



Town Council AGENDA

Monday, November 20, 2023 - 5:30 PM
Council Chambers, Easton Town Office
14 S Harrison Street

5:30 PM: Call to Order by President Gunsallus.

Closed Session Statement from 11/6/23 meeting.

Opening remarks and Pledge of Allegiance by Councilmember Montgomery.

Approval of Minutes.

Minutes of the November 6, 2023 meetings.

Municipal Official Items.

Items by Mayor Cook.

Items by Town Manager

Public Assembly Event: Easton Holiday Parade 12/2/23 6-8:30pm

Items by Town Attorney.

Public Hearings.

(cont'd.) PUBLIC HEARING to solicit public comment on a proposed comprehensive update to Chapter 25 of the Town Code (Subdivision).

Ord. No. 804, "AN ORDINANCE OF THE TOWN OF EASTON REPEALING AND REENACTING, WITH AMENDMENTS, CHAPTER 25 OF THE EASTON TOWN CODE (SUBDIVISIONS).

5:35 PM PUBLIC HEARING for a parcel of land located on the east side of Ocean Gateway/U.S. Route 50, consisting of 3.231 acres of land, more or less.

Res. 6173, "A RESOLUTION TO ANNEX A PARCEL OF LAND OWNED BY BASI BROTHERS, LLC LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50, CONSISTING OF 3.231 ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION."

Ord. 801, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE COMMERCIAL GENERAL (CG) ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. 6173 LOCATED TO THE EAST OF OCEAN GATEWAY/U.S. ROUTE 50 CONSISTING, OF 3.231 ACRES OF LAND, MORE OR LESS."

Legislation.

Ord. 802, "AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 5 OF THE EASTON TOWN CODE REGARDING BICYCLES AND SIMILAR DEVICES."

Res. 6177, "A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING AN ALL-WAY STOP (4 WAY STOP) WITH STOP SIGNS AND STOP BAR MARKINGS ON THE PAVEMENT AT ALL FOUR (4) LEGS OF THE INTERSECTION OF DUTCHMANS LANE AND AURORA STREET."

Presentations.

Engineering Department presentation of 2020 Bond Projects.

Public Participation/Comments.

Ms. Moonyene Jackson to address council regarding the depiction of Frederick Douglass on the wall/building on Washington Street.

Discussion of ARPA for the Arc Central Chesapeake Region.

Items by Members of the Council:

Adjournment.

The public can access the meeting as follows:

<https://www.eastonmd.gov/129/Agendas-Minutes>

If you are an Easton Cable subscriber, you can view the meeting through TV-Channel 98.

Please note: There is a possibility of all or part of the meeting may be held in Closed Session.

Closed Session Summary

(To be included in the minutes in the next open meeting)

The Easton Town Council met in closed session on Monday, November 6, 2023 at 8:08 p.m. in the Easton Town Council Chambers.

The purpose of the closed session was:

General Provisions Article § 3-305(b) (1) to discuss the appointment, employment, assignment, promotion, discipline, demotion, compensation, removal, resignation, or performance evaluation of appointees, employees or officials

Upon motion by Ms. Curry, seconded by Mr. Montgomery and carried unanimously, the meeting was convened into Closed Session.

The following individuals were present: Mayor Megan Cook, Council President Frank Gunsallus, Council members Rev. Davis, Maureen Curry, Don Abbatiello, and David Montgomery, and Town Attorney Sharon VanEmburch

The Town Council discussed a personnel matter. No action was taken by the Town Council.

The meeting adjourned at 8:30 p.m.

EASTON POLICE DEPARTMENT

"With Pride We Serve"

UPCOMING PUBLIC ASSEMBLY EVENT

TO: Mayor Cook and Don Richardson
DATE: November 14, 2023
PREPARED BY: 1st/Sgt. Patrick Sally 0135
PAP #: 23-045
RECEIVED: November 14, 2023

EVENT: Easton Holiday Parade

APPLICANT: Holly DeKarske

LOCATION: Downtown Easton

DATE/TIME: December 2, 2023 6pm to 8:30pm

ATTENDANCE: 2,500 approx.

PURPOSE: Holiday parade for the community

DETAILS:

Parade Units: Between 62

Staging Areas: Easton Utilities parking lot, lower level of Talbot Town and the Town parking lot on Brewers Lane.

Requested Route: From the staging areas, the parade will proceed south on Harrison St, west on South St, north on Washington St, back to Easton Utilities / Brewers Lane where they will disperse

To ensure the parade route is clear of traffic for the event, No Parking will be posted by EPD between the hours of 3pm to 9pm at the following locations:

- Washington St. between Goldsborough St. and South St.
- South St. between Washington St. and Harrison St.
- Harrison St. between South St. and Washington St.

- Dover St between Harrison Street and Washington Street.
- Goldsborough Street between Washington Street and Harrison Street.

SPECIAL REQUESTS:

- Applicant requests use of town parking lot off of Brewers Lane for staging area
- EPD will request Public Works drop off metal pedestrian barricades on N. Washington Street at the Circuit Courthouse for use during the parade.
- EPD will request that the Applicant provide an adequate amount of volunteers to assist with manning barricades at low volume intersections / driveway accesses along the parade route (this has been done in years past)

EPD CONCERNS: None

APPROXIMATE COST:

EPD to provide officers to post no-parking, set up traffic barricades, provide traffic control and ensure pedestrian safety during the event.

Approx. Cost to applicant: \$4,000.00

RECOMMENDATION: Approve

ORDINANCE NO. 804

AN ORDINANCE OF THE TOWN OF EASTON REPEALING AND
REENACTING, WITH AMENDMENTS, CHAPTER 25 OF THE
EASTON TOWN CODE (SUBDIVISIONS)

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by § 5-102 of the Land Use Article of the Maryland Annotated Code (the “Code”) to enact and administer subdivision regulations, which regulations are codified as Chapter 25 of the Code of the Town of Easton;

WHEREAS, the Easton Planning and Zoning Commission considered the matter at a series of meetings and via a unanimous vote (4-0 with one member absent) at a Special Meeting held on March 2, 2023, the actions of which were transmitted to the Easton Town Council via a letter dated March 21, 2023, the Commission recommended that the Town Council adopt a comprehensively revised version of the Easton Subdivision Regulations (Chapter 25 of the Town Code) as contained in the document attached hereto as Exhibit A; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on November 6, 2023.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. Chapter 25 of the Easton Town Code is hereby repealed.

Section 2. Chapter 25 of the Easton Town Code is hereby reenacted, with amendments.

The text of Chapter 25 as amended is set forth in Exhibit A attached hereto.

Section 3. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor’s veto.

Abbatiello -
Montgomery -
Davis -
Gunsallus -

I hereby certify that the above Ordinance was passed by a ye and nay vote of the Council this _____ day of _____, 2023.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2023.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____, 2023

Megan J.M. Cook, Mayor

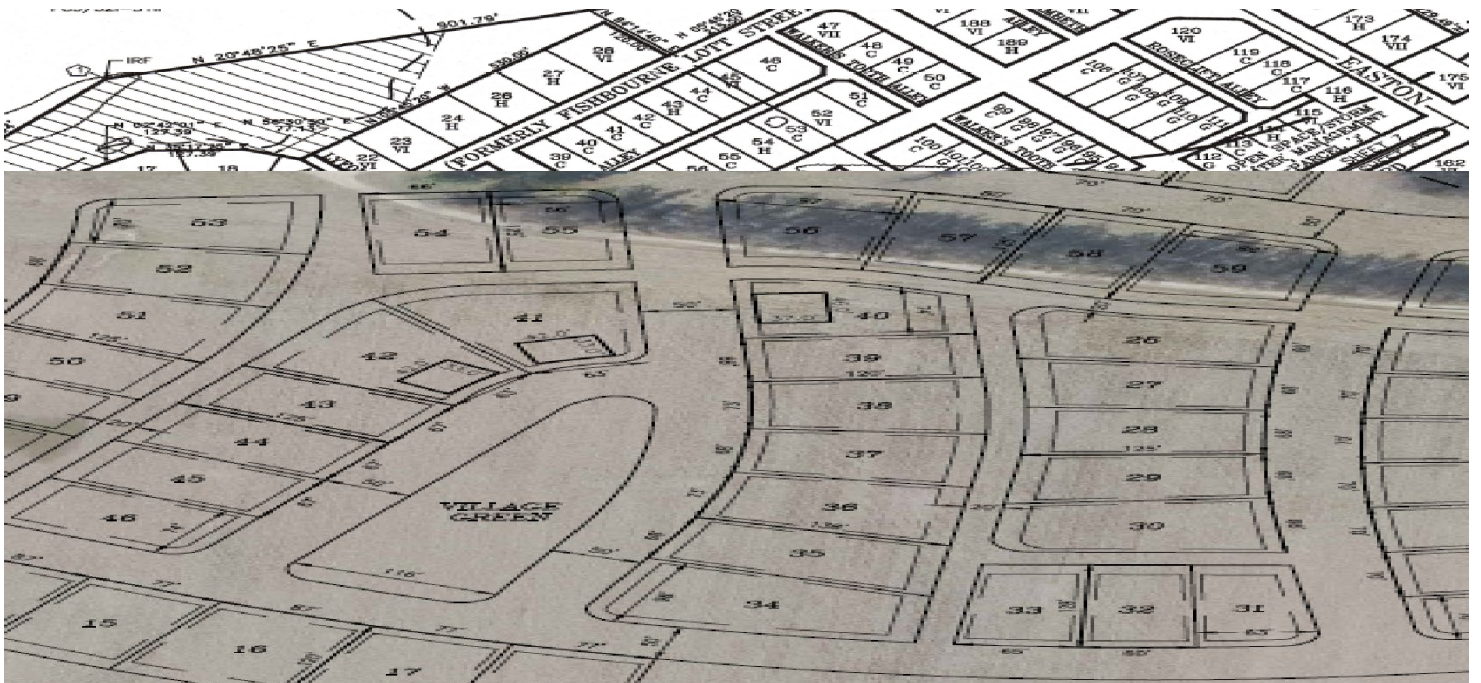
EFFECTIVE DATE: _____, 2023.

Exhibit A

TOWN OF EASTON



SUBDIVISION REGULATIONS



November ____, 2023

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ARTICLE I – INTRODUCTION

SECTION 100 PURPOSE

The purpose of these Regulations is to regulate and control the division of land within the corporate limits of the Town of Easton, in order to promote the public health, safety, morals and general welfare of the citizens of the Town of Easton.

SECTION 101 INTENT

It is the general intent of these Regulations to regulate the division of a land as to:

- (a) Assure sites suitable for building purposes and human habitation, and to provide for the harmonious development of the Town of Easton in accordance with the Comprehensive Development Plan and the Zoning Ordinance;
- (b) Implement the development goals and objectives and design characteristics specified in the Town of Easton Comprehensive Plan;
- (c) Coordinate streets within the subdivisions with other existing, planned, or recorded streets or with any street plan adopted or approved by the Town of Easton;
- (d) Insure adequate open space for recreation, light and air;
- (e) Further the orderly and appropriate development of land with a variety of design concepts;
- (f) Regulate the flow of traffic;
- (g) Facilitate adequate provisions for transportation, water, sewerage, schools, parks and other public facilities;
- (h) Establish minimum standards, and to provide for the necessary administrative procedures to implement these regulations;
- (i) Insure proper legal descriptions and monumenting of subdivided land and to aid Town and County officials in securing adequate records of land title.

SECTION 102 INTERPRETATION AND APPLICATION OF REGULATIONS

The provisions of these Regulations shall be held to be minimum requirements to meet the stated purpose and intent of these Regulations. Whenever the Regulations are at variance with the requirements of any other laws, rules, regulations, ordinances, deed restrictions, or covenants, the most restrictive or that imposing the higher standards, shall govern.

ARTICLE II – DEFINITIONS

SECTION 200 GENERAL

For the purpose of these Regulations, words and terms used herein shall be interpreted as follows:

- (a) Words used in the present tense include the future;
- (b) The singular includes the plural; the plural includes the singular;
- (c) The word "person" includes a corporation, institution, partnership and association as well as the individual;
- (d) The word "lot" includes the word "tract" or "parcel;"
- (e) The word "Commission" and the words "Planning and Zoning Commission" mean the Town of Easton Planning and Zoning Commission;
- (f) The word "Council" means the Town Council of Easton;
- (g) The words "Town Engineer" mean the officially appointed Town Engineer of Easton or his/her designated representative;
- (h) The words "Town Clerk" mean the officially appointed Town Clerk of Easton or his/her designated representative.
- (i) The words "Town Planner" shall mean the designee of the Town Manager charged with the responsibility for administering the Town's Planning and Zoning programs, or his/her their designee.
- (j) The word "shall" is mandatory; the word "may" is permissive;

SECTION 201 SPECIFIC

- (a) ALLEY: A public right-of-way affording a secondary means of vehicular access to the rear or sides of the lot.
- (b) APPLICANT: Any person who submits to the Planning and Zoning Commission subdivision plans for the purpose of obtaining approval thereof.
- (c) APPLICATION FEE: Fee collected on a per lot basis, collected at the time of Preliminary Plat submittal; established by resolution of the Easton Town Council.
- (d) AVERAGE DAILY TRAFFIC (ADT): Average Daily Traffic is the total volume during a given time period (in whole days greater than one day and less then one year) divided by the number of days in that time period. For new residential streets and

driveways, the expected ADT is determined by using the Trip Generation Rate table found in Section 702 (d).

(e) **BLOCK:** An area of land containing one or more lots and bounded by streets providing access to such lot or lots. Block boundaries may also include a railroad right-of-way, unsubdivided acreage, river, live stream or any other barrier to the continuity of development.

(f) **BUILDING:** Any structure which is designed built or occupied as a shelter or enclosure of persons, animals, or chattels including any tent, cabin, trailer, or mobile home.

(g) **BUILDING ENVELOPE:** The area of a lot in which the principle building shall be located. The building envelope is formed by the setback requirements of the applicable zoning district for the subject property.

(h) **CUL-DE-SAC (COURT):** A street having one end open to traffic and having the other end permanently terminated by a vehicle turnaround space.

(i) **CURB:** A raised edge along the side of a street or roadway, the rear of which defines its lateral boundary, ending with the face of the curb.

(j) **CURB CUT:** An opening in the curb created to allow a driveway or a right of way to enter from the street.

(k) **DEDICATION:** The deliberate setting aside or appropriation of land by its owner for any general and public uses, reserving to himself no other rights than such as are compatible with the full exercise and enjoyment of the public uses to which the property has been devoted.

(l) **DEVELOPER:** Any individual, partnership, public agency or corporation (or agent therefore) that undertakes the responsibility for any or all of the activities covered by these Regulations, particularly the preparation of the subdivision plat and improvement plans showing the layout of the land and the public improvements involved therein. Inasmuch as the subdivision plat is merely a necessary means to the end of assuring a satisfactory development, the term "developer" is intended to include the term "subdivider" even though the personnel involved in successive stages of the project may vary.

(m) **DRIVEWAY:** A driveway is a private minor vehicular access way between a street and a parking area within a lot or property.

(n) **EASEMENT:** A right granted for the purpose of limited private, public, or quasi-public use over, across, or, or under private land.

(o) **IMPROVEMENTS:** Those physical additions, installations and changes, such as streets, curbs, sidewalks, water mains, sewers, drainage facilities, public utilities, and other appropriate items required to render land suitable for the use proposed.

(p) **IMPROVEMENT PLANS:** Construction plans of the required improvements submitted upon approval of a Preliminary Plat.

(q) **LOT:** A piece or parcel of land occupied or intended to be occupied by a principal building or use or group of buildings and accessory buildings and uses, including all open spaces and yards required by the Zoning Ordinance and having access to a street, and legally recorded in the Land Records of Talbot County.

(r) **LOT LINE REVISION:** An adjustment or revision of a line, line of record, or lines on a recorded plat which does not require any improvements or create any new lots or parcels.

(s) **PARKING: ON-LOT.** The number of parking spaces required by the Town of Easton's Zoning Ordinance to be provided off-street. These spaces are intended to serve the normal daily parking needs of the dwelling unit occupants.

(t) **PLAT REVIEW FEE:** Review fee paid as prescribed in the Official Town of Easton Schedule of Fees established by resolution of the Easton Town Council.

(u) **PUBLIC WORKS AGREEMENT:** A contract, between the developer and the Town, to complete the necessary improvements in accordance with approved plans and specifications by a given date; such contract to be guaranteed by an approved surety bond or performance bond, a certified check, cash, irrevocable letter of credit or such other security as the Town deems appropriate.

(v) **RESUBDIVISION:** The revision of any plat of record for any purpose.

(w) **RIGHT-OF-WAY:** A strip of land taken or dedicated for use as a public way. In addition to the roadway, rights-of-way normally incorporate curbs, parkways, sidewalks, alleys, lighting, and drainage facilities.

(x) **SETBACK:** A line beyond which no building or structure is permitted to extend. All setbacks extend from property line to property line.

(y) **STREET:** A public way which provides a means of access to abutting property. The term shall include road, street, avenue, drive, circle, highway, or similar term.

(z) **STREETS CLASSIFICATION MAP:** A map, adopted by resolution of the Easton Town Council, classifying existing streets within the Town of Easton.

(aa) **STREET LINE:** The line dividing a street from a lot.

(bb) **STRUCTURE:** Anything constructed or erected with a fixed location on the ground, or anything attached to something having a fixed location on the ground. Structures may include, but are not limited to, buildings, mobile homes, walls, billboards, poster panel and fences in excess of forty-eight (48) inches in height.

(cc) SUBDIVISION: (1) The division of a single lot, tract, or parcel of land or part thereof into two (2) or more lots, tracts, or parcels of land for the purpose, whether immediate or future, of transfer of ownership or of building development; except, for purposes of these Regulations, the transfer or sale of land between owners of adjoining properties which does not involve the creation of any new buildable lots shall not constitute a subdivision. (2) The term "subdivision" includes "resubdivision" and when appropriate to the context shall relate to the process of subdividing or to the land subdivided.

(dd) SUBDIVISION, MINOR: The division of a single lot, tract or parcel of land into four (4) or fewer lots, tracts, or parcels of land for the purpose, whether immediate or future, of transfer of ownership or of building development. Provided the proposed lots, tracts, or parcels of land thereby created have frontage on an improved street or streets, and provided that there is not created by the subdivision any new street or streets.

ARTICLE III - CONTROL AND PENALTIES

SECTION 300 SUBDIVISION CONTROL

No land in a subdivision created after the adoption of these Regulations shall be transferred or sold until the Final Plat of such subdivision has been recorded in accordance with these Regulations and until the improvements required in connection with the subdivision have either been constructed or guaranteed as hereinafter provided. After approval of a Preliminary Plat shall have been obtained, an applicant may offer such land for sale provided that the contract of sale shall be conditioned upon the approval and recordation of the final plat and that this condition is stated upon the contract of sale.

SECTION 301 BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY

No building permit shall be issued for any lot within a subdivision until such time as the final plat of such subdivision has been recorded. No certificate of occupancy for any structure on a lot in a subdivision shall be issued until such time as the required improvements have been completed to an extent satisfactory to the Town Engineer.

SECTION 302 PLAT APPROVAL REQUIRED

No final plat of any subdivision shall be recorded until it has been approved by the Town Engineer and the Planning and Zoning Commission as provided herein. The plat shall not be approved unless it satisfies the requirements of these Regulations.

SECTION 303 PENALTIES FOR VIOLATION

Violations by a landowner or his agent of the provisions of Section 300 of these regulations or requirements and restrictions imposed by the Planning and Zoning Commission as conditions for approval of a subdivision plat shall constitute a misdemeanor. Upon conviction thereof, the offender shall be subject to a fine not to exceed \$1,000.00 or to imprisonment for a period of thirty days, or both, at the discretion of any Court of competent jurisdiction.

Any conveyance of a lot or parcel of land in violation of the provisions of these regulations shall be violable at the option of the purchaser.

SECTION 304 TIMING OF PAYMENT OF REQUIRED FEES AND CHARGES

In order to ensure that new development pays for the impacts associated with said development, there are a number of fees which the Town assesses to recoup said costs. These fees and the point at which they are payable are specified in the following table:

Town of Easton Development-related Fees

Fee	When Payable*
Plat Review Fees	With submission of the corresponding type of plat
Capital Charges (Easton Utilities)	Prior to Recordation of the Plat
Any approved Fees-in-Lieu Payments	Prior to Recordation of the Plat
Impact Fees	With Building Permit Submission

*- Unless otherwise provided through the Town Approved Schedule of Fees

ARTICLE IV - PROCEDURES AND REQUIREMENTS

SECTION 400 SKETCH PLAT PURPOSE

(a) The purpose of the sketch plat is to provide the applicant with an opportunity to resolve problems early in the proceedings and to make necessary modifications and revisions prior to incurring the expense of preparing a Development and final plat. The Sketch plat also allows an opportunity for other parties to comment on the subdivision. A sketch plan shall show those areas, which are best suited for development on the site. This includes delineation of areas not suitable for development such as floodways delineated on the FEMA Floodway maps; areas of high value forest cover; areas of non-tidal wetlands; areas located within the Chesapeake Bay Critical area buffer and any other areas not developable due to natural site conditions.

(b) The determination of street classification according to Section 702 shall be determined during the sketch plan review.

SECTION 401 SKETCH PLAT PROCEDURES

(a) Applicant prepares sketch plan and application and submits three (3) copies of the sketch plan, one digital file, the application and plat review fee (See Section 1002) to the Town Planner;

(b) The Town Planner shall check the submission and;

(1) if the submission is incomplete, return the submission to the applicant and/or indicate to the applicant the deficiencies therein.

(2) if the submission is complete, accept the sketch plan and application;

(3) schedule the application for review on the next available meeting of the Easton Development Staff Review Committee and distribute copies to ESDR staff; and

(4) deposit fees with the Town Finance Officer; and

(c) When the Town Planner has determined that the sketch plat is ready to proceed beyond the ESDR, they shall publish notice at least seven (7) days in advance for a public hearing to be held at the next scheduled Planning Commission's meeting and post notice of such hearing on the property. Notification of adjacent and nearby property owners shall be provided in accordance with the requirements of the Town of Easton Zoning Ordinance. Applicant shall provide five (5) copies of the plat as presented or revised as a result of ESDR review.

(d) The Town Planner shall, within a reasonable time:

(1) review the applicant's submission;

- (2) review reports by the Town Engineer, and Easton Utilities;
- (3) facilitate review of the submission via the Easton Staff Development Review process.
- (4) prepare staff report and forward said report to the Planning Commission for their consideration,

(e) The Planning and Zoning Commission shall;

- (1) hold a public hearing to receive public comment on the proposed subdivision.
- (2) evaluate the applicant's submission, presentation, discussion with the applicant, and agency reports;
- (3) determine whether the sketch plan meets the objectives and requirements of these Regulations and other regulations, ordinances and plans of the Town;
- (4) inform the applicant of their decision, including required changes in the sketch plan.

