



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

RECEIVED
NOV 05 2024
TOWN OF EASTON

Easton Staff Development Review

Property Information

Address	22 S Harrison Street, Easton, MD 21601						
Tax Map	104	Grid	EA	Parcel	1530	Lot	
Deed Reference:	Liber	2735	Folio	332			
Plat Reference:	Liber	5	Folio	15CC			
Base Zoning District	CB	Historic District		Y ☒ N ☐	Planning Redevelopment		Y ☐ N ☒

Purpose of Application / Description of Work:

The proposed project is to develop and expand the existing Legal Assets restaurant to include an outdoor pavilion with an additional kitchen, bar, bathrooms, and a seating area for guests.

Owner

Name	East Meets West Holdings, LLC c/o Bo Oristian	
Mailing Address	22 S Harrison Street, Easton, MD 21601	
Telephone No.	443-262-6444	Email docsriverside@cs.com

Applicant / Agent

Name	Lane Engineering, LLC c/o Brett Ewing, AICP	
Mailing Address	117 Bay Street, 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	Lane Engineering, LLC, 117 Bay Street, 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

11/6/2024

Printed Name of Applicant or Agent

Brett Ewing, Lane Engineering, LLC

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date **11/27/2024**

Completeness Check Date **11/07/2024**

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

Planning Commission Required Y ☐ N ☐ TBD

2024 - 1336 / ESDR 24 - 18

BOZA Required Y ☐ N ☐ TBD

Historic District Commission Required Y ☒ N ☐

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature *Samantha N. Smith*

Date **11/07/2024**

Revised 02-2019



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

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NOV 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 22 S Harrison Street, Easton, MD 21601
Original Property Size Acres 0.316 AC Square Feet 13,789 SF
Telephone No. Email

Site Plan Information

Property Size Acres 0.316 AC Square Feet 13,789 SF
Structure's Floor Area 2,368 SF Structure's Square Feet 2,368 SF
Area of Disturbance 7,046 SF Number of Dwelling Units 0

Property Information

Address 22 S Harrison Street, Easton, MD 21601
Tax Map 104 Grid EA Parcel 1530 Lot
Deed Reference: Liber 2735 Folio 332
Plat Reference: Liber 5 Folio 15CC
Base Zoning District CB Historic Y ☒ N ☐ Planned Redevelopment Y ☐ N ☒
Source of Electricity Easton Utilities

Owner

Name East Meets West Holdings, LLC c/o Bo Oristian
Mailing Address 22 S Harrison Street, Easton, MD 21601
Telephone No. 443-262-6444 Email docsriverside@cs.com

Applicant or Agent

Name Lane Engineering, LLC c/o Brett Ewing, AICP
Mailing Address 117 Bay Street, 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 Lane Engineering, LLC, 117 Bay Street, 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 11/6/2024

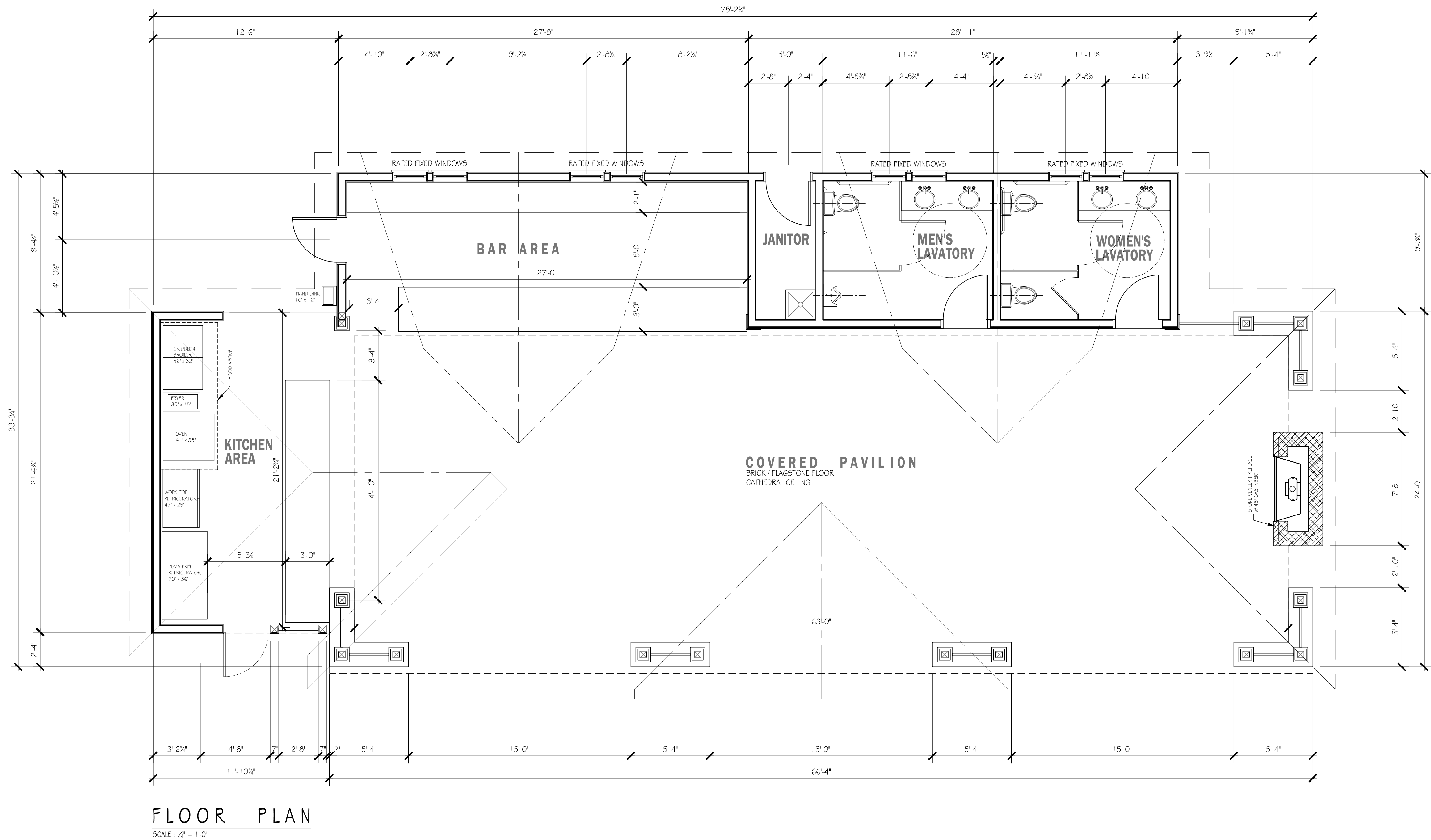
Printed Name of Applicant or Agent

Brett Ewing, Lane Engineering, LLC

For Office Use Only

Planning Commission Required	Y ☐	N ☐
Planning Commission Meeting Date	TBD	
Sketch Approval Date	Project No.	ESDR 24 - 18
Prelim/Dev. Approval Date	Application No.	2024 - 1336
Final Approval Date	Sketch Fee Paid	
Recordation Date	Develop. Fee Paid	

