



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

RECEIVED
 AUG 06 2025
 TOWN OF EASTON

Easton Staff Development Review

Property Information

Address	8305 Ocean Gateway, Easton, MD 21061						
Tax Map	0103	Grid	000EA	Parcel	2863	Lot	
Deed Reference:	Liber	02980	Folio	00133			
Plat Reference:	Liber		Folio				
Base Zoning District	CG	Historic District	Y <input type="checkbox"/> N <input checked="" type="checkbox"/>		Planning Redevelopment	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

Purpose of Application / Description of Work:

Redevelop the parcel (presently developed with a 3,879 SF sit-down restaurant with an outdoor patio and surface parking lot) into a 2,024 SF Wendy's restaurant with 30 interior seats and a drive-through. Additional improvements will include lighting, landscaping, grading, walkways, driveways, utilities, parking, and associated items. Per conversations with Town staff to date, we are aware that the proposed redevelopment will not be subject to the 3-step Site Plan review process as the proposed building is less than 5,000 SF gross floor area and will instead be subject to approval during the Building Permit review process (§28-901.2.B.). However, we would like the opportunity to review our Preliminary Site Plan and Landscape Plan with the town staff to determine path forward as it pertains to review of stormwater management, utilities, and erosion & sediment control.

Owner

Name	Wend Central Maryland, LLC (c/o Flynn Group)		
Mailing Address	6200 Oak Tree Blvd, Suite 250, Independence, OH 44131		
Telephone No.		Email	

Applicant / Agent

Name	Dynamic Engineering Consultants, PC		
Mailing Address	125 West St, Suite 201, Annapolis, MD 21401		
Telephone No.		Email	

Surveyor / Engineer

Name	Connor McManus	License No.	52959	Expiration Date	07/15/2026
Mailing Address	125 West St Suite 201, Annapolis MD 21401				
Telephone No.		Email			

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	08/05/2025
Printed Name of Applicant or Agent	Lauren Smuz

