

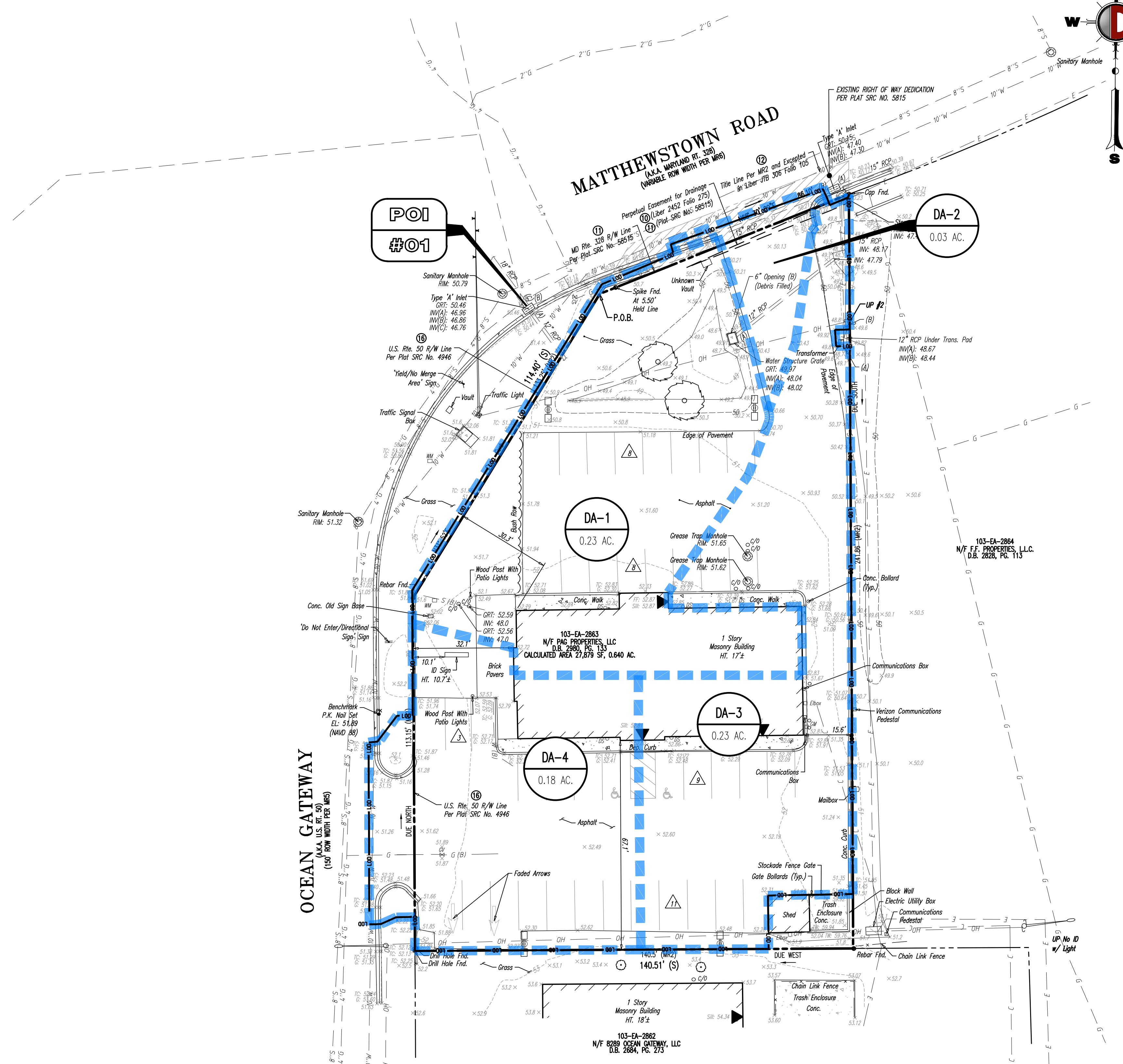


Easton Staff Development Review MEETING AGENDA

Vednesday, October 22, 2025 - 11:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Discussion Items

- a. **Application Number:** 2025 - 1527 / ESDR 25 - 07
Applicant: Dynamic Engineering
Location: 8305 Ocean Gateway
Tax Map 0103, Grid 00EA, Parcel 2863
Zoning District: CG
Request: Sketch site plan review for the redevelopment of the existing property and structure to be converted to a fast-food establishment (Wendy's).
- b. **Application Number:** 2025 - 1568 / ESDR 25 - 08
Applicant: Norris E. Taylor Contractors, Inc.
c/o Jeffrey H. Goodman
Location: Tax Map 0025, Grid 0012, Parcels 0052 & 0145
Current County Zoning: LI
Requested Town Zoning: I
Request: Discussion of the Annexation of 34.167 acres of property located on the easterly side of the public known as Route 50, and East Kennedy Street, Easton, Maryland, Tax Map 0025, Grid 0012, Parcels 0052 and 0145 with a formal recommendation to the Town Council on the Annexation and the appropriate zoning classification.