(f) The Planning and Zoning Commission shall not approve a sketch subdivision plan unless they determine that the proposed subdivision satisfies each of the following requirements. Failure to satisfy any single requirement shall be just cause to deny a subdivision application, even if all others are satisfied. For each subdivision, the Planning Commission shall make findings that:

- (1) The proposed subdivision provides against such scattered or premature subdivision of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services;
- (2) The proposed subdivision provides for harmonious development of the municipality and its environs;
- (3) The proposed subdivision requires the proper arrangement and coordination of streets within subdivisions in relation to other existing or planned streets;
- (4) The proposed subdivision provides for open spaces of adequate proportions (or satisfies this requirement by other acceptable means, when and as specified herein);
- (5) The proposed subdivision provides suitably located streets of sufficient width to accommodate existing and prospective traffic and afford adequate light, air, and access for fire fighting apparatus and equipment to buildings, and is coordinated so as to compose a convenient system;
- (6) The proposed subdivision provides parks of reasonable size for neighborhood playgrounds or other recreational uses on land suitable for such uses (or satisfies this requirement by other acceptable means) in accordance with the standards of Section 708 of these Regulations;

(7) The land indicated on the plats submitted to the Planning Commission is of such character that it can be used for building purposes without danger to public health, safety, or general welfare;

(8) The proposed subdivision prescribes minimum areas of lots in conformance with the Town's Zoning Ordinance and such additional areas as may be needed for each lot for on-site sanitary facilities (if needed);

(10) The proposed subdivision promotes the orderly growth of the Town of Easton, providing for public and other open space and for proper development of land while preventing, through the Commission's discretion, such scattered, premature and undesirable subdivision and development of land as would involve danger, or injury to health, safety or property, by reason of lack of water supply, sewage, drainage, transportation, or other public services or would necessitate in the Commission's judgment an excessive expenditure of public funds for the supply of such services, or would be injurious to maintenance of the integrity of the adopted Town Comprehensive Plan;

(11) The proposed subdivision satisfies all technical requirements of these Regulations; and

(12) The proposed subdivision meets all design requirements of the Town of Easton, including those described in the Town's Comprehensive Plan, Zoning Code, and any Design Guidelines as may be adopted by the Town Council.

The Planning Commission may approve a sketch subdivision plat subject to conditions intended to insure compliance with these requirements.

SECTION 402 SKETCH PLAN REQUIREMENTS

Data furnished in the sketch plan shall include the following information:

- (a) name of the subdivision;
- (b) name and address of the owner;
- (c) tract boundaries;
- (d) north point and date;
- (e) streets on and adjacent to the tract;
- (f) significant topographical and physical features;
- (g) proposed general street layout indicating street classification;
- (h) proposed general lot layout;
- (i) delineation of Chesapeake Bay Critical Area, nontidal wetlands and FEMA Floodplain;
- (j) Stormwater Management sketch plan as specified in the Town of Easton Stormwater Management Ordinance (Chapter 6A of the Town Code);
- (k) Forest Stand Delineation as per Town of Easton Forest Conservation Ordinance;

- (l) where the subdivision plat covers only a portion of the owner's holdings, the sketch shall be submitted of the prospective street layout for the remainder of the tract;
- (m) physical features within 500' of the subdivision boundary and any other features which may affect the layout and design of the subdivision;
- (n) proposed phase lines, if applicable.
- (o) "sketch or "concept" landscape plan as per the Zoning Regulations. Sketch Landscape Plan must be on a separate sheet.

SECTION 403 PRELIMINARY SUBDIVISION PLAT PURPOSE

- (a) The purpose of the Preliminary Plat is to facilitate review and obtain conditional approval of the proposed subdivision in a detail such that the improvements can be designed and constructed.
- (b) A Preliminary Plat and all information and procedures relating to shall in all respects be in compliance with the provisions of these Regulations.
- (c) The approval of the Preliminary Plat shall constitute conditional approval of the subdivision but shall not constitute approval of the final plat.

SECTION 404 PRELIMINARY PLAT PROCEDURES

- (a) After receiving approval of the sketch plan the applicant prepares Preliminary Plat and application; and submits five (5) blue or black line copies of the Preliminary Plat, an application and appropriate fees (See Section 1002) to the Town Planner;
- (b) The Town Planner shall check the submission; and (1) if the submission is incomplete, return the submission to the applicant and/or indicate to the applicant the deficiencies therein; or (2) if the submission is complete, accept the Preliminary Plat, applicant form and fees.
- (c) The Town Planner shall distribute copies of the Preliminary Plat and application to:
 - (1) Town Engineer
 - (2) Easton Utilities Commission
 - (3) Any other utility company serving the subdivision
 - (4) Maryland Department of Transportation (if appropriate)
 - (5) Talbot County Health Department
- (d) The Town Planner shall, within a reasonable time:
 - (1) review the applicant's submission;
 - (2) review reports by the Town Engineer, Talbot County Health Department, Easton Utilities Commission Staff, and any other agency that may comment;
 - (3) determine whether the Preliminary Plat is in accordance with the approved sketch plat, meets objectives and requirements of these Regulations and other regulations, ordinances, and plans of the Town;

(4) inform the applicant in writing of required changes if necessary in the Preliminary Plat.

(e) As applicable, the submission will also be examined by the staff for conformity with the Town of Easton Critical Area Local Program, the requirements of the Zoning Ordinance and Subdivision Regulations of the Town and the recommendations of any authorized Federal, State and County agencies.

(f) After the applicant has received approval of the Preliminary Plat, the Town Planner shall review the plat to see that they are as approved and facilitate electronic signature by all required parties. Submittal of improvement plans shall include a copy of the approved Preliminary Plat.

SECTION 405 PRELIMINARY PLAT REQUIREMENTS

The Preliminary Plat shall meet the following standards and show or be accompanied by the following information:

(a) Drafting Standards

- (1) The plat shall be scaled to fit sheets no larger than twenty-four (24) by thirty-six (36) inches unless otherwise permitted.
- (2) Dimensions shall be in feet and decimals to the nearest hundredth of a foot and the bearings in degrees, minutes, and seconds.
- (3) Each sheet shall be numbered and shall show its relationship to the total number of sheets.
- (4) Where any revision is made, or when the plat is a revision of a previously approved plat, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the presently proposed features.
- (5) The boundary line of the subdivision shall be shown as a solid heavy line.

(b) General Information

- (1) Name of the subdivision.
- (2) Name and address of the owner(s).
- (3) Name, address, and seal of the surveyor responsible for the plat.
- (4) Present zoning classification.
- (5) Date, meridian, scale, and direction of all lines by bearings and distances.
- (6) A location map for the purpose of locating the site to be subdivided showing the relation of the tract to adjoining property and streets.

(c) Existing Features

- (1) Complete Boundary survey of the property to be subdivided, showing all bearings, distances, area, and tie-ins to all adjacent street lines and adjacent Town Boundary lines.
- (2) The location, names, and widths of streets, the location of property lines and names of adjacent owners, the location of water courses and other natural features within two hundred (200) feet of any part of the land to be subdivided.

- (3) Location of all existing markers and monuments.
- (4) Location, size, purpose, and ownership of all underground utilities and rights-of-way and/or easements within the property.
- (5) Topography with contours on one (1) foot intervals, the location of existing buildings, the outline of all wooded areas, marshy areas, and areas subject to flooding.
- (6) Forest Conservation Plan with worksheets shall be submitted on a separate sheet drawn to the same scale as the subdivision plat.
- (7) Landscaping Plan in accordance with the provisions of LANDSCAPING AND BUFFERING Section of the Zoning Ordinance. Landscaping plans must be on a separate sheet. Native plants shall be used. Applicants should refer to the Talbot County Buffer Management Plan Guidelines & Plant List.

(d) Proposed Layout

- (1) Lot layout, including bearings, distances, and area and numbering of lots under such system as the Commission may designate.
- (2) The names, classification,, and widths of all proposed streets and alleys, in accordance with these Regulations and the Street Naming and Addressing Manual.
- (3) Sufficient data to readily determine the location, bearing and length of every street, lot, and boundary line. Data shall include total distances of all such street lines, tangent lengths and central angles for each total street curve and central angles for each lot corner around a cul-de-sac.
- (4) The building setback lines.
- (5) Accurate location of all monuments, markers and reference points.
- (6) The location, width, and purpose of all easements or rights-of-way and the boundaries by bearings and distances.
- (7) Land offered for dedication for parks, schools, and widening of streets, or other community uses.
- (8) When the subdivision is to be developed in two or more phases, the lines delineating such phases shall be shown.

(e) The words "PRELIMINARY PLAT - NOT TO BE RECORDED," shall be shown on the plat.

(f) For proposed subdivision located in the Critical Area Overlay District, the following additional information will be shown on the Preliminary Plat as applicable:

- (1) Critical Area and Buffer boundaries.
- (2) Location and area of all soils exhibiting the following characteristics as determined by the Soil Survey:
 - a. Septic Limitations, if applicable.
 - b. Wet soils.
 - c. Hydric Soils and soils with hydric properties, and
 - e. Highly erodible soils (soils on slope greater than 15 percent or soils on slope greater than 5 percent with "K" values greater than 0.35)

- (3) Location of all forested area located on the site;
- (4) Location of tidal and non-tidal wetlands on the site;
- (5) Known locations of the habitat of any threatened or endangered species or species in need of conservation on or adjacent to the site, or within 1/4 mile of the site in the case of bald eagle habitats;
- (6) Locations of plant and wildlife habitat as described in the Towns Critical Area Program;
- (7) Location of anadromous fish spawning streams(s) on or adjacent to the site and a delineation of the watershed area of the stream on the site;
- (8) In conjunction with submission of the Preliminary Plat, the applicant shall submit an Environmental Assessment prepared by a qualified person. The Environmental Assessment shall provide a coherent statement of the manner in which the proposed development addresses the goals and objectives of the Town of Easton's Chesapeake Bay Critical Area Local Program. At a minimum, the Environmental Assessment shall include:

- a. a statement of existing conditions found upon the property to be subdivided, including the amount and types of forest cover, the amount and type of wetlands, soil types, topography and, where applicable, a description of existing agricultural activities upon the parcel;
- b. a description of the proposed development, including number and type of residential units, amount of impervious surfaces, proposed sewer treatment and water supply, acreage devoted to development, proposed open space and habitat protection areas;
- c. a description of all of the proposed development impacts upon water quality, Habitat Protection Areas, and when applicable, wetlands; and
- d. adequate documentation of all correspondence and findings.

The Town Planner shall not approve a Preliminary subdivision application until such time as it finds that the application complies with the requirements of the Town of Easton's Chesapeake Bay Critical Area Program and the provisions of the Easton Zoning Ordinance specifically relating to the Critical Area Overlay Zone.

SECTION 406 IMPROVEMENT PLANS

(a) If required, upon approval of a Preliminary Plat the applicant shall submit two (2) paper sets of the Improvement plans to the Town Planner. The improvement plans shall include a copy of the approved Preliminary Plat and shall address all those improvements required in SECTION 601 herein.

(b) The Town Planner shall review the submittal and if complete he shall forward the plans to the Town Engineer and Easton Utilities' Manager of Engineering for their review.

(c) The Town Engineer shall review the Improvement plans and submit written comments to the Town Planner who will forward the comments on to the applicant.

(d) Once the Improvement Plans have been approved by the Town Engineer and Easton Utilities, the applicant shall submit one complete digital set of the approved improvement plans to the Town Planner. The Town Planner will have the Town Engineer and Easton Utilities' Manager of Engineering electronically sign the plans

(e) Upon approval of the improvement plans the Final plat can be submitted.

(f) Approval of Improvement plans expires after three (3) years from the date signed by the Town Engineer unless work has begun and diligently pursued; or the Town Engineer elects to extend the approval.

SECTION 407 FINAL PLAT PURPOSE

(a) The purpose of the final plat is to establish a public record of the property as it will become a part of the land records of Talbot County after final approval by the Planning and Zoning Commission.

(b) A final plat shall be submitted conforming to the changes recommended during the Preliminary Plat procedure. The final plat and all information and procedures relating thereto shall in all respects be in compliance with the provisions of these Regulations. Development and final plat procedures may be executed simultaneously.

SECTION 408 FINAL PLAT PROCEDURES

(a) Applicant shall submit to the Town Planner (not more than three years after receiving approval of the Preliminary Plat):

- (1) subdivision application;
- (2) three (3) black line copies;
- (3) appropriate fee (See Section 1002).

(b) The Town Planner shall check the submission and:

- (1) if the submission is incomplete, return the submission to the applicant and/or indicate to the applicant the deficiencies therein;
- (2) if the submission is complete, accept the final plat, application form and additional fees, if any.

(c) The Town Planner shall distribute copies of the final plat and application to the following agencies for review & comments:

- (1) Town Engineer

- (2) Easton Utilities Commission (Survey Division)
- (3) Talbot County Health Department Office of Environmental Health.

(d) Upon receipt of comments the Town Planner shall within a reasonable time:

- (1) Evaluate plat to determine whether plat is in conformance with approved Preliminary Plat,
- (2) Determine whether the final plat meets the objectives and requirements of these Regulations and other regulations, ordinances and plans of the Town,
- (3) Once it is determined that the plat is ready for recordation the Town Planner shall request the applicant to submit four (4) reproducible film copies and five (5) black line paper copies with original signatures.
- (4) Upon the receipt of the signed plats the Town Planner shall obtain the signature of the Chair of the Town of Easton Planning and Zoning Commission.

SECTION 409 FINAL PLAT REQUIREMENTS

The final plat shall meet the following standards and show the following information:

(a) Drafting Standards

- (1) The size of the sheet and scale shall be in accordance with the requirements of the Clerk of the Circuit Court of Talbot County.
- (2) The plat shall be drawn using black ink on transparent mylar (or linen) or black—line photo process comparable to original quality that will conform to archival standards.
- (3) A space or recording block shall be provided of not less than three (3) inches by four (4) inches located three inches from the top right corner of all pages of a final plat to accommodate the County Clerk's recording information and seal.
- (4) Dimensions shall be in feet and decimals to the nearest hundredth of a foot, and the bearings in degrees, minutes and seconds.
- (5) Each sheet shall be numbered and shall show its relationship to the total number of sheets.
- (6) Where any revision is made, or when the plat is a revision of a previously approved plat, dotted lines shall be used to show features or locations to be abandoned and solid lines to show the presently proposed features.
- (7) The boundary line of the subdivision shall be shown as a solid heavy line.

(b) General Information

- (1) Name of subdivision.
- (2) Name and address of the owner(s).
- (3) Name and address of the surveyor responsible for the plat.
- (4) Present zoning classification.
- (5) Date, meridian, scale, and direction of all lines by bearing and distances.
- (6) A location map for the purpose of locating the site to be subdivided showing the relation of the tract to adjoining property and to streets.
- (7) Tax Map, grid and parcel number of the parcel to be subdivided.

(c) Existing features

- (1) Complete boundary survey of the property to be subdivided, showing all bearings, distances, area, and tie-ins to and all adjacent street lines and adjacent Town Boundary lines.
- (2) The location, names, and widths of streets, the location of property lines and names of adjacent owners, the location of water courses, and other natural features where they constitute property boundaries.
- (3) Location of all existing markers and monuments.
- (4) Location, size, purpose and ownership of any rights-of-way and/or easements within the property.

(d) Proposed Layout

- (1) A complete survey of the subdivision including street and lot layout, showing bearings, distances, area, and numbering of lots under such system as the Commission may designate.
- (2) The names and widths of all proposed streets and alleys.
- (3) Sufficient data to readily determine the location, bearing and length of every street, lot, and boundary line. Data shall include total distances of all such street lines, tangent lengths and central angles for each total street curve and central angles for each lot corner around a cul-de-sac.

- (4) The building setback lines.
- (5) Accurate location of all monuments, markers and reference points.
- (6) The location, width, and purpose of all easements or rights-of-way and the boundaries by bearings and distances.
- (7) Land offered for dedication for parks, schools, widening of streets, or other community uses.

(e) Acknowledgements and Formal Notations

- (1) The following notations shall appear on all Final Plats and be certified by the subdivision owner(s):
 - a. ALL STREETS AND STREET WIDENINGS, PARKS AND OTHER LANDS INTENDED FOR PUBLIC USE ARE RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE TOWN OF EASTON.
 - b. ALL EASEMENTS SHOWN ARE HEREBY DEDICATED TO THE TOWN OF EASTON (UNLESS OTHERWISE NOTED) FOR PUBLIC USE.
 - c. THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE, UPON RESUBDIVISION, SUCH UTILITY EASEMENT WHICH HAS NOT BEEN ACCEPTED BY USE THEREOF. UPON RECEIVING APPROVAL FROM THE TOWN ENGINEER.
 - d. PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY MARYLAND DEPARTMENT OF ENVIRONMENT AND WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.
 - e. WE, THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION.
 - f. THE RECORDING OF THIS PLAT DOES NOT CONSTITUTE OR IMPLY ACCEPTANCE BY THE TOWN OF EASTON OF ANY STREET, EASEMENT, PARK, OPEN SPACE OR OTHER PUBLIC AREA SHOWN ON THIS PLAT.
 - g. THIS PLAT MAY EXPIRE IN ACCORDANCE WITH THE PROVISIONS OF THE TOWN OF EASTON SUBDIVISION REGULATIONS, SECTION 414.

- h. THE RECORDING OF THIS PLAT DOES NOT GUARANTEE THE INSTALLATION OF STREETS OR UTILITIES BY THE TOWN OF EASTON.
- i. ANY FOREST CONSERVATION EASEMENT OR BUFFER EASEMENT SHOWN HEREON IS SUBJECT TO PROTECTIVE COVENANTS WHICH MAY BE FOUND IN THE LAND RECORDS OF TALBOT COUNTY AND WHICH RESTRICT DISTURBANCE AND USE OF SUCH AREAS.

(2) The following notation shall appear on all final plats and be certified by the County Health Officer:

THIS SUBDIVISION IS APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND SEWERAGE PLAN AND MDE REGULATION 26.04.03.

(3) Other notations shall appear on all final plats:

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 SUBDIVISION.

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.

(f) Signatures

The following signatures shall be placed directly on the plat in black ink:

- (1) The owner or owners of the land. If the owner of the land is a corporation, the signatures of the duly authorized officers of the corporation shall appear.
- (2) Acknowledgement of owner's signature.
- (3) The licensed surveyor who prepared the plat.
- (4) Talbot County Health Officer.
- (5) Chairman of Planning and Zoning Commission.

(6) The Town Planner.

(g) Seals

(1) The seal of the licensed surveyor responsible for the plat.

(2) The corporation seal, if the applicant is a corporation.

(3) Notary signature and seal.

(h) Additional requirements for final plats for subdivisions located in the Critical Area Overlay Zone.

In addition to the requirements set forth in this section, the following additional information must be provided upon any final plat involving land located within the Critical Area Overlay Zone of the Town:

(1) Location of Critical Area Overlay Zone and Buffer boundaries;

(2) Location of any non-tidal wetlands and location of buffer areas around each wetland;

(3) Location of any other Habitat Protection Area; and

(4) Designation of any area designed to remain in open space or under forest cover.

(i) Notes regarding Requirements for Forest Conservation, if required, must be included.

SECTION 410 FINAL PLAT - RECORDING PROCEDURES

(a) At such time as the Planning Commission has approved the final plat and the required improvements have been constructed or guaranteed in accordance with Articles V, VI, and VII of these Regulations and any outstanding fees and/or capital charges have been paid, the Town Planner shall record the plat, and distribute copies as follows:

(1) The Clerk of the Circuit Court - two (2) reproducible film copies for the purpose of recording among the Land Records of Talbot County.

(2) The applicant - one (1) reproducible film copy for the applicant's future use.

(3) Town Office - two (2) copies.

(4) Maryland Department of Assessment and Taxation - one (1) copy.

(5) Easton Utilities Commission - one (1) reproducible film copy.

(b) Failure on the part of the owner or subdivider to construct or guarantee the construction of the required improvements within three (3) years from the date of approval of the final plat may, at the discretion of the Commission, cancel and make void its previous approval.

SECTION 411 EFFECT OF RECORDING FINAL PLAT

(a) Easements, and other public improvements shown on the final plat to be recorded shall be offered for dedication to the Town by formal notation thereof on the plat, or the owner must note on the plat those improvements which have not been offered for dedication to the Town.

(b) Recording of the final plat shall not be deemed to constitute or effect an acceptance by the Town of the dedication.

SECTION 412 MINOR SUBDIVISIONS

Minor subdivisions, lot line revisions or boundary adjustments shall be submitted in final plat form as per the requirements of Section 408 hereof. Lot line revisions and/or boundary adjustments need only show the lots affected by the change and shall refer to the subdivision being amended. A copy of a new deed must be recorded so that no remnant is created.

Applications shall be submitted to the Town Planner who will route the plat to the appropriate agencies for review and comments. Upon the finding of the staff that the plat is in compliance with these regulations and the payment of the appropriate fees the Town Planner shall present the plat to the Chairman of the Planning & Zoning Commission who shall be authorized to sign the plat. Should the Chairman AND Town Engineer feel it necessary for review of the entire Commission he may have it placed on the agenda of their next meeting.

SECTION 413 COMBINATION OF LOTS IN COMMON OWNERSHIP

Construction across lot lines of two (2) or more lots in common ownership shall be permitted pending the approval of the Town Planner and Town Engineer. If approved, said lots shall be considered one parcel until such time as the structures are removed/demolished.

SECTION 414 SUBDIVISION PLAT APPROVAL EXPIRATIONS

The various plats involved in the subdivision approval process shall be deemed to be valid upon their approval for the period of time specified below. Expired plats shall be of no

effect and applicants must begin the review process over again for any property that had an approved plat which expired. Approvals may be extended no more than twice by the appropriate approving agency provided that a written request to do so is received prior to the expiration of the plat.

Type of Plat	Approval Expires after:
Sketch Plat	3 years
Development Plat	3 years
Improvement Plans	3 years
Final Plat	3 years (to construct or guarantee the construction of the required improvements)

** - NOTE: Within six (6) months prior to the expiration of an approved plat, an applicant may request an extension of up to one year of said approval.

ARTICLE V – DESIGN REQUIREMENTS

SECTION 500 COMPLIANCE REQUIRED

- (a) All subdivisions submitted to the Easton Planning and Zoning Commission for approval shall comply with and will be reviewed against the design elements, policies, and standards as described in the Easton Comprehensive Plan, the following requirements of this Article, and any Design Guidelines that may be adopted by the Town of Easton.
- (b) The Planning Commission shall not approve any subdivision found to be not in compliance with the design standards specified herein, unless the standards provide for some measure of relief and said relief is satisfied.

SECTION 501 SUBDIVISION DESIGN REQUIREMENTS

(a) BLOCK STANDARDS

- (1) The maximum block length shall be 600 feet. The maximum block length may be increased by the Planning Commission upon a specific determination by the Commission that a longer block is desirable for a specific reason, such as topographic or physiographic characteristics of the land, to accommodate a specific design theme acceptable to the Commission but precluded by shorter blocks, etc.
- (2) Lot sizes within blocks shall be mixed to accommodate a variety of house types and sizes.

