



Planning Commission MEETING AGENDA

Thursday, September 19, 2024 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

- a. Approval of the Draft Decision Summary from the July 18, 2024 meeting.
- b. Approval of the Draft Decision Summary from the August 15, 2024 meeting.

3. Old Business

4. New Business

- a. **Application Number:** 2024 - 1259
Applicant: Somerset Well Drilling Co., Inc.
Location: 28580 Mary's Court, Lot 20 (Talbot Commerce Park)
Tax Map 0025, Parcel 0046, Lot 20
Current Zoning District: A-1
Proposed Zoning District: BC
Request: Zoning Amendment request for the zoning reclassification of 8.348 acres of property located on the south side of Goldsborough Neck Road, also known as 28580 Mary's Court, Easton, Maryland, Tax Map 0025, Parcel 0046, Lot 20 from Agricultural zoning district (A-1) to Business Commercial zoning district (BC). The property was awarded Critical Area Growth Allocation by the Town and County to reclassify the property to Intensely Developed Area (IDA).

The Applicant is seeking to develop two (2) commercial buildings with associated facility improvements to the property. The proposed rezoning of the property to BC will allow the Applicant to

develop the property pursuant to the Development Plans.

- b. **Application Number:** 2024 - 1199
 Applicant: Rauch Inc.
 Location: 1180 S. Washington Street (YMCA of Chesapeake)
 Tax Map 0108, Grid 0000, Parcel 2677

 Zoning District: R-10A
 Request: **The request for Sketch Site Plan and architectural approval for the construction of a 6,119 square foot addition has been withdrawn from the September 19, 2024 Planning Commission agenda.**
- c. **Application Number:** 2024 - 1261
 Applicant: Rauch Inc.
 Location: 410 Needwood Avenue (Silo Square)
 Tax Map 0105, Grid 00EA, Parcel 2226

 Zoning District: BC
 Request: Conceptual approval for the demolition of the existing silos on the property, and construction of 28 single-family attached dwellings with associated stormwater management facilities. The Applicant is also seeking a waiver for bufferyard requirements.
- d. **Application Number:** 2024 - 1264
 Applicant: Lane Engineering, LLC
 Location: 106 Talbot Lane (Academy Art Museum)
 Tax Map 0105, Grid 00EA, Parcels 1948, 1949, 1950 & 1952

 Zoning District: R-7A
 Request: Sketch site plan and architectural approval for the renovation of the existing structure to be converted to an art museum annex with office space, art storage and associated stormwater management facilities. This request also includes a waiver for bufferyard and parking requirements, and a lot line revision to abandon the lot lines

between Parcel 1948, 1949, 1950 and 1952 to create a revised Parcel 1948.

- e. **Application Number:** 2024 - 1260
 Applicant: Lane Engineering, LLC
 Location: 350 N. Washington Street
 Tax Map 0103, Grid 00EA, Parcel 513 & 514

 Zoning District: CB
 Request: Sketch site plan approval for the development of a two-story 16 unit multifamily residential building with associated parking, stormwater management, and other site improvements. The Applicant is also seeking a property line adjustment to remove the property lines between Parcels 513 and 514 to create a revised Parcel 513.

This application (SE-1246 / SE 24 - 08) is scheduled to appear on the September 17, 2024 Board of Zoning Appeals agenda to obtain a Special Exception pursuant to Section 28-1303.5 B of the Town of Easton Zoning Ordinance, use (1) 105 in Table 2.1 of Section 28-201 of the Ordinance for a Multifamily Apartment Complex* in the CB – Commercial Business zoning district.

5. Discussion Item

- a. Potential Revisions to the Zoning and Subdivision Text Amendments - Seafood Processing.

- b. Potential Revisions to the Zoning and Subdivision Text Amendments - March 2024 Follow Up.

- c. Update on the Draft Inclusionary Zoning Ordinance.

- d. Follow up discussion on the August 22, 2024 Urban3 Presentation.

6. Adjournment



**Town of Easton Planning Commission
Draft Decision Summary**

Thursday, July 18, 2024 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Jennifer Dindinger, Chairperson
Philip Toussaint, Vice Chairperson
Tom Klein
Victoria McAndrews
William Ryall
Michael Ports, Alternate

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
Sharon Van Emburgh, Esq. Town Attorney
Rick Van Emburgh, Town Engineer
Samantha Smith, Administrative Specialist

1. Call to Order — Chairperson Dindinger called the meeting to order at 1:00 pm.

2. Decision Summary Review —

a. June 20, 2024 - The Commission noted the following correction to the draft decision summary:

i. Line 50: Add: Commissioner Ports to Roll Call Vote of Decision Summary Review.

Commissioner Ryall moved to approve the June 20, 2024 Decision Summary with amendments. Vice Chairperson Toussaint seconded the motion.

Vote	5 - 0
FOR:	5 - Dindinger, Toussaint, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

3. Old Business — None

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56
57 **4. New Business**
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59 **a. File No.: 2024 - 1231**

60 **Applicant: Lane Engineering, LLC**

61 **Location:** 404 & 406 Marvel Court, Easton, MD 21601

62 Tax Map 0105, Grid 0000, Parcel 2992D, Lot 4 & 5

63 **Zoning:** CG

64 **Request:** The applicant is seeking site plan approval for the redevelopment
65 of the existing lots 4 & 5 to include a two-story 8,136 square foot expansion of
66 the existing medical facility with associated parking, stormwater management,
67 and other site improvements. Considering that the site is located on a previously
68 developed area covered by impervious surface and is located within the priority
69 funding area, the applicant is also seeking an exemption of forest conservation
70 requirements from Article III of the Town's Forest Conservation Ordinance
71 Section 31-3.2.0.

72
73 Staff recommends the following condition:

- 74
75 1. The applicant is required to address all Easton Staff Development Review
76 (ESDR) comments.
77

78 **Staff Presentation:**

79 Joseph Mayer, Plan Reviewer

80 Lynn B. Thomas, Town Planner

81 Rick Van Emburgh, Town Engineer
82

83 **Applicant Presentation:**

84 Ryan Showalter, Esq.

85 Keith Fisher, Fisher Architecture
86

87 **Public Comment** — None

88 **Public Comment Written** — None
89

90 **Commissioner McAndrews moved to approve the site plan subject to the following**
91 **condition:**

- 92
93 1. **The applicant shall address all outstanding Easton Staff Development**
94 **Review (ESDR) comments.**
95

96 **Commissioner Ryall seconded the motion.**
97

98 Vote 5 - 0

99 FOR: 5 - Dindinger, Toussaint, Klein, McAndrews, Ryall

100 AGAINST: 0

ABSTAIN: 0
ABSENT: 0

b. File No.: 2024 - 1210

Applicant: ADBM Route 50, LLC

Location: 9719 Ocean Gateway, Easton, MD 21601
Tax Map 0025, Grid 0006, Parcel 0013

Zoning: CG

Request: The applicant is seeking site plan approval for the construction of a two-story building that includes a 10,000 square foot (SF) automotive sales/showroom, a 4,756 square foot (SF) warehouse, and a 4,920 square foot (SF) garage with associated stormwater management improvements. The applicant is also requesting a waiver of the overall landscaping canopy, parking lot trees, and vegetative buffer requirements.

Staff recommend the following conditions:

1. The applicant is required to address any remaining Easton Staff Development Review (ESDR) comments in conjunction with the submission of the Development Site Plan.
2. The proposed canopy trees are to be a larger caliper greater than 2"; and the larger shrubs are to be greater than 7' to enhance the screening along the adjacent residential properties.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Director of Planning and Zoning

Applicant Presentation:

Brian Fitzgerald, Rauch Inc.

Virginia Richardson, Rauch Inc.

Chris Schaffner, DHW Holdings, LLC

Public Comment — None

Public Comment Written — None

Commissioner Ryall moved to approve the site plan subject to the following conditions:

1. **The applicant shall address all outstanding Easton Staff Development Review (ESDR) comments in conjunction with the submission of the Development Site Plan.**
2. **The proposed canopy trees shall be a caliper greater than 2"; and the larger shrubs shall be greater than 7' to enhance screening along the adjacent**

residential properties.

3. The applicant shall provide additional plantings and grasses along the US 50 frontage **subject to staff review**.

Commissioner Klein seconded the motion.

Vote	5 - 0
FOR:	5 - Dindinger, Toussaint, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

5. Discussion Items

- a. Potential Revisions to the Zoning and Subdivision Text Amendments: Seafood Processing — In response to recent concerns and other public complaints associated with odor, the Town Council has begun pursuing zoning options to address odor control measures in light industrial use areas with particular emphasis on seafood processing. Prior to a Council workshop on the issue, Staff has prepared a memorandum of potential seafood processing provisions to the Zoning Ordinance which include recommended supplemental standards to address odor control measures and operational requirements; amended setback requirements for light industrial business from residential uses; and to potentially create new use definitions for Seafood Processing.

The Commission generally favored the creation of broader odor control language in the current Development Standards of the BC - Business Commercial District in which odor mitigation measures would apply to operations ~~within a residential area or right-of-way~~ **in close proximity to residentially zoned properties**. The Commission also favored operational setback requirements applicable to light industrial operations within a certain number of feet of any parcel with a residential zoning classification, Planned Unit Development (PUD) or the Planned Redevelopment Overlay District (PR Overlay).

The Commission revised the definition of *Industry, Light* to include basic industrial processing; and created a new definition for *Seafood Processing* that is specifically excluded from the listed uses in *Industry, Light*. Additional Supplemental Standards for Seafood Processing were added to the Supplemental Standards for Industrial Uses in Article X, Section 28-1007.3.A.10 including: language to the treatment and storage of by-products; and additional provisions specifying compliance with these supplemental standards. The Commission will continue to develop these provisions and additional zoning options in subsequent meetings.

b. Potential Revisions to the Zoning and Subdivision Text Amendments: March 2024 Follow Up — At their March 21, 2024 meeting, the Commission provided preliminary feedback and comments for changes to the following proposed Amendments to the Zoning Code:

- i. Donation Centers
- ii. Single Family Home Criteria
- iii. Revised Internal Illumination Standards for Signage
- iv. Site Triangle Distance
- v. Minimum Parking Space Requirements
- vi. Parking Space Dimensions
- vii. Article 12: Non-conformities
- viii. Fuel Price Regulations for Freestanding Signs
- ix. Driveway Materials (Impervious Surfaces)
- x. Corrections to the Zoning Map
- xi. MXW Standards
- xii. Food Trucks
- xiii. Parking Standards
- xiv. Sheds
- xv. Swimming Pools and Patios
- xvi. Restaurant Use Types
- xvii. Removal of Parking Districts and “Tree of Heaven” language

Staff presented a follow-up proposal of these minor Amendments with the applicable changes for the Commission’s consideration. The Commission made revisions to the definition for *Sheds* with language that excludes portable storage units; and included an additional supplemental standard for the maximum footprint of sheds. Minor revisions were also made to the definitions for *Swimming Pools* and *Patios*. The Commission indicated that they would like to see the removal of the language for “Tree of Heaven” as an appropriate street tree type, specifying the species on the list of inappropriate species to include Black Locust *and* Honey Locust.

Minor revisions were recommended to the language for parking standards, parking space dimensions, and parking waiver provisions in *Restaurant Use* types. The Commission also revisited the minimum standards of the parking space requirements, and suggested the deletion of the maximum parking limits in *Missing Middle Housing* types, and an additional parking standard for *Attached Single Family* units.

The Commission favored the proposed map corrections in items *a* through *e*; and favored the proposed time frame for non-conforming abandonment from six (6) months to 12 consecutive months (1 year). Clarifying language was added for the surface area frontage for *Retail Uses* in the MXW window and door placement

standards, and for the MXW Leed standard.

Revisions to the Amendments regarding Sign Regulations (including Internal Illumination and Freestanding Signs), Donation Centers, Single Family Homes, Food Trucks, Dust Free Materials, and other Parking Standards and Setback requirements are anticipated to be reviewed and discussed in further detail at the Commission's August meeting.

- c. Continued discussion of the Comprehensive Plan Update — Mr. Lynn Thomas briefly summarized the status of the chapters to be reviewed and revised in the ongoing effort to update the current Comprehensive Plan. The Commission has previously reviewed and provided comments for draft versions of the *Introduction, Background Chapter, Land Use Chapter, and the Community Character Chapter*; to which those revisions and comments have been applied. Six (6) additional chapters have been drafted by staff including: *Municipal Growth, Historic Preservation, Sensitive Areas, Water Resources, Parks, Rec & Open Space, and Sustainability*; and will be formally presented to the Commission at a subsequent meeting. The Commission recommended the inclusion of applicable topics such as climate change, walkability, and bird collision to the *Sustainability Chapter* of the draft. A draft version of the *Housing Chapter* shall be significantly informed by the recommendations and findings of the Attainable Housing Task Force. Staff anticipates that draft versions of the remaining chapters shall be completed by the end of August, where they will subsequently be reviewed and approved by the Planning Commission prior to public review and Council adaptation.

- 6. Adjournment** — Commissioner Ryall moved to adjourn. Chairperson Dindinger seconded the motion. The meeting was adjourned at 4:01 p.m.



**Town of Easton Planning Commission
Draft Decision Summary**

Thursday, August 15, 2024 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
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Attendance:

Commission Members:

Jennifer Dindinger, Chairperson
Philip Toussaint, Vice Chairperson
Tom Klein
Victoria McAndrews
William Ryall
Michael Ports, Alternate

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson, Planner
William Chapman Esq. Asst. Town Attorney
Rick Van Emburgh, Town Engineer
Samantha Smith, Administrative Specialist

1. Call to Order — Chairperson Dindinger called the meeting to order at 1:00 pm.

2. Decision Summary Review —

a. July 18, 2024 - The Commission noted the following correction to the draft decision summary:

- i. *Line 149: Add “subject to staff review”.*
- ii. *5.a.: Revisions to the Seafood Processing discussion for accuracy.*

**Commissioner McAndrews moved to table the July 18, 2024 Decision Summary.
Vice Chairperson Toussaint seconded the motion.**

Vote	5 - 0
FOR:	5 - Dindinger, Toussaint, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

55 **3. Election of Officers**

56
57 **Tom Klein nominated Philip Toussaint for Chairperson. Victoria McAndrews**
58 **seconded the nomination. Philip Toussaint accepted the nomination.**

59
60 **Tom Klein amended the motion to nominate Philip Toussaint for Chairperson to be**
61 **effective at the adjournment of the meeting. Victoria McAndrews seconded the**
62 **nomination. Philip Toussaint accepted the amended nomination.**

63
64 Vote 4 - 0 - 1
65 FOR: 4 - Dindinger, Klein, McAndrews, Ryall
66 AGAINST: 0
67 ABSTAIN: 1 - Toussaint
68 ABSENT: 0

69
70 **Victoria McAndrews nominated Michael Ports for Vice Chairperson to be effective**
71 **at the adjournment of the meeting. William Ryall seconded the nomination. Michael**
72 **Ports accepted the nomination.**

73
74 Vote 5 - 0
75 FOR: 5 - Dindinger, Toussaint, Klein, McAndrews, Ryall
76 AGAINST: 0
77 ABSTAIN: 0
78 ABSENT: 0

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81 **4. Old Business — None**

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84 **5. New Business — None**

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86
87 **6. Discussion Items**

- 88
89 **a.** Potential Revisions to the Zoning and Subdivision Text Amendments - Seafood
90 Processing — In response to recent concerns and other public complaints
91 associated with odor, the Town Council has asked the Commission to provide
92 recommendations pursuant to odor control measures in light industrial use areas
93 with a particular emphasis on seafood processing. During their July meeting, the
94 Commission strongly favored the creation of broader odor control language in the
95 Development Standards of the BC - Business Commercial District that is not
96 explicitly designated to *Seafood Processing* uses. The Commission also favored
97 the creation of broader designations in the *Industry, Light* definition.

98
99 The Commission recommended the striking of the proposed enhanced operational
100 setbacks referred to in item *L.* of the Development Standards for the Business

Commercial District in Article X, Section 28-308.2. The language in the odor control technology standards of item *M*. was also refined from “*if necessary*” to “*as necessary*”, and listed to include vehicles and storage uses as well. The Commission also sought expanding the prohibited nuisance factors referred to in the BC Purpose clause. Mr. Salinas advised that the BC District is still considered an industrial zoning district, and any expanded supplemental standards may unintentionally place any existing uses into a legal non-conforming use.

The Commission weighed heavily on designating odor control measures that are not definitive to *Seafood Processing* uses, and an in depth discussion was held regarding odor control enforcement and compliance under the property maintenance code. The Commission asked for additional testimony from Code Enforcement regarding odor mitigation and the number of public complaints. The Commission will continue to develop these provisions and additional zoning options in subsequent meetings.

Public Comment:
Bruce Cole, 5 Wrightson Avenue
Rennie Gay, Gay’s Seafood
Mitch Hughes

Vice Chair Toussaint moved to table the discussion item. Commissioner Ryall seconded the motion.

Vote	5 - 0
FOR:	5 - Dindinger, Toussaint, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

- b.** Potential Revisions to the Zoning and Subdivision Text Amendments - March 2024 Follow Up — At their March 21, 2024 meeting, the Commission provided preliminary feedback and comments for changes to the following proposed Amendments to the Zoning Code:
 - i. Donation Centers
 - ii. Single Family Home Criteria
 - iii. Revised Internal Illumination Standards for Signage
 - iv. Site Triangle Distance
 - v. Minimum Parking Space Requirements
 - vi. Parking Space Dimensions
 - vii. Article 12: Non-conformities
 - viii. Fuel Price Regulations for Freestanding Signs
 - ix. Driveway Materials (Impervious Surfaces)
 - x. Corrections to the Zoning Map
 - xi. MXW Standards

- xii. Food Trucks
- xiii. Parking Standards
- xiv. Sheds
- xv. Swimming Pools and Patios
- xvi. Restaurant Use Types
- xvii. Removal of Parking Districts and “Tree of Heaven” language

At their July meeting, the Commission made minor revisions to the language for *Sheds, Swimming Pools and Patios*, “Tree of Heaven” and the parking standards in *Restaurant Use* types. A correction was noted to add “*not more than*” to the surface area percentage language for the MXW window and door placement standards. The Commission continued their deliberation into the remaining Zoning Code Amendments that required more thorough discussion.

The Commission generally favored the language as presented for internal illumination standards for signage and requested clarifying language to include “*metal or face box signs*”. The Commission requested for feedback and testimony from local sign companies regarding the current standards for internally illuminated signage. Additionally, the revised language regarding signage that is extended beyond the eave line, and the sign regulations regarding freestanding signs that are to be constructed on a solid base were both struck from the proposed amendments. The language for fuel price regulations on freestanding signs was found to be consistent with the language of the Maryland Code for Advertising Signs, and was favored as presented.

The Commission favored the expanded definitions for Donation Bins and Donation Centers, with additional language to be added to require a point of contact (individual or organization) for Donation Bins, and indicated that the proposed one (1) mile radius between occupied Donation Bins or Donation Centers shall be revisited and reevaluated at a later time. An in depth discussion was held regarding the Supplemental Standards for Single Family Detached homes with particular emphasis in the discussion returning to the ongoing topic as to what is to be considered as “desired” in the Town’s Design Principles. The Commission indicated that this proposed amendment could be more appropriately addressed during the redrafting of the *Housing* Chapter of the Comprehensive Plan.

- c. Continued discussion of the Comprehensive Plan Update — Mr. Lynn Thomas provided a brief update of the chapters to be reviewed and revised in the ongoing effort to update the current Comprehensive Plan. Six (6) chapters of the Comprehensive Plan update have been drafted by staff including: *Municipal Growth, Historic Preservation, Sensitive Areas, Water Resources, Parks, Rec & Open Space, and Sustainability*. Draft versions of the *Housing* chapter and the *Implementation* chapter are anticipated to be finalized by the end of August. The chapters will be formally presented to the Planning Commission at a subsequent

meeting.

- d. Announcements — Mr. Miguel Salinas provided the Commission with a few related announcements. A presentation will be held for the general public on Thursday, August 22, 2024 by consultant Joeseeph Minicozzi of Urban3. Urban3 is a planning and economic development firm which uses revenue modeling to highlight the potential revenue impacts of development scenarios, and creative ways to achieve optimal growth and comprehensive planning.

Mr. Salinas also announced the hiring of a consultant team for the ongoing efforts to revitalize the East End Small Area Plan. Seth Harry and Associates and Townscape Design have partnered in order to assist in the reassessment of the existing plan, and to update the plan in order to reflect the area's current needs, assets and opportunities. A multi-day design charrette is anticipated to be held for the general public in late October. Public notice will be provided once all event details are finalized.

Mr. Salinas provided an update on the ongoing efforts of the Attainable Housing Task Force to introduce an Inclusionary Zoning Ordinance. The task force is anticipated to provide their feedback and recommended strategies for the draft Ordinance to the Commission.

A moment of appreciation and gratitude was shared for Jennifer Dindinger for her dedicated service to the Planning Commission. Chairperson Dindinger served roughly two terms on the Commission, serving as the Chair since January 2024. Chairperson Dindinger was an advocate for affordable housing solutions, and strongly believed in the importance of community engagement in the Town's planning and legislative processes. The Commission thanked Ms. Dindinger, and wished her well on her future endeavors.

7. **Adjournment** — Chairperson Dindinger moved to adjourn. Vice Chairperson Toussaint seconded the motion. The meeting was adjourned at 3:25 p.m.



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

Date of Hearing: September 19, 2024

4a

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: 28580 Mary's Court - Zoning Amendment Application

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Commission

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Brendan S. Mullaney – McAllister, De Tar, Showalter & Walker, LLC.
Michael T. Hall - % Somerset Well Drilling Co., Inc.

DOCUMENT CREATED ON: September 10, 2024

PURPOSE: The applicant is seeking a recommendation from the Planning Commission to the Town Council for the granting of a rezoning of Lot 20 to the Town of Easton Business Commercial ("BC") zoning district to permit the proposed uses . Approval of the supplemental growth allocation request is subject to approval of the rezoning.

RECOMMENDATION: Staff supports a Planning Commission recommendation of approval to the Town Council subject to conditions (see below).

APPLICATION INFORMATION:	
APPLICANT: Michael T. Hall % Somerset Well Drilling Co., Inc.	REPRESENTATIVE: Brendan S. Mullaney – McAllister, De Tar, Showalter & Walker, LLC.
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 0025, Grid 0022, Parcel 0046, Lot 20	8.348
ACCEPTANCE DATE: September 3, 2024	
LOCATION: 28580 Mary's Court	
EXISTING ZONING A-1	EXISTING LAND USE: Vacant lot.
HISTORIC DISTRICT: Not Applicable	FUTURE LAND USE MAP: Business Commercial

CONTEXT:

Location/Site Access – The subject property is located at the end of Mary's Court.

Existing Conditions – The subject property is currently vacant with a Stormwater Management Facility.

Surrounding Properties

- 28580 Mary's Court, Lot 16 - BC
- 28577 Mary's Court, Lot 17 - BC
- 8900, 8936 & 8938 Goldsborough Neck Road - Talbot County, MD
- 9002 Goldsborough Neck Road - Talbot County, MD
- 9047 Goldsborough Neck Road - Talbot County, MD
- 28527 Glebe Road - Talbot County, MD



Figure 1: Vicinity Map

PROPOSAL: Somerset Well Drilling Co., Inc. (applicant) is seeking a recommendation from the Planning Commission to the Town Council for granting a rezoning of Lot 20 to a Town of Easton zoning district that permits the proposed use of Business Commercial Zoning District (“BC”).

BACKGROUND: Ordinance No. 807 (growth allocation request) was adopted by the Town Council on January 2, 2024 and Bill No. 1551 (granting supplemental growth allocation to the Town) was adopted by the Talbot County Council on April 23, 2024. On July 29, 2024, Critical Area Commission staff received the Town’s request to reclassify via growth allocation 8.348 acres of land from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) on Tax Map 25, Grid 22, Parcel 46, Lot 20 to construct commercial buildings and associated improvements. On August 28, 2024, the applicant submitted an application to the Easton Staff Development Review Committee for review of the Zoning Amendment application. At the time of this staff report, the Critical Area Commission (CAC) has accepted the materials forwarded by the Town as a complete submittal. The CAC Chair will make an amendment or refinement determination within thirty days of the date of this letter, and Commission staff will notify the applicant of their determination and the procedures for review by the Critical Area Commission.

ZONING ANALYSIS:

Forest Conservation

Easton Forest Conservation Ordinance #718, Article III, § 31-3.1 Relevance

A. Any person making an application for a subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of this Ordinance.

Analysis - The site is located within the Talbot Commerce Park. Forest Conservation was approved at the original Subdivision Plat (Plat PC 4/35G).

POLICY ANALYSIS:

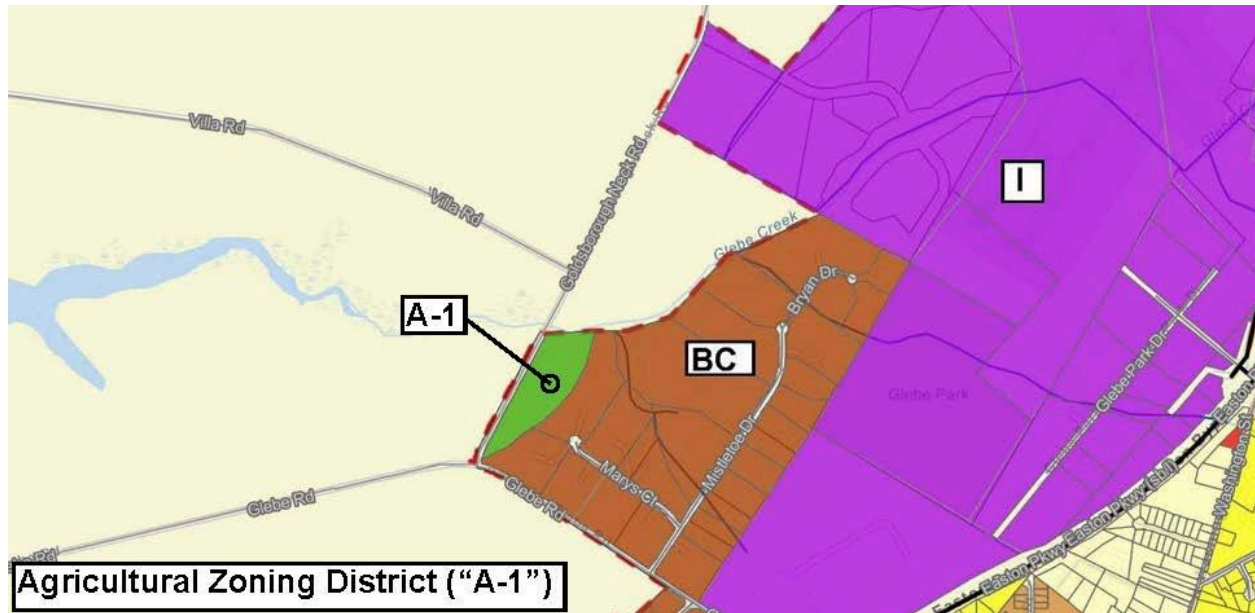


Figure 2: Zoning Map

§ 28-1014 BASIS FOR APPROVING REZONING

A. Where the purpose and effect of the proposed amendment is to change the zoning classification of a specific parcel of land, the Town Council shall make findings of fact in each specific case including, but not limited to, the following matters:

1) The relationship of such proposed amendment to the Town's Comprehensive Plan.

Analysis - The proposed amendment is consistent with the purpose and intent of the Town of Easton Comprehensive Plan (2010). The property is identified within the Town's Future Land Use Map as industrial development. Rezoning from Agricultural Zoning District ("A-1") to Business Commercial Zoning District ("BC") would conform with the Economic Development goals by bringing additional businesses to expand the economic base and encourage diversification of the industrial base. Thus, permitting industrial and commercial development to attract desirable businesses and enable existing businesses to flourish as well.

With regards to Maryland's "change/mistake rule", the groundwork for that argument is

actually laid in the Purpose clause of the A-1 Zoning District. In part, it states that “The A-1 Agricultural District is intended for properties for which Town sewer service has not yet been extended. Upon the provision of such service, the Town Council may establish the appropriate zoning for these properties.” In essence, it is established that the “change” required for A-1 zoned properties is the extension of sewer service to such properties. That is the case in this instance. Furthermore, without the recently obtained Critical Area Supplemental Growth Allocation (pending Critical Area Commission review and approval), it is not possible to apply industrial zoning. This then is another aspect of an argument for ‘change’ in the character of the neighborhood and ultimately justifies the application of the BC Zoning classification that the balance of the Industrial Park enjoys.

2) *The recommendation of the Planning and Zoning Commission.*

Analysis - The staff supports the Planning Commission making a recommendation to the Town Council for rezoning. The Critical Area Commission staff has accepted the materials forwarded by the Town as a complete submittal as noted on their August 13, 2024 response letter. The Critical Area Commission Chair will make an amendment or refinement determination within thirty days of the date of that letter, and the Commission staff will notify the applicant of their determination and the procedures for review by the Critical Area Commission. Upon that determination, the Zoning Amendment application may be submitted to the Town Council for review and approval.

3) *Population change.*

Analysis - The proposed rezoned property for commercial and industrial uses would attract businesses and their employees and would create additional employment opportunities for citizens of Talbot County and Easton. No undue burden to public infrastructure or services will result from the development of the Property or approval of the proposed reclassification sought. There's no adverse impacts to the population.

4) *Availability of public facilities.*

Analysis - There are adequate existing public facilities along Mary's Court for the rezoning and proposed development. The existing public water and sewer will serve the property following the construction and execution of the Development Plans.

5) *Present and future transportation patterns.*

Analysis - There will be no adverse impacts to the existing or proposed transportation patterns occurring as a result of the rezoning classification. All ingress and egress to the property is through existing Mary's Court.

6) *Compatibility with existing and proposed development for the area.*

Analysis - The property is located within the existing Talbot Commerce Park which consists of commercial and industrial development. The majority of the existing parcels

along Mary's Court were improved in 2006-2008 and the commercial and industrial nature of the area is well defined. Rezoning the property would be consistent with the nature of the surrounding parcels and reflects the designated use noted on the Town's Future Land Use Map, Town of Easton Comprehensive Plan (2010). Adjacent Talbot County parcels to the northwest are zoned Rural Conservation and to the west and northwest are agricultural, forested, and low rural residential in nature. Existing Forest Protection Areas, Stormwater Management Facilities and the separation by Goldsborough Neck Road provides an adequate screening from those surrounding properties. The proposed use of the property is compatible with existing and proposed development in the surrounding area.

- 7) *Whether the applicant has demonstrated that there has been a substantial change in the character of the neighborhood where the property is located, that there was a mistake in the existing zoning classification or that the current zoning classification of the property deprives the owners thereof of all beneficial use of the property.*

Analysis - The applicant has demonstrated that a substantial change in the character of the neighborhood has occurred since the Town's previous rezoning included the award of Growth Allocation to convert the property from Resource Conservation Area ("RCA") to Intensely Developed Area ("IDA"). Surrounding parcels within the neighborhood are classified as IDA and zoned BC. With the award of Growth Allocation by the CAC, the property will be classified as IDA and the subsequent zoning reclassification of the property from A-1 to BC is consistent with the surrounding neighborhood. Obtaining the Growth Allocation demonstrates there has been a substantial change in the character of the neighborhood where the property is located and in order to maintain consistency with the neighborhood and create a beneficial use for the owner, the property should be reclassified as Business Commercial Zoning District ("BC"). Furthermore, the Purpose clause of the A-1 Zoning District specifies that this district is "...intended for properties for which Town sewer service has not yet been extended. Upon provision of such service, the Town Council may establish the appropriate zoning for these properties." In essence, the A-1 serves as a "holding zone" until properties are fully developable. The award of growth allocation satisfies that criteria for this property.

RECOMMENDED CONDITION:

Staff supports a Planning Commission recommendation of approval with the following conditions:

- The Planning Commission's recommendation to the Town Council for the support of the Zoning Amendment request is contingent on the Critical Area Commission's review and approval of the Supplemental Growth Allocation request.
- The conceptual site plan submitted with the zoning amendment application is conceptual in nature and was assessed by staff for conformance to § 28-401.8.E and § 28-401.8.F of the Town Code. Approval of the supplemental growth allocation shall not infer Town of Easton site plan approval. Prior to any lot consolidation or site plan approval of Lots 16

and 20, the proposed development will be evaluated by the applicable reviewing agencies for conformance to all applicable Zoning; Subdivision; Forest Conservation; Stormwater Management; Erosion and Sediment Control; and other applicable regulations. Such review may result in modifications to the conceptual site plan.

DRAFT MOTIONS:

1. I move that the Planning Commission recommend to the Town Council support of the Zoning Amendment request for the granting of a rezoning of Lot 20 to the Town of Easton Business Commercial ("BC") zoning district.

OR

2. I move that the Planning Commission recommend to the Town Council denial of the Zoning Amendment Request for the granting of a rezoning of Lot 20 to the Town of Easton Business Commercial ("BC") zoning district based on the following findings.....
- 3.

OR

4. I move an alternate motion.

ATTACHMENTS:

1. 2022.03.22 Talbot Commerce Park Conceptual Site Plan, paper copy & PDF
2. 2024.08.02 Zoning Map Amendment Application, paper copy & PDF
3. 2024.08.02 Zoning Map Amendment Supplemental Narrative, paper copy & PDF
4. 2024-08-13 CAC Acceptance Letter_Cohee Growth Allocation, paper copy & PDF
5. 2024-08-28 ESDR Determination Letter 28580 Mary's Court, paper copy & PDF
6. 2024-1259 Zoning Amendment Proof of Payment, paper copy & PDF



TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street

P.O. Box 520

Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: August 28, 2024

Project: 28580 Mary's Court, Lot 20 - Zoning Amendment

To: Mr. Brendan S. Mullaney, Esq., McAllister, De Tar, Showalter & Walker, LLC.

CC: Mr. Michael T. Hall, Somerset Well Drilling Co., Inc.

The Easton Staff Development Review (ESDR) Committee meeting was held on August 28th at 11:00 am. Staff reviewed the annexation request on the property located at 28580 Mary's Court, also known as Tax Map 025, Parcel 0046.

It was determined by the Committee that the application may be scheduled for Planning Commission review. Please submit all revised documents. Please note that the Critical Area Commission staff has accepted the materials forwarded by the Town as a complete submittal as noted on their August 13, 2024 response letter. The Critical Area Commission Chair will make an amendment or refinement determination within thirty days of the date of that letter, and the Commission staff will notify the applicant of their determination and the procedures for review by the Critical Area Commission. Upon that determination, the Zoning Amendment application may be submitted to the Town Council for review and approval.

The next Planning Commission meeting is scheduled for **Thursday, September 19, 2024 at 1:00 pm.**

Submit all documentation to the Planning and Zoning Department no later than Tuesday, September 3rd at 1:00 pm. All files for presentation at the Planning Commission need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Planning Commissions review, including six paper copies.

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

Joseph A. Mayer

Plan Reviewer



TOWN OF EASTON PLANNING & ZONING DEPARTMENT

P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: August 28, 2024

TO: Brendan S. Mullaney – McAllister, De Tar, Showalter & Walker, LLC. (Agent)
Michael T. Hall - % Somerset Well Drilling Co., Inc.

Cc: Miguel Salinas – Director of Planning & Zoning Department
Rick VanEmburch – Town Engineer

FROM: Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department

SUBJECT: 28580 Mary's Court - Lot 20

We reviewed the **August 7, 2024** Zoning Amendment Application for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

§ 28-1014 BASIS FOR APPROVING REZONING

A. Where the purpose and effect of the proposed amendment is to change the zoning classification of a specific parcel of land, the Town Council shall make findings of fact in each specific case including, but not limited to, the following matters:

- 1) *The relationship of such proposed amendment to the Town's Comprehensive Plan.*

The proposed amendment is consistent with the purpose and intent of the Town of Easton Comprehensive Plan (2010). The property is identified within the Town's Future Land Use Map as industrial development. Rezoning from Agricultural Zoning District ("A-1") to Business Commercial Zoning District ("BC") would conform with the Economic Development goals by bringing additional businesses to expand the economic base and encourage diversification of the industrial base. Thus, permitting industrial and commercial development to attract desirable businesses and enable existing businesses to flourish as well.

- 2) *The recommendation of the Planning and Zoning Commission.*

The staff supports the Planning Commission making a recommendation to the Town Council for rezoning. The Critical Area Commission staff has accepted the materials forwarded by the Town as a complete submittal as noted on their August 13, 2024

response letter. The Critical Area Commission Chair will make an amendment or refinement determination within thirty days of the date of that letter, and the Commission staff will notify the applicant of their determination and the procedures for review by the Critical Area Commission. Upon that determination, the Zoning Amendment application may be submitted to the Town Council for review and approval.

3) *Population change.*

The proposed rezoned property for commercial and industrial uses would attract businesses and their employees and would create additional employment opportunities for citizens of Talbot County and Easton. No undue burden to public infrastructure or services will result from the development of the Property or approval of the proposed reclassification sought. There's no adverse impacts to the population.

4) *Availability of public facilities.*

There are adequate existing public facilities along Mary's Court for the rezoning and proposed development. The existing public water and sewer will serve the property following the construction and execution of the Development Plans.

5) *Present and future transportation patterns.*

There will be no adverse impacts to the existing or proposed transportation patterns occurring as a result of the rezoning classification. All ingress and egress to the property is through existing Mary's Court.

6) *Compatibility with existing and proposed development for the area.*

The property is located within the existing Talbot Commerce Park which consists of commercial and industrial development. The majority of the existing parcels along Mary's Court were improved in 2006-2008 and the commercial and industrial nature of the area is well defined. Rezoning the property would be consistent with the nature of the surrounding parcels and reflects the designated use noted on the Town's Future Land Use Map, Town of Easton Comprehensive Plan (2010). Adjacent Talbot County parcels to the northwest are zoned Rural Conservation and to the west and northwest are agricultural, forested, and low rural residential in nature. Existing Forest Protection Areas, Stormwater Management Facilities and the separation by Goldsborough Neck Road provides an adequate screening from those surrounding properties. The proposed use of the property is compatible with existing and proposed development in the surrounding area.

7) *Whether the applicant has demonstrated that there has been a substantial change in the character of the neighborhood where the property is located, that there was a mistake in the existing zoning classification or that the current zoning classification of the property*

deprives the owners thereof of all beneficial use of the property.

The applicant has demonstrated that a substantial change in the character of the neighborhood has occurred since the Town's previous rezoning included the award of Growth Allocation to convert the property from Resource Conservation Area ("RCA") to Intensely Developed Area ("IDA"). Surrounding parcels within the neighborhood are classified as IDA and zoned BC. Due to the award of Growth Allocation, the property is now IDA and the proposed reclassification of the property from A-1 to BC is consistent with the surrounding neighborhood. Obtaining the Growth Allocation demonstrates there has been a substantial change in the character of the neighborhood where the property is located and in order to maintain consistency with the neighborhood and create a beneficial use for the owner, the property should be reclassified as Business Commercial Zoning District ("BC"). Furthermore, the Purpose clause of the A- Zoning District specifies that this district is "...intended for properties for which Town sewer service has not yet been extended. Upon provision of such service, the Town Council may establish the appropriate zoning for these properties." In essence, the A-1 serves as a "holding zone" until properties are fully developable. The award of growth allocation satisfies that criteria for this property.

Plan Review Status

Sketch Site Plan Review		Comments
Plans Approved	☐ Y ☒ N	Please review the comments above. Revise and resubmit.
Forest Stand Delineation & Forest Conservation Plan		
☐ Required ☐ Submitted ☐ Approved ☒ Not Required		<i>The Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1 Relevance, states that the requirements are applicable to any person making application for a subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of the Ordinance.</i> Analysis - The development of this site has already been mitigated for Forest Conservation under the 1997 Forest Conservation Plan, recorded on record plat MAS 4/35G. Any impact into the existing Forest Conservation area would require an updated plan.
Other		
☒ Required ☐ Submitted ☐ Approved		<u>IMPACT FEES</u> Please note, there will be a required Impact Fee for all proposed buildings. The Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee. Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division. Please add estimated Town Impact Fee calculations to cover sheet and add note below calculations; <i>"Note: The Impact Fee indicated in this notation shall not be construed as vested and until submission of the building application."</i>

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



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: August 28, 2024
TO: Brendan Mullaney - MDSW
cc: Sierra Clem - Town of Easton
FROM: Rick Van Emburgh, P.E. – Town Engineer
SUBJECT: Talbot Commerce Park - Lot 20
Zoning Map Amendment Application Review

I reviewed the Application for the Subject project received on 8/2/2024.
The Engineering Department has no objection to the request.
Please contact me if you have any questions. Thank you.

END OF DOCUMENT

Wes Moore
Governor
Aruna Miller
Lt. Governor



Erik Fisher
Chair
Katherine Charbonneau
Executive Director

**STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

August 13, 2024

Mr. Miguel Salinas
Town of Easton Planning and Zoning
14 South Harrison Street
Easton, MD 21601

**Re: Cohee Growth Allocation
Town of Easton Ordinance No. 807
Talbot County Bill No. 1551**

Dear Mr. Salinas:

Thank you for submitting information on behalf of the Town of Easton regarding the above-referenced growth allocation request. On July 29, 2024, Critical Area Commission staff received the Town's request to reclassify via growth allocation 8.348 acres of land from Resource Conservation Area (RCA) to Intensely Developed Area (IDA) on Tax Map 25, Grid 22, Parcel 46, Lots 16 and 20 to construct commercial buildings and associated improvements. Ordinance No. 807 (growth allocation request) was adopted by the Town Council on January 2, 2024 and Bill No. 1551 (granting supplemental growth allocation to the Town) was adopted by the Talbot County Council on April 23, 2024.

This letter serves to notify the Town that Commission staff has accepted the materials forwarded by the Town as a complete submittal. The Chair will make an amendment or refinement determination within thirty days of the date of this letter, and Commission staff will notify you of his determination and the procedures for review by the Critical Area Commission.

If you have any questions, please contact me at ann.sekerak@maryland.gov or (410) 260-3466.

Sincerely,

A handwritten signature in black ink, appearing to read "Annie Sekerak".

Annie Sekerak
Natural Resources Planner



TOWN OF EASTON ZONE MAP AMENDMENT APPLICATION

- (1) This application form must be filled out in its entirety.
- (2) An incomplete application form will result in rejection of the application prior to checklist review.
- (3) If additional space is needed to complete any section of this application, attach a separate sheet containing all the required information and refer to such where appropriate on the form.
- (4) Do not write in shaded areas.
- (5) Provide proposed residential units or proposed non-residential square footage if the application is associated with a proposed subdivision or site plan.

Project Name: Talbot Commerce Park - Lot 20 (8.348 ac.)		Application Number Assigned 2024-1259 Fee Amount Paid 08/02/2024 Receipt Number Date of Official Acceptance 08/05/2024	
Is this application associated with a: ☒ Site Plan Application ☐ Subdivision Application		Subdivision/Site Plan Name (if the amendment is associated with a proposed subdivision):	
As justification for the zone map amendment, please describe whether there has been a substantial change in the character of the neighborhood where the property is located, that there was a mistake in the existing zoning classification, or that the current zoning classification of the property deprives the owner thereof of all beneficial use of the property: (Must be completed and provided on a separate sheet). Please see attached Supplemental Narrative			
Number and Types of Proposed Lots (include existing)		PROPOSED RESIDENTIAL UNITS (This section is to be completed for all residential applications).	
Residential	_____		
Non-residential	X	Detached	
Open Space	_____	Accessory	
Other (Specify type)	_____	Middle Housing	
		Multifamily	
		Other (specify)	
Total Lots: One (1) Lot		Total	
Source of Electricity: Easton Utilities			
Developer will provide broadband service to these lots: Yes No X - Already provided by Easton Utilities			
PROPOSED NON-RESIDENTIAL SQUARE FOOTAGE: This section must be completed for all non-residential applications and non-residential components of residential applications. Describe the type (s) in the appropriate category and the total square footage for the category: 22,614			
Category	Description of Use	Square Footage	
Residential			
Business, Personal & Professional			
Food & Beverage			
Health Services			
Retail			
Institutional			
Recreational & Entertainment			
Industrial			
Other (specify)	Mixed commercial use to house well contractor and commercial tenant(s).	22,614	
Total Square Footage		22,614	
PROPERTY LOCATION			
Property Address: Mary's Court, Lot 20 Easton, Maryland 21601	Property Location: End of St. Mary's Court	Adjacent Roads Goldsborough Neck Rd. Mary's Ct. Glebe Rd.	
ELECTION WARD(S)	Ward I		
PROPERTY TAX MAP, ACREAGE AND ZONING INFORMATION			
Tax Map, Grid, Parcel, Lot	Zoning District(s)	Acreage	Zoning Status Existing Proposed
0025, 0022, 0046, 20	Agricultural	8.348 acres	A-1 BC
ADDITIONAL PROPERTY INFORMATION			
Deed Reference	Liber: 3111	Folio: 0090	
Plat Reference	Liber: 83	Folio: 190	

SURROUNDING LAND USES AND ZONING			
<i>List all surrounding land uses and zoning districts adjacent to the property, including those across roads.</i>			
LAND USE		ZONING	
NORTH	Low Density Residential, Forests, Agriculture		Rural Conservation (Talbot County)
SOUTH	Industrial/Commercial		BC
EAST	Industrial/Commercial		BC
WEST	Low Density Residential, Forests, Agriculture		Rural Conservation (Talbot County)
APPLICANT(S)			
Company Name	Somerset Well Drilling Co., Inc.	Company Name	
Name of Person & Title	Michael T. Hall, Secretary & Treasurer	Name of Person & Title	
Mailing Address	28624 Revells Neck Rd.	Mailing Address	
City, State, Zip Code	Westover, MD 21871	City, State, Zip Code	
Daytime Telephone	410-651-3721	Daytime Telephone	
E-mail Address	mike@somersetwell.com	E-mail Address	
PROPERTY OWNER(S)			
Company Name	Somerset Well Drilling Co., Inc.	Company Name	
Name of Person & Title	Michael T. Hall, Secretary & Treasurer	Name of Person & Title	
Mailing Address	28624 Revells Neck Rd.	Mailing Address	
City, State, Zip Code	Westover, MD 21871	City, State, Zip Code	
Daytime Telephone	410-651-3721	Daytime Telephone	
E-mail Address	mike@somersetwell.com	E-mail Address	
AGENT(S)			
Company Name	McAllister, DeTar, Showalter & Walker LLC	Company Name	
Name of Person & Title	Brendan S. Mullancy, Esq.	Name of Person & Title	
Mailing Address	100 N. West St.	Mailing Address	
City, State, Zip Code	Easton, MD 21601	City, State, Zip Code	
Daytime Telephone	410-820-0250	Daytime Telephone	
E-mail Address	bmullancy@mdswlaw.com	E-mail Address	
CERTIFICATIONS			
APPLICANT(S) OR AGENT(S): I hereby certify that the information provided is accurate to the best of my knowledge and that I have reviewed and am satisfied that the information provided is consistent with the Town of Easton Zoning Ordinance and Subdivision Regulations. I understand that the submission of an incomplete application will be returned for correction prior to processing.			
 Printed Name of Applicant/Agent		Printed Name of Applicant/Agent	
 Signature of Applicant/Agent	Date	 Signature of Applicant/Agent	Date
PROPERTY OWNER(S) (to be signed by all property owners): I have read this completed application, understand its intent, and freely consent to its filing. Furthermore, I grant permission to the Planning and Zoning Department and other authorized government agents to enter the property and make such investigations and tests as they deem necessary.			
 Printed Name of Property Owner		Printed Name of Property Owner	
 Signature of Property Owner	Date	 Signature of Property Owner	Date

REZONING APPLICATION
SOMERSET WELL DRILLING CO., INC.

SUPPLEMENTAL NARRATIVE

August 2, 2024

Owner

Somerset Well Drilling Co., Inc.
28580 Mary's Court
Easton, Maryland 21601
Attn: Michael T. Hall

Agent

McAllister, DeTar, Showalter & Walker LLC
100 N. West Street
Easton, Maryland 21601
Attn: Brendan S. Mullaney, Esq.

Engineer

Lane Engineering, LLC
c/o Sean Callahan
117 Bay Street
Easton, Maryland 21601

I. INTRODUCTION

Somerset Well Drilling Co., Inc. (“**Applicant**”) is the owner of a parcel of land consisting of 8.348± acres of land located on the south side of Goldsborough Neck Road in the Town of Easton (the “**Town**”), described as a portion of Lot 20, Parcel 46 of Talbot County Tax Map 25 (the “**Property**”). Applicant has applied to the Town for zoning reclassification of the Property from Agricultural zoning district (“**A-1**”) to Business Commercial zoning district (“**BC**”). Applicant plans to construct two (2) commercial buildings and related improvements on the Property, as depicted by Sheet No. C-5 of the Site Development Plans submitted to the Town with this narrative. The Property and the plans for the development of the Property (the “**Development Plans**”) are shown on a conceptual site plan attached hereto as Exhibit A entitled “Conceptual Site Plan for Lot 16 and Lot 20 in Talbot Commerce Park” dated December 2019, prepared by Davis, Moore, Shearon & Associates, LLC.

The previous owner of the Property, Thomas Cohee,¹ was recently awarded Growth Allocation by the Town and County to reclassify the Property to Intensely Developed Area (“**IDA**”) in order to allow the development of the Property pursuant to the Development Plans. The A-1 zoning district does not permit the Development Plans or uses on the Property that are consistent with the subdivision in which the Property is located. The proposed BC zoning district does permit the Development Plans and is the same designation as the adjacent parcels. The proposed rezoning of the Property to BC will allow Applicant to develop the Property in accordance with the Development Plan. The proposed rezoning is consistent with the Town Comprehensive Plan, furthers the economic goals of the Town, and utilizes a lot within an industrial and commercial subdivision to attract increase tax revenue and allow a local business (Shannahan Artesian Well) to expand and relocate to within the Town of Easton.

A change in the neighborhood, in the form of commercial and industrial development of the adjacent and nearby lots in the Talbot Commerce Park and a change in classification of the Property from RCA to IDA, result in the requested rezoning not only being permitted by law but necessary for fulfillment of the Town’s goals and Comprehensive Plan.

II. LEGAL STANDARD FOR REZONING

A. MARYLAND’S “CHANGE OR MISTAKE” RULE

The Maryland “Change or Mistake” Rule is intended to regulate piecemeal zonings by protecting the presumption that the existing zoning is well planned and intended to be permanent. The “Change or Mistake Rule” is codified in the Land Use Article of the Maryland Code:

- (2) The legislative body may grant the amendment to change the zoning classification based on a finding that there was:
 - (i) a substantial change in the character of the neighborhood where the property is located; or

¹ Thomas Cohee sold the Property to Applicant on or about May 1, 2024.

(ii) a mistake in the existing zoning classification.²

The Maryland Court of Appeals has explained the standard for establishing a rezoning based on change as follows:

In demonstrating change in the neighborhood the applicant must show (a) what area reasonably constituted the 'neighborhood' of the subject property, (b) the changes in that neighborhood since the comprehensive [or prior piecemeal] rezoning and (c) that these changes resulted in a change in the character of the neighborhood.³

B. TOWN OF EASTON REZONING CRITERIA

The Town of Easton Zoning Ordinance requires the Town Council to make findings of fact in each specific case including, but not limited to, the following matters:

1. Relationship of the proposed amendment to the Town's Comprehensive Plan;
2. The Recommendation of the Planning Commission;
3. Population change;
4. Availability of public facilities;
5. Present and future transportation patterns;
6. Compatibility with existing and proposed development; and
7. Whether Applicant has demonstrated there has been a substantial change in the character of the neighborhood where the Property is located, that there was a mistake in the existing zoning classification or that the current zoning classification of the Property deprives the owners thereof of all beneficial use.⁴

The Town Council may grant reclassification if the Town Council makes an affirmative finding of fact as to one or more of the standards set forth above.⁵ The fact that an application for reclassification has shown change or mistake shall not require the Town Council to grant the requested rezoning and the Town Council shall have the authority to assign a zoning classification to the Property different from that requested by Applicant if the Town Council determines that such classification is the most appropriate classification for the Property.⁶

Further, the Town Council may consider, in addition to the factors outlined above, other factors it deems appropriate including but not limited to the degree to which the proposed reclassification:

1. Helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;

² MD. CODE ANN., LAND USE § 4-204(b)(2) (LexisNexis 2023).

³ *Rockville v. Stone*, 271 Md. 655, 661 (1974) (citations omitted).

⁴ See Town of Easton Zoning Ordinance § 28-104(A)(1)-(7).

⁵ *Id.* at § 28-104(B)

⁶ *Id.*

2. Promotes health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, the promotion of the healthful and convenient distribution of population;
3. Exemplifies good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
4. Encourages the conservation of resources, including a reduction in resource consumption;
5. Is located in at a location suitable for it given existing and reasonably foreseeable development; and
6. Encourages appropriate and sustainable economic growth.⁷

III. ANALYSIS & COMPLIANCE WITH APPLICABLE REZONING CRITERIA

Pursuant to the Town of Easton Zoning Ordinance, Applicant provides the following for the Town's consideration and reference:

Required Rezoning Criteria

- a. *Relationship of the proposed amendment to the Town's Comprehensive Plan.*

The proposed rezoning is consistent with the purposes and intent of the Town of Easton Comprehensive Plan (the "**Town Plan**"). The Town Future Land Use Map identifies the Property as an area for industrial development.⁸ Approval of the proposed reclassification of the Property from A-1 to BC would conform with the Economic Development goals of the Town by bringing additional business tenants to the Town, expanding the economic base, and encouraging the diversification of Easton's industrial base.⁹ Approval would permit industrial and commercial uses on the Property while providing the infrastructure necessary to attract desirable businesses and enable existing businesses to grow and prosper.

The proposed reclassification is also consistent with the Town Plan's goal to diversify employment in an attempt to avoid over-reliance on any one business or type of industry.¹⁰ Approval of the proposed reclassification will allow Applicant to construct two commercial buildings and related improvements pursuant to the Development Plans. The surrounding neighborhood of the Property currently includes the following businesses: Mid Shore Behavioral Health Inc., University of Maryland Extension, Teddy Bear Fresh Produce, JASCO North America, KDX America, Northeastern Supply, and many more. Approval of the proposed reclassification will create the opportunity for new businesses to occupy the two (2) new commercial buildings and expand on the diversification of the existing businesses in the surrounding area. Approval of the proposed reclassification will create diversity in the types of industries located in the area and is in accord with the Town Plan.

⁷ See *Id.* at § 28-104(B)(1)-(6).

⁸ Future Land Use Map, Town of Easton Comprehensive Plan (2010); see Exhibit B.

⁹ Easton Economic Development Section, Town of Easton Comprehensive Plan, p.240 (2010).

¹⁰ Easton Diversity Section, Town of Easton Comprehensive Plan, p.231 (2010).

b. *The Recommendation of the Planning Commission.*

The application will be presented to the Planning Commission, which will make a recommendation to the Town Council.

c. *Population Change.*

The commercial or industrial uses that would be permitted and proposed for the Property would attract professional businesses and their employees and would create additional employment opportunities for citizens of Talbot County and Easton. No undue burden to public infrastructure or services will result from the development of the Property or approval of the proposed reclassification sought.

d. *Availability of Public Facilities.*

The Property will be served by Easton Utilities. Existing utilities are currently located along Mary's Court and public water and sewer will serve the Property following the construction and execution of the Development Plans. Adequate public facilities for the rezoning and proposed development exist.

e. *Present and Future Transportation Patterns.*

Existing ingress and egress to the Property is from Mary's Court. Following the proposed reclassification approval and improvement of the Property as proposed, the Property will continue to utilize the existing entrance from Mary's Court. No new entrances from roadways are contemplated by this Application. Development of the Property is likely to result in a minor increase in automobile traffic to and from the Property, from Glebe Road to Mary's Court. During construction Applicant will work with the Easton Department of Public Works to ensure that no adverse impacts to traffic patterns occur. Applicant has provided the required parking on the Property to serve employees and visitors to the site. The nature of the contemplated industrial or commercial uses on the Property is one that creates low traffic volumes. No adverse impacts to existing or proposed transportation patterns will occur as a result of approval of proposed classification.

f. *Compatibility with Existing and Proposed Development.*

Talbot Commerce Park is a commercial and industrial development that houses a number of businesses that are vital to the local economy. Most of the parcels along Mary's Court were improved in 2006-2008 and the commercial and industrial nature of the area is well defined. The Town Plan specifically calls for the Property to be improved for industrial use¹¹ and approval of the proposed reclassification sought would ensure that the Property is properly utilized. Industrial and commercial use of the Property is not only prudent but appropriate due to the nature of the surrounding parcels and uses.

¹¹ Future Land Use Map, Town of Easton Comprehensive Plan (2010); *see* Exhibit B.

The properties to the northwest of the Property are located in Talbot County and are zoned Rural Conservation. The properties to the west and northwest of the Property are agricultural, forested, and low rural residential in nature. The Property is screened from those parcels and is separated by Goldsborough Neck Road. No adverse impacts to surrounding properties will result if the rezoning is approved. Therefore, the Development Plans are compatible with existing and proposed development and land use in the surrounding area.

g. *Substantial Change of the Neighborhood.*

As stated above, to prove a substantial change of a neighborhood, Applicant must show “(a) what area reasonably constituted the ‘neighborhood’ of the subject property, (b) the changes in that neighborhood since the comprehensive [or prior piecemeal] rezoning and (c) that these changes resulted in a change in the character of the neighborhood.”¹²

The area comprising the “neighborhood” includes the immediate vicinity of the Property, which is classified by the Town as Industrial.¹³ The principal change in the neighborhood since the Town’s previous rezoning includes the award of Growth Allocation to convert the Property from RCA to IDA. The surrounding parcels within the neighborhood are classified as IDA and zoned BC. Due to the award of Growth Allocation, the Property is now IDA and the reclassification of the Property from A-1 to BC is consistent with the surrounding neighborhood. The award of Growth Allocation demonstrates there has been a substantial change in the character of the neighborhood where the Property is located and in order to maintain consistency with the neighborhood, the Property should be reclassified as BC.

Discretionary Rezoning Criteria

- a. *Helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs.*

The Property is currently surrounded by parcels zoned BC. Approval of the proposed reclassification will create a harmonious and coordinated neighborhood for commercial and industrial improvements between the Property and the adjacent properties.

- b. *Promotion of health, safety, morals, order, convenience, prosperity, and general welfare.*

As discussed above, the approval of the proposed reclassification will diversify the employment opportunities of the Town as well as avoid over-reliance on any one business or type of industry. The diversification of employment opportunities will promote the general welfare of the citizens of the Town.

- c. *Good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic.*

¹² Rockville, 271 Md. at 661.

¹³ Future Land Use Map, Town of Easton Comprehensive Plan (2010); *see* Exhibit C.

Approval of the proposed reclassification will allow for the construction of the Development Plans. The Property is currently 28.5% forested. The Development Plans do not propose any clearing or tree removal. A search of the DNR Heritage Data Base determined that no Threatened, Endangered or Species of State or Federal concern are known to occur near the site. Therefore, the Development Plans will ensure there is no harm to the natural habitats of any Threatened, Endangered or Species of State or Federal concern. The Development Plans limits construction to lots with ample buffering in order to limit the impacts to the waters of the State of Maryland, including Glebe Creek. The proposed reclassification will provide good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic and will not adversely impact the lands and waters of the Chesapeake Bay.

d. *Encourages the conservation of resources.*

The Development Plans propose adding an additional 0.219 ± acres of land to be dedicated as a new forest protection area. The Development Plans do not propose any clearing or tree removal. Applicant will conserve resources to the greatest extent possible.

e. *Located in at a location suitable for it given existing and reasonably foreseeable development.*

The Property is currently surrounded by parcels zoned BC, which are utilized for industrial and commercial uses. Industrial and commercial use of the Property is not only prudent but appropriate due to the nature of the surrounding parcels and uses. The proposed reclassification is compatible with existing and proposed development and land use in the surrounding area.

f. *Encourages appropriate and sustainable economic growth.*

The Town Future Land Use Map identifies the Property as an area for industrial development.¹⁴ Approval of the proposed reclassification of the Property from A-1 to BC would conform with the economic development goals of the Town by bringing additional business tenants to the Town which will expand the economic base, and encouraging the diversification of Easton's industrial base.¹⁵

IV. CONCLUSION

Applicant respectfully requests that the Town Council approve this Application for rezoning and reclassify the subject Property from its current designation of A-1 to its proposed designation of BC.

Exhibits:

Exhibit A – Development Plans
Exhibit B – Future Land Use Map
Exhibit C – Surrounding Neighborhood

¹⁴ Future Land Use Map, Town of Easton Comprehensive Plan, (2010).

¹⁵ Easton Economic Development Section, Town of Easton Comprehensive Plan, p.240 (2010).

EXHIBIT A
Development Plans

[See Attached]

EXHIBIT B
Future Land Use Map

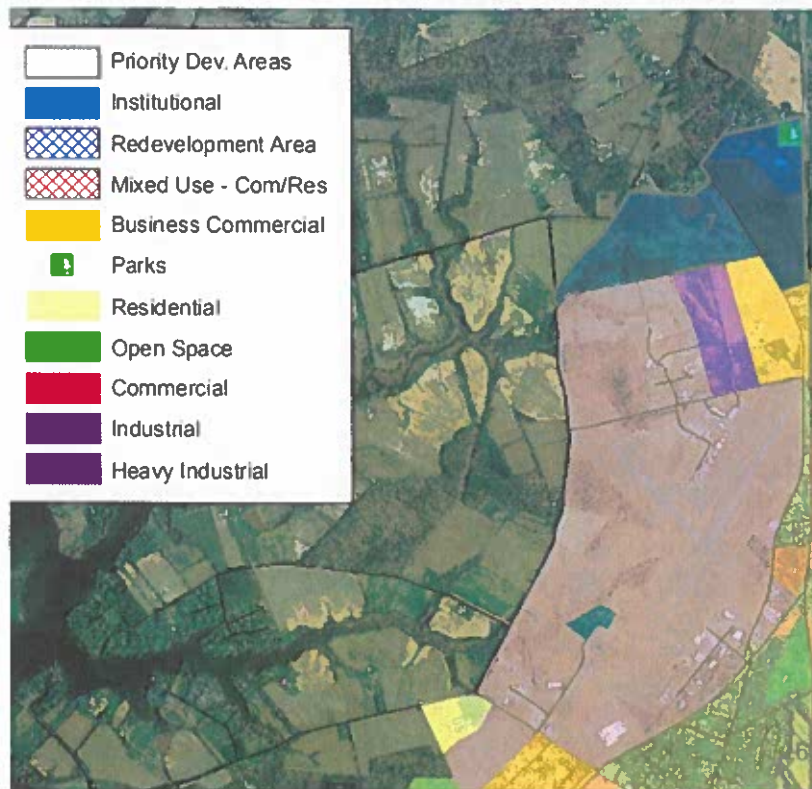


EXHIBIT C
Surrounding Neighborhood



CONCEPTUAL SITE PLAN FOR LOT 16 AND LOT 20 IN TALBOT COMMERCE PARK FIRST ELECTION DISTRICT, TALBOT COUNTY, MD. PREPARED FOR : THOMAS R. COHEE

SITE STATISTICS	
LOT 16 (EXISTING)	
ZONED - BC	
CURRENT USE - INDUSTRIAL	
PROPOSED USE - INDUSTRIAL/COMMERCIAL	
GROSS AREA	= 6,556 ac.± (285,570 sq. ft.±)
CRITICAL AREA (IDA)	= 3,505 ac.± (152,695 sq. ft.±)
NON-CRITICAL AREA	= 3,050 ac.± (132,875 sq. ft.±)
AREA WITHIN 100 Yr. FLOOD PLAIN	= 0.000 ac.±
AREA WITHIN RESOURCE PROTECTION	= 1.165 ac.±
NONTIDAL WETLANDS	= 0.003 ac.±
STREAM BUFFER	= 0.316 ac.±
WOODLANDS (excludes wetlands & stream buffer)	= 0.846 ac.±

LOT 20 (EXISTING)	
ZONED - A-1	
CURRENT USE - COMMERCIAL	
PROPOSED USE - COMMERCIAL	
GROSS AREA	= 8,348 ac.± (363,652 sq. ft.±)
CRITICAL AREA (RCA)	= 8,348 ac.± (363,652 sq. ft.±)
NON-CRITICAL AREA	= 0.000 ac.± (0.000 sq. ft.±)
AREA WITHIN 100 Yr. FLOOD PLAIN	= 0.000 ac.±
AREA WITHIN RESOURCE PROTECTION	= 3.200 ac.±
NONTIDAL WETLANDS	= 0.225 ac.±
STREAM BUFFER	= 0.817 ac.±
WOODLANDS (excludes wetlands & stream buffer)	= 2.158 ac.±

LOT 16 (AFTER LOT LINE ADJUSTMENT, ROAD DEDICATION AND GROWTH ALLOCATION)	
CURRENT USE - INDUSTRIAL	
PROPOSED USE - INDUSTRIAL/COMMERCIAL	

GROSS AREA	= 14,066 ac.± (612,711 sq. ft.±)
CRITICAL AREA (IDA)	= 11,016 ac.± (479,836 sq. ft.±)
NON-CRITICAL AREA	= 3,050 ac.± (132,875 sq. ft.±)
ZONE A-1	= 7,501 ac.± (327,141 sq. ft.±)
ZONE BC	= 6,556 ac.± (285,570 sq. ft.±)
AREA WITHIN 100 Yr. FLOOD PLAIN	= 0.000 ac.±
AREA WITHIN RESOURCE PROTECTION	= 3.762 ac.±
NONTIDAL WETLANDS	= 0.226 ac.±
STREAM BUFFER	= 0.866 ac.±
WOODLANDS (excludes wetlands & stream buffer)	= 2,670 ac.±

ZONE A-1	
MAXIMUM LOT COVERAGE (ALLOWED) (10%)	= 0.742 ac.± (32,343 sq. ft.±)
LOT COVERAGE (EXISTING) (0.0%)	= 0.000 ac.± (0.000 sq. ft.±)
LOT COVERAGE TO BE REMOVED (EXISTING)	= 0.000 ac.± (0.000 sq. ft.±)
LOT COVERAGE (PROPOSED)	= 0.372 ac.± (16,200 sq. ft.±)
LOT COVERAGE (TOTAL) (3.0%)	= 0.372 ac.± (16,200 sq. ft.±)
ZONE BC	
MAXIMUM LOT COVERAGE (ALLOWED) (50%)	= 3,278 ac.± (142,785 sq. ft.±)
LOT COVERAGE (EXISTING) (9.2%)	= 0.600 ac.± (26,136 sq. ft.±)
LOT COVERAGE TO BE REMOVED (EXISTING)	= 0.000 ac.± (0.000 sq. ft.±)
LOT COVERAGE (PROPOSED)	= 0.607 ac.± (26,439 sq. ft.±)
LOT COVERAGE (TOTAL) (18.4%)	= 1,207 ac.± (52,575 sq. ft.±)

PARKING REQUIREMENTS	
REQUIRED PARKING PER SECTION 28-1001.3(3)(46):	
EXISTING - BUILDING "A"	
1 space/250 sq. ft. of FLOOR AREA (OFFICE) X 12,000 sq. ft. = 48 SPACES	
PARKING (REQUIRED) = 48 SPACES	
EXISTING - BUILDING "B"	
1 space/250 sq. ft. of FLOOR AREA (OFFICE) X 1,536 sq. ft. = 6 SPACES	
1 space/300 sq. ft. of FLOOR AREA (REPAIR) X 3,000 sq. ft. = 10 SPACES	
PARKING (REQUIRED) = 16 SPACES	
EXISTING - BUILDING "C"	
1 space/2000 sq. ft. of FLOOR AREA (STORAGE) X 9,600 sq. ft. = 4 SPACES	
PARKING (REQUIRED) = 5 SPACES	
TOTAL PARKING (REQUIRED) = 69 SPACES (3 HANDICAP ACCESSIBLE)	
TOTAL PARKING (PROVIDED) = 60 SPACES (2 HANDICAP ACCESSIBLE)	

PROPOSED - BUILDING "A" ADDITION	
1 space/250 sq. ft. of FLOOR AREA (OFFICE) X 6,414 sq. ft. = 25.7 SPACES	
PARKING (REQUIRED) = 25.7 SPACES	
PROPOSED - BUILDING "D"	
1 space/250 sq. ft. of FLOOR AREA (OFFICE) X 4,025 sq. ft. = 16.1 SPACES	
PARKING (REQUIRED) = 16.1 SPACES	
PROPOSED - BUILDING "E"	
1 space/250 sq. ft. of FLOOR AREA (OFFICE) X 3,200 sq. ft. = 12.8 SPACES	
1 space/2000 sq. ft. of FLOOR AREA (WAREHOUSE) X 12,800 sq. ft. = 6.4 SPACES	
PARKING (REQUIRED) = 19.2 SPACES	
PROPOSED - BUILDING "F"	
1 space/250 sq. ft. of FLOOR AREA (OFFICE) X 8,100 sq. ft. = 32.4 SPACES	
PARKING (REQUIRED) = 33.4 SPACES	
PROPOSED - BUILDING "G"	
1 space/250 sq. ft. of FLOOR AREA (OFFICE) X 8,100 sq. ft. = 32.4 SPACES	
PARKING (REQUIRED) = 33.4 SPACES	
TOTAL PARKING (REQUIRED) = 126 SPACES (5 HANDICAP ACCESSIBLE)	
TOTAL PARKING (PROVIDED) = 109 SPACES (6 HANDICAP ACCESSIBLE)	

OFF-STREET LOADING REQUIREMENTS	
REQUIRED LOADING PER SECTION 28-1002.1 - PROPOSED BUILDING "I"	
1 space/4000 sq. ft. + 1 additional space for each 10,000 sq. ft. of FLOOR AREA or major fraction thereof FLOOR AREA (WAREHOUSE) X 12,800 sq. ft. = 2 SPACES	
PARKING (REQUIRED) = 2 SPACES	
PARKING (PROVIDED) = 2 SPACES	

REVIEWED FOR THE TALBOT SOIL AND WATER CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS

APPROVED: _____ DATE: _____

TALBOT SOIL AND WATER CONSERVATION DISTRICT

NOTE: TALBOT SOIL AND WATER CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE PROPOSED CONCEPTUAL SITE PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPER CERTIFICATION

I, (WE) CERTIFY THAT:

1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE OWNER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGES MADE ON THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

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

THOMAS R. COHEE
STRUCTURE

28580 MARYS COURT, EASTON, MARYLAND 21801
20011553

1-410-822-
PHONE NO.

NOTES

- PROPERTY SITE ADDRESS FOR BOTH LOTS:
28580 MARYS COURT
EASTON, MARYLAND 21801
- PROPERTY LINE INFORMATION SHOWN HEREON FOR LOT 16 IS TAKEN FROM A PLAT ENTITLED "REVISION PLAT, LOT 20, OF THE LANDS OF THOMAS R. COHEE" PREPARED BY FNUK, WHITTEN & ASSOCIATES, LLC IN JUNE, 2011 AND RECORDED IN PLAT CABINET 83/190. PROPERTY LINE INFORMATION SHOWN HEREON FOR LOT 20 IS TAKEN FROM A PLAT ENTITLED "FINAL PLAT FOR TALBOT COMMERCE PARK" PREPARED BY LANE ENGINEERING, INC. IN SEPTEMBER, 1997 AND RECORDED IN PLAT CABINET 4/35G.
- FOR DEED REFERENCE, SEE LIBER 1486, FOLIO 221 (LOT 16) AND LIBER 1384, FOLIO 218 (LOT 20).
- CURRENT ZONING CLASSIFICATION FOR LOT 16 IS "BC" BUSINESS COMMERCIAL DISTRICT AND FOR LOT 20 "A-1" AGRICULTURAL DISTRICT.
- THE CHESAPEAKE BAY CRITICAL AREA IS TAKEN FROM THE WEBSITE: <http://www.ea.org>. LOT 16 IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - IDA. LOT 20 IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - RCA. GROWTH ALLOCATION FOR LOT 20 IS BEING REQUESTED TO IDA. THE NORTHERN BOUNDARY OF LOT 20 IS LOCATED 700± FROM THE TIDAL WATERS OF GLEBE CREEK.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY NO. 24041C0187D, (ZONE "X") (UNSHADED) EFFECTIVE, JULY 20, 2016.
- SOILS SHOWN ON SITE ARE SCALED FROM MAPS LOCATED AT THE FOLLOWING WEBSITE: <http://websoilsurvey.nrcs.usda.gov> FOR TALBOT COUNTY SOILS ON SITE CONSIST OF: "Csa" CROSIADORE LOAM, "Mica & Mib" MATTAPEX SILT LOAM, "Wica & Wmb" WOODSTOWN SANDY LOAM AND "Za" ZOKIAH SILT LOAM. "Za" IS A HYDRIC SOIL.
- EXISTING IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY BY FNUK, WHITTEN & ASSOCIATES, LLC IN NOVEMBER, 2019. HORIZONTAL DATUM IS BASED ON NAVD 83/91.
- PUBLIC SEWER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND PUBLIC WATER WILL BE UTILIZED FOR POTABLE WATER SUPPLY. THE SITE IS SERVED BY THE TOWN OF EASTON SANITARY DISTRICT SUBDISTRICT "..." LOCATED IN THE TOWN OF EASTON. ALL EXISTING WELLS MUST BE PROPERLY ABANDONED AND SEALED BY A LICENSED WELL DRILLER PRIOR TO ANY GRADING OR DEMOLITION ACTIVITIES.
- NONTIDAL WETLANDS, PERENNIAL STREAM AND WOODLANDS SHOWN HEREON ARE TAKEN FROM THE BEST AVAILABLE INFORMATION. NO OTHER NATURAL RESOURCE (ie, STEEP SLOPES, EROSION HAZARDOUS AREAS, ENDANGERED SPECIES OR HABITAT, etc.) EXIST ON THE SITE.
- NO HISTORIC STRUCTURES EXISTING ON THE PROPERTIES.
- THE EXISTING CONTOURS SHOWN HEREON ARE TAKEN FROM AERIAL TOPOGRAPHY FLOWN IN THE FALL OF 2011. VERTICAL DATUM IS NAVD 1988.
- NO NONCONFORMITIES ARE BEING CREATED AS PART OF THIS CONCEPT PLAN.
- THE SITE'S WATER QUALITY IS PROPOSED TO BE ADDRESS BY APPLYING ENVIRONMENTAL SITE DESIGN (ESD) CREDITS TO THE MAXIMUM EXTENT POSSIBLE (MEP). SEE ACCOMPANYING CONCEPTUAL STORMWATER MANAGEMENT REPORT.
- SITE PROPOSED SETBACKS:
A-1 ZONE DEVELOPMENT STANDARDS [SECTION 28-101.2(D)(1)]:
FRONT = 50'
REAR = 8'
SIDE = 8'
BC ZONE DEVELOPMENT STANDARDS [SECTION 28-408.2(D)(1)]:
FRONT = 40'
REAR = 30'
SIDE = 10'



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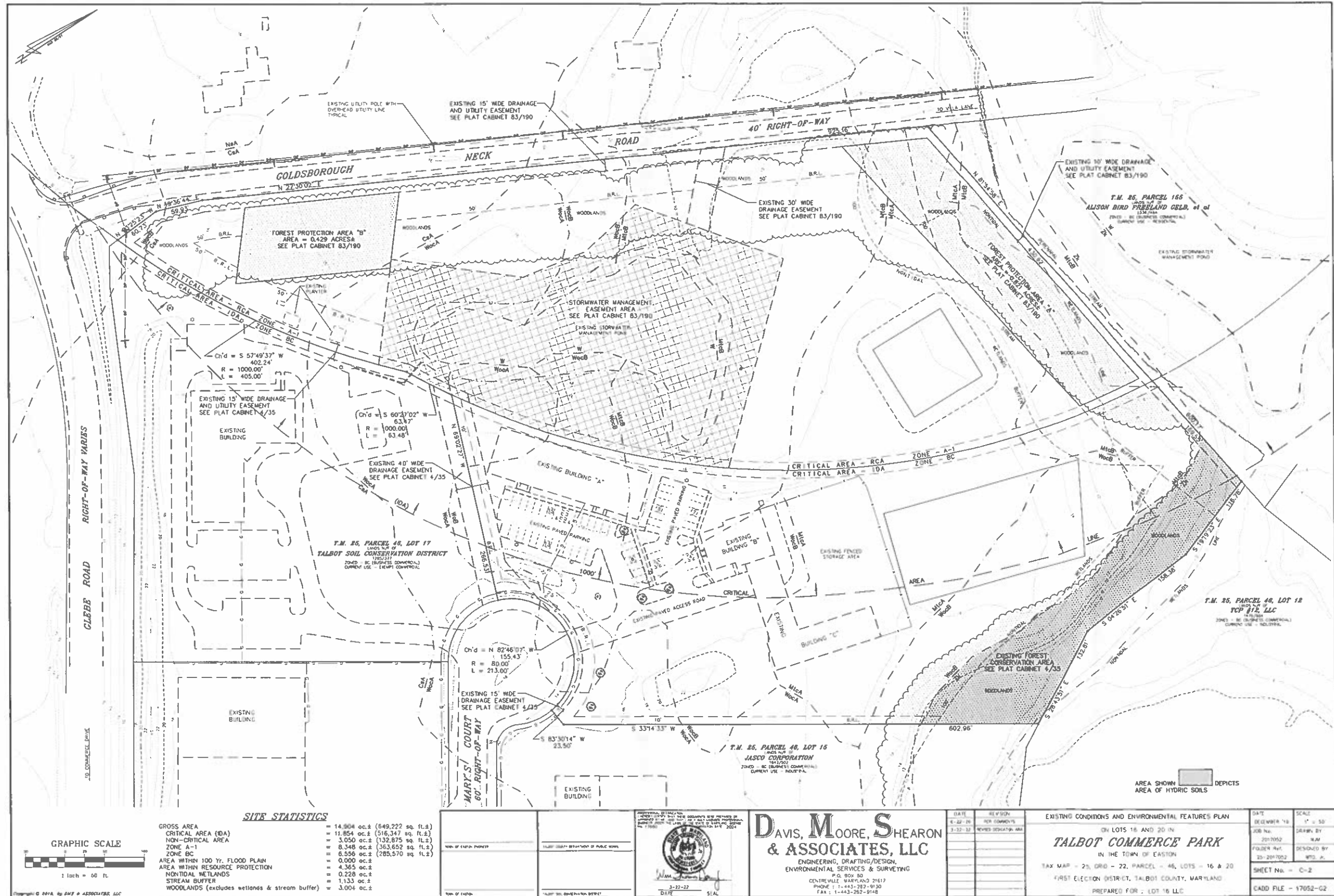
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SHEET C-2	- EXISTING CONDITIONS AND ENVIRONMENTAL FEATURES PLAN
SHEET C-3	- EXISTING CONDITIONS AND DEMOLITION PLAN
SHEET C-4	- GROWTH ALLOCATION PLAN
SHEET C-5	- CONCEPTUAL SITE DEVELOPMENT PLAN
SHEET C-6	- CONCEPTUAL STORMWATER MANAGEMENT PLAN
SHEET C-7	- CONCEPTUAL LANDSCAPE PLAN

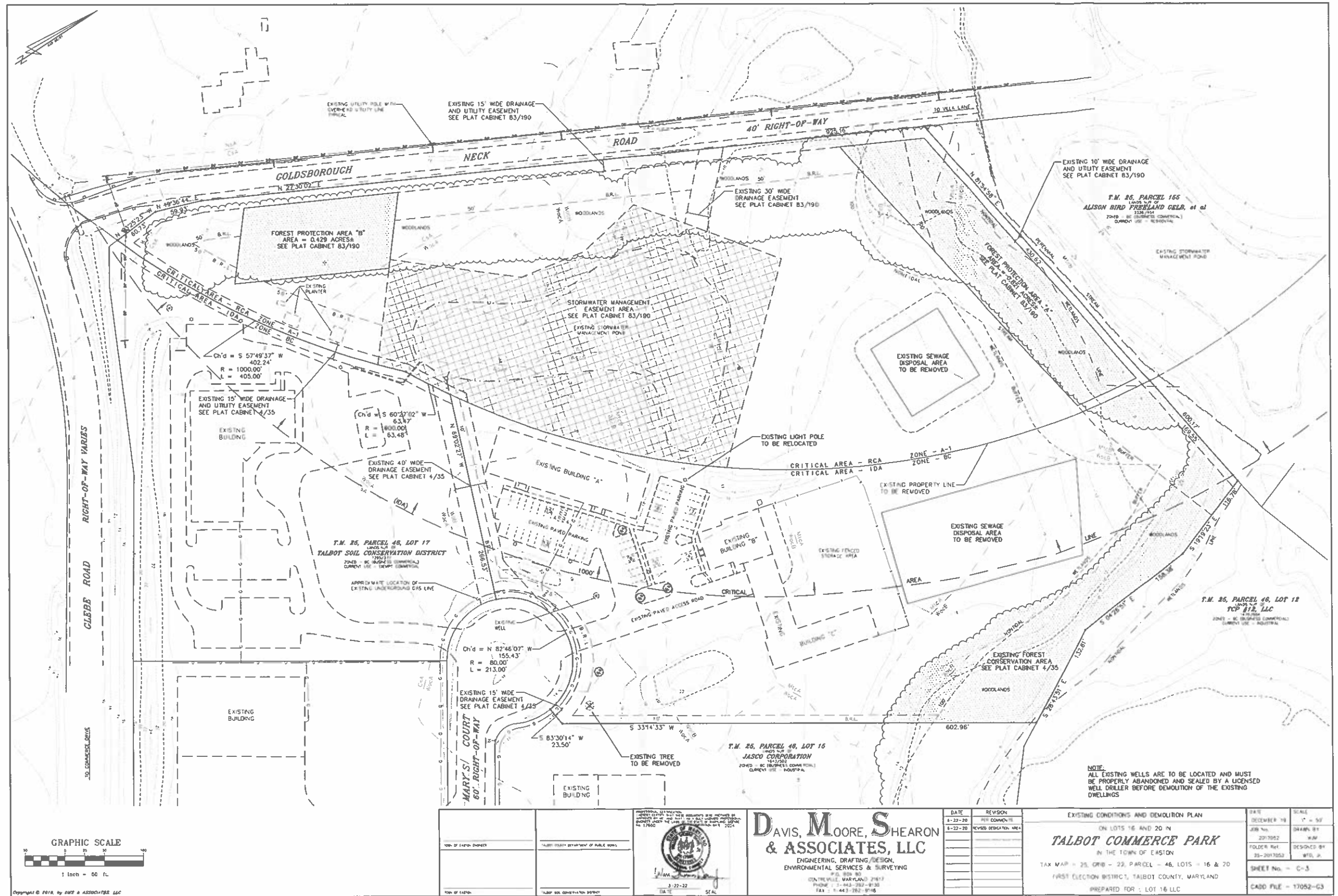
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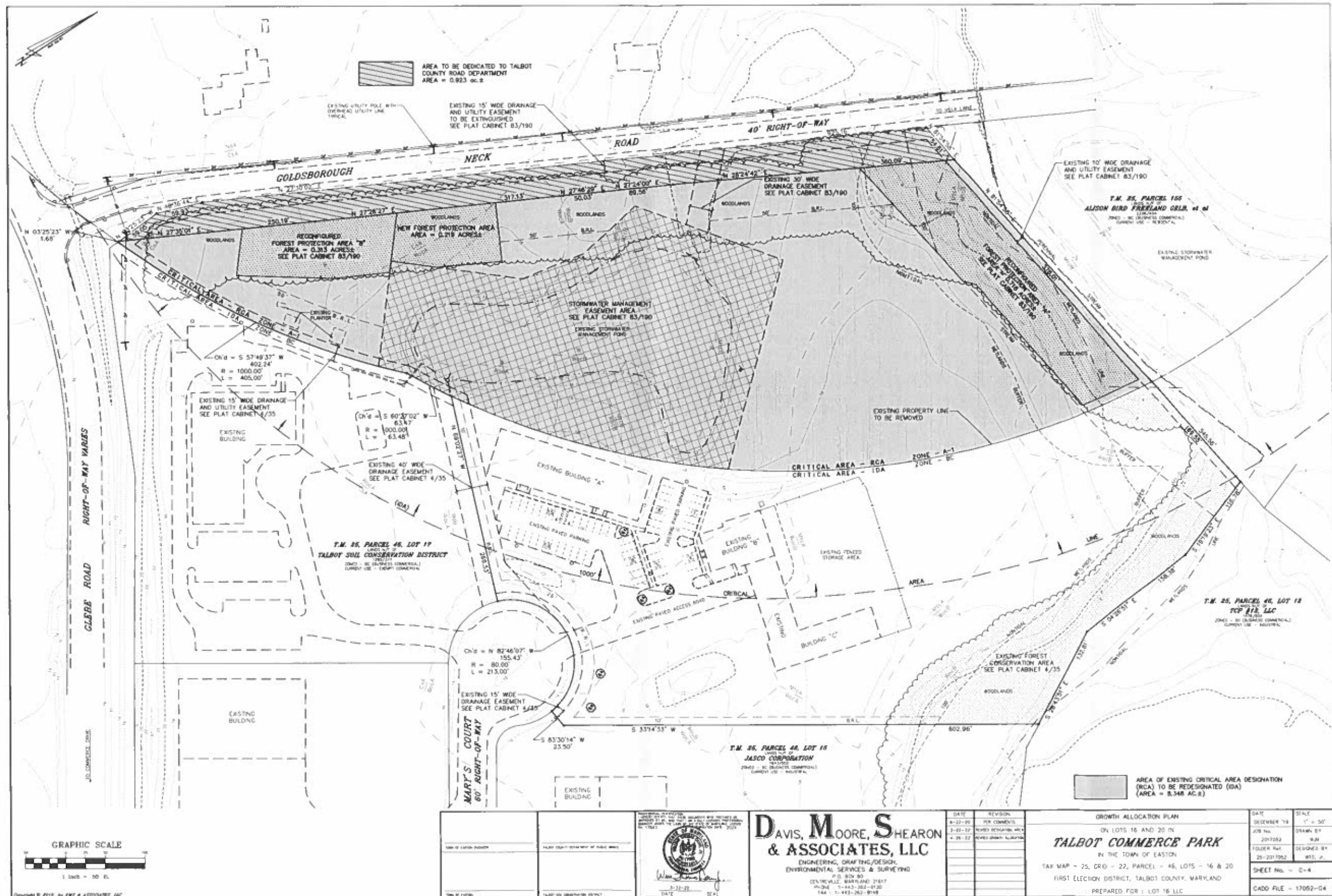
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ZONING LINE	---
EXISTING CONTOUR	---
SOILS LINE AND TYPE	---
EXISTING EDGE OF WOODLANDS	---
EXISTING TREE	---
EXISTING TREE TO BE REMOVED	---
EXISTING FENCE	---
EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINE	---
EXISTING LIGHT POLE	---
EXISTING WELL	---
EXISTING GAS LINE	---
EXISTING HANDICAP ACCESSIBLE PARKING SPACE	---
PROPOSED HANDICAP ACCESSIBLE PARKING SPACE	---

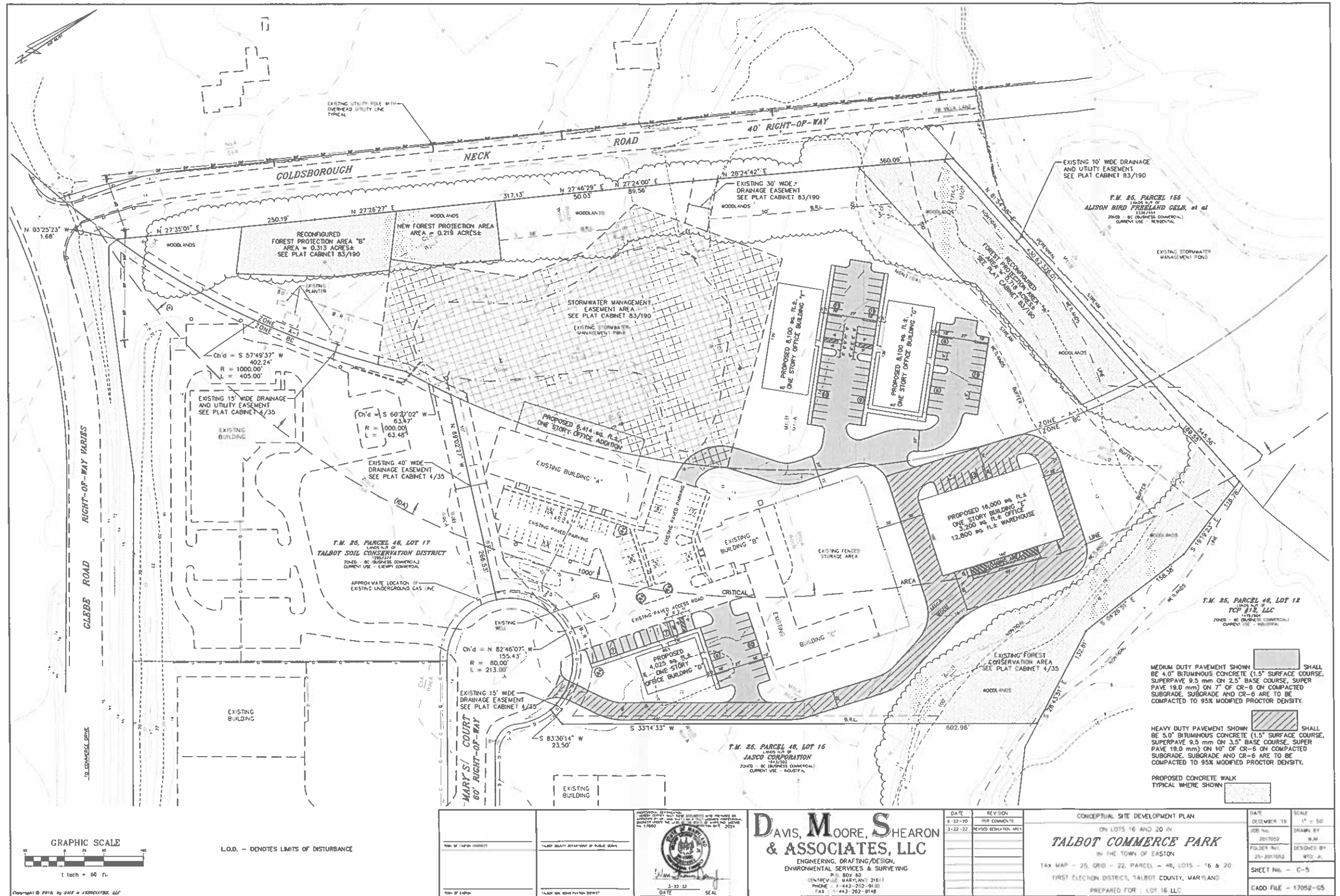
OWNER (LOT 16)	OWNER (LOT 20)	ENGINEER	SURVEYOR
LOT 16, LLC C/O THOMAS R. COHEE 28580 MARYS COURT EASTON, MARYLAND 21801 PHONE NO. 1-443-496-0804	THOMAS R. COHEE 28580 MARYS COURT EASTON, MARYLAND 21801 PHONE NO. 1-443-496-0804	DVS & ASSOCIATES, LLC C/O WILLIAM THOMAS DAVIS, JR. P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE NO. 1-443-262-9130	FNUK, WHITTEN & ASSOCIATES, LLC C/O STEVE WHITTEN 108 GORHAMSTER AVENUE CAMBRIDGE, MARYLAND 21613 PHONE NO. 1-410-228-8885

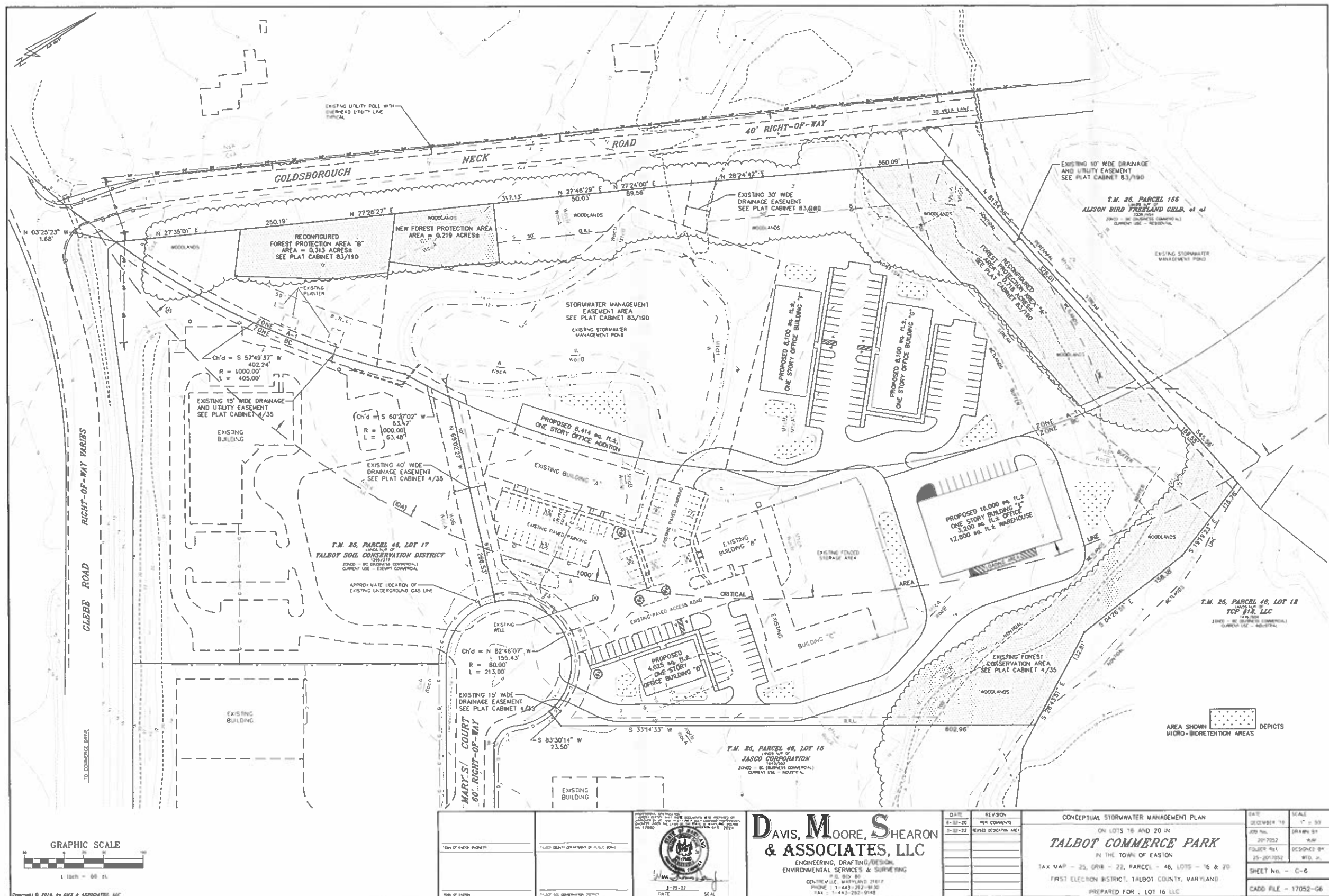
DATE: 8-12-20	REVISION: PER COMMENTS	TITLE SHEET	DATE: DECEMBER 19	SCALE: AS SHOWN
3-12-22	REVISED DEDICATION AND	ON LOTS 16 AND 20 IN TALBOT COMMERCE PARK IN THE TOWN OF EASTON	JOB No. 2017052	DRAWN BY: RWP
		TAX MAP - 25, GRID - 22, PARCEL - 46, LOTS - 16 & 20	FOLDER No. 25-2017052	DESIGNED BY: WTD, JR.
		FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND	SHEET No. - C-1	
		PREPARED FOR : LOT 16 LLC	CADD FILE - 17052-G1	

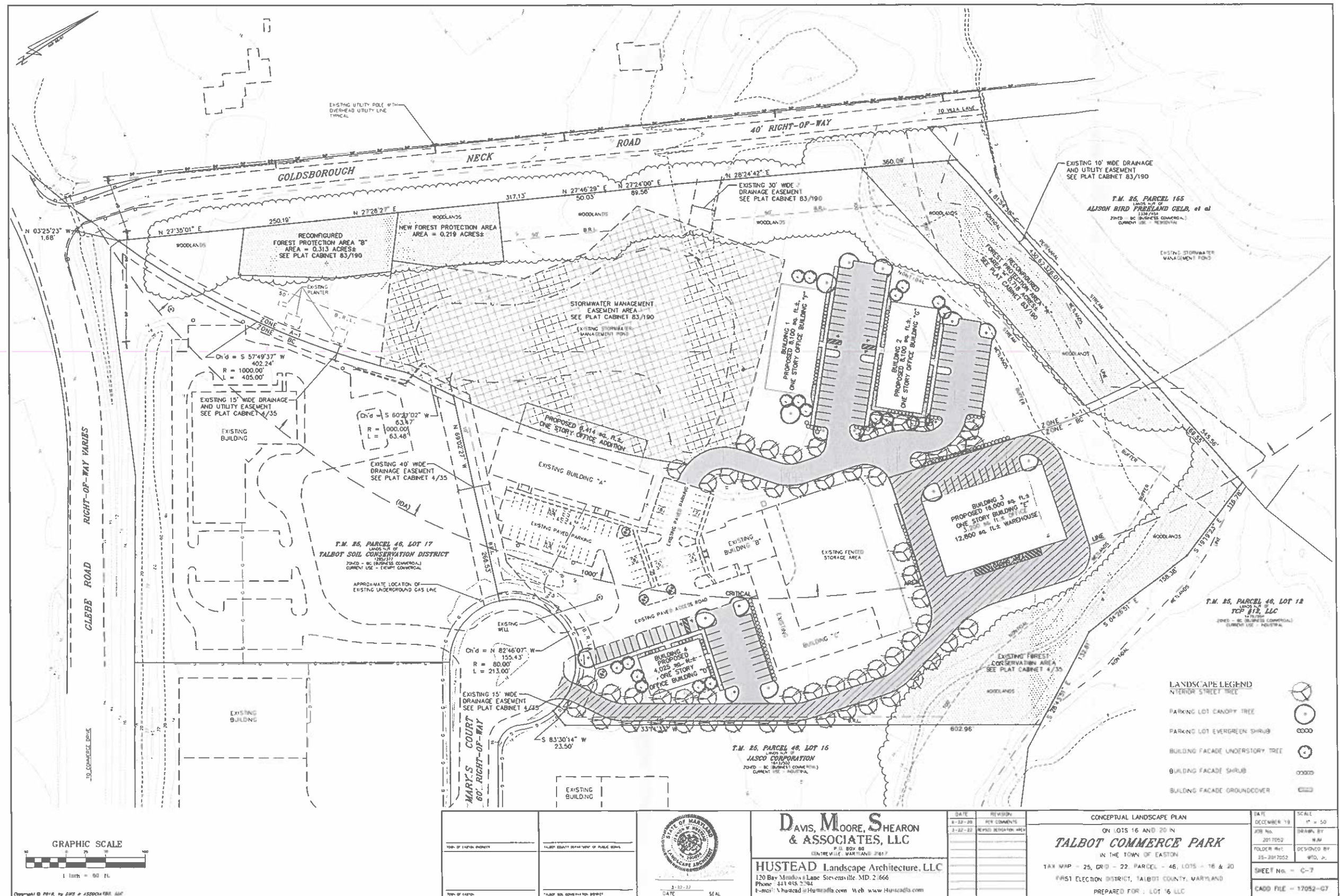














TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

September 4, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, September 19, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Brendan S. Mullaney, Esq of McAllister, DeTar, Showalter & Walker LLC (Applicant) has filed application 2024 - 1259 on behalf of Somerset Well Drilling Co., Inc. to request a Zoning Amendment for the zoning reclassification of 8.348 acres of property located on the south side of Goldsborough Neck Road, also known as 28580 Mary's Court, Easton Maryland, Tax Map 0025, Parcel 0046, Lot 20 from Agricultural zoning district (A-1) to Business Commercial (BC) zoning district. The property was awarded Critical Area Growth Allocation by the Town and County to reclassify the property to Intensely Developed Area (IDA). The Applicant is seeking to develop two (2) commercial buildings. The proposed rezoning of the property to BC will allow the Applicant to develop the property pursuant to the Development Plans. The Commission will ultimately submit a formal recommendation to the Town Council which will include findings as to the request's consistency with the Comprehensive Plan.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



***Subject property posting pursuant to Section
28-901.2.H.2 of the Town of Easton Zoning Code -
September 4, 2024.***



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

Date of Hearing: September 19, 2024

4c

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: **Sketch Site Plan Review for 410 Needwood Avenue**

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Commission

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Silo Square, LLC % Jonathon Rondeau

DOCUMENT CREATED ON: September 6, 2024

PURPOSE: Silo Square, LLC (Applicant), is seeking sketch site plan approval for the construction of sixteen (16) proposed 3-story townhomes and twelve (12) proposed 2-story townhomes with associated parking, stormwater management and landscaping. Associated site improvements include the demolition of existing abandoned silos, storage buildings and a gravel road on the property. In addition, the applicant is seeking a landscape and buffering waiver from Chapter 28-1014.7.E.5(c)1-3 of the Zoning Code. The application proposes the installation of a split-rail fence in the bufferyard abutting the Town's "Rails-to-Trails" path system. The applicant intends to utilize the Bufferyard "E" option calling for a "wall/fence with three (3) evergreen shrubs", as noted in the code, by installing a split-rail fence and shrubs as an alternate design.

RECOMMENDATION: Should the Planning Commission (Commission) approve the sketch site plan, staff recommends approval as submitted.

APPLICATION INFORMATION:	
APPLICANT: Silo Square, LLC % Jonathon Rondeau	REPRESENTATIVE: Rauch Inc.: Brian Fitzgerald, Casey Rauch, Chris Schoenster
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 105, Grid 0000E, Parcel 2226	2.36
ACCEPTANCE DATE: September 3, 2024	LOCATION: 410 Needwood Avenue
EXISTING ZONING BC PUD Infill Boundary PR Boundary	EXISTING LAND USE: Commercial
HISTORIC DISTRICT: Not Applicable	FUTURE LAND USE MAP: Redevelopment Area

CONTEXT:

Location/Site Access – The subject property is located at the corners of Higgins Street and Needwood Avenue, as well as Higgins Street and Maryland Avenue. The site's entrance will be accessed via Needwood Avenue and Maryland Avenue.

Existing Conditions – The subject property is vacant and can generally be described as approximately 2.36 acres consisting of abandoned silos and storage buildings.

Surrounding Properties

- 400 & 411 Needwood Avenue - BC
- 314 Needwood Avenue - R-7A
- Needwood Avenue - BC
- 700, 701 & 703 Summer Place - R-7A
- 200, 400, 402 & 404 Maryland Avenue - BC
- 516 Melfield Avenue - BC
- 514 Davis Avenue - BC

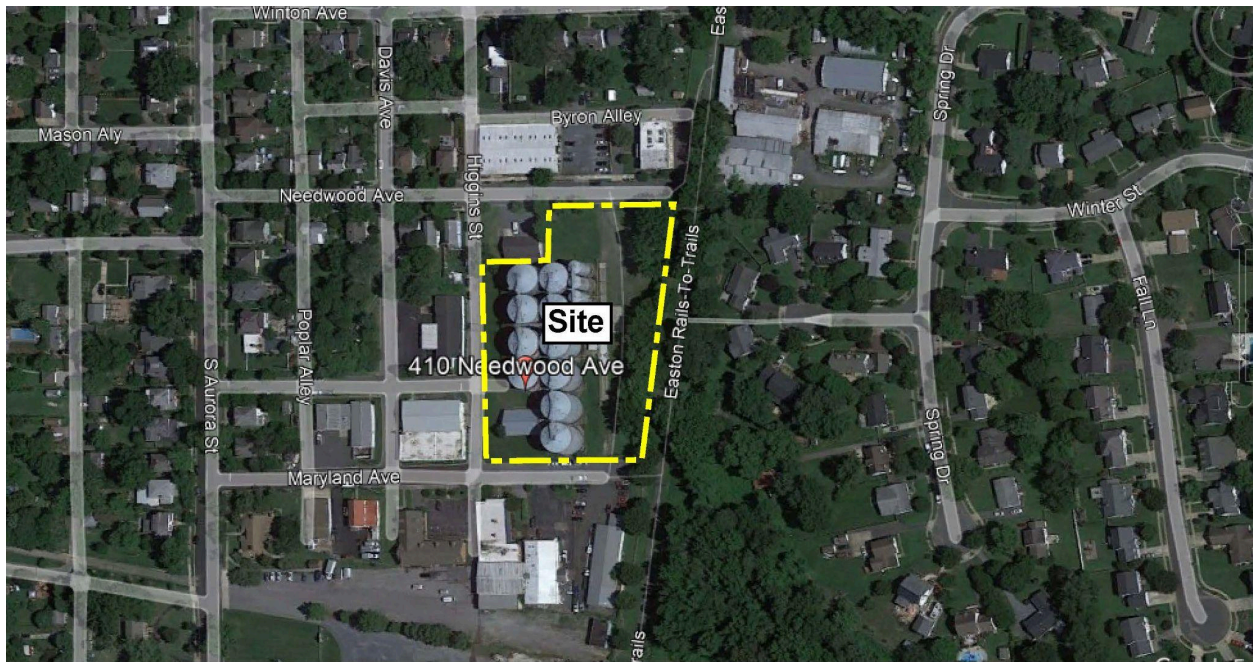


Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to construct sixteen (16) 3-story townhomes and twelve (12) 2-story townhomes with associated parking, stormwater management and landscaping. The three-story buildings will include sixteen (16) four-bedroom units and the two-story townhomes will include twelve (12) three-bedroom units. The current proposed density is 11.90 dwelling units per acre. The site is the former Purdue Agri-Business and is zoned Business Commercial (BC). The maximum density allowed on the property, based on the Planned Redevelopment Overlay District, is 40 dwelling units per acre which equals a maximum density of 94.4 dwelling units based on the property's size (2.36 acres). The total proposed density is 11.90 dwelling units per acre. The applicant is also seeking a landscape and buffering waiver from Chapter 28-1014.7.E.5(c)1-3 of the Zoning Code. The application proposes the installation of a split-rail fence in the bufferyard abutting the Town's "Rails-to-Trails" path system. The applicant intends to utilize Bufferyard "E" option calling for a "wall/fence with three (3) evergreen shrubs", as noted in the code, by installing a split-rail fence and shrubs as an alternate design.

BACKGROUND: The applicant submitted an application to the Easton Staff Development Review Committee (ESDR) on August 28, 2024 (please see attached ESDR Determination Letter).

OUTSTANDING ISSUES:

There are no outstanding issues.

ZONING ANALYSIS:

A. Purpose

Section 28-501.A (Town Code).

The purpose of the Planned Redevelopment Overlay District (PR) is to provide a mechanism for the redevelopment, rehabilitation, and general improvement of certain older areas within the Town of Easton that have fallen into a somewhat neglected or dilapidated state or have simply been used for a purpose that no longer serves the health, safety or general welfare of the neighborhood. PR applications may be submitted only if the project is located within the Planned Redevelopment Overlay District. However, this mechanism is optional and shall not be required of all projects located within this zone. Projects not being developed in accordance with PR District standards shall be developed in accordance with the development standards of the underlying base zoning district.

The nature, size, scale or intensity of a proposed use may cause a particular site not to be suitable for a specific PR proposal. Therefore, there is no general presumption that an application for such a use at a particular location is valid, inures to the general benefit of the Town, is compatible with surrounding uses, or is in compliance with the Town's Comprehensive Plan. Instead, each application will be evaluated according to its particular location and the degree to which the developer is willing or able to propose a development plan which ameliorates possible adverse impacts and furthers the goals and objectives of this Section and the Ordinance generally

Analysis - The current process of the Town of Easton Zoning Ordinance is for the Planning and Zoning Commission to review the material submitted as described in § 28-501.C of the Town Code and shall represent the initial step in the PR review process. Successful applications shall subsequently follow the appropriate steps for the type of project submitted and the applicant shall prepare and submit for a development and a final site plan in accordance with the site plan requirements specified in § 28 – 901.3.B and C of the Town Code and the requirements of the Town of Easton Subdivision Regulations, if applicable.

B. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
	Residential Buildings				
2	Single-Family Attached	2 per du	–	–	

Total Site Parking Required (when not proposed as a PR application):

Townhomes: 2 Spaces per dwelling unit required-Minimum
 28 units x 2 = 56 spaces required-Minimum
Total spaces provided: 58

Analysis- There are no minimum off-street parking spaces required within the PR Overlay Zoning District, although the adequacy of parking may be a consideration of site plan review. The Applicant is proposing 58 parking spaces. There are 34 proposed off-street parking spaces and 24 proposed garage/driveway parking spaces. The townhouse complex has a total of sixteen (16) proposed 3-story townhomes (57% of the complex) and twelve (12) proposed 2-story townhomes (43% of the complex) with associated parking, stormwater management and landscaping. The three-story buildings will include sixteen (16) four-bedroom units and the two-story townhomes will include twelve (12) three-bedroom units. The overall proposed parking spaces are 0.03% over the minimum required parking spaces for projects not developed under the PR Overlay Zoning District. The Applicant believes the proposed parking is adequate to support the daily operation of the townhomes. Silo Square, LLC has demonstrated that they can adequately provide parking spaces within the minimum requirements established in § 28-1001.3.A of the Town Code.

C. Business Commercial District Development Standards

Section 28-501.B.6, Development Standards under the Planned Redevelopment Overlay District, states that for new infill projects, the setback, lot size, lot coverage, height, and yard requirements shall be established for each individual project by the Planning Commission. In establishing these requirements, the Commission considers such factors as the intensity of the project and the existing character of the neighborhood. Table 1 below provides the applicant's proposed dimensional standards.

Table 1. Development Standards		
BC Zoning District	Standard	Proposed (Planned Redevelopment Overlay)
Setbacks	Front = 40 feet Side = 10 feet Rear – 30 feet	Front = 10 feet Side = 5 feet Rear – N/A
Lot Size (min.)	40,000 square feet	102,801 square feet
Lot Frontage (min.)	100 feet	200, 313 & 252 feet
Building Envelope (min.)	30 feet x 80 feet	280 x 357 feet
Lot Coverage (max.)	50% (Lot Area)	68%
Height (max.)	35 feet	32 feet +/-

§ 308.2 of the Zoning Ordinance states that development within the Business Commercial District shall also meet these additional requirements:

- There shall be no open storage on any lot or open areas, nor shall any products be displayed in open areas. All outside storage shall be adequately screened and landscaped in accordance with provisions of Section 28 – 1014 of this Ordinance.***

- *All on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.*
- *All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with the provisions of Section 28 – 1014 of this Ordinance*
- *All areas not devoted to buildings or parking areas shall be landscaped and maintained in a suitable manner, in accordance with the provisions of Section 28 – 1014 of this Ordinance.*

Analysis - The site falls under the BC - Business Commercial District Area and meets the § 28-308.2 Development Standards.

D. DEVELOPMENT STANDARDS

Section 28-501.B.

Development within the Planned Redevelopment Overlay District shall meet the following requirements:

(1) The area proposed for a planned redevelopment shall be in one (1) ownership, or, if in several ownerships, the proposal shall be filed jointly by all the owners of the property included in the development plan.

Analysis - The Property is owned by a single entity.

(2) The site shall be of a configuration suitable for the development proposed.

Analysis - The Property abuts single-family homes to the northeast, commercial properties to the west and south and the Rails to Trails project to the east. The proposed layout and site design provides a functional residential community. The configuration focuses parking to the interior of the Property and provides for well-landscaped residential buildings.

(3) Public water and sewerage shall be available. :

Analysis - There's adequate existing water and sewer services to serve the proposed Project. The Applicant will provide the utility extensions that are necessary to connect the Project to Town services and will work with Easton Utilities to ensure that all permits and approvals are granted.

(4) The site shall be located adjacent to adequate transportation facilities capable of serving existing traffic and that are expected to be generated by the proposed development.

Analysis - Project will be accessed from Needwood Avenue and from Maryland Avenue.

(5) *The overall residential density of a Planned Redevelopment project shall not exceed forty (40) units per gross residential acre. For the purposes of this subsection, the gross residential area shall include all land within the area intended to be used for residences, residential parking space, and reservation for community recreation and education facilities. Any land mapped as floodway by the Federal Emergency Management Agency, and non-residential uses shall be excluded in computing the gross area. The Planning and Zoning Commission may require a lower density if review of the proposed development indicates that the maximum allowable density is excessive for the surrounding area.*

Analysis - The Applicant is proposing 28 total units, which is 66 units or 30% under the maximum density of 94 units permitted on the Property under the Planned Redevelopment Overlay District.

(6) *For new infill development projects, the setback, lot size, lot coverage, height, and yard requirements shall be established for each individual project by the Planning and Zoning Commission. In establishing these requirements, the Planning and Zoning Commission shall consider such factors as the proposed intensity of the project and the existing character of the neighborhood.*

Analysis - As stated above, the Planning Commission can apply, in its discretion, bulk standards such as setbacks and maximum height on a project-by-project basis.

(7) *Off-street parking is not required for projects proposed in the Planned Redevelopment Overlay District, although adequacy of parking may be a consideration of site plan review.*

Analysis - The Code does not require any parking for the Project; the Applicant is proposing a total of 58 parking spaces to serve the Project, which is two (2) spaces above the ordinarily-prescribed minimum parking spaces applicable to townhouse development. The Applicant has designed parking spaces on the Property.

(8) *Sidewalks shall be constructed along any public right-of-way (except for alleys) adjacent to the site along the entire frontage(s) of the property. To the extent practicable, walkways shall be constructed on the site to tie building entrances and/or pedestrian pathway systems into existing or proposed public sidewalk systems.*

Analysis - The Project design addresses this requirement by proposing sidewalks along the property frontage of Needwood Avenue, Higgins Street and Maryland Avenue. Sidewalks on the Property are proposed to ensure ease of access to roadways, townhomes, the gazebo building, and the Rails to Trails project.

E. Forest Conservation

Easton Forest Conservation Ordinance #718, Article III, § 31-3.2 Exemptions

O. An activity on a previously developed area covered by impervious surface and located in the priority funding area.

Analysis - The site is within the priority funding area and is an existing developed area covered by impervious surface; abandoned silos, storage buildings, gravel road and utilities. The overall site area is 2.36 acres with sixteen (16) proposed 3-story townhomes and twelve (12) proposed 2-story townhomes with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.354 acres or 15,420 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. The applicant has provided a landscape plan with forty-two (42) deciduous-shade/canopy trees, thirty-two (32) understory trees and thirty-two (32) evergreen trees that is fifty-three (53%) percent greater than the required forest conservation area. Based on the existing conditions and priority funding area, the staff supports the exemption under *Ordinance #718, Article III, § 31-3.2 Exemption, “O”, an activity on a previously developed area covered by impervious surface and located in the priority funding area.*

POLICY ANALYSIS:

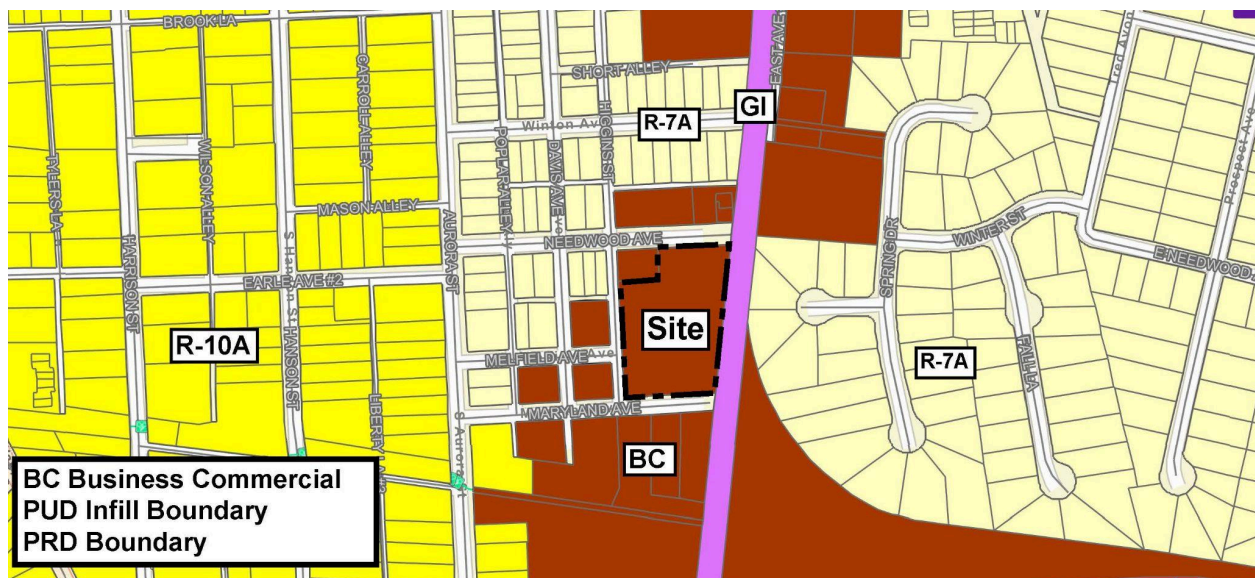


Figure 2: Zoning Map

Section 28-901.2.G of the Town Code states that the submission of a site plan for a proposed use or development activity shall not be approved unless it meets the factors below:

1. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision

Regulations, and other ordinances, regulations, and policies established by the Town of Easton.

Analysis -

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- Applicant's response: *The project consists of residential, open space, stormwater management, and parks. This project will have a total of 28 dwelling units addressing the need for housing as stated in the comprehensive plan to increase the number and types of housing available in the area.*

Staff notes that this is an appropriate location for a walkable residential complex. In addition, the proposed development is under the PR Overlay Zoning District, which includes properties adjacent to Rails-to-Trails to provide a mechanism for the redevelopment, rehabilitation, and general improvement of certain older areas within the Town of Easton, including properties that have fallen into a somewhat neglected or dilapidated state.

(Principle #2) Natural features should determine design – Applicant's response: *The site is developed to maintain existing natural contours and drainage paths. There are few natural features on the existing site as the original site was mostly impervious including grain tanks. More green/open space is incorporated into the proposed site plan.*

Staff notes that there are no compelling natural features on site.

(Principle #3) Automobiles should not determine design – Applicant's response: *Automobiles were not the priority focus for the design but sufficient parking is provided, which includes ample landscaping and green space.*

Staff notes that the applicant has provided adequate off-street parking interior to the site.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – Applicant's response: *This project provides open park areas and green spaces throughout the parcel. The site also connects pedestrians to the rails to trails path.*

(Principle #5) Architecture should respect Easton's Historical Development – Applicant's response: *This project is not within the Historic District but the architecture is motivated by the original grain tanks from the existing site.*

(Principle #6) Signs should inform but not dominate – Applicant's response: *There will be minimal signage on this property. Each unit will have a street/house number that will indicate the unit and address for the public and fire/rescue services. Free standing signs at each entrance will not dominate the road frontage.*

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation. Signs should inform but not dominate the area.

(Principle #7) Neighborhoods should contain a diversity of housing types – Applicant’s response: *This project has three different townhome styles which differ in the number of stories and built in garage. This offers a diversity of price ranges for the homes in the project. The townhouse design style is in addition to the clients overall residential portfolio in and around the Town of Easton. The client’s portfolio has a diverse housing type within the Town of Easton.*

Staff notes that the townhome variations offer a diverse housing type. The plan supports a diversity of housing types to enable people from a broad spectrum of economic levels to live within the same neighborhood.

(Principle #8) Residential neighborhoods should be interesting places – Applicant’s response: *The project embraces the existing agriculture business that originated the parcel. Incorporating the agriculture business within the motivation of the residential architecture, the ark gazebo, and the connection to the Rails to Trails Path make this a very interesting project and place.*

(Principle #9) Neighborhoods should connect – Applicant’s response: *Pedestrians can traverse between Maryland Avenue as well as Needwood Avenue. Connection points for pedestrians to Rails to Trails are also provided.*

Staff notes that the Comprehensive Plan states that older historic areas of Easton are where you find a great variety of lot sizes, configurations, and housing types as opposed to the more recent homogenous subdivisions built over the last 30 years. In addition, the plan states that connected neighborhoods are a fundamental characteristic of the older parts of Easton that are essential to emulate in new development projects for four reasons: 1) to offer multiple travel options, 2) to promote community and increase the opportunities for social interactions and walking between adjacent developments, 3) connected neighborhoods are safer and urban gridded streets promote lower vehicular speeds, and 4) connected neighborhoods are more sustainable and can promote compact, vibrant, mixed-use neighborhoods where living in a mixed-use environment where residents are within walking distance of shops and services results in increased walking and biking.

The Comprehensive Plan’s Community Character chapter, related to the role of infill development in Easton’s growth strategy, states that infill development can accommodate growth without annexing land. Infill and redevelopment means:

- *decreased demand for new, undeveloped greenfields*
- *mobility for those who do not or cannot drive*
- *it’s less expensive to provide services to infill sites versus greenfield sites*
- *An increased supply of smaller-sized housing units can offer more affordable and lower maintenance housing choices for smaller households*
- *new opportunities and improved quality of life for in-Town residents,*
- *savings on energy and the environment,*
- *development that is consistent with State Smart Growth Policies*

The plan does state that extra attention needs to be given to compatibility and neighborhood impact issues and the plan offers points for consideration with any infill or redevelopment project. These points include: ensure housing types that are compatible with existing types, employ appropriate traffic calming measures, and provide a continuous pedestrian network.

2. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance.

Analysis - The site is not within the Historic District or Critical Area. This project would provide twenty-eight residential units with improved amenities; adequate parking, stormwater management facilities and landscaping.

3. The proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation.

Analysis - The proposed use and activity will not increase traffic hazards in the surrounding area. Adequate off-street parking is provided.

4. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and

Analysis - There would be no adverse impacts. The existing property is located within a Business Commercial zoned district. The proposed development would provide a townhome community use with associated parking, stormwater management facilities and landscaping.

5. The site plan improves the water quality of the Chesapeake Bay or its tributaries.

Analysis - The proposed site would meet required design practices for stormwater management.

F. Supplemental Waiver Request: Landscaping & Buffering

28 – 1014.7.E.5(c)1-3 BUFFERYARD STANDARDS

Bufferyard 'E' (along non-street, exterior property lines adjoining more or less intense zoning or land use) The Planning and Zoning Commission may require additional buffering above the minimum standards listed below when the proposed or adjoining land uses are substantially incompatible.

a. 10' width

b. Plant unit: 1 shade/canopy and 3 evergreen trees

c. Option:

1. 2 shade/canopy trees and 8 large evergreen shrubs

2. 4 evergreen trees

3. wall/fence with 3 large evergreen shrubs

Analysis - The applicant for 410 Needwood Avenue has requested a landscape and buffering waiver from Chapter 28-1014.7.E.5(c)1-3 of the Zoning Code. The application proposes the installation of a split-rail fence in the bufferyard abutting the Town’s “Rails-to-Trails” path system. The applicant intends to utilize Bufferyard “E” option calling for a “wall/fence with three (3) evergreen shrubs”, as noted in the code by installing a split-rail fence and shrubs as an alternate design. The staff supports the waiver request of the modified Bufferyard “E” along the “Rails-to-Trails”. The proposed design captures the spirit and intent of the bufferyard by utilizing the split-rail fence and evergreen shrubs along the East side of the property . The applicant's modified design highlights the amenity of the “Rails-to-Trails” and promotes the connectivity of neighborhoods and subdivisions.

RECOMMENDED CONDITIONS:

Staff has no recommended conditions.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the sketch site plan as submitted.

OR

2. I move that the Planning Commission forward the application to the October 17th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 2024.08.06 ESDR Application, paper copy & PDF
2. 2024.09.03 Architectural Package - Updated, paper copy & PDF
3. 2024.09.03 Bufferyard Waiver Request Signed, paper copy & PDF
4. 2024.09.03 Infrastructure Improvement Plans, paper copy & PDF
5. 2024.09.03 Site Plan Application, paper copy & PDF
6. 2024-08-28 ESDR Determination Letter 410 Needwood Ave, paper copy & PDF
7. July 2024 SWM Report, PDF



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

RECEIVED
AUG 06 2024
TOWN OF EASTON

Easton Staff Development Review

Property Information

Address	410 Needwood Avenue, Easton, MD 21601				
Tax Map	0105	Grid	00EA	Parcel	2226
Deed Reference:	Liber	03105	Folio	00287	
Plat Reference:	Liber		Folio		
Base Zoning District	BC	Historic District	Y ☐ N ☒		
		Planning Redevelopment	Y ☒ N ☐		

Purpose of Application / Description of Work:

The project consists of demolition of existing grain silos on property within Town limits for construction of 28 attached single-family dwellings.

Owner

Name	Silo Square, LLC		
Mailing Address	999 Corporate Drive, Linthicum, MD 21090		
Telephone No.	410-384-4022	Email	jrondeau@thearcctr.org or jolinger@chesapeakeneighbors.org

Applicant / Agent

Name	Same as above		
Mailing Address			
Telephone No.		Email	

Surveyor / Engineer

Name	Robert Rauch	License No.	11024	Expiration Date	7/24/2026
Mailing Address	106 N. Harrison St, Easton, MD, 21601				
Telephone No.	410-770-9081	Email	robert@raucheng.com; brian@raucheng.com		

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 08/07/2024

Printed Name of Applicant or Agent

Robert Rauch

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date **08/28/2024**

2024 - 1261 / ESDR 24 - 15

Completeness Check Date **08/07/2024**

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

Scheduled for September 19, 2024 Planning Commission.

Planning Commission Required Y ☒ N ☐

BOZA Required Y ☐ N ☒

Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature *Samantha N. Smith*

Date **09/04/2024**

Revised 02-2019



TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street

P.O. Box 520

Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: August 28, 2024

Project: 410 Needwood Avenue

To: Mr. Brian Fitzgerald, Rauch Inc.

CC: Applicant, Silo Square, LLC

CC: Mr. Casey Rauch, Rauch Inc.

CC: Mr. Chris Schoenster, Rauch Inc.

The Easton Staff Development Review (ESDR) Committee meeting was held on August 28th at 11:00 am. Staff reviewed the proposed Planned Redevelopment Development (Infill) application. The site includes three-story townhomes (16 units) and two-story townhomes (12 units) on the property located at 410 Needwood Avenue, also known as Tax Map 105, Parcel 2226.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Planning Commission review. Please submit all revised documents.

The next Planning Commission meeting is scheduled for **Thursday, September 19, 2024 at 1:00 pm.**

Submit all documentation to the Planning and Zoning Department no later than Tuesday, September 3rd at 1:00 pm. All files for presentation at the Planning Commission, as described under **§Section 28-901.3.A.(1 through 13) of the Town's Zoning Ordinance**, need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Planning Commissions review, including **six paper copies.**

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

Joseph A. Mayer

Plan Reviewer



TOWN OF EASTON PLANNING & ZONING DEPARTMENT

P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: August 28, 2024
TO: Casey Rauch & Chris Schoenster – Rauch, Inc. (Agent)
Jonathon Rondeau - % Silo Square, LLC (Owner)
Cc: Miguel Salinas – Director of Planning & Zoning Department
Rick VanEmburch – Town Engineer

FROM: Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department

SUBJECT: 410 Needwood Avenue

We reviewed the **August 6, 2024** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. Per Appendix B, Sketch Plan Submittal Checklist, *a statement describing the extent to which the application complies with the Recommended Design Principles for Easton set forth on pages 29-31 of the Comprehensive Plan.* Please respond to the nine (9) Recommended Design Principles and place them onto the Title Sheet, G-100.
2. Revise the Site Data on sheet G-100 to include all existing Zoning Districts; Business Commercial, PRD Boundary and **PUD Infill Boundary**.
3. Per Appendix B, Sketch Plan Submittal Checklist requires the location of exterior lighting to be shown on plan view.
4. Per § Section 28-308.2 J from the Town's Zoning Ordinance, *all on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.* Add a reference note within Site Data.
5. Per Appendix B, Sketch Plan Submittal Checklist, *show the location of all pedestrian walkways and sidewalks.* Show and label all existing sidewalks along Needwood Avenue and Maryland Avenue.
6. Indicate within the Site Data the overall proposed parking spaces, including the minimum and maximum parking space requirements.

7. Per § Section 28-501 B(1) through (8) from the Town's Zoning Ordinance, respond to the development requirements and add statements onto sheet G-100.
8. Indicate the type of screening proposed for the trash and recycling center.
9. Clearly show and label all building restriction lines on all applicable plan views.
10. Provide dimensions between the building units and property lines.
11. Dimension the existing roads and proposed drive aisle widths on all applicable plan views.
12. Per § Section 31-3.2 from the Town's Forest Conservation Ordinance #718, state on sheet G-100 exemption "O", *the proposed activity is on a previously developed area covered by impervious surface and is located within the priority funding area.*
13. Complete a Site Plan Application prior to submitting documents to the Planning Commission.
14. Per Appendix B, Sketch Plan Submittal Checklist, show *the location of any easements, rights-of-way or any other encumbrances which pertain to the property subject to the site plan review.* **Address this comment during Development Site Plan review.**
15. Verify that the proposed ADA parking spaces will be within the required cross slopes for the landing area, ramp run and overall parking space. Please note on plan view any spot elevations to confirm the spaces are compliant to ADA regulations. **Address this comment during Development Site Plan review.**
16. Revise the existing sidewalk ramp at the intersection of Maryland Avenue and South Higgins Street to current standards. **Address this comment during Development Site Plan review.**
17. Add lamp post detail to sheet C-305 . **Address this comment during Development Site Plan review.**

Please address review comments 1, 3, 5, 12 & 13 prior to your Planning Commission submission. All remaining comments are to be addressed prior to Preliminary Site Plan review.

Plan Review Status

Sketch Site Plan Review			Comments
Plans Approved	☐ Y	☒ N	Please review the comments above. Revise and resubmit.
Forest Stand Delineation & Forest Conservation Plan			
☐ Required ☐ Submitted ☐ Approved ☒ Exempt			Exempt from Forest Conservation per Article III, § 31-3.2 O. The proposed activity is on a previously developed area covered by impervious surface and is located within the priority funding area. Analysis - The site is within the priority funding area and is an existing developed area covered by impervious surface; abandoned silos, storage buildings, gravel road and utilities. The overall site area is 2.36 acres with sixteen (16) proposed 3-story townhomes and twelve (12) proposed 2-story townhomes with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.354 acres or 15,420 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. The applicant has provided a landscape plan with forty-two (42) deciduous-shade/canopy trees, thirty-two (32) understory trees and thirty-two (32) evergreen trees that is fifty-three (53) percent greater than the required forest conservation area. Based on the existing conditions and priority funding area, the staff determined that the project is exempt under <i>Ordinance #718, Article III, § 31-3.2 Exemption, "O", an activity on a previously developed area covered by impervious surface and located in the priority funding area.</i>
Other			
☒ Required ☐ Submitted ☐ Approved			<u>IMPACT FEES</u> Please note, there will be a required Impact Fee for the proposed townhouse units. The Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee. Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division. Please add estimated Town Impact Fee calculations to cover sheet and add note below calculations; <i>"Note: The Impact Fee indicated in this notation shall not be construed as vested and until submission of the building application."</i> <u>Supplemental Waiver Request Application</u> The applicant for 410 Needwood Avenue has requested a landscape and buffering waiver from Chapter 28-1014.7.E.5(c)1-3 of the Zoning Code. The application proposes the installation of a split-rail fence in the bufferyard abutting the Town's "Rails-to-Trails" path system. The applicant intends to utilize Bufferyard "E" option calling for "wall/fence with three (3) evergreen shrubs", as noted in the code by installing a split-rail fence and shrubs as an alternate design.

	Analysis - The staff supports the waiver request of the modified Bufferyard “E” along the “Rails-to-Trails”. The proposed design captures the spirit and intent of the bufferyard by utilizing the split-rail fence and evergreen shrubs along the East side of the property . The applicant's modified design highlights the amenity of the “Rails-to-Trails” and promotes the connectivity of neighborhoods and subdivisions.
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Please contact me if you have any questions. Thank you.



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: August 27, 2024
TO: Brian Fitzgerald - Rauch
cc: Sierra Clem - Town of Easton
FROM: Rick Van Emburgh, P.E. – Town Engineer
SUBJECT: Silo Square
Sketch Plan Review

I reviewed the Application for the Subject project received on 8/7/2024.

The **Sketch Plan** is **Acceptable to the Engineering Department with the following Conditions:**

1. Proposed entrances should be similar to TOE-R-4.01.
2. Extend the proposed sidewalk on Needwood Avenue and Maryland Avenue to connect to the existing Rail Trail to the east of the property.
3. Proposed sidewalk on Higgins Street appears to be in conflict with existing utility poles. A Sidewalk Easement will likely be required because a portion of the proposed sidewalk is on private property.

The **Sketch Stormwater Management Plan** is **Approved.**

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

END OF DOCUMENT



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
Office of Building Inspection.



ESDR- Building Inspection and Permit Department Comments

Date: August 14, 2024

Project; 28 Townhouse Units
Silo Square LLC
410 Needwood Ave
Easton, Maryland 21601

A Town of Easton Building Permit is required for all new construction. **Each building will require a separate Building Permit.**

The following lists items required on the construction drawings in order to apply for a Building Permit.

Contact this Department to verify current Building Codes including the Town of Easton's modifications prior to preparation of Building plans.

- Construction Documents (3 sets) for new construction will be required when application is made. Documents must be prepared by a registered Maryland Registered Architect, with original plans signed and sealed. Plans must include a code analysis listing classification (use group), construction type, and occupant loads. Items that must be addressed by the construction documents will be structural strength, means of egress (include travel distance), facilities, stability, sanitation, light and ventilation, energy conservation, Fire Separations and safety to life and property from fire and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
- The Town of Easton, in accordance with the International Building Code Chapter 17, establishes a building inspections procedure that utilizes qualified, third-party professionals, when necessary, in addition to the Town's Building Inspectors. A copy of this can be found on the Town's Web Site.
- All mechanical, electrical, and plumbing permits as required must include 3 sets construction documents signed and sealed by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.
- An appointment may be set up with this department to review your permit application materials prior to permit application submission.
- **State Fire Marshal**, (410-822-7609) plan review and inspections are required. It is your responsibility to contact them and make application.



EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: Thursday, August 15, 2024

To: Joe Mayer; Nicholas Johnson; Sierra Clem

From: Kia Gibbs on behalf of Aaron Goller, PE

No. of Pages: 4

Regarding: 410 Needwood Ave - Silo Square

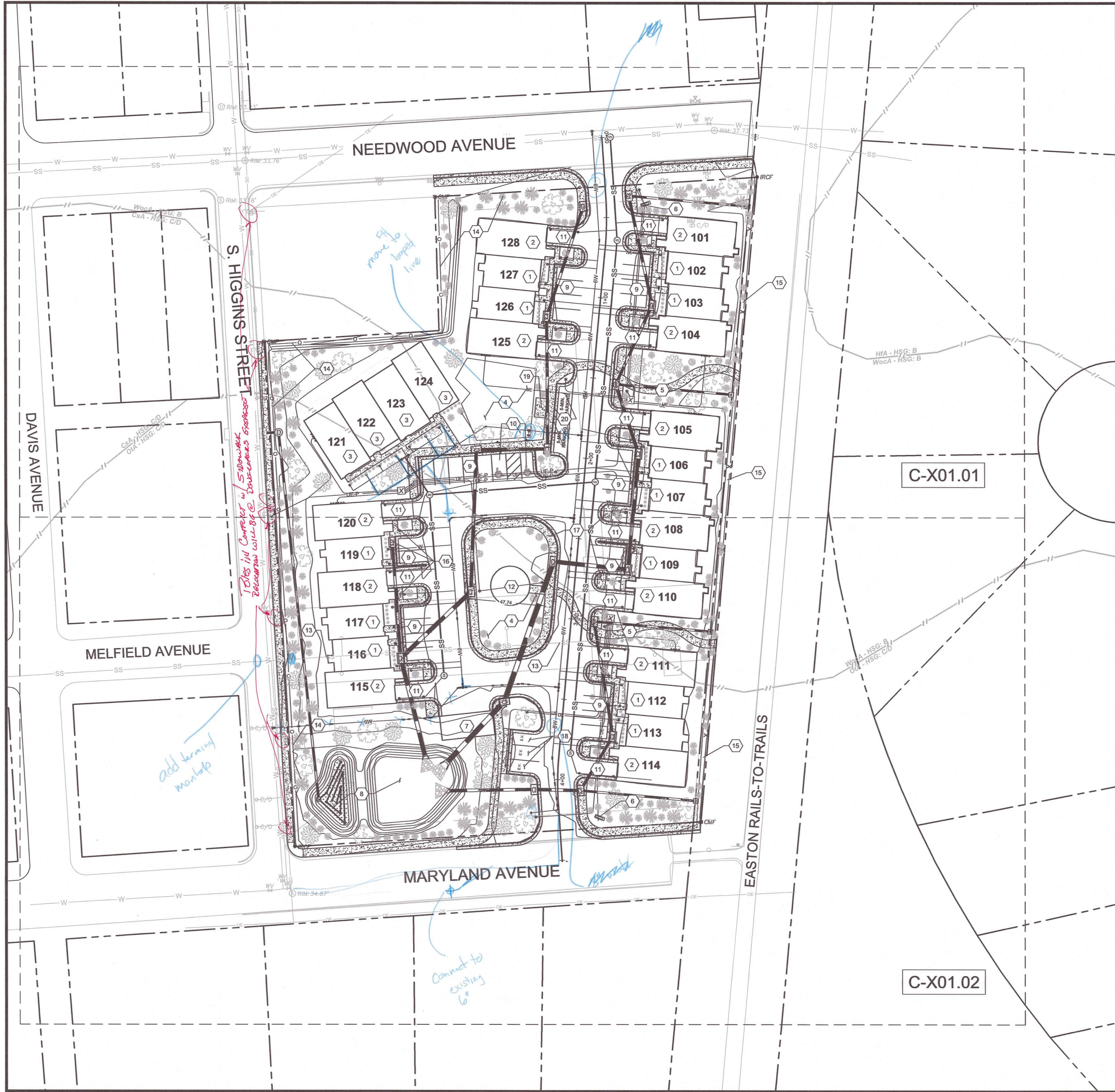
Phase: Sketch Site Plan

SUBM: 1

Status: Approved as Noted

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

ITEM:	DRAWING / PAGE	COMMENTS:
1	401.02	Will the electric vehicle charging stations be metered by themselves?
2	General	Capital charges required for 28 EDU's in the amount of \$197,400.
3	C-101	Add terminal manhole to sewer on Higgins
4	C-101	Loop watermain to 6" main on Maryland
5	C-101	Move fire hydrant to looped main
6	C-101	Realign water for 121 to 124
7	General	Easements required for utilities
8	General	Install communication conduit with electric
9	C-101	See comments. Contact Easton Utilities for electric design. Meter locations, service size and panel schedule needed for design. Electric design shown on prints no approved.



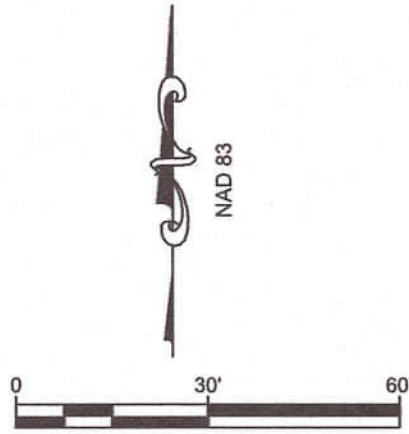
FINISH FLOOR/GARAGE FLOOR ELEVATIONS:
UNITS 101-104: 37.25'
UNITS 105-110: 37.25'
UNITS 111-114: 37.00'
UNITS 115-120: 36.50'
UNITS 121-124: 36.50'
UNITS 125-128: 37.00'

LANDSCAPING LEGEND

- PROPOSED SHADE TREE - TYPE TO BE DETERMINED
- PROPOSED SHRUB - TYPE TO BE DETERMINED

PROPOSED FEATURES

- 1 UNIT TYPE A
- 2 UNIT TYPE B
- 3 UNIT TYPE C
- 4 PARK
- 5 WALKING TRAIL
- 6 SIGN
- 7 TRASH AND RECYCLING CENTER
- 8 STORMWATER SUBMERGED GRAVEL WETLAND AND FOREBAY
- 9 PARKING AREA. TYPICAL SPACE: 9'Wx18'L
- 10 HANDICAP PARKING SPACE - 9'Wx18'L WITH 9'Wx18'L AISLE. TYPICAL OF TWO
- 11 DRIVEWAY FOR GARAGE ACCESS - 12'Wx25'L
- 12 GAZEBO
- 13 EXISTING SEWER LATERAL TO BE DEMOLISHED - SEE V-101 FOR FURTHER DETAILS
- 14 PROPOSED 6' TALL BOARD-ON-BOARD FENCE
- 15 PROPOSED 1' TALL SPLIT-RAIL FENCE
- 16 PROPOSED 3' SIDEWALK FOR RESIDENTIAL ACCESS - TYPICAL
- 17 PROPOSED 5' SIDEWALK FOR PUBLIC USE - TYPICAL
- 18 PROPOSED ELECTRIC VEHICLE CHARGING STATIONS
- 19 PROPOSED CLUSTER MAILBOX
- 20 PROPOSED PARALLEL PARKING FOR MAILBOX ACCESS



OVERALL SITE PLAN

OF THE LANDS OF
SILO SQUARE, LLC
TAX MAP 0105, GRID 00EA, PARCEL 2226
EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR: SILO SQUARE, LLC



Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-hc.com | Email: design@raucheng.com
Phone: 410 770 8081 | Fax: 410 770 3887



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

REV. #	DATE	DESCRIPTION



DATE: 8/7/2024
SCALE: 1" = 30'
DRAWN BY: AF
DESIGNED BY: BBF
APPROVED BY:

SHEET NO.:
C-101

FOR REVIEW

UTILITY FEATURES

- 1

6" SEWER LATERAL AND CLEANOUT (TYPICAL) PER
DETAIL ON C-405
- 2

X" WATER LATERAL AND METER PIT (TYPICAL) PER
DETAIL ON C-405
- 3

QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS PRIMARY UTILITIES. SEE UTILITY
TRENCH DETAIL ON C-405
- 4

QTY-X" CONDUIT FOR STREETLIGHT. SEE UTILITY
TRENCH DETAIL ON C-405
- 5

QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS SECONDARY UTILITIES TO
RESIDENCE. SEE UTILITY TRENCH DETAIL ON C-405
- 6

CONNECT NEW WATER MAIN TO EXISTING MAIN IN
MARYLAND AVENUE
- 7

6"x6" HYDRANT TEE
- 8

6"x6" TEE
- 9

6" 11.25-DEG BEND
- 10

6" GATE VALVE
- 11

6"x4" REDUCER
- 12

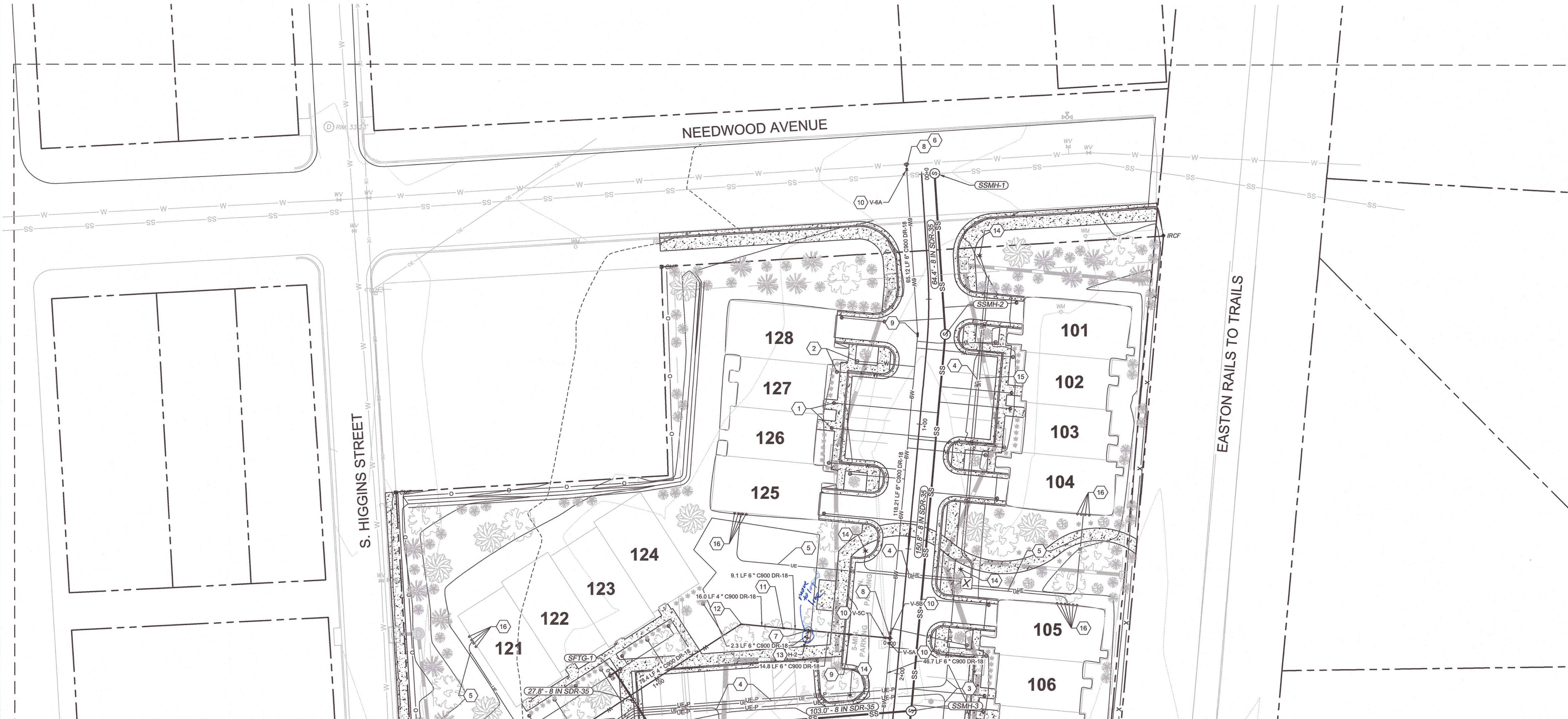
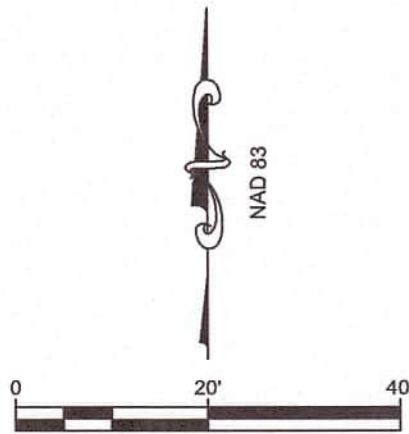
4" 45-DEG BEND
- 13

FIRE HYDRANT - SEE DETAIL SHEET C-405
- 14

STYLE POLE MOUNTED LAMP PER DETAIL ON C-405
- 15

QTY-X" CONDUIT FOR SIGN ILLUMINATION. SEE
UTILITY TRENCH DETAIL ON C-405
- 16

ELECTRICAL METER BOX CLUSTER - 4 OR 6 METERS
DEPENDING ON STRUCTURE REQUIREMENTS.