For Office Use Only

Easton Staff Development Review Meeting Required Y N

Easton Staff Development Review Meeting Date **08/27/2025**

Completeness Check Date **08/06/2025**

2025 - 1527 / ESDR 25 - 07

Revisions/Resubmissions Required Y N TBD

Resubmission Date

Documents Received Y N

Staff Determination

Scheduled for August 27, 2025 ESDR

Planning Commission Required Y N TBD

BOZA Required Y N TBD

Historic District Commission Required Y N

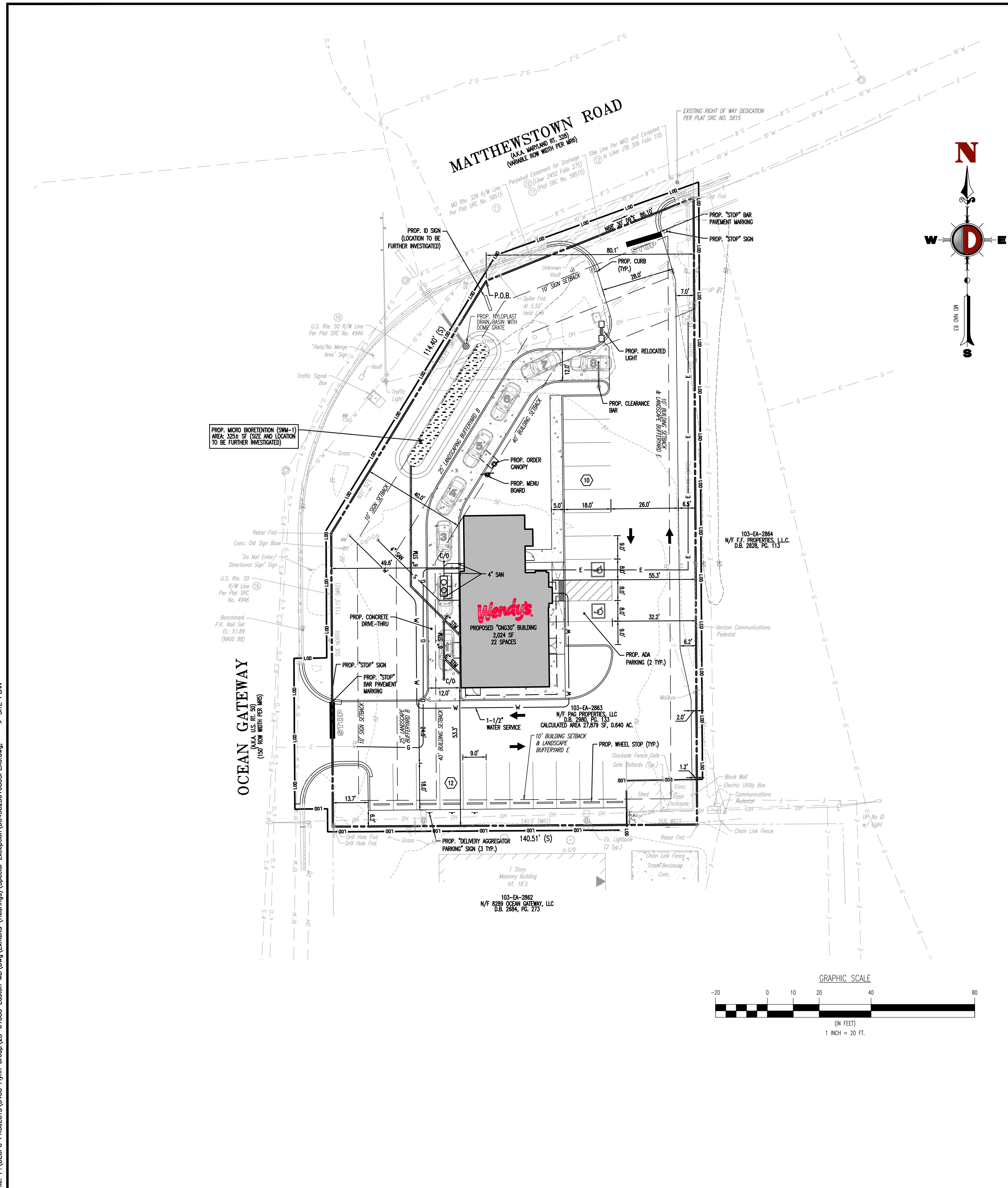
Resubmission for ESDR Required Y N TBD

Staff Signature *Samantha N. Smith*

Date **08/06/2025**

Revised 02-2019

Plotted: 08/04/25 - 2:43 PM, By: lrmuz, Product Ver: 25.0a (LMS Tech)
 File: P:\BECPC PROJECTS\5438 Flynn Group\25-01083 Easton, MD Dwg\Exhibits (Hearings)\Special Exception\054382501083SPEX0.dwg, ----> SITE PLAN



ZONING RELIEF REQUESTED

SPECIAL EXCEPTION RELIEF TO APPROVE:
 A PROPOSED FAST FOOD RESTAURANT (USE #227) IN THE CG (COMMERCIAL GENERAL) ZONE UNDER §28-201 (TABLE 2.1) OF THE TOWN OF EASTON ZONING CODE.

GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING: ALTA/NSPS LAND TITLE SURVEY, DYNAMIC SURVEY, LLC, 125 WEST STREET, SUITE 201, ANNAPOLIS, MD 21401, FILE # 5438 25-01095, DATED: 04/22/25
- OWNER: PAG PROPERTIES, LLC, PO BOX 3178, EASTON MD 21601
- APPLICANT: WEND CENTRAL MARYLAND, LLC, 6200 OAK TREE BLVD, SUITE 250, INDEPENDENCE, OH 44131
- PARCEL DATA: MAP: 0103, GRID: 000EA, PARCEL: 2863, 8305 OCEAN GATEWAY, EASTON, MARYLAND 21061, TOWN OF EASTON, ZONE: CG (COMMERCIAL GENERAL ZONE), EXISTING USE: RESTAURANT, SIT DOWN, PROPOSED USE: RESTAURANT, FAST FOOD - SPECIAL EXCEPTION USE
- SCHEDULE OF ZONING REQUIREMENTS:

ZONING REQUIREMENT	PERMITTED PER TOWN OF EASTON CHAPTER 28 ZONING CODE 2020 EDITION	EXISTING	PROPOSED
MIN. LOT AREA (§28-306.2-A.1.)	20,000 SF (0.46 AC)	27,879 SF (0.64 AC)	NO CHANGE
MIN. LOT FRONTAGE (§28-306.2-A.2.)	60'	313.7'	NO CHANGE
MIN. BUILDING ENVELOPE (§28-306.2-D.)	20' DEEP X 30' WIDE (600 SF)	17,361 SF	NO CHANGE
MIN. FRONT YARD SETBACK (MATTHEWSTOWN)			
-BUILDING (§28-1009)	40'	96.0'	40.4'
-LANDSCAPING: BUFFERYARD 'B' (§28-1014.7-E.2.)	25'	2.4' (E)	25.0'
MIN. FRONT YARD SETBACK (OCEAN GATEWAY)			
-BUILDING (§28-1009)	40'	32.1' (E)	46.7'
-LANDSCAPING: BUFFERYARD 'B' (§28-1014.7-E.2.)	25'	0' (E)	13.9' (E)
MIN. SIDE YARD SETBACK			
-BUILDING (§28-306.2-C.3.)	10'	15.6' (EAST) 67.1' (SOUTH)	53.9' (EAST) 53.3' (SOUTH)
-LANDSCAPING: BUFFERYARD 'E' (§28-1014.7-E.5.)	10'	0.1' (EAST) 0.2' (SOUTH)	1.2' (EAST) 5.2' (SOUTH) (E)
MAX. BUILDING HEIGHT (§28-306.2-E)	50'	17'±	20.1'
MAX. LOT COVERAGE (BY BUILDING & STRUCTURES) (§28-306.2-F.)	50%	13.9% (3,879 SF)	7.3% (2,024 SF)
MAX. IMPERVIOUS COVERAGE	N/S	78% (21,804 SF)	67% (18,758 SF)

N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-COMFORMANCE
 * WHILE FRONT YARD BUILDING SETBACK IS 25' IN THE CG ZONE (§28-306.2), THE FRONT BUILDING SETBACK IS INCREASED TO 40' FROM MAJOR ROADS: U.S. ROUTE 50 & MD ROUTE 328 (§28-1009)

6. PARKING (OFF-STREET PARKING):

ZONING REQUIREMENT	REQUIRED PER TOWN OF EASTON CHAPTER 28 ZONING CODE 2020 EDITION	EXISTING	PROPOSED
PARKING REQUIREMENTS (§28-1001.3 OF THE TOWN OF EASTON ZONING CODE)			
RESTAURANT	MINIMUM: 21 SPACES FOR 2,024 SF OF PATRON USE (1 SPACE FOR EVERY 100 SF OF FLOOR AREA) MAXIMUM: N/S	39 SPACES	22 SPACES
HANDICAP	1 MIN. ACCESSIBLE SPACE (1 SPACE FOR 1-25 TOTAL SPACES, SPACE MUST BE VAN ACCESSIBLE)	2 SPACES (INCL. 1 VAN ACCESSIBLE)	2 SPACES (INCL. 1 VAN ACCESSIBLE)
LOADING	0 LOADING SPACES FOR 2,024 SF BUILDING (1 LOADING SPACE FOR BUILDINGS W/ 4,000 SF OF GFA AND 1 ADDITIONAL SPACE FOR EACH 10,000 SF OF GFA)	0	0
STACKING	5 MIN. PER DRIVE-THRU STALL	N/A	8 SPACES
BICYCLE PARKING	MINIMUM: 3 SPACES FOR 22 VEHICLE SPACES (1 PER 10 VEHICLE SPACES)	0	3 SPACES
PARKING DESIGN STANDARDS (§28-1001.2 AND §28-1001.3 OF THE TOWN OF EASTON ZONING CODE)			
NON-COMPACT CAR PARKING	9' x 18'	9' x 18'	9' x 18'
HANDICAP PARKING SPACE	8' x 18' WITH 5' WIDE ACCESS AISLE	8' x 18' WITH 8' WIDE ACCESS AISLE	8' x 18' WITH 8' WIDE ACCESS AISLE
VAN ACCESSIBLE PARKING SPACE	11' x 18' WITH 5' WIDE ACCESS AISLE OR 8' x 18' WITH 8' ACCESS AISLE	8' x 18' WITH 8' WIDE ACCESS AISLE	8' x 18' WITH 8' WIDE ACCESS AISLE
TWO WAY DRIVE AISLE WIDTH	24'	24'	24' (MIN.)