(b) ALLEYS

- (1) Alleys are encouraged as the primary means of access to garages and for services such as trash pick-up.
- (2) Alley right-of-way and pavement width shall be as specified in Section 702.5 of these Regulations.

(c) LOTTING PROVISIONS

- (1) No protected area or its associated buffer shall be located on any residential building lot. Such areas shall include, without limitation, nontidal wetlands and their associated buffer, Chesapeake Bay Critical Area Buffers, and Forest Conservation Protection Areas. The Planning Commission may modify this provision and allow such protected areas to be located on individual lots on non-residential building lots.

- (2) Landscaping Buffers adjacent to public streets shall be located outside building lots and shall be maintained by a Homeowner's Association or another means acceptable to the Town Engineer.
- (3) Stormwater Management features shall be designed as a site amenity. Environmental Site Design (ESD) features are not encouraged on individual lots.

ARTICLE VI - REQUIRED IMPROVEMENTS

SECTION 600 PURPOSE

- (a) The purpose of this article is to establish and define the community improvements which will be required to be guaranteed or constructed by the applicant prior to final plat approval.
- (b) All construction shall be completed in accordance with specific conditions of the commitment and approved plans and specifications (the improvement plans), and in the manner acceptable to the Town Engineer and the Easton Utilities Commission.
- (c) All proposed construction shall be coordinated in design and in construction scheduling with the existing improvements and the requirements or activities of other agencies.
- (d) All on-site infrastructure construction such as roadway and utility work shall be performed by The Town of Easton or a contractor that has been pre-approved by the Town Engineer.

SECTION 601 IMPROVEMENTS

- (a) The following improvements shall be designed and constructed by the developer in accordance with the standards and service tariffs of the Town of Easton and the Easton Utilities Commission and the approved plans and specifications:

- (1) Streets and alleys
- (2) Curb and gutter
- (3) Sidewalks
- (4) Storm water drainage and management systems
- (5) Sanitary sewerage system
- (6) Water supply system
- (7) Landscaping/Screening (in accordance with Landscaping requirements found in of the Town of Easton Zoning Code)
- (8) Parks

- (b) The following improvements will be provided for by the developer in accordance with the regulations, standards and service tariffs of the Easton Utilities Commission, the Telephone Company, and any other utility companies serving the subdivision, and the approved plans and specifications:

- (1) Gas service
- (2) Electric service
- (3) Telephone service
- (4) Cable service
- (5) Street lighting
- (6) Internet service

(C) Plans for the required improvements shall be prepared, submitted, revised, and approved in accordance with procedures and requirements established by Easton Utilities and the Town Engineer.

(D) Final grades for entire development including building lots and park areas must be shown.

(E) Off-site utility design and construction process shall be as follows:

(1) Utilities shall be designed to the site in Accordance with The STANDARD DETAILS FOR PUBLIC WORKS AND UTILITIES CONSTRUCTION IN THE TOWN OF EASTON and Easton Utilities Service Tariffs.

(2) Upon design completion and approval, Easton Utilities shall publicly bid the construction drawings and with the developers consent, shall award the bid in accordance with the bid procedures of Easton Utilities and the Town of Easton. The contract shall be between Easton Utilities and the contractor. The engineering, inspection, management fees and construction costs shall be borne entirely by the developer.

SECTION 602 INSPECTIONS

All improvements shall be inspected by the Town Engineer or appropriate agencies for compliance with approved plans, prior to final acceptance.

SECTION 603 REPAIR OF DAMAGED IMPROVEMENTS

The developer shall be required to repair damage to roads or streets, storm drainage systems, curb and gutter, sidewalks, utilities, survey markers, and any other required improvements as a result of grading or construction activities by the developer in the subdivision.

ARTICLE VII – STANDARDS

SECTION 700 APPLICATION

(a) The standards outlined herein shall be considered minimum standards for the promotion of the public health, safety, morals and general welfare.

(b) Where literal compliance with the standards herein specified is clearly impractical, the Planning Commission and/or the Town Engineer may modify or adjust the standards to permit reasonable utilization of property while securing substantial conformance with the objectives of these Regulations. The Planning Commission and/or the Town Engineer shall not have the authority to modify any provision of any other ordinance of the Town of Easton.

SECTION 701 GENERAL PROVISIONS

(a) All portions of a tract being subdivided shall be taken up in lots, streets, public lands, or other proposed uses, so that remnants and/or landlocked areas shall not be created.

(b) Where trees, waterways, scenic points, historic spots, graveyards, or other assets and landmarks are located within a proposed subdivision, every possible means shall be provided to preserve and provide access to these features.

(c) Land subject to flooding or property and land deemed to be topographically unsuitable shall not be subdivided or developed for residential occupancy or for such other uses as may endanger health, life, or property, or aggravate erosion or flood hazards until all such hazards have been eliminated or unless adequate safeguards against such hazards are provided by the final plats. Such land within a subdivision shall be set aside on the plat for uses that will not be endangered by periodic or occasional inundation or will not produce unsatisfactory living conditions.

(d) The subdivision shall conform to the Comprehensive Plan and the Zoning Code of the Town of Easton.

(e) The subdivision name approved by the Planning and Zoning Commission and recorded, shall constitute the subdivision's official and only name. No other name may be used unless an approved and amended plat is recorded bearing the revised name.

SECTION 702 STREETS

(a) The purpose of this Section is to establish appropriate standards for the design of streets in subdivisions.

(b) These provisions shall be applicable to the design and construction of all new residential streets. The design of streets in commercial and industrial subdivisions shall be in

accordance with the specifications of the Town of Easton and Easton Utilities Commission Standard Details.

(c) Amendments or additions to subdivisions established prior to the adoption of the street classification system (established July 1993), shall comply with these provisions in so far as possible. The Commission is hereby authorized to modify the provisions of this section as necessary in order to accomplish the purpose established herein.

(d) STREET CLASSIFICATIONS

- 1) Residential Street: This classification of street should provide the optimum environment for a residential neighborhood and include curb and sidewalks. Homes will front on this class of street.
- 2) Collector Street: This classification of street may be necessary to carry traffic from one neighborhood to another or from the neighborhood to streets connecting to other streets in the community. This classification of road does not have curbs, does have roadside ditches, and may include sidewalks. This classification of street is unsuitable for providing direct access to homes and such access should be avoided.
- 3) Commercial Urban Street: This classification of street is typically in a commercial retail subdivision and includes curbs and sidewalks.
- 4) Commercial Industrial Street: This classification of street is typically in an industrial subdivision with roadside ditches and no curb or sidewalk.

702.1 RESIDENTIAL STREET (e.g., Fir Street, Standish Street)

- (a) Street width shall be 36 feet as measured between flowlines of curb and shall accommodate two 10 foot wide travel lanes plus two 8 foot wide parking lanes.
- (b) When on-street parking is provided on both sides of the street and the total width is 36 feet, traffic calming shall be provided at intersections. Traffic calming examples include, but are not limited to:
 1. Taper curbs at intersections to provide 28 feet width between flowlines of curbs to eliminate on-street parking near intersections,
 2. Provide medians at legs entering intersection to eliminate on-street parking,
 3. Roundabout
- (c) If alleys are proposed, on-street parking may be eliminated and replaced with two 4 foot wide shoulders for a total width of 28 feet between flowlines of curb.
- (d) The road width may be reduced to 28 feet with on street parking on one side only in unique situations (e.g., age restricted communities, when alleys are provided, etc.)

on a case by case basis if approved by both the Planning Commission and Town Engineer.

702.2 COLLECTOR STREETS (e.g., Fisher Range Road, Seth Drive, Corbin Parkway from Dutchmans to Nancy)

- (a) Street width shall be 30 feet and shall accommodate two 11 foot wide travel lanes plus two 4 foot wide gravel shoulders.
- (b) Curbs should not be provided along Collector Streets unless required by the Town Engineer.

702.3 ALLEYS

- (a) Alley width shall be 16 feet as measured between flowlines of curb.
- (b) Mountable curb shall be provided on each side of alleys.

702.4 COMMERCIAL URBAN STREET (e.g. Waterside Village)

- (a) Total street width shall be 30 feet as measured between flowlines of curb and shall accommodate two 11 foot wide asphalt travel lanes plus two 4 foot wide shoulders.

702.5 COMMERCIAL SUBURBAN STREET (e.g. Mistletoe Hall Farm, Easton Technology Center)

- (a) Total street width shall be 30 feet and accommodate two 12 foot wide asphalt travel lanes plus two 3 foot wide gravel shoulders.
- (b) Curbs should not be provided along Commercial Suburban Streets unless required by the Town Engineer.

702.6 CUL-DE-SACS

The Town of Easton finds and determines that the use of cul-de-sacs and dead-end streets is inconsistent with the public policy of preserving an interconnected street system. Cul-de-sacs and dead-end streets do not promote street connectivity, and create inefficiencies in the distribution of traffic and water as well as inefficiencies and increased municipal expenses in the delivery of public services. In limited situations, cul-de-sacs can be used to avoid disturbing sensitive environmental features. Accordingly, this section restricts the use of cul-de-sacs to appropriate situations and establishes standards for development that utilize cul-de-sac streets.

(a) Applicability

A cul-de-sac is a street, or a system of streets, having only one end open to traffic and the other end being permanently terminated and a vehicular turn-around provided. However, in situations where cul-de-sacs are permitted, they shall comply with this section.

(b) Generally

An applicant seeking to propose cul-de-sacs in their subdivision shall demonstrate that not doing so will produce unnecessary hardship as the result of extreme topographic conditions. For purposes of this section, the following shall be considered “extreme topographic conditions”:

- (1) Slopes exceeding 20 percent;
- (2) Marshes, wetlands, rivers, lakes, streams, or ponds; or
- (3) Any environmentally protected area or its associated buffer.
- (4) A parcel with confined space.

(c) Right-of-Way and Pavement Design

- (1) Cul-de-sacs and dead-end streets shall terminate in circular rights-of-way having a minimum pavement width radius of 45 feet for residential uses and 60 feet for commercial/industrial uses.
- (2) In no event shall the cul-de-sac exceed 150 feet in length.

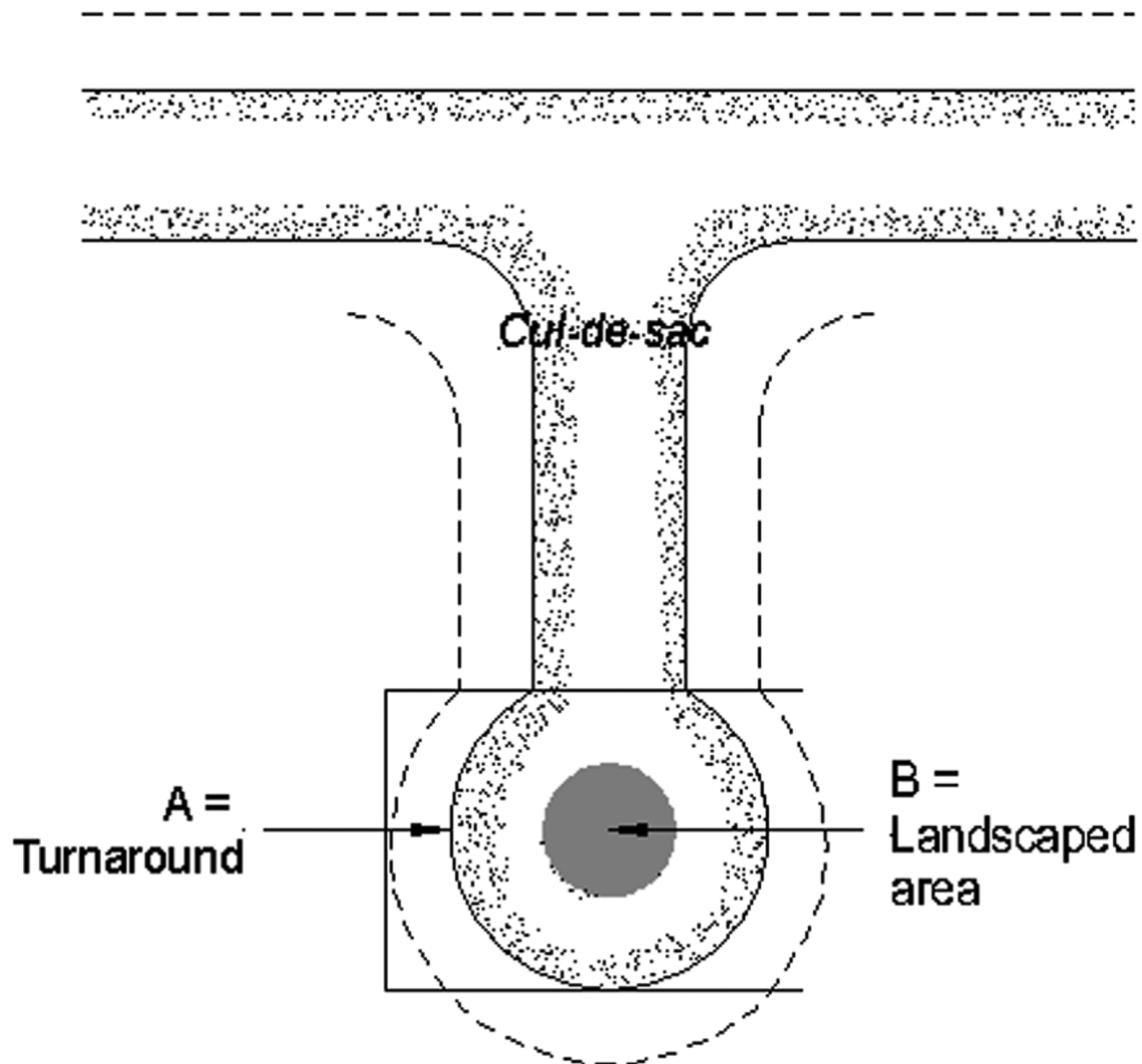
(d) Access Restriction

The site plan or subdivision plat shall show a stub connecting the cul-de-sac to adjoining areas or parcels where future roadways are delineated on the recorded subdivision or site plan. The stub shall be improved as a pedestrian walkway, trail, or bikeway.

(e) Landscaping

At least 40 percent of the bulb of the cul-de-sac shall be landscaped, utilizing native plants, in accordance with an approved landscaping plan. For cul-de-sacs with a radius exceeding 80 feet, at least 25 square feet of the area within the turnaround area shall be landscaped (see Figure 2).

- (f) Water mains located on Dead End Streets such as cul-de-sacs shall not be dead end lines. Water mains can be looped and connected back into the main or connected to another water main. All water mains must be located entirely within a Town of Easton ROW or easement dedicated to the Town of Easton.



702.7 RIGHTS-OF WAY

(a) RIGHTS-OF-WAY. Minimum rights-of-way shall be provided as follows:

Residential Collector - 60 feet

Residential Subcollector - 60 feet

Residential Access - 50 feet

Special Purpose Streets:

Alley - 20 feet

(b) INCREASE IN RIGHT-OF-WAY WIDTH

(1) If proposed lots are large enough for further subdivision which may change the street classification in the future to a higher order street, the municipality may require that the right-of-way width for the higher order street be provided.

(2) In unusual circumstances, the minimum widths listed in Section 702.6 (a) may be insufficient to accommodate all necessary improvements and therefore rights-of-way widths in excess of the minimum established in Section 702.6 (a) may be required.

702.8 DRIVEWAYS

(a) DRIVEWAYS TO SINGLE-FAMILY LOTS

(1) Driveways shall be located not less than 40 feet from the tangent point of the curb radius of any intersection. Driveways to corner lots shall gain access from the street of lower classification when a corner lot is bounded by streets of two different classifications.

(2) The following standards shall apply to the driveway apron at the edge of the pavement:

- a. Minimum curb cut or driveway width at the pavement edge: 12 feet
- b. Maximum curb cut or driveway width at the pavement edge: 20 feet.

(3) A single common driveway serving no more than four single family dwelling units is permitted provided a joint access easement has been recorded.

(b) SHARED RESIDENTIAL DRIVEWAYS FOR MULTI-FAMILY DEVELOPMENT

(1) All entrance drives serving 4 or less dwelling units may be designed to single family driveway standards above.

(2) All entrance drives serving more than 4 dwelling units, but which may be expected to convey less than 200 ADT, shall be laid out to conform to the design, service, and access standards established in this Ordinance for residential access streets.

(3) All entrance drives which may be expected to convey greater than 200 ADT, but less than 1000 ADT, shall be laid out to conform to the minimum design, service, and access standards specified in this Ordinance for residential subcollector streets.

(4) All entrance drives which may be expected to convey greater than 1000 ADT shall be laid out to conform to the minimum design, service, and access standards specified in this Ordinance for residential collector streets.

SECTION 703 STREET DESIGN AND LAYOUT

(a) Streets shall be laid out to avoid areas such as floodplains, cliffs, steep slopes or large ravines. A secondary means of access to a higher order street which does not go back through the same hazard area shall be provided when one of the access streets into a subdivision of more than twenty dwelling units crosses through a hazard area.

(b) All streets and alleys shall be designed and constructed in accordance with standards and regulations promulgated and administered by the Town Engineer.

(c) The developer shall provide all necessary roadway signs and traffic signalization as may be required by the Town, based upon Town standards, state standards and a traffic impact study if required

(d) TRIP GENERATION RATES

The following chart shall be used to determine the anticipated daily traffic levels of proposed residential development:

HOUSING TYPES AVERAGE WEEKDAY TRIP GENERATION RATES

Single-family detached	10.0 trips/du
Duplex (twin), Multiplex, Townhouse, etc.	8.1 trips/du
Apartment	5.4 trips/du
Mobile Homes	5.38 trips/du
Retirement Community	3.3 trips/du

(e) TRAFFIC IMPACT STUDY

A traffic impact study shall be prepared by a Maryland Licensed professional engineer and shall be submitted for any non-residential subdivision or for any residential subdivision proposing fifteen (15) or more dwelling units, or if for good cause the Planning Commission requests such a study to be completed regardless of the number of units proposed. Should the Planning Commission deem it appropriate, they may require that the developer fund a traffic impact study to be prepared by an engineer selected by the Town. At a minimum, the following information shall be included in the study:

- (1) Project Description – Provide a brief description of the proposed project and the limits of the traffic study. The limits of the study area shall be subject to revision by the Planning Commission. The total build-out of the project anticipated by the proponent should be clearly stated.
- (2) Existing Conditions – Provide physical characteristics of each roadway within the study area. Traffic volumes shall be examined for the study area. Average weekday volumes shall be shown for twenty-four (24) hours and the AM and PM peak hours in all cases. Accident diagrams summarizing

local police reports may be needed for problem locations. An existing conditions capacity and level of service analysis shall be provided in accordance with the Transportation Research Board's Highway Capacity Manual Report 209 (latest edition). The analysis shall include delay and queue length information. Weave, merge, diverge, and road segment analyses should be included where applicable.

- (3) **Project Site Traffic Projection** – Provide estimated peak hour and daily traffic generated by the project on roadways within the study area. Include an analysis of the distribution of off-site generated traffic as it relates to the existing street system. All traffic impact studies should include traffic generated by other developments within the study area that have received preliminary subdivision or development site plan approval. Saturday peak hour conditions should be included for retail projects. Any adjustment factors or growth rates used should be cited.
- (4) **Future Conditions** – Future conditions capacity analysis (five-year horizon) shall be computed for the no-build and build alternatives, with and without mitigation measures. This analysis shall include projected delays at all intersections, projected queues, and projected levels of service. All new intersections shall be reviewed relative to AASHTO standards, including sight distances for entering and merging traffic within the project area. A list should be provided of all other study area projects which could be completed within five years of the submittal date of the proponent's project and which could have impacts that would be relevant to the proponent's traffic impact study. Public as well as private projects should be included; projects awaiting approval should be included, as well as those which are already approved or do not require approval. Signal warrant analysis should be performed using the Manual on Uniform Traffic Control Devices (FHWA, latest edition), if applicable.
- (5) **Roadway Mitigation Measures** – Describe all proposed mitigation measures for the adverse impacts identified in the traffic impact study. Identify specific and expected benefits to be derived by these proposed mitigation measures. The individual costs of the proposed mitigation measures should be given, and the party responsible for the implementation of each measure clearly identified. A schedule of when, in relation to any project phasing, particular measures need to be implemented should be outlined. In addition to a schedule of construction, a description should be provided of any capacity constraints on the existing network that will occur, and of measures that will be taken to mitigate noise and dust pollution.
- (6) **Summary - Traffic Impact Studies** shall include a brief summary of the major or significant findings. This should be prepared and presented in a manner which anticipates it being reviewed by the general public. Such summary shall include a discussion of existing roadway/intersection Levels

of Service (LOS), any measures proposed to insure that said LOS does not degrade as a result of the proposed subdivision, and a tabulation of the percentage change in traffic volumes at the studied intersections.

If a connection of two or more existing roads is being proposed, the traffic report shall contain a detailed assessment of the traffic impacts on roadways in adjacent neighborhoods. Traffic impacts including projected splits in traffic, changes in levels of service, increases in daily and peak hour traffic conflicts with pedestrians and bicycles.

When the scope of a traffic study includes County, State, and/or Federal roads, the applicant shall be responsible for contacting the appropriate agencies before undertaking the study in order to obtain any input such agencies may have. The applicant shall also be responsible for forwarding a copy of the completed study to these same agencies at the time it is submitted to the Town.

(f) All streets and alleys shall be continuous in alignment and grade with existing, recorded, and planned streets.

(g) Streets shall be extended to the boundary lines of the proposed subdivision so that a connection can be made to all adjacent properties unless such extension is not feasible because of topography or other physical conditions, or unless, in the opinion of the Commission, such extension is not necessary or desirable for the coordination with existing streets or the most advantageous development of adjacent tracts. In any event, no subdivision shall be designed so as to create or perpetuate the landlocking of adjacent land.

(h) Dead end streets are prohibited except to permit future extensions to adjoining tracts. Such streets shall include a temporary turnaround until the street is extended.

(i) Street names shall be approved by the Commission. Such names shall not duplicate those elsewhere in the Town of Easton or within one mile of the corporate boundary. Streets that are in alignment with existing streets shall bear the names of existing streets.

(j) In subdivisions that adjoin or include existing streets that do not conform to widths established in these Regulations, the subdivider shall dedicate additional width along either one or both sides of such streets so as to bring them up to standards, provided the area to be used for widening is owned by the subdivider or under his control.

(k) Streets shall be laid out to intersect as close to right angles as possible. A proposed intersection of two streets at an angle of less than seventy (70) degrees will not be approved. Any change in street alignment to meet this requirements shall occur at least one hundred (100) feet from the intersection.

(l) Multiple intersections involving junctions of more than two (2) streets shall be avoided.

(m) Roadways entering opposite sides of another roadway shall be laid out either directly opposite one another or with a minimum offset of two hundred (200) feet between their centerlines.

(n) All streets shall have a total minimum width of not less than that prescribed for the street according to its classification in Section 702.

SECTION 704 STREET IMPROVEMENTS

(a) Street Construction: The developer shall provide for the complete construction of streets and curb and gutter, in accordance with the standards and specifications of the Town of Easton.

