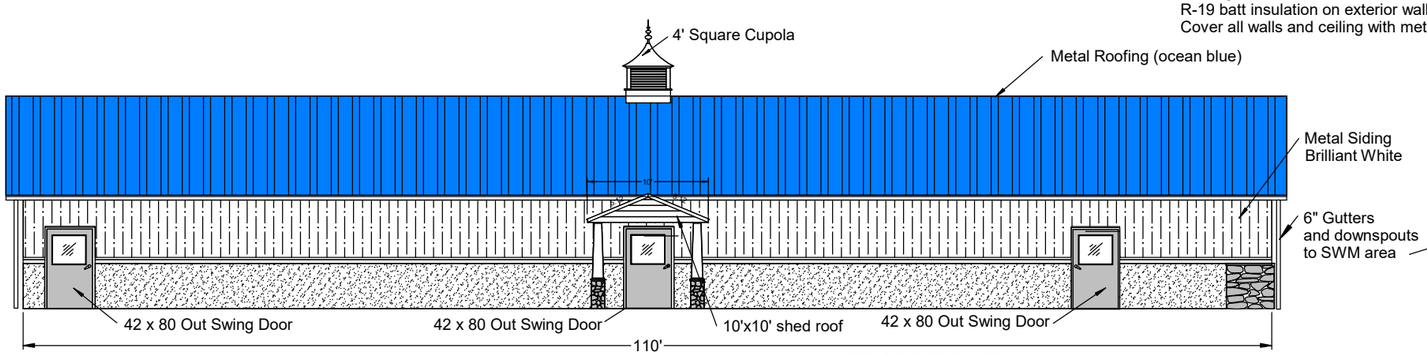
MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

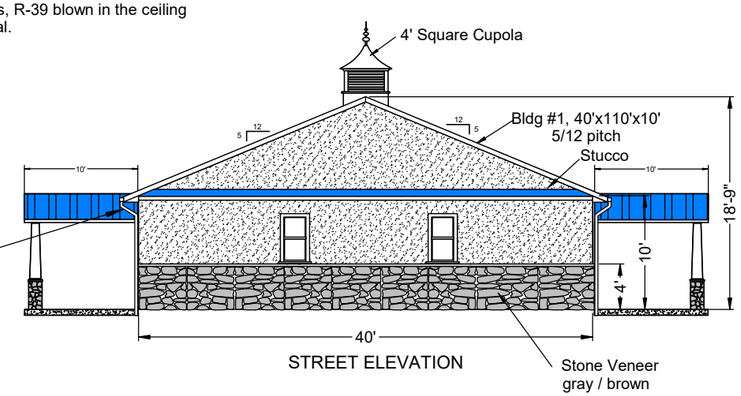
SHEET NO. 11

NOTE:

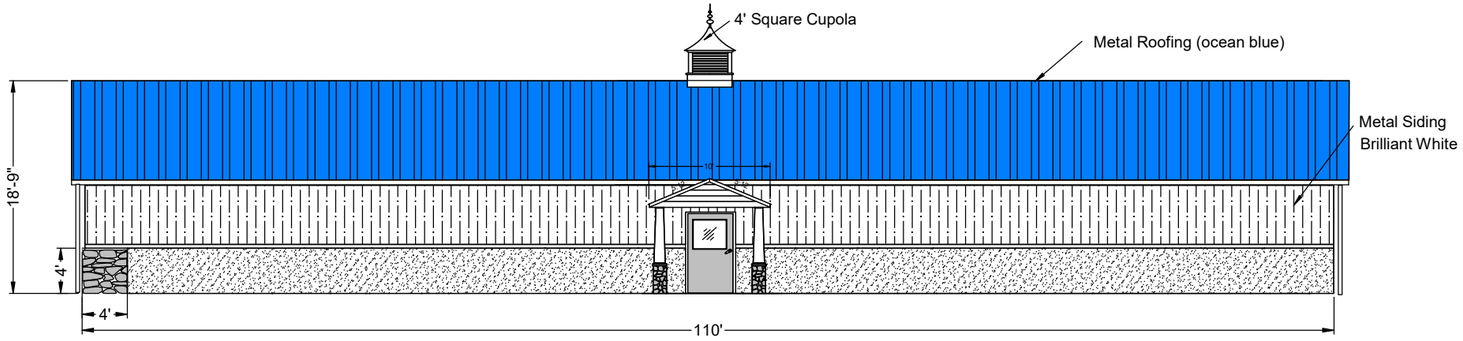
Climate controlled building, 3 ply, 2x6 posts at 8' on centers,
2x4 purlins, 2- 2x12 beams, trusses 4' on centers, 2x6 wall
framing at 16" on center, all exterior and divider walls.
R-19 batt insulation on exterior walls, R-39 blown in the ceiling
Cover all walls and ceiling with metal.



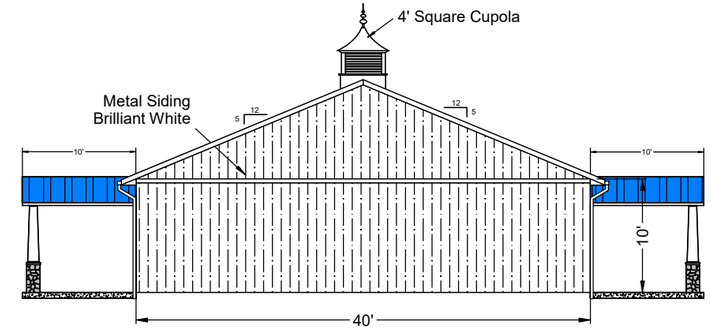
LEFT SIDE ELEVATION



STREET ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

BUILDING # 1

0' 50'

SCALE IN FEET

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

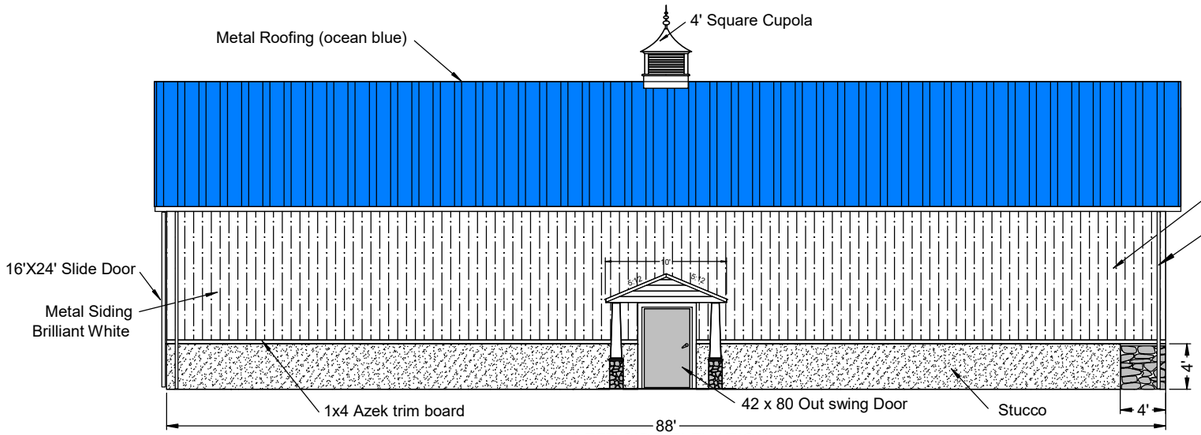
BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

PROPOSED
BUILDING #1

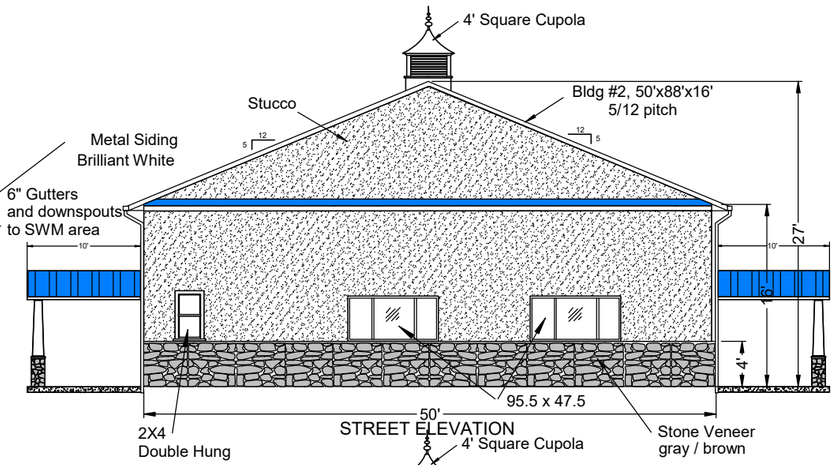
MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE
AS SHOWN

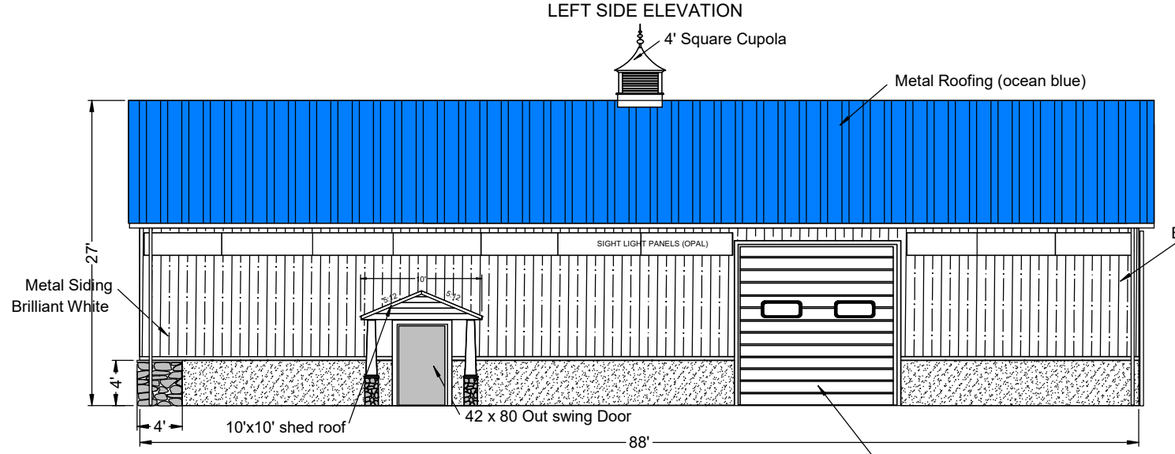
SHEET NO.
12



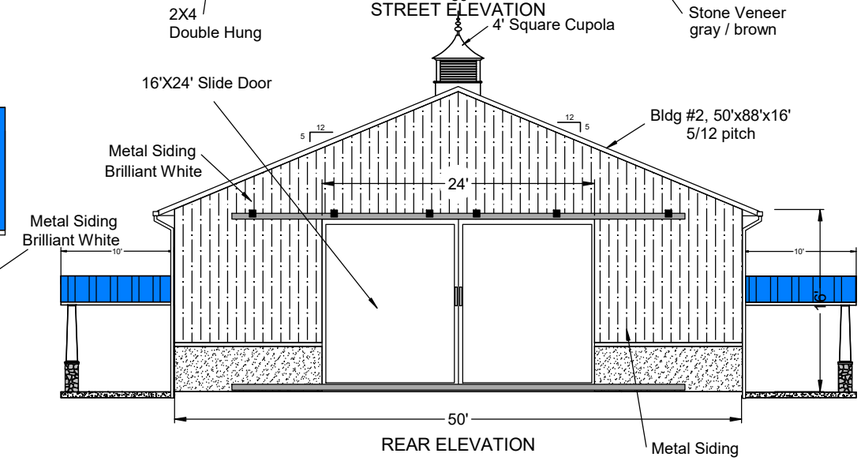
LEFT SIDE ELEVATION



STREET ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

BUILDING # 2

0' 50'

SCALE IN FEET

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

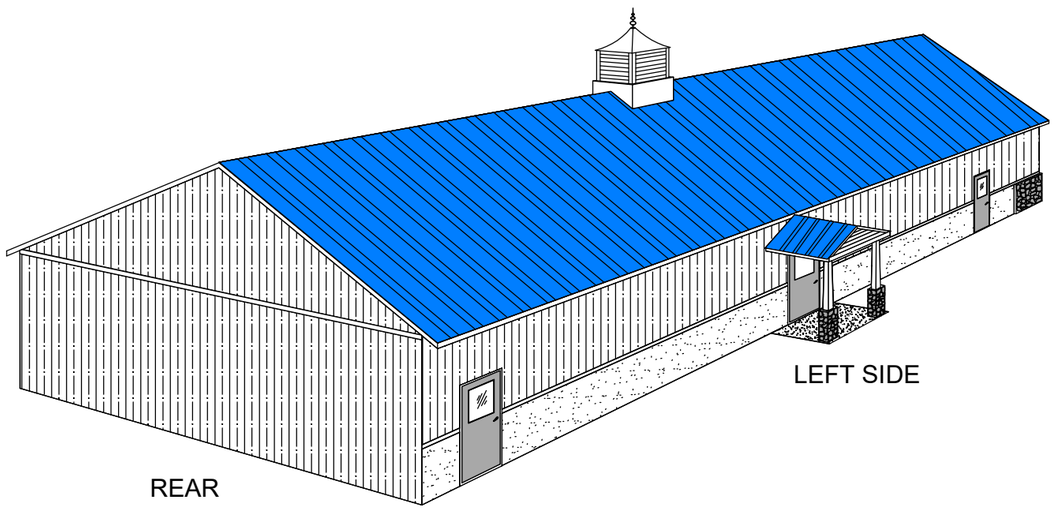
BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

PROPOSED BUILDING #2

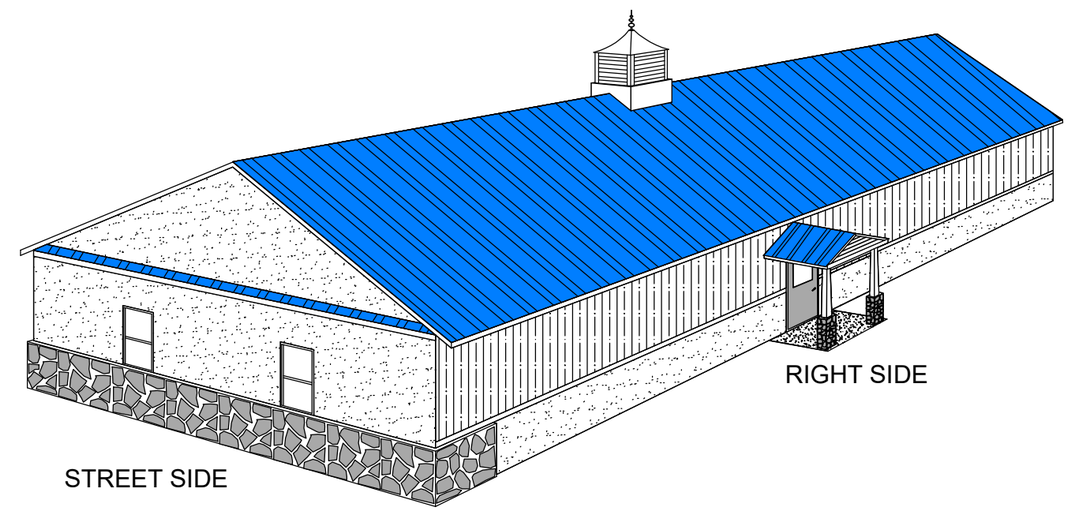
MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 13



BUILDING #1



BUILDING #1

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
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APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

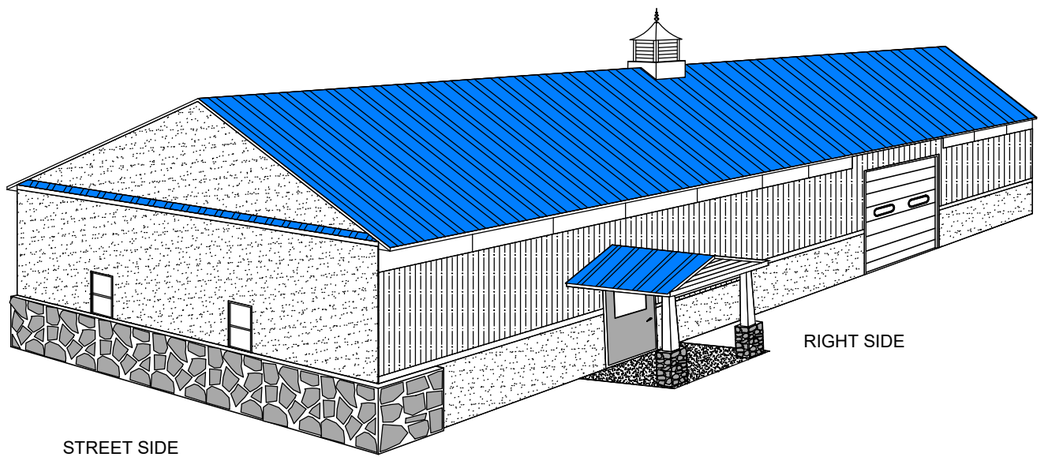
ISOMETRIC
BUILDING #1

MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

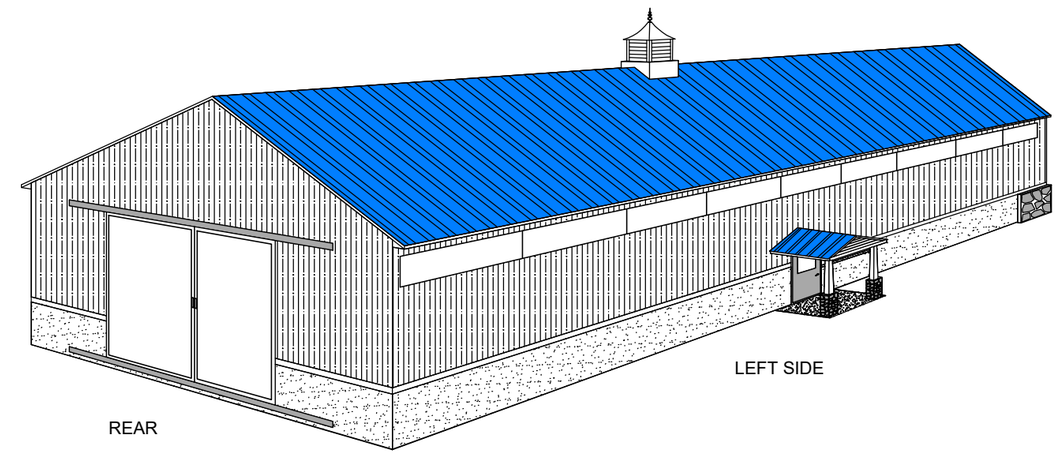
14

SCALE
AS SHOWN

SHEET NO.
14



BUILDING # 2



BUILDING # 2

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8622

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE
APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

ISOMETRIC
BUILDING #2

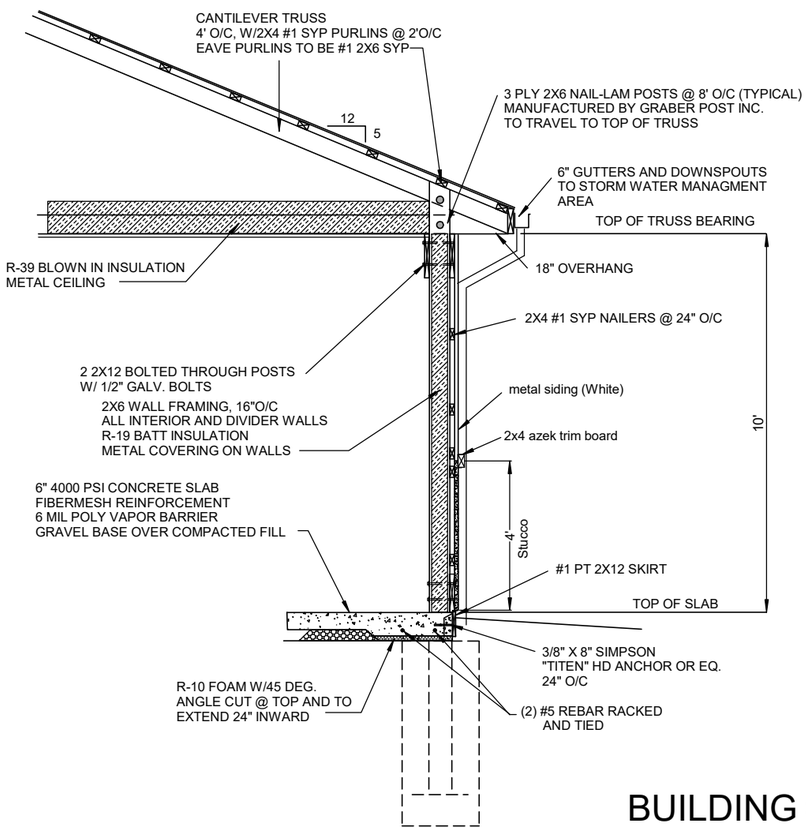
MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

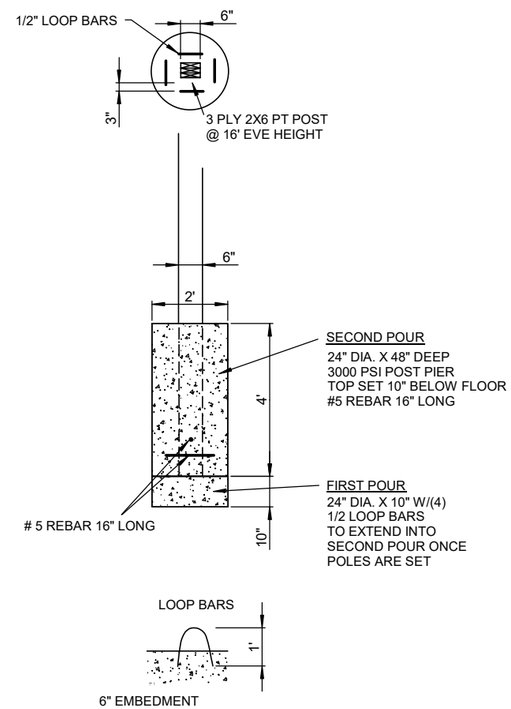
15

SCALE
AS SHOWN

SHEET NO.
15

Climate controlled building, 3 ply, 2x6 posts at 8' on centers,
2x4 purlins, 2- 2x12 beams, trusses 4' on centers, 2x6 wall
framing at 16" on center, all exterior and divider walls.
R-19 batt insulation on exterior walls, R-39 blown in the ceiling
Cover all walls and ceiling with metal.





BUILDING #1
10' HIGH WALL SECTION

0' 5' 10'

SCALE IN FEET

ENTRANCE SIGN

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

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410-820-8822

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EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
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8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

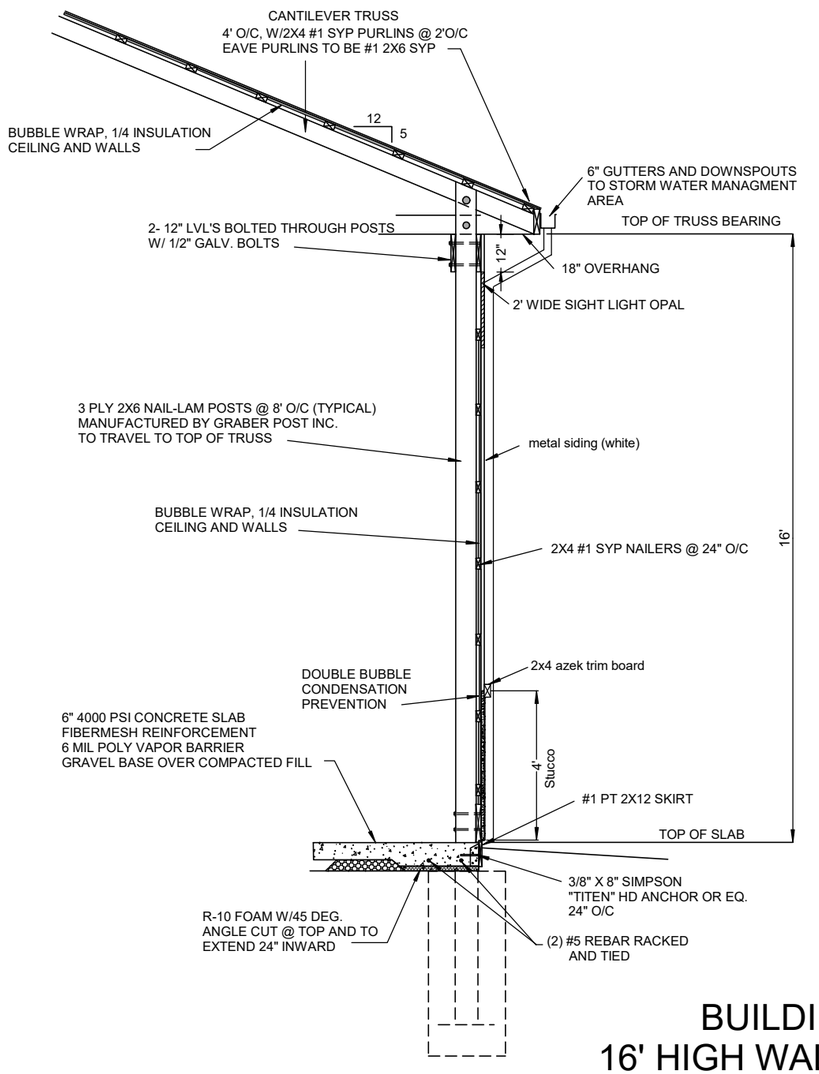
BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

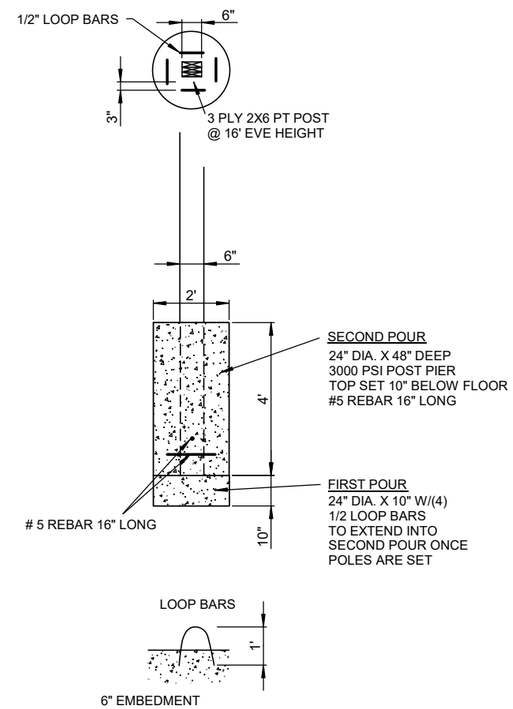
BUILDING #1
WALL DETAILS

MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE
AS SHOWN

SHEET NO.
16





BUILDING #2
16' HIGH WALL SECTION

0' 5' 10'

SCALE IN FEET

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8022

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE
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EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

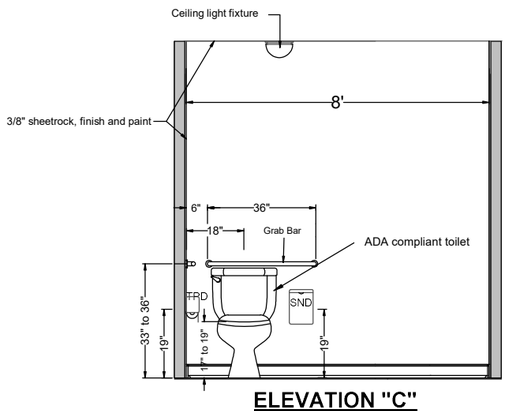
BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

BUILDING #2
WALL DETAILS

MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE
AS SHOWN

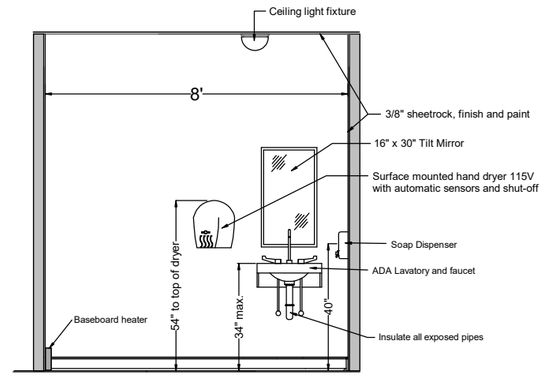
SHEET NO.
17



ELEVATION "C"

scale in feet

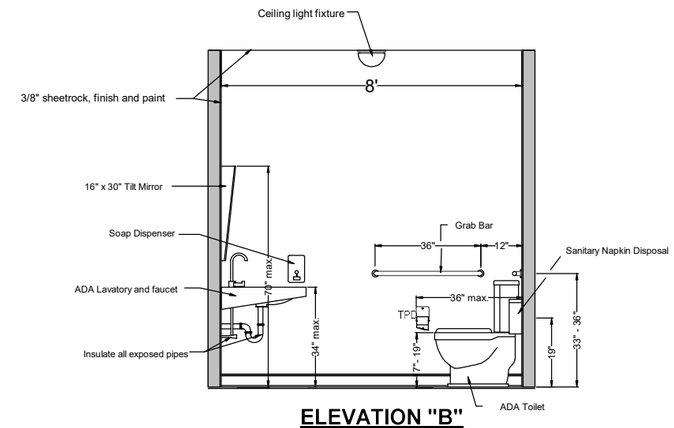
0 1 2 3 4



ELEVATION "A"

scale in feet

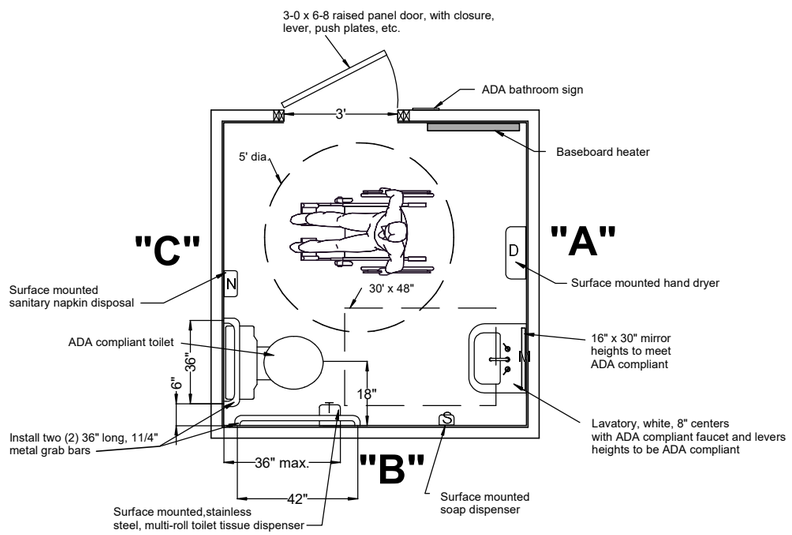
0 1 2 3 4



ELEVATION "B"

scale in feet

0 1 2 3 4



PROPOSED ADA BATHROOM

scale in feet

0 1 2 3 4

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8822

APPROVED: TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED: TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED: EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML
DRN BY: FMB
CHK BY:
DATE:

BY	NO.	REVISION	DATE:
FMB		ORIGINAL DRAWING DATE	12/1/23

ADA BATHROOMS

MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

SHEET NO. 18

Job	Truss	Truss Type	Qty	Ply	
23041495B	FV40	GABLE	1	1	40' Stock Job Reference (optional)

UFP Site Built, LLC, UFP 20/20
Run: 8.620 s Sep 22 2022 Print: 8.620 s Sep 22 2022 MiTek Industries, Inc. Wed Apr 19 23:49:29 2023 Page 1
ID:ddF0xY9kdWENLOm8nrdTPazCs52-4FGO3NRi_VISWEmI2UHbRSrOKxr50q1adv79MszP06q

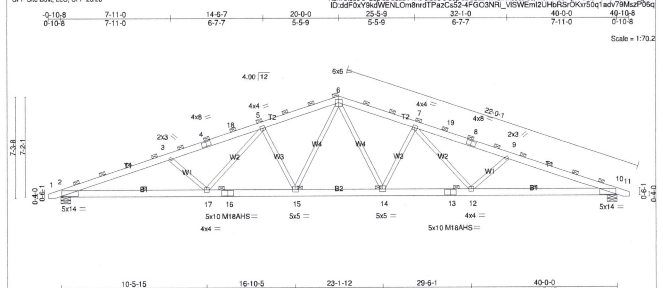


Plate Offsets (X,Y)-- [3:0-1-8,0-0-8], [5:0-1-12,0-2-0], [6:0-3-0,0-2-12], [7:0-1-12,0-2-0], [9:0-1-8,0-0-8], [14:0-2-4,0-2-0], [15:0-2-4,0-2-0]

LOADING (psf)	SPACING- 4-0-0	CSI.	DEFL. in (loc) l/defl L/d	PLATES GRIP
TCLL 33.6 (Ground Snow=40.0) TCDL 5.0 BCLL 0.0 BCDL 5.0	Plate Grip DOL 1.15 Lumber DOL 1.15 Rep Stress Incr NO Code IBC2018/TPI2014	TC 0.86 BC 0.85 WB 0.96 Matrix-S	Vert(LL) -0.55 14-15 >862 240 Vert(CT) -0.72 14-15 >657 180 Horz(CT) 0.22 10 n/a n/a	MT20 197/144 M18AHS 186/179 Weight: 246 lb FT = 20%

LUMBER-
TOP CHORD 2x6 SP 2400F 2.0E *Except*
T2: 2x6 SP No.1
BOT CHORD 2x6 SP 2400F 2.0E *Except*
B2: 2x6 SP No.1
WEBS 2x4 SPF No.2

BRACING-
TOP CHORD 2-0-0 oc purlins (2-3-7 max.).
BOT CHORD 6-0-0 oc bracing.

REACTIONS. (lb/size) 2=3582/0-8-8, 10=3582/0-8-8
Max Horz 2=-137(LC 11)
Max Uplift2=-586(LC 6), 10=-586(LC 7)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/28, 2-3=-8649/1307, 3-4=-7762/1141, 4-18=-7590/1152, 5-18=-7532/1164, 5-6=-6230/991, 6-7=-6230/991, 7-19=-7532/1165, 8-19=-7590/1152, 8-9=-7762/1141, 9-10=-8649/1308, 10-11=0/28
BOT CHORD 2-17=-1238/7992, 16-17=-864/6443, 15-16=-864/6443, 14-15=-564/5047, 13-14=-762/6443, 12-13=-762/6443, 10-12=-1137/7992
WEBS 3-17=-1090/366, 5-17=-180/1199, 5-15=-1940/390, 6-15=-318/2073, 6-14=-318/2073, 7-14=-1940/390, 7-12=-181/1199, 9-12=-1090/366

NOTES-
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=20ft; Cat. II; Exp C; Enclosed; MWFRS (envelope); Lumber DOL=1.60 plate grip DOL=1.60
2) TCLL: ASCE 7-16; Pg= 40.0 psf; Pf=33.6 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
3) Unbalanced snow loads have been considered for this design.
4) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
5) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
6) All plates are MT20 plates unless otherwise indicated.
7) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
8) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 586 lb uplift at joint 2 and 586 lb uplift at joint 10.
9) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
10) See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
11) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

STATE OF MARYLAND JAMES M. CAPITANIO 55321 PROFESSIONAL ENGINEER
04/20/2023

Job	Truss	Truss Type	Qty	Ply	
23041495B	FV40GE	GABLE	1	1	40' Stock Job Reference (optional)

UFP Site Built, LLC, UFP 20/20
Run: 8.620 s Sep 22 2022 Print: 8.620 s Sep 22 2022 MiTek Industries, Inc. Wed Apr 19 23:49:30 2023 Page 1
ID:ddF0xY9kdWENLOm8nrdTPazCs52-YRpmGjSKkouJ8OLUcBoqzgOZ4LBKIHHjrZtiulzP06p

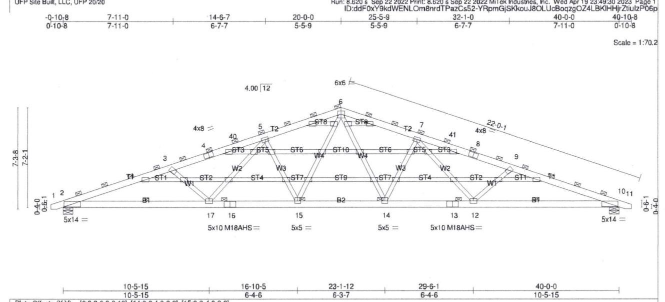


Plate Offsets (X,Y)-- [6:0-3-0,0-2-12], [14:0-2-4,0-2-0], [15:0-2-4,0-2-0]

LOADING (psf)	SPACING- 4-0-0	CSI.	DEFL. in (loc) l/defl L/d	PLATES GRIP
TCLL 33.6 (Ground Snow=40.0) TCDL 5.0 BCLL 0.0 BCDL 5.0	Plate Grip DOL 1.15 Lumber DOL 1.15 Rep Stress Incr NO Code IBC2018/TPI2014	TC 0.86 BC 0.85 WB 0.96 Matrix-S	Vert(LL) -0.55 14-15 >862 240 Vert(CT) -0.72 14-15 >657 180 Horz(CT) 0.22 10 n/a n/a	MT20 197/144 M18AHS 186/179 Weight: 300 lb FT = 20%

LUMBER-
TOP CHORD 2x6 SP 2400F 2.0E *Except*
T2: 2x6 SP No.1
BOT CHORD 2x6 SP 2400F 2.0E *Except*
B2: 2x6 SP No.1
WEBS 2x4 SPF No.2
OTHERS 2x4 SPF No.2

BRACING-
TOP CHORD 2-0-0 oc purlins (2-3-7 max.).
BOT CHORD 6-0-0 oc bracing.

REACTIONS. (lb/size) 2=3582/0-8-8, 10=3582/0-8-8
Max Horz 2=-137(LC 11)
Max Uplift2=-586(LC 6), 10=-586(LC 7)

FORCES. (lb) - Maximum Compression/Maximum Tension
TOP CHORD 1-2=0/28, 2-3=-8649/1307, 3-4=-7762/1141, 4-40=-7590/1152, 5-40=-7532/1164, 5-6=-6230/991, 6-7=-6230/991, 7-41=-7532/1165, 8-41=-7590/1152, 8-9=-7762/1141, 9-10=-8649/1308, 10-11=0/28
BOT CHORD 2-17=-1238/7992, 16-17=-864/6443, 15-16=-864/6443, 14-15=-564/5047, 13-14=-762/6443, 12-13=-762/6443, 10-12=-1137/7992
WEBS 3-17=-1090/366, 5-17=-180/1199, 5-15=-1940/390, 6-15=-318/2073, 6-14=-318/2073, 7-14=-1940/390, 7-12=-181/1199, 9-12=-1090/366

NOTES-
1) Wind: ASCE 7-16; Vult=115mph (3-second gust) Vasd=91mph; TCDL=3.0psf; BCDL=3.0psf; h=20ft; Cat. II; Exp C; Enclosed; MWFRS (envelope); Lumber DOL=1.60 plate grip DOL=1.60
2) Truss designed for wind loads in the plane of the truss only. For studs exposed to wind (normal to the face), see Standard Industry Gable End Details as applicable, or consult qualified building designer as per ANSI/TPI 1.
3) TCLL: ASCE 7-16; Pg= 40.0 psf; Pf=33.6 psf (Lum DOL=1.15 Plate DOL=1.15); Is=1.0; Rough Cat C; Partially Exp.; Ce=1.0; Cs=1.00; Ct=1.20
4) Unbalanced snow loads have been considered for this design.
5) This truss has been designed for greater of min roof live load of 20.0 psf or 1.00 times flat roof load of 33.6 psf on overhangs non-concurrent with other live loads.
6) Dead loads shown include weight of truss. Top chord dead load of 5.0 psf (or less) is not adequate for a shingle roof. Architect to verify adequacy of top chord dead load.
7) All plates are MT20 plates unless otherwise indicated.
8) All plates are 4x6 MT20 unless otherwise indicated.
9) Horizontal gable studs spaced at 2-0-0 oc.
10) This truss has been designed for a 10.0 psf bottom chord live load nonconcurrent with any other live loads.
11) Provide mechanical connection (by others) of truss to bearing plate capable of withstanding 586 lb uplift at joint 2 and 586 lb uplift at joint 10.
12) This truss is designed in accordance with the 2018 International Building Code section 2306.1 and referenced standard ANSI/TPI 1.
13) See Standard Industry Piggyback Truss Connection Detail for Connection to base truss as applicable, or consult qualified building designer.
14) Graphical purlin representation does not depict the size or the orientation of the purlin along the top and/or bottom chord.