Revised 02-2019



DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

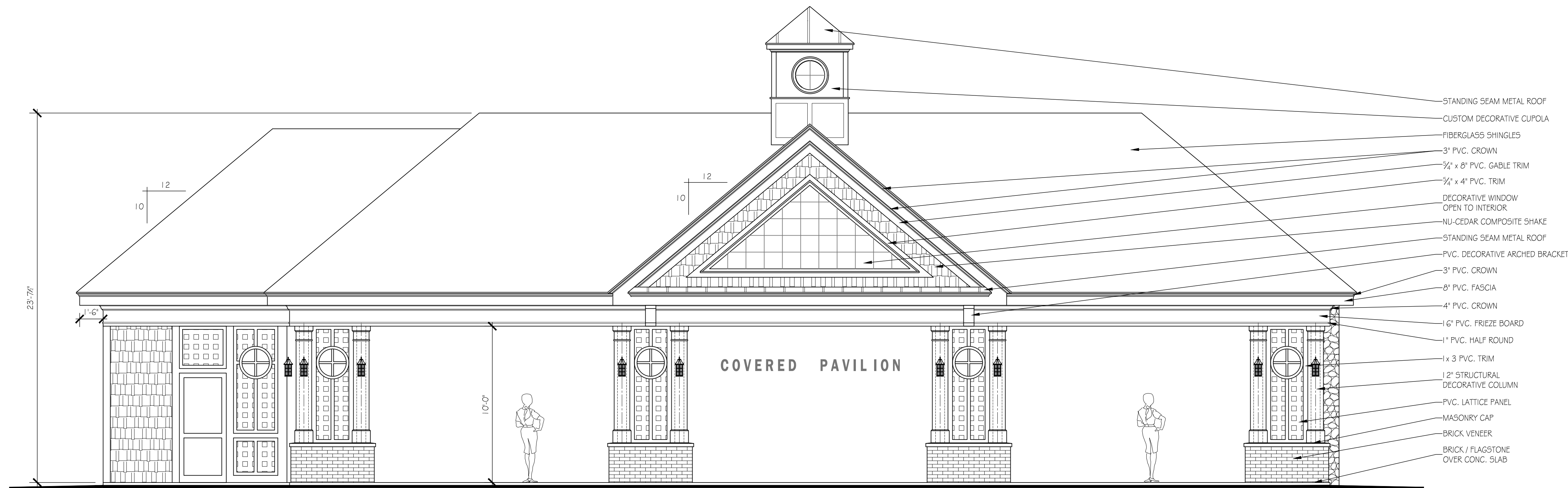
LEGAL ASSETS PAVILION

TOWN OF EASTON, MARYLAND

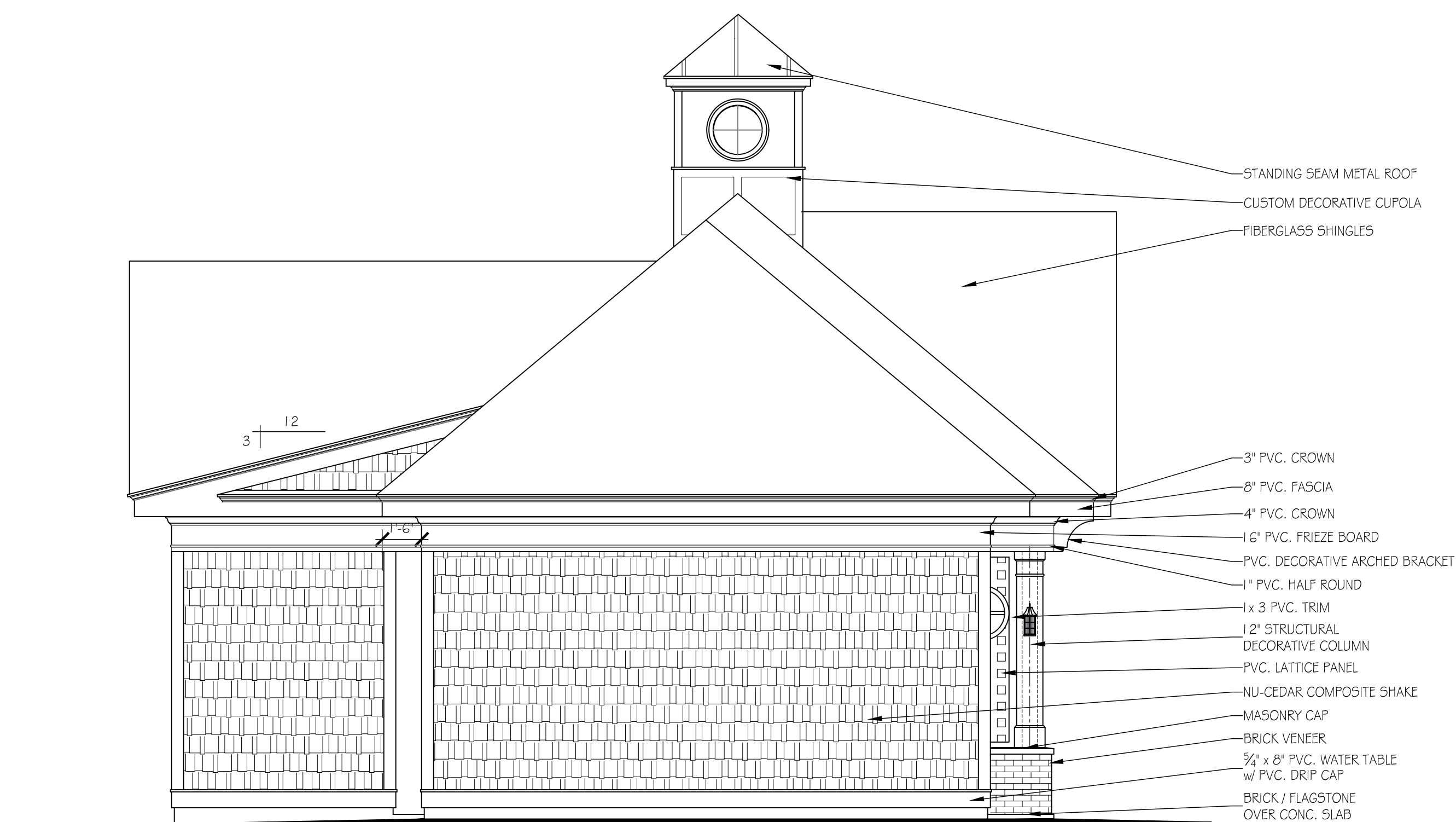
PROJECT: 2404
SCALE: 1/4" = 1'-0"
FLOOR PLAN
Proposed
REV-DATE:
DATE: 10-30-24
DRAWN BY: TGB
SHEET

A-1

PRELIMINARY



PAVILLION - South Elevation
SCALE: 1/4" = 1'-0"



PAVILLION - West Elevation
SCALE: 1/4" = 1'-0"

PRELIMINARY

ARCHITECT:

PAMELA P. GARDNER, AIA, LLC

311 N. AURORA STREET
PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

LEGAL ASSETS PAVILION

TOWN OF EASTON, MARYLAND

PROJECT: 2404

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

SOUTH & WEST
ELEVATIONS
Proposed

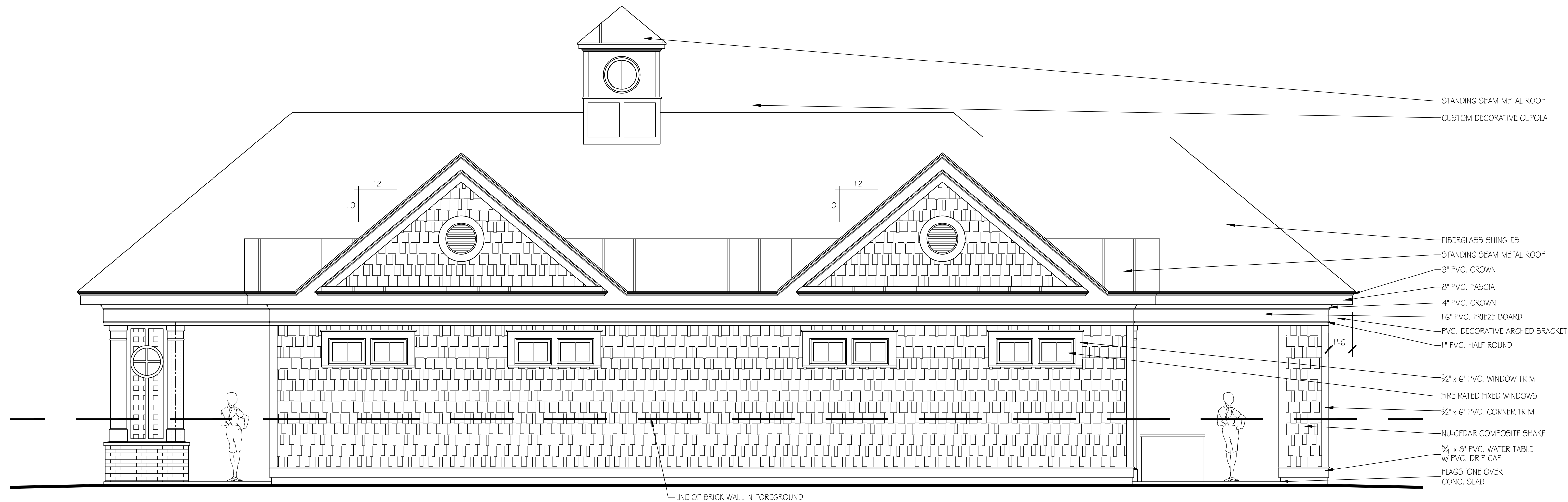
REV-DATE:

DATE: 10-30-24

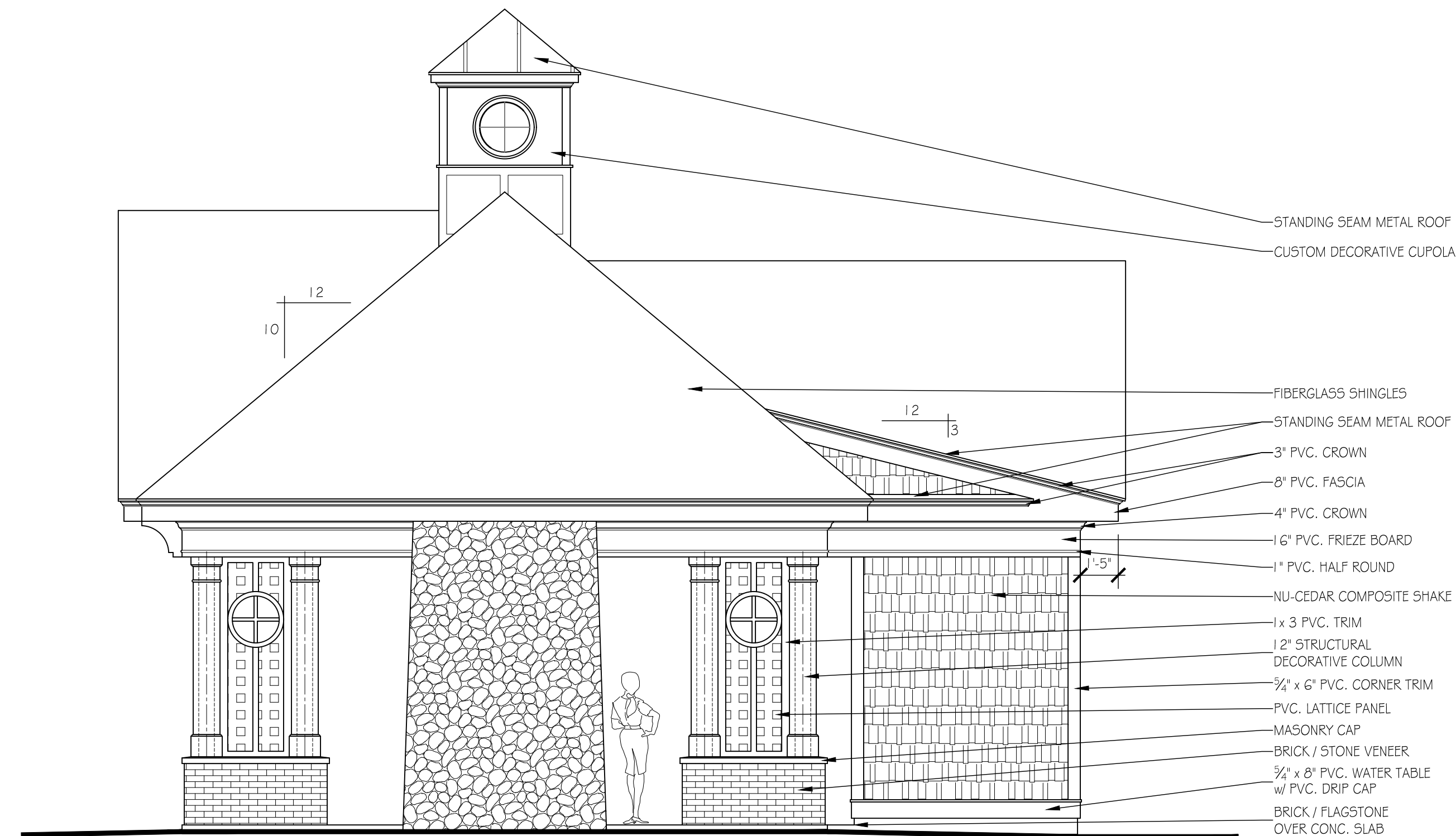
DRAWN BY: TGB

SHEET

A-2



PAVILLION - North Elevation
SCALE: 1/4" = 1'-0"



PAVILLION - East Elevation
SCALE: 1/4" = 1'-0"

DO NOT SCALE DRAWINGS: In the event that a dimension is inadvertently left off a drawing or the Contractor is unable to determine a dimension by a mathematical process, contact the Architect. Pamela P Gardner, AIA will not be held responsible for any assumptions arising from the scaling of a drawing by the Contractor.

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410-820-7973

LEGAL ASSETS PAVILLION

TOWN OF EASTON, MARYLAND

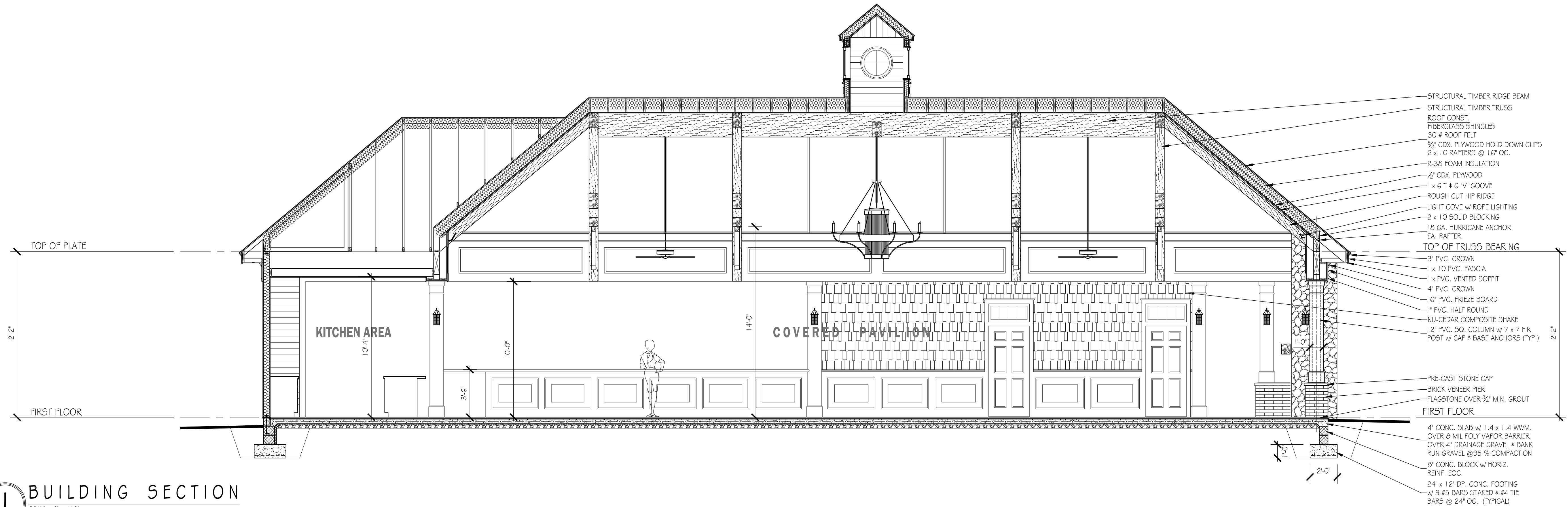
PROJECT: 2404
SCALE: 1/4" = 1'-0"
NORTH & EAST
ELEVATIONS
Proposed