(b) Sidewalks: All subdivisions shall be required to provide sidewalks unless it is determined by the Planning and Zoning Commission that sidewalks are not necessary due to lot size, location of subdivision or anticipated usage. Sidewalks shall be designed and constructed in accordance with the standards and requirements established by the Town Engineer.

(c) Storm water management and sediment control: All storm water drainage systems shall be designed and constructed in accordance with the Stormwater Management Ordinance. A storm water management plan and sediment control plan approved by the appropriate State and Local Agencies must be provided. Natural shaped ponds are preferred.

(d) Street Lighting: Street lighting shall be designed and installed by the Town of Easton at the expense of the developer.

(e) Street trees: New trees which are indigenous to the area or other approved species shall be required to be planted as per requirements of Section 707 LANDSCAPING herein.

(f) Signs: Street name and traffic control signs shall be constructed by the Town of Easton at the expense of the subdivider or developer.

SECTION 705 SANITARY SEWERAGE SYSTEM AND WATER SUPPLY SYSTEM

All subdivisions shall be served by public sewer and water systems designed and constructed in accordance with the standards and service tariffs of the Easton Utilities Commission.

SECTION 706 GAS, ELECTRIC, CABLE, INTERNET, AND TELEPHONE SERVICE

Provisions for gas, electric, cable, internet, and telephone service shall be made in accordance with the standards and service tariffs of the Easton Utilities Commission, the Telephone Company, and any other utilities company serving the subdivision.

SECTION 707 LANDSCAPING

- (a) “Sketch” or “Concept” landscaping plan in accordance with Section 28-1014 of the Zoning Ordinance is required to be submitted with the Sketch Plat submittal.
- (b) Complete Landscaping Plans are required to be submitted with the Preliminary Plat.
- (c) Plans and designs shall be in accordance with Section 28-1014 of the Zoning Ordinance of the Town of Easton.

SECTION 708 PARKS

- (a) All residential subdivisions of ten (10) or more lots shall provide a minimum of 1,200 square feet per dwelling unit for parks. Required environmental protection areas and stormwater management areas may not be used to satisfy the minimum park requirements. The land to be dedicated for parks shall be of suitable size and shape, topography and geology, and offer proper location and adequate road access, as determined by the Planning & Zoning Commission.
- (b) For subdivisions of less than ten (10) lots, if the Planning & Zoning Commission determines that due to the size of proposed subdivision or other factors, suitable sites for parks cannot be dedicated, payment of a fee in lieu of land dedication shall be required. The fee shall be in the amount of the value of the land to be dedicated, as determined by the Commission on the average market value of the undeveloped land based on the entire tract.
- (c) Fees collected in lieu of land under the provisions of this section shall be paid to the Town prior to final plat recordation. Fees collected under these provisions shall be used for the purpose of acquiring developable land for parks.
- (d) Where private open space for parks and recreational purposes is provided in a proposed subdivision, and such open space is to be privately owned and maintained by the future residents of the subdivision, the acreage of such areas may be credited against the requirement for dedication of land or payment of fees in lieu of if the Commission concludes that it is in the interest of the public to do so.
- (e) Any lands dedicated hereunder shall be used only for the purposes stated herein.
- (f) All parks intended for public use shall be dedicated to the Town of Easton and shall be in a condition acceptable to the Town, including the provision of Park Improvements, at the time of said dedication.
- (g) All parks shall include stub-outs for the potential provision of water, sewer, and electrical service.

(h) Where the subdivision contains park areas, or other physical facilities necessary or desirable for the welfare of the area and which are of common use or benefit and are of such character that the Town or other public agency does not desire to maintain them, then provisions shall be made by trust agreements for the proper and continuous maintenance and supervision of such facilities by the lot owners in the subdivision. Such trust agreements shall be approved by the Planning Commission prior to the recording of the Final Plat and shall be a part of the deed covenants.

(i) The Easton Comprehensive Plan classifies parks into four categories, consistent with the practice/policies of the Easton Park Board. These are Mini-Parks (e.g., Thompson Park or Clifton Park), Neighborhood Parks (e.g., Chapel East Park or Matthewstown Run Park), Community Parks (e.g., Idlewild or Moton Parks) and Special Park Areas (e.g., the Rail-Trail or the former Skate Park). For the purposes of this Section, at least 50% of the area required to be provided for parks shall be satisfied in the form of one centrally located Neighborhood Park. Such parks may be active, passive, or natural, as approved by the Planning Commission.

SECTION 709 PARK DEVELOPMENT FEES

- (a) With respect to all residential development, a park development fee of \$199.70 per residential unit¹, as adjusted per subsection (c) below, shall be assessed, which fee shall be due and payable at the time of the approval of the final plat, or final site plan as the case may be, containing such dwelling units.
- (b) On January 2 of each year, the park development fee shall be automatically adjusted in accordance with any percentage change in the cost of park development. The park development fee shall be adjusted by the average percentage change, if any, in the Consumer Price Index, the Construction Cost Index, and the Building Cost Index, taken together and as established for the State of Maryland.
- (c) Such park development fee shall be used solely for the development and improvement of parks, trails, and recreation facilities within or reasonably proximate to the applicable residential development.

Subject to the express approval of the Town of Easton, the owner/developer of land involving applicable residential development may elect, in lieu of payment of park development fees, to develop and construct neighborhood park improvements on land within the development dedicated for such purposes or upon existing park land reasonably proximate to the development. Such development and construction shall comply with all applicable provisions of these Subdivision Regulations and any rules or regulations adopted pursuant thereto.

¹ This figure was established at \$133.33 per unit with the original adoption of this standard. It was adjusted as per subsection 709 (c) to \$199.70 in 2022 (reflecting the cumulative annual rates of inflation as determined by averaging the three indices cited).

SECTION 710 SURVEY MONUMENTS AND MARKERS

Monuments or markers, not less than five inches square at each end and thirty inches long, made from hard durable stone or good concrete, shall be placed in not less than four convenient places on the outside boundaries of the entire subdivision, at each change in direction of said boundary lines, at each change in direction of street and alley lines, and at all street and alley intersections. Not less than twenty-six (26) inches of the monuments or markers shall be placed in the ground with not more than four (4) inches extending above the surface of the ground. The corners of all lots not marked by stone or concrete monuments required above shall be marked by iron pins or iron pipes at least eighteen (18) inches long and not less than 5/8" in diameter.

SECTION 711 ENGINEERING AND SURVEYING

(a) All surveys, maps, plans, and designs shall be made by a Professional Engineer, Professional Surveyor, or other design professional who is licensed by the State of Maryland and is practicing within the scope of his license with respect to the services provided.

(b) All maps or plats shall be compiled from actual accurate field surveys made by the surveyor whose name appears thereon.

(c) All figures, lettering and symbols on the plan or map must be neatly and legibly drafted thereon and the Commission may refuse to receive for examination and approval a plan or map on which such details are blurred, unreasonably indistinct or difficult to read.

(d) On all subdivisions at least one (1) of the principal corners of the outline boundary of the whole tract shall be referred to the nearest officially established street intersection monument or marker.

(e) SURVEY CONTROL

(1) The meridian line upon which the bearings or azimuth of the survey is based shall be referenced to the Maryland State Plane Coordinate System (NAD83/91.)

(2) All plats shall show the position by coordinates of not less than four markers set in convenient places within the subdivision in a manner so that the position of one marker is visible from the position of one other marker.

(3) The U.S. survey foot (1 meter = 3.280833333 feet) shall be used in all conversions of Maryland State Plane Coordinates from meters to feet or feet to meters.

(f) All surveys of subdivisions shall be carefully and accurately executed. The boundaries of the entire tract shall be surveyed on the ground and all corners thereof established by the

accurate measurement of linear distances and precise observation of angles to the nearest twenty (20) seconds of circumference.

(g) All surveys shall be made with an accuracy of no less than one to fifteen thousand (1:15,000).

(h) The developer shall, upon request, furnish a certified copy of the surveyor's computation of the unbalanced traverse of the outside boundary of the entire tract.

ARTICLE VIII - IMPROVEMENT GUARANTEES

SECTION 800 CONTRACTS

The Planning and Zoning Commission shall not allow recording of any subdivision plat until:

(a) Required improvements have been completed, inspected and accepted by the Town Engineer, or other proper authorities; or

(b) The developer has entered into a written agreement with the Town in the manner and form set forth by the Town Attorney where the developer shall agree:

(1) to construct or cause to be constructed, at his own expense, all required improvements in strict accordance with the standards and specifications of the Town of Easton and the Easton Utilities Commission;

(2) to maintain, at his own cost, the improvements until the same are accepted by the Town of Easton and the Easton Utilities Commission;

(3) to obtain, at his own cost, any easement or release required for the construction or extension of any required improvement.

SECTION 801 GUARANTY

In order to assure the Town that the required improvements shall be constructed and installed at his own expense, in strict accordance with the standards, regulations, and specifications of the Town, and will be maintained until accepted by the Town, the developer shall furnish the Town, cash, bond, irrevocable letter of credit, or other such surety as the Town shall approve in an amount sufficient to cover cost, as estimated by the Town Engineer, of the construction and installation of the aforesaid improvements.

The improvement guaranty shall be conditioned upon:

(a) the developer constructing and installing, or causing to be constructed or installed, in strict accordance with the standards, regulations, and specifications of the Town, as finally approved, the required improvements;

(b) the developer in maintaining at his own cost the said improvements, until the same are accepted by the Town for community use;

(c) the faithful performance by the developer of the Public Works Agreement.

SECTION 802 ACCEPTANCE OF IMPROVEMENTS

(a) Development Inspection

(1) The applicant shall notify the Town of Easton and the Easton Utilities Commission of the completion of the required improvements.

(2) The appropriate agency shall inspect the completed required improvements and notify the developer of approval or specify those items of construction, material, and workmanship which do not comply with the specifications or the approved construction plans.

(3) The applicant, upon notification from the appropriate agency of items not approved shall:

a. proceed, at his own cost, to make such corrections as shall be required to comply with the specifications and approved construction plans; and

b. notify the appropriate agency upon completion, requesting final inspection.

(b) Final Inspection: The appropriate agencies shall make a final inspection with the applicant of all required improvements.

(c) Acceptance: At such time as the Town Engineer is satisfied that the applicant has complied with all standards, regulations, service tariffs and specifications of the Town of Easton and the Easton Utilities Commission an indenture prepared by the applicant in a form approved by the Town of Easton, conveying all streets, parks, and other public lands to the Town of Easton shall be recorded in the Land Records of Talbot County.

ARTICLE IX - CHANGES AND AMENDMENTS

SECTION 900 CHANGES AND AMENDMENTS

The Town Council may, from time to time amend, supplement or change, by ordinance, the regulations herein established. Any such amendment or change shall be accomplished in accordance with the provisions of the Town Charter and the laws of the State of Maryland.

ARTICLE X – ADMINISTRATION

SECTION 1000 HARDSHIP

Where the Planning and Zoning Commission finds that extraordinary hardships may result from strict compliance with these Regulations, it may modify the Regulations so that substantial justice may be done and the public interest secured, provided that such modification will not have the effect of nullifying the intent and purpose of these Regulations or of modifying any provision of any other ordinance of the Town of Easton.

SECTION 1001 CONDITIONS

In granting modifications, the Planning and Zoning Commission may require such conditions as will, in its judgment, secure substantially the objectives of the standards or requirements so modified.

SECTION 1002 FEES

A plat review fee shall be collected upon the submittal and each subsequent submittal of a sketch plan. A subdivision application fee shall be collected at the time of filing of a Preliminary Plat. This fee shall be based on the number of lots in the subdivision and is a one time fee as long as the Preliminary Plat is based on the approved sketch plat. When a Preliminary Plat is submitted which is based on a revised sketch plat, a new subdivision application fee shall be collected. There shall be no fee for the initial review of a final plat. When a plat has to be reviewed more than once, a plat review fee shall be collected for each submittal of the final plat.

A plat review fee shall be collected for a boundary line amendment or a minor subdivision. All fees shall be in accordance with the fee schedule of charges adopted by resolution of the Town Council.

SECTION 1003 SEVERABILITY

It is hereby declared to be the legislative intent that:

(a) If the court declares any provisions of these Regulations to be invalid or ineffective in whole or in part, the effect of such decision shall be limited to those provisions which are expressly stated in the decision to be invalid or ineffective, and all other provisions of these Regulations shall continue to be separately and fully effective.

(b) If the court finds the application of any provision or provisions of these Regulations to any lot, building, or other structure, or tract of land, to be invalid or ineffective, in whole or in part, the effect of such decision shall be limited to the person, property, or situation immediately involved in the controversy, and the application of any such provision to other persons, property, or situations shall not be affected.

SECTION 1004 PUBLIC MEETING

The Planning Commission shall consider all Sketch Plats at a Public Meeting. Such meeting may be the Commission's Regular Monthly Meeting or when determined appropriate by the Commission, a Special Meeting. At such meeting, all parties in interest and citizens shall have the opportunity to be heard. The time, place, and location of said meeting along with the general location and a brief description of the subdivision shall be published in a paper of general circulation in Talbot County. In addition, the property shall be posted at least seven (7) days preceding the date on which the Planning Commission is scheduled to review said subdivision and notice to adjoining property owners shall be provided as specified for other development application types (e.g., site plans) in the Zoning Code. No notice shall be required for those subdivisions which do not require sketch plat review.

SECTION 1005 ENFORCEMENT OFFICER

The Town Engineer of Easton shall be the enforcement officer for these Regulations. If they find that any of the provisions of these Regulations are being violated, they shall notify in writing the person responsible for such violation and take such action as may be necessary to prevent the violation of these Regulations, including obtaining a court injunction to discontinue the transfer, sale, or negotiations for sale of illegal lots or parcels; or any action authorized herein.

SECTION 1006 APPEALS

Any person aggrieved by a decision of the Planning and Zoning Commission or the Town Engineer in approving or denying a subdivision under the terms of these Regulations shall have the right to appeal said decision to the Easton Board of Zoning Appeals under the terms and provisions set forth in Chapter 28 (Zoning) of the Code of the Town of Easton.

ARTICLE XI - SUBDIVISION ACTIVITY IN THE CHESAPEAKE BAY CRITICAL AREA

SECTION 1100

(a) All subdivisions of land located in whole or in part in that area of the Town of Easton which is part of the Chesapeake Bay Critical Area shall be subject to the provisions of the Easton Zoning Ordinance relating to the Critical Area Overlay Zone as well as to the provisions of these regulations. Where the provisions of the Zoning Ordinance relating to the Critical Area Overlay Zone conflict with the provisions of these Subdivision Regulations, the provision of the Critical Area Overlay Zone shall apply.

(b) No subdivision of any land located in whole or in part in that area of the Town of Easton which is part of the Chesapeake Bay Critical Area shall be permitted unless and until the Planning and Zoning Commission makes the following written findings with regard to the subdivision:

(1) The development or development activities have been designed in such a manner as to minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have runoff from surrounding lands; and

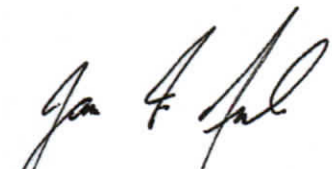
(2) That the development or development activities have been planned in such a fashion as to conserve fish, wildlife and plant habitat.

CERTIFICATE OF PUBLICATION

STATE OF : MARYLAND
COUNTY OF: Talbot County

This is to certify that the annexed legal advertisement has been published in the publications and insertions listed below. "Basi Bros Annexation..." was published in the:

The Star Democrat 10/29/23
The Star Democrat 11/05/23



James F. Normandin
President & Publisher

TOWN OF EASTON
NOTICE OF PUBLIC HEARING
MONDAY, NOVEMBER 20, 2023 AT 5:35 P.M.
FOR ANNEXATION AND ZONING
FOR A PARCEL OF LAND LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50,
CONSISTING OF 3.231 ACRES OF LAND, MORE OR LESS

Notice is hereby given that on Monday, November 20, 2023 at 5:35 P.M., the Town Council of the Town of Easton will hold a public hearing at the Town Office, 14 South Harrison Street, Easton, Maryland 21601 for the following interrelated items, both of which were introduced at the November 6, 2023 Town Council meeting:

1. Resolution 6173 ("Annexation Resolution") to annex a parcel of land approximately 3.231 acres of land, more or less lying contiguous to the existing boundaries of the Town of Easton. (See map and description below); and
2. Ordinance 801 to apply a Commercial General (CG) zoning classification under the Easton Zoning Ordinance to the property. If required, application of the zoning classifications is contingent upon the Town receiving the express consent of the County Council prior to the effective date of the Ordinance;

The public is hereby invited to comment on the above referenced legislation. Comments may be provided either in writing at any time prior to the hearing or made in person at the time of the hearing. The plats for these properties and the Resolution and Ordinance are on file in the Town Office and are available for inspection during the Town's normal working hours (8:30 a.m. to 4:00 p.m., Monday through Friday).

Description of Land Proposed for Annexation
Description Of The Lands Of Basi Brothers, LLC
First District, Caroline County, Maryland
Tax Map 25, Grid 6, Parcel 113
Area Equals 3.231 Acres Of Land, More Or Less
Basis Of Bearings Is Plat MAS 82/178

BEGINNING for the same at an iron rod found located at the intersection of the division line between the herein described lands of Basi Brothers, LLC (3002/214) and the lands now or formerly of East to West, LLC (1050/318) with the eastern most right-of-way line of Ocean Gateway (U.S. Route 50)(105' R/W);

THENCE leaving said point of beginning so fixed and binding with the eastern most right-of-way line of Ocean Gateway;

- 1) North 01°28'47" West 601.98' to an iron rod found located at the southwestern most corner of the lands now or formerly of Elisha Cooper (585/613);

THENCE leaving Ocean Gateway and binding with the Cooper lands;

- 2) North 88°31'13" East 150.00' to an iron rod set located along the western most boundary line of the lands now or formerly of Sun Hyde Park, LLC (2676/44);

THENCE leaving the Cooper lands and binding with the Sun Hyde Park, LLC lands the (4) four following courses and distances;

- 3) South 01°28'47" East 150.26' to a point located North 89°17'57" West 0.88' from an iron rod found;
- 4) North 65°11'16" East 106.32' to an iron rod found;
- 5) South 01°48'31" East 549.56' to an iron rod found;
- 6) South 71°53'20" West 105.18' to an iron rod set located at the southeastern most corner of the aforesaid East to West, LLC lands;

THENCE leaving the Sun Hyde Park, LLC lands and binding with the East to West, LLC lands the (2) two following courses and distances;

- 7) North 01°42'22" West 132.96' to an iron rod found;
- 8) South 71°01'06" West 156.73' to the point of beginning.

Containing in all 3.231 acres of land, more or less, as surveyed by Harry A. Smith, Jr., Professional Land Surveyor in June of 2022.

BEING or intended to be all of those same lands conveyed by Trustee's Deed dated September 8, 2022 from Zvi Guttman, solely in his capacity as Chapter 1.1 Trustee for the Estate of Brodie Holdings, LLC to Basi Brothers, LLC, a Maryland limited liability company and recorded among the land records of Talbot County, Maryland in Liber K.M.D. 3002, folio 214.



Proposed Annexation

Kathy M. Ruf
Town Clerk

3038207 SD 10/29,11/5/2023

RESOLUTION NO. 6173

A RESOLUTION TO ANNEX A PARCEL OF LAND OWNED BY BASI BROTHERS, LLC LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50, CONSISTING OF 3.231 ACRES OF LAND, MORE OR LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION.

Introduced by: _____

WHEREAS, the Town of Easton (the “Town”) is authorized by the provisions of §4-401 *et seq.* of the Local Government Article of the Maryland Annotated Code (the “Code”) to expand its municipal boundaries by annexing lands adjacent to it, and wishes to annex a certain parcel of land owned by Basi Brothers, LLC located on the East side of Ocean Gateway/U.S. Route 50, consisting of 3.231 acres of land, more or less, which parcel is shown and depicted as “Total Land Area = 140763 Sq. Feet 3.231 Acres ±” (the “Annexation Property”) on a plat titled “Boundary Survey On the Lands of Basi Brothers, LLC Tax Map 25, Grid 6, Parcel 113 First District, Talbot County, Maryland”, prepared by Harry A. Smith, Jr., Professional Land Surveyor, dated June 2022 (the “Annexation Plat”), which is Exhibit “A” to this Resolution and is also described in a metes and bounds description prepared by Harry A. Smith, Jr., Professional Land Surveyor entitled “Description of the Lands of Basi Brothers, LLC First District Talbot County, Maryland Tax Map 25, Grid 6, Parcel 113 Area Equals 3.231 Acres of Land, More or Less Basis of Bearings is Plat MAS 82/178”, which is Exhibit “B” to this Resolution (“Annexation Description”).

Basi Brothers, LLC is the owner of one hundred percent (100%) of the assessed value of the real property lying within the area to be annexed and has consented to the annexation. There are no registered voters in Talbot County who reside on the Annexation Property.

The Annexation Property is adjacent to existing Town boundaries. If the Annexation Property is incorporated into the Town boundaries, no enclaves of non-Town land will be created.

Now, therefore, the Town hereby resolves:

Section 1. Modification of Town Boundaries. The corporate boundaries of the Town are hereby amended to include the addition of the Annexation Property, which is described on the Annexation Plat and Annexation Description. The plat and metes and bounds description are subject to technical review and correction by the Town prior to the public hearing to be held on this Resolution.

Section 2. Application of Town Charter; Ordinances; and Taxes. Upon the effective date of this Resolution, the provisions of the Charter and Code of the Town of Easton, and any local public laws enacted or to be enacted affecting the Town, shall be effective within the Annexation Property except to the extent that this Resolution provides otherwise. The Annexation Property shall be included in the First Election Ward of the Town for purposes of municipal elections until such time as the boundaries for election wards may be modified by the Town Council.

Section 3. Annexation Plan. The Petitioner has prepared an Annexation Plan with regard to the Annexation Property (the “Plan”). The Plan is Exhibit “C” to this Resolution but is not a part hereof and the Town Council reserves the right to amend the Plan prior to the final enactment of this Resolution in the manner provided in §4-415 of the Local Government Article of the Code.

Section 4. Zoning Classification. Concurrently with the introduction of this Resolution, the Town Council has introduced Ordinance No. 801 to apply a zoning classification of Commercial General (CG) to the Annexation Property. The Talbot County zoning for the Annexation Property is General Commercial (GC). Neither zoning district allows residential zoning. If the proposed CG zoning classification permits land uses that are substantially different from the land uses allowed under the current Talbot County zoning classifications, then, in accordance with §4-416 of the Local Government Article of the Code, if Talbot County expressly approves, the Town can place the annexed land in zoning classifications that allow different land uses and/or allows a substantially higher density exceeding 50% of the density allowed under the current Talbot County zoning

classification. If required, the classification of the Annexation Property in the CG zoning district is contingent upon the Town receiving the express consent of the County prior to the effective date of Ordinance 801.

Section 5. Incorporation of Certain Exhibits. Exhibits A, and B are incorporated into this Resolution and made a part of it.