N/S: NO STANDARD N/A: NOT APPLICABLE (E): EXISTING NON-COMFORMANCE (V): VARIANCE

7. LIGHTING REQUIREMENTS (§28-306.2)

- ALL ON-SITE LIGHTING UNLESS APPROVED OTHERWISE BY THE PLANNING AND ZONING COMMISSION SHALL BE LOW CUT-OFF SHIELDED LUMINAIRES 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.

8. THIS PLAN IS INTENDED FOR CONCEPTUAL REVIEW PURPOSES ONLY.

9. THIS PLAN IS NOT DEPICTING ENVIRONMENTAL CONDITIONS OR A CERTIFICATION/WARRANTY REGARDING THE PRESENCE OR ABSENCE OF ENVIRONMENTALLY IMPACTED SITE CONDITIONS. DYNAMIC ENGINEERING CONSULTANTS, PC HAS PERFORMED NO EXPLORATORY OR TESTING SERVICES, INTERPRETATIONS, CONCLUSIONS OR OTHER SITE ENVIRONMENTAL SERVICES RELATED TO THE DETERMINATION OF THE POTENTIAL FOR CHEMICAL, TOXIC, RADIOACTIVE OR OTHER TYPE OF CONTAMINANTS AFFECTING THE PROPERTY AND THE UNDERSIGNED PROFESSIONAL IS NOT QUALIFIED TO DETERMINE THE EXISTENCE OF SAME. SHOULD ENVIRONMENTAL CONTAMINATION OR WASTE BE DISCOVERED, THE OWNER AND CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LAWS AND REGULATIONS.

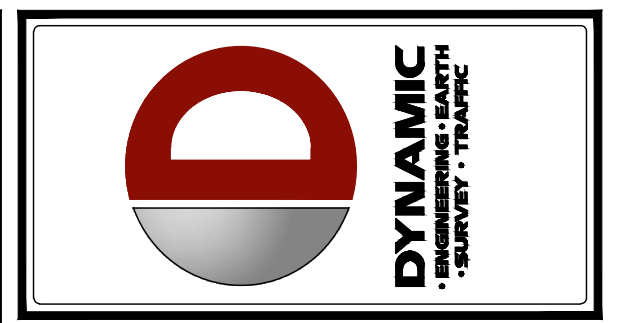
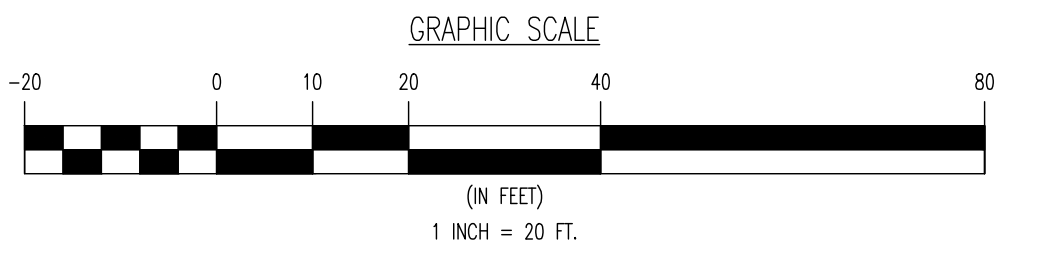
10. DYNAMIC ENGINEERING CONSULTANTS, PC MAKES NO GUARANTEES AS TO THE FINAL YIELD THAT WILL ULTIMATELY BE GRANTED BY THE MUNICIPALITY AND/OR OTHER REVIEWING AGENCIES AT THE END OF THE APPROVAL PROCESS. YIELD IS ULTIMATELY DETERMINED BY MANY FACTORS AMONG THEM ARE LOCAL, POLITICAL ISSUES AND SITE CONDITIONS RELATED TO SOILS, SLOPES, WETLANDS, WATER BODIES, FLOOD PLANS, ENVIRONMENTAL CONDITIONS, ARCHEOLOGICAL/HISTORIC DISCOVERIES, AVAILABILITY OF UTILITY SERVICES, SITE CONTAMINATION, ETC., WHICH ARE BEYOND THE CONTROL OF THE CONSULTANT.