CONTINUATION - SEE SHEET C-401.02

UTILITY PLAN

OF THE LANDS OF
SILLO SQUARE, LLC
TAX MAP 0105, GRID 00EA, PARCEL 2226
EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR: SILLO SQUARE, LLC

RAUCH
Engineering | Survey | Architecture | Environmental

Main Office: 108 N. Harrison St., Easton, MD 21601
Web: www.rauch-hc.com | Email: design@rauch-hc.com
Phone: 410.770.8081 | Fax: 410.770.3867



8/7/2024

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

DESCRIPTION

DATE

REV. #



DATE: 8/7/2024
SCALE: 1" = 20'
DRAWN BY: AF
DESIGNED BY: BBF
APPROVED BY:

SHEET NO.:
C-401.01

FOR REVIEW

UTILITY FEATURES

- 1

6" SEWER LATERAL AND CLEANOUT (TYPICAL) PER
DETAIL ON C-405
- 2

X" WATER LATERAL AND METER PIT (TYPICAL) PER
DETAIL ON C-405
- 3

QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS PRIMARY UTILITIES. SEE UTILITY
TRENCH DETAIL ON C-405
- 4

QTY-X" CONDUIT FOR STREETLIGHT. SEE UTILITY
TRENCH DETAIL ON C-405
- 5

QTY-X" CONDUIT FOR ELECTRIC VEHICLE CHARGING
STATION(S). SEE UTILITY TRENCH DETAIL ON C-405
- 6

QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS SECONDARY UTILITIES TO
RESIDENCE. SEE UTILITY TRENCH DETAIL ON C-405
- 7

CONNECT NEW WATER MAIN TO EXISTING MAIN IN
SOUTH HIGGINS STREET
- 8

8"x6" TEE
- 9

6"x6" TEE
- 10

6" 11.25-DEG BEND
- 11

6" 22.5-DEG BEND
- 12

6" 45-DEG BEND
- 13

6" 90-DEG BEND
- 14

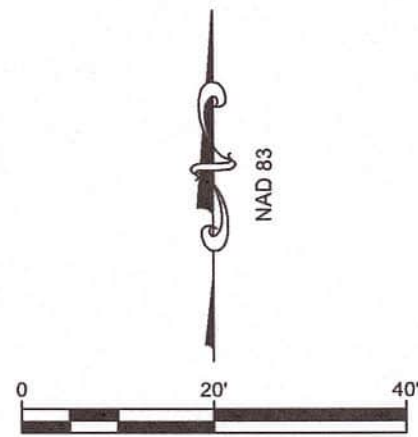
6" GATE VALVE
- 15

FIRE HYDRANT - SEE DETAIL SHEET C-405
- 16

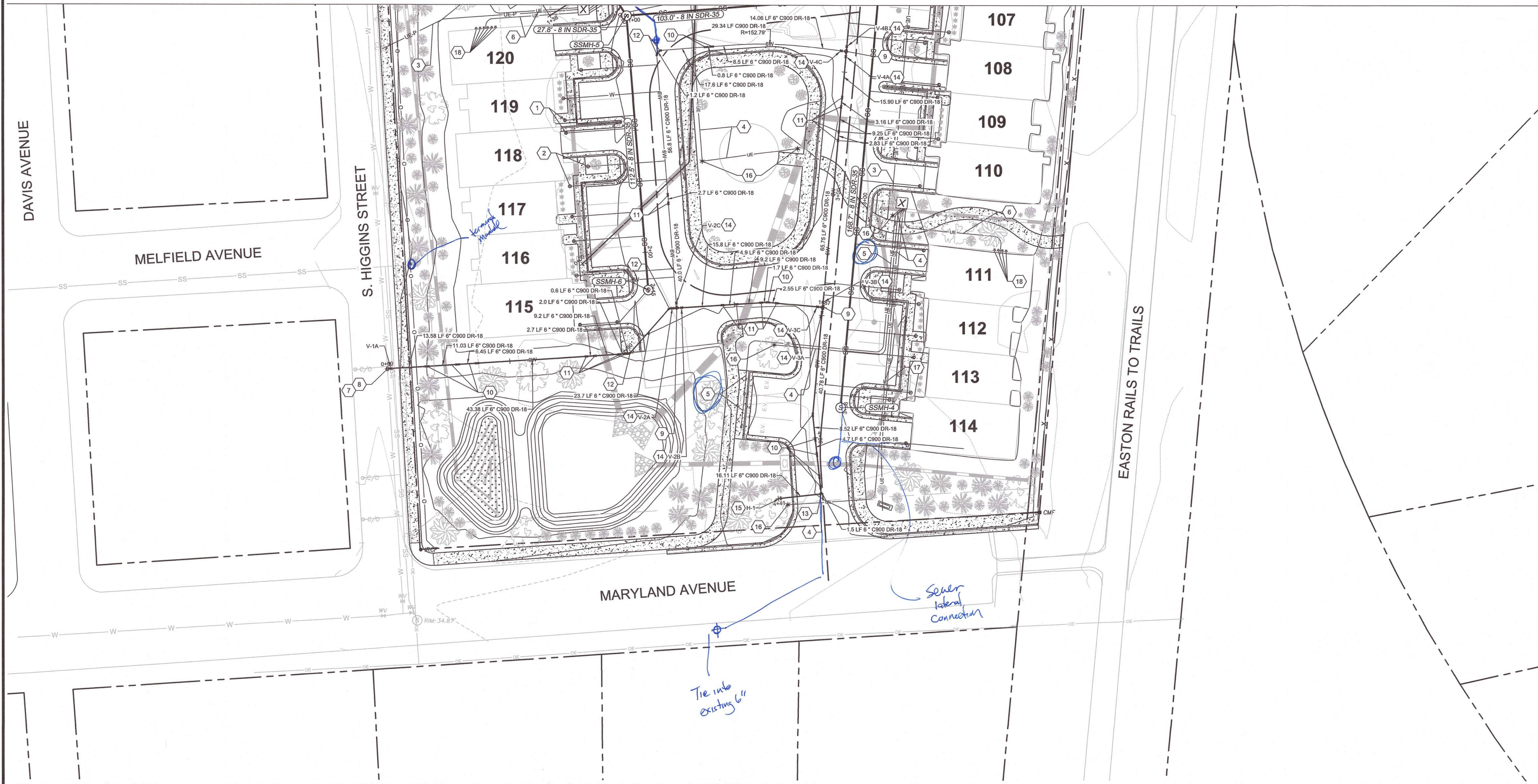
STYLE POLE MOUNTED LAMP PER DETAIL ON C-405
- 17

QTY-X" CONDUIT FOR SIGN ILLUMINATION. SEE
UTILITY TRENCH DETAIL ON C-405
- 18

ELECTRICAL METER BOX CLUSTER - 4 OR 6 METERS
DEPENDING ON STRUCTURE REQUIREMENTS.



CONTINUATION - SEE SHEET C-401.01



UTILITY PLAN

OF THE LANDS OF
SILO SQUARE, LLC
TAX MAP 0105, GRID 00EA, PARCEL 2226
EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR: SILO SQUARE, LLC



Main Office: 108 N Harrison St., Easton, MD 21601
Web: www.rauch-hcc.com | Email: design@raucheng.com
Phone: 410 770 9881 | Fax: 410 770 3887



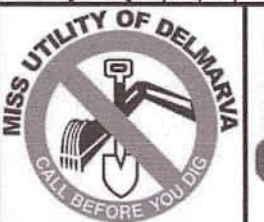
Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

DESCRIPTION

REV. # DATE



DATE: 8/7/2024
SCALE: 1" = 20'
DRAWN BY: AF
DESIGNED BY: BBF
APPROVED BY:

SHEET NO.:
C-401.02

FOR
REVIEW

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Site Plan, PUD, Planned Healthcare Application**Application Type**Planned Unit Development ☐Amendment ☐Health Care (HC) ☐Site Plan ☒**Subdivision Information**

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

Site Plan Information

Property Size	Acres	2.36	Square Feet	102,796
Structure's Floor Area	varies		Structure's Square Feet	varies
Area of Disturbance	2.52 ac		Number of Dwelling Units	28

Property Information

Address	410 Needwood Avenue, Easton, MD 21601				
Tax Map	105	Grid	EA	Parcel	2226
Deed Reference:	Liber	3105	Folio	287	
Plat Reference:	Liber	19	Folio	6	
Base Zoning District	CB	Historic	Y ☐ N ☒	Planned Redevelopment	Y ☒ N ☐
Source of Electricity	Easton Utilities Commission				

Owner

Name	Silo Square, LLC		
Mailing Address	999 Corporate Dr, Linthicum, MD 21090		
Telephone No.	410-384-4022	Email	gdaniels@ccdmaryland.org

Applicant or Agent

Name	RAUCH inc. - Brian Fitzgerald - Agent of Silo Square, LLC		
Mailing Address	106 N. Harrison St, Easton, MD 21601		
Telephone No.	410-770-9081	Email	Brian@raucheng.com

Surveyor / Engineer

Name	RAUCH inc.	License No.	11024	Expiration Date	July 24, 2026
Mailing Address	106 N. Harrison St, Easton, MD 21601				
Telephone No.	410-770-9081	Email	Brian@raucheng.com		

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

B. E.

9/3/2024

Printed Name of Applicant or Agent

Brian Fitzgerald

For Office Use Only

Planning Commission Required

Y ☒ N ☐

Planning Commission Meeting Date

09/19/2024

Sketch Approval Date

Project No.

ESDR 24-15

Prelim/Dev. Approval Date

Application No.

2024 - 1261

Final Approval Date

Sketch Fee Paid

Recordation Date

Develop. Fee Paid

Revised 02-2019



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

RECEIVED
AUG 06 2024
TOWN OF EASTON

2024 - 1261 / ESDR 24 - 15

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☐ Parking/Aisle Dimension ☐
Landscaping & Buffering ☒ Signage ☐ Other ☐

Project Information

Address	410 Needwood Avenue, Easton, MD 21601				
Tax Map	0105	Grid	00EA	Parcel	2226
Zoning District	BC	PC Meeting Date		Historic District	Yes ☐ No ☒
Owner or Agent	Silo Square, LLC				
Mailing Address	999 Corporate Drive, Linthicum, MD 21090				
Telephone No.	410-384-4022	Email	jrondeau@thearcccr.org or jolinger@chesapeakeneighbors.org		

Request Details

Please attach a detailed description of the waiver request(s) being made and the justification(s) for requesting said waiver(s).

Desired installation of split-rail fence in bufferyard abutting Town's "Rails-to-Trails" path system. Applicant intends to utilize Bufferyard "E" option calling for "wall/fence with 3 evergreen shrubs" by installing split-rail fence and shrubs as noted in code.

☒ Ordinance Section Supporting Waiver Request.

28-1014.7.E.5(c)1-3

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

8/6/24

Brian Fitzgerald

SITE DATA:

PROPERTY ADDRESS: 410 NEEDWOOD AVENUE
EASTON, MD 21601

LATITUDE: 38° 46' 03" N

LONGITUDE: -76° 04' 14" W

PRESENT ZONING CLASSIFICATION: BUSINESS COMMERCIAL DISTRICT
WITH PRD OVERLAY

PRESENT USE: BUSINESS COMMERCIAL
FUTURE USE: RESIDENTIAL

TAX MAPS: 0105
GRIDS: 00EA
PARCELS: 2226
DEED REFERENCE: 03105 / 00287

PROPERTY AREA: 2.36 ACRES
LIMITS OF DISTURBANCE: 2.52 ACRES
CUT: 2,300 SF
FILL: 1,424 SF
NET CUT/FILL: 876 SF (CUT)
EXISTING IMPERVIOUS: 53%
PROPOSED IMPERVIOUS: 58%

FEMA FLOOD MAP: PANEL 2404100188D
WATERSHED: LOWER CHOPTANK

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOOD PLAIN

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA

DENSITY REQUIRED: LESS THAN 40 UNITS PER ACRE
DENSITY PROVIDED: 11.9 UNITS PER ACRE

PRO SETBACKS: FRONT: 10 FT FROM PROPERTY LINE
SIDE: 5 FT FROM PROPERTY LINE
REAR: NONE PRESENT

LOT SIZE: N/A - NO INTENT TO SUBDIVIDE

EXISTING LOT COVERAGE: 53%
REQUIRED LOT COVERAGE: NOT TO EXCEED 65%
ACTUAL PR. LOT COVERAGE: 66%

REQUIRED MAX BUILDING HEIGHT: 35'
MAX PROPOSED BUILDING HEIGHT: 32'

FOREST CONSERVATION: EXEMPT PER SECTION 31-3-2 FROM THE TOWN OF EASTON FOREST
CONSERVATION ORDINANCE #718 "THE PROPOSED ACTIVITY IS ON A
PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND IS
LOCATED WITHIN THE PRIORITY FUNDING AREA"

OVERALL TREES REQUIRED: 3 PER RESIDENTIAL UNIT (84 TREES)
STREET TREES PROVIDED: 28 TREES
PARKING LOT TREES PROVIDED: 7 TREES
TOTAL TREES PROVIDED: 106

PARKING SPACES PROVIDED: 24 SPACES
GARAGE/DRIVEWAY PARKING: 34 PARKING SPACES
OFFSTREET PARKING: INCLUDES 3 EV CHARGING STATION
INCLUDES 2 ADA SPACES WITH AISLE
58 SPACES

TOTAL PARKING PROVIDED:

BUFFERYARD: REQUIRED: 20' PLANT WIDTH
BUFFERYARD "C": PLANT WITH:
OPTION: (1) SHADE/CANOPY TREE, 2 EVERGREEN TREES, 5 SHRUBS
SUBSTITUTE 1 EVERGREEN TREE FOR 5 SHRUBS
NOTE: WHEN BUFFERYARD IS LOCATED BETWEEN A PARKING LOT AND STREET R/W,
DELETE SHRUB REQUIREMENT

PROVIDED: BUFFERYARD "C": (1) SHADE/CANOPY TREE, 3 EVERGREEN TREES

REQUIRED: BUFFERYARD "E": 10' PLANT WIDTH
PLANT WITH: (1) SHADE/CANOPY TREE, 3 EVERGREEN TREES,
OPTION: (2) SHADE, CANOPY TREE AND 8 EVERGREEN SHRUBS
- OR - 4 EVERGREEN TREES
- OR - WALL/FENCE WITH 3 EVERGREEN SHRUBS

PROVIDED: BUFFERYARD "E": FENCE WITH 3 EVERGREEN SHRUBS

SURVEY DATUM: HORIZONTAL: NAD83
VERTICAL: NAVD88
DATE OF SURVEY: 6/18/2024

CONTACT INFORMATION

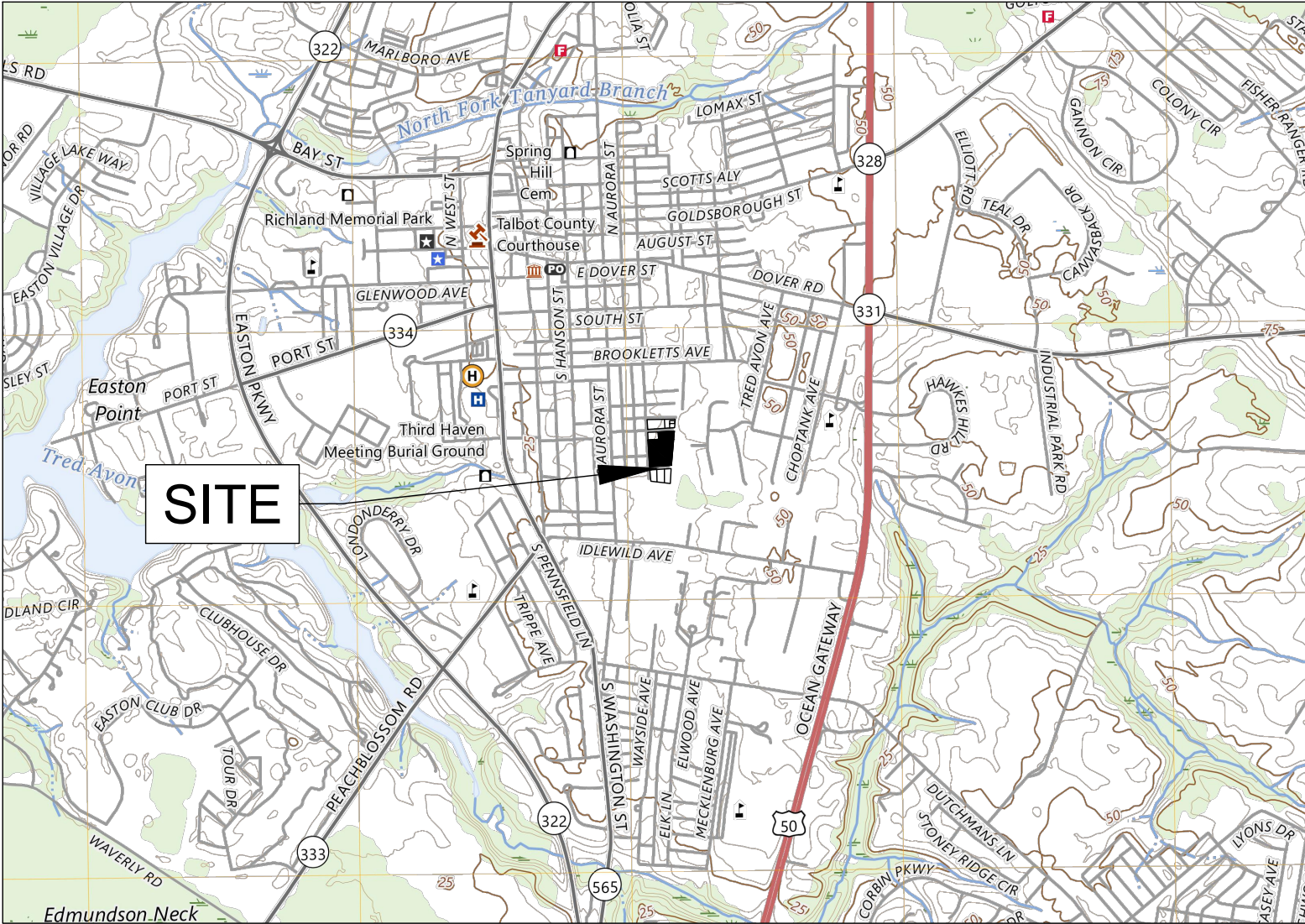
OWNER/DEVELOPER: SILO SQUARE, LLC
989 CORPORATE DRIVE,
LINTHICUM, MD 21090
(410) 384-4022

ENGINEER: RAUCH, INC.
106 N HARRISON ST
EASTON, MARYLAND 21601
(410) 770-9081

SILO SQUARE

INFRASTRUCTURE IMPROVEMENTS

FOR
SILO SQUARE, LLC
EASTON, TALBOT COUNTY, MARYLAND 21601



VICINITY MAP

SCALE: 1" = 2000'

ENVIRONMENTAL NOTES:

- THE PROJECT SITE IS NOT LOCATED WITHIN THE CRITICAL AREA BUFFER
- THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
- STEEP SLOPES ARE NOT PRESENT ON SITE
- NON TIDAL WETLANDS ARE NOT PRESENT ON THIS PORTION OF THE PROJECT

HYDROLOGY NOTES:

- THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
- NO OUTLETS WILL BE ALTERED BY THIS PROJECT

STANDARD STABILIZATION NOTE

- FOLLOWING INITIAL SOIL DISTURBANCE OR RE-STABILIZATION, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETE WITHIN:
- THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
 - SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISBURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

DRAWING LIST	
DRAWING NUMBER	DRAWING TITLE
G-100	TITLE SHEET
V-101	EXISTING CONDITIONS PLAN
C-101	OVERALL SITE PLAN
C-201.01-.02	ESC & STORMWATER MANAGEMENT PLAN
C-203.01-.03	STORMWATER MANAGEMENT PROFILES
C-205.01-.02	EROSION & SEDIMENT CONTROL DETAILS
C-205.03	STORMWATER MANAGEMENT DETAILS
C-301.01-.02	SITE AND GRADING PLAN
C-303	GRADING PROFILES
C-305	SITE AND GRADING DETAILS
C-401.01-.02	UTILITY PLAN
C-403.01-.03	UTILITY PROFILES
C-405	UTILITY DETAILS
C-501.01-02	LANDSCAPE PLAN AND DETAILS

DESIGN PRINCIPLES FOR EASTON

(COMPREHENSIVE PLAN, PG. 29-31)

- INTEGRATED USES ARE DESIRABLE** - THE PROJECT CONSISTS OF RESIDENTIAL, OPEN SPACE, STORMWATER MANAGEMENT, AND PARKS. THIS PROJECT WILL HAVE A TOTAL OF 28 DWELLING UNITS ADDRESSING THE NEED FOR HOUSING AS STATED IN THE COMPREHENSIVE PLAN TO INCREASE THE NUMBER AND TYPES OF HOUSING AVAILABLE IN THE AREA.
- NATURAL FEATURES SHOULD DETERMINE DESIGN** - THE SITE IS DEVELOPED TO MAINTAIN EXISTING NATURAL CONTOURS AND DRAINAGE PATHS. THERE ARE FEW NATURAL FEATURES ON THE EXISTING SITE AS THE ORIGINAL SITE WAS MOSTLY IMPERVIOUS INCLUDING GRAIN TANKS. MORE GREEN/OPEN SPACE IS INCORPORATED INTO THE PROPOSED SITE PLAN.
- AUTOMOBILES SHOULD NOT DETERMINE DESIGN** - AUTOMOBILES WERE NOT THE PRIORITY FOCUS FOR THE DESIGN BUT SUFFICIENT PARKING IS PROVIDED, WHICH INCLUDES AMPLE LANDSCAPING AND GREEN SPACE.
- AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS** - THIS PROJECT PROVIDES OPEN PARK AREAS AND GREEN SPACES THROUGHOUT THE PARCEL. THE SITE ALSO CONNECTS PEDESTRIANS TO THE RAILS TO TRAILS PATH.
- ARCHITECTURE SHOULD RESPECT EASTON'S HISTORIC DISTRICT** - THIS PROJECT IS NOT WITHIN THE HISTORIC DISTRICT BUT THE ARCHITECTURE IS MOTIVATED BY THE ORIGINAL GRAIN TANKS FROM THE EXISTING SITE.
- SIGNS SHOULD INFORM BUT NOT DOMINATE** - THERE WILL BE MINIMAL SIGNAGE ON THIS PROPERTY. EACH UNIT WILL HAVE A STREET/HOUSE NUMBER THAT WILL INDICATE THE UNIT AND ADDRESS FOR THE PUBLIC AND FIRE/RESCUE SERVICES. FREE STANDING SIGNS AT EACH ENTRANCE WILL NOT DOMINATE THE ROAD FRONTAGE.
- NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES** - THIS PROJECT HAS THREE DIFFERENT TOWNHOME STYLES WHICH DIFFER IN THE NUMBER OF STORIES AND BUILT IN GARAGE. THIS OFFERS A DIVERSITY OF PRICE RANGES FOR THE HOMES IN THE PROJECT. THE TOWNHOUSE DESIGN STYLE IS IN ADDITION TO THE CLIENTS OVERALL RESIDENTIAL PORTFOLIO IN AND AROUND THE TOWN OF EASTON. THE CLIENT'S PORTFOLIO HAS A DIVERSE HOUSING TYPE WITHIN THE TOWN OF EASTON.
- RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES** - THE PROJECT EMBRACES THE EXISTING AGRICULTURE BUSINESS THAT ORIGINATED THE PARCEL, INCORPORATING THE AGRICULTURE BUSINESS WITHIN THE MOTIVATION OF THE RESIDENTIAL ARCHITECTURE, THE PARK GAZEBO, AND THE CONNECTION TO THE RAILS TO TRAILS. PATH MAKE THIS A VERY INTERESTING PROJECT AND PLACE.
- NEIGHBORHOODS SHOULD CONNECT** - PEDESTRIANS CAN TRAVERSE BETWEEN MARYLAND AVENUE AS WELL AS NEEDWOOD AVENUE. CONNECTION POINTS FOR PEDESTRIANS TO RAILS TO TRAILS ARE ALSO PROVIDED.

SEQUENCE OF CONSTRUCTION

- NOTIFY MDE AT (410) 901-4020
TALBOT COUNTY SOIL CONSERVATION DISTRICT AT (410) 822-1583
TOWN OF EASTON DPW AT (410) 822-0513
- PRE-CONSTRUCTION MEETING.
- INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER PLANS.
- CUT EXISTING SEWER PIPE, PLUG AND CAP WEST SECTION AND APPLY FLOWABLE FILL TO THE EAST PART OF THE SEWER PIPE TO BE ABANDONED.
- DEMO PER PLAN.
- INSTALL STORMWATER MANAGEMENT NETWORK.
- INSTALL UTILITIES.
- START SITE GRADING.
- START CONSTRUCTION.
- CONSTRUCT SUBMERGED GRAVEL WETLAND AREA. DO NOT FINALIZE CONSTRUCTION OF THIS UNTIL EARTH DISTURBANCE IS COMPLETE.
- CONSTRUCT CURBS AND SIDEWALKS AS INDICATED ON THE PLANS.
- INSTALL BASE PAVEMENT
- PERMANENTLY STABILIZE REMAINING AREAS.
- MAINTAIN ALL PERIMETER CONTROLS AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION HAS BEEN COMPLETELY ESTABLISHED.
- REMOVE PERIMETER CONTROLS UPON APPROVAL BY THE MDE SEDIMENT CONTROL INSPECTOR.

REVIEWED FOR THE TALBOT SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

TALBOT SOIL CONSERVATION DISTRICT DATE

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

DEVELOPER'S CERTIFICATION

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

SIGNATURE DATE

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

GENERAL NOTES

PROJECT SHALL BE CONSTRUCTED TO COMPLY WITH THE TOWN OF EASTON DESIGN AND CONSTRUCTION STANDARDS.

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

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.

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

MDE (Main Number)	410-537-3000
MDE (Eastern Shore Field Office)	410-901-4020
TOWN OF EASTON DPW	410-822-0513
TALBOT COUNTY SCD	410-822-1583
MISS UTILITY	800-257-7777 or 811

SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

ALL LANDSCAPING SHALL BE PERFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMAN AND BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PLANTING.

ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

LINETYPES

PROPOSED	EXISTING
TOPOGRAPHY	
MAJOR CONTOURS	45
MINOR CONTOURS	44
TOP OF SLOPE BREAKLINE	
BOTTOM OF SLOPE BREAKLINE	
TOPOGRAPHY BREAKLINE	
CATCHMENT AREA	
Tc FLOW PATH	
PARCEL BOUNDARY	
PARCEL SETBACK/EASEMENT	
FENCELINE WOOD	
FENCELINE STEEL	
TREELINE/VEGETATION	
ROADWAY CENTERLINE	
HIGHWAY BARRIER	
UTILITIES	
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	UE
TELEPHONE LINE	T
GAS PIPE LINE	G
COMMUNICATIONS (FIBER, ETC)	CTV
WATER PIPE	W
STORMWATER PIPE	
UNDERDRAIN	
SANITARY SEWER	SS
FORCE MAIN SEWER	FM
ENVIRONMENTAL	
WETLAND LINE	W
FLOOD PLANE 100/500 YR	100
MEAN HIGH WATER	MHW
MEAN LOW WATER	MLW
CRITICAL AREA BOUNDARY	CAB
BUFFER 25'/100'	25'
SOILS BOUNDARY	/ /

EROSION AND SEDIMENT CONTROL	
SILT FENCE	SF
SUPER SILT FENCE	SSF
SILT FENCE ON PAVEMENT	SFOP
LIMITS OF DISTURBANCE	LOD
STANDARD INLET PROTECTION	SIP
AT-GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
SWM EASEMENT 5'/10'	

SYMBOLS

PROPOSED	EXISTING
FLARED END SECTION	
YARD INLET	YI
CURB INLET	CI
CUSTOM INLET	CU
NYLOPLAST INLET	N
STORM DRAIN MANHOLE	D
SANITARY SEWER MANHOLE	S
CLEANOUT	C
GATE VALVE	GV
STUB	
SIGN	
WATER METER	WM
FIRE HYDRANT	FH
WELL	W
BOLLARD	
ELECTRIC TRANSFORMER	ELEC
TELEPHONE PEDESTAL	T
UTILITY POLE	
GUY WIRE	
CONIFEROUS TREE	
DECIDUOUS TREE	
SPOT ELEVATION	X 39.01
LAND SLOPE	-0.41%
BENCHMARK	
BOREHOLE/MONITORING WELL	

HATCHES

ASPHALT	
GRAVEL	
CONCRETE	
RIPRAP/ROCK	
ESD BED BOTTOM	
BRICK PAVING	
EXISTING, TO BE DEMOLISHED	
STEEP SLOPES	
ROOFTOP/NON-ROOFTOP DISCONNECT	

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AGIP	AT GRADE INLET PROTECTION
@	AT
BC	BACK OF CURB
BM	BENCHMARK
BRL	BUILDING RESTRICTION LINE
CES	CONCRETE END SECTION
C/O	CLEAN OUT
CHRD	CHORD
CI	CURB INLET
CIP	CURB INLET PROTECTION
CL	CENERLINE
CMP	CORRUGATED METAL PIPE
Cul	CUSTOM INLET
CY	CUBIC YARD
DI	DUCTILE IRON
E	EAST
E/ELEV	ELEVATION
EP	EDGE OF PAVE
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GFA	GROSS FLOOR AREA
GPD	GALLONS PER DAY
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
I	INLET
INV	INVERT
KV	KILOVOLTS
L	ARC LENGTH
LF	LINEAR FEET
LOD	LIMITS OF DISTURBED AREA
LT	LEFT
MAX	MAXIMUM
MBR	MICRO-BIORETENTION
MD	MARYLAND
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MHW	MEAN HIGH WATER
MIN	MINIMUM
MLW	MEAN LOW WATER
MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
NUMBER	NUMBER
PC	POINT OF CURVATURE
PE	POLYETHYLENE
PERF	PERFORATED
PR	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
Q	DISCHARGE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCN	RUNOFF CURVE NUMBER
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SCE	STABILIZED CONSTRUCTION ENTRANCE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
Sf	FRICTION SLOPE
SF	SILT FENCE
SHA	STATE HIGHWAY ADMINISTRATION
SIP	STANDARD INLET PROTECTION
SQ	SQUARE
SS	SANITARY SEWER
SSF	SUPER SILT FENCE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWM	STORM WATER MANAGEMENT
TAN	TANGENT
TB	THRUST BLOCK
TBR	TO BE REMOVED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TP	TAX PARCEL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UL	UNDERGROUND LIGHT CABLE
UT	UNDERGROUND TELEPHONE
V	VELOCITY
W	WEST
W/	WITH

TITLE SHEET

OF THE LANDS OF

SILO SQUARE, LLC

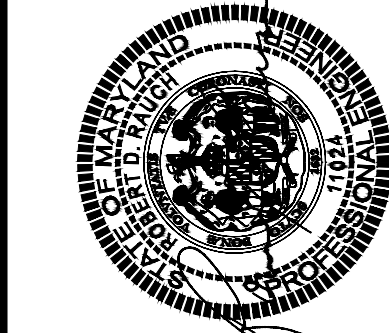
TAX MAP 0105, GRID 00EA, PARCEL 2226

EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR: SILO SQUARE, LLC

RAUCH
Engineering | Survey | Architecture | Environmental

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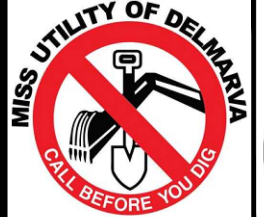


Professional Certification.
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License No. 11024
Expiration Date: July 24, 2026

REVISIONS

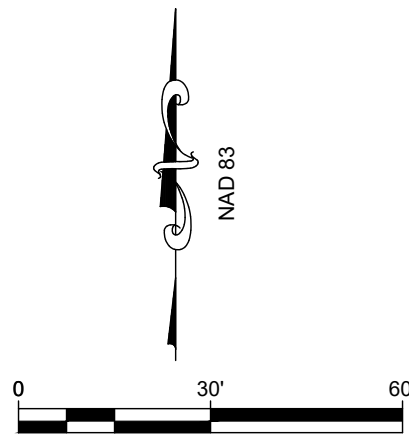
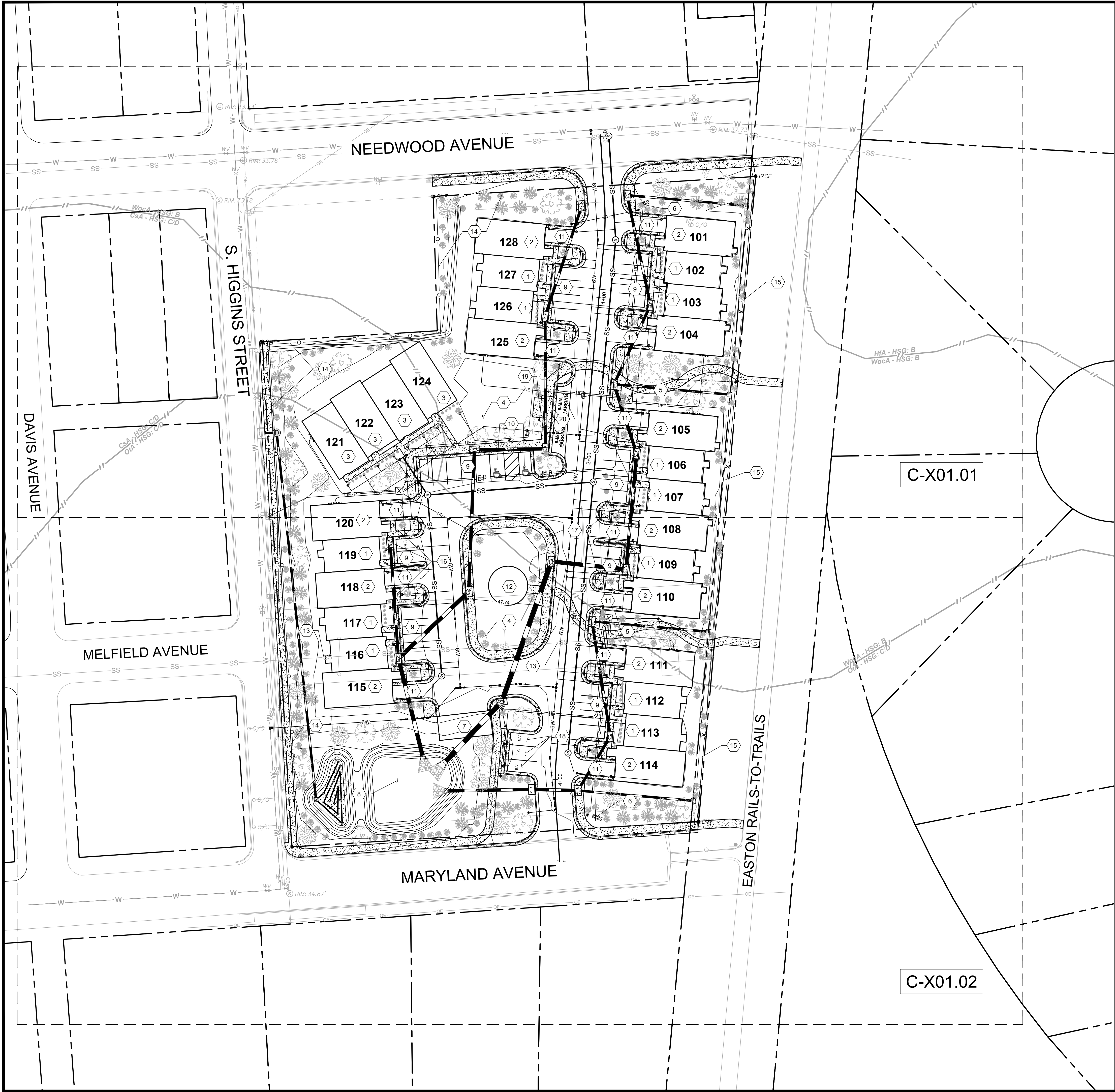
REV. #	DATE	DESCRIPTION



DATE: 9/3/2024
SCALE: AS SHOWN
DRAWN BY: AF
DESIGNED BY: BBF
APPROVED BY:

SHEET NO.: G-100

FOR REVIEW



PROPOSED FEATURES

- 1 UNIT TYPE A
- 2 UNIT TYPE B
- 3 UNIT TYPE C
- 4 PARK
- 5 WALKING TRAIL
- 6 SIGN
- 7 TRASH AND RECYCLING CENTER
- 8 STORMWATER SUBMERGED GRAVEL WETLAND AND FOREBAY
- 9 PARKING AREA. TYPICAL SPACE: 9'Wx18'L
- 10 HANDICAP PARKING SPACE - 9'Wx18'L WITH 9'Wx18'L AISLE. TYPICAL OF TWO
- 11 DRIVEWAY FOR GARAGE ACCESS - 12'Wx25'L
- 12 GAZEBO
- 13 EXISTING SEWER LATERAL TO BE DEMOLISHED - SEE V-101 FOR FURTHER DETAILS
- 14 PROPOSED 6' TALL BOARD-ON-BOARD FENCE
- 15 PROPOSED TWO-RAIL FENCE TO MATCH EXISTING RAILS TO TRAILS FENCE
- 16 PROPOSED 3' SIDEWALK FOR RESIDENTIAL ACCESS - TYPICAL
- 17 PROPOSED 5' SIDEWALK FOR PUBLIC USE - TYPICAL
- 18 PROPOSED ELECTRIC VEHICLE CHARGING STATIONS
- 19 PROPOSED CLUSTER MAILBOX
- 20 PROPOSED PARALLEL PARKING FOR MAILBOX ACCESS

FINISH FLOOR/GARAGE FLOOR ELEVATIONS:
UNITS 101-104: 37.25'
UNITS 105-110: 37.25'
UNITS 111-114: 37.00'
UNITS 115-120: 36.50'
UNITS 121-124: 36.50'
UNITS 125-128: 37.00'

LANDSCAPING LEGEND

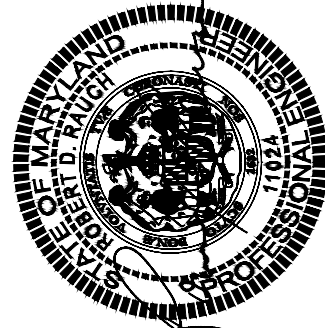
- PROPOSED SHADE TREE - TYPE TO BE DETERMINED
- PROPOSED SHRUB - TYPE TO BE DETERMINED

OVERALL SITE PLAN

OF THE LANDS OF
SILO SQUARE, LLC
TAX MAP 0105, GRID 08EA, PARCEL 2226
EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR: SILO SQUARE, LLC



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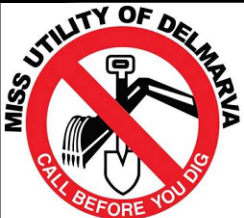
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DESCRIPTION

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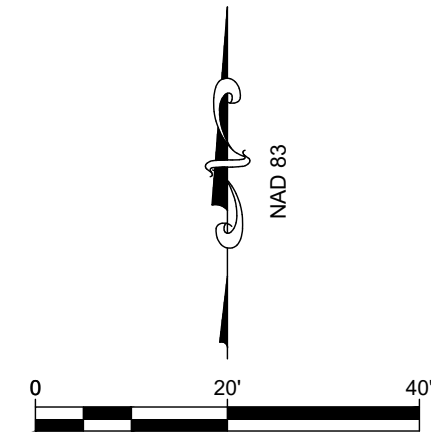
SHEET NO.:
C-101

FOR REVIEW

A	CURB INLET PROTECTION PER DETAIL ON C-205.01
B	AT-GRADE INLET PROTECTION PER DETAIL ON C-205.01
C	SILT FENCE PER DETAIL ON C-205.01
D	STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON C-205.01

1 VEGETATED SWALE. SEE DETAIL ON C-205.03

SOIL DATA				
Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
WocA	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C	0.37	No
OtA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C/D	0.43	Yes
CsA	Crosiadore silt loam, 0 to 2 percent slopes	C/D	0.49	Yes



ESC AND SWM PLAN

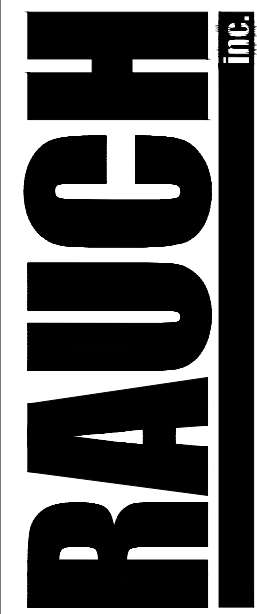
OF THE LANDS OF

SILO SQUARE, LLC

TAX MAP 0105, GRID 00EA, PARCEL 2222

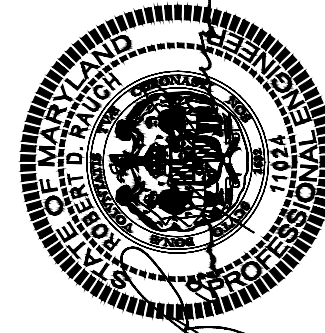
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REVISIONS	DATE	REV. #	DESCRIPTION





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APPROVED BY:	

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**FOR
REVIEW**

C-201.01

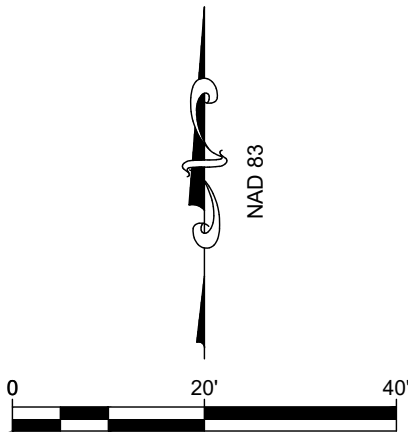
EROSION & SEDIMENT CONTROL FEATURES

- A CURB INLET PROTECTION PER DETAIL ON C-205.01
- B AT-GRADE INLET PROTECTION PER DETAIL ON C-205.01
- C SILT FENCE PER DETAIL ON C-205.01

STORMWATER MANAGEMENT FEATURES

- 1 SUBMERGED GRAVEL WETLAND WITH FOREBAY.
SEE SECTIONS ON C-203.03 AND DETAIL ON C-205.03
- 2 VEGETATED SWALE. SEE DETAIL ON C-205.03

SOIL DATA				
Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
WocA	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C	0.37	No
OIA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C/D	0.43	Yes
CsA	Crosiadore silt loam, 0 to 2 percent slopes	C/D	0.49	Yes



ESC AND SWM PLAN

OF THE LANDS OF

SILO SQUARE, LLC

TAX MAP 0105, GRID 08EA, PARCEL 2226

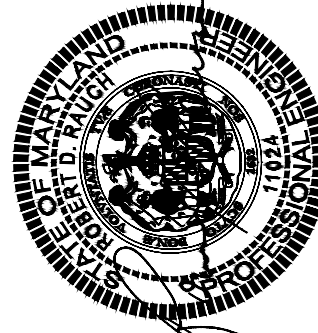
EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR: SILO SQUARE, LLC

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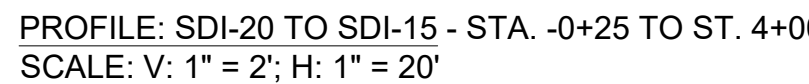
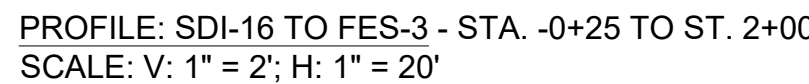
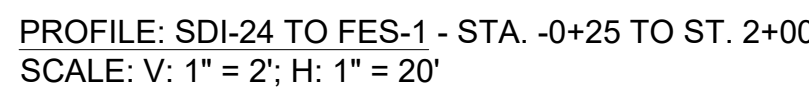
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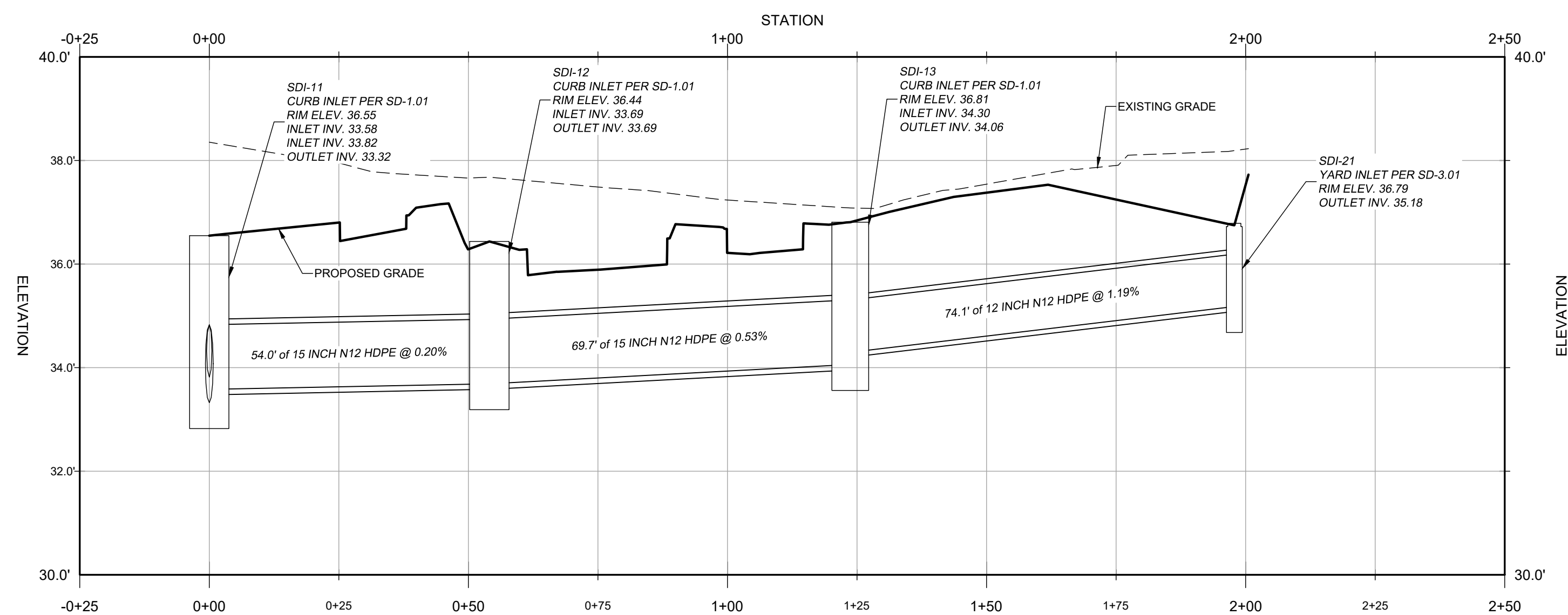
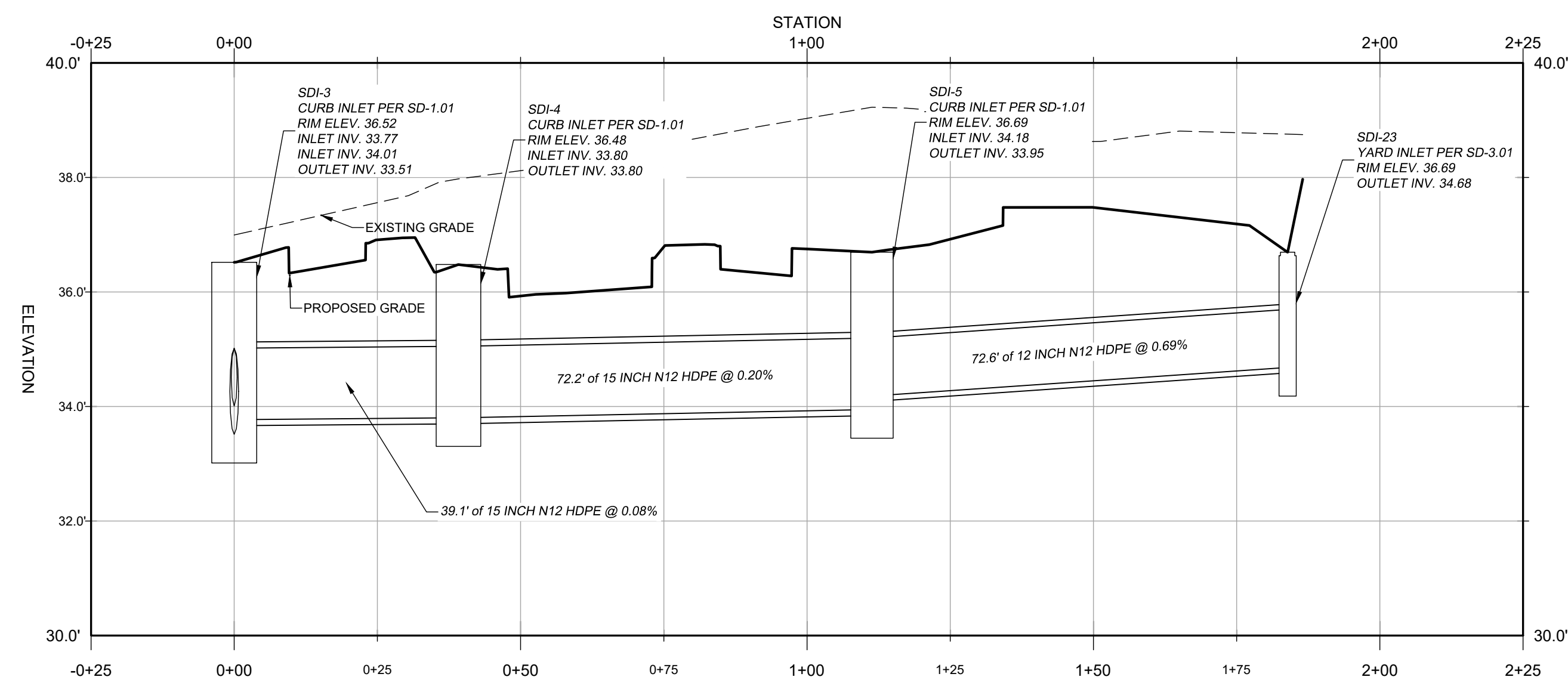
FOR
REVIEW



STRUCTURE SCHEDULE SILO SQUARE STORM				
STRUCTURE NAME	LOCATION	STRUCTURE TYPE AND SIZE	CONNECTED PIPES	RIM ELEVATION
CCO-1	N402227.28, E1577646.71	6" PVC CLEANOUT	UD-1 INV OUT = 26.670	27.96
CCO-2	N402207.81, E1577637.67	6" PVC CLEANOUT	UD-1 INV IN = 26.670 UD-2 INV OUT = 26.670	32.83
CCO-3	N402189.21, E1577649.09	6" PVC CLEANOUT	UD-4 INV IN = 26.670 UD-3 INV OUT = 26.670	32.83
CCO-4	N402220.83, E1577647.88	6" PVC CLEANOUT	UD-5 INV IN = 26.670 UD-4 INV OUT = 26.670	32.83
CCO-5	N402203.17, E1577641.24	6" PVC CLEANOUT	UD-5 INV OUT = 26.670	32.83
DCO-1	N402224.93, E1577648.05	6" ADS NYLOPLAST STRUCTURE	UD-6 INV OUT = 26.670	32.83
DCO-2	N402202.29, E1577637.60	6" ADS NYLOPLAST STRUCTURE	UD-6 INV IN = 26.670 UD-7 INV OUT = 26.670	32.83
DCO-3	N402195.17, E1577646.36	6" ADS NYLOPLAST STRUCTURE	UD-7 INV IN = 26.670 UD-8 INV OUT = 26.670	32.83
DCO-4	N402211.60, E1577646.61	6" ADS NYLOPLAST STRUCTURE	UD-8 INV IN = 26.670 UD-9 INV OUT = 26.670	32.83
DCO-5	N402201.67, E1577643.96	6" ADS NYLOPLAST STRUCTURE	UD-9 INV IN = 26.670	32.83
EXCI-1	N402430.92, E1577598.98	CURB INLET PER SD-1.01	P-(273) INV IN = 30.000	33.78
FES-1	N402209.29, E1577713.76	18" N-12 FES	SD-2 INV IN = 31.994	33.63
FES-2	N402225.94, E1577711.71	30" N-12 FES	SD-6 INV IN = 31.553	34.26
FES-3	N402230.10, E1577699.15	24" N-12 FES	SD-15 INV IN = 32.175	34.33
SDI-1	N402203.91, E1577632.89	18"x18" CUSTOM INLET	UD-2 INV IN = 26.670 UD-3 INV IN = 26.670 SD-1 INV OUT = 31.167	32.61
SDI-2	N402210.22, E1577766.76	CURB INLET PER SD-1.01	SD-3 INV IN = 33.231 SD-2 INV OUT = 33.231	36.24
SDI-3	N402209.52, E1577795.22	CURB INLET PER SD-1.01	SD-4 INV IN = 33.770 SD-24 INV IN = 34.006 SD-3 INV OUT = 33.512	36.52
SDI-4	N402243.09, E1577815.37	CURB INLET PER SD-1.01	SD-5 INV IN = 33.802 SD-4 INV OUT = 33.803	36.48
SDI-5	N402314.37, E1577803.94	CURB INLET PER SD-1.01	SD-23 INV IN = 34.182 SD-5 INV OUT = 33.947	36.69
SDI-6	N402264.74, E1577748.09	CURB INLET PER SD-1.01	SD-7 INV IN = 31.669 SD-6 INV OUT = 31.669	36.04
SDI-8	N402351.52, E1577778.83	CURB INLET PER SD-1.01	SD-9 INV IN = 32.346 SD-7 INV OUT = 31.853	35.85
SDI-9	N402346.59, E1577825.01	CURB INLET PER SD-1.01	SD-10 INV IN = 33.088 SD-9 INV OUT = 32.648	36.65
SDI-10	N402418.34, E1577831.66	CURB INLET PER SD-1.01	SD-11 INV IN = 33.232 SD-10 INV OUT = 33.232	36.55
SDI-11	N402461.31, E1577817.59	CURB INLET PER SD-1.01	SD-12 INV IN = 33.580 SD-22 INV IN = 33.816 SD-11 INV OUT = 33.322	36.55
SDI-12	N402510.39, E1577840.22	CURB INLET PER SD-1.01	SD-13 INV IN = 33.688 SD-12 INV OUT = 33.688	36.44
SDI-13	N402578.53, E1577825.77	CURB INLET PER SD-1.01	SD-21 INV IN = 34.296 SD-13 INV OUT = 34.060	36.81
SDI-14	N402332.73, E1577727.54	CURB INLET PER SD-1.01	SE-17 INV IN = 32.918 SD-14 INV OUT = 32.417	36.42
SDI-15	N402291.29, E1577683.99	CURB INLET PER SD-1.01	SD-16 INV IN = 33.056 SD-14 INV IN = 32.297 SD-15 INV OUT = 32.297	36.21
SDI-16	N402363.27, E1577678.82	CURB INLET PER SD-1.01	SD-16 INV OUT = 33.531	36.31
SDI-17	N402420.81, E1577731.07	CURB INLET PER SD-1.01	SD-18 INV IN = 33.095 SE-17 INV OUT = 33.094	36.08
SDI-18	N402421.30, E1577775.28	CURB INLET PER SD-1.01	SD-19 INV IN = 33.441 SD-18 INV OUT = 33.183	36.25
SDI-19	N402503.55, E1577774.88	CURB INLET PER SD-1.01	SD-20 INV IN = 33.606 SD-19 INV OUT = 33.607	36.52
SDI-20	N402572.00, E1577797.99	CURB INLET PER SD-1.01	SD-20 INV OUT = 33.751	36.50
SDI-21	N402571.99, E1577899.60	YARD INLET PER SD-3.01	SD-21 INV OUT = 35.178	36.79
SDI-22	N402454.96, E1577889.24	YARD INLET PER SD-3.01	SD-22 INV OUT = 34.534	36.55
SDI-23	N402307.97, E1577876.23	YARD INLET PER SD-3.01	SD-23 INV OUT = 34.682	36.69
SDI-24	N402203.14, E1577866.94	YARD INLET PER SD-3.01	SD-24 INV OUT = 34.524	36.54
SDMH-1	N402431.33, E1577608.49	PRECAST CONCRETE MANHOLE PER SD-4.00	SD-1 INV IN = 30.018 P-(273) INV OUT = 30.019	33.96

C-203.01

**FOR
REVIEW**

[illegible]

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

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

SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

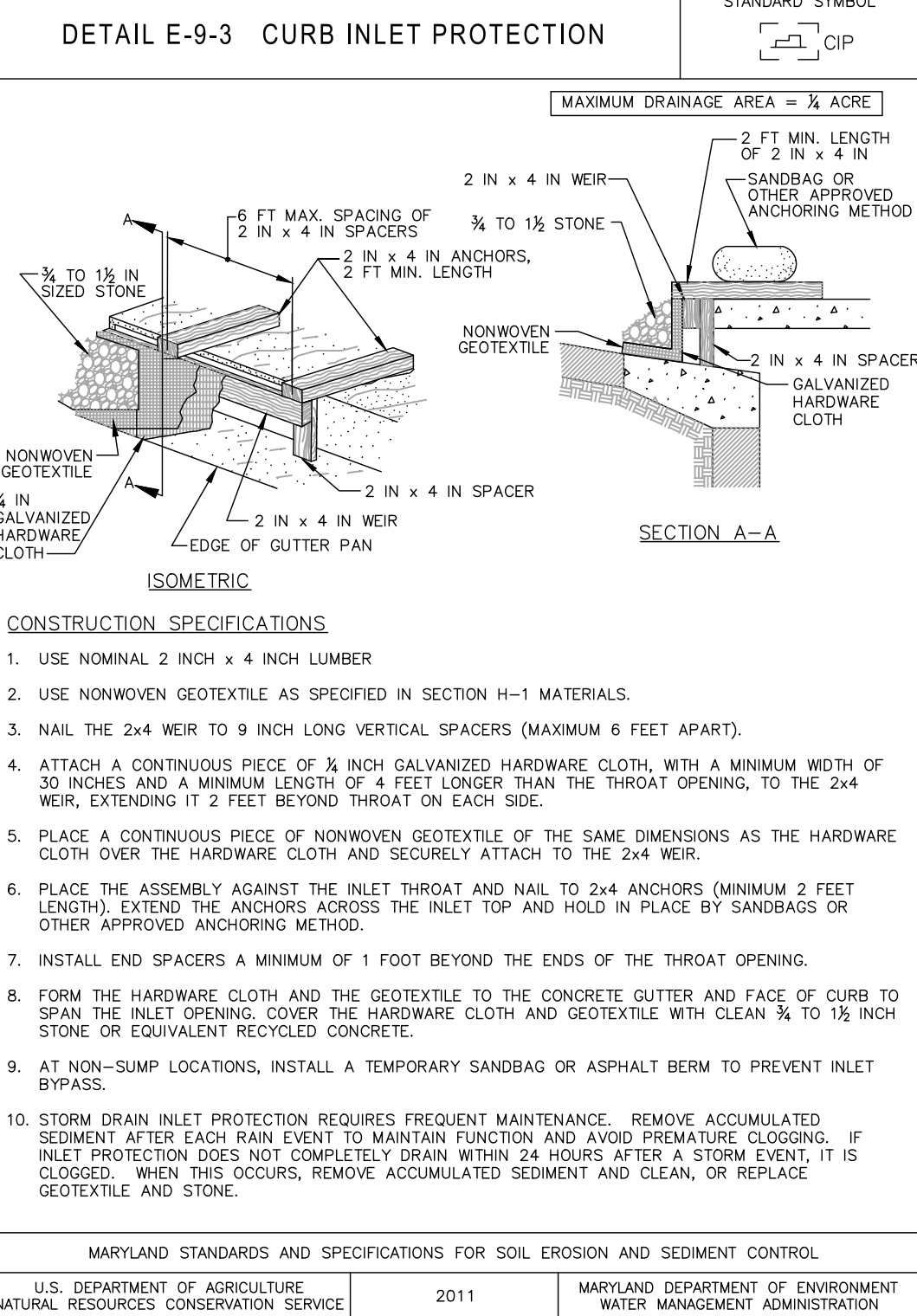
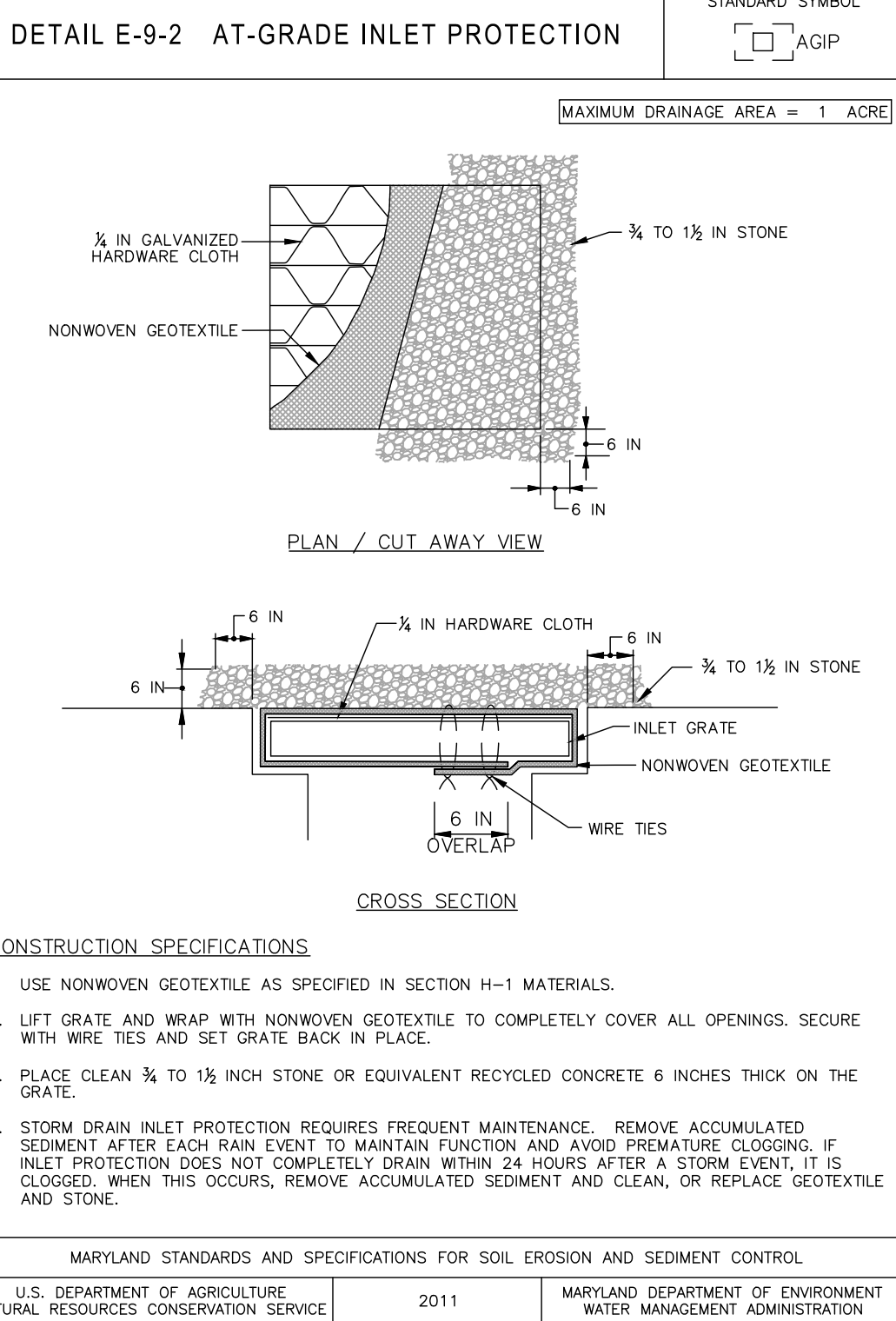
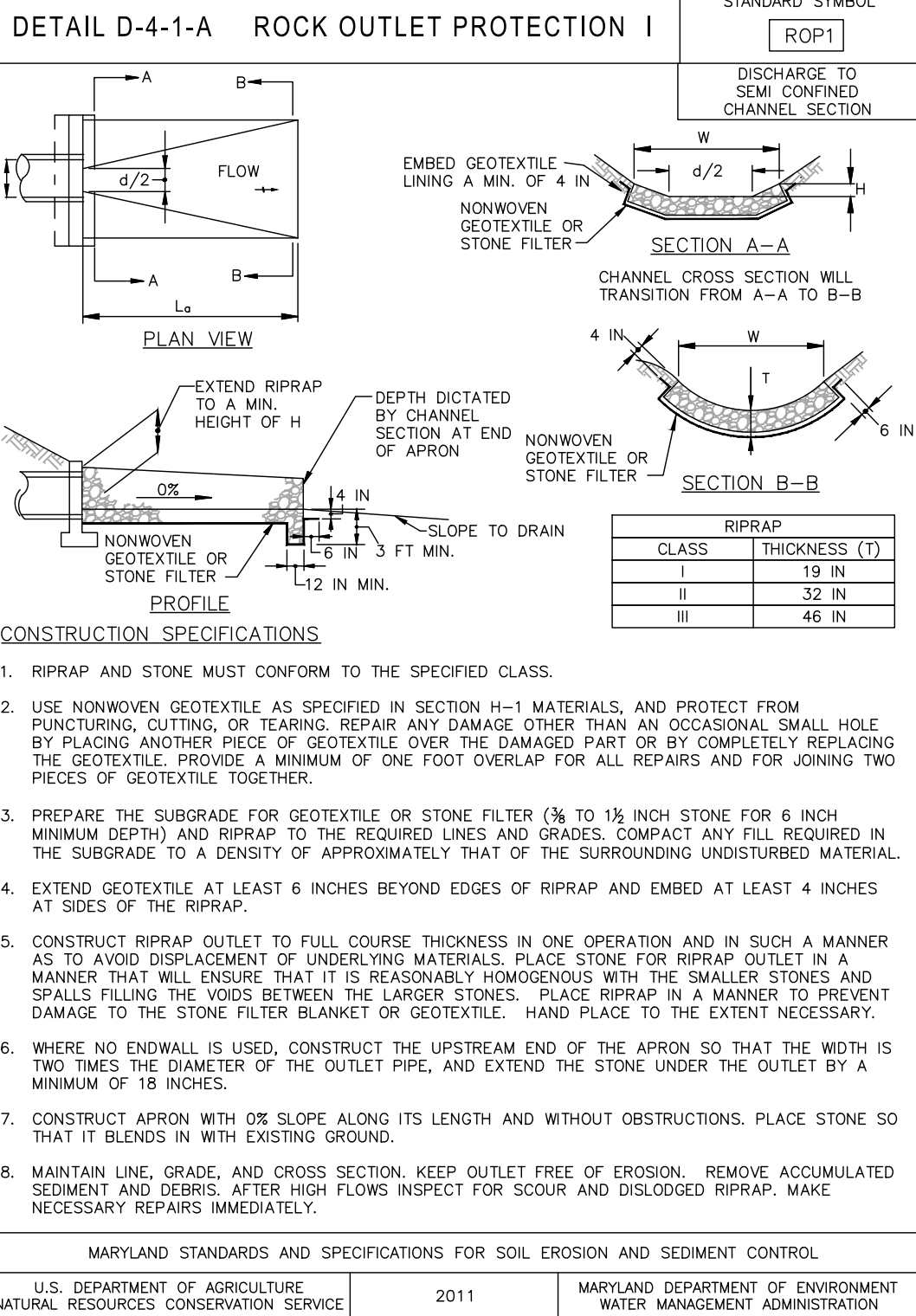
ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

1. ALL TREES TO BE LOGGED AND STUMPS TO BE REMOVED.
2. ALL AREAS/HOLES WHERE A STUMP ONCE WAS IS TO BE FILLED IN TO MEET SURROUNDING GRADES.
3. CLEARING AND GRUBBING SHALL INCLUDE ALL TREES, BUSH, DEBRIS, ROAD MATERIAL AND ORGANIC MATERIALS TO BE REMOVED.



Plant Species	Seeding Rate ^{1/}		Seeding Depth ^{2/} (inches)	Recommended Seeding Dates by Plant Hardiness Zone ^{3/}		
	lb/ac	lb/1000 ft ²		5b and 6a	6b	7a and 7b
Cool-Season Grasses						
Annual Ryegrass (<i>Lolium perenne</i> sp. <i>multiflorum</i>)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (<i>Hordeum vulgare</i>)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (<i>Avena sativa</i>)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (<i>Triticum aestivum</i>)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (<i>Secale cereale</i>)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Warm-Season Grasses						
Forxtail Millet (<i>Setaria italica</i>)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (<i>Pennisetum glaucum</i>)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.



B-4 STANDARDS AND SPECIFICATIONS
FOR
VEGETATIVE STABILIZATION

Definition

Using vegetation as cover to protect exposed soil from erosion.

Purpose

To promote the establishment of vegetation on exposed soil.

Conditions Where Practice Applies

On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization; and permanent stabilization.

Effects on Water Quality and Quantity

Stabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas.

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation will help to reduce runoff, increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching, and vegetative establishment.

Adequate Vegetative Establishment

Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and reseeding within the planting season.

- Adequate vegetative stabilization requires 95 percent groundcover.
- If an area has less than 40 percent groundcover, restabilize following the original recommendations for lime, fertilizer, seedbed preparation, and seeding.
- If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates originally specified.
- Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

B-4-2 STANDARDS AND SPECIFICATIONS
FOR
SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition

The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose

To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies

Where vegetative stabilization is to be established.

Criteria

- Soil Preparation
 - Temporary Stabilization
 - Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or ripers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
 - Apply fertilizer and lime as prescribed on the plans.
 - Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
 - Permanent Stabilization
 - A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - Soil pH between 6.0 and 7.0.
 - Soluble salts less than 500 parts per million (ppm).
 - Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
 - Soil contains 1.5 percent minimum organic matter by weight.
 - Soil contains sufficient pore space to permit adequate root penetration.
 - Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
 - Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
 - Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seeding loosening may be unnecessary on newly disturbed areas.
 - Topsoiling
 - Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
 - Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
 - Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - The original soil to be vegetated contains material toxic to plant growth.
 - The soil is so acidic that treatment with limestone is not feasible.
 - Areas having slopes steeper than 2:1 require special consideration and design:
 - Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.
 - Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
- Topsoil Application
 - Erosion and sediment control practices must be maintained when applying topsoil.
 - Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
 - Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the topsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

Soil Amendments (Fertilizer and Lime Specifications)

- Soil tests must be performed to determine the exact rates and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
- Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
- Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
- Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
- Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

B-4-3 STANDARDS AND SPECIFICATIONS
FOR
SEEDING AND MULCHING

Definition

The application of seed and mulch to establish vegetative cover.

Purpose

To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

- Seeding
 - Specifications
 - All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
 - Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen. The appropriate seeding mixture must be applied when the ground thaws.
 - Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phytotoxic materials.
 - Application
 - Dry Seeding: This includes use of conventional drop or broadcast spreaders.
 - Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
 - Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
 - Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seeded must be firm after planting.
 - Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
 - Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
 - If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P2O5 (phosphorus), 200 pounds per acre; K2O (potassium), 200 pounds per acre.
 - Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
 - Mix seed and fertilizer on site and seed immediately and without interruption.
 - When hydroseeding do not incorporate seed into the soil.
 - Mulching
 - Materials (in order of preference)
 - Mulch consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
 - Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
 - WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
 - WCFM, including dye, must contain no germination or growth inhibiting factors.
 - WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
 - WCFM material must not contain elements or compounds at concentration levels that will be phytotoxic.
 - WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.
- Application
 - Apply mulch to all seeded areas immediately after seeding.
 - When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
 - Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
- Anchoring
 - Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
 - A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
 - Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
 - Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petrosol, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
 - Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls to 15 feet wide and 300 to 3,000 feet long.

B-4-4 STANDARDS AND SPECIFICATIONS
FOR
TEMPORARY STABILIZATION

Definition

To stabilize disturbed soils with vegetation for up to 6 months.

Purpose

To use fast growing vegetation that provides cover on disturbed soils.

Conditions Where Practice Applies

Exposed soils where ground cover is needed for a period of 6 months or less. For longer duration of time, permanent stabilization practices are required.

Criteria

- Select one or more of the species or seed mixtures listed in Table B.1 for the appropriate Plant Hardness Zone (from Figure B.3), and enter them in the Temporary Seeding Summary below along with application rates, seeding dates and seeding depths. If this Summary is not put on the plan and completed, then Table B.1 plus fertilizer and lime rates must be put on the plan.
- For sites having soil tests performed, use and show the recommended rates by the testing agency. Soil tests are not required for Temporary Seeding.
- When stabilization is required outside of a seeding season, apply seed and mulch or straw mulch alone as prescribed in Section B-4-3 A.1.b and maintain until the next seeding season.

Temporary Seeding Summary

Hardness Zone (from Figure B.3): Seed Mixture (from Table B.1):					Fertilizer Rate (10-20-20)		Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	N	P2O5	
	ANNUAL RYEGRASS	40	FEB 15 - APR 30 AUG 15 - NOV 30	0.50			
	BARLEY	40	FEB 15 - APR 30 AUG 15 - NOV 30	1	436 lb/ac 10 lb/ 1000 sf	90 lb/ac 20 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf

B-4-5 STANDARDS AND SPECIFICATIONS
FOR
PERMANENT STABILIZATION

Definition

To stabilize disturbed soils with permanent vegetation.

Purpose

To use long-lived perennial grasses and legumes to establish permanent ground cover on disturbed soils.

Conditions Where Practice Applies

Exposed soils where ground cover is needed for 6 months or more.

Criteria

- Seed Mixtures
 - General Use
 - Select one or more of the species or mixtures listed in Table B.3 for the appropriate Plant Hardness Zone (from Figure B.3) and based on the site condition or purpose found on Table B.2. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The Summary is to be placed on the plan.
 - Additional planting specifications for exceptional sites such as shorelines, stream banks, or dunes or for special purposes such as wildlife or aesthetic treatment may be found in USDA-NRCS Technical Field Office Guide, Section 342 - Critical Area Planting.
 - For sites having disturbed area over 5 acres, use and show the rates recommended by the soil testing agency.
 - For areas receiving low maintenance, apply urea form fertilizer (46-0-0) at 3 ½ pounds per 1000 square feet (150 pounds per acre) at the time of seeding in addition to the soil amendments shown in the Permanent Seeding Summary.
 - Turfgrass Mixtures
 - Areas where turfgrass may be desired include lawns, parks, playgrounds, and commercial sites which will receive a medium to high level of maintenance.
 - Select one or more of the species or mixtures listed below based on the site conditions or purpose. Enter selected mixture(s), application rates, and seeding dates in the Permanent Seeding Summary. The summary is to be placed on the plan.
 - Kentucky Bluegrass: Full Sun Mixture: For use in areas that receive intensive management. Irrigation required in the areas of central Maryland and Eastern Shore. Recommended Certified Kentucky Bluegrass Cultivars Seeding Rate: 1.5 to 2.0 pounds per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Kentucky Bluegrass/Perennial Rye: Full Sun Mixture: For use in full sun areas where rapid establishment is necessary and when turf will receive medium to intensive management. Certified Perennial Ryegrass Cultivars/Certified Kentucky Bluegrass Seeding Rate: 2 pounds mixture per 1000 square feet. Choose a minimum of three Kentucky bluegrass cultivars with each ranging from 10 to 35 percent of the total mixture by weight.
 - Tall Fescue/Kentucky Bluegrass: Full Sun Mixture: For use in drought prone areas and/or for areas receiving low to medium management in full sun to medium shade. Recommended mixture includes: Certified Tall Fescue Cultivars 35 to 100 percent, Certified Kentucky Bluegrass Cultivars 0 to 5 percent. Seeding Rate: 5 to 6 pounds per 1000 square feet. One or more cultivars may be blended.
 - Kentucky Bluegrass/Fine Fescue: Shade Mixture: For use in areas with shade in Bluegrass Lawns. For establishment in high quality, intensively managed turf area. Mixture includes: Certified Kentucky Bluegrass Cultivars 30 to 40 percent and Certified Fine Fescue and 60 to 70 percent. Seeding Rate: 1½ to 3 pounds per 1000 square feet.

Notes:
Select turfgrass varieties from those listed in the most current University of Maryland Publication, Agronomy Memo #77, "Turfgrass Cultural Recommendations for Maryland"

Choose certified material. Certified material is the best guarantee of cultivar purity. The certification program of the Maryland Department of Agriculture, Turf and Seed Section, provides a reliable means of consumer protection and assures a pure genetic line

Western MD: March 15 to June 1, August 1 to October 1 (Hardiness Zones: 5b, 6a)

Central MD: March 1 to May 15, August 15 to October 15 (Hardiness Zone: 6b)

Southern MD: Eastern Shore: March 1 to May 15, August 15 to October 15 (Hardiness Zones: 7a, 7b)

- Till areas to receive seed by disking or other approved methods to a depth of 2 to 4 inches, level and rake the areas to prepare a proper seedbed. Remove stones and debris over 1½ inches in diameter. The resulting seedbed must be in such condition that future mowing of grasses will pose no difficulty.
- If soil moisture is deficient, supply new seedlings with adequate water for plant growth (½ to 1 inch every 3 to 4 days depending on soil texture) until they are firmly established. This is especially true when seedlings are made late in the planting season, in abnormally dry or hot seasons, or on adverse sites.

Permanent Seeding Summary

Hardness Zone (from Figure B.3): Seed Mixture (from Table B.1):					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
	CREEPING RED FESCUE KENTUCKY BLUEGRASS	60# 15#	MAR 1 - MAY 15 AUG 15 - OCT 15	1/4" - 1/2"				
	TALL FESCUE	100#	MAR 1 - MAY 15 AUG 15 - OCT 15	1/4" - 1/2"	45 lb/ac 1 lb/ 1000 sf	90 lb/ac 2 lb/1000 sf	90 lb/ac 2 lb/1000 sf	2 tons/ac 90 lb/ 1000 sf

- Sod: To provide quick cover on disturbed areas (2:1 grade or flatter).
 - General Specifications
 - Class of turfgrass sod must be Maryland State Certified. Sod labels must be made available to the job foreman and inspector.
 - Sod must be machine cut to a uniform soil thickness of ¾ inch, plus or minus ¼ inch, at the time of cutting. Measurement for thickness must exclude top growth and thatch. Broken pads and torn or uneven ends will not be acceptable.
 - Standard size sections of sod must be strong enough to support their own weight and retain their size and shape when suspended vertically with a firm grasp on the upper 10 percent of the section.
 - Sod must not be harvested or transplanted when moisture content (excessively dry or wet) may adversely affect its survival.
 - Sod must be harvested, delivered, and installed within a period of 36 hours. Sod not transplanted within this period must be approved by an agronomist or soil scientist prior to its installation.
 - Sod Installation
 - During periods of excessively high temperature or in areas having dry subsoil, lightly irrigate the subsoil immediately prior to laying the sod.
 - Lay the first row of sod in a straight line with subsequent rows placed parallel to it and tightly wedged against each other. Stagger lateral joints to promote more uniform growth and strength. Ensure that sod is not stretched or overlapped and that all joints are butted tight in order to prevent voids which would cause air drying of the roots.
 - Wherever possible, lay sod with the long edges parallel to the contour and with staggering joints. Roll and tamp, peg or otherwise secure the sod to prevent slippage on slopes. Ensure solid contact exists between sod roots and the underlying soil surface.
 - Water the sod immediately following rolling and tamping until the underside of the new sod pad and soil surface below the sod are thoroughly wet. Complete the operations of laying, tamping and irrigating for any piece of sod within eight hours.
 - Sod Maintenance
 - In the absence of adequate rainfall, water daily during the first week or as often and sufficiently as necessary to maintain moist soil to a depth of 4 inches. Water sod during the heat of the day to prevent wilting.
 - After the first week, sod watering is required as necessary to maintain adequate moisture content. Do not mow until the sod is firmly rooted. No more than ½ of the grass leaf must be removed by the initial cutting or subsequent cuttings. Maintain a grass height of at least 3 inches unless otherwise specified.

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS
FOR VEGETATIVE STABILIZATION

- Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven (7) days as to all other disturbed or graded areas on the project site not under active grading.
- All temporary erosion and sediment control devices are to be provided as indicated on this plan, with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
- Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
- Temporary seeding shall be accomplished between February 15th through April 30th, or August 15th through November 30th. During other times, temporary mulching shall be provided.
- Temporary seeding shall conform to the following applications: 436 lbs. per acre of 10-20-20; 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disking or other suitable means. Annual ryegrass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

Seed Mixture (For Hardness Zone 7a) (From Table B.1)					Fertilizer Rate (10-20-20)		Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	N	P2O5	
	ANNUAL RYEGRASS	50#	2/15 - 4/30 8/15 - 11/30	½"			
	BARLEY	96#	2/15 - 4/30 / 8/15 - 11/30	1"	436 lb/ac	90 lb/	2 tons/ac
	OATS	72#	2/15 - 4/30 / 8/15 - 11/30	1"	10 lb/	1000 sf	90 lb/
	WHEAT	120#	2/15 - 4/30 / 8/15 - 11/30	1"			1000 sf
	CEREAL RYE	112#	2/15 - 4/30 / 8/15 - 12/15	1"			
	FOXTAIL MILLET	30#	5/1 - 8/14	½"			
	PEARL MILLET	20#	5/1 - 8/14	½"			

- Mulching shall be unchopped, unrotted, small grain straw applied at a rate of 2-2½ tons per acre. Anchor mulch with a mulch anchoring tool on the Contour. Wood cellulose fiber may be used for anchoring straw at a rate of 750 lbs. per acre mixed with water at a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water, or with a synthetic liquid binder according to manufacturer recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to attain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
- Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications: Permanent seeding for sites having disturbed over five (5) acres shall use fertilizer rates recommended by a soil testing agency and the recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for conditions other than listed above shall be performed at the rates and dates as provided in the Permanent Seeding Summary Table below. Fertilizer and lime amendments shall be incorporated into the top 3"-5" of the soil by disking or other suitable means. Mulching shall be accomplished as discussed in Item #6 of these specifications.

Seed Mixture (For Hardness Zone 7a) (From Table B.3)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lbs/ac.)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
7	CREEPING RED FESCUE KENTUCKY BLUEGRASS	60# 15#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"				
8	TALL FESCUE	100#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"	45 lb/ac 1lb/ 1000 sf	90 lb/ac 2lb/ 1000 sf	90 lb/ac 2lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sq
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60# 40# 20#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"				

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

EROSION & SEDIMENT CONTROL DETAILS

OF THE LANDS OF

SILO SQUARE, LLC

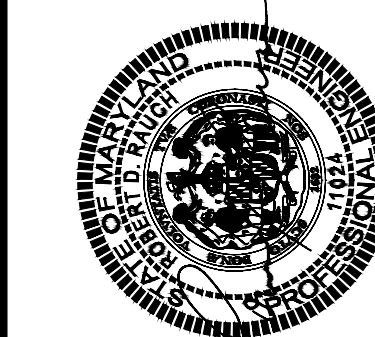
TAX MAP 0105, GRID 06EA, PARCEL 2226

EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR: SILO SQUARE, LLC

RAUCH
Engineering | Survey | Architecture | Environmental

Main Office: 106 N. Harrison St. - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9881 | Fax: 410 770 3887



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

DESCRIPTION

DATE

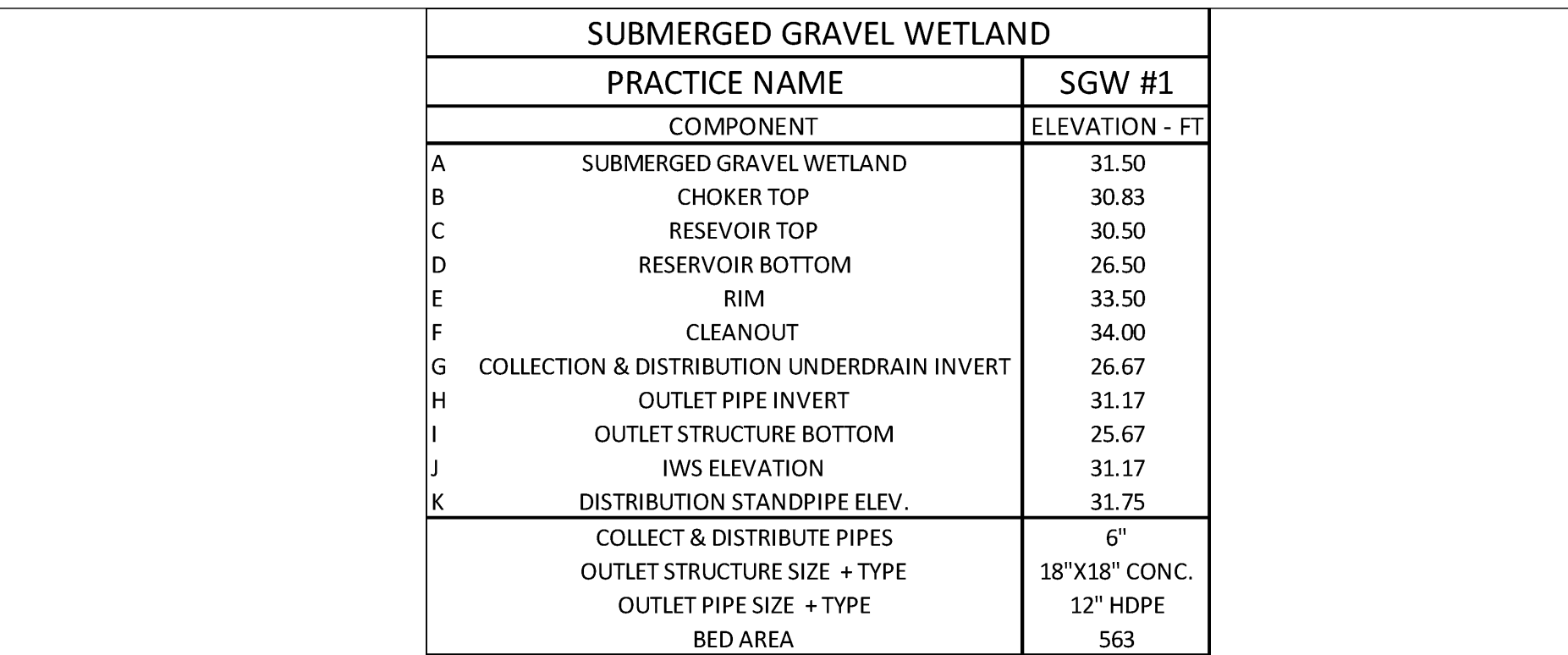
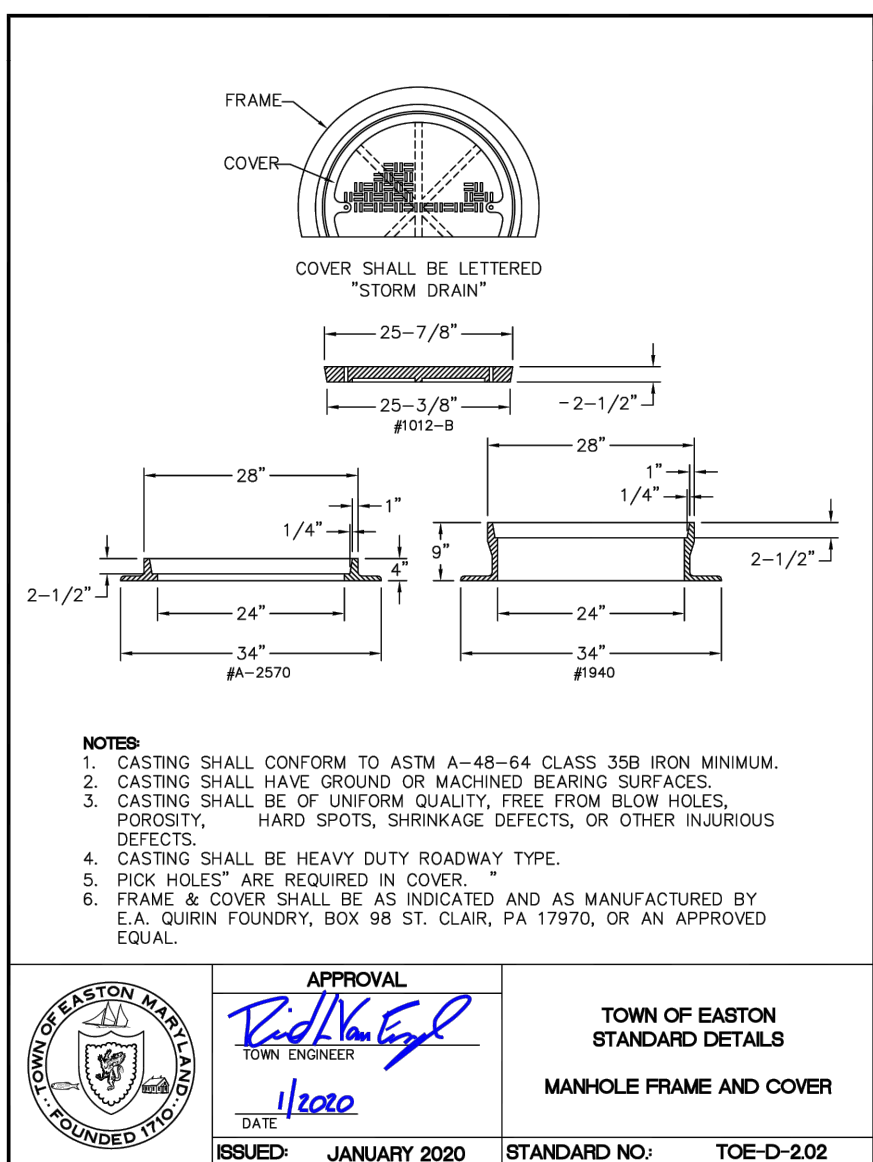
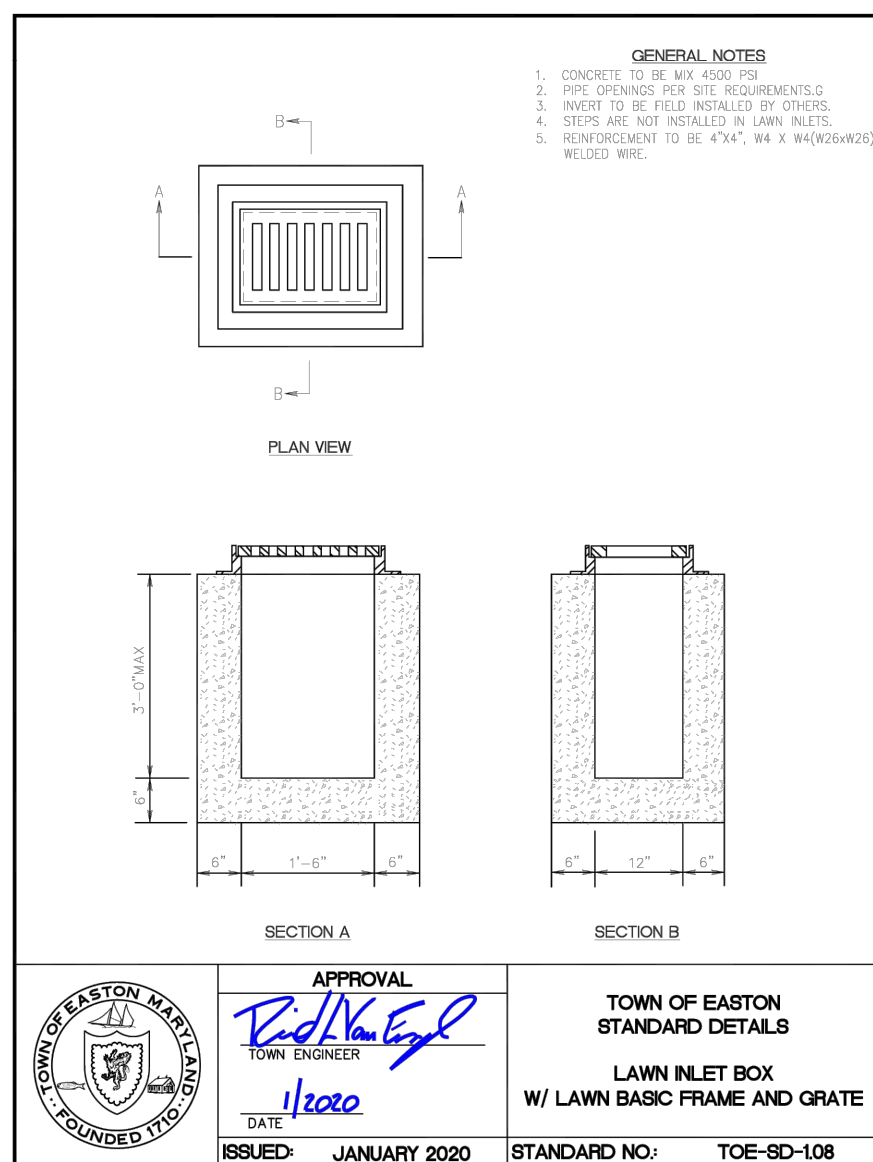
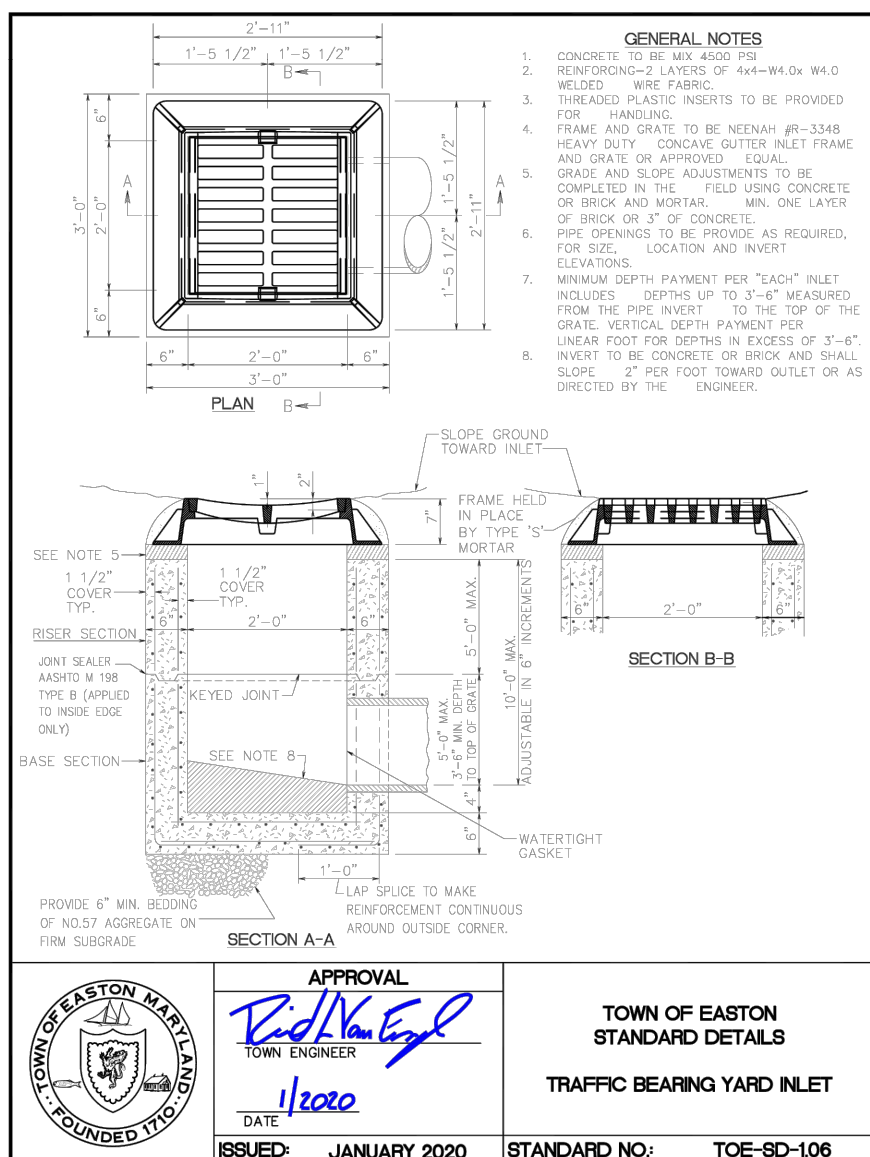
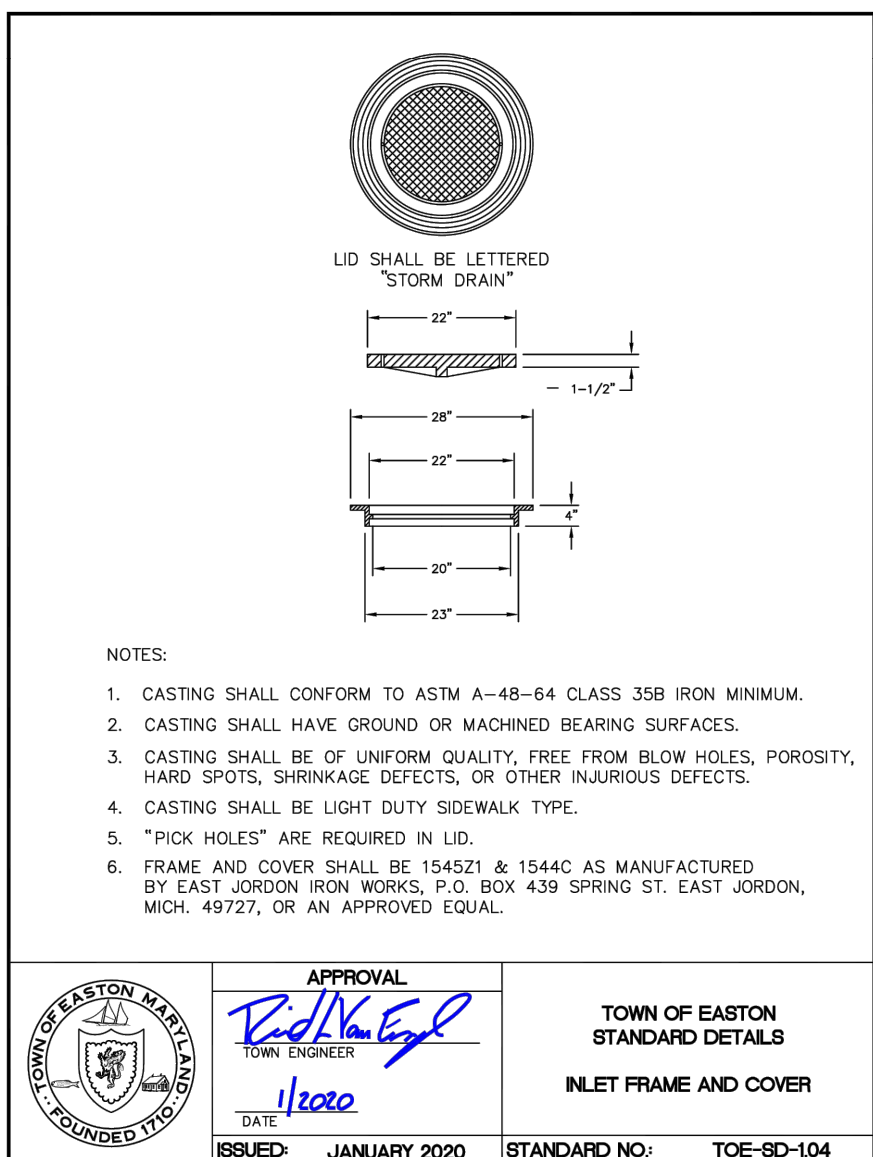
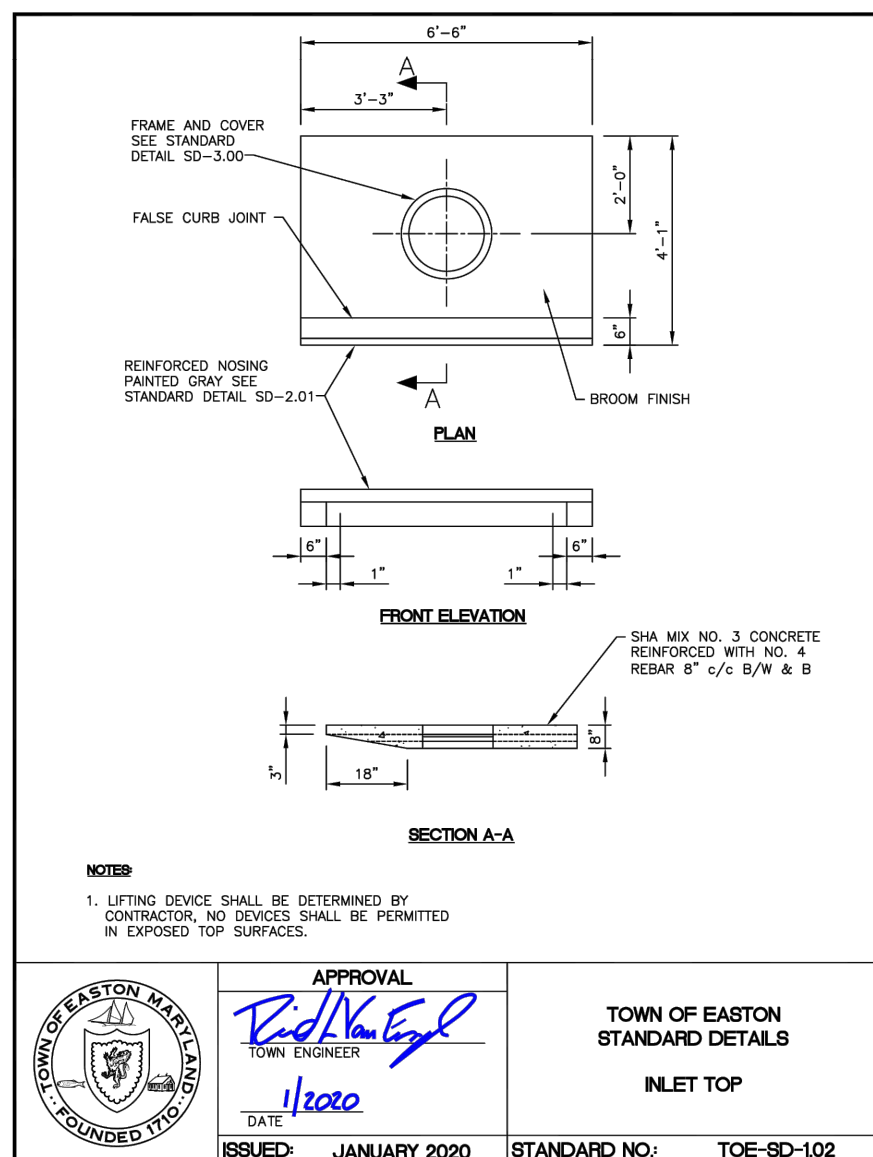
REV. #

SHEET NO.: C-205.02

FOR REVIEW



DATE: 9/3/2024
SCALE: N/A
DRAWN BY: AF
DESIGNED BY: BBF
APPROVED BY:



QUANTITY SUMMARY CHART				
STUDY POINT	STORM EVENT	2-YEAR {cfs}	10-YEAR {cfs}	100-YEAR {cfs}
STUDY POINT	EXISTING	8.60	15.15	23.03
	PROPOSED	2.71	4.89	20.04
CHANGE	CHANGE	5.89	10.26	2.99

SUBMERGED GRAVEL WETLAND		
PRACTICE NAME		SGW #1
	COMPONENT	ELEVATION - FT
A	SUBMERGED GRAVEL WETLAND	31.50
B	CHOKER TOP	30.83
C	RESEVOIR TOP	30.50
D	RESERVOIR BOTTOM	26.50
E	RIM	33.50
F	CLEANOUT	34.00
G	COLLECTION & DISTRIBUTION UNDERDRAIN INVERT	26.67
H	OUTLET PIPE INVERT	31.17
I	OUTLET STRUCTURE BOTTOM	25.67
J	IWS ELEVATION	31.17
K	DISTRIBUTION STANDPIPE ELEV.	31.75
	COLLECT & DISTRIBUTE PIPES	6"
	OUTLET STRUCTURE SIZE + TYPE	18"x18" CONC.
	OUTLET PIPE SIZE + TYPE	12" HDPE
	BED AREA	563

SITE AND GRADING FEATURES

- 1

3' SIDEWALK PER DETAIL ON C-305
- 2

5' SIDEWALK PER DETAIL ON C-305
- 3

CURB RAMP WITH DETECTABLE WARNING SURFACES PER DETAILS ON C-305
- 4

STANDARD CURB (TYPICAL) PER DETAIL ON C-305
- 5

ASPHALT PAVEMENT PER DETAIL ON C-305
- 6

PARKING STALL STRIPING (TYPICAL) PER DETAIL ON C-305
- 7

MONUMENT SIGN PER DETAIL ON C-305
- 8

(2) PARALLEL PARKING SPACES FOR MAILBOX ACCESS
- 9

STAMPED ASPHALT WALKING TRAIL **PER DETAIL ON C-305**
- 10

TWO RAIL FENCE TO MATCH EXISTING RAILS-TO-TRAILS FENCE. END FENCE 5' FROM EDGES OF TRAIL FOR RAILS-TO-TRAILS ACCESS. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS
- 11

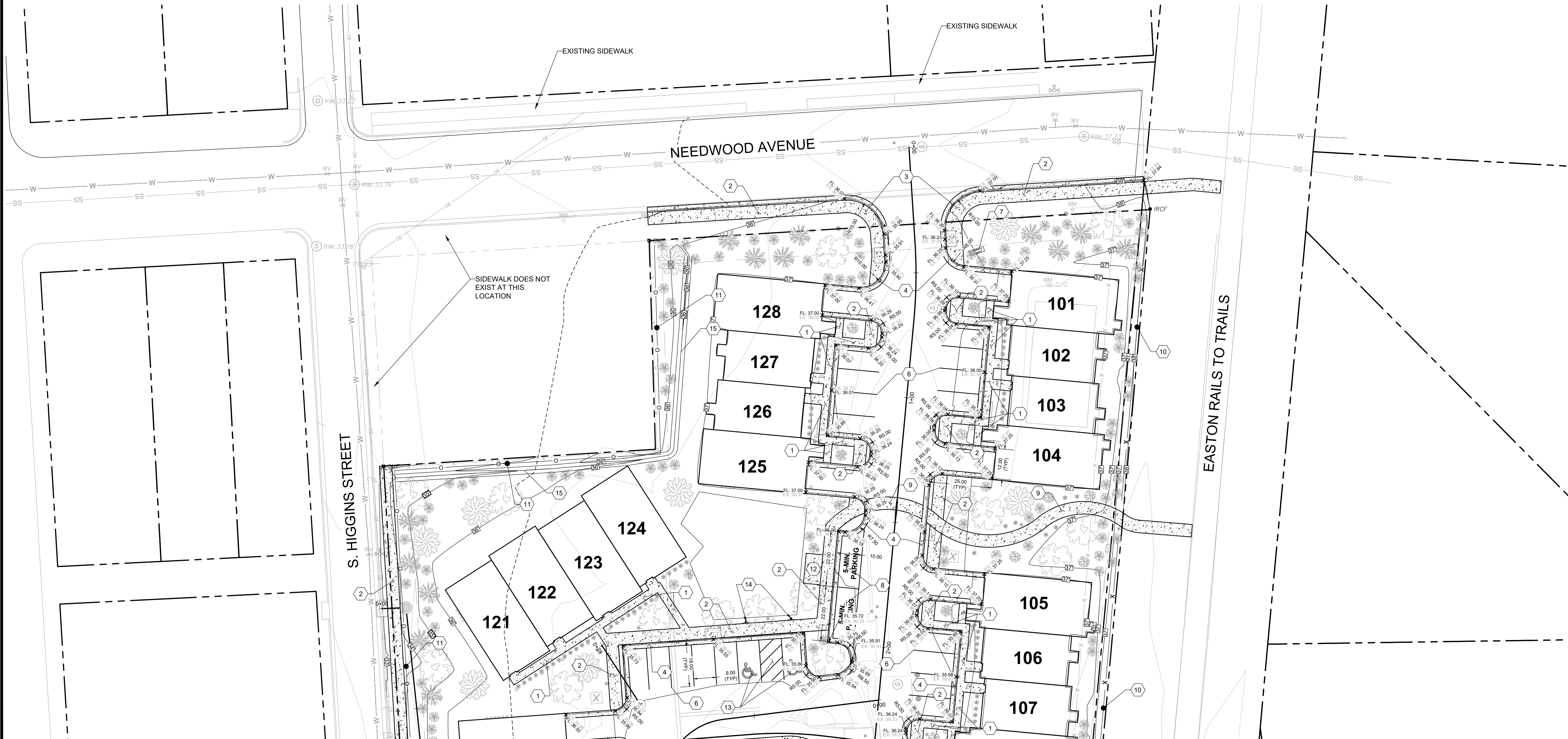
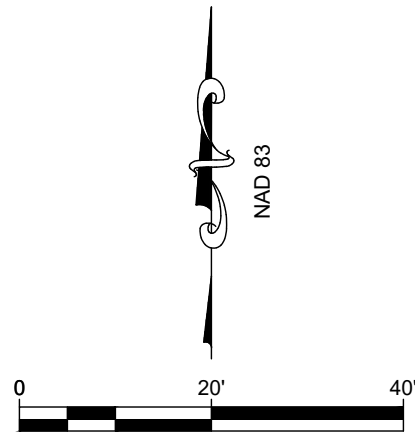
6' TALL BOARD-ON-BOARD FENCE. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS
- 12

CONCRETE PAD FOR CLUSTER MAILBOXES. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS
- 13

HANDICAP PARKING SYMBOL AND ACCESS AISLE. MARK PER PARKING STALL STRIPING DETAIL ON C-305
- 14

HANDICAP PARKING SIGN. SEE DETAIL ON C-305
- 15

VEGETATED V-BOTTOM SWALE.



CONTINUATION - SEE SHEET C-301.02

SITE AND GRADING PLAN

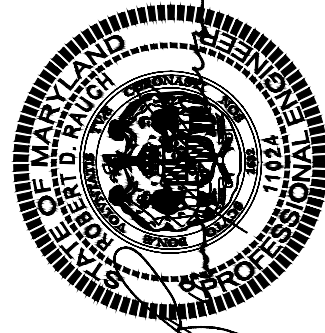
OF THE LANDS OF

SILO SQUARE, LLC

TAX MAP 0105, GRID 08EA, PARCEL 2226
EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR: SILO SQUARE, LLC

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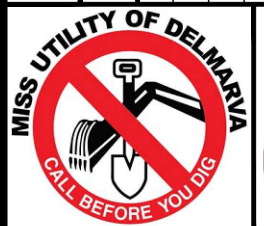


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DESIGNED BY: BBF
APPROVED BY:

SHEET NO.:
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FOR
REVIEW

SITE AND GRADING FEATURES

- 1

3' SIDEWALK PER DETAIL ON C-305
- 2

5' SIDEWALK PER DETAIL ON C-305
- 3

CURB RAMP WITH DETECTABLE WARNING SURFACES PER DETAILS ON C-305
- 4

STANDARD CURB (TYPICAL) PER DETAIL ON C-305
- 5

ASPHALT PAVEMENT PER DETAIL ON C-305
- 6

PARKING STALL STRIPING (TYPICAL) PER DETAIL ON C-305
- 7

MONUMENT SIGN PER DETAIL ON C-305
- 8

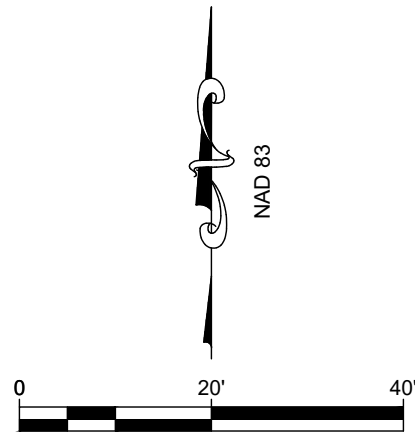
6' TALL MASONRY SURROUND FOR TRASH AND RECYCLING RECEPTACLES PER DETAIL ON C-305
- 9

STAMPED ASPHALT WALKING TRAIL **PER DETAIL ON C-305**
- 10

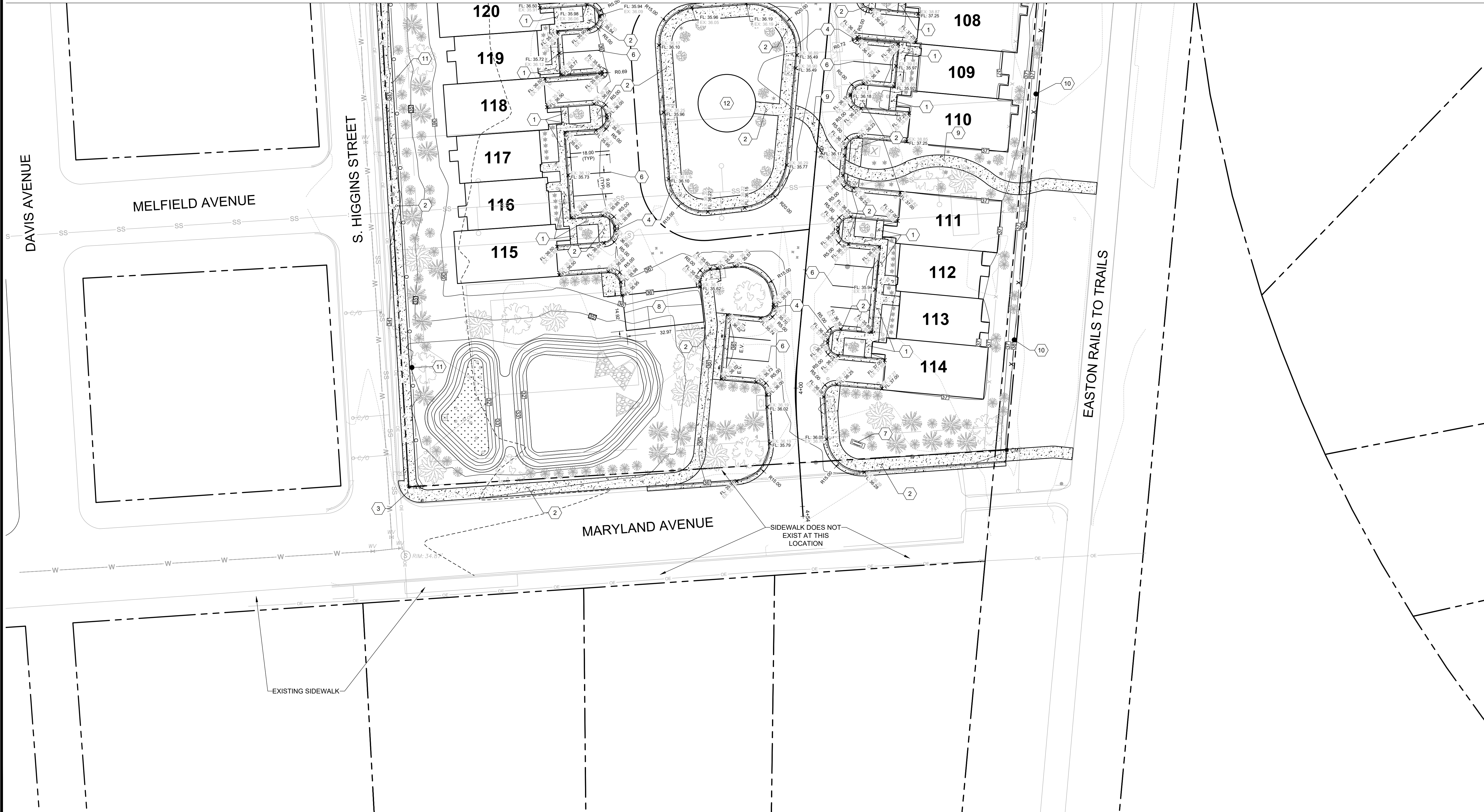
TWO RAIL FENCE TO MATCH EXISTING RAILS-TO-TRAILS FENCE. END FENCE 5' FROM EDGES OF TRAIL FOR RAILS-TO-TRAILS ACCESS. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS
- 11

6' TALL BOARD-ON-BOARD FENCE. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS
- 12

GAZEBO. SEE ARCHITECTURAL PLANS FOR FURTHER DETAILS



CONTINUATION - SEE SHEET C-301.01

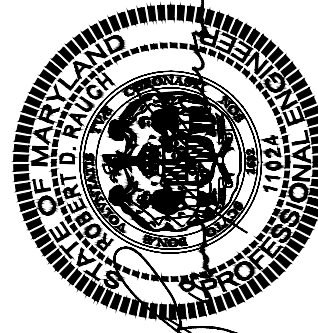


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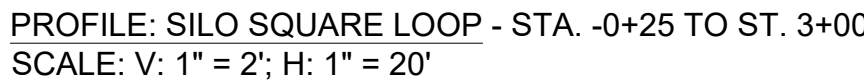
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DESIGNED BY: BBF
APPROVED BY:

SHEET NO.: **C-301.02**

FOR
REVIEW



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RESTORATION IN UNPAVED AREAS

A. TOPSOIL, AND SEEDING

1. TOPSOIL SHALL BE PLACED IN AREAS WHERE GRASS HAS BEEN DISTURBED BY THE CONTRACTOR'S OPERATIONS. DURING THE PLACING AND STOCKPILING RESTORATION MAY BE USED FOR THIS PURPOSE. WHEN TOP SOILING, ALL MATERIALS AND METHODS SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 702, 703, 704, 705, AND 920. IF SPECIFIED, THE CONTRACTOR SHALL HAVE THE SPECIFIED STANDARD TOPSOIL SHALL BE CLEAN FREE OF ROOTS, STONES AND OTHER DEBRIS.

2. THE TOPSOIL FURNISHED BY A STATE CERTIFIED LABORATORY AND SHALL SUBMIT CERTIFICATION THAT TOPSOIL MEETS THE SPECIFIED STANDARD. TOPSOIL SHALL BE CLEAN FREE OF ROOTS, STONES AND OTHER DEBRIS.

3. SEEDING SHALL CONSIST OF FURNISHING AND PLACING SEED AND SOIL SUPPLEMENTS ON TOP SOILED AREAS AND IN ANY OTHER LOCATION, AS DIRECTED BY THE ENGINEER. WHEN SEEDING, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 702 AND 920.

4. FERTILIZER SHALL BE A RECOGNIZED COMMERCIAL FERTILIZER CONFORMING TO MD SHA STANDARDS, SECTION 920.

5. MULCH SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES LESS THAN 3 TO 1. MULCH FOR THESE AREAS SHALL CONSIST OF STRAW MULCH.

6. MULCH SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES EQUAL OR GREATER THAN 3 TO 1. MULCHING OF AREAS WHERE SLOPES EQUAL OR GREATER 3 TO 1 SHALL UTILIZE CURB OR DRAIN.

APPROVAL

[Signature]
TOM ENGINEER

DATE *1/16/20*

TOWN OF SEASCON
STANDARD DETAILS

RESTORATION NOTES

ISSUED: JANUARY 2020 STANDARD NO: T0E-R-5.05

1. ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE 3/4" MAX NO. 7.

2. CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 15'-0" AND EXPANSION JOINTS EVERY 45'-0". EXTRUDED CONCRETE AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'-0". AND EXPANSION JOINTS EVERY 100'-0".

3. DEPRESSION CURB AND GUTTER SHALL BE UTILIZED AT HANDICAPPED RAMPS WHEN TRANSITIONING FROM STANDARD CURB AND GUTTER.

4. MAXIMUM GUTTER SLOPE ON CURB RETURNS SHALL BE 2% WHERE HANDICAPPED RAMPS ARE REQUIRED.

APPROVAL

Paul J. Engler
TOWN ENGINEER

DATE: 1/10/20

TOWN OF EASTON
STANDARD DETAILS
STANDARD CURB AND GUTTER

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

25.1 (30)

1" R (1/8" RAT HANDCAP RAMPS)

1"

1/4" R

8"

1"

18"

6"

24"

3"

1"

NOTES:

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

APPROVAL

TOWN ENGINEER

1200

DATE

ISSUED: JANUARY 2020

STANDARD NO:

TOWN OF EASTON
STANDARD DETAILS

STANDARD DEPRESSED
CURB AND GUTTER
FOR SIDEWALK RAMPS

TOE-R-6.03

Index

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TAX MAP 0105, GRID 00EA, PARCEL 22266

Abstract



the laws of the State of Maryland.

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8

305

UTILITY FEATURES

- 1

6" SEWER LATERAL AND CLEANOUT (TYPICAL) PER
DETAIL ON C-405
- 2

X" WATER LATERAL AND METER PIT (TYPICAL) PER
DETAIL ON C-405
- 3

QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS PRIMARY UTILITIES. SEE UTILITY
TRENCH DETAIL ON C-405
- 4

QTY-X" CONDUIT FOR STREETLIGHT. SEE UTILITY
TRENCH DETAIL ON C-405
- 5

QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS SECONDARY UTILITIES TO
RESIDENCE. SEE UTILITY TRENCH DETAIL ON C-405
- 6

CONNECT NEW WATER MAIN TO EXISTING MAIN IN
MARYLAND AVENUE
- 7

6"x6" HYDRANT TEE
- 8

6"x6" TEE
- 9

6" 11.25-DEG BEND
- 10

6" GATE VALVE
- 11

6"x4" REDUCER
- 12

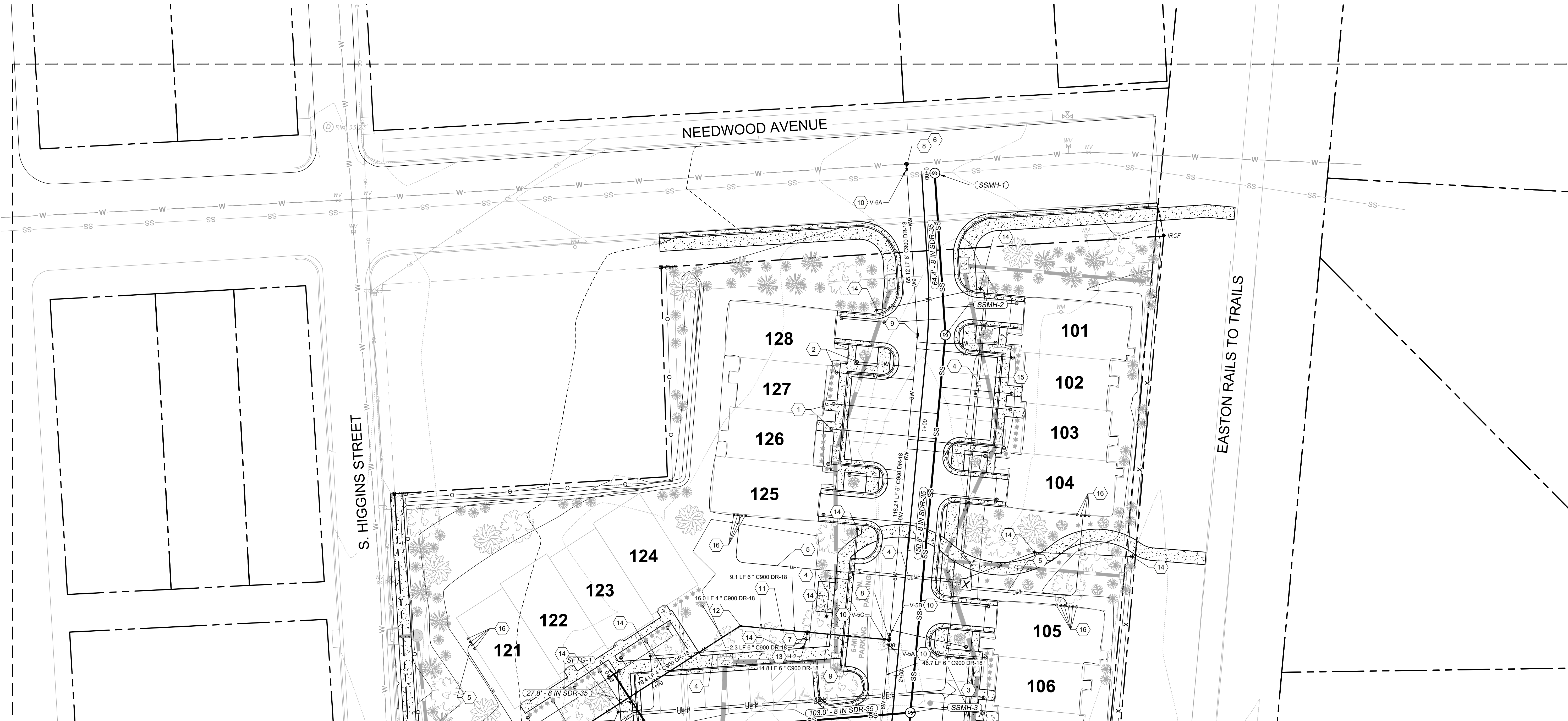
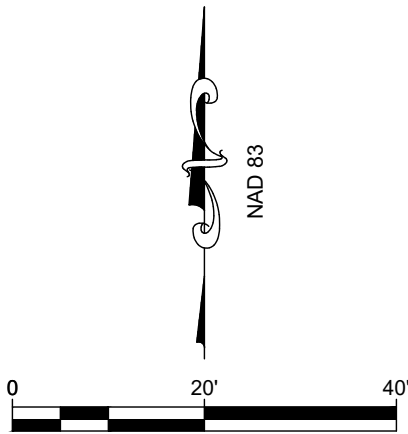
4" 45-DEG BEND
- 13

FIRE HYDRANT - SEE DETAIL SHEET C-405
- 14

STYLE POLE MOUNTED LAMP PER DETAIL ON C-405
- 15

QTY-X" CONDUIT FOR SIGN ILLUMINATION. SEE
UTILITY TRENCH DETAIL ON C-405
- 16

ELECTRICAL METER BOX CLUSTER - 4 OR 6 METERS
DEPENDING ON STRUCTURE REQUIREMENTS.



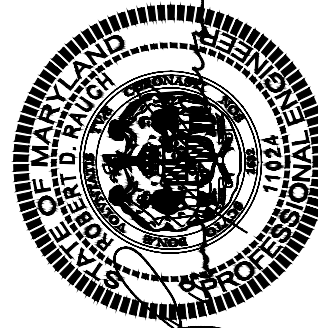
CONTINUATION - SEE SHEET C-401.02

UTILITY PLAN

OF THE LANDS OF
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TAX MAP 0105, GRID 08EA, PARCEL 2226
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APPROVED BY:

SHEET NO.:
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FOR
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UTILITY FEATURES

- 1

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- 2

X" WATER LATERAL AND METER PIT (TYPICAL) PER
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QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS PRIMARY UTILITIES. SEE UTILITY
TRENCH DETAIL ON C-405
- 4

QTY-X" CONDUIT FOR STREETLIGHT. SEE UTILITY
TRENCH DETAIL ON C-405
- 5

QTY-X" CONDUIT FOR ELECTRIC VEHICLE CHARGING
STATION(S). SEE UTILITY TRENCH DETAIL ON C-405
- 6

QTY-X" CONDUITS FOR ELECTRICAL AND
COMMUNICATIONS SECONDARY UTILITIES TO
RESIDENCE. SEE UTILITY TRENCH DETAIL ON C-405
- 7

CONNECT NEW WATER MAIN TO EXISTING MAIN IN
SOUTH HIGGINS STREET
- 8

8"x6" TEE
- 9

6"x6" TEE
- 10

6" 11.25-DEG BEND
- 11

6" 22.5-DEG BEND
- 12

6" 45-DEG BEND
- 13

6" 90-DEG BEND
- 14

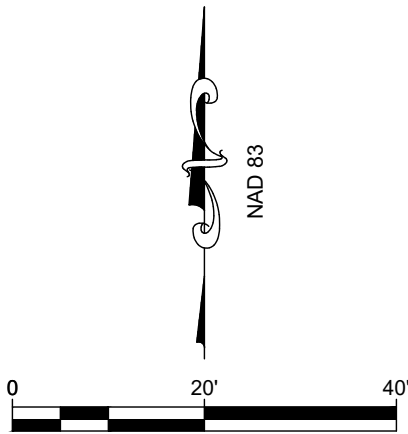
6" GATE VALVE
- 15

FIRE HYDRANT - SEE DETAIL SHEET C-405
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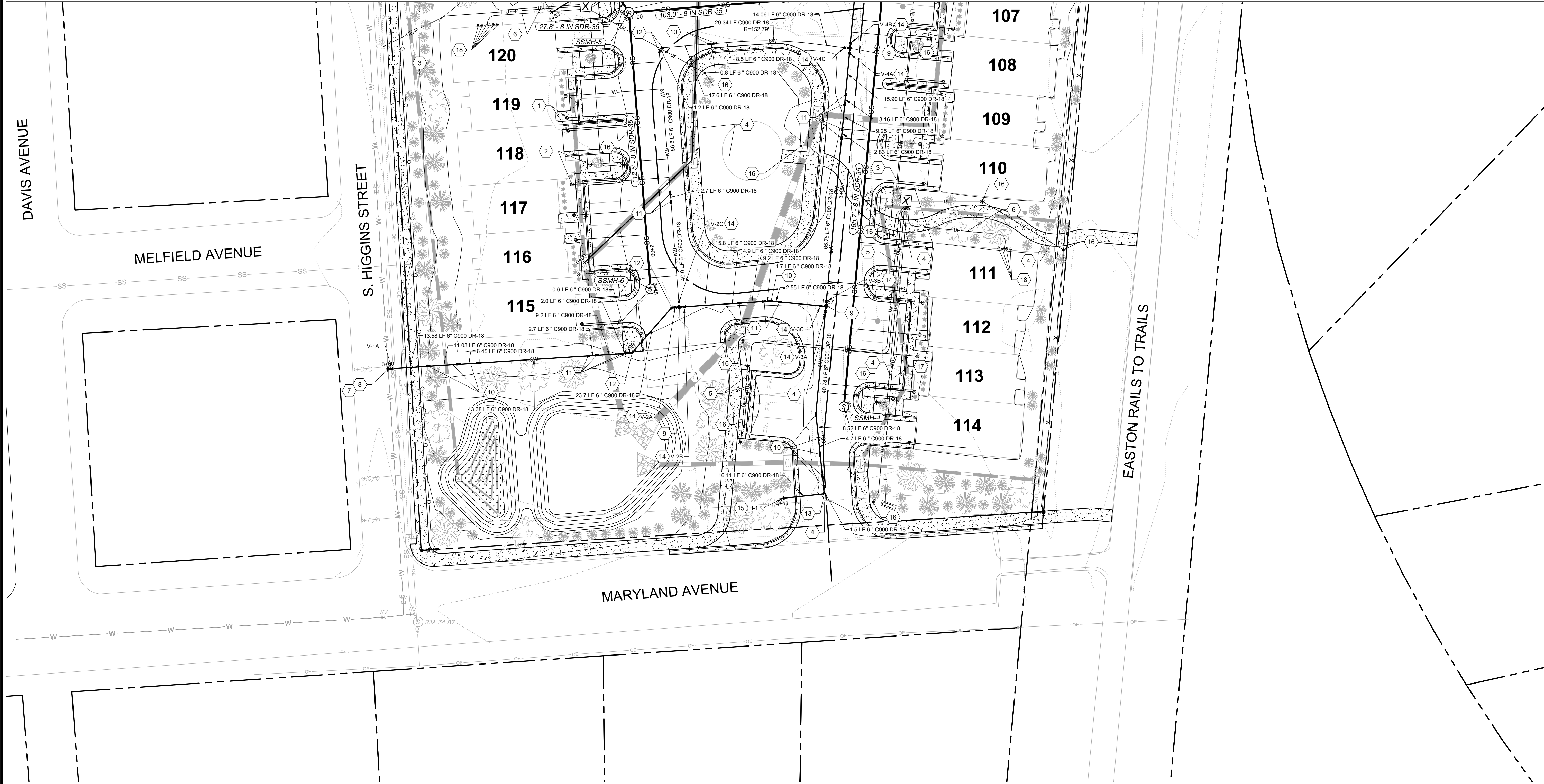
STYLE POLE MOUNTED LAMP PER DETAIL ON C-405
- 17

QTY-X" CONDUIT FOR SIGN ILLUMINATION. SEE
UTILITY TRENCH DETAIL ON C-405
- 18

ELECTRICAL METER BOX CLUSTER - 4 OR 6 METERS
DEPENDING ON STRUCTURE REQUIREMENTS.