Section 6. Public Hearing and Public Notice. The Town Council shall conduct a public hearing on this Resolution and upon Ordinance No. 801 on November 20, 2023 at 5:35 p.m. Prior to the hearing, the Town Clerk shall arrange for the publication of a legally sufficient notice of the hearing in *The Star Democrat* for the Town two times at not less than weekly intervals, the date of publication of the last such notice to be at least 15 days prior to the date of the hearing. In addition, on the date of the first publication of the notice of the hearing, the Town Clerk shall notify the following persons or agencies of the hearing and shall provide them with a photocopy of the legal notice and this Resolution, including Exhibits:

- (a) the Talbot County Council;
- (b) the Talbot County Planning and Zoning Commission;
- (c) the Maryland Department of Planning; and
- (d) the Critical Area Commission for the Chesapeake and Atlantic Coastal Bays.

Section 7. Registration of Boundaries. Within ten (10) days of the effective date of this Resolution, in accordance with the provisions of §4-414 of the Local Government Article of the Code, the Mayor or other Town designee, shall promptly cause a copy of the resolution with the new municipal boundaries to be sent to:

- (a) the Town Clerk;
- (b) the Clerk of the Circuit Court for Talbot County, Maryland; and
- (c) the Maryland Department of Legislative Services.

Pursuant to §4-414(b) of the Local Government Article of the Code, each such official or agency shall keep this Resolution with the new boundaries on record and make it available for public inspection during regular business hours.

Section 8. Effective Date. This Resolution shall become effective 45 days after final enactment unless a petition for referendum has been filed prior thereto in accordance with §4-408, §4-409, or §4-410 of the Local Government Article of the Code or if a petition for referendum is filed and a majority of the votes are in favor of the annexation resolution, the date upon which the Annexation Resolution becomes effective pursuant to §4-412 of the Local Government Article of the Code. This Resolution shall be deemed “finally enacted” on the date on which the Mayor of the Town of Easton indicates his approval of this Resolution by signing it or when the Town Council overrides the Mayor's veto hereof in the manner specified in the Town Charter.

Curry	-
Abbatiello	-
Montgomery	-
Davis	-
Gunsallus	-

I hereby certify that the above Resolution was passed by a ye and nay vote of the Town Council this _____ day of _____, 2023.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2023.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2023.

EXHIBIT C TO RESOLUTION 6173
ANNEXATION PLAN
2023 ANNEXATION TO THE TOWN OF EASTON OF CERTAIN LANDS LOCATED
ALONG OCEAN GATEWAY/U.S. ROUTE 50 AND CONSISTING OF 3.231 ACRES OF
LAND, MORE OR LESS

In accordance with § 4-415 of the Local Government Article of the Annotated Code of Maryland, the Town of Easton hereby sets forth the following Annexation Plan for Resolution No. 6161. Section 4-415 permits amendment of the Annexation Plan during the annexation process.

I. Property. The property proposed for annexation to which this Annexation Plan relates consists of 3.231± acres of land comprised of “Total Land Area = 140763 Sq. Feet 3.231 Acres ±” (the “Annexation Property”) on a plat titled “Boundary Survey On the Lands of Basi Brothers, LLC Tax Map 25, Grid 6, Parcel 113 First District, Talbot County, Maryland”, prepared by Harry A. Smith, Jr., Professional Land Surveyor, dated June 2022 (the “Annexation Plat”), which is Exhibit “A” to Resolution 6173.

II. Land Use Patterns and Plans – Existing and Proposed.

A. The 2016 Talbot County Comprehensive Plan identifies the Annexation Property as “Existing Commercial” and a “Tier II-A Primary Mapped Growth Area, Planned for Sewage”.

The 2010 Town of Easton Comprehensive Plan, as amended (the “Easton Plan”), designates the Annexation Property as a Priority 1 Boundary Refinement Area. (Easton Plan Growth Areas Map). The Municipal Growth Element of the Comprehensive Plan defines Boundary Refinement Areas as areas that in most cases “are already developed in Talbot County and they are deemed appropriate for consideration for annexation during the life of this Plan.” (Easton Plan p. 49). The Easton Plan identifies Priority 1, Boundary Refinement Areas, including the Annexation Property, as areas that are “important to bring...into [the] Town.” (Easton Plan p. 257).

B. The pre-annexation Talbot County zoning of the Annexation Property is General Commercial (GC). The Annexation Property was previously developed with the Choptank Inn (Big John’s), but the structure has been demolished. The proposed Commercial General (CG) zoning district permits a variety of commercial uses. The County and Town zoning districts are similar. However, analysis needs to be done of whether the CG district district permits land uses that are substantially different than those allowed in the County’s GC zone.

D. In accordance with § 4-416 of the Local Government Article of the Maryland Annotated Code, if the County expressly approves, the Town may place the annexed land in zoning classifications that permit land uses different from the land uses specified under the Talbot County Zoning Ordinance and/or permits a 50% greater density than that allowed under the Talbot County Zoning Ordinance. On _____, Talbot County enacted Resolution _____ approving the Town’s application of Commercial General (CG) zoning to the Annexation Property. Any future development of the Annexation Property shall be in accordance with the Zoning Ordinance provisions applicable to the Annexation Property at the time of the development.

III. Availability of Land for Public Facilities. Following annexation, the Annexation Property will be served by the Easton public water and sewer systems, which will require extension of those public utility systems. Adequate water and sewer capacity exists within the Town's utility systems to serve existing and future uses of the Annexation Property without dedication of additional land. Fire and police protection will be provided by the Easton Volunteer Fire Company and the Town of Easton Police Department using existing facilities. The Town's existing public works, fire, police and emergency services facilities, equipment and personnel are adequate to accommodate the Annexation Property at this time. There is no impact on schools, libraries and other recreational services. At this time, no additional land for public facilities on the Annexation Property is considered reasonably necessary.

IV. Extension of Municipal Services (Schedule and Financing).

A. Utility Service. Following annexation, all or portions of the Annexation Property may be served by Town water and sewer for facilities. All such extensions will be completed at the Owner's expense and in accordance with the standards and specifications of the Town.

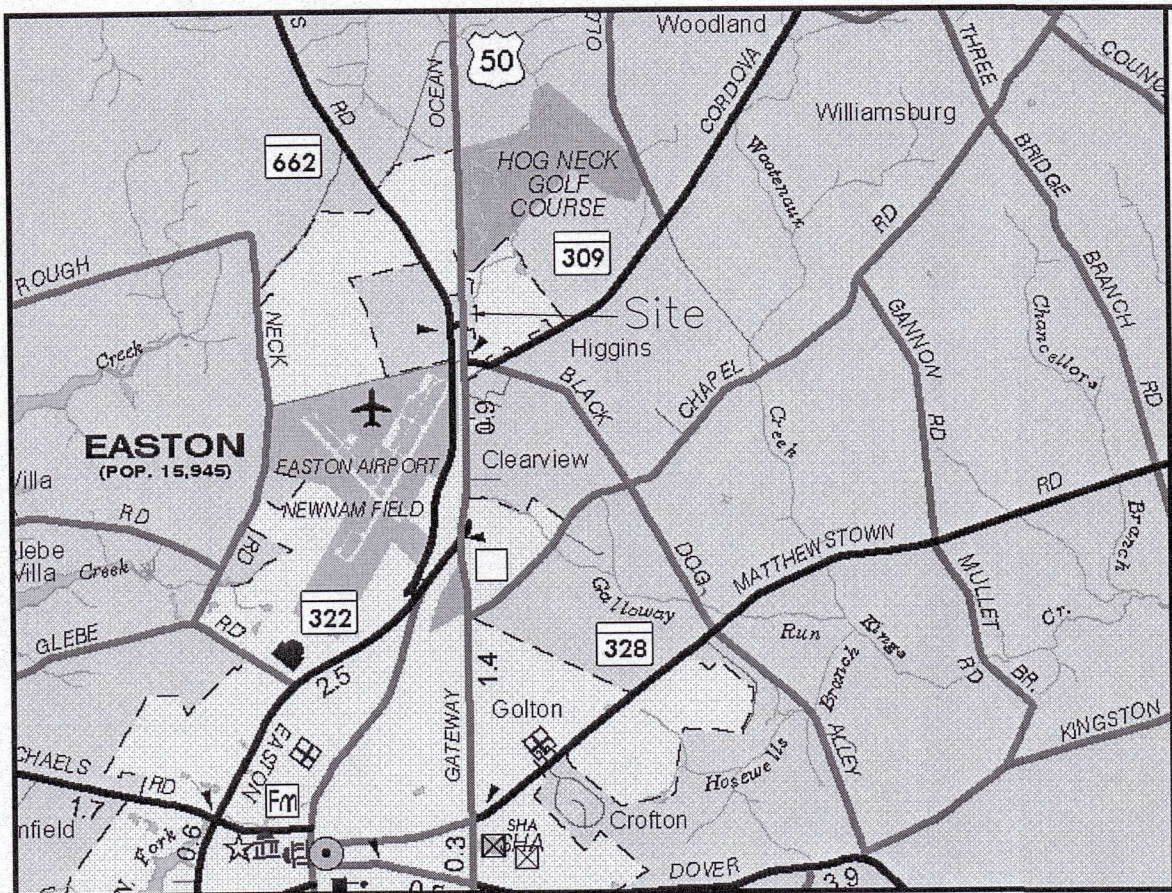
All applicable Town fees and user rates to cover the costs associated with usage- or consumption-based municipal services, such as water and sewer service shall be charged to the Annexation Property.

B. Roads. The Annexation Property has existing access off of Ocean Gateway/U.S. Route 50, which is a State Road.

C. Fire Protection. The Easton Volunteer Fire Company already provides service to the Annexation Property and will continue to provide such service at the same or similar level of service after annexation. The Fire Company receives substantial financial support from the Town.

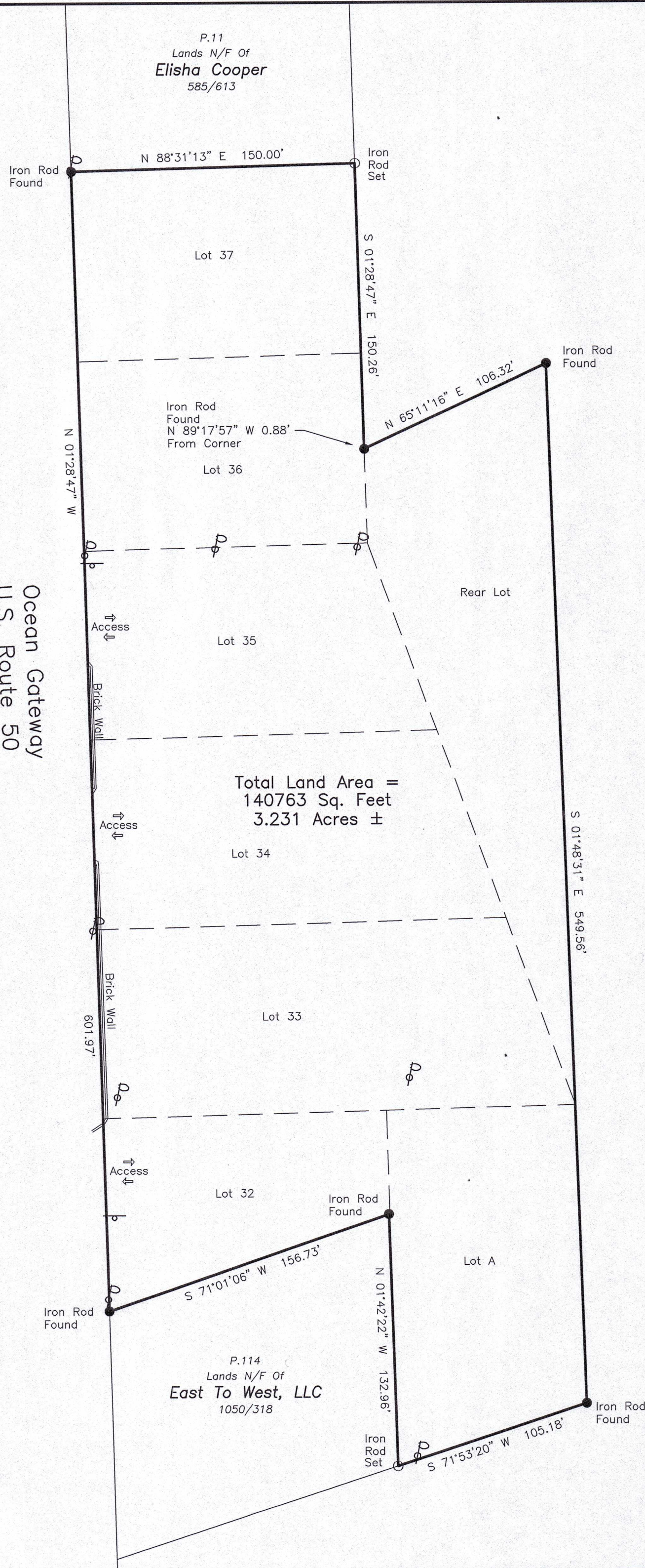
D. Police Services. Police Services are currently provided by the Talbot County Sheriff's Department. Upon annexation, the Easton Police Department will extend service to the Annexation Property. Service will be provided using existing personnel and equipment. The costs of these services shall be paid out of the Town's general funds.

Pursuant to Section 4-415(g) of the Local Government Article, amendments to this Annexation Plan shall not be construed amendments to the Annexation Resolution, nor may they serve in any manner to cause a re-initiation of the annexation procedure related to the property described in Section I.



Vicinity Map
(Not To Scale)

Ocean Gateway
U.S. Route 50
150' Wide Public R/W



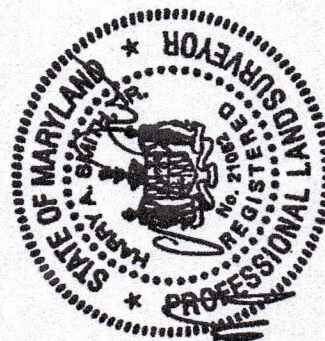
P.13
Lands N/F Of
Sun Hyde Park, LLC
2676/44

I HEREBY CERTIFY THAT I HAVE PERSONALLY PREPARED THE BOUNDARY SURVEY SHOWN AND DESCRIBED HEREON OR WAS IN RESPONSIBLE CHARGE OVER ITS PREPARATION AND THE SURVEYING WORK REFLECTED IN IT; I ALSO CERTIFY THAT IT WAS PREPARED IN COMPLIANCE WITH THE REQUIREMENTS AS SET FORTH IN COMAR 09.13.06.03 AND 09.13.06.12 OF THE MINIMUM STANDARDS OF PRACTICE FOR LANDS SURVEYORS.

HARRY A. SMITH, JR.
MARYLAND REGISTERED PROFESSIONAL LAND SURVEYOR #21082
LICENSE EXPIRES/RENEWS 2/14/2025

6/27/2022

Plat WAS 82/178



6/27/2022
DATE

SEAL

Boundary Survey

On The Lands Of

Basi Brothers, LLC

Tax Map 25, Grid 6, Parcel 113
First District, Talbot County, Maryland
Prepared For: Basi Brothers, LLC

Harry A. Smith, Jr.

Professional Land Surveyor
10644 Big Stone Road
Millington, Maryland 21651

Phone 443-480-5080
Email delmanvasurveyco@yahoo.com

DATE	SCALE	JOB NO.	DRAWN BY	DESIGNED BY	APPROVED BY	SHEET NO.	CADD FILE
June 2022	1"=50'	23-058	Smith	23-058		1 OF 1	23-058

Harry A. Smith, Jr., Prof.L.S.

10644 Big Stone Road

Millington, MD 21651

Ph. 443-480-5080

delmarvasurveyco@yahoo.com

**Description Of The Lands Of
Basi Brothers, LLC
First District, Caroline County, Maryland
Tax Map 25, Grid 6, Parcel 113
Area Equals 3.231 Acres Of Land, More Or Less
Basis Of Bearings Is Plat MAS 82/178**

BEGINNING for the same at an iron rod found located at the intersection of the division line between the herein described lands of Basi Brothers, LLC (3002/214) and the lands now or formerly of East to West, LLC (1050/318) with the eastern most right-of-way line of Ocean Gateway (U.S. Route 50)(150' R/W);

THENCE leaving said point of beginning so fixed and binding with the eastern most right-of-way line of Ocean Gateway;

- 1) North 01°28'47" West 601.98' to an iron rod found located at the southwestern most corner of the lands now or formerly of Elisha Cooper (585/613);

THENCE leaving Ocean Gateway and binding with the Cooper lands;

- 2) North 88°31'13" East 150.00' to an iron rod set located along the western most boundary line of the lands now or formerly of Sun Hyde Park, LLC (2676/44);

THENCE leaving the Cooper lands and binding with the Sun Hyde Park, LLC lands the (4) four following courses and distances;

- 3) South 01°28'47" East 150.26' to a point located North 89°17'57" West 0.88' from an iron rod found;
- 4) North 65°11'16" East 106.32' to an iron rod found;
- 5) South 01°48'31" East 549.56' to an iron rod found;
- 6) South 71°53'20" West 105.18' to an iron rod set located at the southeastern most corner of the aforesaid East to West, LLC lands;

THENCE leaving the Sun Hyde Park, LLC lands and binding with the East to West, LLC lands the (2) two following courses and distances;

- 7) North 01°42'22" West 132.96' to an iron rod found;
- 8) South 71°01'06" West 156.73' to the point of beginning.

Containing in all 3.231 acres of land, more or less, as surveyed by Harry A. Smith, Jr., Professional Land Surveyor in June of 2022.

BEING or intended to be all of those same lands conveyed by Trustee's Deed dated September 8, 2022 from Zvi Guttman, solely in his capacity as Chapter 11 Trustee for the Estate of Brodie Holdings, LLC to Basi Brothers, LLC, a Maryland limited liability company and recorded among the land records of Talbot County, Maryland in Liber K.M.D. 3002, folio 214.

This Metes and Bounds Description, the Boundary Survey on which it is based and the Survey Work reflected in it, has been personally prepared by me, Harry A. Smith, Jr., Professional Land Surveyor and is in compliance with the regulations set forth in COMAR 09.13.06.03, 09.13.06.08 and 09.13.06.12.





TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

MEMORANDUM

FROM: LYNN B. THOMAS, JR., AICP
TOWN PLANNER

TO: MAYOR AND TOWN COUNCIL

DATE: NOVEMBER 8, 2023

SUBJECT: BASI BROTHERS PROPOSED ANNEXATION

The Council will recall that a few months ago you received a request for Annexation from Basi Brothers LLC for Annexation into the Town. As is customarily the case, you referred the request to the Planning and Zoning Commission for their review and recommendation. A letter from the Planning Commission transmitting their recommendation in the matter is included in the packet, along with a copy of the Staff Report prepared for the Planning Commission's meeting and the requisite legal documents associated with Annexation requests.

One of the issues at both the meeting where you referred the matter to the Planning Commission, as well as at their meeting when they reviewed the request, was the matter of what the plan or proposed use was for the property. The Applicant was not willing/unable to commit to anything more specific than to indicate that (a) they had no imminent plans and (b) they envisioned whatever happened would likely be a use in the food and beverage or retail use categories. Since the Planning Commission meeting, I have learned that the property is under contract to the Preston Group who intend to move their Preston Motor Sports business (located near the subject property, to the south of Black Dog Alley on property that is also not yet in Town jurisdiction) to this location. They have apparently greatly outgrown the current site and intend to build a larger facility for this use, while maintaining the current site for something else, perhaps service for the "vehicles" to be sold at the new showroom. I believe a representative of this business intends to be present at your Hearing.



TOWN OF EASTON
PLANNING & ZONING
14 S Harrison Street, Easton MD 21601

Date of Hearing: September 21, 2023

#4e

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: **PROPOSED ANNEXATION**

ELECTION WARD: Ward 1 (Upon Annexation)

CRITICAL ACTION DATE: September 21, 2023

STAFF CONTACTS: Lynn Thomas, Town Planner
Sharon VanEmburch , Town Attorney
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Robert S. Collison, P.A.

DOCUMENT CREATED ON: September 8, 2023

PURPOSE: The applicant is seeking Annexation of the property into Town limits. Specifically, at this meeting, a recommendation to the Town Council is needed.

RECOMMENDATION: Staff recommends that the Commission recommends approval of the Annexation, finds the proposed annexation request consistent with the Comprehensive Plan, and recommends the assignment of the General Commercial (CG) Zoning Classification to the property.

APPLICATION INFORMATION:	
APPLICANT: Robert S. Collison, P.A.	REPRESENTATIVE: Robert S. Collison, P.A.
PARCELS/ACREAGE:	
Address	9719 Ocean Gateway
Parcel Information	Acreage
Map 025, Parcel 0113	3.25 acres
PROPOSED ZONING CG	LOCATION: 9719 Ocean Gateway
EXISTING ZONING GC (Talbot County)	EXISTING LAND USE: Formerly the site of a Hotel with Restaurant/Bar, known as The Choptank Inn and/or “Big John’s”
GROWTH AREAS DESIGNATION: Priority 1 (Boundary Refinement)	FUTURE LAND USE MAP: Residential

CONTEXT:

Location/Site Access – The subject property is located on the east side of US Route 50 (Ocean Gateway), with a street address of 9719 Ocean Gateway. The site is now vacant but was previously improved with the Choptank Inn, a Hotel/Motel and Restaurant/Bar.

Existing Conditions – All improvements were demolished and cleared from the property several years ago.

Surrounding Properties

- To the east are the rear of lots within the Jensen’s Hyde Park Subdivision. This is the only adjacent parcel currently within the Town’s jurisdiction. They are zoned R-10M under Easton’s Zoning Code.
- To the north is a single family home. There appear to be a combination of 5 single family homes and a handful of vacant parcels located between the subject property and the Hog Neck Golf Course. These parcels are zoned TR (Town Residential) by Talbot County.
- To the west is Route 50 and across Route 50 is Patuxent Materials, Inc. This parcel is zoned GC by Talbot County.
- To the south is a State Farm Insurance office. This parcel is also zoned GC by Talbot County.

PROPOSAL: The Applicant is seeking Annexation of the subject property into the Town, presumably so that it can be developed under Town rules and regulations as well as take advantage of Town infrastructure.

STAFF RECOMMENDATION & DISCUSSION:

Staff recommends that the Commission recommends approval of the Annexation, finds the proposed annexation request consistent with the Comprehensive Plan, and recommends the assignment of the General Commercial (CG) Zoning Classification to the property. It should be noted that this request is similar to the Dollar General request of a few years ago in that our Comprehensive Plan actually recommends residential use of the property, but it is currently zoned commercially by Talbot County. In the Dollar General case, the Commission determined that given the County Zoning and the preponderance of commercial development in the area, the CG zoning was more appropriate than any residential classification. A similar (if not, exact) argument can be made here. Residential usage of this strip along Route 50 seems highly unlikely, barring purchase and expansion by Hyde Park. Perhaps an argument can be made to zone it residential to halt the spread of commercial, strip-style development, but there is a very effective barrier to that just 1,000 feet or so to the north of the subject property in the form of the Hog Neck Golf Course.