LOAD CASE(S) Standard

STATE OF MARYLAND JAMES M. CAPITANIO 55321 PROFESSIONAL ENGINEER
04/20/2023

STATE OF MARYLAND BRUCE A. FELDMANN 29468 PROFESSIONAL ENGINEER

12/30/2022

ALPINE AN ITW COMPANY

Alpine, an ITW company
155 Harlem Ave.
North Building, 4th Floor
Glenview, IL 60025
Phone: (800)326-4102 (314)344-9121
alpineitw.com

Site Information:	Page 1:
Customer: D. L. Truss	*Job Number:* 29991
Job Description: /29991 /Fetterville/Gonzales#031F	
Address: 8933 Jersey Rd, Salisbury, MD 21801	

Job Engineering Criteria:	
Design Code: IBC 2018	*IntelliVIEW Version:* 22.02.00 *JRef #:* 1XLX66970008
Wind Standard: ASCE 7-16 *Wind Speed (mph):* 125 *Building Type:* Closed	*Design Loading (psf):* 40.00

This package contains general notes pages, 2 truss drawing(s) and 0 detail(s).

Item	Drawing Number	Truss
1	364.22.1309.46293	30Ags/Com/50/412
2	364.22.1309.51987	30Ags/SGab/50/412

References:
1. AWC: American Wood Council; 222 Catoctin Circle SE, Suite 201; Leesburg, VA 20175; www.awc.org.
2. ICC: International Code Council; www.iccsafe.org.
3. Alpine, a division of ITW Building Components Group Inc.: 155 Harlem Ave, North Building, 4th Floor, Glenview, IL 60025; www.alpineitw.com.
4. TPI: Truss Plate Institute, 2670 Crain Highway, Suite 203, Waldorf, MD 20601; www.tpinst.org.
5. SBCA: Wood Truss Council of America, 6300 Enterprise Lane, Madison, WI 53719; www. sbcacomponents.com.

General Notes

Truss Design Engineer Scope of Work, Design Assumptions and Design Responsibilities:
The design responsibilities assumed in the preparation of these design drawings are those specified in ANSI/TPI 1, Chapter 2; and the National Design Standard for Metal Plate Connected Wood Truss Construction, by the Truss Plate Institute. The truss component designs conform to the applicable provisions of ANSI/TPI 1 and NDS, the National Design Specification for Wood Construction by AWC. The truss component designs are based on the specified loading and dimension information furnished by others to the Truss Design Engineer. The Truss Design Engineer has no duty to independently verify the accuracy or completeness of the information provided by others and may rely on that information without liability. The responsibility for verification of that information remains with others neither employed nor controlled by the Truss Design Engineer. The Truss Design Engineer's seal and signature on the attached drawings, or cover page listing these drawings, indicates acceptance of professional engineering responsibility solely for the truss component designs and not for the technical information furnished by others which technical information and consequences thereof remain their sole responsibility.

The suitability and use of these drawings for any particular structure is the responsibility of the Building Designer in accordance with ANSI/TPI 1 Chapter 2. The Building Designer is responsible for determining that the dimensions and loads for each truss component match those required by the plans and by the actual use of the individual component, and for ascertaining that the loads shown on the drawings meet or exceed applicable building code requirements and any additional factors required in the particular application. Truss components using metal connector plates with integral teeth shall not be placed in environments that will cause the moisture content of the wood in which plates are embedded to exceed 19% and/or cause corrosion of connector plates and other metal fasteners.

The Truss Design Engineer shall not be responsible for items beyond the specific scope of the agreed contracted work set forth herein, including but not limited to: verifying the dimensions of the truss component, calculation of any of the truss component design loads, inspection of the truss components before or after installation, the design of temporary or permanent bracing and their attachment required in the roof and/or floor systems, the design of diaphragms or shear walls, the design of load transfer connections to and from diaphragms and shear walls, the design of load transfer to the foundation, the design of connections for truss components to their bearing supports, the design of the bearing supports, installation of the truss components, observation of the truss component installation process, review of truss assembly procedures, sequencing of the truss component installation, construction means and methods, site and/or worker safety in the installation of the truss components and/or its connections.

This document may be a high quality facsimile of the original engineering document which is a digitally signed electronic file with third party authentication. A wet or embossed seal copy of this engineering document is available upon request.

Temporary Lateral Restraint and Bracing:
Temporary lateral restraint and diagonal bracing shall be installed according to the provisions of BCSI chapters B1, B2, B7 and/or B10 (Building Component Safety Information, by TPI and SBCA), or as specified by the Building Designer or other Registered Design Professional. The required locations for lateral restraint and/or bracing depicted on these drawings are only for the permanent lateral support of the truss members to reduce buckling lengths, and do not apply to and may not be relied upon for the temporary stability of the truss components during their installation.

Permanent Lateral Restraint and Bracing:
The required locations for lateral restraint or bracing depicted on these drawings are for the permanent lateral support of the truss members to reduce buckling lengths. Permanent lateral support shall be installed according to the provisions of BCSI chapters B3, B7 and/or B10, or as specified by the Building Designer or other Registered Design Professional. These drawings do not depict or specify installation/erection bracing, wind bracing, portal bracing or similar building stability bracing which are parts of the overall building design to be specified, designed and detailed by the Building Designer.

Connector Plate Information:
Alpine connector plates are made of ASTM A653 or ASTM A1063 galvanized steel with the following designations, gauges and grades: W=Wave, 20ga, grade 40; H=High Strength, 20ga, grade 60; S=Super Strength, 18ga, grade 60. Information on model code compliance is contained in the ICC Evaluation Service report ESR-1118, available on-line at www.icc-es.org.

Fire Retardant Treated Lumber:
Fire retardant treated lumber must be properly re-dried and maintained below 19% or less moisture level through all stages of construction and usage. Fire retardant treated lumber may be more brittle than untreated lumber. Special handling care must be taken to prevent breakage during all handling activities.

Page 1 of 3

General Notes (continued)

Key to Terms:
Information provided on drawings reflects a summary of the pertinent information required for the truss design. Detailed information on load cases, reactions, member lengths, forces and members requiring permanent lateral support may be found in calculation sheets available upon written request.

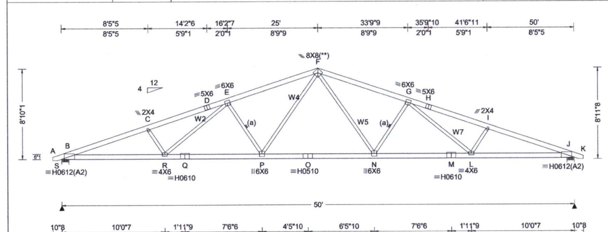
BCDL = Bottom Chord standard design Dead Load in pounds per square foot.
BCLL = Bottom Chord standard design Live Load in pounds per square foot.
CL = Certified lumber.
Des Ld = total of TCLL, TCDL, BCLL and BCDL Design Load in pounds per square foot.
FRT = Fire Retardant Treated lumber.
FRT-DB = D-Blaze Fire Retardant Treated lumber.
FRT-DC = Dricon Fire Retardant Treated lumber.
FRT-FP = FirePRO Fire Retardant Treated lumber.
FRT-FL = FlamePRO Fire Retardant Treated lumber.
FRT-FT = FlameTech Fire Retardant Treated lumber.
FRT-PG = PYRO-GUARD Fire Retardant Treated lumber.
g = green lumber.
HORZ(LL) = maximum Horizontal panel point deflection due to Live Load, in inches.
HORZ(TL) = maximum Horizontal panel point long term deflection in inches, due to Total Load, including creep adjustment.
HPL = additional Horizontal Load added to a truss Piece in pounds per linear foot or pounds.
Ic = Incised lumber.
FJ = Finger Jointed lumber.
L/# = user specified divisor for limiting span/deflection ratio for evaluation of actual L/defl value.
L/defl = ratio of Length between bearings, in inches, divided by the vertical Deflection due to creep, in inches, at the referenced panel point. Reported as 999 if greater than or equal to 999.
Loc = Location, starting location of left end of bearing or panel point (joint) location of deflection.
Max BC CSI = Maximum bending and axial Combined Stress Index for Bottom Chords for of all load cases.
Max TC CSI = Maximum bending and axial Combined Stress Index for Top Chords for of all load cases.
Max Web CSI= Maximum bending and axial Combined Stress Index for Webs for of all load cases.
NCBCLL = Non-Concurrent Bottom Chord design Live Load in pounds per square foot.
PL = additional Load applied at a user specified angle on a truss Piece in pounds per linear foot or pounds.
PLB = additional vertical load added to a Bottom chord Piece of a truss in pounds per linear foot or pounds
PLT = additional vertical load added to a Top chord Piece of a truss in pounds per linear foot or pounds.
PP = Panel Point.
R = maximum downward design Reaction, in pounds, from all specified gravity load cases, at the indicated location (Loc).
-R = maximum upward design Reaction, in pounds, from all specified gravity load cases, at the identified location (Loc).
Rh = maximum horizontal design Reaction in either direction, in pounds, from all specified gravity load cases, at the indicated location (Loc).
RL = maximum horizontal design Reaction in either direction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the indicated location (Loc).
Rw = maximum downward design Reaction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the identified location (Loc).
TCDL = Top Chord standard design Dead Load in pounds per square foot.
TCLL = Top Chord standard design Live Load in pounds per square foot.
U = maximum Upward design reaction, in pounds, from all specified non-gravity (wind or seismic) load cases, at the indicated location (Loc).
VERT(CL) = maximum Vertical panel point deflection in inches due to Live Load and Creep Component of Dead Load in inches.
VERT(CTL) = maximum Vertical panel point deflection ratios due to Live Load and Creep Component of Dead Load, and maximum long term Vertical panel point deflection in inches due to Total load, including creep adjustment.
VERT(LL) = maximum Vertical panel point deflection in inches due to Live Load.
VERT(TL) = maximum Vertical panel point long term deflection in inches due to Total load, including creep adjustment.
W = Width of non-hanger bearing, in inches.

Refer to ASCE-7 for Wind and Seismic abbreviations.
Uppercase Acronyms not explained above are as defined in TPI 1.

Page 2 of 3

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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.___________________, EXPIRATION DATE: ________________.

SEQN: 53095 COMN FROM:	Ply: 1 Qty: 24	**Job Number:** 29991 /29991 /Fetterville/Gonzales#031F **Truss Label:** 30Ags/Com/50/412	Cust: R 6697 JRef: 1XLX66970008 T258 DrwNo: 364.22.1309.46293 / BAF 12/30/2022



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria
TCLL: 30.00 TCDL: 5.00 BCLL: 0.00 BCDL: 5.00 Des Ld: 40.00 NCBCLL: 10.00 Soffit: 2.00 Load Duration: 1.15 Spacing: 48.0 "	Wind Std: ASCE 7-16 Speed: 125 mph Enclosure: Closed Risk Category: II EXP: C Kzt: NA Mean Height: 19.00 ft TCDL: 3.0 psf BCDL: 3.0 psf MWFRS Parallel Dist: 0 to h/2 C&C Dist a: 5.00 ft Loc. from endwall: Any GCpi: 0.18 Wind Duration: 1.60	Pg: 30.0 Ct: 1.2 CAT: II Pf: 25.2 Ce: 1.0 Lu: - Cs: 1.00 Snow Duration: 1.15 Building Code: IBC 2018 TPI Std: 2014 Rep Fac: No FT/RT/PT:2(2)/2(0)/2(0) Plate Type(s): HS, WAVE	PP Deflection in loc L/defl L/# VERT(LL): 0.762 P 782 240 VERT(CL): 1.020 P 584 240 HORZ(LL): 0.234 J - - HORZ(TL): 0.313 J - - Creep Factor: 2.0 Max TC CSI: 0.875 Max BC CSI: 0.989 Max Web CSI: 0.877 VIEW Ver: 22.02.00.0914.12

▲ Maximum Reactions (lbs)

Loc	Gravity R+	/R-	/Rh	Non-Gravity /Rw	/U	/RL
S	4158	/-	/-	/1216	/1136	/337
J	4158	/-	/-	/1216	/1136	/-

Wind reactions based on MWFRS
S Brg Wid = 8.5 Min Req = 4.2 (Truss)
J Brg Wid = 8.5 Min Req = 4.2 (Truss)
Bearings S & J are a rigid surface.
Members not listed have forces less than 375#

Maximum Top Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - C	4465	- 10464	F - G	3624	- 7761
C - D	4352	- 9938	G - H	4360	- 9678
D - E	4360	- 9678	H - I	4352	- 9938
E - F	3624	- 7761	I - J	4465	- 10464

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - R	9782	- 4105	O - N	6030	- 2387
R - Q	8138	- 3416	N - M	8138	- 3328
Q - P	8138	- 3416	M - L	8138	- 3328
P - O	6030	- 2387	L - J	9782	- 4053

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
C - R	647	- 989	F - N	2199	- 899
R - E	1526	- 662	N - G	1027	- 1911
E - P	1027	- 1911	G - L	1526	- 662
P - F	2199	- 899	L - I	647	- 989

Lumber
Top chord: 2x6 SP 2400f-2.0E;
Bot chord: 2x6 SP SS Dense;
Webs: 2x4 SPF Stud; W2,W7 2x4 SPF #1/#2; W4, W5 2x4 SPF 2100f-1.8E;

Bracing
(a) Continuous lateral restraint, equally spaced on member.

Plating Notes
(**) 1 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

Purlins
In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in oc)	Start(ft)	End(ft)
TC	24	-0.88	25.00
TC	24	25.00	50.88
BC	61	0.15	49.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading
Bottom chord checked for 10.00 psf non-concurrent live load.
Truss designed for unbalanced snow loads.

Wind
Wind loads based on MWFRS with additional C&C member design.
Wind loading based on both gable and hip roof types.

Additional Notes
WARNING: Furnish a copy of this DWG to the installation contractor. Special care must be taken during handling, shipping and installation of trusses. See "WARNING" note below.

12/30/2022

WARNING READ AND FOLLOW ALL NOTES ON THIS DRAWING!
IMPORTANT FURNISH THIS DRAWING TO ALL CONTRACTORS INCLUDING THE INSTALLERS
Trusses require extreme care in fabricating, handling, shipping, installing and bracing. Refer to and follow the latest edition of BCSI (Building Component Safety Information, by TPI and SBCA) for safety practices prior to performing these functions. Installers shall provide temporary bracing per BCSI. Unless noted otherwise, top chord shall have properly attached structural sheathing and bottom chord shall have a properly attached rigid ceiling. Locations shown for permanent lateral restraint of webs shall have bracing installed per BCSI sections B3, B7, or B10, as applicable. Apply plates to each face of truss and position as shown above and on the Joint Details, unless noted otherwise. Refer to drawings 160A-Z for standard plate positions. Refer to job's General Notes page for additional information.
Alpine, a division of ITW Building Components Group Inc. shall not be responsible for any deviation from this drawing, any failure to build the truss in conformance with ANSI/TPI 1, or for handling, shipping, installation and bracing of trusses. A seal on this drawing or cover page listing this drawing, indicates acceptance of professional engineering responsibility solely for the design shown. The suitability and use of this drawing for any structure is the responsibility of the Building Designer per ANSI/TPI 1 Sec.2.
For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org

ALPINE AN ITW COMPANY
155 Harlem Ave
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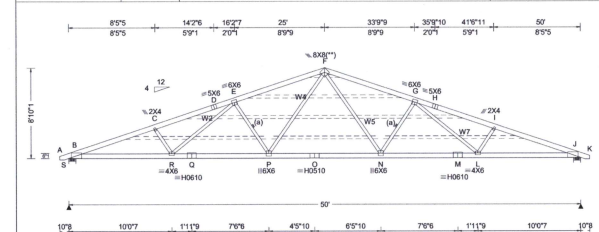
Glenview, IL 60025

SEQN: 53097 GABL FROM: Page 1 of 2	Ply: 1 Qty: 2	**Job Number:** 29991 /29991 /Fetterville/Gonzales#031F **Truss Label:** 30Ags/SGab/50/412	Cust: R 6697 JRef: 1XLX66970008 T259 DrwNo: 364.22.1309.51987 / BAF 12/30/2022



Loading Criteria (psf)	Wind Criteria	Snow Criteria (Pg,Pf in PSF)	Defl/CSI Criteria
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▲ Maximum Reactions (lbs)

Loc	Gravity R+	/R-	/Rh	Non-Gravity /Rw	/U	/RL
S	4158	/-	/-	/1216	/1136	/337
J	4158	/-	/-	/1216	/1136	/-

Wind reactions based on MWFRS
S Brg Wid = 8.5 Min Req = 4.2 (Truss)
J Brg Wid = 8.5 Min Req = 4.2 (Truss)
Bearings S & J are a rigid surface.
Members not listed have forces less than 375#

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E - F	3624	- 7761	I - J	4465	- 10464

Maximum Bot Chord Forces Per Ply (lbs)

Chords	Tens.	Comp.	Chords	Tens.	Comp.
B - R	9782	- 4105	O - N	6030	- 2387
R - Q	8138	- 3416	N - M	8138	- 3328
Q - P	8138	- 3416	M - L	8138	- 3328
P - O	6030	- 2387	L - J	9782	- 4053

Maximum Web Forces Per Ply (lbs)

Webs	Tens.	Comp.	Webs	Tens.	Comp.
C - R	647	- 989	F - N	2199	- 899
R - E	1526	- 662	N - G	1027	- 1911
E - P	1027	- 1911	G - L	1526	- 662
P - F	2199	- 899	L - I	647	- 989

Lumber
Top chord: 2x6 SP 2400F-2.0E;
Bot chord: 2x6 SP SS Dense;
Webs: 2x4 SPF Stud; W2,W7 2x4 SPF #1/#2; W4, W5 2x4 SPF 2100f-1.8E;

Bracing
(a) Continuous lateral restraint, equally spaced on member.

Plating Notes
All plates are H0612(A2) except as noted.
(**) 1 plate(s) require special positioning. Refer to scaled plate plot details for special positioning requirements.

Purlins
In lieu of structural panels or rigid ceiling use purlins to laterally brace chords as follows:

Chord	Spacing(in oc)	Start(ft)	End(ft)
TC	24	-0.88	25.00
TC	24	25.00	50.88
BC	61	0.15	49.85

Apply purlins to any chords above or below fillers at 24" OC unless shown otherwise above.

Loading
Bottom chord checked for 10.00 psf non-concurrent live load.
Truss designed for unbalanced snow loads.

Wind
Wind loads based on MWFRS with additional C&C member design.
Wind loading based on both gable and hip roof types.

Gable Studs
Dashed pieces are not analyzed and are optional; and may be attached at each end to adjacent pieces and members with connector plates, staples, nails, or other fasteners.

12/30/2022

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For more information see these web sites: Alpine: alpineitw.com; TPI: tpinst.org; SBCA: sbcacomponents.com; ICC: iccsafe.org; AWC: awc.org

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Glenview, IL 60025

MD COA 07-48905

SEQN: 53097 GABL FROM: Page 2 of 2	Ply: 1 Qty: 2	**Job Number:** 29991 /29991 /Fetterville/Gonzales#031F **Truss Label:** 30Ags/SGab/50/412	Cust: R 6697 JRef: 1XLX66970008 T259 DrwNo: 364.22.1309.51987 / BAF 12/30/2022

Additional Notes
Truss has been designed for vertical in-plane loads only. Any lateral/horizontal wind loads shall be transferred into the roof and ceiling diaphragms. Connection and design of these systems is the responsibility of the Building Designer in accordance with ANSI/TPI 1.
WARNING: Furnish a copy of this DWG to the installation contractor. Special care must be taken during handling, shipping and installation of trusses. See "WARNING" note below.

12/30/2022

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Glenview, IL 60025

MD COA 07-48905

TOWN OF EASTON MARYLAND FOUNDED 1710
ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21061
410-820-8822

APPROVED: TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED: TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED: EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE:

SEALED TRUSS DRAWINGS

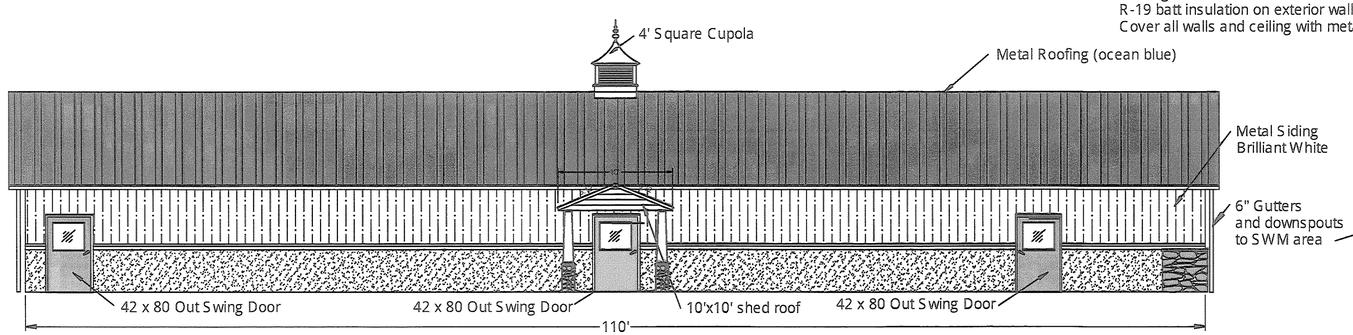
MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

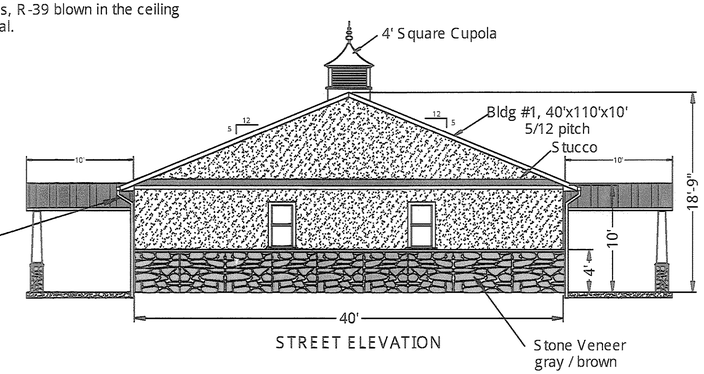
SHEET NO. 19

NOTE:

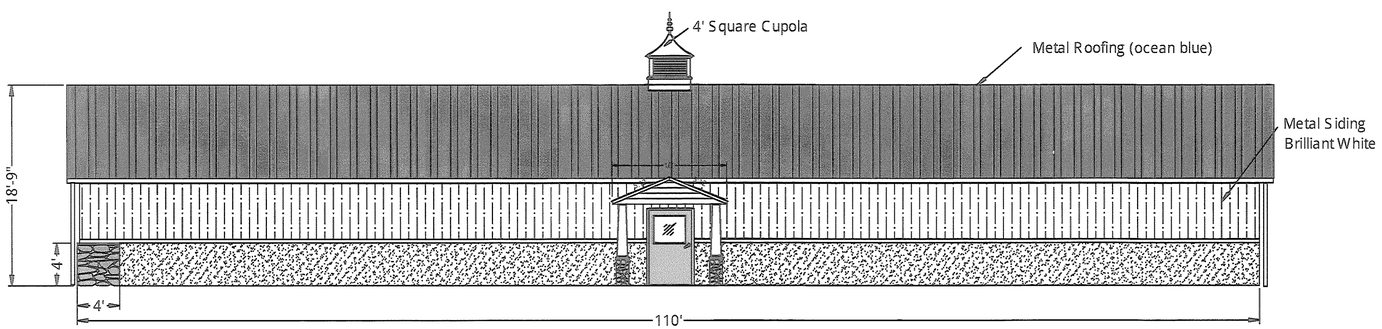
Climate controlled building, 3 ply, 2x6 posts at 8' on centers,
2x4 purlins, 2- 2x12 beams, trusses 4' on centers, 2x6 wall
framing at 16" on center, all exterior and divider walls.
R-19 batt insulation on exterior walls, R-39 blown in the ceiling
Cover all walls and ceiling with metal.



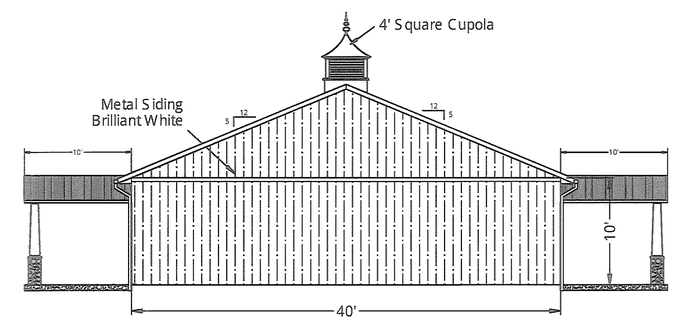
LEFT SIDE ELEVATION



STREET ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION

BUILDING # 1

0' 50'

SCALE IN FEET

STATE OF MARYLAND
DANIEL JAMES BALLAGH
No. 11488
PROFESSIONAL ENGINEER
9/27/23

Professional Certification: I hereby certify that these documents were prepared or approved by me, I am a duly licensed professional engineer under the laws of the State of Maryland. License #11466 - Exp. May 28, 2025

PROFESSIONAL CERTIFICATION. IHEREBY CERTIFY THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT IAM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE NO._____,EXPIRATION DATE:_____.

ENGINEERING DEPARTMENT
14 S. MARKSON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-6832

APPROVED: TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED: TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED: EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT

BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

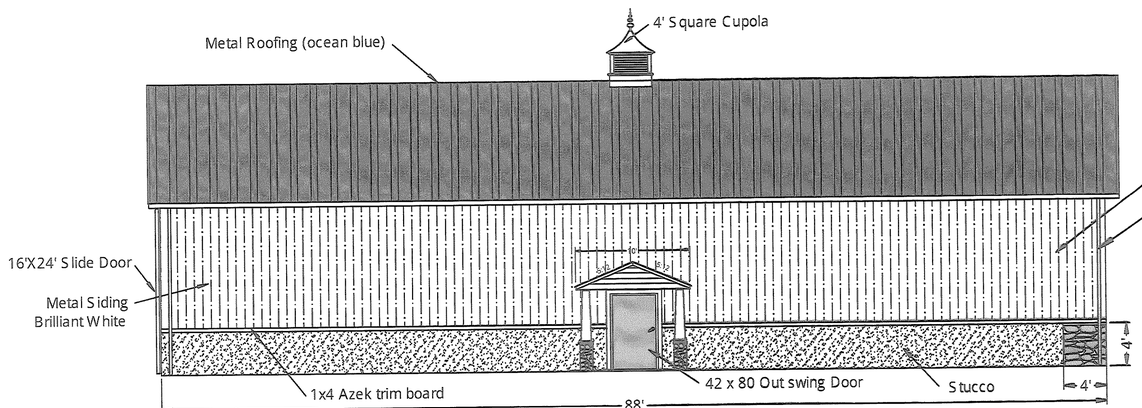
DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE

PROPOSED BUILDING #1

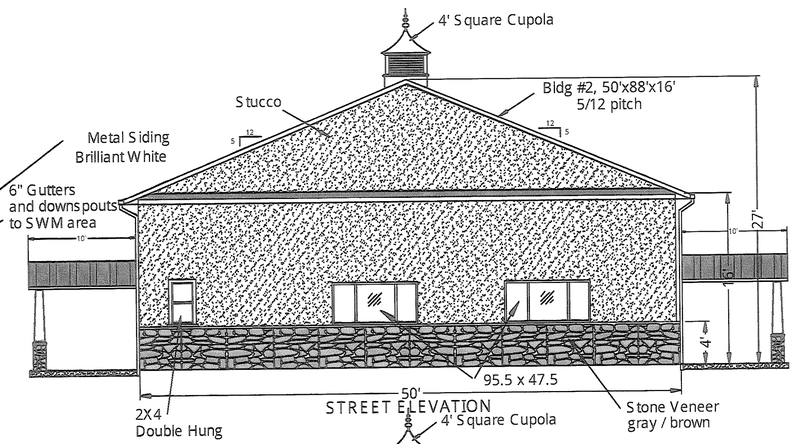
MISTLETOE HALL FARM SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE AS SHOWN

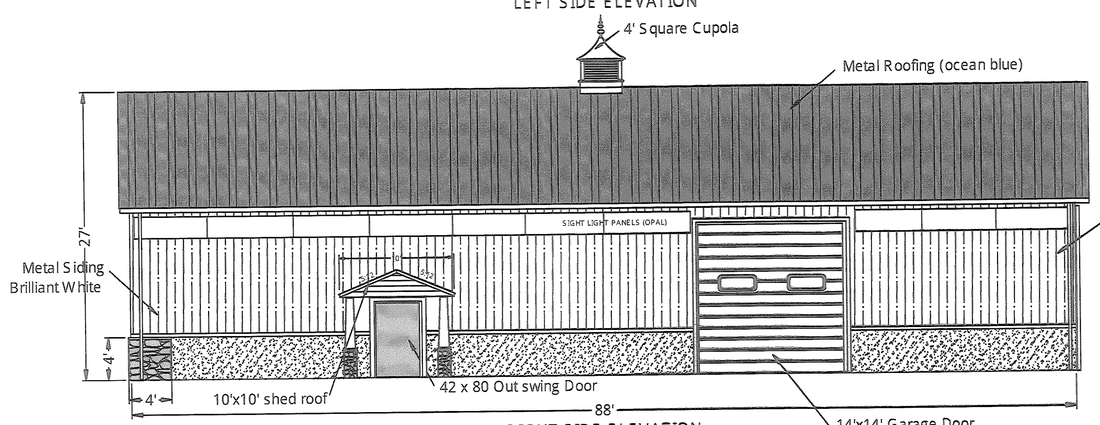
SHEET NO. 12



LEFT SIDE ELEVATION



STREET ELEVATION



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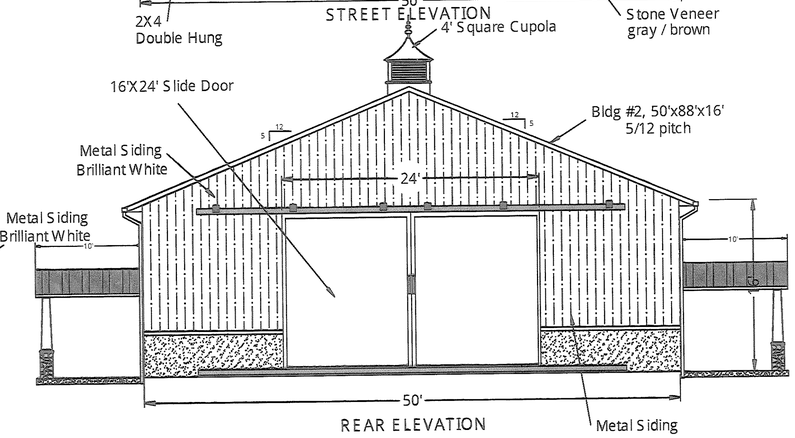


REAR ELEVATION

BUILDING # 2

0' 50'

SCALE IN FEET

STATE OF MARYLAND
TODD JAMES MALLANE
No. 11466
PROFESSIONAL ENGINEER
9/27/23

Professional Certification: I hereby certify that these documents were prepared or approved by me, I am a duly licensed professional engineer under the laws of the State of Maryland. License #11466 - Exp. May 28, 2025

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE:_____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-822-822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

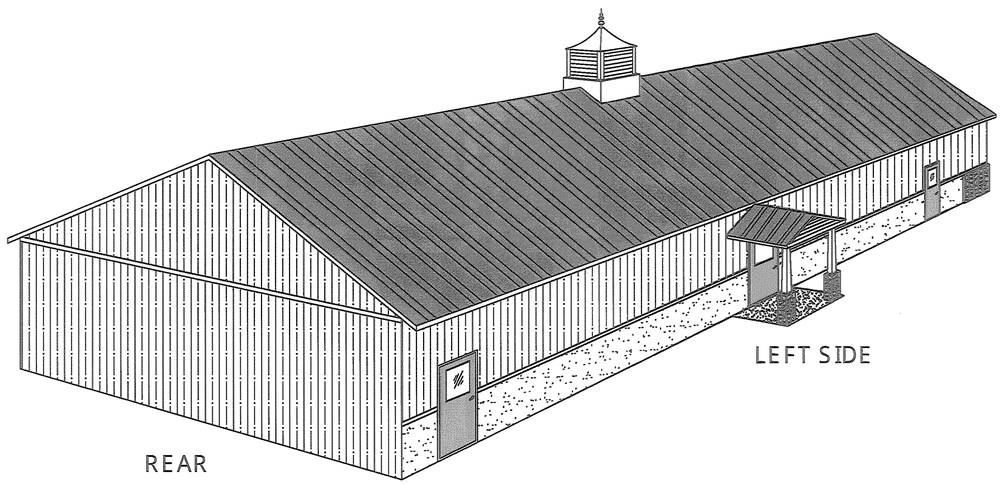
DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE:

PROPOSED BUILDING #2

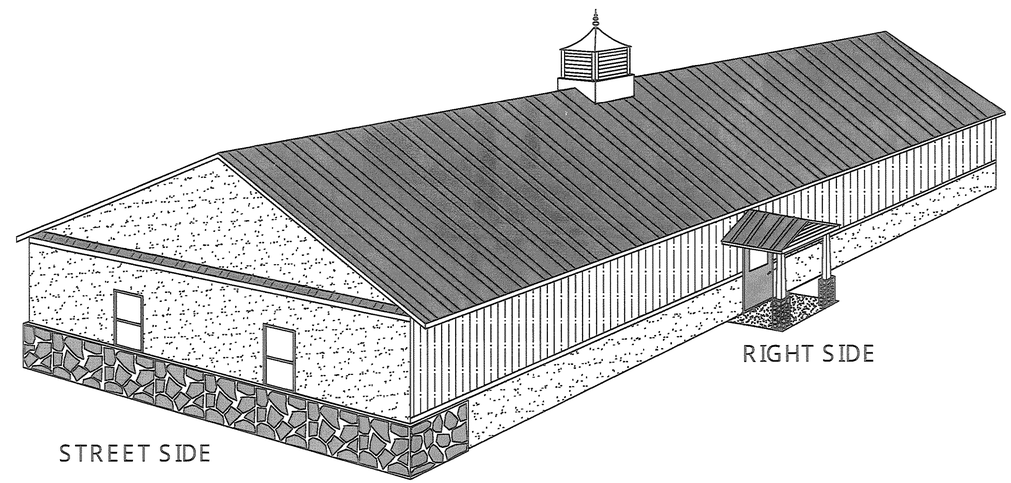
MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE
AS SHOWN

SHEET NO.
13



BUILDING #1



BUILDING #1

STATE OF MARYLAND
EDWARD JAMES WALKER
No. 11466
PROFESSIONAL ENGINEER
9/21/23

Professional Certification: I hereby certify that these documents were prepared or approved by me, I am a duly licensed professional engineer under the laws of the State of Maryland. License #11466 - Exp. May 28, 2025

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
EASTON, MD 21601
410-820-8022

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:				
	BY	NO.	REVISION	DATE:

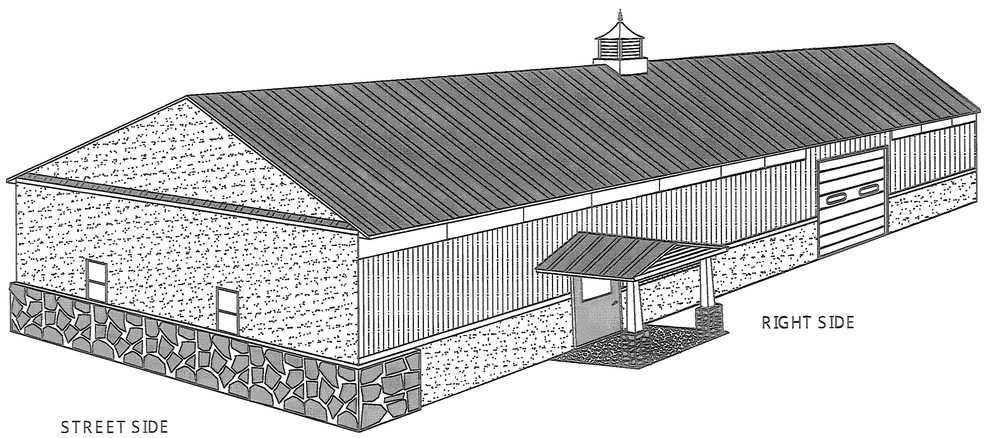
ISOMETRIC
BUILDING #1

MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

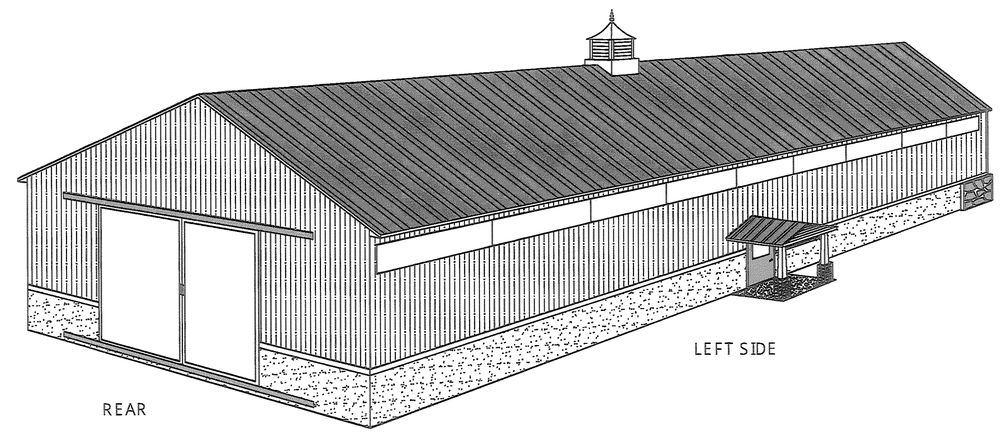
14

SCALE
AS SHOWN

SHEET NO.
14



BUILDING #2



BUILDING #2

STATE OF MARYLAND
DAVID JAMES MALONEY
No. 11466
PROFESSIONAL ENGINEER
9/27/23

Professional Certification: I hereby certify that these documents were prepared or approved by me, I am a duly licensed professional engineer under the laws of the State of Maryland. License #11466 - Exp. May 29, 2025

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-822-5822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE:

ISOMETRIC
BUILDING #2

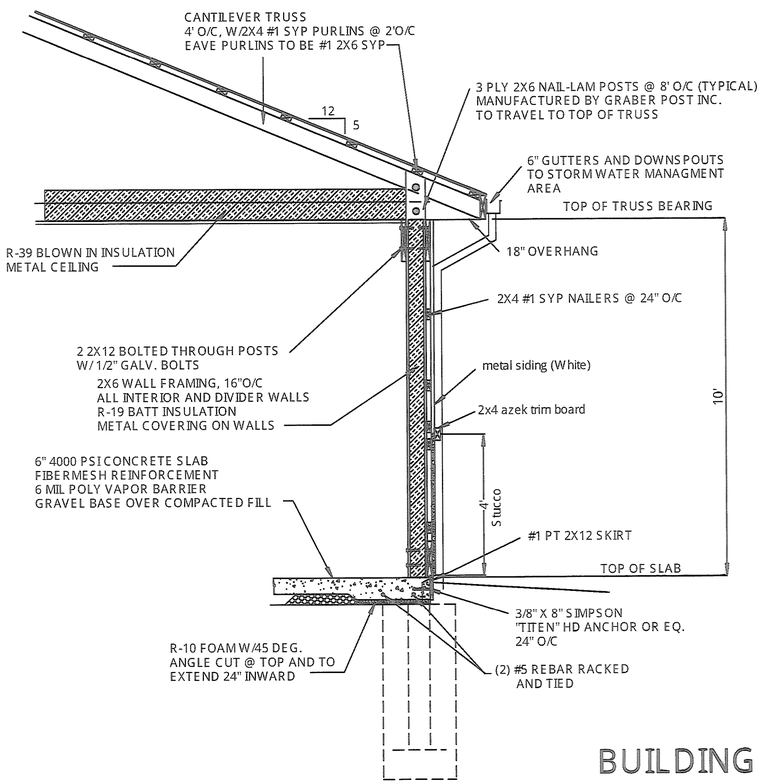
MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

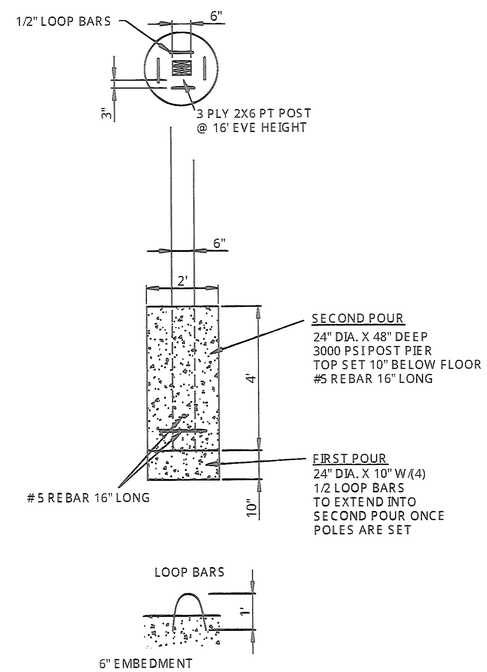
15

SCALE
AS SHOWN

SHEET NO.
15

Climate controlled building, 3 ply, 2x6 posts at 8' on centers,
2x4 purlins, 2- 2x12 beams, trusses 4' on centers, 2x6 wall
framing at 16" on center, all exterior and divider walls.
R-19 batt insulation on exterior walls, R-39 blown in the ceiling
Cover all walls and ceiling with metal.