CONTINUATION - SEE SHEET C-401.01

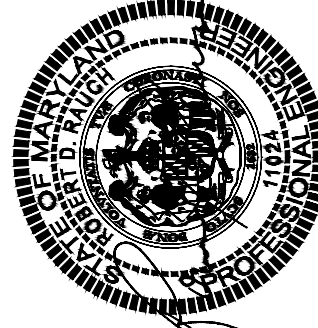


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PREPARED FOR: SILO SQUARE, LLC

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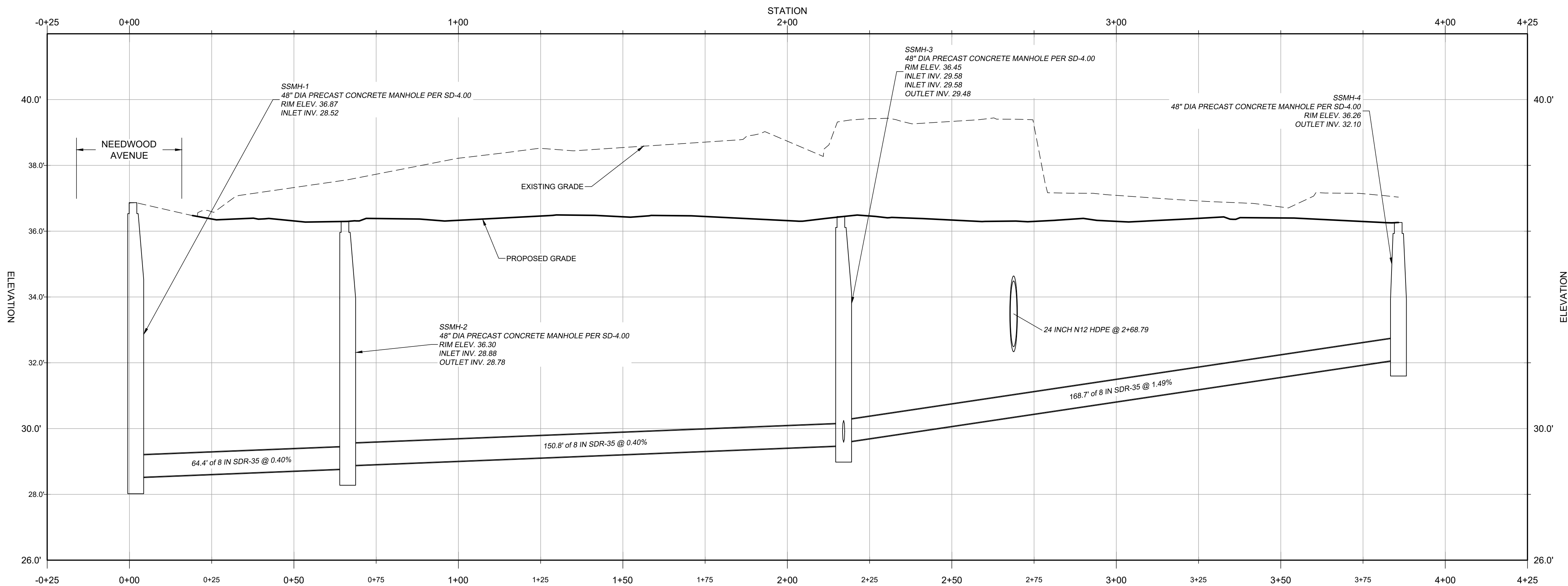
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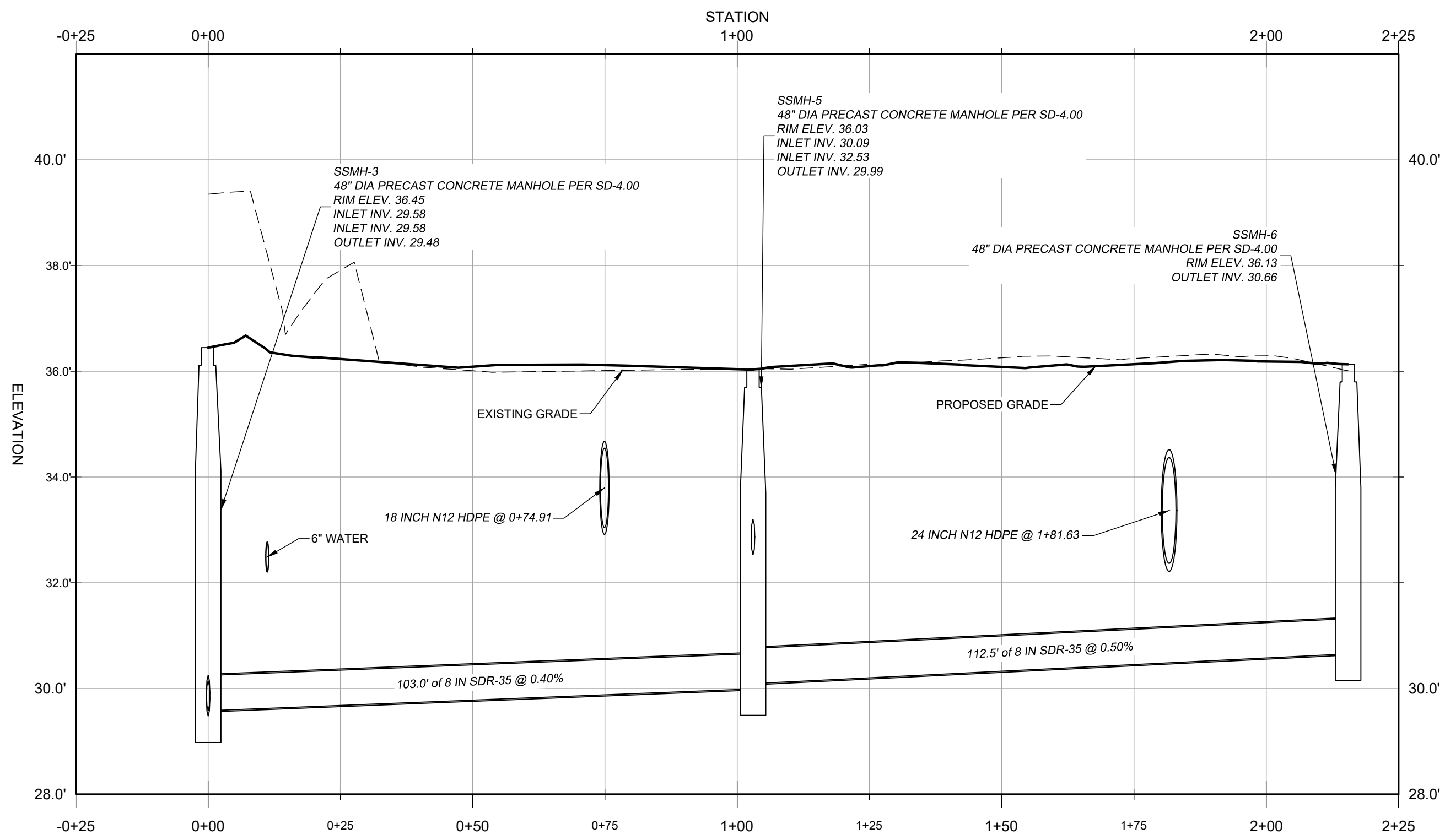
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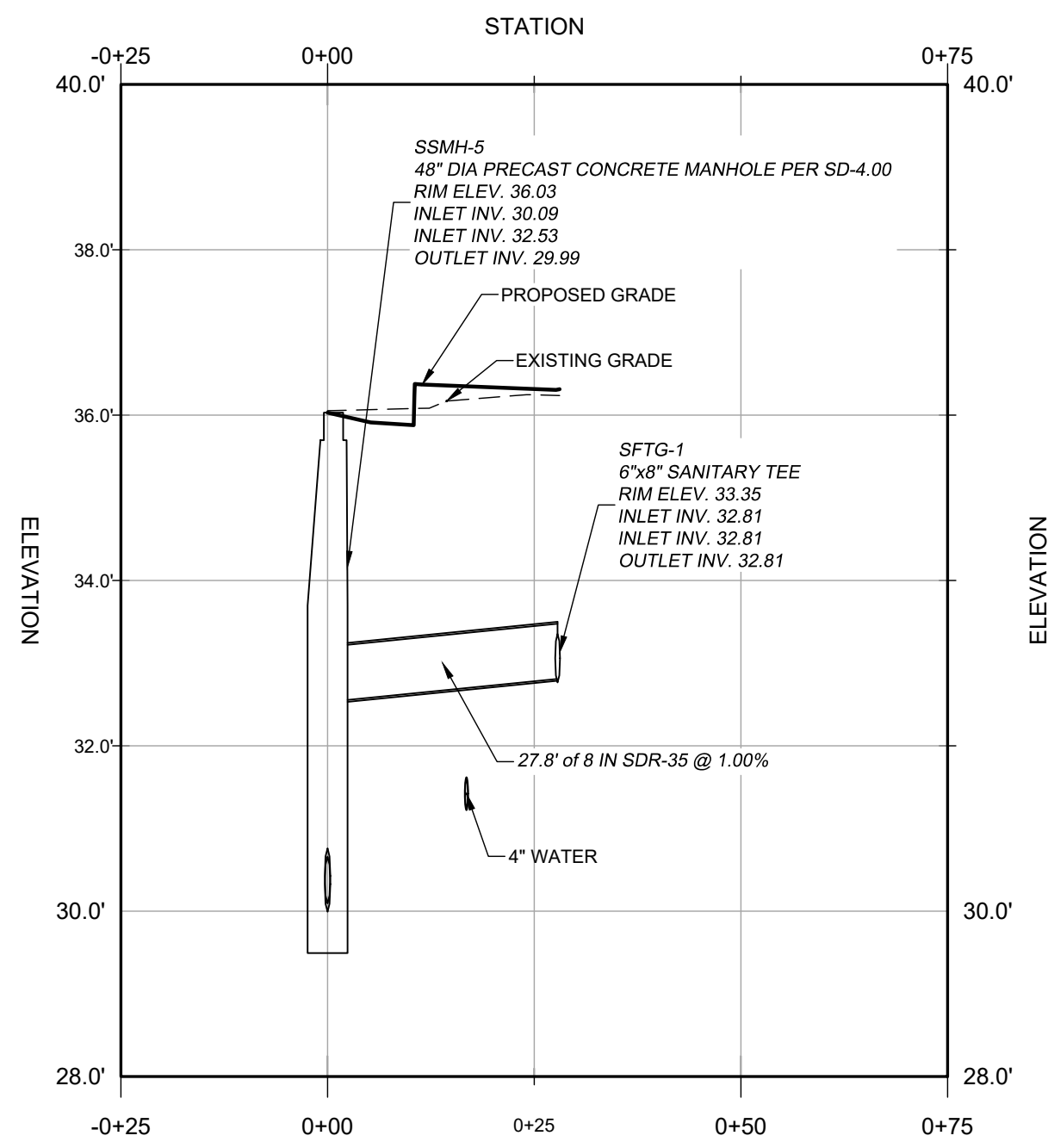
FOR
REVIEW



PROFILE: SSMH-4 TO SSMH-1 - STA. -0+25 TO ST. 4+25
SCALE: V: 1" = 2'; H: 1" = 20'



PROFILE: SSMH-6 TO SSMH-3 - STA. -0+25 TO ST. 2+25
SCALE: V: 1" = 2'; H: 1" = 20'



PROFILE: SFTG-1 TO SSMH-5 - STA. -0+25 TO ST. 0+75
SCALE: V: 1" = 2'; H: 1" = 20'

PIPE SCHEDULE
SILO SQUARE SANITARY SEWER

PIPE NAME	SIZE AND MATERIAL	LENGTH	SLOPE	UPSTREAM STRUCTURE AND INVERT	DOWNSTREAM STRUCTURE AND INVERT
SS-3	8 IN SDR-35	168.67'	1.49%	SSMH-4 INV. 32.10'	SSMH-3 INV. 29.58'
SS-2	8 IN SDR-35	150.76'	0.40%	SSMH-3 INV. 29.48'	SSMH-2 INV. 28.88'
SS-1	8 IN SDR-35	64.44'	0.40%	SSMH-2 INV. 28.78'	SSMH-1 INV. 28.52'
SS-5	8 IN SDR-35	112.48'	0.50%	SSMH-6 INV. 30.66'	SSMH-5 INV. 30.09'
SS-4	8 IN SDR-35	102.99'	0.40%	SSMH-5 INV. 29.99'	SSMH-3 INV. 29.58'
SS-8	6 IN SDR-35	2.50'	1.00%	SCO-1 INV. 32.84'	SFTG-1 INV. 32.81'
SS-7	6 IN SDR-35	2.50'	1.00%	SCO-2 INV. 32.84'	SFTG-1 INV. 32.81'
SS-6	8 IN SDR-35	27.83'	1.00%	SFTG-1 INV. 32.81'	SSMH-5 INV. 32.53'

STRUCTURE SCHEDULE
SILO SQUARE SANITARY SEWER

STRUCTURE NAME	LOCATION	STRUCTURE TYPE AND SIZE	CONNECTED PIPES	RIM ELEVATION
SCO-1	N402414.64, E1577684.75	6" SANITARY SEWER CLEANOUT	SS-8 INV OUT = 32.835	36.34
SCO-2	N402417.34, E1577688.95	6" SANITARY SEWER CLEANOUT	SS-7 INV OUT = 32.835	36.31
SFTG-1	N402416.01, E1577686.84	6"x8" SANITARY TEE	SS-8 INV IN = 32.810 SS-7 INV IN = 32.810 SS-6 INV OUT = 32.810	33.35
SSMH-1	N402615.13, E1577814.40	48" DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-1 INV IN = 28.520	36.87
SSMH-2	N402550.83, E1577818.64	48" DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-2 INV IN = 28.878 SS-1 INV OUT = 28.778	36.30
SSMH-3	N402400.72, E1577804.71	48" DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-3 INV IN = 29.581 SS-4 INV IN = 29.581 SS-2 INV OUT = 29.481	36.45
SSMH-4	N402232.78, E1577789.10	48" DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-3 INV OUT = 32.097	36.26
SSMH-5	N402392.69, E1577702.03	48" DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-5 INV IN = 30.093 SS-6 INV IN = 32.532 SS-4 INV OUT = 29.993	36.03
SSMH-6	N402280.56, E1577710.80	48" DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-5 INV OUT = 30.655	36.13

UTILITY PROFILES

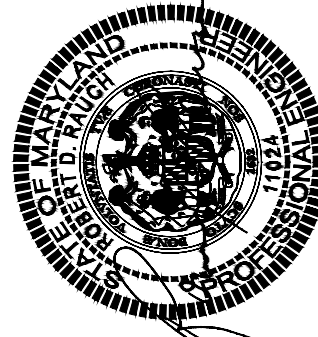
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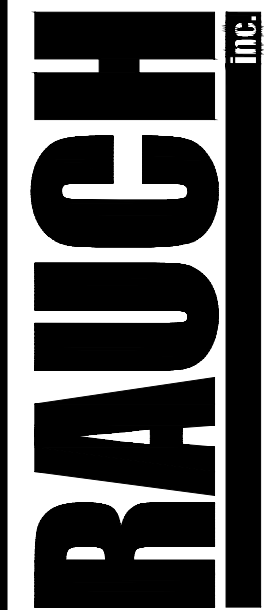
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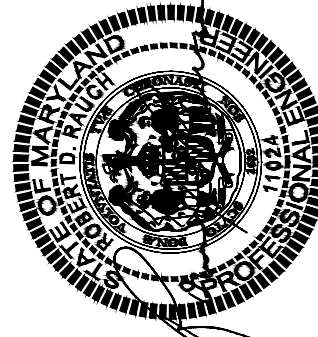
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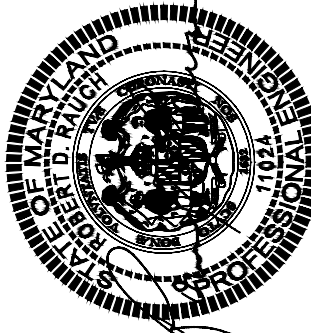
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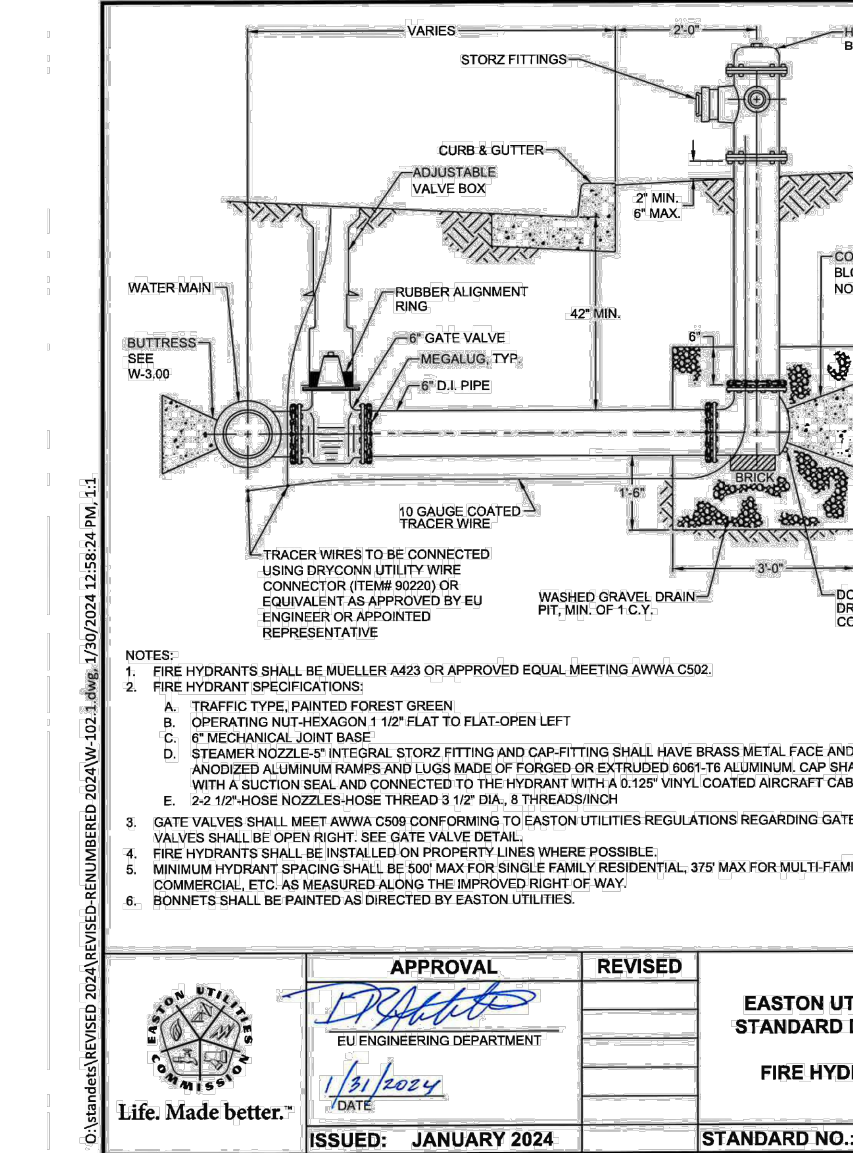
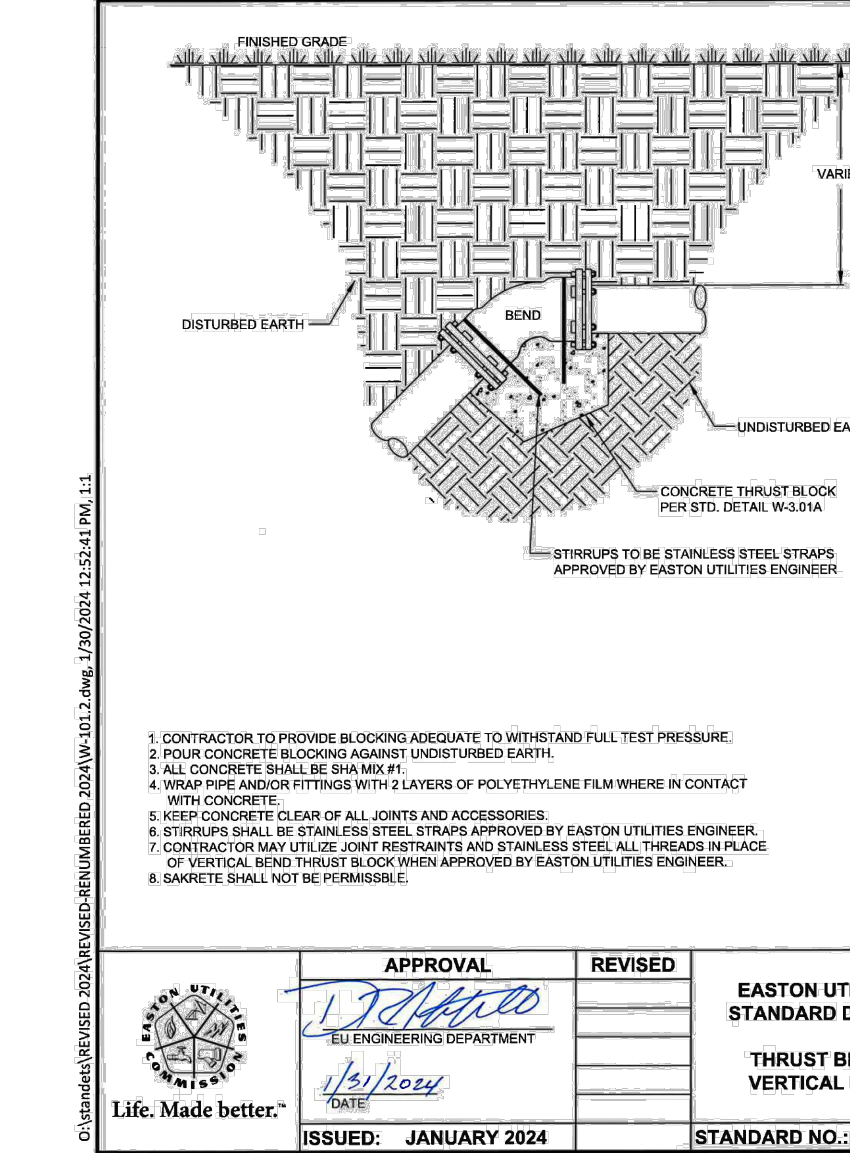
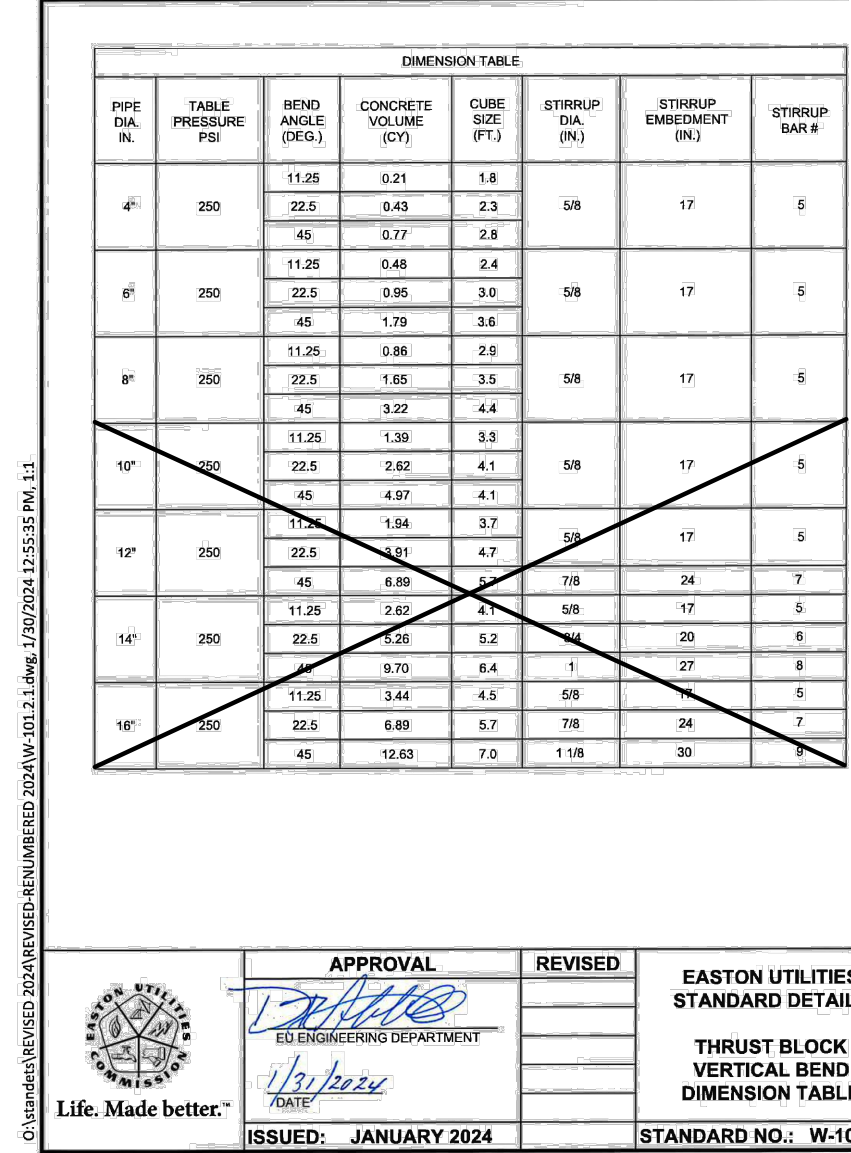
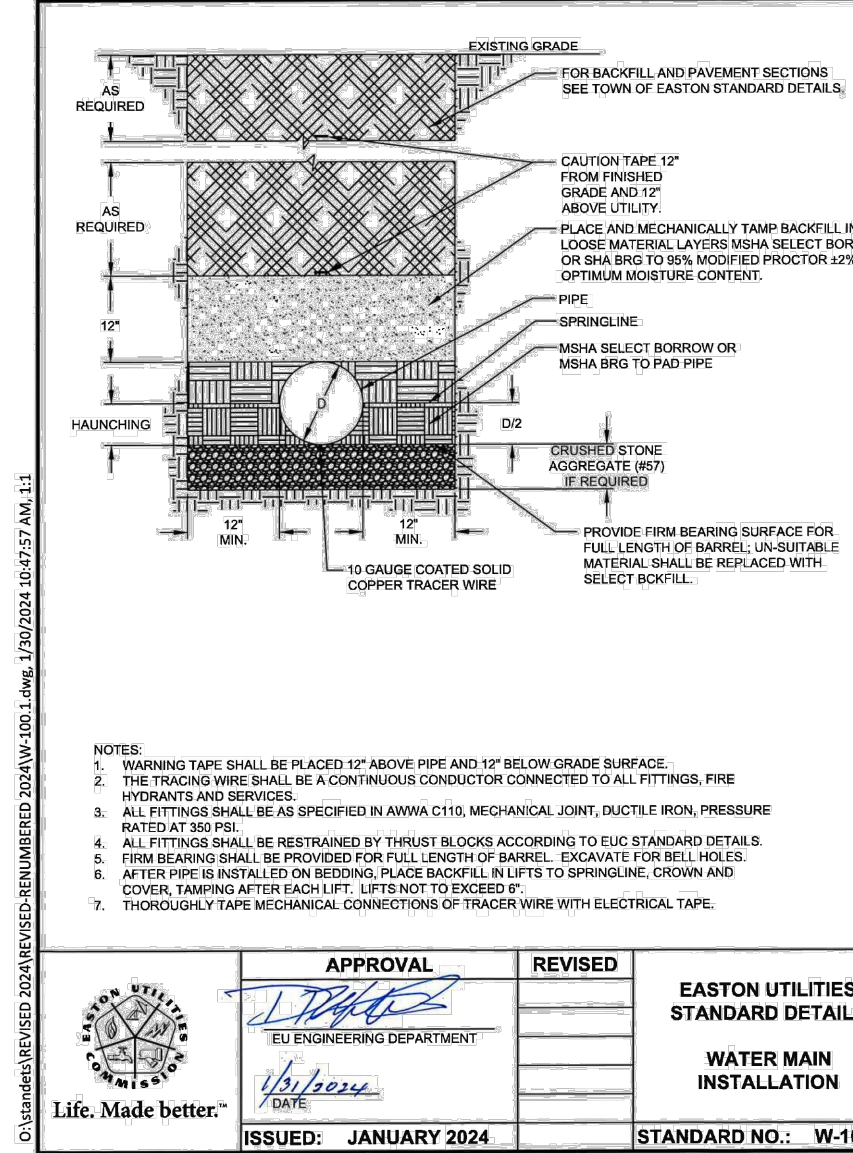
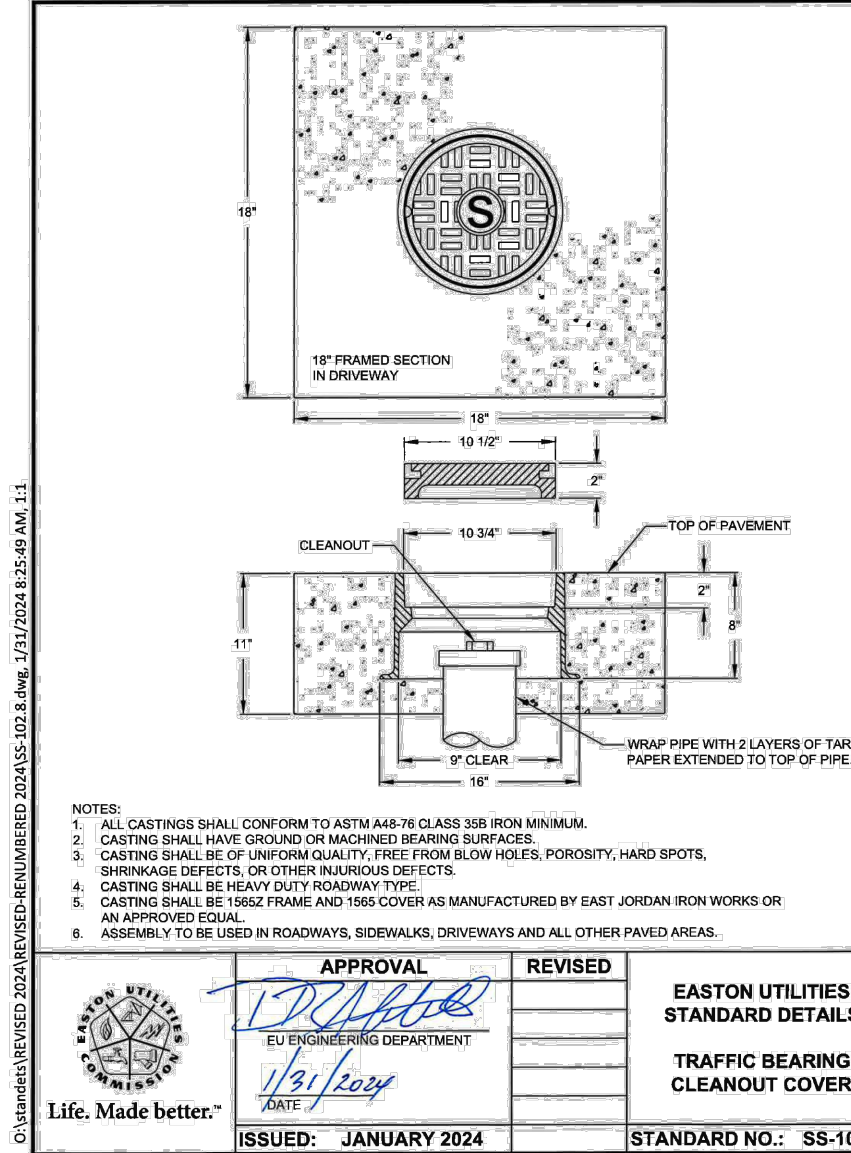
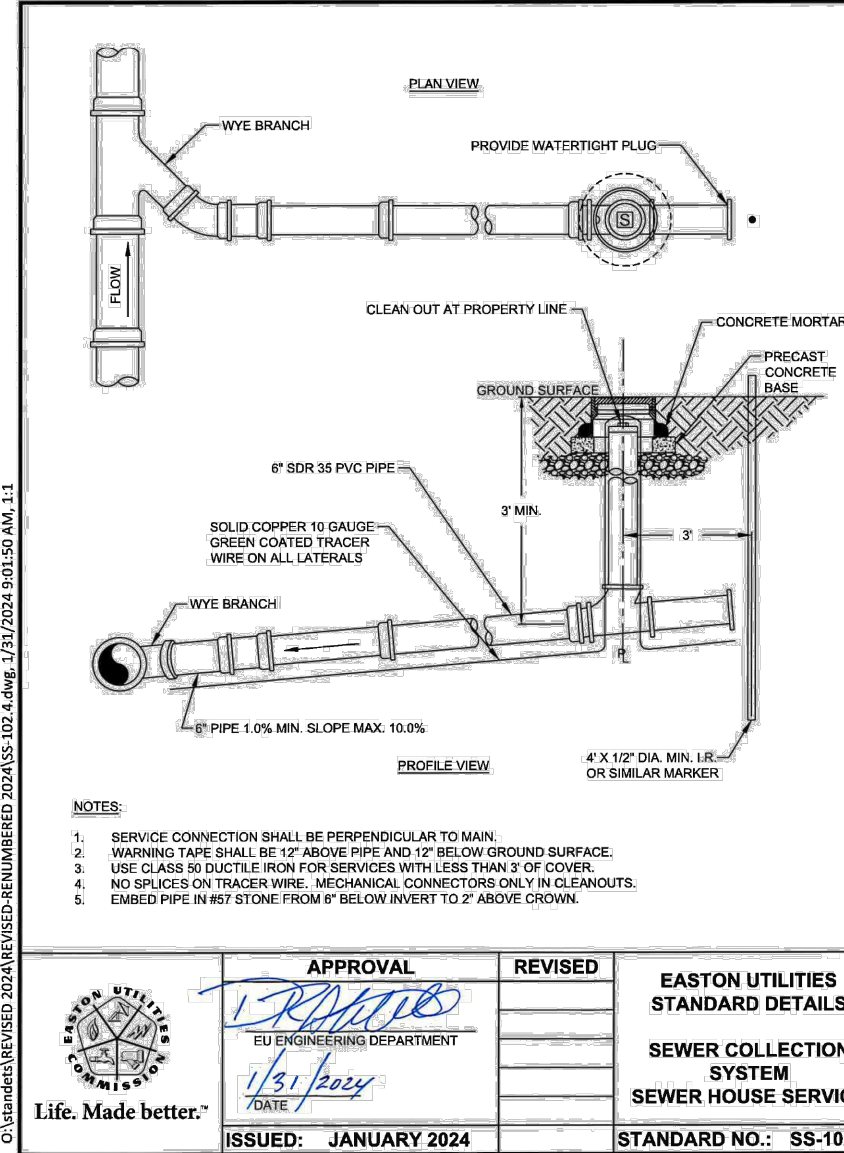
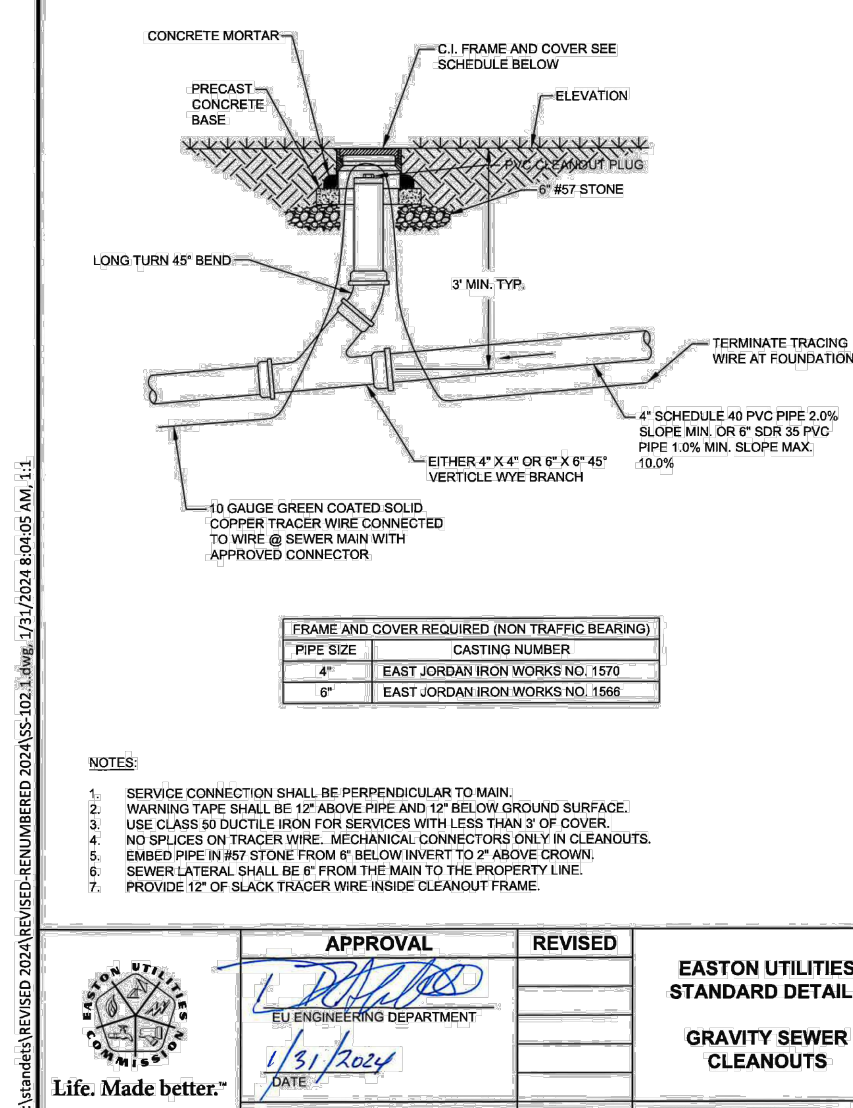
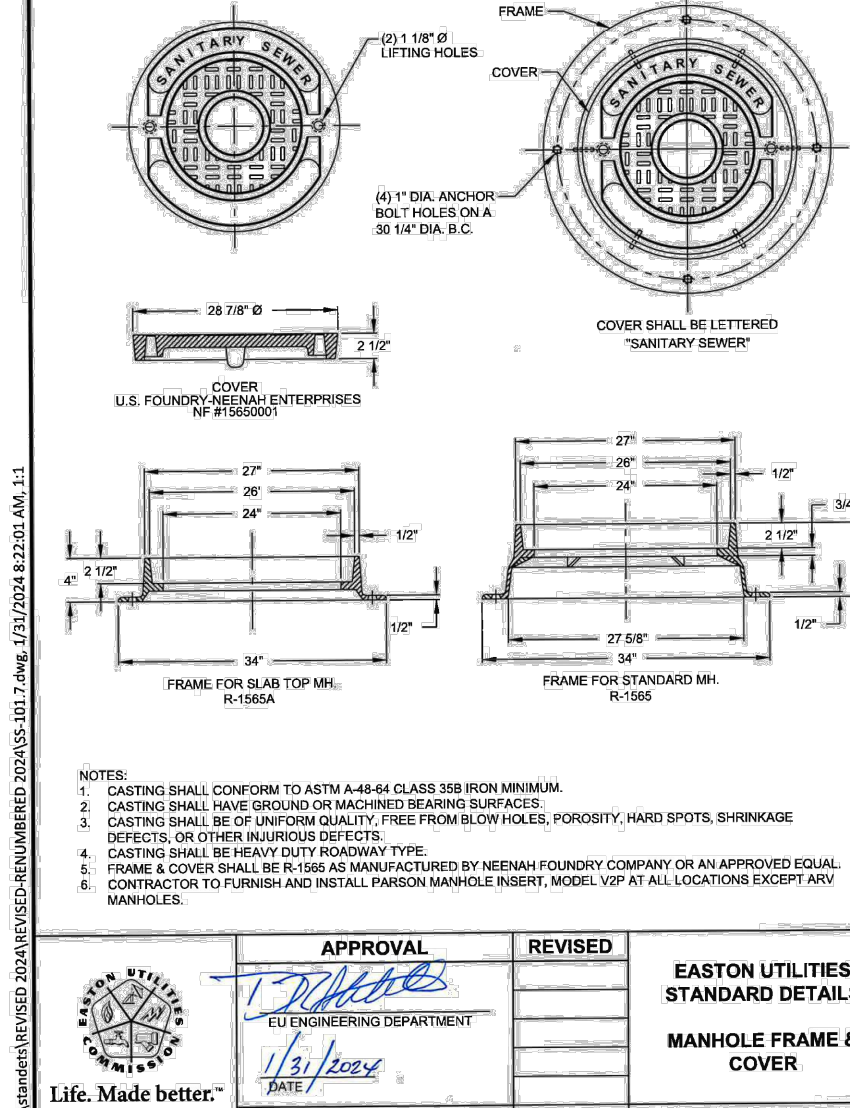
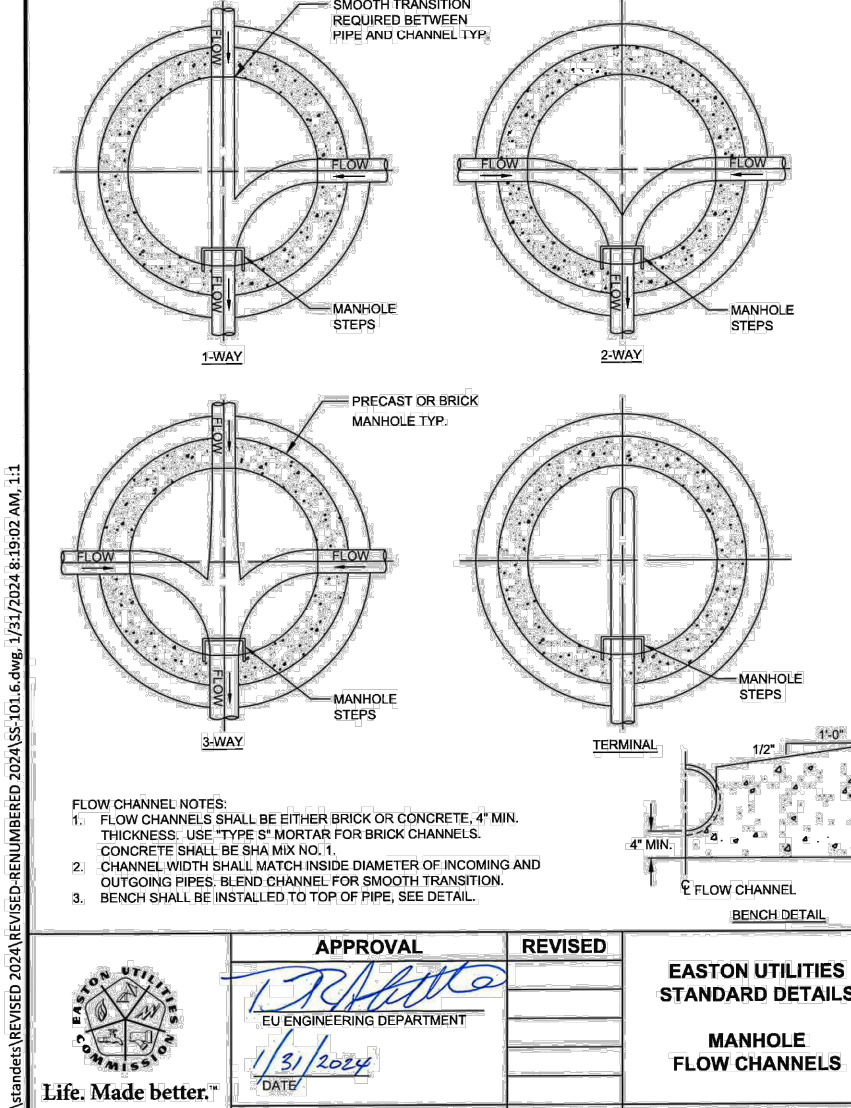
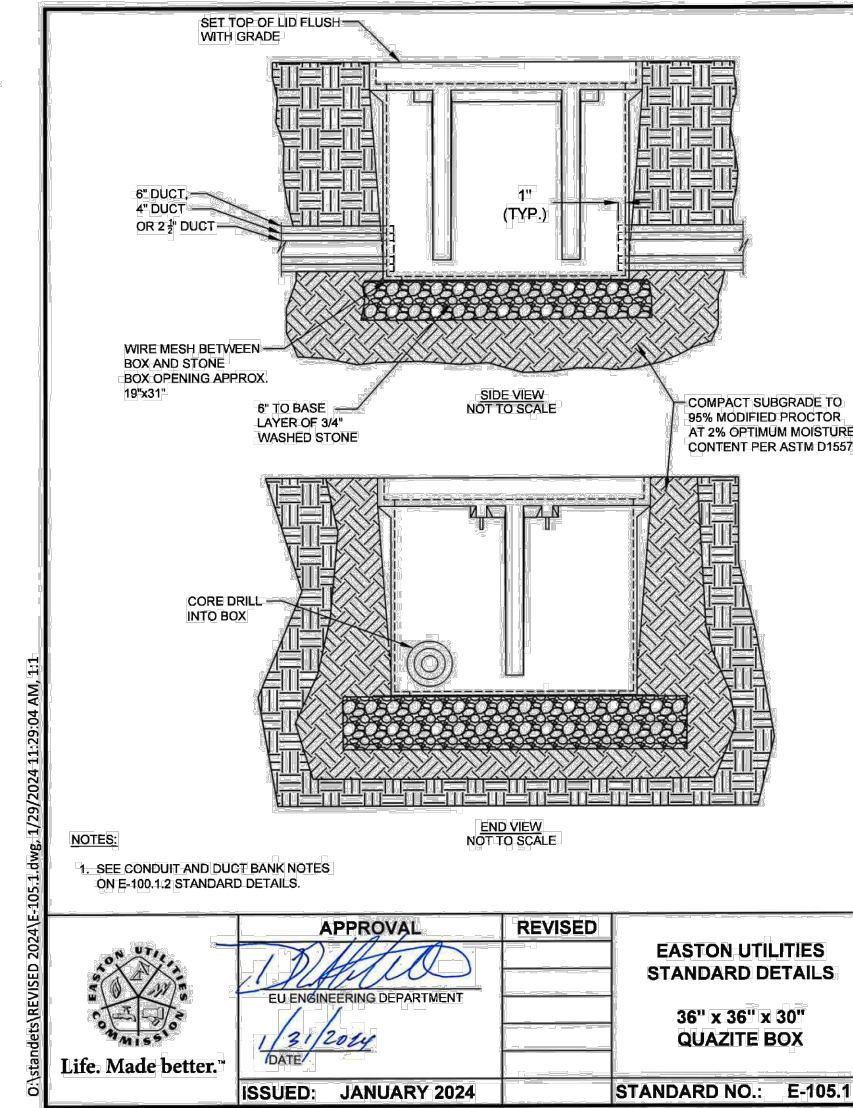
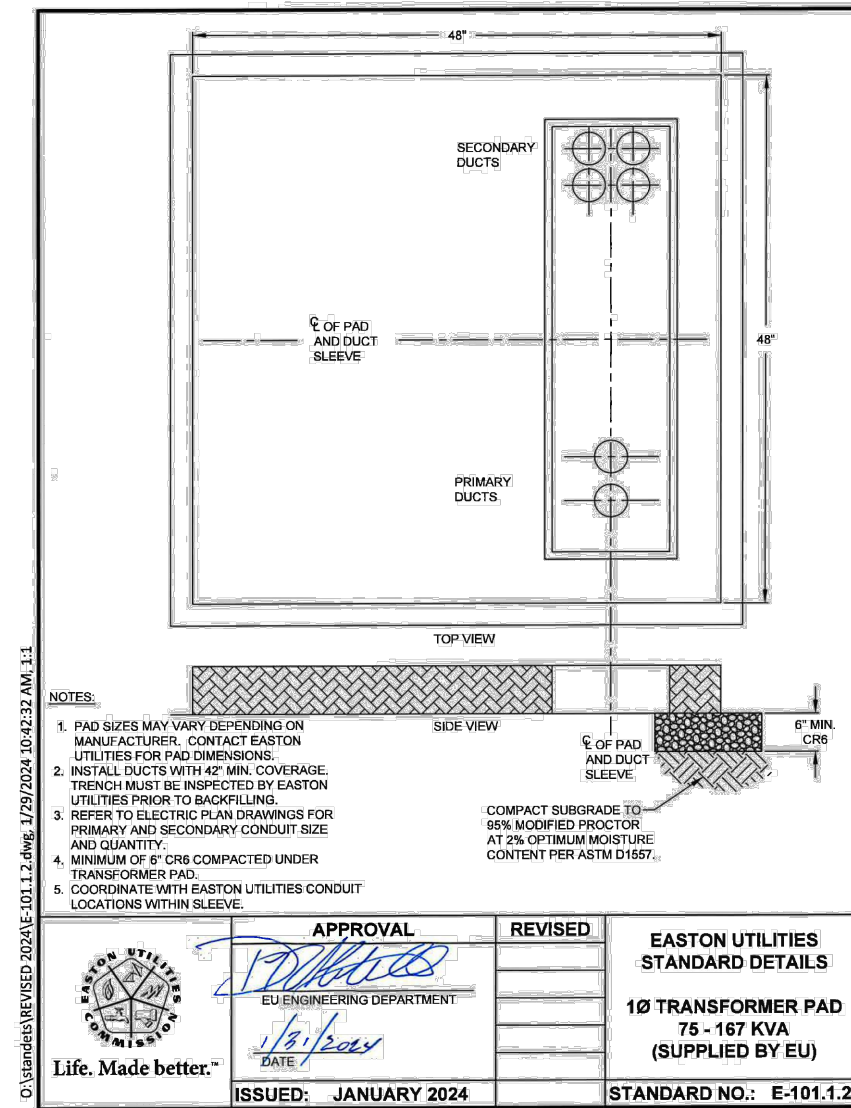
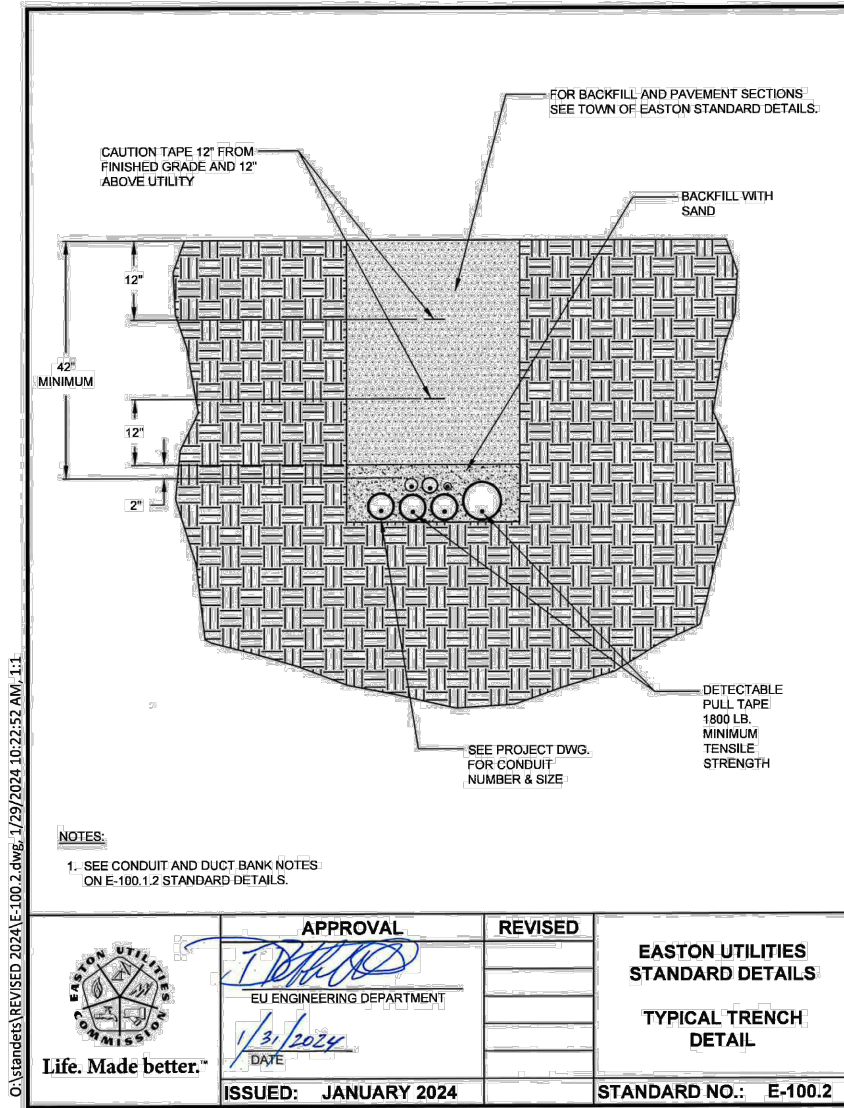
9/3/2024

Professional Certification.

I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

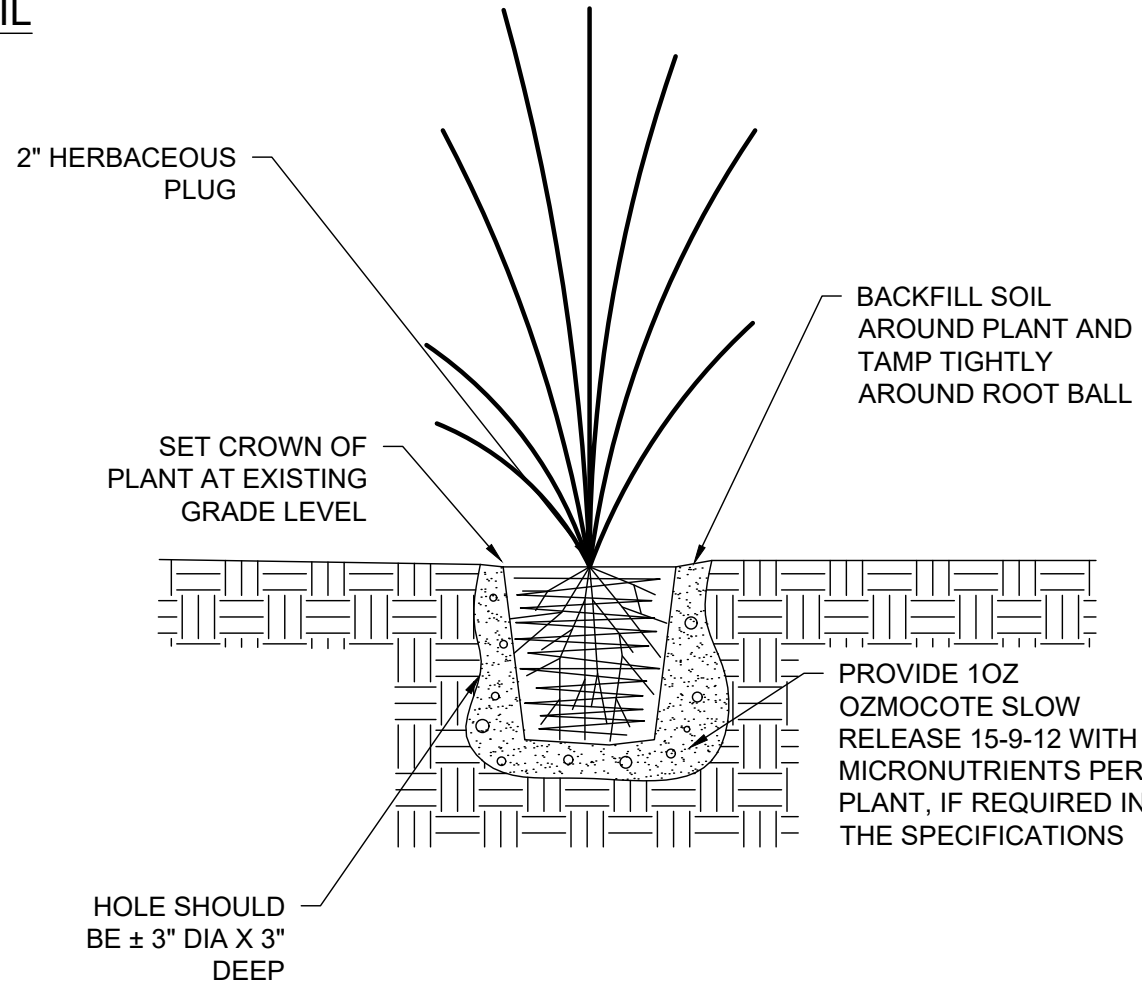
REVISIONS	DESCRIPTION	DATE	REV #
DATE:			9/3/2024
SCALE:			AS SHOWN
DRAWN BY:			AF
DESIGNED BY:			BBF
APPROVED BY:			
SHEET NO.: C-403.03			
FOR REVIEW			



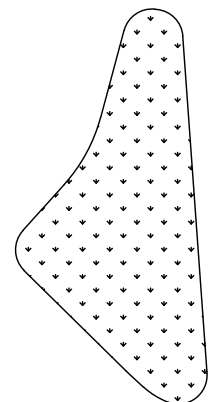
LANDSCAPE NOTES:

- LANDSCAPE INSTALLER SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. INSTALLER SHALL ENSURE THAT FINAL GRADES HAVE BEEN ESTABLISHED AD THE SITE IS READY FOR LANDSCAPE INSTALLATION.
- LANDSCAPE INSTALLER SHALL MAINTAIN THE LANDSCAPE IMPROVEMENT AREAS IN A CLEAN CONDITION, REMOVING DEBRIS DAILY AND AT THE COMPLETION OF THE INSTALLATION.
- INSTALLER SHALL LAYOUT ALL BEDS AND POSITION PLANTS PER THE PLANS. ADJUST AS REQUIRED FOR FIELD CONDITIONS. REPORT SIGNIFICANT ADJUSTMENTS TO THE OWNER FOR APPROVAL PRIOR TO PLANT INSTALLATION. ALL BED AREAS SHALL BE SPRAYED WITH HERBICIDE AS NEEDED TO KILL AND/OR REMOVE ALL WEED OR GRASS VEGETATION.
- EXCEPT FOR TREE SPADE INSTALLATIONS, ALL TREE PITS SHALL BE EXCAVATED TO A DEPTH SO THAT THE ROOT BALL WILL REST ON SOLID SOIL AT THE PROPER HEIGHT. STREET TREES PLANTING PITS SHALL BE EXCAVATED AND WORED IN A RECTANGULAR FORM WITH THE SMALL DIMENSION TWICE THE DIAMETER OF THE ROOT BALL AND LARGE DIMENSION AT LEAST THREE (3) TIMES THE DIAMETER OF THE ROOT BALL. OPEN AREA TREE PITS SHALL BE EXCAVATED TO A MINIMUM DIMENSION TWICE THE ROOTBALL WIDTH. TREES PLANTED ON SLOPES OR SIDE SWALES SHALL BE INSTALLED AT A HEIGHT RELATING TO THE UPHILL SIDE OF THE PIT, AND MOUNDED WITH SOIL AROUND THE LOWER SIDE. ALL SIDES AND BOTTOM OF TREE PLANTING PITS SHALL BE SCARIFIED OR LOOSENED TO PERMIT ROOT GROWTH. EXCAVATED SOILS THAT HAVE BEEN PREVIOUSLY UNDISTURBED SHALL BE LOOSENED AND UTILIZED FOR BACKFILL. COMPACTED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FRIABLE NATIVE SOILS FROM THE REGION.
- ALL SHRUB PLANTING PITS, LANDSCAPE BEDS AND PLANTING MASS AREAS SHALL BE WORKED TO A DEPTH OF TWELVE INCHES (12") (OR RAISED SLIGHTLY TO ACHIEVE A TWELVE INCH (12") FRIABLE SOIL DEPTH). SHRUB PLANTING AREAS SHALL BE WORKED TO TWELVE INCH (12") MINIMUM OUTSIDE THE ROOTBALL.
- ALL LANDSCAPE BEDS SHALL BE "V" EDGED AND MULCH WITH MINIMUM THREE INCH (3") DOUBLE SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL. MULCH TO FENCE LINES OR BACK OF CURBS WHERE APPROPRIATE TO ELIMINATE NARROW GRASS AREAS. AVOID MULCH PILED AGAINST TREE TRUNKS, ETC.
- ALL TREES TO BE STAKED AND GUYED WITH HARDWOOD STAKES, MINIMUM OF TWO (2) FIVE FEET (5') LONG, OR OTHER APPROVED GUYING SYSTEMS. STAKES SHALL BE DRIVEN INTO STABLE SOILS. PROVIDE WIRE GUYS WITH RUBBER PROTECTANT OR OTHER APPROVED INDUSTRY PRACTICE.
- LANDSCAPE INSTALLER SHALL MAINTAIN ALL PLANT MATERIALS THROUGH THE COMPLETION OF THE LANDSCAPE INSTALLATION, AND THEN AS REQUIRED BY THE OWNER.
- AT THE COMPLETION OF THE LANDSCAPE INSTALLATION (OR BY PHASED COMPLETION IF PROVIDED FOR ON THE PLAN), THE OWNER, OR HIS DESIGNATED REPRESENTATIVE SHALL REQUEST AN INSPECTION BY TOWN OF EASTON.

2" PLUG PLANTING
DETAIL



SWM MAINTENANCE & INSPECTION SCHEDULE	
TASKS	FREQUENCY
SPOT WEEDING, EROSION REPAIR, TRASH REMOVAL	TWICE DURING GROWING SEASON
ADD REINFORCEMENT PLANTING TO MAINTAIN DESIRED VEGETATION DENSITY	AS NEEDED
REMOVE INVASIVE PLANTS USING RECOMMENDED CONTROL METHODS	AS NEEDED
SPRING INSPECTION AND CLEANUP	ANNUALLY
REMOVE SEDIMENT IN INFLOW POINTS	ONCE EVERY 2-3 YEARS



PV QUANTITY: 2,533
IV QUANTITY: 2,534

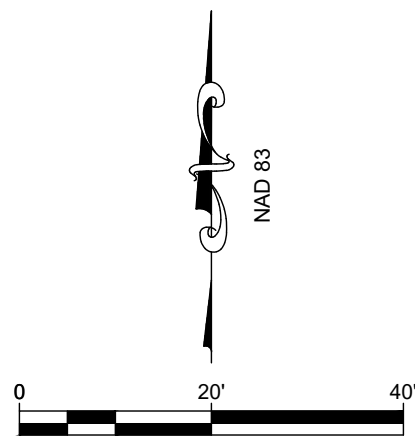
SUBMERGED GRAVEL WETLAND

PLANT SCHEDULE - SUBMERGED GRAVEL WETLAND					
KEY	BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING	TOTAL QUANTITY
GRASSES					
PV	Panicum Vergatum	Shenandoah	QUART	1'-6"	2533
IV	Itea Virginica	Henry's Garnet	QUART	1'-6"	2534

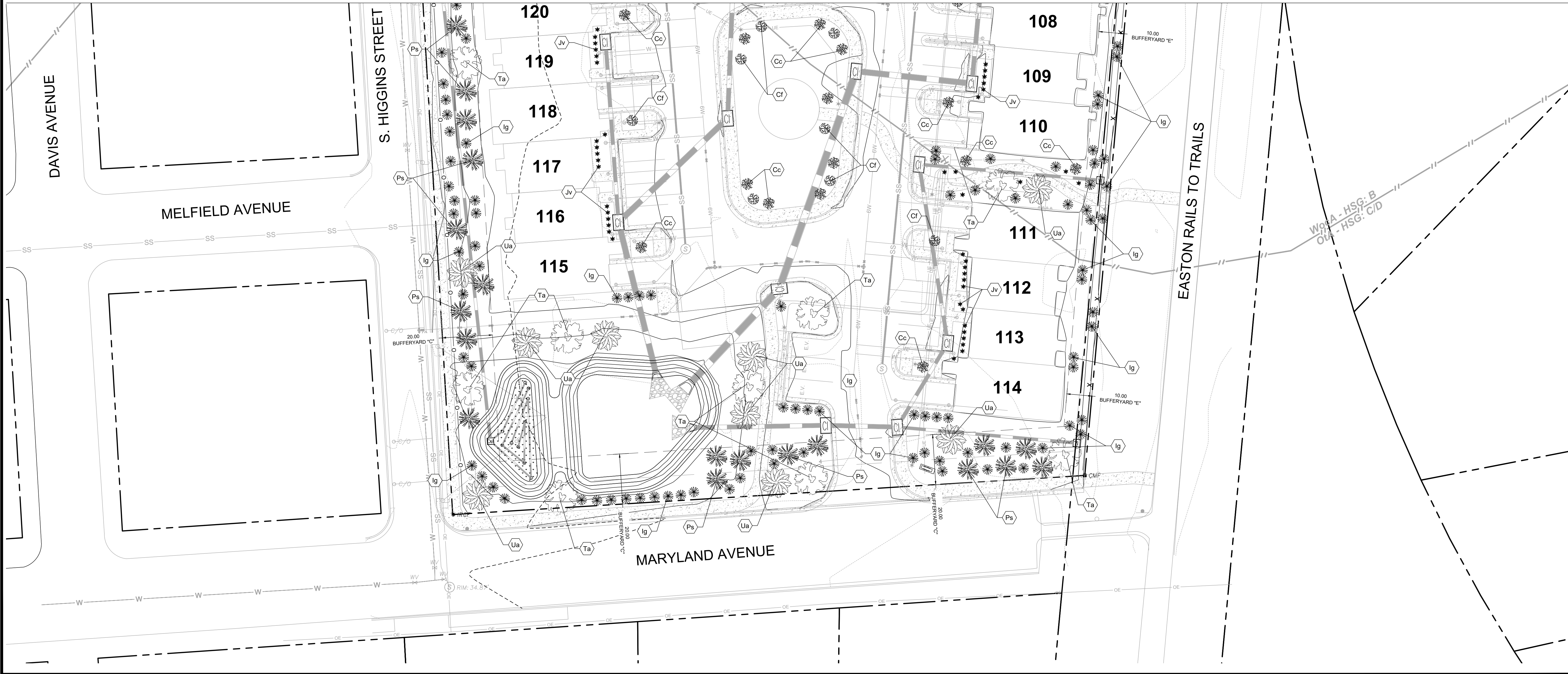
LANDSCAPE FEATURES

- CT SMALL TREE - DOGWOOD, AMERICAN FLOWERING - CORNUS FLORIDA - QTY 15
- Cc SMALL TREE - REDBUD, EASTERN - CERCIS CANADENSIS - QTY 17
- Ta SHADE TREE - LINDEN, AMERICAN - TILIA AMERICANA - QTY 24
- Ua SHADE TREE - ELM, AMERICAN - ULMUS AMERICANA - QTY 18
- Ps EVERGREEN TREE - PINE, EASTERN WHITE - PINUS STROBUS - QTY 32
- Ig EVERGREEN SHRUB - INKBERRY HOLLY - ILEX GLABRA - QTY 181
- Jv EVERGREEN SHRUB - JUNIPER 'GREY OWL' - JUNIPERUS VIRGINIANA - QTY 116

NOTE: CONTRACTOR MAY PROVIDE ALTERNATE "MARYLAND NATIVE" SPECIES FOR PLANTING.



CONTINUATION - SEE SHEET C-501.01



LANDSCAPE PLAN AND DETAILS

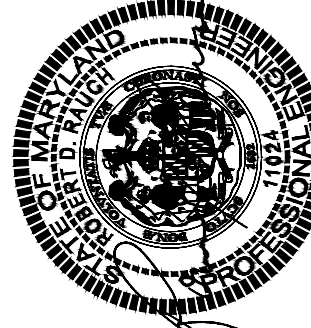
OF THE LANDS OF

SILO SQUARE, LLC

TAX MAP 0105, GRID 08EA, PARCEL 2226
EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR: SILO SQUARE, LLC



Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 8081 | Fax: 410 770 3887



Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

REVISIONS

REV. #	DATE	DESCRIPTION



DATE: 9/3/2024
SCALE: 1" = 20'
DRAWN BY: AF
DESIGNED BY: BBF
APPROVED BY:

SHEET NO.: C-501.02

FOR REVIEW



410 NEEDWOOD AVE, EASTON MD
PROPOSED 101-128 SILO SQUARE,
EASTON MD



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VIEW FROM SILO SQUARE





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VIEW FROM RAILS-TO-TRAILS





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STICK 1 FRONT



© RAUCH inc. All rights reserved.

STICK 1 REAR



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STICK 2 FRONT





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STICK 2 REAR





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STICK 3 FRONT



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SILO SQUARE PAVILION



SITE SIGNAGE



VIEW FROM MARYLAND AVE



SITE SIGN

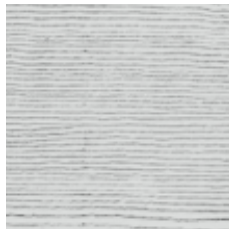


STICK 1 - FRONT ELEVATION



STICK 2 - FRONT ELEVATION

SILO SQUARE FINISHES



URBAN GRAY



TITANIUM



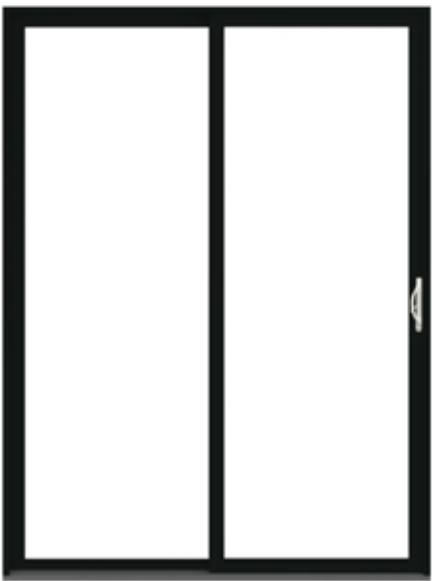
ARGENT GRAY



HUDSON BAY BLUE



ENTRY DOOR WITH FROSTED GLASS



SLIDING PATIO DOOR



GARAGE DOOR WITH FROSTED GLASS



STREET LIGHT



SLIDING WINDOW



REUSED METAL FROM THE SILO

SILO SQUARE FENCES



Rails to Trails
Two Rail Board Fence



West side fence
Wood Board on Board



BLACK GUTTER AND DOWNSPOUTS

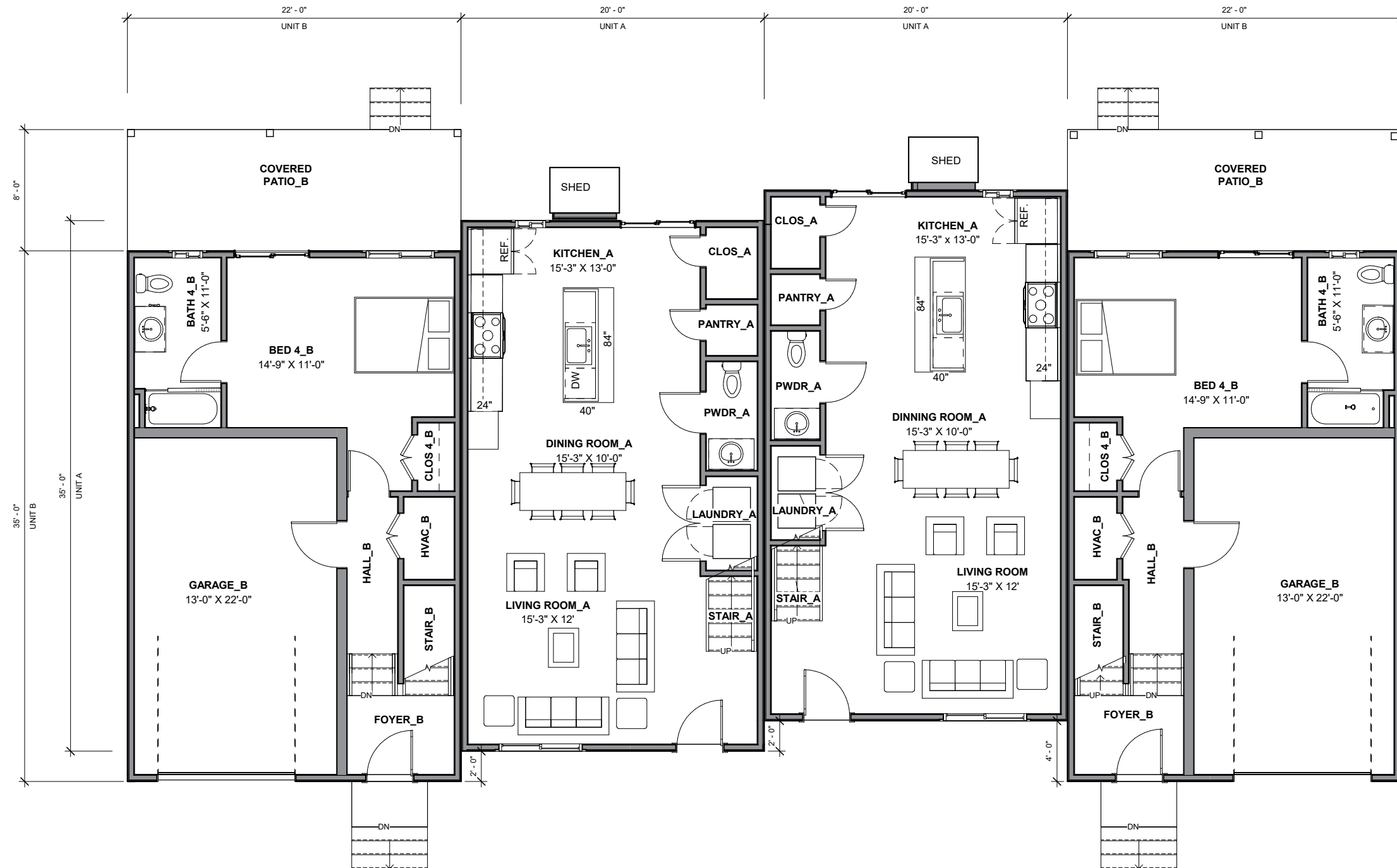


METAL STANDING SEAM ROOF - SILVER

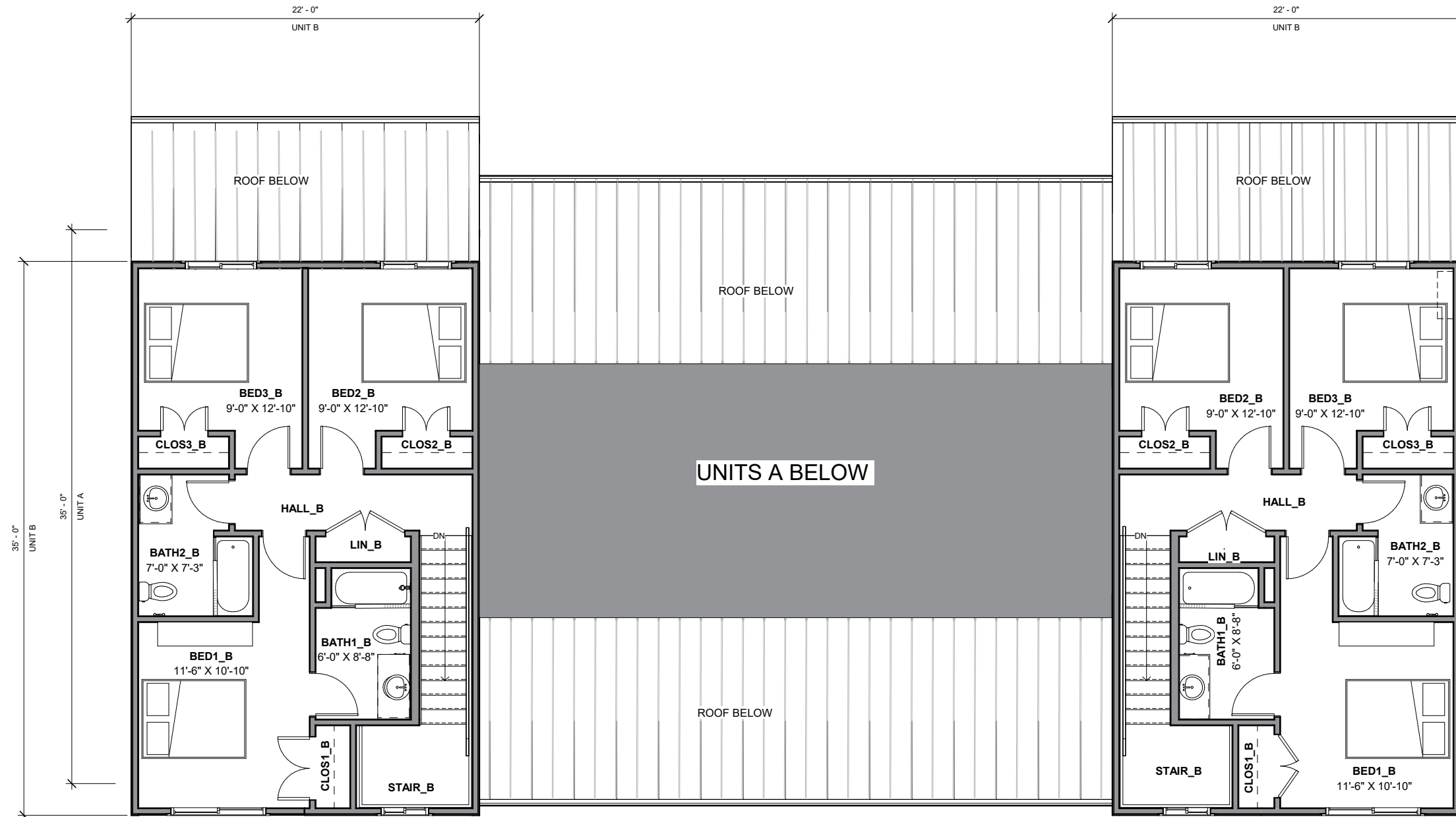


MAIL BOXES PARCEL BOX

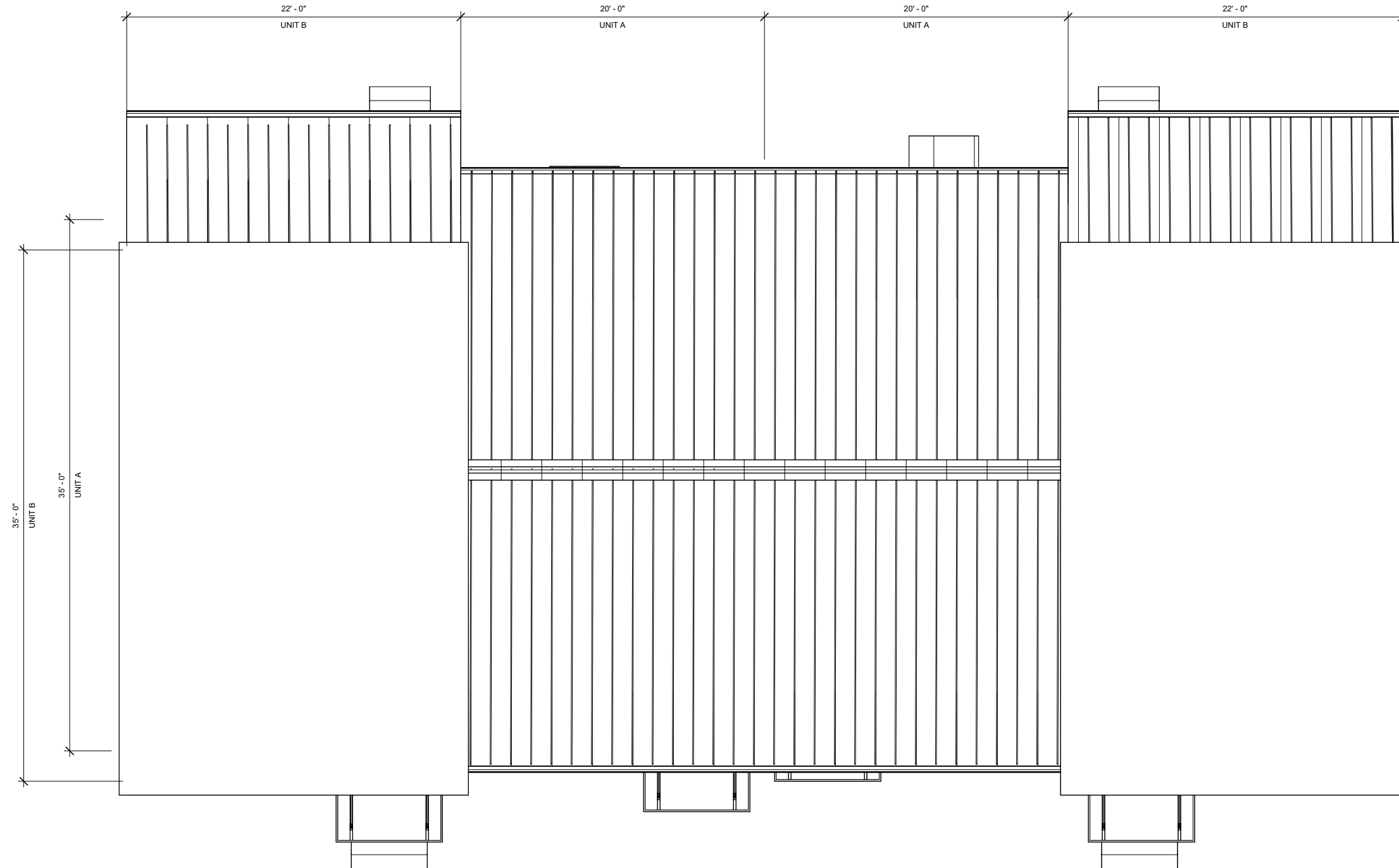
CONCEPTUAL ONLY. SUBJECT TO CHANGE WITHOUT NOTICE AS PERMITTED BY TOWN ORDINANCES



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

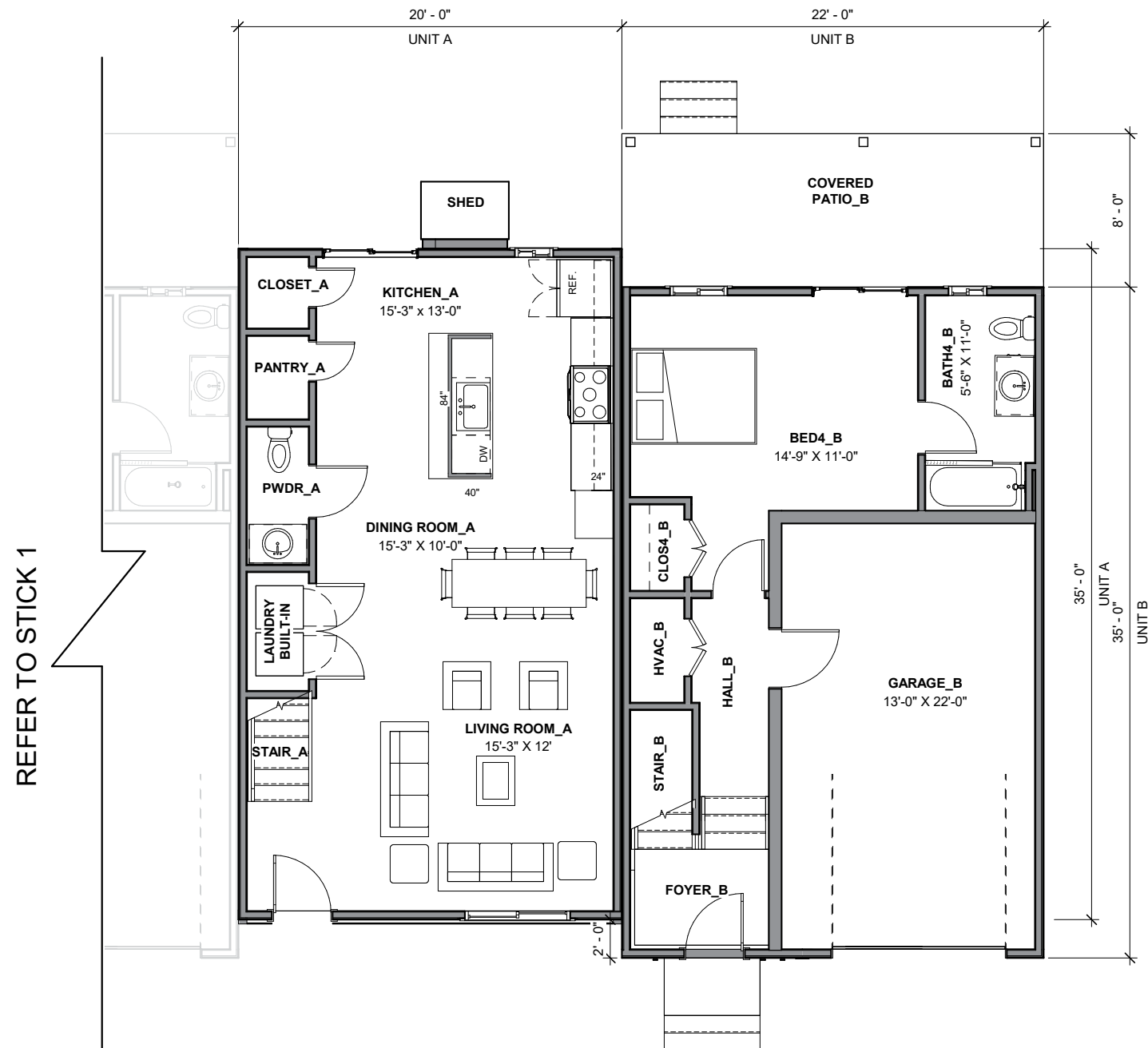


STICK 1 - THIRD FLOOR PLAN
 1/8" = 1'-0"

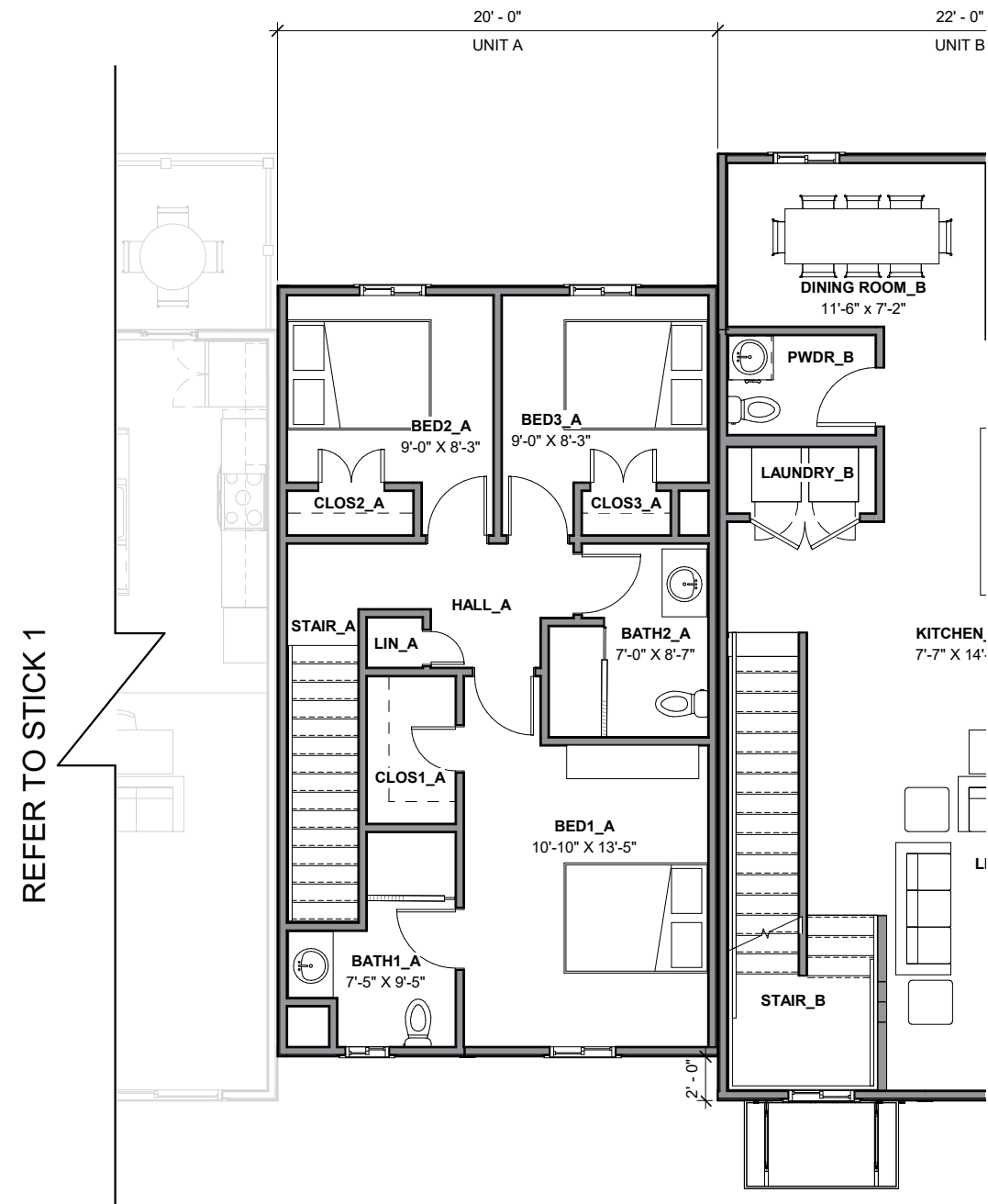


STICK 1 - ROOF PLAN

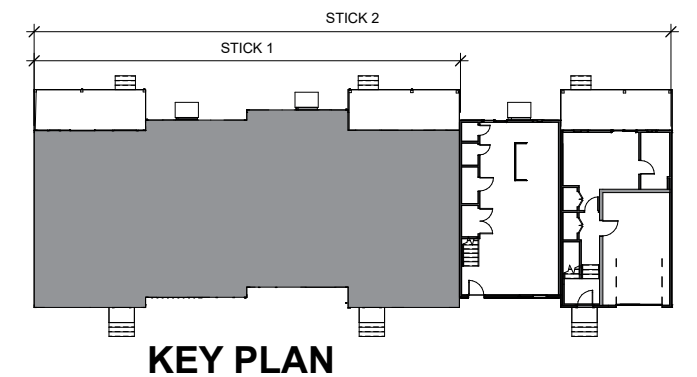
1/8" = 1'-0"



STICK 2 - FIRST FLOOR PLAN
 1/8" = 1'-0"

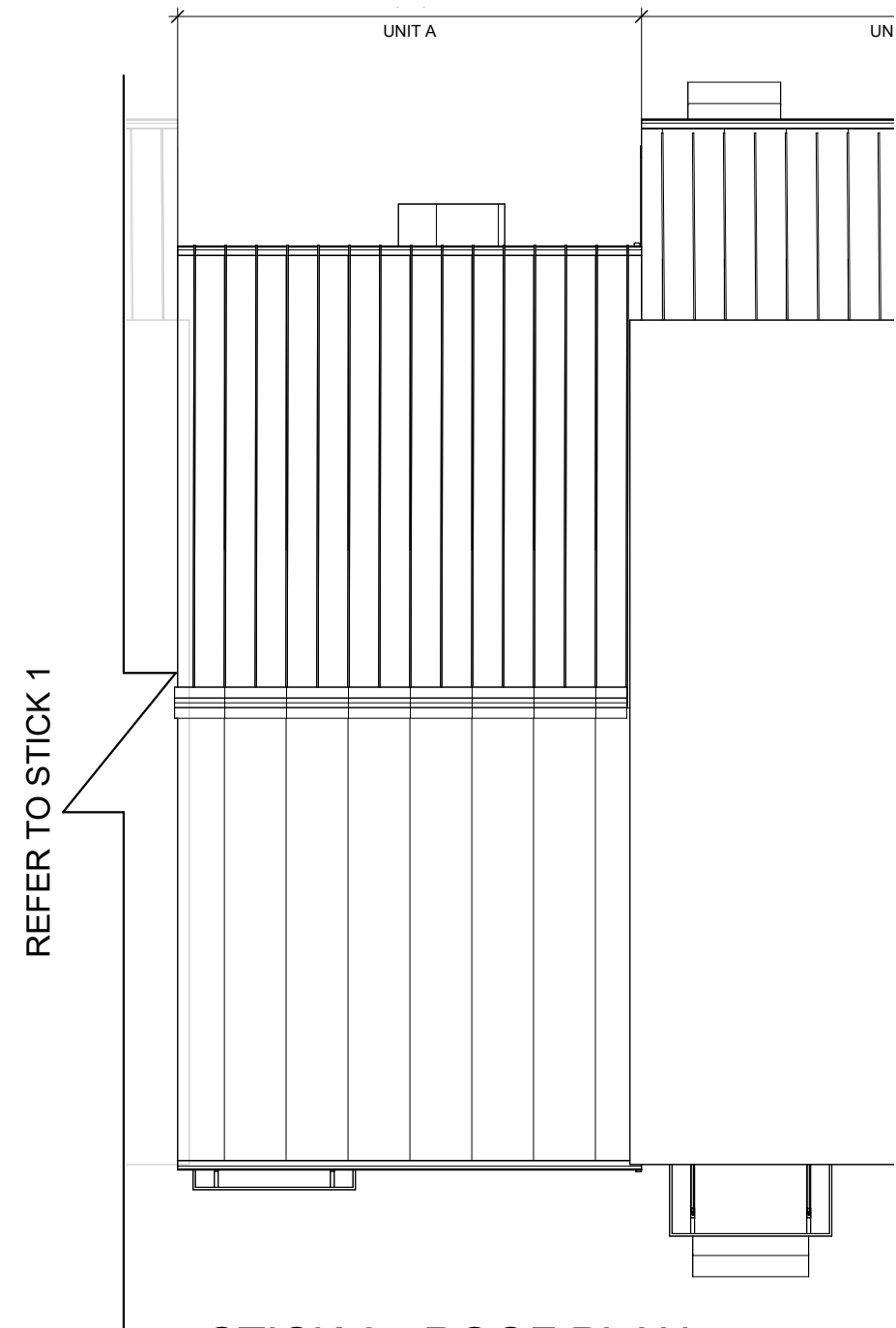


STICK 2 - SECOND FLOOR PLAN
 1/8" = 1'-0"

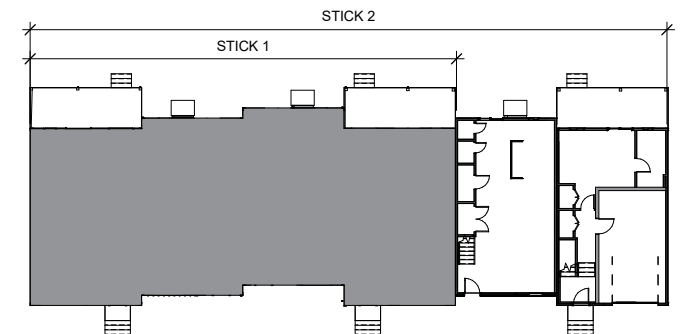




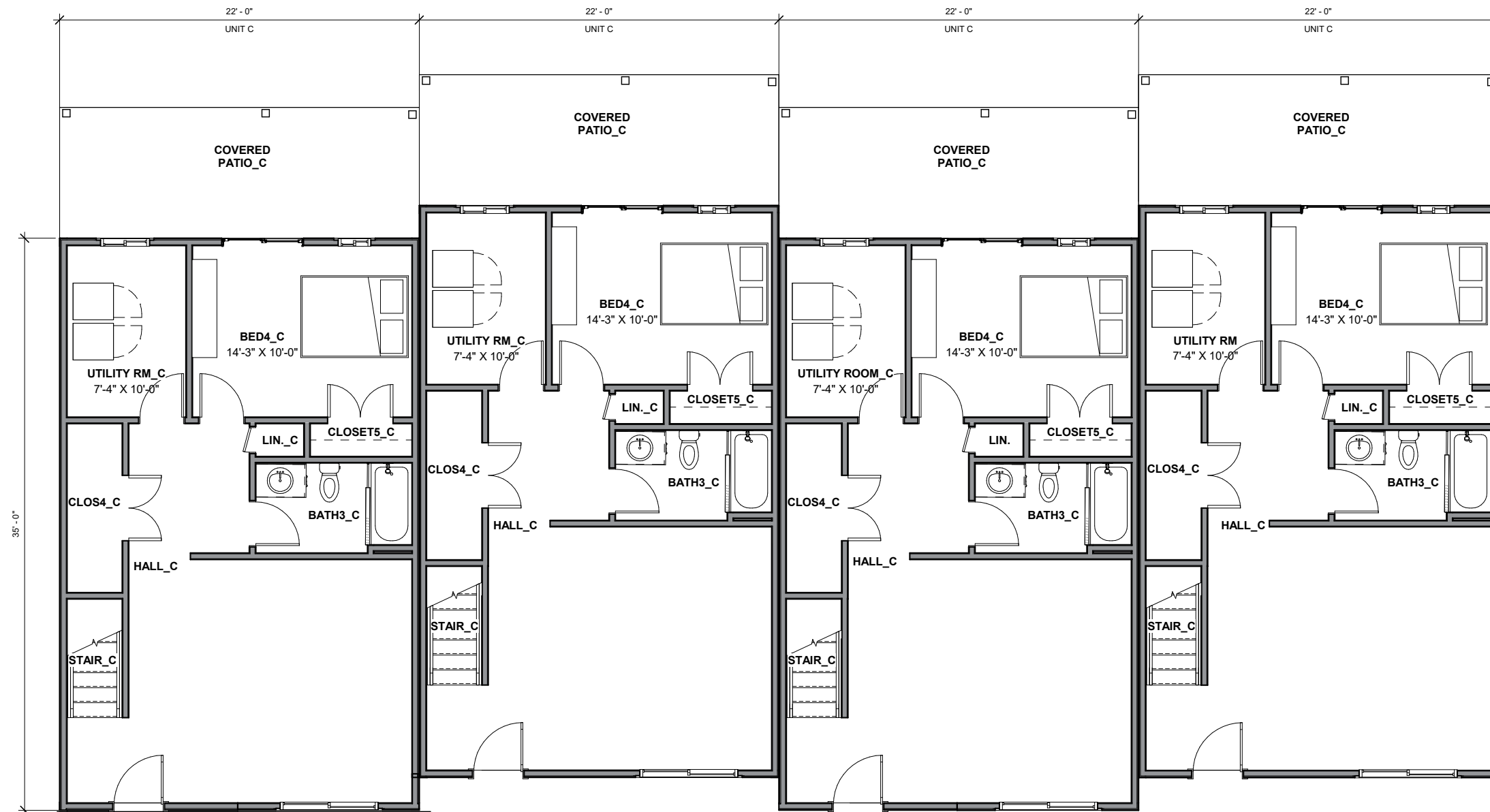
STICK 2 - THIRD FLOOR PLAN
 $1/8" = 1'-0"$



STICK 2 - ROOF PLAN
 $1/8" = 1'-0"$

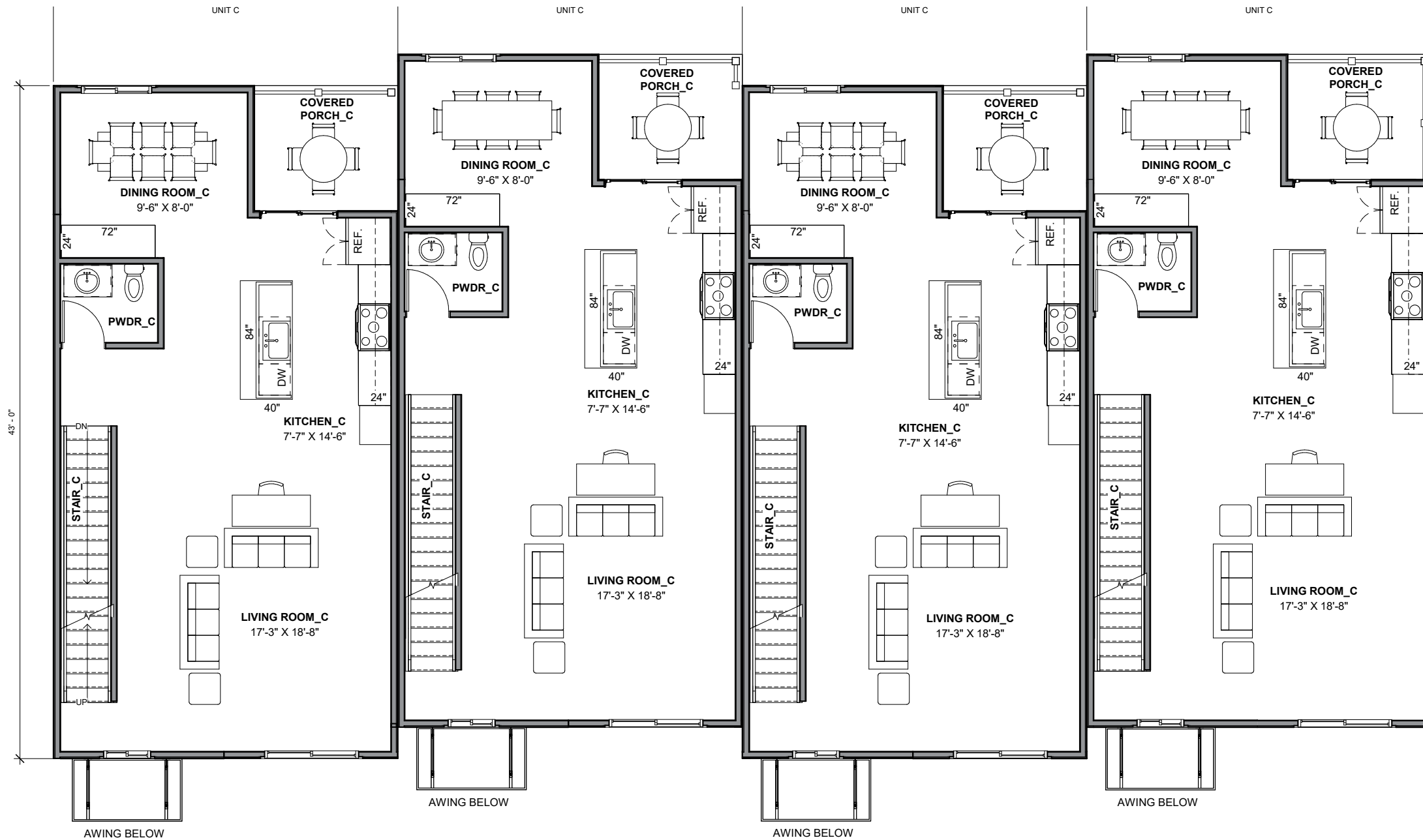


KEY PLAN



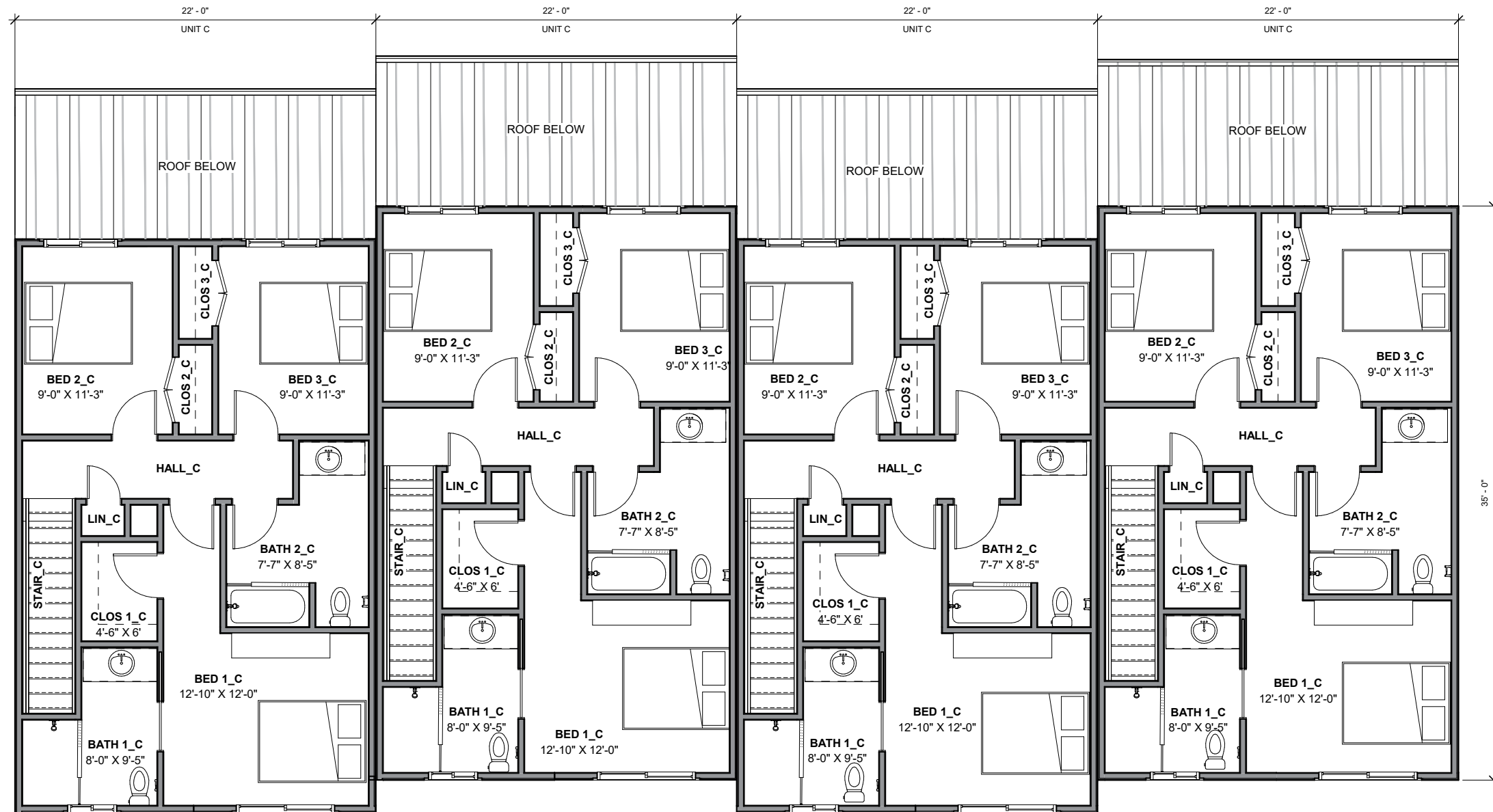
STICK 3 - FIRST FLOOR PLAN

1/8" = 1'-0"



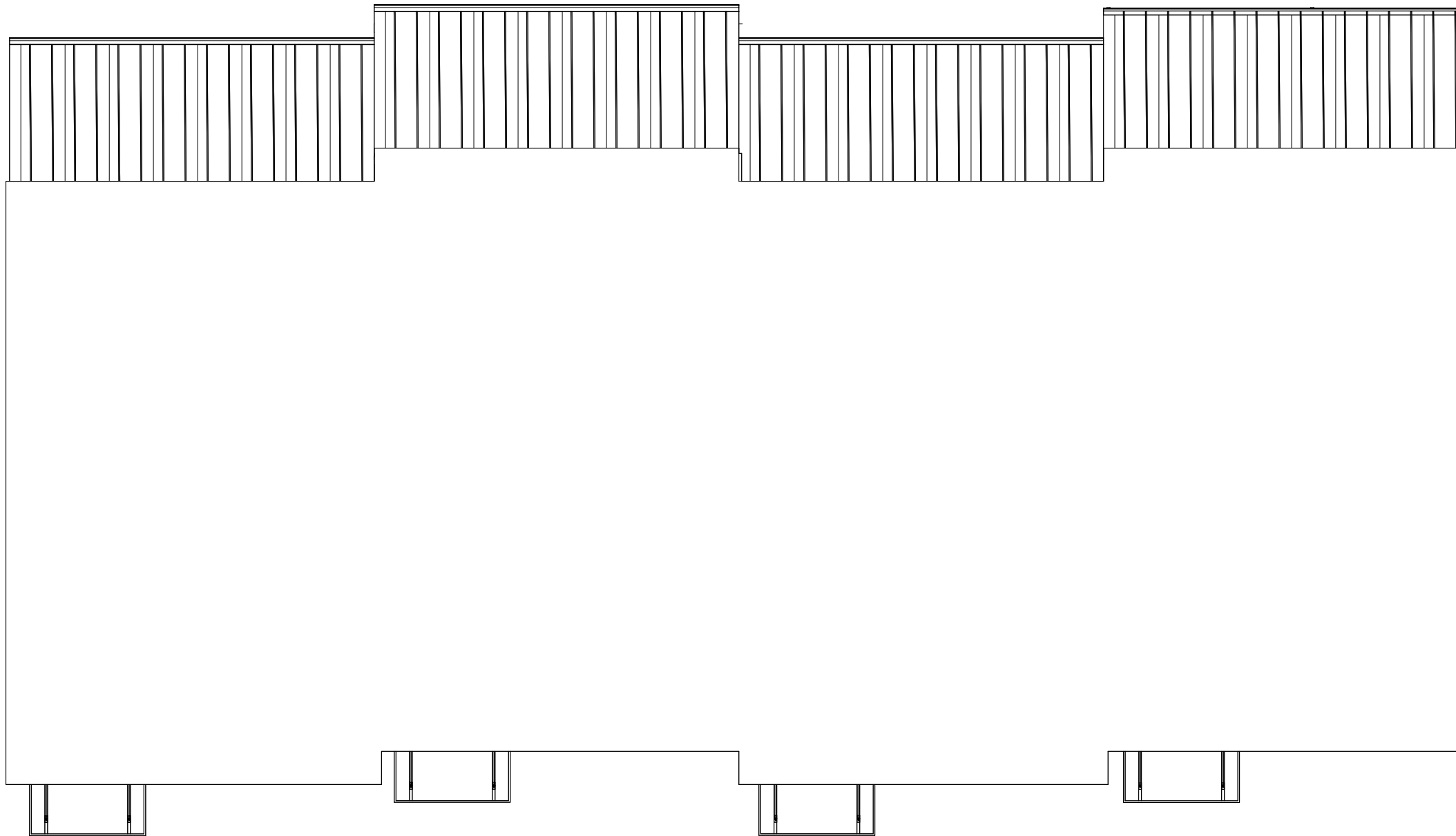
STICK 3 - SECOND FLOOR PLAN

1/8" = 1'-0"



STICK 3 - THIRD FLOOR PLAN

1/8" = 1'-0"



STICK 3 - ROOF PLAN

1/8" = 1'-0"



STORMWATER MANAGEMENT ANALYSIS
FOR
SILO SQUARE
PREPARED FOR
CHESAPEAKE NEIGHBORS, LLC

PREPARED BY
RAUCH, INC
106 N. HARRISON STREET
EASTON, MD 21601

6th of August 2024



PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I
AM A DULY LICENCED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF
MARYLAND.

ROBERT D. RAUCH, LICENCE NO. 11024
EXPIRATION DATE 7/24/2026

08/06/2024

DATE

Stormwater Management Narrative



STORMWATER MANAGEMENT ANALYSIS – NARRATIVE

EXISTING CONDITIONS

The project site being analyzed is in the town of Easton, Maryland, in Talbot County, between Maryland Avenue, Needwood Avenue, South Higgins Street, and Easton Rails to Trails. The existing conditions of the site include 14 silos, truck scales, and 2 buildings. The site is mostly on poorly drained HSG C/D soils, and the north part of the site is on HSG C soil.

The existing site drains through a series of sheet flow and shallow concentrated flow before ultimately reaching the Study Point (Curb inlet) located on South Higgins Street.

PROPOSED CONDITIONS

Silo Square involves the construction of 28 townhome units within 6 structures, a center park with a gazebo, parking, driving aisles, refuse area, and stormwater management facilities.

The majority of the proposed impervious will be treated for quality management by a submerged gravel wetland with a forebay. The ponding in the forebay and submerged gravel wetland will also be used as quantity management.

Proposed conditions during the 2-, 10-, and 100-year storm events have been analyzed and show postconstruction peak flows are less than preconstruction peak flows at the Study Point.

The maps included with this report detail all drainage areas with times of concentration.

WATER QUALITY – ESDv/WQv

The Submerged Gravel Wetland will have the required pretreatment forebay and the wetland itself will have 2' of gravel. The summary of the calculations is shown below:

SITE REQUIRED ESDv (SEE ATTACHMENTS FOR SPECIFIC CALCULATIONS):
ESDv REQUIRED: 3,197 CF

SUBMERGED GRAVEL WETLAND #1

FOREBAY:

DRAINAGE AREA:	83,507 SF	
BOTTOM SURFACE AREA:	1,672 SF	
TOP OF PONDING SURFACE AREA:	2,747 SF	
PONDING DEPTH:	2 FT	
ESDv PROVIDED:	4,419 CF	
10% ESDv PRETREATMENT REQUIRED:	320 CF	
10% ESDv PRETREATMENT PROVIDED:	4,419 CF > 320 CF	<u>OK</u>

SUBMERGED GRAVEL WETLAND#1:

GRAVEL BED AREA:

BOTTOM SURFACE AREA:	563 SF
TOP OF PONDING SURFACE AREA:	1,281 SF
MEDIA DEPTH:	2 FT
PONDING DEPTH:	2 FT
ESDv PROVIDED:	2,294 CF

ESDv PROVIDED (BOTH FOREBAY & GRAVEL AREA): 6,713 CF

75% ESDv TEMPORARY STORAGE REQUIRED:	2,398 CF	
75% ESDv TEMPORARY STORAGE PROVIDED:	6,263 > 2,398 CF	<u>OK</u>

CALCULATION SUMMARY:

ESDv REQUIRED =	3,197 CF	
<u>ESDv PROVIDED =</u>	<u>6,713 CF</u>	<u>OK</u>

STORMWATER QUALITY NOTES:

The above quality stormwater management practices meet the Environmental Site Design Volume required for the site.

WATER QUANTITY

Volume control is provided within both the submerged gravel wetland and by managing/maintaining existing times of concentrations within existing and reshaped drainage areas.

The East drainage area flows to a forebay, through a series of Yard and Curb Inlets, then the flow passes to the Submerge Gravel Wetland with is located in the Southeast corner of the site. Then the flow is discharged to the Study Point (Curb Inlet) on South Higgins Street.

Below is a summary of the proposed peak runoffs flows from the 2, 10, and 100-year storms compared to existing peak runoff flows from the same events.

STUDY POINT	STORM EVENT	2-YEAR (cfs)	10-YEAR (cfs)	100-YEAR (cfs)
STUDY POINT	EXISTING	8.60	15.15	23.03
	PROPOSED	2.71	4.89	20.04
CHANGE	CHANGE	5.89	10.26	2.99

NATURAL AREA PRESERVATION

The stormwater management facilities for this project have been designed to preserve natural areas such as existing treelines as best as possible.

CONCLUSION

This report shows that all requirements of the MDE stormwater design manual have been met for this site and natural areas have been preserved in meeting these guidelines.

ESD Calculations

Project Name:	Chesapeake Neighbors - Silo Square							
Date:	6-Aug-24							
	data input cells							
	calculation cells							
Step 1: Complete ESD Implementation Checklist								
<i>Check all of the Following ESD Practices That Were Implemented at Site</i>				Yes - No - N/A				
Environmental Mapping Was Conducted at Site Prior to Layout				YES				
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)				YES				
Stream, Wetland and Shoreline Buffers Were Reserved				YES				
Disturbance of Permeable Soils Was Minimized				YES				
Natural Flow Paths Were Maintained Across the Site				YES				
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site				YES				
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones				YES				
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover				YES				
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover				YES				
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment				YES				
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan				YES				
Tree Planting Was Used at the Site to Convert Turf Areas into Forest				YES				
Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)								
defined as A single tract, lot, parcel of land or combination of tracts, lots parcels of land that are in one ownership or are contiguous and in diverse ownership where development is to be performed as part of a unit, subdivision or project. See page 5.117 in the design handbook. This means that a project may be classed as redevelopment even if the LOD is less than 40% impervious								
Total SITE Area, A (acres or sq-ft)	106730							
Existing SITE Impervious Area (acres or sq-ft)	56058							
SITE percent impervious	53%							
Development Category (for ESD)	Redevelopment							
LOD Area, A (acres)	2.45							
Existing LOD Impervious Surface Area (acres)	1.29							
Proposed LOD Impervious Surface Area (acres)	1.42							
Rainfall Depth, P (in)	1.0							
Existing LOD Imperviousness, I_{pre}	53%							
Proposed LOD Imperviousness, I_{post}	58%							
<i>Water Quality Calculation for Redevelopment Only</i>								
Required Treatment Area (acres)	0.643							
Runoff Coefficient, R_v	0.95							
Water Quality Volume, WQv (cf)	2,219							

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E								
% Soil Type A	0%		RCN Soil Type A	73.22				
% Soil Type B	0%		RCN Soil Type B	82.22				
% Soil Type C	47%		RCN Soil Type C	87.22				
% Soil Type D	53%		RCN Soil Type D	90.61				
Target Pre-Developed Condition, RCN_{woods}	73.71	Post-Developed Condition, RCN	89.02					
Soil Type A ESD Rainfall Target, P_E (in)	0.00							
Soil Type B ESD Rainfall Target, P_E (in)	0.00							
Soil Type C ESD Rainfall Target, P_E (in)	2.20							
Soil Type D ESD Rainfall Target, P_E (in)	2.00							
	1yr							
Maximum P_E (in)	2.7							
Site ESD Rainfall Target, P_E (in)		2.09						
ESD Runoff Depth, Q_E (in)		1.99						
ESD Runoff Volume, ESD_v (cf)		978						
Site Rainfall Target, P_E (in)		1.33						
Total Site Treatment Volume (cf)		3,197						

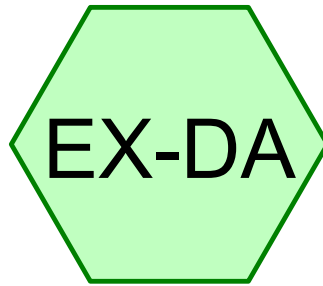
Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target								
<i>Micro-Scale Practices</i>	P _E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up- Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)		
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	83,507	11,086	6667	6,713	11,039		

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary								
	Drainage Area Treated (sf)	83,507			WQv or ESDv Treated (cf) using ESD practices	6,713		
					P _E achieved (inches)	2.80		
					Entire ESDv Treated Through ESD Practices?	YES		
					ESDv Remaining? (cf)	0		
					If ESDV is not fully treated, is ESD to MEP achieved?	YES		
					Redevelopment WQv Requirements Met Through ESD Practices?	YES		
<i>New Development Water Quality Volume Requirements</i>					WQv Remaining? (cf)	0		
Required Treatment Area (acres)	0.14							
Runoff Coefficient, Rv	0.95							
Water Quality Volume, WQv (cf)	0				New Development WQv Requirements Met Through ESD Practices?	N/A		
					WQv Remaining? (cf)	0		

M-2

	Direct drainage				Indirect drainage		Total catchment area ----- Total ESDv to practice	Practice Specific Parameter(s)				WQV or ESDv provided (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice and Row	SOIL TYPE
	Contributing Drainage Area (sf)	% Impervious Cover ----- RV	To fully treat sub area ----- PE required ----- WQV required	Max available WQv or ESDv from CDA (cf)	Area of upstream catchment (sf)	WQv or ESDv from Up-Gradient Practices (cf)		Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)				
Micro-Scale Practices															
Forebay #1	83,507	60%	1.89	11,086	0	0	83,507	1,672	2,747	2	0	4,419	6,667	Submerged Gravel Wetlands 2	C/D
		0.59	7777				11086								
Submerged Gravel Wetlands #1		0%	1.00	0	83507	6667	83,507	563	1,281	2	2	2,294	4,372		C/D
		0.05	0				6667								
Total	83,507			11,086		6,667						6,713	11,039		

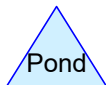
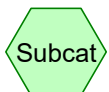
Analysis of Existing Conditions



EX-DA



EX-SP-1



Routing Diagram for Chesapeake Neighbors - Silo Square - Pre demo - Proposed

Prepared by Rauch Inc, Printed 7/22/2024

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Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-DA: EX-DA

Runoff Area=106,730 sf 52.52% Impervious Runoff Depth=2.18"
Flow Length=624' Tc=3.8 min CN=88 Runoff=8.60 cfs 0.445 af

Link EX-SP-1: EX-SP-1

Inflow=8.60 cfs 0.445 af
Primary=8.60 cfs 0.445 af

Total Runoff Area = 2.450 ac Runoff Volume = 0.445 af Average Runoff Depth = 2.18"
47.48% Pervious = 1.163 ac 52.52% Impervious = 1.287 ac

Summary for Subcatchment EX-DA: EX-DA

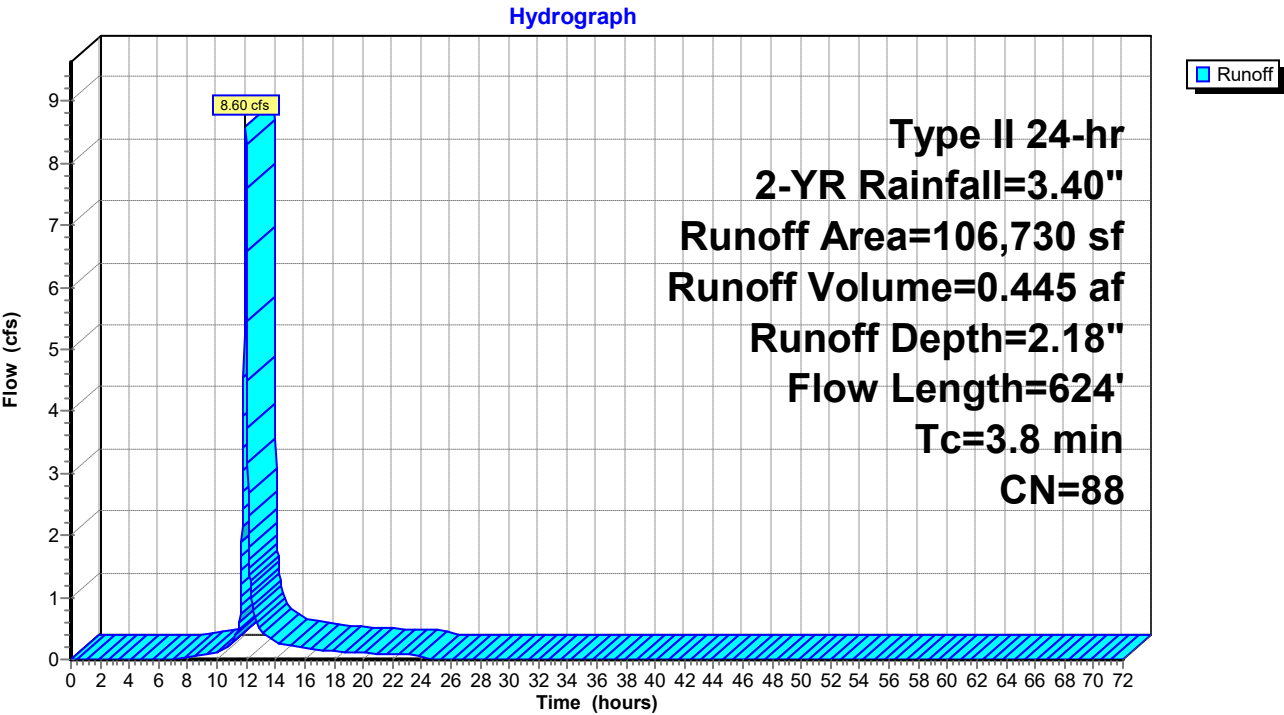
Runoff = 8.60 cfs @ 11.96 hrs, Volume= 0.445 af, Depth= 2.18"
 Routed to Link EX-SP-1 : EX-SP-1

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
28,399	98	Paved parking, HSG C
21,828	74	>75% Grass cover, Good, HSG C
27,658	98	Paved parking, HSG D
28,845	80	>75% Grass cover, Good, HSG D
106,730	88	Weighted Average
50,673		47.48% Pervious Area
56,057		52.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0082	0.99		Sheet Flow, Gravel Smooth surfaces n= 0.011 P2= 3.40"
0.9	105	0.0083	1.85		Shallow Concentrated Flow, Gravel Paved Kv= 20.3 fps
0.3	29	0.0127	1.81		Shallow Concentrated Flow, Grassed Unpaved Kv= 16.1 fps
0.9	390	0.0117	7.51	67.62	Channel Flow, Channeled paved Area= 9.0 sf Perim= 19.0' r= 0.47' n= 0.013 Asphalt, smooth
3.8	624	Total			

Subcatchment EX-DA: EX-DA

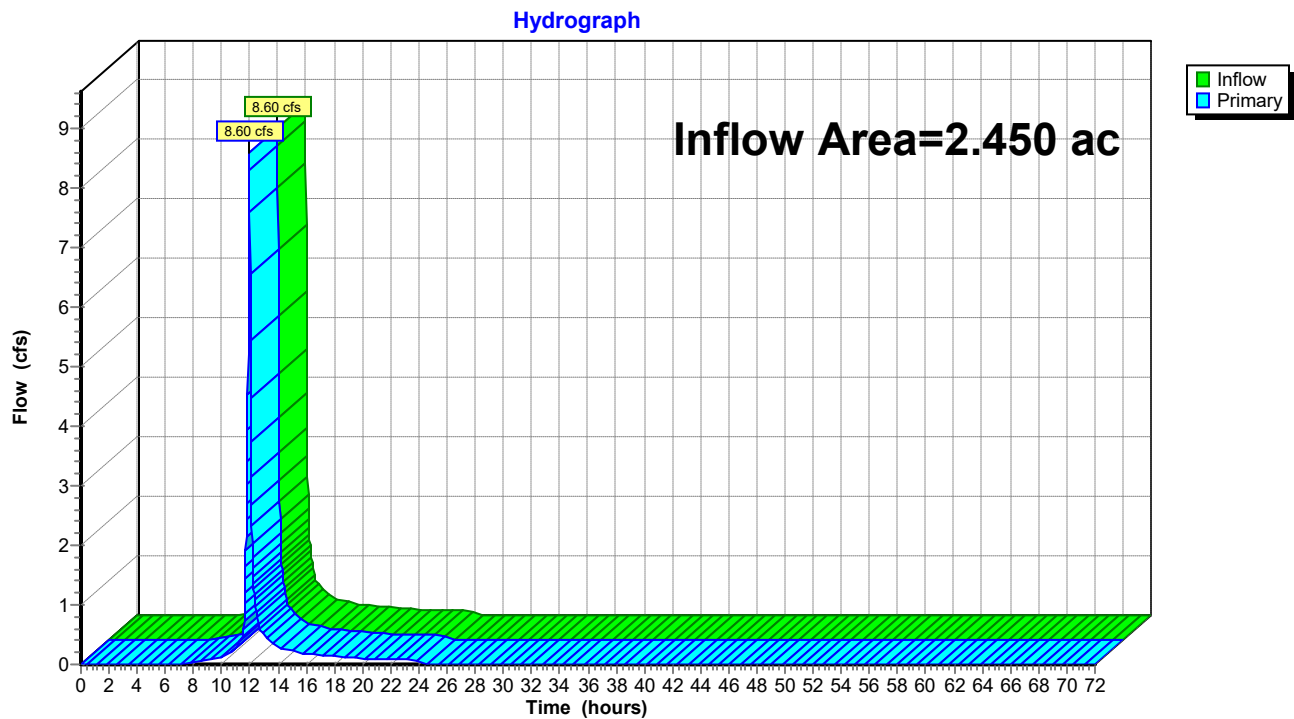


Summary for Link EX-SP-1: EX-SP-1

Inflow Area = 2.450 ac, 52.52% Impervious, Inflow Depth = 2.18" for 2-YR event
Inflow = 8.60 cfs @ 11.96 hrs, Volume= 0.445 af
Primary = 8.60 cfs @ 11.96 hrs, Volume= 0.445 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link EX-SP-1: EX-SP-1



Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-DA: EX-DA Runoff Area=106,730 sf 52.52% Impervious Runoff Depth=3.95"
Flow Length=624' Tc=3.8 min CN=88 Runoff=15.15 cfs 0.807 af

Link EX-SP-1: EX-SP-1 Inflow=15.15 cfs 0.807 af
Primary=15.15 cfs 0.807 af

Total Runoff Area = 2.450 ac Runoff Volume = 0.807 af Average Runoff Depth = 3.95"
47.48% Pervious = 1.163 ac 52.52% Impervious = 1.287 ac

Summary for Subcatchment EX-DA: EX-DA

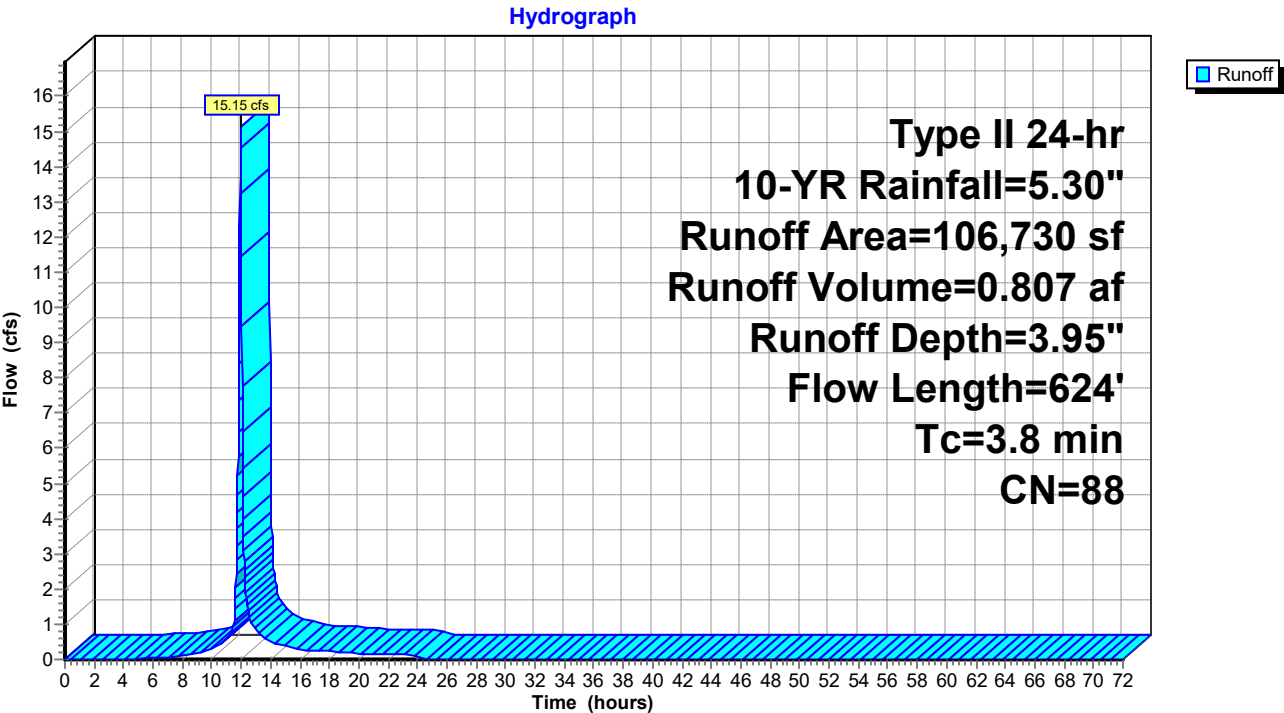
Runoff = 15.15 cfs @ 11.96 hrs, Volume= 0.807 af, Depth= 3.95"
 Routed to Link EX-SP-1 : EX-SP-1

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
28,399	98	Paved parking, HSG C
21,828	74	>75% Grass cover, Good, HSG C
27,658	98	Paved parking, HSG D
28,845	80	>75% Grass cover, Good, HSG D
106,730	88	Weighted Average
50,673		47.48% Pervious Area
56,057		52.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0082	0.99		Sheet Flow, Gravel Smooth surfaces n= 0.011 P2= 3.40"
0.9	105	0.0083	1.85		Shallow Concentrated Flow, Gravel Paved Kv= 20.3 fps
0.3	29	0.0127	1.81		Shallow Concentrated Flow, Grassed Unpaved Kv= 16.1 fps
0.9	390	0.0117	7.51	67.62	Channel Flow, Channeled paved Area= 9.0 sf Perim= 19.0' r= 0.47' n= 0.013 Asphalt, smooth
3.8	624	Total			

Subcatchment EX-DA: EX-DA

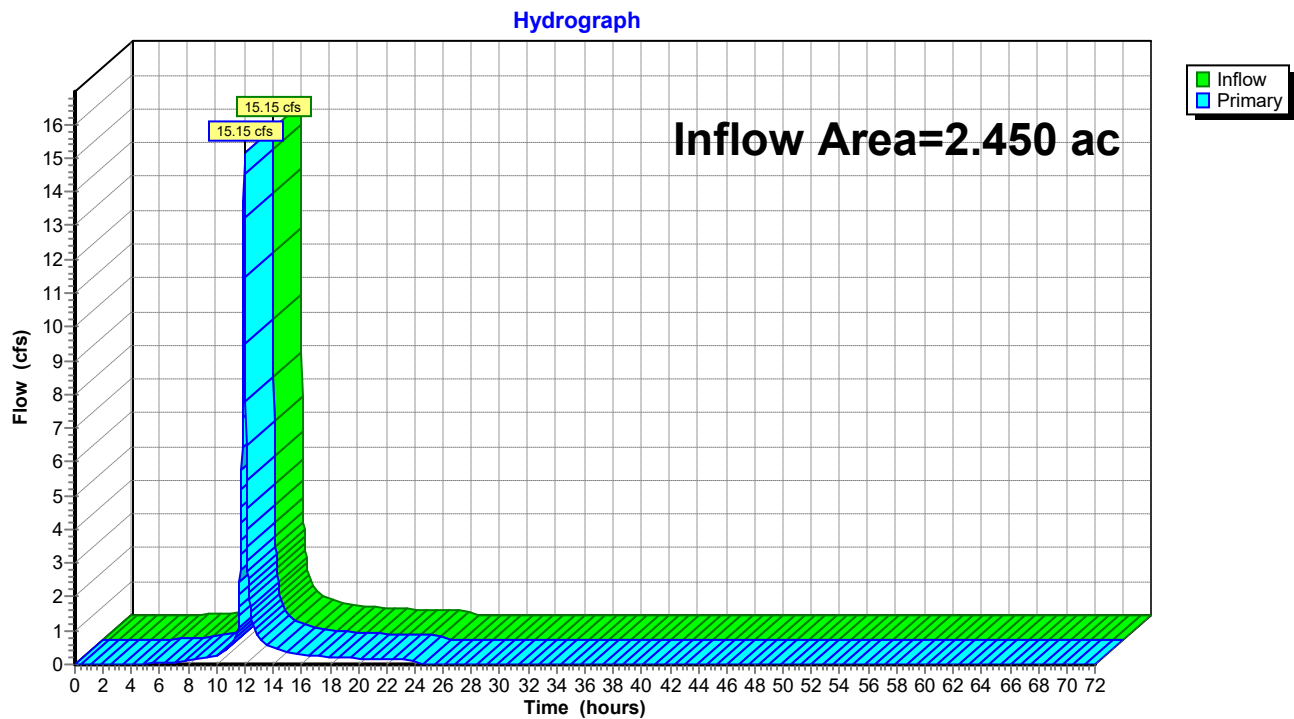


Summary for Link EX-SP-1: EX-SP-1

Inflow Area = 2.450 ac, 52.52% Impervious, Inflow Depth = 3.95" for 10-YR event
Inflow = 15.15 cfs @ 11.96 hrs, Volume= 0.807 af
Primary = 15.15 cfs @ 11.96 hrs, Volume= 0.807 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link EX-SP-1: EX-SP-1



Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-DA: EX-DA

Runoff Area=106,730 sf 52.52% Impervious Runoff Depth=6.18"
Flow Length=624' Tc=3.8 min CN=88 Runoff=23.03 cfs 1.261 af

Link EX-SP-1: EX-SP-1

Inflow=23.03 cfs 1.261 af
Primary=23.03 cfs 1.261 af

Total Runoff Area = 2.450 ac Runoff Volume = 1.261 af Average Runoff Depth = 6.18"
47.48% Pervious = 1.163 ac 52.52% Impervious = 1.287 ac

Summary for Subcatchment EX-DA: EX-DA

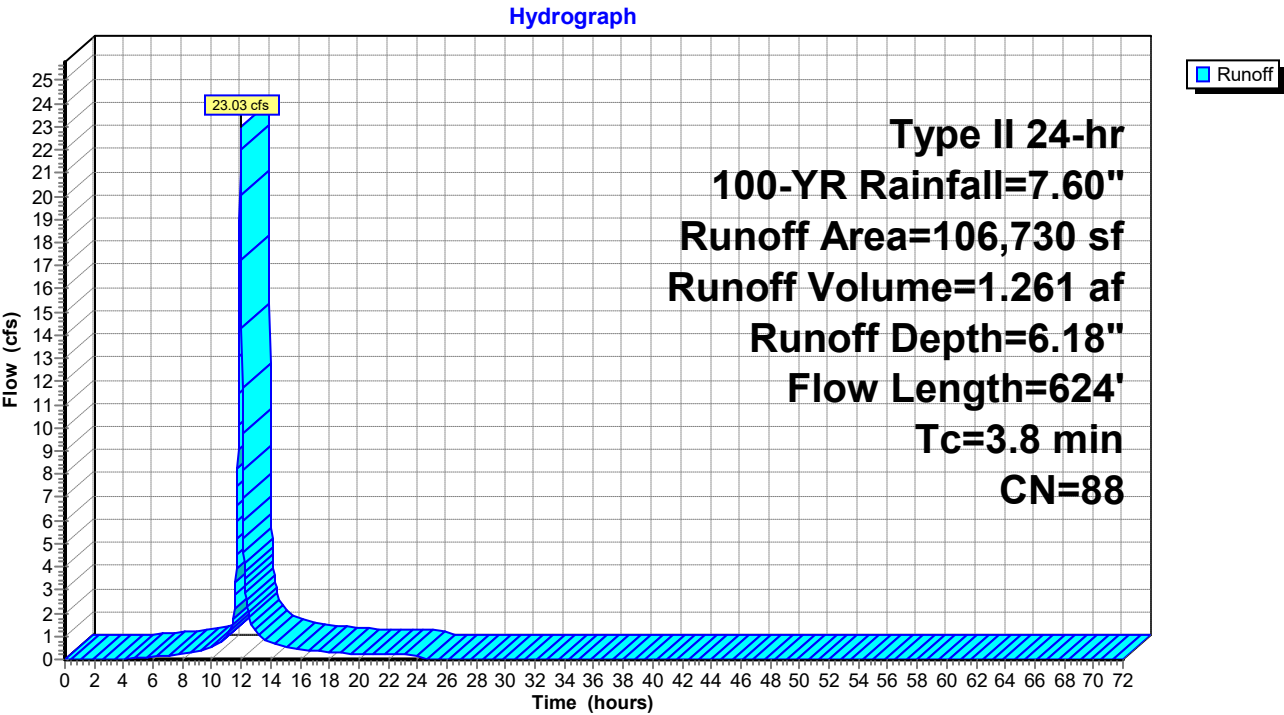
Runoff = 23.03 cfs @ 11.96 hrs, Volume= 1.261 af, Depth= 6.18"
 Routed to Link EX-SP-1 : EX-SP-1

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Type II 24-hr 100-YR Rainfall=7.60"

Area (sf)	CN	Description
28,399	98	Paved parking, HSG C
21,828	74	>75% Grass cover, Good, HSG C
27,658	98	Paved parking, HSG D
28,845	80	>75% Grass cover, Good, HSG D
106,730	88	Weighted Average
50,673		47.48% Pervious Area
56,057		52.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.7	100	0.0082	0.99		Sheet Flow, Gravel Smooth surfaces n= 0.011 P2= 3.40"
0.9	105	0.0083	1.85		Shallow Concentrated Flow, Gravel Paved Kv= 20.3 fps
0.3	29	0.0127	1.81		Shallow Concentrated Flow, Grassed Unpaved Kv= 16.1 fps
0.9	390	0.0117	7.51	67.62	Channel Flow, Channeled paved Area= 9.0 sf Perim= 19.0' r= 0.47' n= 0.013 Asphalt, smooth
3.8	624	Total			

Subcatchment EX-DA: EX-DA

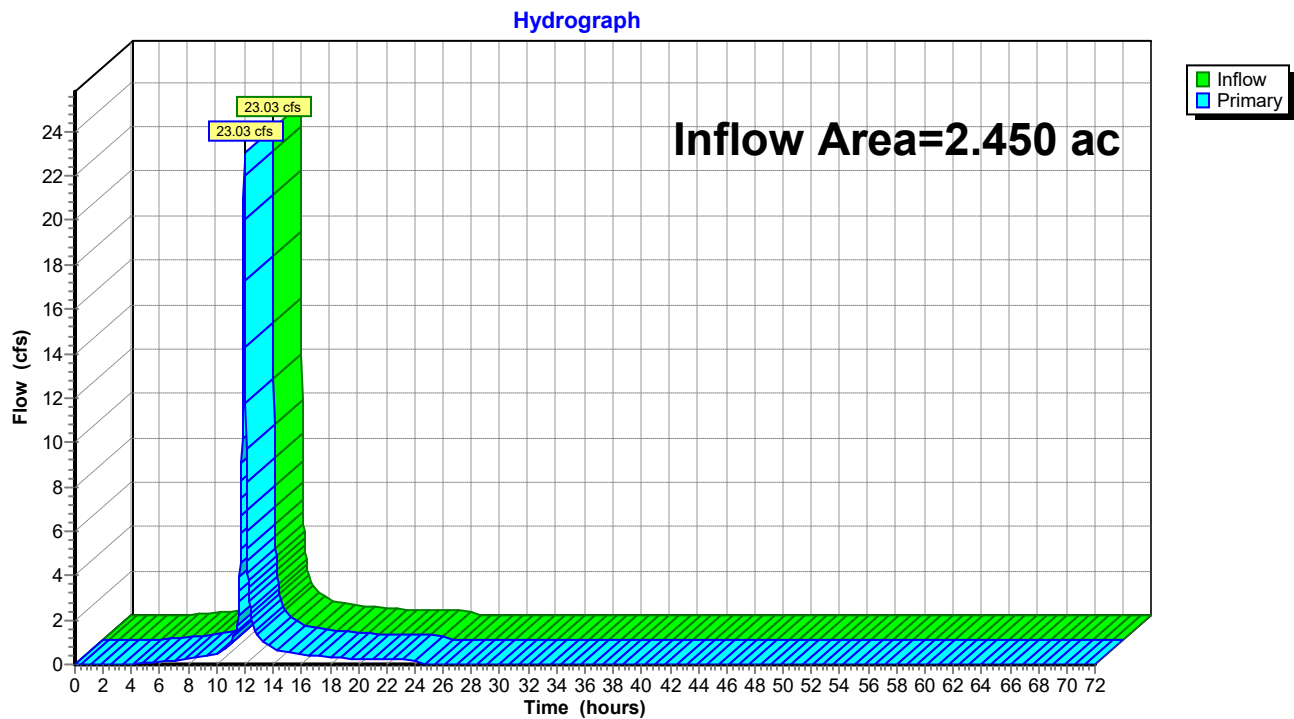


Summary for Link EX-SP-1: EX-SP-1

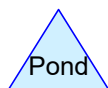
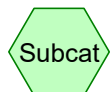
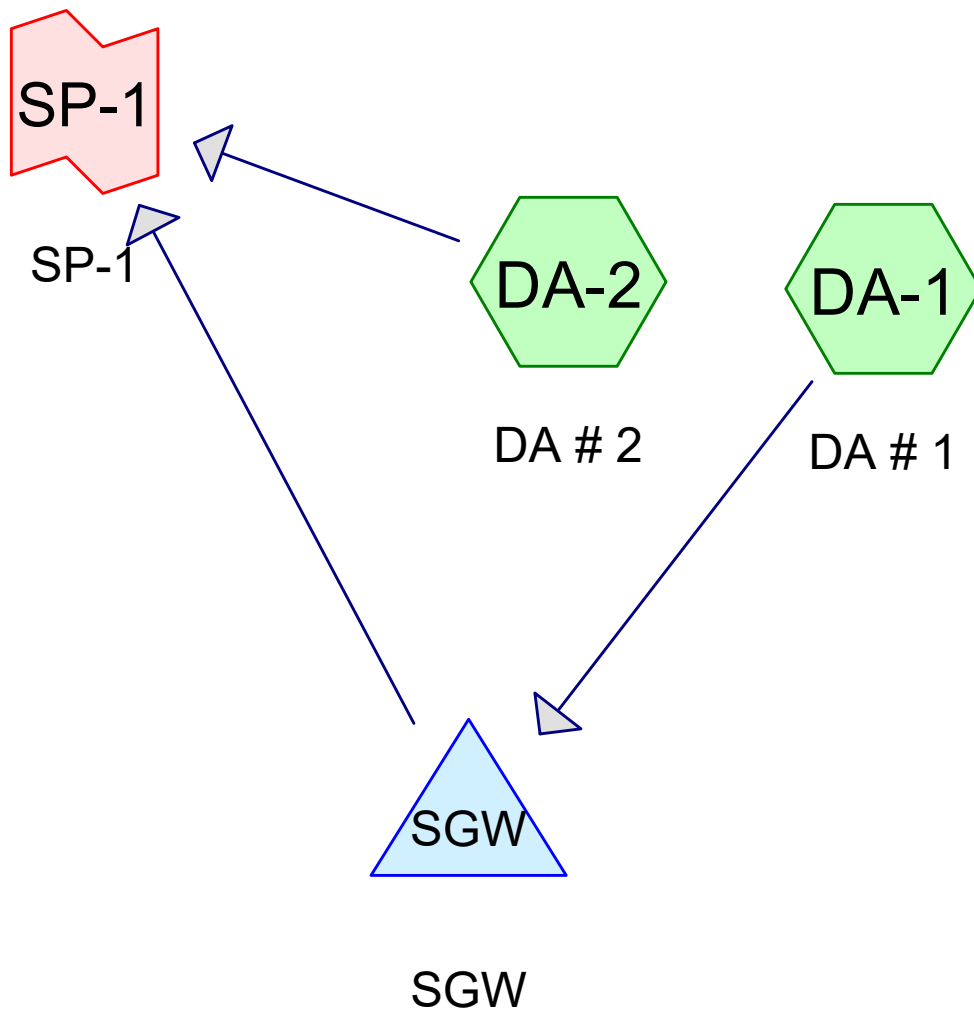
Inflow Area = 2.450 ac, 52.52% Impervious, Inflow Depth = 6.18" for 100-YR event
Inflow = 23.03 cfs @ 11.96 hrs, Volume= 1.261 af
Primary = 23.03 cfs @ 11.96 hrs, Volume= 1.261 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link EX-SP-1: EX-SP-1



Analysis of Proposed Conditions



Routing Diagram for Chesapeake Neighbors - Silo Square - Pre demo - Proposed
Prepared by Rauch Inc, Printed 7/22/2024
HydroCAD® 10.20-3g s/n 02413 © 2023 HydroCAD Software Solutions LLC

Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment DA-1: DA # 1 Runoff Area=82,560 sf 61.89% Impervious Runoff Depth=2.35"
Flow Length=499' Tc=10.2 min CN=90 Runoff=4.85 cfs 0.372 af

Subcatchment DA-2: DA # 2 Runoff Area=24,169 sf 44.95% Impervious Runoff Depth=2.09"
Flow Length=266' Tc=4.5 min CN=87 Runoff=1.79 cfs 0.097 af

Pond SGW: SGW Peak Elev=33.15' Storage=5,668 cf Inflow=4.85 cfs 0.372 af
Outflow=1.33 cfs 0.372 af

Link SP-1: SP-1 Inflow=2.71 cfs 0.469 af
Primary=2.71 cfs 0.469 af

Total Runoff Area = 2.450 ac Runoff Volume = 0.469 af Average Runoff Depth = 2.30"
41.94% Pervious = 1.028 ac 58.06% Impervious = 1.422 ac

Summary for Subcatchment DA-1: DA # 1

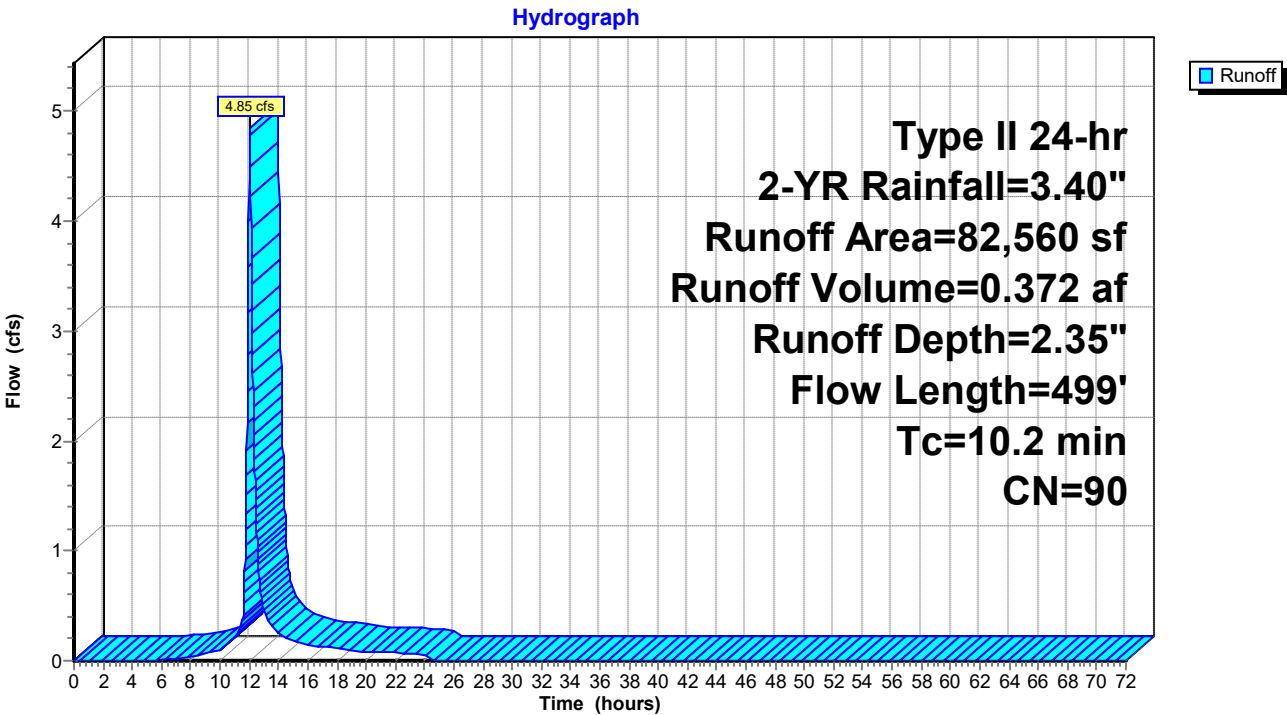
Runoff = 4.85 cfs @ 12.03 hrs, Volume= 0.372 af, Depth= 2.35"
Routed to Pond SGW : SGW

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
28,716	98	Paved parking, HSG C
13,526	74	>75% Grass cover, Good, HSG C
22,381	98	Paved parking, HSG D
17,937	80	>75% Grass cover, Good, HSG D
82,560	90	Weighted Average
31,463		38.11% Pervious Area
51,097		61.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	69	0.0172	0.15		Sheet Flow, Grass
					Grass: Short n= 0.150 P2= 3.40"
2.7	430	0.0021	2.70	2.12	Pipe Channel, Piped
					12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25'
					n= 0.010 PVC, smooth interior
10.2	499	Total			

Subcatchment DA-1: DA # 1



Summary for Subcatchment DA-2: DA # 2

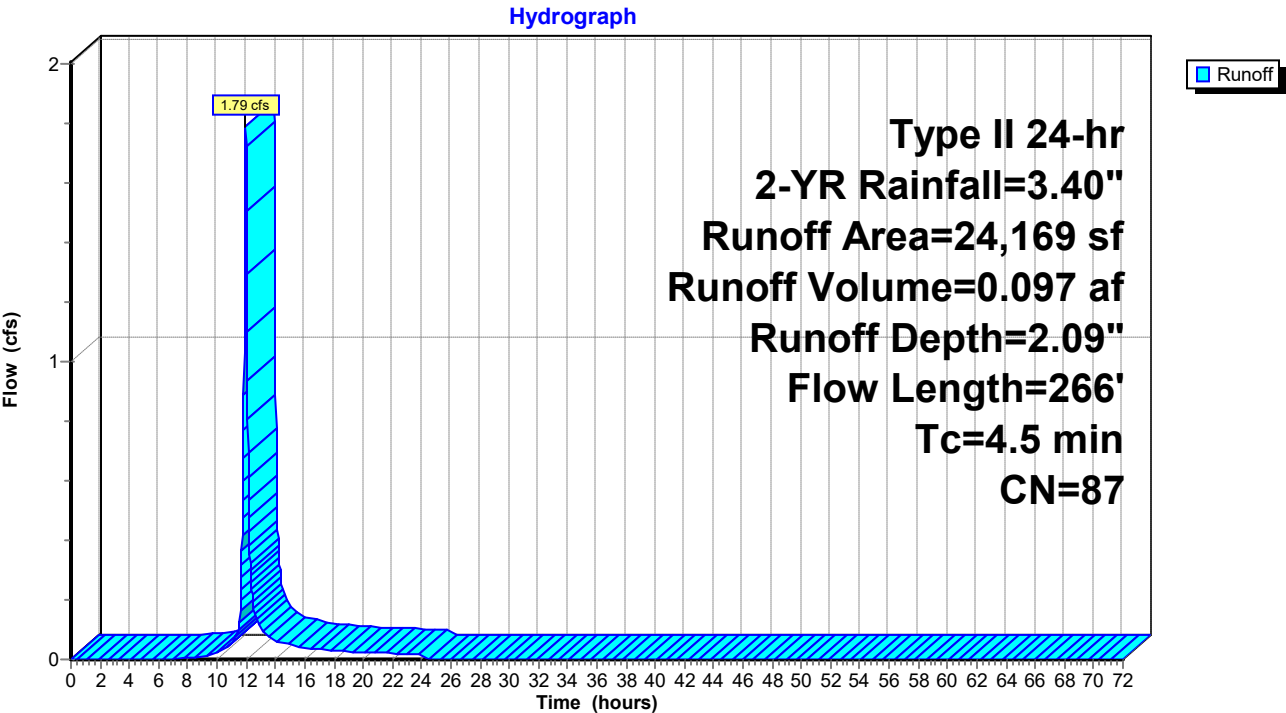
Runoff = 1.79 cfs @ 11.97 hrs, Volume= 0.097 af, Depth= 2.09"
 Routed to Link SP-1 : SP-1