REV-DATE:
DATE: 10-30-24
DRAWN BY: TGB
SHEET

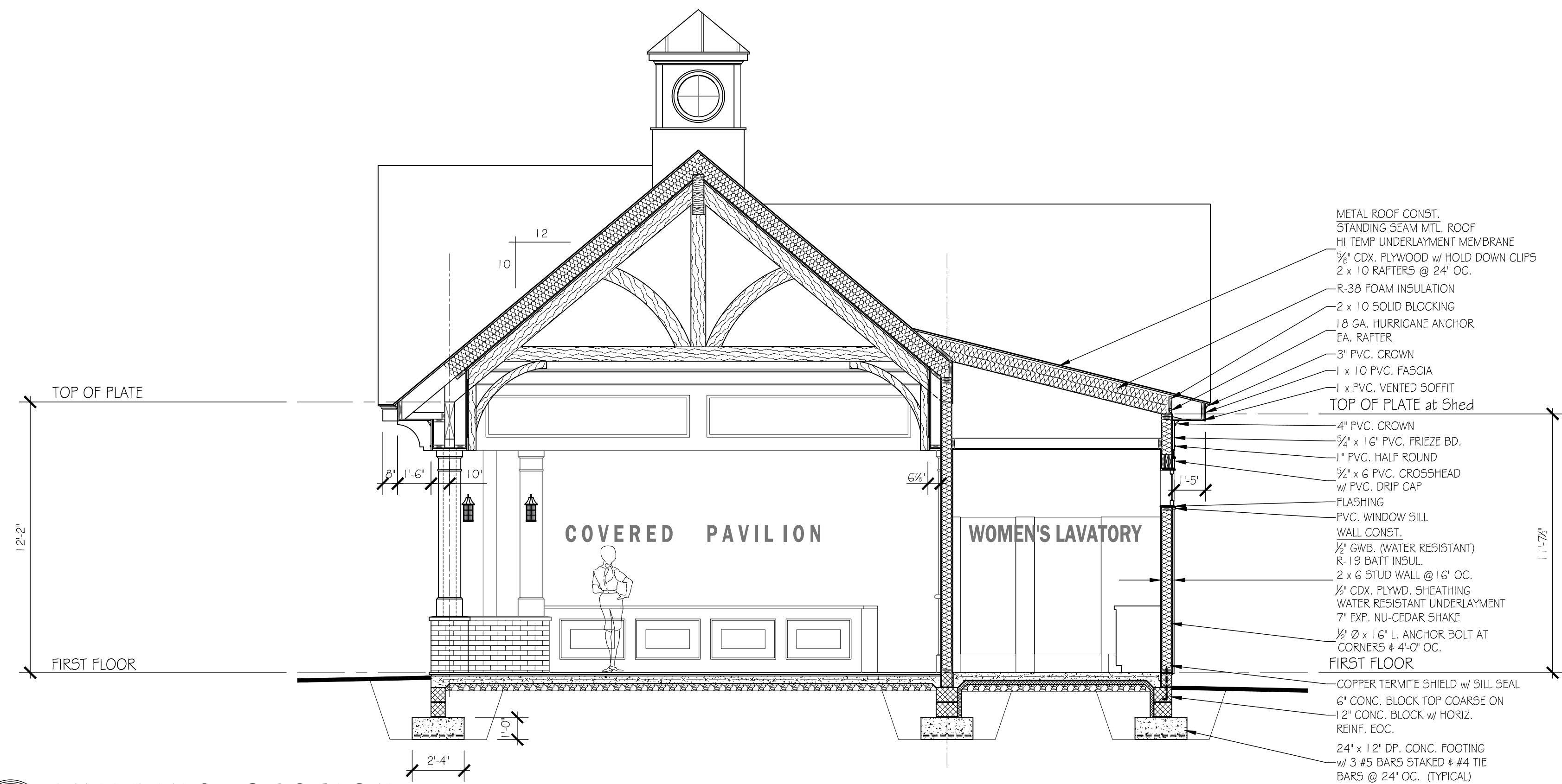
A-3

PRELIMINARY

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



2 BUILDING SECTION
SCALE: 1/4" = 1'-0"



ARCHITECT:
PAMELA P. GARDNER, AIA, LLC
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PO BOX 971 EASTON, MARYLAND 21601
410-820-7973

LEGAL ASSETS PAVILION
TOWN OF EASTON, MARYLAND

PROJECT: 2404
SCALE: 1/4" = 1'-0"
BUILDING
SECTIONS

REV-DATE:
DATE: 10-30-24
DRAWN BY: TGB
SHEET

A-4



PRELIMINARY

A-5

PO BOX 971 EASTON, MARYLAND 21601

CONCEPT STORMWATER MANAGEMENT REPORT

For

**Legal Assets
Easton, Maryland**

Developer

East Meets West Holdings, LLC
c/o Bo Oristian
22 S. Harrison Street
Easton, MD 21601

Design Professional

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

Date Prepared

November 6, 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

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5. Conclusion

APPENDIX LIST

- APPENDIX A – Maryland Environmental Site Design (ESD) Calculations
- APPENDIX B – HydroCAD Quantity Analysis
- APPENDIX C – Drainage Area Maps
- APPENDIX D – Sanborn Maps of Easton

ATTACHMENT LIST

- Stormwater Management Submittal Checklist

Legal Assets – Pavilion

STORMWATER MANAGEMENT REPORT

1. INTRODUCTION

This report addresses stormwater management for development of the properties at 22 South Harrison Street. 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 subject property has been developed in an urbanized setting since the early 20th century with a mix of residential and commercial uses on the property.



The property drains to the curb line of South Lane and is anticipated to continue this drainage pattern post construction. The project is not located within the Tanyard Branch Watershed.

According to the USDA soil maps, site soils are mapped as Urban Soils – roughly analogous to a Hydrologic Group “D” soil. Historical urban use and remaining debris onsite have likely limited the infiltration and absorption capacity of onsite soils.

3. PROPOSED PROJECT

The existing restaurant requires additional seasonal outdoor seating to be constructed within a new, approximately 2,400 SF, pavilion located in the rear portion of the property. This pavilion will also include a separate kitchen, bar area, and restrooms with a patio area to be constructed of permeable pavers to facilitate stormwater management compliance.

4. ENVIRONMENTAL SITE DESIGN (ESD)

ESD requirements must be addressed for the project’s on-lot limits of disturbance (LOD), which is 7,046 SF and consists of the entire backyard of the restaurant. Based on existing lot coverage (3,224 SF), the project qualifies for “redevelopment” as described in the Manual – existing coverage exceeds 40%. Half of this existing coverage must be treated to a P_E of 1.0” and any net increase must be treated a P_E of 2.0” (based on HSG D soils).

The project’s total target ESD volume is **281 CF** and is further elaborated upon in the subsequent sections.

4.1 STORMWATER QUANTITY

The lack of an existing storm drain network within the Town Right of Way coupled with the density of the proposed construction significantly limits opportunities for substantial onsite storage or retention of water in the form of conventional stormwater features or ponds. A previously developed, urban, environment is simply not well suited for a submerged gravel wetland, dry well, rain garden, or micro-bioretenment as these features typically require some form of offset from adjacent foundations and property boundaries to avoid undesired impacts.

As a commercial property and restaurant venue, usable space is at a premium. The best form of stormwater compliance takes notes of Low Impact Development (LID) techniques commonly found in the cities of the western shore. The use of alternative surfaces to promote infiltration where possible and minimize surface runoff represents the best form of compliance considering site constraints.

Analysis verifies that management of the 2 and 10-year storms for onsite runoff is achieved in the proposed permeable pavers.

	2 Year Storm (CFS)		10 Year Storm (CFS)		100 Year Storm (CFS)	
	Pre	Post	Pre	Post	Pre	Post
Study Point 1	0.48	0.34	0.84	0.60	1.29	0.90
NET REDUCTION	0.14		0.24		0.39	

Please see Appendix B for HydroCAD calculations and Appendix C for Drainage Area Maps.