11. THE DEVELOPMENT YIELD REPRESENTED ON THIS PLAN IS BASED ON LIMITED INFORMATION AND MAY EXCEED ACTUAL BUILD OUT POTENTIAL DUE TO FACTORS INCLUDING BUT NOT LIMITED TO GREEN INFRASTRUCTURE, WATER QUALITY, GROUNDWATER RECHARGE AND OTHER STORMWATER MANAGEMENT REQUIREMENTS. SITE TOPOGRAPHY, SOILS TESTING, SEASONAL HIGH WATER TABLE AND RELATED INFORMATION MUST BE ACQUIRED IN ORDER TO ESTABLISH THE SIZES AND LOCATIONS OF STORMWATER MANAGEMENT FACILITIES THAT WILL BE REQUIRED FOR THIS DEVELOPMENT. ACTUAL DEVELOPMENT YIELD FOR THIS PROPERTY IS SUBJECT TO REDUCTION FROM WHAT IS ILLUSTRATED ON THIS PLAN.

LIMIT OF DISTURBANCE = 28,465 SF. (0.65 Ac.)

LIMIT OF DISTURBANCE NOTE

THE LIMITS OF DISTURBANCE LINE IS SHOWN OFFSET FROM THE ACTUAL LIMITS OF DISTURBANCE FOR PLAN CLARITY PURPOSES. ALL PROPOSED DISTURBANCE IS LIMITED TO THE SUBJECT PARCEL(S) AND THE ADJACENT RIGHT-OF-WAY AND NO ADJACENT PROPERTIES ARE TO BE DISTURBED BY THIS DEVELOPMENT UNLESS OTHERWISE NOTED.



NO.	DATE	REV.	DATE	COMMENTS

THIS PLAN SET IS FOR PERMITTING PURPOSES ONLY AND MAY NOT BE USED FOR CONSTRUCTION

OWNED BY: _____ CHECKED BY: _____
 DESIGNED BY: _____ LMS / CMC
 DRAWN BY: _____ LMS / CMC

WEND CENTRAL MARYLAND, LLC
 WENDY'S - 8305 OCEAN GATEWAY, EASTON, MD
 TAX MAP 0103, GRID 000EA, PARCEL 2863
 8305 OCEAN GATEWAY, EASTON, MD 21061
 TOWN OF EASTON