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
3,657	98	Paved parking, HSG C
4,328	74	>75% Grass cover, Good, HSG C
7,208	98	Paved parking, HSG D
8,976	80	>75% Grass cover, Good, HSG D
24,169	87	Weighted Average
13,304		55.05% Pervious Area
10,865		44.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	14	0.0200	0.12		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.40"
1.9	200	0.0100	1.80	1.26	Channel Flow, Grass Conveyance Swale Area= 0.7 sf Perim= 3.2' r= 0.22' n= 0.030 Earth, grassed & winding
0.6	52	0.0067	1.47	0.15	Channel Flow, Paved Channel Flow Area= 0.1 sf Perim= 1.6' r= 0.06' n= 0.013 Concrete, trowel finish
4.5	266	Total			

Subcatchment DA-2: DA # 2



Summary for Pond SGW: SGW

Inflow Area = 1.895 ac, 61.89% Impervious, Inflow Depth = 2.35" for 2-YR event
 Inflow = 4.85 cfs @ 12.03 hrs, Volume= 0.372 af
 Outflow = 1.33 cfs @ 12.47 hrs, Volume= 0.372 af, Atten= 73%, Lag= 26.6 min
 Primary = 1.33 cfs @ 12.47 hrs, Volume= 0.372 af
 Routed to Link SP-1 : SP-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Starting Elev= 31.17' Surf.Area= 563 sf Storage= 977 cf
 Peak Elev= 33.15' @ 12.47 hrs Surf.Area= 3,462 sf Storage= 5,668 cf (4,690 cf above start)

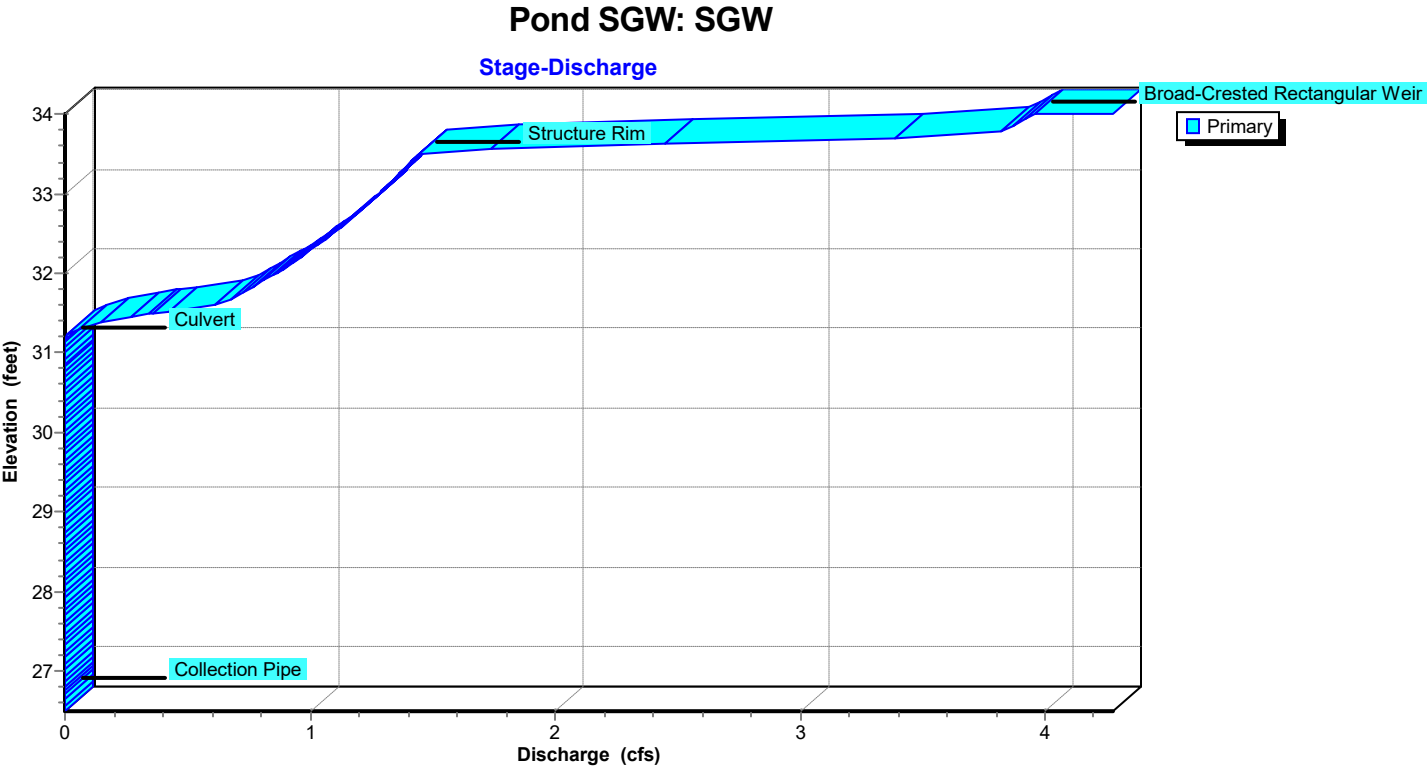
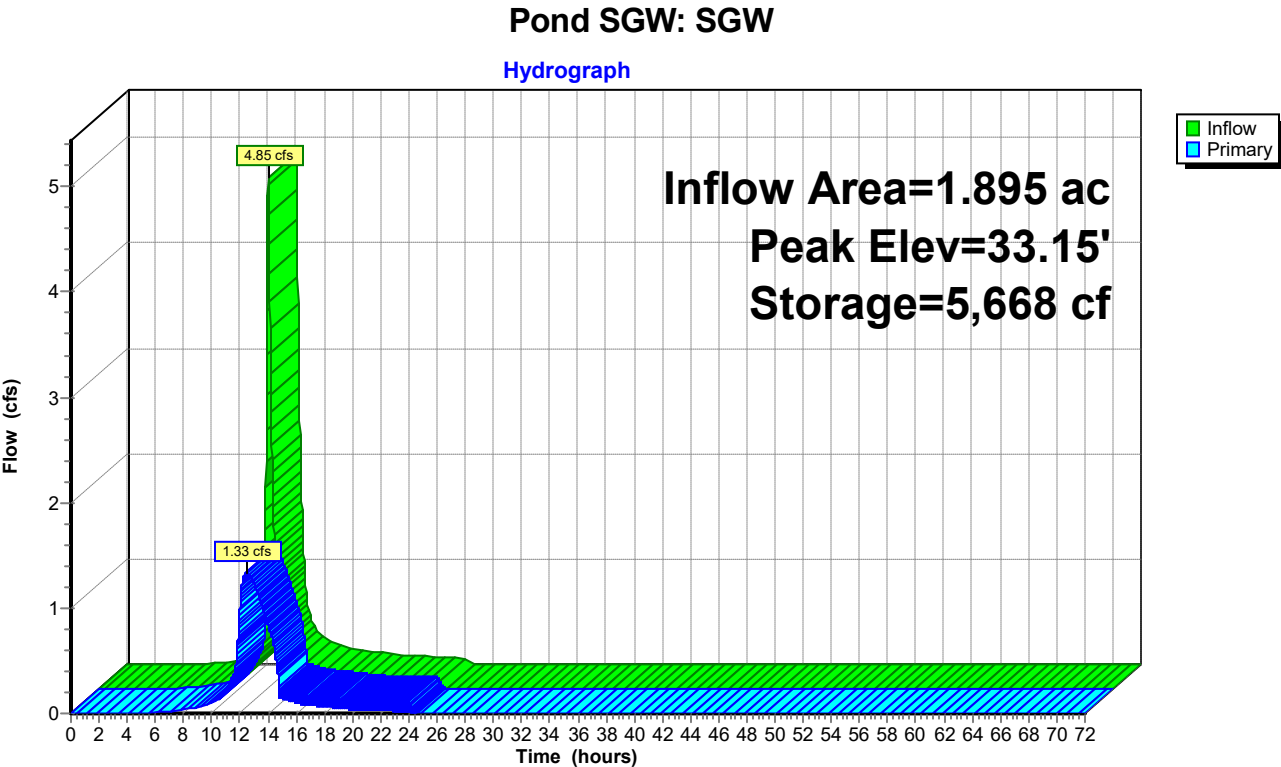
Plug-Flow detention time= 77.6 min calculated for 0.349 af (94% of inflow)
 Center-of-Mass det. time= 25.8 min (837.4 - 811.6)

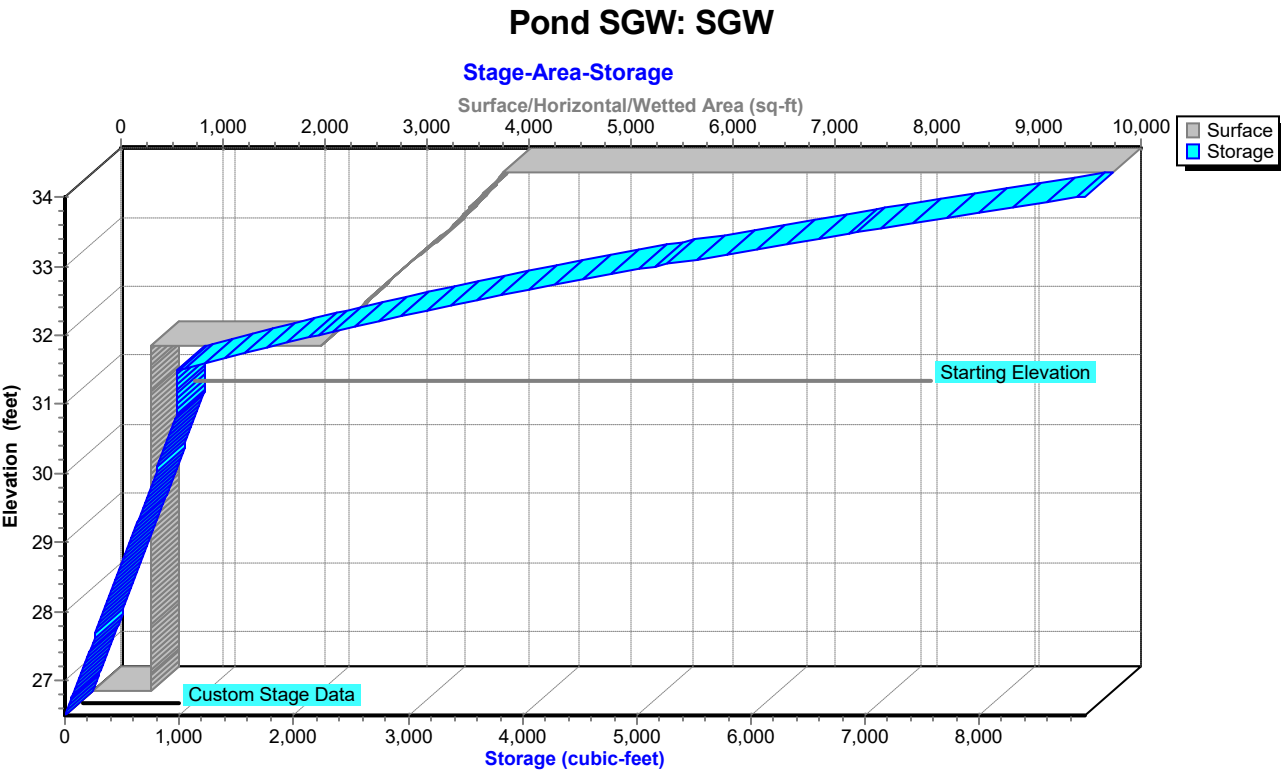
Volume	Invert	Avail.Storage	Storage Description			
#1	26.49'	8,918 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.49	563	261.2	0.0	0	0	563
26.50	563	261.2	40.0	2	2	566
30.83	563	261.2	40.0	975	977	1,697
30.84	563	261.2	0.0	0	977	1,699
31.49	563	261.2	0.0	0	977	1,869
31.50	2,235	261.2	100.0	13	990	1,872
32.01	2,587	275.4	100.0	1,229	2,219	2,493
33.00	3,367	308.0	100.0	2,939	5,158	4,034
34.00	4,028	336.6	100.0	3,693	8,850	5,536
34.01	10,000	400.0	100.0	68	8,918	9,252

Device	Routing	Invert	Outlet Devices
#1	Primary	31.17'	12.0" Round Culvert L= 228.1' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 31.17' / 30.00' S= 0.0051 '/' Cc= 0.900 n= 0.012 HDPE, Flow Area= 0.79 sf
#2	Device 1	26.75'	6.0" Vert. Collection Pipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	33.50'	18.0" x 18.0" Horiz. Structure Rim C= 0.600 Limited to weir flow at low heads
#4	Primary	34.00'	130.0' long + 3.0 '/' SideZ x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=1.33 cfs @ 12.47 hrs HW=33.15' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Passes 1.33 cfs of 3.35 cfs potential flow)
- 2=Collection Pipe (Orifice Controls 1.33 cfs @ 6.77 fps)
- 3=Structure Rim (Controls 0.00 cfs)
- 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)





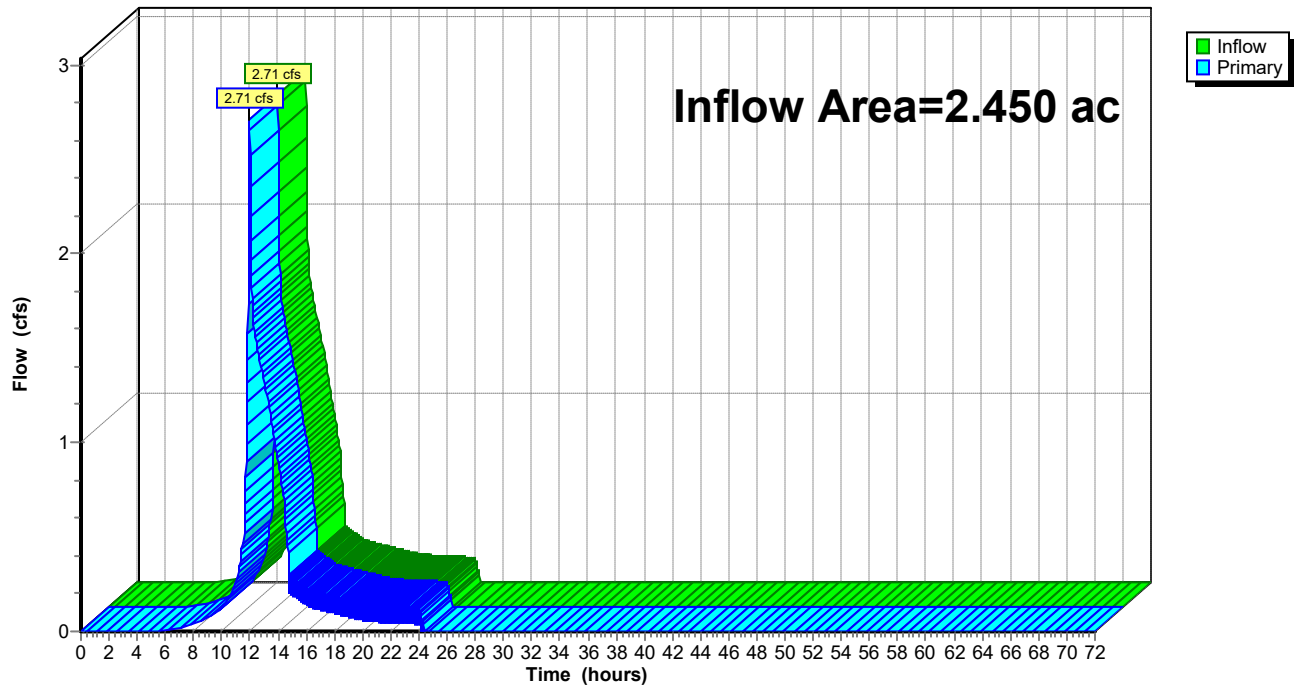
Summary for Link SP-1: SP-1

Inflow Area = 2.450 ac, 58.06% Impervious, Inflow Depth = 2.30" for 2-YR event
Inflow = 2.71 cfs @ 11.98 hrs, Volume= 0.469 af
Primary = 2.71 cfs @ 11.98 hrs, Volume= 0.469 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link SP-1: SP-1

Hydrograph



Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment DA-1: DA # 1 Runoff Area=82,560 sf 61.89% Impervious Runoff Depth=4.17"
Flow Length=499' Tc=10.2 min CN=90 Runoff=8.39 cfs 0.658 af

Subcatchment DA-2: DA # 2 Runoff Area=24,169 sf 44.95% Impervious Runoff Depth=3.85"
Flow Length=266' Tc=4.5 min CN=87 Runoff=3.21 cfs 0.178 af

Pond SGW: SGW Peak Elev=33.90' Storage=8,444 cf Inflow=8.39 cfs 0.658 af
Outflow=3.89 cfs 0.658 af

Link SP-1: SP-1 Inflow=4.89 cfs 0.836 af
Primary=4.89 cfs 0.836 af

Total Runoff Area = 2.450 ac Runoff Volume = 0.836 af Average Runoff Depth = 4.09"
41.94% Pervious = 1.028 ac 58.06% Impervious = 1.422 ac

Summary for Subcatchment DA-1: DA # 1

Runoff = 8.39 cfs @ 12.03 hrs, Volume= 0.658 af, Depth= 4.17"
 Routed to Pond SGW : SGW

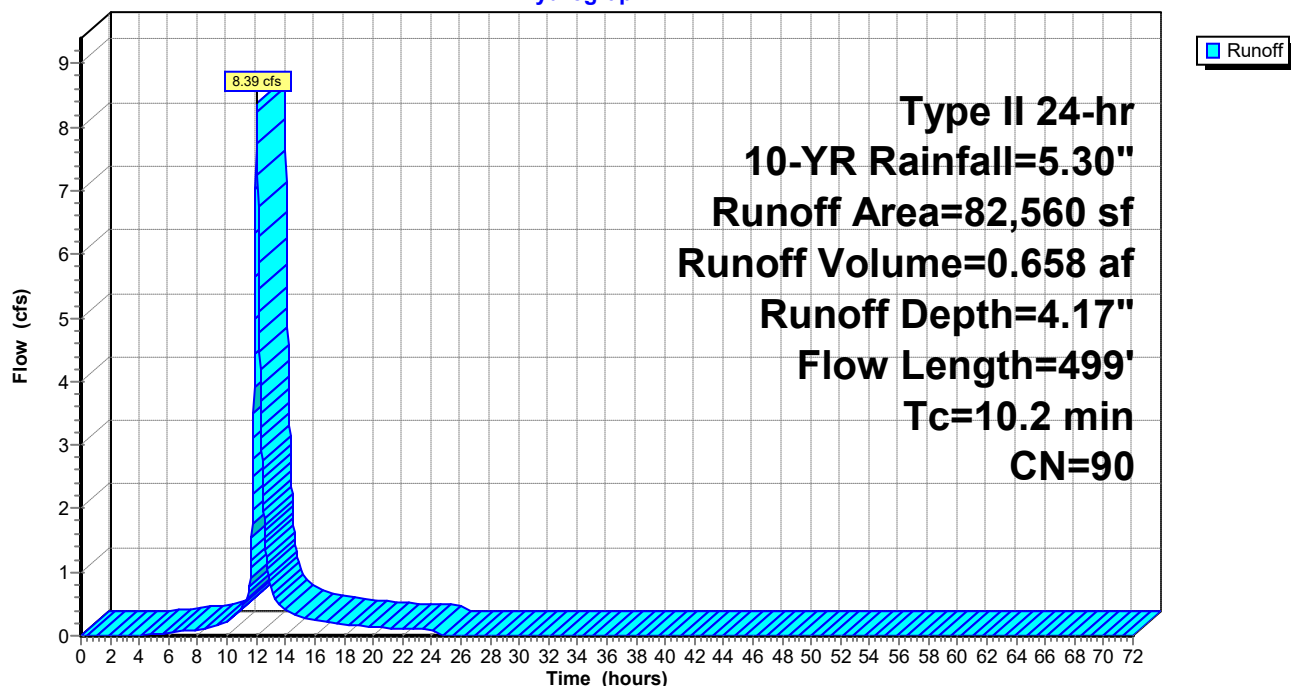
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
28,716	98	Paved parking, HSG C
13,526	74	>75% Grass cover, Good, HSG C
22,381	98	Paved parking, HSG D
17,937	80	>75% Grass cover, Good, HSG D
82,560	90	Weighted Average
31,463		38.11% Pervious Area
51,097		61.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	69	0.0172	0.15		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.40"
2.7	430	0.0021	2.70	2.12	Pipe Channel, Piped 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
10.2	499	Total			

Subcatchment DA-1: DA # 1

Hydrograph



Summary for Subcatchment DA-2: DA # 2

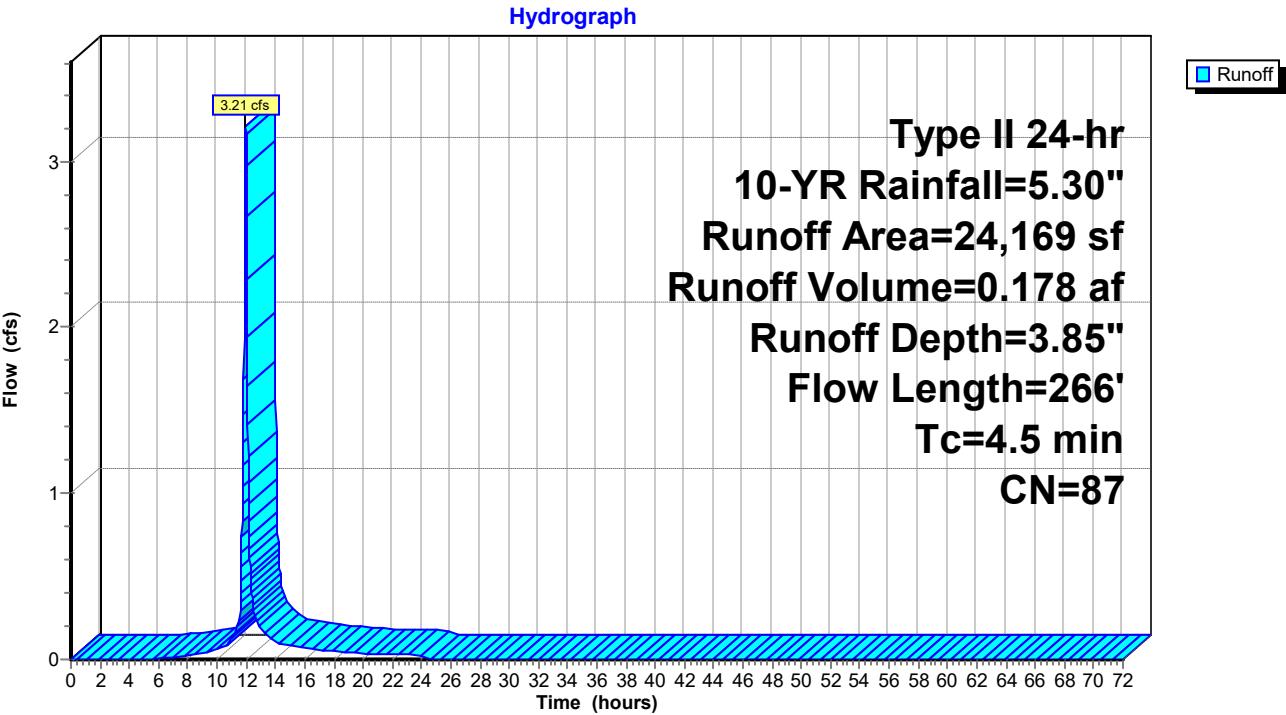
Runoff = 3.21 cfs @ 11.97 hrs, Volume= 0.178 af, Depth= 3.85"
 Routed to Link SP-1 : SP-1

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
3,657	98	Paved parking, HSG C
4,328	74	>75% Grass cover, Good, HSG C
7,208	98	Paved parking, HSG D
8,976	80	>75% Grass cover, Good, HSG D
24,169	87	Weighted Average
13,304		55.05% Pervious Area
10,865		44.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	14	0.0200	0.12		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.40"
1.9	200	0.0100	1.80	1.26	Channel Flow, Grass Conveyance Swale Area= 0.7 sf Perim= 3.2' r= 0.22' n= 0.030 Earth, grassed & winding
0.6	52	0.0067	1.47	0.15	Channel Flow, Paved Channel Flow Area= 0.1 sf Perim= 1.6' r= 0.06' n= 0.013 Concrete, trowel finish
4.5	266	Total			

Subcatchment DA-2: DA # 2



Summary for Pond SGW: SGW

Inflow Area = 1.895 ac, 61.89% Impervious, Inflow Depth = 4.17" for 10-YR event
 Inflow = 8.39 cfs @ 12.03 hrs, Volume= 0.658 af
 Outflow = 3.89 cfs @ 12.28 hrs, Volume= 0.658 af, Atten= 54%, Lag= 15.3 min
 Primary = 3.89 cfs @ 12.28 hrs, Volume= 0.658 af
 Routed to Link SP-1 : SP-1

Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Starting Elev= 31.17' Surf.Area= 563 sf Storage= 977 cf
 Peak Elev= 33.90' @ 12.28 hrs Surf.Area= 3,958 sf Storage= 8,444 cf (7,466 cf above start)

Plug-Flow detention time= 62.4 min calculated for 0.635 af (97% of inflow)
 Center-of-Mass det. time= 27.8 min (823.4 - 795.6)

Volume	Invert	Avail.Storage	Storage Description			
#1	26.49'	8,918 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.49	563	261.2	0.0	0	0	563
26.50	563	261.2	40.0	2	2	566
30.83	563	261.2	40.0	975	977	1,697
30.84	563	261.2	0.0	0	977	1,699
31.49	563	261.2	0.0	0	977	1,869
31.50	2,235	261.2	100.0	13	990	1,872
32.01	2,587	275.4	100.0	1,229	2,219	2,493
33.00	3,367	308.0	100.0	2,939	5,158	4,034
34.00	4,028	336.6	100.0	3,693	8,850	5,536
34.01	10,000	400.0	100.0	68	8,918	9,252

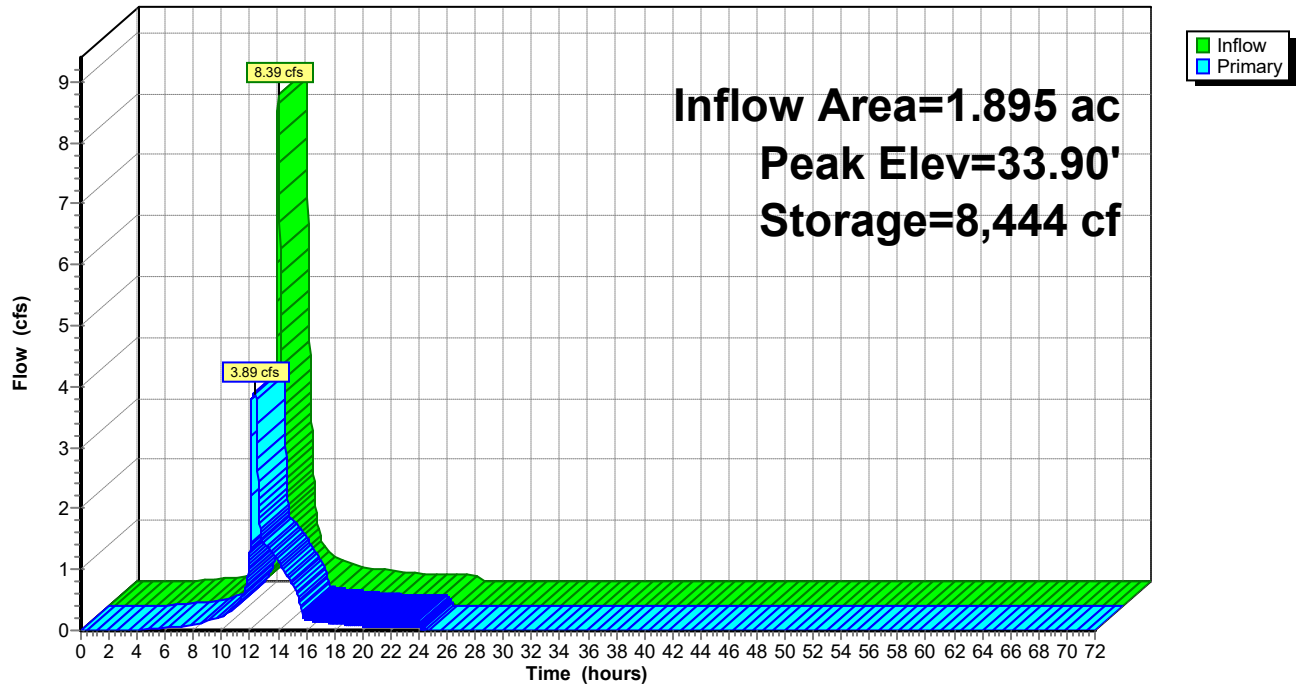
Device	Routing	Invert	Outlet Devices
#1	Primary	31.17'	12.0" Round Culvert L= 228.1' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 31.17' / 30.00' S= 0.0051 '/' Cc= 0.900 n= 0.012 HDPE, Flow Area= 0.79 sf
#2	Device 1	26.75'	6.0" Vert. Collection Pipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	33.50'	18.0" x 18.0" Horiz. Structure Rim C= 0.600 Limited to weir flow at low heads
#4	Primary	34.00'	130.0' long + 3.0 '/' SideZ x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=3.89 cfs @ 12.28 hrs HW=33.90' TW=0.00' (Dynamic Tailwater)

- 1=Culvert (Barrel Controls 3.89 cfs @ 4.95 fps)
- 2=Collection Pipe (Passes < 1.56 cfs potential flow)
- 3=Structure Rim (Passes < 4.92 cfs potential flow)
- 4=Broad-Crested Rectangular Weir (Controls 0.00 cfs)

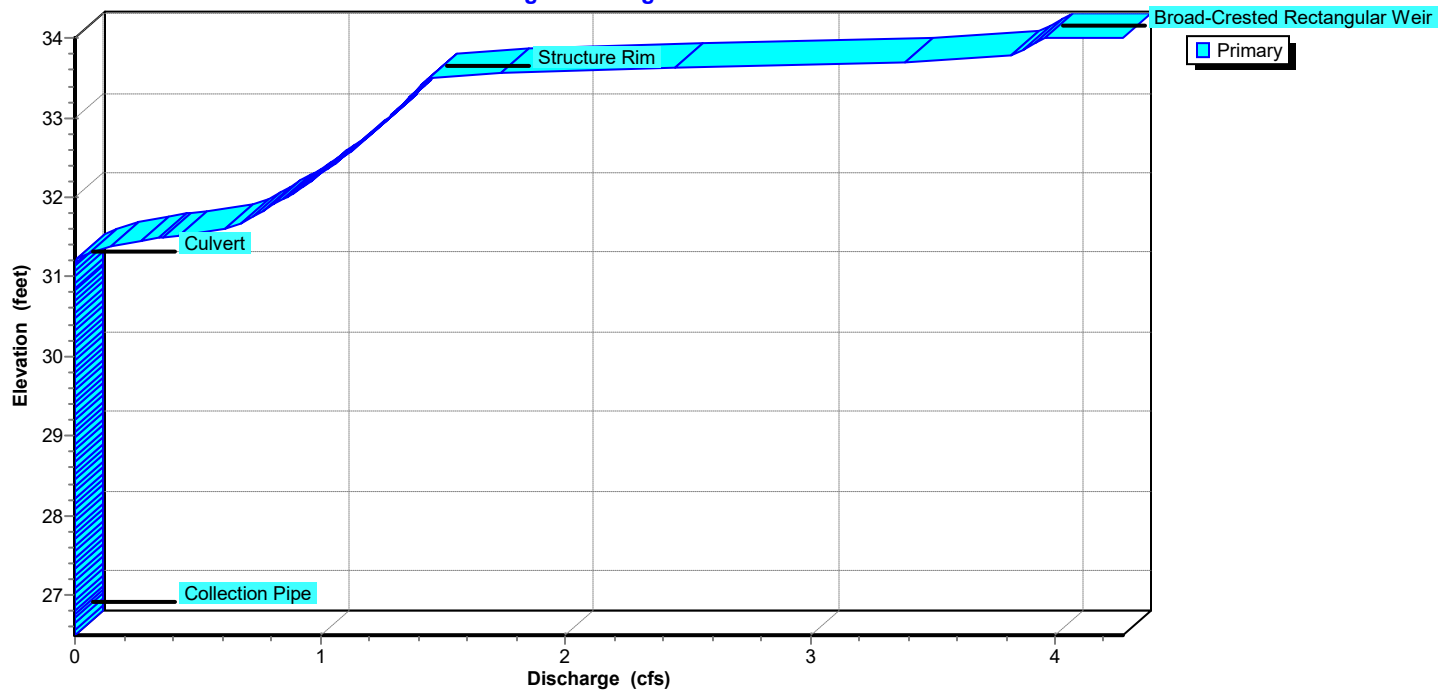
Pond SGW: SGW

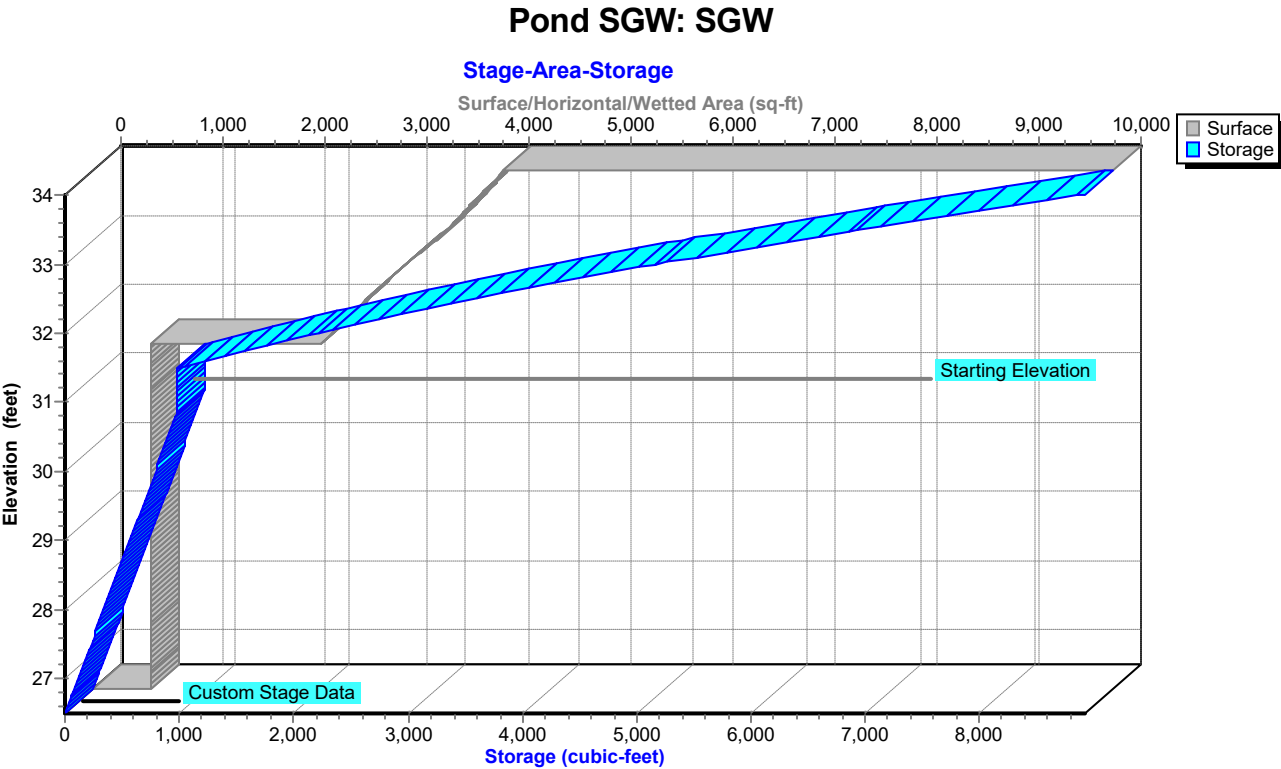
Hydrograph



Pond SGW: SGW

Stage-Discharge





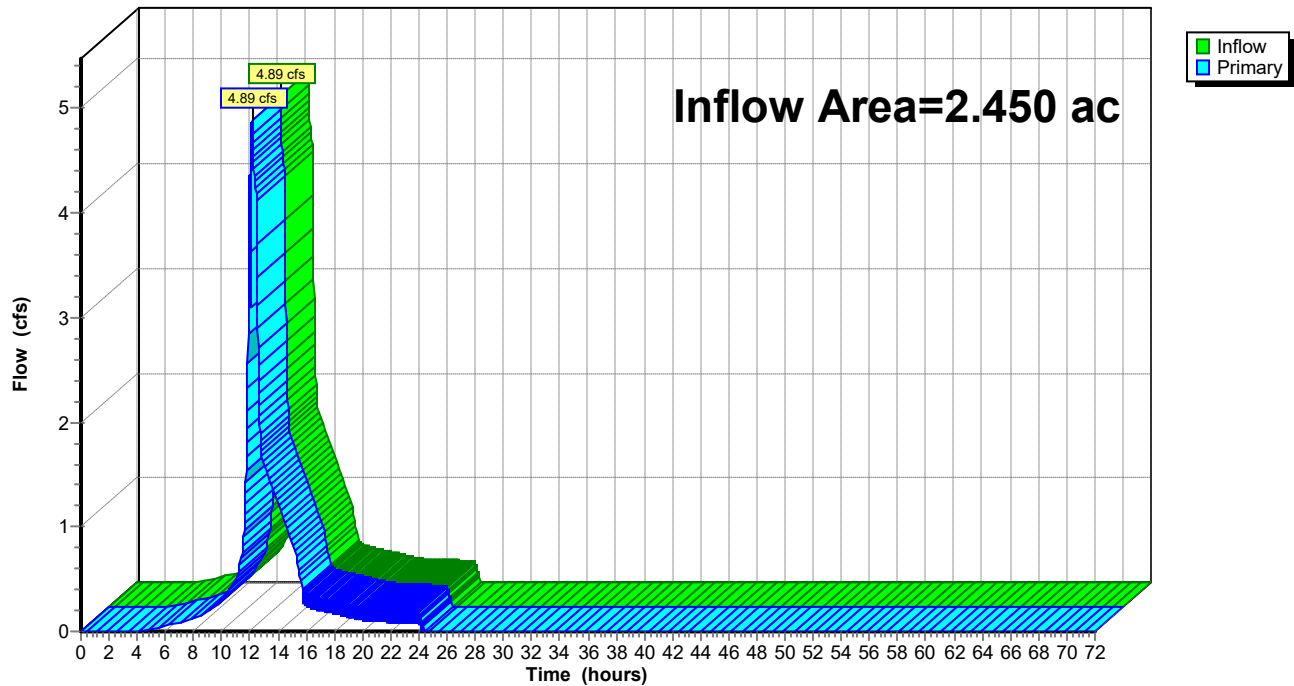
Summary for Link SP-1: SP-1

Inflow Area = 2.450 ac, 58.06% Impervious, Inflow Depth = 4.09" for 10-YR event
 Inflow = 4.89 cfs @ 12.15 hrs, Volume= 0.836 af
 Primary = 4.89 cfs @ 12.15 hrs, Volume= 0.836 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link SP-1: SP-1

Hydrograph



Time span=0.00-72.00 hrs, dt=0.02 hrs, 3601 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment DA-1: DA # 1 Runoff Area=82,560 sf 61.89% Impervious Runoff Depth=6.41"
Flow Length=499' Tc=10.2 min CN=90 Runoff=12.63 cfs 1.013 af

Subcatchment DA-2: DA # 2 Runoff Area=24,169 sf 44.95% Impervious Runoff Depth=6.06"
Flow Length=266' Tc=4.5 min CN=87 Runoff=4.92 cfs 0.280 af

Pond SGW: SGW Peak Elev=34.12' Storage=8,918 cf Inflow=12.63 cfs 1.013 af
Outflow=17.07 cfs 1.013 af

Link SP-1: SP-1 Inflow=20.04 cfs 1.293 af
Primary=20.04 cfs 1.293 af

Total Runoff Area = 2.450 ac Runoff Volume = 1.293 af Average Runoff Depth = 6.33"
41.94% Pervious = 1.028 ac 58.06% Impervious = 1.422 ac

Summary for Subcatchment DA-1: DA # 1

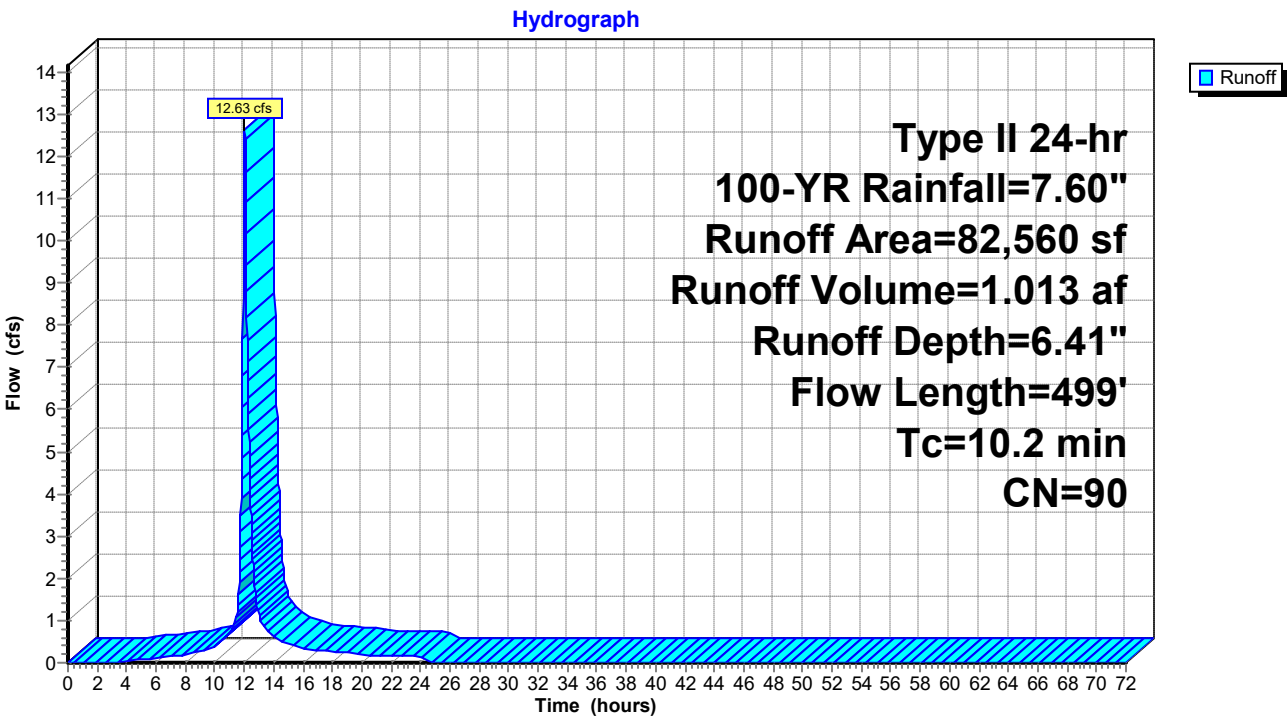
Runoff = 12.63 cfs @ 12.03 hrs, Volume= 1.013 af, Depth= 6.41"
Routed to Pond SGW : SGW

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
Type II 24-hr 100-YR Rainfall=7.60"

Area (sf)	CN	Description
28,716	98	Paved parking, HSG C
13,526	74	>75% Grass cover, Good, HSG C
22,381	98	Paved parking, HSG D
17,937	80	>75% Grass cover, Good, HSG D
82,560	90	Weighted Average
31,463		38.11% Pervious Area
51,097		61.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.5	69	0.0172	0.15		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.40"
2.7	430	0.0021	2.70	2.12	Pipe Channel, Piped 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
10.2	499	Total			

Subcatchment DA-1: DA # 1



Summary for Subcatchment DA-2: DA # 2

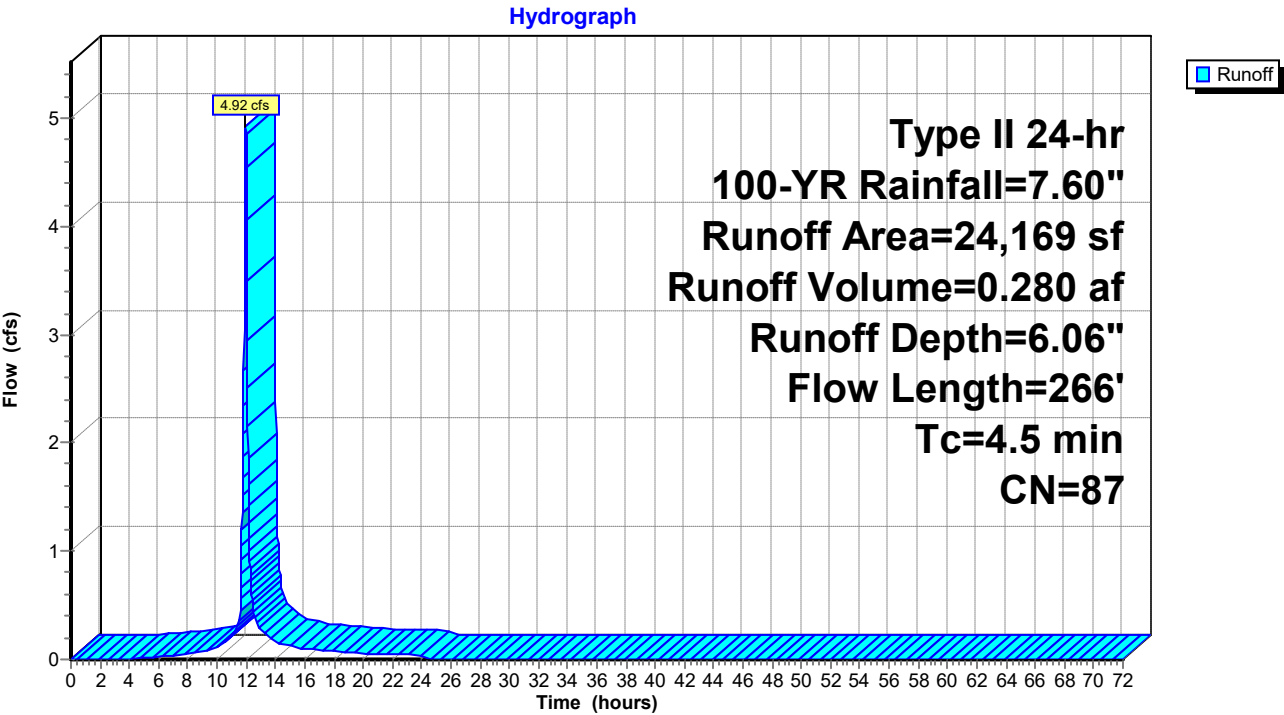
Runoff = 4.92 cfs @ 11.96 hrs, Volume= 0.280 af, Depth= 6.06"
 Routed to Link SP-1 : SP-1

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Type II 24-hr 100-YR Rainfall=7.60"

Area (sf)	CN	Description
3,657	98	Paved parking, HSG C
4,328	74	>75% Grass cover, Good, HSG C
7,208	98	Paved parking, HSG D
8,976	80	>75% Grass cover, Good, HSG D
24,169	87	Weighted Average
13,304		55.05% Pervious Area
10,865		44.95% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
2.0	14	0.0200	0.12		Sheet Flow, Grass Grass: Short n= 0.150 P2= 3.40"
1.9	200	0.0100	1.80	1.26	Channel Flow, Grass Conveyance Swale Area= 0.7 sf Perim= 3.2' r= 0.22' n= 0.030 Earth, grassed & winding
0.6	52	0.0067	1.47	0.15	Channel Flow, Paved Channel Flow Area= 0.1 sf Perim= 1.6' r= 0.06' n= 0.013 Concrete, trowel finish
4.5	266	Total			

Subcatchment DA-2: DA # 2



Summary for Pond SGW: SGW

Inflow Area = 1.895 ac, 61.89% Impervious, Inflow Depth = 6.41" for 100-YR event
 Inflow = 12.63 cfs @ 12.03 hrs, Volume= 1.013 af
 Outflow = 17.07 cfs @ 12.06 hrs, Volume= 1.013 af, Atten= 0%, Lag= 1.9 min
 Primary = 17.07 cfs @ 12.06 hrs, Volume= 1.013 af
 Routed to Link SP-1 : SP-1

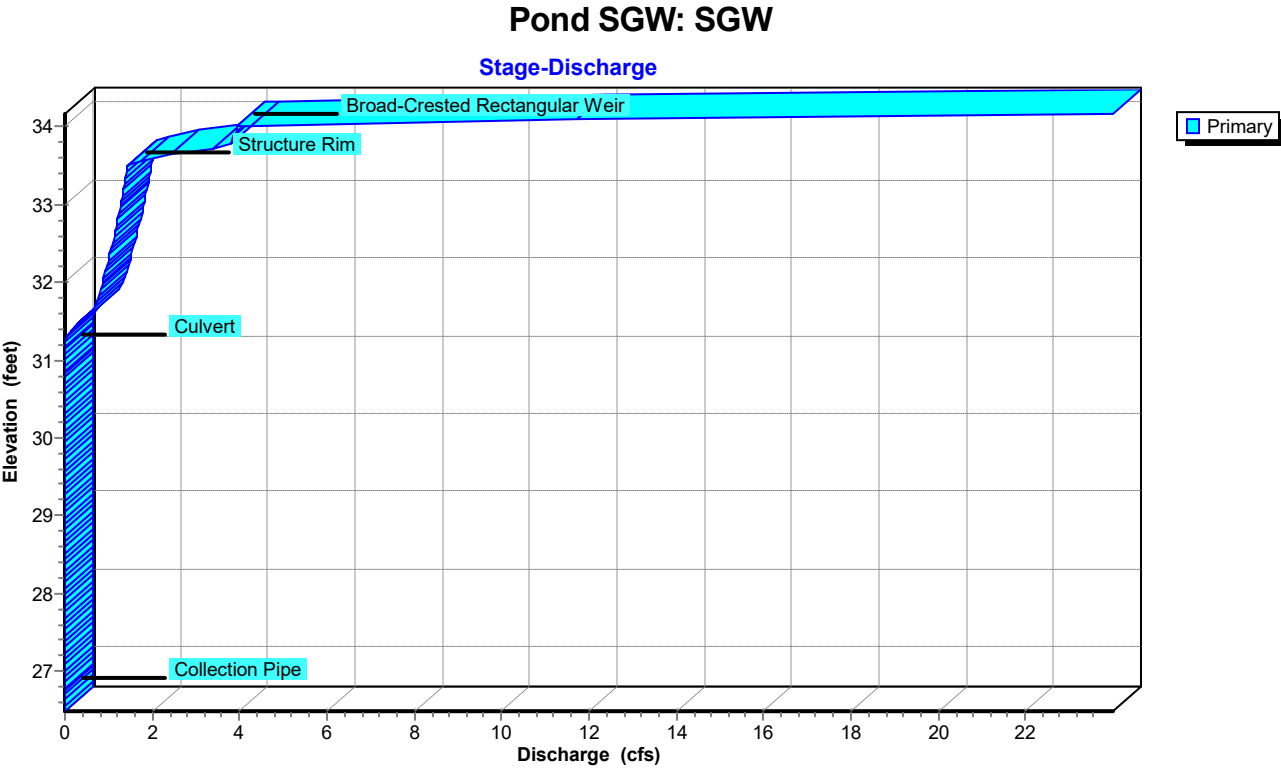
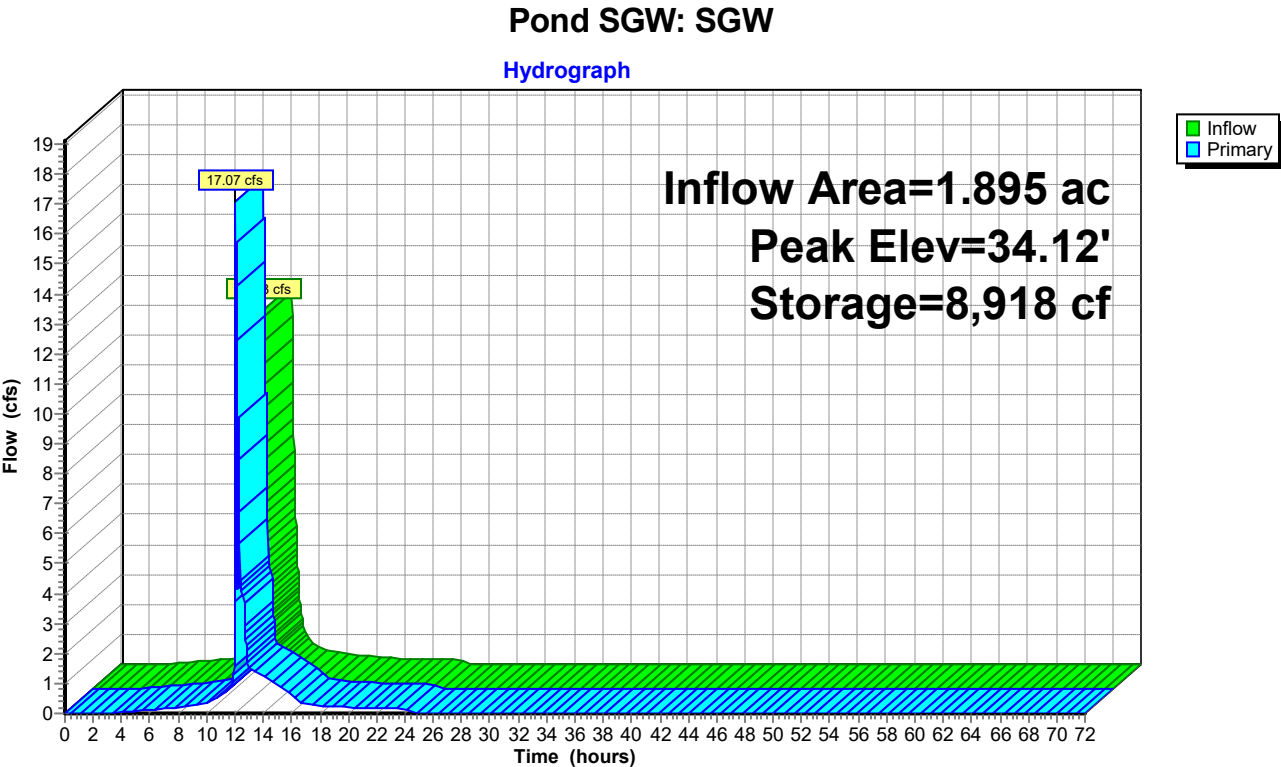
Routing by Dyn-Stor-Ind method, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs
 Starting Elev= 31.17' Surf.Area= 563 sf Storage= 977 cf
 Peak Elev= 34.12' @ 12.06 hrs Surf.Area= 10,000 sf Storage= 8,918 cf (7,941 cf above start)

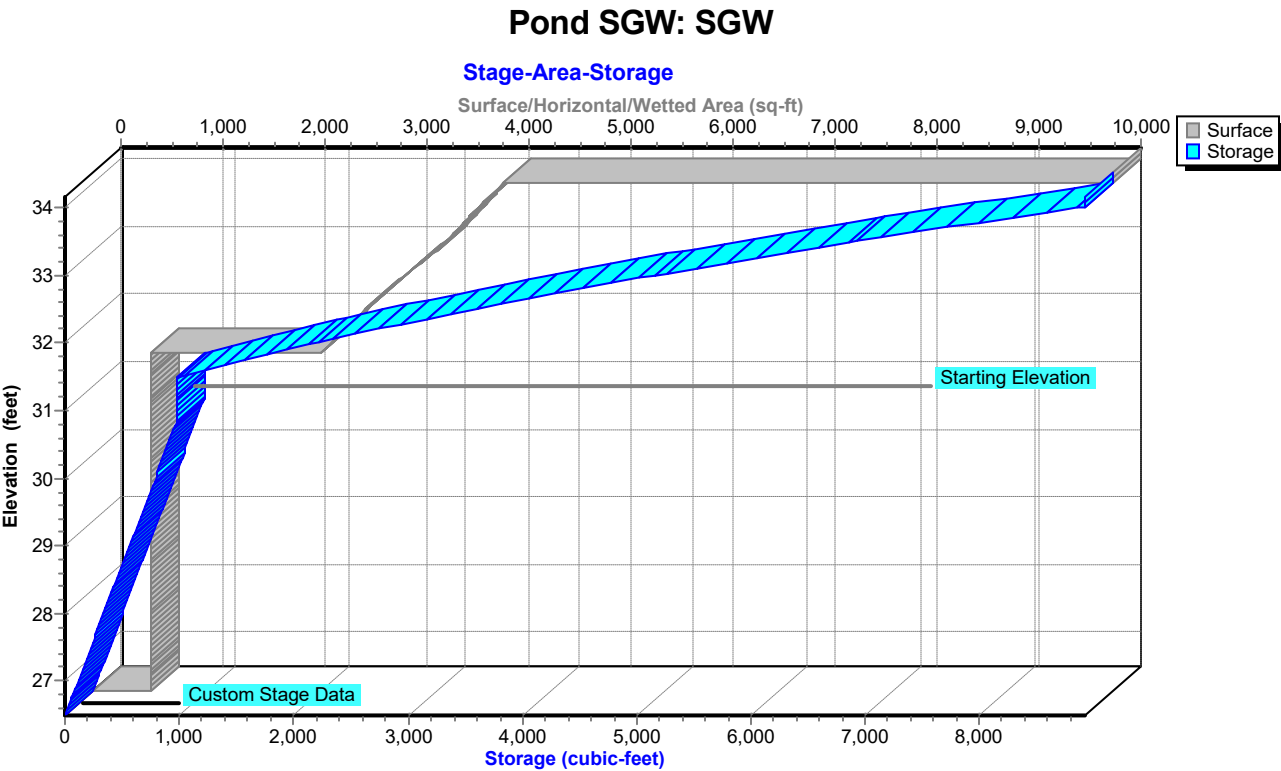
Plug-Flow detention time= 48.9 min calculated for 0.990 af (98% of inflow)
 Center-of-Mass det. time= 24.1 min (808.2 - 784.1)

Volume	Invert	Avail.Storage	Storage Description			
#1	26.49'	8,918 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.49	563	261.2	0.0	0	0	563
26.50	563	261.2	40.0	2	2	566
30.83	563	261.2	40.0	975	977	1,697
30.84	563	261.2	0.0	0	977	1,699
31.49	563	261.2	0.0	0	977	1,869
31.50	2,235	261.2	100.0	13	990	1,872
32.01	2,587	275.4	100.0	1,229	2,219	2,493
33.00	3,367	308.0	100.0	2,939	5,158	4,034
34.00	4,028	336.6	100.0	3,693	8,850	5,536
34.01	10,000	400.0	100.0	68	8,918	9,252

Device	Routing	Invert	Outlet Devices
#1	Primary	31.17'	12.0" Round Culvert L= 228.1' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 31.17' / 30.00' S= 0.0051 '/' Cc= 0.900 n= 0.012 HDPE, Flow Area= 0.79 sf
#2	Device 1	26.75'	6.0" Vert. Collection Pipe C= 0.600 Limited to weir flow at low heads
#3	Device 1	33.50'	18.0" x 18.0" Horiz. Structure Rim C= 0.600 Limited to weir flow at low heads
#4	Primary	34.00'	130.0' long + 3.0 '/' SideZ x 4.0' breadth Broad-Crested Rectangular Weir Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 3.50 4.00 4.50 5.00 5.50 Coef. (English) 2.38 2.54 2.69 2.68 2.67 2.67 2.65 2.66 2.66 2.68 2.72 2.73 2.76 2.79 2.88 3.07 3.32

Primary OutFlow Max=16.79 cfs @ 12.06 hrs HW=34.12' TW=0.00' (Dynamic Tailwater)
 1=Culvert (Barrel Controls 4.04 cfs @ 5.14 fps)
 2=Collection Pipe (Passes < 1.62 cfs potential flow)
 3=Structure Rim (Passes < 8.52 cfs potential flow)
 4=Broad-Crested Rectangular Weir (Weir Controls 12.76 cfs @ 0.82 fps)





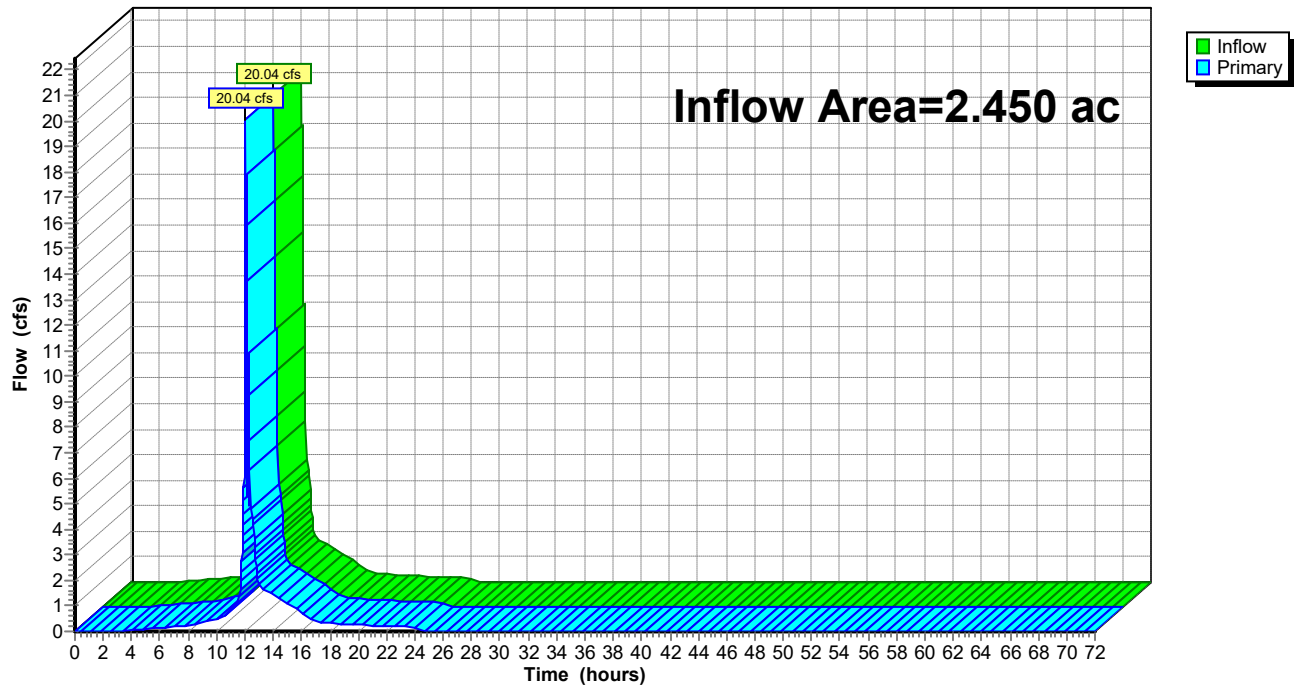
Summary for Link SP-1: SP-1

Inflow Area = 2.450 ac, 58.06% Impervious, Inflow Depth = 6.33" for 100-YR event
 Inflow = 20.04 cfs @ 12.06 hrs, Volume= 1.293 af
 Primary = 20.04 cfs @ 12.06 hrs, Volume= 1.293 af, Atten= 0%, Lag= 0.0 min

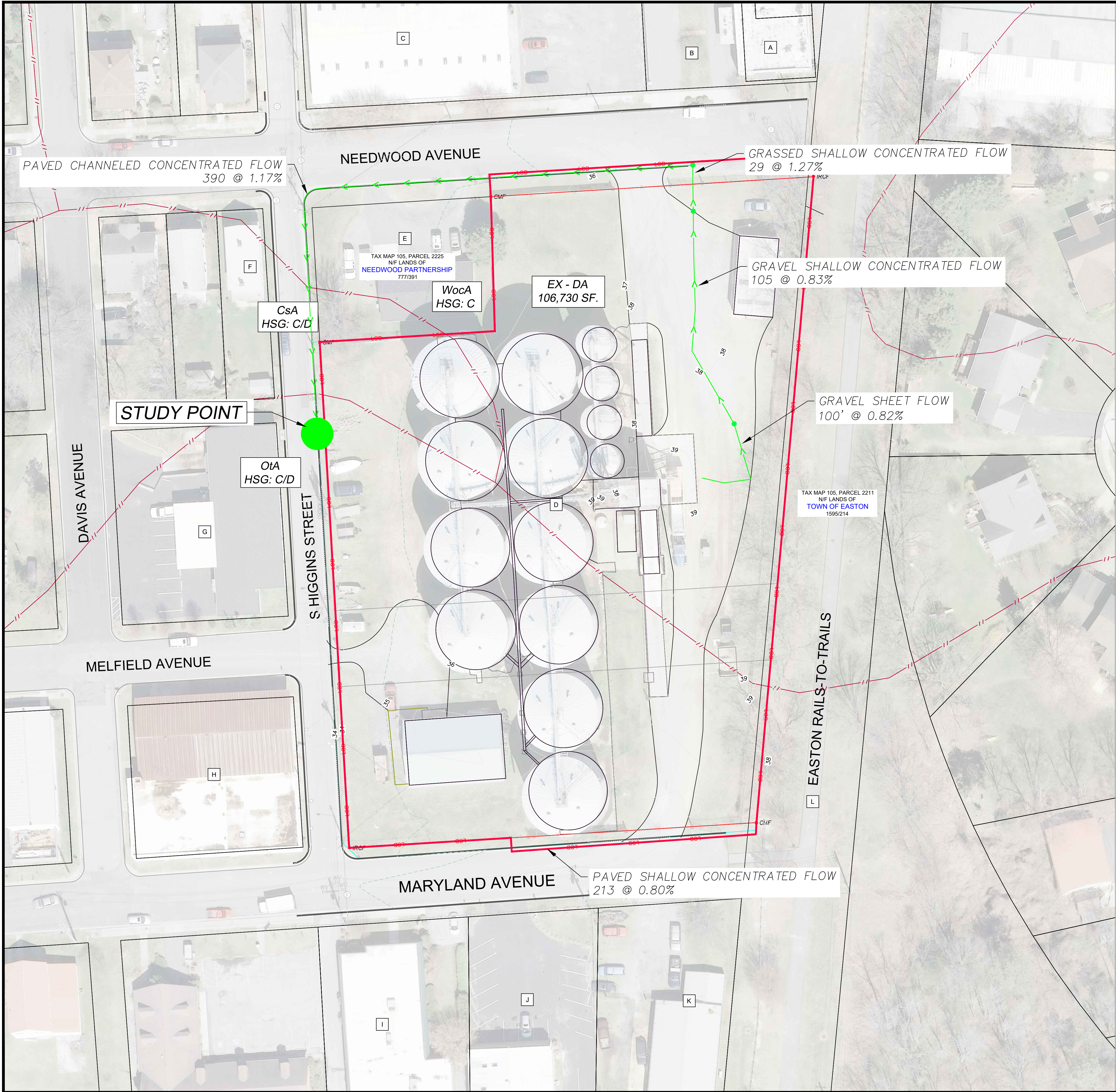
Primary outflow = Inflow, Time Span= 0.00-72.00 hrs, dt= 0.02 hrs

Link SP-1: SP-1

Hydrograph



Stormwater Drainage Area Maps



STUDY POINT	STORM EVENT	2-YEAR (cfs)	10-YEAR (cfs)	100-YEAR (cfs)
STUDY POINT	EXISTING	8.60	15.15	23.03
	PROPOSED	2.71	4.89	20.04
CHANGE	CHANGE	5.89	10.26	2.99

LEGEND

FLOWPATH

DRAINAGE AREA

SOILS BOUNDARY

PROPERTY DATA

- A

WARRINGTON DAN W, WARRINGTON REBECCA DIXON
M/G/P: 0105/0000/4533 - B/P: 00961/00816
- B

KNAUER IRVIN C JR KNAUER MARGARET E
M/G/P: -/- - B/P: 00693/00234
- C

411 NEEDWOOD LLC
M/G/P: 0105/0000/2214 - B/P: 01302/00939
- D

SILO SQUARE LLC
M/G/P: 0105/00EA/2226 - B/P: 03105/00287
- E

NEEDWOOD PARTNERSHIP
M/G/P: 0105/000EA/2225 - B/P: 00777/00391
- F

EASTON VENTURES LLC
M/G/P: 0105/00EA/2224 - B/P: 02340/00451
- G

KC RENTAL PROPERTIES, LLC
M/G/P: 0105/0000/2234 - B/P: 01279/00343
- H

ASPRO INC
M/G/P: 0105/000EA/2233 - B/P: 00814/00892
- I

WILLOW CONSTRUCTION INC
M/G/P: 0105/000EA/2229 - B/P: 02958/00252
- J

WALBRIDGE REAL ESTATE INVESTMENTS LLC
M/G/P: 0105/000EA/2228 - B/P: 02589/00013
- K

LORD STUART PROPERTIES LLC
M/G/P: 0105/000EA/2227 - B/P: 02532/00125
- L

TOWN OF EASTON
M/G/P: 0105/000EA/2211 - B/P: 01595/00214

SOIL DATA				
Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
WocA	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C	0.37	No
OIA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C/D	0.43	Yes
CsA	Crosiadore silt loam, 0 to 2 percent slopes	C/D	0.49	Yes

PRECONSTRUCTION - QUANTITY ANALYSIS MAP

OF THE LANDS OF

SILO SQUARE, LLC

TAX MAP 0105, GRID 08EA, PARCEL 2226

EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR: SILO SQUARE, LLC

RAUCH

Engineering | Survey | Architecture | Environmental

Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauch.com
Phone: 410 770 8081 | Fax: 410 770 3987

24-Jul-24

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

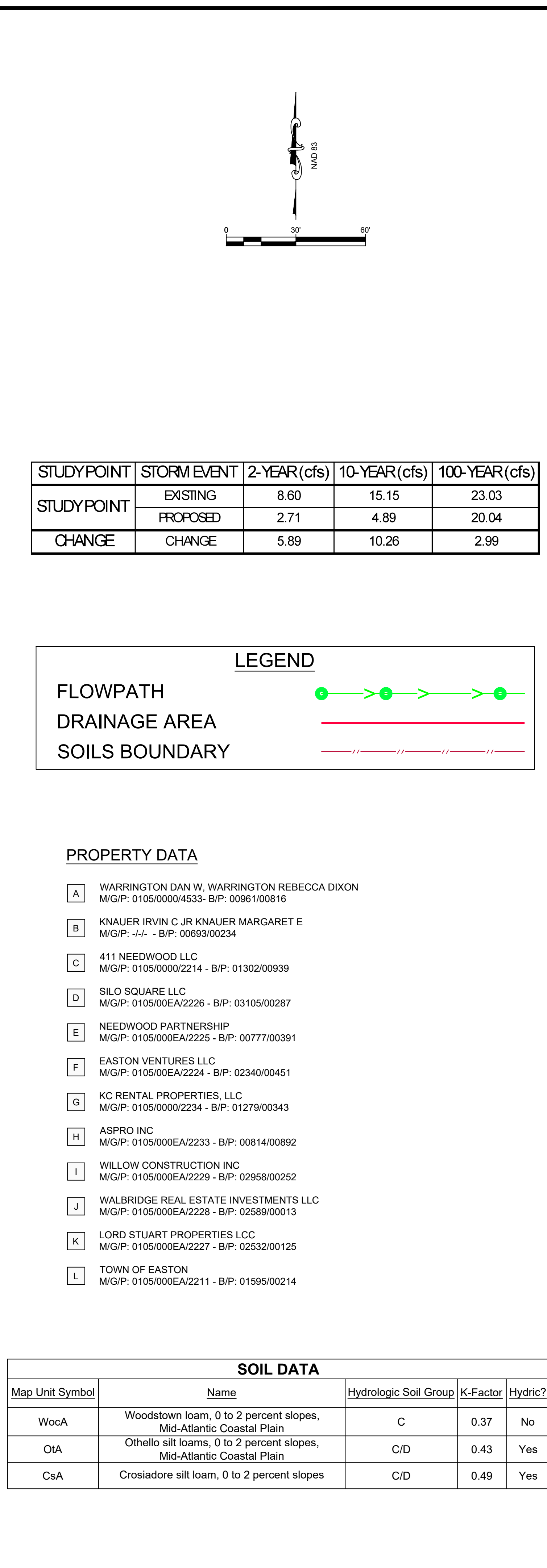
License No. 11024
Expiration Date: July 24, 2022

REVISIONS		DATE	REV. #
DESCRIPTION			

DATE: 7/22/2024
SCALE: 1" = 30'
DRAWN BY: BO
DESIGNED BY:
APPROVED BY:

SHEET NO.: SWM -101

FOR REVIEW



LEGEND

FLOWPATH 

DRAINAGE AREA 

SOILS BOUNDARY 

A	WARRINGTON DAN W, WARRINGTON REBECCA DIXON M/G/P: 0105/0000/4533 - B/P: 00961/00816
B	KNAUER IRVIN C JR KNAUER MARGARET E M/G/P: -/-/- - B/P: 00693/00234
C	411 NEEDWOOD LLC M/G/P: 0105/0000/2214 - B/P: 01302/00939
D	SILO SQUARE LLC M/G/P: 0105/00EA/2226 - B/P: 03105/00287
E	NEEDWOOD PARTNERSHIP M/G/P: 0105/000EA/2225 - B/P: 00777/00391
F	EASTON VENTURES LLC M/G/P: 0105/00EA/2224 - B/P: 02340/00451
G	KC RENTAL PROPERTIES, LLC M/G/P: 0105/0000/2234 - B/P: 01279/00343
H	ASPRO INC M/G/P: 0105/000EA/2233 - B/P: 00814/00892
I	WILLOW CONSTRUCTION INC M/G/P: 0105/000EA/2229 - B/P: 02958/00252
J	WALBRIDGE REAL ESTATE INVESTMENTS LLC M/G/P: 0105/000EA/2228 - B/P: 02589/00013
K	LORD STUART PROPERTIES LLC M/G/P: 0105/000EA/2227 - B/P: 02532/00125
L	TOWN OF EASTON M/G/P: 0105/000EA/2211 - B/P: 01595/00214

SOIL DATA				
Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
WocA	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C	0.37	No
OIA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	C/D	0.43	Yes
CsA	Crosiadore silt loam, 0 to 2 percent slopes	C/D	0.49	Yes

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Soils Report



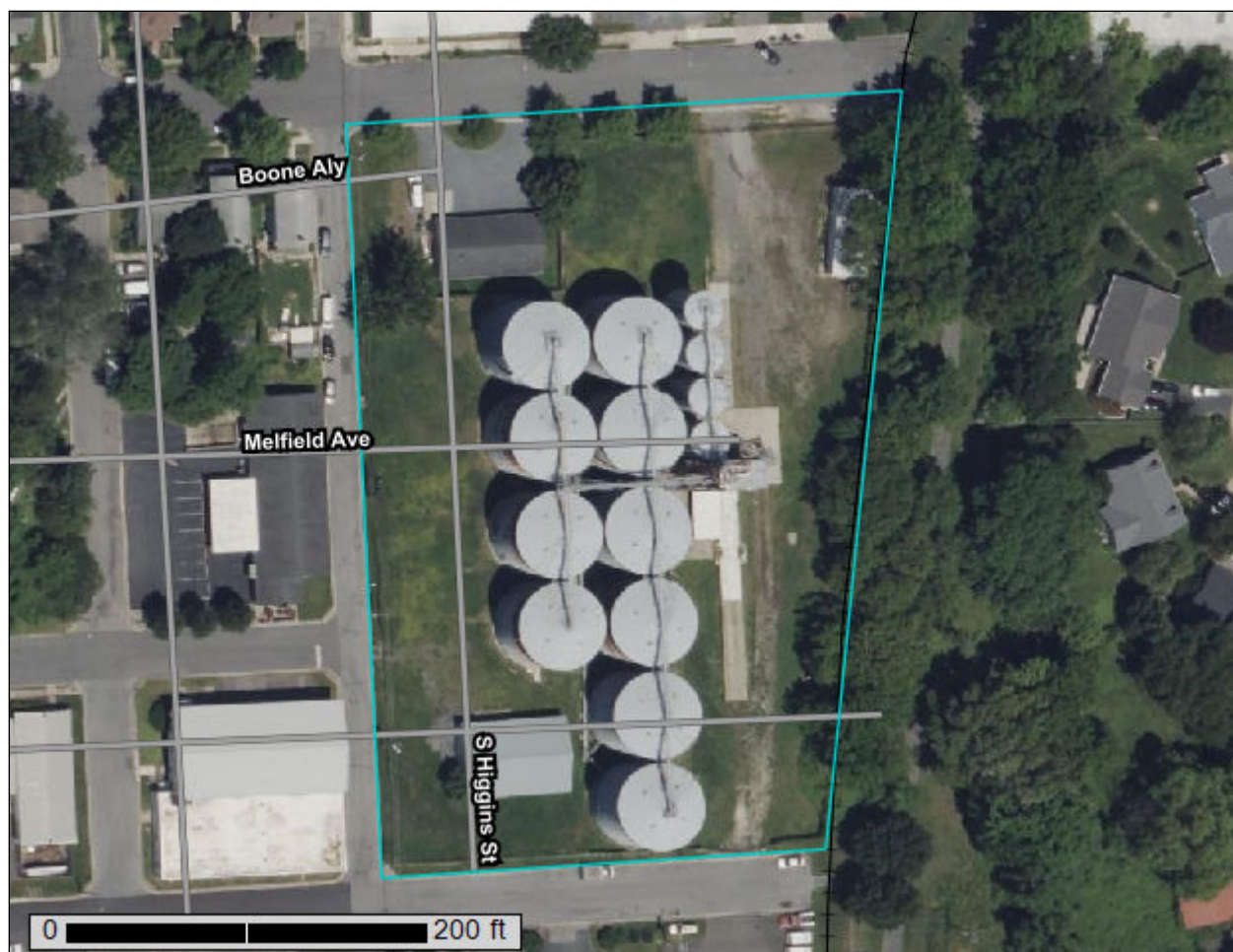
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Talbot County, Maryland**



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features

 Blowout

 Borrow Pit

 Clay Spot

 Closed Depression

 Gravel Pit

 Gravelly Spot

 Landfill

 Lava Flow

 Marsh or swamp

 Mine or Quarry

 Miscellaneous Water

 Perennial Water

 Rock Outcrop

 Saline Spot

 Sandy Spot

 Severely Eroded Spot

 Sinkhole

 Slide or Slip

 Sodic Spot

 Spoil Area

 Stony Spot

 Very Stony Spot

 Wet Spot

 Other

 Special Line Features

Water Features

 Streams and Canals

Transportation

 Rails

 Interstate Highways

 US Routes

 Major Roads

 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Talbot County, Maryland
Survey Area Data: Version 20, Sep 12, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 30, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CsA	Crosiadore silt loam, 0 to 2 percent slopes	0.2	6.9%
OtA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	1.2	43.6%
WocA	Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	1.3	49.5%
Totals for Area of Interest		2.7	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate

pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Talbot County, Maryland

CsA—Crosiadore silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: nmd5

Elevation: 0 to 100 feet

Mean annual precipitation: 42 to 48 inches

Mean annual air temperature: 52 to 58 degrees F

Frost-free period: 180 to 220 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Crosiadore and similar soils: 75 percent

Minor components: 25 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crosiadore

Setting

Landform: Depressions, flats

Landform position (three-dimensional): Talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 10 inches: silt loam

Bt - 10 to 28 inches: silt loam

2Btg - 28 to 33 inches: sandy loam

2Cg - 33 to 50 inches: sandy loam

2C1 - 50 to 57 inches: gravelly loamy sand

2C2 - 57 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat poorly drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)

Depth to water table: About 10 to 20 inches

Frequency of flooding: None

Frequency of ponding: None

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Minor Components

Mattapex

Percent of map unit: 10 percent
Landform: Flats
Landform position (three-dimensional): Rise
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Kentuck

Percent of map unit: 5 percent
Landform: Depressions
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Elkton

Percent of map unit: 5 percent
Landform: Swales, flats, depressions
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Othello

Percent of map unit: 5 percent
Landform: Flats, depressions, drainageways, swales
Landform position (three-dimensional): Dip
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

OtA—Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwn
Elevation: 0 to 100 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 46 to 68 degrees F
Frost-free period: 210 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Othello, drained, and similar soils: 48 percent
Othello, undrained, and similar soils: 28 percent
Minor components: 24 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Othello, Drained

Setting

Landform: Swales, depressions, flats
Landform position (two-dimensional): Footslope

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Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Btg - 9 to 29 inches: silt loam
2BCg - 29 to 34 inches: sandy loam
2Cg - 34 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: Rare
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Description of Othello, Undrained

Setting

Landform: Drainageways, swales, depressions, flats
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Oe - 0 to 2 inches: peat
A - 2 to 4 inches: silt loam
Eg - 4 to 10 inches: silt loam
Btg - 10 to 29 inches: silt loam
2BCg - 29 to 35 inches: sandy loam
2Cg - 35 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional

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Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 5w

Hydrologic Soil Group: C/D

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Minor Components

Mattapex

Percent of map unit: 7 percent

Landform: Broad interstream divides, swales, depressions, flats

Landform position (two-dimensional): Summit, footslope

Landform position (three-dimensional): Talf, dip

Down-slope shape: Linear, concave

Across-slope shape: Linear, concave

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Crosiadore

Percent of map unit: 7 percent

Landform: Depressions, fluvio-marine terraces, flats

Landform position (two-dimensional): Footslope, summit

Landform position (three-dimensional): Tread, dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Kentuck, undrained

Percent of map unit: 5 percent

Landform: Swales, depressions, flats

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Fallsington, undrained

Percent of map unit: 5 percent

Landform: Drainageways, swales, depressions, flats

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

WocA—Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thx4
Elevation: 0 to 90 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 55 to 59 degrees F
Frost-free period: 210 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Woodstown and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodstown

Setting

Landform: Flats, broad interstream divides, depressions, fluviomarine terraces
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Loamy fluviomarine deposits

Typical profile

Ap - 0 to 7 inches: loam
E - 7 to 11 inches: sandy loam
Bt - 11 to 29 inches: sandy loam
BCg - 29 to 45 inches: fine sandy loam
Cg - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w

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Hydrologic Soil Group: C

Ecological site: F149AY130NJ - Moist Loamy Upland

Hydric soil rating: No

Minor Components

Hammonton

Percent of map unit: 6 percent

Landform: Broad interstream divides, flats

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F149AY130NJ - Moist Loamy Upland

Hydric soil rating: No

Fallsington

Percent of map unit: 6 percent

Landform: Swales, depressions, flats, drainageways

Landform position (two-dimensional): Footslope

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Linear, concave

Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp

Hydric soil rating: Yes

Hambrook

Percent of map unit: 4 percent

Landform: Flats, fluviomarine terraces

Landform position (two-dimensional): Summit

Landform position (three-dimensional): Tread, talf

Down-slope shape: Linear

Across-slope shape: Linear

Ecological site: F149AY170MD - Well Drained Fine-Loamy Upland

Hydric soil rating: No

Mattapex

Percent of map unit: 4 percent

Landform: Depressions, flats, broad interstream divides, swales

Landform position (two-dimensional): Footslope, summit

Landform position (three-dimensional): Dip, talf

Down-slope shape: Concave, linear

Across-slope shape: Concave, linear

Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

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TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

September 4, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, September 19, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Rauch Inc. (Applicant) has filed application 2024 - 1261 on behalf of Silo Square, LLC to request approval for the demolition of the existing abandoned silos and storage buildings on the property, and to obtain Sketch Site Plan approval for the construction of 28 attached single-family dwellings located within the Planned Redevelopment (PR) Overlay District at 410 Needwood Avenue, also known as Tax Map 0105, Grid 00EA, Parcel 2226. The proposed development includes three-story townhomes (16 units) and two-story townhomes (12 units) with associated parking, stormwater management, and landscaping improvements. The Applicant is also seeking a supplemental waiver from the landscaping and bufferyard requirements of Chapter 28-1014.7.E.5(c)1-3 of the Zoning Code.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - September 4, 2024.

August 28, 2024

Mr. Jonathon Rondeau
President
The Arc Central Chesapeake Region
18 N Hanson St.,
Easton, MD 21601

RE: ARC – Silo Square Townhouse development

Dear Mr. Rondeau

As a neighbor and a retired architect, I am extremely disappointed with the site plan and architectural design of the proposed Silo Square development being proposed by The ARC/Chesapeake Communities.

The plans presented at the Easton Staff Development Review meeting on August 28th represent a rejection of many of the planning principles which make Easton special. The site plan does not respect the street grid and lots layout of the existing town. Instead, it is a typical suburban layout, with groups of townhouses arranged around parking lots, plopped down in one of the last remaining developable parcels adjacent to the historic core of Easton.

The architecture of the buildings, which can only be described as cost-conscious contemporary, fails to say “Easton” or Eastern Shore in any way. These could be built anywhere, and their style will age quickly. The Doverbrook project – while also built on a budget – say “home” much better than these townhouses.

The need for affordable / attainable housing should not negate this project’s opportunity to extend the “silo district” neighborhood; both in form and feel. This project should not create a separate enclave which, while meeting development density goals and efficiently accommodating cars, also isolates its residents from the adjacent community.

Suggested improvements: Extend the current street grid and sidewalks, use on-street parking rather than parking lots, and consider using more traditional architectural forms and materials. These would help this development merge into the town, rather than stand apart.

Maury Schlesinger
304 Winton Ave.

Cc: Miguel Salinas, Director of Planning and Zoning
Jennifer Dindinger, Chairperson – Planning Commission
Megan Cook, Mayor



Samantha Smith <ssmith@eastonmd.gov>

The silo square development

1 message

Megan fillippo

To: Planningcommission@eastonmd.gov

Wed, Sep 18, 2024 at 8:56 PM

I am writing to address my concerns about the planned neighborhood where the silos are. I live in between Davis street and Higgins street. This new development would directly affect the neighborhood my son and I live in. I don't understand how I have to jump through hoops to get anything improved on my historic home but these new townhouses can be built that don't provide any fluidity to the historic district. My other MAJOR concern is the traffic. The streets are hardly able to handle the amount of cars now and only one car at a time can go through on Higgins's and Davis street when there are cars parked on the street. I can't tell you how many times I've seen side mirrors ripped off or damaged because of the lack of space for cars to drive through safely. Another problem is the intersection of Brookletts street at Higgins and Davis street. It's so hard to see oncoming traffic when trying to pull out and I've seen accidents and MANY near misses. I'd like to believe most traffic could stay on Maryland Ave and needwood however it's obvious Davis and Higgins street would be constantly used as a through way to get to Brookletts. The schools are already wayyy over crowded, the hospital is constantly on level red or yellow(not enough life sustaining equipment like bypass machines or critical care support) the town of Easton needs to start prioritizing our veterans, the growing elderly population and the need to have sufficient infrastructure to support so many new housing developments. I thank you for your time and appreciate your consideration in saying no to "the proposed silo square development"



Samantha Smith <ssmith@eastonmd.gov>

Silo Square Development Proposal Concerns

1 message

Sarah Hilderbrand

Wed, Sep 18, 2024 at 9:18 PM

To: planningcommission@eastonmd.gov, "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

To the attention of the Planning and Zoning Committee,

I cannot attend the Planning Commission meeting on 9/19, so I am writing to express my concerns about the proposed development at 401 Needwood Avenue (Silo Square). The proposal to build 28 townhouses with parking for each seems a higher density than this location can support. The parcel is between two dead end streets running east to west and serviced by north-south streets that are essentially single lane if vehicles park along them. The additional traffic this proposed development would add to this area seems dangerous for the current infrastructure to accommodate, and even with parking provided on site seems likely to increase the parking in the surrounding area beyond its capacity. While the development plans indicate the installation of sidewalks on site, the existing area is lacking in sidewalks that will be needed to connect pedestrians out to the main streets, adding to the safety concerns with the increased traffic.

The increased impervious surface of the development plan raises concerns about stormwater runoff and other environmental concerns. Please consider every opportunity to soak in and filter water on the property, not just relying on one stormwater BMP that, if compromised, will create a serious issue. Also, please consider how to address the temperatures of the stormwater leaving the site which will likely be greatly increased due to the changes in impervious surface. Please ensure that the plantings in the buffer and along the sidewalks and driveways will shade these areas in a manner consistent with the tree canopy goals of the rest of the Town of Easton.

For these reasons and others made clear by neighbors, I encourage the committee to consider reducing the density of the allowed development to better address these issues and make this new development a part of the community not isolated from it.

Respectfully,

Sarah Hilderbrand

South Aurora St Resident



Silo Square Project

Maury Schlesinger

To: Samantha Smith <ssmith@eastonmd.gov>

Thu, Sep 19, 2024 at 5:30 PM

I request that my entire prepared remarks be entered into the record:

Mr. Chairperson and Commission members

I'm Maury Schlesinger, I live at 304 Winton Ave, two blocks from the proposed project, I'm a retired architect with experience in urban redevelopment and campus planning.

A number of my neighbors in the 'Silo District' met recently and shared these concerns about the project:

1. It's not in character with Easton. Its insular site plan doesn't fit the street and alley fabric of the town.
2. Its contemporary architecture clashes with the adjacent historic district.
3. There is no shared public space. It lacks connections to the adjacent neighborhood.
4. It will generate additional traffic on the narrow streets.
5. It will affect the design of future adjacent redevelopment.

Let me expand:

The project does not meet several goals of the Comprehensive Plan.

Principle No. 3: "Automobiles shall not determine design"

The proposed project places perpendicular parking at the center of its plan.

The townhouses surround a parking lot.

Principle 4: Ample Open Space

With the exception of the silo gazebo island in the middle of the parking, there is no public open space, and no space which would be attractive to the broader community to utilize as park or recreational space.

Principle 6: Respect Easton's Historical Development

The architectural aesthetic clashes with the neighboring historic district. If the design intent was to recall the former silos on the site, only a few might see this connection. The contemporary design and materials will age quickly, which will not benefit the rentability of the units. While not required, reference to the Historic District design guidelines would have been good start. Why not use traditional architectural elements as seen at Dixon Square, Tree Haven, Daly Gardens or the new Doverbrook project.

Principle 9: Neighborhoods should connect

One *could* walk through the project from Needwood to Maryland Aves: however, the sidewalks within the project jig and jag around driveways and parking spaces. They're made for going from car to front door. This design does not meet the Comprehensive Plan goal to ... "promote community and increase

social interaction through walking between developments,” And as stated earlier, the plan does not respect the existing street grid or alley structure of the neighborhood. (and many folks walk the alleys in our neighborhood, generating conversations and personal connections)

Impact on health and safety

The project WILL increase traffic on Maryland and Needwood Avenues as well as very narrow Higgins Street and Davis Avenue. No mitigation is proposed. Meanwhile, Melfield Avenue, on which there are no homes, is not used for vehicular access to the site.

FURTHER, We contend the project does not comply with Development Standards under the Planned Redevelopment Overlay District, which state - QUOTE:

“The commission shall consider the existing character of the neighborhood.”

Both in its layout and architecture, as proposed, Silo Square stands apart.

We ask you to think about these questions:

- What will be the long-term effect of this project? Will the surrounding industrial properties remain in 5-10-20 years?
- Do we want each of those parcels to be **redeveloped** like this? Shouldn't the pattern for their future improvements be established now?

Easton needs the attainable housing proposed by Chesapeake Community Development and the ARC. And they have made a significant effort at public outreach for their project at Easton Crossing on Brooklets Ave. But there's been no opportunity for input on Silo Square.

This is partly a fault of a flawed process. This hearing is the first and ONLY opportunity for the community to reflect on a proposal which was just made public a few weeks ago at the Staff Development Design Review meeting.

We urge the Planning Commission to defer decision on this project and give CCD and its design consultants the opportunity to work with the community to improve the proposed site plan and architecture. Let's make these new homes fit into the fabric of “The Silo District” so its residents and we neighbors are all part of one community.

From: Samantha Smith <ssmith@eastonmd.gov>
Sent: Thursday, August 29, 2024 8:21 AM
To: Maury Schlesinger <mzschlesinger@live.com>
Subject: Re: Silo Square Project

[Quoted text hidden]



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

Date of Hearing: September 19, 2024

4d

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: Sketch Site Plan Review for 106 Talbot Lane

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Commission

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Talbot Lane LLC

DOCUMENT CREATED ON: September 6, 2024

PURPOSE: Talbot Lane LLC (Applicant), is seeking sketch site plan and architectural approval for the renovation and expansion of the existing structure on Parcel 1948 to be converted to an art storage building/warehouse with an office for the Academy Art Museum. The total overall ground floor area is 5,296 square feet. The proposed project is to abandon the lot lines between Parcels 1948, 1949, 1950 & 1952 to create revised Parcel 1948. The Applicant is also seeking a revised parking waiver and a landscape bufferyard waiver.

RECOMMENDATION: Should the Planning Commission (Commission) approve the sketch site plan, staff recommends approval as submitted.

APPLICATION INFORMATION:	
APPLICANT: Talbot Lane LLC % Robert G. Shannahan	REPRESENTATIVE: Lane Engineering LLC: Brett Ewing, Wayde Barnhart Academy Art Museum % Zachary Smith
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 104, Grid 0000E, Parcels 1948, 1949, 1950 & 1952	0.146
ACCEPTANCE DATE: September 2, 2024	LOCATION: 106, 108 & 110 Talbot Lane
EXISTING ZONING R-7A PUD Infill Boundary Historic District Overlay	EXISTING LAND USE: Residential
HISTORIC DISTRICT: Applicable	FUTURE LAND USE MAP: Residential

CONTEXT:

Location/Site Access – The subject properties are located on Talbot Lane directly across the street from the existing Academy Art Museum. Talbot Lane is a one-lane street with on-street parking on the east side of the street.

Existing Conditions – 106 Talbot Lane is an existing single-family home. 108 and 110 Talbot Lane are currently vacant lots.

Surrounding Properties

- 114 S Harrison Street - R-7A
- 114 Talbot Lane - R-10A
- 104 Talbot Lane - R-7A
- 107, 109 & 111 S Hanson Street - R-7A
- 106 South Street - CB



Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing a renovation and expansion of the existing structure on Parcel 1948 to be converted to an art storage building/warehouse with an office for the Academy Art Museum. The total overall ground floor area is 5,296 square feet. The proposed project is to abandon the lot lines between Parcels 1948, 1949, 1950 & 1952 to create revised Parcel 1948. The Applicant is also seeking a revised parking waiver from the previously approved October 20, 2022 parking waiver to create an annex to the existing Academy Art Museum in the R7A zone. In addition, the Applicant is requesting a waiver of the planting requirement for 2 trees (§1014.6.F) and 9 bufferyard trees (§1014.7.E) due to the size of the site, proximity to the building, and planting constraints.

BACKGROUND: On October 20, 2022, the subject property received Planning Commission approval (5-0) for a Parking Waiver of three parking spaces with the condition of adding an additional fourth bicycle rack. In addition, the Applicant received Board of Zoning Appeals approval on November 15, 2022 for Special Exception #SE-836 for the use of a museum within the existing property. At the conclusion of the hearing, the Board voted (3-0) to approve the Special Exception with the condition that all adequate screening requirements are met. On April 8, 2024, the applicant received the Historic District Commission's Certificate of Appropriateness to construct a 4,980 square foot annex to the existing Academy Art Museum. The scope of work

includes the restoration of the structure at 106 Talbot Lane, and the construction of a 3,640 square foot addition. The Historic Commission voted (5-0) to approve the application with the condition that minor revisions to the proposed site and structure that are consistent with the Historic District Guidelines may be administratively approved by staff after consultation with the Chair of the Commission.

The applicant submitted an application to the Easton Staff Development Review Committee on August 28, 2024.

OUTSTANDING ISSUES:

There are no outstanding issues.

ZONING ANALYSIS:

A. Permissible Land Uses

28-201 table 2.1 (1) 105

R-7A

309	Museums	--	SE	--	--	P	P	P	SE	--	P	
-----	---------	----	----	----	----	---	---	---	----	----	---	--

Analysis – The proposed project is presented and described by the Applicant as a Museum located in the R-7A Zoning District. The proposed use is permitted by special exception in the R-7A zoning district within Table 2.1 Table of Permissible Uses.

B. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
58	Museum, exhibition, or similar facility	1 per 1,000 sf GFA	1.5 per 1,000 sf GFA	2 per 1,000 sf GFA	

Total Site Parking Required :

Museum, exhibition, or similar facility, use #58:

1 Space per 1,000 SF (GFA) required - Minimum
 5,296 SF (GFA)/1,000 SF = 5.29 spaces required-Minimum
 1.5 Space per 1,000 SF (GFA) required-Maximum
 5,296 SF (GFA)/1,000 SF = 5.29 x 1.5 = 7.93 spaces
 required-Maximum
Total spaces provided: 0

Bicycle Spaces:

2 per 1,000 SF (GFA) required
 5,296 SF (GFA)/1,000 SF x 2 = 10.59
Total bicycle spaces required: 11

Analysis- In order to build a 5,296 square foot facility, a minimum of 5 off-street parking spaces and 11 bicycle spaces would need to be provided. Since there is no room on site to place these five off-street parking spaces, a parking waiver is required. The applicant did not state whether they were requesting a waiver from the bicycle parking requirements.

28-1001.3 C: Parking Waiver

In determining whether or not it is appropriate to allow such deviations, the applicant shall have the burden of supplying evidence that such a change is warranted. This evidence shall include the applicant's experience with the same use in other jurisdictions, alternate standards (and an assessment of their adequacy) for the same use in other communities, or a suggested standard by a nationally recognized authority in parking (e.g. The Institute of Transportation Engineers, the American Planning Association, etc.).

Analysis - The applicant bears the burden of proving to the Commission that it is appropriate to allow a deviation from the zoning ordinance's parking requirements. Staff notes that based on a walkshed analysis, many of downtown's public parking lots are within a 5-minute walk from the site. The map below shows all of the areas that are within a 5-minute walk of the site. Based on the ample availability of off-street parking within a walkable distance of this property, it appears that adequate parking is already available.

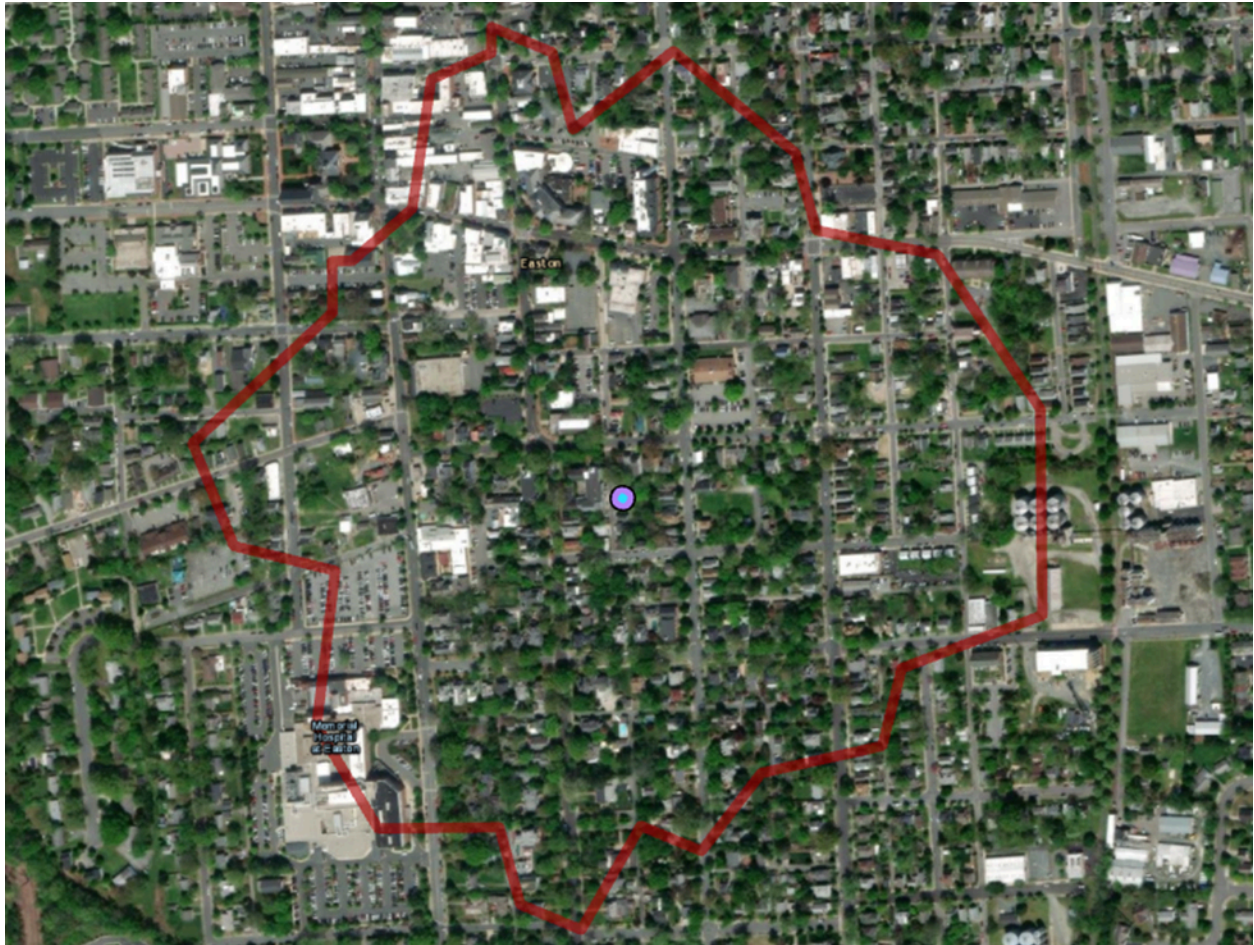


Figure 2: Five Minute Walkshed

C. R-7A District Development Standards

Table 1. Development Standards		
R-7A Zoning District	Standard	Proposed
Setbacks	Front = 15 feet Side = 8 feet Rear = 25 feet	Front = 15 feet Side = 8 feet Rear = 25 feet
Lot Size (min.)	A. The minimum lot size for all uses hereafter established shall be 7,500 square feet, except as modified below: 1. Minimum lot sizes – Up to 50% of the lots within an R-7A subdivision may be less than the required minimum lot size. Of	6,140 square feet

	these smaller lots, 75% must have a minimum lot size of at least 5,000 square feet.	
Lot Frontage (min.)	2. Each lot hereinafter established shall have a minimum frontage on a public street or way of thirty (30) feet. However, houses served by rear alleys may front directly onto parks or public open space, which shall have perimeter sidewalks.	68 feet
Building Envelope (min.)	60 feet deep x 30 feet wide	58 feet X 52 feet
Lot Coverage (max.)	100% (Building Envelope) 50% (Rear Yard)	100% (Building Envelope) 0% (Rear Yard)
Height (max.)	35 feet	25' - 4 ½" feet
Maximum Density	Single Family 3.5 dwelling units per acre. Multi-Family 8 dwelling units per acre.	Not Applicable.

§ 302.2 of the Zoning Ordinance states that development within the R-7A Residential District shall also meet these additional requirements:

- ***Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.***

Analysis - The site falls under the R7A - Residential District Area and meets the § 28-302.2 Development Standards, except for the off-street parking requirements, minimum lot size, and minimum building envelope size. Staff notes that the lots are legal nonconforming. The applicant is requesting a waiver from all parking requirements. There's a required minimum of 5 off-street parking spaces and 11 bicycle spaces that would need to be provided. Since there is no room on site to place these five off-street parking spaces, a parking waiver is required. The applicant has submitted a Lot Line Application to abandon the lot lines between Parcels 1948, 1949, 1950 & 1952 to create revised Parcel 1948. The Lot Line Revision Plat is to be recorded prior to Final Site Plan approval.

D. Forest Conservation

The Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1 Relevance, states that the requirements are applicable to any person making application for a

subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of the Ordinance.

Analysis - The development of this site is within the priority funding area that's within the proximity of residential dwellings. The overall site area is 6,378 square feet and is under the required 40,000 square foot minimum. Therefore, Forest Conservation is not required.

E. Supplemental Waiver Request: Landscaping & Buffering

28 – 1014.6.F.1 Commercial/Office Uses

1. Overall minimum tree plantings required (excluding required bufferyards) shall be based on site area to be disturbed. (Disturbed area includes all site areas except for existing forest retention and preservation, existing wetland preservation, significant non-buffyard areas of larger sites to be preserved in a natural state, and required bufferyard areas. The minimum tree requirement shall be one (1) tree per 3000 sq. ft. of disturbed area.

28 – 1014.7.E.4 & 5 BUFFERYARD STANDARDS

5. Bufferyard 'E' (along non-street, exterior property lines adjoining more or less intense zoning or land use) The Planning and Zoning Commission may require additional buffering above the minimum standards listed below when the proposed or adjoining land uses are substantially incompatible.

a. 10' width

b. Plant unit: 1 shade/canopy and 3 evergreen trees

c. Option:

1. 2 shade/canopy trees and 8 large evergreen shrubs

2. 4 evergreen trees

3. wall/fence with 3 large evergreen shrubs

Analysis - The staff supports the waiver request of the overall minimum tree plantings and the modified Bufferyard "E" along the adjacent property lines. The applicant's design of the landscape wall along the front of the building uniquely captures the spirit and intent of the building facade plantings. Additionally, the modified bufferyard utilizes an evergreen hedge with a few canopy trees. This alternate design promotes adequate screening requirements between the proposed structure and existing dwellings.

POLICY ANALYSIS:

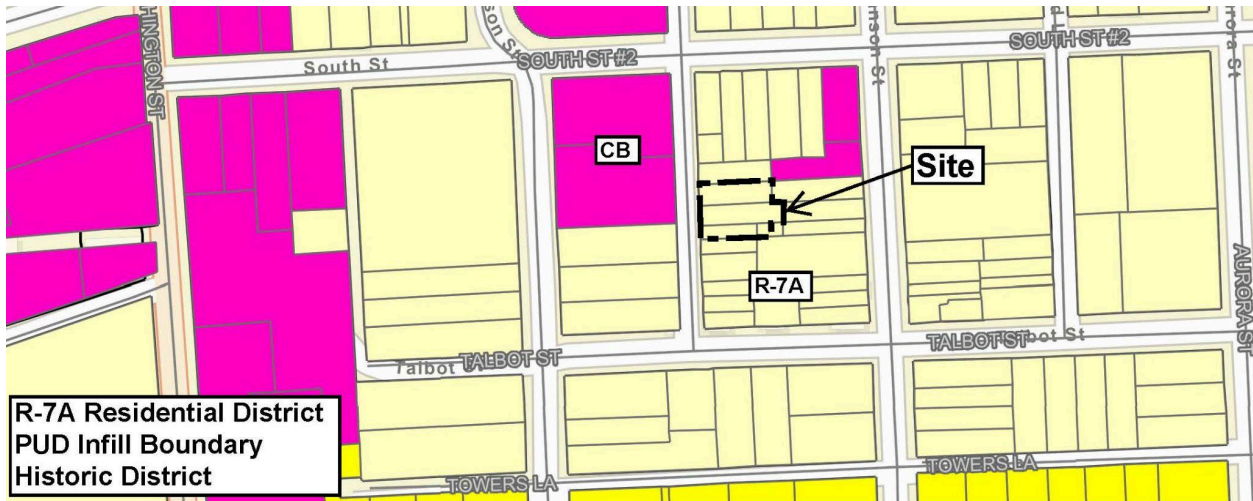


Figure 3: Zoning Map

Section 28-901.2.G of the Town Code states that the submission of a site plan for a proposed use or development activity shall not be approved unless it meets the factors below:

1. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton.

Analysis -

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- Applicant's response: *This proposed project would expand storage and access to the existing Academy of the Arts Museum found on South Street, adjacent to the subject property.*

(Principle #2) Natural features should determine design – Applicant's response: *No compelling natural features; site layout oriented to take advantage of natural drainage patterns..*

Staff notes that there are no compelling natural features on site.

(Principle #3) Automobiles should not determine design – Applicant's response: *The site development is determined by the surrounding neighborhood, drainage patterns and automobiles were not used to dictate the proposed design not applicable here.*

Staff notes that the applicant has requested a waiver for off-street parking.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – Applicant's response: *Usable open space not applicable here.*

(Principle #5) Architecture should respect Easton's Historical Development – Applicant's response: *The application proposes architecture compatible with existing neighborhoods while utilizing concepts such as a living rooftop to refashion existing historical development.*

Staff notes that this project received Historic District Approval on 4/08/24 for the proposed renovation and expansion.

(Principle #6) Signs should inform but not dominate – Applicant's response: *All signage will be compliant with town standards.*

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation. Signs should inform but not dominate the area.

(Principle #7) Neighborhoods should contain a diversity of housing types – Applicant's response: *Not applicable to this application.*

(Principle #8) Residential neighborhoods should be interesting places – Applicant's response: *The proposed expansion of the Academy of the Arts serves communities adjacent to downtown areas and gives residents the opportunity to share in this exhibition.*

(Principle #9) Neighborhoods should connect – Applicant's response: *Sidewalk shall be tied into existing sidewalk along Talbot Lane to enhance neighborhood connectivity.*

2. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance.

Analysis - The proposed site is not within the Critical Area. This project would provide an annex to the Academy of the Arts Museum with improved amenities; a stormwater management feature and landscaping.

3. The proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation.

Analysis - The proposed site is not open to the public. According to the applicant, the proposed use and activity will not increase traffic hazards in the surrounding area.

4. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and

Analysis - There would be no adverse impacts. The proposed use would provide a renovation and expansion of the existing structure , landscaping features and a stormwater management facility.

5. The site plan improves the water quality of the Chesapeake Bay or its tributaries.

Analysis - The proposed site would meet required design practices for stormwater management.

RECOMMENDED CONDITIONS:

Staff has no recommended conditions.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the sketch site plan as submitted.

OR

2. I move that the Planning Commission forward the application to the October 17th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 2024.08.07 Easton Staff Development Review (ESDR) Application, paper copy & PDF
2. 2024.08.07 Lot Line Revision Application, paper copy & PDF
3. 2024.08.07 Site Plan Application, paper copy & PDF
4. 2024.08.07 Waiver Request, paper copy & PDF
5. 2024-08-07-Concept SWM report (1), PDF
6. 2024-08-28 A100-Proposed First Floor Plan, paper copy & PDF
7. 2024-08-28 A101-Proposed Second Floor Plan, paper copy & PDF
8. 2024-08-28 ESDR Determination Letter 106 Talbot Lane (2), paper copy & PDF
9. 2024-08-29-230252-REVISION PLAT, paper copy & PDF
10. 2024-09-03 Renderings (1), paper copy & PDF
11. 2024-09-03-ESDRCommentResponseLetter, paper copy & PDF
12. 2024-09-03-Illustrative Site Plan-AAM Annex-230252, paper copy & PDF
13. 2024-09-03-Sketch Site Plan-AAM Annex-230252, paper copy & PDF
14. Academy Art Museum - PC 400' Notice Letter 2024.09.04, paper copy & PDF



TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street

P.O. Box 520

Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: August 28, 2024

Project: 106, 108 & 110 Talbot Lane - Academy Art Museum Annex

To: Mr. Sean Callahan, Lane Engineering, LLC.

CC: Mr. Brett Ewing, Lane Engineering, LLC.

CC: Mr. Alec Chosta, Lane Engineering, LLC.

CC: Mr. Robert G. Shannahan, Talbot Lane LLC

The Easton Staff Development Review (ESDR) Committee meeting was held on August 28th at 11:00 am. Staff reviewed the proposed Site Sketch Plan for a proposed museum annex building located at 108 & 110 Talbot Lane, also known as Tax Map 104, Parcel 1949 & 1950 and a renovated existing single-family detached home located at 106 Talbot Lane, also known as Tax Map 104, Parcel 1948.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Planning Commission review. Please submit all revised documents.

The next Planning Commission meeting is scheduled for **Thursday, September 19, 2024 at 1:00 pm.**

Submit all documentation to the Planning and Zoning Department no later than Tuesday, September 3rd at 1:00 pm. All files for presentation at the Planning Commission, as described under **§Section 28-901.3.A.(1 through 13) of the Town's Zoning Ordinance**, need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Planning Commissions review, including **six paper copies.**

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

Joseph A. Mayer

Plan Reviewer



TOWN OF EASTON PLANNING & ZONING DEPARTMENT

P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: August 28, 2024
TO: Sean Callahan & Alec Chosta – Lane Engineering, LLC. (Agent)
J Chrzanowski - % Academy Art Museum (Owner)
Cc: Miguel Salinas – Director of Planning & Zoning Department
Rick VanEmburch – Town Engineer

FROM: Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department
SUBJECT: 106, 108 & 110 Talbot Lane - Academy Art Museum Annex

We reviewed the **August 7, 2024** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

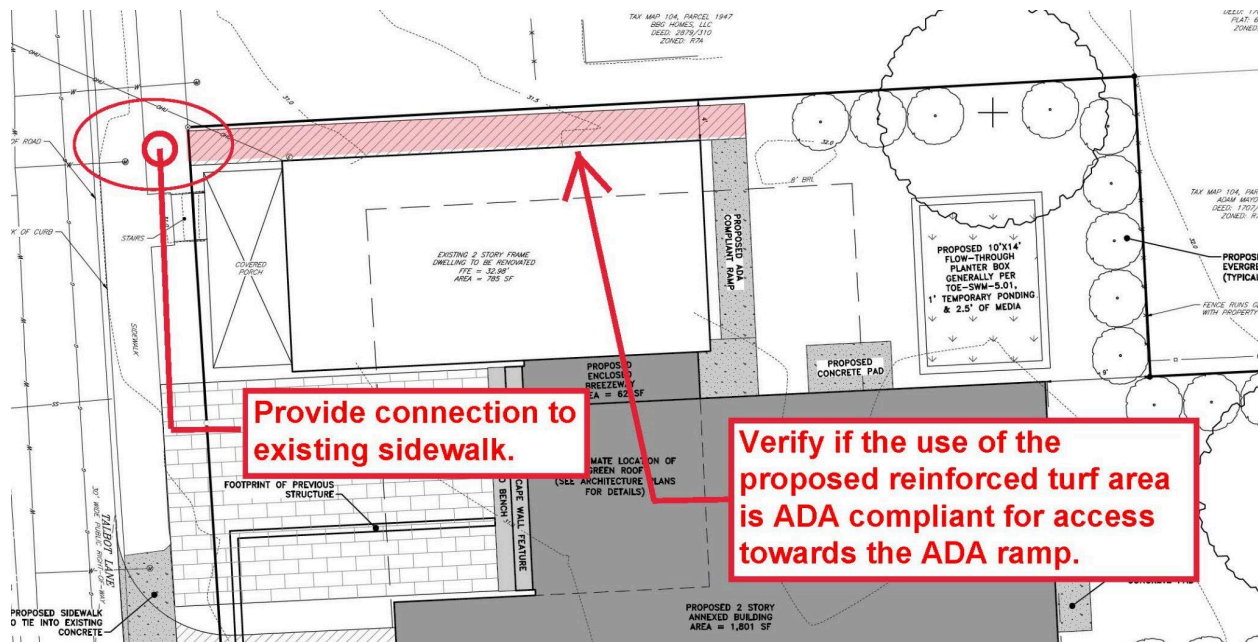
1. Per Appendix B, Sketch Plan Submittal Checklist requires, *general location and description (r.e. Intended function, proposed species. etc.) of proposed landscaping*. List the proposed native species on a plan view and a Landscape Legend.
2. Verify if the use of the proposed reinforced turf area is ADA compliant for access towards the ADA ramp. Provide connection to existing sidewalk. **See attached markup below.**
3. Add to the Site Notes on sheet 1 of 2; "On October 20, 2022 the Planning Commission approved the Parking Waiver to waive all off-street parking. The Commission voted 5-0 to approve the Parking Waiver request with the condition of adding an additional fourth bicycle rack."
4. Revise the proposed development note found on the Site Notes, sheet 1 of 2. Elaborate more on the use being museum annex building. This would require the parking calculations to be revised to the use of a museum. Further, this would require the minimum bicycle spaces allocated for that use. Revise the note and the Site Plan.
5. Add to the Site Notes on sheet 1 of 2; "On Tuesday, November 15, 2022 the Town of Easton's Board of Zoning Appeals heard application number SE- 836. At the conclusion of the Hearing, the Board voted 3-0, approving the Special Exception request for the use of a museum within the existing property with the condition that all adequate

screening requirements are met.”

6. Verify that the proposed ADA route will be within the required cross slopes for the landing area and ramp run. Please note on plan view any spot elevations to confirm the areas are compliant to ADA regulations. **Address this comment during Development Site Plan review.**
7. The applicant has submitted a Lot Line Application to abandon the lot lines between Parcels 1948, 1949, 1950 & 1952 to create revised Parcel 1948. The Lot Line Revision Plat is to be recorded prior to Final Site Plan approval.

Please address review comments 1, 3, 4 & 5 prior to your Planning Commission submission. All remaining comments are to be addressed prior to Preliminary Site Plan review.

Review Comment #2

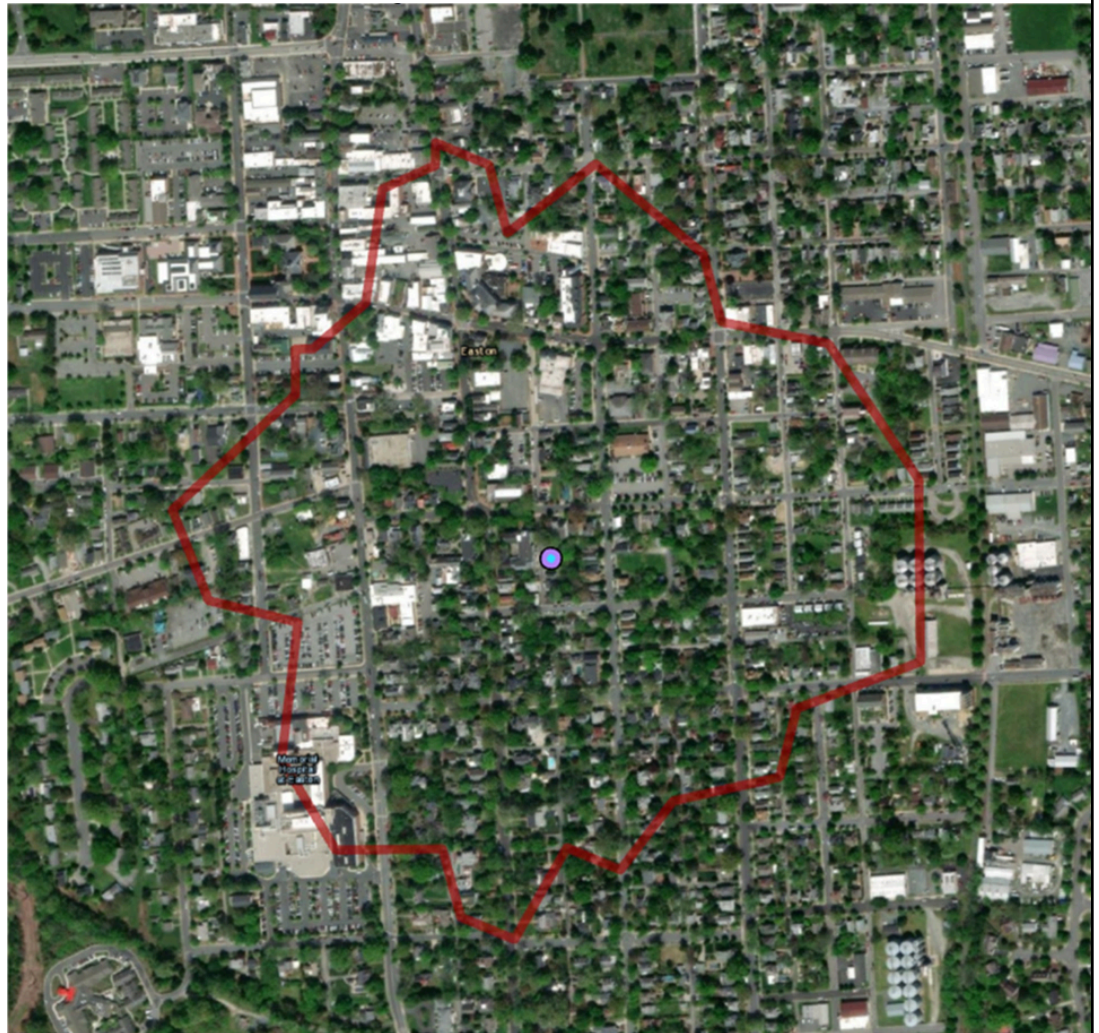


Plan Review Status

Sketch Site Plan Review		Comments
Plans Approved	☐ Y ☒ N	Please review the comments above. Revise and resubmit.
Forest Stand Delineation & Forest Conservation Plan		
☐ Required ☐ Submitted ☐ Approved ☒ Exempt		<i>The Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1 Relevance, states that the requirements are applicable to any person making application for a subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of the Ordinance.</i> Analysis - The development of this site is within the priority funding area that's within the proximity of residential dwellings. The overall site area is 6,378 square feet and is under the required 40,000 square foot minimum. Therefore, Forest Conservation is not required.
Other		
☒ Required ☐ Submitted ☐ Approved		<u>IMPACT FEES</u> Please note, any future expansion to the existing building will require Impact Fees. The Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee. Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division. <u>Supplemental Waiver Request Application</u> The applicant for 106, 108 & 110 Talbot Lane has requested a landscape and buffering waiver from Chapter 28-1014.6.F of the Zoning Code to waive the planting requirement of two (2) trees and also the planting requirement of nine (9) bufferyard trees from Chapter 28-1014.7.E of the Zoning Code. Due to the small size of the property, proximity to the building and planting constraints, the applicant proposes to plant a 5' wide evergreen shrub hedge, along the northern, eastern and southern property lines with a couple of shade/canopy trees along the east and northern property lines in order to satisfy the bufferyard requirements. Analysis - The staff supports the waiver request of the overall minimum tree plantings and the modified Bufferyard "E" along the adjacent property lines. The applicant's design of the landscape wall along the front of the building uniquely captures the spirit and intent of the building facade plantings. Additionally, the modified bufferyard utilizes an evergreen hedge with a few canopy trees. This alternate design promotes adequate screening requirements between the proposed structure and existing dwellings. The applicant is also requesting a waiver of the parking requirements from Chapter 28-1001.3 C of the Zoning Code for three parking spaces based on the use of a warehouse.

Analysis - On October 20, 2022 the Planning Commission approved the Parking Waiver to waive all off-street parking based on the use of a museum. The Commission voted 5-0 to approve the Parking Waiver request with the condition of adding an additional fourth bicycle rack. The proposed use of the structure is an ancillary use categorized under a museum. The minimum off-street parking requirements for the museum is five (5) parking spaces) with eleven (11) bicycle spaces required. Based on a walkshed analysis, many of downtown's public parking lots are within a 5-minute walk from the site. The map below shows all of the areas that are within a 5-minute walk of the site. Based on the ample availability of off-street parking within a walkable distance of this property, it appears that adequate parking is already available. The staff supports the revised waiver request.

Figure 1: Five Minute Walkshed



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



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: August 27, 2024
TO: Alec Chosta - Lane Engineering
cc: Sierra Clem - Town of Easton
FROM: Rick Van Emburgh, P.E. – Town Engineer
SUBJECT: Academy Art Museum - 106, 108, and 110 Talbot Lane
Sketch Plan Review

I reviewed the Application for the Subject project received on 8/7/2024.

The **Sketch Plan** is **Acceptable to the Engineering Department**.

The **Sketch Stormwater Management Plan** is **Approved with the following Condition:**

1. Provide State Spreadsheet for each Drainage Area.

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

END OF DOCUMENT



OFFICE OF ENVIRONMENTAL HEALTH
215 BAY STREET, SUITE 4, EASTON, MD 21601
Maria Maguire, MD, Health Officer
Brennan E. Greene, LEHS, Director

PHONE: (410) 770-6880

FAX: (410) 770-6888

MEMORANDUM

TO: Samantha Smith, Administrative Specialist
Town of Easton, Planning Department

FROM: Brennan E. Greene, LEHS *BEG*
Director of Environmental Health

DATE: August 12, 2024

SUBJECT: Lot Line Revision Plat, Academy Art Museum
Tax Map: 104, Parcels: 1948, 1949, & 1950

RE: Comments for Lot Line Revision for the Academy Art Museum

Based on review of the above referenced lot line revision plat that has been completed by this office, the following comments are provided:

- Under the 'Talbot County Health Department' signature block and text, remove the first paragraph unless there is a question of adequacy being provided by the Town of Easton for water and sewer. However no new lots are being seemingly created.
- The Tax Map is displayed on the plan view as Tax Map 104, while the Tax Map under the 'Lot Line Revision Plat' title on the bottom right portion of the plat is indicated as Tax Map 105. This should be corrected to reflect the appropriate tax map.
- There is no purpose statement on this lot line revision plat. Please add the purpose of this lot line revision (ex: removal of the adjoining property lines and forming a single lot, establishing a buildable lot, etc.)
- A plat review fee of \$100 must be provided to this office prior to the submission of the final plat for Health Department review and approval.

Please contact this office with any questions concerning the above referenced comments.



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
Office of Building Inspection.



ESDR- Building Inspection and Permit Department Comments

Date: August 14, 2024

Project;
Academy Art Museum Inc. (Alteration and Addition)
106 Talbot Lane
Easton, Maryland 21601

A Town of Easton Building Permit is required for all Alterations and new construction. Contact this Department and verify current Building Codes including the Town of Easton's modifications prior to preparation of Building plans.

The following lists items required on the construction drawings in order to apply for a Building Permit.

- Construction Documents (3 sets) for any new construction will be required. Documents must be prepared by a Maryland Registered Architect, with original plans signed and sealed. A code analysis shall be included, and list classification (use group), construction type, occupant loads, egress, **fire separations** and ADA compliance. Also, construction documents will address structural strength, means of egress (include travel distance), facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
- All mechanical, electrical, and plumbing permits as required must include 3 sets construction documents signed and sealed by a professional engineer and by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.
- The Town of Easton, in accordance with the International Building Code Chapter 17, establishes a building inspections procedure that utilizes qualified, third-party professionals, when necessary, in addition to the Town's Building Inspectors. A copy of this can be found on the Town's Web Site.
- An appointment may be set up with this department to review your permit application materials prior to permit application submission.
- **State Fire Marshal, (410-822-7609)** will require plan review and inspections. It is your responsibility to contact them and make application.



EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: Wednesday, August 21, 2024

To: Joe Mayer; Nicholas Johnson; Sierra Clem

From: Kia Gibbs on behalf of Aaron Goller, PE

No. of Pages: 2

Regarding: 106, 108 & 110 Talbot Lane - Academy Art Museum

Phase: Sketch Site Plan

SUBM: 1

Status: Approved as Noted

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

ITEM:	DRAWING /	
	PAGE	COMMENTS:
1	General	Capital charges required. Please provide floor plans for assessment.
2	1 of 2	Abandon unused services.
3	1 of 2	Add fire hydrant.
4	General	Contact Easton Utilities for electric design.
5	General	Natural gas available in the area.

PROPERTY OWNER: ACADEMY ART MUSEUM, INC.
C/O JENNIFER CHRZANOWSKI, INTERIM DIRECTOR
106 SOUTH STREET
EASTON, MD 21601
(410) 822-8121

PROPERTY ADDRESS: 106 TALBOT LANE (PARCEL 1948)
108 TALBOT LANE (PARCEL 1949)
110 TALBOT LANE (PARCEL 1950)
TALBOT LANE (PARCEL 1952)
EASTON, MARYLAND 21601

DEED REFERENCE: 3030/497
PLAT REFERENCE: 81/525

SITE NOTES

ZONING CLASSIFICATION: R7A (RESIDENTIAL)
SETBACKS: **PROPOSED BUILDING**
FRONT- 15' 15'
SIDE- 8' 8'
REAR- 25' 25'

MAXIMUM LOT COVERAGE ALLOWED IS 100% OF BUILDING ENVELOPE.

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

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON JULY 6, 2023.

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

THE CONTOURS SHOWN HEREON WERE TAKEN FROM FIELD RUN TOPOGRAPHY BY LANE ENGINEERING, LLC ON JULY 6, 2023.

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND DEHA (NGS CERTIFICATE PENDING).

FLOOD DATA

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

FLOOD ZONE LEGEND
ZONES A, AE, AH, AO, AR, A99, V & VE - 1% ANNUAL CHANCE FLOOD
ZONE X (SHADED) - 0.2% ANNUAL CHANCE FLOOD
ZONE X - AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

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

EXISTING CONDITIONS: RESIDENTIAL USE ON PARCEL 1948, OTHER PARCELS SIT AS VACANT LOTS, PREVIOUSLY OF RESIDENTIAL USE.

PROPOSED DEVELOPMENT: THE PROPOSED PROJECT IS TO REVITALIZE AND REDEVELOP THE EXISTING DWELLING FOUND ON PARCEL 1948 AS AN EXPANSION OF THE EXISTING ACADEMY OF THE ARTS FOUND AT 106 SOUTH STREET, ADJACENT TO THE SUBJECT PROPERTY, AND TO CONSTRUCT AN ANNEXED BUILDING CONNECTED BY A BREEZEWAY TO BE UTILIZED AS STORAGE.

STORMWATER MANAGEMENT: STORMWATER QUANTITY/QUALITY CONTROL WILL BE ADDRESSED THROUGH ESD FEATURES ALTERNATIVE SURFACES AND FLOW-THROUGH PLANTER AS REQUIRED AND DETAILED IN THE CONCEPT SWM REPORT INCLUDED WITH THIS SKETCH SITE PLAN.

LOT COVERAGE: MAXIMUM LOT COVERAGE IS ALLOWED WITHIN 100% OF THE BUILDING ENVELOPE. THE MAXIMUM HEIGHT OF STRUCTURES IN THE R7A DISTRICT IS 35 FEET. THIS PROJECT PROPOSES A BUILDING HEIGHT OF 26±.

TOTAL SITE AREA: 6,140 SF±

SPECIAL EXCEPTIONS/VARIANCES: BUILDING RESTRICTIONS SHOWN HEREON ARE PER A ZONING APPEALS SPECIAL EXCEPTION DATED OCTOBER 7, 2022 AND CONFIRMED BY PLANNING AND ZONING, JOE MAYER AND MIGUEL SALINAS IN AN EMAIL DATED MAY 15, 2024. THIS PROJECT WAS GRANTED APPROVAL FROM THE HISTORIC DISTRICT COMMISSION ON APRIL 8, 2024.

REFUSE/TRASH: THIS PROJECT PROPOSES TO USE TIPPER CANS TO BE STORED IN THE GARAGE.

SITE LIGHTING: THIS PROJECT PROPOSES TO USE SHIELDED WALL PACK SECURITY LIGHTING.

PARKING

WAREHOUSE @ 1/2,000 SF GFA: 5,296 SF/2,000 = 3 SPACES MINIMUM
WAREHOUSE @ 1/350 SF GFA: 5,296 SF/350 = 15 SPACES MAXIMUM
BIKE RACK: N/A

THIS PROJECT PROPOSES TO WAIVE THE PARKING REQUIREMENT DUE TO THE NATURE OF THE PROPOSED USE OF A STORAGE FACILITY THAT WILL HAVE NO TRAFFIC OUTSIDE OF THE ACADEMY OF THE ARTS STAFF.

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1- INTEGRATED USES ARE DESIRABLE- THIS PROPOSED PROJECT WOULD EXPAND STORAGE AND ACCESS TO THE EXISTING ACADEMY OF THE ARTS MUSEUM FOUND ON SOUTH STREET, ADJACENT TO THE SUBJECT PROPERTY.

PRINCIPLE #2- NATURAL FEATURES SHOULD DETERMINE DESIGN- NO COMPELLING NATURAL FEATURES; SITE LAYOUT ORIENTED TO TAKE ADVANTAGE OF NATURAL DRAINAGE PATTERNS.

PRINCIPLE #3- AUTOMOBILES SHOULD NOT DETERMINE DESIGN- THE SITE DEVELOPMENT IS DETERMINED BY THE SURROUNDING NEIGHBORHOOD, DRAINAGE PATTERNS AND AUTOMOBILES WERE NOT USED TO DICTATE THE PROPOSED DESIGN NOT APPLICABLE HERE.

PRINCIPLE #4- AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN & AROUND NEIGHBORHOODS- USABLE OPEN SPACE NOT APPLICABLE HERE.

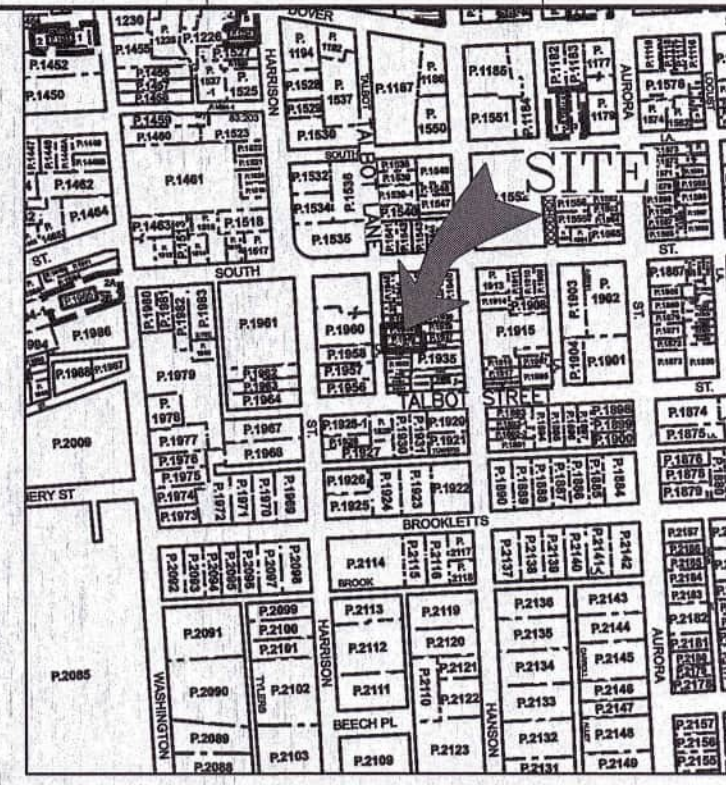
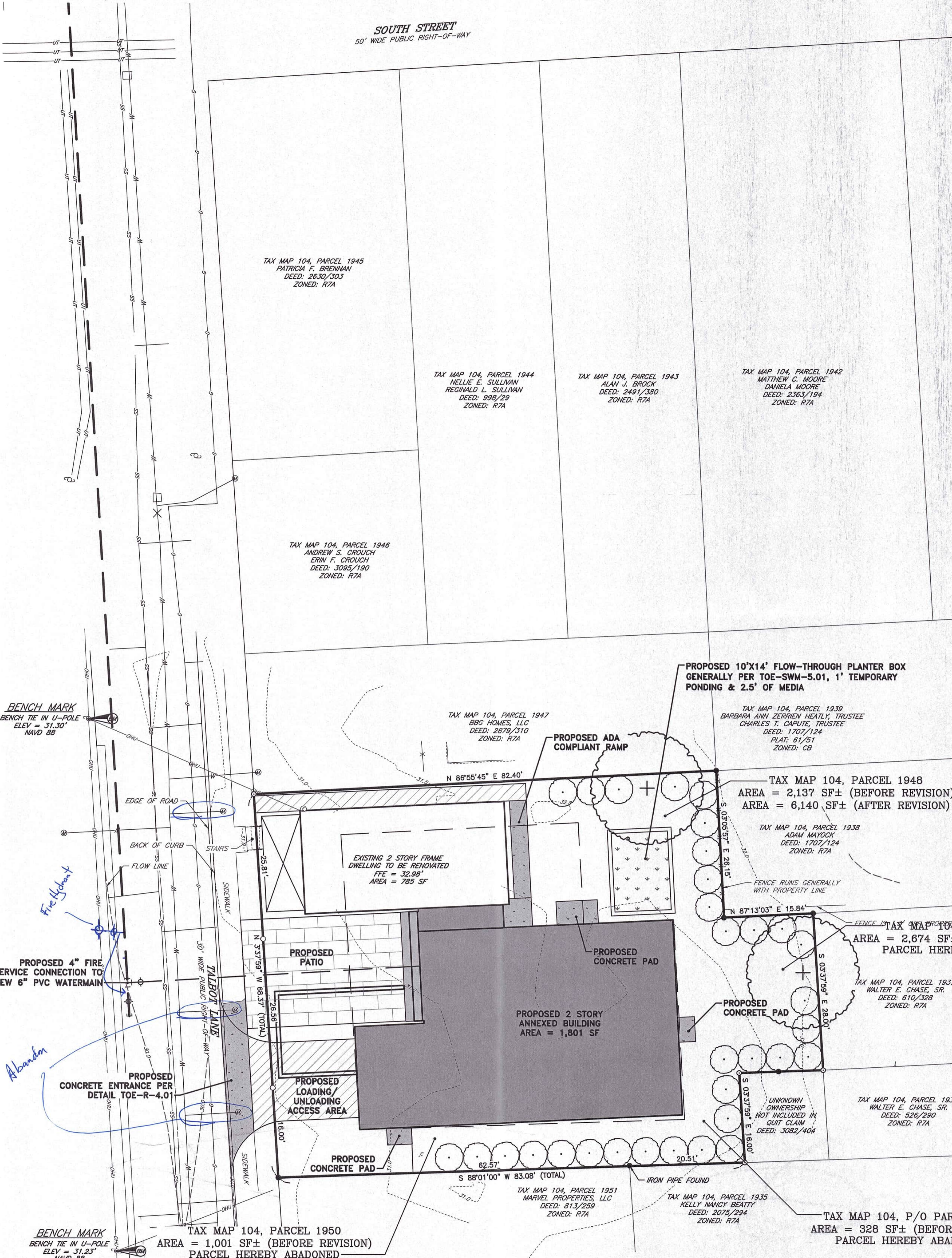
PRINCIPLE #5- ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT- THIS APPLICATION PROPOSES ARCHITECTURE IMPROVEMENTS COMPATIBLE WITH EXISTING NEIGHBORHOOD WHILE UTILIZING CONCEPTS SUCH AS A LIVING ROOFTOP TO REFASHION EXISTING HISTORICAL DEVELOPMENT.

PRINCIPLE #6- SIGNS SHOULD INFORM BUT NOT DOMINATE- ALL SIGNAGE WILL BE COMPLIANT WITH TOWN STANDARDS.

PRINCIPLE #7- NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES- NOT APPLICABLE TO THIS APPLICATION

PRINCIPLE #8 RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES- THE PROPOSED EXPANSION OF THE ACADEMY OF THE ARTS SERVES COMMUNITIES ADJACENT TO DOWNTOWN AREAS AND GIVES RESIDENTS THE OPPORTUNITY TO SHARE IN THIS EXHIBITION.

PRINCIPLE #9- NEIGHBORHOODS SHOULD CONNECT- SIDEWALK SHALL BE TIED INTO EXISTING SIDEWALK ALONG TALBOT LANE TO ENHANCE NEIGHBORHOOD CONNECTIVITY.



VICINITY MAP
SCALE: 1" = 500'
250' 0' 250' 500'
SCALE IN FEET

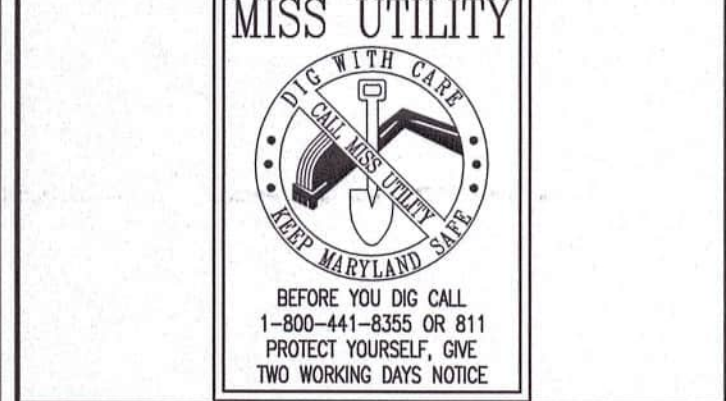
- LEGEND**
- IRON ROD FOUND
 - IRON ROD SET
 - ELECTRIC METER
 - GAS MAIN
 - OVER HEAD UTILITY LINES
 - UTILITY POLE
 - SANITARY SEWER MAIN
 - WATER METER
 - WATER MAIN
 - MAJOR CONTOUR
 - MINOR CONTOUR
 - SPOT ELEVATION
 - PROPOSED BUILDING
 - PROPOSED REINFORCED TURF
 - PROPOSED PERMEABLE PAVERS

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!

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

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



Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors

117 Bay St. Easton, MD 21601 (410) 822-8003
18 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centerville, MD 21817 (410) 728-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51461. Expiration Date: 04/04/2026.



OVERALL CONTEXT PLAN

ON THE LANDS OF
ACADEMY ART MUSEUM, INC.

IN ELECTION WARD FOUR, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 105, GRID EA, PARCELS 1948, 1949, 1950

ISSUED/REVISED FOR: ESDR SUBMITTAL
DATE: 08/07/24
BY: JSC

SHEET No. 1 OF 2
SCALE: AS NOTED
JOB No. 230252
FILE No. 1980



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

RECEIVED
AUG 07 2024
TOWN OF EASTON

Easton Staff Development Review

Property Information

Address	106 Talbot Lane, Easton, MD 21601				
Tax Map	105	Grid	EA	Parcel	1948, 1949, 1950, 1952 Lot
Deed Reference:	Liber	3030	Folio	497	
Plat Reference:	Liber	81	Folio	525	
Base Zoning District	R7A	Historic District	Y ☒ N ☐	Planning Redevelopment	Y ☐ N ☒

Purpose of Application / Description of Work:

The proposed project is to abandon the lot lines between Parcels 1948, 1949, 1950 & 1952 to create Revised Parcel 1948, and renovate and expand existing structure to convert to an art storage building/warehouse for Academy Art Museum.

Owner

Name	Academy Art Museum, Inc.	
Mailing Address	106 South St, Easton, MD 21601	
Telephone No.	410-822-2787	Email jchrzanowski@academyartmuseum.org

Applicant / Agent

Name	Lane Engineering, LLC c/o Sean Callahan	
Mailing Address	117 Bay St, Easton, MD 21601	
Telephone No.	410-822-8003	Email scallahan@leinc.com mbrophy@leinc.com

Surveyor / Engineer

Name	Alec Chosta, P.E.	License No.	51461	Expiration Date	4/4/2026
Mailing Address	117 Bay St, Easton, MD 21601				
Telephone No.	410-822-8003	Email	achosta@leinc.com		

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 8/7/2024

Printed Name of Applicant or Agent

Sean Callahan, Lane Engineering, LLC

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date 08/28/2024

Completeness Check Date 08/08/2024

Revisions/Resubmissions Required Y ☐ N ☐

2024 - 1264 / ESDR 24 - 18 / SD - 501

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

BOZA Special Exception approval granted November 15, 2022.

HDC Renovation COA granted April 8, 2024.

Scheduled for September 19, 2024 Planning Commission.

Planning Commission Required Y ☒ N ☐

BOZA Required Y ☐ N ☒

Historic District Commission Required Y ☐ N ☐ TBD

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature *Samantha N. Smith*

Date 09/04/2024

Revised 02-2019

Lane Engineering, LLC

Established 1986

Civil Engineering • Land Planning • Land Surveying • Environmental • Marine

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095

September 3, 2024

Town of Easton
Department of Planning and Zoning
c/o Joe Mayer
14 S. Harrison Street
Easton, MD 21601

RE: Academy Art Museum Storage Facility – ESDR Comments

Dear Mr. Mayer:

Below are our responses to ESDR comments provided on August 28, 2024.

1. A general description of plantings is included on the site plans, including that final selections are to be native species. Specific species selection typically occurs prior to final plan approval.
3. Note added.
4. The intended use of the structure is not a museum; the building will be non-public art storage with AAM staff only. As such, warehouse classification/parking is a better fit for this project.
5. Note added.

Should you have any questions, please contact our office. Thank you.