BUILDING #1
10' HIGH WALL SECTION

0' 5' 10'

SCALE IN FEET

ENTRANCE SIGN

Professional Certification: I hereby certify that these documents were prepared or approved by me, I am a duly licensed professional engineer under the laws of the State of Maryland. License #11466 - Exp. May 28, 2025

STATE OF MARYLAND DAVID JAMES MALLAMO No. 11466 PROFESSIONAL ENGINEER

9/21/23

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE:_____

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-820-8822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

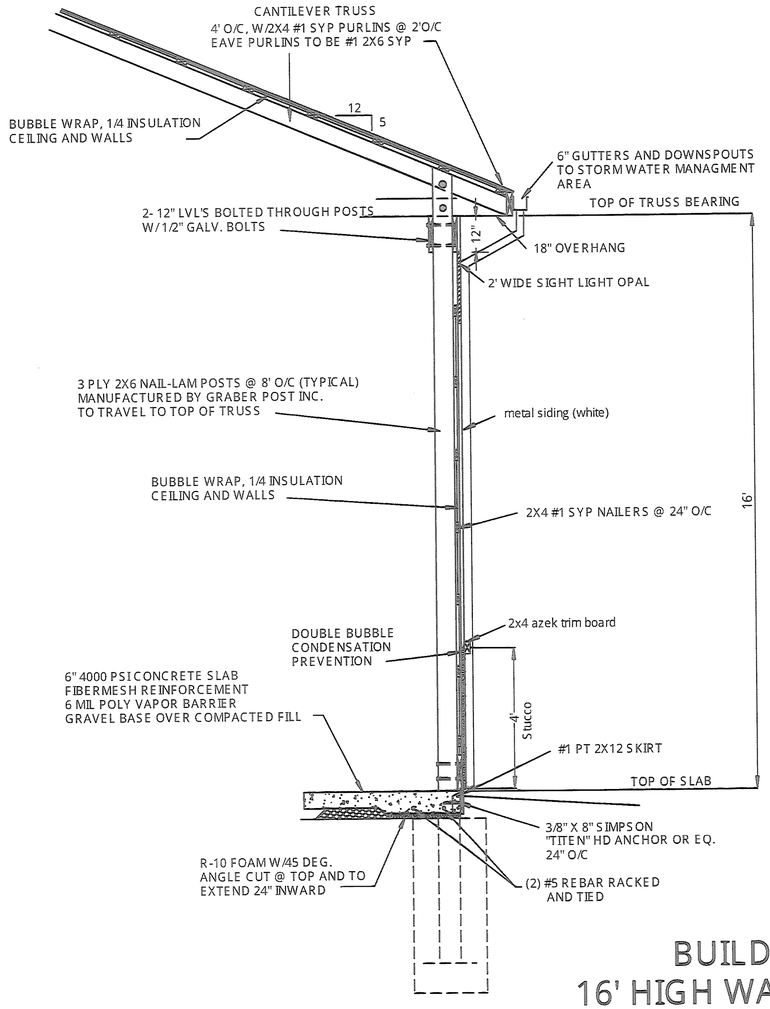
DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE:

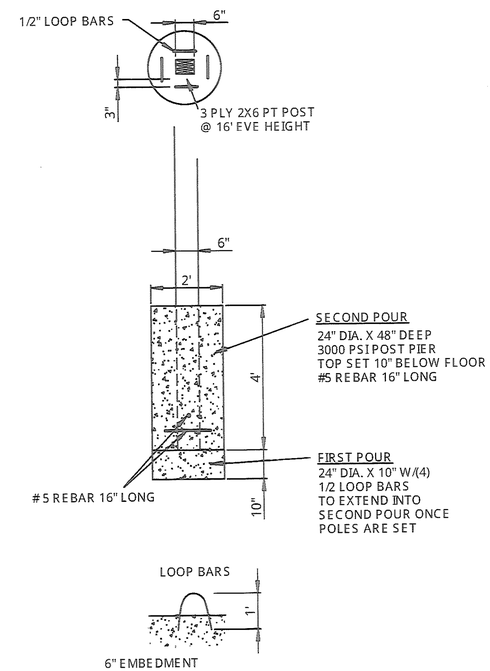
BUILDING #1
WALL DETAILS

MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE
AS SHOWN

SHEET NO.
16





BUILDING #2
16' HIGH WALL SECTION

0' 5' 10'
SCALE IN FEET

Professional Certification: I hereby certify that these documents were prepared or approved by me, I am a duly licensed professional engineer under the laws of the State of Maryland License #71466 - Exp. May 28, 2025

STATE OF MARYLAND
DAVID JAMES SWANN
No. 71466
PROFESSIONAL ENGINEER
12/21/23

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY 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._____, EXPIRATION DATE: _____.

ENGINEERING DEPARTMENT
14 S. HARRISON ST.
P.O. BOX 520
EASTON, MD 21601
410-822-1822

APPROVED:
TOWN OF EASTON - PLANNING & ZONING DATE

APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED:
EASTON UTILITIES - ENGINEER DATE

OWNER / DEVELOPER / APPLICANT
BLUE CRAB SELF STORAGE, LLC
8693 BROOKS DR.
EASTON, MD 21601
410-822-7777

SEAL

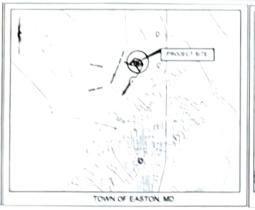
DES. BY: DML	FMB		ORIGINAL DRAWING DATE	12/1/23
DRN BY: FMB				
CHK BY:				
DATE:	BY	NO.	REVISION	DATE:

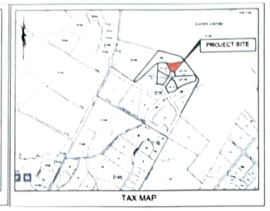
BUILDING #2
WALL DETAILS

MISTLETOE HALL FARM
SUBDIVISION
28860 FAUSLEY WOOD COURT
WARD DISTRICT #1, EASTON, MD

SCALE
AS SHOWN

SHEET NO.
17





LANDSCAPE TABULATIONS

LANDSCAPE PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON	SIZE
LI	2	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8'
VD	3	VIBURNUM DENTATUM	ARROWOOD VIBURNUM	3 GAL
RK	24	ROSA x KNOCK OUT	RED KNOCK OUT ROSE	3 GAL
SB	18	SPIRAEA x BUMALDA	ANTHONY WATERER SPIREA	3 GAL
IG	41	ILEX GLABRA	INKBERRY	3 GAL
NF	23	NEPETA x FASSENII	CATMINT	1 GAL
PA	12	PANICUM VIRGATUM	SWITCHGRASS	1 GAL

LANDSCAPE AREA TAB

TOTAL LOT AREA = 67,910 SF

TOTAL LANDSCAPE AREA REQUIRED = 8,498 SF OF 12.5% OF TOTAL LOT AREA

LANDSCAPE AREA #1	3,853 SF
LANDSCAPE AREA #2	3,319 SF
LANDSCAPE AREA #3	327 SF
LANDSCAPE AREA #4	869 SF
LANDSCAPE AREA #5	327 SF
TOTAL LANDSCAPE AREA	8,695 SF

OVERALL MINIMUM TREE PLANTINGS

TOTAL AREA DISTURBED = 18,700 SF (DISTURBED AREA 11,001 TO 100,000 SF = 1 TREE/1,500 SF)

MINIMUM TREE PLANTINGS REQUIRED = 14 TREES

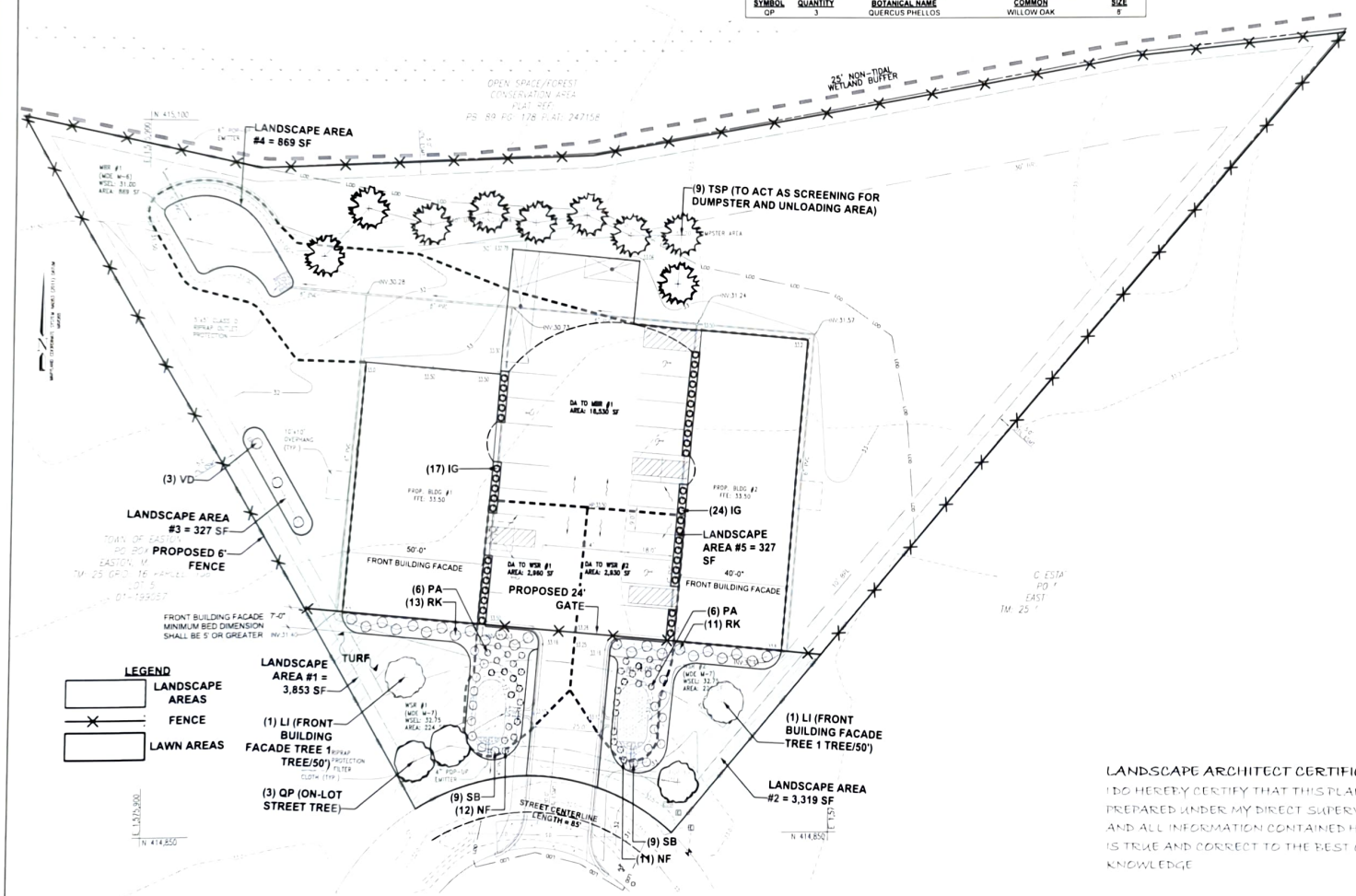
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON	SIZE
LI	2	LAGERSTROEMIA INDICA	CRAPE MYRTLE	8'
TSP	9	THUJA STANDISHII X PLICATA	GREEN GIANT ARBORVITAE	8'
QP	3	QUERCUS PHELLOS	WILLOW OAK	8'

ON-LOT PUBLIC OR PRIVATE STREET TREE

STREET CENTERLINE LENGTH = 85' (1 SHADE/CANOPY TREE PER 35' OF STREET CENTERLINE LENGTH)

MINIMUM ON-LOT PUBLIC OR PRIVATE STREET TREE = 3 TREES

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON	SIZE
QP	3	QUERCUS PHELLOS	WILLOW OAK	8'



LANDSCAPE ARCHITECT CERTIFICATION:
I DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, AND ALL INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

NOTE: PLEASE REFER TO STORMWATER MANAGEMENT PLAN SET FOR RAIN GARDEN PLANTINGS

McHALE LANDSCAPE DESIGN, INC.

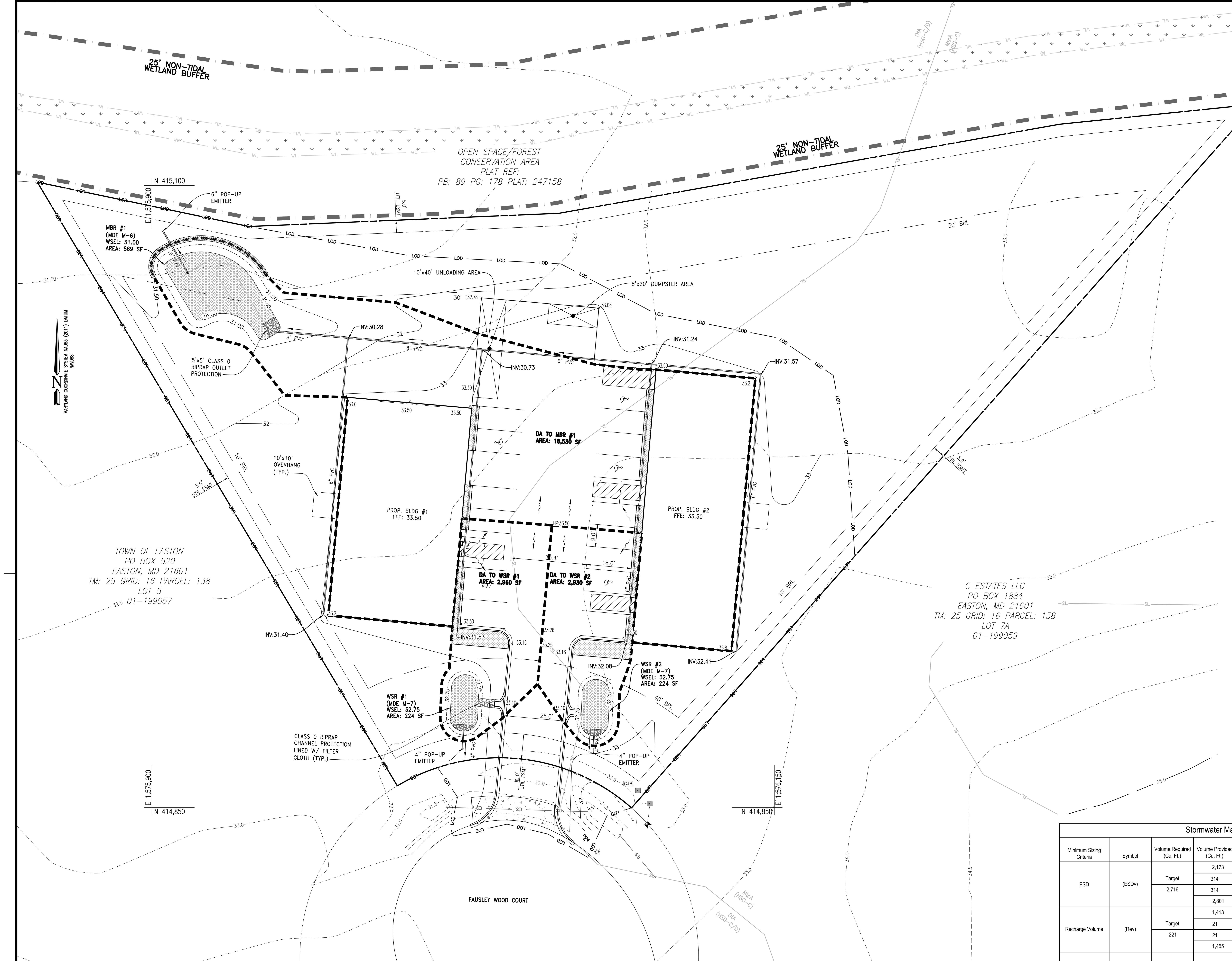
DRAWING TITLE:
28860 FAUSLEY WOOD COURT
TAX MAP 25, GRID 16, TAX PARCEL 138
MISTLETOE HALL, LOT 6C
EASTON
TALBOT COUNTY, MARYLAND

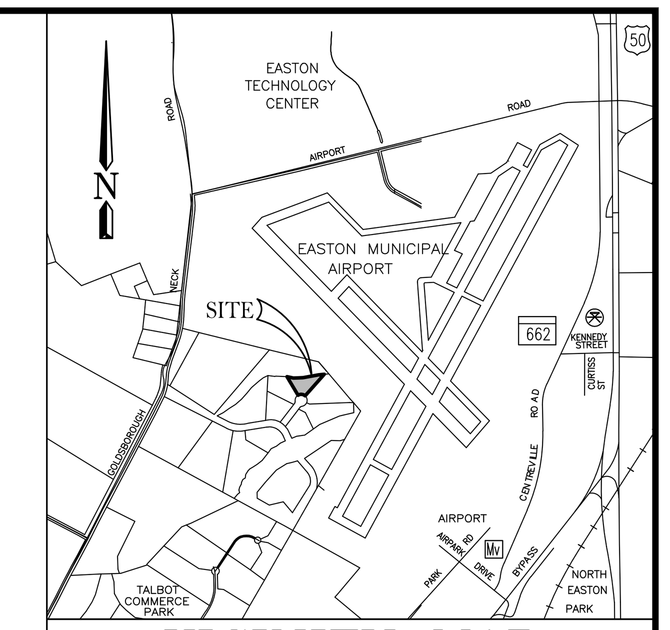
DRAWING TITLE:
LANDSCAPE PLAN

SCALE: 1" = 20'-0"

DATE: 02-08-23	
DRAWN BY:	CHECKED BY:
REVISION DATES:	
07/21/23	
09/27/23	

SHEET NUMBER:
JOB NUMBER:
DRAWING NUMBER:
A100





VICINITY MAP

SCALE: 1" = 2000'

B.4.C SPECIFICATIONS FOR MICRO-BIORETENTION.

1. MATERIAL SPECIFICATIONS

THE ALLOWABLE MATERIALS TO BE USED IN THESE PRACTICES ARE DETAILED IN TABLE B.4.1.

2. FILTERING MEDIA OR PLANTING SOIL

THE SOIL SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE MICROBIORETENTION PRACTICE THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS. THE PLANTING SOIL SHALL BE FREE OF BERMUDA GRASS, QUACKGRASS, JOHNSON GRASS, OR OTHER NOXIOUS WEEDS AS SPECIFIED UNDER COMAR 15.08.01.05.

THE PLANTING SOIL SHALL BE TESTED AND SHALL MEET THE FOLLOWING CRITERIA:

- SOIL COMPONENT – LOAMY SAND OR SANDY LOAM (USDA SOIL TEXTURAL CLASSIFICATION)
- ORGANIC CONTENT – MINIMUM 10% BY DRY WEIGHT (ASTM D 2974). IN GENERAL, THIS CAN BE MET WITH A MIXTURE OF LOAMY SAND (60%-65%) AND COMPOST (35% TO 40%) OR SANDY LOAM (30%), COARSE SAND (30%), AND COMPOST (40%).
- CLAY CONTENT – MEDIA SHALL HAVE A CLAY CONTENT OF LESS THAN 5%.
- PH RANGE – SHOULD BE BETWEEN 5.5 – 7.0. AMENDMENTS (E.G., LIME, IRON SULFATE PLUS SULFUR) MAY BE MIXED INTO THE SOIL TO INCREASE OR DECREASE PH.

THERE SHALL BE AT LEAST ONE SOIL TEST PER PROJECT. EACH TEST SHALL CONSIST OF BOTH THE STANDARD SOIL TEST FOR PH, AND ADDITIONAL TESTS OF ORGANIC MATTER, AND SOLUBLE SALTS. A TEXTURAL ANALYSIS IS REQUIRED FROM THE SITE STOCKPILED TOPSOIL. IF TOPSOIL IS IMPORTED, THEN A TEXTURE ANALYSIS SHALL BE PERFORMED FOR EACH LOCATION WHERE THE TOPSOIL WAS EXCAVATED.

3. COMPACTION

IT IS VERY IMPORTANT TO MINIMIZE COMPACTION OF BOTH THE BASE OF BIORETENTION PRACTICES AND THE REQUIRED BACKFILL. WHEN POSSIBLE, USE EXCAVATION HOES TO REMOVE ORIGINAL SOIL. IF PRACTICES ARE EXCAVATED USING A LOADER, THE CONTRACTOR SHOULD USE WIDE TRACK OR MARSH TRACK EQUIPMENT, OR LIGHT EQUIPMENT WITH TURF TYPE TIRES. USE OF EQUIPMENT WITH NARROW TRACKS OR NARROW TIRES, RUBBER TIRES WITH LARGE LUGS, OR HIGH-PRESSURE TIRES WILL CAUSE EXCESSIVE COMPACTION RESULTING IN REDUCED INFILTRATION RATES AND IS NOT ACCEPTABLE. COMPACTION WILL SIGNIFICANTLY CONTRIBUTE TO DESIGN FAILURE.

COMPACTION CAN BE ALLEVIATED AT THE BASE OF THE BIORETENTION FACILITY BY USING A PRIMARY TILLING OPERATION SUCH AS A CHISEL PLOW, RIPPER, OR SUBSOILER. THESE TILLING OPERATIONS ARE TO REFRACTURE THE SOIL PROFILE THROUGH THE 12 INCH COMPACTION ZONE. SUBSTITUTE METHODS MUST BE APPROVED BY THE ENGINEER. ROTOTILLERS TYPICALLY DO NOT TILL DEEP ENOUGH TO REDUCE THE EFFECTS OF COMPACTION FROM HEAVY EQUIPMENT.

ROTOTILL 2 TO 3 INCHES OF SAND INTO THE BASE OF THE BIORETENTION FACILITY BEFORE BACKFILLING THE OPTIONAL SAND LAYER. PUMP ANY PONDED WATER BEFORE PREPARING (ROTOTILLING) BASE.

WHEN BACKFILLING THE TOPSOIL OVER THE SAND LAYER, FIRST PLACE 3 TO 4 INCHES OF TOPSOIL OVER THE SAND, THEN ROTOTILL THE SAND/TOPSOIL TO CREATE A GRADATION ZONE. BACKFILL THE REMAINDER OF THE TOPSOIL TO FINAL GRADE.

WHEN BACKFILLING THE BIORETENTION FACILITY, PLACE SOIL IN LIFTS 12" TO 18". DO NOT USE HEAVY EQUIPMENT WITHIN THE BIORETENTION BASIN. HEAVY EQUIPMENT CAN BE USED AROUND THE PERIMETER OF THE BASIN TO SUPPLY SOILS AND SAND. GRADE BIORETENTION MATERIALS WITH LIGHT EQUIPMENT SUCH AS A COMPACT LOADER OR A DOZER/LOADER WITH MARSH TRACKS.

4. PLANT MATERIAL

RECOMMENDED PLANT MATERIAL FOR MICRO-BIORETENTION PRACTICES CAN BE FOUND IN APPENDIX A, SECTION A.2.3.

5. PLANT INSTALLATION

COMPOST IS A BETTER ORGANIC MATERIAL SOURCE, IS LESS LIKELY TO FLOAT, AND SHOULD BE PLACED IN THE INVERT AND OTHER LOW AREAS. MULCH SHOULD BE PLACED IN SURROUNDING TO A UNIFORM THICKNESS OF 2" TO 3". SHREDDED OR CHIPPED HARDWOOD MULCH IS THE ONLY ACCEPTED MULCH. PINE MULCH AND WOOD CHIPS WILL FLOAT AND MOVE TO THE PERIMETER OF THE BIORETENTION AREA DURING A STORM EVENT AND ARE NOT ACCEPTABLE. SHREDDED MULCH MUST BE WELL AGED (6 TO 12 MONTHS) FOR ACCEPTANCE.

ROOTSTOCK OF THE PLANT MATERIAL SHALL BE KEPT MOIST DURING TRANSPORT AND ON-SITE STORAGE. THE PLANT ROOT BALL SHOULD BE PLANTED SO 1/8TH OF THE BALL IS ABOVE FINAL GRADE SURFACE. THE DIAMETER OF THE PLANTING PIT SHALL BE AT LEAST SIX INCHES LARGER THAN THE DIAMETER OF THE PLANTING BALL. SET AND MAINTAIN THE PLANT STRAIGHT DURING THE ENTIRE PLANTING PROCESS. THOROUGHLY WATER GROUND BED COVER AFTER INSTALLATION.

TREES SHALL BE BRACED USING 2" BY 2" STAKES ONLY AS NECESSARY AND FOR THE FIRST GROWING SEASON ONLY. STAKES ARE TO BE EQUALLY SPACED ON THE OUTSIDE OF THE TREE BALL.

GRASSES AND LEGUME SEED SHOULD BE DRILLED INTO THE SOIL TO A DEPTH OF AT LEAST ONE INCH. GRASS AND LEGUME PLUGS SHALL BE PLANTED FOLLOWING THE NON-GRASS GROUND COVER PLANTING SPECIFICATIONS.

THE TOPSOIL SPECIFICATIONS PROVIDE ENOUGH ORGANIC MATERIAL TO ADEQUATELY SUPPLY NUTRIENTS FROM NATURAL CYCLING. THE PRIMARY FUNCTION OF THE BIORETENTION STRUCTURE IS TO IMPROVE WATER QUALITY. ADDING FERTILIZERS DEFEATS, OR AT A MINIMUM, IMPEDES THIS GOAL. ONLY ADD FERTILIZER IF WOOD CHIPS OR MULCH ARE USED TO AMEND THE SOIL. ROTOTILL UREA FERTILIZER AT A RATE OF 2 POUNDS PER 1000 SQUARE FEET.

6. UNDERDRAINS

UNDERDRAINS SHOULD MEET THE FOLLOWING CRITERIA:

- PIPE– SHOULD BE 4" TO 6" DIAMETER, SLOTTED OR PERFORATED RIGID PLASTIC PIPE (ASTMF 758, TYPE PS 28, OR AASHTO-M-278) IN A GRAVEL LAYER. THE PREFERRED MATERIAL IS SLOTTED, 4" RIGID PIPE (E.G., PVC OR HDPE).
- PERFORATIONS – IF PERFORATED PIPE IS USED, PERFORATIONS SHOULD BE ⅜" DIAMETER LOCATED 6" ON CENTER WITH A MINIMUM OF FOUR HOLES PER ROW. PIPE SHALL BE WRAPPED WITH A ¼" (NO. 4 OR 4X4) GALVANIZED HARDWARE CLOTH.
- GRAVEL – THE GRAVEL LAYER (NO. 57 STONE PREFERRED) SHALL BE AT LEAST 3" THICK ABOVE AND BELOW THE UNDERDRAIN.
- THE MAIN COLLECTOR PIPE SHALL BE AT A MINIMUM 0.5% SLOPE.
- A RIGID, NON-PERFORATED OBSERVATION WELL MUST BE PROVIDED (ONE PER EVERY 1,0000 SQUARE FEET) TO PROVIDE A CLEAN-OUT PORT AND MONITOR PERFORMANCE OF THE FILTER.
- A 4" LAYER OF PEA GRAVEL (⅛" TO ⅜" STONE) SHALL BE LOCATED BETWEEN THE FILTER MEDIA AND UNDERDRAIN TO PREVENT MIGRATION OF FINES INTO THE UNDERDRAIN. THIS LAYER MAY BE CONSIDERED PART OF THE FILTER BED WHEN BED THICKNESS EXCEEDS 24".

THE MAIN COLLECTOR PIPE FOR UNDERDRAIN SYSTEMS SHALL BE CONSTRUCTED AT A MINIMUM SLOPE OF 0.5%. OBSERVATION WELLS AND/OR CLEAN-OUT PIPES MUST BE PROVIDED (ONE MINIMUM PER EVERY 1000 SQUARE FEET OF SURFACE AREA).

7. MISCELLANEOUS

THESE PRACTICES MAY NOT BE CONSTRUCTED UNTIL ALL CONTRIBUTING DRAINAGE AREA HAS BEEN STABILIZED.

PROPOSED STORMWATER MANAGEMENT PLAN

SCALE: 1"=20'

LEGEND

PROPERTY LINE	
ADJOINING PROPERTY LINE	
—10—	EXISTING MAJOR CONTOUR
2	EXISTING MINOR CONTOUR
	ROOF DRAIN SPOUT
LOD	LIMITS OF DISTURBANCE
SL	SOILS DELINEATION
SD	EXISTING STORM DRAIN PIPE
INV.	INVERT
N/F	NOW OR FORMERLY
L. F.	LIBER ; FOLIO
B.R.L.	BUILDING RESTRICTION LINE
CJB	UTILITY BOX
E	POWER TRANSFORMER
	FIRE HYDRANT
	LIGHT POLE
WL	NON TIDAL WETLANDS
	PROPOSED SWM FACILITY
	PROPOSED STORMDRAIN PIPES
	PROPOSED STRUCTURE
	DRAINAGE AREA
	MICRO-BIORETENTION WEIR
16 / 20	PROPOSED CONTOURS

APPROVED:	
TOWN OF EASTON – PLANNING & ZONING	DATE
APPROVED:	
TOWN OF EASTON – TOWN ENGINEER	DATE
APPROVED:	
EASTON UTILITIES – ENGINEER	DATE

SITE DATA:

TOTAL SITE AREA: 1.56 AC.
EXISTING IMPERVIOUS: 0.0 AC.
PROPOSED IMPERVIOUS: 0.41 AC.

PARKING NOTES:

PARKING REQUIRED: 11 SPACES
USE: MINI-WAREHOUSE OR SELF-STORAGE
4 SPACES + 2 FOR MANAGER'S QUARTERS
6 SPACES
USE: CONSTRUCTION-RELATED BUSINESSES
1 SPACE / 1,000SF GFA MINIMUM
1 SPACE / 200SF GFA MAXMIMUM
4,400 / 1,000 = 4.4 SPACES MINIMUM
4,400 / 200 = 22 SPACES MAXIMUM
5 SPACES MIN., 22 SPACES MAX.

PROPOSED PARKING: 15 SPACES

SOILS TABLE

MAP UNIT SYMBOL	MAP UNIT NAME	HSG TYPE	K FACTOR, WHOLE SOIL	HYDRIC
MtcA	Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C	0.49	5%
OtA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C/D	0.43	*86%

*SOILS THAT CONTAIN POTENTIALLY HYDRIC COMPONENTS

NOTES:

1. CONTRACTOR IS SOLELY RESPONSIBLE TO LOCATE ALL UTILITIES TO DETERMINE EXACT LOCATIONS, AND TO RELOCATE/RECONNECT AS REQUIRED.
2. EXISTING CONDITIONS PROVIDED TO CPJA BY DAN LERIAN

Stormwater Management Summary Table

Minimum Sizing Criteria	Symbol	Volume Required (Cu. Ft.)	Volume Provided (Cu. Ft.)	SWM Practice	Notes
ESD	(ESDv)	Target 2,716	2,173	Micro Bioretention 1	
			314	Rain Garden 1	
			314	Rain Garden 2	
			2,801	Total	
Recharge Volume	(Rev)	Target 221	1,413	Micro Bioretention 1	
			21	Rain Garden 1	
			21	Rain Garden 2	
			1,455	Total	
Channel Protection Storage Volume	(Cpv)	N/A	N/A	N/A	CPV not required for this site
Overbank Flood Protection	(Qp10)	N/A	N/A	N/A	Site discharges to FCE, controlling downstream development
Extreme Flood Volume	(QF)	N/A	N/A	N/A	No historical flooding or floodplain downstream of site

GRAPHIC SCALE

20 0 10 20 40

SCALE: 1" = 20'

* FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETED WITHIN:
I) THREE (3) CALENDAR DAYS FOR THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND II.) SEVEN (7) CALENDAR DAYS FOR ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.