4.2 STORMWATER QUALITY

Under redevelopment, a site target is developed to treat and/or remove half of the existing impervious coverage within the proposed limits of disturbance. The existing coverage is 3,224 SF meaning 1,612 SF must be treated to a P_E of 1.0" using an R_v of 0.95. As such a target ESD volume is developed to be 128 CF for existing lot coverage.

The project also proposes a net increase in lot coverage due to the size of the building. The resulting pavilion, even discounting the proposed permeable pavers (which are not considered an impervious surface), results in a net increase of 965 SF. This net increase must be treated to a P_E of 2.0" using an R_v of 0.95. An additional ESD target is therefore assessed at 153 CF for a total site target of 281 CF.

See Appendix A for calculations.

4.2.1 ESD PRACTICES

ESD practices were evaluated for applicability to the site:

Alternative Surfaces

- **Green Rooftops** – This practice provides minimal treatment relative to the installation cost. Maintenance of this practice, particularly in a constrained lot in the middle of Town, may not be reasonably achieved given proximity to the property boundary.
- **Permeable Pavements** – The project is proposing to create a patio 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. Emergency equipment will access the site from existing, surrounding, Town roadways.

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** – Large scale rainwater harvesting is prohibited by the nature of the site & surrounding constraints. Rain barrels may be employed to a limited extent but at a 50-gallon (~6 CF) capacity per typical barrel, this practice cannot independently achieve the target ESD volume to be treated.
- **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 Urban 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 could be provided in the form of a flow-through planter box. This above grade feature 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. Implementation of this practice would consume site area that could otherwise be utilized as venue space, therefore making this option less ideal.
- Rain Gardens – This practice could provide the necessary treatment. 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 use of an alternative surface, permeable pavers, is the best fit for this infill redevelopment project.

The total ESD volume provided is **283 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 ESD_v provided is greater than the ESD_v 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) = 7,046 SF; Consisting of the rear portion of the restaurant complex

Existing Impervious 3,224 SF (45.76%); Project qualifies for redevelopment ($I_{\text{Existing}} > 40\%$)

Onsite Soils are Mapped as "Urban" – assume compacted soils function as Hydrologic Group "D"

Treat, to a P_E of 1.0", or remove 50% of existing impervious surface:

Half existing coverage = $3,224 \times \frac{1}{2} = 1,612$ SF to be treated

$R_v = 0.95$, $P_E = 1.0$ "

$$ESD_{V(\text{half existing})} = \frac{(Pe)(Rv)(A)}{12} = \frac{(1.0)(0.95)(1,612)}{12} = \mathbf{128 \text{ CF}}$$

Treat any net increase in impervious surface to a P_E of 2.0":

The proposed development will create 965 SF of new impervious (deducting proposed permeable pavers).

$R_v = 0.95$, $P_E = 2.0$ "

$$ESD_{V(\text{net increase})} = \frac{(Pe)(Rv)(A)}{12} = \frac{(2.0)(0.95)(965)}{12} = \mathbf{153 \text{ CF}}$$

$$\text{Total } ESD_{V \text{ Required}} = ESD_{V(\text{half existing})} + ESD_{V(\text{net increase})} = 128 + 153 = \mathbf{281 \text{ CF}}$$

Permeable Pavers (A-2)

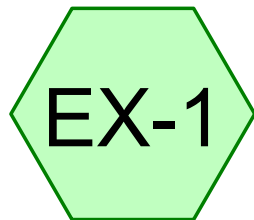
Per MDE Environmental Site Design (ESD) Process & Computations Table 1

12" Gravel Subbase yields 0.16 ESD_v per ft^2

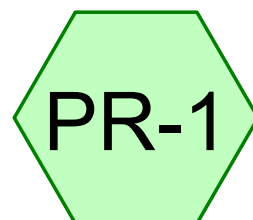
$$1,766 \text{ SF} \times 0.16 \text{ CF/SF} = \mathbf{283 \text{ CF}}$$

APPENDIX B

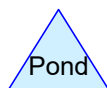
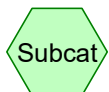
HydroCAD Quantity Analysis



Ex. Cond



Pr. Cond



Routing Diagram for 240028-Legal Assets
Prepared by Lane Engineering, LLC, Printed 10/28/2024
HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

240028-Legal Assets

Prepared by Lane Engineering, LLC

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240028 - Legal Assets

Type II 24-hr 2-yr Rainfall=3.40"

Printed 10/28/2024

Page 2

Summary for Subcatchment EX-1: Ex. Cond

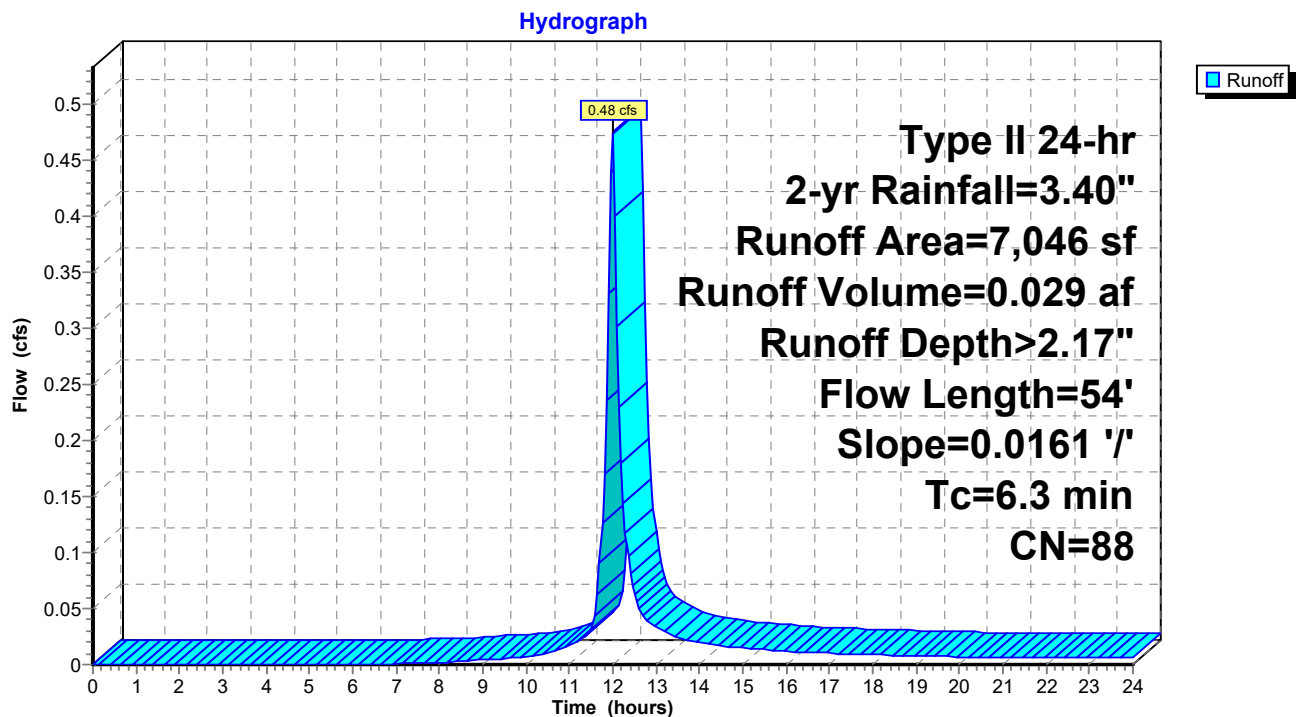
Runoff = 0.48 cfs @ 11.99 hrs, Volume= 0.029 af, Depth> 2.17"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	3,224	98	Misc. Impervious
	3,822	80	>75% Grass cover, Good, HSG D
	7,046	88	Weighted Average
	3,822		54.24% Pervious Area
	3,224		45.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	54	0.0161	0.14		Sheet Flow, Rear Patio/Lawn Area
					Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-1: Ex. Cond