DRAFT MOTIONS:

1. I move that the Planning Commission finds the proposed Annexation consistent with the Town's Comprehensive Plan and recommends that the Easton Town Council approve the Annexation request and assign the Town's CG Zoning classification to the Annexation properties.

OR

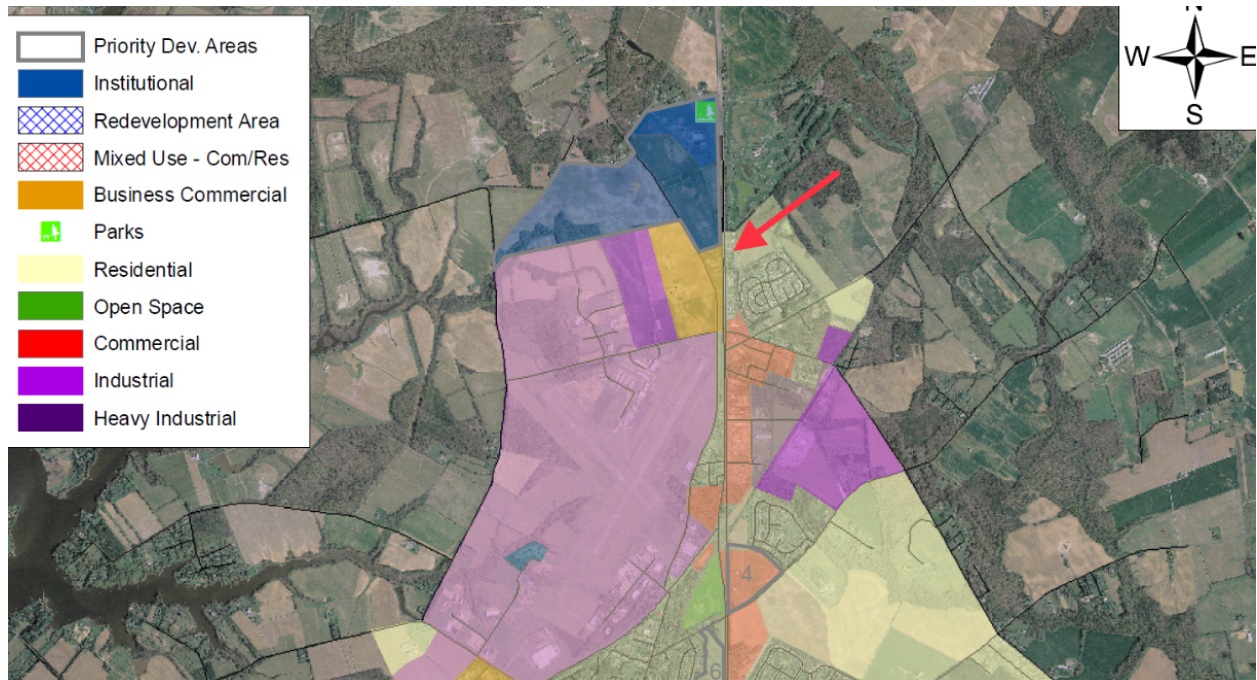
2. I move that the Planning Commission table the application to the October 19th Commission meeting for further discussion.

OR

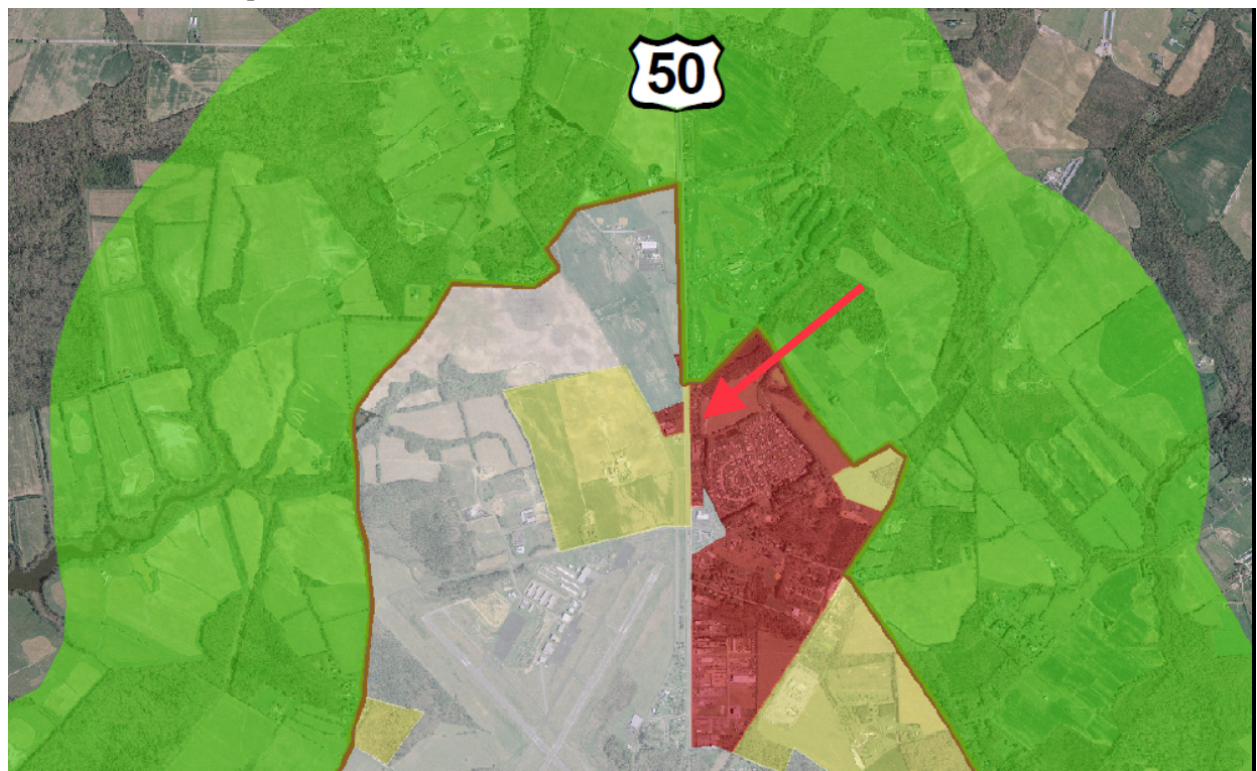
3. I move an alternate motion.

ATTACHMENTS:

1. Future Land Use Map
2. Growth Areas Map
3. Eye Over Easton Aerial Photo



Future Land Use Map



Growth Areas Map

ORDINANCE NO. 801

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE COMMERCIAL GENERAL (CG) ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. 6173 LOCATED TO THE EAST OF OCEAN GATEWAY/U.S. ROUTE 50 CONSISTING, OF 3.231 ACRES OF LAND, MORE OR LESS

Introduced by: _____

WHEREAS, the Town of Easton (“Town”) is authorized by §§ 4-416 and 5-213 of the Local Government Article and § 4-102 of the Land Use Article of the Maryland Annotated Code (“Code”) to exercise planning and zoning jurisdiction in areas annexed by it and to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town is authorized by § 4-201 of the Land Use Article of the Code to divide land within the municipal boundaries into zoning districts in a manner it deems best suited to execute the purposes of the Land Use Article; and

WHEREAS, the Town is authorized by § 4-204 of the Land Use Article of the Code to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Town has acted pursuant to its authority under §4-401 *et. seq.* of the Local Government Article of the Code to introduce Resolution No. 6161 (the “Resolution”) to expand its municipal boundaries by annexing lands adjacent to the present Town boundaries and owned by the Town. The area proposed for annexation is generally located on the east side of Ocean Gateway/U.S. Route 50, consisting of 3.231 acres of land, more or less, which parcels are shown and depicted as “Total Land Area = 140763 Sq. Feet 3.231 Acres ±” (the “Annexation Property”) on a plat titled “Boundary Survey On the Lands of Basi Brothers, LLC Tax Map 25, Grid 6, Parcel 113 First District, Talbot County, Maryland”, prepared by Harry A. Smith, Jr., Professional Land Surveyor, dated June 2022 (the “Annexation Plat”), which is Exhibit “A” to this Ordinance ; and

WHEREAS, the Town Planning Commission considered the annexation and zoning requests during its public meeting on September 21, 2023 and recommended that the Town annex the Annexation Property and zone such land as Commercial General (CG) for several reasons, including:

(1) While the Comprehensive Plan designates the property for future Residential land use, the Commission believes that given that the surrounding area is zoned CG and that this property is currently zoned General Commercial (GC) in the County, that CG zoning is appropriate and

(2) Given the location and zoning of the property in Talbot County, it is highly likely to be developed regardless of the outcome of the annexation request. It is more appropriate to have this development occur where there is Town infrastructure and under the terms of the Town zoning code and associated design standards and guidelines.

WHEREAS, the Easton Town Council finds that it is in the best interest of the Town to amend the Official Zoning Map of the Town to include the Annexation Property and to establish the Commercial General (CG) zoning for the Property; and

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on Monday, November 20, 2023.

Now, therefore, the Town of Easton hereby ordains as follows:

Section 1. Incorporation. The Annexation Plat attached hereto as Exhibit A is incorporated herein by reference.

Section 2. Modification of Official Zoning Map Boundaries and Designation of Zoning. The Official Zoning Map of the Town of Easton is hereby amended to add those certain parcels or tracts of land annexed pursuant to the Annexation Resolution and designated by the plat attached hereto as Exhibit A. The Property shall be assigned classification of Commercial General (CG). In

accordance with Section 28-107 of the Zoning Ordinance, the amendment shall be made on the Official Zoning Map promptly after the effective date of this Ordinance by the Easton Town Council.

Section 3. County Zoning Consent. The County zoning for the property is General Commercial (GC). If the proposed Commercial General (CG) zoning classification permits land uses that are different from the land uses allowed under the current County zoning classifications applicable to the Annexation Property and allows a density greater than 50% of the density allowed under the current Talbot County zoning classification, then in accordance with §4-416 of the Local Government Article of the Code, if Talbot County expressly approves, the Town can place the annexed land in zoning classifications that allow different land uses and/or allows a density greater than 50% of the density allowed under the current Talbot County zoning classification applied to the Annexation Property. If required, the classification of the Annexation Property in the CG Commercial General zoning district is contingent upon the Town receiving the express consent of the County prior to the effective date of this Ordinance. By majority vote on _____, the County Council of Talbot County, Maryland adopted Resolution No. _____ for the purpose of expressly approving establishment of the municipal zoning as provided by this Ordinance.

Section 4. Survival. Except as amended herein, the remainder of the Official Zoning Map and the remaining terms of existing ordinances shall remain in full force and effect.

Section 5. Effective Date. In accordance with § 4-416 of the Local Government Article of the Code, § 4-203 of the Land Use Article of the Code and Article II, Section 9 of the Easton Town Charter, this Ordinance shall become effective upon the later of: (a) the effective date of the Resolution pursuant to which the land area that is the subject of this Ordinance is annexed to the Town of Easton, (b) ten (10) days after the Town Council's public hearing on this Ordinance, or (c) twenty (20) calendar days after approval by the Mayor or passage of this Ordinance by the Council over the Mayor's veto.

Section 6. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

Curry -
Abbatiello -
Montgomery -
Davis -
Gunsallus -

I hereby certify that the above Ordinance was passed by a ye and nay vote of the Council this _____ day of _____, 2023.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2023.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M Cook, Mayor

EFFECTIVE DATE: _____, 2023.

ORDINANCE NO. 802

AN ORDINANCE OF THE TOWN OF EASTON AMENDING CHAPTER 5
OF THE EASTON TOWN CODE REGARDING BICYCLES AND SIMILAR
DEVICES

INTRODUCED BY _____

WHEREAS, Chapter 5 of the Easton Town Code contains provisions regarding bicycles,
skateboards and scooters; and

WHEREAS, many of the provisions are outdated and don't represent current practices;
and

WHEREAS, the Town Council wishes to amend the provisions of Chapter 5 of the Easton
Town Code.

NOW, THEREFORE, the Town of Easton hereby ordains that:

Section 1. The recitals set forth above are incorporated herein by reference and made a part
of this Ordinance.

Section 2. Chapter 5 of the Town Code is repealed and reenacted with amendments to read
as shown on the attached Exhibit A.

Section 3. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance
shall become effective twenty (20) calendar days after approval by the Mayor or passage of
this ordinance by the Council over the Mayor's veto.

Curry	-
Abbatiello	-

Montgomery -
Davis -
Gunsallus -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council
this _____ day of _____, 2023.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2023.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2023

EXHIBIT A

Chapter 5 ~~Bicycles and other Similar Devices~~ *Skateboards and Scooters*

~~Section 5-1. Inspections, permit cards and license tags; fees; expiration.~~

~~Every operator of a bicycle within the corporate limits of the Town shall be required to submit his or her machine, on or before the first day of April of each year, for inspection as to brakes, tires, wheels, frame, handlebars, and such other inspection as may be required; said inspection shall be made under the supervision of the Police Department, and if said examination is satisfactory, said operator shall be given a Permit Card, bearing an identifying number, certifying that said bicycle has been satisfactorily inspected. All of said Permit Cards shall expire on the last day of March in each year, after which time all bicycles are subject to the annual examination and issuance of a new Permit Card. No person shall operate any bicycle in the Town without having first obtained such Permit Card. A License Tag, bearing the same number as the permit card, shall be attached to each bicycle, and shall remain thereon constantly. Such operator of a bicycle in the Town shall be required to pay a fee of Twenty-five Cents (\$.25) annually, at the time such Permit Card and License Tag are issued. (Ordinance 201, passed 6/24/91.)~~

~~Section 5-2. Suspension of registration; removal of license tags.~~

~~The Chief of police, or some reliable person or persons designated by him, shall have the authority to suspend the registration of and remove the license tag from any bicycle operated contrary to any applicable State law or town ordinance, such suspension and removal to continue for a period not to exceed ten days. (Ordinance 60 effective 3/1/1965)~~

~~Section 5-3. Manner or riding generally.~~

~~It shall be unlawful for any person riding on any bicycle on any of the streets of the town to coast upon such bicycle in a negligent manner, and the operator of any such bicycle is required to keep his feet on the pedals and his hands upon the handles of such vehicle so as to have the same under proper control and management to avoid accidents. (Ordinance 519 aka E-34, effective 5/7/1967)~~

~~Section 5-4. Riding on sidewalks prohibited.~~

~~It shall be unlawful for any person to ride a bicycle upon any of the sidewalks within the limits of the town. (Ordinance 10 effective 1/1/1941)~~

~~Section 5-5. Brakes and warning devices.~~

~~Every bicycle while in use on the streets of the town shall be provided with effective brakes and with a suitable bell, horn or other device capable of giving a signal audible for a distance of at least one hundred feet; except that no bicycle shall be equipped with any siren or whistle. (Ordinance 519 aka E-34, effective 5/7/1967)~~

~~Section 5-6. Lamps required.~~

~~(A) Every bicycle when in use at nighttime shall be equipped with a lamp on the front which shall emit a white light visible from a distance of at least five hundred feet to the front and with a red reflector on the rear of a type which shall be visible from all distances from fifty to three hundred feet to the rear when directly in front of lawful upper beams of headlamps on a motor vehicle. A lamp emitting a red light visible from a distance of five hundred feet to the rear may be used in addition to the red reflector. (Ordinance 519 aka E-34, effective 5/7/1967)~~

~~(B) It shall be unlawful for any person at nighttime to operate a bicycle along the streets of the town unless said bicycle is properly equipped with such lamps and reflectors as require herein. (Ordinance 60, effective 3/1/1965)~~

~~Section 5-7. Passengers~~

~~It shall be unlawful for the operator of any bicycle upon the streets of the town to carry any other person or persons upon the said bicycle. (Ordinance 60, effective 3/1/1965)~~

~~Section 5-8. Riding abreast.~~

~~It shall be unlawful for any person to proceed along the streets of the town abreast of more than one other bicycle proceeding in the same direction. (Ordinance 60, effective 3/1/1965)~~

~~Section 5-9. Clinging to Vehicles.~~

~~It shall be unlawful for any person while riding a bicycle to hand onto any other vehicle while the same is in motion. (Ordinance 60, effective 3/1/1965)~~

~~Section 5-10. Speeding.~~

~~No person shall operate a bicycle at a speed greater than is reasonable and prudent under the conditions then existing. (1967 Code by Ordinance 519, aka E-34, effective 5/7/1967)~~

~~Section 5-44 1. Operation of skateboards and scooters prohibited.~~

~~(A) Except as provided in subsection (D) hereof, it shall be unlawful for any person to ride, propel, push, or otherwise operate a skateboard or scooter on any public way, street, alley, sidewalk, parking lot, or other public property (except for public skateboard or scooter facilities and publicly sponsored or authorized skateboard or scooter events) within the corporate boundaries of the town.~~

~~(B) Any person violating the provisions of subsection (A) hereof shall be guilty of a municipal infraction and, any provision of this code to the contrary notwithstanding, shall be subject to a fine of Five Dollars (\$5.00) for a first offense and Ten Dollars (\$10.00) for each subsequent offense.~~

~~(C) In the event that any law enforcement officer of the Town of Easton observes any minor child operating a skateboard or scooter in **a manner that is unsafe and/or dangerous** violation of the provisions of this section, the law enforcement officer may confiscate the skateboard or scooter operated by that minor child and shall return the skateboard or scooter only to that minor's parent or guardian. The law enforcement officer shall be authorized to confiscate a skateboard or scooter under the provisions of this subsection whether or not he or she issues a citation for a violation of this section.~~

~~(D) Nothing in this section shall prohibit any person 12 years or under from operating a non-motorized scooter on the streets, alleys, or sidewalk of the town. (Ordinance 152 effective 7-31-88, historical reference 146)~~

(Language to be deleted from the existing Ordinance is indicated in ~~striketrough~~ format and language to added is indicated by ***bold italics*** text)

RESOLUTION NUMBER: _____

A RESOLUTION OF THE TOWN OF EASTON AUTHORIZING AN ALL WAY STOP (4 WAY STOP) WITH STOP SIGNS AND STOP BAR MARKINGS ON THE PAVEMENT AT ALL FOUR (4) LEGS OF THE INTERSECTION OF DUTCHMANS LANE AND AURORA STREET

Introduced By: _____

WHEREAS, the Town Council is authorized pursuant to Chapter 17 Section 12 of the Code of the Town of Easton to authorize by resolution the placing of such traffic signs and painted lines as it may deem necessary; and

WHEREAS, since 2013, there have been eleven (11) reported accidents at the intersection of Dutchmans Lane and Aurora Street, five (5) of which involved injuries; and

WHEREAS, the Town Engineer recommends that the Council modify the intersection of Dutchmans Lane and Aurora Street to be an all way stop (4 way stop) with stop signs and stop bar markings on the pavement on all four (4) legs of the intersection.

NOW, THEREFORE, THE TOWN OF EASTON HEREBY RESOLVES:

Section 1. The Intersection of Dutchmans Lane and Aurora Street shall be an all way stop (4 way stop) with stop signs and stop bar markings on the pavement on all four (4) legs of the intersection.

Section 2. The Town Engineer or his designee, is authorized to post signs and paint pavement markings or perform other activities to carry out the terms of this Resolution.

Section 3. This Resolution shall become effective upon passage by the Council and approval by the Mayor.

Curry	-
Abbatiello	-
Montgomery	-
Davis	-
Gunsallus	-

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2023.

Frank Gunsallus, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2023.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2023



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: November 13, 2023
TO: Don Richardson – Town Manager
cc: Megan Cook - Mayor
Frank Gunsallus - Town Council President
Don Abbatiello – Town Council
Sharon VanEmburch - Town Attorney
Alan Lowrey - Chief of Police
FROM: Rick Van Emburch, P.E. – Town Engineer
SUBJECT: Aurora Street & Dutchmans Lane
All Way (4 Way) Stop Recommendation

I have studied the Aurora Street and Dutchmans Lane intersection as well as the accident data provided by the Easton Police Department.

From November 2, 2103 to November 3, 2023 there have been 11 accidents (5 were injury accidents and 6 were property damage accidents).

The current condition contains Stop Signs on both legs of Dutchmans Lane only, and no Stop Signs on either leg of Aurora Street.

My recommendation is to make this an All Way Stop (4 Way Stop) with Stop Signs and Stop Bar Markings on the pavement at all four (4) legs of the intersection.