10/2/2023

STATE OF MARYLAND – THOMAS M. HALL – No. 49860 – PROFESSIONAL ENGINEER

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.49860, EXPIRATION DATE: 1-10-2023

UPDATES/REVISIONS:

STORMWATER MANAGEMENT PLAN
28860 FAUSLEY WOOD COURT
TAX MAP 25, GRID 16, TAX PARCEL 138

MISTLETOE HALL, LOT 6C
EASTON
TALBOT COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

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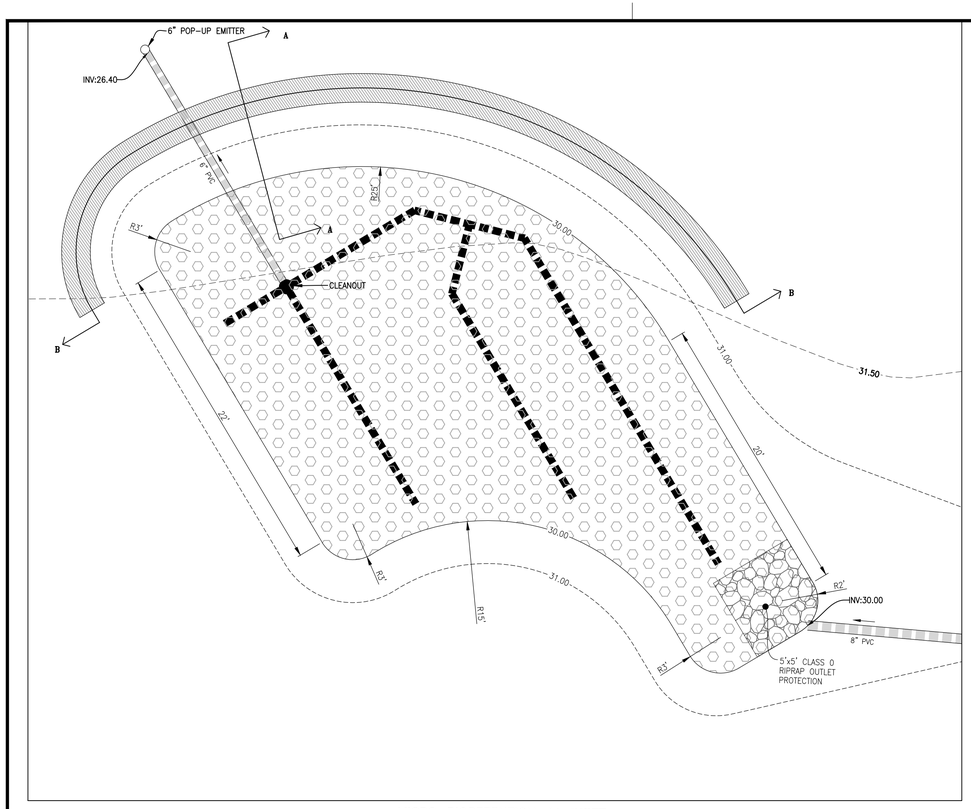
TAX ACCOUNT NO.	01-199182
STANDARD GRADING PLAN NO.	
DESIGN	TMH
DRAFT	JCL
DATE	10/2/2023
SCALE	AS SHOWN
SHEET	01
OF	03
FILE NO:	2022-5067-24-01

jlopez

Attached Xrefs: _TB24x36 – ENG/TB24x36/40-099/04-099/24-099/21-099/94-099 – PR. SITE RUNOFF/94-099 – EX. SITE RUNOFF

Last Saved 10/2/2023 Last Plotted 10/2/2023 2:22 PM Sheet V:\2022-5067\DWG\24-01



MICRO-BIORETENTION #1 INSET

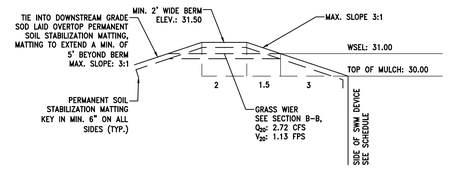
SCALE: 1"=5'

MICRO-BIORETENTION #1 PLANTING			
SYMBOL	LATIN NAME	COMMON NAME	QUANTITY
IV	IRIS VERSICOLOR	BLUE FLAG	136
PA	PACKERA AUREA	GOLDEN RAGWORT	136
LC	LOBELIA CARDINALIS	CARDINAL FLOWER	136

*ALTERNATE SPECIES MAY BE USED IN PLACE OF THE REFERENCED PLANTS, PROVIDED THAT THE SPECIES ARE NATIVE TO TALBOT COUNTY AND THE PLANTINGS ARE APPROVED BY THE TOWN OF EASTON PRIOR TO INSTALLATION

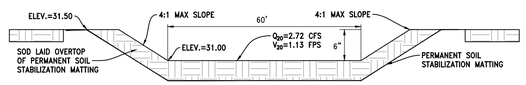
LEGEND

- 32.5 — PROPOSED CONTOUR LINE
- 4" PERF. UNDERDRAIN
- PROPOSED STORMDRAIN PIPE
- PROPOSED WEIR
- SWM DEVICE
- 2.00 — EXISTING CONTOUR



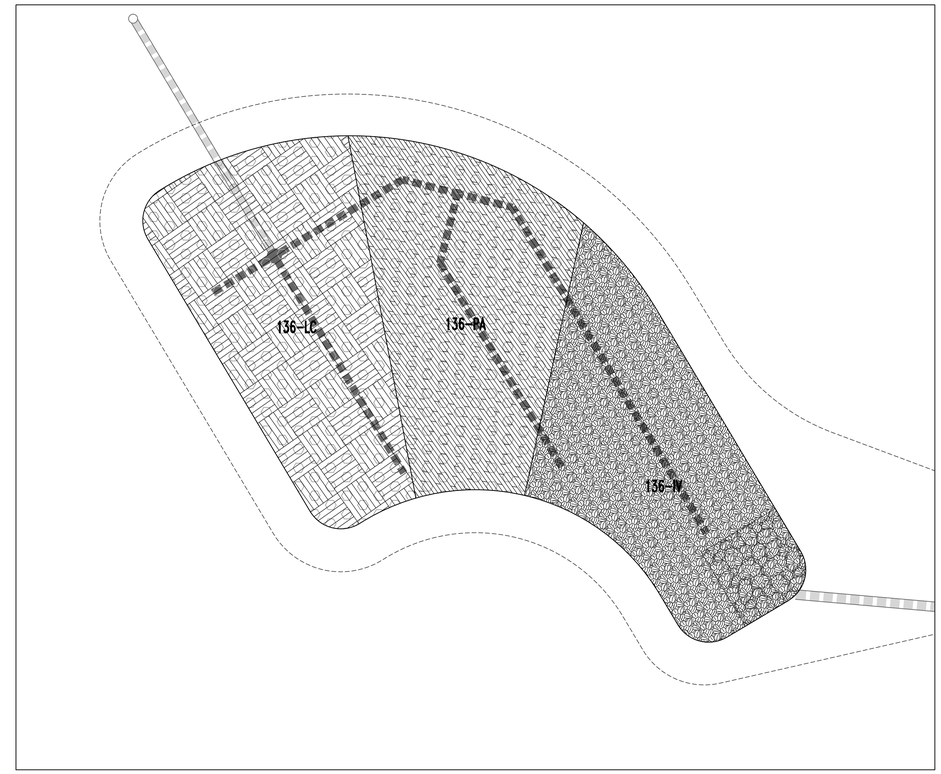
WEIR CREST SECTION A-A

SCALE: N.T.S



WEIR CREST SECTION B-B

SCALE: N.T.S



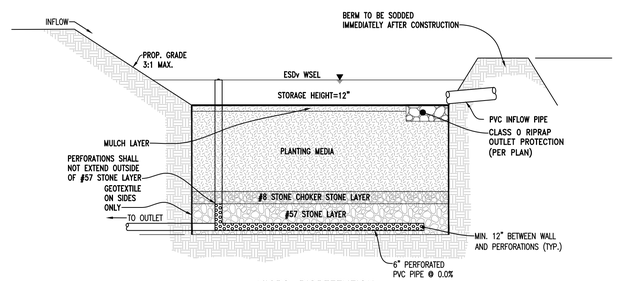
MICRO-BIORETENTION #1 PLANTINGS INSET

SCALE: 1"=5'

Table B.4.1 Materials Specifications for Micro-Bioretention, Rain Gardens & Landscape Infiltration-

Material	Specification	Size	Notes
Plantings	see Appendix A, Table A.4	n/a	plantings are site-specific
planting soil [2' to 4' deep]	loamy sand (60-65%) & compost (35-40%) or sandy loam (30%), coarse sand (30%) & compost (40%)	n/a	USDA soil types loamy sand or sandy loam; clay content <5%
Organic content	Min. 10% by dry weight (ASTM D 2974)		
Mulch	shredded hardwood		aged 6 months, minimum; no pine or wood chips
Pea gravel diaphragm	pea gravel: ASTM-D-448	NO. 8 OR NO. 9 (1/8" TO 3/8")	
Curtain drain	ornamental stone; washed cobbles	stone: 2" to 5"	
Geotextile		n/a	PE Type 1 nonwoven
Gravel (underdrains and infiltration berms)	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	4" to 6" rigid schedule 40 PVC or SDR35	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-inch galvanized hardware cloth
Poured in place concrete (if required)	MSHA Mix No. 3; f_c=3500 psi @28 days, normal weight, air-entrained; reinforcing to meet ASTM-615-60	n/a	on-site testing of poured-in-place concrete required: 28 day strength and slump test; all concrete design (cast-in-place or pre-cast) *not using previously approved State or local standards* requires design drawings sealed and approved by a professional structural engineer licensed in the State of Maryland - design to include meeting ACI Code 350.R/89; vertical loading [H-10 or H-20]; allowable horizontal loading (based on soil pressures); and analysis of potential cracking
Sand	AASHTO-M-6 or ASTM-C-33	0.02" to 0.04"	Sand substitutions such as Diabase and Graystone(AASHTO) #10 are not acceptable. No calcium carbonated or dolomitic sand substitutions are acceptable. No "rock dust" can be used for sand

MICRO-BIORETENTION SCHEDULE	
	MBR
WATER SURFACE ELEVATION	31.00
FILTER BED ELEVATION	30.00
BOTTOM OF MULCH ELEVATION	29.75
PLANTING SOIL DEPTH	2.00
BOTTOM OF PLANTING SOIL ELEVATION	27.75
BOTTOM OF CHOKER LAYER	27.25
UNDERDRAIN INVERT	26.50
BOTTOM OF GRAVEL JACKET	26.25
SURFACE AREA (SF)	869



MICRO-BIORETENTION TYPICAL CROSS SECTION

SCALE: NTS

APPROVED:

TOWN OF EASTON – PLANNING & ZONING DATE

APPROVED:

TOWN OF EASTON – TOWN ENGINEER DATE

APPROVED:

EASTON UTILITIES – ENGINEER DATE

10/2/2023

STATE OF MARYLAND
THOMAS M. HAMMOND
No. 45885
PROFESSIONAL ENGINEER

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.45885, EXPIRATION DATE: 1-10-2023

UPDATES/REVISIONS:

STORMWATER MANAGEMENT DETAILS 1 of 2
28860 FAUSLEY WOOD COURT
TAX MAP 25, GRID 16, TAX PARCEL 138

MISTLETOE HALL, LOT 6C

EASTON
TALBOT COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
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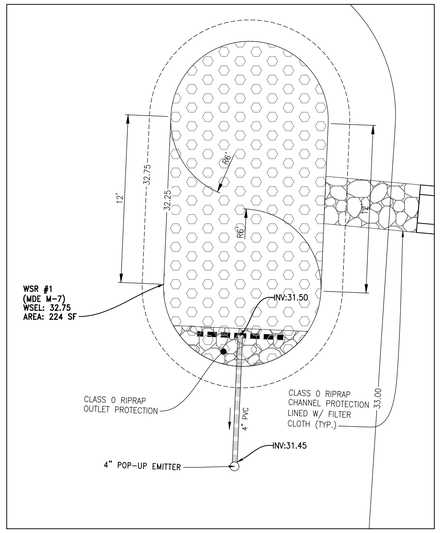
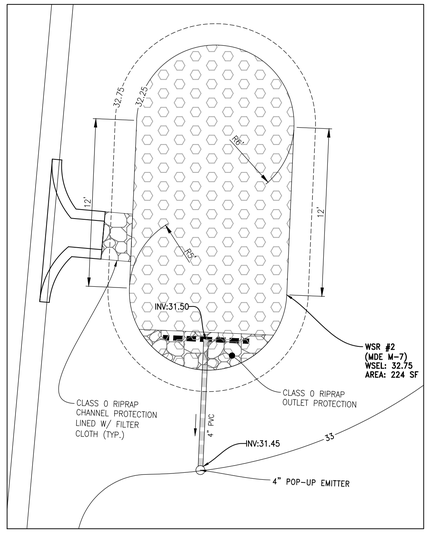
TAX ACCOUNT NO. 01-199182		STANDARD GRADING PLAN NO.	
DESIGN TMH		SHEET 02	OF 03
DRAFT JCL			
DATE 10/2/2023		FILE NO: 2022-5067-24-02	
SCALE AS SHOWN			

Attached XREFs: TB24x36 — ENG/TB24x36/40-099/24-099/21-099/94-099 — PR. SITE RUNOFF/94-099 — EX. SITE RUNOFF



WET SOIL RAIN GARDEN #1 INSET
SCALE: 1"=5'



WET SOIL RAIN GARDEN #2 INSET
SCALE: 1"=5'

WET SOIL RAIN GARDEN SCHEDULE

DESCRIPTION	1	2
WATER SURFACE ELEVATION	32.75	32.75
FILTER BED ELEVATION	32.25	32.25
BOTTOM OF MULCH ELEVATION	32.00	32.00
BOTTOM OF PLANTING SOIL ELEVATION	30.50	30.50
BOTTOM OF STONE	30.00	30.00
SURFACE AREA	224	224

ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDIATE NAD 83 METERS NORTHING	MARYLAND GRID COORDIATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN.)	ACTUAL PE (IN.)	TARGET ESDv (FT^3)	ACTUAL ESDv (FT^3)
1	MICRO-BIORETENTION	MICRO-BIORETENTION #1	ON	92	415,059	1,575,929	0.43	0.32	0.02	0.70	1.93	789	2,173
2	WET SOIL RAIN GARDEN	WSR #1	ON	90	414,892	1,576,025	0.07	0.05	0.01	0.76	1.96	122	314
3	WET SOIL RAIN GARDEN	WSR #2	ON	90	414,890	1,576,078	0.07	0.05	0.01	0.76	1.95	122	314
TOTAL\ AVERAGE				92			0.57	0.42	0.04	0.71	1.65	1,033	2,801

ESD SUMMARY CHART

PRACTICE	DA (ACRES)	IMPERVIOUS (ACRES)	RCN	Tc (MINUTES)	PRE 2 YEARS	POST 2 YEARS	W.S.E	PRE 10 YEARS	POST 10 YEARS	W.S.E	PRE 100 YEARS	POST 100 YEARS	W.S.E
MICRO-BIORETENTION #1	0.43	0.32	92	0.10	0.29	1.12	31.11	0.45	1.74	31.11	0.78	3.00	31.12
WSR #1	0.07	0.05	90	0.10	0.05	0.18	32.84	0.07	0.28	32.84	0.13	0.48	32.85
WSR #2	0.07	0.05	90	0.10	0.05	0.18	32.84	0.07	0.28	32.84	0.13	0.48	32.85

LEGEND

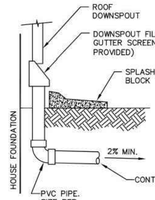
- 32.5 — PROPOSED CONTOUR LINE
- 6" PERF. UNDERDRAIN
- PROPOSED STORMDRAIN PIPE
- SWM DEVICE

CONSTRUCTION INSPECTIONS

1. CALL THE TOWN OF EASTON ENGINEERING DEPARTMENT AT 410-820-8822 PRIOR TO CONSTRUCTION AND IMMEDIATELY FOLLOWING EACH OF THE FOLLOWING PHASES:
2. EXCAVATION TO SUB-GRADE AND BEFORE PLACEMENT OF SOIL.
3. FINE GRADING AND PERMANENT STABILIZATION OF ADJACENT SOILS.

SITE PLAN SYMBOL

WSR ###
TREATED AREA (SQ. FT.)



DOWNSPOUT DETAIL

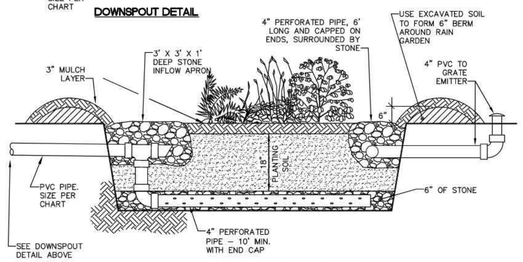
SIZING CHART

TREATED AREA (SQ. FT.)	RAIN GARDEN AREA (SQ. FT.)	PVC SIZE	SUGGESTED DIMENSIONS LENGTH	WIDTH
500	70	4"	14	6
1000	140	6"	20	8
1500	210	6"	24	10
2000	280	8"	30	11

LENGTH × WIDTH

MINIMUM SETBACKS

1. 10 FEET FROM A BUILDING OR PROPERTY LINE



NOTE: ALL STONE SHALL BE 1" TO 2" WASHED GRAVEL

RAIN GARDEN CROSS SECTION (THROUGH LONG DIMENSION)

APPROVAL
TOWN ENGINEER
DATE 1/2020
ISSUED: JANUARY 2020

TOWN OF EASTON STANDARD DETAILS

WET SOIL RAIN GARDEN CONSTRUCTION DETAIL

STANDARD NO.: TOE-SWM-6.01-3

CONSTRUCTION NOTES

1. RAIN GARDENS SHALL BE CONSTRUCTED AFTER ALL UPSTREAM AREAS HAVE BEEN STABILIZED WITH EITHER IMPERVIOUS SURFACES OR TOPSOIL AND VEGETATION.
2. RAIN GARDEN EXCAVATION SHALL BE ROUGH AND UNCOMPACTED. IF SMEARING OF BOTTOM OR WALLS OCCURS, SCRATCH WITH A RAKE AS NECESSARY TO EXPOSE ROUGH EARTH.
3. LANDSCAPING MATERIALS SHOULD BE INSTALLED DURING THE SPRING OR FALL IF POSSIBLE.
4. OVERFLOW FROM RAIN GARDEN SHALL BE DIRECTED OVER A 3" DEEP BY 10' WIDE DEPRESSION IN THE PERIMETER BERM AND SHALL NOT BE A SOURCE OF DOWNSTREAM EROSION.
5. THE OWNER IS ENCOURAGED TO ENHANCE THE VISUAL APPEAL OF THE RAIN GARDEN BY USING STONE OR TIMBER RETAINING WALLS INSTEAD OF USING EXCAVATED SOIL. EPDM LINER MAY BE NEEDED TO MAKE A WATERTIGHT WALL.

SOIL SPECIFICATIONS

1. THE RAIN GARDEN PLANTING SOIL SHALL HAVE A COMPOSITION OF 50% SAND, 20% WOOD CHIPS LEAVES, AND 30% TOPSOIL.
2. SOIL SHALL BE OF UNIFORM COMPOSITION, FREE OF STONES, DEBRIS, STUMPS, ROOTS OR SIMILAR OBJECTS LARGER THAN ONE INCH.
3. SOIL SHALL BE FREE OF PLANTS (OR PLANT PARTS) OF BERMUDA GRASS, QUACK GRASS, JOHNSON GRASS, MUGWORT, NUTSEDGE, POISON IVY, OR CANADIAN THISTLE.
4. PLANTING SOIL SHALL BE OVERFILLED BY 2-3" TO ALLOW FOR SETTLING. DO NOT COMPACT.

MAINTENANCE CRITERIA:

1. WATER PLANTS LIBERALLY THE FIRST GROWING SEASON AND DURING PERIODS OF DROUGHT THEREAFTER.
2. REMOVE ACCUMULATED TRASH AND VEGETATIVE DEBRIS EVERY FEW MONTHS AND ENSURE THAT INFLOW PIPE(S) FLOW FREELY.
3. PRUNE AND REMOVE DEAD VEGETATION PERIODICALLY, AS WITH ANY LANDSCAPE BED. IF SPECIFIC PLANTS ARE NOT SURVIVING, REPLACE WITH A DIFFERENT SPECIES. WATERING MAY BE REQUIRED DURING PROLONGED DRY PERIODS.
4. SILTS AND SEDIMENT SHOULD BE REMOVED FROM THE SURFACE OF THE FILTER BED WHEN ACCUMULATION EXCEEDS ONE INCH. THE TOP FEW INCHES OF FILTER MEDIA SHOULD BE REMOVED AND REPLACED WHEN WATER PONDS FOR MORE THAN 48 HOURS.
5. REFRESH MULCH WITH AN ADDITIONAL THIN LAYER ANNUALLY. REMOVE ALL MULCH AND REPLACE WITH A NEW THREE-INCH LAYER EVERY 3-5 YEARS.

APPROVAL
TOWN ENGINEER
DATE 1/2020
ISSUED: JANUARY 2020

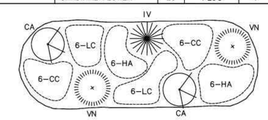
TOWN OF EASTON STANDARD DETAILS

WET SOIL RAIN GARDEN NOTES

STANDARD NO.: TOE-SWM-6.01-4

WET SOIL RAIN GARDEN PLANTING SCHEDULE

BOTANICAL NAME	COMMON NAME	SYMB.	SIZE	RAIN GARDEN SIZE (SQ. FT.) 70 QTY.	140 QTY.	210 QTY.	280 QTY.
SHRUBS:							
CLETHRA ALNIFOLIA	SWEET PEPPERBUSH	CA	2 GAL.	1	2	3	3
ITEA VIRGINICA	VIRGINIA SWEETSPIRE	IV	2 GAL.	1	1	2	3
VIBURNUM NUDUM	SMOOTH WITHEROD	VN	2 GAL.	1	2	2	3
GROUND COVER:							
CALAMAGROSTIS CANADENSIS	BLUE JOINT GRASS	CC	PLUG	6	12	18	24
HELENIUM AUTUMNALE	YELLOW SNEEZEWEED	HA	PLUG	6	12	18	24
LOBELIA CARDINALIS	CARDINAL FLOWER	LC	PLUG	6	12	18	24



PLANTING EXAMPLE
FOR 140 SQ. FT. RAIN GARDEN

PLANT SELECTION

1. THE OWNER IS ENCOURAGED TO WORK WITH A REGISTERED LANDSCAPE ARCHITECT OR NURSERY TO CREATE AN ATTRACTIVE AND FUNCTIONAL MIX OF NATIVE PLANT SPECIES THAT ARE TOLERANT OF BOTH SATURATED AND DRY CONDITIONS.
2. INFORMATION ON APPROPRIATE SPECIES IS AVAILABLE BY TYPING "BAYSCAPES NATIVE PLANTS" INTO YOUR FAVORITE SEARCH ENGINE.
3. THE SCHEDULE AND TYPICAL DETAIL BELOW CAN BE USED AS A BASIS FOR PLANT SELECTION AND GROUPINGS, IF DESIRED.

APPROVAL
TOWN ENGINEER
DATE 1/2020
ISSUED: JANUARY 2020

TOWN OF EASTON STANDARD DETAILS

WET SOIL RAIN GARDEN PLANTING NOTES AND SCHEDULE

STANDARD NO.: TOE-SWM-6.01-5

APPROVED:
TOWN OF EASTON – PLANNING & ZONING DATE
APPROVED:
TOWN OF EASTON – TOWN ENGINEER DATE
APPROVED:
EASTON UTILITIES – ENGINEER DATE

UPDATES/REVISIONS:

STORMWATER MANAGEMENT DETAILS 2 of 2
28860 FAUSLEY WOOD COURT
TAX MAP 25, GRID 16, TAX PARCEL 138

MISTLETOE HALL, LOT 6C

EASTON
TALBOT COUNTY, MARYLAND

CPJ Associates
Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
45 Old Solomons Island Rd., Ste. 204 Annapolis, MD 410-266-5599 Fax: 410-266-3871
www.cpja.com • Silver Spring, MD • Gaithersburg, MD • Annapolis, MD • Greenbelt, MD • Frederick, MD • Fairfax, VA

10/2/2023
STATE OF MARYLAND THOMAS M. HALL No. 49880 PROFESSIONAL ENGINEER

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.49880, EXPIRATION DATE: 1-10-2023

CLIENT:
BLUE CRAB SELF STORAGE, LLC
8693 BRONSS DRIVE
EASTON, MD 21601
(410) 822-7777
DANLERIAN@YAHOO.COM

TAX ACCOUNT NO.	01-199182
STANDARD GRADING PLAN NO.	
DESIGN	TMH
DRAFT	JCL
DATE	10/2/2023
SCALE	AS SHOWN
SHEET	03 OF 03
FILE NO:	2022-5067-24-03

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Attached Xrefs: TB24x36 ENG/TB24x36/40-099/04-099/24-099/21-099/94-099 - PR: SITE RUNOFF/94-099 - EX: SITE RUNOFF

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	MISTLETOE HALL FARM				
Original Property Size	Acres	1,559	Square Feet		
Telephone No.	410-822-7777	Email	DANLERIAN@YAHOO.COM		

Site Plan Information

Property Size	Acres	1,559	Square Feet	67,910	
Structure's Floor Area	8,800	Structure's Square Feet	8,800		
Area of Disturbance	17,390	Number of Dwelling Units	2		

Property Information

Address	28860 FAUSLEY WOOD ROAD EASTON, MD 21601						
Tax Map	25	Grid	~~16~~ 16	Parcel	138	Lot	6C
Deed Refernce:	Liber		Folio				
Plat Reference:	Liber		Folio				
Base Zoning District	I	Historic Y ☐ N ☑		Planned Redevelopment Y ☐ N ☐			
Source of Electricity	TOWN						

Owner

Name	BLUE CRAB SELF STORAGE, LLC		
Mailing Address	8693 BROOKS DRIVE, EASTON, MD 21601		
Telephone No.	410-822-7777	Email	DANLERIAN@YAHOO.COM

Applicant or Agent

Name	DANIEL M. LERIAN		
Mailing Address	10555 LAKE ROAD EASTON, MD 21601		
Telephone No.	410-822-7777	Email	DANLERIAN@YAHOO.COM

Surveyor / Engineer

Name	ATTN: THOMAS HALL	CHARLES P. JOHNSON & ASSOCIATES INC	License No.		Expiration Date
Mailing Address	45 OLD SOLOMONS ISLAND ROAD, SUITE 204 ANNAPOLIS, MD 21401				
Telephone No.	410-266-5599 X512	Email	THALL@CPJA.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 2/5/2023

Printed Name of Applicant or Agent DANIEL M. LERIAN

For Office Use Only

Planning Commission Required	Y ☐ N ☐		
Planning Commission Meeting Date			
Sketch Approval Date		Project No.	ESDR 2023-09
Prelim/Dev. Approval Date		Application No.	2022-782
Final Approval Date		Sketch Fee Paid	10/03/2022
Recordation Date		Develop. Fee Paid	

Revised 02-2019

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

ESDR 2023-09

Easton Staff Development Review

Property Information

Address: 28860 FAUSLEYWOOD COURT
Tax Map: 25 Grid: 16 Parcel: 138 Lot: 6C
Deed Refernce: Liber: Folio:
Plat Reference: Liber: Folio:
Base Zoning District: Historic District Y ☐ N ☑ Planning Redevelopment Y ☐ N ☐
Purpose of Application / Description of Work:

CONSTRUCT 50' X 88' X 16' MARINE CONTRACTOR BUILDING
40' X 100' X 12' CLIMATE STORAGE BUILDING
19000 SF OF DISTURBANCE

Owner

Name: BLUE CRAB SELF STORAGE LLC
Mailing Address: 8693 BROOKS DR, EASTON, MD 21601
Telephone No.: 410-822-7777 Email: DANLERIAN@YAHOO.COM

Applicant / Agent

Name: DANIEL M. LERIAN
Mailing Address: 8693 BROOKS DR EASTON, MD 21601
Telephone No.: 410-822-7777 Email: DANLERIAN@YAHOO.COM

Surveyor / Engineer

Name: STEVEN W. WHITTEN License No.: 21326 Expiration Date: 1/8/2023
Mailing Address: 113 E. DOVER ST, UNIT C EASTON, MD 21601
Telephone No.: 410-822-8484 Email: ELIZABETH FINK
EFINK@FINKWHITTEN.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: [signature]
Date: 9/30/2022
Printed Name of Applicant or Agent: DANIEL M. LERIAN

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date 02/22/2023

Completeness Check Date

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date

ESDR 2023-09

RECEIVED
OCT 0 3 2022
TOWN OF EASTON

Documents Received Y ☐ N ☐

Staff Determination

Planning Commission Requir Y ☐ N ☐

BOZA Required Y ☐ N ☐

Historic District Commission Required Y ☐ N ☐

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature

Date

Revised 02-2019

APPENDIX B-2

SKETCH STORMWATER MANAGEMENT PLAN
SUBMITTAL CHECKLIST

EFFECTIVE MAY 4, 2010

NOTE: THE FOLLOWING CHECKLIST REPRESENTS THE MINIMUM INFORMATION TO BE SUBMITTED FOR SUPPORT OF A STORMWATER MANAGEMENT CONCEPT PLAN, SITE DEVELOPMENT PLAN, AND/OR FINAL DESIGN PLAN. THE TOWN MAY REQUEST ADDITIONAL INFORMATION AS DEEMED NECESSARY.

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.

I. Sketch Plan Submittal

A. Site and Resource Map

Natural Resources Identified on Plan, including, but not limited to:
Please use these responses for the following:
(Provided = P; Not Provided = NP; Not Applicable = N/A)

Tidal and Non-Tidal Wetland Boundaries	P	
Wetland Buffers		P
Floodplain Boundaries and Elevations	N/A	
Streams and other Waterways	N/A	
Stream Buffers	N/A	
Forest Boundaries		N/A
Forest Buffers	N/A	
Critical Areas	N/A	
Steep Slopes (>25%)	N/A	
Erodible Soils	P	
Areas of High Recharge	N/A	
Springs		N/A
Soil Types and Hydrologic Soil Groups	P	
Bedrock and/or other Geologic Features	N/A	
Vegetative Cover		P
Existing Drainage Areas and Flow Patterns	P	
Existing Stormwater Outfalls	P	
Site and Resource Map field verified by a properly licensed design professional.	P	

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

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

Opportunities for afforestation identified. N/A

Wetland, stream and forest buffers enhanced and/or

expanded.				N/A

B. Site Fingerprinting and Development Layout

Locations of proposed impervious areas provided.	P			
Proposed contours (1' max intervals) and utilities shown.	P			
Preliminary locations of proposed Environmental Site Design (ESD) practices provided.		P		
Locations of stormwater outfalls and conveyance provided with offsite storm drains, culverts and grass channels with size and slope.		P		
Limit of disturbance and extent of clearing & grading.	P			
Site natural resources protected during construction. If site natural resources must be disturbed during construction, please include an explanation in the stormwater narrative.		N/A		
Better Site Design Techniques incorporated, including:				
Sheetflow and overland flow provided wherever possible	P			
Building footprint and site layout designed to protect conservation areas				N/A
Proposed streets, rights of way, and/or sidewalks with modifications to reduce impervious area		N/A		
Landscaped medians and/or cul-de-sacs		N/A		
Stormwater management features in medians or cul-de-sacs	N/A			
Private open road section with grass channels and/or biofilters				N/A
Minimize numbers of parking spaces and sizes		P		
Narrow frontages to reduce road length		N/A		
Site graded to encourage runoff from impervious areas to pervious areas or other natural conveyance systems	P			

C. Stormwater Narrative

Title Page includes:				
Job Name				P
Owner/Developer				P
Design Professional		P		
Date Prepared		P		
Seal and Signature (properly licensed Design Professional)	P			
Project is identified as new development or redevelopment. (Redevelopment projects have ≥40% total site imperviousness)	P			

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

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

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. ____P____

This checklist completed by ____Thomas Hall, PE #49860____ Date ___02/28/2023___

Mistletoe Hall, Lot 6C

SWM Computations and Report

December 2022

Prepared for:
Dan Lerian
10555 Lake Road
Easton, MD 21601
(410) 822-7777
danlerian@yahoo.com

12/22/2022

Charles P. Johnson & Associates

45 Old Solomons Island Rd. Suite 204, Annapolis, Md 21401
(410) 266-5599 Fax (410) 266-3871
email: thall@cpja.com

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Stormwater Management Concept 3
Proposed Conditions 4
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III – Minimum Control Requirements (SWM Ordinance 4.1) 5
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I - Narrative

Existing Conditions

This project, known as Mistletoe Hall, Lot 6C, is located at 28860 Fausley Wood Court in Easton. The project site is located on a parcel totaling approximately 1.56 acres. The site is zoned I-1 – Select Industrial District.

The site, in existing conditions, is unimproved. The site is stabilized with turf lawn. There are no steep slopes or other environmental features located onsite, though wetlands are located immediately to the North of the property. These wetlands are encompassed by a Forest Conservation Easement, dedicated to the Town of Easton during the original subdivision process. In existing conditions runoff from the site discharges to both the South and North of the property. The Northern discharge point discharges to the wetland and Forest Conservation Easement, while the Southern discharge point discharges to the public right-of-way of Mistletoe Drive.

There are two soil types located onsite, see Table 1-1 for the summary of the soils. There are no visible signs of erosion location onsite.

Table 1-1

Map Unit Symbol	*Map Unit Name*	*Hydric*	*Hydrologic Soil Group*	*K-Factor (Whole Soil)*
OtA	*Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain*	*Y**	*C/D*	*0.43*
MtcA	*Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain*	*Y**	*C*	*0.49*

**Soil contains potentially hydric components*

Resource Mapping

a. **Primary Environmental Features identified onsite:**
   1. **Streams** – There are no streams located onsite.
   2. **Stream Order** – N/A
   3. **Stream Buffers** – N/A
   4. **Wetlands and Wetland Buffers** – There are no wetlands or wetland buffers located onsite. Wetlands are located immediately to the North, however the buffer does not encroach on the subject property.
   5. **Floodplain** – The site lies within Flood Zone ‘X’ – Area of Minimal Flooding as shown on the FEMA flood insurance rate maps for Talbot County, Maryland. Map No. 24041C0187D, effective July 20, 2016.
   6. **Steep Slopes** – Steep slopes do not exist on the subject property.

b. **Secondary Environmental Features identified onsite:**
   1. **Critical Area** – This site is not located within the Chesapeake Bay Critical Area Overlay.
   2. **Soils** – There are two soil types located onsite, see Table 1-1 for a summary.

3. **Forests** – There are no forests located onsite. An existing Forest Conservation Easement is located immediately to the North of the property.
4. **Cultural Resources** – This site is not located within a Historic District and there are no other known Cultural Resources located onsite.
5. **Miscellaneous** – No additional secondary environmental features are known to exist onsite.

Stormwater Management Concept

a. Alternative Surfaces

1. **Greens Roofs** shall not be utilized as green roofs are not included in the architectural design.
2. **Pervious Pavements** shall not be utilized as this device typically works best in sandy soils and the areas available for this practice are being treated in other devices.
3. **Reinforced Turf** shall not be utilized as this device typically works best in sandy soils and the areas available for this practice are being treated in other devices.

b. Non-Structural Practices

1. **Rooftop Disconnects** shall not be utilized as this practice works best in sandy soils, and the rooftop is being treated in other devices.
2. **Non-rooftop Disconnects** will not be utilized as this practice works best in sandy soils, and the areas available for this practice are being treated in other devices.
3. **Sheet flow to Conservation Areas** will not be used as part of this development as the areas available for this practice are being treated in alternative, more efficient, practices.

c. Micro-Scale Practices

1. **Rainwater Harvesting** will not be used as there are no plans for greywater reuse, rendering this practice impractical.
2. **Submerged Gravel Wetlands** will not be used as the areas available for use in this practice are not large enough to maintain submerged flow conditions, which is vital to the functionality of this practice.
3. **Landscape Infiltration** will not be utilized as the areas available for this practice are being treated in more efficient practices.
4. **Infiltration Berms** will not be utilized as this practice works best in high infiltration rate soil and infiltration berms have limited capacity to meet ESDv requirements as a stand-alone practice, typically being use for pre-treatment for other devices.
5. **Drywells** shall not be utilized as the in-situ soils are HSG-C and are not conducive to infiltration.
6. **Micro-Bioretention** shall be utilized as this device will promote filtration of stormwater runoff. This device has not been designed with an underdrain system as the elevation of the site will not allow proper discharge. The device has been designed with an overflow weir to safely convey the larger 10-year storms.

7. **Rain Gardens** will be used as the areas available to drain to this practice are of allowable area. The Town of Easton Standard Detail for a Wet Soil Rain Garden (Std. Dtl. TOE-SWM-6.01-3) will be used in order to promote dewatering of the device.
8. **Swales** will not be used in this development as this practice is suitable for linear applications only.
9. **Enhanced Filters** will not be used as part of this development as the state minimums are being met with other devices.

Proposed Conditions

The owner of this property wishes to construct two buildings, along with a supporting parking lot. The property is currently undeveloped and will require no demolition prior to construction.

This development will provide stormwater management onsite, and a stable outfall for the drainage that leaves the site. Grading will only be performed where required to construct the buildings, parking lot, stormwater management, and to establish the drainage areas as shown on the development plans.

The existing site flow patterns will remain largely unchanged, while using minor grading and piping to support the use of the stormwater management. ESD measures will be implemented to the maximum extent practicable in order to meet the stormwater management requirements.

II - Environmental Site Design – ESDv

This site is being designed per the MDE 2000 Maryland Stormwater Management Manual. ESD devices are being proposed to the MEP and will adhere to the MDE Manual.

Per the Town of Easton Stormwater Management Ordinance (*'The Ordinance'*) planning techniques were implemented during the design process to ensure compliance with the applicable minimum control requirements. The discussion below outlines the various ways ESD was accomplished to the MEP.

a) Preserving and protecting natural resources
There are no sensitive environmental features located onsite.

b) Conserving natural drainage patterns.
Overall natural drainage patterns are largely left intact in the final development of this project. The Site Outfall locations will remain largely the same, and discharge conditions will not change as part of this development.

c) Minimizing impervious area
The proposed development is located near the front of the property in order to limit the amount of impervious required for the drive aisle and parking.

d) Reducing Runoff Volume

The entirety of the impervious surfaces will enter a stormwater management facility, reducing runoff leaving the site.

e) Using ESD practices to maintain 100 percent of the annual average predevelopment groundwater recharge volume
The proposed ESD practices meet and exceed the minimum recharge volume, required to maintain the groundwater recharge volume of the site.

f) Using green roofs, permeable pavement, reinforced turf, and other alternative surfaces
Green roofs are not included in the architectural design, and other alternative surface function best within sandy soils. The in-situ soils are HSG-C and do not lend themselves to the use of alternative surfaces.

g) Limiting soil disturbance, mass grading, and compaction
The proposed development is located near the front of the property, limiting the amount of disturbance and grading.

h) Clustering development
The proposed development is located near the front of the property, limiting the amount of impervious located onsite.

i) Any practices approved by the Administration
The proposed development will be treated using devices from Chapter 5 of the MDE Stormwater Design Manual.

Soils in the development areas have a type **'C'** HSG classification; therefore, the target RCN for woods in good condition is **70**. The proposed imperviousness for the site is **26%**. Using Table 5.3 from the MDE Manual yields a target rainfall depth (P_E) of **1.60** inches and a target runoff depth (Q_E) of **0.46** inches. From the initial computations, the minimum and target ESD volume is **2,625** cf, of which **213** cf needs to be recharge volume.

Stormwater management will be achieve using a combination of the practices discussed above.

III – Minimum Control Requirements (SWM Ordinance 4.1)

Per the Town of Easton Stormwater Management Ordinance Section 4.1 planning techniques, nonstructural practices, and design methods specified in the Design Manual shall be used to implement ESD to the MEP. Stormwater Management plans for development projects subject to the ordinance shall be designed using ESD sizing criteria, recharge volume, water quality volume, and channel protection storage volume criteria according to the Design Manual and that the MEP standard is met when channel stability is maintained, predevelopment groundwater discharge is replicated, nonpoint source pollution is minimized, and structural stormwater management practices are used only if determined to be absolutely necessary.

ESD Sizing Criteria (ESD_v)

The proposed stormwater management exceeds the minimum ESD_v for the site.

Recharge Volume (Re_v)
The proposed stormwater management will maintain the predeveloped groundwater recharge for the site.

Water Quality Volume (WQ_v)
The proposed stormwater management exceeds the required WQ_v as it also exceeds the required ESD_v for the site.

Channel Protection Volume (Cp_v)
Per Chapter 2 of the MDE Stormwater Management Manual this development is not subject to the Channel Protection Volume requirement.

Overbank Flood Protection Volume (Q_p)
While not required, the Overbank Flood Protection Volume was considered during the design phase of this project. The proposed stormwater management will aid in the reduction of runoff from the proposed development, allowing stormwater to be temporarily stored in the devices.