240028-Legal Assets

Prepared by Lane Engineering, LLC

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240028 - Legal Assets

Type II 24-hr 2-yr Rainfall=3.40"

Printed 10/28/2024

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Summary for Subcatchment PR-1: Pr. Cond

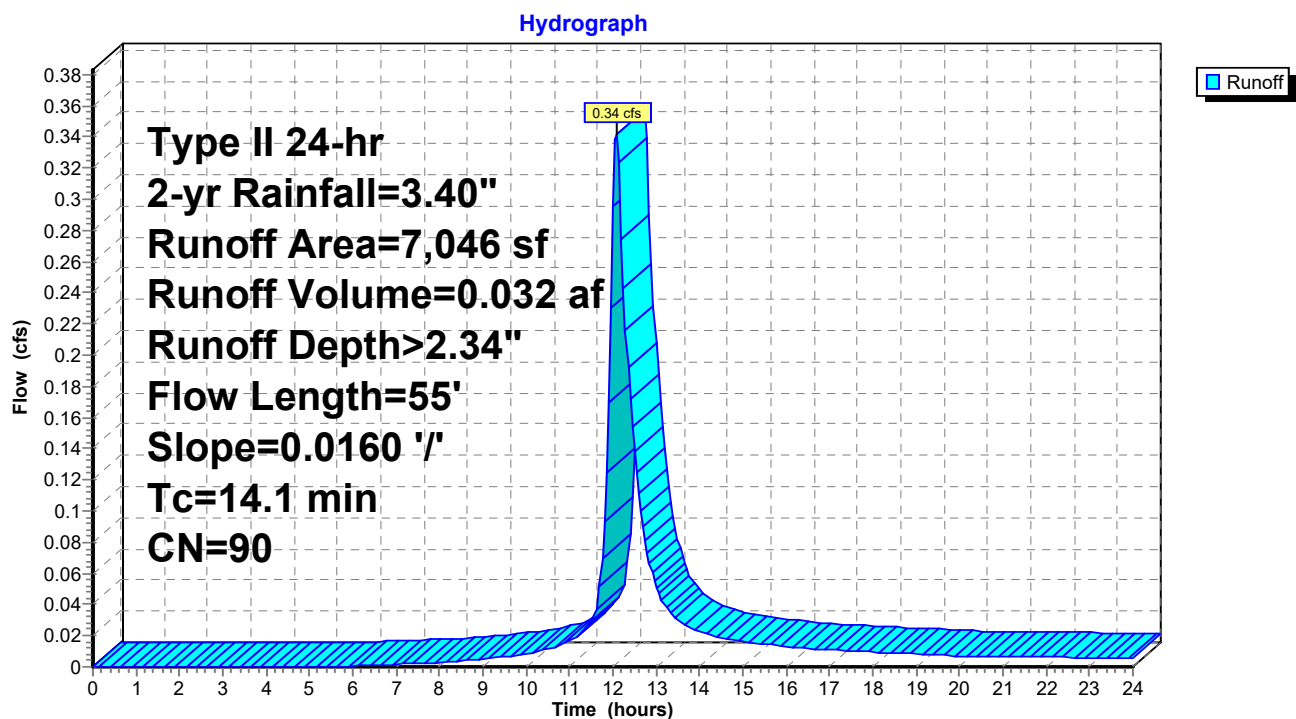
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Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	4,197	98	Buildings & misc. hardscape
*	1,741	77	Permeable Pavers
	1,108	80	>75% Grass cover, Good, HSG D
	7,046	90	Weighted Average
	2,849		40.43% Pervious Area
	4,197		59.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	55	0.0160	0.06		Sheet Flow, Patio (Perm. Pavers) Woods: Light underbrush n= 0.400 P2= 3.40"

Subcatchment PR-1: Pr. Cond



240028-Legal Assets

Prepared by Lane Engineering, LLC

HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

240028 - Legal Assets

Type II 24-hr 10-yr Rainfall=5.30"

Printed 10/28/2024

Page 4

Summary for Subcatchment EX-1: Ex. Cond

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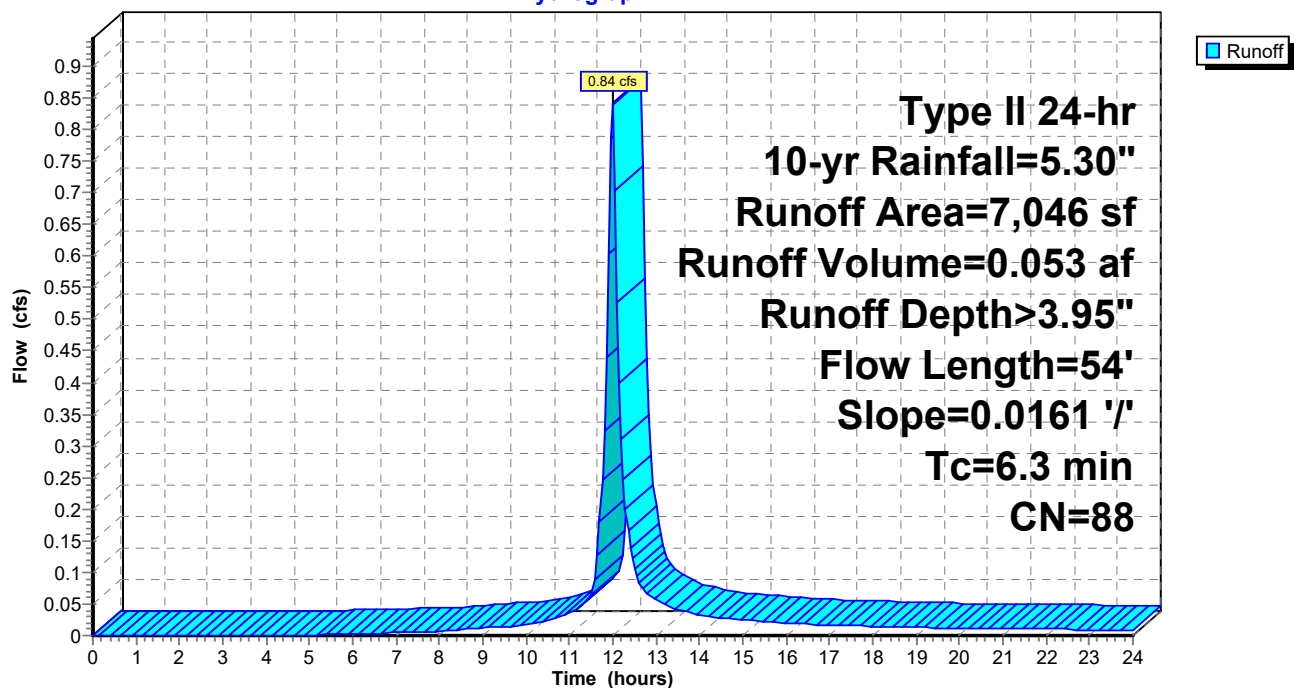
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	3,224	98	Misc. Impervious
	3,822	80	>75% Grass cover, Good, HSG D
	7,046	88	Weighted Average
	3,822		54.24% Pervious Area
	3,224		45.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	54	0.0161	0.14		Sheet Flow, Rear Patio/Lawn Area
					Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-1: Ex. Cond

Hydrograph



240028-Legal Assets

Prepared by Lane Engineering, LLC

HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

240028 - Legal Assets

Type II 24-hr 10-yr Rainfall=5.30"