END OF RECOMMENDATION

TOWN OF EASTON

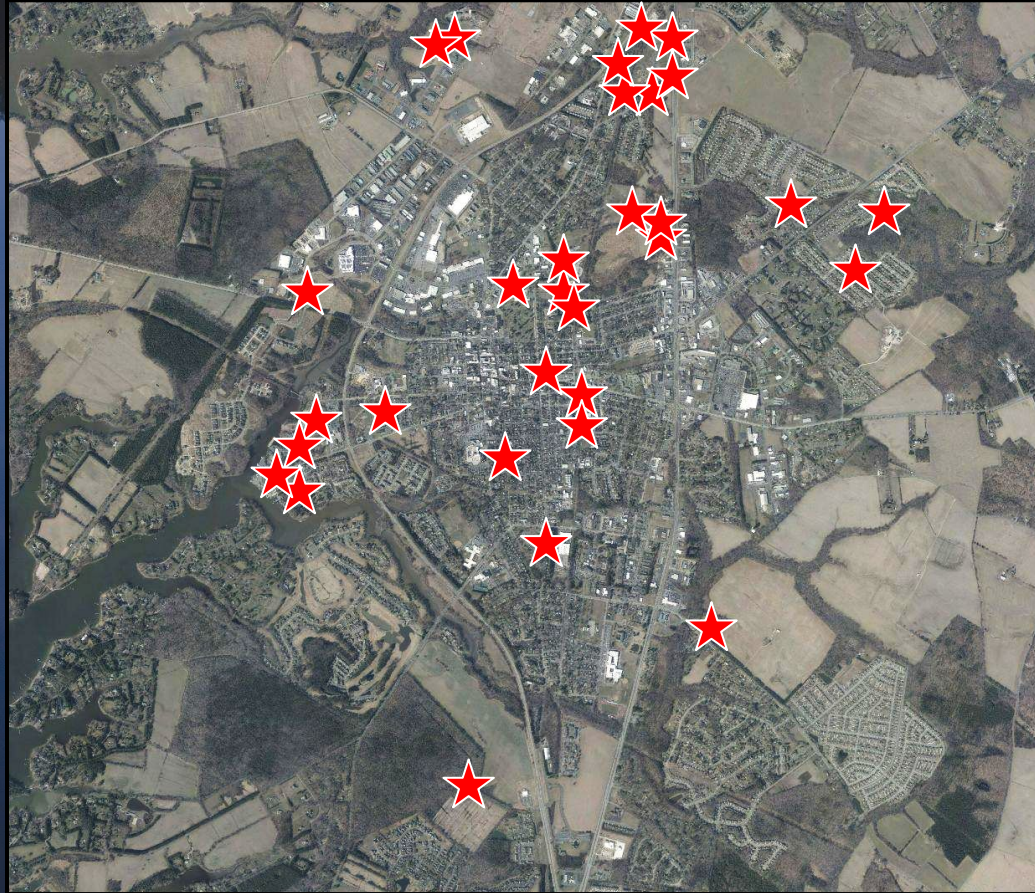
2020 PARK BOND PROJECT UPDATES

TOWN COUNCIL MEETING
NOVEMBER 20, 2023



2020 PARK BOND PROJECTS

31
PROJECTS
\$7,000,000



2020 PARK BOND PROJECTS

RAILS TO TRAILS

19-76 MEINTZER ENTRANCE
19-76 LANDSCAPING/FENCING/SAFETY
22-23 PORT STREET INFRASTRUCTURE UNDERGROUND
22-52 WILLOW/WESLEEN LAND ACQUISITION
23-35 WATERSIDE VILLAGE PARKING LOT
23-69 EAST SIDE EXTENSION (DESIGN)
24-23 NORTH/SOUTH TRAIL SAFETY IMPROVEMENTS

NORTH EASTON SPORTS COMPLEX

20-36 STORAGE BUILDINGS
21-47 FIELD LIGHTS (KERR & PYLES)
23-53 FIELD LIGHTS (HATCHER & ACORN)
23-70 ENTRANCE WALL AND SIGNAGE
23-71 SKATEPARK
23-81 PUMPTRACK

EASTON WOODLAND PARK

23-63 PARKING LOT DESIGN

MULTIPLE LOCATIONS

23-78 WATER FOUNTAINS



JOHN FORD PARK

21-48 NORRIS TAYLOR DRIVE (DESIGN)
22-24 CALVERT STREET CONSTRUCTION
23-33 NORRIS TAYLOR DRIVE (CONSTRUCTION/DESIGN)
23-75 INDOOR SPORTS COMPLEX INFRASTRUCTURE
23-77 INDOOR SPORTS COMPLEX CONCEPT DESIGN

EASTON POINT PARK

22-27 PW NEW LOT FENCING
23-60 PW DRY STORAGE BUILDING
22-45 SOUTHERN STATES LAND ACQUISITION
23-61 BOAT RAMP & ROAD DESIGN
23-62 SITE CLEAN UP & DEMOLITION
23-67 KAYAK LAUNCH ACCESS
23-68 ENTRANCE WALL & GATE

SIDEWALK

23-72 MATTHEWSTOWN RUN SIDEWALK
23-73 MULBERRY STATION SIDEWALK

HUNTER'S MILL PARK

23-74 PLAYGROUND

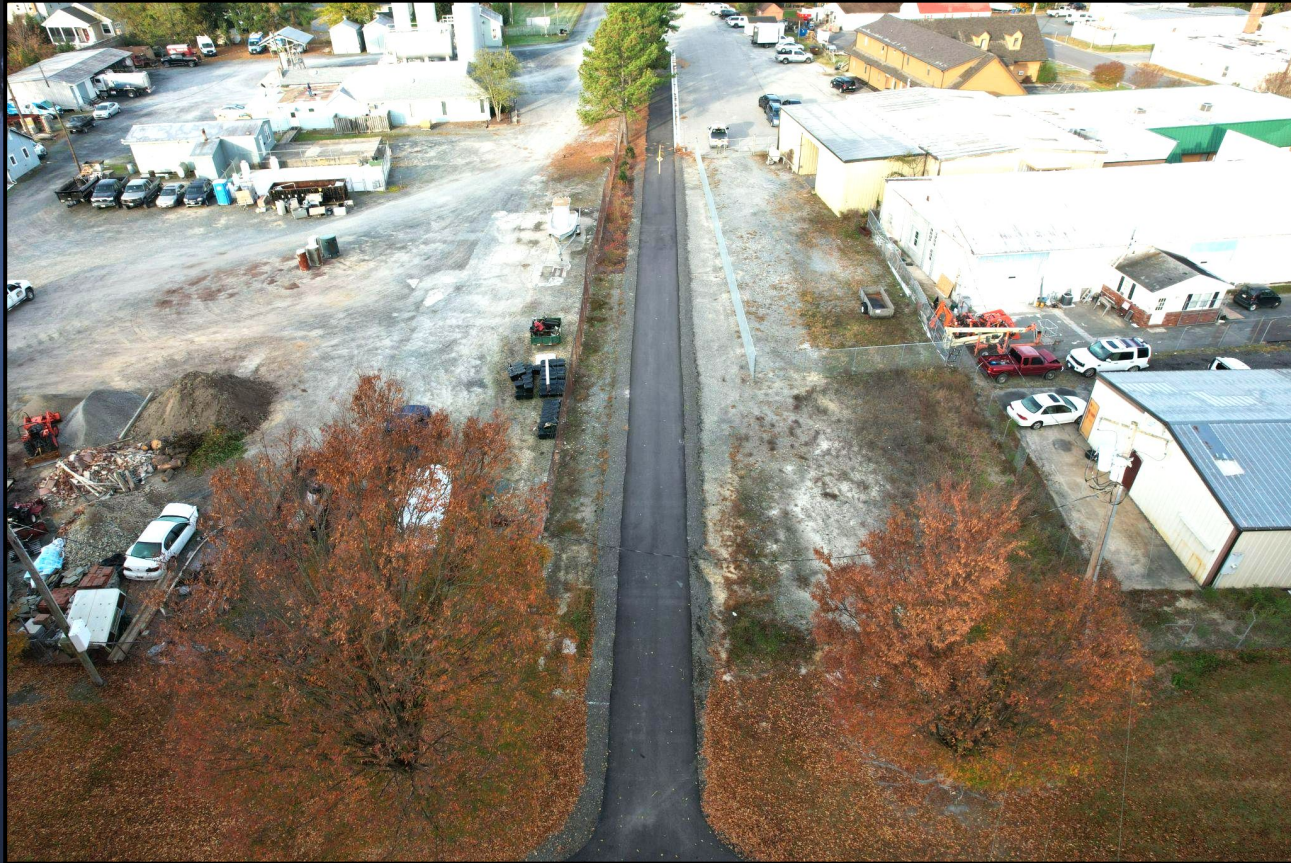
BREWER'S LANE

23-76 DOG PARK AND COMFORT STATION

Rails to Trails 19-76



Rails to Trails 19-76



Rails to Trails 19-76



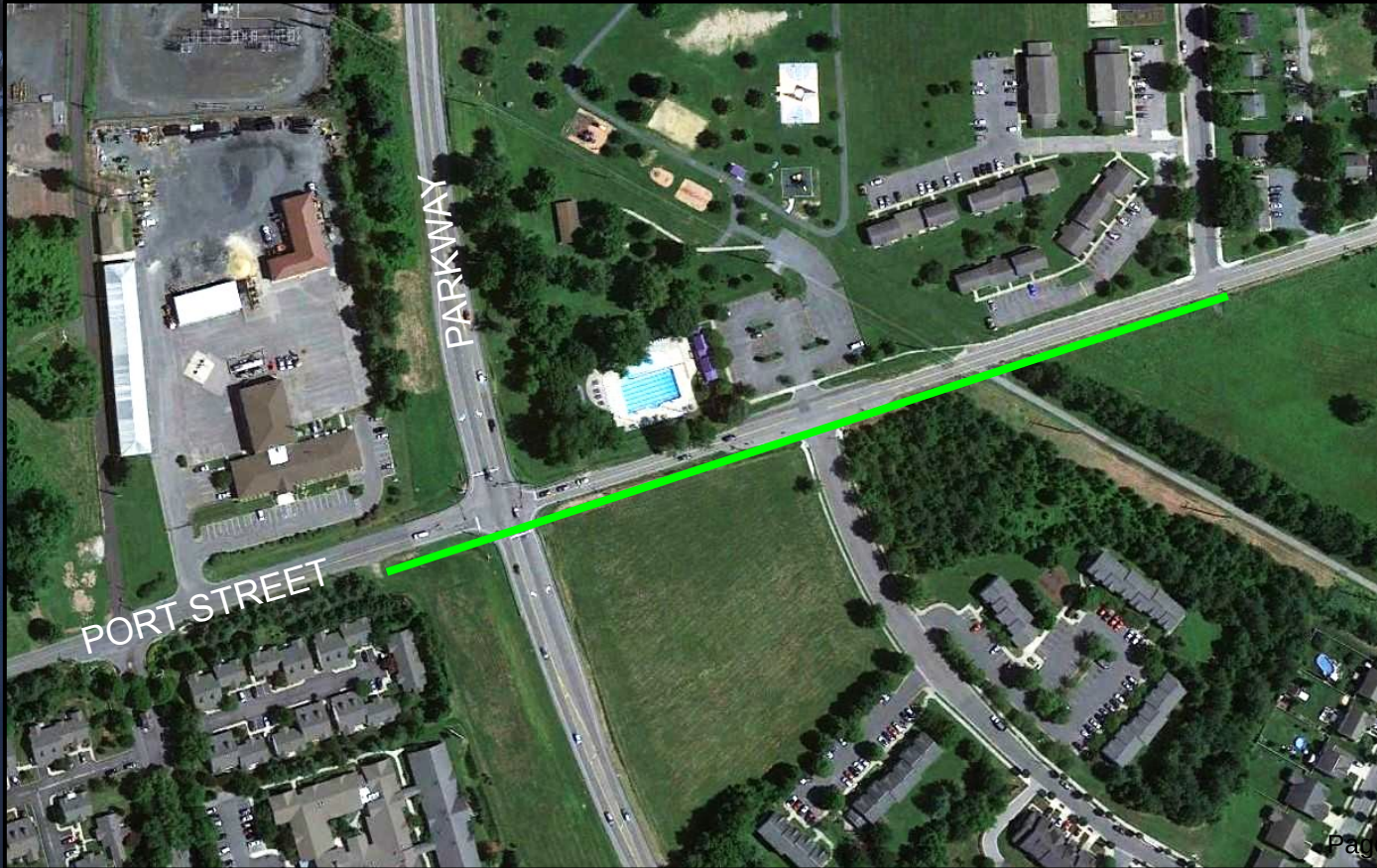
Rails to Trails 19-76



Port St. Infrastructure Underground 22-23



Port St. Infrastructure Underground 22-23



Port St. Infrastructure Underground 22-23



Willow/Wesleen Land Acquisition 22-52



Waterside Village Parking Lot 23-35



Waterside Village Parking Lot 23-35



Rails to Trails - East Extension 23-69



Rails to Trails - East Extension 23-69



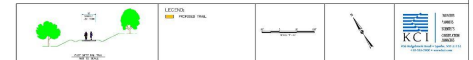
EAST WEST RAIL TRAIL



Rails to Trails - East Extension 23-69



EAST WEST RAIL TRAIL



North/South Trail Safety Improvements 24-23



North/South Trail Safety Improvements 24-23



North/South Trail Safety Improvements 24-23



North/South Trail Safety Improvements 24-23



North Easton Park-Storage Buildings 20-36



North Easton Park-Storage Buildings 20-36

North Building



North Easton Park-Storage Buildings 20-36

North Building



North Easton Park-Storage Buildings 20-36

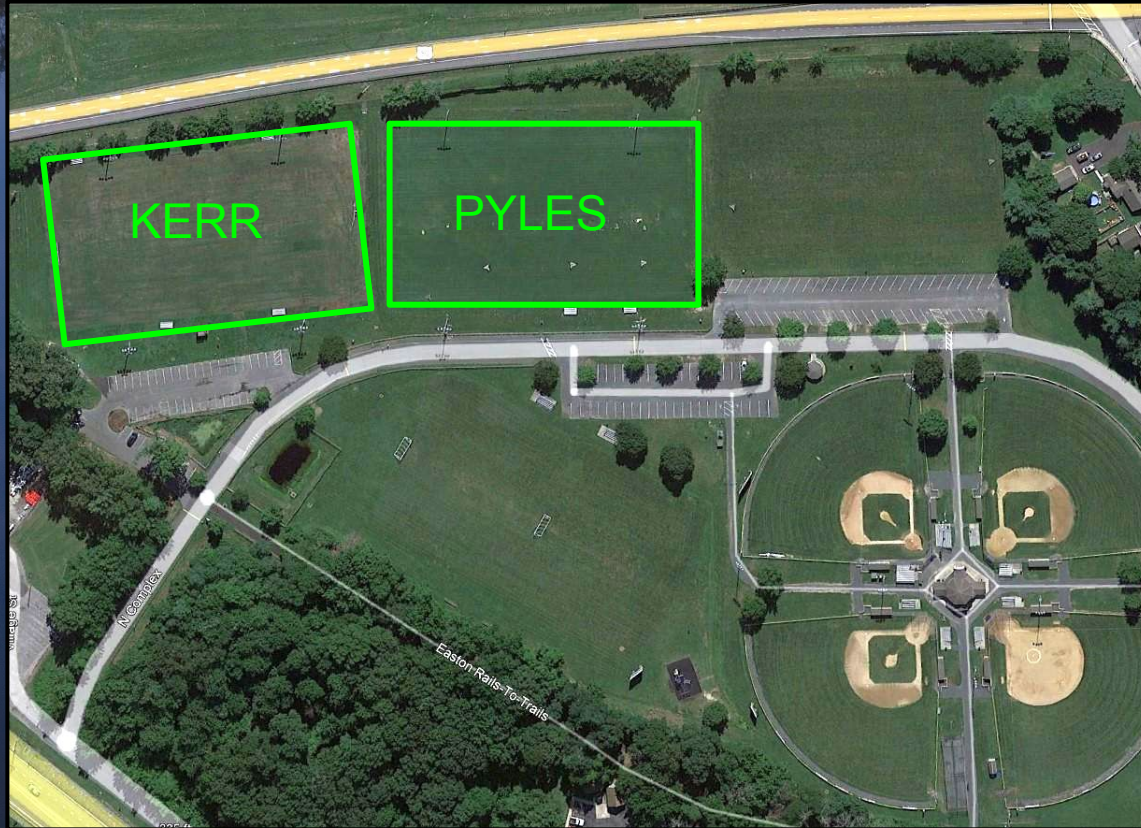
South Building



North Easton Park-Storage Buildings 20-36 South Building



North Easton Park-Field Lights 21-47



North Easton Park-Field Lights 21-47



North Easton Park-Field Lights 21-47



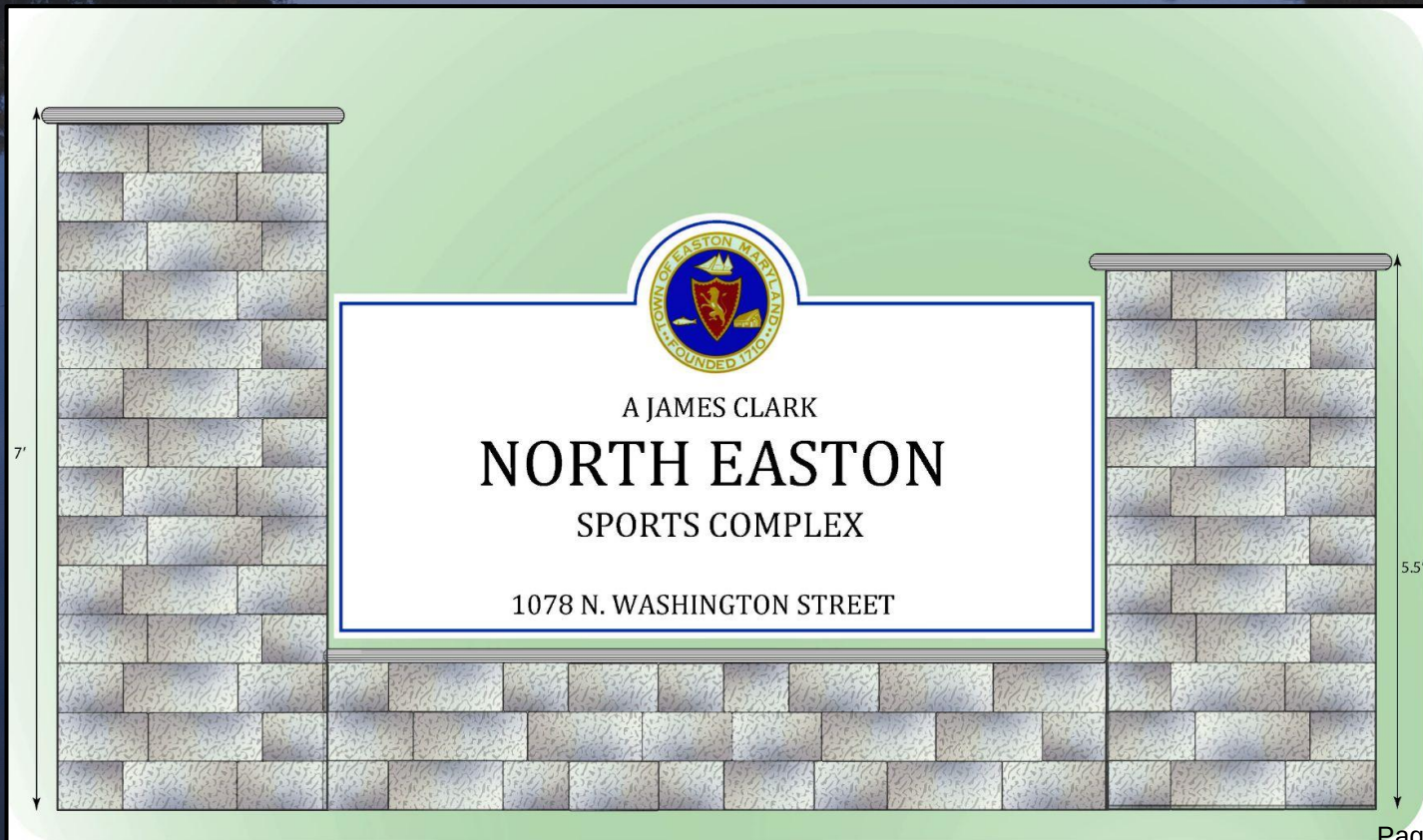
North Easton Park-Field Lights 23-53



North Easton Park-Field Lights 23-53



North Easton Park-Entrance Wall/Sign 23-70



North Easton Park-Skate Park 23-71



North Easton Park-Skate Park 23-71



North Easton Park - Pump Track 23-81



North Easton Park - Pump Track 23-81



Woodland Park-Parking Lot Design 23-63



Woodland Park-Parking Lot Design 23-63

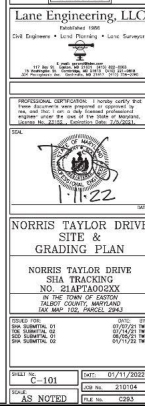


Woodland Park-Parking Lot Design 23-63



Water Fountains 23-78





John Ford Park Access 22-24 Calvert Street Extension-Design/Construction



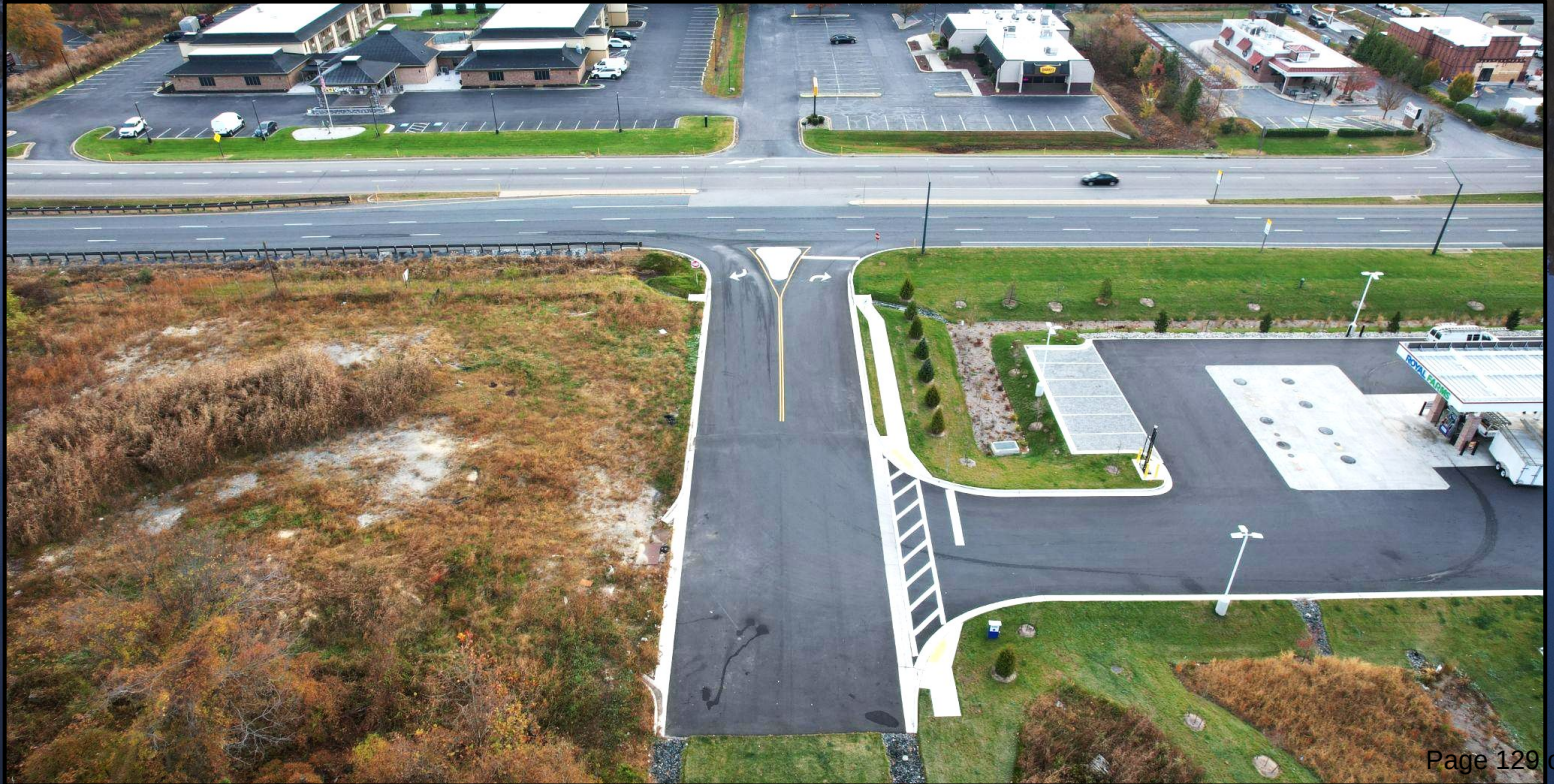
John Ford Park Access 22-24 Calvert Street Extension-Design/Construction