Attachments

Designer: TMH	Date: December 8, 2022	Checked By:	Date:
Title: Mistletoe Hall, Lot 6C			Job No.: 2022-5067
Subject: Stormwater Management Computations			Sheet No. of

Site Tabulations:

Location:	28860 Fausley Wood Ct							
Site Area:		67,891 sf	or	1.56 Ac.				
Soils:	HSG 'A' =	0 sf	or	0.00 Ac.	or	0 %	of Site	
	HSG 'B' =	0 sf	or	0.00 Ac.	or	0 %	of Site	
	HSG 'C' =	67,891 sf	or	1.56 Ac.	or	100 %	of Site	
	HSG 'D' =	0 sf	or	0.00 Ac.	or	0 %	of Site	

Impervious Surface Tabulations:

Proposed Impervious:	17,760 sf	or	0.41 Ac.
Alternative Surfaces:	0 sf	or	0.00 Ac.
Prop. Impervious:	**17,760 sf**	**or**	**0.41 Ac.**

Step 1: Determine SWM Requirements:

A. Determine Pre-Developed Conditions:

Soil Conditions and RCNs for "woods in good condition"

HSG	RCN*	Area	Percent
A	38	0.00 Ac.	0.00
B	55	0.00 Ac.	0.00
C	70	1.56 Ac.	100.00
D	77	0.00 Ac.	0.00

* RCN for "woods in good condition" (*AACo, Appx F*)
** Actual RCN is less than 30, use RCN = 38

Composite RCN for "woods in good condition"

RCN_{woods} = [(38x0.00ac)+(55x0.00ac)+(70x1.56ac)+(77x0.00ac)] / 1.56ac

RCN_{woods} = 70

Target RCN for "woods in good condition" = 70

B. Determine Target P_E Using Table 5.3

P_E = Rainfall used to size ESD practices

Proposed imperviousness (%I)

Impervious Area (from above): 17,760 sf

%I = Imperv. Coverage / Site Area = 17,760sf / 67,891sf = 26.16 % = 26 %

- Determine P_E from Table

Hydrologic Soil Group 'A'										
%I	RCN*	P_E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	40									
5%	43									
10%	46									
15%	48	**38**								
20%	51	40	**38**	**38**						
25%	54	41	40	39						
30%	57	42	41	39	**38**					
35%	60	44	42	40	39					
40%	61	44	42	40	39					
45%	66	48	46	41	40					
50%	69	51	48	42	41	**38**				
55%	72	54	50	42	41	39				
60%	74	57	52	44	42	40	**38**			
65%	77	61	55	47	44	42	40			
70%	80	66	61	55	50	45	40			
75%	84	71	67	62	56	48	40	**38**		
80%	86	73	70	65	60	52	44	40		
85%	89	77	74	70	65	58	49	42	**38**	
90%	92	81	78	74	70	65	58	48	42	**38**
95%	95	85	82	78	75	70	65	57	50	39
100%	98	89	86	83	80	76	72	66	59	40

Use P_E = 0 inches of rainfall as the target for ESD implementation

Hydrologic Soil Group 'B'										
%I	RCN*	P_E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	61									
5%	63									
10%	65									
15%	67	**55**								
20%	68	60	**55**	**55**						
25%	70	64	61	58						
30%	72	65	62	59	**55**					
35%	74	66	63	60	56					
40%	75	66	63	60	56					
45%	78	68	66	62	58					
50%	80	70	67	64	60					
55%	81	71	68	65	61	**55**				
60%	83	73	70	67	63	58				
65%	85	75	72	69	65	60	**55**			
70%	87	77	74	71	67	62	57			
75%	89	79	76	73	69	65	59			
80%	91	81	78	75	71	66	61			
85%	92	82	79	76	72	67	62	**55**		
90%	94	84	81	78	74	70	65	59	**55**	
95%	96	87	84	81	77	73	69	63	57	
100%	98	89	86	83	80	76	72	66	59	**55**

Use P_E = 0 inches of rainfall as the target for ESD implementation

Hydrologic Soil Group 'C'										
%I	RCN*	P_E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	74									
5%	75									
10%	76									
15%	78									
20%	79	**70**								
25%	80	72	**70**	**70**						
30%	81	73	72	71						
35%	82	74	73	72	**70**					
40%	84	77	75	73	71					
45%	85	78	76	74	71					
50%	86	78	76	74	71					
55%	86	78	76	74	71	**70**				
60%	88	80	78	76	73	71				
65%	90	82	80	77	75	72				
70%	91	82	80	78	75	72				
75%	92	83	81	79	75	72				
80%	93	84	82	79	76	72				
85%	94	85	82	79	76	72				
90%	95	86	83	80	77	73	**70**			
95%	97	88	85	82	79	75	71			
100%	98	89	86	83	80	76	72	**70**		

Use P_E = 1.6 inches of rainfall as the target for ESD implementation

Hydrologic Soil Group 'D'										
%I	RCN*	P_E = 1"	1.2"	1.4"	1.6"	1.8"	2.0"	2.2"	2.4"	2.6"
0%	80									
5%	81									
10%	82									
15%	83									
20%	84	**77**								
25%	85	78								
30%	85	78	**77**	**77**						
35%	86	79	78	78						
40%	87	82	81	79	**77**					
45%	88	82	81	79	78					
50%	89	83	82	80	78					
55%	90	84	82	80	78					
60%	91	85	83	81	78					
65%	92	85	83	81	78					
70%	93	86	84	81	78					
75%	94	86	84	81	78					
80%	94	86	84	92	79					
85%	95	86	84	82	79					
90%	96	87	84	82	79	**77**				
95%	97	88	85	82	80	78				
100%	98	89	86	83	80	78	**77**			

Use P_E = 0 inches of rainfall as the target for ESD implementation

Composite P_E

HSG	Area		P_E		
A	0	sf	0 in	0sf x 0.00in / 67,891sf =	0 in
B	0	sf	0 in	0sf x 0.00in / 67,891sf =	0 in
C	67,891	sf	1.6 in	67,891sf x 1.60in / 67,891sf =	1.6 in
D	0	sf	0 in	0sf x 0.00in / 67,891sf =	0 in
				Composite P_E =	**1.6 in**

C. Compute Q_E:

Q_E = Runoff depth used to size ESD practices

$Q_E = P_E * R_v$, where:

P_E = 1.6 in (Composite P_E from above)

R_v = 0.05 + (0.009)(I); I = 26.2 %

= 0.05 + 0.009 x (26.2)

= 0.29

Q_E = 1.6 " x 0.29

= 0.46 inches

ESD Target for the Project

P_E = 1.60 Inches

Q_E = 0.46 Inches

D. Compute Minimum ESD_V & Re_V for Site:

Required Minimum ESD_V for Site:

ESD_V = [(P_E) x (R_v) x (A)]/ 12

Where: P_E = 1.60 in. (WQ_V)

R_v = 0.05 + (0.009 x %I)

= 0.05 + (0.009 x 26%)

= 0.29

Site Area: = 67,891 sf or 1.56 ac

Target ESD_V = [(1.60 in.) x (0.29) x (67,891sf)] / 12 =

= **2,625 cf**

Required Minimum Recharge Volume (Re_V) for Site:

Re_V = [(S) x (R_V) x (A)]/ 12

Where:

HSG	Area	Recharge Factor		Net 'S'
A	0.00 Ac	0.38	0.00 ac x 0.38 / 1.56 ac	0.00
B	0.00 Ac	0.26	0.00 ac x 0.26 / 1.56 ac	0.00
C	1.56 Ac	0.13	1.56 ac x 0.13 / 1.56 ac	0.13
D	0.00 Ac	0.07	0.00 ac x 0.07 / 1.56 ac	0.00
			Composite 'S' =	**0.13**

R_V = 0.05 + (0.009 x %I)

= 0.05 + (0.009 x 26.16%)

= 0.29

Target Re_V = [(0.13) x (0.29) x (67,891sf)] / 12

= **213 cf**

MDE Section 5.4.3 - Micro-Scale Practices

DA-A1: ESD Practice (M-6) - Micro Bioretention 1

Contributing Drainage Area	=	19,700	sf	or	0.45 Ac.
Impervious Surfaces in DA	=	13,800	sf	or	0.32 Ac.
Percent Imperviousness (%I)	=	70	%	= 13,800 sf / 19,700 sf	
Minimum Surface Area (A_f)	=	394	sf	MINIMUM; 2% of Contributing DA	
Provided Surface Area (A_f)	=	869	sf	≥	394 sf O.K.

Concept Design Computations:

ESD_V = (P_E x R_v x DA)/12

where: P_E = 15 in x (A_f/DA) *(MDE Eqn 5.2)*

= 15 in x (869sf / 19,700sf)

P_E = 0.66 in. *(Concept Design Estimate)*

R_V = 0.05 + (0.009 x %I)

= 0.05 + (0.009 x 70%)

= 0.68

ESD_V = (0.66 in. x 0.68 x 19,700 sf) / 12

= 737 cf *(Concept Design Estimate)*

Re_V = [(S) x (R_V) x (A)]/ 12

= [(0.13) x (0.68) x (19,700sf)] / 12

= 102 cf

Final Design Computations:

Media Storage: Surface Area x Depth x Void Ratio

Mulch	=	0.25	ft	*Shredded Hardwood*
Filter Media	=	2	ft	*Bioretention Soil*
Choker Layer	=	0.5	ft	*#8 Stone*
Gravel Jacket	=	1	ft	*#57 Stone*
Enhanced Filter	=	0	ft	*#57 Stone Below Underdrain*
Total Depth	=	3.75	ft	

Media Storage/ESDv = 869 sf x 3.75 ft x 0.40

Media Storage/ESDv = 1,304 cf

Ponding Storage: Average of Water & Device Surface Area x Ponding Depth

Device Surface Area	=	869	sf
Ponding Water Surface Area	=	1,495	sf
Ponding Depth	=	1.00	ft

Ponding Storage = (869 sf + 1,495 sf) / 2 x 1.00 ft

1,182 cf

Ponding ESDv = Device Surface Area x Ponding Depth

= (869 sf x 1.00 ft)

= 869 cf

Total Storage = 2,486 cf **Total ESDv = 2,173 cf** **Total Re_v = 1405 cf**

P_E Provided = (12 x ESD_V)/(R_V x DA)

= (12 x 2,173cf)/(0.68 x 19,700sf)

= 1.95 in.

ESDv Max = (PE x Rv x DA)/12

= (2.7 x 0.68 x 19,700 sf) / 12

= 3,014 cf

TOTAL ESDv PROVIDED OK!

MDE Section 5.4.3 - Micro-Scale Practices

DA-B1: ESD Practice (M-7) - Rain Garden 1

Contributing Drainage Area	=	2,350	sf	or	0.05 Ac.
Impervious Surfaces in DA	=	1,450	sf	or	0.03 Ac.
Percent Imperviousness (%I)	=	62	%	= 1,450 sf / 2,350 sf	
Minimum Surface Area (A_f)	=	47	sf	MINIMUM; 2% of Contributing DA	
Provided Surface Area (A_f)	=	224	sf	≥	47 sf O.K.

Concept Design Computations:

ESD_V = (P_E x R_v x DA)/12

where: P_E = 10 in x (A_f/DA) *(MDE Eqn 5.2)*

= 10 in x (224sf / 2,350sf)

P_E = 0.95 in. *(Concept Design Estimate)*

R_V = 0.05 + (0.009 x %I)

= 0.05 + (0.009 x 62%)

= 0.61

ESD_V = (0.95 in. x 0.61 x 2,350 sf) / 12

= 113 cf *(Concept Design Estimate)*

Re_V = [(S) x (R_V) x (A)]/ 12

= [(0.13) x (0.61) x (2,350sf)] / 12

= 16 cf

Final Design Computations:

Media Storage: Surface Area x Depth x Void Ratio

Mulch Layer	=	0.25	ft	*Mulch*
Filter Media	=	1.5	ft	*Bioretention Soil*
Choker Layer	=	0	ft	*Pea Gravel*
Gravel Jacket	=	0.5	ft	*#57 Stone*
Total Depth	=	2.25	ft	

Media Storage/ESDv = 224 sf x 2.25 ft x 0.40

Media Storage/ESDv = **202 cf**

Ponding Storage: Average of Water & Device Surface Area x Ponding Depth

Device Surface Area	=	224	sf
Ponding Water Surface Area	=	318	sf
Ponding Depth	=	0.50	ft

Ponding Storage = (224 sf + 318 sf) / 2 x 0.50 ft

136 cf

Ponding ESDv = Device Surface Area x Ponding Depth

= (224 sf x 0.50 ft)

= **112 cf**

Total Storage = 338 cf **Total ESDv = 314 cf** **Total Re_v = 16 cf**

P_E Provided = (12 x ESD_V)/(R_V x DA)

= (12 x 314cf)/(0.61 x 2,350sf)

= **2.63 in.**

ESDv Max = (PE x Rv x DA)/12

= (2.7 x 0.61 x 2,350 sf) / 12

= **323 cf**

TOTAL ESDv PROVIDED OK!

MDE Section 5.4.3 - Micro-Scale Practices

DA-B2: ESD Practice (M-7) - Rain Garden 2

Contributing Drainage Area	=	2,700	sf	or	0.06 Ac.
Impervious Surfaces in DA	=	1,870	sf	or	0.04 Ac.
Percent Imperviousness (%I)	=	69	%	= 1,870 sf / 2,700 sf	
Minimum Surface Area (A_f)	=	54	sf	MINIMUM; 2% of Contributing DA	
Provided Surface Area (A_f)	=	224	sf	≥	54 sf O.K.

Concept Design Computations:

ESD_V = (P_E x R_v x DA)/12

where: P_E = 10 in x (A_f/DA) *(MDE Eqn 5.2)*

= 10 in x (224sf / 2,700sf)

P_E = 0.83 in. *(Concept Design Estimate)*

R_V = 0.05 + (0.009 x %I)

= 0.05 + (0.009 x 69%)

= 0.67

ESD_V = (0.83 in. x 0.67 x 2,700 sf) / 12

= 125 cf *(Concept Design Estimate)*

Re_V = [(S) x (R_V) x (A)]/ 12

= [(0.13) x (0.67) x (2,700sf)] / 12

= 16 cf

Final Design Computations:

Media Storage: Surface Area x Depth x Void Ratio

Mulch Layer	=	0.25	ft	*Mulch*
Filter Media	=	1.5	ft	*Bioretention Soil*
Choker Layer	=	0	ft	*Pea Gravel*
Gravel Jacket	=	0.5	ft	*#57 Stone*
Total Depth	=	2.25	ft	

Media Storage/ESDv = 224 sf x 2.25 ft x 0.40

Media Storage/ESDv = 202 cf

Ponding Storage: Average of Water & Device Surface Area x Ponding Depth

Device Surface Area	=	224	sf
Ponding Water Surface Area	=	318	sf
Ponding Depth	=	0.50	ft

Ponding Storage = (224 sf + 318 sf) / 2 x 0.50 ft

136 cf

Ponding ESDv = Device Surface Area x Ponding Depth

= (224 sf x 0.50 ft)

= 112 cf

Total Storage = 338 cf **Total ESDv = 314 cf** **Total Re_v = 16 cf**

P_E Provided = (12 x ESD_V)/(R_V x DA)

= (12 x 314cf)/(0.67 x 2,700sf)

= 2.08 in.

ESDv Max = (PE x Rv x DA)/12

= (2.7 x 0.67 x 2,700 sf) / 12

= 407 cf

TOTAL ESDv PROVIDED OK!

P_E Value Calculations:

SWM Summary Chart							
DA #	ESD Practice	DA	Storage Provided	ESD_V	Re_V	P_E Value	Net P_E Value
DA-A1:	Micro Bioretention 1	19,700 sf	2,486 cf	2,173 cf	1,405 cf	1.95 in.	1.95" x 19,700 sf / 67,891 sf = 0.57 in.
DA-B1:	Rain Garden 1	2,350 sf	338 cf	314 cf	16 cf	2.63 in.	2.63" x 2,350 sf / 67,891 sf = 0.09 in.
DA-B2:	Rain Garden 2	2,700 sf	338 cf	314 cf	16 cf	2.08 in.	2.08" x 2,700 sf / 67,891 sf = 0.08 in.
		sf	cf	cf	cf	in.	in.
		Totals:		**2,801 cf**	**1,436 cf**		**Total Net P_E Value = 0.74 in.**
		Target ESD_V:		**2,625 cf**	**213 cf**		**Target P_E = 1.60 in.**
					P_E Provided:		**(12 x 2,801cf) / (0.29 x 67,891sf) = 1.71 in.**

RECEIVED
OCT 04 2023
TOWN OF EASTON

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

Easton Staff Development Review

Property Information

Address	123 S. Washington Street, Easton MD 21601						
Tax Map	104	Grid	0000	Parcel	1987 & 1988	Lot	
Deed Refernce:	Liber	3015	Folio	380			
Plat Reference:	Liber	89	Folio	93			
Base Zoning District		CB	Historic District Y ☒ N ☐		Planning Redevelopment Y ☐ N ☒		

Purpose of Application / Description of Work:

Proposed Live-work building with commercial on the 1st floor and 6 residential units above.

Owner

Name	BBG, LLC		
Mailing Address	9 Federal Street, Easton MD 21601		
Telephone No.	N/A	Email	N/A

Applicant / Agent

Name	Paquin Design, c/o Brent Paquin		
Mailing Address	500 A Saddler Road, Grasonville MD 21638		
Telephone No.	443-496-0693	Email	brent@paquindesignbuild.com

Surveyor / Engineer

Name	Brett Ewing	License No.		Expiration Date	
Mailing Address	117 Bay Street, Easton MD 21601				
Telephone No.	410-822-8003	Email	bewing@leinc.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	10/3/23	
Printed Name of Applicant or Agent	Brett Ewing	

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

ESDR 23-21 / 2023-1032

Easton Staff Development Review Meeting Date **10/25/2023**

Completeness Check Date

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

Planning Commission Requir Y ☐ N ☐

BOZA Required Y ☐ N ☐

Historic District Commission Required Y ☐ N ☐

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature

Date

Revised 02-2019

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

RECEIVED
OCT 04 2023
TOWN OF EASTON

Site Plan, PUD, Planned Healthcare Application

Application Type

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

Subdivision Information

Name	N/A				
Original Property Size	Acres		Square Feet		
Telephone No.		Email			

Site Plan Information

Property Size	Acres	0.48	Square Feet	20,917
Structure's Floor Area	11,514	Structure's Square Feet	3838	
Area of Disturbance	0.48	Number of Dwelling Units	6	

Property Information

Address	123 S. Washington Street, Easton MD 21601						
Tax Map	104	Grid	0000	Parcel	1987 & 1988	Lot	
Deed Refernce:	Liber	3015	Folio	380			
Plat Reference:	Liber	89	Folio	93			
Base Zoning District	CB	Historic Y ☒ N ☐		Planned Redevelopment Y ☐ N ☒			
Source of Electricity	EUC						

Owner

Name	BBG, LLC		
Mailing Address	9 Federal Street, Easton MD 21601		
Telephone No.	N/A	Email	

Applicant or Agent

Name	Paquin Design, c/o Brent Paquin		
Mailing Address	500 A Saddler Road, Grasonville MD 21638		
Telephone No.	443-496-0693	Email	brent@paquindesignbuild.com

Surveyor / Engineer

Name	Brett Ewing	License No.		Expiration Date	
Mailing Address	117 Bay Street, Easton MD 21601				
Telephone No.	410-822-8003	Email	bewing@leinc.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	10/3/23
Printed Name of Applicant or Agent	Brett Ewing

For Office Use Only

Planning Commission Required	Y ☒ N ☐		
Planning Commission Meeting Date	11/16/2023		
Sketch Approval Date		Project No.	HD 23-109 / ESDR 23-21
Prelim/Dev. Approval Date		Application No.	2023-1032
Final Approval Date		Sketch Fee Paid	
Recordation Date		Develop. Fee Paid	

Revised 02-2019

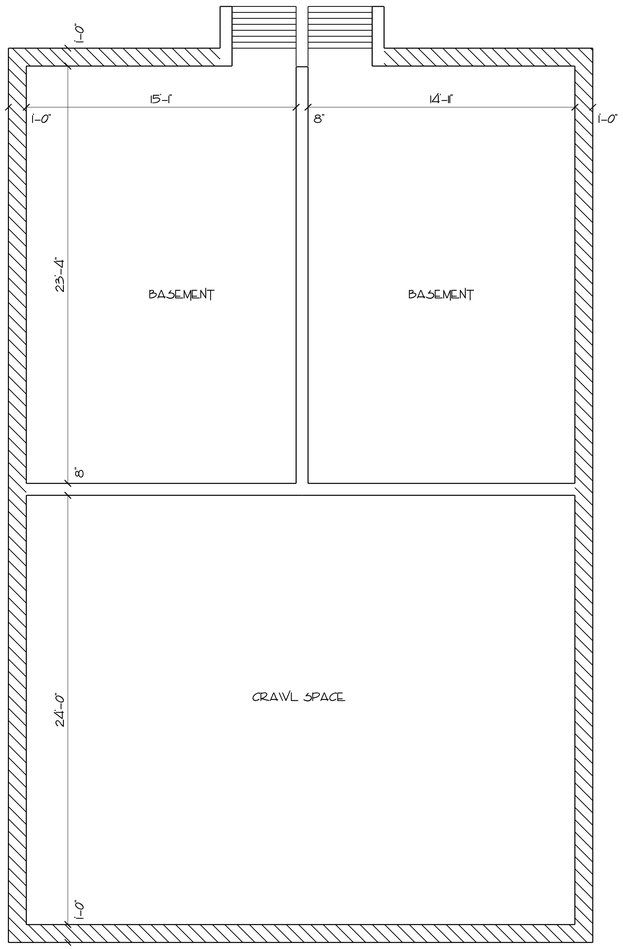
APPENDIX B

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.**

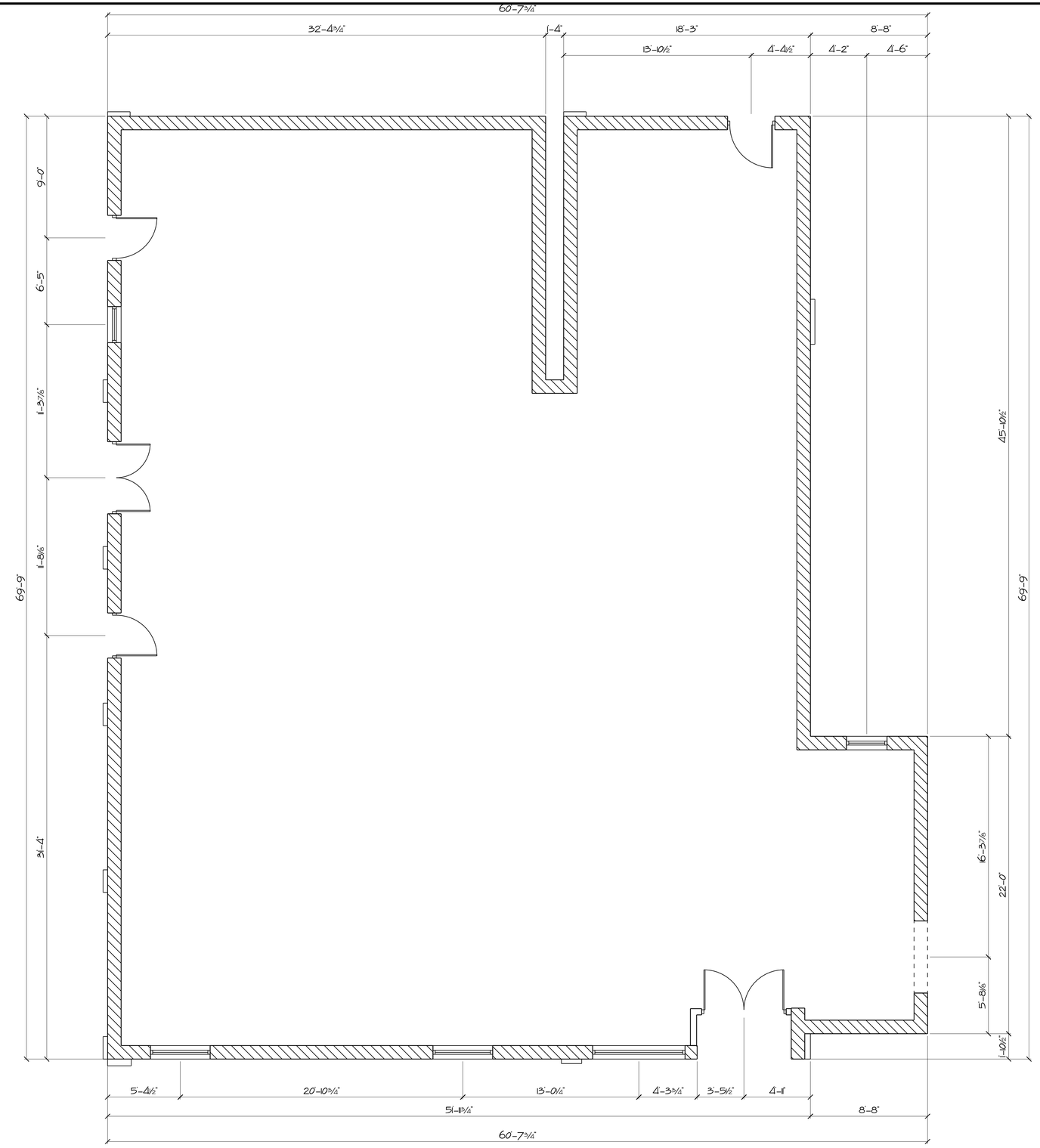
COMPLETE THE CHECKLIST AND SUBMIT IT WITH THE PLAN. IF AN ITEM IS NOT APPLICABLE, ENTER "N/A".

1. Location map, ✓
2. Boundary, ✓
3. Topography, NP
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. N/A
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. ✓
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. ✓
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. ✓



LOWER LEVEL PLAN

784 SQ. FT. SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

3765 SQ. FT. SCALE: 1/4" = 1'-0"

PAQUIN DESIGN/BUILD
RESIDENTIAL DRAFTING & DESIGN SERVICE
500A Saddler Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

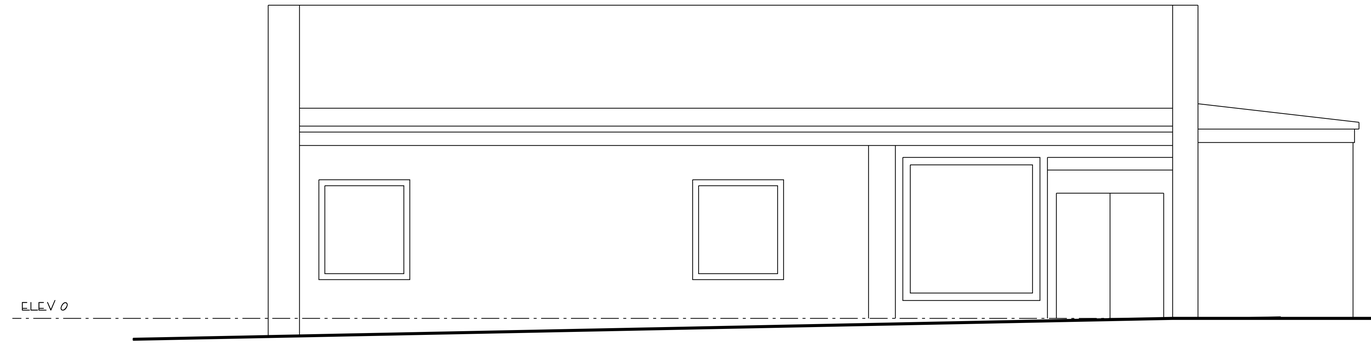
123 S. Washington Street
Easton, MD

Existing Floor Plans

SCALE: 1/4" = 1'-0"

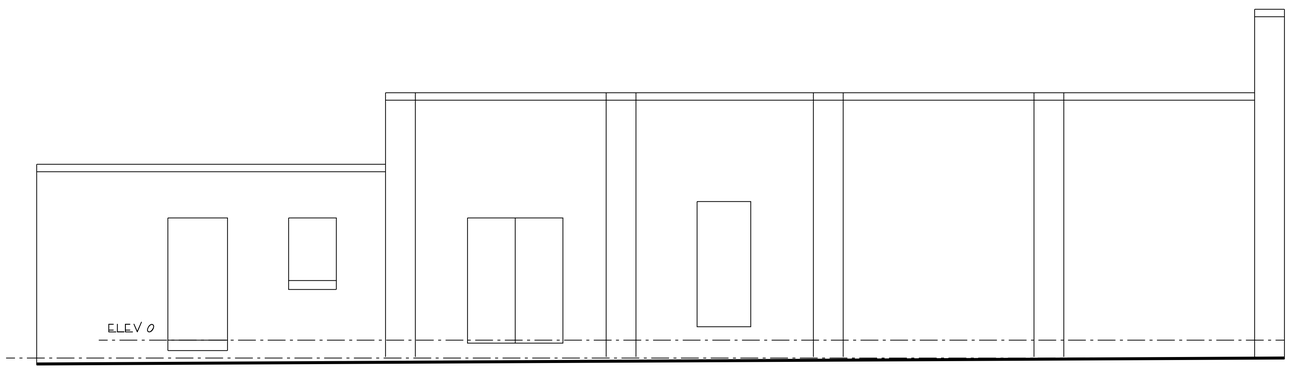
DATE: 12-16-20

EX-1



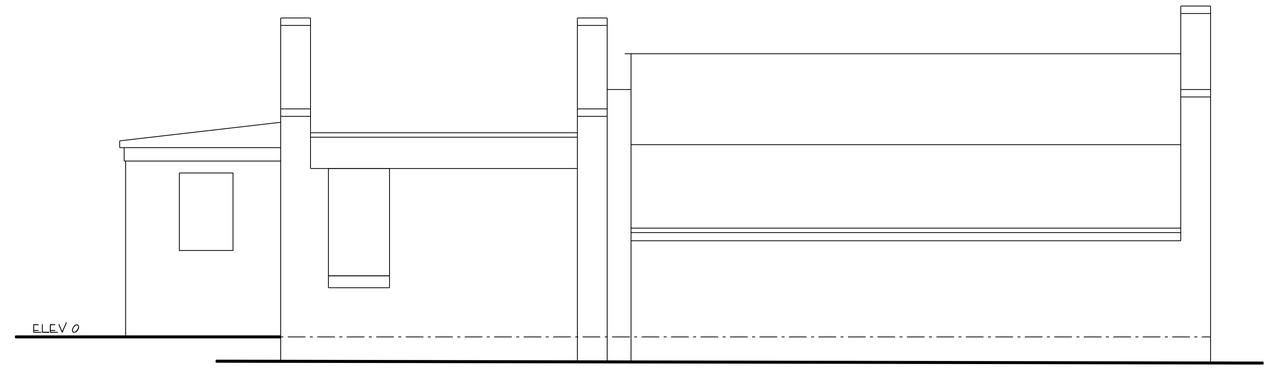
STREET SIDE ELEVATION

SCALE: 1/4" = 1'-0"



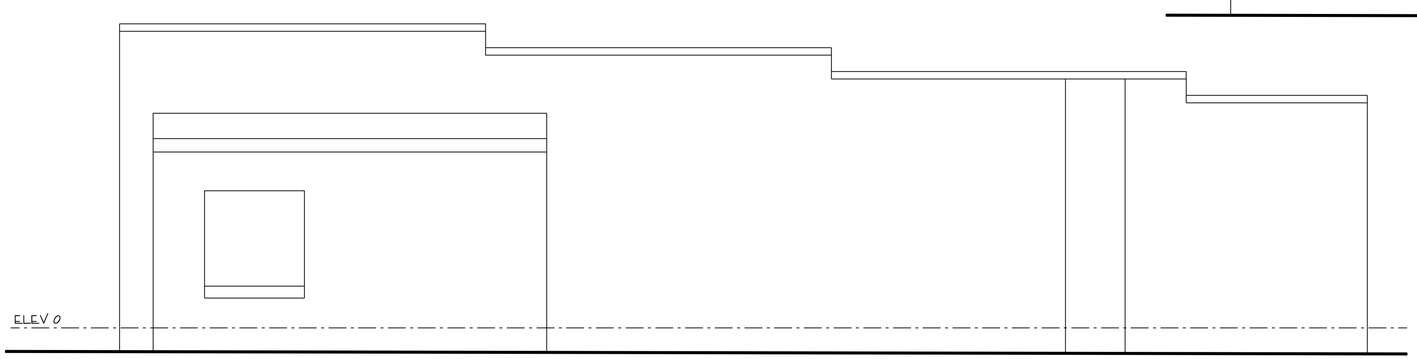
LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

PAQUIN DESIGN/BUILD
RESIDENTIAL DRAFTING & DESIGN SERVICE
500A Saddler Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

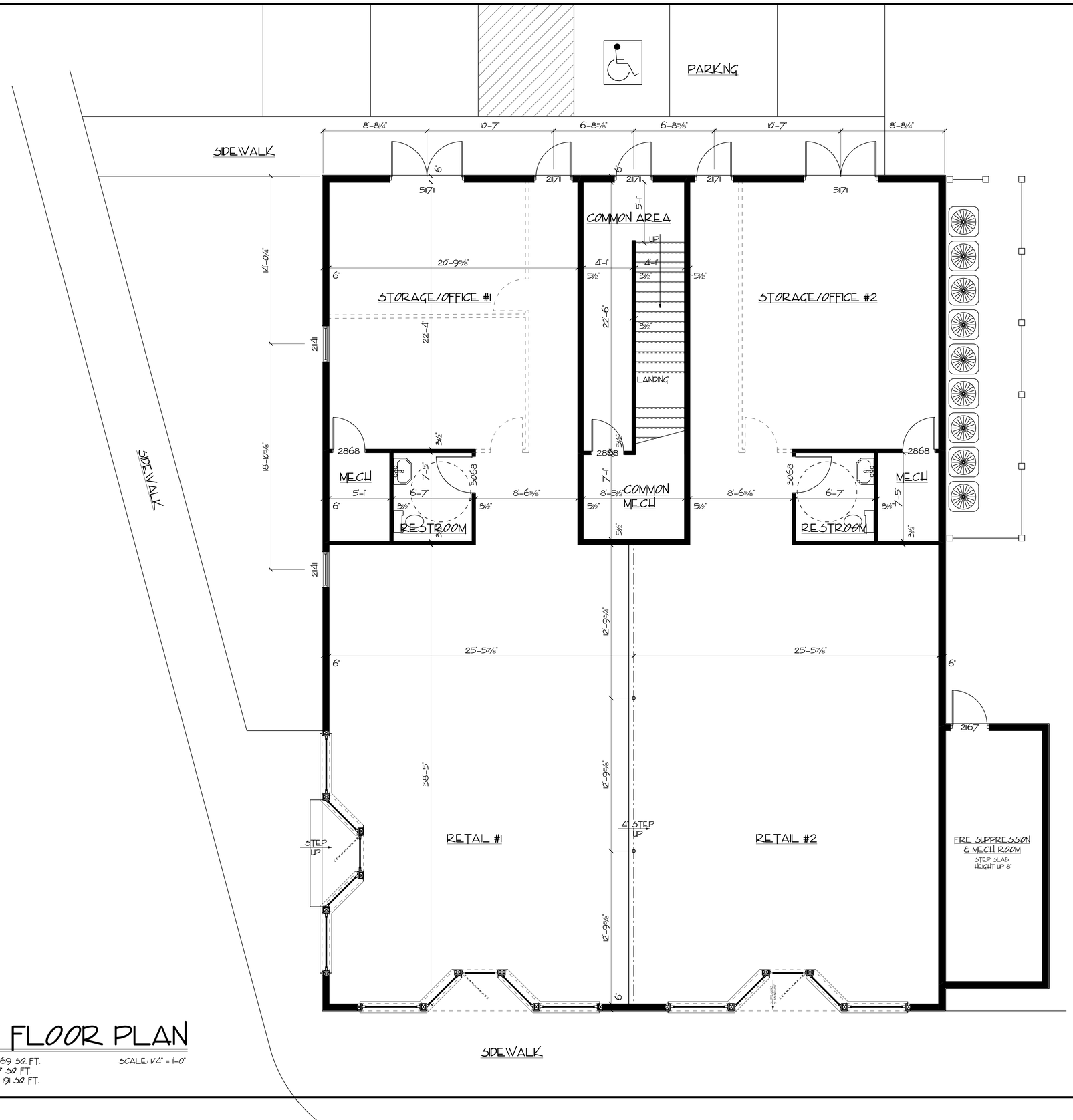
123 S. Washington Street
Easton, MD

Existing Elevations

SCALE:
1/4" = 1'-0"

DATE:
12-16-20

EX-2



FIRST FLOOR PLAN

TOTAL RETAIL: 3369 SQ. FT.
COMMON AREA: 257 SQ. FT.
FIRE SUPPRESSION 191 SQ. FT.

SCALE: 1/4" = 1'-0"

PAQUIN DESIGN/BUILD
RESIDENTIAL DRAFTING & DESIGN SERVICE
500A Saddler Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

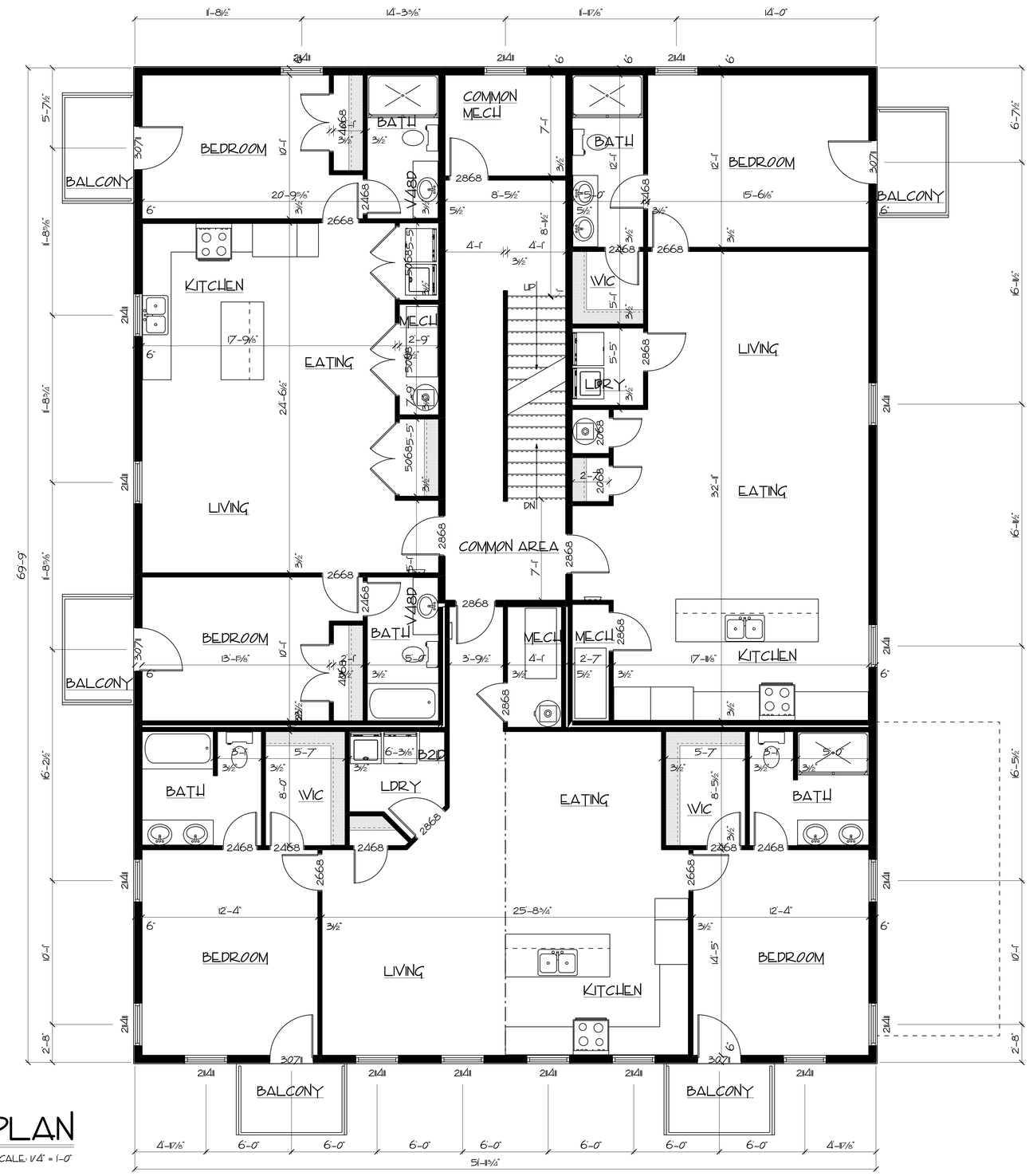
123 S. Washington Street
Easton, MD

Proposed
First Floor Plan

SCALE:
1/4" = 1'-0"

DATE:
7-17-23

A-1



SECOND FLOOR PLAN

SMALL 2 BED APART: 1003 SQ. FT.
1 BEDROOM APART: 1003 SQ. FT.
LARGE 2 BED APART: 1297 SQ. FT.
COMMON AREA: 316 SQ. FT.

SCALE: 1/4" = 1'-0"

PAQUIN DESIGN/BUILD
RESIDENTIAL DRAFTING & DESIGN SERVICE
500A Saddler Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

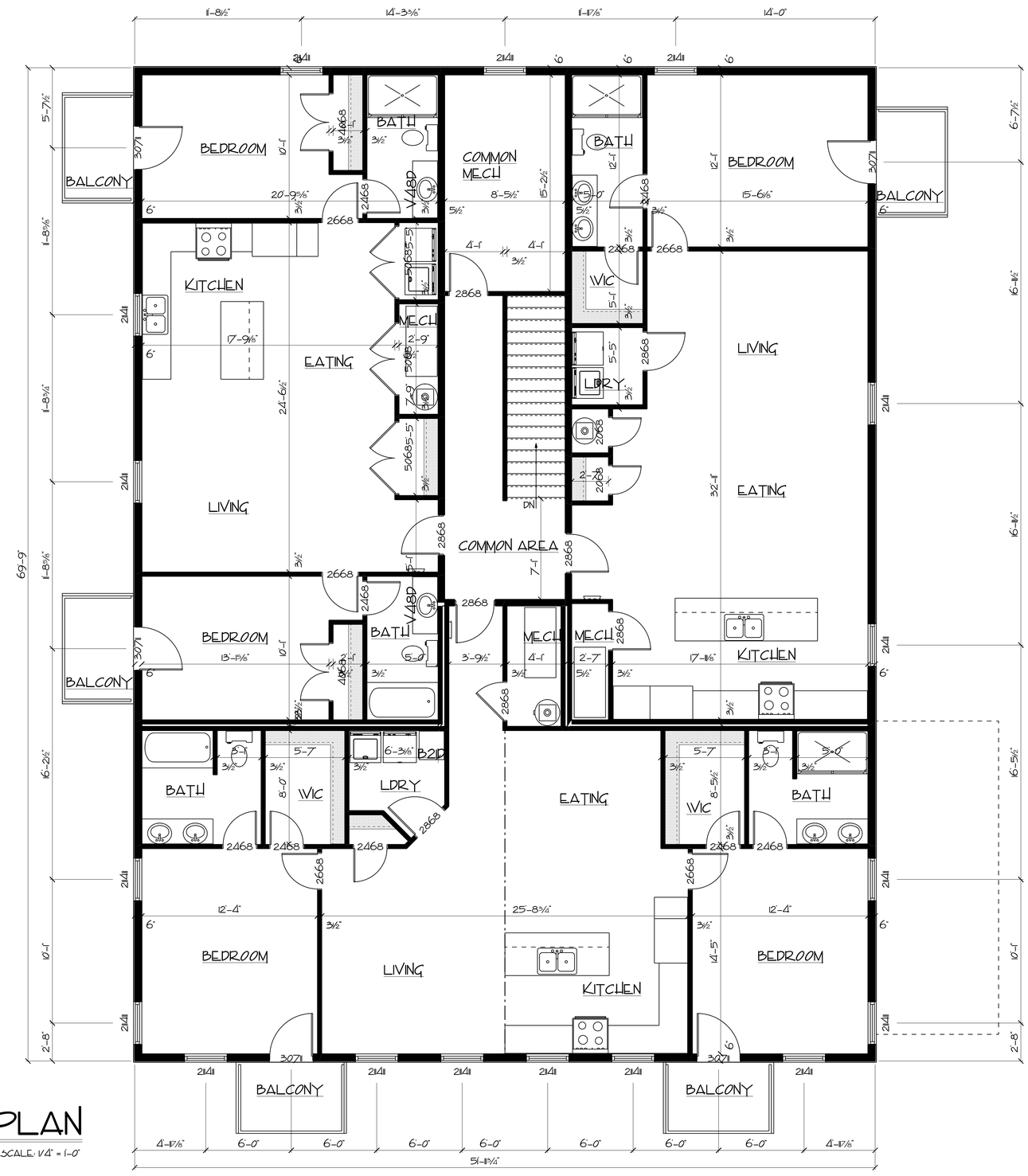
123 S. Washington Street
Easton, MD

Proposed
Second Floor Plan

SCALE: 1/4" = 1'-0"

DATE: 7-17-23

A-2



THIRD FLOOR PLAN

SMALL 2 BED APART: 1003 SQ. FT.
1 BEDROOM APART: 1003 SQ. FT.
LARGE 2 BED APART: 1297 SQ. FT.
COMMON AREA: 316 SQ. FT.