Sincerely,

Lane Engineering, LLC



Sean Callahan
President

**Town of Easton**

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

RECEIVED
AUG 07 2024
TOWN OF EASTON

Site Plan, PUD, Planned Healthcare Application**Application Type**

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

Subdivision Information

Name 106 Talbot Lane, Easton, MD 21601
Original Property Size Acres 0.049 SF ± Square Feet 2,137 SF ±
Telephone No. Email

Site Plan Information

Property Size Acres 0.14 AC ± Square Feet 6,140 SF ±
Structure's Floor Area 2,648 SF ± Structure's Square Feet 4,710 SF ±
Area of Disturbance 5,355 SF ± Number of Dwelling Units 0

Property Information

Address 106 Talbot Lane, Easton, MD 21601
Tax Map 105 Grid EA Parcel 1948, 1949, 1950, 1952
Deed Reference: Liber 3030 Folio 497
Plat Reference: Liber 81 Folio 525
Base Zoning District R7A Historic Y ☒ N ☐ Planned Redevelopment Y ☐ N ☒
Source of Electricity Easton Utilities

Owner

Name Academy Art Museum, Inc.
Mailing Address 106 South St, Easton, MD 21601
Telephone No. 410-822-2787 Email jchrzanowski@academyartmuseum.org

Applicant or Agent

Name Lane Engineering, LLC c/o Sean Callahan
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email scallahan@leinc.com mbrophy@leinc.com

Surveyor / Engineer

Name Alec Chosta, P.E. License No. 51461 Expiration Date 4/4/2026
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email achosta@leinc.com

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent



Date 8/7/2024

Printed Name of Applicant or Agent

Sean Callahan, Lane Engineering, LLC

For Office Use Only

Planning Commission Required	Y ☒ N ☐	
Planning Commission Meeting Date	09/19/2024	
Sketch Approval Date		Project No. SD - 501 ESDR 24-18
Prelim/Dev. Approval Date		Application No. 2024 - 1264
Final Approval Date		Sketch Fee Paid
Recordation Date		Develop. Fee Paid

Revised 02-2019



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

RECEIVED
AUG 07 2024
TOWN OF EASTON

2024 - 1264 / ESDR 24 - 18 / SD - 501

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☒ Parking/Aisle Dimension ☐
Landscaping & Buffering ☒ Signage ☐ Other ☐

Project Information

Address	106 Talbot Lane, Easton, MD 21601				
Tax Map	105	Grid	EA	Parcel	1948, 1949, 1950, 1952 Lot
Zoning District	R7A	PC Meeting Date		Historic District	Yes ☒ No ☐
Owner or Agent	Owner: Academy Art Museum, Inc. Agent: Lane Engineering, LLC c/o Sean Callahan				
Mailing Address	117 Bay St, Easton, MD 21601				
Telephone No.	410-822-8003	Email	scallahan@leinc.com mbrophy@leinc.com		

Request Details

Please attach a detailed description of the waiver request(s) being made and the justification(s) for requesting said waiver(s).

We are requesting a waiver of the planting requirement for 2 trees (§ 1014.6.F) and 9 buffer yard trees (§ 1014.7.E) due to the size of the site, proximity to the building, and planting constraints, as further detailed on the Sketch Site Plan. In addition, we are requesting a waiver of the parking requirements for 3 spaces (§ 1001.3) due to the nature of the proposed use of a storage facility that will have no traffic outside of the Academy Art staff, as further detailed on the Sketch Site Plan.

☐ Ordinance Section Supporting Waiver Request.

See above

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 8/7/2024

Printed Name of Applicant or Agent

Sean Callahan, Lane Engineering, LLC



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

RECEIVED
AUG 07 2024
TOWN OF EASTON

Subdivision & Property Line Adjustment Application

Application Type

Subdivision ☐ Minor Subdivision ☐ Lot Line Revision ☒

Subdivision Information

Name 106 Talbot Lane, Easton, MD 21601
Property Size Acres 0.049 SF ± Square Feet 2,137 SF ±
Number of Lots Proposed

Property Information

Address 106 Talbot Lane, Easton, MD 21601
Tax Map 105 Grid EA Parcel 1948, 1949, 1950, 1952 Lot
Deed Reference: Liber 3030 Folio 497
Plat Reference: Liber 81 Folio 525
Zoning District R7A Planned Redevelopment Y ☐ N ☒ Historic District Y ☒ N ☐
Source of Electricity Easton Utilities

Owner

Name Academy Art Museum, Inc.
Mailing Address 106 South St, Easton, MD 21601
Telephone No. 410-822-2787 Email jchrzanowski@academyartmuseum.org

Surveyor / Engineer

Name Alec Chosta, P.E. License No. 51461 Expiration Date 4/4/2026
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email achosta@leinc.com

Applicant or Agent

Name Lane Engineering, LLC c/o Sean Callahan
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email scallahan@leinc.com mbrophy@leinc.com

Additional Comments:

The proposed project is to abandon the lot lines between Parcels 1948, 1949, 1950 & 1952 to create Revised Parcel 1948, and renovate and expand existing structure to convert to an art storage building/warehouse for Academy Art Museum.

Minimum Lot Size	7,500 SF	Minimum Lot Frontage	30 FT
Minimum Lot Envelope	60 FT X 30 FT	Existing Lot Coverage	794 SF ±
		Proposed Lot Coverage	2,530 SF ±

- ☐ ESDR Letter
☐ \$200 Per Subdivided Lot Fee
☐ \$500 Lot Line Revision Fee

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Subdivision Regulations Article 4, Procedures and Requirements and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent 

Date 8/7/2024

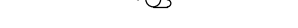
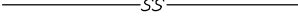
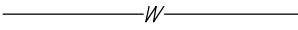
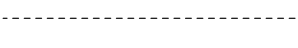
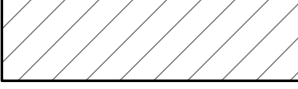
Printed Name of Applicant or Agent Sean Callahan, Lane Engineering, LLC

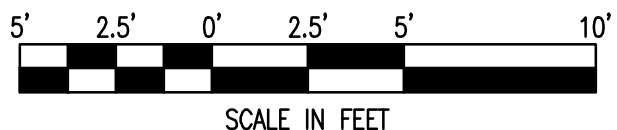
For Office Use Only

Planning Commission Y ☒ N ☐			
Planning Commission Meeting Date		09/19/2024	
PC Approval Date		Subdivision No.	SD-501
Conditions? Y / N		Application No.	2024 - 1264
Recordation Date		Fee Amount	\$500.00
ESDR Y / N	Date	Review Fee Paid	
<i>Revised 02-2019</i>			

ESD SUMMARY CHART													
PRACTICE AREA (SF)	TYPE OF ESD PRACTICE	TYPE OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDv (FT³)	ACTUAL ESDv (FT³)
344	A-1	GREEN ROOF	ON-SITE	77	403840.0643'	1576454.8910'	0.01	---	0.01	---	---	---	46 CF
470	A-2	PERMEABLE PAVERS	ON-SITE	70	403838.8743'	1576432.1658'	0.01	---	0.01	---	---	---	75 CF
319	A-3	REINFORCED TURF	ON-SITE	74	403818.8468'	1576429.8837'	0.01	---	0.01	---	---	---	0 CF
140	M-6	PLANTER BOX	ON-SITE	94	403856.6980'	1576487.0288'	0.01	---	0.01	---	---	---	280 CF
										TOTAL	1.8"	396 CF	401 CF

- DUE TO THE SIZE OF THE SITE, PROXIMITY TO THE BUILDING AND PLANTING CONSTRAINTS, THE APPLICANT PROPOSES TO PLANT A 5' WIDE EVERGREEN SHRUB HEDGE ALONG THE NORTHERN, EASTERN AND SOUTHERN PROPERTY LINES AND PROVIDE A COUPLE OF SHADE/CANOPY TREES ALONG THE EAST AND NORTH PROPERTY LINES IN ORDER TO SATISFY BUFFER/YARD REQUIREMENTS.

	IRON ROD FOUND
	IRON ROD SET
	ELECTRIC METER
	GAS MAIN
	OVER HEAD UTILITY LINES
	UTILITY POLE
	SANITARY SEWER MAIN
	WATER METER
	WATER MAIN
	MAJOR CONTOUR
	MINOR CONTOUR
	PROPOSED BUILDING
	PROPOSED REINFORCED TURF
	PROPOSED PERMEABLE PAVERS

[illegible]

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

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



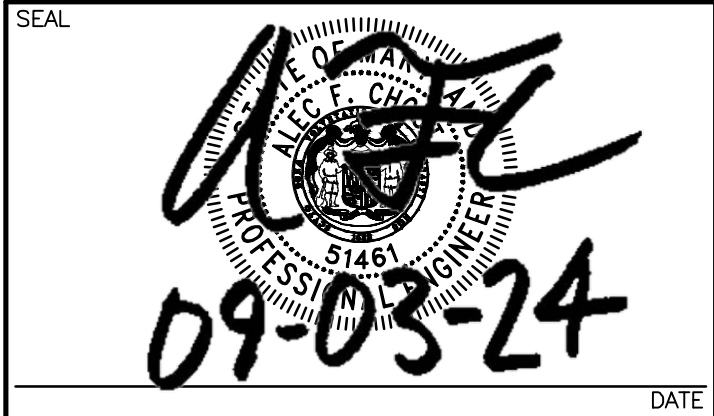
Lane Engineering, LLC

Civil Engineers • Land Planning • Land Surveyors



E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51461 , Expiration Date: 04/04/2026.



SKETCH SITE PLAN

ON THE LANDS OF
ACADEMY ART MUSEUM, INC.

IN ELECTION WARD FOUR, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 105, GRID EA, PARCELS 1948, 1949, 1950

ISSUED/REVISED FOR:	DATE:	BY:
ESDR SUBMITTAL	08/07/24	JSC
PLANNING COMMISSION	09/03/24	JSC

SHEET No. 2 OF 2

JOB No. 230252

FILE No. 1980



REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

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

MISS UTILITY
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Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@laneinc.com
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PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51461, Expiration Date: 04/04/2026.

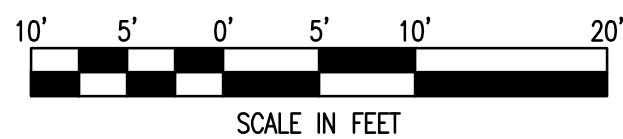
SEAL
09-03-24
DATE

ILLUSTRATIVE SITE PLAN
ON THE LANDS OF ACADEMY ART MUSEUM, INC.
IN ELECTION WARD FOUR, TOWN OF EASTON TALBOT COUNTY, MARYLAND
TAX MAP 105, GRID EA, PARCELS 1948, 1949, 1950

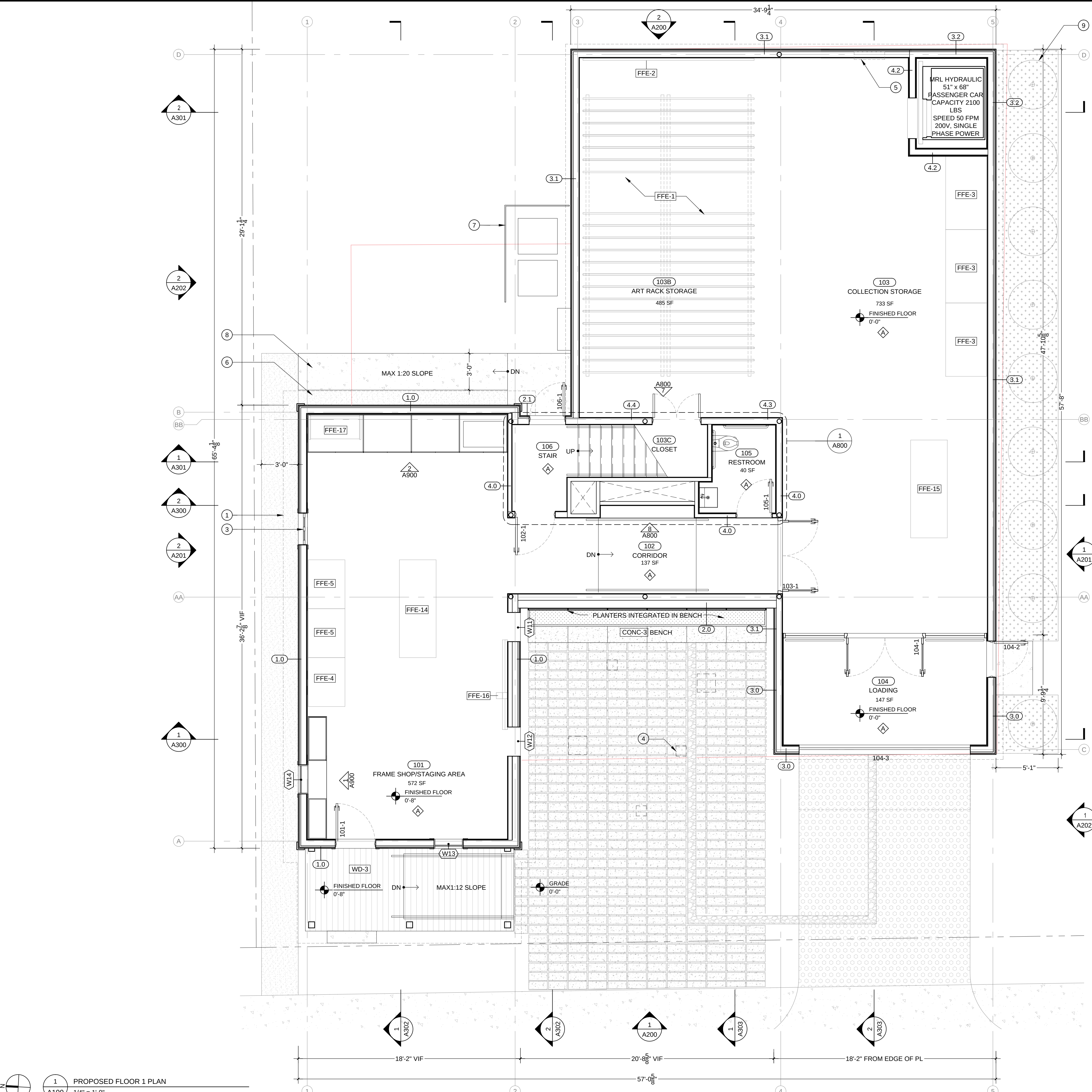
ISSUED/REVISED FOR: DATE: BY:
ESDR SUBMITTAL 08/07/24 JSC
PLANNING COMMISSION 09/03/24 JSC

SHEET No. 1 OF 1
SCALE: AS NOTED
JOB No. 230252
FILE No. 1980

THE TOWN PLANNER _____ DATE _____



SCALE: AS NOTED	FILE No. 1980
--------------------	---------------



- SHEET NOTES**
- DASHED LINE INDICATES ROOF ABOVE.
 - F.F.E. SHOWN FOR REFERENCE ONLY; SELECTIONS TO BE MADE BY OWNER
 - FIXED-IN-PLACE DOOR TO MATCH EXISTING. SEE 3/A-611.
 - EXHIBITION SHOWN FOR REFERENCE; DESIGN NOT IN BASIC SERVICES SCOPE
 - HOLD FOR ELECTRICAL PANEL AND REQ. CLEARANCES; SEE MEP DRAWINGS.
 - FRENCH DRAIN
 - PRIVACY SCREEN
 - MAX 1:20 CONCRETE RAMP AND ADA COMPLIANT INVISIBLE GRAVEL PAVING SYSTEM PATH FROM BUILDING EGRESS TO PUBLIC RIGHT-OF-WAY.
 - PLANTING AREA USED FOR SCREENING, SPECIES TBD BUT NOT TO EXCEED 8FT HIGH ABOVE GRADE.
- KEY**
- WXX WINDOW TAG; SEE A-610
- XXX-X DOOR TAG; SEE A-611
- XX-X MATERIAL/FINISH TAG; SEE A-600
- XXX WALL TYPE; SEE A-620
- ◇ FLOOR TYPE; SEE A-621
- FFE-X FFE TAG SHOWN FOR REFERENCE ONLY. NOT IN ARCHITECTURAL SCOPE. SEE A-600
- PROPERTY LINE
- ZONING SETBACK LINE SHOWN FOR REFERENCE
- MATERIAL/FINISH KEY**
- INVISIBLE GRASS PAVING SYSTEM
- CONC-4 SAND SET MASONRY PAVERS
- STONE PAVER INLAY (DEMARCATON OF FOOTPRINT OF HOUSE PREVIOUSLY ON SITE)
- CONC-1
- EMBEDDED PLANTING AREA AT BASE OF WALL

GRT ARCHITECTS

Owner:
Academy Art Museum
106 South St, Easton, MD, 21601

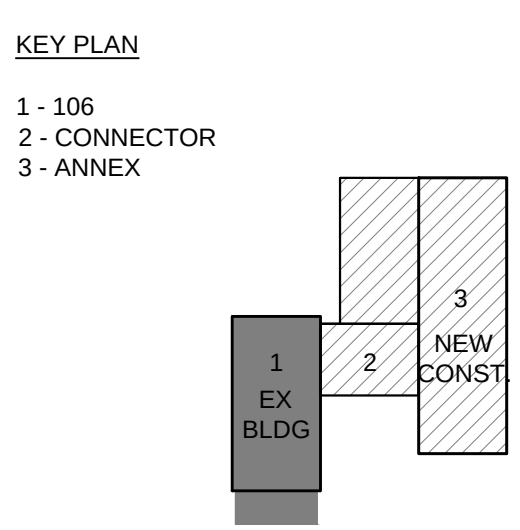
Design Architect:
GRT Architects LLP
61 Greenpoint Ave, Suite 509, Brooklyn, NY 11222
917 909 1888

Architect of Record:
John Hutchison Architecture
302 Park Row, Floor 1, Chestertown, MD 21620

Civil Engineer:
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Structural Engineer:
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312 Park Row, Suite B, Chestertown, MD 21620

MEP/FF Engineer:
Allen + Shariff
205 East Market St, Salisbury, MD 21801



description	date
FEASIBILITY STUDY SUBMISSION	06/14/2023
SCHEMATIC DESIGN	02/20/2024
DESIGN DEVELOPMENT	05/07/2024

NOT FOR CONSTRUCTION, PERMITTING, OR ANY PURPOSE OTHER THAN TO CONVEY DESIGN INTENT

ACADEMY ART MUSEUM ANNEX

106, 108, 110 TALBOT LANE, EASTON, MD 21601

PROPOSED FL.1 PLAN

NOT FOR CONSTRUCTION

project number: 2304
scale AS NOTED
sheet number
A-100.00

GRT ARCHITECTS

Owner:
Academy Art Museum
106 South St, Easton, MD, 21601

Design Architect:
GRT Architects LLP
61 Greenpoint Ave, Suite 509, Brooklyn, NY 11222
917 909 1888

Architect of Record:
John Hutchinson Architecture
302 Park Row, Floor 1, Chestertown, MD 21620

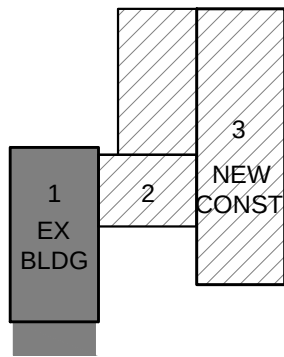
Civil Engineer:
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117 Bay St, Easton, MD 21601

Structural Engineer:
Silcox Engineering & Drafting
312 Park Row, Suite B, Chestertown, MD 21620

MEP/FF Engineer:
Allen + Shariff
205 East Market St, Salisbury, MD 21801

KEY PLAN

1 - 106
2 - CONNECTOR
3 - ANNEX



description	date
FEASIBILITY STUDY SUBMISSION	06/14/2023
SCHEMATIC DESIGN	02/20/2024
DESIGN DEVELOPMENT	05/07/2024

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ACADEMY ART MUSEUM ANNEX

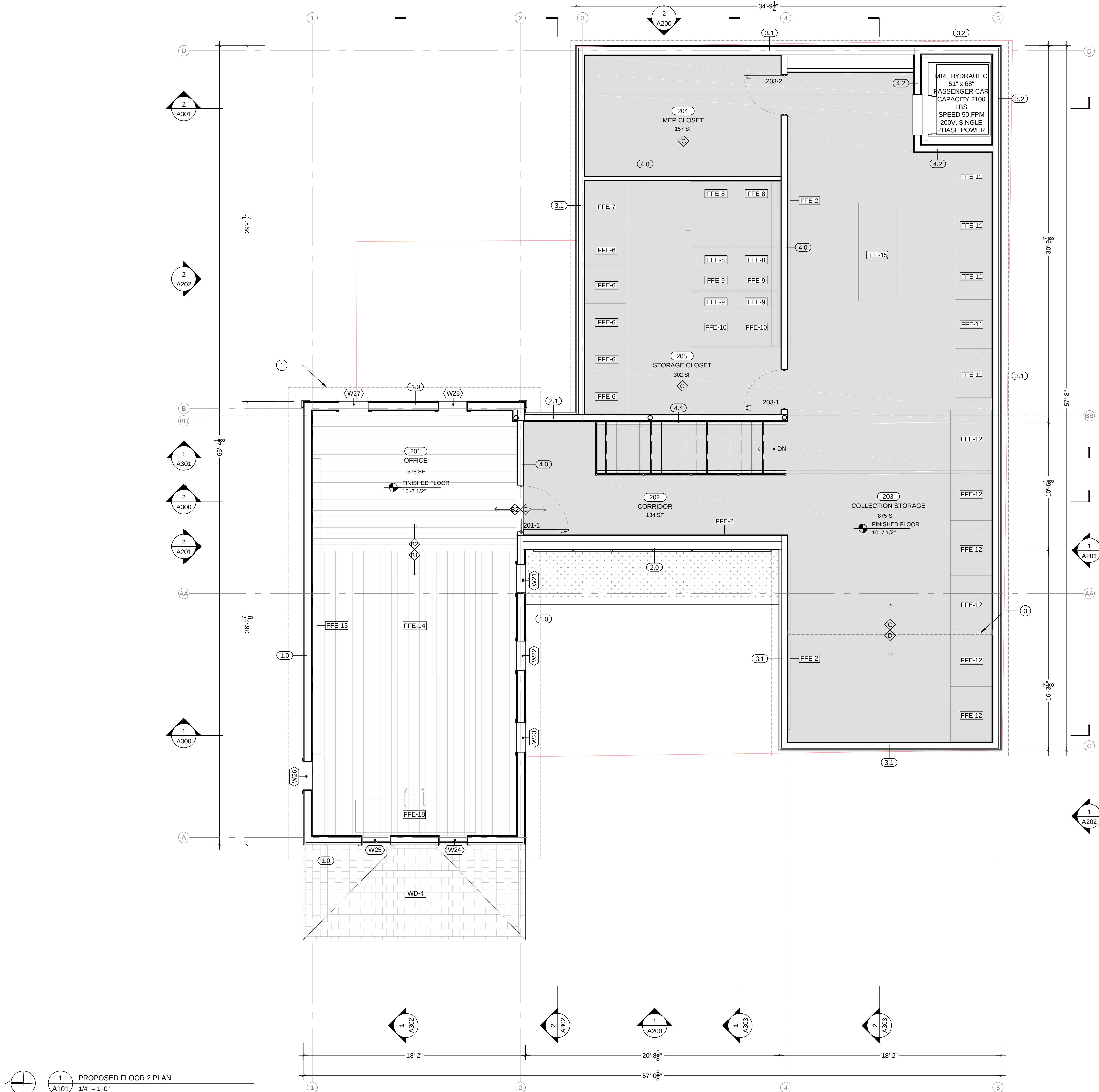
106, 108, 110 TALBOT LANE, EASTON, MD 21601

PROPOSED FL. 2 PLAN

NOT FOR CONSTRUCTION

project number: 2304
scale AS NOTED
sheet number

A-101.00



PROPOSED FLOOR 2 PLAN
1/4" = 1'-0"

SHEET NOTES

- DASHED LINE INDICATES ROOF ABOVE.
- F.F.E. SHOWN FOR REFERENCE; FINAL SELECTIONS TO BE MADE BY OWNER
- DASHED LINE INDICATES STOREFRONT AT UNCONDITIONED LOADING AREA BELOW. NOTE FLOOR ASSEMBLY DISTINCTION.

KEY

- WXX WINDOW TAG; SEE A-610
- XXX-X DOOR TAG; SEE A-611
- XX-X MATERIAL/FINISH TAG; SEE A-600
- XXX WALL TYPE; SEE A-620
- X FLOOR TYPE; SEE A-621
- FFE-X FFE TAG SHOWN FOR REFERENCE ONLY. NOT IN ARCHITECTURAL SCOPE. SEE A-600
- PROPERTY LINE
- ZONING SETBACK LINE SHOWN FOR REFERENCE

MATERIAL/FINISH KEY

- GREEN ROOF SYSTEM; SPECIES TO BE SELECTED BY VENDOR



1 SOUTH/WEST ELEVATION RENDERING - VIEW FROM TALBOT LANE
NOT TO SCALE



2 NORTH/WEST ELEVATION RENDERING - VIEW FROM TALBOT LANE
NOT TO SCALE



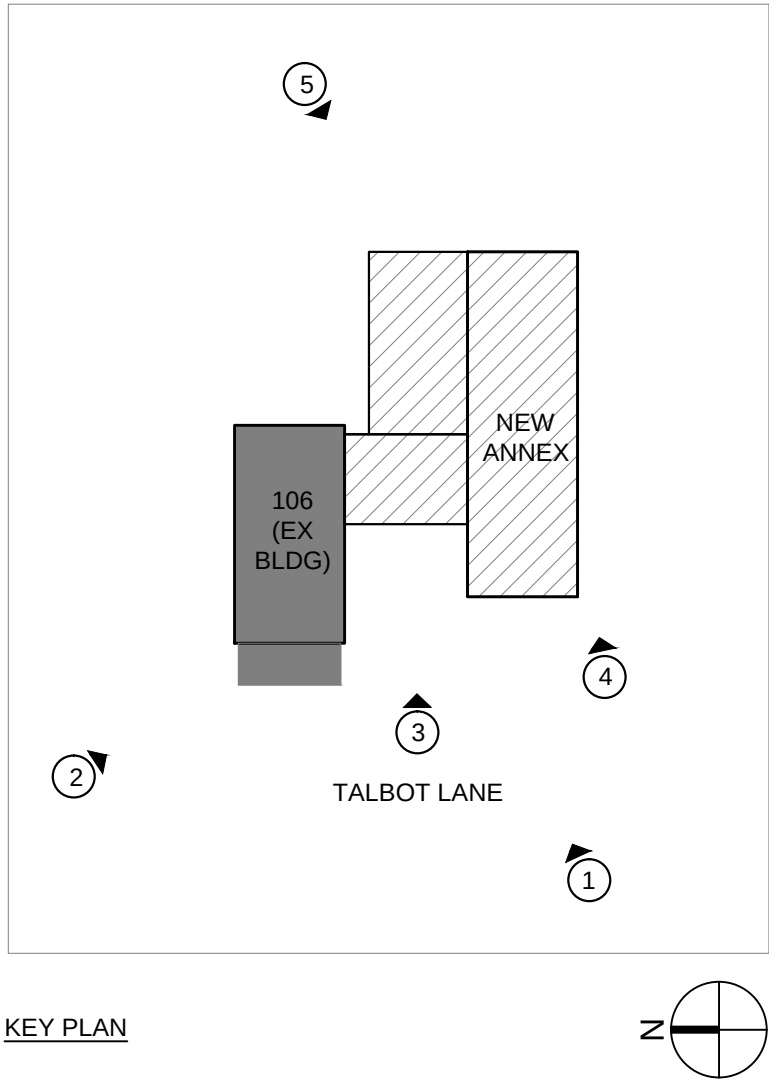
3 WEST ELEVATION RENDERING - VIEW FROM TALBOT LANE
NOT TO SCALE



4 NORTH/WEST ELEVATION RENDERING - VIEW FROM TALBOT LANE
NOT TO SCALE



5 EAST ELEVATION RENDERING - VIEW FROM REAR YARD
NOT TO SCALE



GRT ARCHITECTS

Owner:
Academy Art Museum
106 South St, Easton, MD, 21601

Design Architect:
GRT Architects LLP
61 Greenpoint Ave, Suite 509, Brooklyn, NY 11222
917 909 1868

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312 Park Row, Suite B, Chestertown, MD 21620

MEP/FF Engineer:
Allen + Shariff
205 East Market St, Salisbury, MD 21801

description	date
DESIGN DEVELOPMENT	05/07/2024

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ACADEMY ART MUSEUM ANNEX

106, 108, 110 TALBOT LANE, EASTON, MD 21601

EXTERIOR RENDERINGS

project number: 2304
scale: AS NOTED
sheet number: **G-000.00**

The original wood siding has been determined to be 4 inch exposure cedar clapboard siding and is currently covered by non-original cementitious siding. The cementitious siding is proposed to be removed to expose the original wood siding. All replacement siding is to match original and shall be left untreated to age naturally.

A photograph showing the exterior of a wooden building. The walls are covered in horizontal wooden siding. A single window with a dark frame is visible. The roof is covered in snow, and some bare tree branches are visible in the upper right corner.

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1/2 x 4 Western Red Cedar A & Better Grade, Bevel

SKU# 1C104A



1/2 X 4 WESTERN RED CEDAR / A & BETTER GRADE / RAW BEVEL

Raw Bevel / Capsores Specifications:

- 12" x 4"
- Western-Red Cedar (VOC)
- A & Better Grade (AB&B)
- Raw Bevel / Capsores Siding
- Available in various lengths (Linear-Foot). Please include the desired length when submitting quotes online.

Western-Red Cedar - A & Better Grade:

- 104# to 140# applications where finishing requirements are less exacting.
- Limiting provisions include: prior seasoning practice, occasional very tight joints or edges and burls.
- Allowed for trim small, slight tight joints or trim equipment.
- Allowed for raw bevel in exterior siding and construction except: Please see high quality 12" x Western-Red Cedar (W&B) A & Better Grade (AB&B) Bevel / Capsores Siding in our raw bevel / millboard products and selections. Submit a quote, call or visit for more info.

An architectural rendering of a proposed development. On the left is a two-story historic-style house with light brown horizontal siding, a dark grey gabled roof, and a small front porch with a dark roof. In the center is a red brick wall with a green roof section. To the right of the brick wall is a modern building with a light brown facade featuring vertical wooden slats and a dark grey gabled roof. Several people are shown in the scene: a person standing near the historic house, a person pushing a stroller, a person sitting on a bench, and a person walking in the foreground. Three blue dots are placed on the ground line, connected by vertical dashed lines to the text 'Proposed' in the adjacent column.

New Construction
("Annex")

The proposed applied cladding is to match cedar siding at existing building, but oriented vertically. The proposed pattern references existing neighborhood board and batten cladding patterns with horizontal breaks. The elevation heights of the rhythm changes relate to the existing building window sill and meeting rail heights. Applied board siding shall be left untreated to age naturally.

A black and white photograph of a building with vertical wooden siding. A single light fixture is mounted on the wall. The building has a dark roof and a small window with a flower box above it. A small tree is visible on the right side of the building.

Cladding Pattern, Existing/Proposed Relationship

WINDOW MEETING RAILS OF EXISTING BUILDING

WINDOW SILL AT FLOOR 2 OF EXISTING BUILDING

WINDOW SILL AT FLOOR 1 OF EXISTING BUILDING

1 WEST ELEVATION AT EXISTING BUILDING
1/2" = 1'-0"

2 WEST ELEVATION AT NEW CONSTRUCTION
1/2" = 1'-0"

3 NEW CONSTRUCTION CLADDING SECTION
1/2" = 1'-0"

VARIABLES

WD-2 WESTERN RED CEDAR, UNTREATED

MEP/FP Engineer:
Allen + Shariff
205 East Market St, Salisbury, MD 21801

A-601.00

Proposed Cladding at New Construction (Connector)
Commissioned Mockup

Color Mixing
References



Mockup 1: Buddy
Rhodes pigments



Courtyard Rendering

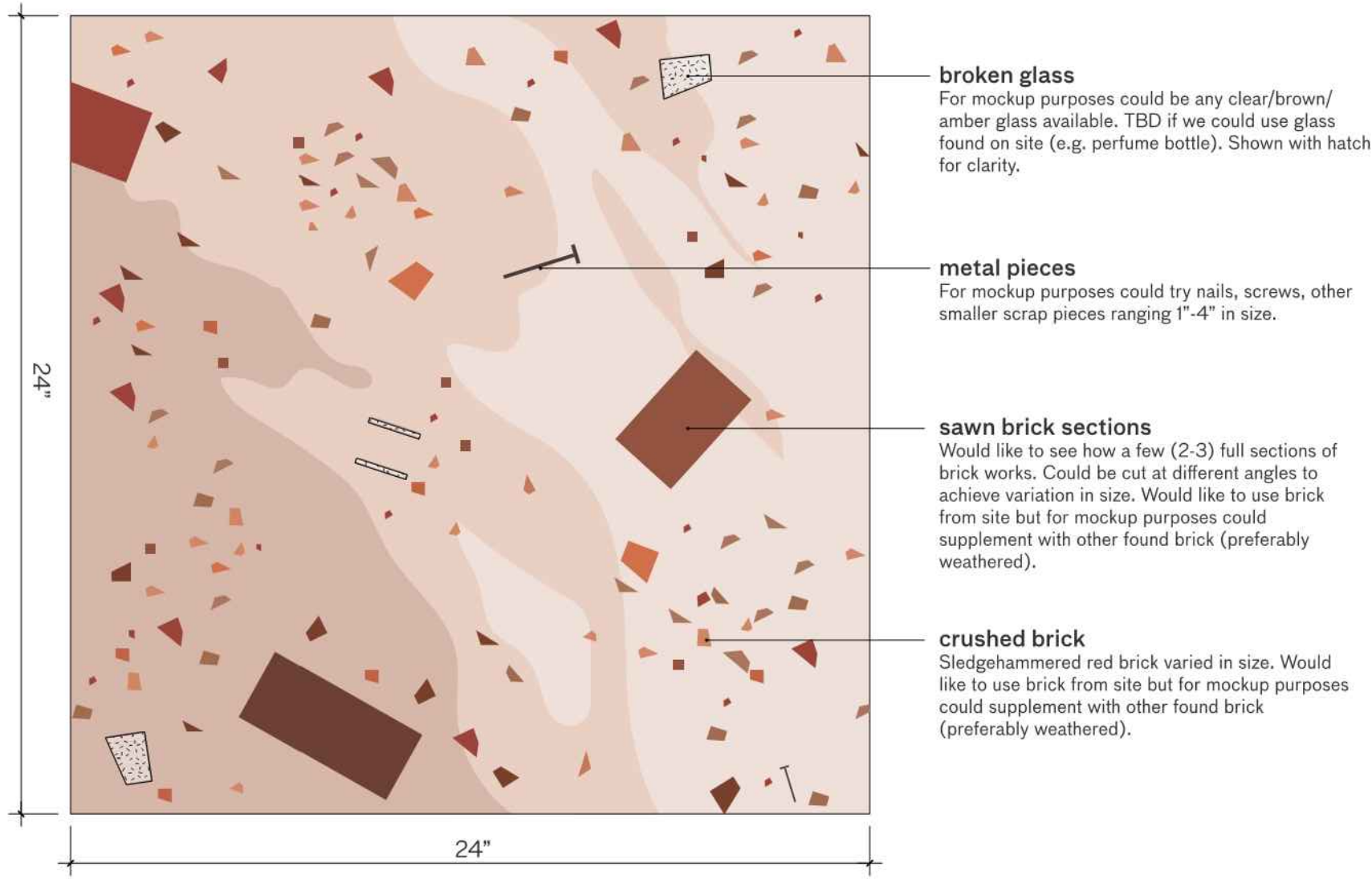


Mockup Specifications

color mixing
Use (3) pigments to achieve clouded "watercolor" effect similar to prior work shown below in subtle range of hues naturally occurring in weathered brick. Hue pattern/color mixing in mockup plans shown for reference only—it is understood that mixing will vary with mockup.

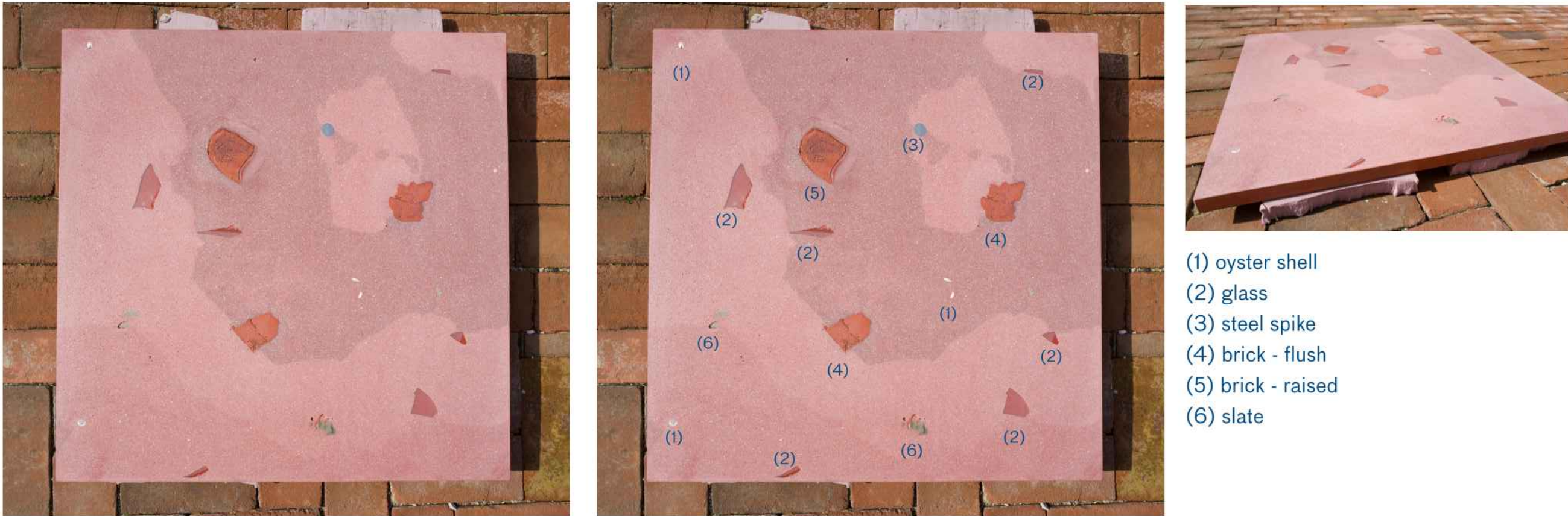


embedded objects/aggregate
To be distributed to achieve variation across mockup similar to distribution of prior work shown below. See descriptions of embedded objects/aggregate to the right.



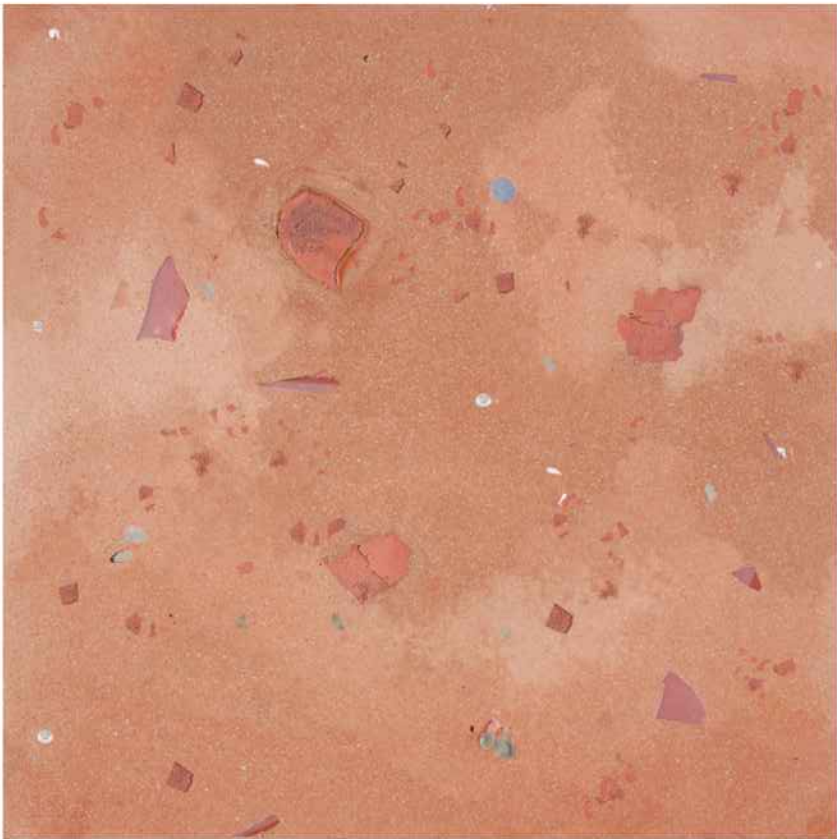
concrete panel mockup plan 1
scale: 3" = 1'-0"

Mockup 1 Results



- (1) oyster shell
- (2) glass
- (3) steel spike
- (4) brick - flush
- (5) brick - raised
- (6) slate

Mockup 2 Proposed Revisions



Proposed Exterior Perspective



Existing Building
(106 Talbot Lane)

New Construction
("Connector")

New Construction
("Annex")

GRT ARCHITECTS

Owner:
Academy Art Museum
106 South St, Easton, MD, 21601

Design Architect:
GRT Architects LLP
61 Greengate Ave, Suite 509, Brooklyn, NY 11222
917 909 1888

Architect of Record:
John Hutchison Architecture
302 Park Row, Floor 1, Chestertown, MD 21620

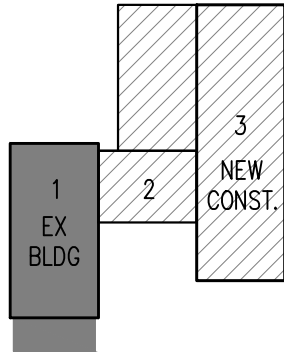
Civil Engineer:
Lane Engineering, LLC
117 Bay St, Easton, MD 21601

Structural Engineer:
Silcox Engineering & Drafting
312 Park Row, Suite B, Chestertown, MD 21620

MEP/FF Engineer:
Allen + Shariff
205 East Market St, Salisbury, MD 21801

KEY PLAN

- 1 - 106
- 2 - CONNECTOR
- 3 - ANNEX



description	date
SCHEMATIC DESIGN	02/20/2024
DESIGN DEVELOPMENT	05/07/2024

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PURPOSE OTHER THAN TO CONVEY DESIGN INTENT

**ACADEMY ART
MUSEUM ANNEX**
106 TALBOT LANE, EASTON, MD 21601

SCHEDULE APPENDIX CLADDING MATERIAL

NOT FOR CONSTRUCTION	project number: 2304
	scale AS NOTED
	sheet number
A-602.00	

GRT ARCHITECTS

Owner:
Academy Art Museum
106 South St, Easton, MD, 21601

Design Architect:
GRT Architects LLP
61 Greenpoint Ave, Suite 509, Brooklyn, NY 11222
917 909 1888

Architect of Record:
John Hutchison Architecture
302 Park Row, Floor 1, Chestertown, MD 21620

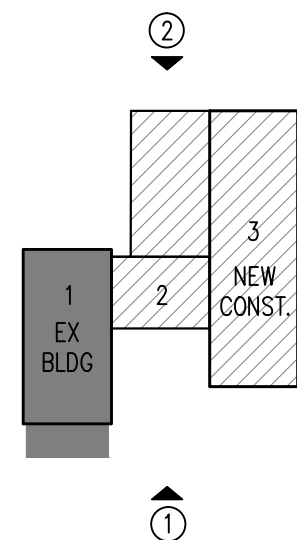
Civil Engineer:
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117 Bay St, Easton, MD 21601

Structural Engineer:
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312 Park Row, Suite B, Chestertown, MD 21620

MEP/FF Engineer:
Allen + Shariff
205 East Market St, Salisbury, MD 21801

KEY PLAN

1 - 106
2 - CONNECTOR
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DESIGN DEVELOPMENT	05/07/2024

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ACADEMY ART MUSEUM ANNEX

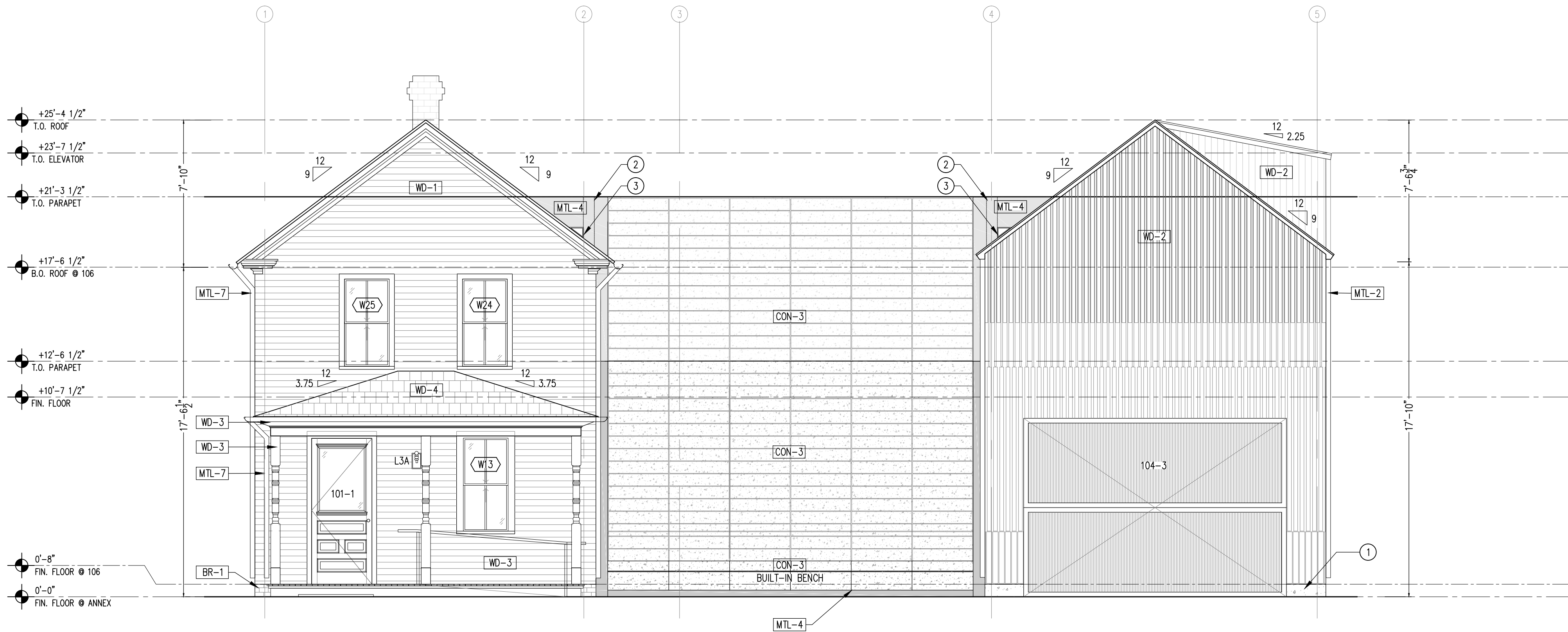
106 TALBOT LANE, EASTON, MD 21601

PROPOSED ELEVATIONS

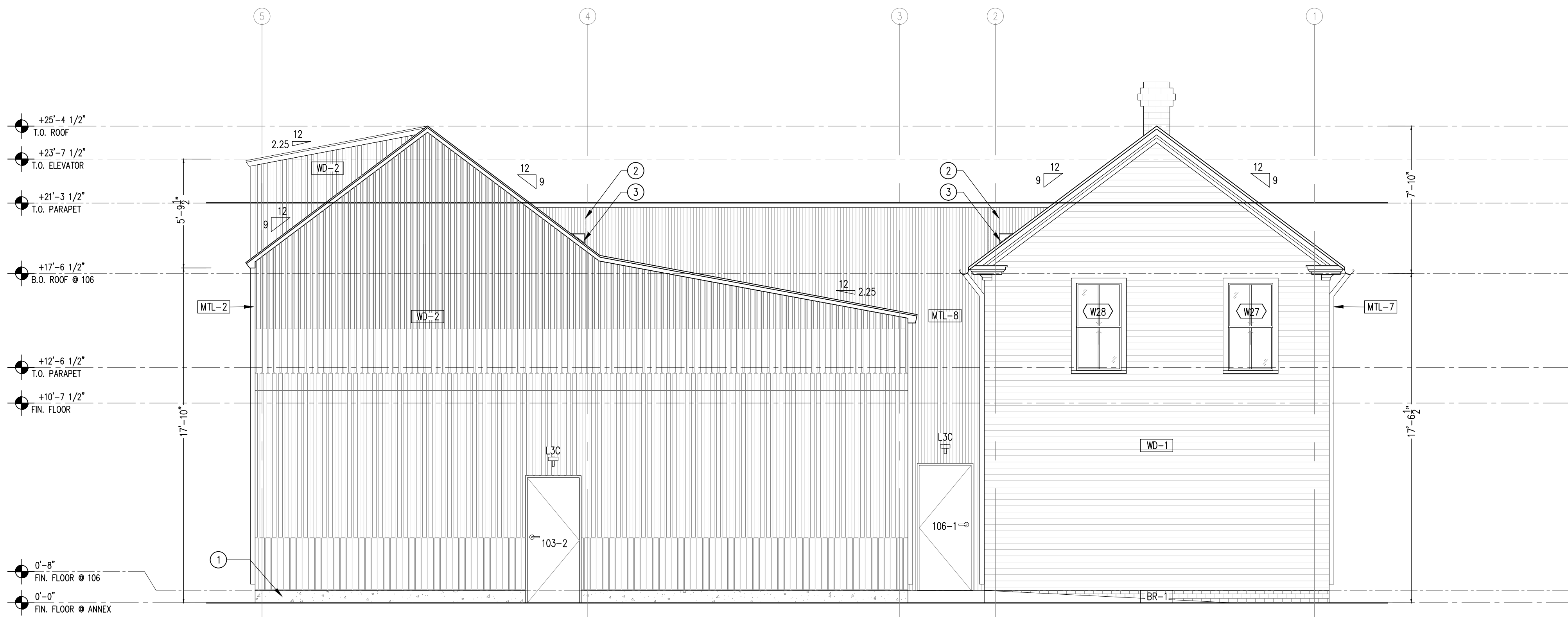
NOT FOR CONSTRUCTION

project number: 2304
scale AS NOTED
sheet number

A-200.00



1 PROPOSED WEST ELEVATION
1/4" = 1'-0"



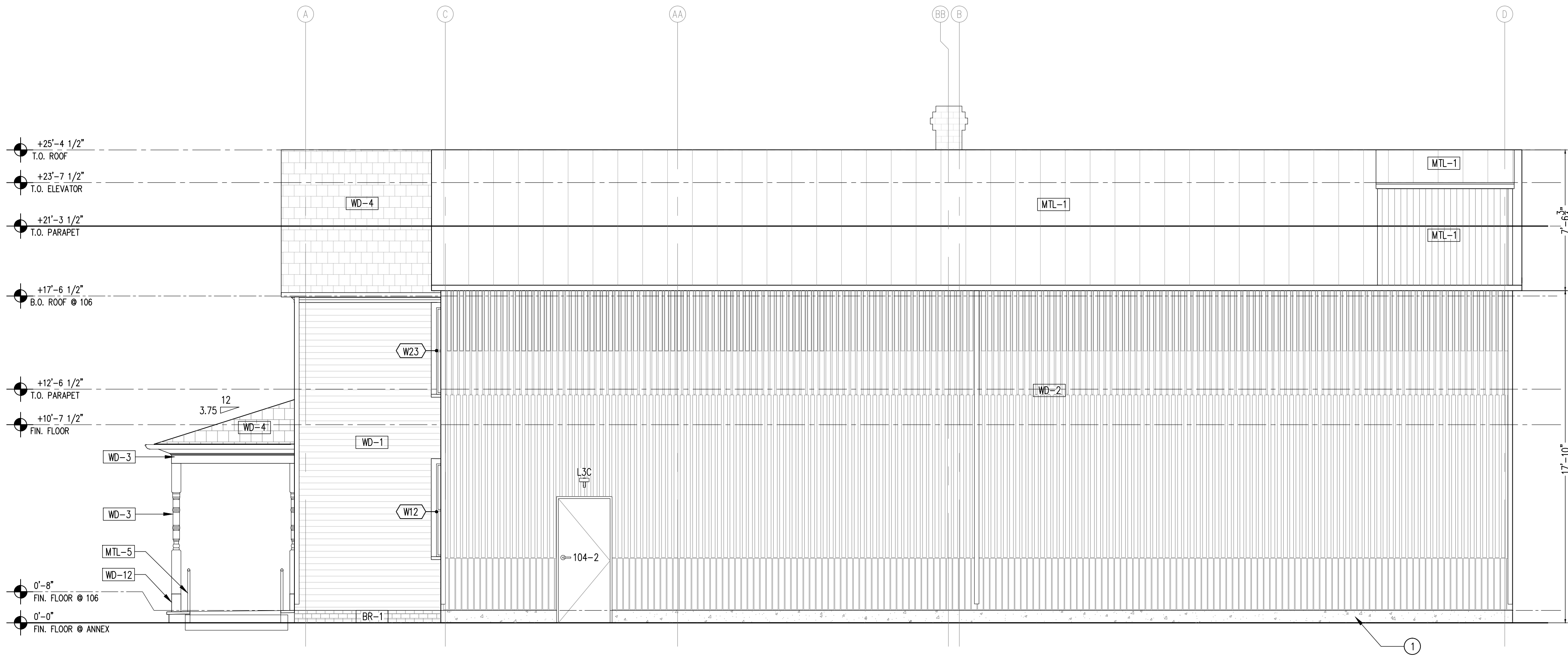
2 PROPOSED EAST ELEVATION
1/4" = 1'-0"

SHEET NOTES

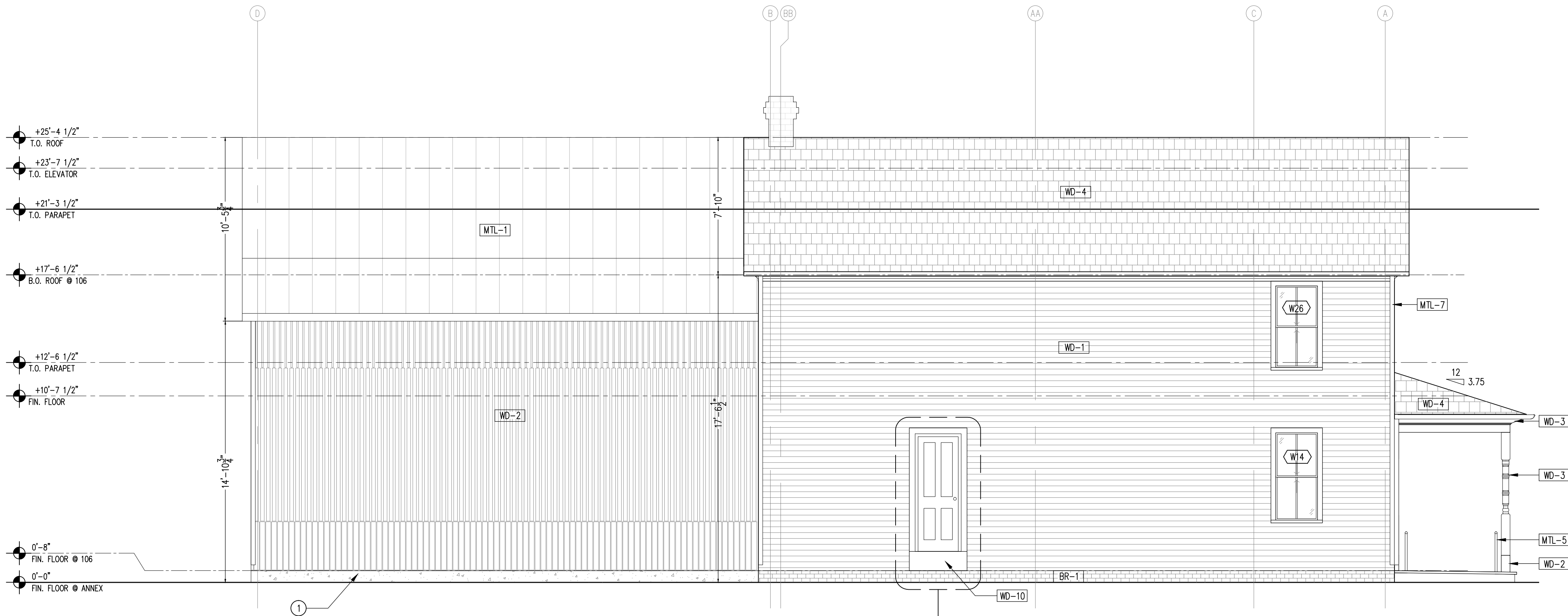
- 1 APPLY PARGE COAT AT EXPOSED PORTION OF NEW ANNEX WALL.
- 2 DASHED LINE INDICATES PARAPET WALL BEYOND.
- 2 SCUPPER FOR CRICKET DRAINAGE TO MATCH METAL FINISH SHOWN.

KEY

- WXX WINDOW TAG; SEE A-600
- XXX-X DOOR TAG; SEE A-600
- XX-X MATERIAL/FINISH TAG; SEE A-600
- X ROOF SLOPE



1 PROPOSED SOUTH ELEVATION
1/4" = 1'-0"



2 PROPOSED NORTH ELEVATION
1/4" = 1'-0"

SHEET NOTES

1 APPLIED PARGE COAT AT EXPOSED PORTION OF NEW ANNEX WALL.

KEY

WXX WINDOW TAG; SEE A-600

XXX-X DOOR TAG; SEE A-600

XX-X MATERIAL/FINISH TAG; SEE A-600

X 12/3.75 ROOF SLOPE

GRT ARCHITECTS

Owner:
Academy Art Museum
106 South St, Easton, MD, 21601

Design Architect:
GRT Architects LLP
61 Greenpoint Ave, Suite 509, Brooklyn, NY 11222
917 909 1888

Architect of Record:
John Hutchison Architecture
302 Park Row, Floor 1, Chestertown, MD 21620

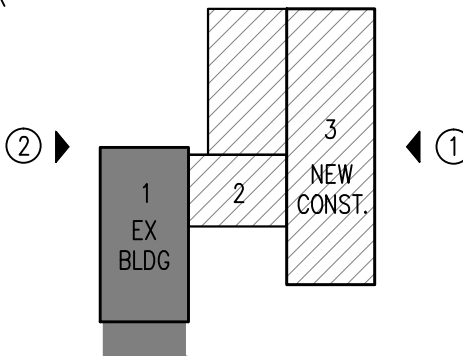
Civil Engineer:
Lane Engineering, LLC
117 Bay St, Easton, MD 21601

Structural Engineer:
Silcox Engineering & Drafting
312 Park Row, Suite B, Chestertown, MD 21620

MEP/FF Engineer:
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205 East Market St, Salisbury, MD 21801

KEY PLAN

1 - 106
2 - CONNECTOR
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DESIGN DEVELOPMENT	05/07/2024

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ACADEMY ART MUSEUM ANNEX

106 TALBOT LANE, EASTON, MD 21601

PROPOSED ELEVATIONS

project number: 2304
scale AS NOTED
sheet number

A-201.00

Owner:
Academy Art Museum
106 South St, Easton, MD, 21601

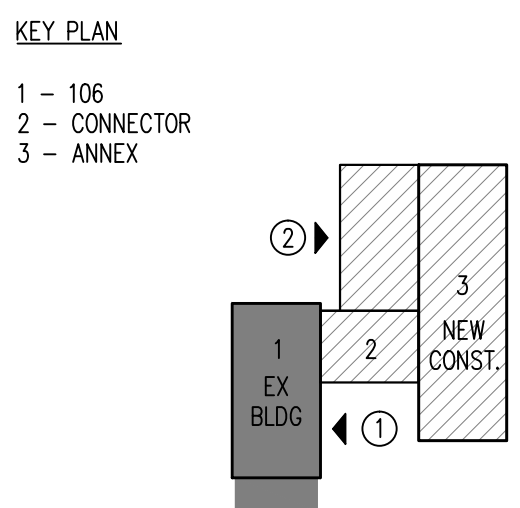
Design Architect:
GRT Architects LLP
61 Greenpoint Ave, Suite 509, Brooklyn, NY 11222
971 909 1068

Architect of Record:
John Hutchison Architecture
302 Park Row, Floor 1, Chestertown, MD 21620

Civil Engineer:
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Structural Engineer:
Silcox Engineering & Drafting
312 Park Row, Suite B, Chestertown, MD 21620

ME/PE/FP Engineer:
Allen + Shariff
205 East Market St, Salisbury, MD 21801

[illegible]

NOT FOR CONSTRUCTION, PERMITTING, OR ANY
PURPOSE OTHER THAN TO CONVEY DESIGN INTENT

106 TALBOT LANE, EASTON, MD 21601

**NOT FOR
CONSTRUCTION**

project number: 2304
scale AS NOTED
sheet number

A-202.00

SHEET NOTES	
①	EXTENTS OF NEW CONSTRUCTION PORTION OF WORK CONNECTING TO EXISTING BUILDING.
②	APPLIED PARGE COAT AT EXPOSED PORTION OF NEW ANNEX WALL.
KEY	
	WINDOW TAG; SEE A-600
	DOOR TAG; SEE A-600
	MATERIAL/FINISH TAG; SEE A-600
	ROOF SLOPE

CONCEPT STORMWATER MANAGEMENT REPORT

For

**Academy Art Museum, Inc. - Annex
Easton, Maryland**

Developer

Academy Art Museum, Inc.
c/o Jennifer Chrzanowski, Interim Director
106 S. Street
Easton, MD 21601

Design Professional

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

Date Prepared

August 7, 2024

Date Revised

N/A

Prepared by

Alec F. Chosta, P.E.
Civil Engineer



PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51461, Expiration Date: 4/4/2026

TABLE OF CONTENTS

SECTIONS LIST

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

APPENDIX LIST

- APPENDIX A – Maryland Environmental Site Design (ESD) Calculations
- APPENDIX B – HydroCAD Quantity Analysis
- APPENDIX C – Drainage Area Maps
- APPENDIX D – Aerial Imagery
- APPENDIX E – Sanborn Maps of Easton

ATTACHMENT LIST

- Stormwater Management Submittal Checklist

Academy of the Arts - Annex

STORMWATER MANAGEMENT REPORT

1. INTRODUCTION

This report addresses stormwater management for development of the properties at 106 & 108 Talbot Lane. The stormwater management plan incorporates the requirements of the *2000 Maryland Stormwater Design Manual Volumes I and II* (Manual) as currently updated. Stormwater projects are required to be reviewed during the concept, preliminary site development and final design stages. This narrative addresses the requirements pertaining to the concept design stage and meets the intent of the guidelines and methodologies presented in the MDE document *Environmental Site Design (ESD) Process & Computations* dated July 2010.

2. GENERAL SITE INFORMATION

The to-be consolidated property consists of a historic building on one lot (106 Talbot Lane) and a currently vacant lot next door (formerly 108 Talbot Lane) as well as lands that have undergone a quitclaim process. The property is entirely outside the Critical Area with no environmental features of note. 108 Talbot Lane previously hosted residential dwellings dating back to the early 1900s, but the most recent structure was removed due to poor condition between 2013 and 2022 – see appendices D & E for historical coverage. Roof failure is evident in the aerial imagery.



Onsite drainage patterns split with a high point in the middle of the parcels that shed water either to Talbot Lane or to the rear of the property.

According to the USDA soil maps, site soils are mapped as Udorthents– classified as a Hydrologic Group “C” soil. Historical urban use and remaining debris onsite, including buried remnants of foundations, have further limited the infiltration and absorption capacity of onsite soils.

3. PROPOSED PROJECT

The property is to be consolidated into a single parcel and the existing historic dwelling is to be expanded upon to create an art storage building. This updated structure will also house an office, loading area, and restrooms for non-public use. The property is not intended to host public events or exhibitions.

4. ENVIRONMENTAL SITE DESIGN (ESD)

ESD requirements must be addressed for the project’s on-lot limits of disturbance (LOD), which is assumed to consist of the entire property, less the footprint of the existing structure which will be an internal renovation, and results in 5,355 SF of earthen disturbance. Based on existing, and even historical lot coverage, the project does not qualify for “redevelopment” as described in the Manual. The project’s target ESD volume is **396 cf** and is further elaborated upon in the subsequent sections.

4.1 STORMWATER QUANTITY

The property has been in urbanized residential usage since at least 1907 according to the Sanborn Maps in Appendix E. The proposed project anticipates the use of alternative surfaces to promote infiltration and minimize surface runoff as best possible onsite.

Analysis verifies that management of the 2 and 10-year storms for onsite runoff is achieved in the proposed stormwater features. These consist of a combination of alternative surfaces and a flow-through planter box.

	2 Year Storm (cfs)		10 Year Storm (cfs)		100 Year Storm (cfs)	
	Pre	Post	Pre	Post	Pre	Post
Study Point 1	0.08	0.04	0.17	0.10	0.28	0.17
Study Point 2	0.24	0.17	0.44	0.31	0.69	0.58
Totals	0.32	0.21	0.61	0.41	0.97	0.75
NET REDUCTION	0.11		0.20		0.22	

Please see Appendix B for HydroCAD calculations and Appendix C for Drainage Area Maps.

4.2 STORMWATER QUALITY

A holistic approach has been taken for stormwater given the limitations of the property and efforts to maximize the storage capacity of the structure. Significant use of alternative surfaces including permeable pavers, reinforced grass turf, and a green roof has been used to reduce ESD targets while providing treatment. The resulting ESD target after deducting these alternative surfaces from site impervious calculations is 396 cf.

Regrettably, these alternative surfaces do not fully satisfy treatment requirements and the use of a flow-through planter box is proposed to anchor the project's treatment to the maximum extent practicable (MEP). The permeable pavers provide 75 cf of treatment, the green roof provides 46 cf, and the Reinforced Grass Turf does not generate a treatment credit – leaving a deficit of 275 cf relative to the site target of 396 cf. The planter box is projected to generate 280 cf of treatment bringing total site treatment to **401 cf**.

See Appendix A for calculations.

4.2.1 ESD PRACTICES

ESD practices were evaluated for applicability to the site:

Alternative Surfaces

- **Green Rooftops** – the project has incorporated a green roof and wall into the aesthetics of the building. This practice provides minimal treatment but also serves to reduce the overall project impervious coverage and ESDv target.
- **Permeable Pavements** – The project is proposing to create a courtyard using masonry pavers along the frontage of the building. These pavers will be underlain with a 12" gravel base to promote infiltration where possible.
- **Reinforced Turf** - Reinforced turf areas are commonly used for emergency equipment access or for areas that receive minimal vehicular use. The loading area on the front of the building and egress route will utilize such a surface to minimize onsite impervious coverage.

Nonstructural practices

- **Disconnection of Rooftop Runoff** – Due to the spatial limitations of the property, disconnection of rooftop runoff is not feasible.
- **Disconnection of Non-Rooftop Runoff** – As an in-town property with relatively high density, there is limited opportunity and space to implement this practice.
- **Sheetflow to Conservation Area** – There are no open space or conservation areas adjacent to the site outside of various buffer yards that do not meet the necessary criteria as defined by the Manual.

Micro-scale practices

- **Rainwater Harvesting** – Opportunities for on-site reuse of harvested rainwater is limited. Irrigation is not proposed for the site. Operations and maintenance, especially during cold-weather periods, is also a concern.
- **Submerged Gravel Wetlands** – This practice is best suited for sites with a high groundwater table and large drainage areas. Due to small lot size, saturated conditions in the gravel media may be difficult to maintain solely by stormwater runoff – particularly in the summer months.
- **Landscape Infiltration** – the soils on-site are predominantly mapped as group C at the surface level. Historical urban use and soil compaction further limits the likelihood of usable levels of infiltration. Infiltration practices are not recommended within 10' of property lines or building foundations.

- Infiltration Berms – onsite soils do not support the use of this practice - the opportunity for successful implementation is limited due to the proposed density of the project. Infiltration practices are not recommended within 10' of property lines or building foundations.
- Dry Wells – the project is infill construction and drywells are not recommended within 10 feet of a building foundation (be it structures onsite or on neighboring properties).
- **Micro Bio-Retention** – A variant of this practice is proposed in the form of a flow-through planter box with 2.5' of media and 1' of temporary ponding. This above grade practice is permissible to be within 10' of building foundations and has been previously approved to be placed within a building restriction line in the Town of Easton.
- Rain Gardens – This practice could provide the necessary treatment. Concerns exist about long term maintenance access as any such practice would be constructed in the backyard. Per the Town of Easton Rain Garden Detail, rain gardens are not allowed within 10 feet of a building foundation or property line – there are very limited areas of the property that can meet this requirement and such areas are inadequate to construct a practice of the required size.
- Grass & Bio-Swales – Given the density of the proposed project, the opportunity to implement such practices is limited.

A combination of alternative surfaces, including green roofs, pavers, reinforced turf, and a flow-through planter box is required for this site.

The total ESD volume provided is **401 CF**.

5. CONCLUSION

This stormwater management analysis indicates that the proposed design will successfully meet stormwater quality and quantity requirements. Referring to the attached water quality calculations, the computed ESDv provided is greater than the ESDv required. Planning and design analysis indicates that stormwater quality and quantity management can be accomplished as described.

APPENDIX A

MARYLAND ENVIRONMENTAL SITE DESIGN (ESD) CALCULATIONS

ESD Site Target

Earthen Disturbance (LOD) = 5,355 sf; Consisting of the entire consolidated property (6,140 sf) less the footprint of the existing building (785 sf) which will be an interior renovation.

Project does not qualify for redevelopment ($I_{\text{Existing}} < 40\%$)

Onsite Soils are Mapped as Hydrologic Group "C"

The proposed development will create 2,642 sf of new impervious (deducting green roof, living wall, permeable pavers, and planter bench). Impervious 49.34%

$$R_v = 0.05 + 0.009(49.34) = 0.494$$

Per table 5.3, $P_E = 1.8''$

$$ESD_v = \frac{(P_e)(R_v)(A)}{12} = \frac{(1.8)(0.494)(5,355)}{12} = 396 \text{ cf}$$

Green Roof (A-1)

Per MDE Environmental Site Design (ESD) Process & Computations Table 1

8" Roof Thickness yields 0.134 ESD_v per ft^2

$$344 \text{ sf} \times 0.134 \text{ cf/sf} = 46 \text{ cf}$$

Permeable Pavers (A-2)

Per MDE Environmental Site Design (ESD) Process & Computations Table 1

12" Gravel Subbase yields 0.16 ESD_v per ft^2

$$470 \text{ sf} \times 0.16 \text{ cf/sf} = 75 \text{ cf}$$

Reinforced Grass Turf (A-3)

Grass Pave Product used to reduce impervious: 319 sf

No ESD credit provided per the Manual

Flow-Through Planter (M-6)

10 ft x 14 ft Planter Box with 2.5 feet of media

$$ESD_{v-\text{Media}} = 140 \text{ sf} \times 2.5 \text{ ft} \times 0.4 (\text{porosity}) = 140 \text{ cf}$$

$$ESD_{v-\text{Ponding}} = 140 \text{ sf} \times 1 \text{ ft} = 140 \text{ cf}$$

$$ESD_{v-\text{FTP}} = 280 \text{ cf}$$

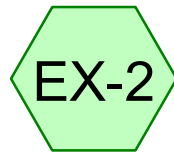
Total ESD_v

$$46 \text{ cf} + 75 \text{ cf} + 280 \text{ cf} = 401 \text{ cf}$$

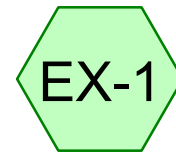
$$ESD_v (\text{provided}) > ESD_v (\text{target})$$

APPENDIX B

HydroCAD Quantity Analysis



Front of Consolidated
Property



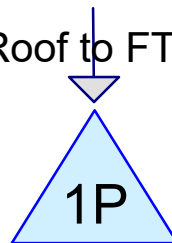
Rear of Consolidated
Property



Front of Consolidated
Property



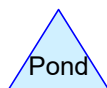
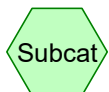
Roof to FTP



Flow-Through Planter



Rear of Consolidated
Property



Routing Diagram for 230252 - Academy of the Arts Annex
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Type II 24-hr 2-yr Rainfall=3.40"

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Page 2

Summary for Subcatchment EX-1: Rear of Consolidated Property

Runoff = 0.08 cfs @ 12.05 hrs, Volume= 0.006 af, Depth> 1.48"

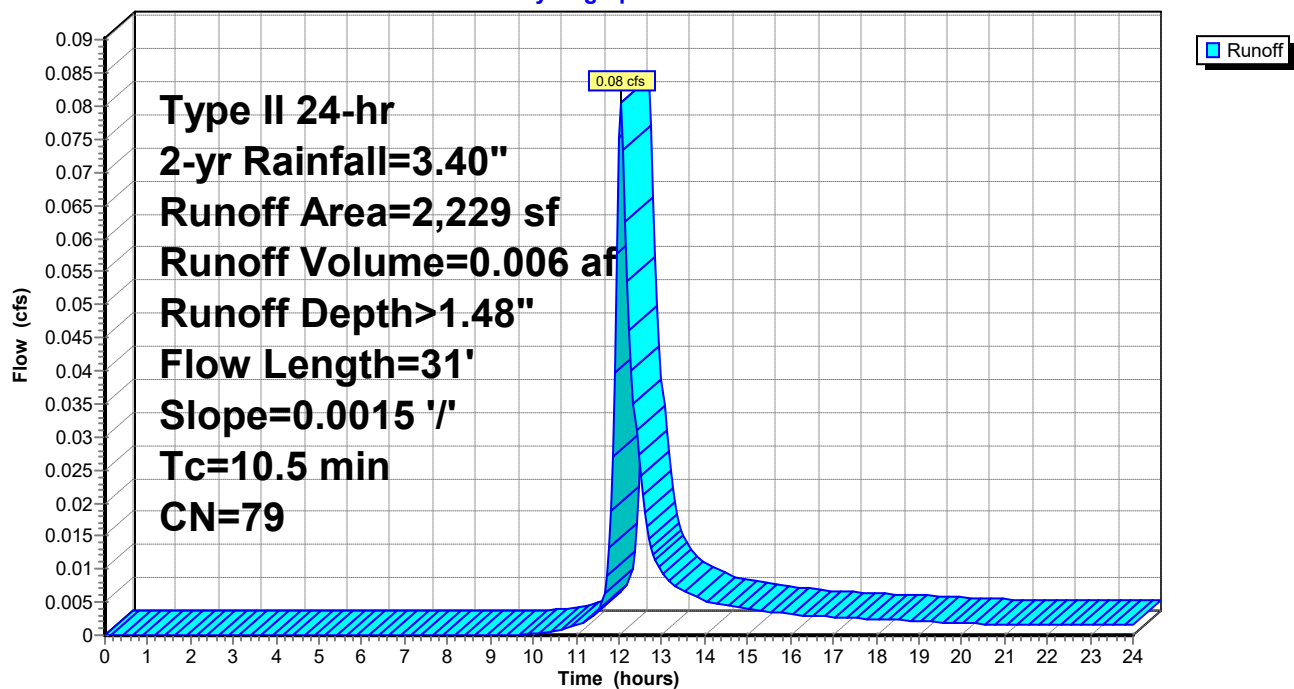
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

Area (sf)	CN	Description
2,229	79	50-75% Grass cover, Fair, HSG C
2,229		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	31	0.0015	0.05		Sheet Flow, Ex. Vacant Lot
					Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-1: Rear of Consolidated Property

Hydrograph



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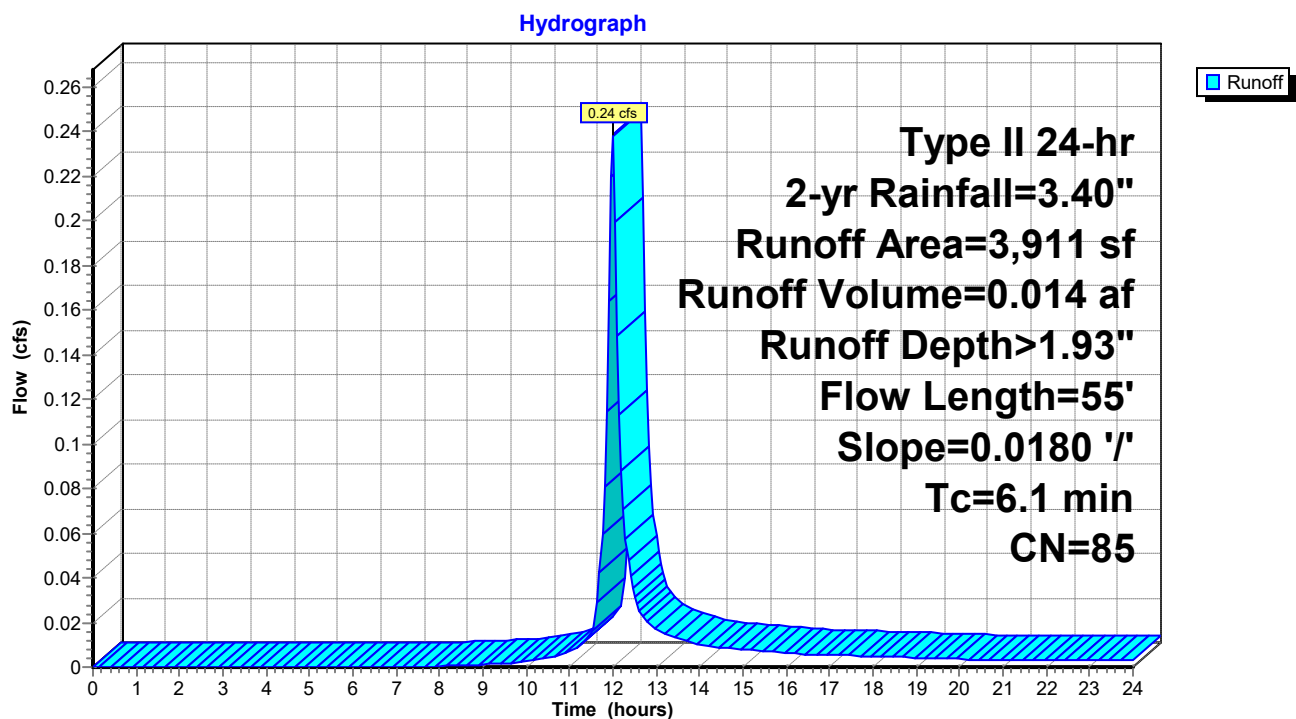
Summary for Subcatchment EX-2: Front of Consolidated Property

Runoff = 0.24 cfs @ 11.99 hrs, Volume= 0.014 af, Depth> 1.93"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	887	98	Ex Bldg & Misc. Slabs
	2,668	79	50-75% Grass cover, Fair, HSG C
*	356	98	Previous Building
	3,911	85	Weighted Average
	2,668		68.22% Pervious Area
	1,243		31.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	55	0.0180	0.15		Sheet Flow, Vacant Grassed Lot Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-2: Front of Consolidated Property

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Summary for Subcatchment PR-1: Rear of Consolidated Property

Runoff = 0.04 cfs @ 12.06 hrs, Volume= 0.004 af, Depth> 1.22"

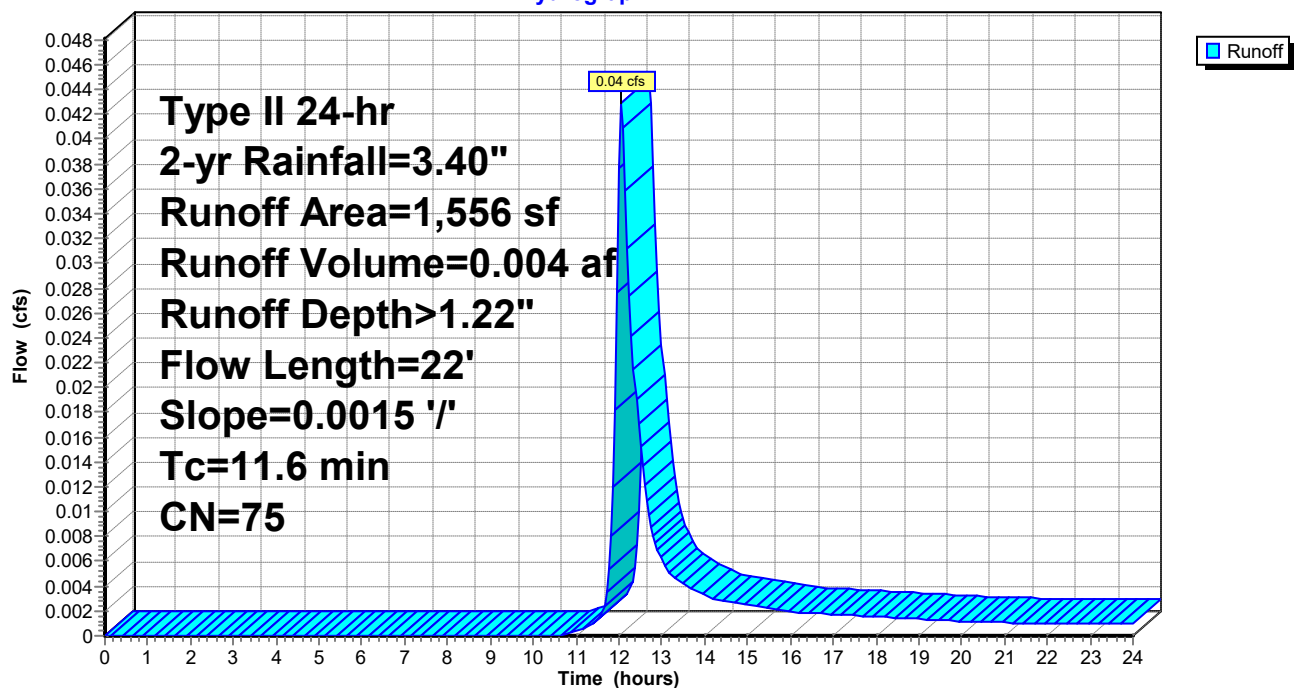
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
	1,518	74	>75% Grass cover, Good, HSG C
*	38	98	Conc Pad & HVAC
	1,556	75	Weighted Average
	1,518		97.56% Pervious Area
	38		2.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.6	22	0.0015	0.03		Sheet Flow, Lawn Grass: Dense n= 0.240 P2= 3.40"

Subcatchment PR-1: Rear of Consolidated Property

Hydrograph



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Type II 24-hr 2-yr Rainfall=3.40"

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Summary for Subcatchment PR-2: Front of Consolidated Property

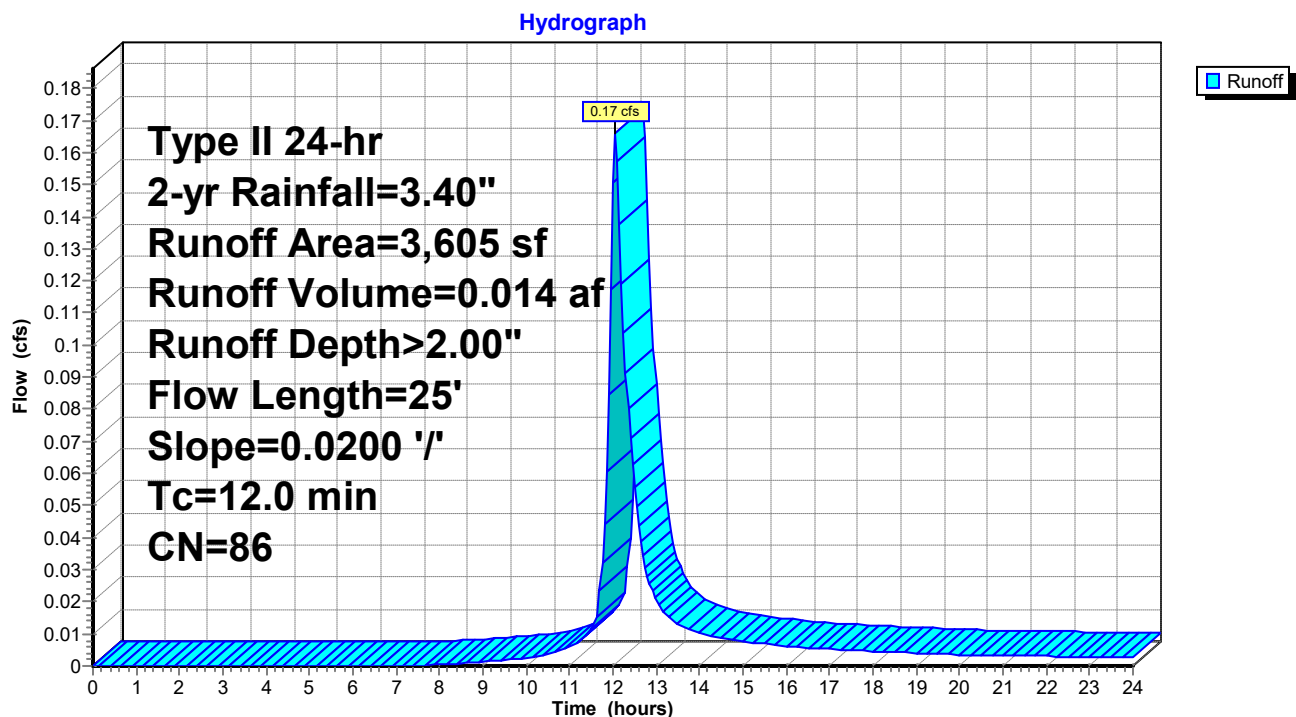
Runoff = 0.17 cfs @ 12.06 hrs, Volume= 0.014 af, Depth> 2.00"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	887	98	Ex Bldg & Misc. Slabs
*	850	98	New Building Addition
*	72	98	ADA Egress Ramp
*	319	74	Grass Pave (Open Space, Good)
*	344	77	Green Roof
*	470	70	Perm. Pavers
*	663	74	Grass Lawn
	3,605	86	Weighted Average
	1,796		49.82% Pervious Area
	1,809		50.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	25	0.0200	0.03		Sheet Flow, Flow over Perm. Pavers Woods: Dense underbrush n= 0.800 P2= 3.40"

Subcatchment PR-2: Front of Consolidated Property



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Summary for Subcatchment PR-2A: Roof to FTP

Runoff = 0.09 cfs @ 11.97 hrs, Volume= 0.005 af, Depth> 2.73"

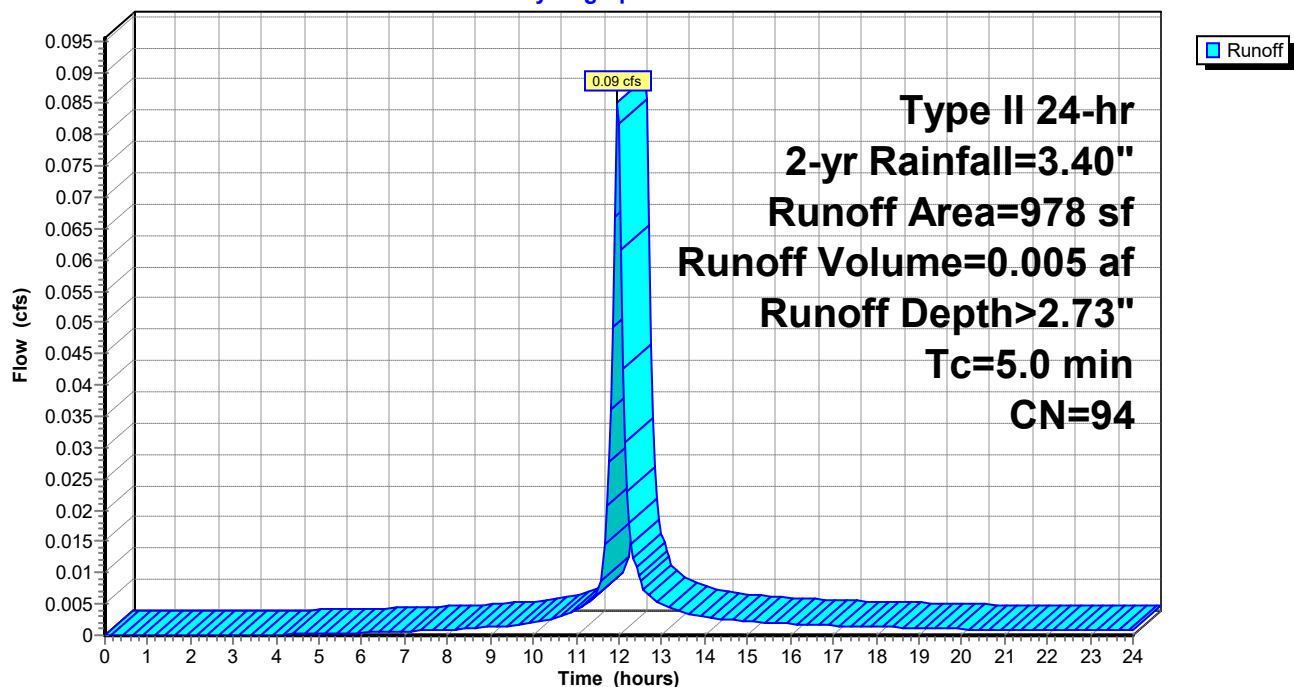
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	796	98	Portion of Roof to FTP
*	182	74	FTP
	978	94	Weighted Average
	182		18.61% Pervious Area
	796		81.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PR-2A: Roof to FTP

Hydrograph



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Summary for Pond 1P: Flow-Through Planter

Inflow Area = 0.022 ac, 81.39% Impervious, Inflow Depth > 2.73" for 2-yr event
 Inflow = 0.09 cfs @ 11.97 hrs, Volume= 0.005 af
 Outflow = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af, Atten= 100%, Lag= 0.0 min
 Primary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 34.09' @ 24.00 hrs Surf.Area= 140 sf Storage= 223 cf

Plug-Flow detention time= (not calculated: initial storage exceeds outflow)

Center-of-Mass det. time= (not calculated: no outflow)

Volume	Invert	Avail.Storage	Storage Description	
#1	31.00'	351 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
31.00	140	0.0	0	0
31.01	140	40.0	1	1
33.49	140	40.0	139	139
33.50	140	100.0	1	141
34.50	140	100.0	140	281
35.00	140	100.0	70	351

Device	Routing	Invert	Outlet Devices
#1	Primary	31.00'	4.0" Round Culvert L= 76.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 31.00' / 30.50' S= 0.0066 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#2	Device 1	34.50'	4.0" Vert. 4" PVC Outlet C= 0.600
#3	Secondary	34.75'	10.0' long FTP Overflow 2 End Contraction(s)

Primary OutFlow Max=0.00 cfs @ 0.00 hrs HW=31.00' (Free Discharge)↑ **1=Culvert** (Controls 0.00 cfs)↑ **2=4" PVC Outlet** (Controls 0.00 cfs)**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=31.00' (Free Discharge)↑ **3=FTP Overflow** (Controls 0.00 cfs)

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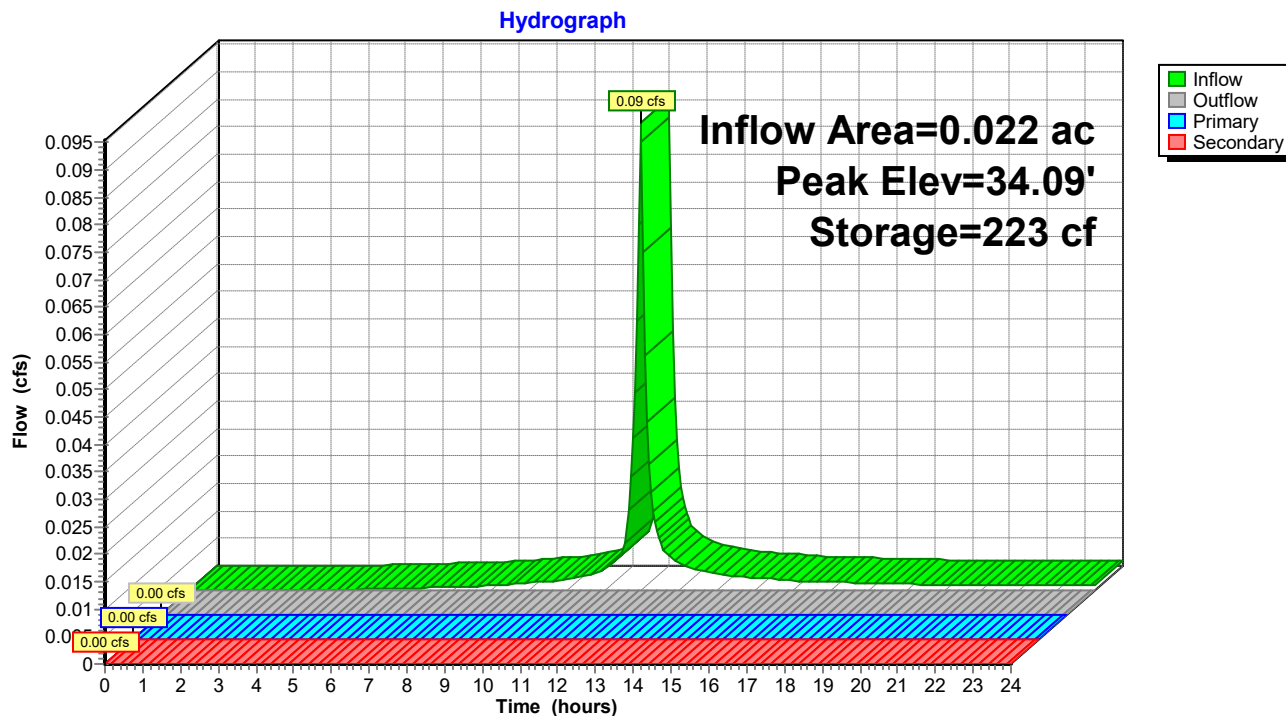
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Pond 1P: Flow-Through Planter



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Stage-Area-Storage for Pond 1P: Flow-Through Planter

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
31.00	140	0	33.55	140	148
31.05	140	3	33.60	140	155
31.10	140	6	33.65	140	162
31.15	140	8	33.70	140	169
31.20	140	11	33.75	140	176
31.25	140	14	33.80	140	183
31.30	140	17	33.85	140	190
31.35	140	20	33.90	140	197
31.40	140	22	33.95	140	204
31.45	140	25	34.00	140	211
31.50	140	28	34.05	140	218
31.55	140	31	34.10	140	225
31.60	140	34	34.15	140	232
31.65	140	36	34.20	140	239
31.70	140	39	34.25	140	246
31.75	140	42	34.30	140	253
31.80	140	45	34.35	140	260
31.85	140	48	34.40	140	267
31.90	140	50	34.45	140	274
31.95	140	53	34.50	140	281
32.00	140	56	34.55	140	288
32.05	140	59	34.60	140	295
32.10	140	62	34.65	140	302
32.15	140	64	34.70	140	309
32.20	140	67	34.75	140	316
32.25	140	70	34.80	140	323
32.30	140	73	34.85	140	330
32.35	140	76	34.90	140	337
32.40	140	78	34.95	140	344
32.45	140	81	35.00	140	351
32.50	140	84			
32.55	140	87			
32.60	140	90			
32.65	140	92			
32.70	140	95			
32.75	140	98			
32.80	140	101			
32.85	140	104			
32.90	140	106			
32.95	140	109			
33.00	140	112			
33.05	140	115			
33.10	140	118			
33.15	140	120			
33.20	140	123			
33.25	140	126			
33.30	140	129			
33.35	140	132			
33.40	140	134			
33.45	140	137			
33.50	140	141			

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Type II 24-hr 10-yr Rainfall=5.30"

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Summary for Subcatchment EX-1: Rear of Consolidated Property

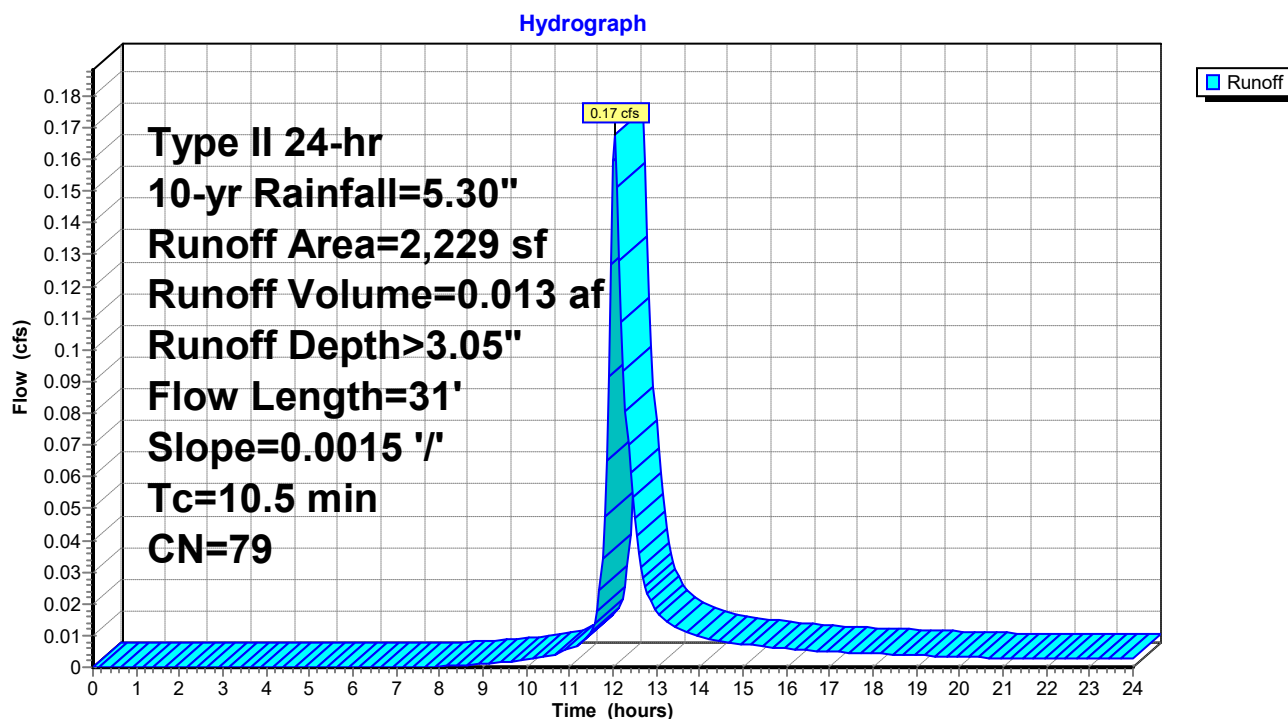
Runoff = 0.17 cfs @ 12.04 hrs, Volume= 0.013 af, Depth> 3.05"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

Area (sf)	CN	Description
2,229	79	50-75% Grass cover, Fair, HSG C
2,229		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	31	0.0015	0.05		Sheet Flow, Ex. Vacant Lot Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-1: Rear of Consolidated Property



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Type II 24-hr 10-yr Rainfall=5.30"

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Summary for Subcatchment EX-2: Front of Consolidated Property

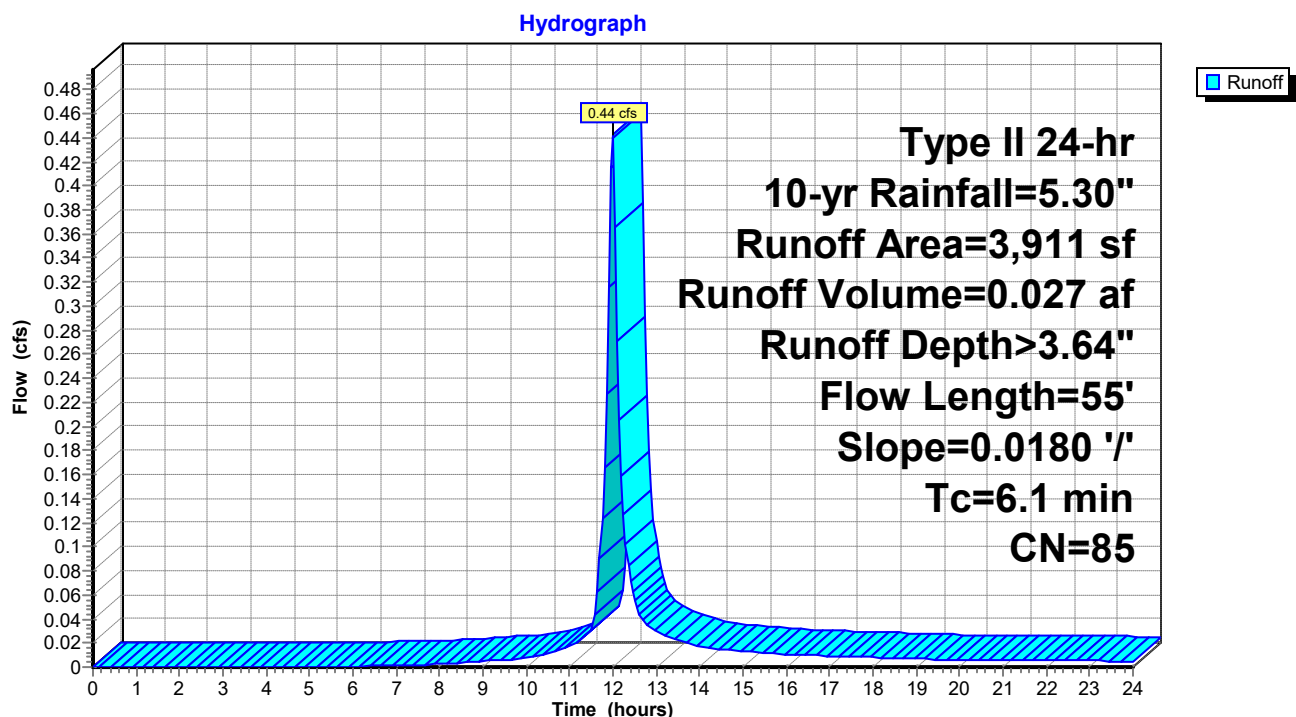
Runoff = 0.44 cfs @ 11.99 hrs, Volume= 0.027 af, Depth> 3.64"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	887	98	Ex Bldg & Misc. Slabs
	2,668	79	50-75% Grass cover, Fair, HSG C
*	356	98	Previous Building
	3,911	85	Weighted Average
	2,668		68.22% Pervious Area
	1,243		31.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	55	0.0180	0.15		Sheet Flow, Vacant Grassed Lot
					Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-2: Front of Consolidated Property



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Type II 24-hr 10-yr Rainfall=5.30"

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Summary for Subcatchment PR-1: Rear of Consolidated Property

Runoff = 0.10 cfs @ 12.06 hrs, Volume= 0.008 af, Depth> 2.68"

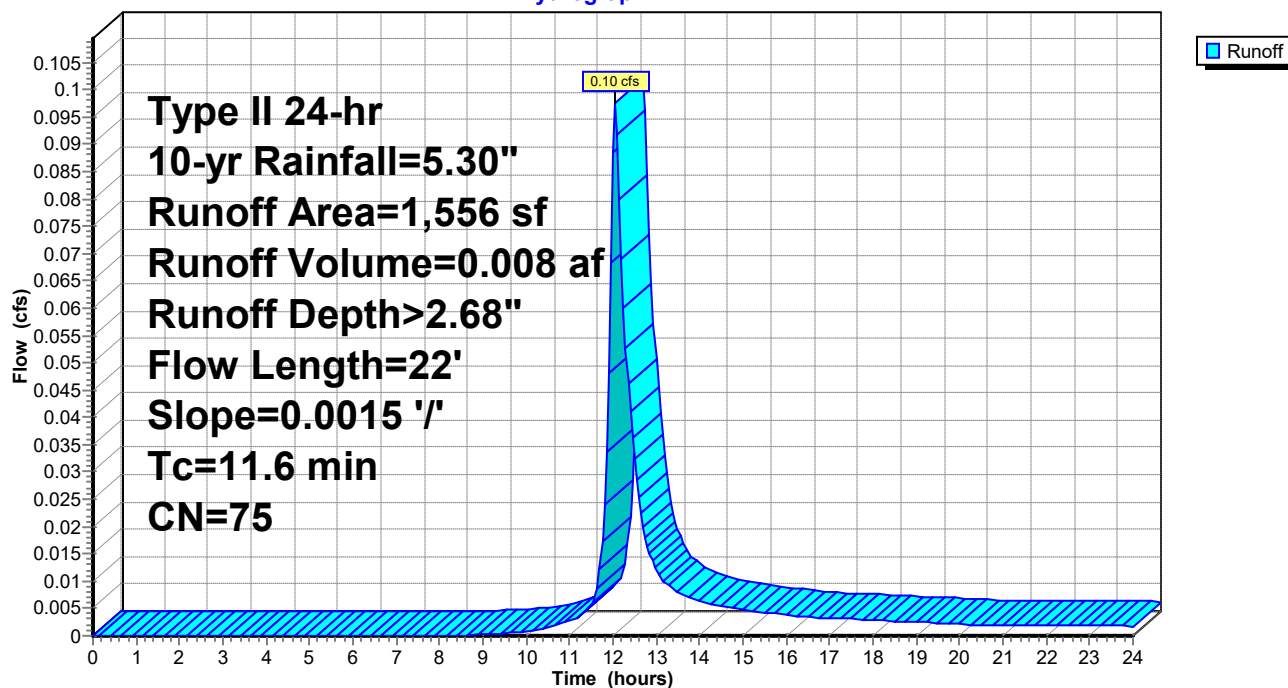
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
	1,518	74	>75% Grass cover, Good, HSG C
*	38	98	Conc Pad & HVAC
	1,556	75	Weighted Average
	1,518		97.56% Pervious Area
	38		2.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.6	22	0.0015	0.03		Sheet Flow, Lawn
					Grass: Dense n= 0.240 P2= 3.40"

Subcatchment PR-1: Rear of Consolidated Property

Hydrograph



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Type II 24-hr 10-yr Rainfall=5.30"

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Summary for Subcatchment PR-2: Front of Consolidated Property

Runoff = 0.31 cfs @ 12.05 hrs, Volume= 0.026 af, Depth> 3.73"

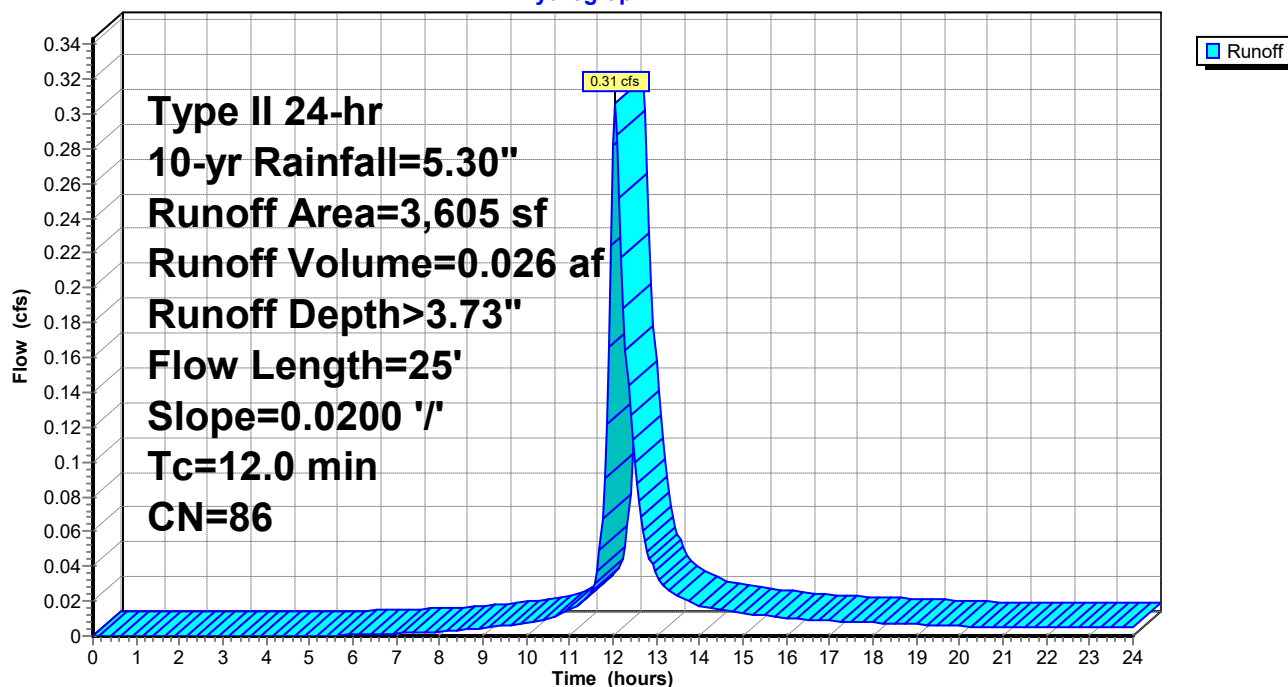
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	887	98	Ex Bldg & Misc. Slabs
*	850	98	New Building Addition
*	72	98	ADA Egress Ramp
*	319	74	Grass Pave (Open Space, Good)
*	344	77	Green Roof
*	470	70	Perm. Pavers
*	663	74	Grass Lawn
	3,605	86	Weighted Average
	1,796		49.82% Pervious Area
	1,809		50.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	25	0.0200	0.03		Sheet Flow, Flow over Perm. Pavers Woods: Dense underbrush n= 0.800 P2= 3.40"

Subcatchment PR-2: Front of Consolidated Property

Hydrograph



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Type II 24-hr 10-yr Rainfall=5.30"

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Summary for Subcatchment PR-2A: Roof to FTP

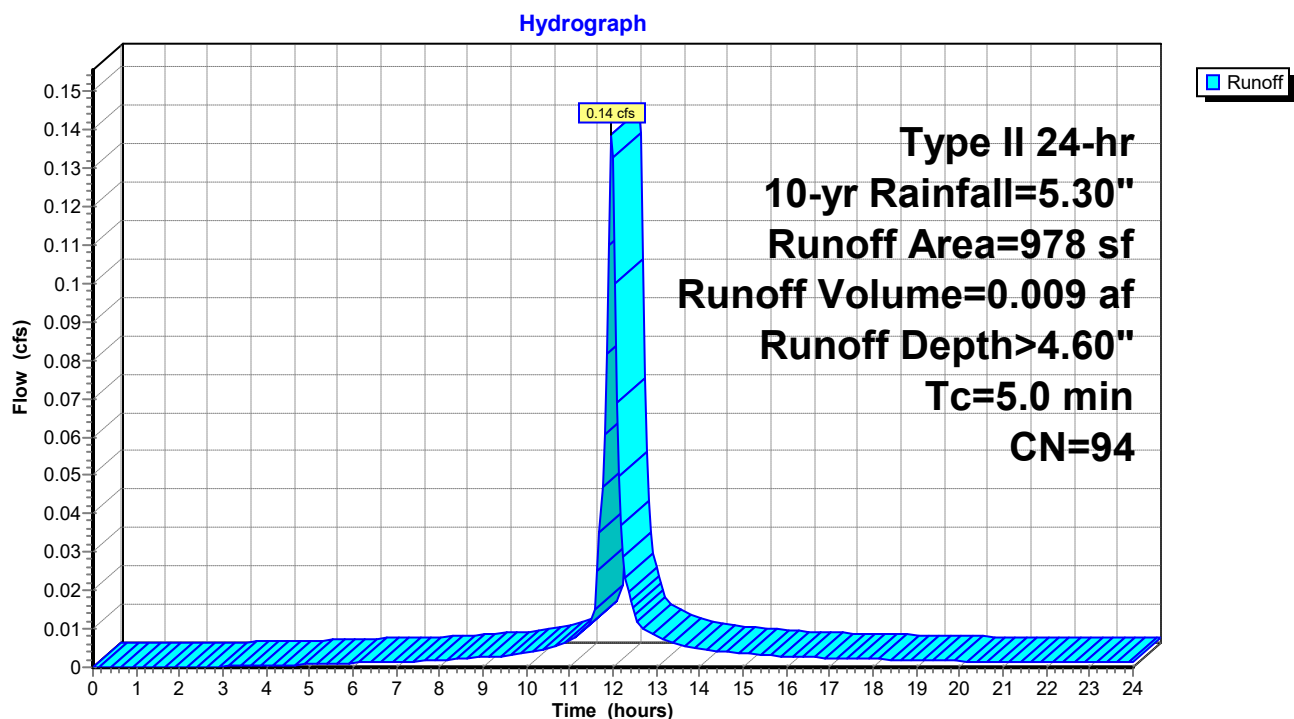
Runoff = 0.14 cfs @ 11.97 hrs, Volume= 0.009 af, Depth> 4.60"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	796	98	Portion of Roof to FTP
*	182	74	FTP
	978	94	Weighted Average
	182		18.61% Pervious Area
	796		81.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PR-2A: Roof to FTP



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Type II 24-hr 10-yr Rainfall=5.30"

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Summary for Pond 1P: Flow-Through Planter

Inflow Area = 0.022 ac, 81.39% Impervious, Inflow Depth > 4.60" for 10-yr event
 Inflow = 0.14 cfs @ 11.97 hrs, Volume= 0.009 af
 Outflow = 0.00 cfs @ 13.87 hrs, Volume= 0.002 af, Atten= 96%, Lag= 114.0 min
 Primary = 0.00 cfs @ 13.87 hrs, Volume= 0.002 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 34.54' @ 13.87 hrs Surf.Area= 140 sf Storage= 287 cf

Plug-Flow detention time= 461.5 min calculated for 0.002 af (24% of inflow)

Center-of-Mass det. time= 278.5 min (1,048.0 - 769.6)

Volume	Invert	Avail.Storage	Storage Description	
#1	31.00'	351 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
31.00	140	0.0	0	0
31.01	140	40.0	1	1
33.49	140	40.0	139	139
33.50	140	100.0	1	141
34.50	140	100.0	140	281
35.00	140	100.0	70	351

Device	Routing	Invert	Outlet Devices
#1	Primary	31.00'	4.0" Round Culvert L= 76.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 31.00' / 30.50' S= 0.0066 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#2	Device 1	34.50'	4.0" Vert. 4" PVC Outlet C= 0.600
#3	Secondary	34.75'	10.0' long FTP Overflow 2 End Contraction(s)

Primary OutFlow Max=0.00 cfs @ 13.87 hrs HW=34.54' (Free Discharge)↑ **1=Culvert** (Passes 0.00 cfs of 0.48 cfs potential flow)↑ **2=4" PVC Outlet** (Orifice Controls 0.00 cfs @ 0.72 fps)**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=31.00' (Free Discharge)↑ **3=FTP Overflow** (Controls 0.00 cfs)

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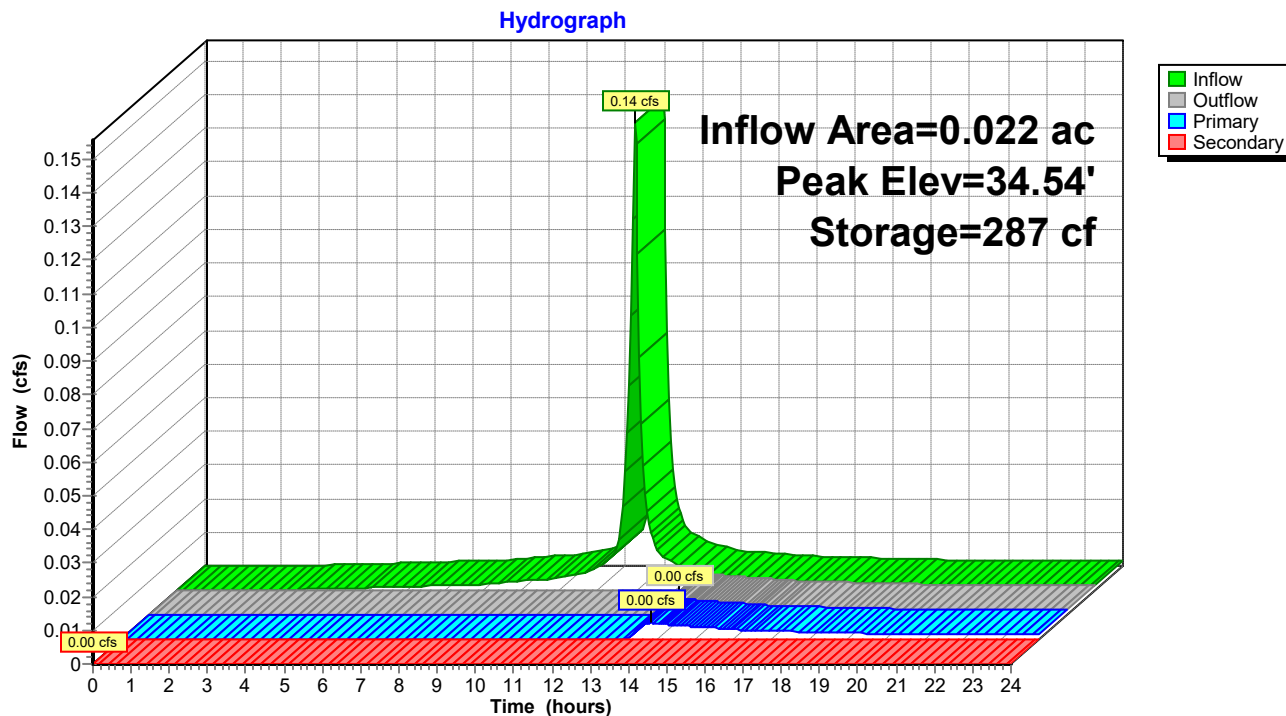
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Type II 24-hr 10-yr Rainfall=5.30"

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Pond 1P: Flow-Through Planter



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Type II 24-hr 10-yr Rainfall=5.30"

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Stage-Area-Storage for Pond 1P: Flow-Through Planter

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
31.00	140	0	33.55	140	148
31.05	140	3	33.60	140	155
31.10	140	6	33.65	140	162
31.15	140	8	33.70	140	169
31.20	140	11	33.75	140	176
31.25	140	14	33.80	140	183
31.30	140	17	33.85	140	190
31.35	140	20	33.90	140	197
31.40	140	22	33.95	140	204
31.45	140	25	34.00	140	211
31.50	140	28	34.05	140	218
31.55	140	31	34.10	140	225
31.60	140	34	34.15	140	232
31.65	140	36	34.20	140	239
31.70	140	39	34.25	140	246
31.75	140	42	34.30	140	253
31.80	140	45	34.35	140	260
31.85	140	48	34.40	140	267
31.90	140	50	34.45	140	274
31.95	140	53	34.50	140	281
32.00	140	56	34.55	140	288
32.05	140	59	34.60	140	295
32.10	140	62	34.65	140	302
32.15	140	64	34.70	140	309
32.20	140	67	34.75	140	316
32.25	140	70	34.80	140	323
32.30	140	73	34.85	140	330
32.35	140	76	34.90	140	337
32.40	140	78	34.95	140	344
32.45	140	81	35.00	140	351
32.50	140	84			
32.55	140	87			
32.60	140	90			
32.65	140	92			
32.70	140	95			
32.75	140	98			
32.80	140	101			
32.85	140	104			
32.90	140	106			
32.95	140	109			
33.00	140	112			
33.05	140	115			
33.10	140	118			
33.15	140	120			
33.20	140	123			
33.25	140	126			
33.30	140	129			
33.35	140	132			
33.40	140	134			
33.45	140	137			
33.50	140	141			

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Type II 24-hr 100-yr Rainfall=7.60"

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Summary for Subcatchment EX-1: Rear of Consolidated Property

Runoff = 0.28 cfs @ 12.04 hrs, Volume= 0.022 af, Depth> 5.12"

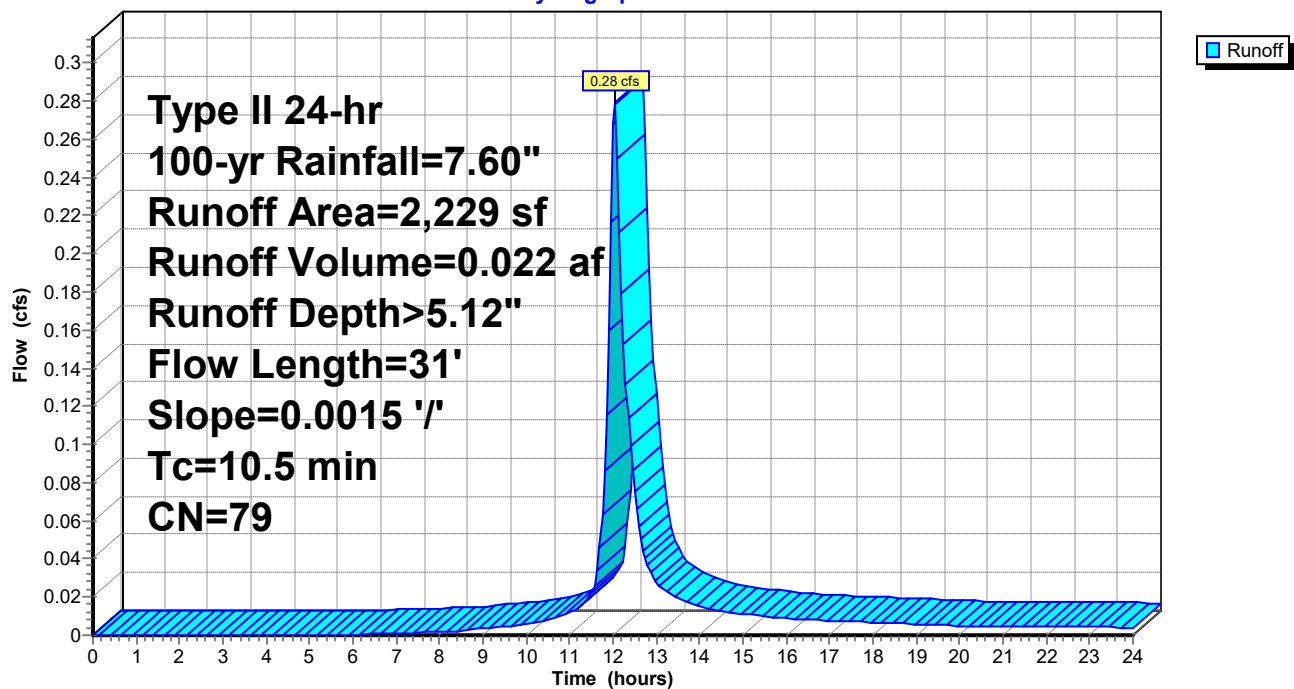
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

Area (sf)	CN	Description
2,229	79	50-75% Grass cover, Fair, HSG C
2,229		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	31	0.0015	0.05		Sheet Flow, Ex. Vacant Lot Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-1: Rear of Consolidated Property

Hydrograph



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Type II 24-hr 100-yr Rainfall=7.60"

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Summary for Subcatchment EX-2: Front of Consolidated Property

Runoff = 0.69 cfs @ 11.99 hrs, Volume= 0.044 af, Depth> 5.82"

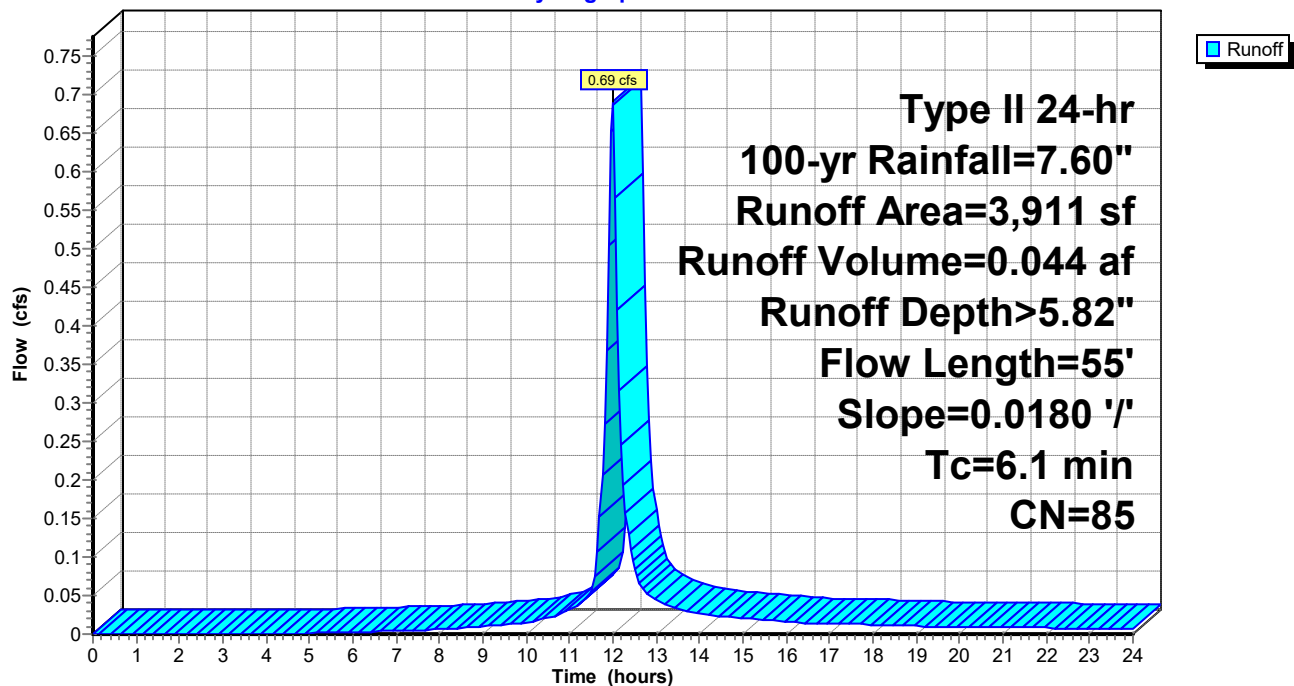
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	887	98	Ex Bldg & Misc. Slabs
	2,668	79	50-75% Grass cover, Fair, HSG C
*	356	98	Previous Building
	3,911	85	Weighted Average
	2,668		68.22% Pervious Area
	1,243		31.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.1	55	0.0180	0.15		Sheet Flow, Vacant Grassed Lot Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-2: Front of Consolidated Property

Hydrograph



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Type II 24-hr 100-yr Rainfall=7.60"

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Summary for Subcatchment PR-1: Rear of Consolidated Property

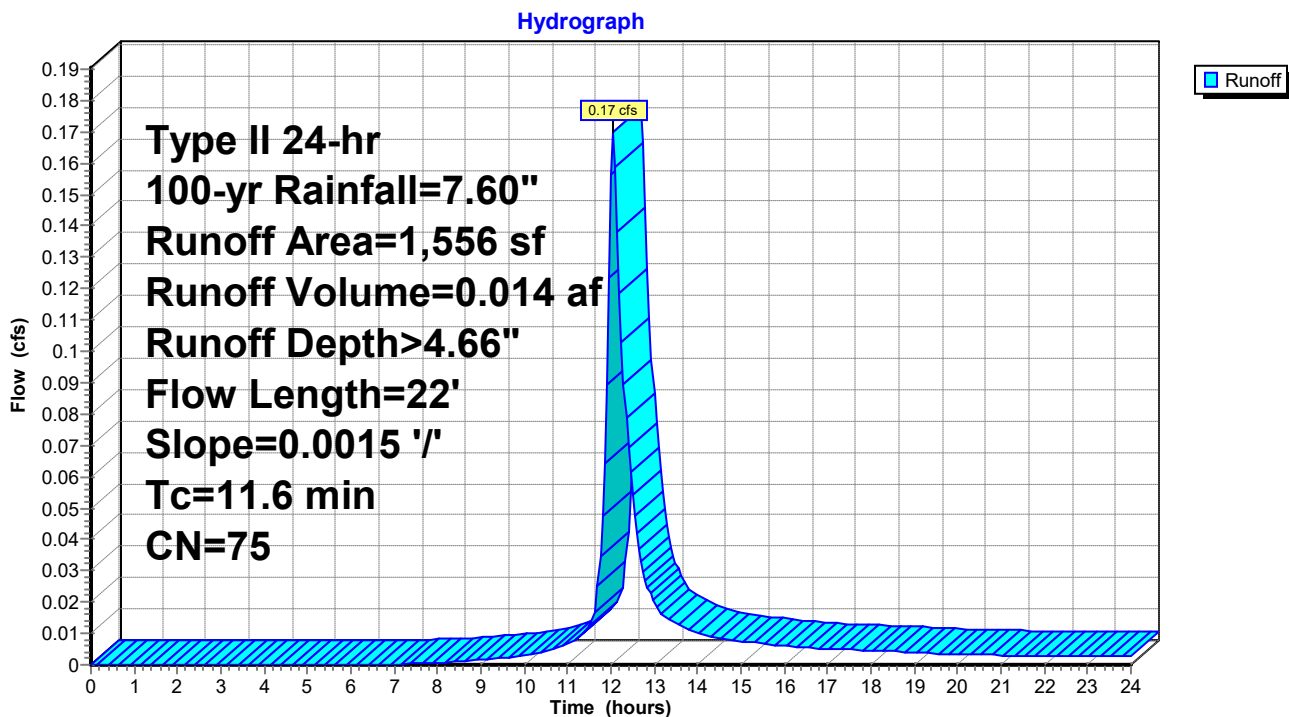
Runoff = 0.17 cfs @ 12.05 hrs, Volume= 0.014 af, Depth> 4.66"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
	1,518	74	>75% Grass cover, Good, HSG C
*	38	98	Conc Pad & HVAC
	1,556	75	Weighted Average
	1,518		97.56% Pervious Area
	38		2.44% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.6	22	0.0015	0.03		Sheet Flow, Lawn
					Grass: Dense n= 0.240 P2= 3.40"

Subcatchment PR-1: Rear of Consolidated Property



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Type II 24-hr 100-yr Rainfall=7.60"

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Summary for Subcatchment PR-2: Front of Consolidated Property

Runoff = 0.48 cfs @ 12.05 hrs, Volume= 0.041 af, Depth> 5.92"

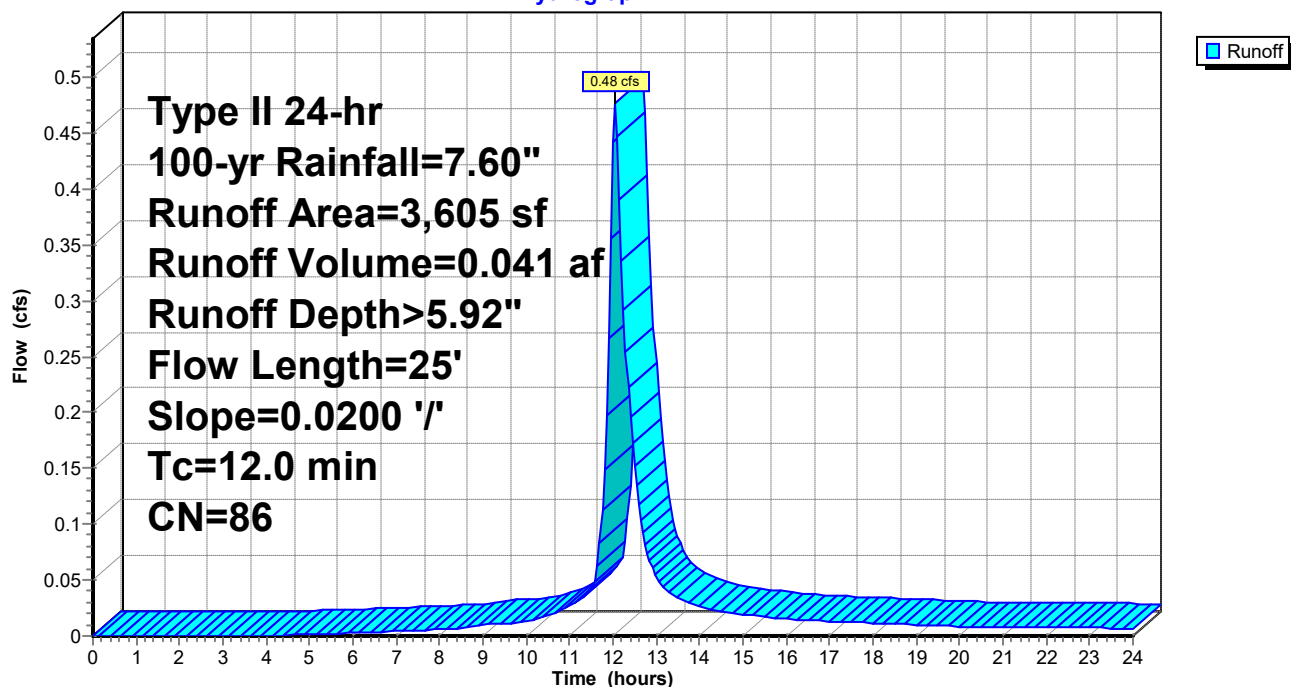
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	887	98	Ex Bldg & Misc. Slabs
*	850	98	New Building Addition
*	72	98	ADA Egress Ramp
*	319	74	Grass Pave (Open Space, Good)
*	344	77	Green Roof
*	470	70	Perm. Pavers
*	663	74	Grass Lawn
	3,605	86	Weighted Average
	1,796		49.82% Pervious Area
	1,809		50.18% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.0	25	0.0200	0.03		Sheet Flow, Flow over Perm. Pavers Woods: Dense underbrush n= 0.800 P2= 3.40"

Subcatchment PR-2: Front of Consolidated Property

Hydrograph



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Type II 24-hr 100-yr Rainfall=7.60"

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Summary for Subcatchment PR-2A: Roof to FTP

Runoff = 0.20 cfs @ 11.97 hrs, Volume= 0.013 af, Depth> 6.88"

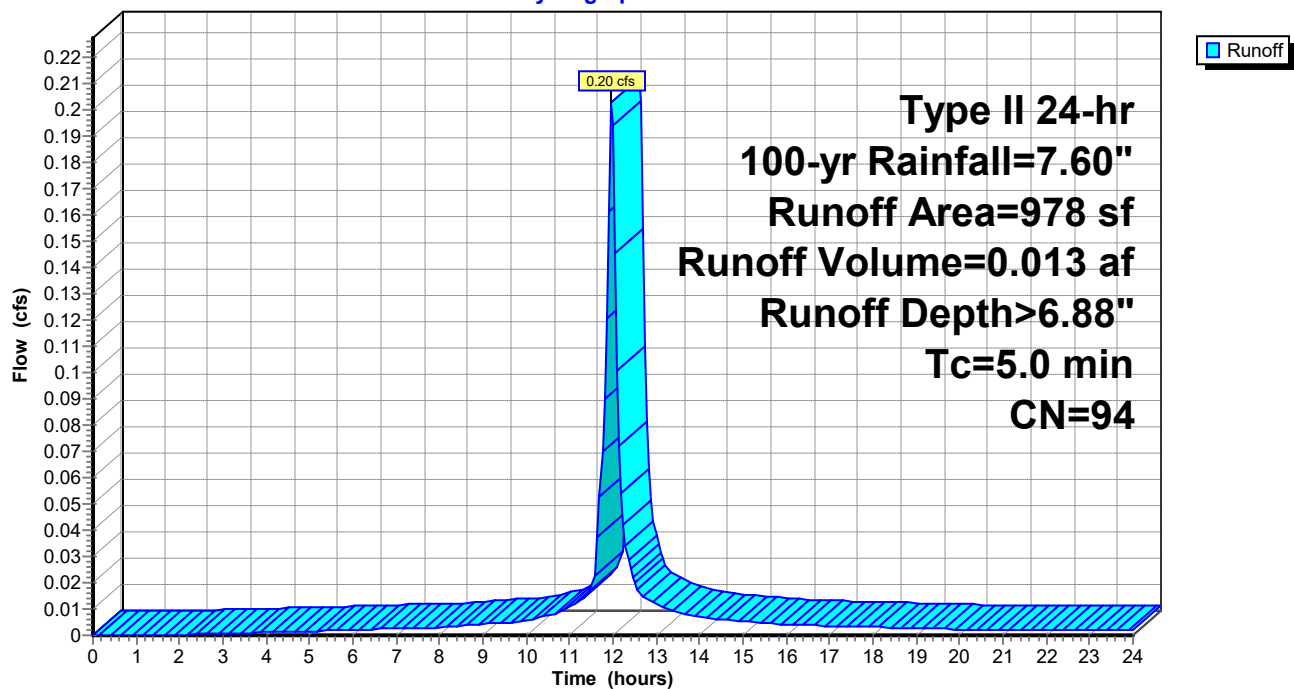
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	796	98	Portion of Roof to FTP
*	182	74	FTP
	978	94	Weighted Average
	182		18.61% Pervious Area
	796		81.39% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment PR-2A: Roof to FTP

Hydrograph



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Type II 24-hr 100-yr Rainfall=7.60"

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Summary for Pond 1P: Flow-Through Planter

Inflow Area = 0.022 ac, 81.39% Impervious, Inflow Depth > 6.88" for 100-yr event
 Inflow = 0.20 cfs @ 11.97 hrs, Volume= 0.013 af
 Outflow = 0.10 cfs @ 12.12 hrs, Volume= 0.006 af, Atten= 51%, Lag= 9.1 min
 Primary = 0.10 cfs @ 12.12 hrs, Volume= 0.006 af
 Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Peak Elev= 34.72' @ 12.12 hrs Surf.Area= 140 sf Storage= 312 cf

Plug-Flow detention time= 250.9 min calculated for 0.006 af (49% of inflow)

Center-of-Mass det. time= 129.9 min (890.0 - 760.1)

Volume	Invert	Avail.Storage	Storage Description	
#1	31.00'	351 cf	Custom Stage Data (Prismatic) Listed below (Recalc)	
Elevation (feet)	Surf.Area (sq-ft)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
31.00	140	0.0	0	0
31.01	140	40.0	1	1
33.49	140	40.0	139	139
33.50	140	100.0	1	141
34.50	140	100.0	140	281
35.00	140	100.0	70	351

Device	Routing	Invert	Outlet Devices
#1	Primary	31.00'	4.0" Round Culvert L= 76.0' CPP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 31.00' / 30.50' S= 0.0066 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf
#2	Device 1	34.50'	4.0" Vert. 4" PVC Outlet C= 0.600
#3	Secondary	34.75'	10.0' long FTP Overflow 2 End Contraction(s)

Primary OutFlow Max=0.09 cfs @ 12.12 hrs HW=34.71' (Free Discharge)↑ **1=Culvert** (Passes 0.09 cfs of 0.49 cfs potential flow)↑ **2=4" PVC Outlet** (Orifice Controls 0.09 cfs @ 1.57 fps)**Secondary OutFlow** Max=0.00 cfs @ 0.00 hrs HW=31.00' (Free Discharge)↑ **3=FTP Overflow** (Controls 0.00 cfs)

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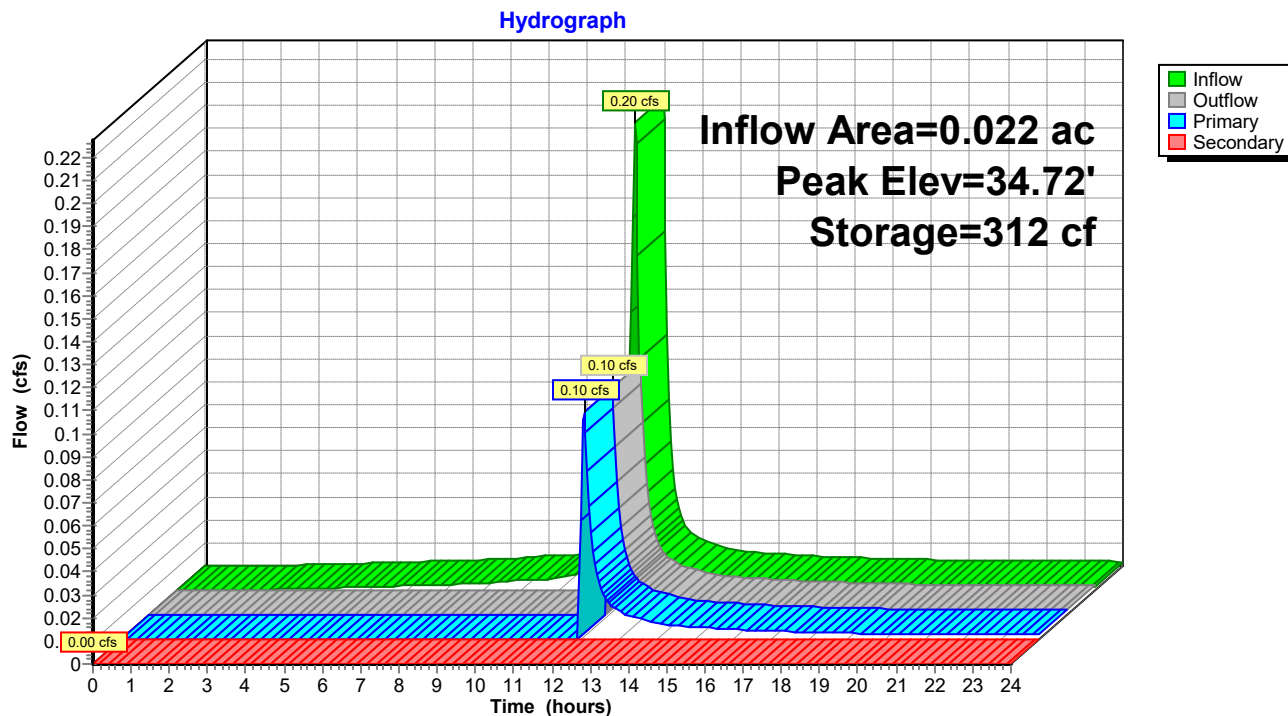
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Type II 24-hr 100-yr Rainfall=7.60"

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Pond 1P: Flow-Through Planter



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Type II 24-hr 100-yr Rainfall=7.60"

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Stage-Area-Storage for Pond 1P: Flow-Through Planter

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)	Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
31.00	140	0	33.55	140	148
31.05	140	3	33.60	140	155
31.10	140	6	33.65	140	162
31.15	140	8	33.70	140	169
31.20	140	11	33.75	140	176
31.25	140	14	33.80	140	183
31.30	140	17	33.85	140	190
31.35	140	20	33.90	140	197
31.40	140	22	33.95	140	204
31.45	140	25	34.00	140	211
31.50	140	28	34.05	140	218
31.55	140	31	34.10	140	225
31.60	140	34	34.15	140	232
31.65	140	36	34.20	140	239
31.70	140	39	34.25	140	246
31.75	140	42	34.30	140	253
31.80	140	45	34.35	140	260
31.85	140	48	34.40	140	267
31.90	140	50	34.45	140	274
31.95	140	53	34.50	140	281
32.00	140	56	34.55	140	288
32.05	140	59	34.60	140	295
32.10	140	62	34.65	140	302
32.15	140	64	34.70	140	309
32.20	140	67	34.75	140	316
32.25	140	70	34.80	140	323
32.30	140	73	34.85	140	330
32.35	140	76	34.90	140	337
32.40	140	78	34.95	140	344
32.45	140	81	35.00	140	351
32.50	140	84			
32.55	140	87			
32.60	140	90			
32.65	140	92			
32.70	140	95			
32.75	140	98			
32.80	140	101			
32.85	140	104			
32.90	140	106			
32.95	140	109			
33.00	140	112			
33.05	140	115			
33.10	140	118			
33.15	140	120			
33.20	140	123			
33.25	140	126			
33.30	140	129			
33.35	140	132			
33.40	140	134			
33.45	140	137			
33.50	140	141			

APPENDIX C

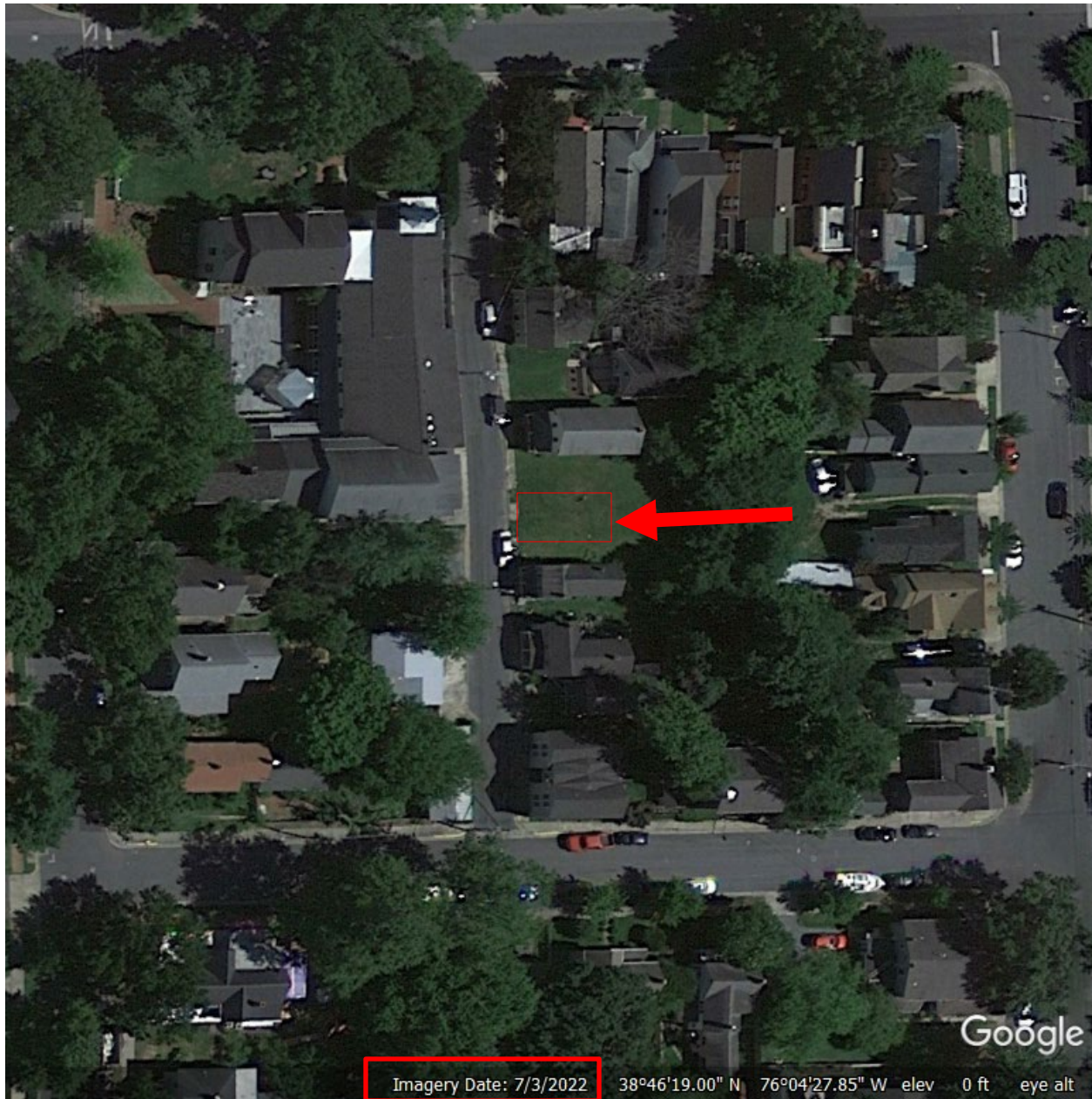
Drainage Area Maps

APPENDIX D

Aerial Imagery







APPENDIX E

Sanborn Maps of Easton

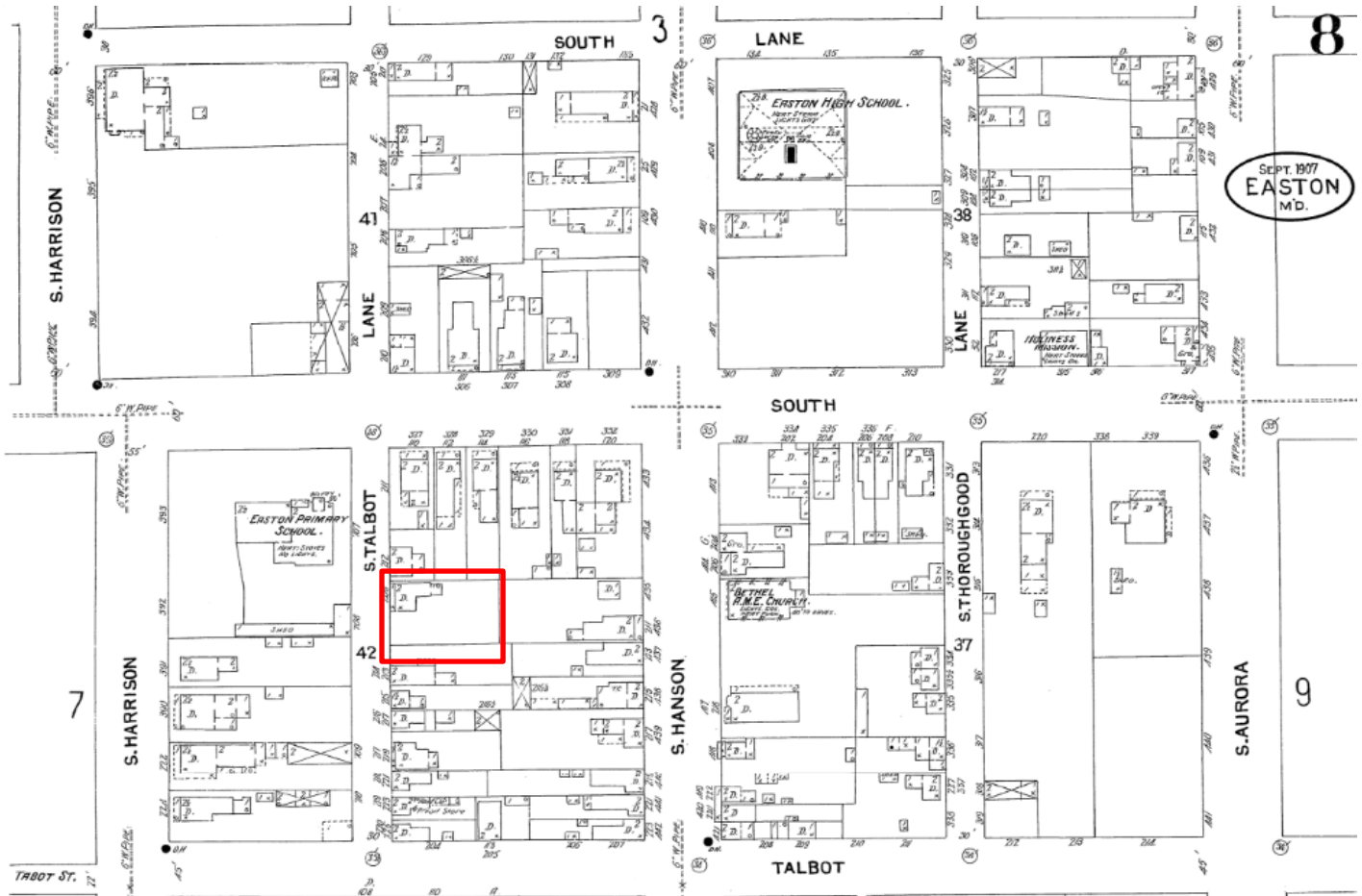


Figure 1 - Sanborn Map Circa 1907

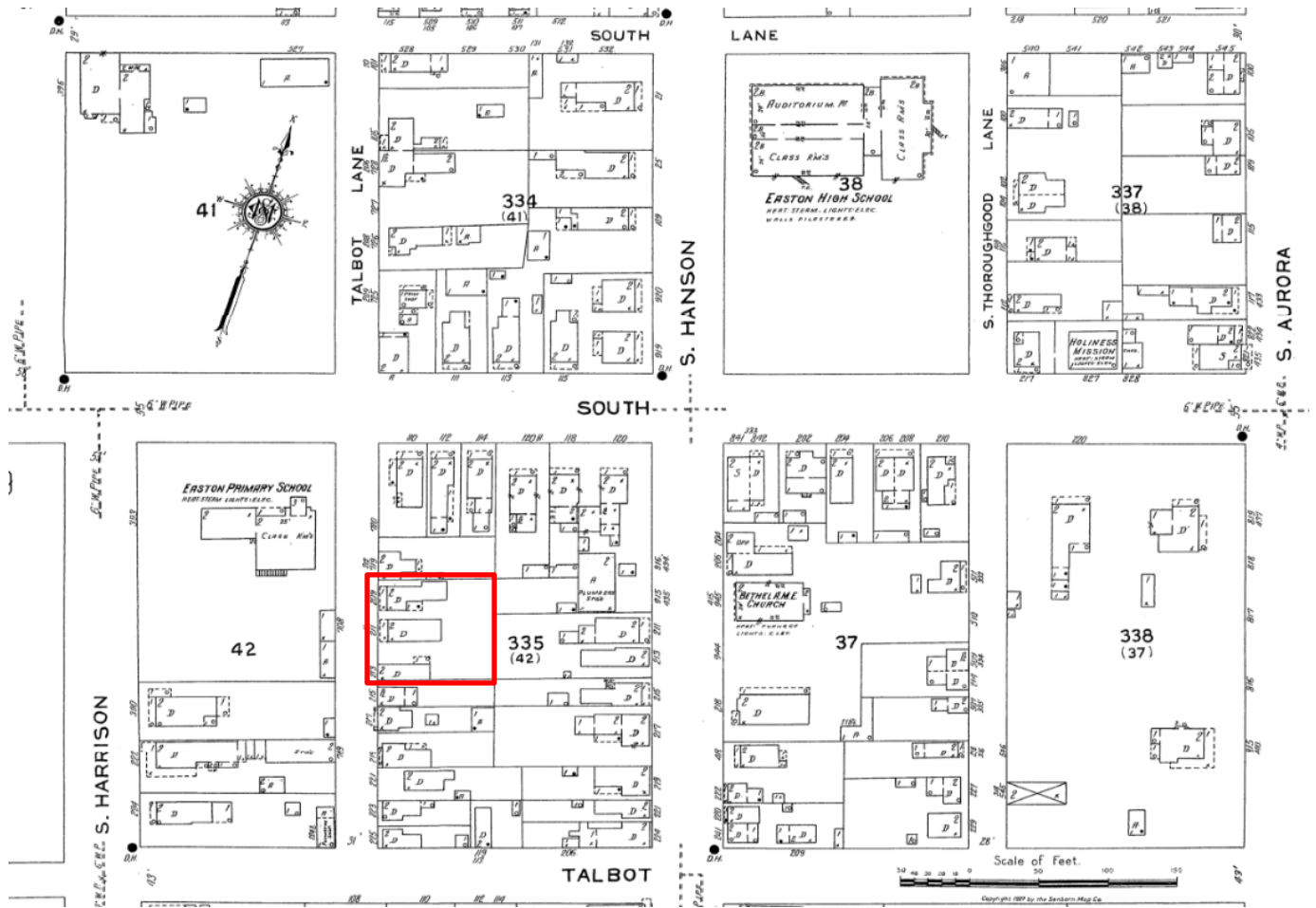


Figure 2 - Sanborn Map Circa 1927



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

September 4, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, September 19, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Lane Engineering, LLC (Applicant) has filed application 2024 - 1264 on behalf of Academy Art Museum, Inc. to request Sketch Site Plan and architectural approval for the proposed development of an art museum annex with office and art storage space at 108 & 110 Talbot Lane, also known as Tax Map 0104, Grid 00EA, Parcels 1949 & 1950; and the renovation of the existing single-family structure located at 106 Talbot Lane, also known as Tax Map 0104, Grid 00EA, Parcel 1948. The Applicant is also seeking a supplemental waiver from the landscaping and bufferyard requirements of Chapter 28-1014 of the Zoning Code, and a waiver of the parking requirements from Chapter 28-1001.3.C of the Zoning Code.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



***Subject property posting pursuant to Section
28-901.2.H.2 of the Town of Easton Zoning Code -
September 4, 2024.***



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

Date of Hearing: September 19, 2024

4e

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: 350 North Washington Street

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Commission

STAFF CONTACTS: Joseph Mayer, Plan Reviewer
Miguel Salinas, Director of Planning and Zoning

APPLICANT: Brett Ewing, Lane Engineering LLC

DOCUMENT CREATED ON: September 3, 2024

PURPOSE: The applicant is seeking a sketch site plan approval from the Planning Commission to construct a two-story Multi-Family Building comprising 14,326 square feet (SF) of gross floor area (GFA) with a total of 16 units. Other improvements include sixteen (16) off-street parking spaces, eleven (11) on-street parking spaces along North Washington Street and North Aurora Street, drive aisle, and associated improvements.