Printed 10/28/2024

Page 5

Summary for Subcatchment PR-1: Pr. Cond

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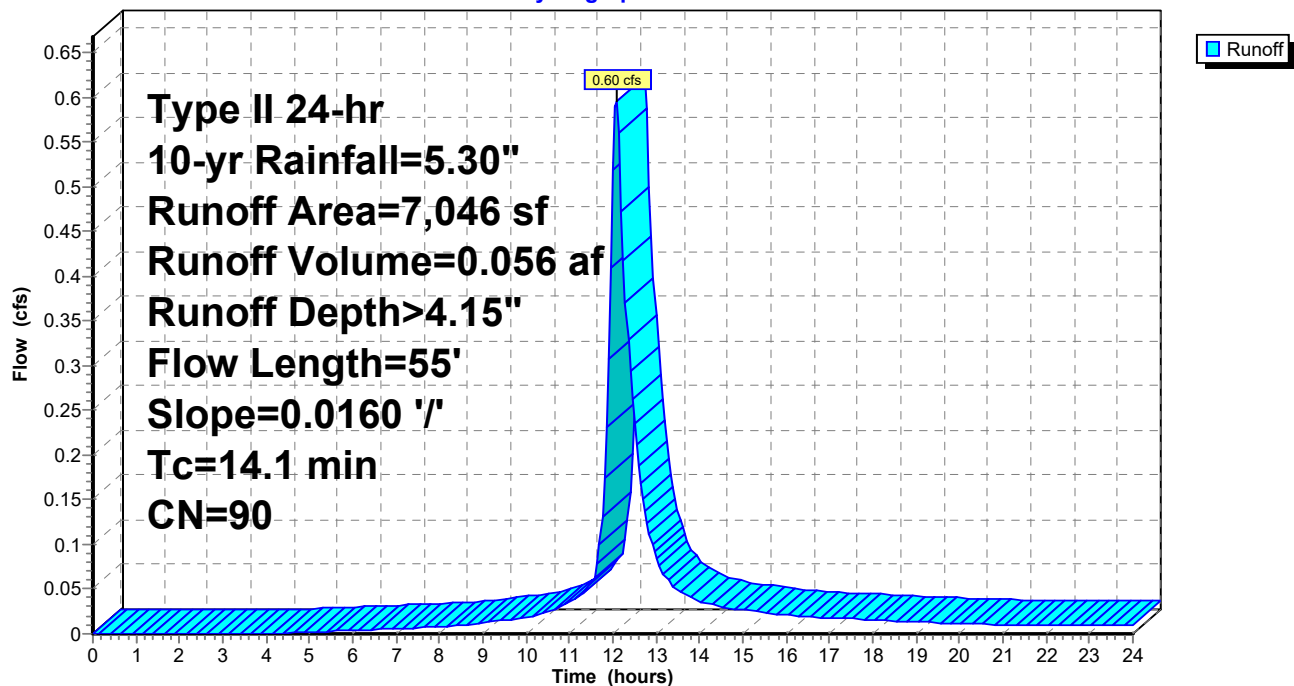
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	4,197	98	Buildings & misc. hardscape
*	1,741	77	Permeable Pavers
	1,108	80	>75% Grass cover, Good, HSG D
	7,046	90	Weighted Average
	2,849		40.43% Pervious Area
	4,197		59.57% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	55	0.0160	0.06		Sheet Flow, Patio (Perm. Pavers) Woods: Light underbrush n= 0.400 P2= 3.40"

Subcatchment PR-1: Pr. Cond

Hydrograph



240028-Legal Assets

Prepared by Lane Engineering, LLC

HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

240028 - Legal Assets

Type II 24-hr 100-yr Rainfall=7.60"

Printed 10/28/2024

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Summary for Subcatchment EX-1: Ex. Cond

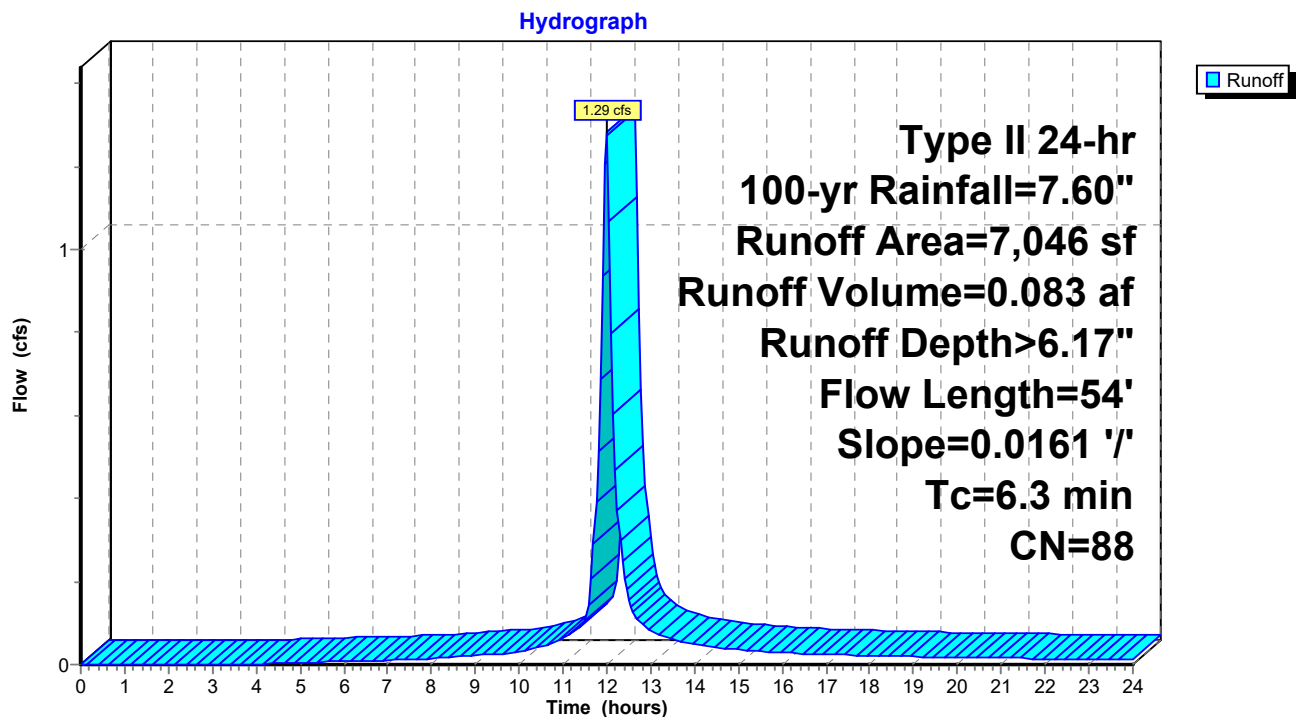
Runoff = 1.29 cfs @ 11.99 hrs, Volume= 0.083 af, Depth> 6.17"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	3,224	98	Misc. Impervious
	3,822	80	>75% Grass cover, Good, HSG D
	7,046	88	Weighted Average
	3,822		54.24% Pervious Area
	3,224		45.76% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.3	54	0.0161	0.14		Sheet Flow, Rear Patio/Lawn Area
					Grass: Short n= 0.150 P2= 3.40"

Subcatchment EX-1: Ex. Cond



240028-Legal Assets

Prepared by Lane Engineering, LLC

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240028 - Legal Assets

Type II 24-hr 100-yr Rainfall=7.60"

Printed 10/28/2024

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Summary for Subcatchment PR-1: Pr. Cond