SCALE: 1/4" = 1'-0"

PAQUIN DESIGN/BUILD
RESIDENTIAL DRAFTING & DESIGN SERVICE
500A Saddler Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

123 S. Washington Street
Easton, MD

Proposed
Third Floor Plan

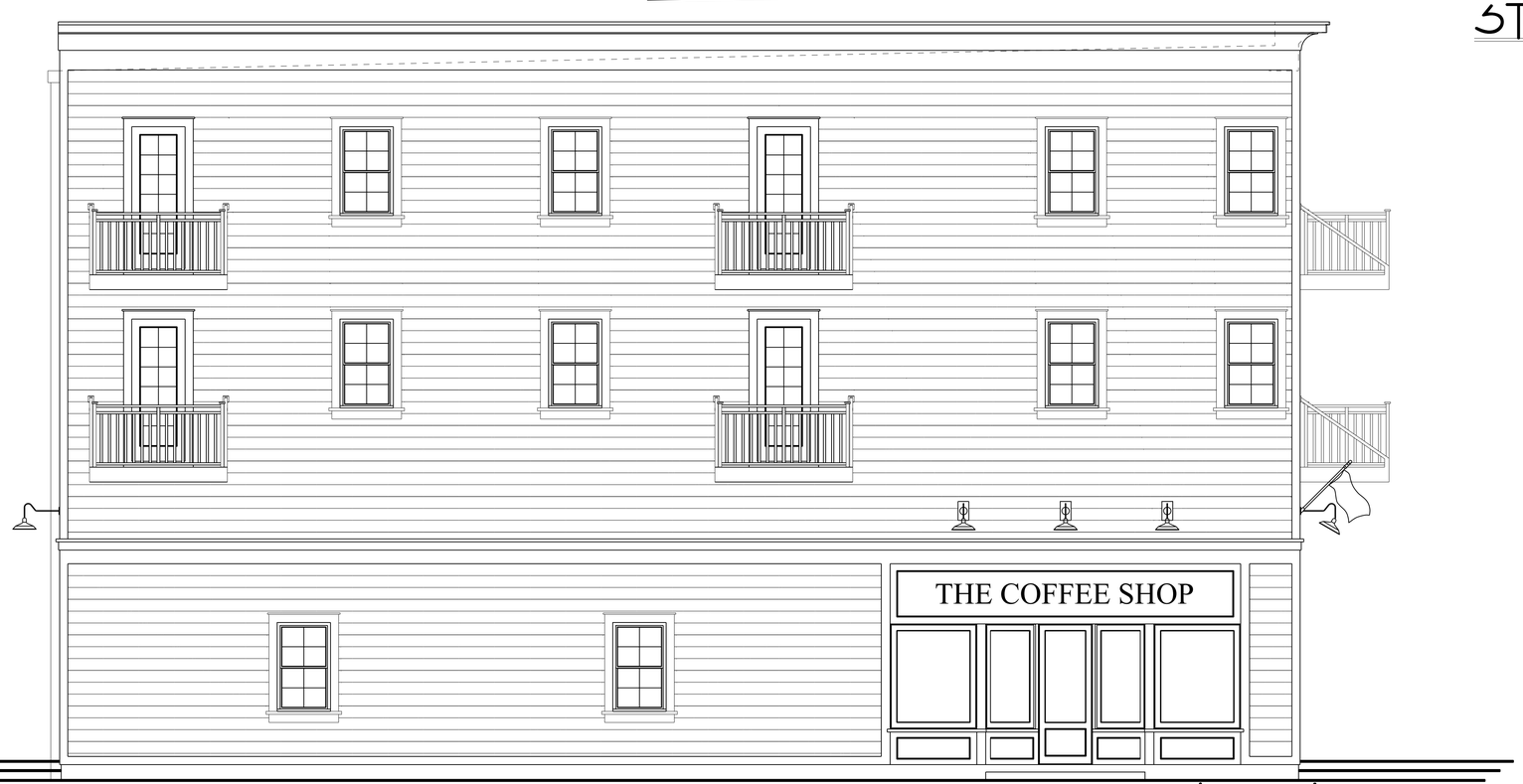
SCALE: 1/4" = 1'-0"

DATE: 7-17-23

A-3

STREET SIDE ELEVATION

SCALE: 1/4" = 1-0"



LEFT SIDE ELEVATION

SCALE: 1/4" = 1-0"

PAQUIN DESIGN/BUILD
RESIDENTIAL DRAFTING & DESIGN SERVICE
500A Saddler Road, Grasonville, Maryland 21638
PHONE: 410-643-7811 E-MAIL: Brent@PaquinDesignBuild.com

REVISIONS:

123 S. Washington Street
Easton, MD

Proposed Elevations

SCALE: 1/4" = 1'-0"

DATE: 7-17-23

A-4

PREPARED FOR: PAQUIN DESIGN/ BUILD
500-A SADLER ROAD
GRASONVILLE, MARYLAND 21638
(410) 643-7811

PROPERTY OWNER: HENRY CAPITAL EASTON, LLC
PROPERTY ADDRESS: 205 S. HANSON STREET
EASTON, MD 21601

PARCEL 1987: 123 S WASHINGTON STREET
EASTON, MARYLAND 21601

DEED REFERENCE: 3015/380

PLAT REFERENCE: 89/93

WARD DISTRICT: LOCATED WITHIN WARD 4 OF THE TOWN OF EASTON

PURPOSE STATEMENT

THE APPLICANT PROPOSES TO DEVELOP THE PARCEL AS SHOWN HEREON WITH A 3-STORY LIVE/ WORK BUILDING (1ST FLOOR COMMERCIAL WITH 6 RESIDENTIAL UNITS ABOVE).

SITE NOTES

ZONING CLASSIFICATION: CB (CENTRAL BUSINESS COMMERCIAL DISTRICT)
SETBACKS: (AS LISTED OR EXISTING)
FRONT- 25' (ESTABLISHED FRONT BUILDING LINE OF THE BLOCK)
SIDE- 0'
REAR- 15' (ESTABLISHED FRONT BUILDING LINE OF THE BLOCK)

PROPOSED SETBACK:
FRONT: 0.4'± / 0.2'±
SIDE: 3'±
REAR: 126'±

MAXIMUM LOT COVERAGE (BUILDING & STRUCTURES): 90%; PROPOSED 48%

EXISTING CONDITIONS: 20,917 SF; 0.48 ACRES- EXISTING SITE WITH MULTIPLE ABANDONED BUILDINGS

PROPOSED DEVELOPMENT: 3-STORY LIVE/ WORK BUILDING
(1ST FLOOR COMMERCIAL W/ 6 RESIDENTIAL UNITS ABOVE)

BUILDING HEIGHT: 60' ALLOWED HEIGHT
42' PROPOSED HEIGHT

LIGHTING: LOW CUT-OFF SHIELDED LUMINARIES AT 18' HEIGHT & WILL NOT SHINE OFF-SITE GREATER THAN 1-FOOT CANDLE

REFUSE/TRASH: CONTAINED IN DUMPSTER WITHIN GATED FENCE STRUCTURE AT REAR OF SITE

HISTORIC DISTRICT APPROVAL DATE: 9/25/23

PARKING CALCULATIONS

PARKING REQUIRED: NONE REQUIRED WITHIN THE CB ZONING DISTRICT
PARKING PROPOSED: 15 SPACES (INCLUDING 1 ADA SPACE)

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 12-23-20.

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

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR THE TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

STORMWATER MANAGEMENT COMPLIANCE

STORMWATER MANAGEMENT: QUANTITY AND ESD PROVIDED ON SITE IN MICRO-BIORETENTION FACILIY SEE STORMWATER MANAGEMENT CONCEPT REPORT INCORPORATED HEREIN WITH THIS SKETCH PLAN SUBMITTAL

SWM QUANTITY SUMMARY CHART

PRACTICE	DA (ACRES)	IMPERVIOUS (ACRES)	RCN	Tc (MINUTES)	PRE 2 YEAR	POST 2 YEAR	W.S.E.	PRE 10 YEAR	POST 10 YEAR	W.S.E.	PRE 100 YEAR	POST 100 YEAR	W.S.E.
M-6	0.41	0.23	90	5.00	1.68	1.41	27.75	2.84	2.18	27.93	4.24	3.13	28.27

ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN.)	ACTUAL PE (IN.)	TARGET ESDv ($FT.^3$)	ACTUAL ESDv (ft^3)
1	M-6	Micro-Bioretention	On-Site	90	403752.7463'	1575552.7208'	0.41	0.23	0.012	1.0"	1.0"	296	786
2													
3													
4													
5													
6													
7													
8													
9													
10													
TOTAL/ AVERAGE													

Note - This project is subject to re-development requirements

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1- INTEGRATED USES ARE DESIRABLE- THIS DEVELOPMENT PROPOSAL PROVIDES AN APPROPRIATE LOCATION FOR COMMERCIAL USES AND WALKABLE RESIDENTIAL APARTMENTS WITHIN THE TOWN OF EASTON'S CENTRAL BUSINESS DISTRICT.

PRINCIPLE #2- NATURAL FEATURES SHOULD DETERMINE DESIGN- NO COMPELLING NATURAL FEATURES; SITE LAYOUT ORIENTED TO ENHANCE THE CURRENT STREET SCAPE.

PRINCIPLE #3- AUTOMOBILES SHOULD NOT DETERMINE DESIGN- PARKING FOR COMMERCIAL PATRONS AND RESIDENTIAL UNITS PROVIDED TO THE REAR OF THE BUILDING.

PRINCIPLE #4- AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN & AROUND NEIGHBORHOODS- USABLE OPEN SPACE NOT APPLICABLE IN THE CB DISTRICT. LOCATION PROVIDES ACCESS TO PUBLIC PEDESTRIAN CONNECTIONS.

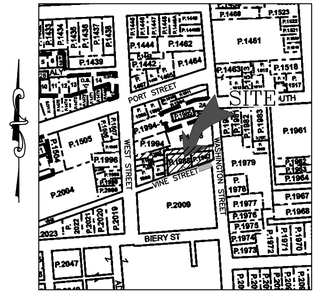
PRINCIPLE #5- ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT- THIS PROJECT RECIEVED HISTORIC DISTRICT APPROVAL 9/25/23.

PRINCIPLE #6- SIGNS SHOULD INFORM BUT NOT DOMINATE- SIGNAGE, SIMPLE AND PER CODE.

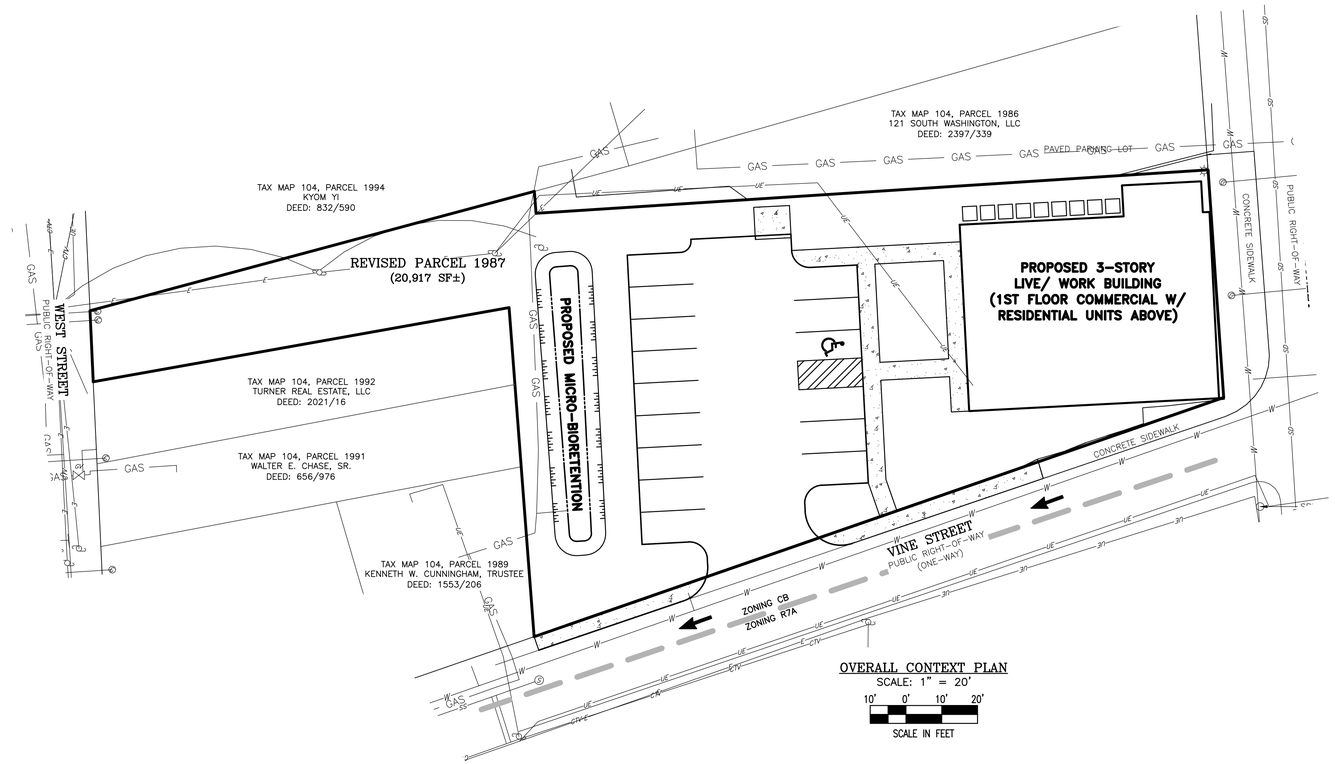
PRINCIPLE #7- NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES- THE PROPOSED LIVE/ WORK BUILDING SHALL OFFER A UNIQUE AND DIVERSE OPPORTUNITY WHICH IS CONSISTENT WITH THE LAND USE MIX THAT CURRENTLY EXISTS WITHIN THE TOWN OF EASTON'S CENTRAL BUSINESS COMMERCIAL DISTRICT.

PRINCIPLE #8- RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES- NOT APPLICABLE TO THIS APPLICATION

PRINCIPLE #9- NEIGHBORHOODS SHOULD CONNECT- NOT SPECIFICALLY APPLICABLE TO THIS APPLICATION. SIDEWALKS TO BE EXTENDED ALONG PROPERTY FRONTAGE.



VICINITY MAP
SCALE: 1" = 300'
150' 0' 150' 300'
SCALE IN FEET



OVERALL CONTEXT PLAN
SCALE: 1" = 20'
10' 0' 10' 20'
SCALE IN FEET

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.

PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

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

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

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. 60891 , Expiration Date: 04/13/2025.

SEAL
STATE OF MARYLAND
BRIAN C. WALLACE
No. 60891
PROFESSIONAL ENGINEER
10-4-23
DATE

SKETCH SITE PLAN & SPECIFICATIONS

ON THE LANDS OF
HENRY CAPITAL EASTON, LLC

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1987

ISSUED FOR: ESDR SUBMITTAL
DATE: 10/04/23 BY: BCE

SHEET No. 1 OF 2
DATE: 10/04/23
SCALE: AS NOTED
JOB No. 230302
FILE No. B998

Date: 10/04/2023 - 10:28am User: wbarnhart Project Manager: BCE
Drawing Path: J:\2023\0300\230302\Civil3D-230302\Dwg\Plats\CSK-PLTS-230302.dwg
XREF File(s): VLD-BASE-230302/CSK-BASE-230302/XRN-BASE-230302/RAR-BASE-230302/CBS-ESDR-BASE-2436-230302/RLD-EUC-BASE-230302

LANDSCAPE KEY

2" CALIPER MINIMUM CANOPY OR STREET TREES
(OAK, MAPLE TYPES)

8' HEIGHT MINIMUM EVERGREEN TREES
(WHITE PINE, SPRUCE, ARBORVITAE, HOLLY, LOBLOLLY TYPES)

SHRUBS/ SHRUB MASS, OR GROUND COVER

STORMWATER MANAGEMENT ESD LANDSCAPING MASS /
PERENNIAL MIX WITH SHRUBS AND GRASSES

LEGEND

- IRON ROD FOUND
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- LAMP POLE

NOTE: THE LAYOUT AS SHOWN HEREON IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

ON-SITE LANDSCAPE REQUIREMENTS PER 28-1014.6.D.

1. AT A MINIMUM 1 TREE/750 SF OF BUILDING FOOTPRINT (3,838 SF) = 5 TREES REQUIRED

   PARKING HEDGE: EVERGREEN SHRUB HEDGE REQUIRED AS SHOWN TO SCREEN PARKING LOT

BUFFERYARDS: NONE REQUIRED

PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS

No.	DATE	DESCRIPTION	BY

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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. 60891 , Expiration Date: 04/13/2025.

SEAL

STATE OF MARYLAND
BRIAN W. WALLACE
60891
PROFESSIONAL ENGINEER

10-4-23

DATE

SKETCH SITE PLAN

ON THE LANDS OF
HENRY CAPITAL EASTON, LLC

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1987

ISSUED FOR:	DATE:	BY:
ESDR SUBMITTAL	10/4/23	BCE

SHEET No. 2 OF 2	DATE:	10/04/23
	JOB No.	230302
SCALE: AS NOTED	FILE No.	B998

Date: 10/04/2023 - 10:28am User: wbarnhart Project Manager: BCE
Drawing Path: J:\2023\0300\230302\Civil3D-230302\Dwg\Plats\CSK-PLTS-230302.dwg | 2
XREF File(s): VLD-BASE-230302/CSK-BASE-230302/XRN-BASE-230302/RAR-BASE-230302/CBS-ESDR-BASE-2436-230302/RLD-ELIC-BASE-230302

PROPERTY OWNER: BBG, LLC
PROPERTY ADDRESS:

PARCEL 1987: 123 S WASHINGTON STREET
EASTON, MARYLAND 21601
PARCEL ID: 01–005847

PARCEL 1988: VINE STREET
EASTON, MARYLAND 21601
PARCEL ID: 01–016180

PARCEL 1993: 120 S WEST STREET
EASTON, MARYLAND 21601
PARCEL ID: 01–016199

DEED REFERENCE: 2797/309
PLAT REFERENCE: 89/12

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO ABANDON TWO PRIVATE ALLEYS, ONE RIGHT–OF–WAY, AND THE PROPERTY LINES BETWEEN TAX PARCEL 1993; TAX PARCEL 1988; TAX PARCEL 1987, DEED PARCEL 1; AND TAX PARCEL 1987, DEED PARCEL 2 WITH ONLY ONE PARCEL REMAINING, REVISED PARCEL 1987.

SITE NOTES

ZONING CLASSIFICATION: CR (CENTRAL BUSINESS COMMERCIAL)
SETBACKS: (AS LISTED OR EXISTING)
FRONT– 25'
SIDE– 0'
REAR– 15'

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON 12–23–20.

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

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND L0YF (PID DK7414) COMBINED FACTOR: 0.99995360. THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

LAND SHOWN UPON THIS PLAT MAY CONTAIN NON–TIDAL WETLANDS REGULATED UNDER COMAR 08.0504; THE FEDERAL WATER POLLUTION ACT SECTION 404; OR THE RIVERS HARBOR ACT SECTION 10. DEVELOPMENT AND CONSTRUCTION WITHIN WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

ALL STREETS, ALLEYS AND STREET WIDENINGS, PARKS AND OTHER LANDS INTENDED FOR PUBLIC USE ARE RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE TOWN OF EASTON.

A UTILITIES DISTRIBUTION RIGHT–OF–WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND TEN (10) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY AND FIVE (5) FEET IIN WIDTH ON EACH SIDE OF SIDE LOT LINS.

ALL EASEMENTS SHOWN HEREON UNLESS OTHERWISE LABELED AS "PRIVATE" ARE HEREBY DEDICATED FOR PUBLIC USE.

THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE, UPON RESUBDIVISION, SUCH UTILITY EASEMENTS WHICH HAVE NOT BEEN ACCEPTED BY USE THEREOF, UPON RECEIVING APPROVAL FROM THE TOWN ENGINEER.

BUILDING PERMITS SHALL BE ISSUED ONLY IF SUFFICIENT CAPACITY IS AVAILABLE IN THE COMMUNITY WATER SUPPLY SYSTEM, SEWERAGE SYSTEM, AND SOLID WASTE ACCEPTANCE FACILITY SERVING THE PROPERTY.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR THE TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO BBG, LLC THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A LINE ABANDONMENT PLAT OF ALL OF THE LANDS CONVEYED TO BBG, LLC BY DEED DATED JANUARY 20, 2021 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2797, AT FOLIO 309. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2021, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

6/4/21
DATE

JEFFERSON EWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

OWNER'S CERTIFICATE

BBG, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

BBG, LLC

PAUL PRAGER, MANAGING MEMBER — DATE 6.4.21

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF June, 20 21

NOTARY — DATE 6.4.21

MY COMMISSION EXPIRES 6.14.25

KRISTEN PAYNE
MY COMMISSION EXPIRES
JUNE 14, 2025
NOTARY PUBLIC
TALBOT COUNTY, MD

TALBOT COUNTY HEALTH DEPARTMENT

THIS REVISION PLAT IS APPROVED BY THE TALBOT COUNTY HEALTH DEPARTMENT.

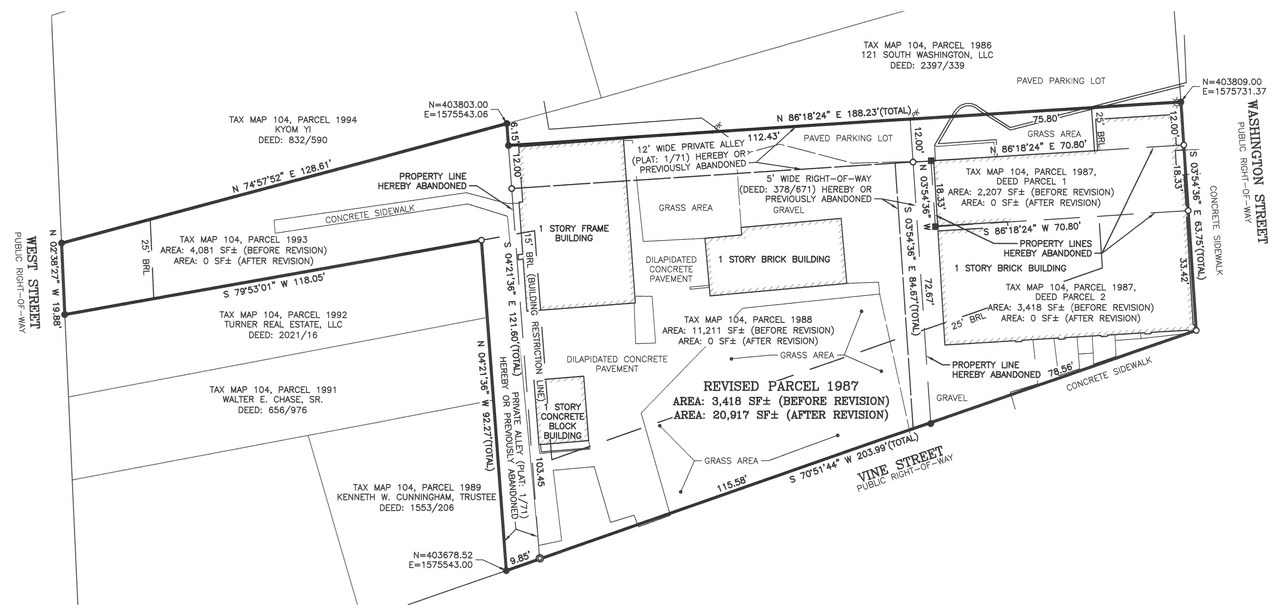
REVISED TAX PARCEL 187 IS SERVED WITH PUBLIC WATER AND PUBLIC SEWER

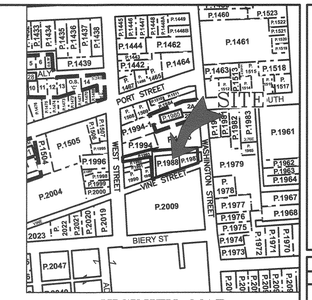
TALBOT COUNTY APPROVING AUTHORITY — DATE 6/9/21

APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE 6/17/2021

THE TOWN PLANNER — DATE 6/17/21





VICINITY MAP
SCALE: 1" = 300'
150' 0' 150' 300'
SCALE IN FEET

LEGEND

- LIGHT POLE
- PK NAIL
- IRON ROD FOUND
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- STONE FOUND

20' 10' 0' 10' 20' 40'
SCALE IN FEET

NAD 83 (2011)
MD COORDINATE SYSTEM

KMD
89/93
June 21, 2021

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E–mail: general@lanelnc.com
117 Bay St. Easton, MD 21601 (410) 822–8003
15 Washington St. Cambridge, MD 21613 (410) 221–0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758–2095

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STATE OF MARYLAND
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PROPERTY LINE SURVEYOR
No. 363
REGISTERED
6/4/21
DATE

LINE ABANDONMENT PLAT

ON THE LANDS OF
BBM, LLC

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104, GRID EA, PARCELS 1993, 1987, 1988

ISSUED FOR:	DATE:	BY:
CLIENT REVIEW	04–15–21	BCE
RECORDATION	06–04–21	BCE

SHEET No. 1 OF 1	DATE: 04–15–21
	JOB No. 200571
SCALE: AS NOTED	FILE No. B998

© LANE ENGINEERING, LLC

Date: 06/04/2021 – 9:30am User: scopp Project Manager: BCE
Drawing: P:\2020\200571\DWG\200571-PLTS-200571.dwg | ABANDONMENT
Layout(s): RAR–BASE–200571/ALD–BASE–200571/VBS–BASE–2436–200571
XREF File(s): RAR–BASE–200571/ALD–BASE–200571/VBS–BASE–2436–200571

APPENDIX B-2

SKETCH STORMWATER MANAGEMENT PLAN
SUBMITTAL CHECKLIST

EFFECTIVE MAY 4, 2010

NOTE: THE FOLLOWING CHECKLIST REPRESENTS THE MINIMUM INFORMATION TO BE SUBMITTED FOR SUPPORT OF A STORMWATER MANAGEMENT CONCEPT PLAN, SITE DEVELOPMENT PLAN, AND/OR FINAL DESIGN PLAN. THE TOWN MAY REQUEST ADDITIONAL INFORMATION AS DEEMED NECESSARY.

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.

I. Sketch Plan Submittal

A. Site and Resource Map

Natural Resources Identified on Plan, including, but not limited to:
Please use these responses for the following:
(Provided = P; Not Provided = NP; Not Applicable = N/A)

Tidal and Non-Tidal Wetland Boundaries N/A
Wetland Buffers N/A
Floodplain Boundaries and Elevations N/A
Streams and other Waterways N/A
Stream Buffers N/A
Forest Boundaries N/A
Forest Buffers N/A
Critical Areas N/A
Steep Slopes (>25%) N/A
Erodible Soils N/A
Areas of High Recharge N/A
Springs N/A
Soil Types and Hydrologic Soil Groups N/A
Bedrock and/or other Geologic Features N/A
Vegetative Cover P
Existing Drainage Areas and Flow Patterns P
Existing Stormwater Outfalls P
Site and Resource Map field verified by a properly licensed design professional. P

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

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

Opportunities for afforestation identified. N/A

Wetland, stream and forest buffers enhanced and/or

expanded. N/A

B. Site Fingerprinting and Development Layout

Locations of proposed impervious areas provided. P

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

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

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

Limit of disturbance and extent of clearing & grading. P

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

Better Site Design Techniques incorporated, including:

Sheetflow and overland flow provided wherever possible P
Building footprint and site layout designed to protect conservation areas N/A
Proposed streets, rights of way, and/or sidewalks with modifications to reduce impervious area N/A
Landscaped medians and/or cul-de-sacs N/A
Stormwater management features in medians or cul-de-sacs N/A
Private open road section with grass channels and/or biofilters N/A

Minimize numbers of parking spaces and sizes P
Narrow frontages to reduce road length N/A
Site graded to encourage runoff from impervious areas to pervious areas or other natural conveyance systems P

C. Stormwater Narrative

Title Page includes:

Job Name P
Owner/Developer P
Design Professional P
Date Prepared P
Seal and Signature (properly licensed Design Professional) P

Project is identified as new development or redevelopment. (Redevelopment projects have ≥40% total site imperviousness) P

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

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

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. OK

This checklist completed by [signature] Date 10/4/23

CONCEPT STORMWATER MANAGEMENT REPORT

For

Henry Capital Easton, LLC
Easton, Maryland

Developer

Henry Capital Easton, LLC
c/o Brent Paquin
9 Federal Street,
Easton, MD 21601

Design Professional

Lane Engineering, LLC
117 Bay Street
Easton, Maryland 21601
410-822-8003

Date Prepared

October 4, 2023

Date Revised

N/A

Prepared by

Alec F. Chosta, E.I.T.
Civil Engineer

Brittany Wallace, P.E.

STATE OF MARYLAND
BRITTANY M. WALLACE
60891
PROFESSIONAL ENGINEER
10-4-23

PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 60891, Expiration Date: 04/13/25.

TABLE OF CONTENTS

SECTIONS LIST

1. Introduction
2. General Site Information
3. Proposed Project
4. Environmental Site Design (ESD)
   4.1 Quantity
   4.2 Quality
      4.2.1 ESD Practices
5. Conclusion

APPENDIX LIST

APPENDIX A – Maryland Environmental Site Design (ESD) Calculations
APPENDIX B – HydroCAD Quantity Analysis
APPENDIX C – Drainage Area Maps

ATTACHMENT LIST

Stormwater Management Submittal Checklist

Henry Capital Easton, LLC
STORMWATER MANAGEMENT REPORT

1. INTRODUCTION

This report addresses the stormwater management concept for redevelopment of the property located at 123 South Washington Street, Easton, Maryland. The stormwater management plan incorporates the requirements of the *2000 Maryland Stormwater Design Manual Volumes I and II* (Manual) as currently updated. Stormwater projects are required to be reviewed during the concept, preliminary site development and final design stages. This narrative addresses the requirements pertaining to the concept design stage and meets the intent of the guidelines and methodologies presented in the MDE document *Environmental Site Design (ESD) Process & Computations* dated July 2010.

2. GENERAL SITE INFORMATION

The project is in the southern portion of town within walking distance of Easton Hospital, several residential communities, and downtown Easton. The general vicinity of the project is being redeveloped by various private landowners and public entities.

The project area is comprised of multiple parcels to be consolidated to a single parcel, zoned CB (Central Business Commercial), and located entirely outside the Chesapeake Bay Critical Area. The site is currently unoccupied; however, prior uses included storage facilities and an antique store. Existing lot

coverage is approximately 12,212 sf (58.38%). As such, the property qualifies for redevelopment status for stormwater management with existing impervious coverage exceeding 40%.

According to the USDA soil maps, site soils within the proposed development area are entirely C soils comprised of Mattapex Silt Loam. Additional soils investigation will be conducted at preliminary design to confirm onsite characteristics and the presence of groundwater.

3. PROPOSED PROJECT

The existing 3,800 sf building will be removed along with miscellaneous structures and impervious present onsite. A new structure will be constructed in the same footprint as the original building, but with additional floors that, unfortunately, were not able to be supported by the original foundation. The new building will also include parking to be located in the rear of the property with a connection point to Vine Street.

4. ENVIRONMENTAL SITE DESIGN (ESD)

ESD requirements must be addressed for the project's limits of disturbance (LOD), which is 20,917 sf. There are existing structures and miscellaneous hardscaping within the LOD, which total 12,212 sf (58%). The impervious area post-development will be 9,841 sf (47%), a net reduction of 2,371 sf. Treatment of half of the remaining impervious, 3,735 sf, will be required under redevelopment guidelines.

4.1 STORMWATER QUANTITY

Quantity management is implicitly achieved by the reduction of onsite impervious coverage, provided existing drainage patterns are generally maintained. The property is currently sloped from a high point, adjacent to S. Washington Street, down to West Street with runoff discharging to the gutter pan of West Street. This drainage pattern and discharge point will be maintained post-construction. In addition, as a byproduct of providing quality treatment, runoff from the site will be intercepted and partially attenuated within a small micro-bioretention before being discharged to West Street at POI #1.

4.2 STORMWATER QUALITY

In accordance with the Manual, ESD practices are required to the maximum extent practical (MEP). For projects that qualify for redevelopment status, 50% of the existing impervious area within the LOD shall be removed or treated, and any proposed impervious area increase must be treated to the full extent.

Existing impervious area within the LOD is 12,212 sf. Post-development, the impervious area will be 9,841 sf, a net reduction of 2,371 sf. **The required ESD_v = 296 cubic feet**. Please see Appendix A for the detailed computations.

4.2.1 ESD PRACTICES

ESD practices were evaluated for applicability to the site:

Alternative Surfaces

- Green Rooftops – the project economics do not readily allow for the use of green roofs; green roofs on multi-story structures may prove more difficult to access and maintain.
- Permeable Pavements – Alternative surfaces are ideal for in-town redevelopment scenarios; however, at an industry quoted $25 per square foot of install, they do not represent the most cost effective form of treatment for projects where there is sufficient room to construct other practices.
- Reinforced Turf - Reinforced turf areas are commonly used for emergency equipment access or for areas that receive minimal vehicular use. Emergency equipment can service the building using the paved surfaces designed for the site needs, and additional access areas are not necessary.

Nonstructural practices

- Disconnection of Rooftop Runoff - Due to the lack of buffer or conservation areas adjacent to the building, the large size of the building roof, and the spatial limitations of the property, disconnection of rooftop runoff is not feasible.
- Disconnection of Non-Rooftop Runoff – As an in-town property with relatively high density, there is limited opportunity and space to implement this practice.
- Sheetflow to Conservation Area - There are no existing or possible conservation areas within the site.

Micro-scale practices

- Rainwater Harvesting – Opportunities for on-site reuse of harvested rainwater is limited. Irrigation is not proposed for the site. Operations and maintenance, especially during cold-weather periods, is also a concern.
- Submerged Gravel Wetlands – This practice is best suited for sites with a high groundwater table, which is likely not the case for this site. Additional soils investigation to confirm.
- Landscape Infiltration – the soils on-site are mapped as group C at the surface level, and would not be ideal for this practice.
- Infiltration Berms – the soils on-site are mapped as group C at the surface level, and would not be ideal for this practice.
- Dry Wells – the proposed drainage areas exceed the 1,000 sf limit for dry wells. On-site soils do not appear to readily support the use of this practice.
- **Micro Bio-Retention** – This practice can be easily configured to fit the spatial constraints of the site, provides excellent water quality treatment, and can be connected to the existing curb & gutter system to provide safe conveyance of excess runoff.
- Rain Gardens – Given the extensive impervious surfaces, this practice's drainage area restrictions (10,000 sf max) prevent effective implementation.
- Swales –A swale would provide minimal treatment, and would only be feasible for conveyance to another practice.

A Micro bio-retention facility is ideal for this site. The proposed location is in the western side of the property, adjacent to the proposed parking lot. The new building will incorporate an underground downspout collection system that will route rooftop runoff to the proposed micro-bioretention facility. The facility will provide 6" of temporary wet storage. The proposed media depth is 24 inches and a small underdrain will "daylight' in the face of curb on West Street. The ESDv provided is calculated from the ponding area volume and the volume within the planting media voids.

Micro Bio-Retention application summary:

Performance – Refer to the Appendices for ESDv and P_e calculations.

Constraints – There are no space constraints that would pertain to the performance of the micro-bioretention facility. The area selected conforms to the overall planning desired for the project and is being utilized to efficiently and quickly capture impervious area runoff. Slopes to the facility are less than 5%. The facility has been sized to accommodate the contributing drainage area. This site is not considered a hotspot. There are no existing or proposed utilities or buildings that would interfere with the function of the facility. Recommended setbacks have been observed.

Conveyance – In addition to adequate storage and infiltration, stormwater quantities that exceed the capacity of the micro-bioretention facility will be diverted to the Town's existing storm drain system, via the curb & gutter on West Steet.

Treatment – ESDv for redevelopment has been provided per the design methodology in the MDE Stormwater Manual Chapter 5, Environmental Site Design.

Soils – Site soils within the proposed development area are mapped as HSG C soils. Additional soils investigation will be undertaken at preliminary design stages.

Construction Criteria – Necessary notes and design measures will be included in the final site construction plans to restrict upstream disturbance and compaction within the facility.

Inspection and maintenance criterion – will be outlined and listed on the final site construction plans.

The target redevelopment ESDv for the project LOD of 20,917 sf is **296 cf**. The total ESDv provided by the proposed micro-bioretention practice is **786 sf**, as summarized below. Refer to attachments for calculations.

5. CONCLUSION

This stormwater management analysis indicates that the proposed design will successfully meet stormwater quality and quantity requirements. Referring to the attached water quality calculations, the computed ESDv provided is greater than the ESDv required. Planning and design analysis indicates that stormwater quality and quantity management can be accomplished as described.