RECOMMENDATION: Staff supports Planning Commission approval of the proposed site plan.

APPLICATION INFORMATION:	
APPLICANT: 350 North Washington Street Investments (Owner)	REPRESENTATIVE: Lane Engineering LLC: Brett Ewing 350 North Washington Street Investments. LLC (Owner)
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 103, Grid 0000, Parcels 513 & 514	0.618 Ac.
ACCEPTANCE DATE: September 4, 2024	
LOCATION: 350 North Washington Street	
EXISTING ZONING CB	EXISTING LAND USE: A commercial facility used for general services
HISTORIC DISTRICT: Not Applicable	FUTURE LAND USE MAP: Commercial

CONTEXT:

Location/Site Access – The subject property is located along North Washington Street at the intersection of Washington and Aurora Street.

Existing Conditions – The subject property is currently improved with a 7,471 square foot (SF) +/- building.

Surrounding Properties

- 341, 344, 346 & 350 N. Aurora Street - CB
- 355 & 403 N. Washington Street - CB
- 347, 349 & 351 N. Washington Street - R10A

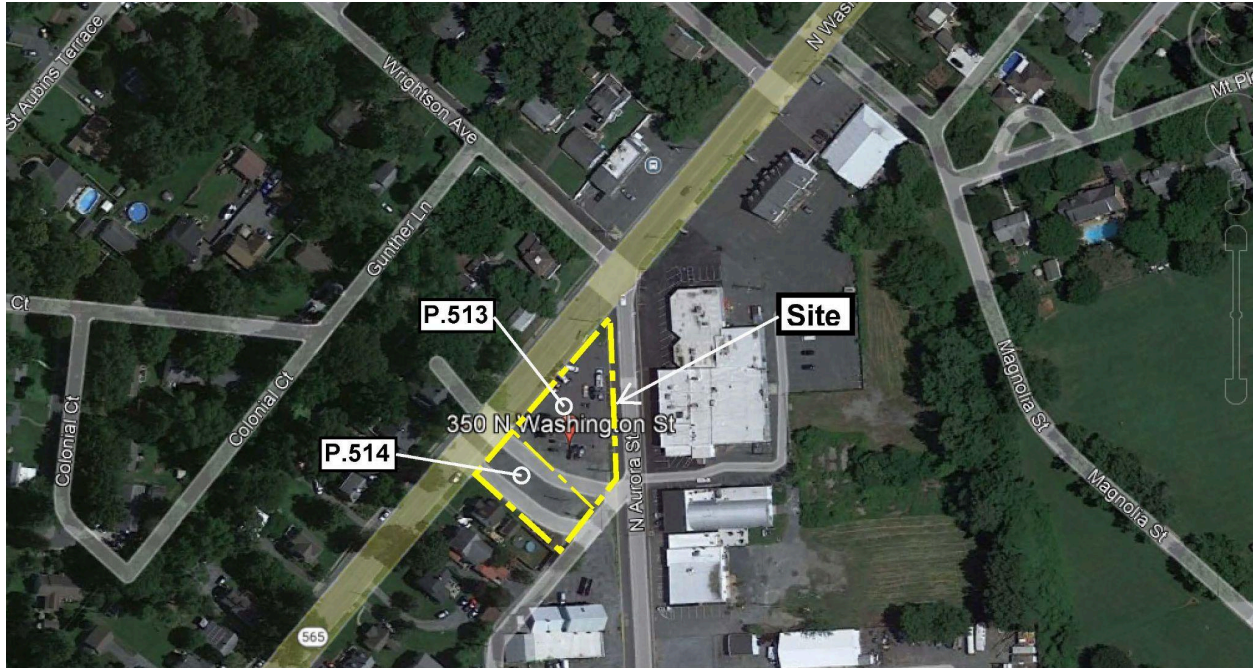


Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to construct a two-story Multi-Family Building comprising 14,326 square feet (SF) of gross floor area (GFA) with a total of 16 units, with associated parking, stormwater management facilities and landscaping.

BACKGROUND: The applicant submitted an application to the Easton Staff Development Review Committee on August 28, 2024. A Board of Zoning Appeals Application was filed for a Special Exception for the use 105 in Table 2.1 of Section 28-202 of the Ordinance for a Multifamily Apartment Complex* in the CB-Central Business zoning district. The Board will hold a public hearing on Tuesday, September 17, 2024.

ZONING ANALYSIS:

A. Permissible Land Uses

28-201 table 2.1 (6)608

CB

105	Multifamily Apartment Complex*	--	SE	SE	SE	SE	--	--	--	--		
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Analysis –The proposed project is presented and described by the Applicant as a two-story Multi-Family Building. The Applicant proposes a 14,326 SF building. The project is categorized as a “Multifamily Apartment Complex”. The proposed use is permitted via a Special Exception within Table 2.1 Table of Permissible Uses. For the purpose of parking calculations, the use is considered a “Multifamily”. However off-street parking is not required for uses within the CB District.

B. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
	Residential Buildings				
4	Multifamily	1 per du	2 per du	0.5 per du	

Total Site Parking Required:

Multifamily: 1 Space per dwelling unit required-Minimum
 16 units x 1 = 16 spaces required-Minimum
 2 Space per dwelling unit required-Maximum
 16 units x 2 = 32 spaces required-Maximum
Total spaces provided: 16

Bicycle Spaces: 0.5 per dwelling unit required
 16 units x 0.5 = 8 bicycle spaces
Total bicycle spaces required: 8

Analysis - There are no minimum off-street parking spaces required within the Central Business Commercial Zoning District, although the adequacy of parking may be a consideration of site plan review. The Applicant is proposing a total of 27 parking spaces and 8 required bicycle spaces through a combination of off-street and on-street parking. There are 16 proposed off-street parking spaces. The applicant's site plan also demarcates 11 proposed parallel on-street parking spaces along North Washington Street and North Aurora Street. The multi-family complex has a total of 12 one-bedroom apartments (75% of the complex) and 4 two-bedroom apartments (25% of the complex). Although parking is not required in the CBD, the 16 off-street parking spaces meet the minimum required for a Multi-Family residential building. The overall proposed parking spaces are 68.75% over the minimum required parking spaces for Multi-Family use. The Applicant believes the proposed parking is adequate to support the daily operation of this multi-family complex.

350 North Washington Street Investments. LLC has demonstrated that they can adequately provide parking spaces within the minimum and maximum requirements established in § 28-1001.3.A of the Town Code.

C. Central Business Commercial District Development Standards

Table 1. Development Standards		
CB Zoning District	Standard	Proposed
Setbacks	Front = a. in previously developed areas in the CB commercial zone the existing or established front building line of that block; b. all buildings hereafter constructed in areas without an established front building line in that block shall be setback twenty-five (25) feet from the front property line Side = none Rear = a. in previously developed areas in the CB commercial zone the existing or established rear building line of that block; b. all buildings hereafter constructed in areas without an established rear building line in that block shall be setback fifteen (15) feet from the rear property line.	Front = 25 feet Side = 0 feet Rear – N/A
Lot Size (min.)	Not less than 5,000 square feet	26,920 square feet
Lot Frontage (min.)	30 feet	258 & 218 feet
Building Envelope (min.)	20 feet x 30 feet	95 feet X 100 feet
Lot Coverage (max.)	90% (Lot Area)	26.6% (Lot Area)
Lot dimensions	Depth of at least sixty (60) feet.	308 feet
Height (max.)	60 feet	Less than 60 feet

§ 305.2 of the Zoning Ordinance states that development within the Central Business Commercial District shall also meet these additional requirements:

- **Building structure size – not to exceed twenty-five thousand (25,000) square feet of gross floor area, except by Special exception.**
- **Maximum density shall be seven (7) dwelling units per acre for single-family dwellings, sixteen (16) dwelling units per acre for multifamily dwellings, or as specified in Section 28-1007.1 for Middle Housing Types. In this case, the density is modified for multifamily apartment buildings to a maximum of 30 du/ac in the CB Zoning District.**
- **All on-site lighting unless approved otherwise by the Planning and Zoning**

Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.

- ***All off-street loading and unloading areas shall be screened from view by permanent, decorative screens or natural plantings, a minimum of eight (8) feet in height, as per the requirements of Section 28 – 1014 of this Ordinance.***

Analysis - The site falls under the CB - Central Business Commercial District Area and meets the 28-305 Development Standards.

Development shall also meet these additional Supplemental Use Standard requirements from Section 28-1007.1.14:

14. Multi-Family Apartment Complex

NOTE: Except where a standard is modified with regards to unique treatment in the CB Zoning District, only sub-items a, g, h, i, and j below shall apply to projects in the CB district.

- a. Multi-family apartment complexes dwelling shall be constructed in accordance with an approved Site Plan prepared under the provisions of Section 28 – 901 of this Ordinance***

Staff notes that an approved Final Site Plan is required prior to Building Permit approval.

- g. All buildings within the multi-family apartment complex shall be of compatible architectural design.***

Staff notes that the architecture is compatible with the existing buildings architectural design and other commercial uses that currently exist in the Town of Easton.

- h. Architecture shall be compatible among the units within the development and harmonious with the existing architecture of the Town of Easton.***

Staff notes that the architecture is compatible and harmonious with the architecture of the Town of Easton.

- i. Public water and sewerage systems must be available to serve the project.***

Public water and sewer is available for the proposed site.

- j. The maximum permitted density shall be as follows:***

- i. In R-7A - 8 dwelling units per acre.***
- ii. In R-10A and R-10M Districts - 5 dwelling units per acre.***
- iii. In the CBD Zoning District – 30 dwelling units per acre.***
- iv. In the MXW – See Article 3 (Table 312 B) for density***

Provisions.

The CB District allows for 30 dwelling units per acre. The lot size of the proposed site is 0.618 acres. Therefore, the maximum number of dwelling units is eighteen (18). The applicant is proposing sixteen (16) units.

D. Forest Conservation

The Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1 Relevance, states that the requirements are applicable to any person making application for a subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of the Ordinance.

Analysis - The development of this site is within the priority funding area that's within the proximity of residential dwellings. The overall site area is 26,918 square feet and is under the required 40,000 square foot minimum. Therefore, Forest Conservation is not required.

E. Traffic Impact Analysis

The Traffic Impact Analysis (TIA) was submitted by the applicant on August 9, 2024. The documents prepared by Lenhart Traffic Consulting, Inc. described that the primary access to the 16 multi-family low-rise units will be provided along North Washington Street.

The study was prepared in accordance with a scoping agreement coordinated with the Town of Easton and conforms to the MDOT SHA Traffic Impact Study Guidelines. Note that per MDOT SHA's Access Permits Manual, all study intersections were evaluated using the Critical Lane Volume (CLV) methodology and must maintain Level-of-Service (LOS) D or better to be considered adequate. The Highway Capacity Manual (HCM) methodology was also utilized to evaluate the study intersections per Town of Easton Guidelines. Study intersections included:

- North Washington Street at Aurora Street.
- North Washington Street at Site Access.
- Aurora Street at Aurora Park Alley.
- Aurora Street at Aurora Park Alley

Peak hour turning movement counts were conducted Thursday, May 30, 2024 and Saturday, June 1, 2024. The results of the turning movements counts represent existing traffic volumes for the purposes of study. The Maryland Department of Transportation State Highway Administration's Average Daily Traffic Volumes (ADT's) have been reviewed for the past ten years and it was determined that average yearly growth in the study area is negative. To provide a conservative analysis, a growth rate of 1.0% has been applied for 5 years to the existing peak hour volumes and the resulting base peak hour volumes. No background developments were identified in the vicinity of the proposed site.

Projected Conditions with Site

The site is proposed to be redeveloped with 16 multi-family low-rise units. Access to the site will be provided via North Washington Street. The trip generation rates were obtained from the ITE Trip Generation Manual, 11th Edition.

The CLV analysis indicates that all intersections operate at LOS A under total conditions. The results of the HCM analyses indicate that each study intersection operates with LOS “D” or better to be considered adequate. Given each of the study intersections operate at LOS A, all study intersections are considered to operate adequately.

The HCM analysis indicates that all study intersections operate with an overall LOS D or better under Existing, Background, and Total Conditions. Additionally, the Level-of-Service at all intersections and individual movements at intersections remains unchanged between Background and Total Conditions. Therefore, it can be concluded that the site has a negligible impact and Level-of-Service does not degrade as a result of the proposed site.

The TIA also noted that the southbound approach of Wrightson Avenue at Intersection #1 does operate with some delay during the PM Peak Hour. However, no additional traffic is added to this movement as a result of the proposed site. Additionally, the proposed site has a negligible impact on this movement with an increase in delay of only two seconds between Background and Total Conditions.

In the conclusion of the findings contained in the report, it is recommended by Lenhart Traffic Consulting, Inc. that the proposed development be approved. In their letter dated August 27, 2024, the Town of Easton Engineering Department stated that they reviewed the analysis and found it acceptable with the following comments that should be addressed by the Traffic Consultant at the Planning Commission meeting:

- Provide the existing and proposed number of trips at each study point/intersection as well as the % increase.

Lenhart Traffic Consulting, Inc. submitted a memorandum on September 3, 2024 summarizing the volume increases:

- At the intersection of North Washington Street & Aurora Street, the volume increase between Existing and Background Conditions is 5.1% during the AM Peak Hour, 5.0% during the PM Peak Hour, and 5.1% during the Saturday Midday Peak Hour. Furthermore, the volume increase between Background and Total Conditions is 0.3% during the AM Peak Hour, 0.3% during the PM Peak Hour, and 0.2% during the Saturday Midday Peak Hour. The percent increase between Background and Total Conditions represents the overall impact to traffic volumes by the proposed development.
- At the intersection of North Washington Street & Site Access, the volume increase between Existing and Background Conditions is 5.4% during the AM Peak Hour, 5.2% during the PM Peak Hour, and 5.1% during the Saturday Midday Peak Hour. Furthermore, the volume increase between Background and Total Conditions is 2.0% during the AM Peak Hour, 1.9% during the PM

Peak Hour, and 1.8% during the Saturday Midday Peak Hour. The percent increase between Background and Total Conditions represents the overall impact to traffic volumes by the proposed development.

- At the intersection of Aurora Street & Aurora Park Alley, the volume increase between Existing and Background Conditions is 4.9% during the AM Peak Hour, 5.1% during the PM Peak Hour, and 5.0% during the Saturday Midday Peak Hour. Furthermore, the volume increase between Background and Total Conditions is 0.2% during the AM Peak Hour, 0.2% during the PM Peak Hour, and 0.0% during the Saturday Midday Peak Hour.

Lenhart Traffic Consulting, Inc. concluded that based on the results of the analysis, the site has a maximum impact of 2.0% on traffic volumes which occur at the site access intersection. The largest impacts are expected to occur at the site access intersection given all site generated traffic will enter/exit at this location. Further, the impacts to all other external intersections do not exceed 0.3%.

POLICY ANALYSIS:

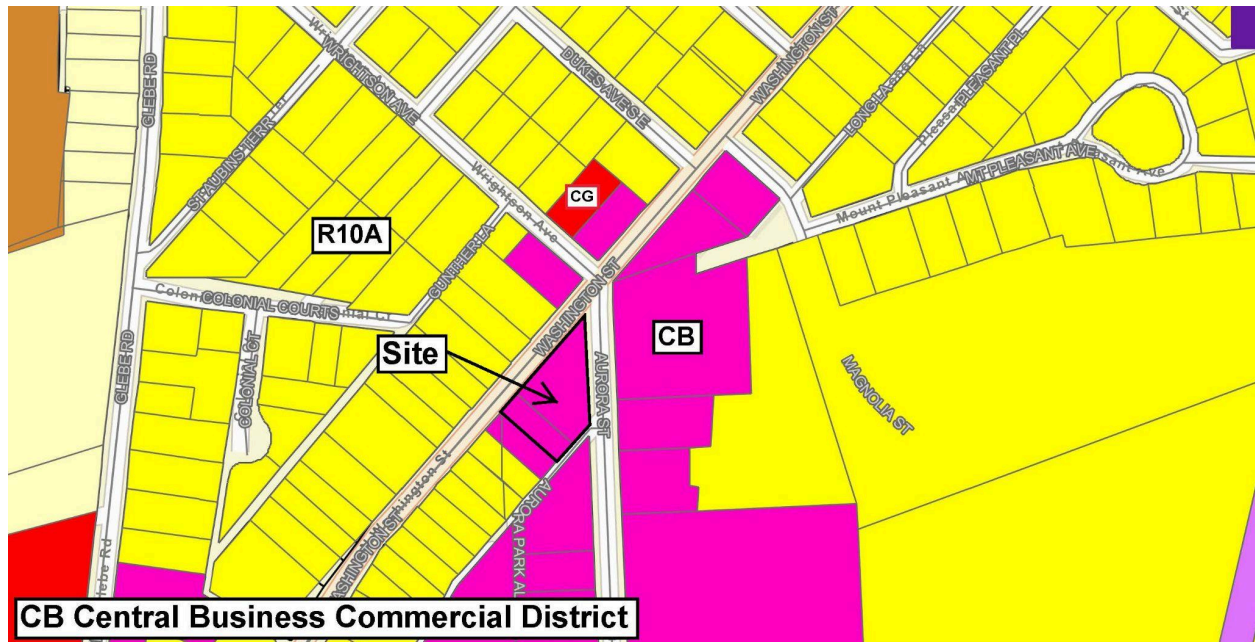


Figure 2: Zoning Map

Section 28-901.2.G of the Town Code states that the submission of a site plan for a proposed use or development activity shall not be approved unless it meets the factors below:

1. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton.

Analysis -

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- Applicant's response: *This project proposes a multi-family residential building and is compatible with the existing uses in the area.*

(Principle #2) Natural features should determine design – Applicant's response: *To accommodate the proposed project, proposed stormwater management areas will be constructed to improve water quality. Majority of proposed improvements will occur over the existing parking lot.*

Staff notes that there are no compelling natural features on site.

(Principle #3) Automobiles should not determine design – Applicant's response: *This site is currently utilized as a commercial facility with associated parking and will continue to operate as it currently does.*

Staff notes that the applicant has provided adequate off-street parking and it should be noted that there's on-street parking along North Washington Street and North Aurora Street.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – Applicant's response: *Exempt in CBD per Code 28-1007.1-14.*

Staff notes that open space is not applicable.

(Principle #5) Architecture should respect Easton's Historical Development – Applicant's response: *This application proposes architecture compatible with the existing building and other commercial uses that currently exist in the Town of Easton. The building meets the intent of the Town's design guidelines utilizing different materials and details.*

(Principle #6) Signs should inform but not dominate – Applicant's response: *All signage will be compliant with the town standards.*

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation. Signs should inform but not dominate the area.

(Principle #7) Neighborhoods should contain a diversity of housing types – Applicant's response: *The proposed multi-family building is a different type of residential building than the surrounding homes.*

Staff notes that the multi-family use offers a diverse housing type.

(Principle #8) Residential neighborhoods should be interesting places – *Applicant's response: This site is located at a central intersection in Easton and will add to the diversity and beauty of the existing neighborhood.*

(Principle #9) Neighborhoods should connect – *Applicant's response: Sidewalks will be constructed along North Washington Street and Aurora Street.*

2. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance.

Analysis - The site is not within the Critical Area. This project would provide sixteen (16) multi-family units with improved amenities; adequate parking, stormwater management facilities and landscaping.

3. The proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation.

Analysis - The proposed use and activity will not increase traffic hazards in the surrounding area. Adequate off-street parking is provided.

4. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and

Analysis - There would be no adverse impacts. The existing property is located within a Central Business Commercial Zoned District. The project would provide a multi-family use with associated parking, stormwater management facilities and landscaping.

5. The site plan improves the water quality of the Chesapeake Bay or its tributaries.

Analysis - The proposed site would meet required design practices for stormwater management.

RECOMMENDED CONDITION:

Staff has no recommended conditions.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the sketch site plan as submitted.

OR

2. I move that the Planning Commission table the application to the October 17th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 350 N. Washington St - PC 400' Notice Letter 2024.09.04, paper copy & PDF
2. 2024.08.05 Easton Staff Development Review (ESDR) Application, paper copy & PDF
3. 2024.08.05 Lot Line Revision Application, paper copy & PDF
4. 2024.08.05 Site Plan Application, paper copy & PDF
5. 2024.08.09 350 North Washington Street TIS 20240809, paper copy & PDF
6. 2024.08.30 IllustrativePlan-210051, paper copy & PDF
7. 2024.08.30 SketchSitePlan-210051, paper copy & PDF
8. 2024.08.30 Washington Street Apartments - Plans & Elevations, paper copy & PDF
9. 2024.08.30 Washington Street Apartments - Renderings & Design, paper copy & PDF
10. 2024.09.03 Washington Street Apts - Lenhart TIS Volume Memo, paper copy & PDF
11. 2024.09.05 Public Comment_ K. Mothershead, paper copy & PDF
12. 2024.09.10 Public Comment_ S. Lawson, paper copy & PDF
13. 2024-08-28 ESDR Determination Letter 350 N. Washington Street (1), paper copy & PDF
14. July 2024 Concept SWM Report-210051 (1), PDF



TOWN OF EASTON

Planning & Zoning Department

14 South Harrison Street

P.O. Box 520

Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: August 28, 2024

Project: 350 North Washington Street

To: Mr. Brett Ewing, Lane Engineering, LLC.

CC: Mr. Alec Chosta, Lane Engineering, LLC.

CC: 350 N. Washington Street Investments LLC

The Easton Staff Development Review (ESDR) Committee meeting was held on August 28th at 11:00 am. Staff reviewed the proposed Site Sketch Plan for a proposed two-story multi-family residential building (16 units) located at 350 North Washington Street, also known as Tax Map 103, Parcels 513 & 514.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Planning Commission review. Please submit all revised documents.

At this time, based on the ESDR sketch plan submission, Staff did identify constraints which require action by the Board of Zoning Appeals.

The next Planning Commission meeting is scheduled for **Thursday, September 19, 2024 at 1:00 pm.**

Submit all documentation to the Planning and Zoning Department no later than Tuesday, September 3rd at 1:00 pm. All files for presentation at the Planning Commission, as described under **§Section 28-901.3.A.(1 through 13) of the Town's Zoning Ordinance**, need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Planning Commissions review, including **six paper copies.**

Please contact the Planning & Zoning Department at 410 822-1943 with any questions.

Sincerely,

Joseph A. Mayer
Plan Reviewer



TOWN OF EASTON PLANNING & ZONING DEPARTMENT

P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: August 28, 2024
TO: Brett Ewing & Alec Chosta – Lane Engineering, LLC. (Agent)
Owner - 350 North Washington Street Investments. LLC
Cc: Miguel Salinas – Director of Planning & Zoning Department
Rick VanEmburch – Town Engineer

FROM: Joseph A. Mayer - Plan Reviewer, Planning & Zoning Department
SUBJECT: 350 North Washington Street - Multi-Family Building

We reviewed the **August 7, 2024** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. Per Section 28-200, Table 2.1, Table of Permitted Uses, the Applicant will be required to obtain a Special Exception request from the Board of Zoning Appeals for the use of a Multifamily/Apartment Complex.
2. Will there be curb & gutter proposed? If so, please label on plan views.
3. Revise Site Notes on the Sketch Site Plan to indicate the proposed building envelope size.
4. The applicant has submitted a Lot Line Application to remove the lot line between Parcels 513 & 514 to create a revised Parcel 513. The Lot Line Revision Plat is to be recorded prior to Final Site Plan approval.
5. Elaborate your response to the parking note within the parking calculations found on the Sketch Site Plan and Illustrative Plan. Reference that the proposed parking is adequate to support the proposed residential use and the fact that additional on-street parking along N. Washington Street and Aurora Street are proposed.
6. The Schematic Package is not consistent with the parking illustrated on the Site Plan. Revise applicable plan views.
7. The schematic floor plan points out that the main front entrance is twenty-five (25) feet

from the building's north property corner. Adjust the proposed ADA parking space closer to the building entrance by having the access aisle centered with the entrance.

8. The proposed accessible parking space is required to be a van accessible space. Label on all plan views and reference within the Project Notes on Sketch Site Plan and Illustrative Plan, sheets 1 of 1.
9. Revise the Landscape Requirements Summary calculation to include the provided number of proposed plant species. The plan view depicts less plant units than the required calculations. Add additional plant species or obtain a Supplemental Waiver Request Application for Landscaping & Buffering from the Planning Commission.
10. Per § Section 28-1014.7 E 5 (b & c) from the Town's Zoning Ordinance, the required Bufferyard "E" planting units are *1 shade/canopy and 3 evergreen trees*; or utilize the alternate design option (c) *(1) 2 shade/canopy trees and 8 large evergreen shrubs, (2) 4 evergreen trees or (3) wall/fence with 3 large evergreen shrubs*. The calculation defined on the Landscape Requirements Summary on sheet 1 of 1 calls for two (2) shade/canopy trees and one (1) evergreen tree. Revise the plant listings to reflect the standard buffer requirement or the listed options.
11. Per § Section 28-1014.6 B 1 (a) from the Town's Zoning Ordinance, *street Trees (both public and private streets) – one (1) deciduous, shade/canopy tree per twenty five (25') of street centerline length. Trees to be planted along both sides of street, behind curb and inside sidewalk wherever possible or otherwise within fifteen feet (15') of curb line*. Provide the required street trees along N. Washington Street and Aurora Street.
12. Remove the note referencing the 25' unobstructed vision triangle on sheet 1 of 2.
13. Show on all plan views, the proposed entrance and exit areas of the proposed building.
14. Verify that the proposed ADA parking spaces will be within the required cross slopes for the landing area, ramp run and overall parking space. Please note on plan view any spot elevations to confirm the spaces are compliant to ADA regulations.

Please address review comments 5, 6, 7, 9, 10, 11 & 12 prior to your Planning Commission submission. All remaining comments are to be addressed prior to Preliminary Site Plan review.

Plan Review Status

Sketch Site Plan Review			Comments
Plans Approved	☐ Y	☒ N	Please review the comments above. Revise and resubmit.
Forest Stand Delineation & Forest Conservation Plan			
☐ Required ☐ Submitted ☐ Approved ☒ Not Required			<i>The Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1 Relevance, states that the requirements are applicable to any person making application for a subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of the Ordinance.</i> Analysis - The development of this site is within the priority funding area that's within the proximity of residential dwellings. The overall site area is 26,918 square feet and is under the required 40,000 square foot minimum. Therefore, Forest Conservation is not required.
Other			
☒ Required ☐ Submitted ☐ Approved			<u>IMPACT FEES</u> Please note, any future expansion to the existing building will require Impact Fees. The Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee. Any required Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division.

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



TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: August 27, 2024
TO: Brett Ewing - Lane Engineering
cc: Alec Chosta - Lane Engineering
Sierra Clem - Town of Easton
FROM: Rick Van Emburgh, P.E. – Town Engineer
SUBJECT: 350 N Washington Street
Sketch Plan Review

I reviewed the Application for the Subject project received on 8/5/2024.

The **Sketch Plan** is **Acceptable to the Engineering Department with the following Conditions:**

1. Provide Existing and Proposed Impervious Area in the Stormwater Notes to show the 50%+ reduction in total impervious area. Lot Coverage in the PROJECT NOTES appears to be for structures only to address Zoning requirements.
2. Label Aurora Park Alley and identify it as a Town Alley.
3. Trash Dumpster pickup will be private. Town trash pickup would only be supported by Town Tipper Cans.
4. Show limits of proposed paving for any proposed utility connections in Town Right-Of-Way.
5. TRAFFIC IMPACT STUDY - Provide the existing and proposed number of trips at each study point/intersection as well as the % increase.

The **Sketch Stormwater Management Plan** is **Approved with the following Conditions:**

6. Label the connection from the Proposed Submerged Gravel Wetland to Existing Stormdrain pipe in Aurora Street as proposed Stormdrain Inlet.
7. Provide State Spreadsheet for each Drainage Area.

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

END OF DOCUMENT



TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
Office of Building Inspection.



ESDR- Building Inspection and Permit Department Comments

Date: August 14, 2024

**Project; Two Story 16 unit Apartment
Building
350 N Washington Street Investments, LLC
350 Washington Street
Easton, Maryland 21601**

A Town of Easton Building Permit is required for all new construction.

The following lists items required on the construction drawings in order to apply for a Building Permit.

Contact this Department to verify current Building Codes including the Town of Easton's modifications prior to preparation of Building plans.

- Construction Documents (3 sets) for new construction will be required when application is made. Documents must be prepared by a registered Maryland Registered Architect, with original plans signed and sealed. Plans must include a code analysis listing classification (use group), construction type, and occupant loads. Items that must be addressed by the construction documents will be structural strength, means of egress (include travel distance), facilities, stability, sanitation, light and ventilation, energy conservation, Fire Separations and safety to life and property from fire and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
- The Town of Easton, in accordance with the International Building Code Chapter 17, establishes a building inspections procedure that utilizes qualified, third-party professionals, when necessary, in addition to the Town's Building Inspectors. A copy of this can be found on the Town's Web Site.
- All mechanical, electrical, and plumbing permits as required must include 3 sets construction documents signed and sealed by a professional engineer and by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.
- An appointment may be set up with this department to review your permit application materials prior to permit application submission.
- **State Fire Marshal**, (410-822-7609) plan review and inspections are required. It is your responsibility to contact them and make application.



EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: Tuesday, August 13, 2024

To: Joe Mayer; Nicholas Johnson; Sierra Clem

From: Kia Gibbs on behalf of Aaron Goller, PE

No. of Pages: 2

Regarding: 350 N. Washington Street - Washington Street Apartments

Phase: Sketch Site Plan

SUBM: 1

Status: Approved as Noted

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

ITEM:	DRAWING /	COMMENTS:
	PAGE	
1	1 of 1	Capital charges required for 16 EDU's or \$112,800.
2	1 of 1	Abandon water/sewer if unused for parcel.

Page 313 of 514



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

RECEIVED
AUG 05 2024
TOWN OF EASTON

Easton Staff Development Review

Property Information

Address	350 N Washington Street, Easton, MD 21601				
Tax Map	103	Grid	EA	Parcel	513 & 514
Deed Reference:	Liber	2554	Folio	256	
Plat Reference:	Liber		Folio		
Base Zoning District	CB	Historic District	Y ☐ N ☒		
		Planning Redevelopment	Y ☐ N ☒		

Purpose of Application / Description of Work:

The proposed project is to remove the property line between Parcels 513 & 514, thus creating Revised Parcel 513, then demolishing the existing commercial building on Parcel 513. The site is to be redeveloped to include a two-story 16-unit multi-family residential building and associated parking.

Owner

Name	350 North Washington Street Investments, LLC	
Mailing Address	28348 Old Country Club Rd, Easton, MD 21601	
Telephone No.	805-455-3545	Email larrytnich@gmail.com

Applicant / Agent

Name	Lane Engineering, LLC c/o Brett Ewing, AICP	
Mailing Address	117 Bay St, Easton, MD 21601	
Telephone No.	410-822-8003	Email bewing@leinc.com

Surveyor / Engineer

Name	Alec Chosta, P.E.	License No.	51461	Expiration Date	4/4/2026
Mailing Address	117 Bay St, Easton, MD 21601				
Telephone No.	410-822-8003	Email	achosta@leinc.com		

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

8/5/2024

Printed Name of Applicant or Agent

Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date **08/28/2024**

Completeness Check Date **08/25/2024**

2024 - 1260 / ESDR 24 - 14

Revisions/Resubmissions Required Y ☐ N ☒

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

Scheduled for September 19, 2024 Planning Commission.

Scheduled for September 17, 2024 Board of Zoning Appeals.

Planning Commission Required Y ☒ N ☐

BOZA Required Y ☒ N ☐

Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☒

Staff Signature *Samantha N. Smith*

Date **09/04/2024**

Revised 02-2019



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

RECEIVED
AUG 05 2024
TOWN OF EASTON

Subdivision & Property Line Adjustment Application

Application Type

Subdivision ☐ Minor Subdivision ☐ Lot Line Revision ☒

Subdivision Information

Name 350 N Washington Street Parcels 513 & 514
Property Size Acres 0.62 AC ± Square Feet 26,976 SF ±
Number of Lots Proposed Revised Parcel 513

Property Information

Address 350 N Washington St, Easton, MD 21601
Tax Map 103 Grid EA Parcel 513 & 514 Lot
Deed Reference: Liber 2554 Folio 256
Plat Reference: Liber
Zoning District CB Planned Redevelopment Y ☐ N ☒ Historic District Y ☐ N ☒
Source of Electricity Easton Utilities

Owner

Name 350 North Washington Street Investments, LLC
Mailing Address 28348 Old Country Club Rd, Easton, MD 21601
Telephone No. 805-455-3545 Email larrytnich@gmail.com

Surveyor / Engineer

Name Alec Chosta, P.E. License No. 51461 Expiration Date 4/4/2026
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email achosta@leinc.com

Applicant or Agent

Name Lane Engineering, LLC c/o Brett Ewing, AICP
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email bewing@leinc.com

Additional Comments:

The proposed project is to remove the lot line between Parcels 513 & 514 thus creating Revised Parcel 513.

Minimum Lot Size	5,000 SF	Minimum Lot Frontage	30 FT
Minimum Lot Envelope	20 FT X 30 FT	Existing Lot Coverage	1,503 SF
		Proposed Lot Coverage	7,163 SF

- ☐ ESDR Letter
☐ \$200 Per Subdivided Lot Fee
☐ \$500 Lot Line Revision Fee

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Subdivision Regulations Article 4, Procedures and Requirements and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent


 Date 8/6/2024

Printed Name of Applicant or Agent

Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Planning Commission Y ☒ N ☐			
Planning Commission Meeting Date		09/19/2024	
PC Approval Date		Subdivision No.	SD-500
Conditions? Y / N		Application No.	2024 - 1260
Recordation Date		Fee Amount	\$500.00
ESDR Y / N	Date	Review Fee Paid	08/05/2024
<i>Revised 02-2019</i>			



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

RECEIVED
AUG 05 2024
TOWN OF EASTON

Site Plan, PUD, Planned Healthcare Application

Application Type

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

Subdivision Information

Name 350 N Washington Street Parcels 513 & 514
Original Property Size Acres 0.62 AC ± Square Feet 26,918 SF ±
Telephone No. Email

Site Plan Information

Property Size Acres 0.62 AC ± Square Feet 26,918 SF ±
Structure's Floor Area 7,163 SF ± Structure's Square Feet 14,326 SF ±
Area of Disturbance 26,918 SF ± Number of Dwelling Units 16

Property Information

Address 350 N Washington St, Easton, MD 21601
Tax Map 103 Grid EA Parcel 513 & 514 Lot
Deed Reference: Liber 2554 Folio 256
Plat Reference: Liber Folio
Base Zoning District CB Historic Y ☐ N ☒ Planned Redevelopment Y ☐ N ☒
Source of Electricity Easton Utilities

Owner

Name 350 North Washington Street Investments, LLC
Mailing Address 28348 Old Country Club Rd, Easton, MD 21601
Telephone No. 805-455-3545 Email larrytnich@gmail.com

Applicant or Agent

Name Lane Engineering, LLC c/o Brett Ewing, AICP
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email bewing@leinc.com

Surveyor / Engineer

Name Alec Chosta, P.E. License No. 51461 Expiration Date 4/4/2026
Mailing Address 117 Bay St, Easton, MD 21601
Telephone No. 410-822-8003 Email achosta@leinc.com

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent



Date 8/5/2024

Printed Name of Applicant or Agent

Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Planning Commission Required	Y ☒ N ☐	
Planning Commission Meeting Date	09/19/2024	
Sketch Approval Date		Project No. SD-500 ESDR 24-14
Prelim/Dev. Approval Date		Application No. 2024-1260
Final Approval Date		Sketch Fee Paid -
Recordation Date		Develop. Fee Paid

Revised 02-2019

Page 320 of 514

SITE NOTES

PARCELS 513 & 514

PROPERTY OWNER: 350 NORTH WASHINGTON STREET INVESTMENTS LLC

PROPERTY ADDRESS: 350 NORTH WASHINGTON STREET
EASTON, MARYLAND 21601

OWNER ADDRESS: 28348 OLD COUNTRY CLUB ROAD
EASTON, MARYLAND 21601

DEED REFERENCE: 2554/256

ZONING CLASSIFICATION: CB (CENTRAL BUSINESS)
SETBACKS: MULTI-FAMILY BUILDING (28-10071-14)

FRONT- 25'
SIDE- NONE
REAR- N/A

25'
50'
N/A

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

THE PROPERTY BOUNDARY AS SHOWN HEREON WAS TAKEN FROM A "PARCEL BOUNDARY EXHIBIT" FOR THE LANDS OF CHARLES T. BISHOP PREPARED BY RAUGH, INC., ENGINEERING DESIGN & DEVELOPMENT SERVICES, DATED JUNE 2018.

CONTOURS SHOWN HEREON WERE TAKEN FROM 2019 TALBOT COUNTY AERIAL TOPOGRAPHY.

THE IMPROVEMENTS SHOWN HEREON WERE TRACED BASED ON 2022 TOWN OF EASTON AERIAL IMAGERY.

UTILITIES SHOWN HEREON ARE BASED ON BEST AVAILABLE RECORDS AND HAVE NOT BEEN FIELD LOCATED.

FLOOD DATA

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

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

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

PROJECT NOTES

EXISTING CONDITIONS: A COMMERCIAL FACILITY USED FOR GENERAL SERVICES.

PROPOSED DEVELOPMENT: THE PROPOSED PROJECT IS TO REMOVE THE PROPERTY LINE BETWEEN PARCELS 513 & 514, THUS CREATING REVISED PARCEL 513, THEN DEMOLISHING THE EXISTING COMMERCIAL BUILDING ON PARCEL 513. THE SITE IS THEN TO BE REDEVELOPED TO INCLUDE A 2-STORY, 7,163 SF± (14,326 SF±) MULTI-FAMILY RESIDENTIAL BUILDING WITH 16 UNITS, SIDEWALKS, PARKING AND STORMWATER MANAGEMENT AREA.

STORMWATER MANAGEMENT: STORMWATER QUANTITY/QUALITY CONTROL WILL BE ADDRESSED THROUGH ESD FEATURES (SUBMERGED GRAVEL WETLAND, PERMEABLE PAVERS) AS REQUIRED AND DETAILED IN THE CONCEPT STORMWATER REPORT INCLUDED WITH THIS SKETCH SITE PLAN SUBMITTAL.

LOT COVERAGE: ALL BUILDINGS AND STRUCTURES SHALL NOT EXCEED 90% OF THE LOT AREA.

EXISTING BUILDING: 1,503 SF
PROPOSED MULTI-FAMILY BUILDING: 7,163 SF
TOTAL STRUCTURE LOT COVERAGE: 7,163 SF (26.6%)

TOTAL SITE AREA: PARCEL 513 - 18,668 SF±
PARCEL 514 - 8,250 SF±

DENSITY: 30 UNITS/ ACRE PERMITTED (18 UNITS); 16 UNITS PROPOSED (28-10071-14).

REFUSE/TRASH: APPLICANT PROPOSES TO CONSTRUCT PERMANENT DUMPSTER ENCLOSURE ON-SITE AS SHOWN.

HEIGHT: PERMITTED - 60'; PROPOSED - LESS THAN 60'.

SITE LIGHTING: ALL PROPOSED LIGHTING UNLESS APPROVED OTHERWISE BY THE TOWN OF EASTON PLANNING COMMISSION SHALL BE LOW CUT-OFF SHIELDED LUMINAIRES AT 18' HEIGHT. LIGHT SHALL NOT SHINE OFF-SITE AT LEVELS GREATER THAN 1 FOOT CANDLE.

SIGNAGE: ALL SIGNAGE WILL BE COMPLIANT WITH TOWN STANDARDS.

OPEN SPACE: EXEMPT IN CBD PER CODE 28-10071-1-14.

FOREST CONSERVATION: FOREST CONSERVATION IS EXEMPT PER §31-3.2.0; AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA.

PARKING

EXISTING PARKING: OFF-STREET PARKING EXISTS AS UNMARKED PAVED AND GRAVEL LOTS.

TOTAL SPACES REQUIRED: NO OFF-STREET PARKING IS REQUIRED FOR USES WITHIN THE CENTRAL BUSINESS ZONING DISTRICT. THE ADEQUACY OF PARKING RELATIVE TO THE PROPOSED USE OF THE PROPERTY SHALL BE EVALUATED DURING THE SITE PLAN REVIEW PROCESS.

TOTAL SPACES PROVIDED: 16 OFF-STREET PARKING SPACES & 11 ON-STREET PARALLEL PARKING SPACES (6 ON AURORA STREET AND 5 ON NORTH WASHINGTON STREET); 27 SPACES TOTAL. WE BELIEVE THIS IS AN ADEQUATE NUMBER OF PARKING SPACES FOR THE NUMBER OF RESIDENTIAL UNITS PROPOSED.

BIKE RACKS: NONE REQUIRED; ONE PROVIDED.

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1- INTEGRATED USES ARE DESIRABLE - THIS PROJECT PROPOSES A MULTI-FAMILY RESIDENTIAL BUILDING AND IS COMPATIBLE WITH THE EXISTING USES IN THE AREA.

PRINCIPLE #2- NATURAL FEATURES SHOULD DETERMINE DESIGN - TO ACCOMMODATE THE PROPOSED PROJECT, PROPOSED STORMWATER MANAGEMENT AREA WILL BE CONSTRUCTED TO IMPROVE WATER QUALITY. MAJORITY OF PROPOSED IMPROVEMENTS WILL OCCUR OVER EXISTING PARKING LOT.

PRINCIPLE #3- AUTOMOBILES SHOULD NOT DETERMINE DESIGN - THIS SITE IS CURRENTLY UTILIZED AS A COMMERCIAL FACILITY WITH ASSOCIATED PARKING AND WILL CONTINUE TO OPERATE AS IT CURRENTLY DOES.

PRINCIPLE #4- AMPLE COMMUNITY OPEN SPACE - EXEMPT IN CBD PER CODE 28-10071-1-14.

PRINCIPLE #5- ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT - THIS APPLICATION PROPOSES ARCHITECTURE COMPATIBLE WITH THE EXISTING BUILDING AND OTHER COMMERCIAL USES THAT CURRENTLY EXIST IN THE TOWN OF EASTON. THE BUILDING MEETS THE INTENT OF THE TOWN DESIGN GUIDELINES UTILIZING DIFFERENT MATERIALS AND DETAILS.

PRINCIPLE #6- SIGNS SHOULD INFORM BUT NOT DOMINATE - ALL SIGNAGE WILL BE COMPLIANT WITH TOWN STANDARDS.

PRINCIPLE #7- NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES - THE PROPOSED MULTI-FAMILY BUILDING IS A DIFFERENT TYPE OF RESIDENTIAL BUILDING THAN THE SURROUNDING HOMES.

PRINCIPLE #8- RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES - THIS SITE IS LOCATED AT A CENTRAL INTERSECTION IN EASTON AND WILL ADD TO THE DIVERSITY AND BEAUTY OF THE EXISTING NEIGHBORHOOD.

PRINCIPLE #9- NEIGHBORHOODS SHOULD CONNECT - SIDEWALK WILL BE CONSTRUCTED ALONG N WASHINGTON STREET AND AURORA STREET

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

SECTION 1014.6.B:

1. OVERALL TREES - 3 TREES/ RESIDENTIAL UNIT: 16 UNITS X 3 = 48 TREES REQUIRED

1A. STREET TREES- 1 DECIDUOUS TREE/ 25' OF STREET CENTERLINE: 477' / 25 = 19 TREES REQUIRED

1B. PARKING LOTS/ PARKING COURTS- 1 TREE/ 5 SPACES: 14 SPACES/5 = 3 TREES REQUIRED

2. SHRUB/GROUND COVER PLANTINGS: PROVIDED ACROSS SITE AS SHOWN HEREON.

LANDSCAPE BUFFERYARD REQUIREMENTS (SECTION 1014.7.E)

10' WIDE LANDSCAPE BUFFERYARD 'E'
(ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE)

50 LF LF / 50' = 3 PLANT UNITS (PU)

1 SHADE/ CANOPY TREES X 3 PU = 6 SHADE/ CANOPY TREES REQUIRED

3 EVERGREEN TREES X 3 PU = 9 EVERGREEN TREES REQUIRED

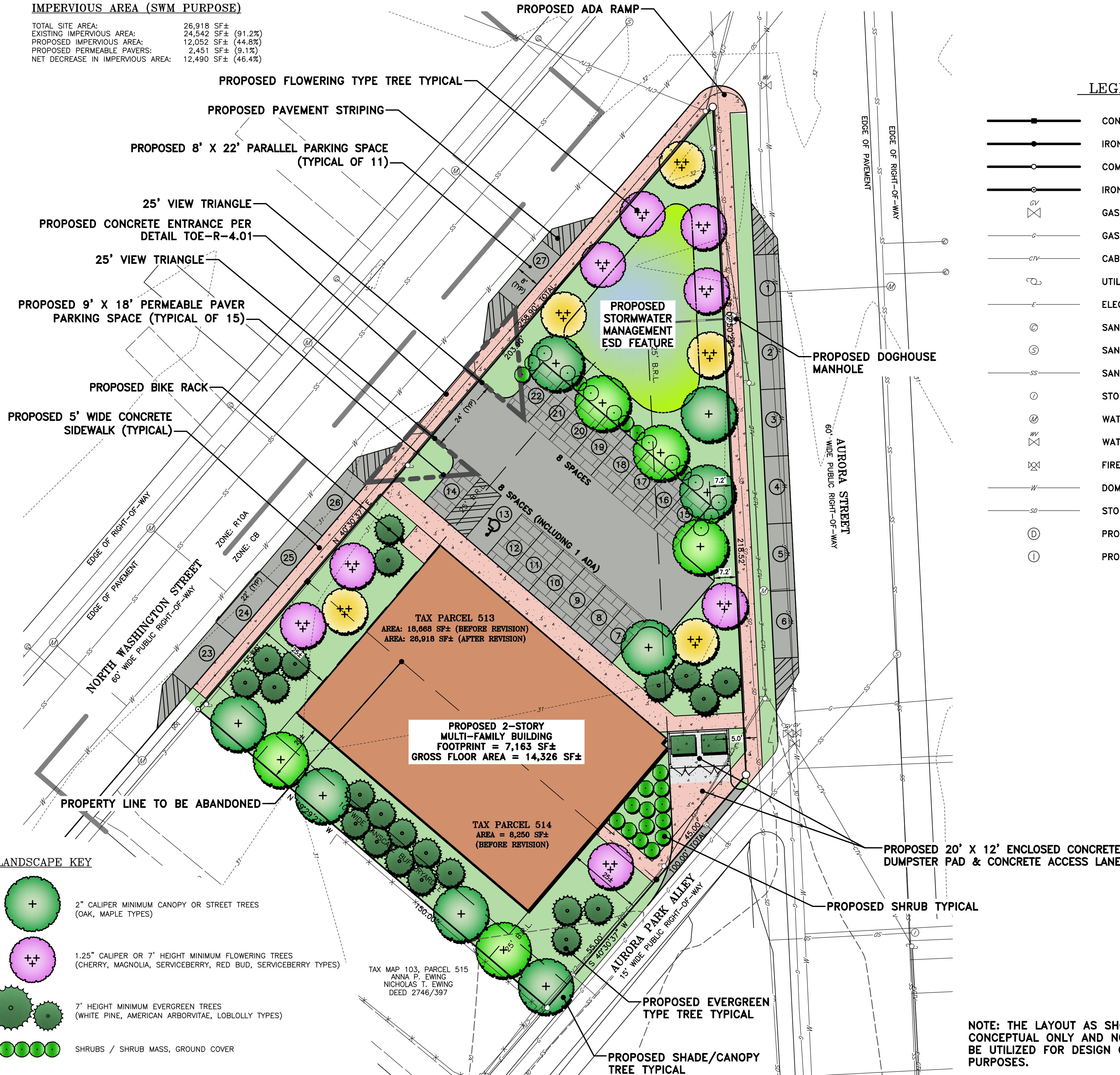
SWM QUANTITY SUMMARY CHART													
STUDY POINT	DA (ACRES)	IMPERVIOUS (ACRES)	RCN	Tc (MINUTES)	PRE 2 YEAR	POST 2 YEAR	WSE	PRE 10 YEAR	POST 10 YEAR	WSE	PRE 100 YEAR	POST 100 YEAR	WSE
1	0.178	0.049	80	5.0	1.19	0.42	—	1.88	0.84	—	2.72	1.37	—
2	0.440	0.227	86	5.0	1.26	0.54	30.29	2.03	1.09	30.50	2.95	2.44	30.81

ESD SUMMARY CHART													
DRAINAGE AREA	TYPE OF ESD PRACTICE	TYPE OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDV (FT³)	ACTUAL ESDV (FT³)
P-1	A-2	PERMEABLE PAVERS	ON-SITE	80	407927.42	1576784.42	0.178	0.049	0.023	1	1	—	157
P-2	M-2	SUBMERGED GRAVEL WETLAND	ON-SITE	93	407947.13	1576824.20	0.210	0.167	0.015	1	1	—	1,139
P-3	A-2	PERMEABLE PAVERS	ON-SITE	80	407889.87	1576829.93	0.230	0.061	0.034	1	1	—	235
TOTAL/AVERAGE	—	—	—	—	—	—	0.618	0.277	0.072	1	1	* 0	1,531

* TOTAL SITE TARGET FOR DEVELOPMENT BASED ON REDEVELOPMENT

IMPERVIOUS AREA (SWM PURPOSE)

TOTAL SITE AREA: 26,918 SF±
EXISTING IMPERVIOUS AREA: 24,542 SF± (91.2%)
PROPOSED IMPERVIOUS AREA: 12,052 SF± (44.8%)
PROPOSED PERMEABLE PAVERS: 2,451 SF± (9.1%)
NET DECREASE IN IMPERVIOUS AREA: 12,490 SF± (46.4%)



LANDSCAPE KEY

- 2" CALIPER MINIMUM CANOPY OR STREET TREES (OAK, MAPLE TYPES)
- 1.25" CALIPER OR 7' HEIGHT MINIMUM FLOWERING TREES (CHERRY, MAGNOLIA, SERVICEBERRY, RED BUD, SERVICEBERRY TYPES)
- 7' HEIGHT MINIMUM EVERGREEN TREES (WHITE PINE, AMERICAN ARBORVITAE, LOBLOLLY TYPES)
- SHRUBS / SHRUB MASS, GROUND COVER
- STORMWATER MANAGEMENT ESD LANDSCAPING MASS / PERENNIAL MIX WITH SHRUBS AND GRASSES

UNOBSTRUCTED VISION TRIANGLE AREA NOTE

25' UNOBSTRUCTED VISION TRIANGLE.

VICINITY MAP

SCALE: 1" = 600'

300' 0' 300' 600'

SCALE IN FEET

LEGEND

- CONCRETE MONUMENT FOUND
- IRON ROD FOUND
- COMPUTED POINT
- IRON ROD SET
- GAS SHUTOFF VALVE
- GAS LINE
- CABLE TV LINE
- UTILITY POLE
- ELECTRIC LINE
- SANITARY SEWER CLEAN OUT
- SANITARY SEWER MANHOLE
- SANITARY SEWER LINE
- STORM DRAIN INLET
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- DOMESTIC WATER LINE
- STORM DRAIN LINE
- PROPOSED STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET

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

20' 10' 0' 10' 20' 40'

SCALE IN FEET

PLANS ARE
ISSUED FOR
REVIEW ONLY

PLANS ARE NOT
APPROVED FOR
CONSTRUCTION

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

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

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



Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors



117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Centerville, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centerville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51461, Expiration Date: 04/04/2026.



SKETCH SITE PLAN
AND ILLUSTRATIVE
PLAN

FOR
350 N. WASHINGTON STREET

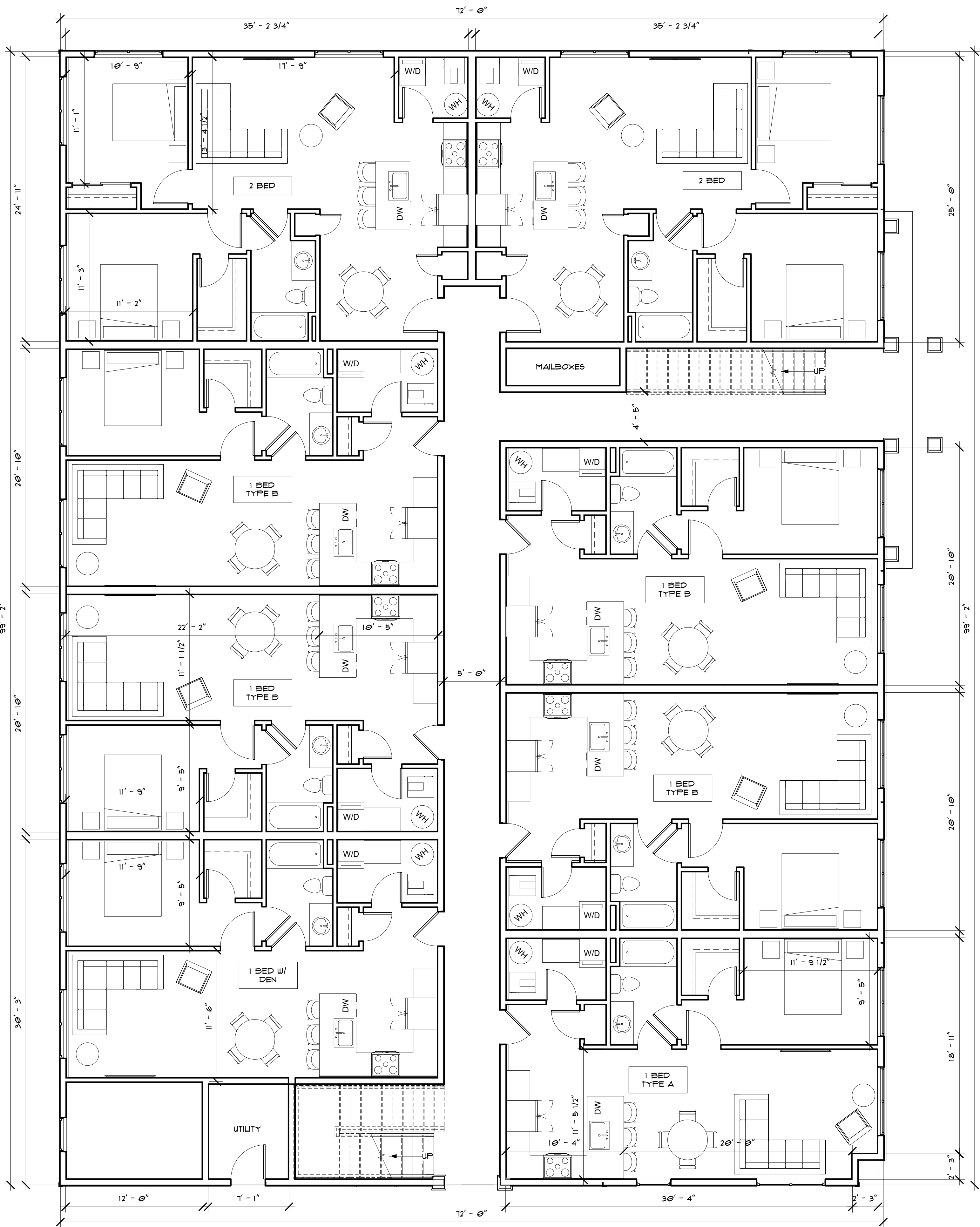
IN ELECTION WARD ONE, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 103 GRID EA PARCELS 513 & 514

ISSUED/REVISED FOR: DATE: BY:
AGENCY REVIEW 08/05/24 BCE
AGENCY REVIEW 08/30/24 BCE

SHEET No. 1 OF 1

JOB No. 210051

FILE No. 1026



1 FIRST FLOOR
3/16" = 1'-0"

UNIT MATRIX				
	AREA	1ST	2ND	TOTAL
1 BED TYPE A	714 S.F.	1	1	10 (64%)
1 BED TYPE B	710 S.F.	4	4	
1 BED W/ DEN	821 S.F.	1	1	2 (13%)
2 BED	897 S.F.	2	2	2 (13%)
		8	8	16



SEAL:



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A QUALIFIED ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND.
LICENSE NO.: 0013955
EXPIRATION NO.: 09.23.2024

THE DOCUMENTS PREPARED BY FISHER
ARCHITECTURE, LLC, ARE SOLELY FOR
THE PURPOSES OF THE SPECIFIED
PROJECT. THEY ARE NOT INTENDED OR
AUTHORIZED FOR USE ON ANY OTHER
PROJECT. FISHER ARCHITECTURE, LLC
MAKES NO REPRESENTATION AS TO
THEIR SUITABILITY FOR ANY OTHER USE.
ALL DOCUMENTS PREPARED BY FISHER
ARCHITECTURE, LLC ARE INSTRUMENTS
OF PROFESSIONAL SERVICE. IN RESPECT
OF THE PROJECT, THESE DOCUMENTS
ARE, AND SHALL REMAIN, THE PROPERTY
OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

WASHINGTON ST. APARTMENTS

350 N. WASHINGTON ST.
EASTON, MD

SHEET INFO:

FIRST FLOOR PLAN

5	08.30.2024	Planning Commission
4	08.05.2024	Submission
3	07.31.2024	Schematic Package
2	07.23.2024	Updated Schematic Design
1	07.02.2024	Schematic Design
1	07.02.2024	ISO Layout
DATE:		2024.06.18
REV. REV. DATE:		DESCRIPTION
PROJECT NO.		2024.053
SCALE:		As indicated
DRAWN BY:		A. Harter
SHEET NUMBER:		

A-101



FISHER
ARCHITECTURE

Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

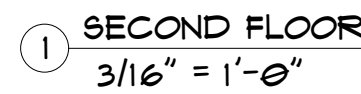
FOR REVIEW
ONLY NOT FOR
CONSTRUCTION

THE DOCUMENTS PREPARED BY FISHER ARCHITECTURE, L.L.C. ARE SOLELY FOR THE PURPOSES OF THE SPECIFIED PROJECT. THEY ARE NOT INTENDED OR AUTHORIZED FOR USE ON ANY OTHER PROJECT. FISHER ARCHITECTURE, L.L.C. MAKES NO REPRESENTATION AS TO THEIR SUITABILITY FOR ANY OTHER USE. ALL DOCUMENTS PREPARED BY FISHER ARCHITECTURE, L.L.C. ARE INSTRUMENTS OF PROFESSIONAL SERVICE IN RESPECT OF THE PROJECT. THESE DOCUMENTS ARE, AND SHALL REMAIN, THE PROPERTY OF FISHER ARCHITECTURE, L.L.C.

WASHINGTON ST. APARTMENTS
350 N. WASHINGTON ST.
EASTON, MD

SECOND FLOOR
PLAN

A-102



SEAL:



PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE
PREPARED OR APPROVED BY ME, AND THAT I AM
A LICENSED ARCHITECT UNDER THE LAWS
OF THE STATE OF MARYLAND.

LICENSE NO.: 0013955
EXPIRATION NO.: 09.23.2024

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OF FISHER ARCHITECTURE, LLC.

CONSULTANTS:

WASHINGTON ST. APARTMENTS

350 N. WASHINGTON ST.
EASTON, MD

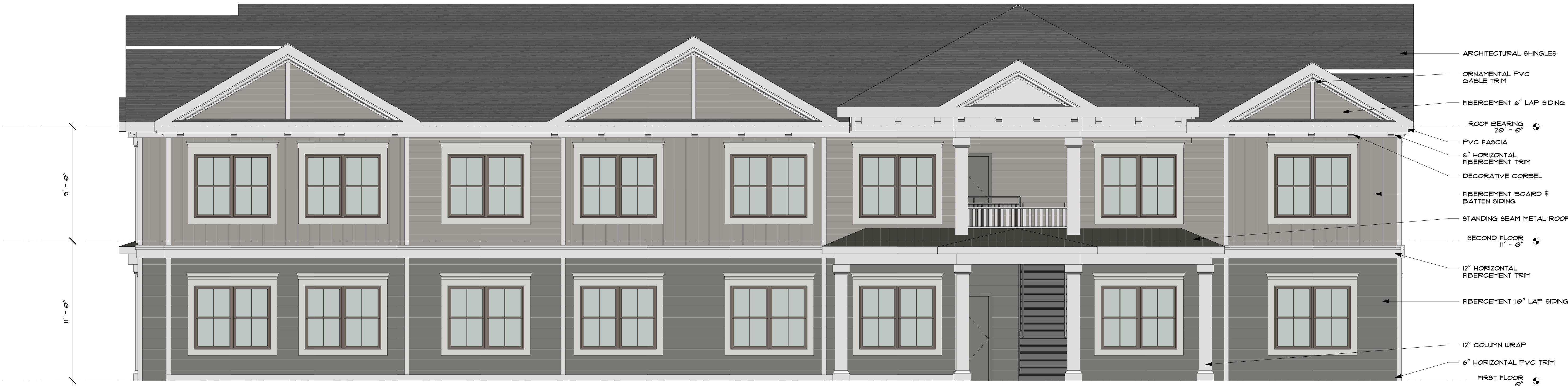
SHEET INFO:

ELEVATIONS

REV.	DATE	DESCRIPTION
5	08.30.2024	Planning Commission
4	08.05.2024	Submission
3	07.21.2024	Schematic Package
2	07.23.2024	Updated Schematic Design
1	07.23.2024	Schematic Design

DATE:	2024.06.18
PROJECT NO.	2024.005
SCALE:	1/4" = 1'-0"
FROM MGR:	L. White
DRAWN BY:	A. Harter
SHEET NUMBER:	

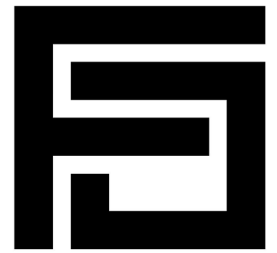
A-200



1 ELEVATION NORTH
1/4" = 1'-0"



2 ELEVATION EAST
1/4" = 1'-0"



FISHER
ARCHITECTURE

Fisher Architecture, LLC
542 Riverside Drive
Salisbury, MD 21801
(410) 742-0238

SEAL:



PROFESSIONAL CERTIFICATION:

I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND.

LICENSE NO.: 0019955

EXPIRATION NO.: 09.23.2024

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CONSULTANTS:

WASHINGTON ST. APARTMENTS

350 N. WASHINGTON ST.
EASTON, MD

SHEET INFO:

ELEVATIONS

REV.	DATE	DESCRIPTION
5	08.30.2024	Planning Commission Submission
4	08.05.2024	Schematic Package
3	07.21.2024	Updated Schematic Design
2	07.23.2024	Schematic Design

DATE: 2024.06.18
PROJECT NO.: 2024.0053
SCALE: 1/4" = 1'-0"
FROM MGR.: L. White
DRAWN BY: A. Harter
SHEET NUMBER:

A-201



2 ELEVATION WEST
1/4" = 1'-0"



1 ELEVATION SOUTH
1/4" = 1'-0"







Scale

Design Principles; The scale of a new residential and commercial buildings should respect the prevailing scale of Easton's traditional residential and commercial buildings; that is, they should be human in scale.

Design Response; Proposed design matches the prevailing commercial building scale, both within the immediate site context and surrounding.



Proportion

Design Principles; The facade proportions for new commercial buildings should be based on proportions found on the facades of Easton's traditional commercial buildings.

Likewise, the facade proportions for new residential buildings should be based on proportions found on the facades of Easton's traditional residential buildings.

Design Response; Components of the proposed design adheres to the traditional building proportions found within Easton's commercial and residential buildings.



Rhythm

Design Principles; The facades of new buildings should be based on the facade rhythms of Easton's traditional buildings of similar use. The spacing between new buildings should reflect the spacing between traditional buildings of similar use. Typically facade rhythms within a contiguous new commercial block should be similar. The facade rhythms within a new residential development of similar size houses should be compatible with each.

Massing

Design Principles; The massing of the facade of new residential and commercial buildings should be based on the massing found on traditional buildings of similar use in Easton.

Height

Design Principles; Designing primary facades of new party wall or contiguous buildings to be similar in height. Varying the heights of new commercial buildings by no more than two stories in any one block. Varying the heights of new free standing buildings by a maximum of ten percent of the height of adjacent new buildings. Using towers and chimneys on residential buildings in a manner similar to their use on Easton's traditional residential buildings.

Materials

Design Principles; The materials used for walls, sloped roofs, and other exterior features of new buildings should be based on the materials found on traditional residential and commercial buildings in Easton. The size, texture, surface finish, and other defining characteristics of new exterior materials should be similar to those found on Easton's traditional residential and commercial buildings. Non-traditional materials such as stucco, stucco like material (EFIS), vinyl and metal siding, textured plywood, oversized brick, concrete block, texture concrete masonry units (CMU) and the like should not be used for primary facades of new buildings.

Design Response; The proposed design's facade rhythm, massing, and height are created through similar sized details, ornament, projections, and heights found within Easton's commercial and residential buildings. Chosen materials reflect the traditional size and surface texture of the existing character of Easton.



Roof Shape

Design Principles; Roof shapes of new buildings should be based on those found on traditional buildings in Easton. Roof shapes for new buildings should be compatible with those on adjacent new buildings. Roofs on new commercial buildings should be flat with pronounced front facade cornices or Mansard. Roofs on new residential buildings should be primarily gable or hipped.

Design Response; The proposed design consists of combinations of hipped and gable roof shapes, respecting the immediate residential context.

Details and Ornamentation

Design Principles; New buildings should use well scaled and proportioned details and ornamentation on their principal facades. Details and ornamentation found on existing buildings in Easton may be used as the basis for details and ornamentation on new buildings, but they should not be copied exactly.

Design Response; The proposed design references details and ornamental elements found throughout historic Easton, however, does not copy these existing elements.

Color

Design Principles; The colors of new buildings and structures should be compatible with its overall design and that of neighboring buildings. Brick and stone should typically be left unpainted. Traditional color schemes should be used. No more than three painted colors should be used on new buildings.

Design Response; Proposed material colors are neutral and blend with color schemes found in the immediate and adjacent neighborhoods.

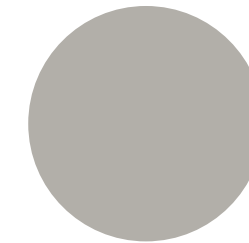




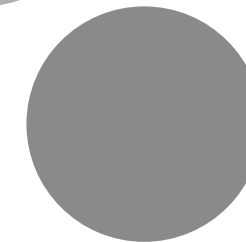
Exterior Finishes

-Fiber Cement Lap Siding; Color; Pearl Gray & Gray Slate
 -Fiber Cement Board & Batten; Color; Pearl Gray

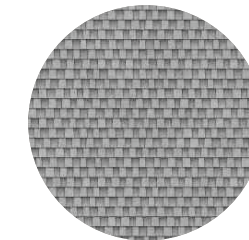
-Doors; Color; White
 -Windows; Trim Color; White; Frame Color; Bronze
 -Roof; Colors; Bronze & Gray
 -Accents; Color; White



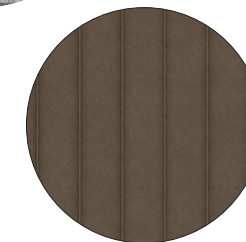
- Pearl Gray - James Hardie



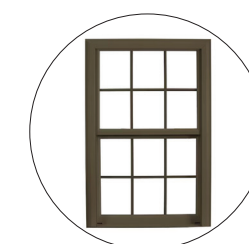
- Gray Slate - James Hardie



- Fox Hollow Gray - GAF Timberline



- Medium Bronze - Drexel Metals



- Bronze Vinyl - Reliablit

Lenhart Traffic Consulting, Inc.

Transportation Planning & Traffic Engineering

Memorandum:

Date: September 3, 2024

TO: Rick Van Emburgh, P.E.
Town of Easton
14 South Harrison Street
Easton, MD 21601

FROM: Mike Lenhart

RE: 350 North Washington Street – Traffic Volume Comparison

This traffic volume comparison has been prepared at the request of Town of Easton Staff. Specifically, Staff requested that the percent increase in traffic volumes be reported at each of the study intersections between Existing, Background, and Total Conditions. Note that Background Conditions consist of existing traffic volumes plus regional growth, and Total Conditions consist of background traffic volumes plus trips generated by the proposed site. A summary of the volume increases are shown on Exhibit 1 and the results are discussed below.

At the intersection of North Washington Street & Aurora Street, the volume increase between Existing and Background Conditions is 5.1% during the AM Peak Hour, 5.0% during the PM Peak Hour, and 5.1% during the Saturday Midday Peak Hour. Furthermore, the volume increase between Background and Total Conditions is 0.3% during the AM Peak Hour, 0.3% during the PM Peak Hour, and 0.2% during the Saturday Midday Peak Hour. The percent increase between Background and Total Conditions represents the overall impact to traffic volumes by the proposed development.

At the intersection of North Washington Street & Site Access, the volume increase between Existing and Background Conditions is 5.4% during the AM Peak Hour, 5.2% during the PM Peak Hour, and 5.1% during the Saturday Midday Peak Hour. Furthermore, the volume increase between Background and Total Conditions is 2.0% during the AM Peak Hour, 1.9% during the PM Peak Hour, and 1.8% during the Saturday Midday Peak Hour. The percent increase between Background and Total Conditions represents the overall impact to traffic volumes by the proposed development.

At the intersection of Aurora Street & Aurora Park Alley, the volume increase between Existing and Background Conditions is 4.9% during the AM Peak Hour, 5.1% during the PM Peak Hour, and 5.0% during the Saturday Midday Peak Hour. Furthermore, the volume increase between Background and Total Conditions is 0.2% during the AM Peak Hour, 0.2% during the PM Peak Hour, and 0.0% during the Saturday Midday Peak Hour.

Based on the results of this analysis, the site has a maximum impact of 2.0% on traffic volumes which occurs at the site access intersection. The largest impacts are expected to occur at the site access intersection given all site generated traffic will enter/exit at this location. It should be noted that impacts to all other external intersections do not exceed 0.3%. If you have any questions regarding this matter, please do not hesitate to contact me at the number below.

Thanks,
Mike



LENHART TRAFFIC CONSULTING, INC.

645 BALTIMORE ANNAPOLIS BLVD, SUITE 214

SEVERNA PARK, MD 21146

www.lenharttraffic.com

OFFICE: (410) 216-3333

EMAIL: mlenhart@lenharttraffic.com

AM Peak Hour - Summary of Volume Increase at Study Intersections

Intersection	Existing Conditions	Background Conditions		Total Conditions	
	Vehicles	Vehicles	% Increase Over Existing	Vehicles	% Increase Over Background
Intersection #1	730	767	5.1%	769	0.3%
Intersection #2	279	294	5.4%	300	2.0%
Intersection #3	390	409	4.9%	410	0.2%

PM Peak Hour - Summary of Volume Increase at Study Intersections

Intersection	Existing Conditions	Background Conditions		Total Conditions	
	Vehicles	Vehicles	% Increase Over Existing	Vehicles	% Increase Over Background
Intersection #1	1009	1059	5.0%	1062	0.3%
Intersection #2	405	426	5.2%	434	1.9%
Intersection #3	510	536	5.1%	537	0.2%

Saturday Midday Peak Hour - Summary of Volume Increase at Study Intersections

Intersection	Existing Conditions	Background Conditions		Total Conditions	
	Vehicles	Vehicles	% Increase Over Existing	Vehicles	% Increase Over Background
Intersection #1	850	893	5.1%	895	0.2%
Intersection #2	374	393	5.1%	400	1.8%
Intersection #3	382	401	5.0%	401	0.0%

Traffic Volume Summary



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Percent Increase in
Traffic Volumes

**Exhibit
1**

TRAFFIC IMPACT ANALYSIS

FOR

350 NORTH WASHINGTON STREET

Prepared by:

LENHART TRAFFIC CONSULTING, INC.
TRAFFIC ENGINEERING & TRANSPORTATION PLANNING

August 9, 2024

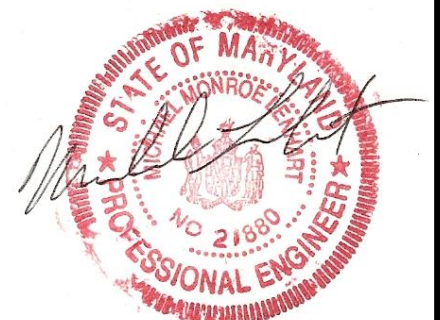


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Exhibit 9	Results of HCM Level-of-Service Analyses	16

Section 1 Introduction

1.1 Project Description

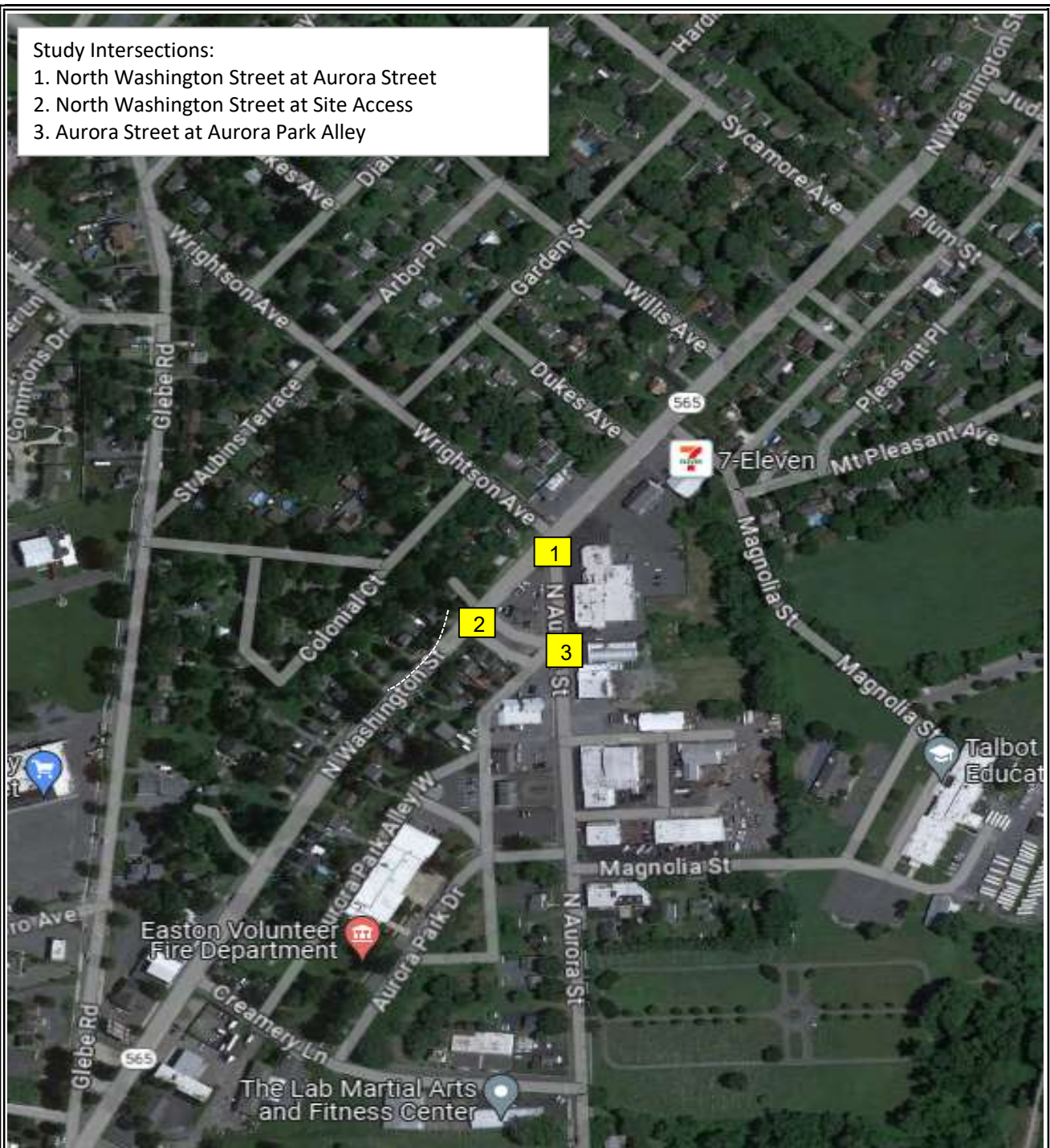
This Traffic Impact Analysis (TIA) has been prepared for the proposed redevelopment of the property located at 350 North Washington Street, located in Easton, Maryland. The location of the site is shown on **Exhibit 1**. The site is proposed to be redeveloped with 16 multi-family low-rise units. Access to the site will be provided along North Washington Street.

1.2 Scope of Study

This TIA has been prepared in accordance with a scoping agreement coordinated with the Town of Easton and conforms to the MDOT SHA Traffic Impact Study Guidelines. Note that per MDOT SHA's Access Permits Manual, all study intersections were evaluated using the Critical Lane Volume (CLV) methodology and must maintain Level-of-Service (LOS) D or better to be considered adequate. The Highway Capacity Manual (HCM) methodology was also utilized to evaluate the study intersections per Town of Easton Guidelines.

Study Intersections:

1. North Washington Street at Aurora Street
2. North Washington Street at Site Access
3. Aurora Street at Aurora Park Alley



Trip Generation Memo

Site Location
Map

**Exhibit
1**



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Section 2 Existing Conditions

2.1 Description of Road Network

The key roads in the study area are:

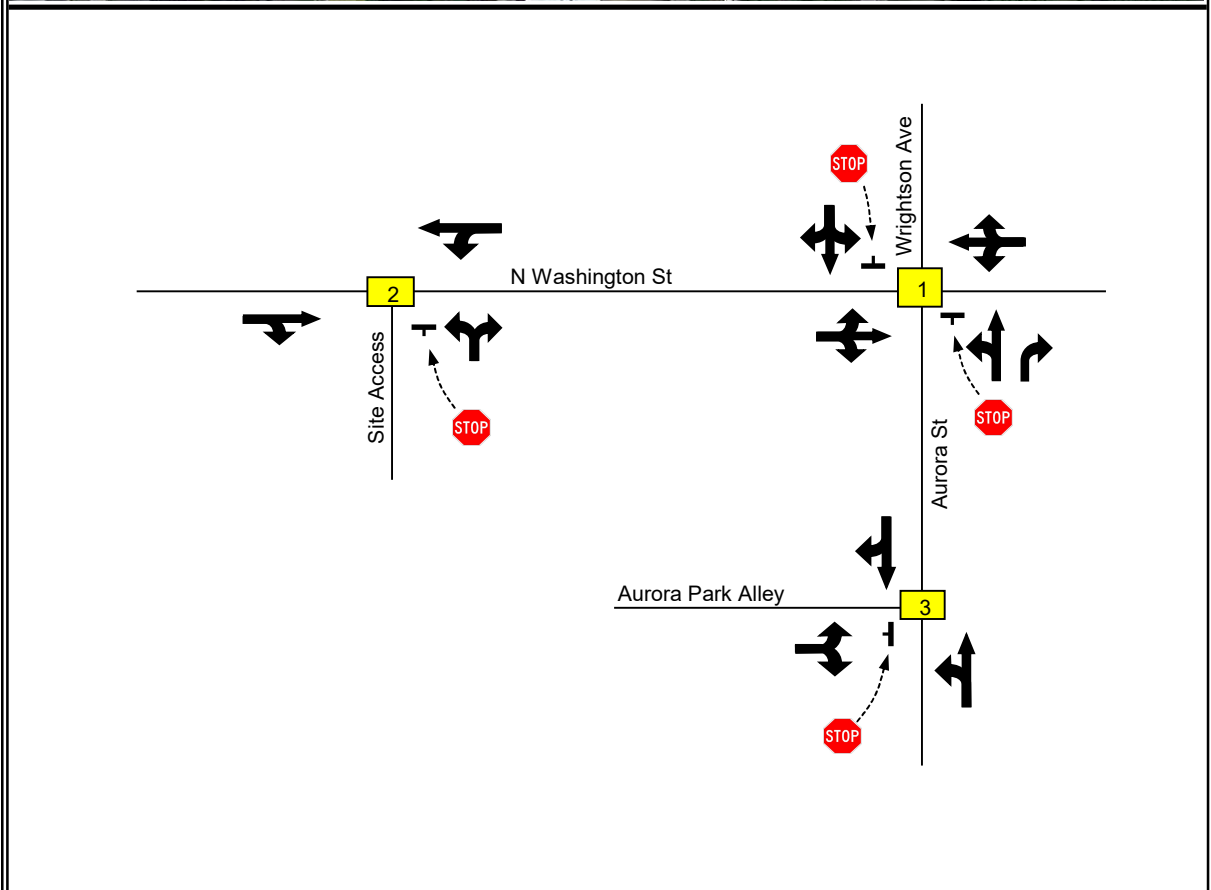
- North Washington Street– a two-lane roadway with a posted speed limit of 25 MPH in the vicinity of the site.
- Aurora Street – a two-lane roadway with a posted speed limit of 25 MPH in the vicinity of the site.
- Wrightson Avenue – a two-lane roadway with a posted speed limit of 25 MPH in the vicinity of the site.
- Aurora Park Alley – an unmarked roadway with no posted speed limit signs.

2.2 Existing Lane Configurations

The Lane Use & Traffic Control Devices are shown on **Exhibit 2**.

2.3 Existing Traffic Counts

Peak hour turning movement counts were conducted Thursday, May 30, 2024 and Saturday, June 1, 2024. The results of the turning movements counts are shown on **Exhibit 3** and represent existing traffic volumes for the purposes of this study.



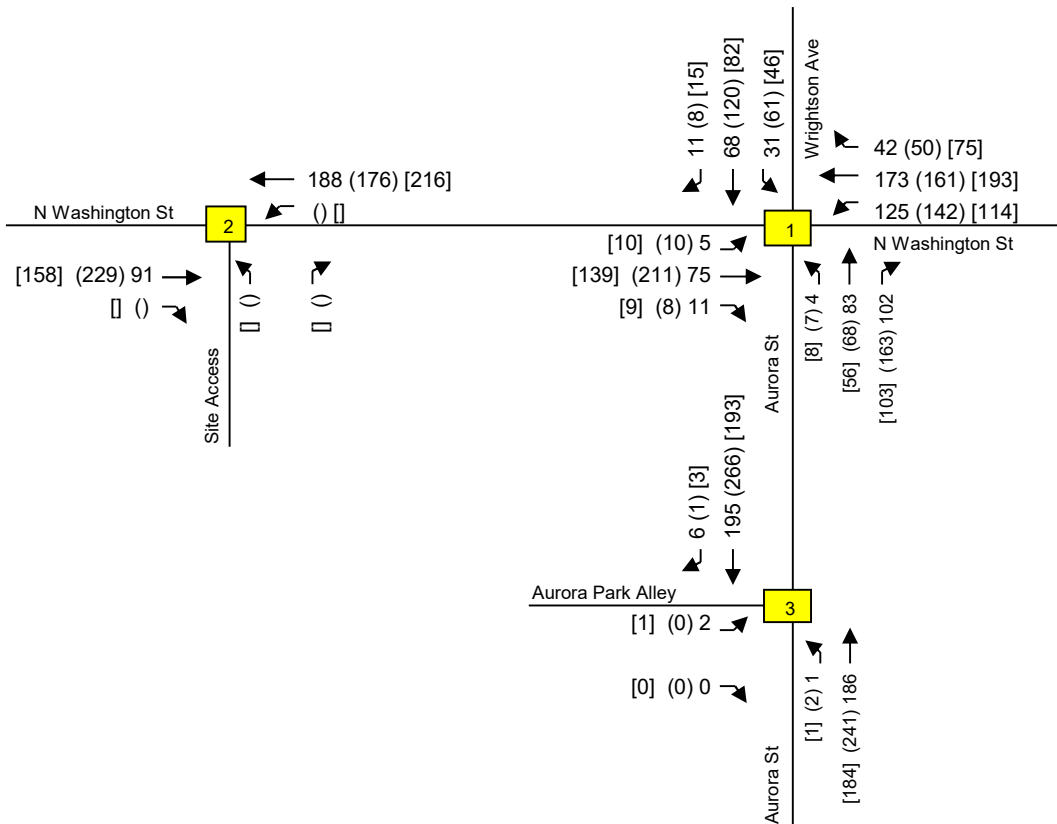
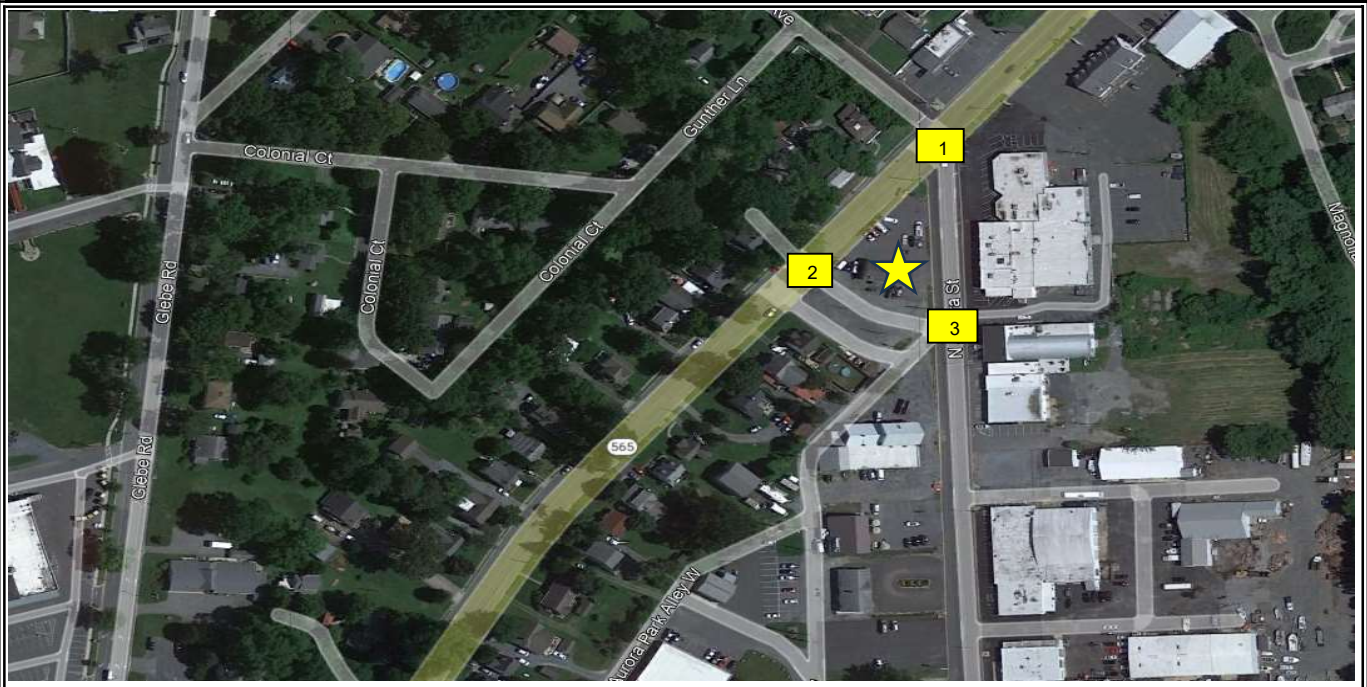
Traffic Impact Analysis



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Existing Lane Use & Traffic Control Devices

Exhibit 2



Traffic Impact Analysis



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Existing Peak Hour Volumes

Key: xx = AM Pk (xx) = PM Pk [xx] = Sat Pk

Exhibit 3

Section 3 Background Conditions

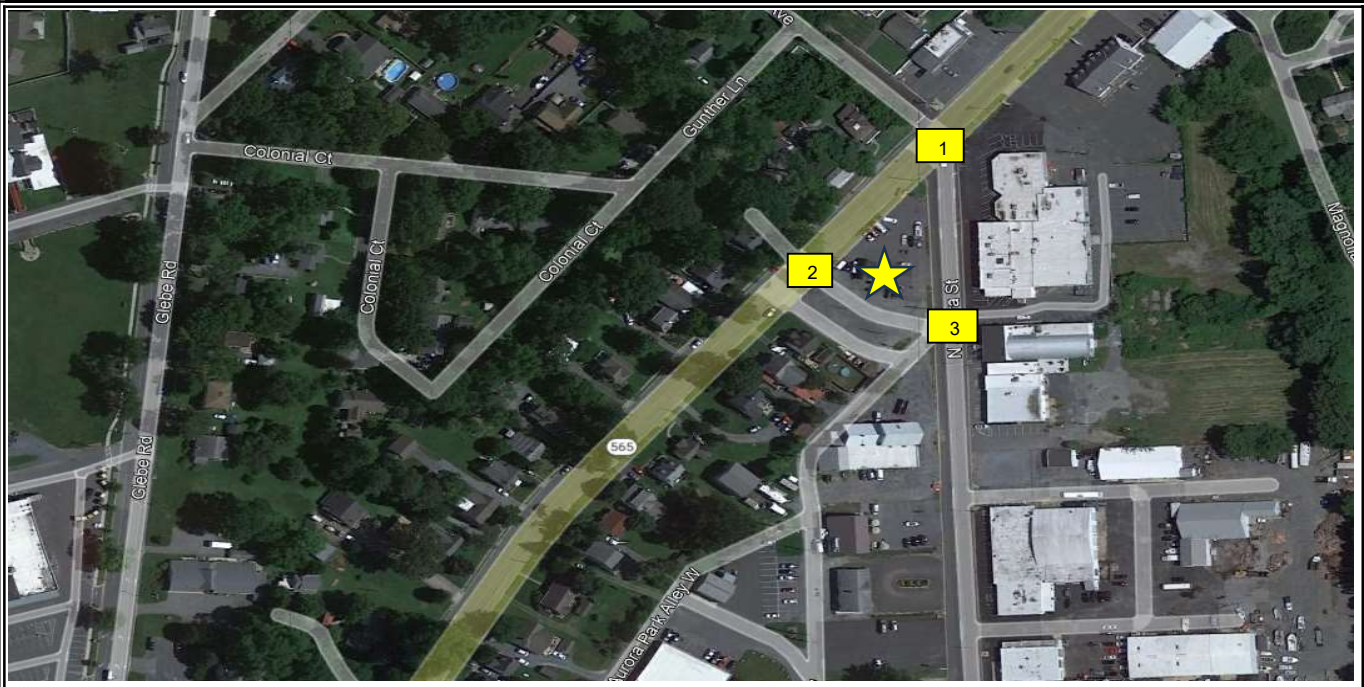
3.1 Annual Growth

The Maryland Department of Transportation State Highway Administration's Average Daily Traffic Volumes (ADT's) have been reviewed for the past ten years and it was determined that average yearly growth in the study area is negative. To provide a conservative analysis, a growth rate of 1.0% has been applied for 5 years to the existing peak hour volumes and the resulting base peak hour volumes are shown on **Exhibit 4**.

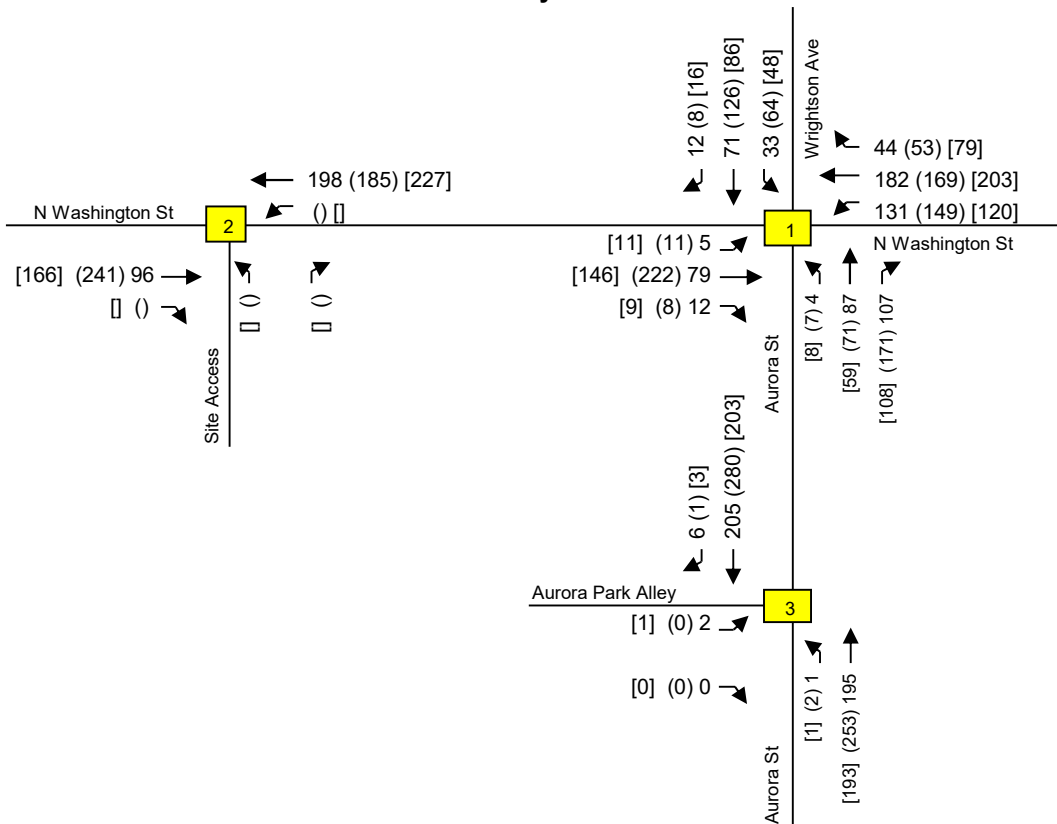
3.2 Approved Background Developments

No background developments were identified in the vicinity of the proposed site. Therefore, the volumes shown on Exhibit 4 represent the background peak hour volumes for the study intersections.

The results of the CLV and HCM analyses for the Background Conditions are shown on Exhibits 8 and 9.



**1 % Growth
5 Year Study Period**



Traffic Impact Analysis



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**Background
Peak Hour Volumes**

Key: xx = AM Pk (xx) = PM Pk [xx] = Sat Pk

**Exhibit
4**

Section 4 Projected Conditions with Site

4.1 Site Trip Generation

The site is proposed to be redeveloped with 16 multi-family low-rise units. Access to the site will be provided via North Washington Street.

The trip generation for the proposed development is detailed on **Exhibit 5**. Trip generation rates were obtained from the ITE Trip Generation Manual, 11th Edition.

4.2 Site Trip Distribution & Trip Assignment

The trip distribution and assignment for the proposed site is shown on **Exhibit 6**.

4.3 Total Traffic Volumes

The Total Peak Hour Volumes are shown on **Exhibit 7**.

4.4 Projected Level of Service

The total peak hour traffic volumes shown on Exhibit 7 were evaluated using the CLV methodology per MDOT SHA Guidelines. The results of the CLV analysis are shown on **Exhibit 8** and indicate that all intersections operate at LOS A under total conditions. Per The Town of Easton's Guidelines, the study intersections were also evaluated using the HCM methodology. The results of the HCM analysis are shown on **Exhibit 9** and indicate that all study intersections operate at an overall LOS D or better. It should be noted that the southbound approach of Wrightson Avenue at Intersection #1 does operate with some delay during the PM Peak Hour. However, no additional traffic is added to this movement as a result of the proposed site. Additionally, the proposed site has a negligible impact on this movement with an increase in delay of only two seconds between Background and Total Conditions.

Trip Generation Rates

Multifamily Housing, Low-Rise (ITE-220, Units) [Not Close to Rail Transit]

Morning Trips = 0.40 x Units
 Evening Trips = 0.51 x Units
 Midday Sat. Trips = 0.41 x Units

Trip Distribution (In/Out)

24/76
 63/37
 50/50

Trip Generation Totals

		AM Peak			PM Peak			Midday Sat.		
		In	Out	Total	In	Out	Total	In	Out	Total
Multifamily Housing, Low-Rise (ITE-220, Units)	16 units	1	5	6	5	3	8	3	4	7

NOTE: Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition

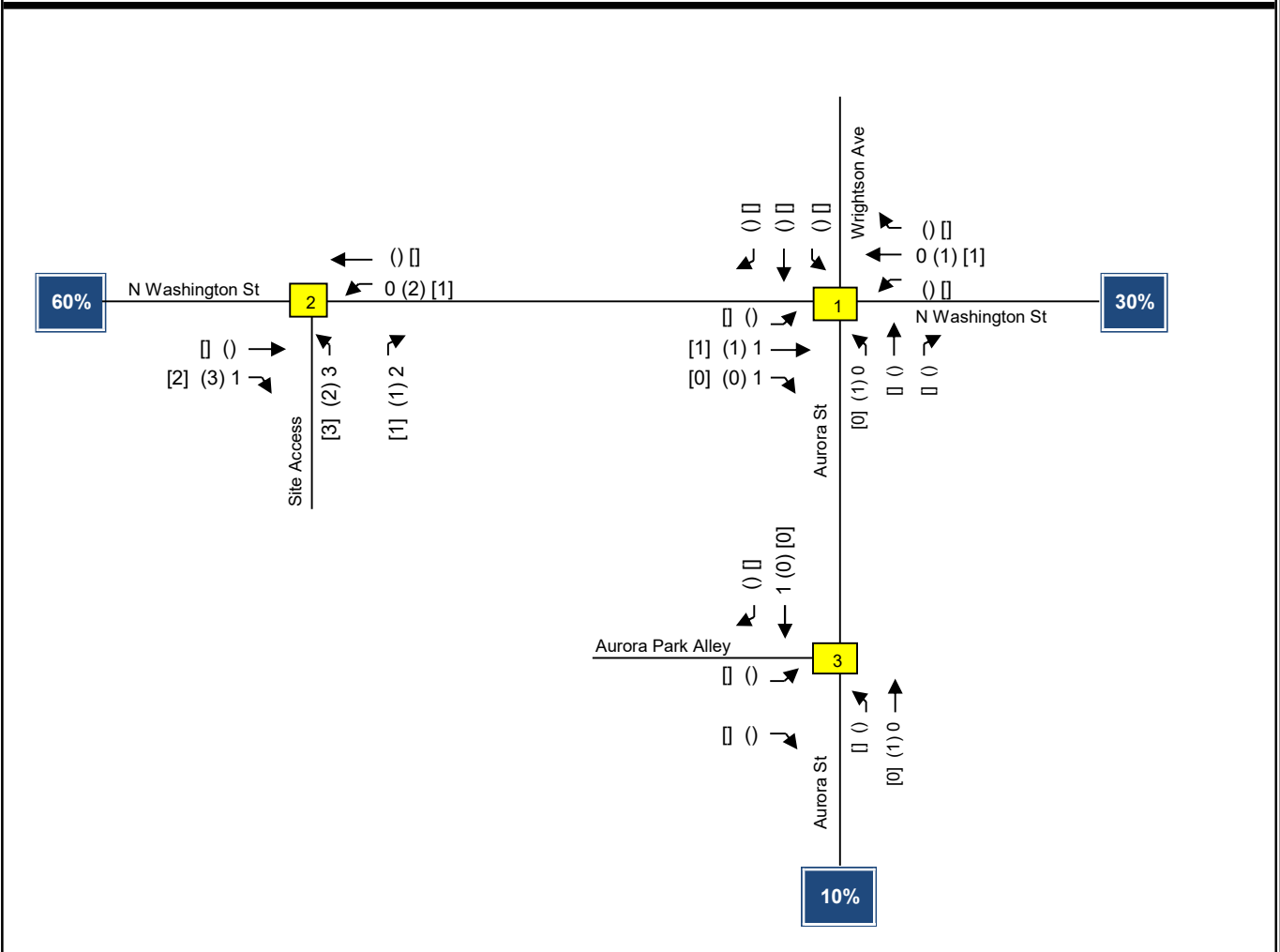
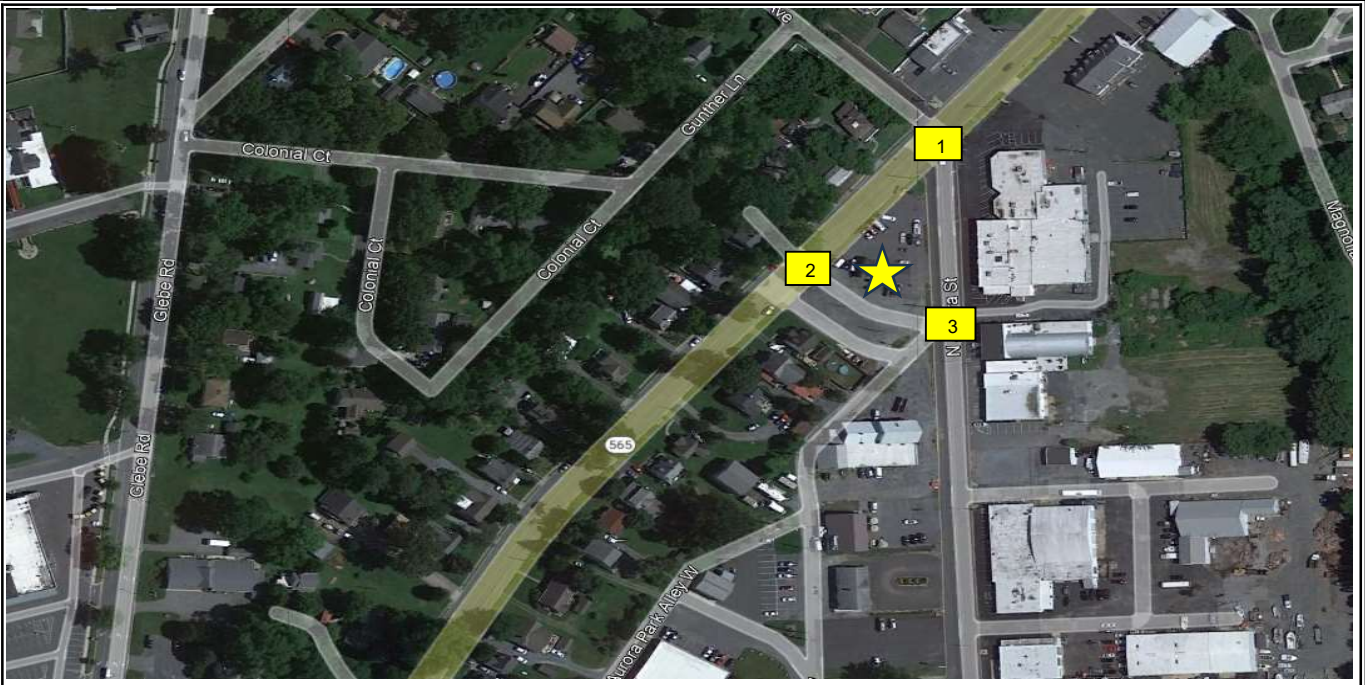
Traffic Impact Analysis



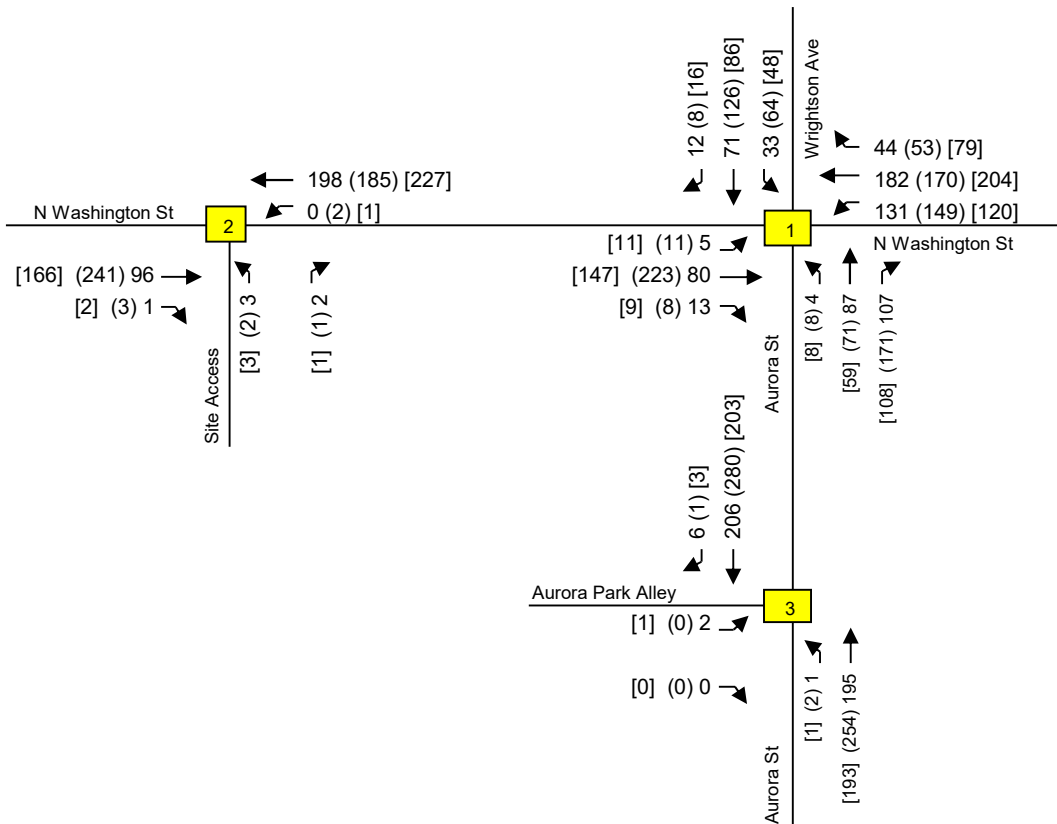
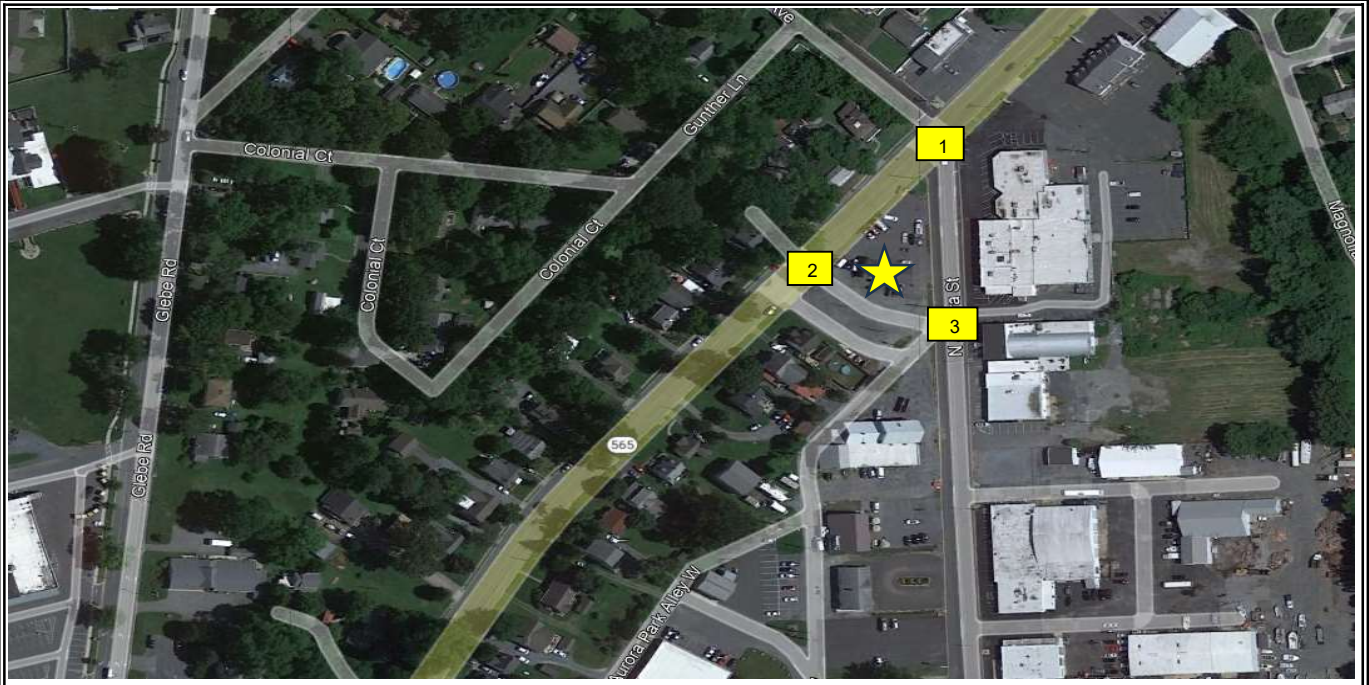
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Trip Generation for
 Site

**Exhibit
 5**



Traffic Impact Analysis LENHART TRAFFIC CONSULTING, INC. 645 BALTIMORE ANNAPOLIS BLVD, SUITE 214 SEVERNA PARK, MD 21146 www.lenharttraffic.com	Site Trip Assignment Key: xx = AM Pk (xx) = PM Pk [xx] = Sat Pk	Exhibit 6
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Traffic Impact Analysis



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Total Peak Hour Volumes

Key: xx = AM Pk (xx) = PM Pk [xx] = Sat Pk

Exhibit 7

Level-of-Service Results

Morning Peak Hour	Existing CLV	Background CLV	Total CLV
1). N Washington St & Aurora St	A / 476	A / 499	A / 499
2). N Washington St & Site Access	--	--	A / 203
3). Aurora St & Aurora Park Alley	A / 204	A / 214	A / 215
Evening Peak Hour	Existing CLV	Background CLV	Total CLV
1). N Washington St & Aurora St	A / 762	A / 800	A / 802
2). N Washington St & Site Access	--	--	A / 249
3). Aurora St & Aurora Park Alley	A / 269	A / 283	A / 283
Sat. Midday Peak Hour	Existing CLV	Background CLV	Total CLV
1). N Washington St & Aurora St	A / 559	A / 588	A / 589
2). N Washington St & Site Access	--	--	A / 232
3). Aurora St & Aurora Park Alley	A / 198	A / 208	A / 208

Traffic Impact Analysis



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Results of CLV
Level-of-Service Analyses

**Exhibit
8**

Level-of-Service Results

Morning Peak Hour	Existing LOS	Background LOS	Total LOS
1). North Washington Street & Aurora Street Eastbound Left/Thru/Right Westbound Left/Thru/Right Northbound Left/Thru Northbound Right Southbound Left/Thru/Right	A / 8.3 sec. 0.4 seconds 3.3 seconds 18.0 seconds 9.2 seconds 21.7 seconds	A / 8.8 sec. 0.4 seconds 3.3 seconds 19.0 seconds 9.2 seconds 23.9 seconds	A / 8.8 sec. 0.4 seconds 3.3 seconds 19.1 seconds 9.3 seconds 24.0 seconds
2). North Washington Street & Site Access Eastbound Left/Right Westbound Left/Thru Northbound Left/Thru	Future Intersection	Future Intersection	A / 0.2 sec. 0.0 seconds 0.0 seconds 9.8 seconds
3). Aurora Street & Aurora Park Alley Eastbound Left/Right Northbound Thru/Left Southbound Thru/Right	A / 0.1 sec. 11.1 seconds 0.0 seconds 0.0 seconds	A / 0.1 sec. 11.3 seconds 0.0 seconds 0.0 seconds	A / 0.1 sec. 11.3 seconds 0.0 seconds 0.0 seconds
Evening Peak Hour	Existing LOS	Background LOS	Total LOS
1). North Washington Street & Aurora Street Eastbound Left/Thru/Right Westbound Left/Thru/Right Northbound Left/Thru Northbound Right Southbound Left/Thru/Right	C / 23.9 sec. 0.4 seconds 3.9 seconds 24.6 seconds 10.7 seconds 101.0 seconds	D / 34.5 sec. 0.4 seconds 4.0 seconds 27.4 seconds 10.9 seconds 155.9 seconds	D / 34.7 sec. 0.4 seconds 4.0 seconds 27.9 seconds 10.9 seconds 157.5 seconds
2). North Washington Street & Site Access Eastbound Left/Right Westbound Left/Thru Northbound Left/Thru	Future Intersection	Future Intersection	A / 0.1 sec. 0.0 seconds 0.1 seconds 10.9 seconds
3). Aurora Street & Aurora Park Alley Eastbound Left/Right Northbound Thru/Left Southbound Thru/Right	A / 0.0 sec. 0 seconds 0.1 seconds 0.0 seconds	A / 0.0 sec. 0.0 seconds 0.1 seconds 0.0 seconds	A / 0.0 sec. 0.0 seconds 0.1 seconds 0.0 seconds
Sat. Midday Peak Hour	Existing LOS	Background LOS	Total LOS
1). North Washington Street & Aurora Street Eastbound Left/Thru/Right Westbound Left/Thru/Right Northbound Left/Thru Northbound Right Southbound Left/Thru/Right	A / 9.2 sec. 0.6 seconds 2.9 seconds 20.1 seconds 9.6 seconds 30.4 seconds	B / 10.2 sec. 0.6 seconds 2.9 seconds 21.5 seconds 9.7 seconds 35.8 seconds	B / 10.2 sec. 0.6 seconds 2.9 seconds 21.6 seconds 9.7 seconds 36.0 seconds
2). North Washington Street & Site Access Eastbound Left/Right Westbound Left/Thru Northbound Left/Thru	Future Intersection	Future Intersection	A / 0.1 sec. 0.0 seconds 0.0 seconds 10.7 seconds
3). Aurora Street & Aurora Park Alley Eastbound Left/Right Northbound Thru/Left Southbound Thru/Right	A / 0.0 sec. 11.1 seconds 0.0 seconds 0.0 seconds	A / 0.0 sec. 11.2 seconds 0.0 seconds 0.0 seconds	A / 0.0 sec. 11.2 seconds 0.0 seconds 0.0 seconds

Traffic Impact Analysis



Results of HCM
Level-of-Service Analyses

**Exhibit
9**

Section 5 Conclusions / Recommendations

5.1 Results of Analyses

This Traffic Impact Analysis (TIA) has been prepared for the proposed redevelopment of the property located at 350 North Washington Street, located in Easton, Maryland. The site is proposed to be redeveloped with 16 multi-family low-rise units. Access to the site will be provided along North Washington Street.

Based on the analyses contained in this report:

- Using the CLV methodology as required by MDOT SHA Guidelines, all study intersections operate at LOS A under Existing, Background, and Total Conditions. Per MDOT SHA's Access Permits Manual, all study intersections must operate at LOS D or better to be considered adequate. Given each of the study intersections operate at LOS A, all study intersections are considered to operate adequately.
- Using the HCM methodology as required per The Town of Easton's Guidelines, all study intersections operate with an overall LOS D or better under Existing, Background, and Total Conditions. Additionally, the Level-of-Service at all intersections and individual movements at intersections remains unchanged between Background and Total Conditions. Therefore, it can be concluded that the site has a negligible impact and Level-of-Service does not degrade as a result of the proposed site.

In light of the findings contained in this report, it is recommended that the proposed development is approved.

Appendix A

Supplemental Information
Turning Movement Counts

From: [mlenhart](#)
To: ["Rick Van Emburgh"](#); [Richard Baker \(SHA\)](#); [Henry Dierker](#)
Cc: [Nick Driban](#); [Ryan Wingate](#); [Zach Wingate](#); [Brett Ewing](#)
Subject: Scoping Request for TIS - 350 North Washington Street, Easton
Date: Tuesday, May 28, 2024 5:55:40 PM
Attachments: [2024-04-30-EXHIBIT-210051.pdf](#)
[image001.png](#)
[Traffic Impact Study Scoping Exhibits.pdf](#)

Hi Rick,

I am writing to confirm the scope of the study including the study intersections. I've also cc'd Rich Baker with SHA for his feedback and concurrence.

1. The site plan is attached. The site is 18 multifamily dwelling units with access to North Washington Street (MD 565) and N. Aurora Street.
2. I've attached a trip generation analysis. The site only generates 7 AM, and 10 PM peak hour trips. The SHA does not require a traffic study for sites that generate fewer than 50 peak hour trips, therefore a Traffic Impact Study should not be required for SHA purposes.
3. This should be a simple study, but please confirm the study intersections as we are collecting counts before school gets out.