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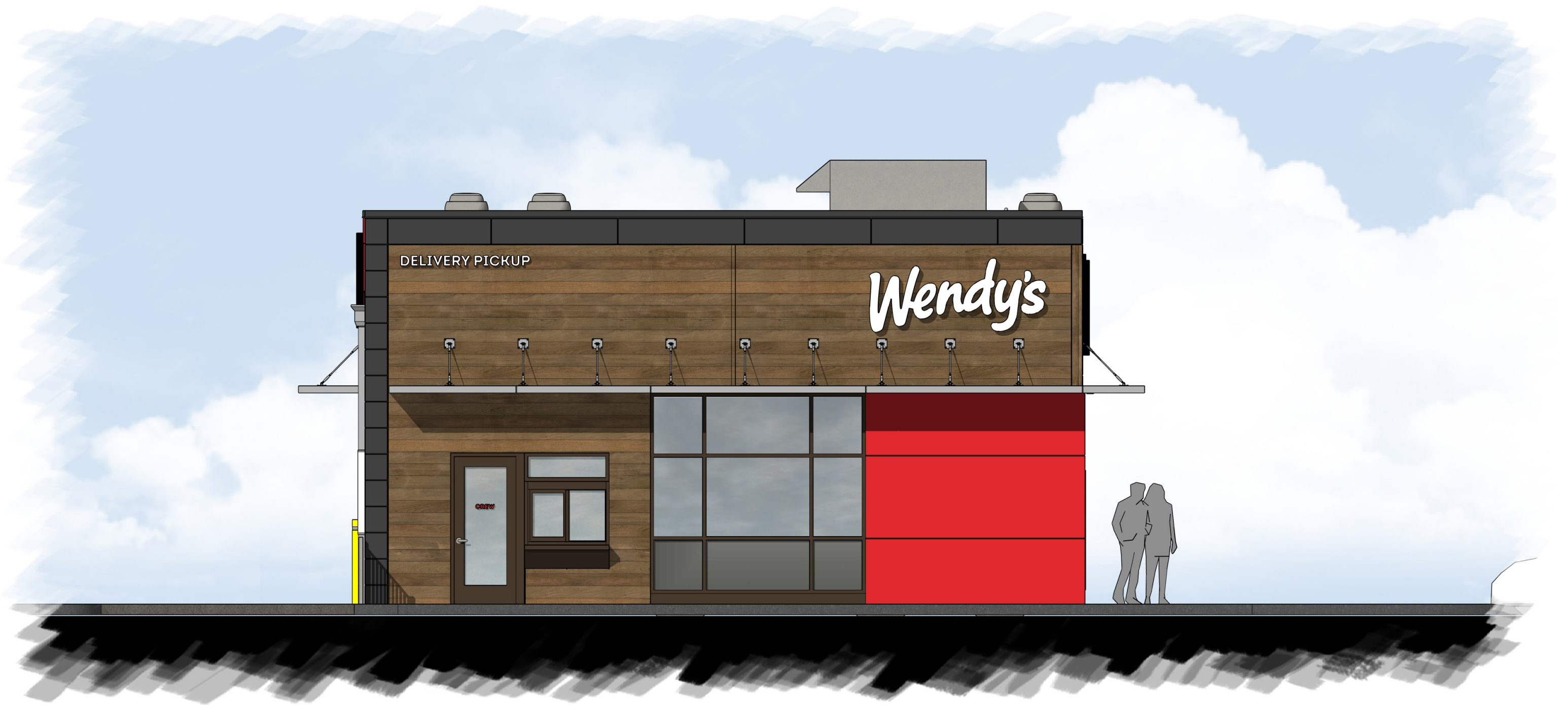
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TITLE: **PRELIMINARY SITE PLAN**