APPENDIX A

MARYLAND ENVIRONMENTAL SITE DESIGN (ESD) CALCULATIONS

ESD Target for Site Development (Total Site)

Earthen Disturbance (LOD) = 0.48 acre = 20,917 sf (excluding offsite utility work & sidewalk improvements)

Existing Coverage within LOD = 12,212 sf (58.38%)

Project qualifies for redevelopment: R_v = 0.95; P_E = 1.0"

Treat and/or remove half of existing impervious coverage: ½ x 12,212 = 6,106 sf

Project will remove 2,371 sf of unused asphalt & concrete pavement

6,106 – 2,371 = 3,735 sf to be treated

$ESD_V = \frac{(Pe)(Rv)(A)}{12} = \frac{(1.0)(0.95)(3,735)}{12}$ = **296 cf**

Micro-Bioretention (PR-1)

$ESD_{Ponding} = \frac{(Area\ at\ Temporary\ Ponding\ Elevation + Floor\ Area)}{2} \times$ Ponding Depth $= \frac{(539+881)}{2} \times 0.50 = \mathbf{355\ cf}$

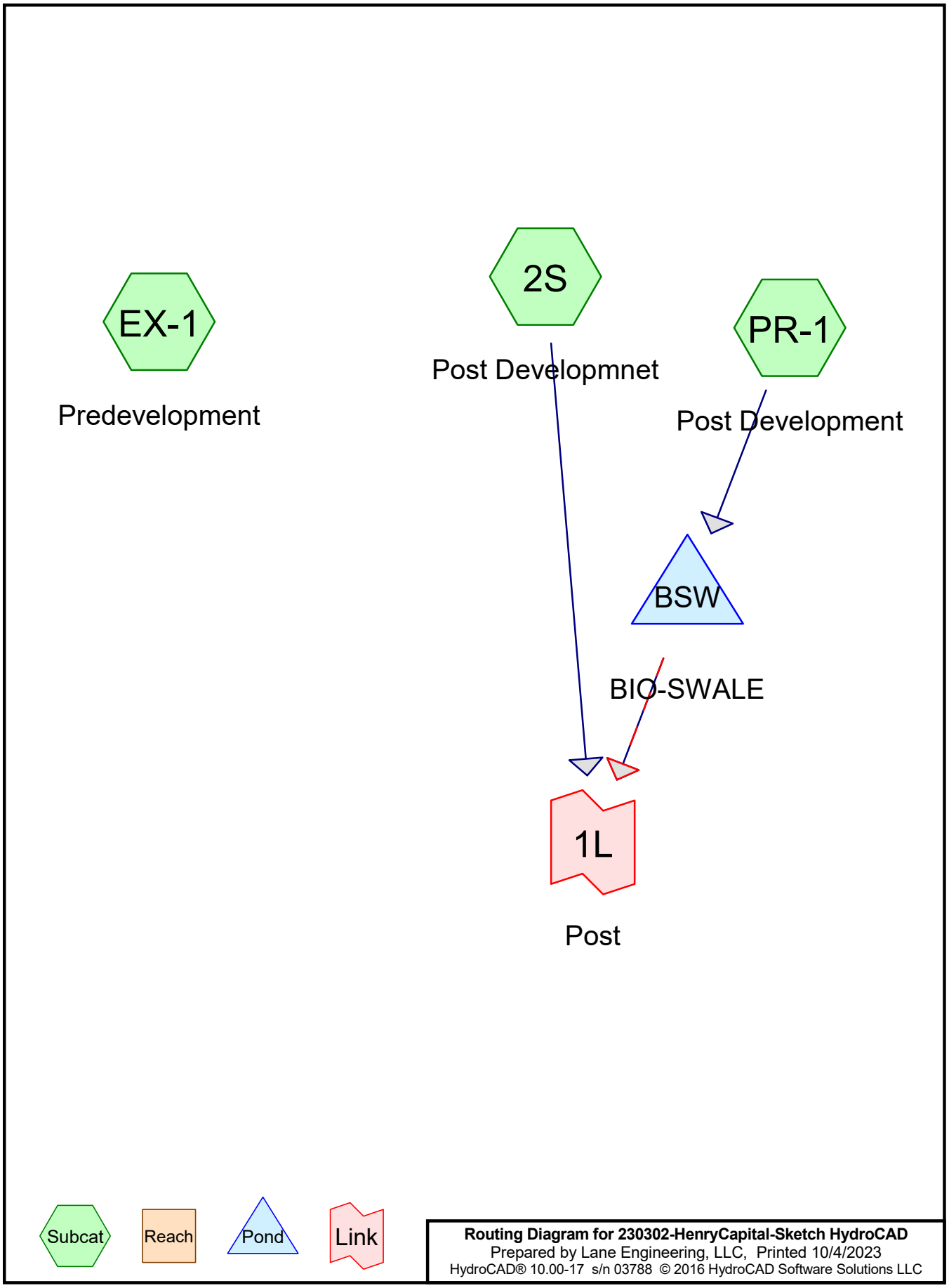
$ESD_{Media} = Porosity\ of\ Media \times Media\ depth\ \times Floor\ Area = 0.4 \times 539\ \times 2.0\ = \mathbf{431\ cf}$

$ESD_{Provided} = ESD_{Ponding} + ESD_{Media}$ = 355 + 431 = **786 cf**

ESD_V (provided PR -1) > ESD_V (target redevelopment)

APPENDIX B

HydroCAD Quantity Analysis


EX-1
Predevelopment
2S
Post Developmnet
PR-1
Post Development
BSW
BIO-SWALE
1L
Post
Subcat
Reach
Pond
Link
Routing Diagram for 230302-HenryCapital-Sketch HydroCAD
Prepared by Lane Engineering, LLC, Printed 10/4/2023
HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

Summary for Subcatchment 2S: Post Developmnet

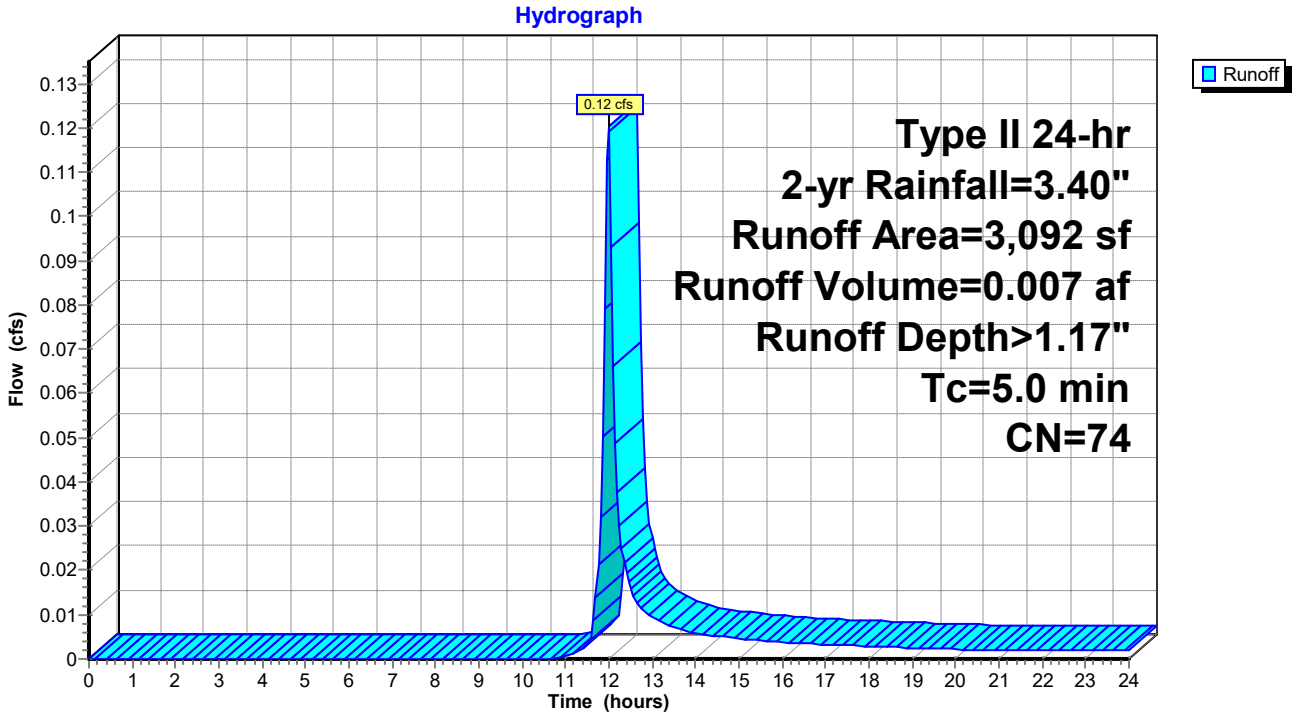
Runoff = 0.12 cfs @ 11.98 hrs, Volume= 0.007 af, Depth> 1.17"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

Area (sf)	CN	Description
3,092	74	>75% Grass cover, Good, HSG C
3,092		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post Developmnet



Summary for Subcatchment EX-1: Predevelopment

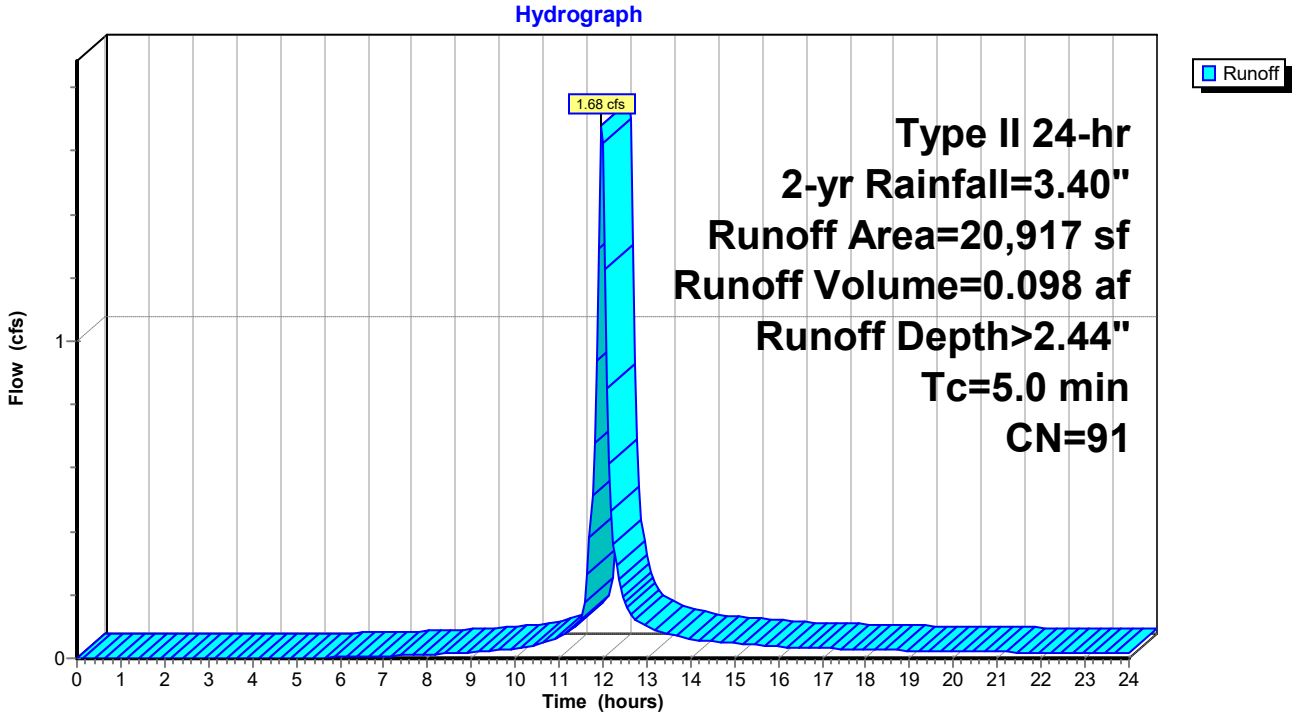
Runoff = 1.68 cfs @ 11.97 hrs, Volume= 0.098 af, Depth> 2.44"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	12,212	98	Ex. Buildings & Pavement
	8,705	80	>75% Grass cover, Good, HSG D
	20,917	91	Weighted Average
	8,705		41.62% Pervious Area
	12,212		58.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment EX-1: Predevelopment



Summary for Subcatchment PR-1: Post Development

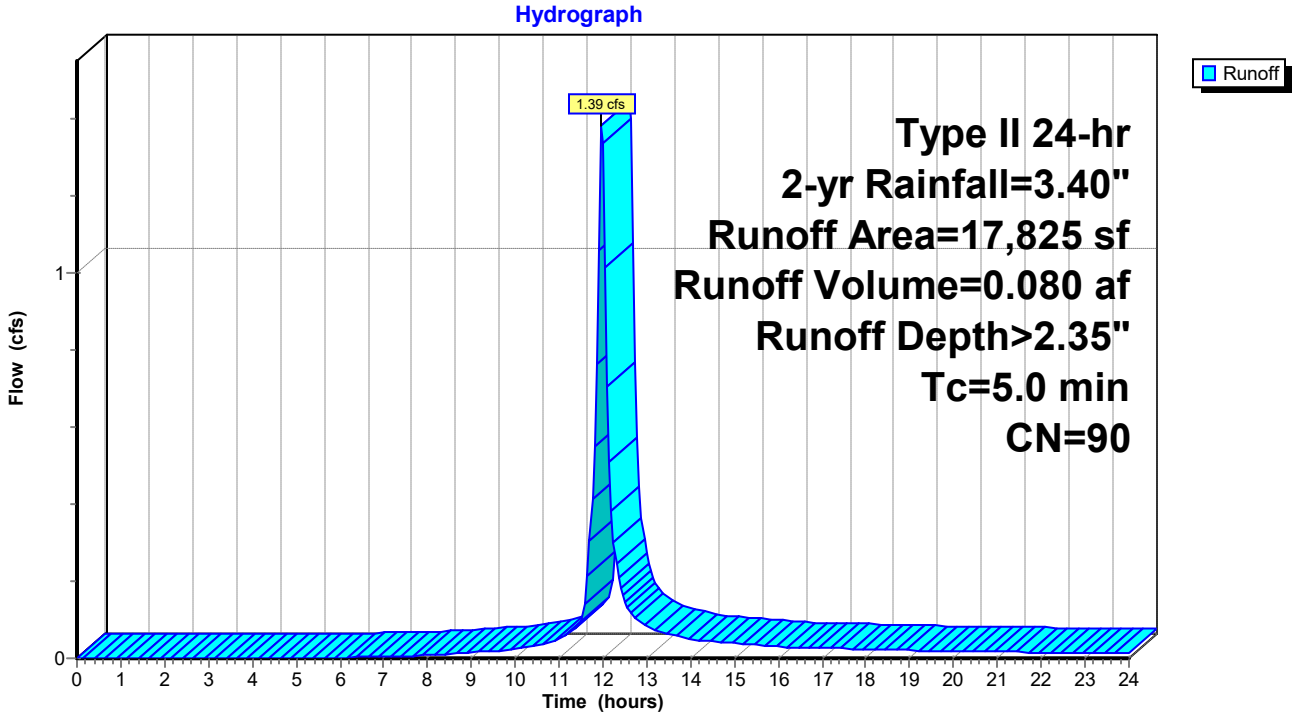
Runoff = 1.39 cfs @ 11.97 hrs, Volume= 0.080 af, Depth> 2.35"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	9,840	98	New Building & Parking
	7,985	80	>75% Grass cover, Good, HSG D
	17,825	90	Weighted Average
	7,985		44.80% Pervious Area
	9,840		55.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-1: Post Development



Summary for Pond BSW: BIO-SWALE

Inflow Area = 0.409 ac, 55.20% Impervious, Inflow Depth > 2.35" for 2-yr event
Inflow = 1.39 cfs @ 11.97 hrs, Volume= 0.080 af
Outflow = 1.29 cfs @ 12.01 hrs, Volume= 0.062 af, Atten= 7%, Lag= 2.4 min
Primary = 1.29 cfs @ 12.01 hrs, Volume= 0.062 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 27.75' @ 12.01 hrs Surf.Area= 1,044 sf Storage= 1,020 cf

Plug-Flow detention time= 132.3 min calculated for 0.062 af (77% of inflow)
Center-of-Mass det. time= 46.7 min (849.3 - 802.6)

Volume	Invert	Avail.Storage	Storage Description
#1	24.99'	2,025 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

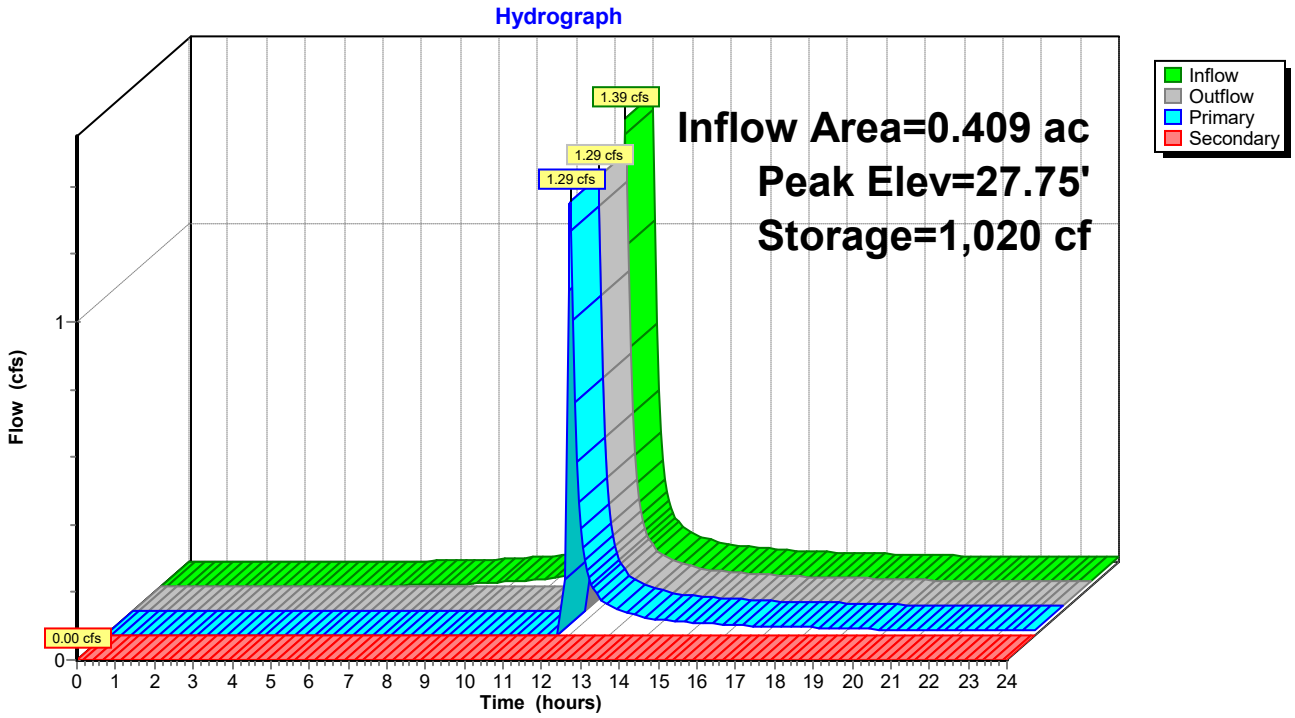
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
24.99	539	165.0	0.0	0	0	539
25.00	539	165.0	40.0	2	2	541
26.99	539	165.0	40.0	429	431	869
27.00	539	165.0	100.0	5	437	871
28.00	1,248	190.0	100.0	869	1,306	1,599
28.50	1,640	202.0	100.0	720	2,025	1,986

Device	Routing	Invert	Outlet Devices
#1	Primary	25.00'	**6.0" Round 6" N12 X 2.00** L= 133.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 25.00' / 23.50' S= 0.0113 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#2	Device 1	27.50'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	28.00'	**2.0' long x 18.0' breadth Overflow Weir to Vine Street** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=1.26 cfs @ 12.01 hrs HW=27.75' TW=0.00' (Dynamic Tailwater)
└─**1=6" N12** (Passes 1.26 cfs of 1.87 cfs potential flow)
└─**2=Orifice/Grate** (Weir Controls 1.26 cfs @ 1.62 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=24.99' TW=0.00' (Dynamic Tailwater)
└─**3=Overflow Weir to Vine Street** (Controls 0.00 cfs)

Pond BSW: BIO-SWALE



Stage-Area-Storage for Pond BSW: BIO-SWALE

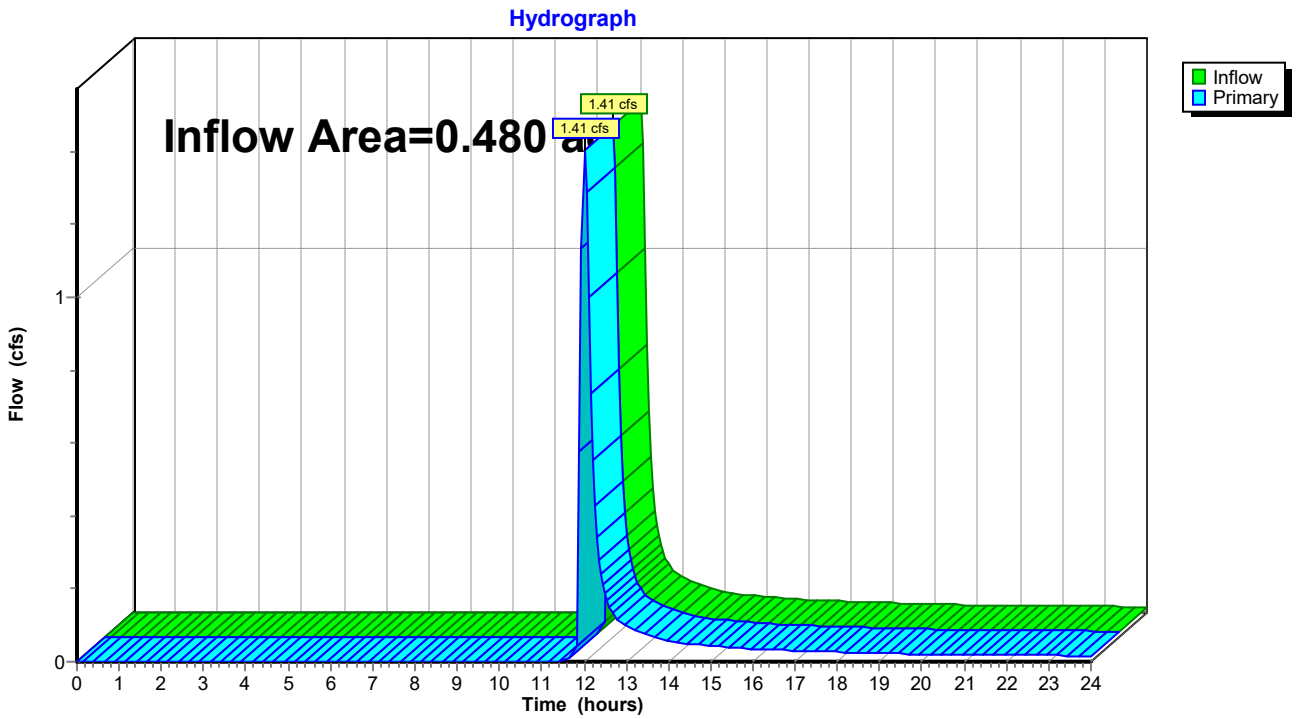
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
24.99	539	0
25.04	539	11
25.09	539	22
25.14	539	32
25.19	539	43
25.24	539	54
25.29	539	65
25.34	539	75
25.39	539	86
25.44	539	97
25.49	539	108
25.54	539	119
25.59	539	129
25.64	539	140
25.69	539	151
25.74	539	162
25.79	539	172
25.84	539	183
25.89	539	194
25.94	539	205
25.99	539	216
26.04	539	226
26.09	539	237
26.14	539	248
26.19	539	259
26.24	539	270
26.29	539	280
26.34	539	291
26.39	539	302
26.44	539	313
26.49	539	323
26.54	539	334
26.59	539	345
26.64	539	356
26.69	539	367
26.74	539	377
26.79	539	388
26.84	539	399
26.89	539	410
26.94	539	420
26.99	539	431
27.04	562	459
27.09	591	487
27.14	621	518
27.19	651	549
27.24	682	583
27.29	714	618
27.34	747	654
27.39	781	692
27.44	815	732
27.49	850	774
27.54	885	817
27.59	922	863
27.64	959	910
27.69	997	958
27.74	1,035	1,009
27.79	1,075	1,062
27.84	1,115	1,117
27.89	1,156	1,173
27.94	1,197	1,232
27.99	1,239	1,293
28.04	1,277	1,356
28.09	1,315	1,421
28.14	1,352	1,488
28.19	1,391	1,556
28.24	1,429	1,627
28.29	1,469	1,699
28.34	1,509	1,774
28.39	1,549	1,850
28.44	1,590	1,929
28.49	**1,632**	**2,009**

Summary for Link 1L: Post

Inflow Area = 0.480 ac, 47.04% Impervious, Inflow Depth > 1.72" for 2-yr event
Inflow = 1.41 cfs @ 12.01 hrs, Volume= 0.069 af
Primary = 1.41 cfs @ 12.01 hrs, Volume= 0.069 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Post



Summary for Subcatchment 2S: Post Developmnet

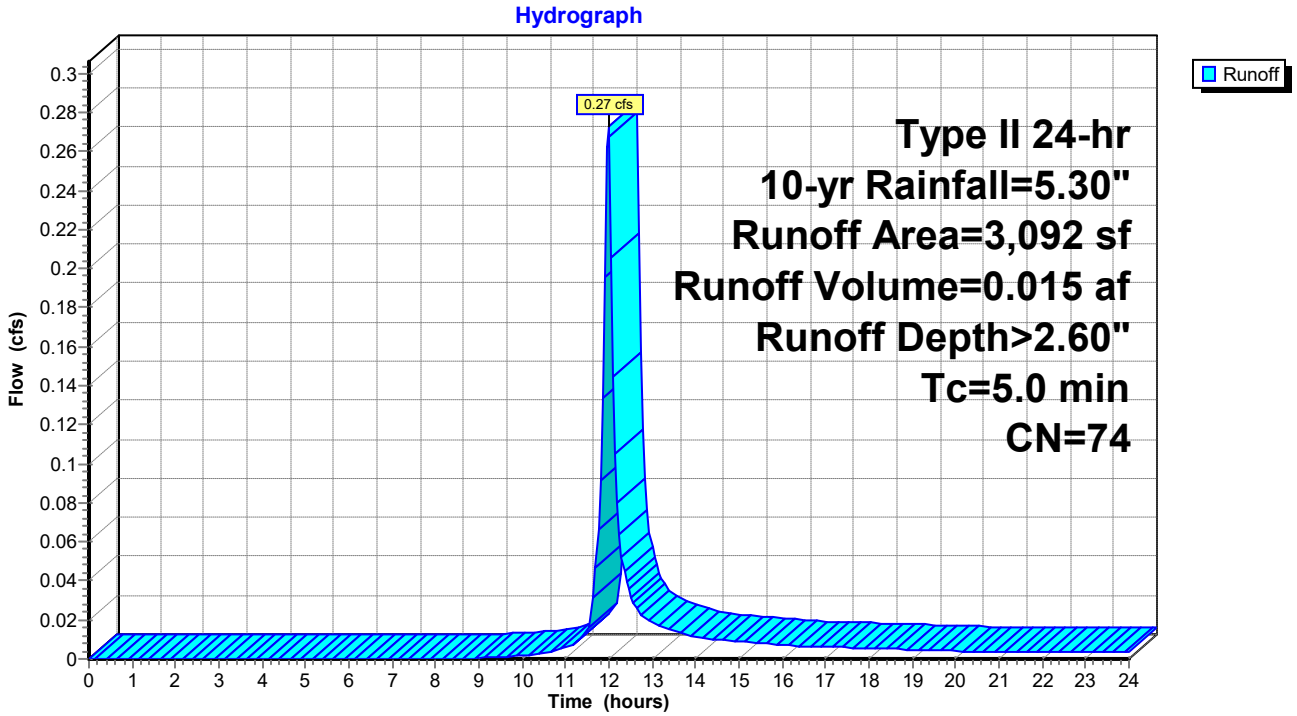
Runoff = 0.27 cfs @ 11.98 hrs, Volume= 0.015 af, Depth> 2.60"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

Area (sf)	CN	Description
3,092	74	>75% Grass cover, Good, HSG C
3,092		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post Developmnet



Summary for Subcatchment EX-1: Predevelopment

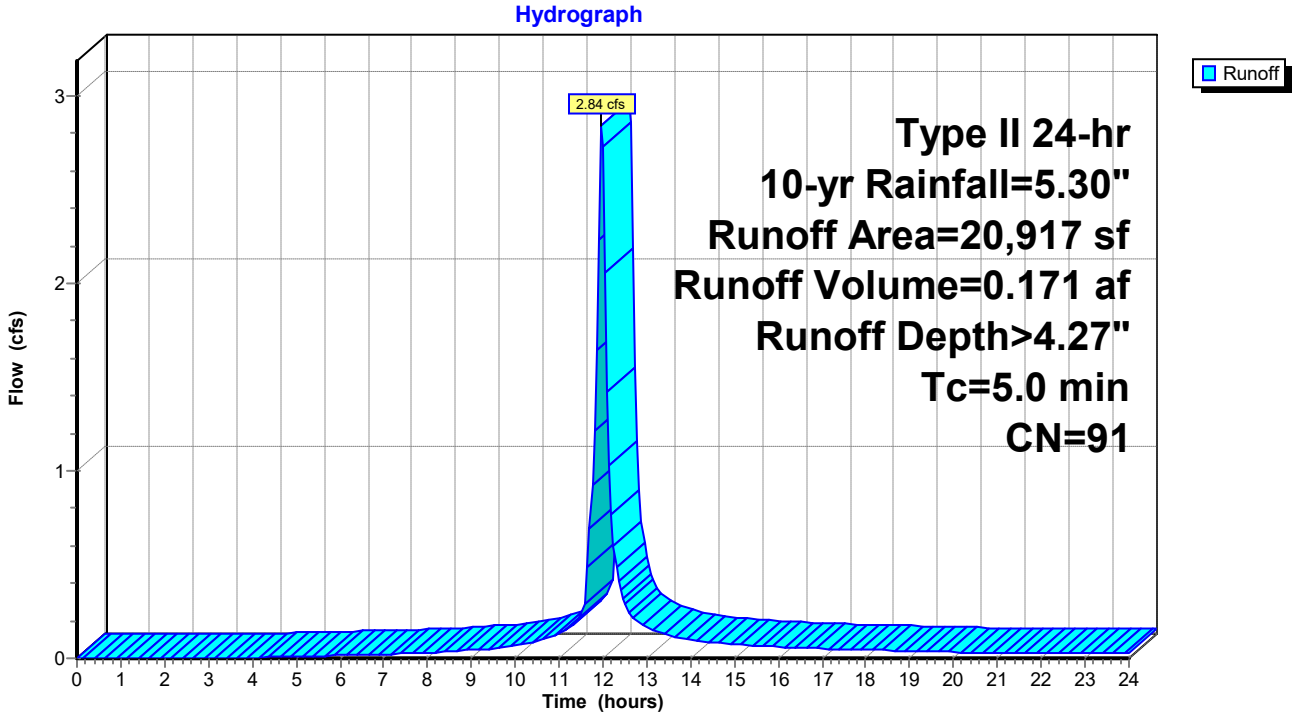
Runoff = 2.84 cfs @ 11.97 hrs, Volume= 0.171 af, Depth> 4.27"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	12,212	98	Ex. Buildings & Pavement
	8,705	80	>75% Grass cover, Good, HSG D
	20,917	91	Weighted Average
	8,705		41.62% Pervious Area
	12,212		58.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment EX-1: Predevelopment



Summary for Subcatchment PR-1: Post Development

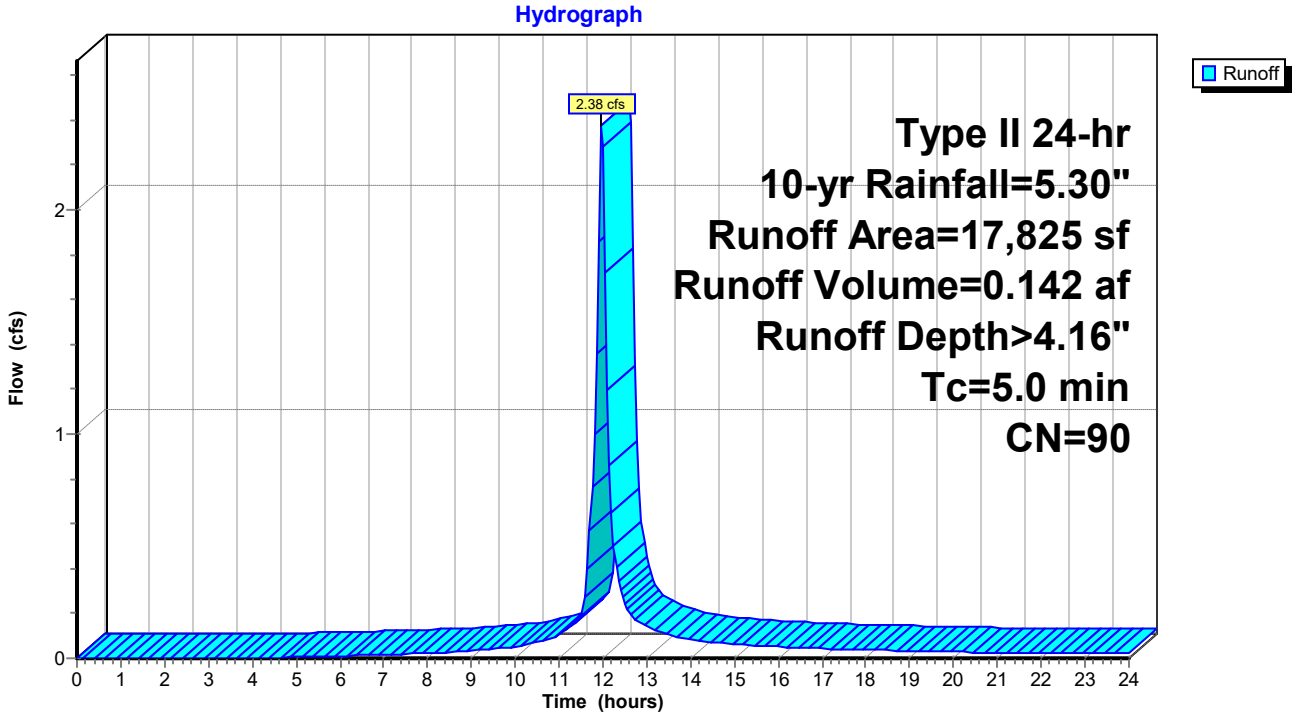
Runoff = 2.38 cfs @ 11.97 hrs, Volume= 0.142 af, Depth> 4.16"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	9,840	98	New Building & Parking
	7,985	80	>75% Grass cover, Good, HSG D
	17,825	90	Weighted Average
	7,985		44.80% Pervious Area
	9,840		55.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-1: Post Development



Summary for Pond BSW: BIO-SWALE

Inflow Area = 0.409 ac, 55.20% Impervious, Inflow Depth > 4.16" for 10-yr event
Inflow = 2.38 cfs @ 11.97 hrs, Volume= 0.142 af
Outflow = 1.91 cfs @ 12.05 hrs, Volume= 0.124 af, Atten= 20%, Lag= 4.8 min
Primary = 1.91 cfs @ 12.05 hrs, Volume= 0.124 af
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 27.93' @ 12.03 hrs Surf.Area= 1,188 sf Storage= 1,219 cf

Plug-Flow detention time= 95.8 min calculated for 0.123 af (87% of inflow)
Center-of-Mass det. time= 36.0 min (822.7 - 786.7)

Volume	Invert	Avail.Storage	Storage Description
#1	24.99'	2,025 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

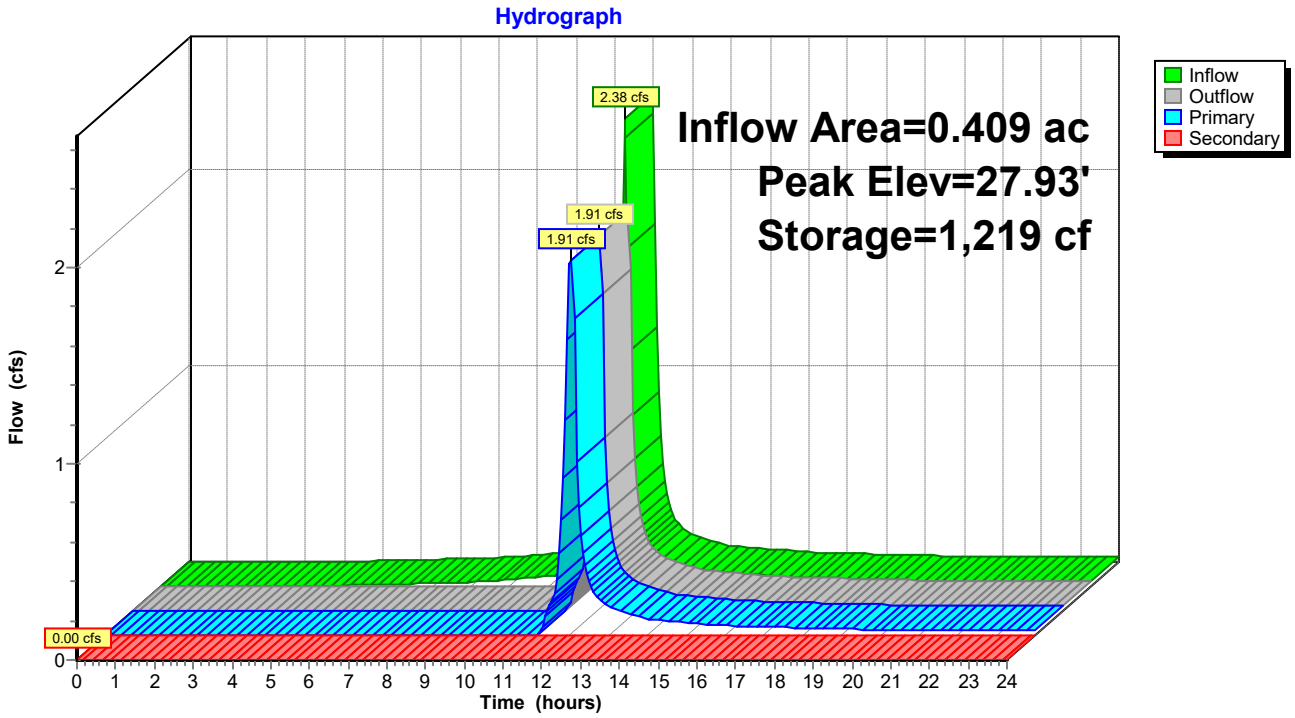
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
24.99	539	165.0	0.0	0	0	539
25.00	539	165.0	40.0	2	2	541
26.99	539	165.0	40.0	429	431	869
27.00	539	165.0	100.0	5	437	871
28.00	1,248	190.0	100.0	869	1,306	1,599
28.50	1,640	202.0	100.0	720	2,025	1,986

Device	Routing	Invert	Outlet Devices
#1	Primary	25.00'	**6.0" Round 6" N12 X 2.00** L= 133.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 25.00' / 23.50' S= 0.0113 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#2	Device 1	27.50'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	28.00'	**2.0' long x 18.0' breadth Overflow Weir to Vine Street** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=1.91 cfs @ 12.05 hrs HW=27.92' TW=0.00' (Dynamic Tailwater)
└─**1=6" N12** (Barrel Controls 1.91 cfs @ 4.87 fps)
└─**2=Orifice/Grate** (Passes 1.91 cfs of 2.46 cfs potential flow)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=24.99' TW=0.00' (Dynamic Tailwater)
└─**3=Overflow Weir to Vine Street** (Controls 0.00 cfs)