Thanks,
Mike

Mike Lenhart, P.E., PTOE
President

Office: [\(410\) 216-3333](tel:4102163333) (Ext. 1)
Mobile: [\(410\) 980-2367](tel:4109802367)

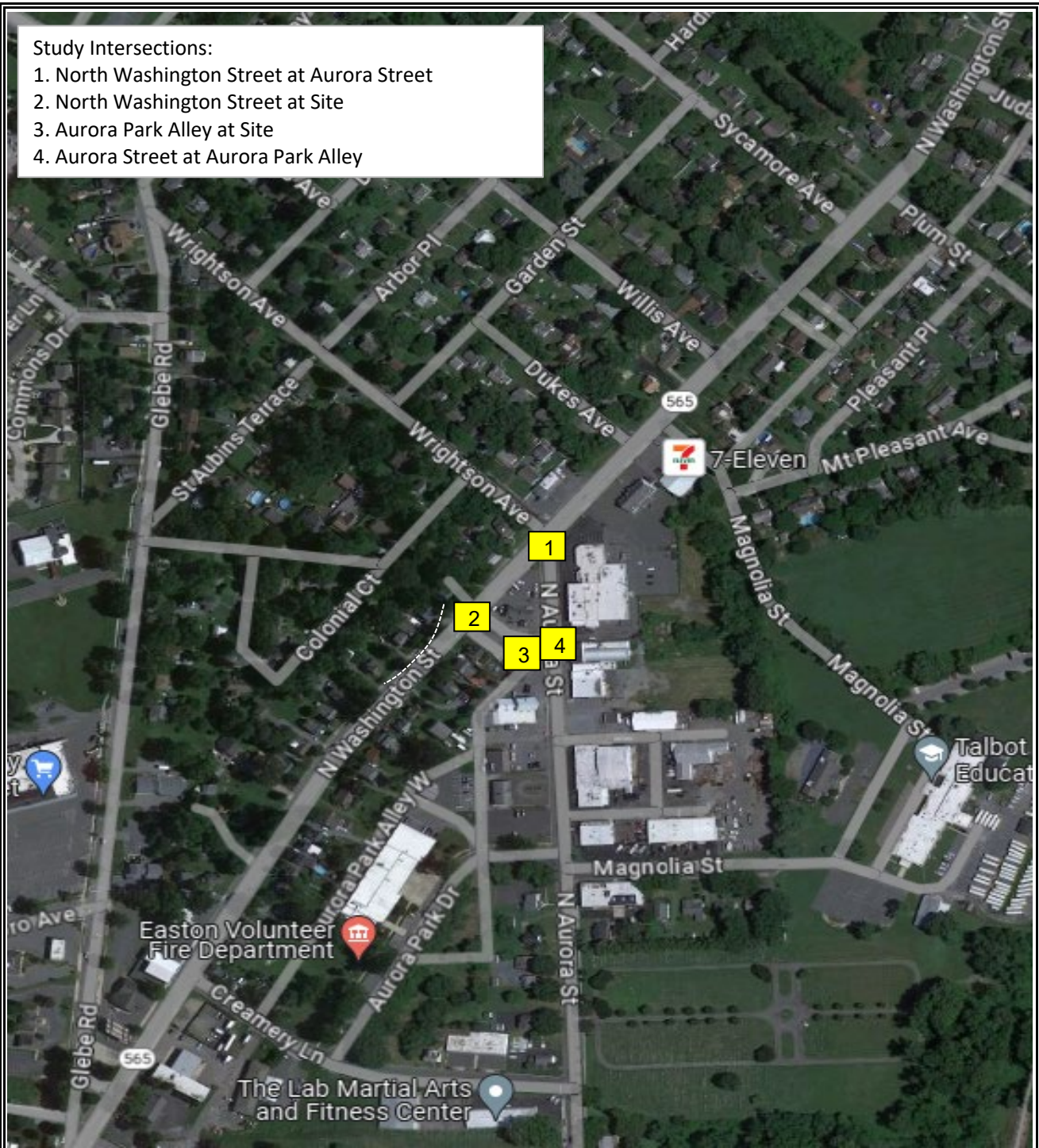


LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BOULEVARD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

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Study Intersections:

1. North Washington Street at Aurora Street
2. North Washington Street at Site
3. Aurora Park Alley at Site
4. Aurora Street at Aurora Park Alley



Trip Generation Memo

Site Location
Map

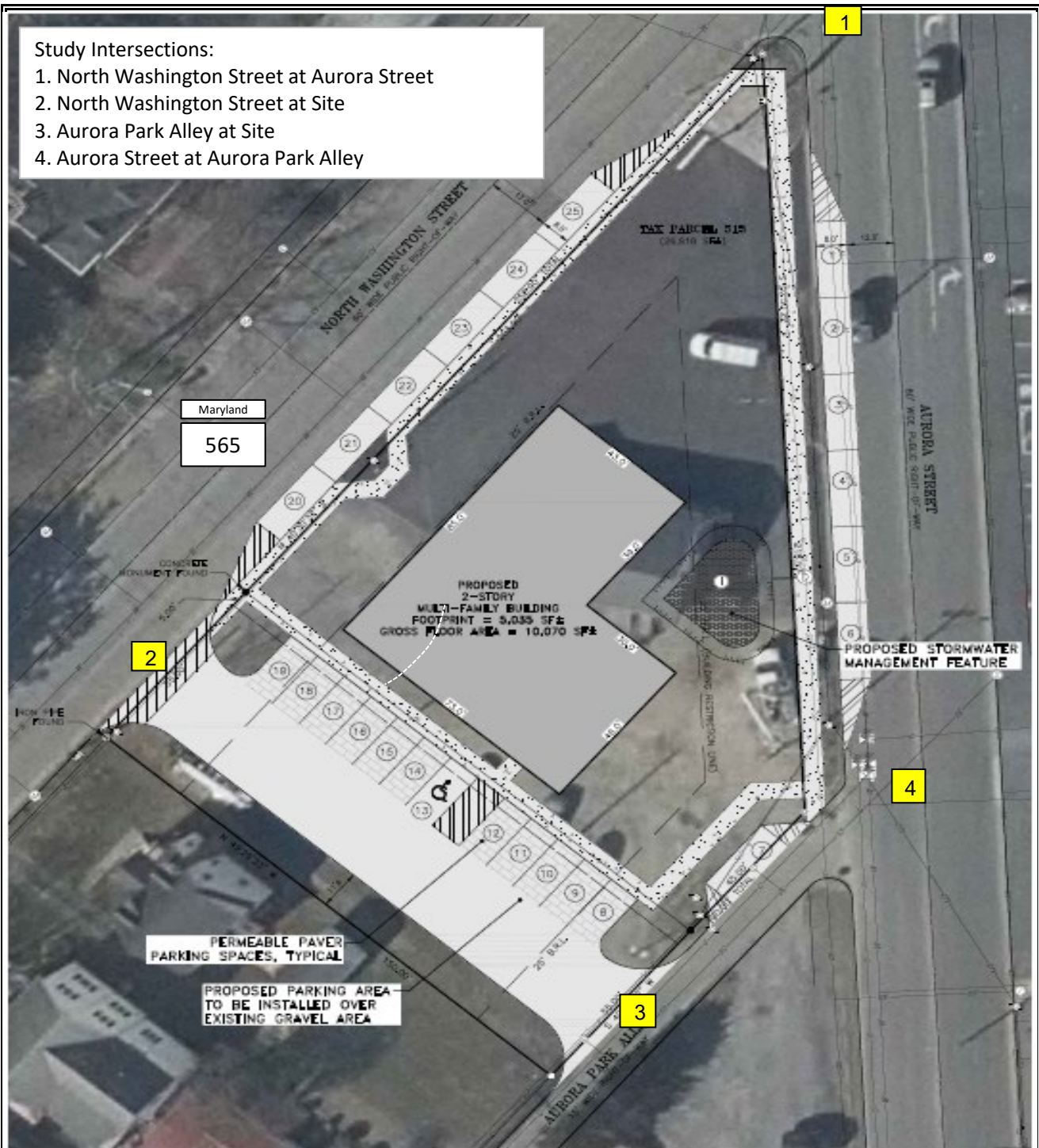
**Exhibit
1a**



LENHART TRAFFIC CONSULTING, INC.
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Study Intersections:

1. North Washington Street at Aurora Street
2. North Washington Street at Site
3. Aurora Park Alley at Site
4. Aurora Street at Aurora Park Alley



Trip Generation Memo

Site Plan

**Exhibit
1b**

LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
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Trip Generation Rates

Multifamily Housing, Low-Rise (ITE-220, Units) [Not Close to Rail Transit]

Morning Trips = 0.40 x Units

Evening Trips = 0.51 x Units

Trip Distribution (In/Out)

24/76

63/37

Trip Generation Totals

			AM Peak			PM Peak		
			In	Out	Total	In	Out	Total
LU Code 210	Multifamily Housing, Low-Rise (ITE-220, Units)	18 units	2	5	7	6	3	9

NOTE: Trip Generation Rates obtained from the ITE Trip Generation Manual, 11th Edition

Traffic Impact Analysis

Trip Generation for
Site

**Exhibit
2**



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
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		Weekday Morning Peak Hour (6:30 am - 9:30 am)																			
		Aurora St Northbound					Wrightson Ave Southbound					N Washington St Eastbound					N Washington St Westbound				
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
6:30-6:45	0	0	19	19	0	0	1	6	1	0	0	1	17	1	0	0	18	25	10	0	118
6:45-7:00	0	0	21	19	0	0	5	12	2	0	0	0	11	1	0	0	22	31	8	0	132
7:00-7:15	0	0	8	17	0	0	2	13	2	0	0	2	14	1	0	0	20	18	10	1	107
7:15-7:30	0	1	10	17	0	0	2	13	0	0	0	1	16	1	0	0	18	31	8	0	118
7:30-7:45	0	0	16	28	0	0	3	15	2	0	0	2	15	3	0	0	34	38	13	0	169
7:45-8:00	0	1	34	29	0	0	8	12	0	1	0	0	20	4	0	0	38	55	7	0	208
8:00-8:15	0	1	18	25	0	0	12	22	6	0	0	2	20	1	0	0	28	40	12	0	187
8:15-8:30	0	2	15	20	0	0	8	19	3	0	0	1	20	3	0	0	25	40	10	0	166
8:30-8:45	0	1	18	17	0	0	10	15	0	2	0	2	14	2	0	0	23	36	8	0	146
8:45-9:00	0	3	16	23	0	0	10	17	2	0	0	2	24	2	0	0	26	47	9	0	181
9:00-9:15	0	2	24	19	0	0	10	17	2	0	0	0	19	2	0	0	23	32	10	0	160
9:15-9:30	0	0	20	19	0	0	8	23	2	0	0	2	28	0	0	0	28	35	4	0	169

Hourly Totals																									
6:30-7:30	0	1	58	72	0	0	10	44	5	0	0	4	58	4	0	0	78	105	36	1	476				
6:45-7:45	0	1	55	81	0	0	12	53	6	0	0	5	56	6	0	0	94	118	39	1	527				
7:00-8:00	0	2	68	91	0	0	15	53	4	1	0	5	65	9	0	0	110	142	38	1	604				
7:15-8:15	0	3	78	99	0	0	25	62	8	1	0	5	71	9	0	0	118	164	40	0	683				
7:30-8:30	0	4	83	102	0	0	31	68	11	1	0	5	75	11	0	0	125	173	42	0	731				
7:45-8:45	0	5	85	91	0	0	38	68	9	3	0	5	74	10	0	0	114	171	37	0	710				
8:00-9:00	0	7	67	85	0	0	40	73	11	2	0	7	78	8	0	0	102	163	39	0	682				
8:15-9:15	0	8	73	79	0	0	38	68	7	2	0	5	77	9	0	0	97	155	37	0	655				
8:30-9:30	0	6	78	78	0	0	38	72	6	2	0	6	85	6	0	0	100	150	31	0	658				
AM					Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total				
7:30-8:30	0	4	83	102	0	0	31	68	11	1	0	5	75	11	0	0	125	173	42	0	731				

	Weekday Evening Peak Hour (4 pm - 7 pm)																				
	Aurora St Northbound					Wrightson Ave Southbound					N Washington St Eastbound					N Washington St Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	4	13	34	1	0	11	26	4	0	0	3	67	3	0	0	32	39	13	0	249
4:15-4:30	0	1	17	47	0	0	15	28	1	0	0	1	54	4	0	0	30	38	9	0	245
4:30-4:45	0	3	25	44	0	0	12	27	1	0	0	5	63	2	0	0	40	30	16	0	268
4:45-5:00	0	1	17	30	1	0	20	29	3	0	0	2	50	1	0	0	37	44	14	0	248
5:00-5:15	0	2	9	42	0	0	14	36	3	3	0	2	44	1	0	0	35	49	11	0	248
5:15-5:30	0	0	15	26	0	1	18	30	1	2	0	0	52	1	0	0	40	35	12	5	231
5:30-5:45	0	2	18	22	0	1	10	10	2	0	0	0	42	3	0	0	36	40	19	0	205
5:45-6:00	0	2	8	35	1	0	12	17	1	0	0	1	26	2	0	0	28	28	11	0	171
6:00-6:15	0	0	5	26	0	0	14	17	1	0	0	5	34	3	0	0	27	27	8	0	167
6:15-6:30	0	2	7	12	0	0	12	16	1	1	0	2	30	0	0	0	20	17	17	0	136
6:30-6:45	0	2	9	21	0	0	17	17	0	0	0	1	22	2	0	0	19	25	10	0	145
6:45-7:00	0	2	17	18	1	0	9	9	0	2	0	1	23	3	0	0	19	31	10	0	142

Hourly Totals																					
4:00-5:00	0	9	72	155	2	0	58	110	9	0	0	11	234	10	0	0	139	151	52	0	1012
4:15-5:15	0	7	68	163	1	0	61	120	8	3	0	10	211	8	0	0	142	161	50	0	1013
4:30-5:30	0	6	66	142	1	1	64	122	8	5	0	9	209	5	0	0	152	158	53	5	1006
4:45-5:45	0	5	59	120	1	2	62	105	9	5	0	4	188	6	0	0	148	168	56	5	943
5:00-6:00	0	6	50	125	1	2	54	93	7	5	0	3	164	7	0	0	139	152	53	5	866
5:15-6:15	0	4	46	109	1	2	54	74	5	2	0	6	154	9	0	0	131	130	50	5	782
5:30-6:30	0	6	38	95	1	1	48	60	5	1	0	8	132	8	0	0	111	112	55	0	681
5:45-6:45	0	6	29	94	1	0	55	67	3	1	0	9	112	7	0	0	94	97	46	0	621
6:00-7:00	0	6	38	77	1	0	52	59	2	3	0	9	109	8	0	0	85	100	45	0	594
PM	Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:15-5:15	0	7	68	163	1	0	61	120	8	3	0	10	211	8	0	0	142	161	50	0	1013

Peak Hour
Turning Movement Count



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: N Washington St & Aurora St
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, May 30, 2024
Jurisdiction: Talbot County

Weekend Peak Hour (10:00 am - 3:00 pm)																				
Time:	Aurora St Northbound					Wrightson Ave Southbound					N Washington St Eastbound					N Washington St Westbound				
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds
10:00-10:15	0	0	21	22	0	0	15	14	2	0	0	3	19	2	0	0	31	40	10	2
10:15-10:30	0	5	13	27	0	0	17	19	3	0	0	2	30	1	0	0	25	40	14	0
10:30-10:45	0	5	12	20	0	0	12	15	1	1	0	5	33	2	2	0	32	35	19	0
10:45-11:00	0	2	11	21	1	0	8	23	1	0	0	5	35	4	1	0	24	48	16	0
11:00-11:15	0	1	24	24	1	0	8	17	0	0	0	2	25	4	1	0	31	51	17	0
11:15-11:30	0	1	16	25	1	0	12	24	1	0	0	4	42	4	0	0	30	38	16	0
11:30-11:45	0	1	19	30	1	0	7	17	3	1	0	2	23	3	0	0	20	33	10	0
11:45-12:00	0	3	14	30	0	0	13	19	3	0	0	5	38	3	0	0	21	33	10	1
12:00-12:15	0	2	11	22	0	0	9	20	3	1	0	2	32	0	0	0	36	65	35	1
12:15-12:30	0	2	15	29	0	0	9	16	3	0	0	1	33	4	0	0	34	53	14	0
12:30-12:45	0	1	16	22	0	0	15	27	6	4	0	2	36	2	0	0	23	42	16	0
12:45-1:00	0	2	15	22	0	0	10	17	3	0	0	3	30	1	0	0	27	29	12	0
1:00-1:15	0	2	15	33	0	0	14	23	1	0	0	3	31	3	1	0	18	30	11	0
1:15-1:30	0	1	15	33	0	0	9	24	3	0	0	3	26	1	0	0	22	39	13	0
1:30-1:45	0	2	18	27	0	0	16	15	2	0	0	2	18	3	0	0	21	26	10	0
1:45-2:00	0	0	10	27	0	0	16	22	2	0	0	1	44	2	0	0	21	26	12	0
2:00-2:15	0	3	14	19	0	0	9	11	1	0	0	2	18	1	0	0	20	32	14	0
2:15-2:30	0	1	5	26	0	0	10	13	2	1	0	1	32	2	0	0	22	28	7	0
2:30-2:45	0	2	17	20	0	0	10	14	5	0	0	2	36	1	0	0	20	39	15	0
2:45-3:00	0	0	18	22	0	0	15	17	0	1	0	1	24	1	0	0	27	33	11	0

Hourly Totals																				
10:00-11:00	0	12	57	90	1	0	52	71	7	1	0	15	117	9	3	0	112	163	59	2
10:15-11:15	0	13	60	92	2	0	45	74	5	1	0	14	123	11	4	0	112	174	66	0
10:30-11:30	0	9	63	90	3	0	40	79	3	1	0	16	135	14	4	0	117	172	68	0
10:45-11:45	0	5	70	100	4	0	35	81	5	1	0	13	125	15	2	0	105	170	59	0
11:00-12:00	0	6	73	109	3	0	40	77	7	1	0	13	128	14	1	0	102	155	53	1
11:15-12:15	0	7	60	107	2	0	41	80	10	2	0	13	135	10	0	0	107	169	71	2
11:30-12:30	0	8	59	111	1	0	38	72	12	2	0	10	126	10	0	0	111	184	69	2
11:45-12:45	0	8	56	103	0	0	46	82	15	5	0	10	139	9	0	0	114	193	75	2
12:00-1:00	0	7	57	95	0	0	43	80	15	5	0	8	131	7	0	0	120	189	77	1
12:15-1:15	0	7	61	106	0	0	48	83	13	4	0	9	130	10	1	0	102	154	53	0
12:30-1:30	0	6	61	110	0	0	48	91	13	4	0	11	123	7	1	0	90	140	52	0
12:45-1:45	0	7	63	115	0	0	49	79	9	0	0	11	105	8	1	0	88	124	46	0
1:00-2:00	0	5	58	120	0	0	55	84	8	0	0	9	119	9	1	0	82	121	46	0
1:15-2:15	0	6	57	106	0	0	50	72	8	0	0	8	106	7	0	0	84	123	49	0
1:30-2:30	0	6	47	99	0	0	51	61	7	1	0	6	112	8	0	0	84	112	43	0
1:45-2:45	0	6	46	92	0	0	45	60	10	1	0	6	130	6	0	0	83	125	48	0
2:00-3:00	0	6	54	87	0	0	44	55	8	2	0	6	110	5	0	0	89	132	47	0
PM																				
Northbound					Southbound					Eastbound					Westbound					Total
U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	
11:45-12:45	0	8	56	103	0	0	46	82	15	5	0	10	139	9	0	0	114	193	75	2

Peak Hour
Turning Movement Count



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: N Washington St & Aurora St
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Saturday, June 1, 2024
County: Talbot County

	Weekday Morning Peak Hour (6:30 am - 9:30 am)																					
	Aurora St Northbound					Aurora St Southbound					Aurora Park Alley Eastbound					N/A Westbound						
	Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right		Peds
6:30-6:45	0	0	42		0	0		25	0	0	0	0	0		0	0						67
6:45-7:00	0	0	38		0	0		34	1	0	0	0	0		0	0						73
7:00-7:15	0	0	29		0	0		34	1	0	0	0	0		0	0						64
7:15-7:30	0	1	30		0	0		33	0	0	0	0	0		0	0						64
7:30-7:45	0	0	43		0	0		51	2	0	0	0	1		0	1						98
7:45-8:00	0	0	65		0	0		53	0	1	0	0	1		0	0						121
8:00-8:15	0	0	41		0	0		48	1	0	0	0	0		0	0						92
8:15-8:30	0	1	37		0	0		43	3	0	0	0	0		0	0						86
8:30-8:45	0	0	38		0	0		42	0	2	0	0	0		0	0						81
8:45-9:00	0	1	43		0	0		46	0	0	0	0	0		0	0						92
9:00-9:15	0	0	46		0	0		43	0	0	0	0	0		0	0						92
9:15-9:30	0	0	40		0	0		51	0	0	0	0	0		0	1						92

Hourly Totals																						
6:30-7:30	0	1	139	0	0	126	2	0	0	0	0	3								271		
6:45-7:45	0	1	140	0	0	152	4	0	0	1	0	4								303		
7:00-8:00	0	1	167	0	0	171	3	1	0	2	0	3								351		
7:15-8:15	0	1	179	0	0	185	3	1	0	2	0	2								378		
7:30-8:30	0	1	186	0	0	195	6	1	0	2	0	1								399		
7:45-8:45	0	1	181	0	0	186	4	3	0	1	0	0								383		
8:00-9:00	0	2	159	0	0	179	4	2	0	0	0	0								353		
8:15-9:15	0	2	164	0	0	174	3	2	0	0	0	1								354		
8:30-9:30	0	1	167	0	0	182	0	2	0	0	0	2								361		
AM		Northbound					Southbound					Eastbound					Westbound					
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total	
7:30-8:30	0	1	186		0	0		195	6	1	0	2		0	1						399	

	Weekday Evening Peak Hour (4 pm - 7 pm)																				
	Aurora St Northbound					Aurora St Southbound					Aurora Park Alley Eastbound					N/A Westbound					
Time:	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:00-4:15	0	0	49		0	1		60	0	2	0	0		0	0						112
4:15-4:30	0	0	68		0	0		57	1	0	0	0		0	0						127
4:30-4:45	1	0	68		0	0		66	0	0	0	0		0	0						135
4:45-5:00	0	1	49		0	0		68	0	0	0	0		0	0						119
5:00-5:15	0	0	56		0	0		75	0	0	0	0		0	0						131
5:15-5:30	0	0	38		0	0		69	0	0	0	1		1	0						110
5:30-5:45	1	0	45		0	0		47	2	0	0	0		0	0						95
5:45-6:00	0	0	44		0	0		47	0	0	0	1		0	0						92
6:00-6:15	0	0	32		0	0		48	0	0	0	0		0	0						80
6:15-6:30	0	0	20		0	0		35	0	0	0	0		0	0						55
6:30-6:45	0	0	32		0	0		38	0	0	0	1		0	0						72
6:45-7:00	0	0	35		0	0		32	0	0	0	0		0	0						67

Hourly Totals																					
4:00-5:00	1	1	234	0	1	251	1	2	0	0	0	0									495
4:15-5:15	1	1	241	0	0	266	1	0	0	0	0	0	0	0							513
4:30-5:30	1	1	211	0	0	278	0	0	0	1	1	0									496
4:45-5:45	1	1	188	0	0	259	2	0	0	1	1	0									456
5:00-6:00	1	0	183	0	0	238	2	0	0	2	1	0									429
5:15-6:15	1	0	159	0	0	211	2	0	0	2	1	0									377
5:30-6:30	1	0	141	0	0	177	2	0	0	1	0	1									323
5:45-6:45	0	0	128	0	0	168	0	0	0	2	0	1									300
6:00-7:00	0	0	119	0	0	153	0	0	0	1	0	1									275
PM	Northbound				Southbound				Eastbound				Westbound								
Peak Hour	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	Total
4:15-5:15	1	1	241		0	0		266	1	0	0	0		0	0						513

Peak Hour
Turning Movement Count



LENHART TRAFFIC CONSULTING, INC.
645 BALTIMORE ANNAPOLIS BLVD, SUITE 214
SEVERNA PARK, MD 21146
www.lenharttraffic.com

Intersection: Aurora St & Aurora Park Alley
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Thursday, May 30, 2024
Jurisdiction: Talbot County

Weekend Peak Hour (10:00 am - 3:00 pm)																				
Time:	Aurora St Northbound					Aurora St Southbound					Aurora Park Alley Eastbound					N/A Westbound				
	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds
10:00-10:15	1	0	44	0	0	0		52	0	0	0	0		0	0					
10:15-10:30	0	0	45	0	0	0		44	0	0	0	0		0	0					
10:30-10:45	0	0	38	0	0	0		48	0	2	0	0		1	0					
10:45-11:00	0	0	33	0	0	0		46	0	0	0	0		0	0					
11:00-11:15	0	0	47	0	1	0		49	1	0	0	0		0	0					
11:15-11:30	0	1	41	0	0	0		57	0	0	0	0		0	0					
11:30-11:45	0	0	49	0	0	0		51	0	0	0	1		0	0					
11:45-12:00	0	0	47	0	0	0		36	2	0	0	0		0	0					
12:00-12:15	0	0	37	0	0	0		58	0	0	0	0		0	0					
12:15-12:30	0	0	42	0	0	0		55	0	1	0	0		0	0					
12:30-12:45	0	0	39	0	0	0		52	0	0	0	0		0	0					
12:45-1:00	0	0	42	0	0	0		43	0	0	0	0		0	0					
1:00-1:15	0	0	47	0	0	0		45	1	0	0	1		0	0					
1:15-1:30	0	1	49	0	0	0		47	0	0	0	1		0	1					
1:30-1:45	0	0	44	0	0	0		41	1	0	0	0		0	0					
1:45-2:00	0	0	37	0	0	0		44	0	0	0	1		0	0					
2:00-2:15	0	0	36	1	0	0		33	0	1	0	0		0	0					
2:15-2:30	0	0	32	0	0	0		37	0	1	0	0		0	0					
2:30-2:45	0	0	40	0	0	0		35	0	0	0	0		0	0					
2:45-3:00	0	0	38	0	0	0		47	0	0	0	0		0	0					

Hourly Totals																				
10:00-11:00	1	0	160	0	0	0		190	0	2	0	0		1	0					
10:15-11:15	0	0	163	0	1	0		187	1	2	0	0		1	0					
10:30-11:30	0	1	159	0	1	0		200	1	2	0	0		1	0					
10:45-11:45	0	1	170	0	1	0		203	1	0	0	1		0	0					
11:00-12:00	0	1	184	0	1	0		193	3	0	0	1		0	0					
11:15-12:15	0	1	174	0	0	0		202	2	0	0	1		0	0					
11:30-12:30	0	0	175	0	0	0		200	2	1	0	1		0	0					
11:45-12:45	0	0	165	0	0	0		201	2	1	0	0		0	0					
12:00-1:00	0	0	160	0	0	0		208	0	1	0	0		0	0					
12:15-1:15	0	0	170	0	0	0		195	1	1	0	1		0	0					
12:30-1:30	0	1	177	0	0	0		187	1	0	0	2		0	1					
12:45-1:45	0	1	182	0	0	0		176	2	0	0	2		0	1					
1:00-2:00	0	1	177	0	0	0		177	2	0	0	3		0	1					
1:15-2:15	0	1	166	1	0	0		165	1	1	0	2		0	1					
1:30-2:30	0	0	149	1	0	0		155	1	2	0	1		0	0					
1:45-2:45	0	0	145	1	0	0		149	0	2	0	1		0	0					
2:00-3:00	0	0	146	1	0	0		152	0	2	0	0		0	0					
PM																				
Northbound					Southbound					Eastbound					Westbound					Total
U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	U-Turn	Left	Thru	Right	Peds	
11:00-12:00	0	1	184	0	1		193	3	0	0	1		0	0						386

Peak Hour
Turning Movement Count



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Intersection: Aurora St & Aurora Park Alley
Weather: Clear
Count by: Count Cam DSS
Count Day/Date: Saturday, June 1, 2024
County: Talbot County

TRAFFIC GROWTH PROJECTION

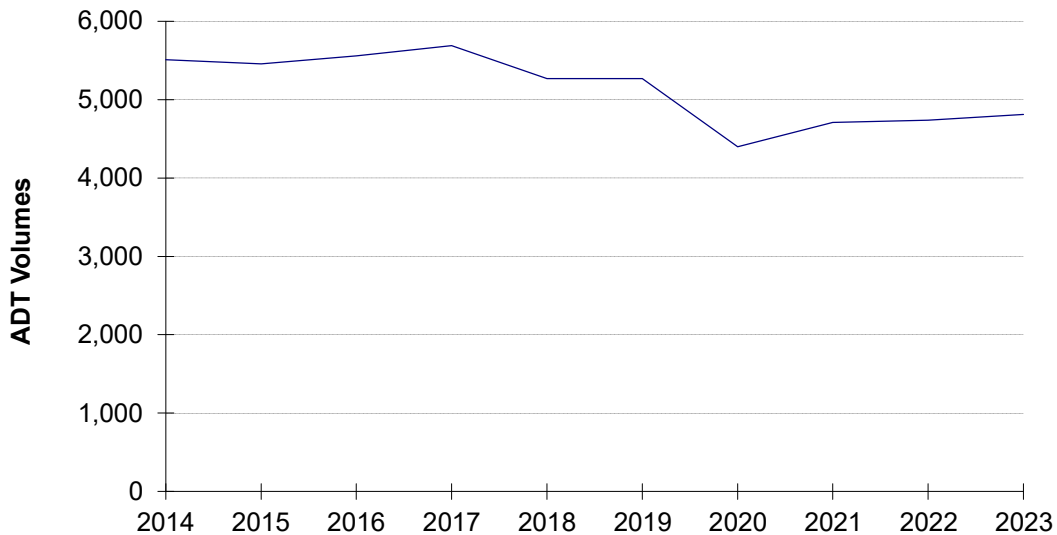
LOCATION: North Washington Street at Aurora Street

REPORT DATE: 07-Aug-24

AVERAGE GROWTH: -1.58%

MATHEMATICAL GROWTH: -1.68%

Year	ADT Volume	Vol. increase	% increase	Average %
2013	NO DATA AVAILABLE			
2014	5,512			
2015	5,460	-52	-0.94%	-0.94%
2016	5,561	101	1.85%	0.45%
2017	5,692	131	2.36%	1.09%
2018	5,270	-422	-7.41%	-1.04%
2019	5,271	1	0.02%	-0.83%
2020	4,402	-869	-16.49%	-4.12%
2021	4,710	-561	-10.64%	-2.46%
2022	4,741	31	0.66%	-2.02%
2023	4,812	71	1.50%	-1.58%



TRAFFIC GROWTH
North Washington Street at Aurora Street

Appendix B

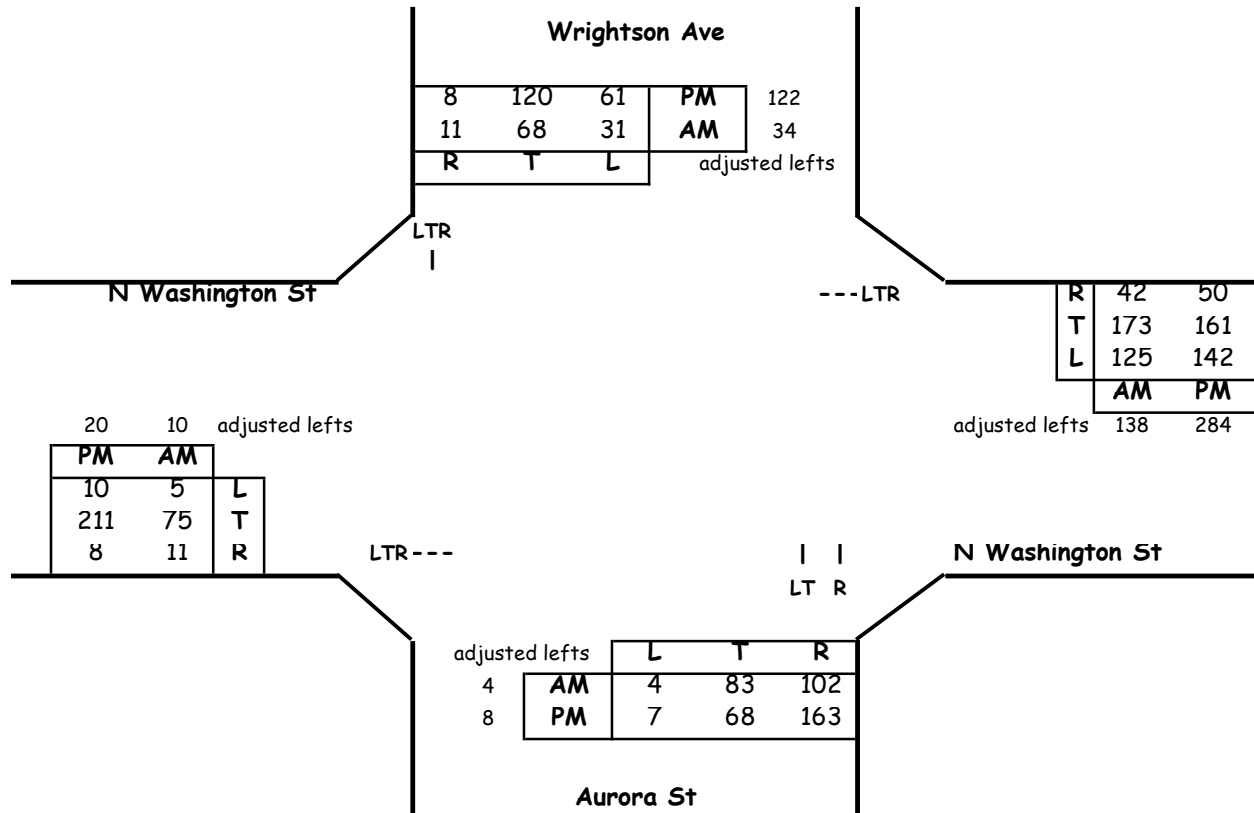
CLV Level of Service Worksheets

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Main Line: N Washington St
Minor Street: Aurora St
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	87	1.00	87	31	1	31
SB	113	1.00	113	4	1	4
EB	96	1	96	125	1	125
WB	353	1	353	5	1	5
CLV TOTAL=						476
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	76	1.00	76	61	1	61
SB	250	1.00	250	7	1	7
EB	239	1	239	142	1	142
WB	495	1	495	10	1	10
CLV TOTAL=						762
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Aurora St**
 (Existing Traffic)

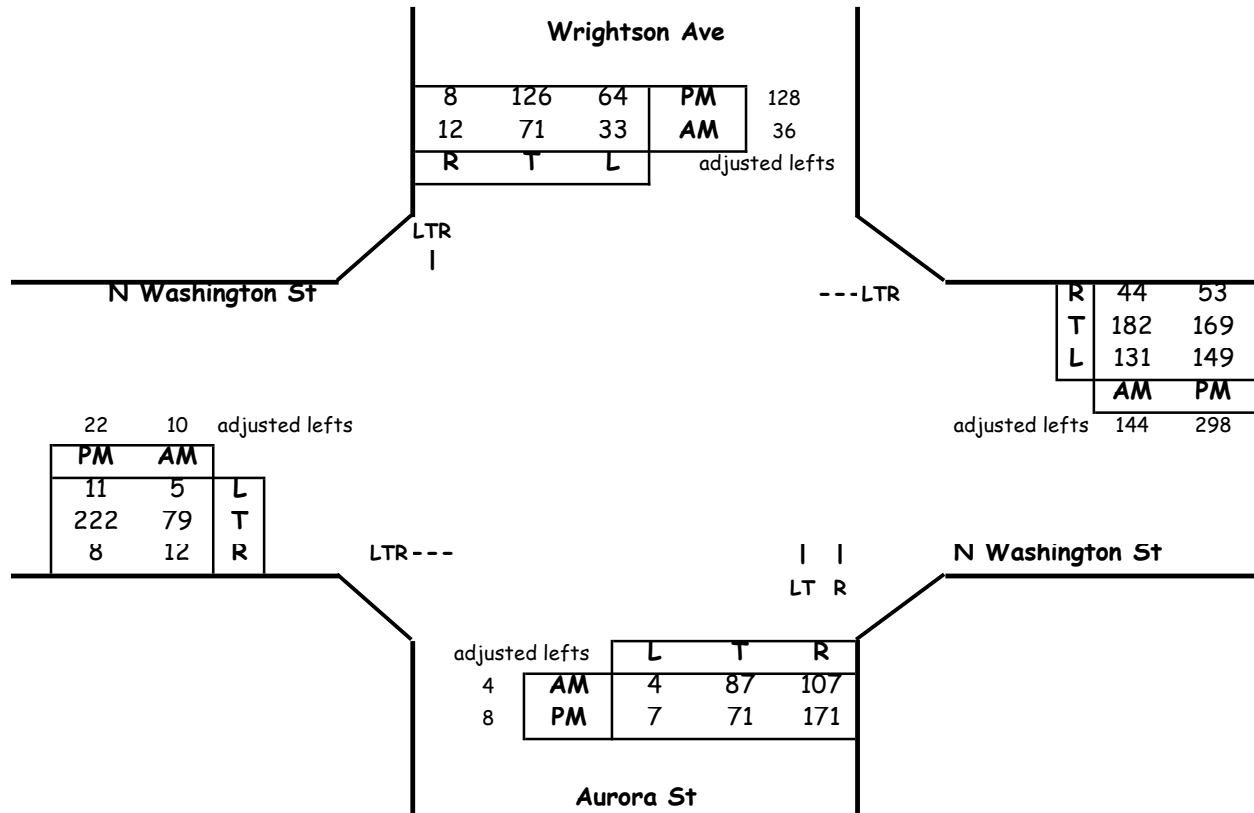
**Intersection
 1**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Main Line: N Washington St
Minor Street: Aurora St
Study Period: Background Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	91	1.00	91	33	1	33
SB	119	1.00	119	4	1	4
EB	101	1	101	131	1	131
WB	370	1	370	5	1	5
CLV TOTAL=						499
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	79	1.00	79	64	1	64
SB	262	1.00	262	7	1	7
EB	252	1	252	149	1	149
WB	520	1	520	11	1	11
CLV TOTAL=						800
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Aurora St**
 (Background Traffic)

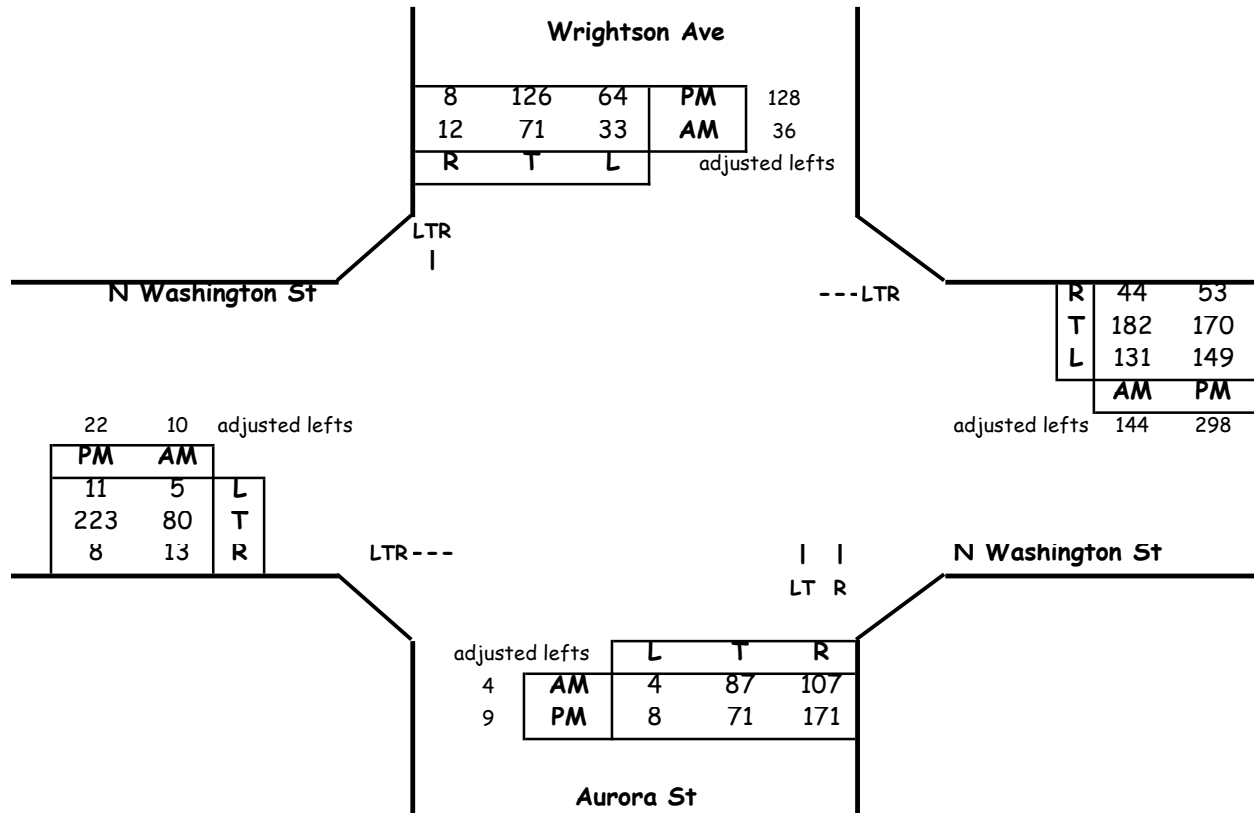
**Intersection
 1**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Main Line: N Washington St
Minor Street: Aurora St
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	91	1.00	91	33	1	33
SB	119	1.00	119	4	1	4
EB	103	1	103	131	1	131
WB	370	1	370	5	1	5
CLV TOTAL=						499
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	80	1.00	80	64	1	64
SB	262	1.00	262	8	1	8
EB	253	1	253	149	1	149
WB	521	1	521	11	1	11
CLV TOTAL=						802
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Aurora St**
 (Total Traffic)

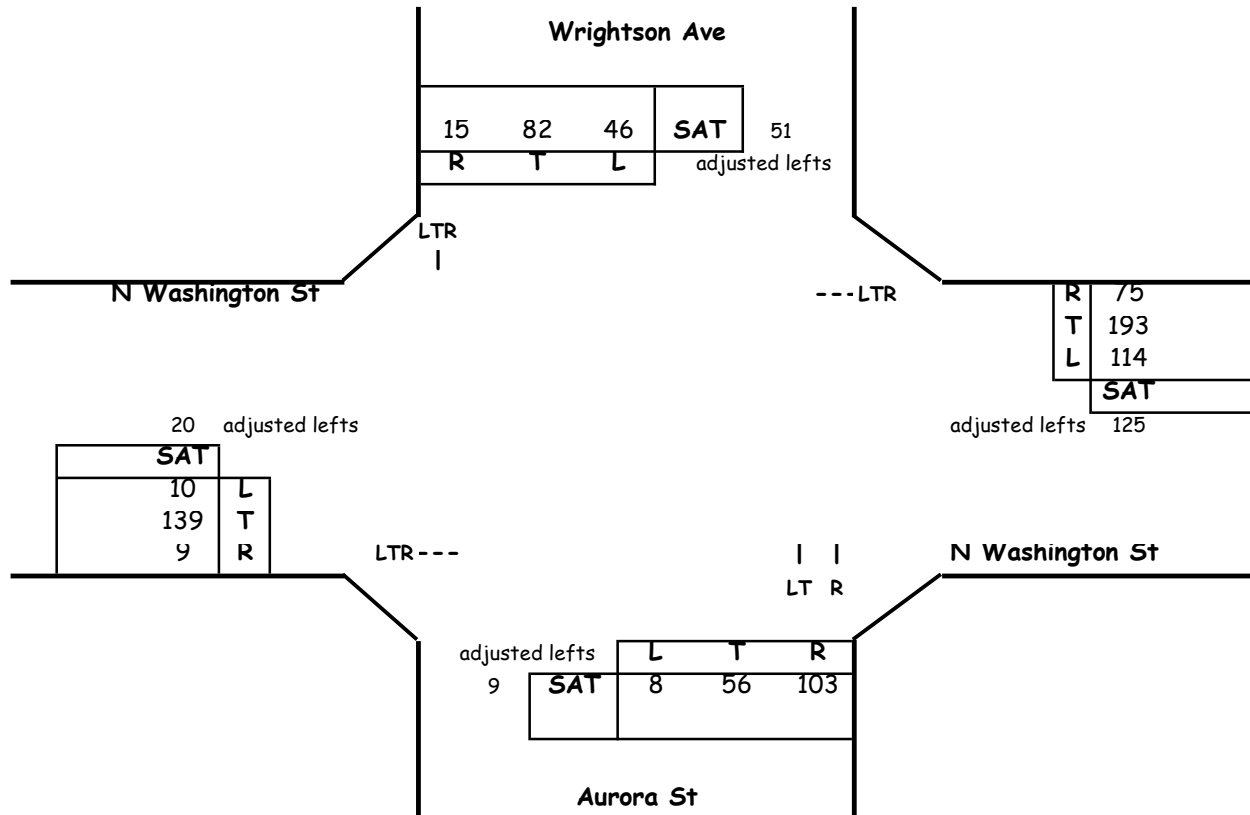
**Intersection
 1**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Main Line: N Washington St
Minor Street: Aurora St
Study Period: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Sat. Midday Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	65	1.00	65	46	1	46
SB	148	1.00	148	8	1	8
EB	168	1	168	114	1	114
WB	393	1	393	10	1	10
CLV TOTAL=						559
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Aurora St**
 (Existing Traffic)

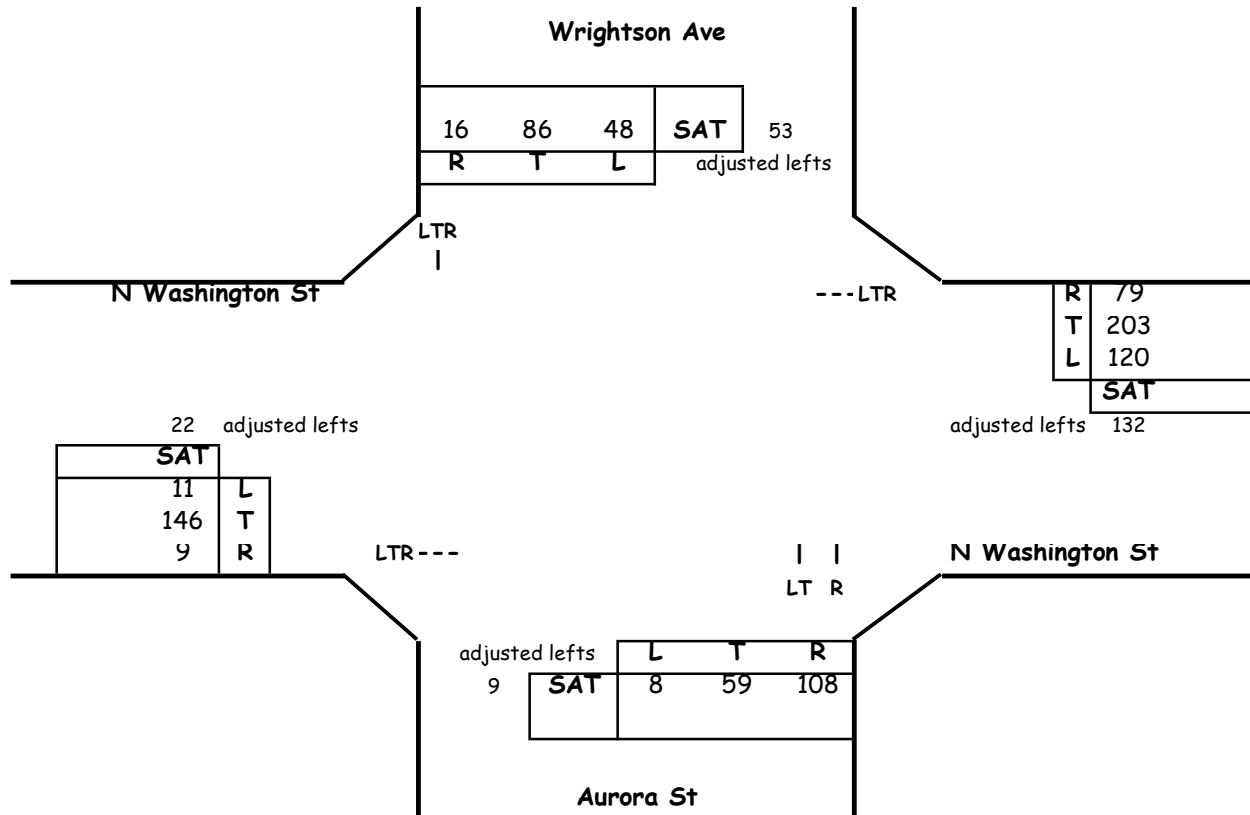
**Intersection
 1**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Main Line: N Washington St
Minor Street: Aurora St
Study Period: Background Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Sat. Midday Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	68	1.00	68	48	1	48
SB	155	1.00	155	8	1	8
EB	177	1	177	120	1	120
WB	414	1	414	11	1	11
CLV TOTAL=						588
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Aurora St**
 (Background Traffic)

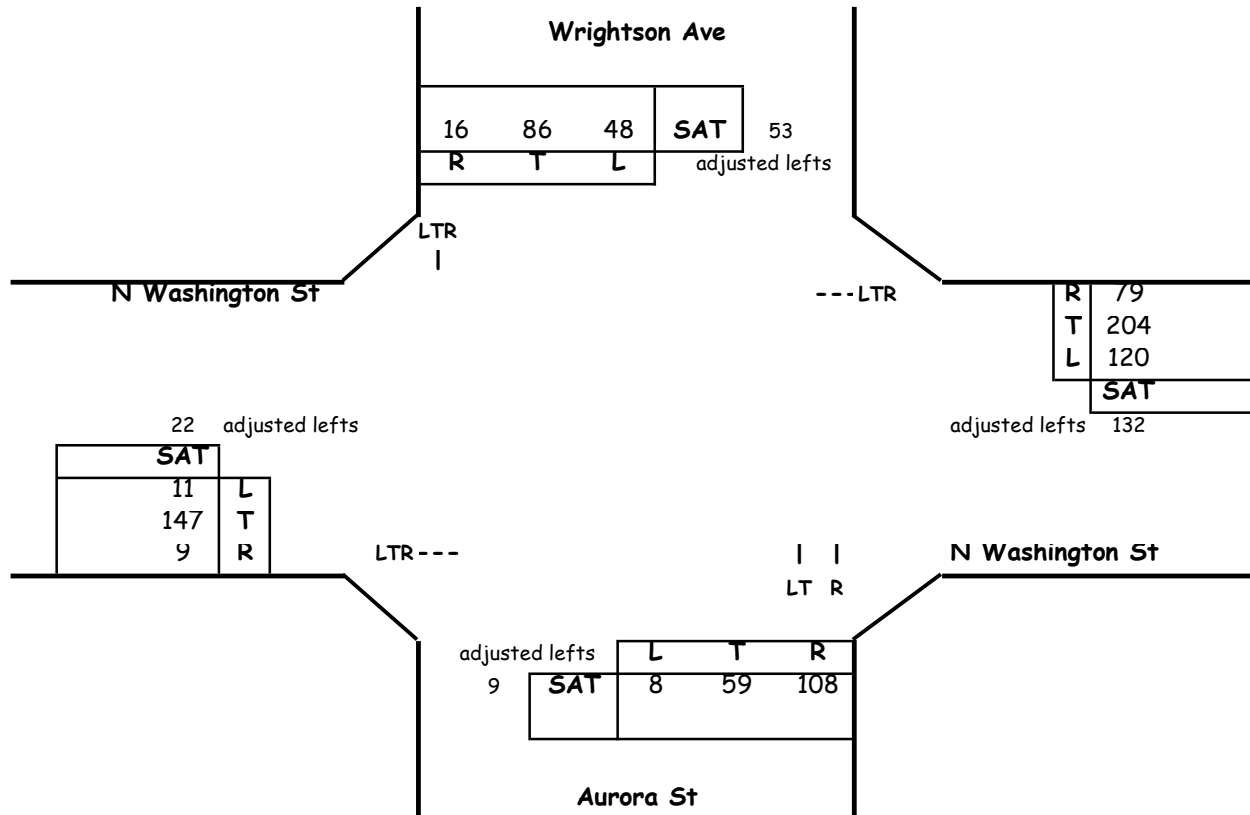
**Intersection
 1**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Main Line: N Washington St
Minor Street: Aurora St
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Critical Lane Volume Analysis

Sat. Midday Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	68	1.00	68	48	1	48
SB	155	1.00	155	8	1	8
EB	178	1	178	120	1	120
WB	415	1	415	11	1	11
CLV TOTAL=						589
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Aurora St**
 (Total Traffic)

**Intersection
 1**

Critical Lane Volume (CLV) Methodology for MSHA

Main Line: N Washington St
Minor Street: Site Access
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

N WASHINGTON ST

--- TL

	AM	PM
T	198	185
L	0	2

adjusted lefts 0 4

PM	AM	
241	96	T
3	1	R

TR ---

N WASHINGTON ST

|
LR

Site Access

	L	R
AM	3	2
PM	2	1

Critical Lane Volume Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	5	1.00	5			
EB	97	1.00	97	0	1.00	0
WB	198	1.00	198			
CLV TOTAL=						203
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	3	1.00	3			
EB	244	1.00	244	2	1.00	2
WB	189	1.00	189			
CLV TOTAL=						249
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Site Access
 (Total Traffic)**

**Intersection
 2**

Critical Lane Volume (CLV) Methodology for MSHA

Main Line: N Washington St
Minor Street: Site Access
Study Period: Total Traffic

Analyst: Lenhart Traffic Consulting

N WASHINGTON ST

--- TL

	SAT	
T	227	
L	1	

adjusted lefts 1.1

	SAT	
	166	T
	2	R

TR ---

N WASHINGTON ST

|
LR

Site Access

	L	R
SAT	3	1

Critical Lane Volume Analysis

Sat. Midday Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
NB	4	1.00	4			
EB	168	1.00	168	1	1.00	1
WB	228	1.00	228			
CLV TOTAL=						232
Level of Service (LOS) =						A

Critical Lane Volume Analysis



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**N Washington St &
 Site Access
 (Total Traffic)**

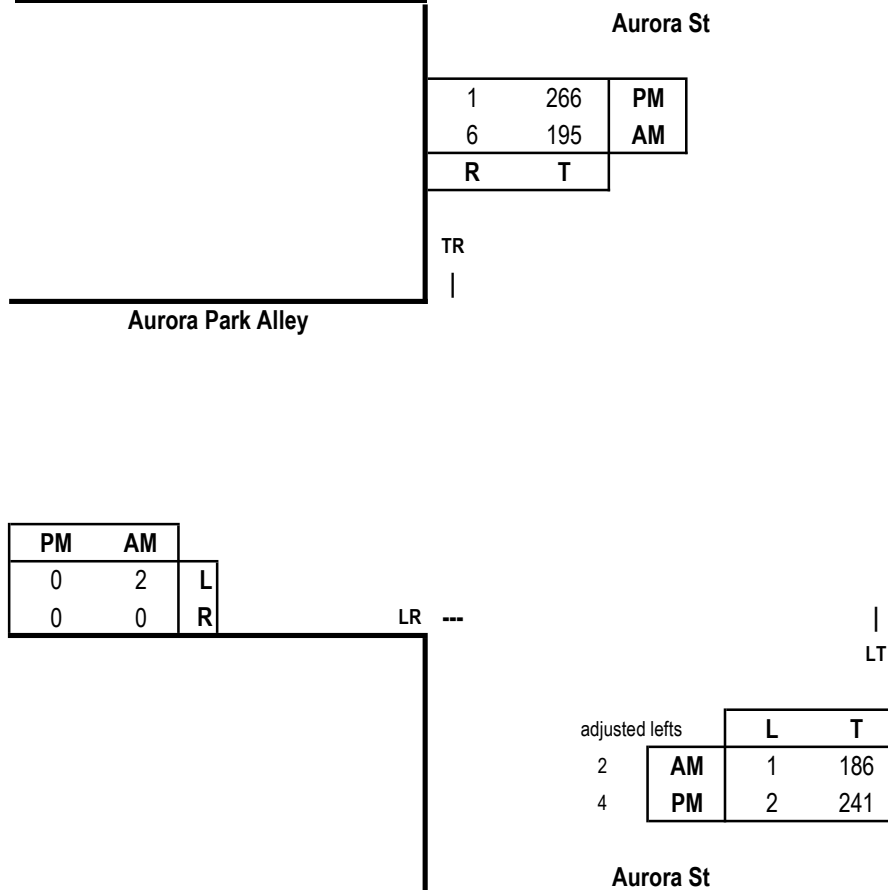
**Intersection
 2**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Intersection of: Aurora St
and: Aurora Park Alley
Conditions: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	2	1.00	2			
NB	188	1.00	188			
SB	201	1.00	201	1	1.00	1
CLV TOTAL=						204
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	0	1.00	0			
NB	245	1.00	245			
SB	267	1.00	267	2	1.00	2
CLV TOTAL=						269
Level of Service (LOS) =						A

Critical Lane Volume Analysis



**Aurora St &
Aurora Park Alley
(Existing Traffic)**

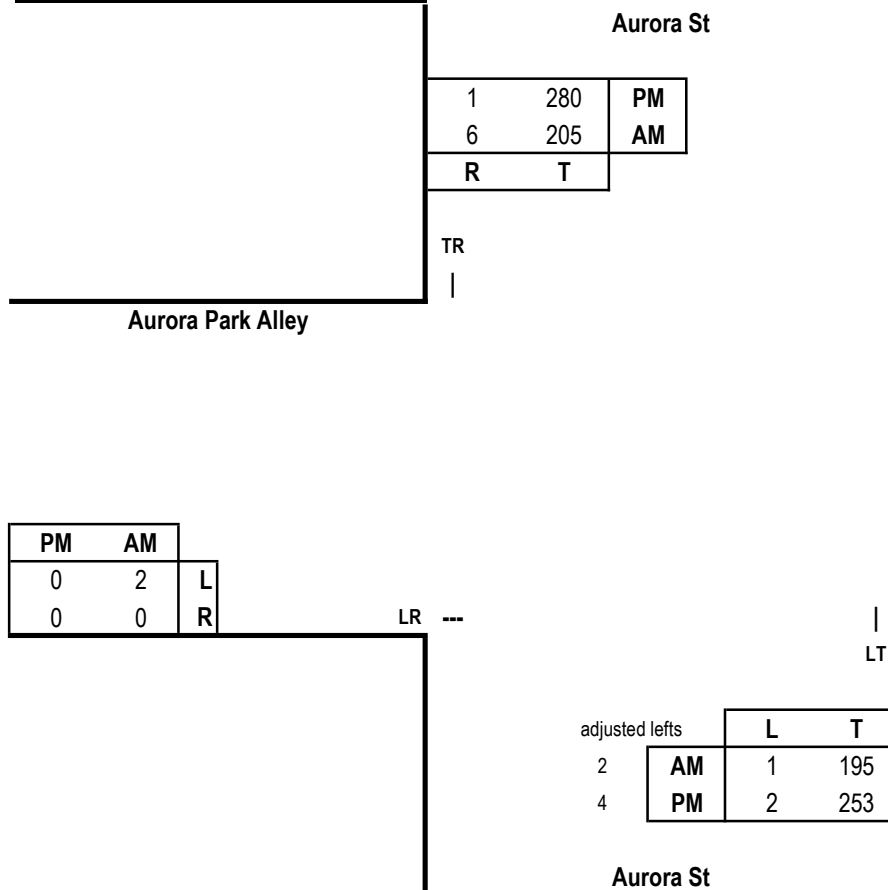
**Intersection
3**

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Intersection of: Aurora St
and: Aurora Park Alley
Conditions: Background Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	2	1.00	2			
NB	197	1.00	197			
SB	211	1.00	211	1	1.00	1
CLV TOTAL=						214
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	0	1.00	0			
NB	257	1.00	257			
SB	281	1.00	281	2	1.00	2
CLV TOTAL=						283
Level of Service (LOS) =						A

Critical Lane Volume Analysis



Aurora St &
Aurora Park Alley
(Background Traffic)

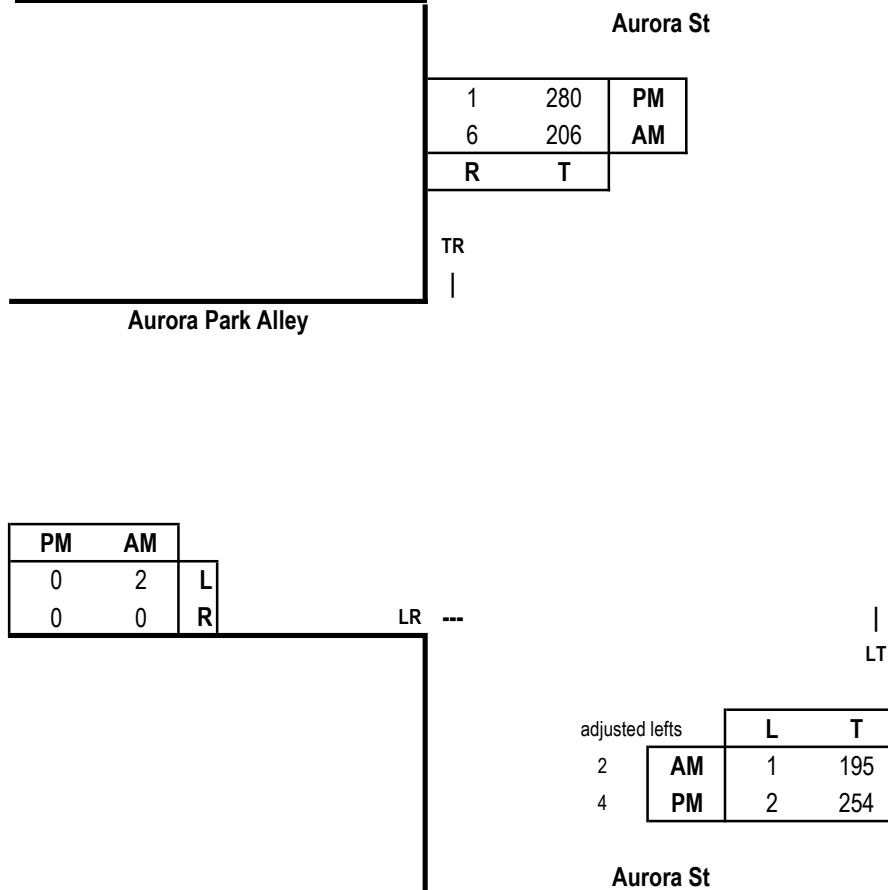
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Intersection of: Aurora St
and: Aurora Park Alley
Conditions: Total Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Morning Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	2	1.00	2			
NB	197	1.00	197			
SB	212	1.00	212	1	1.00	1
CLV TOTAL=						215
Level of Service (LOS) =						A

Evening Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	0	1.00	0			
NB	258	1.00	258			
SB	281	1.00	281	2	1.00	2
CLV TOTAL=						283
Level of Service (LOS) =						A

Critical Lane Volume Analysis



Aurora St &
Aurora Park Alley
(Total Traffic)

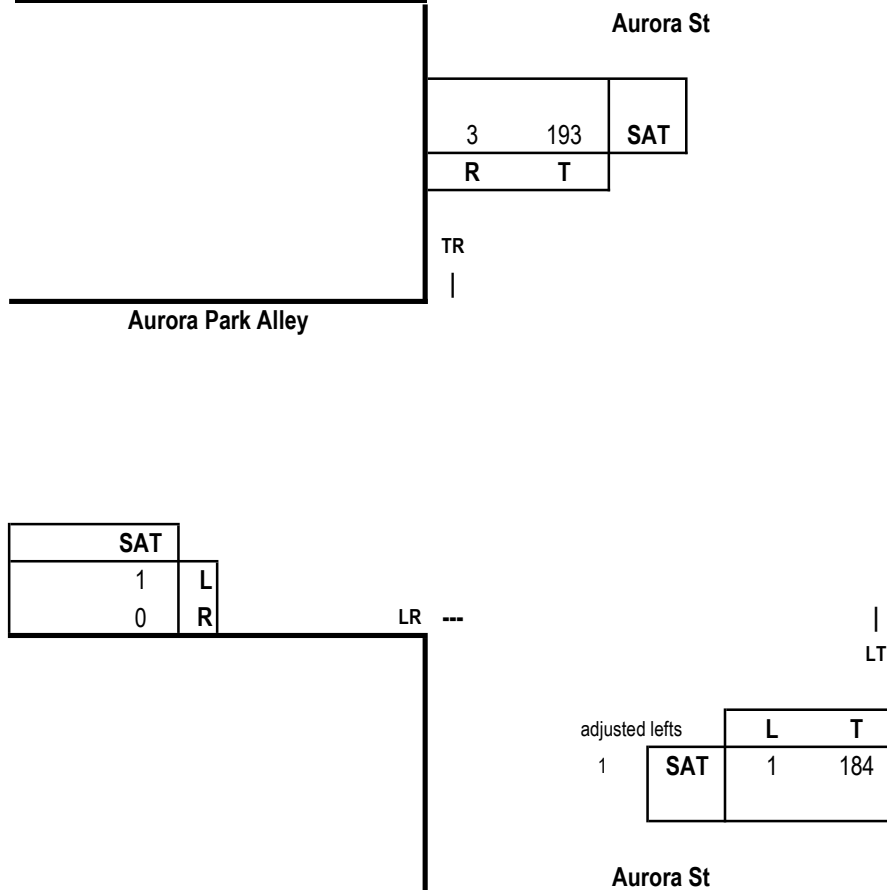
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Intersection of: Aurora St
and: Aurora Park Alley
Conditions: Existing Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Sat. Midday Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	1	1.00	1			
NB	185	1.00	185			
SB	196	1.00	196	1	1.00	1
CLV TOTAL=						198
Level of Service (LOS)=						A

Critical Lane Volume Analysis



Aurora St &
Aurora Park Alley
(Existing Traffic)

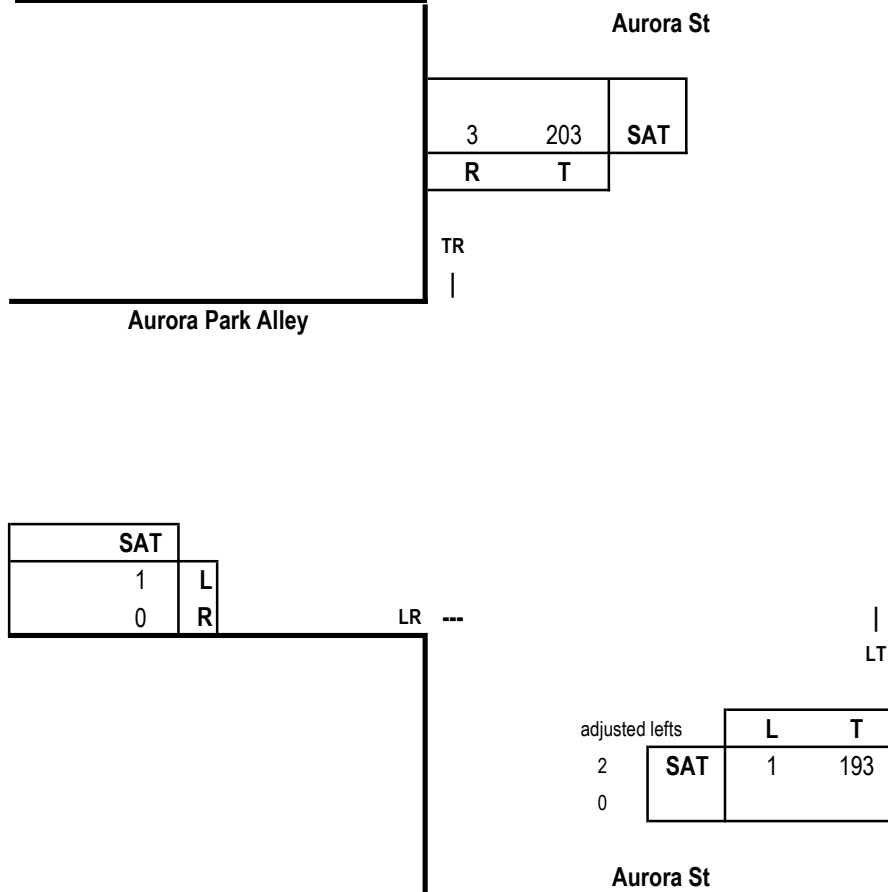
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Intersection of: Aurora St
and: Aurora Park Alley
Conditions: Background Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Sat. Midday Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	1	1.00	1			
NB	195	1.00	195			
SB	206	1.00	206	1	1.00	1
CLV TOTAL=						208
Level of Service (LOS)=						A

Critical Lane Volume Analysis



Aurora St &
Aurora Park Alley
(Background Traffic)

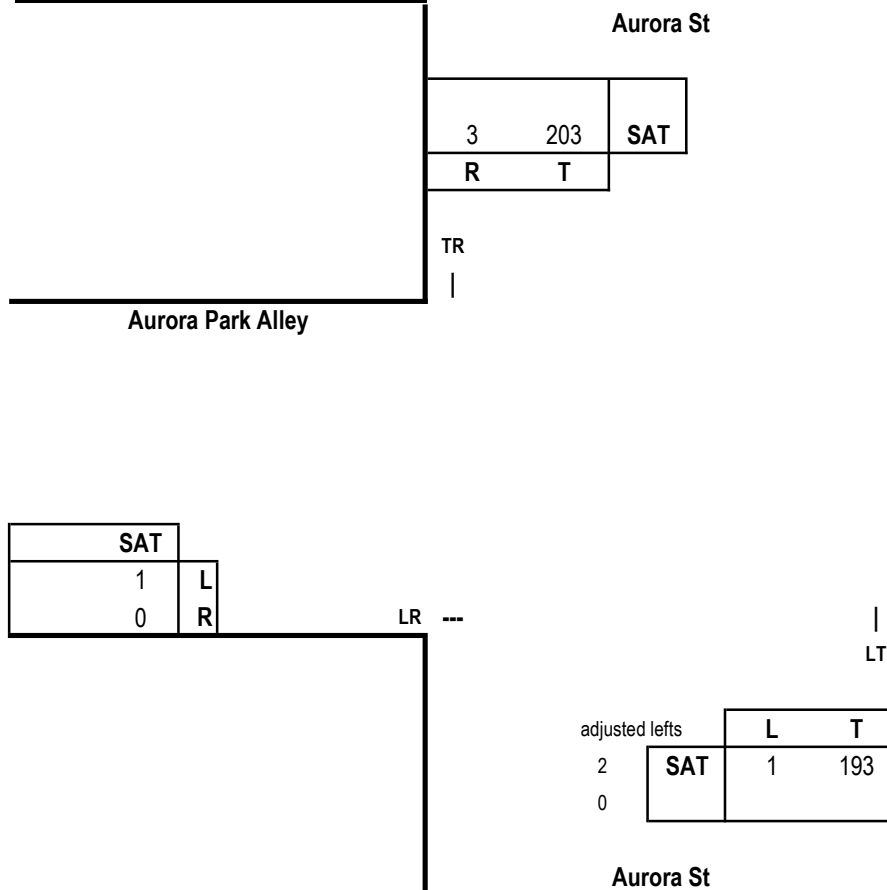
Intersection
3

CRITICAL LANE VOLUME (CLV) METHODOLOGY

Intersection of: Aurora St
and: Aurora Park Alley
Conditions: Total Traffic

Analyst: Lenhart Traffic Consulting

Lane Use + Traffic Volumes



Capacity Analysis

Sat. Midday Peak Hour						
Dir	Thru Volumes			+ Opposing Lefts		
	VOL	x LUF	= Total	VOL	x LUF	= Total
EB	1	1.00	1			
NB	195	1.00	195			
SB	206	1.00	206	1	1.00	1
CLV TOTAL=						208
Level of Service (LOS)=						A

Critical Lane Volume Analysis



Aurora St &
Aurora Park Alley
(Total Traffic)

Intersection
3

Appendix C

Synchro Level of Service Worksheets

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St
Existing - AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	75	11	125	173	42	4	83	102	31	68	11
Future Volume (Veh/h)	5	75	11	125	173	42	4	83	102	31	68	11
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	82	12	136	188	46	4	90	111	34	74	12
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	234			94			630	604	88	737	587	211
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	234			94			630	604	88	737	587	211
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			91			99	76	89	85	81	99
cM capacity (veh/h)	1333			1500			308	374	970	224	382	829
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	99	370	94	111	120							
Volume Left	5	136	4	0	34							
Volume Right	12	46	0	111	12							
cSH	1333	1500	370	970	334							
Volume to Capacity	0.00	0.09	0.25	0.11	0.36							
Queue Length 95th (ft)	0	7	25	10	40							
Control Delay (s)	0.4	3.3	18.0	9.2	21.7							
Lane LOS	A	A	C	A	C							
Approach Delay (s)	0.4	3.3	13.2		21.7							
Approach LOS			B		C							
Intersection Summary												
Average Delay			8.3									
Intersection Capacity Utilization			44.5%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Existing - AM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	0	1	186	195	6
Future Volume (Veh/h)	2	0	1	186	195	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	0	1	202	212	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	420	216	219			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	420	216	219			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	590	824	1350			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	2	203	219			
Volume Left	2	1	0			
Volume Right	0	0	7			
cSH	590	1350	1700			
Volume to Capacity	0.00	0.00	0.13			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	11.1	0.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	11.1	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization		20.6%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St
Existing - PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	211	8	142	161	50	7	68	163	61	120	8
Future Volume (Veh/h)	10	211	8	142	161	50	7	68	163	61	120	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	229	9	154	175	54	8	74	177	66	130	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None				None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	229			238			840	792	234	980	770	202
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	229			238			840	792	234	980	770	202
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			88			95	74	78	49	55	99
cM capacity (veh/h)	1339			1329			167	282	806	130	290	839
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	249	383	82	177	205							
Volume Left	11	154	8	0	66							
Volume Right	9	54	0	177	9							
cSH	1339	1329	264	806	212							
Volume to Capacity	0.01	0.12	0.31	0.22	0.97							
Queue Length 95th (ft)	1	10	32	21	209							
Control Delay (s)	0.4	3.9	24.6	10.7	101.0							
Lane LOS	A	A	C	B	F							
Approach Delay (s)	0.4	3.9	15.1		101.0							
Approach LOS			C		F							
Intersection Summary												
Average Delay	23.9											
Intersection Capacity Utilization	58.4%			ICU Level of Service					B			
Analysis Period (min)	15											

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Existing - PM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	0	2	241	266	1
Future Volume (Veh/h)	0	0	2	241	266	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	2	262	289	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	556	290	290			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	556	290	290			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	492	750	1272			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	0	264	290			
Volume Left	0	2	0			
Volume Right	0	0	1			
cSH	1700	1272	1700			
Volume to Capacity	0.00	0.00	0.17			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.1	0.0			
Lane LOS	A	A				
Approach Delay (s)	0.0	0.1	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization		17.6%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St
Existing - Sat. Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	10	139	9	114	193	75	8	56	103	46	82	15
Future Volume (Veh/h)	10	139	9	114	193	75	8	56	103	46	82	15
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	11	151	10	124	210	82	9	61	112	50	89	16
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None				None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	292			161			738	718	156	820	682	251
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	292			161			738	718	156	820	682	251
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			91			96	81	87	75	74	98
cM capacity (veh/h)	1270			1418			242	321	890	204	337	788
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	172	416	70	112	155							
Volume Left	11	124	9	0	50							
Volume Right	10	82	0	112	16							
cSH	1270	1418	308	890	293							
Volume to Capacity	0.01	0.09	0.23	0.13	0.53							
Queue Length 95th (ft)	1	7	21	11	72							
Control Delay (s)	0.6	2.9	20.1	9.6	30.4							
Lane LOS	A	A	C	A	D							
Approach Delay (s)	0.6	2.9	13.7		30.4							
Approach LOS			B		D							
Intersection Summary												
Average Delay			9.2									
Intersection Capacity Utilization			53.9%		ICU Level of Service			A				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Existing - Sat. Peak

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	1	0	1	184	193	3
Future Volume (Veh/h)	1	0	1	184	193	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	1	200	210	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	414	212	213			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	414	212	213			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	595	829	1357			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	1	201	213			
Volume Left	1	1	0			
Volume Right	0	0	3			
cSH	595	1357	1700			
Volume to Capacity	0.00	0.00	0.13			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	11.1	0.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	11.1	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization		20.5%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St

Background - AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	79	12	131	182	44	4	87	107	33	71	12
Future Volume (Veh/h)	5	79	12	131	182	44	4	87	107	33	71	12
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	86	13	142	198	48	4	95	116	36	77	13
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	246			99			660	632	92	772	615	222
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	246			99			660	632	92	772	615	222
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			90			99	73	88	82	79	98
cM capacity (veh/h)	1320			1494			288	358	965	206	367	818
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	104	388	99	116	126							
Volume Left	5	142	4	0	36							
Volume Right	13	48	0	116	13							
cSH	1320	1494	355	965	314							
Volume to Capacity	0.00	0.10	0.28	0.12	0.40							
Queue Length 95th (ft)	0	8	28	10	47							
Control Delay (s)	0.4	3.3	19.0	9.2	23.9							
Lane LOS	A	A	C	A	C							
Approach Delay (s)	0.4	3.3	13.8		23.9							
Approach LOS			B		C							
Intersection Summary												
Average Delay			8.8									
Intersection Capacity Utilization			45.8%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Background - AM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	0	1	195	205	6
Future Volume (Veh/h)	2	0	1	195	205	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	0	1	212	223	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	440	226	230			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	440	226	230			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	574	813	1338			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	2	213	230			
Volume Left	2	1	0			
Volume Right	0	0	7			
cSH	574	1338	1700			
Volume to Capacity	0.00	0.00	0.14			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	11.3	0.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	11.3	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization		21.2%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St

Background - PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	222	8	149	169	53	7	71	171	64	126	8
Future Volume (Veh/h)	11	222	8	149	169	53	7	71	171	64	126	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	241	9	162	184	58	8	77	186	70	137	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None				None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	242			250			884	836	246	1031	811	213
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	242			250			884	836	246	1031	811	213
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			88			94	71	77	38	50	99
cM capacity (veh/h)	1324			1316			144	264	793	113	272	827
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	262	404	85	186	216							
Volume Left	12	162	8	0	70							
Volume Right	9	58	0	186	9							
cSH	1324	1316	245	793	191							
Volume to Capacity	0.01	0.12	0.35	0.23	1.13							
Queue Length 95th (ft)	1	11	37	23	268							
Control Delay (s)	0.4	4.0	27.4	10.9	155.9							
Lane LOS	A	A	D	B	F							
Approach Delay (s)	0.4	4.0	16.1		155.9							
Approach LOS			C		F							
Intersection Summary												
Average Delay			34.5									
Intersection Capacity Utilization			60.5%		ICU Level of Service			B				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Background - PM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	0	2	253	280	1
Future Volume (Veh/h)	0	0	2	253	280	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	2	275	304	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	584	304	305			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	584	304	305			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	474	735	1256			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	0	277	305			
Volume Left	0	2	0			
Volume Right	0	0	1			
cSH	1700	1256	1700			
Volume to Capacity	0.00	0.00	0.18			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.1	0.0			
Lane LOS	A	A				
Approach Delay (s)	0.0	0.1	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization		18.2%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St
Background - Sat. Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	146	9	120	203	79	8	59	108	48	86	16
Future Volume (Veh/h)	11	146	9	120	203	79	8	59	108	48	86	16
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	159	10	130	221	86	9	64	117	52	93	17
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	307			169			776	755	164	861	717	264
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	307			169			776	755	164	861	717	264
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			91			96	79	87	72	71	98
cM capacity (veh/h)	1254			1409			221	304	881	185	319	775
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	181	437	73	117	162							
Volume Left	12	130	9	0	52							
Volume Right	10	86	0	117	17							
cSH	1254	1409	290	881	273							
Volume to Capacity	0.01	0.09	0.25	0.13	0.59							
Queue Length 95th (ft)	1	8	24	11	87							
Control Delay (s)	0.6	2.9	21.5	9.7	35.8							
Lane LOS	A	A	C	A	E							
Approach Delay (s)	0.6	2.9	14.2		35.8							
Approach LOS			B		E							
Intersection Summary												
Average Delay			10.2									
Intersection Capacity Utilization			55.8%		ICU Level of Service				B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Background - Sat. Peak

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	1	0	1	193	203	3
Future Volume (Veh/h)	1	0	1	193	203	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	1	210	221	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	434	222	224			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	434	222	224			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	578	817	1345			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	1	211	224			
Volume Left	1	1	0			
Volume Right	0	0	3			
cSH	578	1345	1700			
Volume to Capacity	0.00	0.00	0.13			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	11.2	0.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	11.2	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization		21.0%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St

Total - AM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	5	80	13	131	182	44	4	87	107	33	71	12
Future Volume (Veh/h)	5	80	13	131	182	44	4	87	107	33	71	12
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	5	87	14	142	198	48	4	95	116	36	77	13
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type		None			None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	246			101			662	634	94	774	617	222
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	246			101			662	634	94	774	617	222
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			90			99	73	88	82	79	98
cM capacity (veh/h)	1320			1491			287	357	963	205	365	818
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	106	388	99	116	126							
Volume Left	5	142	4	0	36							
Volume Right	14	48	0	116	13							
cSH	1320	1491	354	963	313							
Volume to Capacity	0.00	0.10	0.28	0.12	0.40							
Queue Length 95th (ft)	0	8	28	10	47							
Control Delay (s)	0.4	3.3	19.1	9.3	24.0							
Lane LOS	A	A	C	A	C							
Approach Delay (s)	0.4	3.3	13.8		24.0							
Approach LOS			B		C							
Intersection Summary												
Average Delay			8.8									
Intersection Capacity Utilization			45.8%		ICU Level of Service				A			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access

350 N Washington St
Total - AM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰			↱	↘	↗
Traffic Volume (veh/h)	96	1	0	198	3	2
Future Volume (Veh/h)	96	1	0	198	3	2
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	104	1	0	215	3	2
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			105		320	104
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			105		320	104
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1486		674	950
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	105	215	5			
Volume Left	0	0	3			
Volume Right	1	0	2			
cSH	1700	1486	763			
Volume to Capacity	0.06	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	9.8			
Lane LOS			A			
Approach Delay (s)	0.0	0.0	9.8			
Approach LOS			A			
Intersection Summary						
Average Delay			0.2			
Intersection Capacity Utilization			20.4%	ICU Level of Service		A
Analysis Period (min)			15			

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Total - AM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	2	0	1	195	206	6
Future Volume (Veh/h)	2	0	1	195	206	6
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	2	0	1	212	224	7
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	442	228	231			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	442	228	231			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	573	812	1337			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	2	213	231			
Volume Left	2	1	0			
Volume Right	0	0	7			
cSH	573	1337	1700			
Volume to Capacity	0.00	0.00	0.14			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	11.3	0.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	11.3	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.1			
Intersection Capacity Utilization		21.2%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St

Total - PM

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	223	8	149	170	53	8	71	171	64	126	8
Future Volume (Veh/h)	11	223	8	149	170	53	8	71	171	64	126	8
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	242	9	162	185	58	9	77	186	70	137	9
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None				None							
Median storage (veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	243			251			886	838	246	1033	813	214
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	243			251			886	838	246	1033	813	214
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			88			94	71	77	38	50	99
cM capacity (veh/h)	1323			1314			144	263	792	113	272	826
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	263	405	86	186	216							
Volume Left	12	162	9	0	70							
Volume Right	9	58	0	186	9							
cSH	1323	1314	242	792	190							
Volume to Capacity	0.01	0.12	0.36	0.23	1.14							
Queue Length 95th (ft)	1	11	38	23	269							
Control Delay (s)	0.4	4.0	27.9	10.9	157.5							
Lane LOS	A	A	D	B	F							
Approach Delay (s)	0.4	4.0	16.3		157.5							
Approach LOS			C		F							
Intersection Summary												
Average Delay			34.7									
Intersection Capacity Utilization			60.6%		ICU Level of Service				B			
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access

350 N Washington St
Total - PM

	→	↘	↙	←	↖	↗
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations	↰			↱	↰	↱
Traffic Volume (veh/h)	241	3	2	185	2	1
Future Volume (Veh/h)	241	3	2	185	2	1
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	262	3	2	201	2	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			265		468	264
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			265		468	264
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		100	100
cM capacity (veh/h)			1299		552	775
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	265	203	3			
Volume Left	0	2	2			
Volume Right	3	0	1			
cSH	1700	1299	611			
Volume to Capacity	0.16	0.00	0.00			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.1	10.9			
Lane LOS		A	B			
Approach Delay (s)	0.0	0.1	10.9			
Approach LOS			B			
Intersection Summary						
Average Delay		0.1				
Intersection Capacity Utilization		22.9%	ICU Level of Service	A		
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Total - PM

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	0	2	254	280	1
Future Volume (Veh/h)	0	0	2	254	280	1
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	0	2	276	304	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage veh						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	584	304	305			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	584	304	305			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	473	735	1256			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	0	278	305			
Volume Left	0	2	0			
Volume Right	0	0	1			
cSH	1700	1256	1700			
Volume to Capacity	0.00	0.00	0.18			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.1	0.0			
Lane LOS	A	A				
Approach Delay (s)	0.0	0.1	0.0			
Approach LOS	A					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization		18.3%		ICU Level of Service		A
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

1: Aurora St/Wrightson Ave & N Washington St

350 N Washington St

Total - Sat. Peak

												
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (veh/h)	11	147	9	120	204	79	8	59	108	48	86	16
Future Volume (Veh/h)	11	147	9	120	204	79	8	59	108	48	86	16
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	12	160	10	130	222	86	9	64	117	52	93	17
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type	None				None							
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	308			170			778	757	165	863	719	265
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	308			170			778	757	165	863	719	265
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	99			91			96	79	87	72	71	98
cM capacity (veh/h)	1253			1407			220	303	879	185	319	774
Direction, Lane #	EB 1	WB 1	NB 1	NB 2	SB 1							
Volume Total	182	438	73	117	162							
Volume Left	12	130	9	0	52							
Volume Right	10	86	0	117	17							
cSH	1253	1407	289	879	272							
Volume to Capacity	0.01	0.09	0.25	0.13	0.60							
Queue Length 95th (ft)	1	8	24	11	88							
Control Delay (s)	0.6	2.9	21.6	9.7	36.0							
Lane LOS	A	A	C	A	E							
Approach Delay (s)	0.6	2.9	14.3		36.0							
Approach LOS			B		E							
Intersection Summary												
Average Delay			10.2									
Intersection Capacity Utilization			55.9%		ICU Level of Service			B				
Analysis Period (min)			15									

HCM Unsignalized Intersection Capacity Analysis

2: Site Access

350 N Washington St
Total - Sat. Peak

						
Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Volume (veh/h)	166	2	1	227	3	1
Future Volume (Veh/h)	166	2	1	227	3	1
Sign Control	Free			Free	Stop	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	180	2	1	247	3	1
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type	None			None		
Median storage veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume			182		430	181
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol			182		430	181
tC, single (s)			4.1		6.4	6.2
tC, 2 stage (s)						
tF (s)			2.2		3.5	3.3
p0 queue free %			100		99	100
cM capacity (veh/h)			1393		582	862
Direction, Lane #	EB 1	WB 1	NB 1			
Volume Total	182	248	4			
Volume Left	0	1	3			
Volume Right	2	0	1			
cSH	1700	1393	633			
Volume to Capacity	0.11	0.00	0.01			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	0.0	0.0	10.7			
Lane LOS		A	B			
Approach Delay (s)	0.0	0.0	10.7			
Approach LOS			B			
Intersection Summary						
Average Delay		0.1				
Intersection Capacity Utilization		22.7%	ICU Level of Service	A		
Analysis Period (min)		15				

HCM Unsignalized Intersection Capacity Analysis

3: Aurora St & Aurora Park Alley

350 N Washington St
Total - Sat. Peak

						
Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Volume (veh/h)	1	0	1	193	203	3
Future Volume (Veh/h)	1	0	1	193	203	3
Sign Control	Stop			Free	Free	
Grade	0%			0%	0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	1	0	1	210	221	3
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type				None	None	
Median storage (veh)						
Upstream signal (ft)						
pX, platoon unblocked						
vC, conflicting volume	434	222	224			
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	434	222	224			
tC, single (s)	6.4	6.2	4.1			
tC, 2 stage (s)						
tF (s)	3.5	3.3	2.2			
p0 queue free %	100	100	100			
cM capacity (veh/h)	578	817	1345			
Direction, Lane #	EB 1	NB 1	SB 1			
Volume Total	1	211	224			
Volume Left	1	1	0			
Volume Right	0	0	3			
cSH	578	1345	1700			
Volume to Capacity	0.00	0.00	0.13			
Queue Length 95th (ft)	0	0	0			
Control Delay (s)	11.2	0.0	0.0			
Lane LOS	B	A				
Approach Delay (s)	11.2	0.0	0.0			
Approach LOS	B					
Intersection Summary						
Average Delay			0.0			
Intersection Capacity Utilization		21.0%		ICU Level of Service		A
Analysis Period (min)		15				

CONCEPT STORMWATER MANAGEMENT REPORT

For

**350 N Washington Street
Easton, Maryland**

Developer

350 North Washington Street Investments LLC
C/O Larry Nicholson
28348 Old Country Club Road
Easton, MD 21601

Design Professional

Lane Engineering, LLC.
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Easton, Maryland 21601
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Date Prepared

July 25, 2024

Prepared by

Matt Rajacich, E.I.T.

Reviewed by

Alec F. Chosta, P.E.
Civil Engineer



PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland, License No. 51461, Expiration Date: 4/4/26.

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

350 N Washington Street STORMWATER MANAGEMENT REPORT

1. INTRODUCTION

This report addresses the concept stormwater management design for development of the property located at 350 N Washington Street, Easton, Maryland. The stormwater management plan incorporates the requirements of the *2000 Maryland Stormwater Design Manual Volumes I and II* (Manual) as currently updated. Development projects are required to be reviewed during the concept, preliminary site development, and final design stages.

2. GENERAL SITE INFORMATION

Current site conditions consist of a commercial building with paved and gravel parking. This site has served as various different commercial businesses such as a gas station, auto repair shop, and carpenter's shop. No stormwater management facilities exist on-site present day and the site currently drains to existing stormdrain inlets located on N Washington Street and Aurora Street (see Drainage Area Maps in Appendix B). The site is in the Tanyard Branch Watershed. New development and redevelopment are required to manage the post-development 10-year storm event runoff to the pre-development 2-year storm event runoff. No historical on-site flooding problems exist.



Per the USDA soil maps, site soils are Nassawango Silt Loam and are classified as a Hydrologic Soil Group (HSG) C soil.

3. PROPOSED PROJECT

The developer proposes to demolish all existing improvements on-site and construct a multi-family residential building with associated sidewalks and parking. Additional site lighting, public sidewalk, and plantings to be provided per Town requirements.

4. STORMWATER MANAGEMENT AND ENVIRONMENTAL SITE DESIGN (ESD)

The existing site is over 40% impervious and therefore qualifies for redevelopment. Projects that qualify for redevelopment are required to treat or remove 50% of the existing impervious area on-site to a P_e of 1" as well as treat 100% of the net increase in impervious area on-site to the full P_e based on soil group. The total site area for the project is 26,918 SF (0.618 acres) with an existing impervious area of 24,542 SF (0.563 acres, 91.2%). Through the use of permeable pavers, which are not considered as impervious lot coverage, the proposed development will result in a total impervious area of 12,052 SF (0.277 acres) for a 12,490 SF net increase of impervious area on-site. Over 50% of the existing impervious area on-site will be removed resulting in an ESD target volume of **0 cf**. Refer to Appendix A for detailed ESD calculations.

Since this site is located within the Tanyard Branch, the owner is required to manage the post-development 10-year storm event runoff to the pre-development 2-year storm event runoff. Therefore, the following ESD techniques i.e. Alternative Surfaces, Non-Structural and Micro-Scale Practices were evaluated for use at the site in order to satisfy quantity management:

Alternative Surfaces

- **Green Rooftops** – Are not cost effective and require extensive maintenance making them not ideal for this project.
- **Permeable Pavements** – Permeable pavements are effective for reducing imperviousness in pedestrian pavements and parking lots. The site is mapped with C soils making permeable pavements a viable for this project.
- **Reinforced Turf** - Reinforced turf areas are commonly used for emergency equipment access or for areas that receive minimal vehicular use. The proposed parking area will have significant vehicular use.

Nonstructural practices

- **Disconnection of Rooftop Runoff** – Not applicable to the current parking lot project.
- **Disconnection of Non-Rooftop Runoff** – This could be utilized to a minimal degree, however, the site lacks adequate green space to disconnect the entirety of the proposed parking lot.
- **Sheetflow to Conservation Area** – The adjacent properties and environmental features do not meet the requirements for implementation of this practice.

Micro-scale practices

- **Rainwater Harvesting** – Opportunities for on-site reuse of harvested rainwater is limited. Irrigation is not proposed for the site. Operations and maintenance, especially during cold-weather periods, is also a concern.
- **Submerged Gravel Wetlands** – This practice is best suited for sites with a high groundwater table and poor soils, making it ideal for the current project. A large impervious drainage area will ensure saturated conditions.

- Landscape Infiltration – The drainage area limitation in Chapter 5 prohibits the use of this practice in the current configuration of the subdivision.
- Infiltration Berms – The requirements of the proposed development do not leave enough room for the implementation of this practice. Site soils prohibit meaningful implementation of this practice.
- Dry Wells – The proposed drainage areas exceed the 1,000 square foot limit for dry wells. Soils do not suit infiltration-based practices.
- Micro-Bioretenention – This practice would provide significant treatment and quantity management. Maintenance for this practice is reasonable. Site soils may not suit this infiltration practice.
- Rain Gardens – The limited drainage area (10,000 sf) allowed for the practice, prevents its use for the current project.
- Bio-Swale – This practice could provide significant treatment and quantity management. Maintenance for this practice is reasonable. However, site soils likely do not suit this infiltration practice and it is unlikely that there is adequate separation from groundwater based on surrounding areas.

A **Submerged Gravel Wetland and Permeable Pavers** are ideally suited for this site. The total ESD volume provided by the gravel wetland's temporary ponding is **1,139 cf** and the permeable pavers is **392 cf** for total ESD volume of **1,531 cf**. Please refer to Appendix A for the detailed calculations.

4.1 STORMWATER QUANTITY MANAGEMENT

The site currently drains to existing stormdrain inlets located on N Washington Street and Aurora Street (see Drainage Area Maps in Appendix B). Post-development, runoff from the proposed multi-family building will discharge directly into the proposed submerged gravel wetland. The remainder of the site will sheet flow to either Aurora Street or N Washington Street and drain through the existing gutter pans to the existing stormdrain inlets which the site drains to present day. By reducing the impervious area on-site, we have implicitly met quantity management requirements. Since this site is located within the Tanyard Branch Watershed, the post-development 10-year storm event must be managed to the pre-development 2-year storm condition.

This requirement will be met by utilizing a submerged gravel wetland and permeable pavers on-site. A HydroCAD analysis proves that the proposed design meets the Tanyard Branch Watershed requirements. See Appendix C for HydroCAD analysis, also summarized in the table below.

	2 Year Storm (cfs)		10 Year Storm (cfs)		100 Year Storm (cfs)	
	Pre	Post	Pre	Post	Pre	Post
Study Point 1	1.19	0.42	1.88	0.84	2.72	1.37
Study Point 2	1.26	0.54	2.03	1.09	2.95	2.44
TOTAL	2.45	0.96	3.91	1.93	5.67	3.81
NET REDUCTION	1.49		1.98		1.86	

5. CONCLUSION

This stormwater management analysis indicates that the proposed design will successfully meet stormwater quality and quantity requirements. Referring to the attached water quality calculations, the

ESD volume provided is greater than the ESD volume required. Planning and design analysis indicate that stormwater quality and quantity management can be accomplished as described.

APPENDIX A

MARYLAND ENVIRONMENTAL SITE DESIGN (ESD) CALCULATIONS

Maryland Environmental Site Design (ESD) Computations

Project	Nicholson	By	MR	Job #	210051
Location	350 N Washington Street	Date	7/25/2024	File #	1395

Determine if the Project is subject to Redevelopment Requirements:

Site Area =	0.6 ac	excluding buffers, forest conservation =	ac
Net Site Area =	0.6		
Existing Imp. Area =	0.6 ac		
Percent Impervious (I) =	91.2 %		

I > 40%. Project subject to Redevelopment standards.

ESD Target for Redevelopment

Impervious Cover (50% of Ex. Imp):	0.28 ac	12,271 sf
Percent Impervious (I)	100 %	

<i>Remove and/or treat</i>	12,271 sf	<i>of existing impervious area</i>
Area of impervious removed=	12,490.0 sf	<i>(whereby I_{post} < I_{pre})</i>
Impervious area remaining =	-219 sf	<i>to be treated using ESD practices, Pe = 1 in, Rv = 0.95</i>

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

$$= 0.95$$

Composite Target P_E (in.): **1.00**

$$ESD_v = \frac{(P_E)(R_v)(A)}{12}$$

$$= -17 \quad \text{cf}$$

Permeable Pavers (A-2)

$$ESD_{\text{Provided}} = \text{Total Paver Area} \times \text{ESD}_v \text{ Per HSG C} = 2,451 \times 0.160 = \mathbf{392 \text{ cf}}$$

Submerged Gravel Wetland (M-2)

$$ESD_{\text{Ponding}} = \frac{(\text{Area at Temporary Ponding Elevation} + \text{Floor Area})}{2} \times \text{Ponding Depth} = \frac{(665 + 1,157)}{2} \times 1.25 = \mathbf{1,139 \text{ cf}}$$

$$ESD_{\text{Media}} = 0 \text{ cf (Per UNH Guidance)}$$

$$ESD_{\text{Provided}} = ESD_{\text{Ponding}} + ESD_{\text{Media}} = 1,139 + 0 = \mathbf{1,139 \text{ cf}}$$

$$ESD_v(\text{provided}) > ESD_v(\text{target})$$

ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN.)	ACTUAL PE (IN.)	TARGET ESDv (FT. ³)	ACTUAL ESDv (ft. ³)
P-1	A-2	PERMEABLE PAVERS	ON-SITE	80	407927.42	1576784.42	0.178	0.049	0.023	1	1	-	157
P-2	M-2	SUBMERGED GRAVEL WETLAND	ON-SITE	93	407947.13	1576824.40	0.210	0.167	0.015	1	1	-	1,139
P-3	A-2	PERMEABLE PAVERS	ON-SITE	80	407889.87	1576829.93	0.230	0.061	0.034	1	1	-	235
4													
5													
6													
7													
8													
9													
10													
TOTAL/ AVERAGE				-			0.618	0.277	0.072	1	1	* 0	1,531

* TOTAL SITE TARGET FOR DEVELOPMENT BASED ON REDEVELOPMENT



APPROVAL

Ridh Van Engle
TOWN ENGINEER

1/2020
DATE

**TOWN OF EASTON
STANDARD DETAILS**

ESD SUMMARY CHART

ISSUED: JANUARY 2020

STANDARD NO: TOE-SWM-7.01

SWM QUANTITY SUMMARY CHART

PRACTICE Study Point	DA (ACRES)	IMPERVIOUS (ACRES)	RCN	Tc (MINUTES)	PRE 2 YEAR	POST 2 YEAR	W.S.E.	PRE 10 YEAR	POST 10 YEAR	W.S.E.	PRE 100 YEAR	POST 100 YEAR	W.S.E.
1	0.178	0.049	80	5	1.19	0.42	-	1.88	0.84	-	2.72	1.37	-
2	0.440	0.227	86	5	1.26	0.54	30.29	2.03	1.09	30.50	2.95	2.44	30.81



APPROVAL

Rid Van Engle
TOWN ENGINEER

1/2020
DATE

**TOWN OF EASTON
STANDARD DETAILS**

SWM QUANTITY SUMMARY CHART

ISSUED: JANUARY 2020

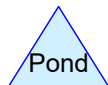
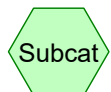
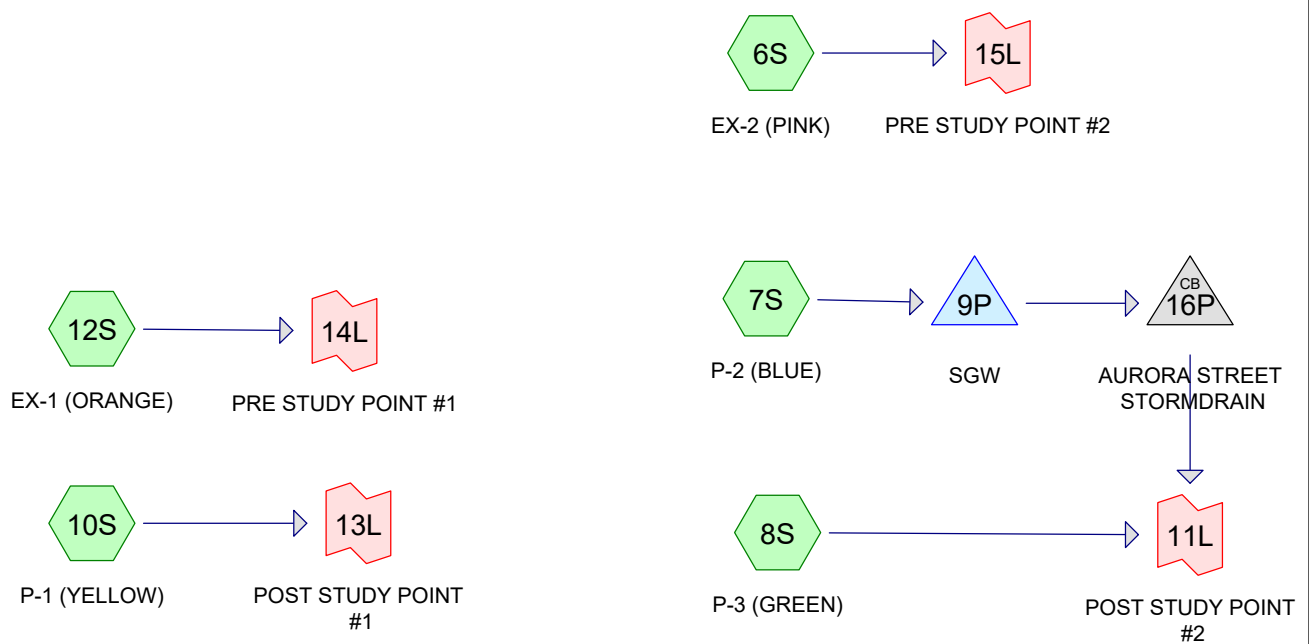
STANDARD NO: TOE-SWM-7.02

APPENDIX B

DRAINAGE AREA MAPS

APPENDIX C

HydroCAD Report



Routing Diagram for 210051-CONCEPT
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210051 Concept HydroCAD

Type II 24-hr 2 Rainfall=3.40"

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Page 2

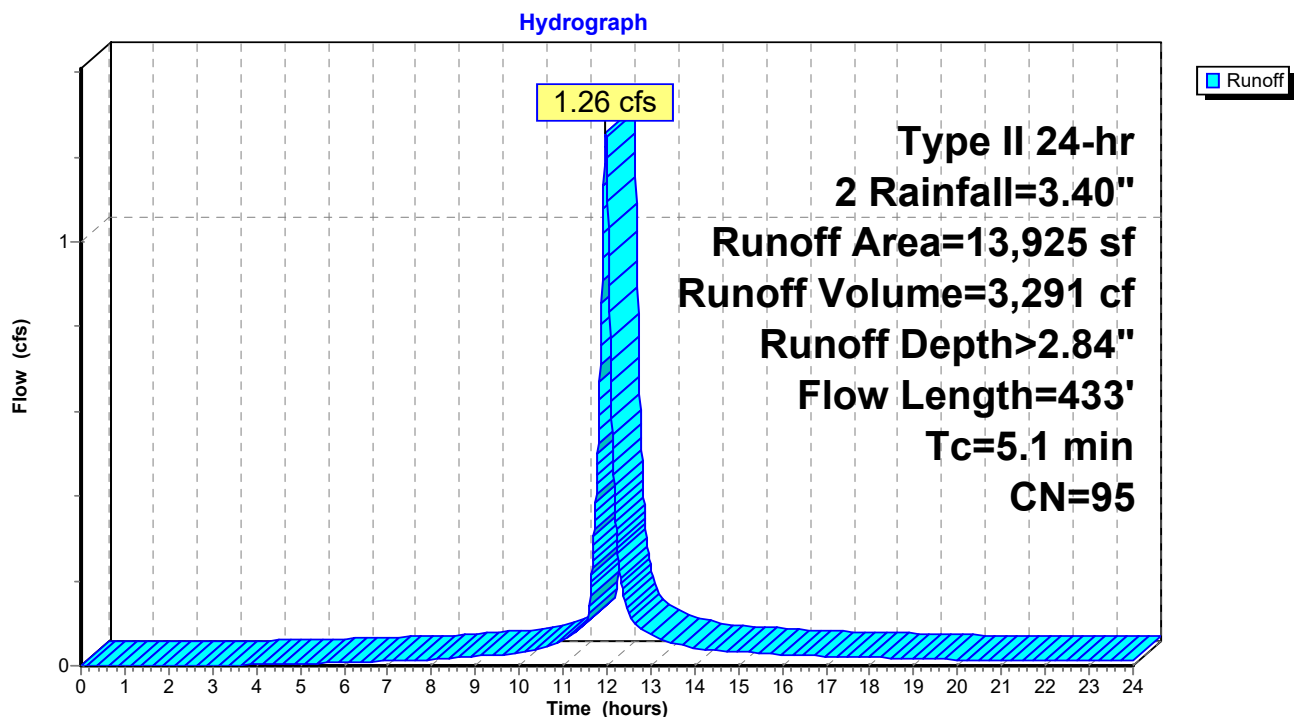
Summary for Subcatchment 6S: EX-2 (PINK)

Runoff = 1.26 cfs @ 11.97 hrs, Volume= 3,291 cf, Depth> 2.84"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 Rainfall=3.40"

Area (sf)	CN	Description
765	98	Unconnected roofs, HSG C
8,441	98	Paved parking, HSG C
3,106	98	Paved parking, HSG C
1,613	74	>75% Grass cover, Good, HSG C
13,925	95	Weighted Average
1,613		11.58% Pervious Area
12,312		88.42% Impervious Area
765		6.21% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	25	0.0200	1.07		Sheet Flow, a-b Smooth surfaces n= 0.011 P2= 3.40"
4.7	408	0.0050	1.44		Shallow Concentrated Flow, b-c Paved Kv= 20.3 fps
5.1	433	Total			

Subcatchment 6S: EX-2 (PINK)

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Type II 24-hr 2 Rainfall=3.40"

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Summary for Subcatchment 7S: P-2 (BLUE)

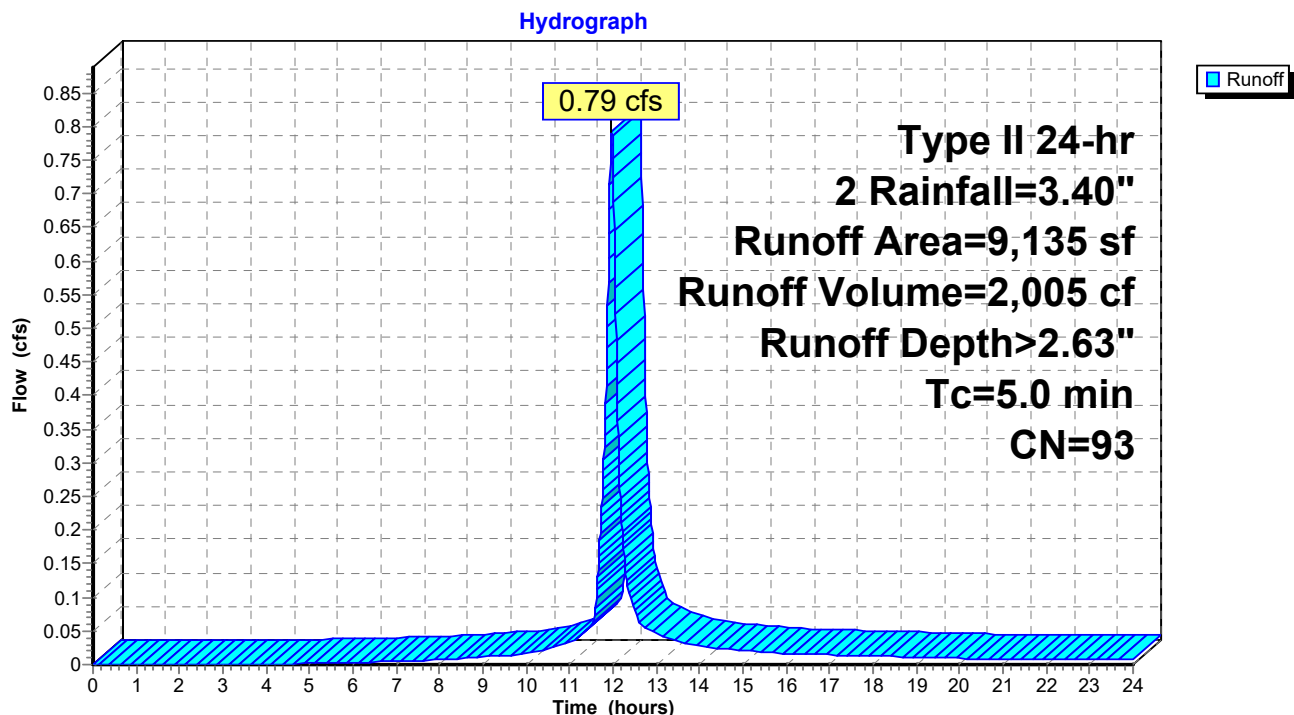
Runoff = 0.79 cfs @ 11.97 hrs, Volume= 2,005 cf, Depth> 2.63"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 Rainfall=3.40"

Area (sf)	CN	Description
7,254	98	Unconnected roofs, HSG C
1,881	74	>75% Grass cover, Good, HSG C
9,135	93	Weighted Average
1,881		20.59% Pervious Area
7,254		79.41% Impervious Area
7,254		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: P-2 (BLUE)



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Type II 24-hr 2 Rainfall=3.40"

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Summary for Subcatchment 8S: P-3 (GREEN)

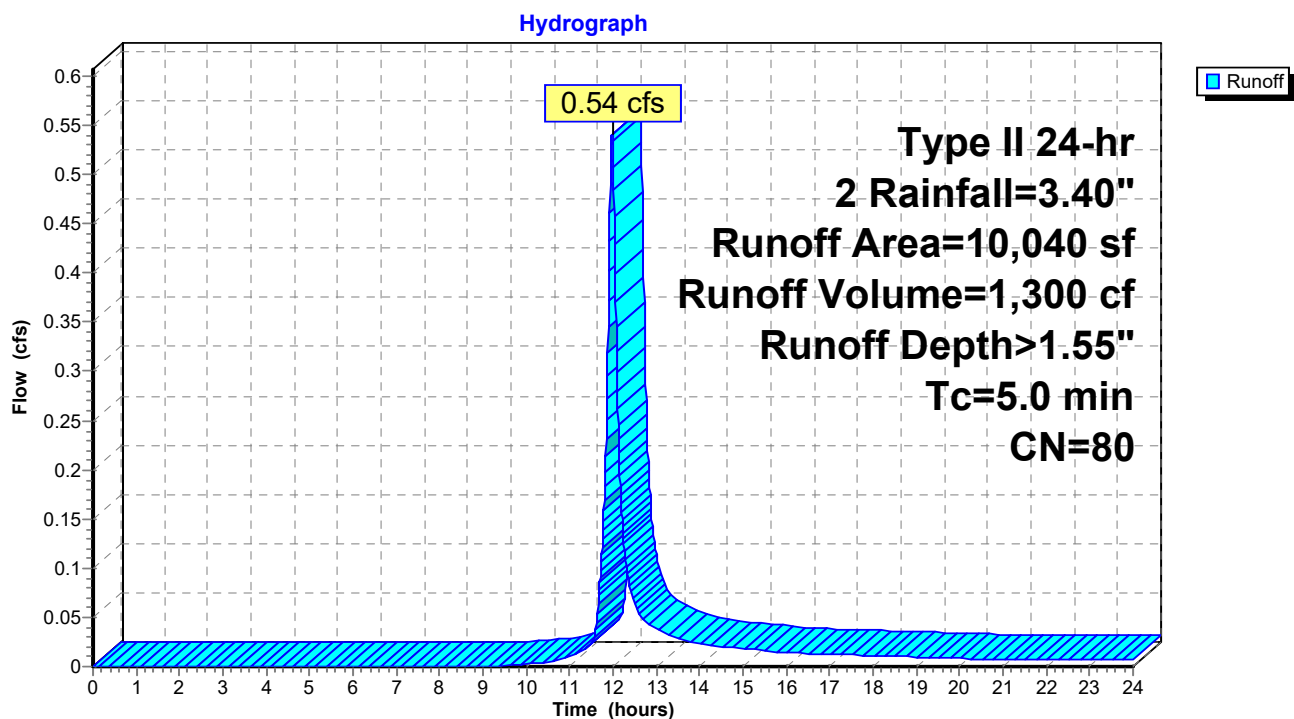
Runoff = 0.54 cfs @ 11.98 hrs, Volume= 1,300 cf, Depth> 1.55"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 Rainfall=3.40"

Area (sf)	CN	Description
2,639	98	Paved parking, HSG C
* 1,469	70	Woods, Good, HSG C "Pavers"
5,932	74	>75% Grass cover, Good, HSG C
10,040	80	Weighted Average
7,401		73.72% Pervious Area
2,639		26.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: P-3 (GREEN)



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Type II 24-hr 2 Rainfall=3.40"

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Summary for Subcatchment 10S: P-1 (YELLOW)

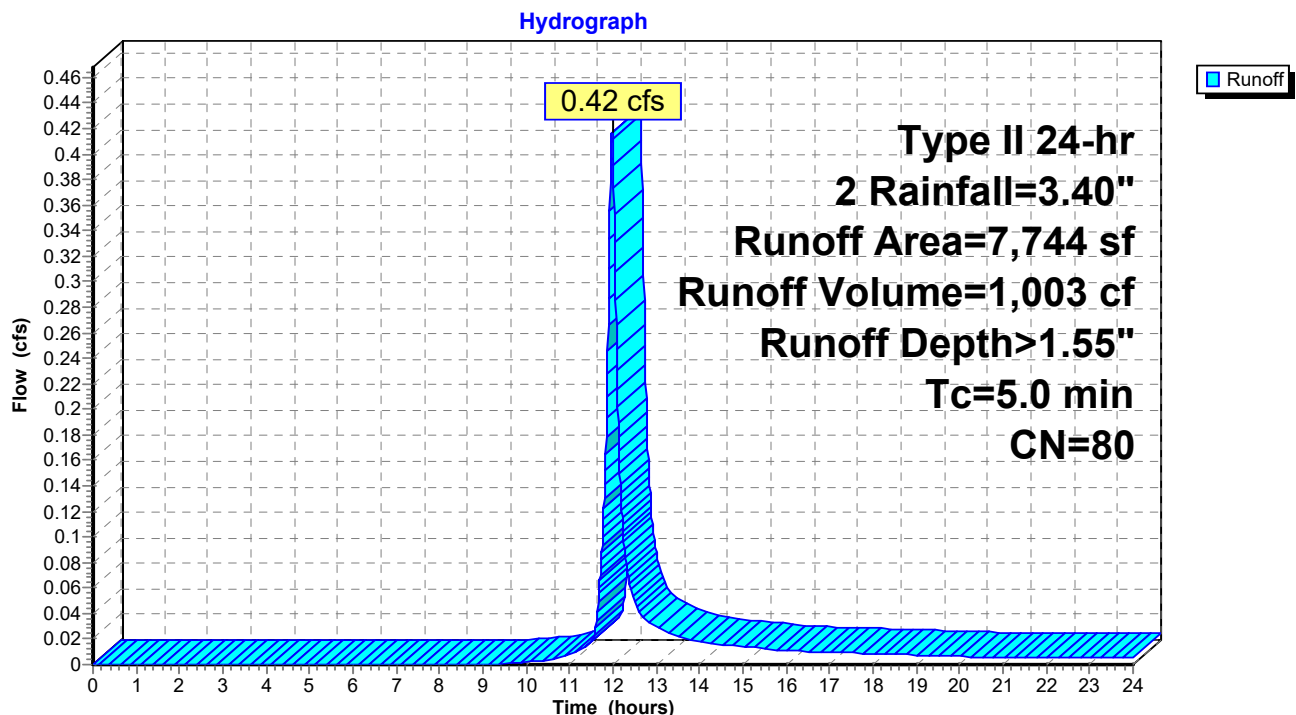
Runoff = 0.42 cfs @ 11.98 hrs, Volume= 1,003 cf, Depth> 1.55"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 Rainfall=3.40"

	Area (sf)	CN	Description
	2,158	98	Paved parking, HSG C
*	983	70	Woods, Good, HSG C "Pavers"
	4,603	74	>75% Grass cover, Good, HSG C
	7,744	80	Weighted Average
	5,586		72.13% Pervious Area
	2,158		27.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S: P-1 (YELLOW)



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Type II 24-hr 2 Rainfall=3.40"

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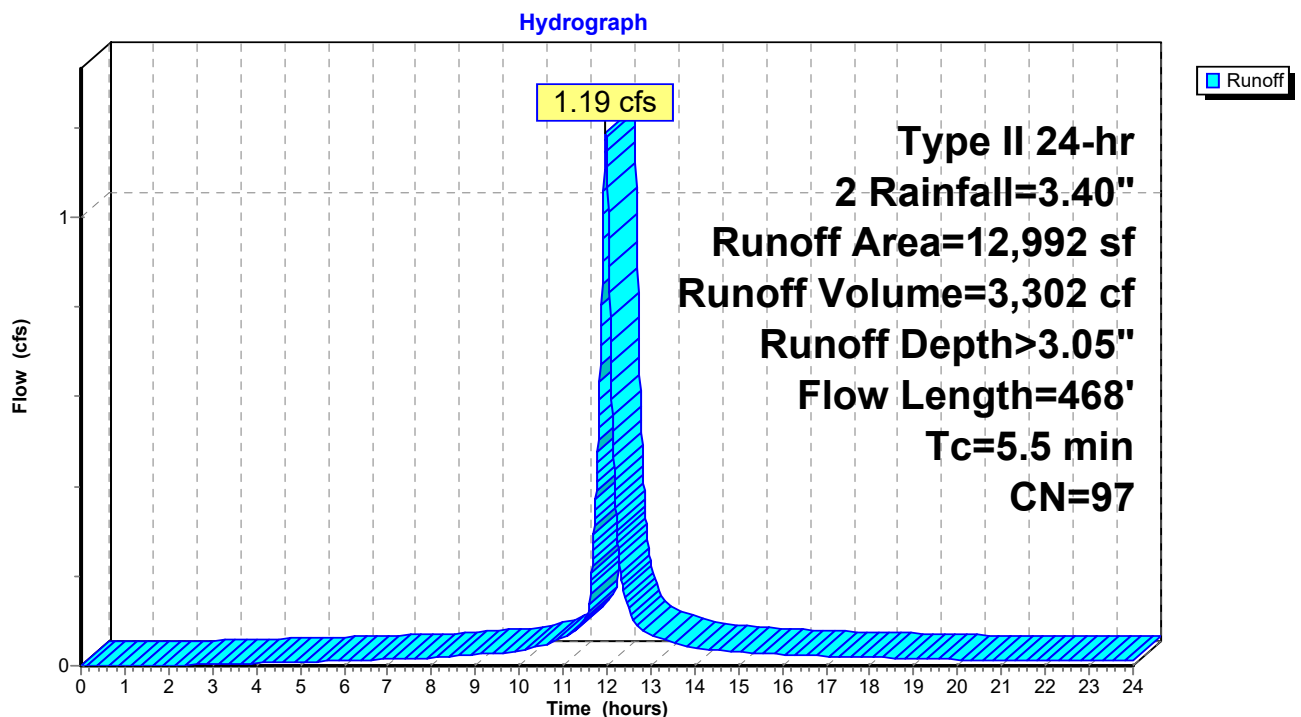
Summary for Subcatchment 12S: EX-1 (ORANGE)

Runoff = 1.19 cfs @ 11.98 hrs, Volume= 3,302 cf, Depth> 3.05"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 2 Rainfall=3.40"

Area (sf)	CN	Description
738	98	Unconnected roofs, HSG C
6,646	98	Paved parking, HSG C
4,845	98	Paved parking, HSG C
763	74	>75% Grass cover, Good, HSG C
12,992	97	Weighted Average
763		5.87% Pervious Area
12,229		94.13% Impervious Area
738		6.03% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	17	0.0200	0.99		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 3.40"
5.2	451	0.0050	1.44		Shallow Concentrated Flow, B-C Paved Kv= 20.3 fps
5.5	468	Total			

Subcatchment 12S: EX-1 (ORANGE)

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Type II 24-hr 2 Rainfall=3.40"

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Summary for Pond 9P: SGW

Inflow Area = 9,135 sf, 79.41% Impervious, Inflow Depth > 2.63" for 2 event
 Inflow = 0.79 cfs @ 11.97 hrs, Volume= 2,005 cf
 Outflow = 0.01 cfs @ 18.89 hrs, Volume= 232 cf, Atten= 99%, Lag= 415.3 min
 Primary = 0.01 cfs @ 18.89 hrs, Volume= 232 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 30.29' @ 18.89 hrs Surf.Area= 1,304 sf Storage= 1,782 cf

Plug-Flow detention time= 666.1 min calculated for 232 cf (12% of inflow)
 Center-of-Mass det. time= 437.6 min (1,226.0 - 788.4)

Volume	Invert	Avail.Storage	Storage Description			
#1	26.99'	2,869 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.99	665	111.0	0.0	0	0	665
27.00	665	111.0	40.0	3	3	666
28.99	665	111.0	40.0	529	532	887
29.00	665	111.0	100.0	7	539	888
31.00	1,751	161.0	100.0	2,330	2,869	2,004

Device	Routing	Invert	Outlet Devices
#1	Primary	28.70'	8.0" Round Culvert L= 22.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 28.70' / 28.60' S= 0.0045 ' S= 0.0045 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.35 sf
#2	Device 1	30.25'	6.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#3	Device 1	30.75'	10.7' long Sharp-Crested Rectangular Weir 0 End Contraction(s)

Primary OutFlow Max=0.01 cfs @ 18.89 hrs HW=30.29' TW=28.66' (Dynamic Tailwater)

- 1=Culvert (Passes 0.01 cfs of 1.66 cfs potential flow)
 2=Orifice/Grate (Orifice Controls 0.01 cfs @ 0.61 fps)
 3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

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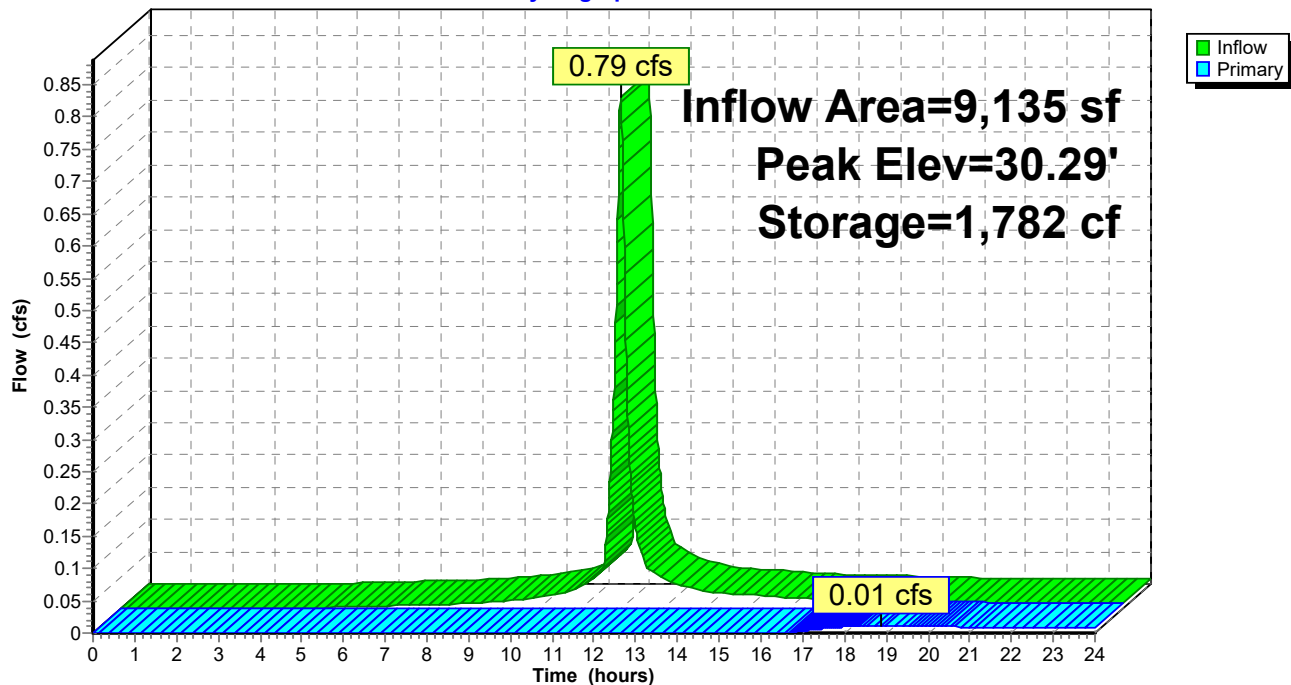
Type II 24-hr 2 Rainfall=3.40"

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Pond 9P: SGW

Hydrograph



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Type II 24-hr 2 Rainfall=3.40"

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Summary for Pond 16P: AURORA STREET STORMDRAIN

Inflow Area = 9,135 sf, 79.41% Impervious, Inflow Depth > 0.30" for 2 event
Inflow = 0.01 cfs @ 18.89 hrs, Volume= 232 cf
Outflow = 0.01 cfs @ 18.89 hrs, Volume= 232 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.01 cfs @ 18.89 hrs, Volume= 232 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

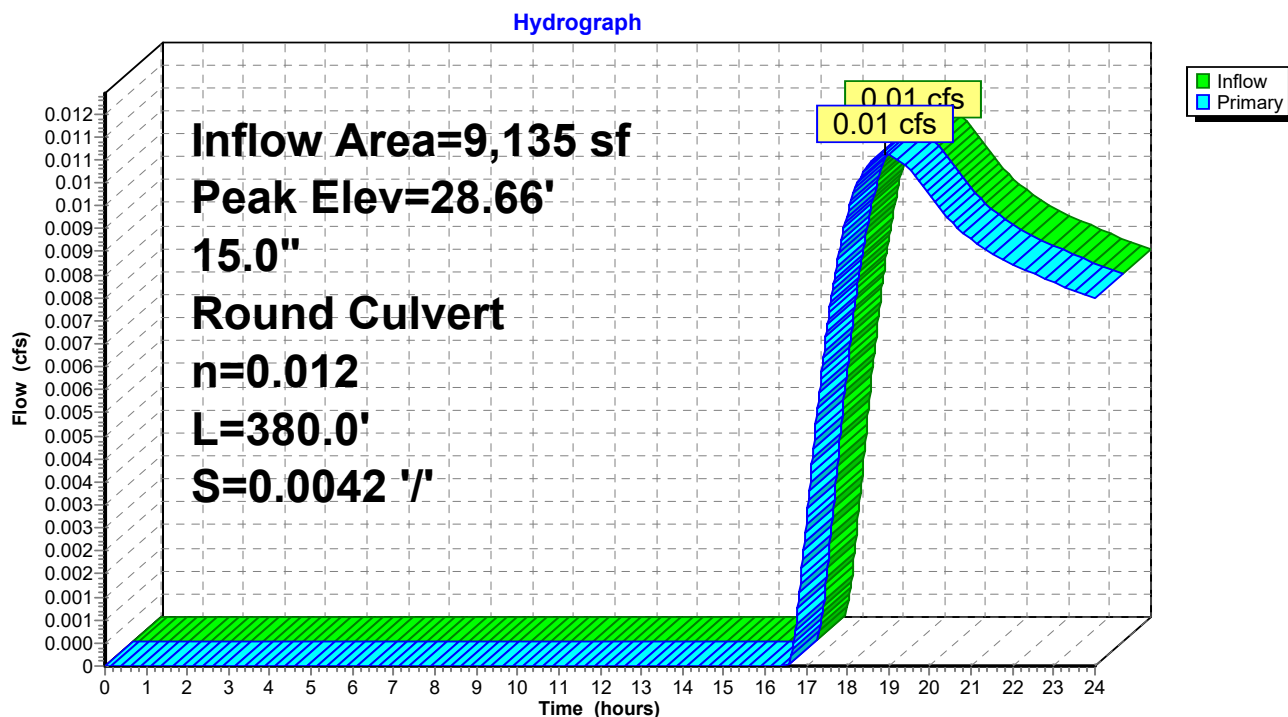
Peak Elev= 28.66' @ 18.89 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	28.60'	15.0" Round Culvert L= 380.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 28.60' / 27.00' S= 0.0042 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.01 cfs @ 18.89 hrs HW=28.66' TW=0.00' (Dynamic Tailwater)

1=Culvert (Barrel Controls 0.01 cfs @ 0.77 fps)

Pond 16P: AURORA STREET STORMDRAIN



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210051 Concept HydroCAD
Type II 24-hr 2 Rainfall=3.40"

Printed 7/25/2024

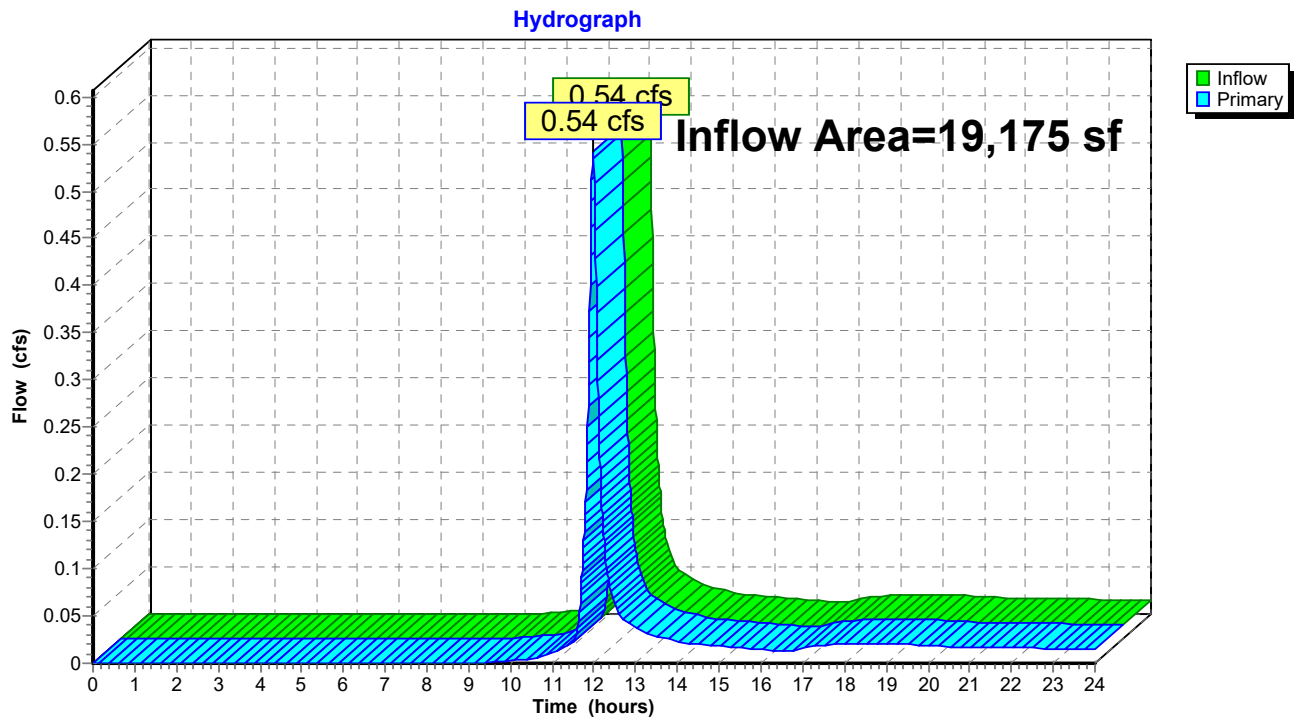
Page 10

Summary for Link 11L: POST STUDY POINT #2

Inflow Area = 19,175 sf, 51.59% Impervious, Inflow Depth > 0.96" for 2 event
Inflow = 0.54 cfs @ 11.98 hrs, Volume= 1,532 cf
Primary = 0.54 cfs @ 11.98 hrs, Volume= 1,532 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 11L: POST STUDY POINT #2



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Type II 24-hr 2 Rainfall=3.40"

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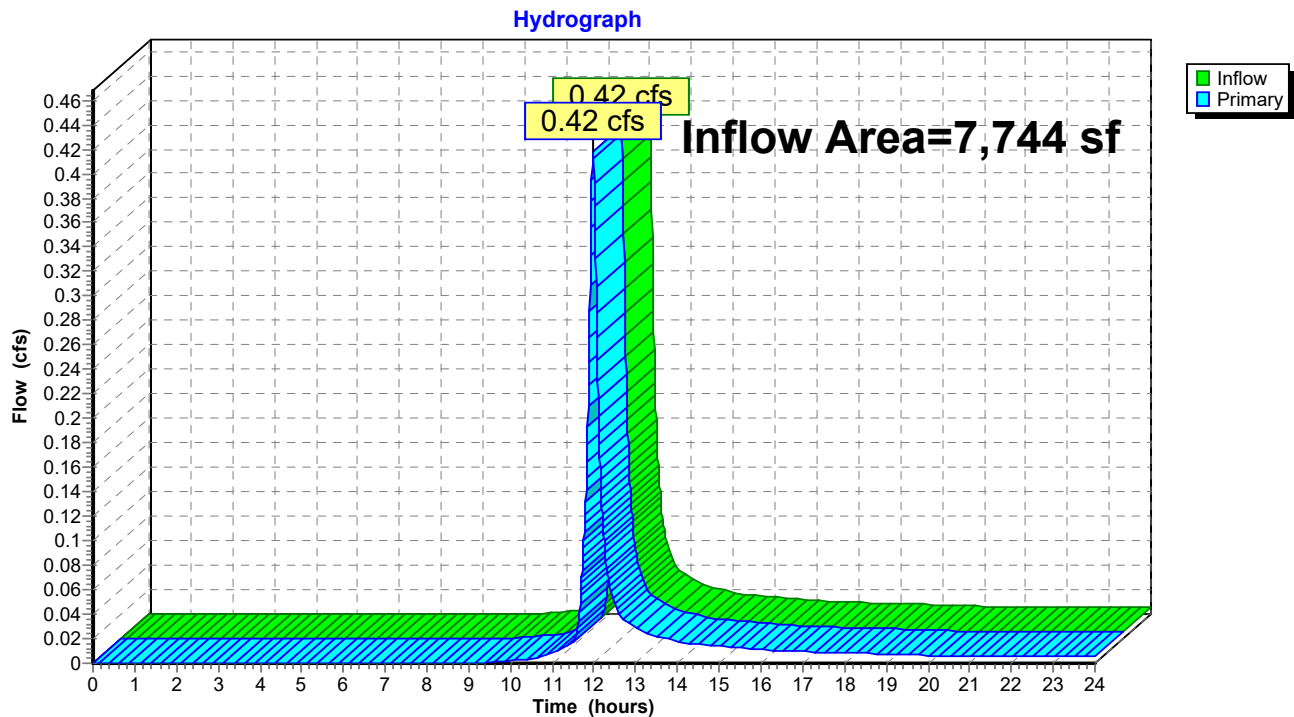
Page 11

Summary for Link 13L: POST STUDY POINT #1

Inflow Area = 7,744 sf, 27.87% Impervious, Inflow Depth > 1.55" for 2 event
Inflow = 0.42 cfs @ 11.98 hrs, Volume= 1,003 cf
Primary = 0.42 cfs @ 11.98 hrs, Volume= 1,003 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 13L: POST STUDY POINT #1



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Type II 24-hr 2 Rainfall=3.40"

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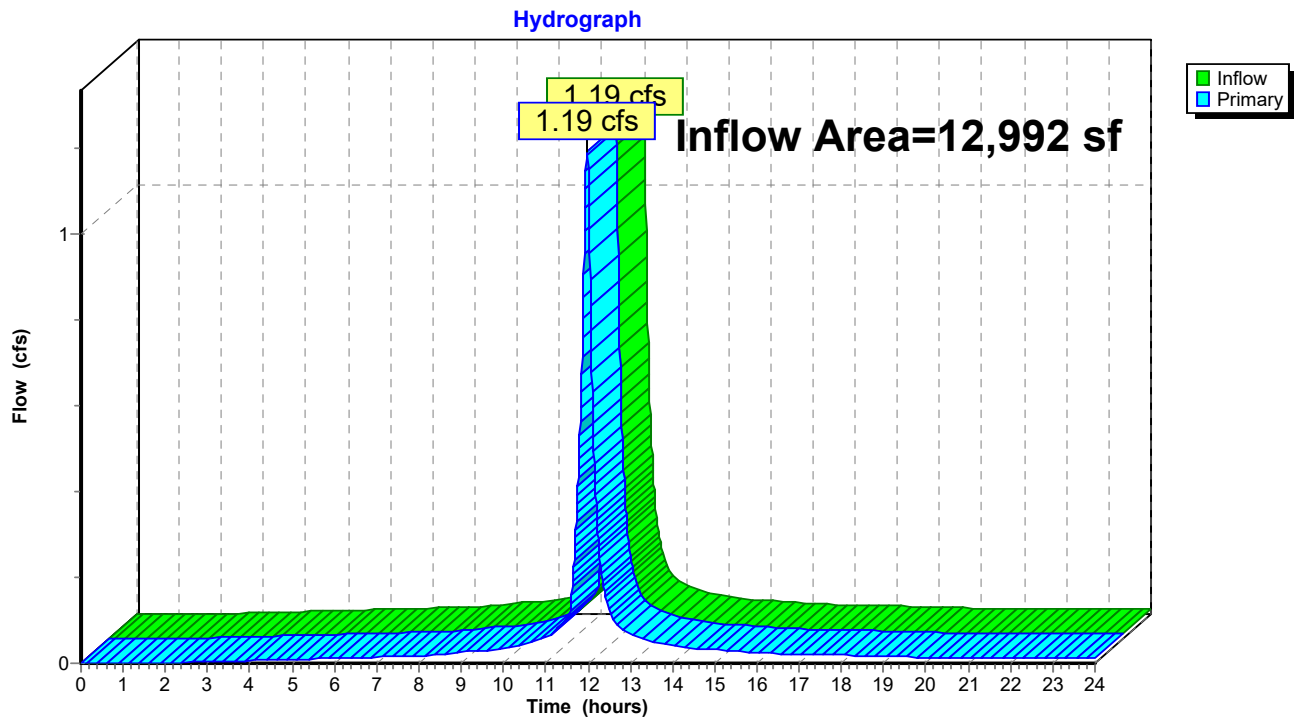
Page 12

Summary for Link 14L: PRE STUDY POINT #1

Inflow Area = 12,992 sf, 94.13% Impervious, Inflow Depth > 3.05" for 2 event
Inflow = 1.19 cfs @ 11.98 hrs, Volume= 3,302 cf
Primary = 1.19 cfs @ 11.98 hrs, Volume= 3,302 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 14L: PRE STUDY POINT #1



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Type II 24-hr 2 Rainfall=3.40"

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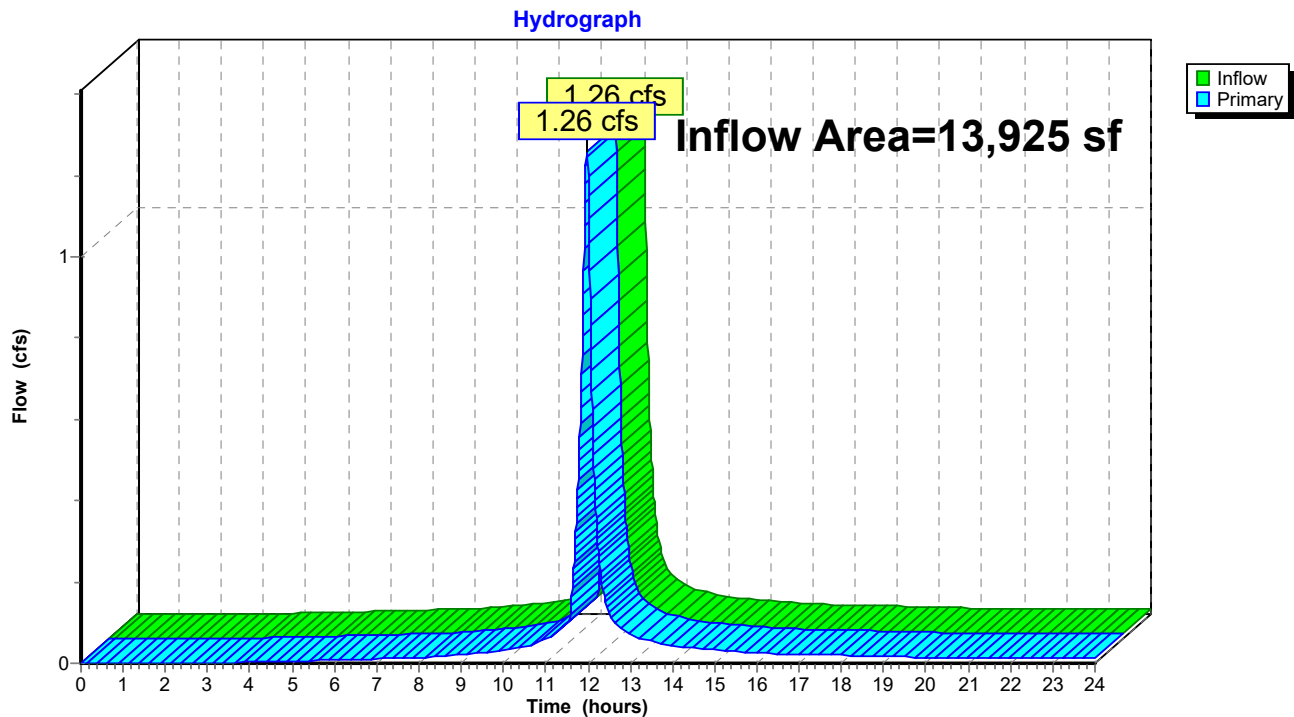
Page 13

Summary for Link 15L: PRE STUDY POINT #2

Inflow Area = 13,925 sf, 88.42% Impervious, Inflow Depth > 2.84" for 2 event
Inflow = 1.26 cfs @ 11.97 hrs, Volume= 3,291 cf
Primary = 1.26 cfs @ 11.97 hrs, Volume= 3,291 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 15L: PRE STUDY POINT #2



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Type II 24-hr 10 Rainfall=5.30"

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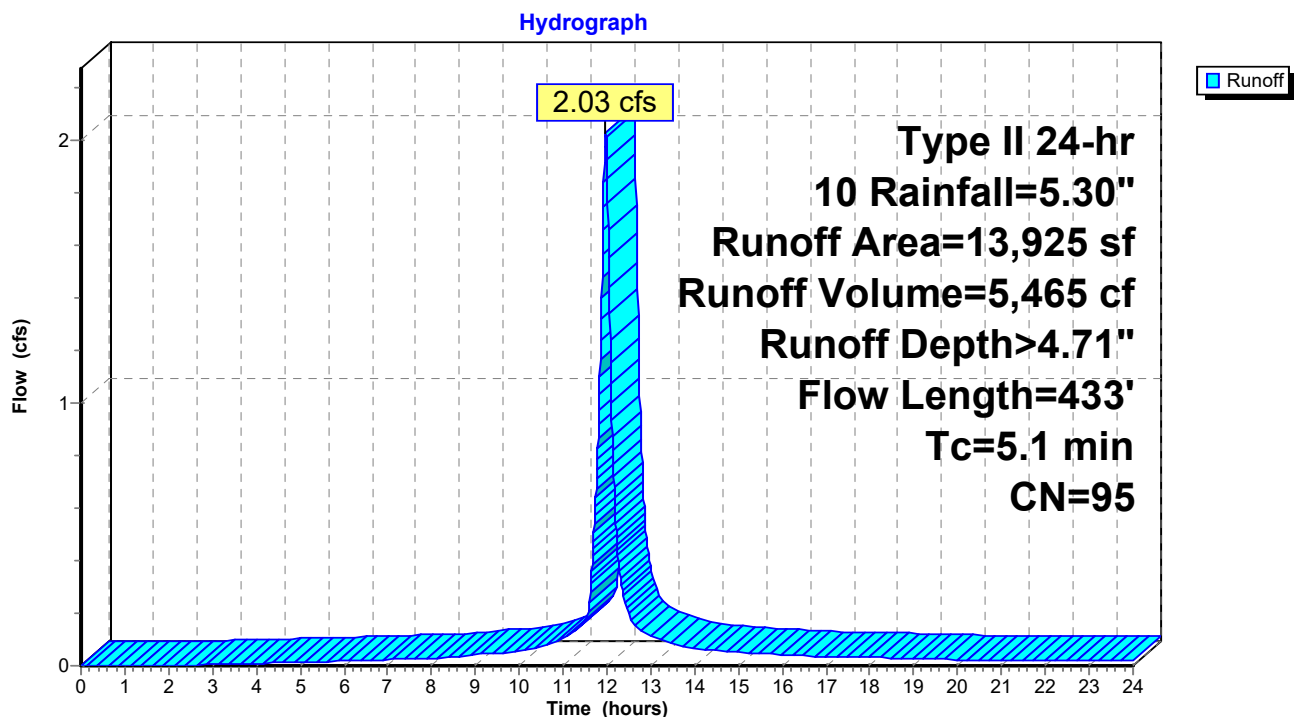
Summary for Subcatchment 6S: EX-2 (PINK)

Runoff = 2.03 cfs @ 11.97 hrs, Volume= 5,465 cf, Depth> 4.71"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 Rainfall=5.30"

Area (sf)	CN	Description
765	98	Unconnected roofs, HSG C
8,441	98	Paved parking, HSG C
3,106	98	Paved parking, HSG C
1,613	74	>75% Grass cover, Good, HSG C
13,925	95	Weighted Average
1,613		11.58% Pervious Area
12,312		88.42% Impervious Area
765		6.21% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	25	0.0200	1.07		Sheet Flow, a-b Smooth surfaces n= 0.011 P2= 3.40"
4.7	408	0.0050	1.44		Shallow Concentrated Flow, b-c Paved Kv= 20.3 fps
5.1	433	Total			

Subcatchment 6S: EX-2 (PINK)

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210051 Concept HydroCAD
Type II 24-hr 10 Rainfall=5.30"

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Summary for Subcatchment 7S: P-2 (BLUE)

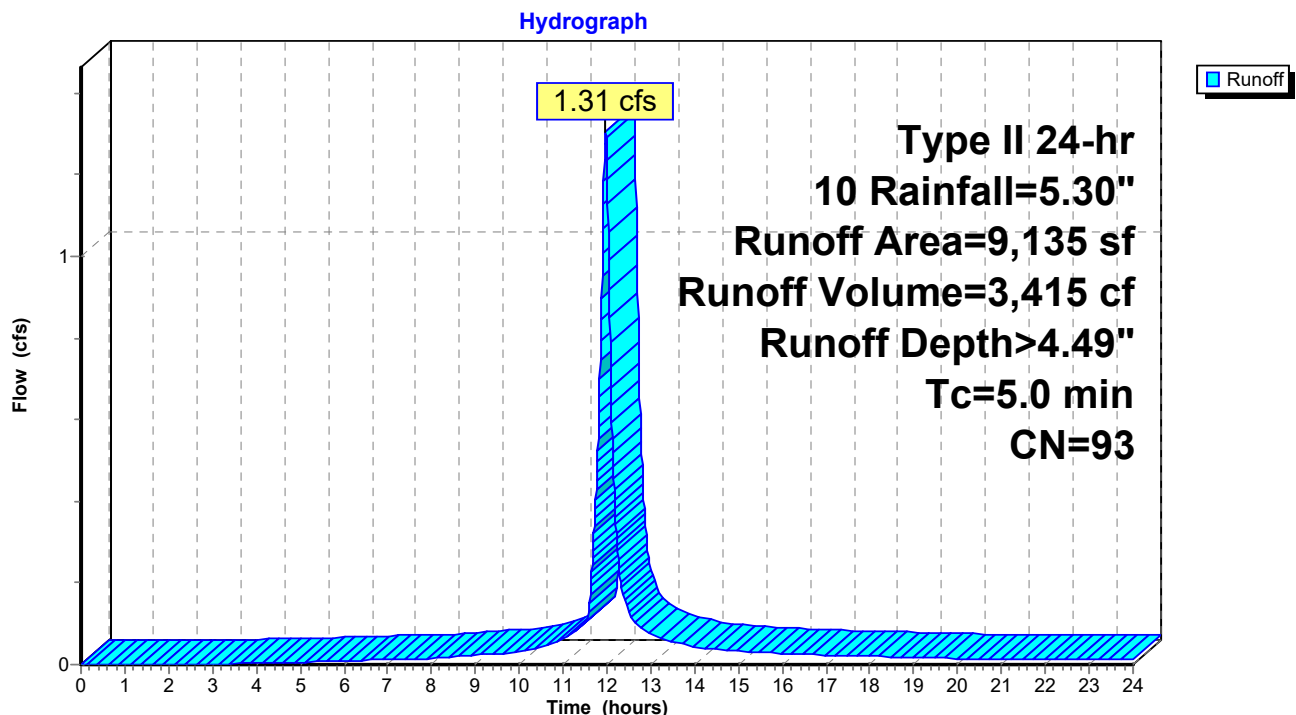
Runoff = 1.31 cfs @ 11.97 hrs, Volume= 3,415 cf, Depth> 4.49"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 Rainfall=5.30"

Area (sf)	CN	Description
7,254	98	Unconnected roofs, HSG C
1,881	74	>75% Grass cover, Good, HSG C
9,135	93	Weighted Average
1,881		20.59% Pervious Area
7,254		79.41% Impervious Area
7,254		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: P-2 (BLUE)



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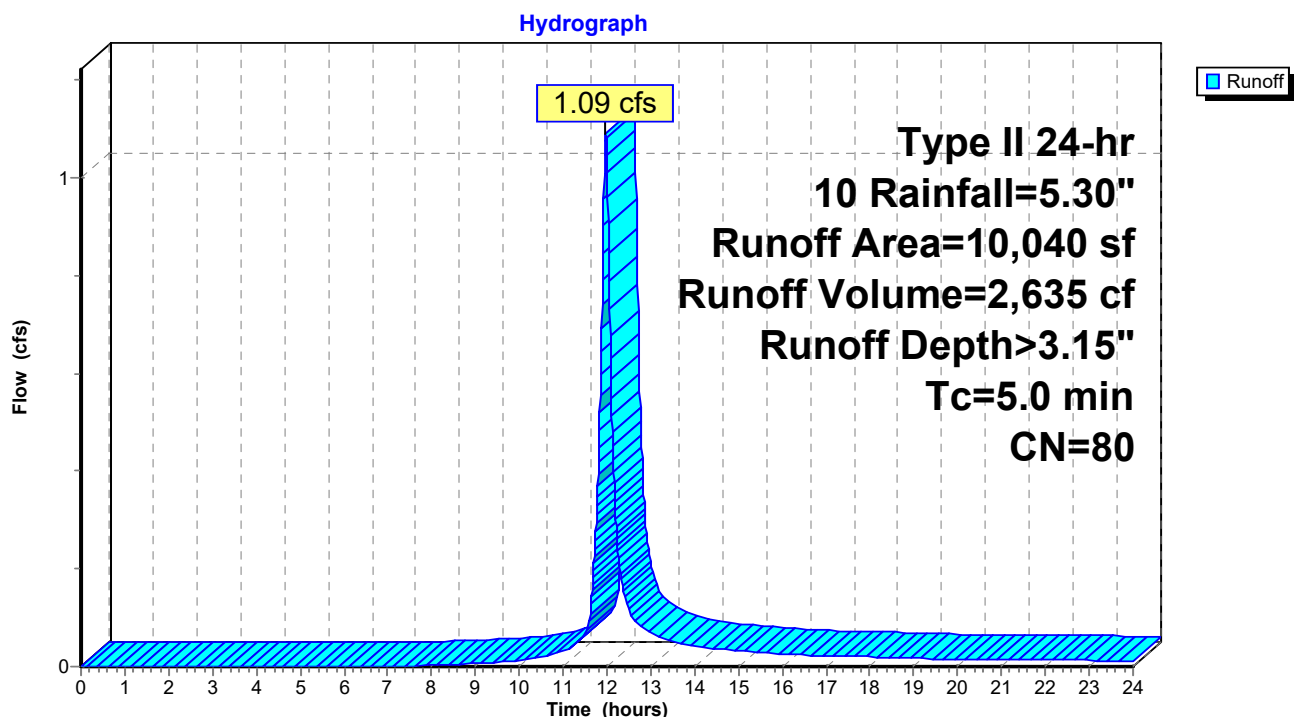
Summary for Subcatchment 8S: P-3 (GREEN)

Runoff = 1.09 cfs @ 11.97 hrs, Volume= 2,635 cf, Depth> 3.15"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 Rainfall=5.30"

Area (sf)	CN	Description
2,639	98	Paved parking, HSG C
* 1,469	70	Woods, Good, HSG C "Pavers"
5,932	74	>75% Grass cover, Good, HSG C
10,040	80	Weighted Average
7,401		73.72% Pervious Area
2,639		26.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: P-3 (GREEN)

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Summary for Subcatchment 10S: P-1 (YELLOW)

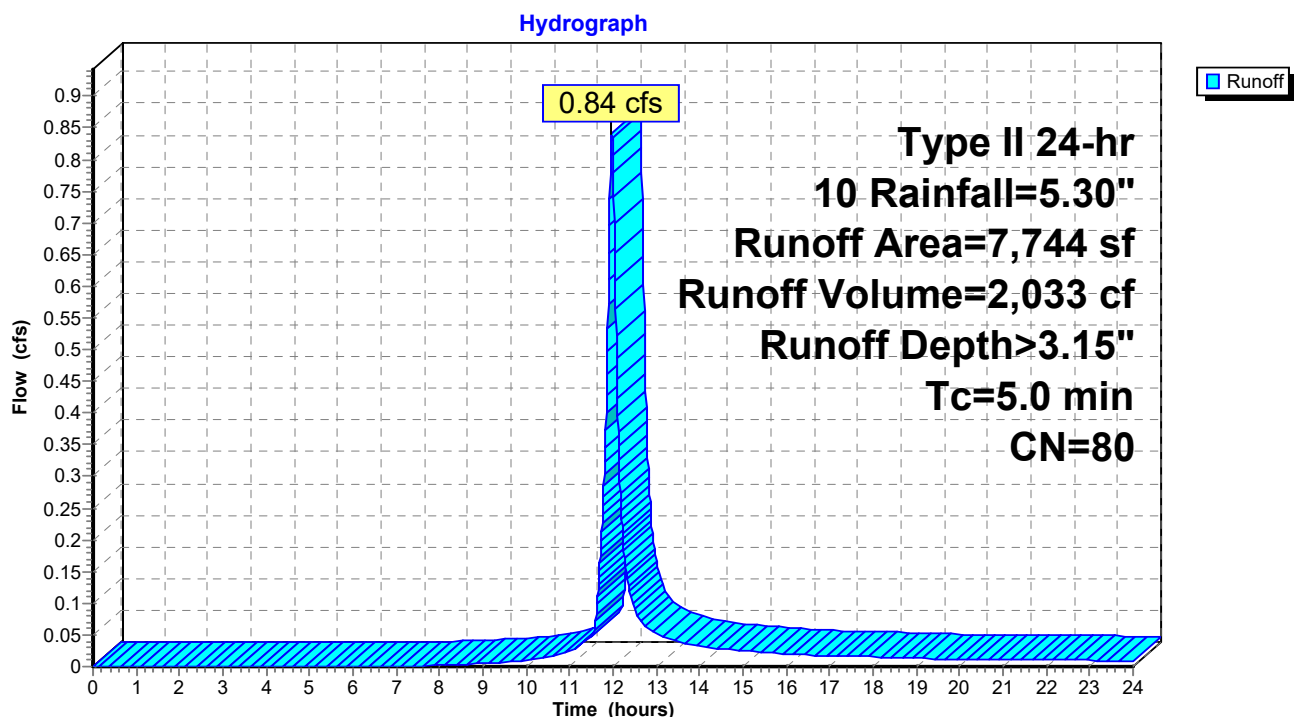
Runoff = 0.84 cfs @ 11.97 hrs, Volume= 2,033 cf, Depth> 3.15"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 Rainfall=5.30"

	Area (sf)	CN	Description
	2,158	98	Paved parking, HSG C
*	983	70	Woods, Good, HSG C "Pavers"
	4,603	74	>75% Grass cover, Good, HSG C
	7,744	80	Weighted Average
	5,586		72.13% Pervious Area
	2,158		27.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S: P-1 (YELLOW)



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Type II 24-hr 10 Rainfall=5.30"

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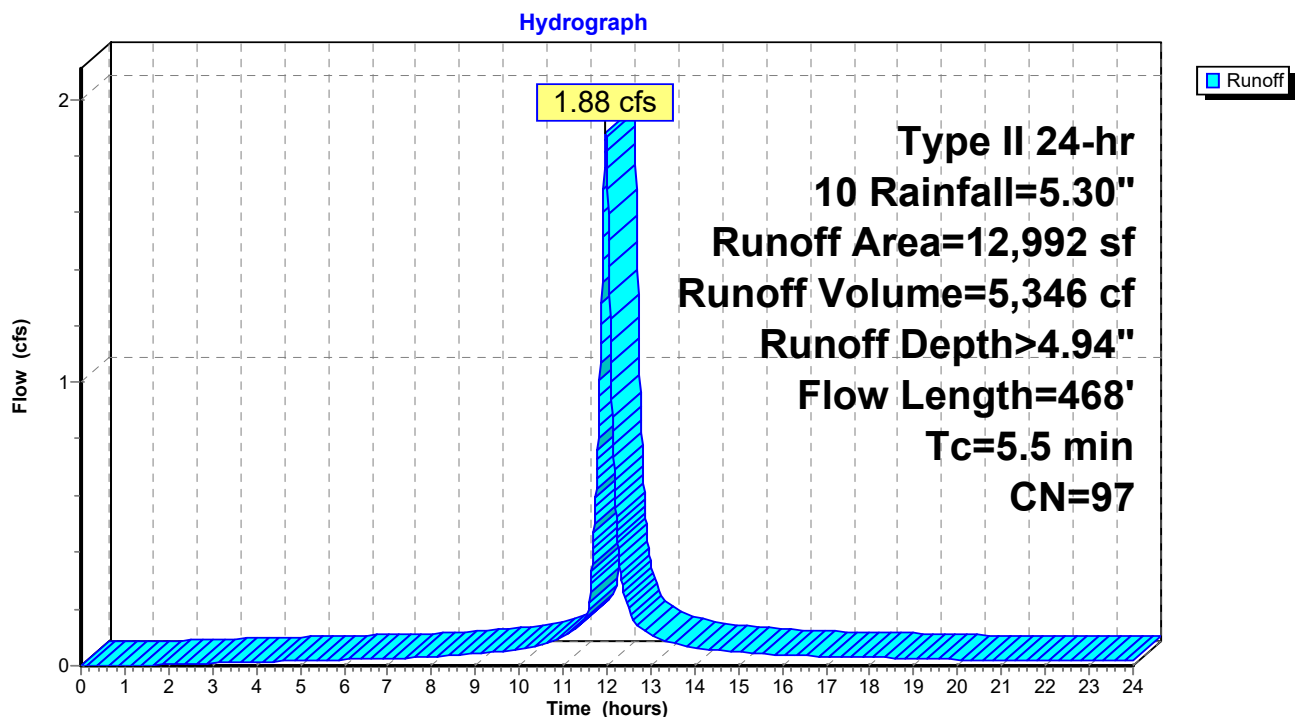
Summary for Subcatchment 12S: EX-1 (ORANGE)

Runoff = 1.88 cfs @ 11.98 hrs, Volume= 5,346 cf, Depth> 4.94"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 10 Rainfall=5.30"

Area (sf)	CN	Description
738	98	Unconnected roofs, HSG C
6,646	98	Paved parking, HSG C
4,845	98	Paved parking, HSG C
763	74	>75% Grass cover, Good, HSG C
12,992	97	Weighted Average
763		5.87% Pervious Area
12,229		94.13% Impervious Area
738		6.03% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	17	0.0200	0.99		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 3.40"
5.2	451	0.0050	1.44		Shallow Concentrated Flow, B-C Paved Kv= 20.3 fps
5.5	468	Total			

Subcatchment 12S: EX-1 (ORANGE)

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Type II 24-hr 10 Rainfall=5.30"

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Summary for Pond 9P: SGW

Inflow Area = 9,135 sf, 79.41% Impervious, Inflow Depth > 4.49" for 10 event
 Inflow = 1.31 cfs @ 11.97 hrs, Volume= 3,415 cf
 Outflow = 0.20 cfs @ 12.32 hrs, Volume= 1,628 cf, Atten= 85%, Lag= 21.0 min
 Primary = 0.20 cfs @ 12.32 hrs, Volume= 1,628 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Peak Elev= 30.50' @ 12.32 hrs Surf.Area= 1,431 sf Storage= 2,073 cf

Plug-Flow detention time= 263.5 min calculated for 1,627 cf (48% of inflow)

Center-of-Mass det. time= 145.1 min (919.3 - 774.2)

Volume	Invert	Avail.Storage	Storage Description			
#1	26.99'	2,869 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.99	665	111.0	0.0	0	0	665
27.00	665	111.0	40.0	3	3	666
28.99	665	111.0	40.0	529	532	887
29.00	665	111.0	100.0	7	539	888
31.00	1,751	161.0	100.0	2,330	2,869	2,004

Device	Routing	Invert	Outlet Devices
#1	Primary	28.70'	8.0" Round Culvert L= 22.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 28.70' / 28.60' S= 0.0045 ' S= 0.0045 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.35 sf
#2	Device 1	30.25'	6.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#3	Device 1	30.75'	10.7' long Sharp-Crested Rectangular Weir 0 End Contraction(s)