SCALE: (H) 1" = 20'
 (V) _____ DATE: 08/04/2025

PROJECT No: 5438-25-01083

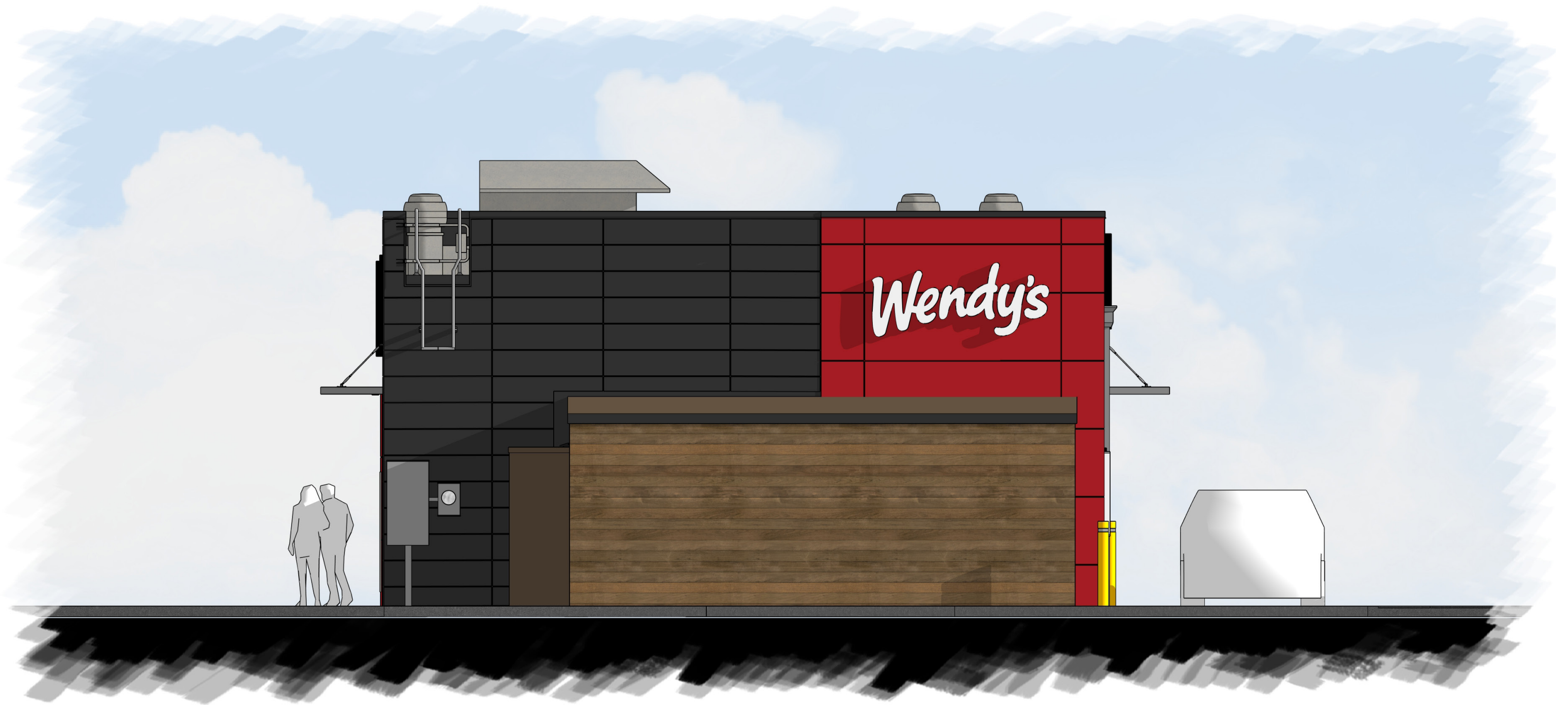
SHEET No: **2** OF 3



FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION - OPTION A



LEFT ELEVATION



ENTRY PERSPECTIVE



DRIVE-UP PERSPECTIVE - OPTION A

STEP 1 - DETERMINE ESD REQUIREMENTS FOR REDEVELOPMENT

Calculated in accordance with MDE Environmental Site Design (ESD) Redevelopment Definition, Regulation, and Policy

A. Site Assessment:

Existing Site Area	0.67 AC
Existing Impervious Area, Percentage (I _E)	0.50 AC 74.9% of the Site I_E > 40% - Redevelopment
Proposed Impervious Area, Percentage (I)	0.40 AC 60.3% of the Site
Limit of Disturbance (LOD)	0.70 AC
Existing Impervious Area, Percentage (I _E)	0.53 AC 74.9% of the LOD
Proposed Impervious Area, Percentage (I)	0.43 AC 60.9% of the LOD

B. Site Area Soils:

	RCN	Area
Site Area Within Hydrologic Soil Group "A"	38	0.00 AC 0.0% of the Site
Site Area Within Hydrologic Soil Group "B"	55	0.00 AC 0.0% of the Site
Site Area Within Hydrologic Soil Group "C"	70	0.00 AC 0.0% of the Site
Site Area Within Hydrologic Soil Group "D"	77	0.67 AC 100.0% of the Site
RCN (Assuming Woods in Good Condition)	RCN_{woods} = 77	0.67 AC Total Site Area