Pond BSW: BIO-SWALE



Stage-Area-Storage for Pond BSW: BIO-SWALE

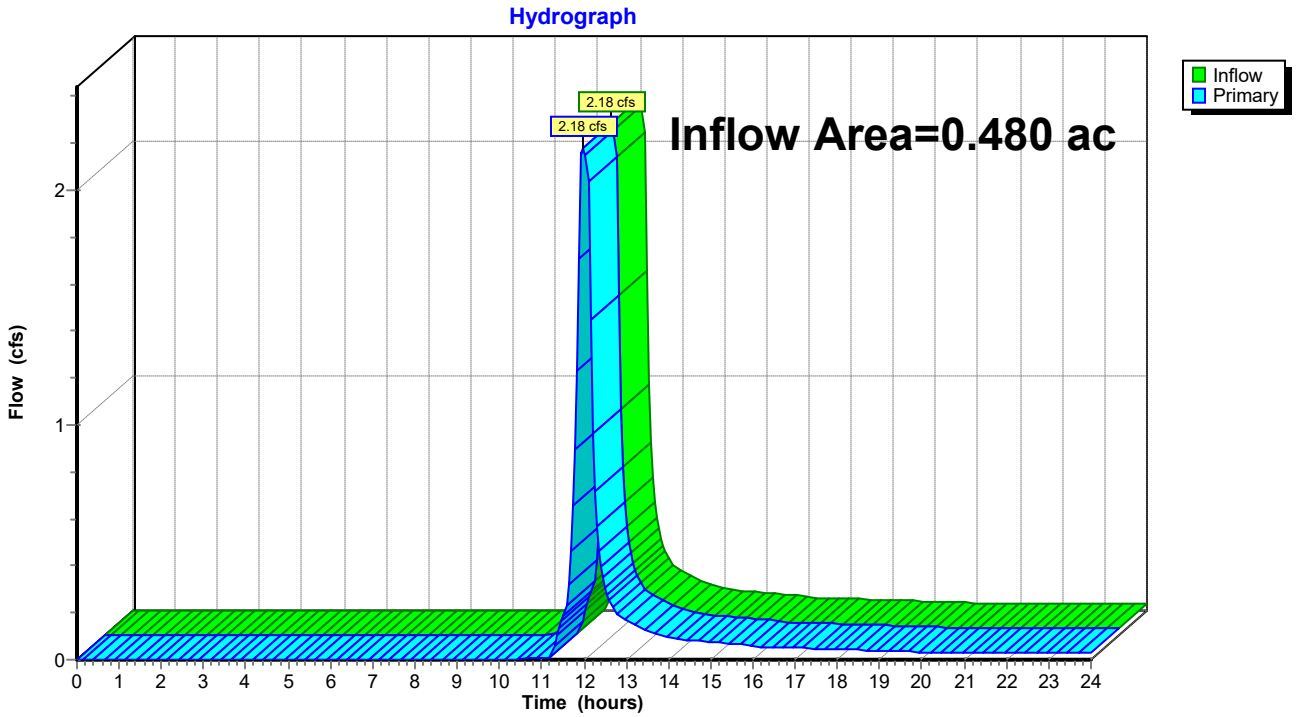
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
24.99	539	0
25.04	539	11
25.09	539	22
25.14	539	32
25.19	539	43
25.24	539	54
25.29	539	65
25.34	539	75
25.39	539	86
25.44	539	97
25.49	539	108
25.54	539	119
25.59	539	129
25.64	539	140
25.69	539	151
25.74	539	162
25.79	539	172
25.84	539	183
25.89	539	194
25.94	539	205
25.99	539	216
26.04	539	226
26.09	539	237
26.14	539	248
26.19	539	259
26.24	539	270
26.29	539	280
26.34	539	291
26.39	539	302
26.44	539	313
26.49	539	323
26.54	539	334
26.59	539	345
26.64	539	356
26.69	539	367
26.74	539	377
26.79	539	388
26.84	539	399
26.89	539	410
26.94	539	420
26.99	539	431
27.04	562	459
27.09	591	487
27.14	621	518
27.19	651	549
27.24	682	583
27.29	714	618
27.34	747	654
27.39	781	692
27.44	815	732
27.49	850	774
27.54	885	817
27.59	922	863
27.64	959	910
27.69	997	958
27.74	1,035	1,009
27.79	1,075	1,062
27.84	1,115	1,117
27.89	1,156	1,173
27.94	1,197	1,232
27.99	1,239	1,293
28.04	1,277	1,356
28.09	1,315	1,421
28.14	1,352	1,488
28.19	1,391	1,556
28.24	1,429	1,627
28.29	1,469	1,699
28.34	1,509	1,774
28.39	1,549	1,850
28.44	1,590	1,929
28.49	**1,632**	**2,009**

Summary for Link 1L: Post

Inflow Area = 0.480 ac, 47.04% Impervious, Inflow Depth > 3.47" for 10-yr event
Inflow = 2.18 cfs @ 11.99 hrs, Volume= 0.139 af
Primary = 2.18 cfs @ 11.99 hrs, Volume= 0.139 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Post



Summary for Subcatchment 2S: Post Developmnet

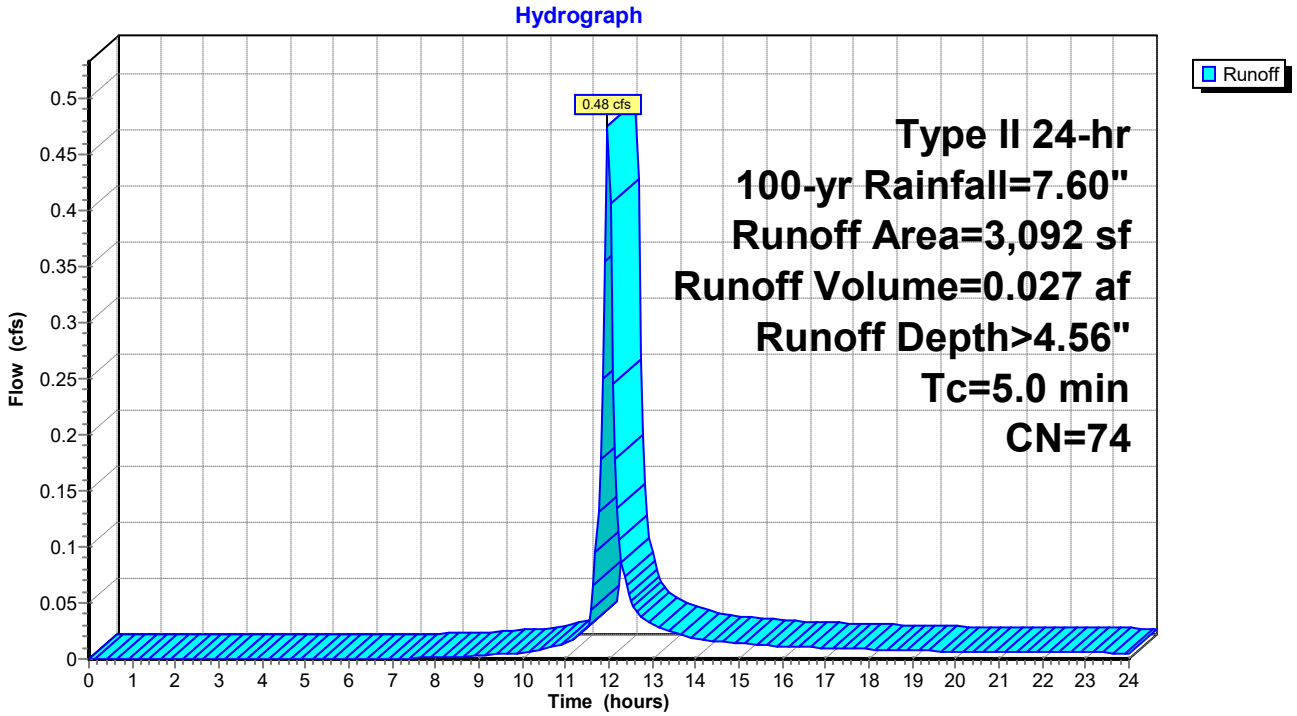
Runoff = 0.48 cfs @ 11.98 hrs, Volume= 0.027 af, Depth> 4.56"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

Area (sf)	CN	Description
3,092	74	>75% Grass cover, Good, HSG C
3,092		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment 2S: Post Developmnet



Summary for Subcatchment EX-1: Predevelopment

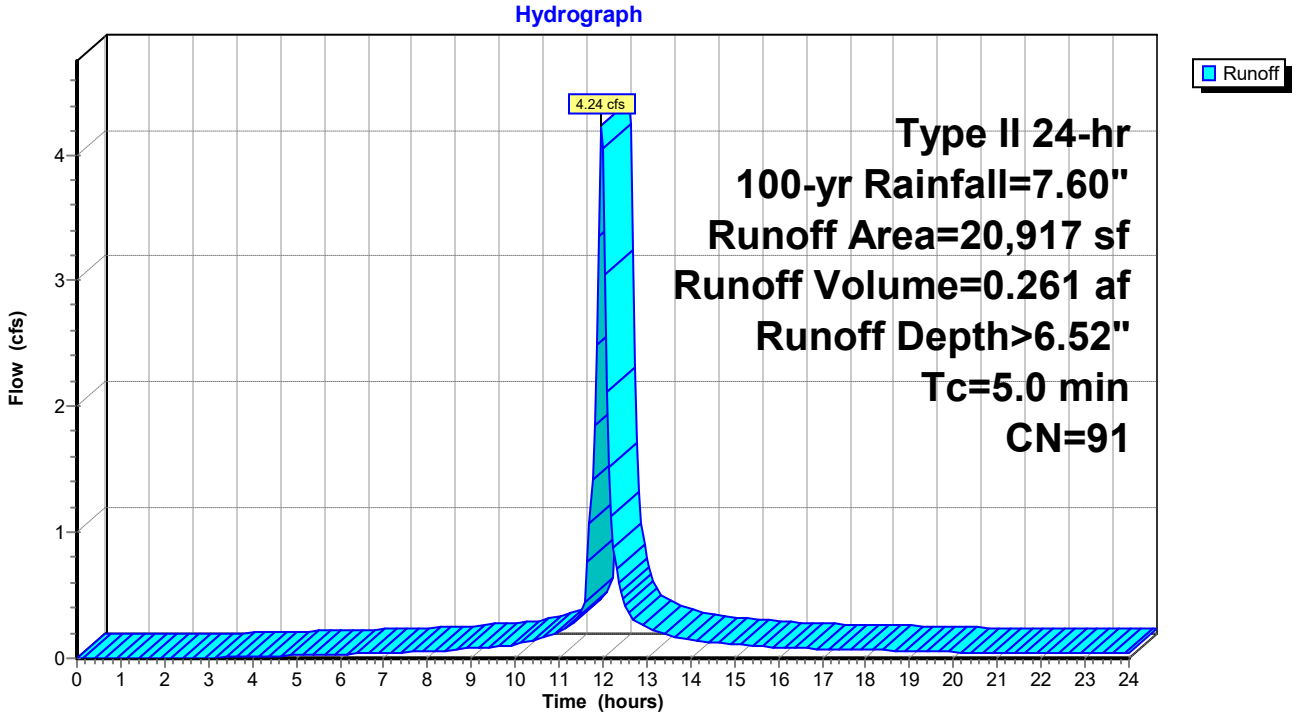
Runoff = 4.24 cfs @ 11.97 hrs, Volume= 0.261 af, Depth> 6.52"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	12,212	98	Ex. Buildings & Pavement
	8,705	80	>75% Grass cover, Good, HSG D
	20,917	91	Weighted Average
	8,705		41.62% Pervious Area
	12,212		58.38% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment EX-1: Predevelopment



Summary for Subcatchment PR-1: Post Development

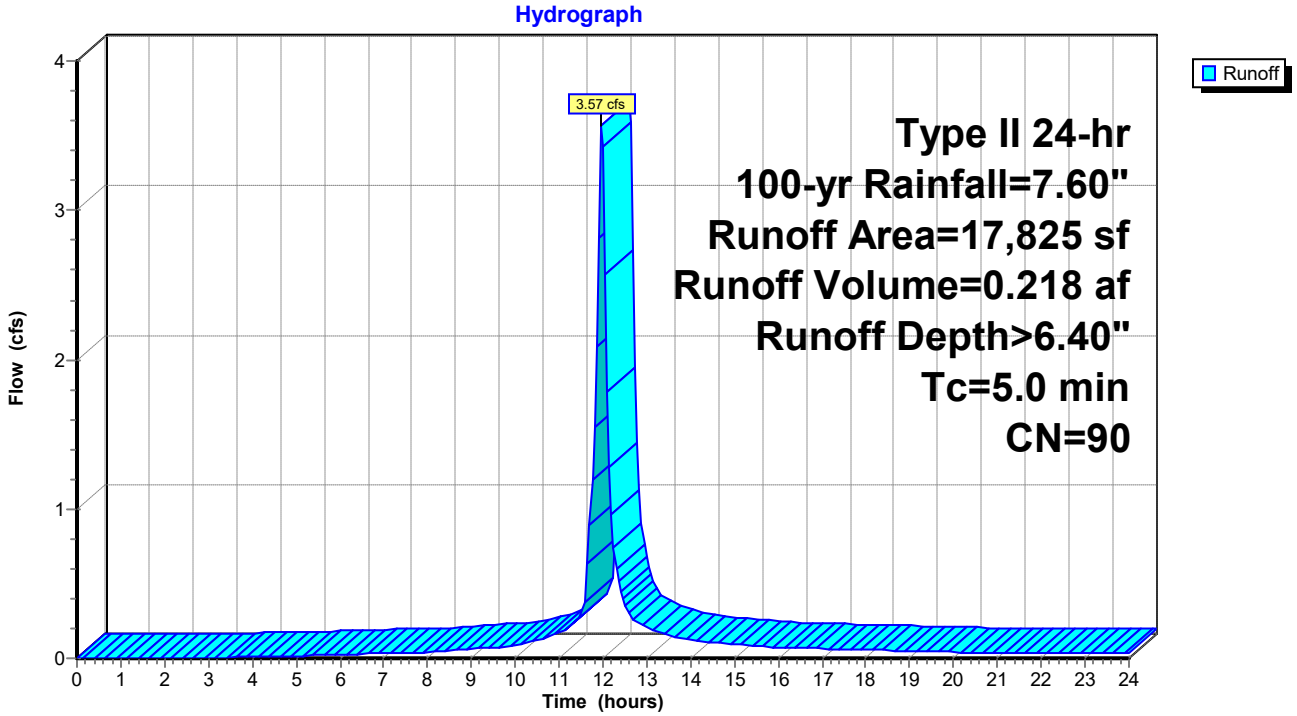
Runoff = 3.57 cfs @ 11.97 hrs, Volume= 0.218 af, Depth> 6.40"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	9,840	98	New Building & Parking
	7,985	80	>75% Grass cover, Good, HSG D
	17,825	90	Weighted Average
	7,985		44.80% Pervious Area
	9,840		55.20% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry,**

Subcatchment PR-1: Post Development



Summary for Pond BSW: BIO-SWALE

Inflow Area = 0.409 ac, 55.20% Impervious, Inflow Depth > 6.40" for 100-yr event
Inflow = 3.57 cfs @ 11.97 hrs, Volume= 0.218 af
Outflow = 2.76 cfs @ 12.05 hrs, Volume= 0.200 af, Atten= 23%, Lag= 4.6 min
Primary = 1.99 cfs @ 12.05 hrs, Volume= 0.191 af
Secondary = 0.76 cfs @ 12.05 hrs, Volume= 0.009 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 28.27' @ 12.05 hrs Surf.Area= 1,454 sf Storage= 1,673 cf

Plug-Flow detention time= 76.4 min calculated for 0.200 af (92% of inflow)
Center-of-Mass det. time= 32.0 min (807.2 - 775.2)

Volume	Invert	Avail.Storage	Storage Description
#1	24.99'	2,025 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

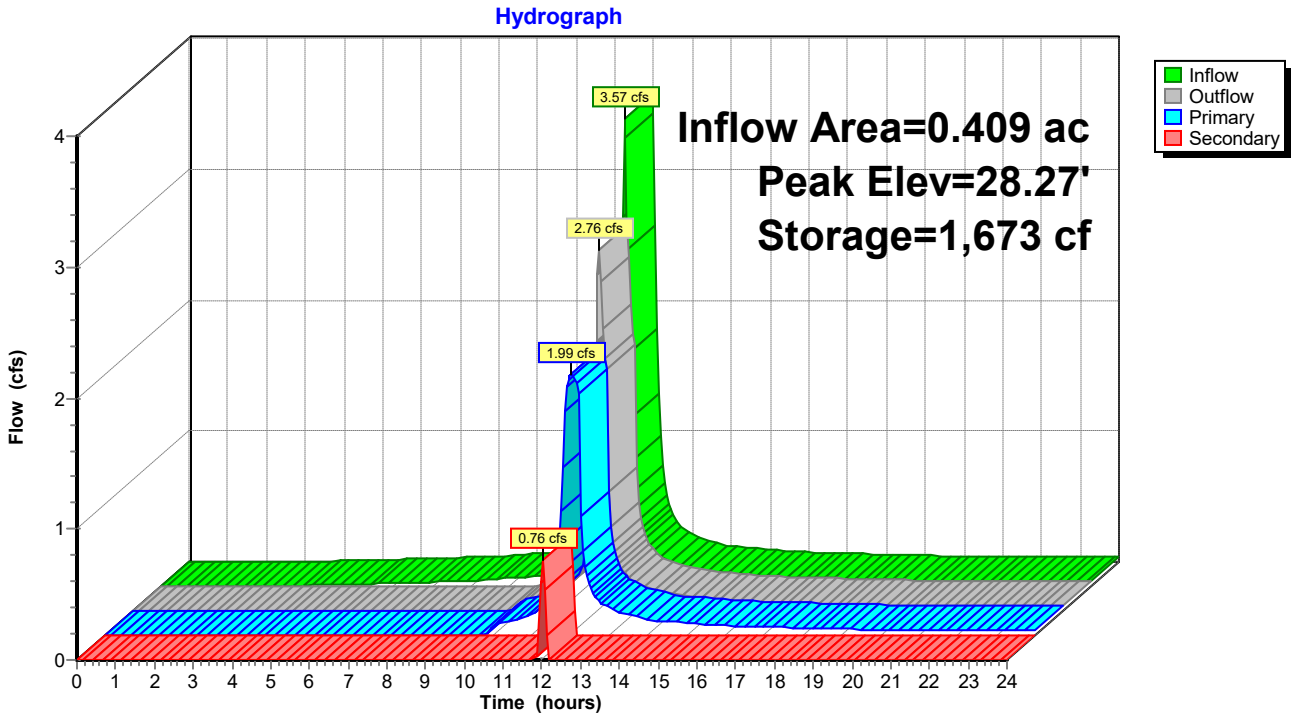
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
24.99	539	165.0	0.0	0	0	539
25.00	539	165.0	40.0	2	2	541
26.99	539	165.0	40.0	429	431	869
27.00	539	165.0	100.0	5	437	871
28.00	1,248	190.0	100.0	869	1,306	1,599
28.50	1,640	202.0	100.0	720	2,025	1,986

Device	Routing	Invert	Outlet Devices
#1	Primary	25.00'	**6.0" Round 6" N12 X 2.00** L= 133.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 25.00' / 23.50' S= 0.0113 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf
#2	Device 1	27.50'	**12.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Secondary	28.00'	**2.0' long x 18.0' breadth Overflow Weir to Vine Street** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 Coef. (English) 2.68 2.70 2.70 2.64 2.63 2.64 2.64 2.63

Primary OutFlow Max=1.99 cfs @ 12.05 hrs HW=28.27' TW=0.00' (Dynamic Tailwater)
└─**1=6" N12** (Barrel Controls 1.99 cfs @ 5.08 fps)
└─**2=Orifice/Grate** (Passes 1.99 cfs of 3.31 cfs potential flow)

Secondary OutFlow Max=0.75 cfs @ 12.05 hrs HW=28.27' TW=0.00' (Dynamic Tailwater)
└─**3=Overflow Weir to Vine Street** (Weir Controls 0.75 cfs @ 1.39 fps)

Pond BSW: BIO-SWALE



Stage-Area-Storage for Pond BSW: BIO-SWALE

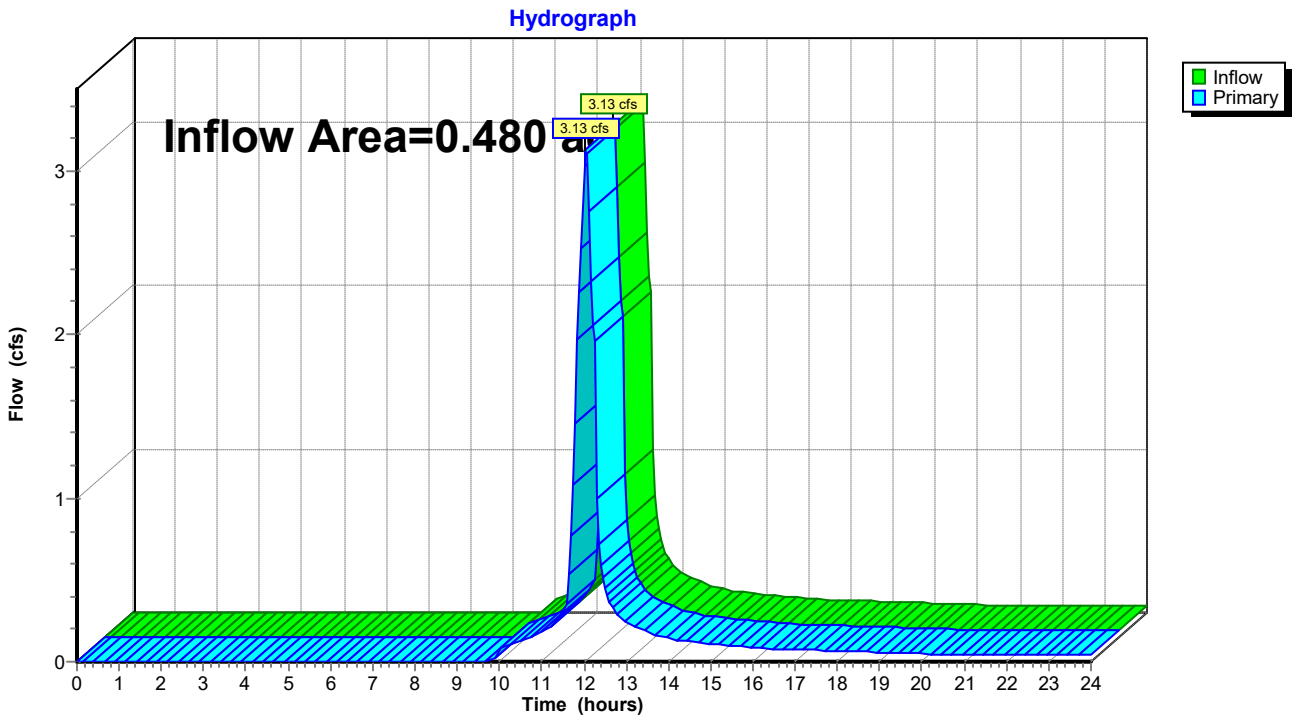
Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
24.99	539	0
25.04	539	11
25.09	539	22
25.14	539	32
25.19	539	43
25.24	539	54
25.29	539	65
25.34	539	75
25.39	539	86
25.44	539	97
25.49	539	108
25.54	539	119
25.59	539	129
25.64	539	140
25.69	539	151
25.74	539	162
25.79	539	172
25.84	539	183
25.89	539	194
25.94	539	205
25.99	539	216
26.04	539	226
26.09	539	237
26.14	539	248
26.19	539	259
26.24	539	270
26.29	539	280
26.34	539	291
26.39	539	302
26.44	539	313
26.49	539	323
26.54	539	334
26.59	539	345
26.64	539	356
26.69	539	367
26.74	539	377
26.79	539	388
26.84	539	399
26.89	539	410
26.94	539	420
26.99	539	431
27.04	562	459
27.09	591	487
27.14	621	518
27.19	651	549
27.24	682	583
27.29	714	618
27.34	747	654
27.39	781	692
27.44	815	732
27.49	850	774
27.54	885	817
27.59	922	863
27.64	959	910
27.69	997	958
27.74	1,035	1,009
27.79	1,075	1,062
27.84	1,115	1,117
27.89	1,156	1,173
27.94	1,197	1,232
27.99	1,239	1,293
28.04	1,277	1,356
28.09	1,315	1,421
28.14	1,352	1,488
28.19	1,391	1,556
28.24	1,429	1,627
28.29	1,469	1,699
28.34	1,509	1,774
28.39	1,549	1,850
28.44	1,590	1,929
28.49	**1,632**	**2,009**

Summary for Link 1L: Post

Inflow Area = 0.480 ac, 47.04% Impervious, Inflow Depth > 5.67" for 100-yr event
Inflow = 3.13 cfs @ 12.03 hrs, Volume= 0.227 af
Primary = 3.13 cfs @ 12.03 hrs, Volume= 0.227 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Post

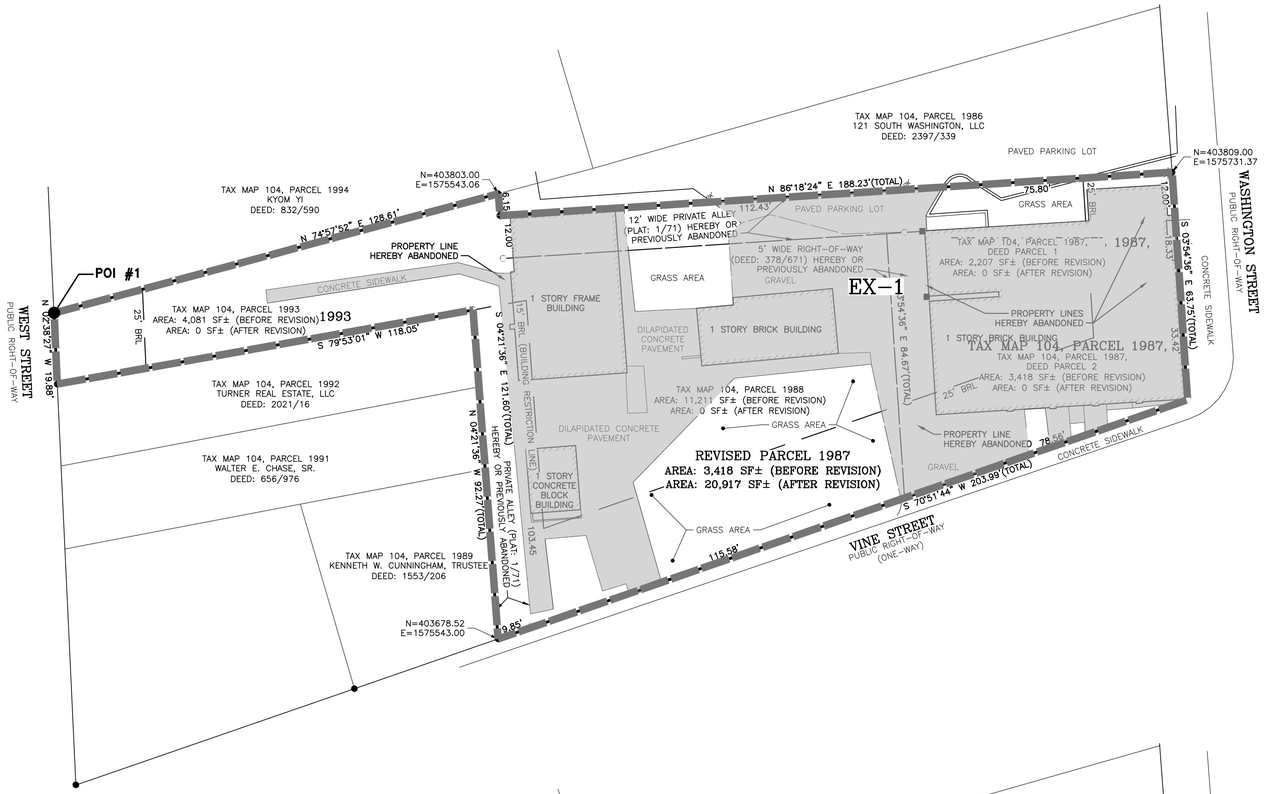


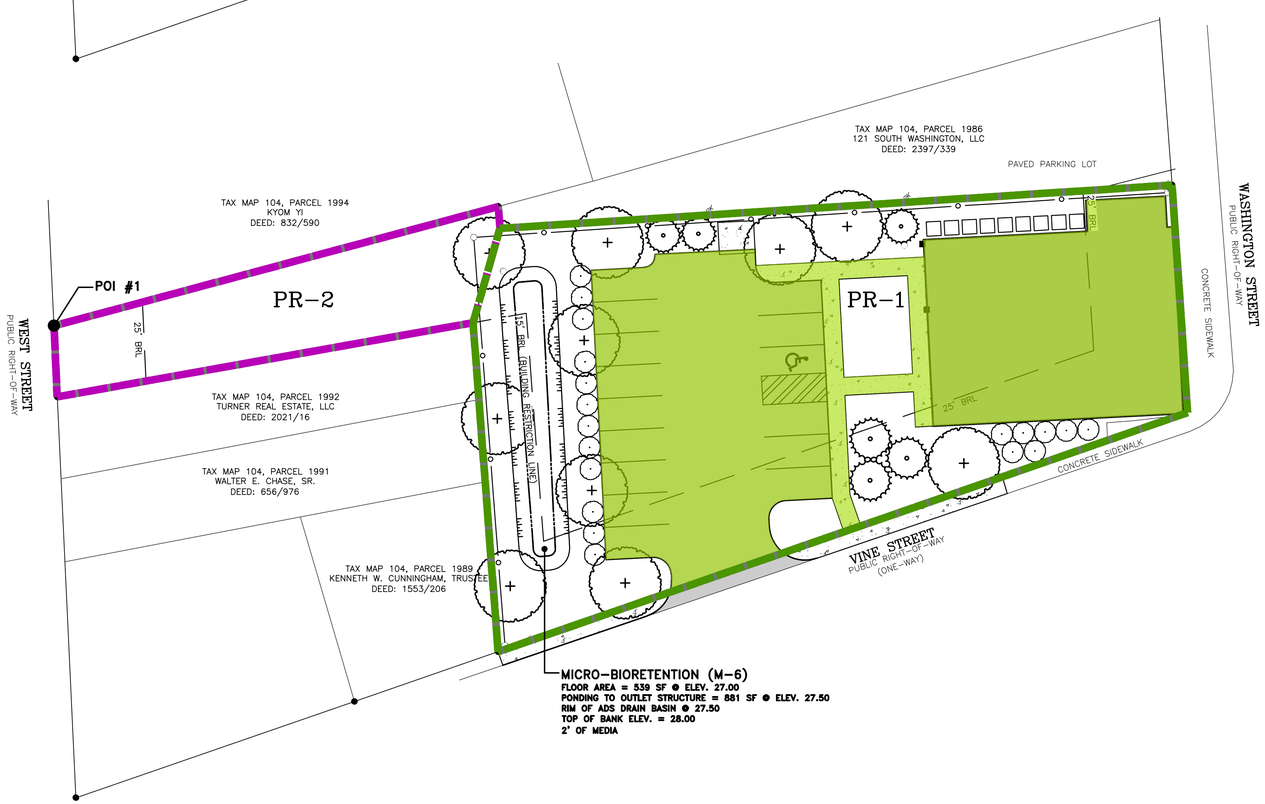
APPENDIX C

Drainage Area Maps

SWM DISCHARGES (CFS)			
STUDY POINT	Q_2	Q_{10}	Q_{100}
1 (PRE)	1.68	2.84	4.24
2 (POST)	1.41	2.18	3.13

STORMWATER MANAGEMENT DRAINAGE AREA TABLE					
AREA #	AREA (SF)	TOTAL Tc (MINUTES)	IMPERVIOUS (SF)	IMPERVIOUS (%)	DESCRIPTION
EX-1	20,917	5.00	12,212	58.38	HISTORIC BUILDING & MISC.
PR-1	17,825	5.00	9,841	55.21	NEW BUILDING & PARKING
PR-2	3,092	5.00	0	0	RESIDUE OF PARCEL CONVERTED TO GREENSPACE





LEGEND

- IRON ROD FOUND
- COMPUTED POINT
- CONCRETE MONUMENT FOUND
- LAMP POLE

20' 10' 0' 10' 20' 40'
SCALE IN FEET

NAD 83 (2011)
MD COORDINATE SYSTEM

PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS			
No.	DATE	DESCRIPTION	BY

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

MISS UTILITY
DIG WITH CARE
BEFORE YOU DIG CALL
1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE
TWO WORKING DAYS NOTICE

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

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. 60891 , Expiration Date: 04/13/2025.

SEAL
STATE OF MARYLAND
BRIAN W. CUNNINGHAM
60891
PROFESSIONAL ENGINEER
10-4-23
DATE

DRAINAGE AREA MAPS

ON THE LANDS OF
HENRY CAPITAL EASTON, LLC

IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND
TAX MAP 104, PARCEL 1987

ISSUED FOR:	DATE:	BY:
AGENCY REVIEW	8/14/23	BCE
AGENCY REVIEW	8/28/23	BCE

SHEET No. 1 OF 1	DATE: 8/28/23
	JOB No. 230302
SCALE: AS NOTED	FILE No. B998

LANE ENGINEERING, LLC

Date: 10/04/2023 - 9:05am User: achasta Project Manager: BCE
Drawing Path: J:\2023\0300\230302\Civil3D-230302\Dwg\Plats\CDA-PLTS-230302.dwg | 1 OF 1
XREF File(s): CDA-BASE-230302,VLD-BASE-230302/CBS-BASE-2436-230302/CSK-BASE-230302

THE COFFEE SHOP
THE COFFEE SHOP
THE BREW COMPANY

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2797, p. 0309, MSA_CE91_2736. Date available 01/25/2021. Printed 10/03/2023.

VENTURE TITLE COMPANY, LLC
File No. **V-11474MTB**
Tax ID # **01 005847*016199*016180**

This Deed, made this 20th day of January, 2021, by and between **TIDEWATER INVESTMENTS, LLC, a Maryland limited liability company**, GRANTOR, and **BBG LLC, a Maryland limited liability company**, GRANTEE.

Witnesseth –

That in consideration of the sum of Two Hundred Ninety Thousand and 00/100 Dollars ($290,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantor does hereby grant and convey to the said Grantee, its successors and assigns in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

ALL those lots or parcels of land situate, lying and being in the Town of Easton, Talbot County, Maryland and shown and depicted as TAX MAP 104, PARCEL 1993 AREA = 4,080 SF+; TAX MAP 104, PARCEL 1988 AREA = 11,2110 SF+; TAX MAP 104, PARCEL 1987 DEED PARCEL 1 AREA = 2,207 SF+; and TAX MAP 104, PARCEL 1987 DEED PARCEL 2 AREA = 3,418 SF+, on a Plat entitled: "BOUNDARY SURVEY ON THE LANDS OF TIDEWATER INVESTMENTS, LLC IN THE TOWN OF EASTON TALBOT COUNTY, MARYLAND", dated January 18, 2021 and recorded among the Plat Records of Talbot County, Maryland simultaneously herewith; reference to said Plat being made herein for a more particular description of said properties by metes and bounds, courses and distances.

BEING a part of the same property conveyed unto Tidewater Investments, LLC, a Maryland limited liability company from John W. Hurt, Jr., individually d/b/a Tidewater Investments, by Deed dated June 5, 2012 and recorded among the Land Records of Talbot County, Maryland in Liber 1990, folio 308.

Subject to covenants, easements and restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said BBG LLC, a Maryland limited liability company, its successors and assigns in fee simple.

And the Grantor hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the same as may be requisite.

In Witness Whereof, Grantor has caused this Deed to be properly executed and sealed the day and year first above written.

WITNESS:

TIDEWATER INVESTMENTS, LLC, a Maryland limited liability company

By: _____ (SEAL)
JOHN W. HURT, JR., SOLE MEMBER

STATE OF MARYLAND
COUNTY OF TALBOT } ss

I hereby certify that on this 20th day of January, 2021 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOHN W. HURT, JR., the Sole Member of TIDEWATER INVESTMENTS, LLC, a Maryland limited liability company, and that as such member, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the limited liability company, by himself as such member and further, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARY T. BRANHAM NOTARY PUBLIC QUEEN ANNE'S COUNTY, MD

Notary Public

My Commission Expires: November 8, 2022

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Ronald B. Lee, Esquire, Vice-President of
Venture Title Company, LLC

AFTER RECORDING, PLEASE RETURN TO:
VENTURE TITLE COMPANY, LLC
117 BAY STREET
EASTON, MD 21601

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: $3,480.00
DATE: 1/21/2021
INITIALS: SPH
Prop ID: multi

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID
FINANCE OFFICER OF TALBOT COUNTY
R. ANDREW HOLLIS, FIN. OFFICER CMP
DATE 1/21/2021 CMP

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2797, p. 0310, MSA_CE91_2736. Date available 01/25/2021. Printed 10/03/2023.

MARYLAND FORM
WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2021

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor TIDEWATER INVESTMENT, LLC, a Maryland limited liability company

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

123 S. Washington St., 120 S. West St. and Vine St., Easton, MD 21601

3. Reasons for Exemption

Resident Status

☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☑ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Name **Date

Signature

3b. Entity Transferors

Witness/Attest

TIDEWATER INVESTMENT, LLC
Name of Entity

By

John W. Hurt, Jr. 1-20-21
Name **Date

Sole Member
Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

21-49

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2797, p. 0311, MSA_CE91_2736. Date available 01/25/2021. Printed 10/03/2023.

```
LR - Deed (w Taxes)
Recording Fee no RT
                    20.00
Name: BBG LLC
Ref:
LR - Deed (with Taxes)
Surcharge          40.00
LR - Deed State
Transfer Tax  1,450.00
LR - County Transfer
Tax - linked  2,900.00
LR - NR Tax - lkd 0.00
======================
SubTotal:     4,410.00
======================
Total:        4,415.00
01/21/2021  04:07
                CC20-NT
#14477062 CC0205 -
Talbot
County/CC02.05.01 -
Register 01
```

Kathleen M. Duvall, Clerk

Circuit Court for Talbot County

11 N. Washington St., Suite 16

Easton, Maryland 21601

License and Recording

410-822-2611 Ext. 4

DOCUMENT VALIDATION
(excluded from page count)

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2797, p. 0312, MSA_CE91_2736. Date available 01/25/2021. Printed 10/03/2023.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Talbot

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

X Deed / Deed of Trust	☐ Mortgage / Lease	☐ Other	☐ Other

2 Conveyance Type Check Box

X Improved Sale Arms-Length *[1]*	☐ Unimproved Sale Arms-Length *[2]*	☐ Multiple Accounts Arms-Length *[3]*	☐ Not an Arms-Length Sale *[9]*

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount	
Purchase Price/Consideration	$ 290,000.00
Any New Mortgage	$
Balance of Existing Mortgage	$
Other:	$
Other:	$
Full Cash Value:	$

Finance Office Use Only Transfer and Recordation Tax Consideration	
Transfer Tax Consideration	$
X ( ) % =	$
Less Exemption Amount -	$
Total Transfer Tax =	$
Recordation Tax Consideration	$
X ( ) per $500 =	$
TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$
Surcharge	$ 40.00	$
State Recordation Tax	$ 3,480.00	$
State Transfer Tax	$ 1,450.00	$
County Transfer Tax	$ 2,900.00	$
Other	$	$
Other	$	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
01	005847*016199*016180	1990/308	0104	1987/1988/1993	☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2): 123 SOUTH WASHINGTON ST.,, 120 S. WEST ST. & VINE ST., EASTON, MD 21601

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential [X] or Non-Residential ☐ | Fee Simple [X] or Ground Rent ☐ | Amount: N/A

Partial Conveyance? ☐ Yes [X] No | Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
TIDEWATER INVESTMENTS, LLC, a Maryland limited liability	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	**Doc. 2 – Owner(s) of Record, if Different from Grantor(s)**

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
BBG LLC, a Maryland limited liability company	CASH

New Owner's (Grantee) Mailing Address: 9 FEDERAL STREET, EASTON, MD 21601

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Mary Branham

Firm: VENTURE TITLE COMPANY, LLC

Address: 117 BAY STREET

EASTON, MD 21601 Phone: (410) 770-5200

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

11 IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information

☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify:

☒ Yes ☐ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification . Agricultural Verification . Whole . Part . Tran. Process Verification

Transfer Number Date Received: Deed Reference: Assigned Property No.:

Year	20	20	Geo.	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: ☐ Clerk's Office ☐ Office of Finance ☐ SDAT ☐ Preparer

AOC-CC-300 (5/2007)

V-11474MTB

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2797, p. 0313, MSA_CE91_2736. Date available 01/25/2021. Printed 10/03/2023.