Primary OutFlow Max=0.20 cfs @ 12.32 hrs HW=30.50' TW=28.84' (Dynamic Tailwater)

1=Culvert (Passes 0.20 cfs of 1.80 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.20 cfs @ 1.60 fps)

3=Sharp-Crested Rectangular Weir (Controls 0.00 cfs)

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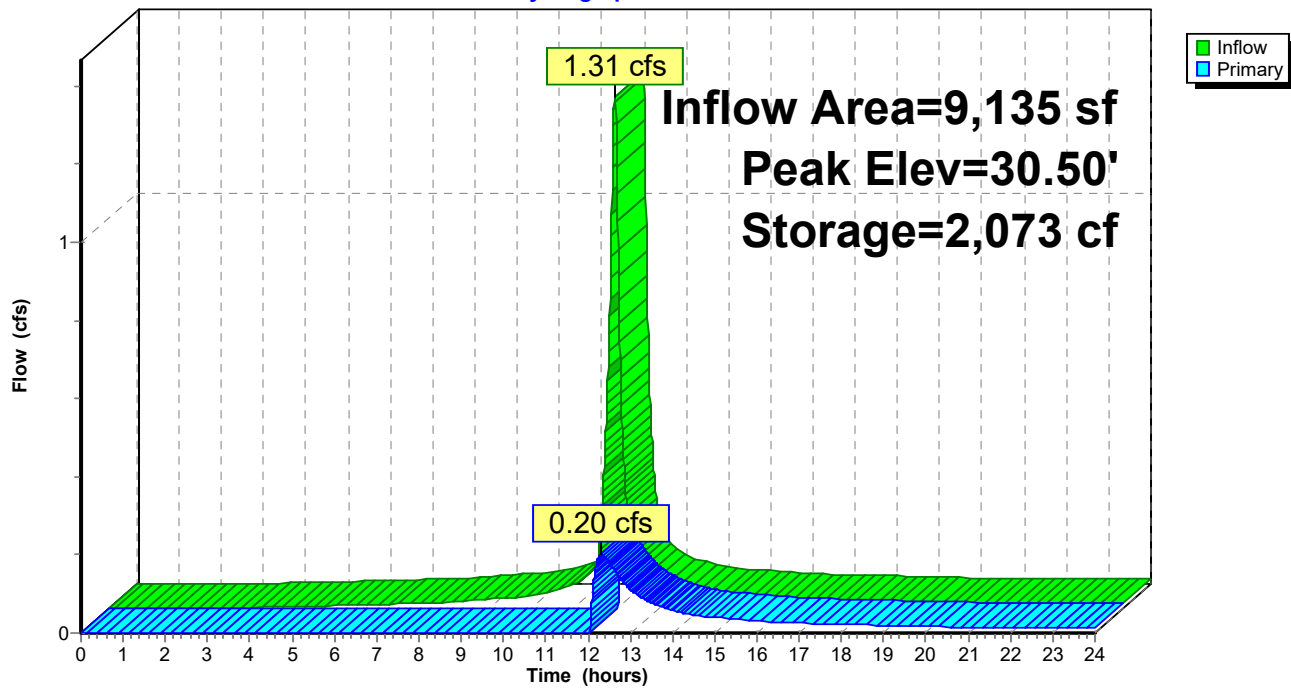
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Type II 24-hr 10 Rainfall=5.30"

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Pond 9P: SGW

Hydrograph



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Summary for Pond 16P: AURORA STREET STORMDRAIN

Inflow Area = 9,135 sf, 79.41% Impervious, Inflow Depth > 2.14" for 10 event
Inflow = 0.20 cfs @ 12.32 hrs, Volume= 1,628 cf
Outflow = 0.20 cfs @ 12.32 hrs, Volume= 1,628 cf, Atten= 0%, Lag= 0.0 min
Primary = 0.20 cfs @ 12.32 hrs, Volume= 1,628 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

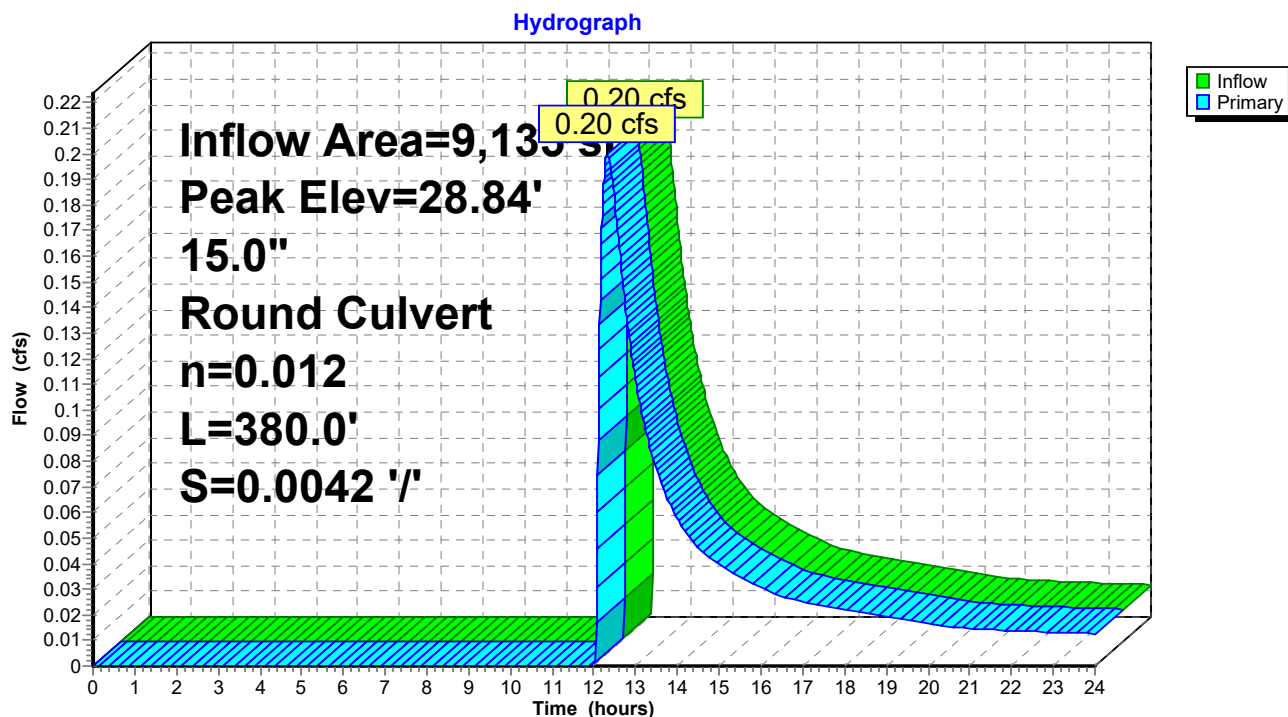
Peak Elev= 28.84' @ 12.32 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	28.60'	15.0" Round Culvert L= 380.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 28.60' / 27.00' S= 0.0042 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=0.20 cfs @ 12.32 hrs HW=28.84' TW=0.00' (Dynamic Tailwater)

↑**1=Culvert** (Barrel Controls 0.20 cfs @ 1.84 fps)

Pond 16P: AURORA STREET STORMDRAIN



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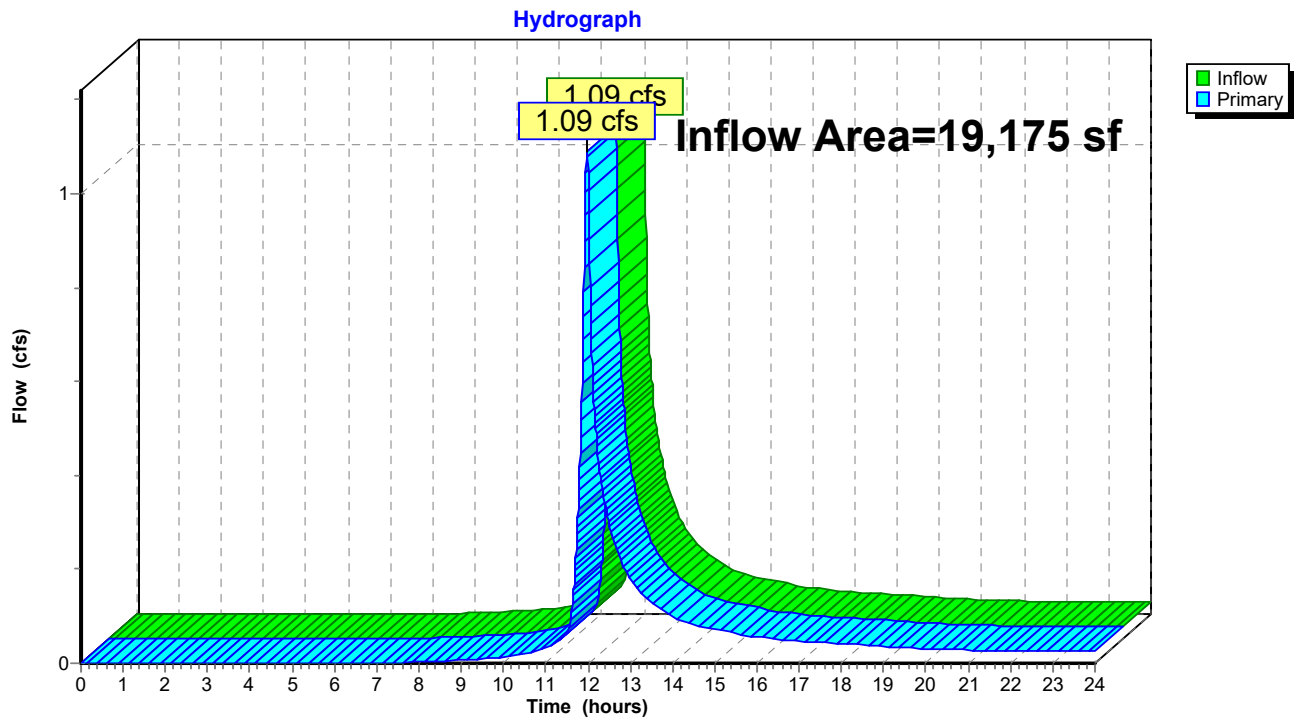
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Summary for Link 11L: POST STUDY POINT #2

Inflow Area = 19,175 sf, 51.59% Impervious, Inflow Depth > 2.67" for 10 event
Inflow = 1.09 cfs @ 11.97 hrs, Volume= 4,264 cf
Primary = 1.09 cfs @ 11.97 hrs, Volume= 4,264 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 11L: POST STUDY POINT #2



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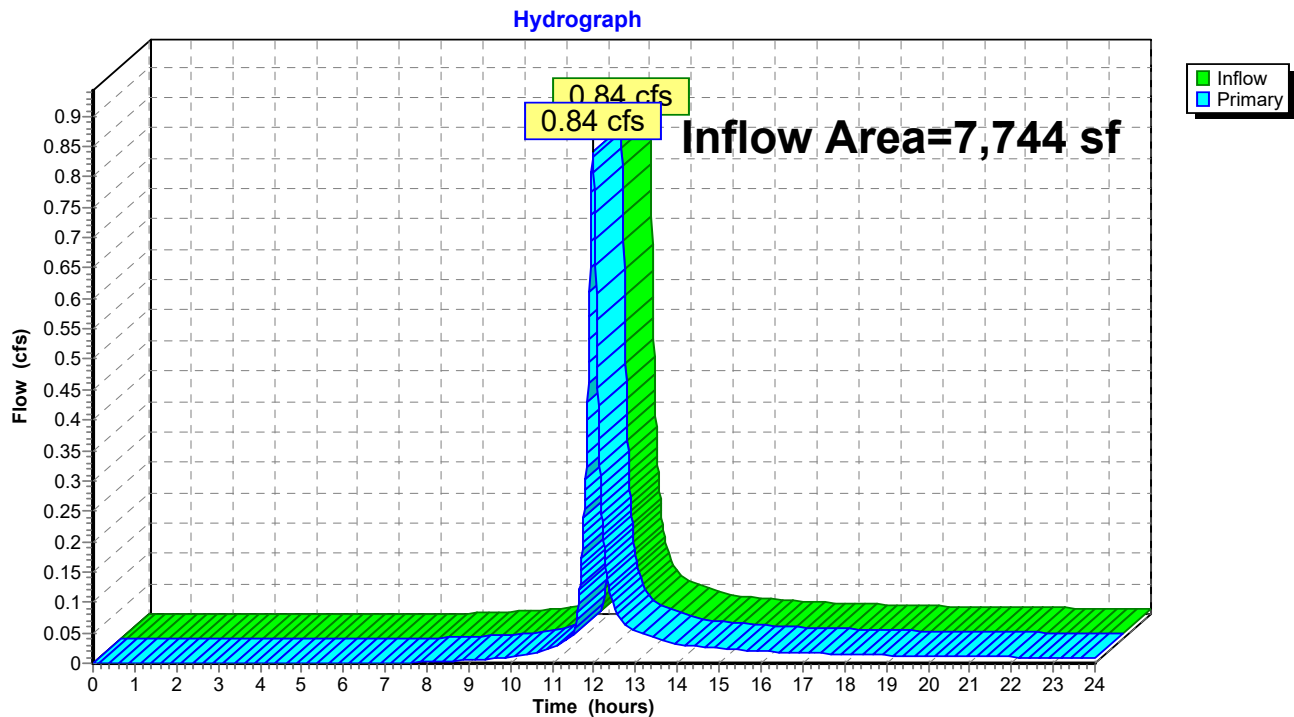
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Summary for Link 13L: POST STUDY POINT #1

Inflow Area = 7,744 sf, 27.87% Impervious, Inflow Depth > 3.15" for 10 event
Inflow = 0.84 cfs @ 11.97 hrs, Volume= 2,033 cf
Primary = 0.84 cfs @ 11.97 hrs, Volume= 2,033 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 13L: POST STUDY POINT #1



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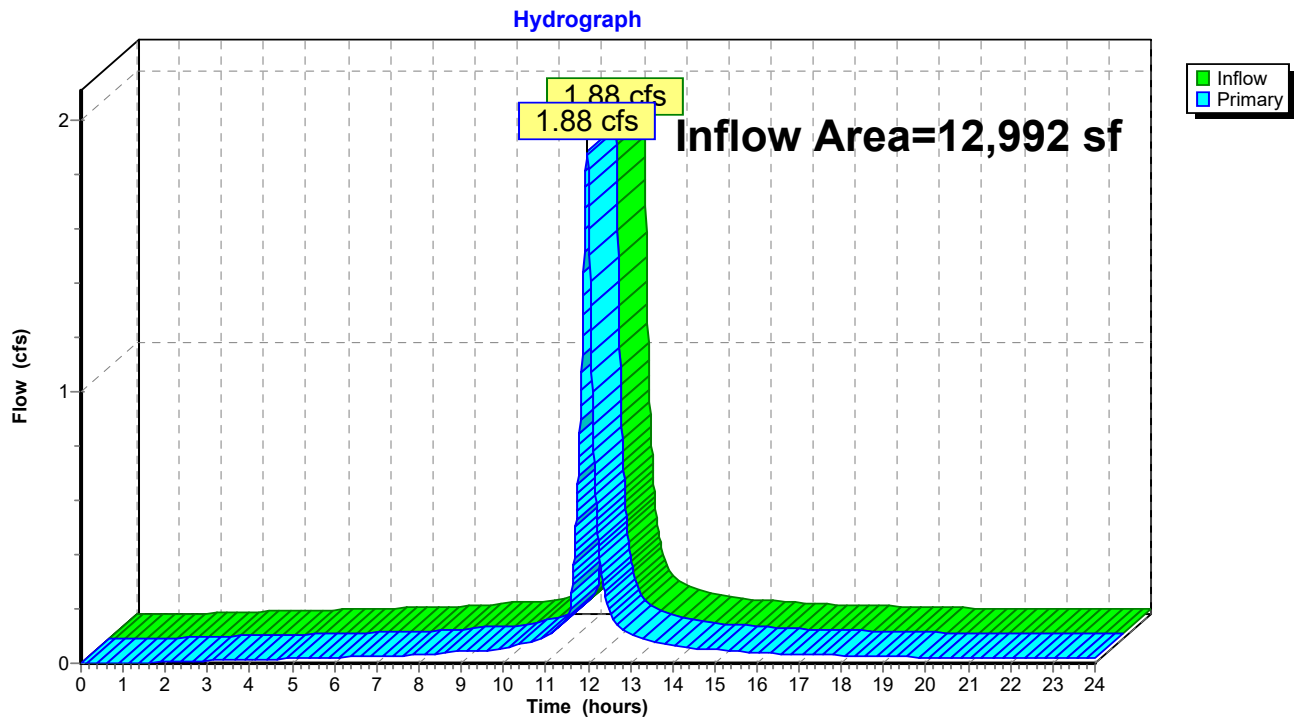
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Summary for Link 14L: PRE STUDY POINT #1

Inflow Area = 12,992 sf, 94.13% Impervious, Inflow Depth > 4.94" for 10 event
Inflow = 1.88 cfs @ 11.98 hrs, Volume= 5,346 cf
Primary = 1.88 cfs @ 11.98 hrs, Volume= 5,346 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 14L: PRE STUDY POINT #1



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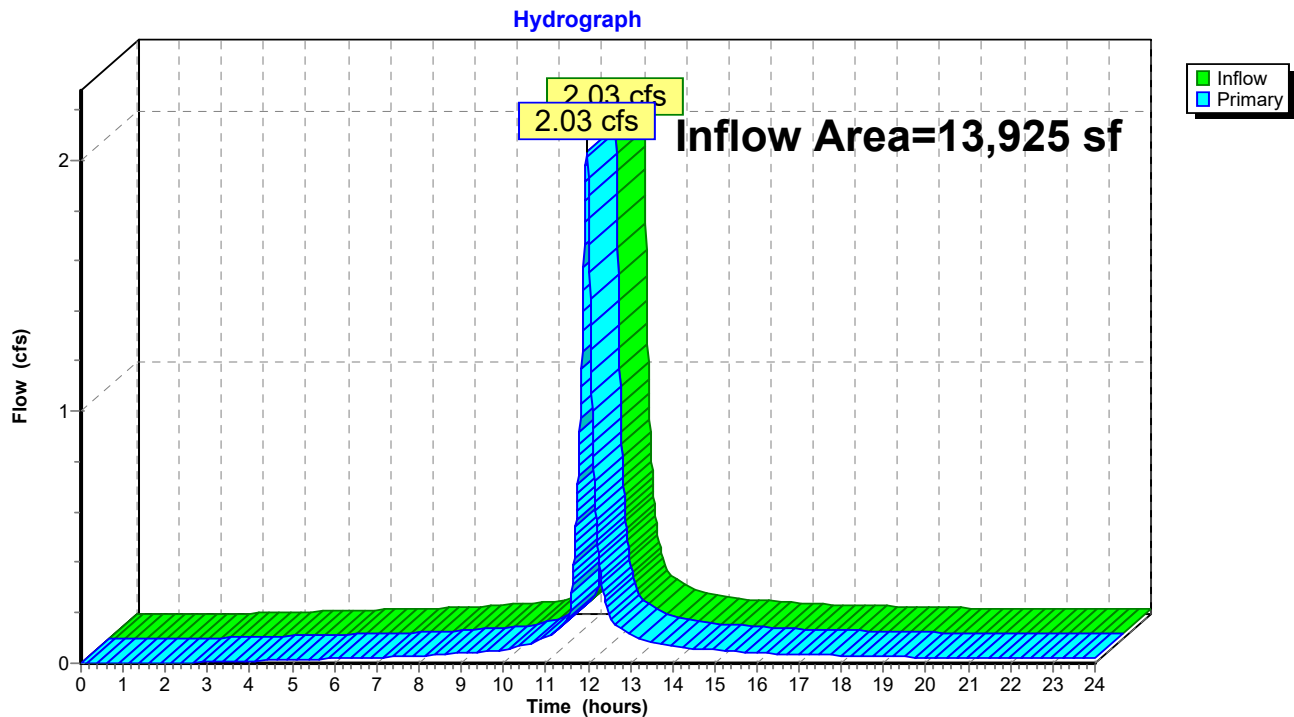
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Summary for Link 15L: PRE STUDY POINT #2

Inflow Area = 13,925 sf, 88.42% Impervious, Inflow Depth > 4.71" for 10 event
Inflow = 2.03 cfs @ 11.97 hrs, Volume= 5,465 cf
Primary = 2.03 cfs @ 11.97 hrs, Volume= 5,465 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 15L: PRE STUDY POINT #2



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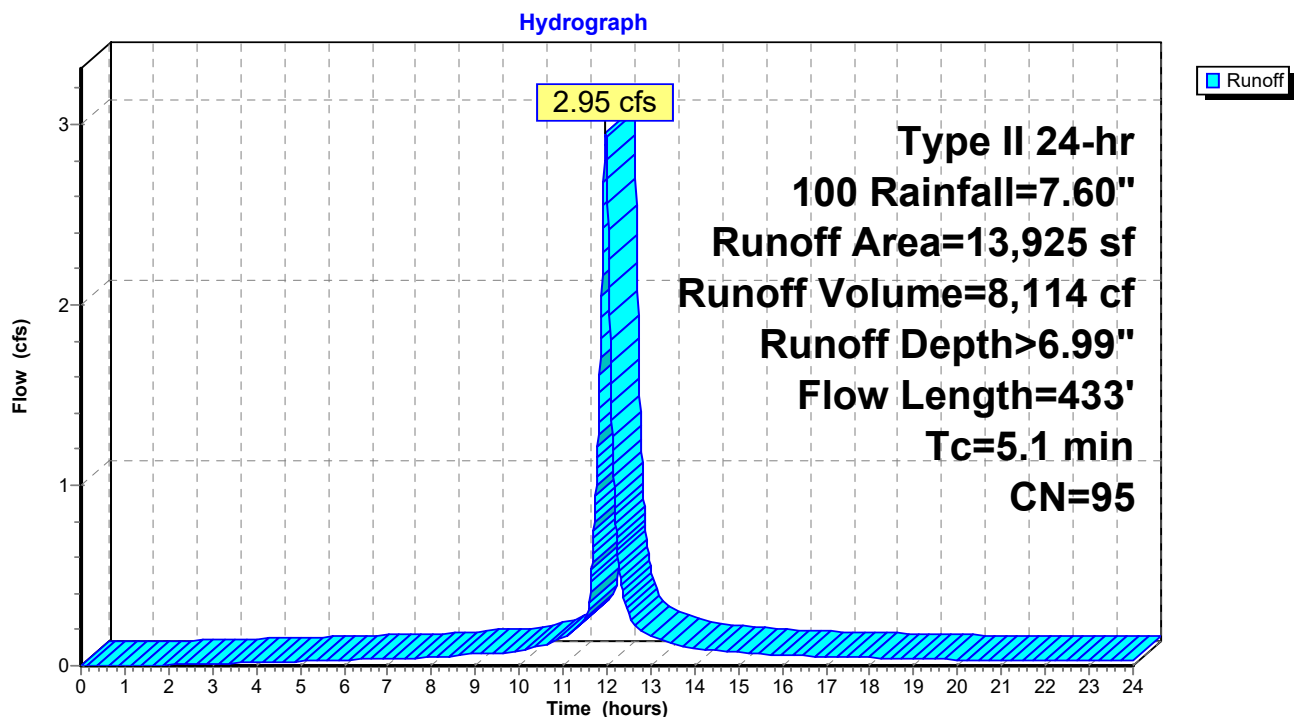
Summary for Subcatchment 6S: EX-2 (PINK)

Runoff = 2.95 cfs @ 11.97 hrs, Volume= 8,114 cf, Depth> 6.99"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 Rainfall=7.60"

Area (sf)	CN	Description
765	98	Unconnected roofs, HSG C
8,441	98	Paved parking, HSG C
3,106	98	Paved parking, HSG C
1,613	74	>75% Grass cover, Good, HSG C
13,925	95	Weighted Average
1,613		11.58% Pervious Area
12,312		88.42% Impervious Area
765		6.21% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.4	25	0.0200	1.07		Sheet Flow, a-b Smooth surfaces n= 0.011 P2= 3.40"
4.7	408	0.0050	1.44		Shallow Concentrated Flow, b-c Paved Kv= 20.3 fps
5.1	433	Total			

Subcatchment 6S: EX-2 (PINK)

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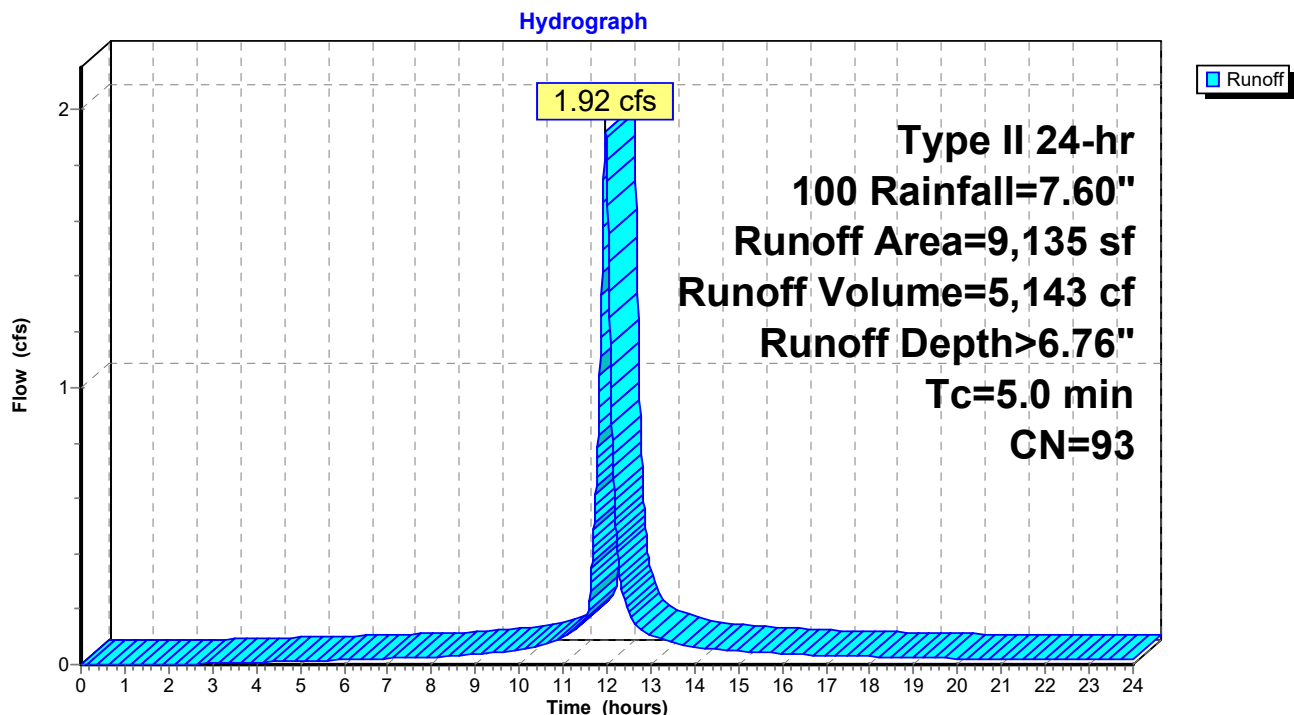
Summary for Subcatchment 7S: P-2 (BLUE)

Runoff = 1.92 cfs @ 11.97 hrs, Volume= 5,143 cf, Depth> 6.76"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 Rainfall=7.60"

Area (sf)	CN	Description
7,254	98	Unconnected roofs, HSG C
1,881	74	>75% Grass cover, Good, HSG C
9,135	93	Weighted Average
1,881		20.59% Pervious Area
7,254		79.41% Impervious Area
7,254		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 7S: P-2 (BLUE)

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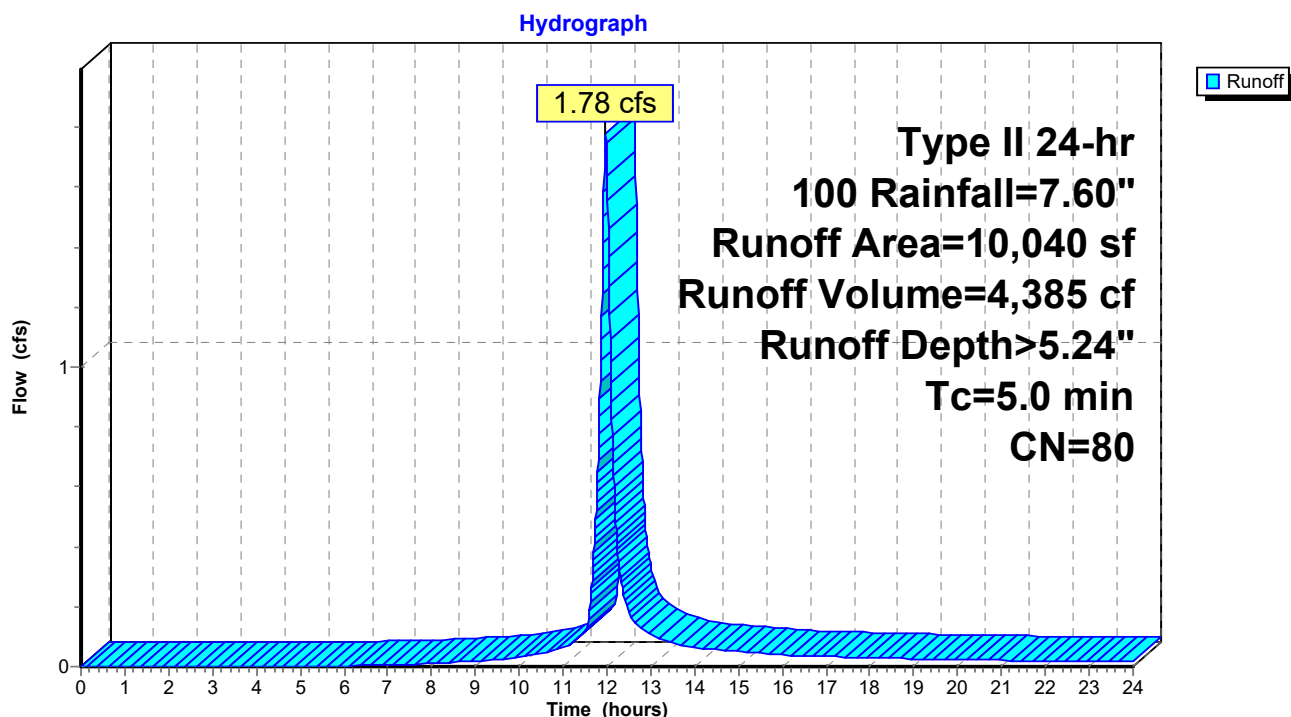
Summary for Subcatchment 8S: P-3 (GREEN)

Runoff = 1.78 cfs @ 11.97 hrs, Volume= 4,385 cf, Depth> 5.24"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 Rainfall=7.60"

Area (sf)	CN	Description
2,639	98	Paved parking, HSG C
* 1,469	70	Woods, Good, HSG C "Pavers"
5,932	74	>75% Grass cover, Good, HSG C
10,040	80	Weighted Average
7,401		73.72% Pervious Area
2,639		26.28% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 8S: P-3 (GREEN)

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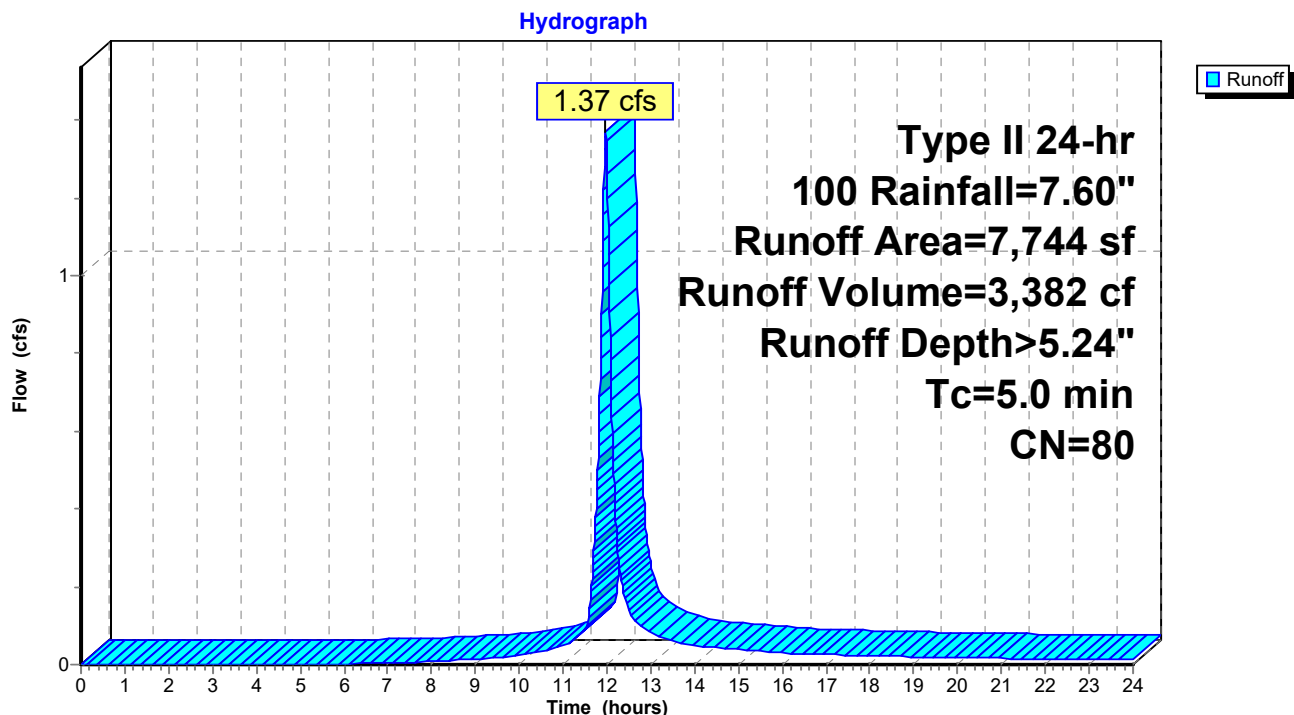
Summary for Subcatchment 10S: P-1 (YELLOW)

Runoff = 1.37 cfs @ 11.97 hrs, Volume= 3,382 cf, Depth> 5.24"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 Rainfall=7.60"

Area (sf)	CN	Description
2,158	98	Paved parking, HSG C
* 983	70	Woods, Good, HSG C "Pavers"
4,603	74	>75% Grass cover, Good, HSG C
7,744	80	Weighted Average
5,586		72.13% Pervious Area
2,158		27.87% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 10S: P-1 (YELLOW)

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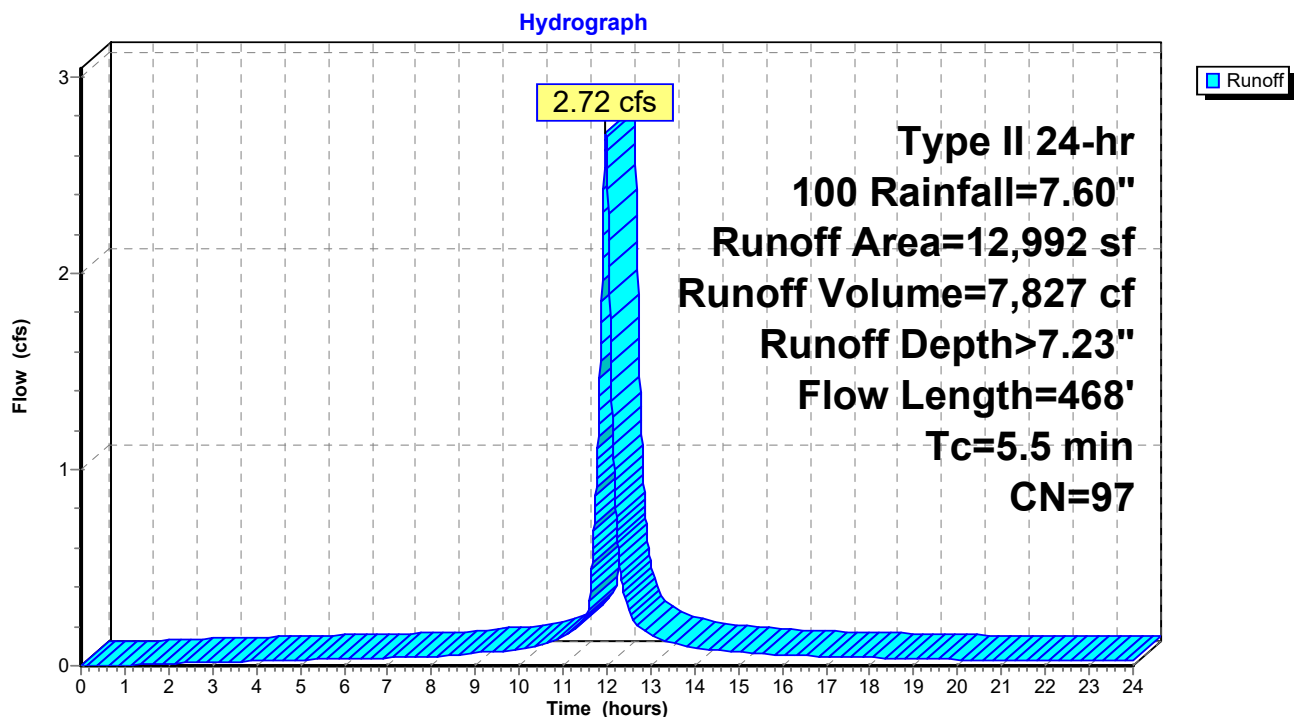
Summary for Subcatchment 12S: EX-1 (ORANGE)

Runoff = 2.72 cfs @ 11.97 hrs, Volume= 7,827 cf, Depth> 7.23"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
Type II 24-hr 100 Rainfall=7.60"

Area (sf)	CN	Description
738	98	Unconnected roofs, HSG C
6,646	98	Paved parking, HSG C
4,845	98	Paved parking, HSG C
763	74	>75% Grass cover, Good, HSG C
12,992	97	Weighted Average
763		5.87% Pervious Area
12,229		94.13% Impervious Area
738		6.03% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.3	17	0.0200	0.99		Sheet Flow, A-B Smooth surfaces n= 0.011 P2= 3.40"
5.2	451	0.0050	1.44		Shallow Concentrated Flow, B-C Paved Kv= 20.3 fps
5.5	468	Total			

Subcatchment 12S: EX-1 (ORANGE)

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Type II 24-hr 100 Rainfall=7.60"

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Summary for Pond 9P: SGW

Inflow Area = 9,135 sf, 79.41% Impervious, Inflow Depth > 6.76" for 100 event
 Inflow = 1.92 cfs @ 11.97 hrs, Volume= 5,143 cf
 Outflow = 1.20 cfs @ 12.07 hrs, Volume= 3,342 cf, Atten= 38%, Lag= 5.8 min
 Primary = 1.20 cfs @ 12.07 hrs, Volume= 3,342 cf

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs
 Peak Elev= 30.81' @ 12.07 hrs Surf.Area= 1,627 sf Storage= 2,552 cf

Plug-Flow detention time= 198.6 min calculated for 3,341 cf (65% of inflow)
 Center-of-Mass det. time= 98.5 min (862.5 - 764.1)

Volume	Invert	Avail.Storage	Storage Description			
#1	26.99'	2,869 cf	Custom Stage Data (Irregular) Listed below (Recalc)			
Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
26.99	665	111.0	0.0	0	0	665
27.00	665	111.0	40.0	3	3	666
28.99	665	111.0	40.0	529	532	887
29.00	665	111.0	100.0	7	539	888
31.00	1,751	161.0	100.0	2,330	2,869	2,004

Device	Routing	Invert	Outlet Devices
#1	Primary	28.70'	8.0" Round Culvert L= 22.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 28.70' / 28.60' S= 0.0045 ' S= 0.0045 ' Cc= 0.900 n= 0.012 Concrete pipe, finished, Flow Area= 0.35 sf
#2	Device 1	30.25'	6.0" W x 6.0" H Vert. Orifice/Grate C= 0.600
#3	Device 1	30.75'	10.7' long Sharp-Crested Rectangular Weir 0 End Contraction(s)

Primary OutFlow Max=1.20 cfs @ 12.07 hrs HW=30.81' TW=29.19' (Dynamic Tailwater)

1=Culvert (Passes 1.20 cfs of 1.89 cfs potential flow)

2=Orifice/Grate (Orifice Controls 0.65 cfs @ 2.61 fps)

3=Sharp-Crested Rectangular Weir (Weir Controls 0.55 cfs @ 0.82 fps)

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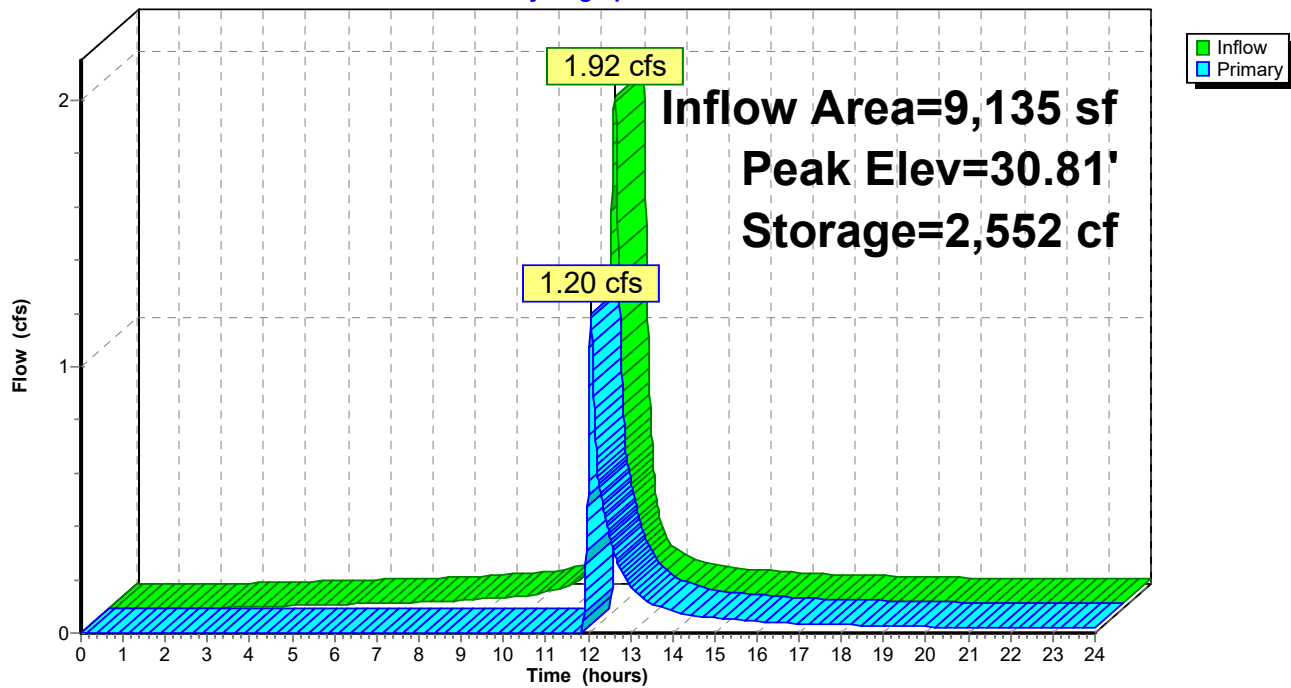
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Pond 9P: SGW

Hydrograph



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Type II 24-hr 100 Rainfall=7.60"

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Summary for Pond 16P: AURORA STREET STORMDRAIN

Inflow Area = 9,135 sf, 79.41% Impervious, Inflow Depth > 4.39" for 100 event
Inflow = 1.20 cfs @ 12.07 hrs, Volume= 3,342 cf
Outflow = 1.20 cfs @ 12.07 hrs, Volume= 3,342 cf, Atten= 0%, Lag= 0.0 min
Primary = 1.20 cfs @ 12.07 hrs, Volume= 3,342 cf

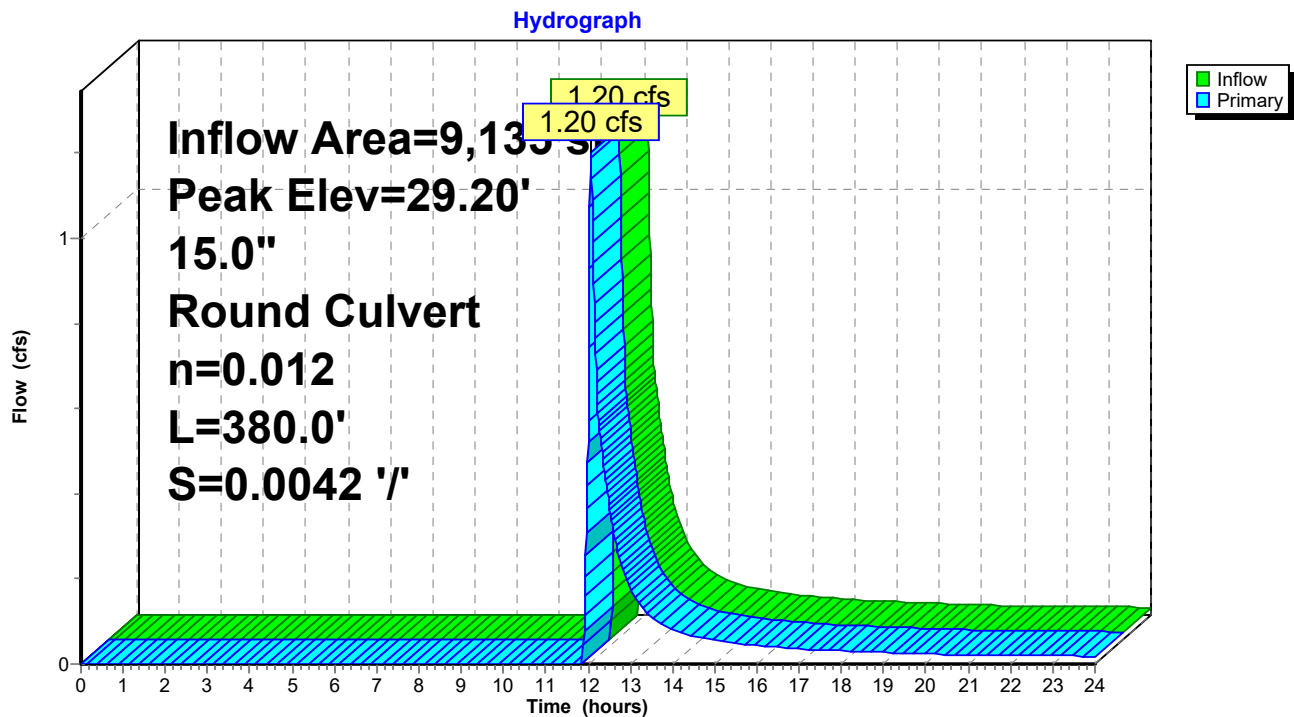
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Peak Elev= 29.20' @ 12.07 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	28.60'	15.0" Round Culvert L= 380.0' RCP, mitered to conform to fill, Ke= 0.700 Inlet / Outlet Invert= 28.60' / 27.00' S= 0.0042 '/' Cc= 0.900 n= 0.012, Flow Area= 1.23 sf

Primary OutFlow Max=1.20 cfs @ 12.07 hrs HW=29.19' TW=0.00' (Dynamic Tailwater)
↑**1=Culvert** (Barrel Controls 1.20 cfs @ 3.05 fps)

Pond 16P: AURORA STREET STORMDRAIN



210051-CONCEPT

Prepared by Lane Engineering, LLC

HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

210051 Concept HydroCAD
Type II 24-hr 100 Rainfall=7.60"

Printed 7/25/2024

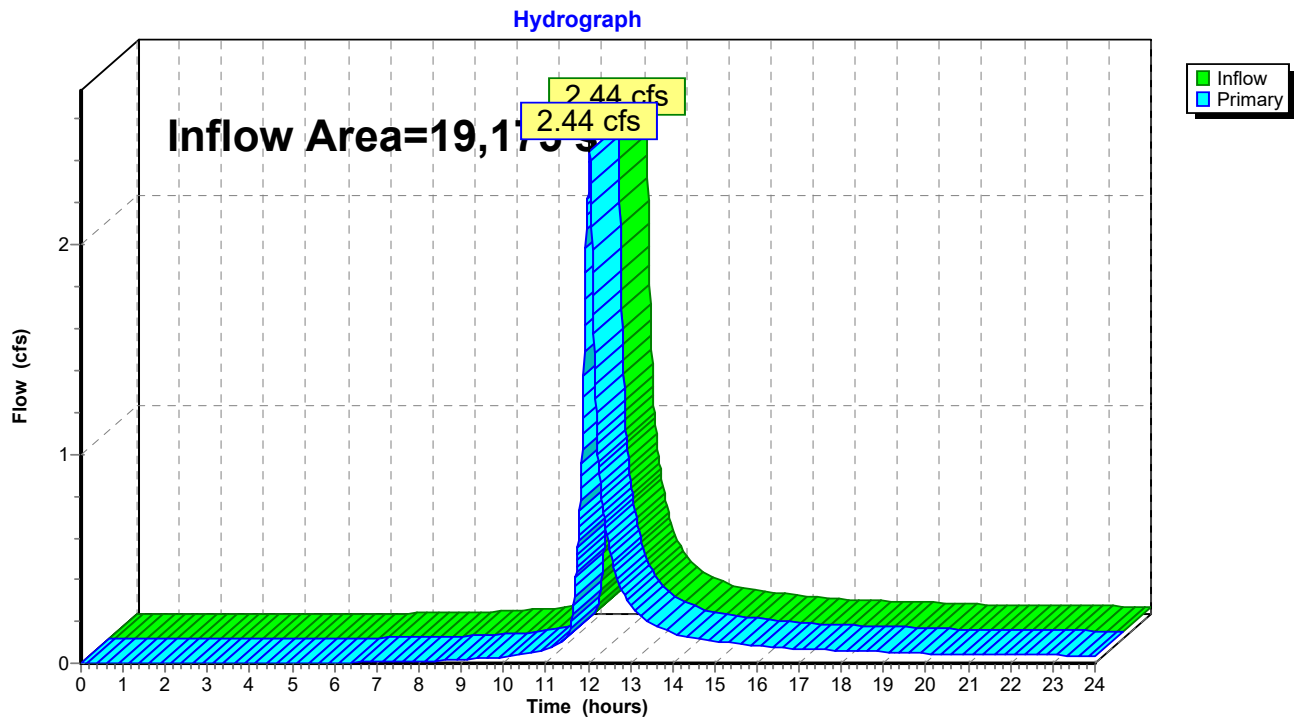
Page 34

Summary for Link 11L: POST STUDY POINT #2

Inflow Area = 19,175 sf, 51.59% Impervious, Inflow Depth > 4.84" for 100 event
Inflow = 2.44 cfs @ 12.04 hrs, Volume= 7,727 cf
Primary = 2.44 cfs @ 12.04 hrs, Volume= 7,727 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 11L: POST STUDY POINT #2



210051-CONCEPT

Prepared by Lane Engineering, LLC

HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

210051 Concept HydroCAD
Type II 24-hr 100 Rainfall=7.60"

Printed 7/25/2024

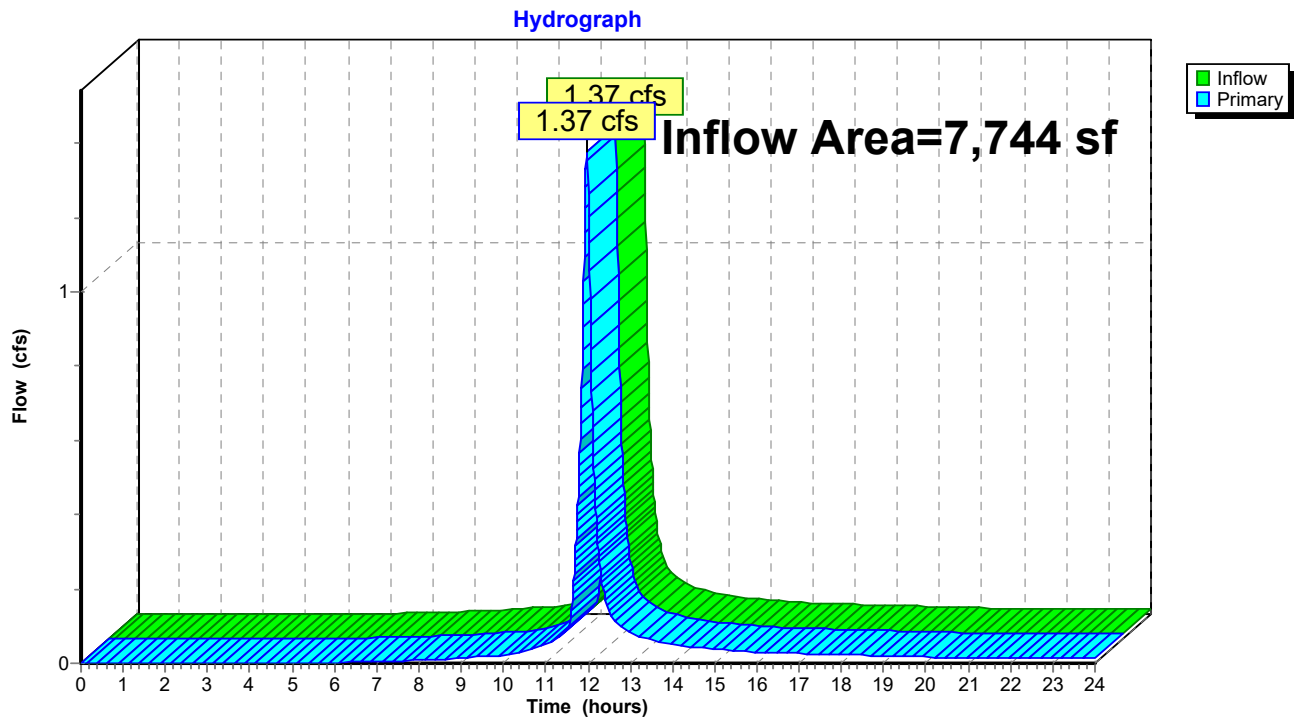
Page 35

Summary for Link 13L: POST STUDY POINT #1

Inflow Area = 7,744 sf, 27.87% Impervious, Inflow Depth > 5.24" for 100 event
Inflow = 1.37 cfs @ 11.97 hrs, Volume= 3,382 cf
Primary = 1.37 cfs @ 11.97 hrs, Volume= 3,382 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 13L: POST STUDY POINT #1



210051-CONCEPT

Prepared by Lane Engineering, LLC

HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

210051 Concept HydroCAD
Type II 24-hr 100 Rainfall=7.60"

Printed 7/25/2024

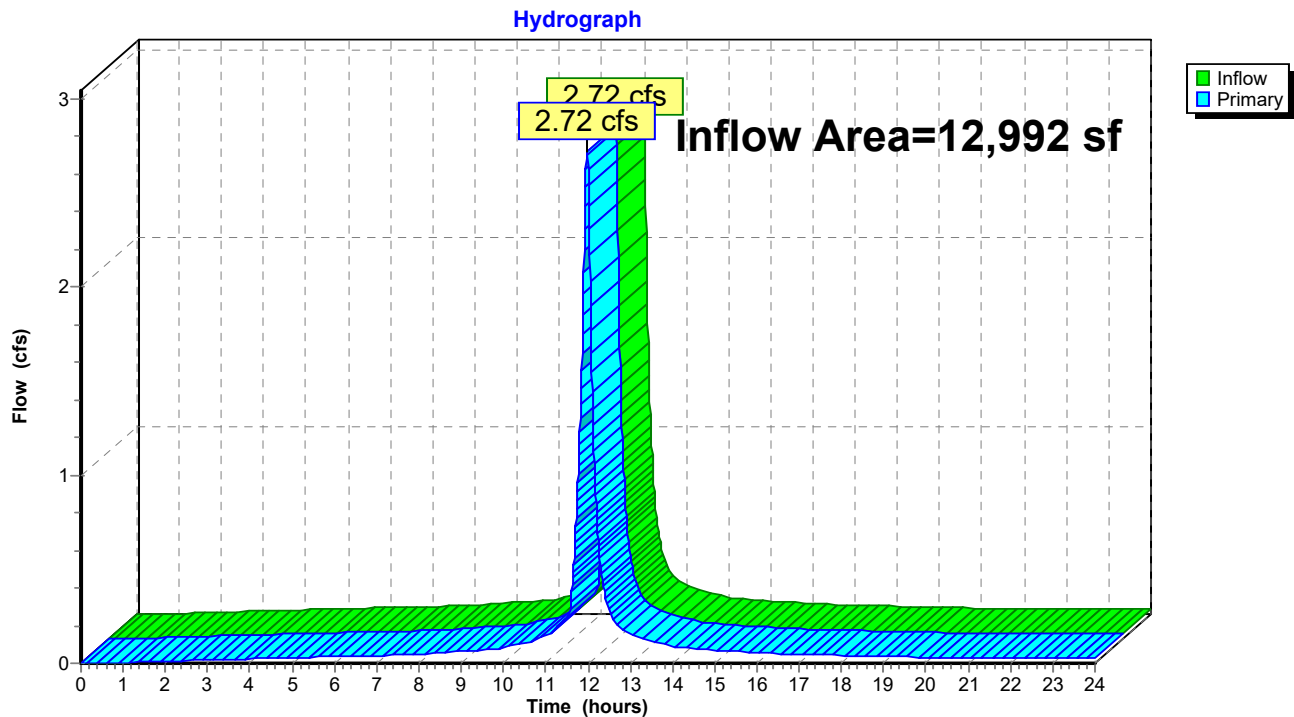
Page 36

Summary for Link 14L: PRE STUDY POINT #1

Inflow Area = 12,992 sf, 94.13% Impervious, Inflow Depth > 7.23" for 100 event
Inflow = 2.72 cfs @ 11.97 hrs, Volume= 7,827 cf
Primary = 2.72 cfs @ 11.97 hrs, Volume= 7,827 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 14L: PRE STUDY POINT #1



210051-CONCEPT

Prepared by Lane Engineering, LLC

HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

210051 Concept HydroCAD
Type II 24-hr 100 Rainfall=7.60"

Printed 7/25/2024

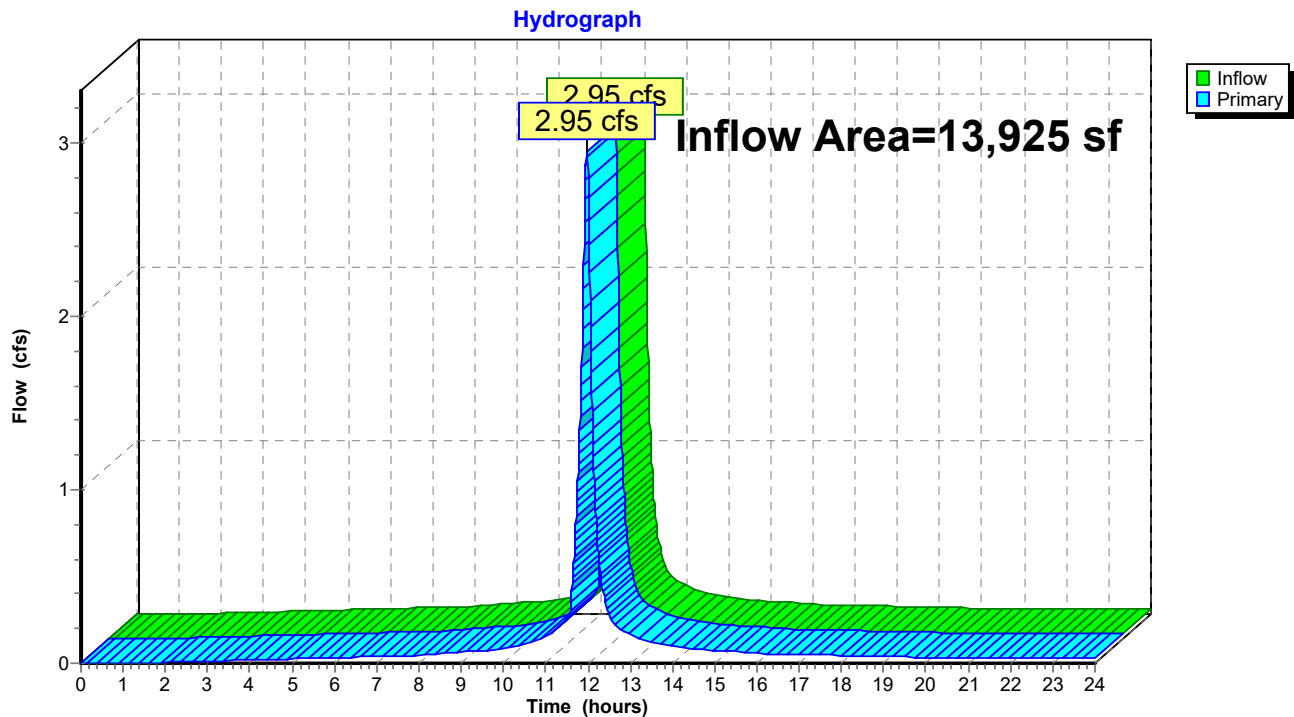
Page 37

Summary for Link 15L: PRE STUDY POINT #2

Inflow Area = 13,925 sf, 88.42% Impervious, Inflow Depth > 6.99" for 100 event
Inflow = 2.95 cfs @ 11.97 hrs, Volume= 8,114 cf
Primary = 2.95 cfs @ 11.97 hrs, Volume= 8,114 cf, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.01 hrs

Link 15L: PRE STUDY POINT #2





TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

September 4, 2024

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, September 19, 2024 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Lane Engineering, LLC has filed application 2024 - 1260 on behalf of 350 North Washington Street Investments, LLC to request Sketch Site Plan approval for the development of a two-story (16 unit) multi-family residential building at 350 North Washington Street, also known as Tax Map 0103, Grid 00EA, Parcels 0513 & 0514. The Applicant is also seeking a Property Line Adjustment to remove the property lines between Parcels 0513 and 0514 to create a revised Parcel 0513.

This application (SE - 1246 / SE 24 - 08) is scheduled to appear on the September 17, 2024 Board of Zoning Appeals agenda to obtain a Special Exception pursuant to Section 28-1303.5 B of the Town of Easton Zoning Ordinance, use (1) 105 in Table 2.1 of Section 28-201 of the Ordinance for a Multifamily Apartment Complex* in the CB – Commercial Business zoning district.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies will be available for review one week prior to the scheduled meeting via the Town's website at <https://www.eastonmd.gov/129/Agendas-Minutes>.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via email at ssmith@eastonMD.gov.

Samantha N. Smith, Administrative Specialist
Planning & Zoning Department
410-822-1943 ssmith@eastonMD.gov



***Subject property posting pursuant to Section
28-901.2.H.2 of the Town of Easton Zoning Code -
August 30, 2024.***

To Whom It May Concern,

I'm writing in response to a letter I received about the proposal for the property at 350 N. Washington / Aurora St. I used to rent space in that building for about 8 yrs.

My concern is the corner that has many accidents with no traffic light and now they are adding more traffic by putting in 16 apartments. Where will the parking be and where will the access be to enter and exit at that busy intersection? I do not want to see more accidents there and it is already a congested area?

I'm also concerned that (having no plans to look at), if they build out or up it is going to make it very hard to see oncoming traffic on Washington St. from the Aurora St. side, (which will effectively cause more accidents)

I don't know who sets these meetings, however our neighborhood still works for the majority and a 9AM meeting on a weekday certainly doesn't make sense for

anyone wishing to attend and
rebalize there grievances.
Why not an evening to try to include
those that wish to come?
Does it seem fair to the neighbors.

Kathynne

Kathy Mothershead
342 N. Washington St.
410-310-9650

RECEIVED

SEP 05 2024

TOWN OF EASTON



Samantha Smith <ssmith@eastonmd.gov>

350 N Washington Street-Apartments

1 message

Sheila Lawson <shalawson@verizon.net>

To: ssmith@eastonmd.gov

Cc: njohnson@eastonmd.gov

Tue, Sep 10, 2024 at 9:17 AM

Hello Samantha, I hope this message finds you well.

Please forward this message to include Planning Commission and Board of Zoning Appeals.

I would like to raise a few concerns regarding the proposed development at 350 N. Washington Street. Based on the current layout, there are several safety issues that should be addressed:

1. **Potential Hazard with ADA Ramp:** The ADA ramp at this intersection poses a significant risk. The alignment of the intersection already makes it challenging for drivers to navigate. Vehicles crossing from Wrightson Avenue onto N Washington Street are already looking in multiple directions—east and west for oncoming traffic and north for vehicles traveling from Aurora Street. Introducing pedestrian foot traffic through the ADA ramp at this location could increase the risk of accidents, potentially leading to serious future incidents.

A safer alternative would be for the Town of Easton to require the developer to install a traffic light, along with proper street pavement markings and signage, to ensure safer ADA ramp access, improved pedestrian safety, and better management of vehicle flow through the intersection.

2. **Parking Concerns:** Several of the parallel parking spaces appear to be too close to the intersection. This proximity could result in sight distance issues, especially if moving or delivery trucks occupy these spaces. When vehicles parked so close to the intersection pull out into traffic, it creates a hazard for oncoming cars. Adjusting the parking layout to address these concerns would greatly improve visibility and safety.
3. **Intersection Improvement Opportunity:** The Town of Easton has an opportunity to enhance the safety and functionality of this intersection, particularly during peak traffic hours. I recommend obtaining a partial Right-of-Way Dedication for current and future improvements. This would allow for better sight distance, potential improvement to the stacking lane on N Aurora Street, and the installation of a traffic light to manage traffic flow and pedestrian crossings effectively—critical steps as the town continues to grow.
4. **Loading Area Requirement:** Is there a designated loading area for moving trucks, or are they expected to park along the road? Trucks parked on the street could further impede traffic and exacerbate sight distance hazards for drivers passing through the intersection.
5. **Fire Lane Access:** Is N Washington Street and Aurora Park Aly designated as fire lanes? If so, will this use impede traffic in the event of an emergency?

Thank you for considering these concerns. Addressing them would greatly improve the safety and functionality of the intersection for both vehicular and pedestrian traffic.

Sheila Lawson

418 N Washington Street

Easton, Maryland 21061

410-507-2613

shalawson@verizon.net



Samantha Smith <ssmith@eastonmd.gov>

Proposed apartments at 350 N. Washington St.

1 message

Lyndy Galan

Fri, Sep 13, 2024 at 11:37 AM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

Hi Samantha,

I wanted to take a moment to raise some concerns regarding the proposed development at 350 N. Washington St.

Despite the recommended approval of this proposed project from the Traffic Impact Study, I am already concerned for the safety of all who navigate this intersection, as I have been witness to near accidents and have heard similar accounts from others due to visibility and existing functionality.

The addition of a two-story complex and on-street parallel parking on both N. Washington and Aurora St. seems like it would greatly hinder visibility to cars entering and exiting the proposed apartments parking lot on N. Washington St., for cars traveling through the intersection of Wrightson Ave. and Aurora St., and those turning right onto N. Washington from Aurora St.

At the very least, I believe the intersection would need a traffic light to help mediate the flow, especially if the proposed ADA ramp is a serious consideration.

As a lifelong resident who grew up on N. Washington St. and is now raising a family in the area, I hope that these concerns are taken into consideration and addressed appropriately.

Cordially,
Lyndy Galan
[10 Sycamore Ave.](#)
[Easton, MD 21601](#)
-Lyndy

I agree with this post! The intersection of Aurora St/ Washington St is very busy, and yes, dangerous. I cannot comprehend what a 2-story, 8 apartment complex would do to this location! There are already several large apartment complexes close to this location. Many home owners in this area purchased their homes because it was single family. The increase of traffic is not the only problem. There will be an increase of noise, loitering, trash and everything that attracts low cost housing. I am not against low cost housing! It is essential for people who need affordable housing. I just think this location is a very bad idea, and there are many other, better locations.

Written by Barb Jefferson

RECEIVED
SEP 13 2024
TOWN OF EASTON



Samantha Smith <ssmith@eastonmd.gov>

16 unit apartments on Washington st.

2 messages

John Perkinson

To: Ssmith@eastonmd.gov

Fri, Sep 13, 2024 at 3:15 PM

WHAT ARE YOU, NUTS?!?!?!?

Have you even been through that intersection in the past twenty years? It needs a stoplight and not up to 32 more vehicles and building to clog up the visual lines even more. To have even considered this proposal demonstrates the fact that the town council is in the pockets of the developers.

Stop NOW !!!

--

Thank you,

John Perkinson



Samantha Smith <ssmith@eastonmd.gov>

16 apartment proposal

1 message

Sam Plaskon

Fri, Sep 13, 2024 at 3:52 PM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

Good afternoon,

I am emailing in regards to the 16 apartment, 2 story high proposed building to go on Washington street and aurora. This is horribly planned, and will cause even further traffic congestion and probably more accidents. That intersection is already awful and dangerous.



Samantha Smith <ssmith@eastonmd.gov>

Proposed Apartments

1 message

Sharen Apple

To: ssmith@eastonmd.gov

Fri, Sep 13, 2024 at 4:52 PM

To Whom it May Concern:

I have just been made aware of a proposed apartment building that will house 16 apartments on a VERY small parcel on the corner of Washington St/Aurora St.

I live in the St Aubins neighborhood (at the end of Sycamore) and use that intersection almost daily so I know well how tricky that intersection is. Coming from Aurora St onto Washington is already difficult to see whether turning right, left or trying to cross Washington St.

Please listen to our concerns and not allow this project to happen.

Sincerely,

Sharen Apple

James Apple

503 Hazelwood Dr

Sent from my iPhone



Samantha Smith <ssmith@eastonmd.gov>

16 apartment to go up on Washington

1 message

Lia Plaskon

Fri, Sep 13, 2024 at 4:40 PM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

Hello. Please don't approve the 16 apartment project. This won't improve Easton at all.



Samantha Smith <ssmith@eastonmd.gov>

Support for housing development at Aurora and Washington St

1 message

Lauren Rosales

Fri, Sep 13, 2024 at 11:34 PM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

Good evening,

I recently became aware of a proposal to create apartment housing units at the intersection of Aurora and Washington Street. I live in the neighborhood across the street at 612 Hardin St and drive/ walk past this location several times daily.

I am happy to share my full support for creating housing at this location, Assuming the project is done and away that integrates with the local carácter and architecture. I strongly believe that apartment at this location provide significant benefit to the community and further supports a cohesive walkable downtown, especially in comparison to its current use as a commercial/industrial space.

Sincerely,
Lauren Rosales
630-809-6115



Samantha Smith <ssmith@eastonmd.gov>

Proposed apt building

1 message

colby_ball21@aol.com

Fri, Sep 13, 2024 at 4:08 PM

To: "Ssmith@eastonmd.gov" <Ssmith@eastonmd.gov>

Hello! My name is Colby. I just wanted to send my opinion on the building from a poor persons point of view.

Theres barely enough buildings and homes for us to rent now.. why would you put up buildings starting at almost 1 million dollars? We already feel as if we are all being kicked out of Talbot County. We can't live in the country or rural areas because there's no rentals so we have to settle to live in town. On port street. I do not want to live here!

I am in Chesapeake College. I have a full time job. Three children one who has severe autism. Its not fair we can't have what everyone else has. I'm sure the goodwill will be next to go because rich people don't like that type of view. It just sucks when you grew up in Neavitt and St. Michaels but have to move because they aren't accommodating locals who have generations of family members buried in the graveyard next to their homes. This is a working class county. We are being pushed out because everyone who isn't from here thinks its a tourist town... why on earth do we need this many people?

Immagrants in Talbot County is another thing. Why on earth are we allowing this many immigrants in Talbot County? 3,000 is what Google says. There are more Hispanic children in school now then people who were born here! We didn't have enough housing to begin with. I have been on the section 8 waiting list for almost two years because there is never any funding. Helping someone who is in a crisis is one thing. Helping everyone who wants a free ride is not. Accommodating them with English classes so they can be comfortable is not. Almost hitting kids and parents with your car because they are bunched up outside the schools is not. No its not your fault. None of this. But you can make a difference by speaking up for us!

(Just wanted to let you know we all are feeling the changes in the county)

[Sent from AOL on Android](#)



Samantha Smith <ssmith@eastonmd.gov>

N Washington at Aurora

1 message

Ruth Jensen

Sat, Sep 14, 2024 at 9:26 AM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

I believe the proposed project at this corner would not be good idea. It's a dangerous intersection.
Ruth Jensen



Samantha Smith <ssmith@eastonmd.gov>

350 N. Washington St.

1 message

George Fold

Sun, Sep 15, 2024 at 9:44 AM

To: "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

To whom it may concern,

This letter is in response to the proposed apartment complex at 350 N. Washington St.

I understand that Lenhart traffic consulting performed a two day study on the traffic conditions at the Washington/Aurora/Wrightson intersection.

I've been doing my own study on it for every day for almost 20 years. That intersection is an absolute nightmare, right now. I can't imagine what a 16 unit apartment complex, in the heart of the problem spot will add to this nightmare.

Anyone who has driven on Wrightson, in the afternoon (or Aurora), waiting to make a turn on to Washington St. can attest to this horrid scenario. I invite the members of this council to give it a try. See for yourself (If you haven't already). There is no sane person in this town who would believe that adding to this traffic blunder is a good idea.

Practically every week there is an accident at that intersection. I constantly hear them happen from my house.

I live at 347 N. Washington St. I'm going to have the entrance of this complex almost directly across from my driveway. These homes surrounding me are detached, single family homes. If I wanted to live in an apartment complex, I'd move into an apartment.

Why would the city consider flipping a business zoned property for more unnecessary congestion in this area-- Unnecessary noise and construction in an otherwise peaceful neighborhood

This entire idea is horrible on every level, and should be rejected by the council immediately.

Thanks for your time,

George Fold
347 N. Washington St.



Samantha Smith <ssmith@eastonmd.gov>

350 North Washington St

1 message

'Tammy Hickey' via Planning and Zoning <planningandzoning@eastonmd.gov>

Mon, Sep 16, 2024 at 3:44 PM

Reply-To: Tammy Hickey

To: planningandzoning@eastonmd.gov

We are emphatically opposed to the 16 unit 2 story apartment building being proposed for 350 North Washington Street. The traffic at that corner is probably the worst in town and this will only make it worse. Please consider denying this request.

Thank you,
Thomas & Tammy Hickey
110 Sycamore Ave

Sent from my iPhone



Samantha Smith <ssmith@eastonmd.gov>

305 N Washington St.

1 message

Peggy Ford

To: planningandzoning@eastonmd.gov

Mon, Sep 16, 2024 at 3:58 PM

Dear Commissioners,

The area where this proposed development is planned is already congested and difficult to navigate. Incorporating those additional units with extra vehicles entering the roadway there seems dangerous. Plus there are no sidewalks in that area.

Please do not grant the variance on this property until all studies have been carried out.

Thanks for what you do.

Peggy J. Ford



Samantha Smith <ssmith@eastonmd.gov>

350 N. Washington Street

1 message

Maureen Curry <mcurry@eastonmd.gov>

Mon, Sep 16, 2024 at 4:02 PM

To: Planning and Zoning <planningandzoning@eastonmd.gov>

Cc: Megan Cook <mcook@eastonmd.gov>

Dear BOZA:

Thank you for your service to the Town of Easton. I am writing to oppose the proposed development at 350 N. Washington Street for a 16-unit, 2 story apartment building.

Adding to arguably one of the most dangerous intersections in Easton makes no sense. Will sidewalks be installed? Will a traffic light be installed? What type of pedestrian crossings will there be? Are these rentals or condos for sale? Is there on-street parking on Aurora or Washington?

Please consider all these things as you deliberate.

Thank you,

--

Maureen Curry
Council Member, Ward One
Town of Easton
EastonMD.gov
mcurry@EastonMD.gov
Direct: 410-829-1518



Dear Members of the Board of Zoning Appeals,

I am writing to express my strong opposition to the proposed development of a 16-unit multifamily apartment complex on the small lot at the intersection of North Washington and North Aurora, directly adjacent to my property. This letter outlines my concerns about the detrimental impact this development would have on our community and urges you to reconsider this proposal.

1. Overcrowding and Traffic Congestion

The proposed development would exacerbate the already severe traffic congestion at the intersection of these three busy streets. Our town's infrastructure is currently strained, with poorly maintained roads and frequent traffic bottlenecks. Adding 16 additional units to this small lot will undoubtedly lead to increased vehicular traffic, parking shortages, and further congestion, making daily commutes even more difficult for residents. Recent discussions regarding traffic and parking issues in Easton highlight these concerns. When asked about a different newly proposed housing project in her ward, Ward 1 Council Member Maureen Curry, whose ward includes the location of the proposed complex, has suggested bringing in an outside expert for a comprehensive traffic and parking analysis to address these challenges [1]. This indicates that even city officials recognize the potential for serious parking and traffic issues stemming from new developments.

2. Strain on Overburdened Infrastructure

Our town's infrastructure needs to be updated. Recent revelations underscore the town's financial limitations in addressing these needs. An article by Konner Metz in the Star Democrat on September 5, 2023, titled "*Town Short on Funding for Port Street Infrastructure Project*," reports that the Easton Town Council is significantly short of funds needed for essential infrastructure improvements on Port Street. This shortfall has led to contentious discussions among councilmembers and town employees regarding the project's funding [2]. If the town cannot secure necessary funding for existing infrastructure projects, it will be even less capable of supporting the additional demands that new developments will impose. Without significant infrastructure upgrades, this project risks further deteriorating the quality of our essential services.

3. Impact on Overcrowded Schools

The Talbot County Public Schools Educational Facilities Master Plan 2022 highlights significant concerns about school overcrowding, particularly in the Easton area. The plan indicates that 3 new housing developments that were planned at the time could lead to as many as 370 new students entering the Easton area public schools. How many more are in the works since this was published? The document states:

"Measured against the recently revised State Rated Capacity (SRC) of 5,436 for the entire school system, Table V-1 shows that schools in the Easton area may experience moderate to severe overcrowding within the next five years. Without taking the new housing developments into account, school utilization (measured as the ratio of full-time equivalent enrollment to SRC) is projected to increase from 83.8% in 2021 to 85.6% in 2026. With the new developments, the projected overall utilization would be 95.8% in 2026, with Easton Middle School at a manageable 103.0%, Easton High somewhat more crowded at 105.4%, and Easton Elementary at a 117.6%, a figure that represents severe overcrowding" [3].

Additionally, Lever and Gallihue's study notes that:

"Both Easton Elementary School and Easton High School could face substantial over-utilization as a result of the three proposed housing developments. With new enrollment projections and with the revision of the State Rated Capacity for Easton Elementary School, the potential deficit in seats has been somewhat lessened, but is still of concern. Table II-10 indicates that if all of the student enrollment manifests and there is no reassignment of students to use capacity in other schools, as many as 14 new classrooms will be needed" [4].

4. **Decrease in Property Values**

Multifamily apartment complexes are often linked to a decline in property values, particularly in neighborhoods that are predominantly single-family homes. Introducing high-density housing in a residential area can reduce the desirability of nearby single-family homes, adversely affecting property values and the overall appeal of the neighborhood.

5. **Increased Crime Rates**

There is substantial evidence suggesting that multifamily apartment complexes can be associated with higher crime rates, which significantly impacts the safety and security of surrounding communities. This relationship between high-density housing and increased crime is well-documented and raises serious concerns. Key Factors Contributing to Higher Crime Rates:

- **Anonymity and Transiency:** Multifamily apartment complexes often have high tenant turnover and a higher proportion of transient residents compared to single-family neighborhoods. This frequent change in residents can weaken community ties and reduce the level of vigilance and cohesion that helps deter criminal activity. The anonymity provided by dense living conditions can also make it easier for individuals with criminal intentions to blend in and evade detection.
- **Limited Security Measures:** Many multifamily apartment complexes, especially those that are newly developed or poorly managed, may lack adequate security measures. Common issues include insufficient lighting, inadequate surveillance, and poor access control. These deficiencies can create opportunities for vandalism, theft, and other forms of criminal behavior. Areas with fewer resources dedicated to security are often more vulnerable to crime.
- **Statistical Evidence:** Various studies have highlighted that neighborhoods with a higher concentration of multifamily housing units tend to experience elevated rates of both violent and property crimes compared to single-family residential areas. A recent study published in *The American Economic Review* found that increased residential density is associated with higher crime rates, particularly in areas with less effective community policing and security measures [5].

The potential for increased crime associated with this proposed multifamily apartment complex poses a significant threat to the safety and well-being of our community. As the density of the neighborhood rises, so does the risk of crime, which could create a more dangerous environment for all residents. This escalation in crime risk further heightens concerns about the security of our homes, the safety of our children, and the overall quality of life in our neighborhood.

6. **Social and Environmental Concerns**

Introducing a multifamily complex in this location disrupts the character of our community, which is predominantly composed of single-family residences. This change could lead to social friction and diminish community cohesion. Additionally, the environmental impact of increased construction and population density on this small lot should not be underestimated, potentially leading to the loss of green space and increased environmental degradation.

7. **Questionable Development Practices**

It is concerning to observe a pattern where our town frequently permits corporations to develop housing projects that do not align with the needs and desires of our local community. The approval of this project seems to continue this trend, prioritizing the interests of developers over the well-being and preferences of our residents.

8. **Special Exception Requirement and Setback Violations**

The proposed development requires a special exception to be built in the CB (Central Business) District. According to the Town of Easton's zoning code, a special exception is granted for specific uses that are not generally allowed or appropriate without certain conditions. This process ensures that the use conforms to the Comprehensive Plan and is compatible with the existing neighborhood.

However, a note related to the special exception for multifamily apartment complexes states that "except where a standard is modified with regards to unique treatment in the CB Zoning District, only sub-items a, g, h, i, and j below shall apply to projects in the CB district." This note appears to suggest that only specific standards would apply. This note is not present in the official PDF version of the zoning code available online and may have been added in a manner that could be perceived as misleading or inappropriate. Regardless, the standards outlined in the code should apply fully unless explicitly modified by the special exception. It is crucial that all applicable zoning regulations, including those for side and rear yard setbacks, are enforced to ensure the development's compatibility with the neighborhood.

Specifically, according to the Town of Easton's zoning code:

Side yard setback requirements for apartment buildings adjacent to a single-family detached residence or vacant residential lot shall be fifty (50) feet, including a fifty-foot setback for parking areas.

Rear yard setback requirements for apartment buildings adjacent to a single-family residence or vacant residential lot shall be seventy-five (75) feet, with the same setback required for parking areas.

These requirements are essential to maintaining the character and integrity of our neighborhood. The proposed development must adhere to these standards unless specifically altered by the special exception, which should be based on thorough evaluation and justification.

Conclusion

I urge the Board to carefully consider the numerous negative implications associated with this multifamily apartment proposal. Given our town's current infrastructure challenges, overcrowded schools, potential decrease in property values, safety concerns, and the questionable adherence to zoning regulations, this project is ill-advised. Please act in the best interests of our community and deny the proposed development.

Thank you for your attention to this critical matter. I trust you will weigh these concerns thoughtfully before making a decision.

Sincerely,



Nick Ewing

Citations:

[1] Amber, T. (2024). *Parking Concerns Rise in Easton After A Housing Development Plan Was Approved*. WBOC-TV, August 29, 2024.

[2] Metz, K. (2023). *Town Short on Funding for Port Street Infrastructure Project*. Star Democrat, September 5, 2023.

[3] Talbot County Public Schools. (2022). *Educational Facilities Master Plan 2022*. Retrieved from <https://tcps.k12.md.us/wp-content/uploads/2022/10/TCPs-2022-EFMP.pdf>

[4] Lever, J., & Gallihue, J. (2021). *Future Residential Development Impact, Talbot County Public Schools*. December 13, 2021.

[5] Landers, M. S., & Davidson, L. H. (2020). Residential Density and Crime: Evidence from a Natural Experiment. *American Economic Review*.



Samantha Smith <ssmith@eastonmd.gov>

350 North Washington Street

1 message

Carolyn Lane

Mon, Sep 16, 2024 at 6:45 PM

To: planningandzoning@eastonmd.gov

Dear Easton Planning and Zoning,

I understand there are plans to put in a 2-story apartment building on Washington & Aurora Streets. My reaction to that is a big no. I travel Aurora and Wrightson Streets numerous times a day. My 89-year-old Mother travels that route several times a week. The traffic at that intersection is horrendous. You cannot see at all crossing Washington from Aurora to Wrightson. It is a hazard before even thinking of putting up apartments there.

As a resident of Easton for 51 years, I've seen the traffic increase to the point its just plain dangerous to be on the streets.

I also don't believe Easton needs more apartments. It's already overkill. Just keep cramming more people into town...the schools and hospital cannot keep up.

Please reconsider allowing an apartment building on the corner of Washington and Aurora Streets. There are so many safety concerns that need to be addressed.

Thank you,
Carolyn A. Lane
Ashby Commons, Easton



Samantha Smith <ssmith@eastonmd.gov>

350 North Washington variance request

1 message

Patty Quimby

Tue, Sep 17, 2024 at 7:59 AM

To: planningandzoning@eastonmd.gov

Cc: mcook@eastonmd.gov, fgunsallus@eastonmd.gov, mcurry@eastonmd.gov

Good morning. I am writing in reference to the variance request for apartments to be built at 350 N. Washington St. Easton Maryland. I'm writing on behalf of my mother, Phyllis Peddicord, the property owner of 203 Willis Avenue as well as myself and my husband, Robert have been tenants at 203 Willis Ave. for 22 years.

Acknowledging the need for affordable housing in Easton, this is not the spot to build a 16 unit apartment complex. This is a very dangerous intersection, which I frankly attempt to avoid at all cost on a regular basis, even though it is only 2 blocks away and often the quickest route.

Points to consider:

- What would this do to the Washington/Aurora/Wrightson traffic intersection? Difficult already to navigate that intersection as I stated above- does this mean there will be a traffic light installed too?
- Neither Washington or Aurora have sidewalks serving that side of the two streets. Is the town prepared to install them? What about crossings?
- What type of complex is being installed, will it impact our property values?
- Rentals or ownership?
- Are the utilities in that area sufficient to support the size of this complex?
- How much effort and dollars is the town anticipating to contribute to this development?

With all of these crucial points yet to be considered, Phyllis Peddicord, my husband, Robert Quimby, and myself Patty Crankshaw Quimby, respectfully request a NO vote on the variance for this property.

Patty Crankshaw-Quimby
203 Willis Ave
Easton, MD 21601

410-714-2092

Sent from my iPhone



Samantha Smith <ssmith@eastonmd.gov>

Apartments- washington and aurora

1 message

Marcella Leach

To: planningandzoning@eastonmd.gov

Tue, Sep 17, 2024 at 9:00 PM

I'm reaching out to share my concern for the proposed apartments on the corner of Washington and Aurora Streets. This is a bad location with the current amount of traffic. I cannot imagine how much worse it will be with the addition of an apartment building in that location.

I am hoping this project will not move forward.

Marci Leach

(410) 829-9811



Samantha Smith <ssmith@eastonmd.gov>

350 Washington Street Plan

1 message

Heather Grant <web@talbotthrive.org>

Wed, Sep 18, 2024 at 2:43 PM

To: "PlanningCommission@eastonmd.gov" <PlanningCommission@eastonmd.gov>, "ssmith@eastonmd.gov" <ssmith@eastonmd.gov>

September 18, 2024

Dear Planning Commission, 350 North Washington Street Investments LLC, Fisher Architecture & Lane Engineering:

On behalf of **Talbot Thrive**, an organization dedicated to promoting safe and accessible alternative transportation in Talbot County, we would like to commend the developers proposal to bring affordable housing to Easton at 350 Washington Street. Affordable housing is a critical need in our community, and we fully support initiatives that aim to address it. However, we have significant concerns regarding the impact of this development on traffic congestion and the safety of pedestrians and people on bikes, particularly with the proposed on-street parking and its proximity to the intersection of Washington and Aurora Streets.

We fully recognize that the dangerous nature of that intersection is a pre-existing issue and not the responsibility of the developers, however, the addition of on-street parking in the area could exacerbate these safety concerns which must be addressed by the Town of Easton moving forward. North Washington Street is no longer the quiet, sleepy end of Easton; with almost 1,000 households already along its corridor and more developments on the way, it's crucial to plan smartly for the future. As two major arteries into town, Washington and Aurora Streets require infrastructure that supports all users—pedestrians, people on bicycles, and wheelchair users. Any new development should prioritize ADA-compliant sidewalks and crosswalks to ensure accessibility and safety for everyone. It's time to recognize that all modes of transportation deserve equal consideration and protection on our streets. Talbot Thrive is working with Town engineers and a consulting firm, Wallace & Montgomery, to create a Complete Streets plan for Easton in the hopes to address these issues in the future. The dream for that intersection is a roundabout, allowing for the smooth, slower flow of traffic.

Until that dream becomes a reality, our concern is that this developer's design, which includes on-street parking, poses a serious risk to vulnerable road users. The addition of parked cars with limited sight lines would only increase the danger to people who walk and use bikes, particularly as future sidewalks and bike lanes are introduced.

To address these concerns, we propose an alternative approach to parking that aligns with safety and community goals. A viable solution is incorporating parking spaces on-site by utilizing a first-level parking structure underneath the building. Many successful developments have adopted this strategy, including mid-density apartment complexes in urban and suburban areas where space is limited. This design not only maximizes land use but also keeps cars off the street, ensuring clear sight lines for road users and reducing traffic congestion. The height limitations of this project would not preclude 350 North Washington Street Investments LLC and their architects from making this project three stories (with parking on the first level).

Structured parking under a building is an effective way to reduce the strain on street parking while promoting walkability. By integrating parking into the building's design, the development would contribute to Easton's long-term vision of safer, more walkable streets. Furthermore, this approach preserves the integrity of the surrounding neighborhood by balancing the need for affordable housing with the responsibility of maintaining public safety.

We urge 350 North Washington Street Investments LLC and their architects to consider this alternative and redesign the plan to incorporate the parking spaces on-site, using the space under the building as well as the adjacent lot. This would alleviate congestion concerns and prioritize the safety of all who live, work, and travel through this area, while still achieving the important goal of providing affordable housing to Easton residents.

Thank you for considering these recommendations, and we welcome the opportunity to collaborate further on this project to ensure it aligns with the needs and safety of our community.

Sincerely,



Heather Grant, Executive Director, Talbot Thrive

cc:

Members of Talbot Thrive's Board:

Cameron Mactavish

Richard Marks

Dina Daly

Jennifer Jefferson

Ted Bautz

David Mansfield

Suzanne Sullivan

Examples of "Tuck Under" Parking:

<https://cresten.com/apartments/the-crimson-residential/>

<https://1304living.com/>

Heather Grant, Executive Director

Cell 410.591.6092

TalbotThrive.org



TALBOT THRIVE
WALK • RUN • RIDE • ROLL









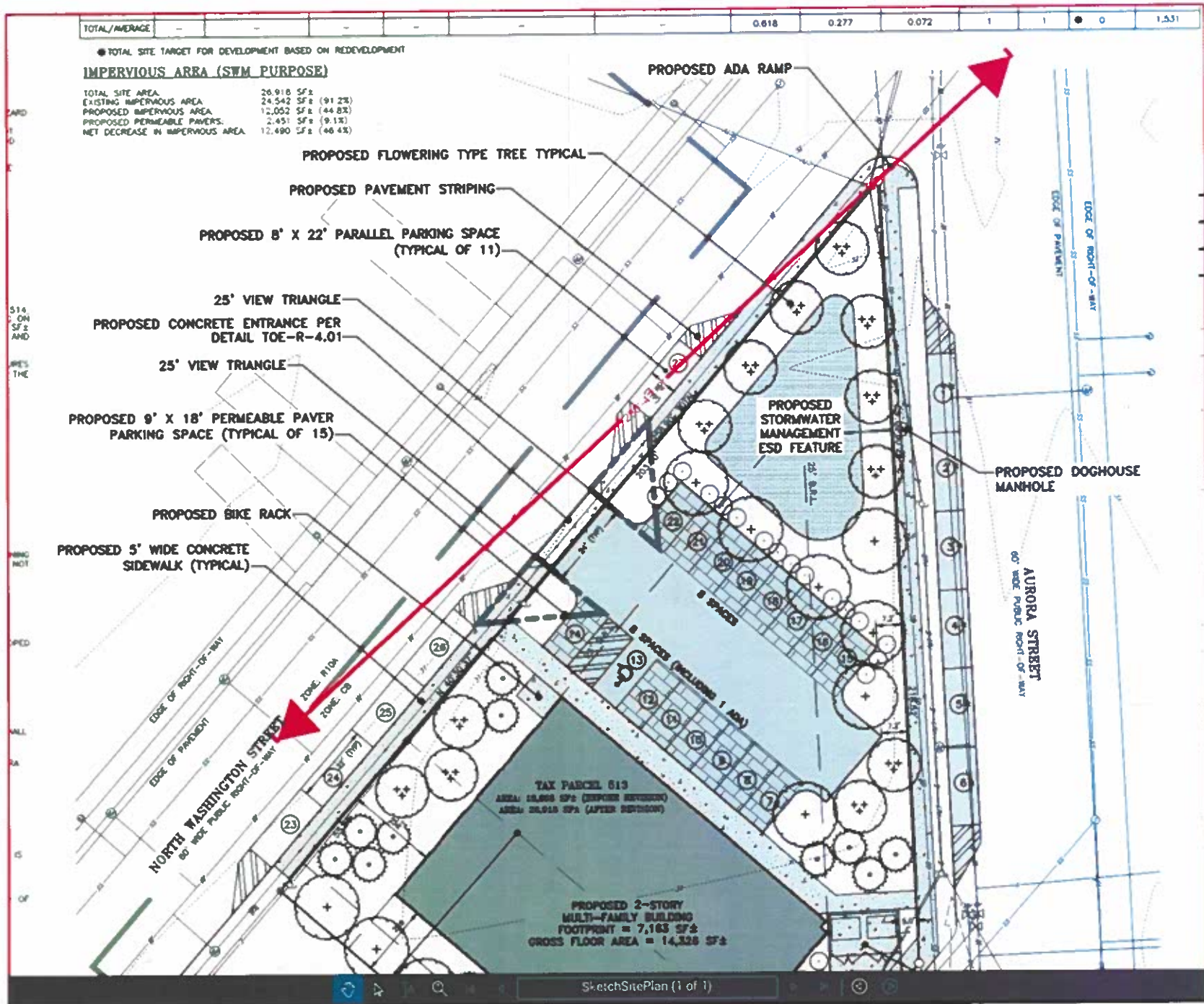


Table 9-7. Design Intersection Sight Distance—Case B1, Left Turn from Stop

U.S. Customary				Metric			
Design Speed (mph)	Stopping Sight Distance (ft)	Intersection Sight Distance for Passenger Cars		Design Speed (km/h)	Stopping Sight Distance (m)	Intersection Sight Distance for Passenger Cars	
		Calculated (ft)	Design (ft)			Calculated (m)	Design (m)
15	80	165.4	170	20	20	41.7	45
20	115	220.5	225	30	35	62.6	65
25	155	275.6	280	40	50	83.4	85
30	200	330.8	335	50	65	104.3	105
35	250	385.9	390	60	85	125.1	130
40	305	441.0	445	70	105	146.0	150
45	360	496.1	500	80	130	166.8	170
50	425	551.3	555	90	160	187.7	190
55	495	606.4	610	100	185	208.5	210
60	570	661.5	665	110	220	229.4	230
65	645	716.6	720	120	250	250.2	255
70	730	771.8	775	130	285	271.1	275
75	820	826.9	830				
80	910	882.0	885				



MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

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

DATE: SEPTEMBER 12, 2024

SUBJECT: SEAFOOD PROCESSING ZONING TEXT AMENDMENT

I would like to move this one specific Zoning text amendment to conclusion at this meeting. As you recall, you first discussed the issue at your July meeting. Last month, I presented revisions to what I had originally proposed in July. For the most part, those were not supported by the Commission. The following language represents what I believe to be the current proposed language that the Commission has indicated at least some level of support for to this point:

1. Amend the definition of industry light to make it clear that seafood processing does not qualify as this use:

Industry, light - A use engaged in the manufacture, predominantly from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment, packaging, **basic industrial processing**, incidental storage, sales, and distribution of such products, but excluding **seafood processing**.

2. Create a definition of seafood processing.

Seafood processing - A use engaged in the process by which harvested seafood, or by-product of harvested seafood, is cleaned, cut, eviscerated or otherwise prepared or cooked for sale in bulk, with a resulting by-product.

3. Amend the Table of Permissible Uses to indicate that Seafood Processing is outright permitted in the I Zoning District, and permitted via Special Exception in the BC Zoning District, subject to compliance with Supplemental Standards.

4. Add Supplemental Standards to Article X, Section 28-1007.3 A 10 (the Supplemental Standards for Industrial Uses) for seafood processing as follows:

10. Seafood processing

a. All by-products shall be treated, stored, and eliminated in accordance with all local and/or State regulations and may not be stored within an open or unrefrigerated vehicle in excess of 24 hours.

b. Any seafood processing use that was legally in existence as of September 1, 2024 shall comply with the supplemental standards of this subsection no later than January 1, 2029.

5. Revise the Development Standards of the BC Zoning District to include the following safeguards intended to better protect residential areas from any industrial use with potentially detrimental impacts:

SECTION 28 – 308 BC – BUSINESS COMMERCIAL DISTRICT

28 – 308.1 PURPOSE

The purpose of this district is to provide areas for light industrial, service/business commercial and related uses which can operate in a clean and quiet manner. Certain public facilities needed to serve the district and adjoining residential and commercial districts are permitted. Regulations are designed to protect abutting or surrounding districts; to establish standards for intensity of use and to guide the character of development. In keeping with the purpose of this district, no use may be permitted which may be detrimental to the area because of odor, smoke, dust, fumes, fire, noise, explosion, or open storage.

28 – 308.2 DEVELOPMENT STANDARDS

The following minimum development standards shall be observed in the BC District:

A. The minimum lot size for all uses hereafter established shall be 40,000 square feet.

- B. Off-street parking shall be provided in accordance with the provisions of Section 28 – 1001.
- C. All lots hereafter established shall have a frontage on a public street or way of at least one hundred (100) feet.
- D. Minimum setbacks for all uses shall be as follows:
 - 1. Front – forty (40) feet from the property line.
 - 2. Side – ten (10) feet on each side of the property line.
 - 3. Rear – thirty (30) feet from the property line.
- E. Height limitations – thirty-five (35) feet.
- F. Building Envelope – all lots shall have a minimum building envelope of thirty (30) feet deep by eighty (80) feet wide.
- G. Lot coverage by all buildings and structures shall not exceed fifty (50%) percent of the lot area.
- H. There shall be no open storage on any lot or open areas, nor shall any products be displayed in open areas. All outside storage shall be adequately screened and landscaped in accordance with provisions of Section 28 – 1014 of this Ordinance.
- I. All on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.
- J. All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with the provisions of Section 28 – 1014 of this Ordinance
- K. All areas not devoted to buildings or parking areas shall be landscaped and maintained in a suitable manner, in accordance with the provisions of Section 28 – 1014 of this Ordinance.
- L. If necessary, all uses or vehicles, storage, or structures in the BC Zoning District shall install odor control technology, as necessary, in order to control ventilation at the establishment in such a manner that no odor from any product or by-product can be detected outside the building on the same property or on adjacent properties or public rights-of-way, or within any other unit located within the same building, if the use occupies only a portion of the building. The

operator shall properly maintain all odor mitigation equipment to ensure maximum efficiency. Applicants shall provide certification by a Professional Engineer, Certified Industrial Hygienist, or other equivalently qualified professional that proposed odor control measures will effectively eliminate outdoor odors for all odor sources.

This last proposal seems to be where we are having the most difficulty in creating a standard that satisfies all members of the Commission. The language above was proposed at the last meeting after the initial discussion in July, and amended (to include the vehicles and storage mentioned in the opening sentence) at the August meeting. Beyond that, I have a note that says the Commission would like to see “more general odor control language that is not so prescriptive.” I also recollect that at least one Commissioner preferred we go further and take the nuisance factors mentioned in the BC Purpose Clause (odor, smoke, dust, fumes, fire, noise, explosion, or open storage) and make a prohibition against them (a la what is proposed for odor in new item L above) for each such factor. Three such factors are already covered in the BC Development Standards; Open Storage in item H, Light (not listed in the factors in the Purpose Clause) in item I, and potentially at least, Odor in new proposed item L. One option for addressing such impacts is with a general standard along the lines of the following:

M. No use in the BC Zoning District shall emit any odor, smoke, dust, fumes, fire, or noise beyond the property on which the use is located at levels that exceed what is permitted by any State, Federal, or locally enacted law or regulation.

I am not sure how I feel about such language. On the one hand it is general enough to cover multiple potential nuisances and, at least potentially, gives us wide latitude with regards to such impacts. On the other hand, if there are no established standards (e.g., what is an acceptable level of odor, or dust?) and/or the factor cannot be objectively measured, what does such language accomplish? The alternative is to specify standards (for example, noise shall not exceed X decibels), but the issue with that approach is that, again, I believe, at least a few of the factors have no objective measure to use as such a standard.

As for a “less prescriptive” version of item L as described above, I suggest we revisit the options we were considering for the cannabis-related uses. As a reminder, here is a copy of the Table Sharon provided describing how a few jurisdictions in Oregon and California address this issue:

Local and State Regulations

As cannabis operations continue to proliferate, state and local governments are increasingly promulgating regulations and ordinances that directly regulate cannabis emissions. In addition to these cannabis-specific regulations, governmental entities can also rely on nuisance common law statutes to regulate cannabis emissions.

Most cannabis odor regulations are promulgated at the local level. For example:

LOCAL REGULATIONS - SPECIFIC TO CANNABIS OPERATIONS	
LOCATION	LANGUAGE EXCERPT
Los Angeles, California	"A Business Premises shall be properly ventilated and the exhaust air filtered to neutralize the odor from cannabis so that the odor cannot be detected by a person with a normal sense of smell at the exterior of the Business Premises or on any adjoining property. No operable windows or exhaust vents shall be located on the building façade that abuts a residential use or zone. Exhaust vents on rooftops shall direct exhaust away from residential uses or zones. (Violation Type - Moderate)" ¹³
Oakland, California	"Cannabis facilities shall be designed to provide sufficient odor absorbing ventilation and exhaust system so that any odor generated inside the facility is not detected outside the building, on adjacent properties or public rights-of-way, or within any other unit located within the same building as the Cannabis operator, if the use only occupies a portion of a building." ¹⁴
Long Beach, California	"Every Adult-Use Cannabis Business shall implement adequate ventilation system and odor control filtration measures to prevent odors from inside the cannabis facility from being detected outside the cannabis facility." ¹⁵
Pendleton, Oregon	"Unlawful Release of Marijuana Odor. No owner of real property or person in charge thereof shall allow, permit or cause the odor of marijuana to emanate from that premises to any other property." ¹⁶

Here is one more for your reference and consideration. This is from Ashland, OR and is specific to Food processing uses:

In the E-1 zone, the manufacture of food products is subject to all of the following requirements.

A. The use shall not include the rendering of fats or oils.

B. Where the use is located within 200 feet of a residential zone, it shall meet all of the following requirements.

1. All objectionable odors associated with the use shall be confined to the lot upon which the use is located, to the greatest extent feasible. For the purposes of this provision, the standard for judging “objectionable odors” shall be that of an average, reasonable person with ordinary sensibilities after taking into consideration the character of the neighborhood in which the odor is made and the odor is detected. Odors that are in violation of this section include but are not limited to the following.

a. Odors from solvents, chemicals, or toxic substances.

b. Odors from fermenting food products.

c. Odors from decaying organic substances or human or animal waste.

2. Mechanical equipment shall be located on the roof or the side of a building with the least exposure to residential zones. Provided, however, that it may be located at any other location on or within the structure or lot where the noise emanating from the equipment is no louder, as measured from the nearest residential zone, than if located on the side of the building with least exposure to residential zones. Mechanical equipment shall be fully screened and buffered.

Note that it also addresses an enhanced setback from residential properties and that it specifies the sources of odors that are subject to the standards. I read this to indicate that the actual preparation of the food is not subject to the standards and, at least for some neighbors, that is perhaps the primary complaint with regards to the crab processing facility. I strongly dislike the “standard for judging ‘objectionable odors’...” language they have, but kind of like the rest of it.



TOWN OF EASTON

Planning & Zoning Department

STAFF MEMORANDUM

TO: EASTON PLANNING AND ZONING COMMISSION

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

DATE: MAY 6, 2024
UPDATED - AUGUST 2, 2024 & SEPTEMBER 12, 2024

SUBJECT: PROPOSED ZONING CODE AMENDMENTS - FOLLOW-UP

NOTE - This memo has simply been updated (9/12/24) to reflect the discussion/decisions made at the August 15, 2024 meeting.

As we continue to consider potential Zoning Code Amendments, here is a copy of everything in my original memorandum from May, with annotations/notes concerning what was discussed/decided up to this point (as of this date such changes reflect the discussions at the July 18, 2024 and August 15, 2024 meetings). Such notes are indicated in **bold, red, underlined font**. I do not intend to revisit any such comments at this time (although, feel free to email me if I have gotten something obviously wrong or you have any answer to a question I pose). Rather, my strong preference is to get through the complete list once, make all the revisions the Commission has suggested along the way, and have one final (hopefully) review of the proposal as revised and in Ordinance format. Please note that we got through the so-called “no-brainers” (items 1-12) at the July meeting and made it through item 18 at your August meeting. We thus have six issues remaining (19-23 are additional possible Zoning amendments and issue 24 is a Subdivision Regulation amendment).

The Commission will recall that potential Zoning Code amendments were presented and discussed at your March meeting. At that time, you assigned each proposed change to one of several categories. One of which were for proposed changes identified as so-called

“no-brainers” and the others which were categorized such that additional research and/or discussion was requested. For simplicity sake, I have lumped all of the latter together here. Here then are the various proposed amendments, beginning with the “No-Brainers”:

1. **Add definitions for sheds, swimming pools, and patios** - We have no definitions for these common structures and given that they have unique standards (e.g., setbacks) it is important to establish precisely what each term encompasses. In addition, the ordinance needs to specify whether, and to what extent, we may allow encroachment of patios into setbacks.

Shed - a small accessory structure used to store items related to or used in connection with a residence.

Shed - ~~an small~~ accessory structure used to store items related to or used in connection with a residence, excluding portable storage units.

**** - Also add to supplemental standards for sheds that the maximum footprint shall be the lesser of 10% of the lot area or 1,000 square feet.**

Swimming pool - any artificial structure, basin, chamber or tank, except a private spa, either above or below ground, which is used or intended to be used for the primary purpose of swimming, diving, wading or recreational bathing. A swimming pool includes all associated equipment, structures and facilities located within a common enclosure. A unit used in conjunction with the private practice of a physician or physical therapist is not a swimming pool.

Patio - an uncovered horizontal structure with a surface height, at any point, no greater than two feet (2') above grade, intended for use as an outdoor amenity space.

Patio - an ~~uncovered~~ unenclosed horizontal structure with a surface height, at any point, no greater than two feet (2') above grade, intended for use as an outdoor amenity space.

2. **Removal of "Tree of Heaven" as a suitable street tree** -

This is a highly invasive species and not appropriate for planting generally ,or specifically as a Street Tree.

Currently Tree of Heaven is listed in Section 28-1014.3 under the exceptions to the acceptable plant species list, indicating it is “suitable as street tree only.” If we want to prohibit its use under any scenario, we simply need to change that note to read “Not suitable in any location.” This is consistent with several other species on this list (e.g., Bradford Pear, or Black **and** Honey locust).

I also understand that there is a desire to address the osage orange in the same manner. Just like the tree of heaven, it is currently listed as “suitable as street trees only.” Banning it everywhere would be accomplished identical to what is proposed for the tree of heaven above.

3. Reducing the site triangle distance for some zones and clarifying whether an alley and street corner is considered an intersection

There is some thought amongst staff that rather than using a blanket standard, sight triangles should be determined by the design speed of the street, the type of traffic control at the intersection, and the location of the travel ways from the edge of buildings at the corners, at least on urban streets. In any event, the AASHTO Green Book addresses the determination of clear sight triangles and the Town Engineer's Standard Details may also provide additional requirements and guidance. Any changes to the site triangle distance or intersection design in general will require close coordination with the Town Engineer.

Attachment 3 is a more detailed and context-specific version of this standard from St. Petersburg, FL. I think this might be what we are looking for, although the distances used there may not necessarily be the same as we would adopt.

4. Re-visit restaurant use types to allow more flexibility for hybrid take out/eat in restaurants -

The current zoning code lists four types of restaurants: Fast Food, Carry Out/Deli, Night Club, and Sit Down. It does not particularly describe a sit-down restaurant with carry out service, which has become almost commonplace since the COVID Pandemic. This is occasionally an issue with regards to the question of the use and more commonly when trying to determine the appropriate parking requirement.

I am not sure this is as much of an issue for the use table as it is (or could be) for parking requirements, at least if we assume that carryout is an acceptable activity associated with any type of restaurant. Beyond parking, what is the impact difference for a restaurant that does a moderate carry-out business vs one that does little or none?

Our parking standards for the various restaurant uses are currently fairly consistent, with a minimum ratio of 1 space per ~~100~~ **200** sf GFA and maximum of 1 per 50 for all types except carry-out (which is 1 per 300 and 1 per 200). Given this and the caveat in the paragraph above, I am not sure there is a need to change anything, unless you want to build in flexibility for relief from the minimum parking requirements for any restaurant type when a “significant” portion of the business is anticipated to come from carry-out service. This could obviously be a basis for a parking waiver, but building in administrative flexibility might be appropriate in this specific scenario.

***** - Clean-up our definitions of restaurant types and tighten up parking waiver provisions.**

5. **Removing "Parking Districts" from code** - This is an outdated reference to an old code and an old practice whereby businesses located within a defined geographic area could pay a fee in lieu of providing required off-street parking. It was eliminated probably 20 years ago so the reference should be removed from the Zoning Code.

This will be accomplished (hopefully!) with a simple Search and Delete command.

6. **Revisit minimum parking space requirements** - This is simply a suggestion to look at national standards to make sure we are not out of sync with contemporary recommendations.

One of the hottest trends in Planning circles currently involves drastic changes to parking standards, highlighted by a handful of communities who have eliminated parking minimums altogether. Such communities have decided to allow parking to be determined by market forces rather than (potentially) prescriptive formulas, many of which are based on national averages and may be subject to changes in business operations or characteristics over time that are not reflected in the standards.

Our parking ratios were fairly comprehensively updated with the last comprehensive Zoning Code Update in 2021. As such, barring a significant across-the-board change such as that described above, I do not see the need for changes to our parking standards. If there are any specific uses you have concerns about, I will be happy to do some additional research to see what other communities impose.

***** - My notes indicate the following suggestions/questions:**

- Add caveat to minimum parking requirements (will have to review recording to see what that was referring to).
- Perhaps look at Single Family Attached Parking Standard.
- Delete the Maximum Parking limit for MMH types.

7. **Change language for parking space dimensions -**

Are our dimensional requirements for parking spaces appropriate?

The dimensional requirements for parking spaces are found in Table 10.1, which is copied below:

Table 10.1

Angle	Minimum Stall Width (W)	Minimum Stall Length (L)	Minimum Aisle Width (Maneuvering Space) (A)
90°	9 feet	18 feet **	24 feet (25')
60°	9 feet	18 feet **	18 feet one-way (16') 22 feet two-way (20')
45°	9 feet	18 feet **	16 feet one-way (12') 22 feet two-way (19')
30°	9 feet	18 feet **	14 feet one-way (12') 22 feet two-way (19')
Parallel	8 feet	22 feet	16 feet one-way 22 feet two-way

**** - Vehicle Overhang:** Up to two (2) feet of vehicle overhang into any planter area is allowed provided the planter is a minimum of six feet wide, in this situation the minimum required depth of the parking stall may be reduced by up to two 2 feet When utilizing this option, curbing shall be utilized at the edge of the paved area, rather than wheel stops.

The standards highlighted in yellow are the recommendations from the 21st Century Land Development Code, a source I frequently reference. The Commission should discuss whether or not they are in favor of changing these (or any other) of our standards. If so, the actual change is easy to make.

**** - My notes indicated a desire to make the highlighted 90 degree aisle width change but maintain all other current standards.**

8. **Conflicting statements in Article 12 -** Check this section for internal conflicts regarding non-conformities. Also, consider changing from 6 months to 12 consecutive months for a nonconforming use to be considered to be abandoned unless the use was disrupted due to repair or remodeling.

With regards to the time frame for abandonment, that would be a very straightforward change to Section 28-1201 E, as follows:

E. Any non-conforming use, including the non-conforming use of a lot, parcel or structure that is discontinued or abandoned for a period of ~~six (6) months~~, **one (1) year**, shall not be resumed thereafter and any future use of lot, parcel, or structure shall conform to the provisions of this Ordinance. Any structure that is moved for any reason for any distance by the owner, shall be required to conform to the regulations for the zoning district in which it is located after it is moved. In the case of any dispute as to whether a non-conforming use is abandoned or discontinued, the burden of proof shall be upon the property owner.

9. Map Corrections -

- a. Waterside Village is indicated as CG rather than PUD
- b. Parcel on Creamery and another on Wrightson behind the Seafood Market/Deli are both shown as CG but should have been changed to CB in 2021 Update.
- c. Elliott Road Apartment site is now PUD
- d. Gannon Range site is now PUD
- e. Should we consider changing the base zoning of any part of the properties in the general vicinity of the ill-fated Mansion Apartment on August Street? They are now CB. Was suggested at the meeting that they should be residential, even though until 2021 they were Industrial (I-1).

I think items a through d speak for themselves and simply need to be changed. Item e is potentially subject to further discussion, although so long as the properties in question are also within the PR Overlay, the base zoning is not terribly important except that if it is a residential classification, that does potentially limit the scope/scale of any proposed commercial use. Otherwise, essentially anything can be proposed, subject to site plan approval.

10. MXW window and door placement standards. - There is a seemingly contradictory statement that Zach Smith identified that says "The uses on the ground floor shall be visible from and/or accessible to the street through the use of windows and doors on at least 50% of the length of the first floor street frontage. At least 60% or more than 90% of the total surface area of the front elevation shall be in public entrances and windows (including retail display windows)." 28-312.4.4

10. MXW window and door placement standards. - There is a seemingly contradictory statement that Zach Smith identified that says "~~The~~ **Retail** uses on the ground floor shall

be visible from and/or accessible to the street through the use of windows and doors on at least 50% of the length of the first floor street frontage. At least ~~6~~50% or more than 90% of the total surface area of the front elevation shall be in public entrances and windows (including retail display windows)." 28-312.4.4

This is seemingly easy. We just need to decide which provision we would like to see be the standard and eliminate the other (or, figure out a way to clearly distinguish between the two).

11. MXW LEED standard is outdated -

Simply need to change LEED Bronze to LEED Certified.

This is definitely easy and, again, a simple Search and Replace will hopefully fix this issue.

12. Clean up usage of the terms single-family attached and townhomes - are these synonymous or is there a difference and if so, what is it and does that affect how each is treated on the use table?

**** - Use the broadest term possible and add “including, for example, townhomes”...**

Just a guess, but I am thinking that the term “single-family attached” was originally used in the Zoning Code to disassociate this type of housing from multi-family and the process and/or stigma that was at one time, rightly or wrongly, associated with such uses. I would like to think we have generally moved beyond that now and would favor simply referring to the use as Townhouses or Townhomes. They are, afterall, included amongst the Missing Middle Housing Options. If you agree, this would be another Search and Replace fix, although in this case it would be a fairly extensive one.

*******ENDED HERE AT JULY 18TH MEETING*******

Next are the potential amendments that were identified as needing some level of additional discussion. A number of them deal with various issues associated with the Sign Regulations and you specifically grouped those together, so I will include those next:

13. Revised internal illumination standards for signage - The current illumination

standards for signs are somewhat limited for internal illumination. They are as follows:

- i. Individual backlit letters which are silhouetted against a softly illuminated wall;
- ii. Individual letters with translucent faces, containing soft lighting elements inside each letter; and

- iii. Metal **or** faced box signs with cut-out letters and soft-glow fluorescent tubes.

The most common form of internal illumination involves something like item iii, but rarely with metal-faced signs. Instead, they are generally a plastic-like material. They are very common and unless we want to create an even larger number of non-conforming signs, we should probably legitimize them by expressly allowing them in this list, and if we do want to prohibit them, the Code should more clearly make such a statement. There may also be a middle-ground and if so, we should specify what that is. One example of this is from the City of Alexandria, VA who prohibits internally illuminated translucent **rectangular** panel signs (but allows them in other shapes). If the Commission is interested in adding this as a possibility, I suggest we add to this session, something like the following:

- iv. Translucent panel signs that are non rectangular in shape.

The Commission directed staff to check with sign companies for suggestions and/or clarification of illumination types or standards that are missing in Easton.

14. **Revised language regarding signage not being located above the eave line** - The Ordinance currently addresses this issue by stating that:

B. Wall signs shall not be mounted higher than the eave line or top of the parapet wall of the building and no portions of the sign shall extend beyond the ends of the wall to which it is attached.

This poses an issue because there are certain roof types where a wall sign would seem appropriate, but are precluded based on this language. A front-facing gable (a la the Amish Market) is one example. If that is the only configuration where we believe an exception is warranted, the solution may be as simple as revising the language above to something like:

B. Wall signs shall not be mounted higher than the eave line or top of the parapet wall of the building and no portions of the sign shall extend beyond the ends of the wall to which it is attached. Such signs may extend above the eave line on facades with a front-facing gable roof, in which case such signs shall not extend above the top of the gable.

The Commission determined this proposed amendment is not necessary.

15. **Removal of fuel price regulations for freestanding signs** - There is actually a State Law that also regulates fuel price signs and our local zoning regulations appear to be at

conflict with them. We should either make them consistent, or perhaps eliminate our regulation and simply allow the State law (whatever it is at any given moment) to apply.

The State Law is found in **Maryland Code BUSINESS REGULATION § 10-315 -**

Advertising signs. The current Zoning Code allows such signs, but limits them in size to 3 square feet. As I read this State Law, it does not regulate size (and in fact, indicates that such signs are exempt from local zoning number or area limitations), but rather simply requires such signs to be “readable by passing motorists.” I think the simplest fix to this issue is something like the following:

H. Signs affixed to the top or sides of an operable fuel dispensing pump ~~shall not exceed three (3) square feet in area,~~ **per the standards of MD Code Business Regulation Section 10-315, provided such sign** and shall only display instructional or price information, and shall not include advertising copy pertaining to any product, sale or promotion.

The Commision supported this proposed amendment as drafted.

16. **Freestanding signs where a solid base isn't practical** - Our sign regulations currently require freestanding signs to be constructed on a solid base that is at least as wide as the sign face. We make exceptions in the CB (Central Business) District out of recognition that there likely is insufficient room to accommodate an otherwise permitted freestanding sign given the small lot sizes and the degree to which these lots are usually covered. These properties may have, for example, a post-mounted sign or a projecting sign. Some property-owners in the CG Zoning District have suggested that site constraints limit their ability to comply with this standard as well.

Before adopting changes that grant such relief, I think it is important to determine whether this is actually a widespread problem or relatively isolated to a few properties, possibly with unique circumstances. If the former, it may be legitimate to consider offering some form of relief, but if the latter, that is the textbook example of a Variance for such relief.

I frankly am skeptical that properties in the CG Zoning District are constrained to the point that they cannot locate a sign in conformance with our Regulations. I suspect that instead, they simply do not want to, either for reasons related to cost or a perceived competitive disadvantage. Unless you think our signs standards are too onerous I do not recommend relief in the CG similar to what we offer in the CB. If you want to consider any form of relief, perhaps it is to allow the replacement of a non-conforming sign with one that may not necessarily fully comply with today's regulations, but moves the sign closer (and the more you can detail what that entails, the better).

The Commission indicated they were not in favor of this proposed amendment.

The remainder of the proposed changes were identified as appropriate for additional discussion, but not sign-related in nature. They are:

17. **Donation Centers** - The proposal that initiated this round of amendments is attached, as prepared by the representative from Planet Aid. If you have been by Giant and seen the “Donation Center” at the far end of the parking lot (next to the main entrance drive between Wal*Mart and the Shopping Center), over the course of the last several months, you will know what they are seeking to legitimize.

The Commission indicated they were in favor of the proposed amendment subject to a couple of revisions (see attached).

18. **Additional differentiation criteria for single family homes** - The current Supplemental Standards for Single Family Detached home differentiation, is as follows:

- a. Calculations of Differences in Appearance

1. Differences in bulk and massing shall be reviewed for two (2) lots on either side of the proposed unit on the same side of the street.
2. Where lots are interrupted by an intervening street, parkland or similar feature of at least fifty (50) feet in width, no review shall be necessary.
3. The proposed unit shall be considered different from any vacant lot for which no building permit has been issued without requiring further documentation.

- b. Differentiation

The proposed unit shall differ from each other house in at least two (2) of the five criteria listed below, unless the units differ with respect to the number of full stories (#2) then only #2 is required.

1. The unit is a different housing type.
 - a. Single-family detached;
 - b. Zero lot line (where allowed);

- c. Single-family attached; or
 - d. Single-family detached rotated ninety (90) degrees (i.e. the narrower façade fronts the street as opposed to the wider façade).
- 2. The unit differs in the number of full stories.
- 3. The unit is served by a different type of garage.
 - a. Front-load garage;
 - b. Side-load garage;
 - c. Rear-load garage;
 - d. Detached garage;
 - e. Carport; or
 - f. No Garage.
- 4. The unit has a different roof type
 - a. Gable
 - b. Hip;
 - c. Gambrel
 - d. Mansard;
 - e. Roof types a through d rotated ninety (90) degrees; or
 - f. Flat.

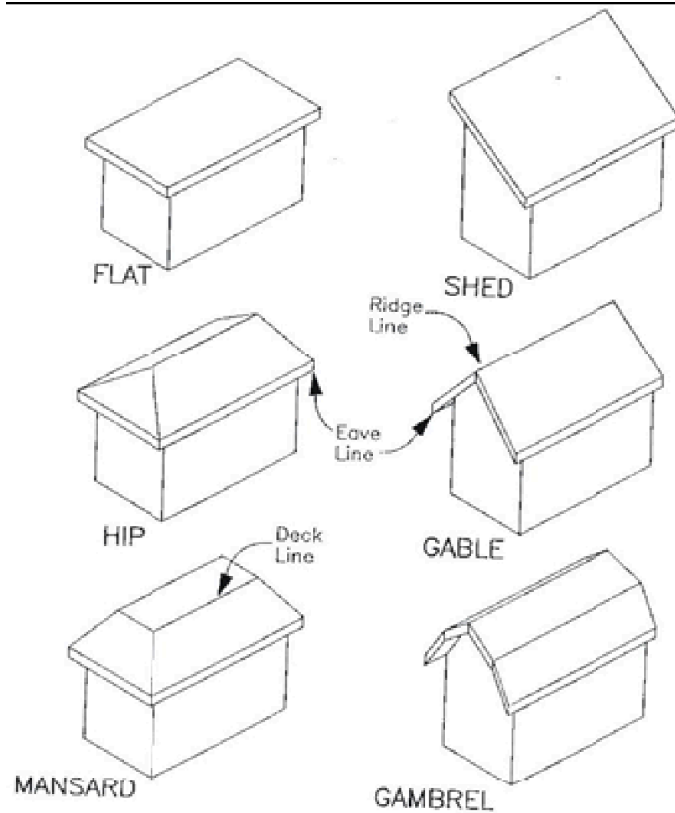


Figure 10.1 Sample Roof Types

5. The unit has variation in the articulation of the front façade.
 - a. Garage setback from the front façade of at least four (4) feet;
 - b. Covered, open walled porch of at least six (6) feet in depth extending at least thirty-three (33) percent of the width of the front façade; or
 - c. Other articulation of the front façade at least four (4) feet in depth, extending at least thirty-three (33) percent of the width of the front façade.
6. Although not required, differentiation in color between adjacent homes is strongly encouraged.

I would like to add more options for folks to choose from, and if we add enough, require compliance with more of them (e.g., 3 of 7 rather than 2 of 5). Some possibilities:

7. Different cladding materials.

8. Different window sizing and groupings.
9. Difference in number of dormers.
10. Addition of a bay window that projects a minimum of one foot from the front wall, as measured from the ground up.
11. Change of roof pitch of at least two units of change as measured by a roof's vertical rise over its horizontal span (e., 6/12 pitch to 8/12 pitch).

This issue generated a fair amount of discussion. There was support to increase the options available to satisfy this differentiation standard similar to what is proposed. On the other hand, there was a feeling expressed that the issue with the appearance of our residential subdivisions is not necessarily the similarity of homes as much as it was about failing to adhere to “good design principles.” Ultimately the Commission determined that this is an issue that should be deferred until after completion of the Comprehensive Plan Update.

*****ENDED HERE AT AUGUST 15TH MEETING*****

19. More specifics on what driveway materials are dust free and resistant to erosion -

We have received several requests for gravel driveways, presumably to reduce costs. The zoning ordinance states that "all off-street parking facilities shall be constructed of dust-free materials, have a surface resistant to erosion, drained so as to prevent damage to abutting properties or public streets, and maintained properly by the owner". Historically, gravel and stone were considered to satisfy this standard. More recently, we have interpreted this standard to exclude gravel and crushed aggregate. This prohibition is due to gravel spilling out into the rights-of-way. This is bad for seniors, wheelchairs, and people with physical disabilities or limited mobility. In addition, gravel is eventually compacted and considered an impervious surface (people have made the argument that gravel driveways are good for stormwater infiltration). More consideration and clarification for this standard needs to be made. For example, do we continue to prohibit, but allow exceptions for gravel parking areas for agriculturally-zoned properties, temporary and overflow parking areas, or for areas devoted to commercial vehicle storage? In addition, discussion should be held with the Town Engineer regarding any other equivalent and acceptable paving material(s).

Here is the language in question along with a suggested revision (to at least initiate the discussion):

All off-street parking facilities shall be constructed of dust-free materials, have a surface resistant to erosion, drained so as to prevent damage to abutting properties or public streets, and

maintained properly by the owner. Dust free material shall include concrete or bituminous surface. Semi-pervious materials, such as permeable pavers, porous asphalt, porous concrete, grass-crete, or gravel-crete may be used for residential driveways, vehicle storage areas, designated employee parking areas, or parking spaces provided in excess of the maximum parking requirement (subject to an approved Parking waiver). Any other parking or maneuvering space may utilize semi-pervious materials subject to Planning Commission approval. All off-street parking areas shall be constructed in accordance with the construction specifications as may be developed and maintained by the Town Engineer. Surfaces in areas designated as accessible parking and/or accessible pedestrian paths shall meet all applicable federal and State of Maryland standards.

20. Food trucks - The Zoning Code regulates Food Trucks (mobile food uses) on private property. Although food trucks on public property (e.g., on streets or in government-owned parks or parking lots) are also common, those would be regulated in other parts of the Town Code. Currently food trucks on private property are only permitted in limited circumstances:

- a. At an active construction site (the idea being they could provide a lunch option to construction workers).
- b. In association with an approved Special Event (e.g., ABC Store is Having Customer Appreciation Day and as part of the celebration, Food Trucks will be present).
- c. In the Planned Redevelopment District on a site that bears some connection to the principal use (e.g., Four Sisters sells products from their store and Rise Up sells menu items to compliment the coffee shop).

Along with short-term rentals, Food Trucks are probably the issue I get asked about the most and people are surprised/disappointed by how limiting our rules are. Arguments for allowing them more generally are that they provide more variety in food selection, they provide some lower cost options, they bring a sense of vibrancy to an area, and they can be a way for prospective restaurateurs to get established before moving on to a traditional brick-and-mortar business. The arguments against, in the past, have been primarily two-fold. First, some say they promote a “carnival atmosphere” that Easton has long sought to avoid. Second, there is concern about the impact food trucks may have on traditional restaurants. If the Commission is of a mind that there is a role for more food trucks in Easton, I believe the two primary objections can be addressed with appropriate supplemental standards.

I believe there are several different variations of food truck uses. One is when food trucks set-up in specified locations, usually on-street, in a public parking lot, or in a park.

Here in Easton at least, this scenario would not be regulated by the Zoning Code as it does not specifically address uses in the public realm. Another scenario is when a private property owner wants to establish them permanently or semi-permanently either independently or in conjunction with existing use on the property. This scenario is currently limited to item c above. If you are open to expanding the options for this scenario, I think we would simply delete the phrase “In the Planned Redevelopment District” and say something like “Where indicated as permitted in the Table of Permissible Uses...” You can then maintain the requirement of a connection to the principal use, or delete it and essentially allow a food truck to operate the same as a brick and mortar establishment. A third scenario is one where multiple food trucks are set up on a site. This could be on a permanent basis or Temporarily (and perhaps in association with some special event). Some jurisdictions refer to this by terms such as “Food Truck Court.”

I would like the Commission to discuss this issue and indicate the direction they would like to go before proposing something (if anything) for this item.

21. Parking standards for single-family detached - Since at least 1976, the parking requirement for single-family detached houses has been two spaces, and the Code has indicated that a driveway with minimum dimensions of 10' by 35' shall be deemed adequate for meeting that requirement. There has been discussion at some of your more recent subdivision reviews concerning the overall appropriateness of this standard. Issues raised include:

- Garages should count as parking spaces (they never have on the basis that there is no guarantee that they won't become filled up with the homeowners "stuff" and thus not be available for parking).
- If a driveway of 10' x 35' cannot be provided (or the homeowner does not want to provide it) are there other arrangements that are appropriate and if so, what are the dimensional requirements for them? This is increasingly an issue where we are encouraging houses to be built closer to the street (i.e., with 15' setbacks) and still allowing front-loaded garages.
- On-street parking should count. The short answer to why it does not is that this is an off-street parking requirement. However, this is now being viewed by many (especially new urbanists and like-minded planners) as a particularly suburban standard that is detrimental to supporting or reinstating a more urban design in communities. In fact, one of my New Urbanist resources recommends subtracting the amount of on-street parking fronting single family housing, from the required off-street parking. Presumably in most cases this will satisfy the requirement. See also attached discussion from the Form Based Codes book that Tal Bone

bequeathed me when he left the Commission. There are a number of good points/observations.

We seem to have multiple options for addressing this issue, depending on how much additional flexibility you want to allow. Starting with the issue of allowing garage space to count as the required parking, while I have not found a jurisdiction which expressly says that garage parking does or does not count, it is in some cases implied. For example, one jurisdiction that I found stipulates that “enclosed space” (which I take to mean a garage and perhaps a carport) may be counted towards the required parking provided that an apron is constructed adjacent to the garage that is equal to the width of the garage and a minimum of 20’ deep. I presume this is a safeguard against the garage space being filled with “stuff” and thus unable to accommodate vehicles. Another jurisdiction goes even further by actually requiring “a minimum of two (2) enclosed parking spaces with a minimum driveway width of sixteen (16) feet.” This jurisdiction also couples this requirement with standards that preclude a front-loaded garage that extends closer to the street than the house does.

I think the solution to this issue may be to build on the existing language and add as many additional options for compliance as you deem appropriate, as follows, for example:

J. Single-family and duplex units may satisfy their off-street parking requirements utilizing any combination of the following options:

(1) A driveway ten (10) feet wide and thirty-five (35) feet long shall be deemed sufficient parking space, for single family or each unit in a duplex.

(2) Space within a structure (e.g., a garage or carport) may be used towards the satisfaction of the parking requirement provided that a parking apron that is at least as wide as the structure and extends a minimum of 20’ away from the structure, is constructed immediately adjacent to said structure.

(3) A parking pad of at least 9’ x 18’ per space is provided on-site.

(4) ??? (Other options? On-street parking allowance?)

22. Backing into the Street from a Parking Space - Another standard that has been part of our regulations since, at least, 1976, is one which states: “ All off-street parking spaces, other than for a single family or duplex dwelling, which requires vehicles to back into a public road, street or highway are prohibited.” We are finding that this can pose a challenge for infill projects, specifically for potential Missing Middle Housing projects. A thought for consideration - perhaps the limiting factor should not be the use, but rather

the type of street onto which such backing would occur. I offer as Exhibit A, the parking lot behind Town Hall, which has a lot more cars backing onto this (admittedly busy) side street than would occur at a MMH type, and yet in 34 years at the Town (most of which has been in an office overlooking this parking lot) I have not witnessed a single accident on this street.

As a starting point for this discussion, I offer the following suggested revision:

D. All off-street parking spaces, ~~other than for a single family or duplex dwelling,~~ which requires vehicles to back into a public road, street or highway, **other than a residential street (as classified by the Easton Subdivision Regulations)** are prohibited.

I would largely defer to Rick on this, but we may also need to consider deleting (or revising) the following standard in conjunction with any changes to item D, above:

I. No parking spaces except those proposed for single family or duplex residences shall have direct access to a public way.

23. **Clarifying intrusions into easements vs setbacks** - The Code allows for exceptions for certain structures or features to extend into the Building Setback. This is generally not an issue, but it can be when the intrusion is also into//over an easement, which is not uncommon. The beginning of that section along with suggested clarifying language is:

SECTION 28 – 1006 OTHER EXCEPTIONS TO SETBACK REQUIREMENTS

Provided they do not encroach upon any recorded easements, the following features may project into required setbacks as hereinafter set forth.

24. **Subdivision Amendment** - In addition to the foregoing potential Zoning Code Amendments, there is one revision needed to the Subdivision Regulations. In Section 409 (e) Acknowledgements and Notations, we need to add the following required plat note:

**A UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY
DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND TEN (10)**

FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY AND FIVE (5) FEET IN WIDTH ON EACH SIDE OF SIDE LOT LINES.

Early in the discussion phase of the last Subdivision Regulations Update, this note was flagged for discussion as to whether it was necessary as the preliminary plat standards require that the Applicant shows the proposed location of all rights-of-way and easements. In further discussion with Easton Utilities it was determined that this language is needed and should have been left in the Regulations. Unfortunately, when I cleaned up the document, apparently instead of simply removing the highlighting of this statement, I instead deleted it. The correction is simply to just add the statement back in, where it was and just as stated in the previous version of the document.

Attachment 1 - Proposed Donation Center Text Amendment

I. Donation Bins

- a. No person or other legal entity shall place or maintain any Donation Bin on the premises open to the public except when issued a permit by the Building Inspection Division in accordance with this section.
- b. All Donation Bins shall be appropriately located so as not to interfere with sight triangles, on-site circulation, required setbacks, landscaping, parking and any other requirements that have been imposed as part of the site plan approval for the property, and shall be placed on a concrete or paved surface.
- c. The Donation Bin shall be of a type that is enclosed by use of a receiving door and locked so that the contents of the bin may not be accessed by anyone other than those responsible for the retrieval of the contents.
- d. The Donation Bin shall not cover a ground surface area in excess of thirty-one (31) square feet, nor be more than seven (7) feet in height.
- e. Donation Bins must be maintained and kept in good repair. The Donation Bins area shall be maintained in a safe, orderly condition. Donation bins shall have no rust, peeling paint or graffiti. The areas around the Donation Bin must be kept clean and free of garbage and debris on the premises where the Donation Bin is located. Each Donation Bin shall be regularly emptied of its contents so that it does not overflow.
- f. There shall be no more than two Donation Bins per property.
- g. A permit for a Donation Bin shall be required. The permit shall be issued by the Building Inspection Division, but can only be granted in compliance with the following:
 - i. The Donation Bin is owned by a duly registered organization in good standing in the State of Maryland. The applicant shall submit a statement of declaration of whether the organization is “for profit” or “not for profit”. A “not for profit” must submit proof of the organization’s 501 c (3) designation and a “for profit” must submit proof of the organization’s tax ID as well as name and address of the owner;
 - ii. Each duly registered non profit organization shall be permitted to have a maximum of eight (8) Donation Bins within the Town of Easton;
 - iii. The type, size and location of the Donation Bin comply with this subsection;

- iv. The applicant submits a letter of authority/permission from the property owners upon which the Donation Bin is proposed to be located;
- v. The name, address and telephone number of the organization is displayed on each Donation Bin;
- vi. The general use of any donations or funds raised from the sale of the donations are displayed on each Donation Bin. If the organization is “for profit” the Donation Bin shall be labeled “For Profit” and “Not tax Deductible”; and
- vii. All information required to be displayed on the Donation Bin shall be in lettering not smaller than one and a half (1.5) inches tall and must be in contrasting color with the background.

h. Applications for donation bins shall include contact information for the individual or organization responsible for addressing any maintenance issues.

2. Donation Centers

Donation Center – A variation of a Donation Bin that is larger, equipped with lights and monitored via security camera 24 hours per day, seven days per week.

- a. Except as hereby modified, Donation Centers shall comply with all Supplemental Standards applicable to Donation Bins.
- b. Donation Centers shall not cover a ground surface area in excess of one hundred sixty (160) square feet, nor be more than eight (8) feet in height, exclusive of equipment installed on top of the Donation Center.
- c. The Donation Center shall be equipped with lights to provide a safe environment for any citizen who wishes to donate items after dark.
- d. The Donation Center shall be equipped and maintained in working condition with 24/7 video monitoring.
- e. The Donation Center shall be attended and/or serviced by the organization operating the Donation Center at least three times per week.
- f. The Donation Center may not occupy more than four off-street parking spaces.
- g. Donation Centers shall be placed on the property of vacant businesses or the parking area of businesses with a clearly demonstrable excess of parking. Such Centers may also be located outside of parking lots on such sites. In either case, such Centers shall be located so as to not interfere with traffic and circulation of the establishment.

- h. Donation Centers established at the site of vacant businesses shall cease to operate at said site within 30 days of the Application of a Use and Occupancy permit for the property, unless the new business owner agrees to the continuation of the Donation Center and can demonstrate that the locational criteria specified in item g above will continue to be satisfied.
- i. There shall be no more than one (1) Donation Center within a one (1) mile radius.
- j. Any given property may have one (1) Donation Center or two (2) Donation Bins.

Attachment 2 - Form-Based Codes Parking Commentary

(See March Mmeo)



VISIBILITY TRIANGLE REQUIREMENTS

Pedestrians and motorists passing through traffic intersections must be able to see clearly around corners in order to avoid collisions. Clear visibility at intersections of streets, alleys, driveways and sidewalks is a matter of safety.

The ability to see around corners can be impaired by the growth of trees, plants, vehicle parking and even fence installations. Visibility triangle rules require that certain areas of the private property and the abutting City right-of-way be maintained and clear of visibility obstructions.

VISIBILITY TRIANGLE RULES

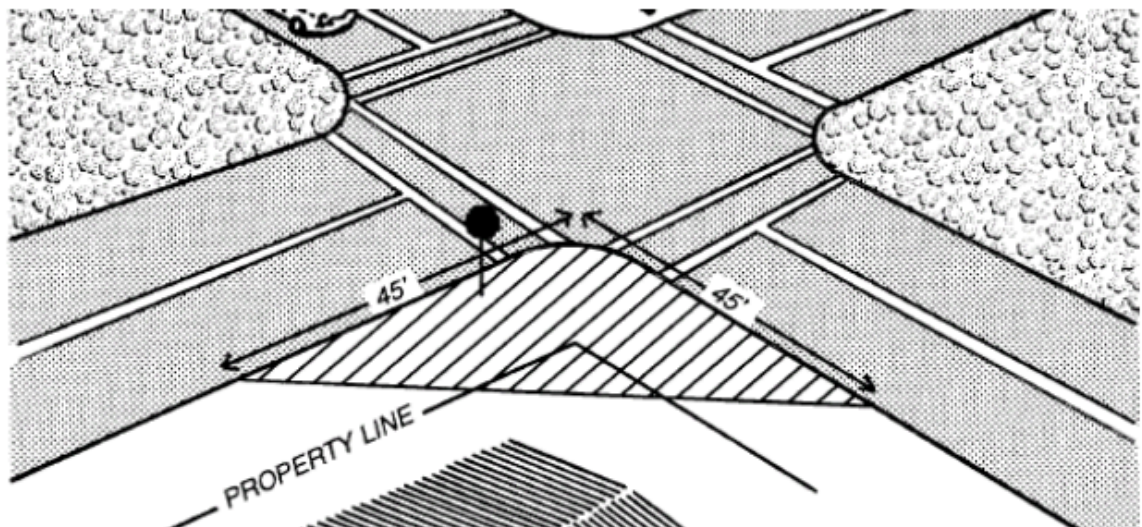
In the measured visibility triangle, the following restrictions apply:

- **No structures** can be placed except fences, walls or berms not higher than three feet
- **No motor vehicle**, trailer or other equipment is allowed to park, stand or stop
- **No vegetation** can be planted or allowed to grow **higher than three feet**, except for one tree on the private property and two trees in the City right-of-way with any tree having **branches no lower than eight feet**

VISIBILITY TRIANGLE DESCRIPTIONS & DIAGRAMS

STREET INTERSECTION

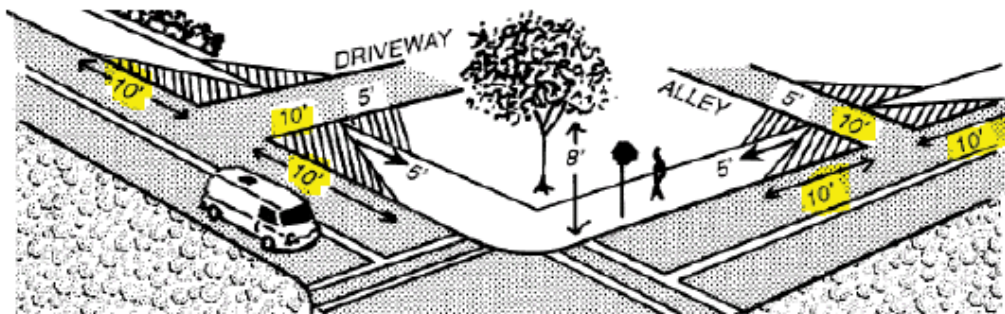
The visibility triangle for a street intersection is a triangle with 45-foot sides, starting at the corner where two curb lines intersect and extending out away from this corner intersection, but still following curb lines.



VISIBILITY TRIANGLE REQUIREMENTS

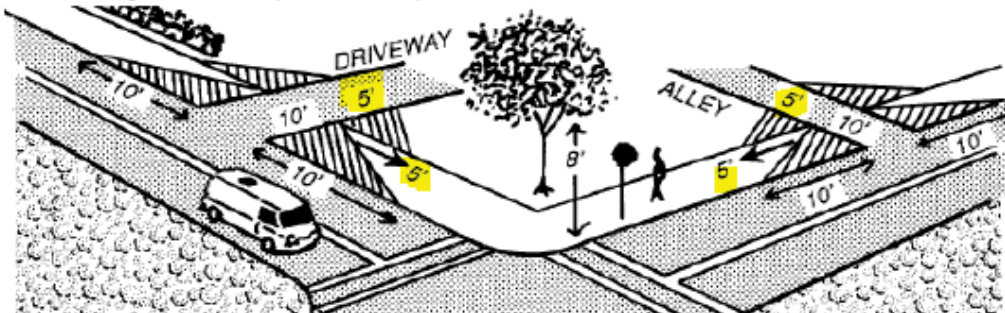
INTERSECTIONS OF ALLEYS OR DRIVEWAYS WITH STREETS

The visibility triangle for intersections of alleys or driveway with streets is a triangle with 10-foot sides extending from the intersection of the curb line but following the edge of the alley or driveway



INTERSECTIONS OF ALLEYS OR DRIVEWAYS WITH SIDEWALKS

The visibility triangle for intersections of alleys or driveways with sidewalks is a triangle with five foot sides extending from the intersection formed using the edge of the sidewalk furthest from the street and the edge of the alley or driveway



EXCEPTIONS

As of April 17, 1998, any lawfully constructed structure (any structure built with a City Building Permit and having received a final approved inspection) is grandfathered and does not have to comply with visibility triangle requirements.

Other visibility triangle exemptions include:

- Benches
- Fire hydrants
- Government signs
- Sign posts
- Traffic control devices
- Utility control devices
- Utility poles

Two types of Zoning Districts – DC (Downtown Center) and CCT-2 (Corridor Commercial Traditional-2) – are not subject to the visibility

triangle regulations. This is because many of the existing buildings were allowed to be built years ago, partially in the triangle area, in addition to there being large numbers of traffic signal-controlled intersections which do not require the same degree of visibility.

Regardless of visibility triangle regulations, property owners must take responsibility to trim trees, plants and grass on their property and in the City right-of-way that abuts their property in order to comply with City Codes. Also, in the City right-of-way, property owners must obtain a minor easement and permit from the City's Engineering and Capital Improvements Department to build any structure of any height (for example, a fence).