John Ford Park Access 23-33 Norris Taylor Drive Extension

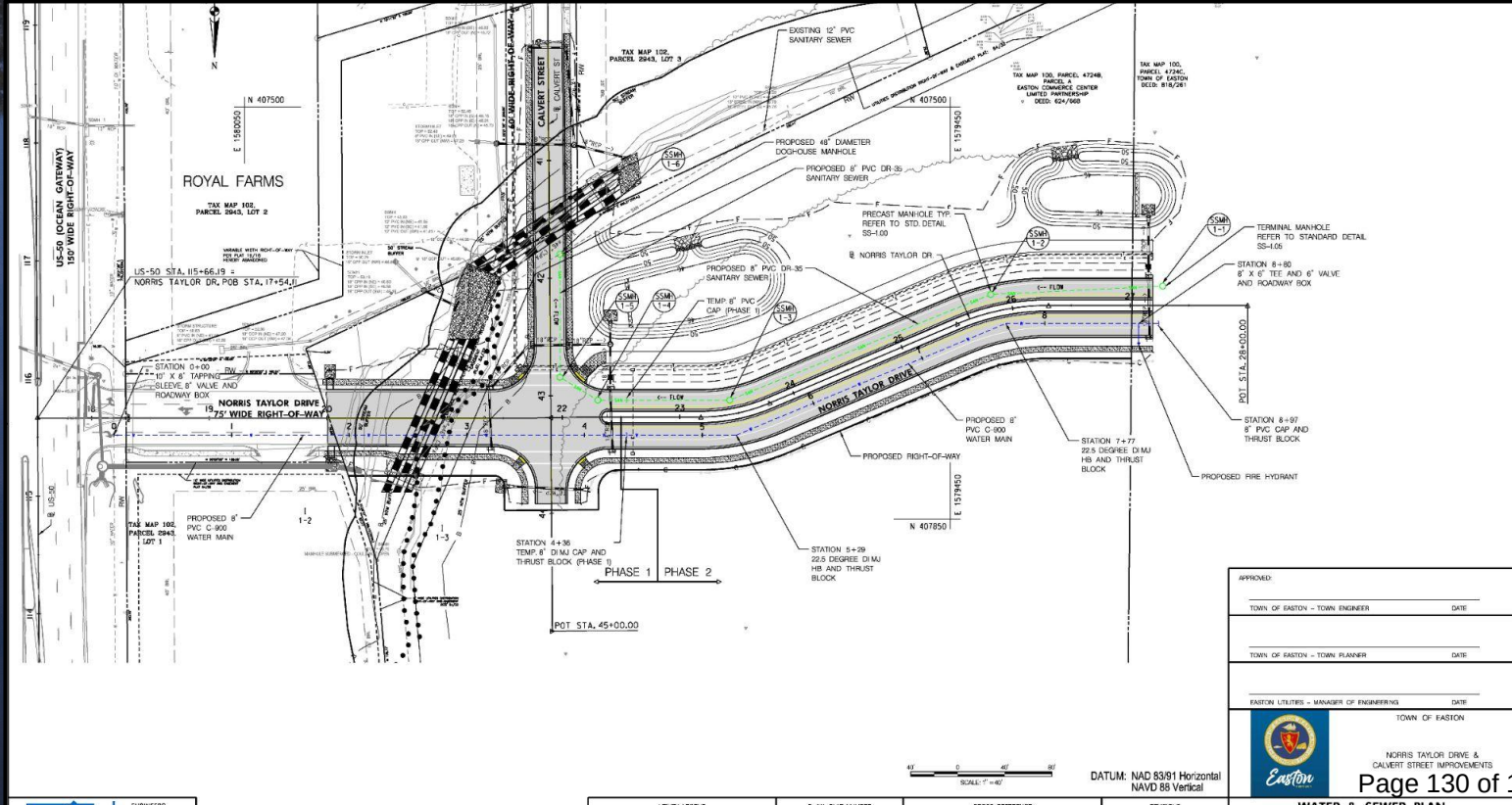


John Ford Park Access 23-33 Norris Taylor Drive Extension



Indoor Sports Complex 23-75

Infrastructure Design



Indoor Sports Complex 23-77 Concept Design



Indoor Sports Complex 23-77 Concept Design



Indoor Sports Complex 23-77 Concept Design



Indoor Sports Complex 23-77

Concept Design



PW Storage Yard-Fence and Gate 22-27



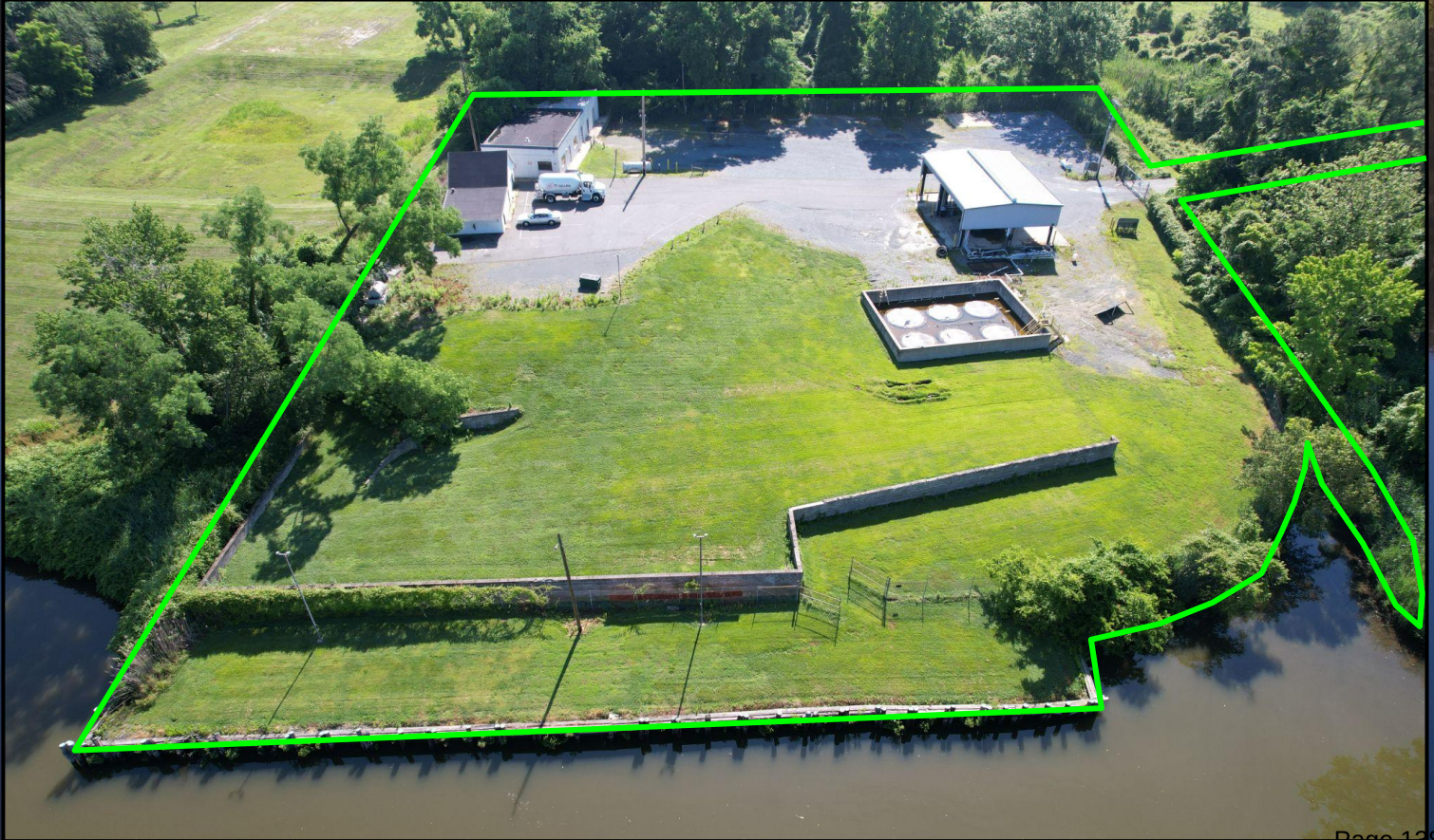
PW Dry Storage Building 23-60



PW Dry Storage Building 23-60



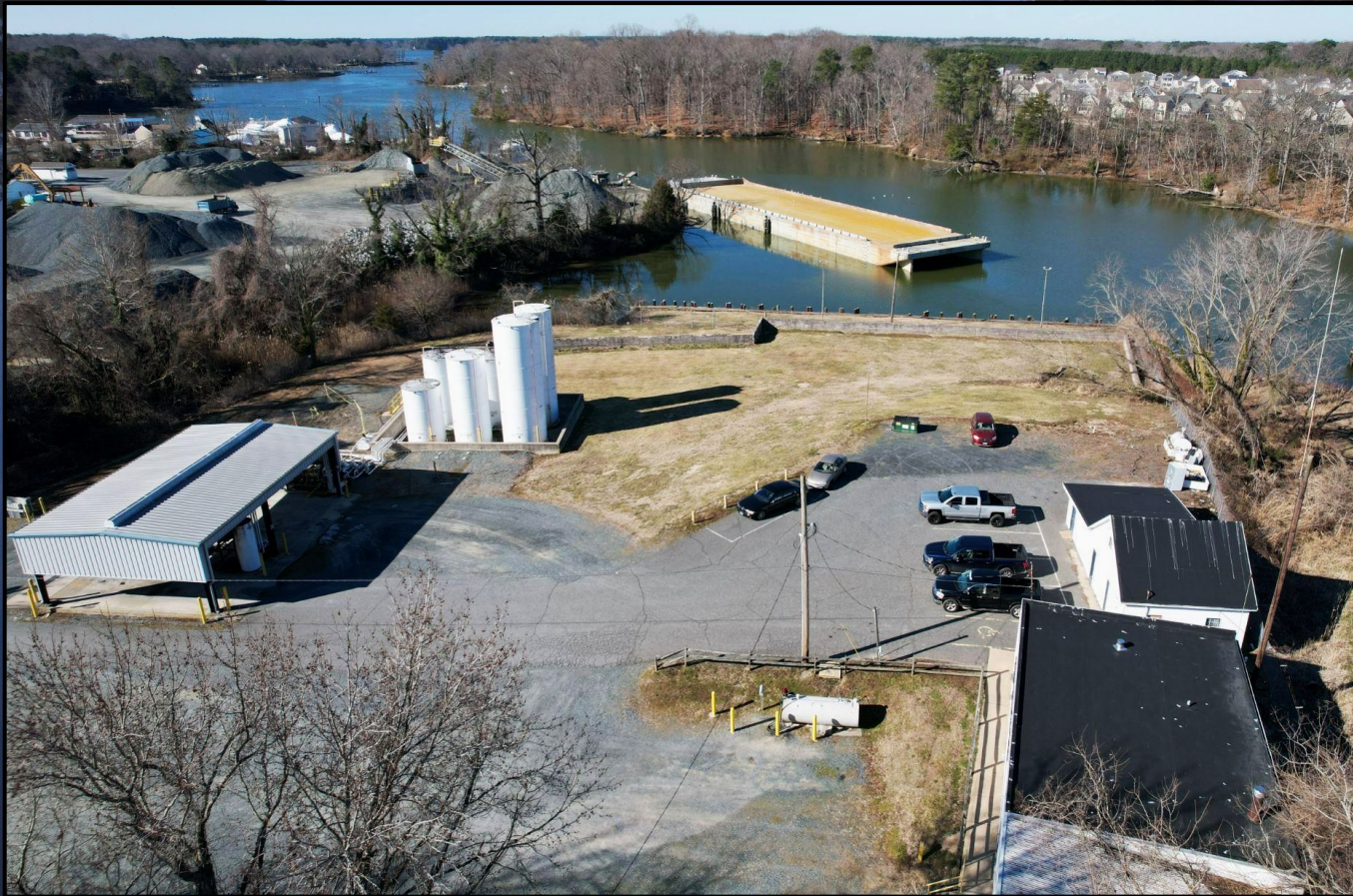
Southern States Land Acquisition 22-45



[illegible]



EPP-Site Clean Up & Demolition 23-62



EPP-Site Clean Up & Demolition 23-62



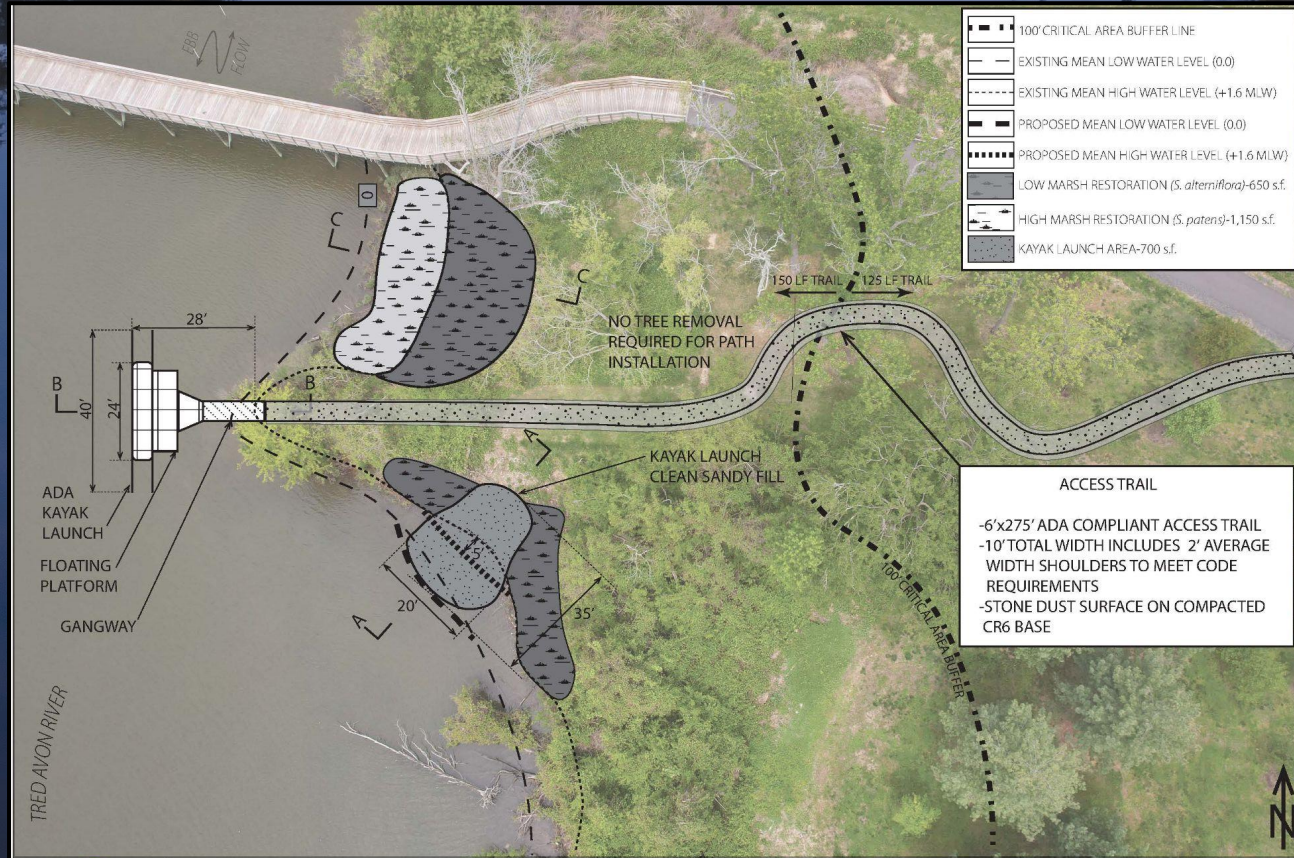
EPP-Site Clean Up & Demolition 23-62



EPP-Site Clean Up & Demolition 23-62



EPP - Kayak Launch Access 23-67



EPP - Kayak Launch Access 23-67



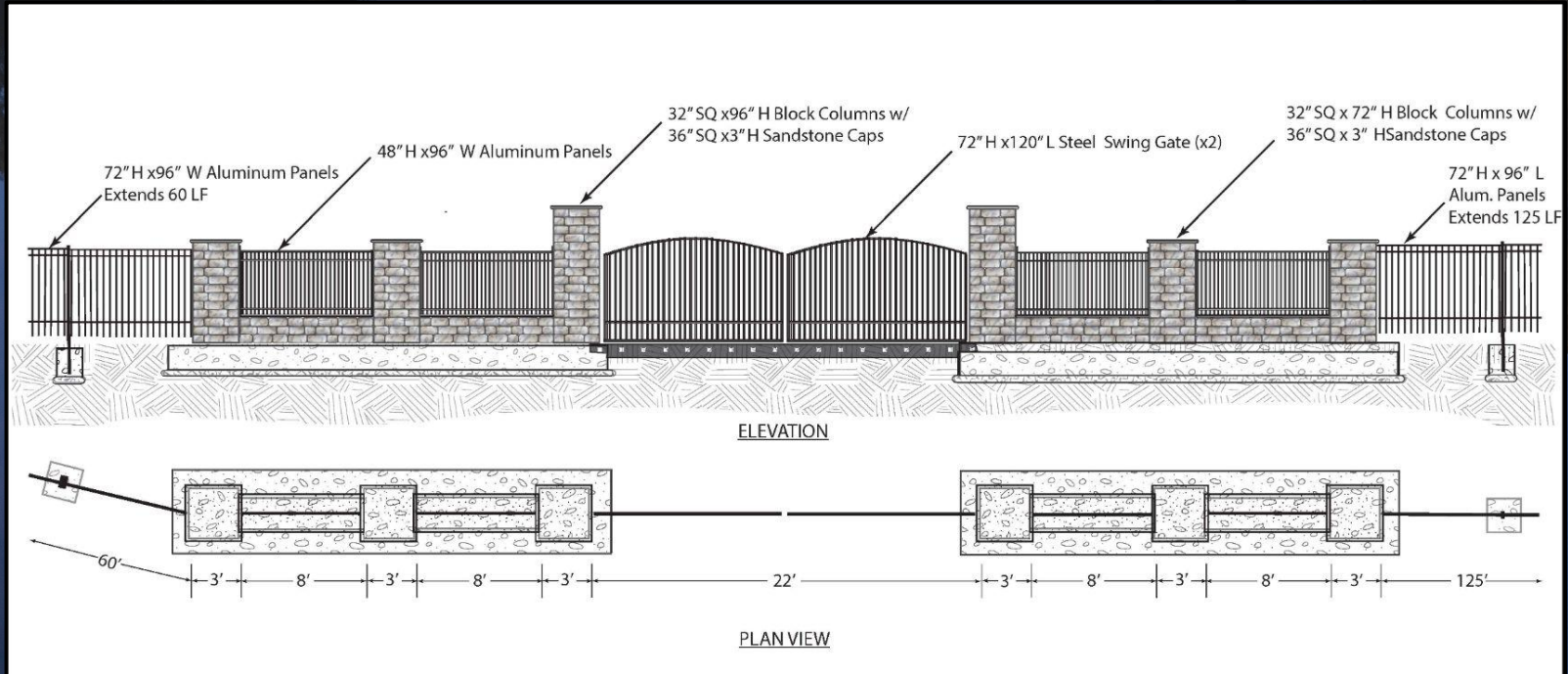
EPP - Kayak Launch Access 23-67



EPP - Entrance Wall and Gate 23-68



EPP - Entrance Wall and Gate 23-68



EPP - Entrance Wall and Gate 23-68



Matthewstown Run Park-Sidewalk 23-72



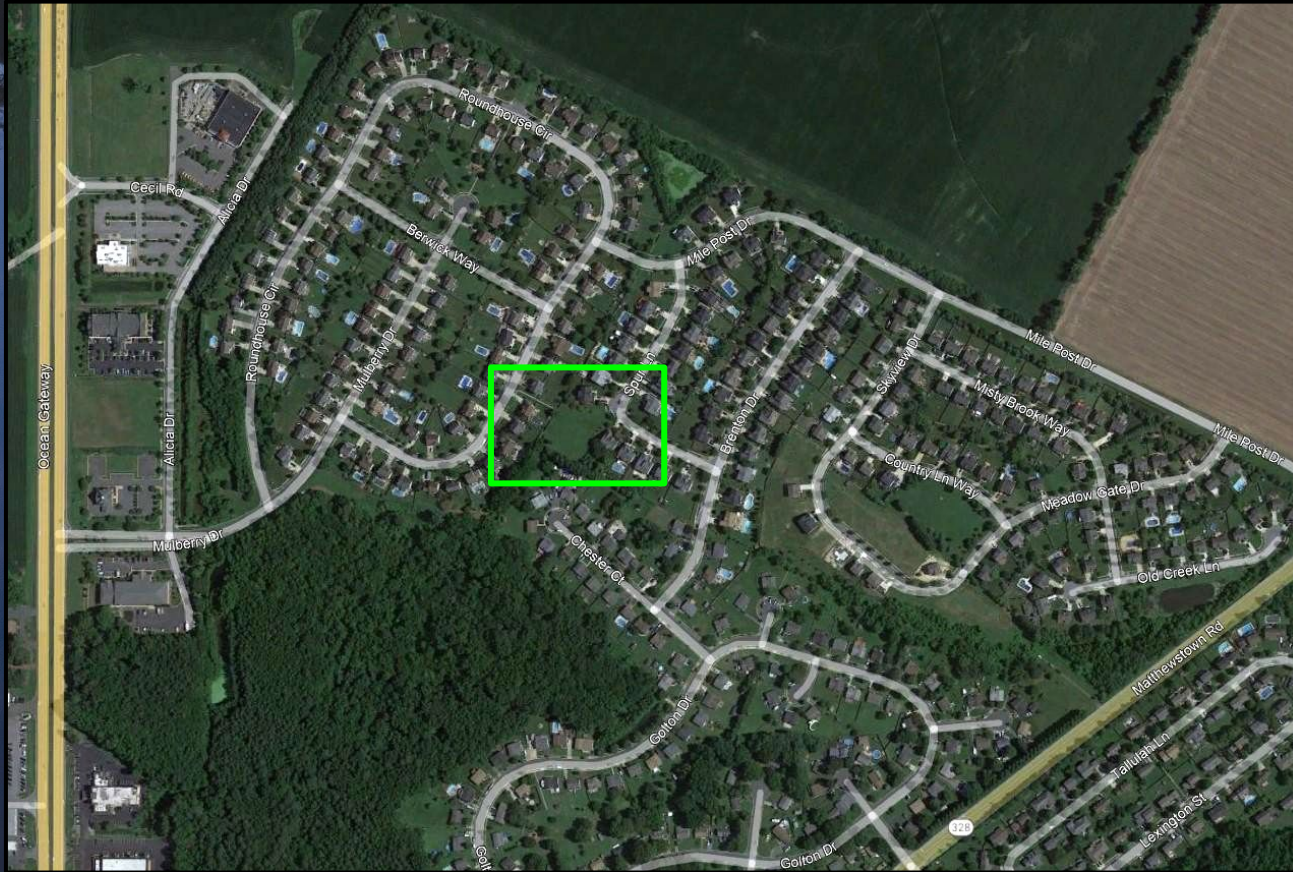
Matthewstown Run Park-Sidewalk 23-72



Matthewstown Run Park-Sidewalk 23-72



Mulberry Station-Sidewalk 23-73



Mulberry Station-Sidewalk 23-73



Hunter's Mill Playground-23-74



Hunter's Mill Playground-23-74



Brewer's Lane - Dog Park 23-76



Brewer's Lane - Dog Park 23-76



Brewer's Lane - Dog Park 23-76



Brewer's Lane - Dog Park 23-76