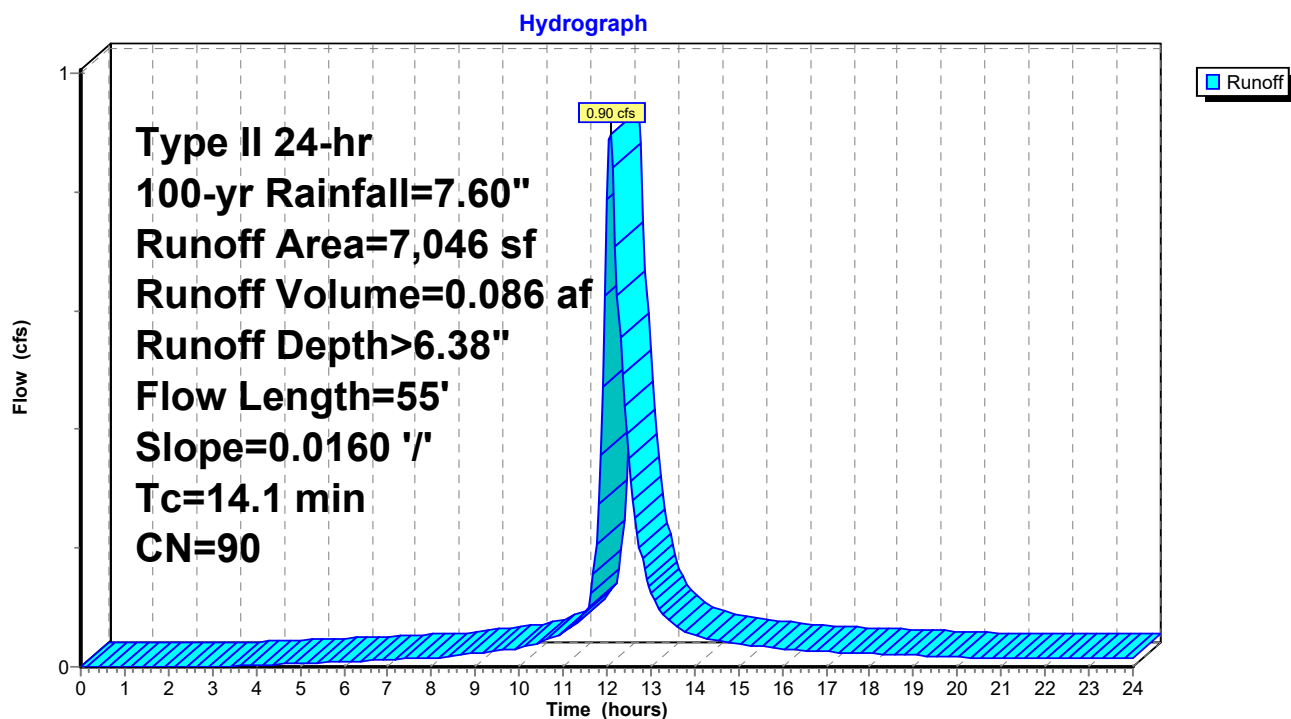
Runoff = 0.90 cfs @ 12.07 hrs, Volume= 0.086 af, Depth> 6.38"

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
*	4,197	98	Buildings & misc. hardscape
*	1,741	77	Permeable Pavers
	1,108	80	>75% Grass cover, Good, HSG D
	7,046	90	Weighted Average
	2,849		40.43% Pervious Area
	4,197		59.57% Impervious Area

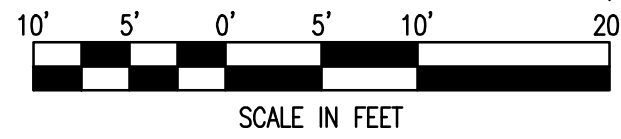
Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.1	55	0.0160	0.06		Sheet Flow, Patio (Perm. Pavers) Woods: Light underbrush n= 0.400 P2= 3.40"

Subcatchment PR-1: Pr. Cond



APPENDIX C

Drainage Area Maps



AREA #	AREA (SF)	TOTAL Tc (MINUTES)	IMPERVIOUS (%)	DESCRIPTION
EX-1	7,046	6.30	45.76	EXISTING PATIO AREA, GRAVEL DRIVEWAY & ACCESSORY STRUCTURE

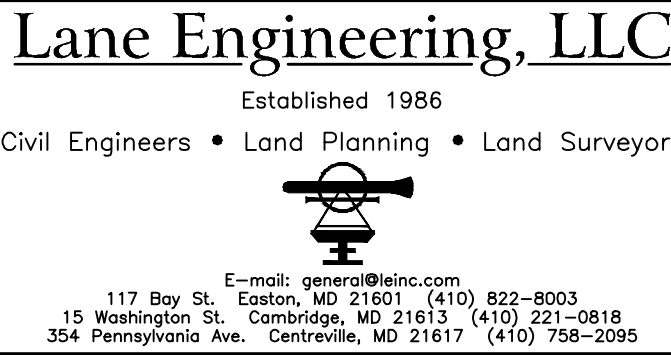
AREA #	AREA (SF)	TOTAL Tc (MINUTES)	IMPERVIOUS (%)	DESCRIPTION
PR-1	7,046	14.10	59.45	PROPOSED PAVILION, PERM. PAVER PATIO AND MISC. HARDSCAPE & EX. ACCESSORY STRUCTURE

PLANS ARE NOT
APPROVED FOR
CONSTRUCTION

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 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.



SEAL

STATE OF MARYLAND
ALEX. F. CHOYA
PROFESSIONAL ENGINEER
5146

DATE

ON THE LANDS OF
EAST MEETS WEST
HOLDINGS, LLC

IN ELECTION WARD 4, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 104 GRID 0EA PARCEL 1530

SHEET No. 1 OF 1	
SCALE: AS NOTED	JOB No. 240028
	FILE No. B999

APPENDIX D

Sanborn Maps of Easton

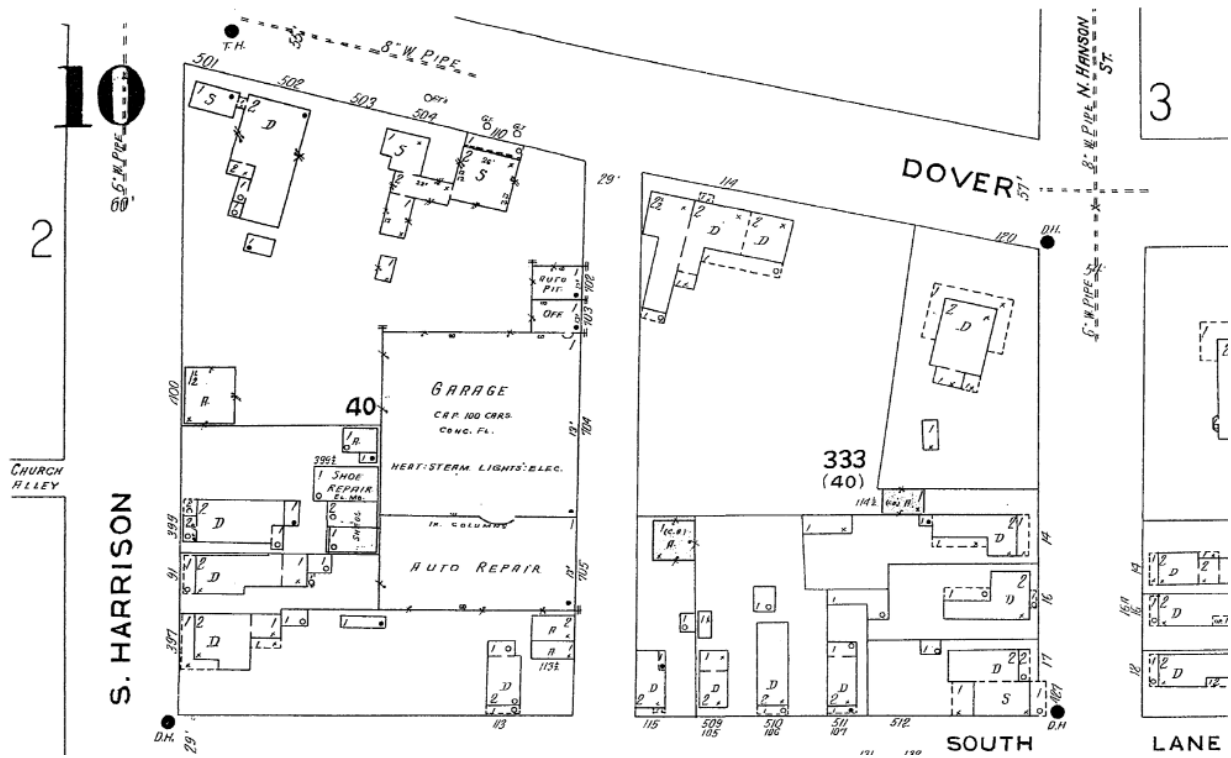


Figure 1 - Sanborn Map Circa 1927