C. Determine Impervious Area Requiring Treatment (IART):

Redevelopment IART = (50% * I _E)	Redevelopment IART = 0.26 AC
New Pervious IART = I - I _E	New Pervious IART = -0.10 AC
Total IART = Redevelopment IART + New Pervious IART	Total IART = A _T = 0.16 AC

D. Design Storms:

From MDE Stormwater Design Manual, Chapter 2, Table 2.2

1-year 24-hour	Talbot County P ₁ = 2.80 IN
2-year 24-hour	265 = 3.40 IN
10-year 24-hour	P ₁₀ = 5.30 IN
100-year 24-hour	P ₁₀₀ = 7.60 IN

E. Target P_E for Redevelopment:

Target P_E = **1.00 IN**

F. Required Q_E for Redevelopment:

R _v = 0.05 + (0.009 * I); I = 100%	R _v = 0.95
Q _E = P _E * R _v	Q _E = 0.95 IN

G. Required ESD_v for Water Quality Treatment for Redevelopment:

ESD _v = (P _E * R _v * A _T) / 12	Target ESD _v = 568 CF
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STEP 2 - DETERMINE ESD PROVIDED

Calculated in accordance with MDE Environmental Site Design (ESD) Redevelopment Definition, Regulation, and Policy

DEVICE NAME: SWM-1

ESD Device Type: Micro Bioretention (M-6)

A. Compute Target ESDv

Drainage Area	6,961 SF = 0.16 AC
Total Impervious Area (Ai)	3,241 SF = 0.07 AC
Percent Impervious (I)	= 46.6%
Hydrologic Soil Group	D
$WQ_v = (P * R_v * A) / 12$	= 272 CF
$R_v = 0.05 + (0.009 * I)$	= 0.47
P = Rainfall Depth	= 1.00 IN (in the Eastern Rainfall Zone per Figure 2.1 in MDE Chapter 2)
A = Drainage Area	= 0.16 Acres

Target $ESD_v = P_E * WQ_v$ **Target $ESD_v = 272$ CF**
 Target $P_E = 1.00$ IN

Maximum $ESD_v = P_E * WQ_v$ **Maximum $ESD_v = 762$ CF**
 Target $P_E = 2.80$ IN

B. Compute Facility Design & Provided ESDv

B.1. Volume Above Filter Bed

2% of Contributing Drainage Area	= 139 SF
Filter Surface Area (Af)	= 322 SF
<i>Af shall be at least 2% of the contributing drainage area</i>	(Requirement Met)
Water Surface Area (Aw)	= 701 SF
Device Ponding Depth (Dp)	= 1.00 FT
Storage Volume in Ponding = 0.5 * (Af + Aw) * Dp	= 512 SF

B.2. Volume Below Filter Bed

Filter Surface Area (Af)	= 322 SF
Depth of Filter Media (Df) = Planting Media + Sand Layer	= 2.50 FT
MSHA size #7 Gravel Bed	= 15 IN
Void (n)	= 0.40
Storage Volume in Filter Media = Af * Df * n	= 322 SF

ESDv Total Storage (Above Filter Bed + Below Filter Bed) **Provided $ESD_v = 834$ CF**

ESDv Storage Provided (Lesser of ESD_v Total Storage and Maximum Allowed ESD_v)
Provided $ESD_v = 762$ CF

P_E Provided for Drainage Area

$P_E = ((ESD_v * 12) / (R_v * A))$ **Provided $P_E = 2.80$ IN**

Underdrain Pipe Length Check

Length of the perforated pipe must be at least 0.05 times the surface area (A_f) of the facility, rounded to the nearest foot

Minimum Required Length of Underdrain Pipe	= 16 FT
Provided Length of Underdrain Pipe	= 20 FT
<i>Underdrain at least 5% of A_f</i>	(Requirement Met)