GENERAL NOTES

- THE LOT AND BLOCK NUMBERS SHOWN ARE BASED ON THE TAX MAP OF THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND.
 - HORIZONTAL DATUM - BASED ON REFERENCED PAR. NO. 2.
 - VERTICAL DATUM - MVD 86 (ECCO 18), BASED ON GPS FIELD OBSERVATIONS PERFORMED BY DYNAMIC SURVEY ON APRIL 08, 2025, UTILIZING THE LEICA RX CORIS NETWORK.
 - FIELD WORK PERFORMED BY DYNAMIC SURVEY ON APRIL 08, 2025.
 - SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONDITIONS THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT. PROPERTY IS SUBJECT TO SUB-SURFACE CONDITIONS AND/OR ENCROACHMENTS NOT DISCLOSED BY PUBLIC RECORD, IF ANY.
 - DYNAMIC SURVEY MAKES NO GUARANTEES THAT ALL UTILITIES ARE SHOWN AND THAT THE SHOWN UTILITIES MAY NOT COMPRISE ALL UTILITIES EITHER IN SERVICE OR ABANDONED RELATED TO THE SITE. ANY LOCATIONS SHOWN ARE APPROXIMATE BASED ON MOBILE STRUCTURES OR UTILITY MARKOUT UNLESS NOTED OTHERWISE. ALL UTILITY LOCATIONS MUST BE VERIFIED WITH THE PROPER UTILITY COMPANIES PRIOR TO ADDITIONAL DESIGN, EXCAVATION OR CONSTRUCTION. CONTACT UTILITIES TOLL FREE 1-800-272-1000.
- THE COLLECTION AND DEPICTION OF THE SUBSURFACE UTILITIES SHOWN HEREON ARE IN ACCORDANCE WITH STANDARD UTILITY QUALITY LEVEL GUIDELINES AS OUTLINED BELOW AND DEPICTED ON THE SURVEY BY LINE TYPES AS SHOWN IN THE DRAWING LEGEND.
- UTILITY QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES DEFINED BY THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED AND SURVEYED UTILITIES) AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE EXCAVATION EQUIPMENT OR OTHER METHODS(S).
- UTILITY QUALITY LEVEL B - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS INFORMATION IS SURVEYED AND REDUCED TO PLAN DOCUMENTS.
- UTILITY QUALITY LEVEL C - INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES; AND BY USING PROFESSIONAL JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL B INFORMATION.
- UTILITY QUALITY LEVEL D - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS AND IS NOT FIELD VERIFIED.
- NOT ALL LOT LINES OUTSIDE THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN HEREON HAVE BEEN FIELD SURVEYED AND ARE SHOWN AS A GRAPHICAL REPRESENTATION OF EXISTING LOT LINES BASED ON DEED, FILED MAPS AND TAX MAP INFORMATION.
 - THIS SURVEY WAS PERFORMED BASED ON A TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE NUMBER: NS-125199-00MA, EFFECTIVE COMMITMENT DATE: 03/01/2025.
 - THIS PLAN RELIES UPON THE NOTED TITLE POLICY TO IDENTIFY ALL DOCUMENTS OF RECORD FOR REVIEW IN CONNECTION TO THIS SURVEY.
 - BY GRAPHICAL PLOTTING THE PREMISES IS LOCATED IN ZONE "Y" (AREAS DETERMINED TO BE OUTSIDE THE 0.25 ANNUAL CHANCE FLOODING PER FLOOD INSURANCE RATE MAP NUMBER: 240410193C, COMMUNITY NAME: TOWN OF EASTON, EFFECTIVE DATE: 08/05/2013).
 - NO WETLANDS DELINEATION MARKERS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK. THE EXISTENCE OR NONEXISTENCE OF WETLANDS OR OPEN WATERS THAT MAY BE REGULATED BY THE STATE OF MARYLAND AND/OR THE GOVERNMENT OF THE UNITED STATES IS NOT A PART OF THIS SURVEY.
 - THE OFFSETS SHOWN ON THIS PLAN SHALL NOT BE USED AS THE BASIS FOR THE CONSTRUCTION OF FENCES OR ANY OTHER PERMANENT STRUCTURES.
 - RECORD DEED DOES NOT PROVIDE METES AND BOUNDS.
 - PARKING SPACE COUNT: 37 REGULAR SPACES, 2 HANDICAP SPACES, 39 TOTAL SPACES.
 - SUBJECT PROPERTY HAS DIRECT ACCESS TO OCEAN GATEWAY (U.S. ROUTE 50) AND MATTHEWSTOWN ROAD (MARYLAND ROUTE 328), BOTH PUBLIC RIGHT OF WAYS.
 - NO EVIDENCE OF RECENT EARTH WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
 - NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING DISTRICT OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.

MAP REFERENCES

- A PLAN ENTITLED "BOUNDARY SURVEY ON THE LANDS OF TEAL FARM INVESTMENTS, INC.", PREPARED BY LANE ENGINEERING, LLC, DATED 05/25/2021.
- A PLAN ENTITLED "MAP SHOWING A SUB-DIVISION OF 'ARCADIA', PREPARED BY KASTENHAUER & ANDERSON CIVIL ENGINEERS & SURVEYORS, DATED 12/19/40, RECORDED AS PLATBOOK 2, PAGE 72.
- A PLAN ENTITLED "PLAT SHOWING LAND OF LEWIS A. COHEN & ESTHER S. COHEN", PREPARED BY J.R. MORONE, JR., INC., DATED 07/1976, RECORDED AS PLATBOOK 40, PAGE 42.
- A PLAN ENTITLED "MAP SHOWING SYLVAN AVENUE (TO BE CLOSED) & UTILITIES DISTRIBUTION RIGHT-OF-WAY & EASEMENT", PREPARED BY JAMES RUSSELL KINNAMON, DATED 12/1976, FILED IN THE TALBOT COUNTY CIRCUIT COURT AS PLATBOOK 41, PAGE 19.
- A PLAN ENTITLED "STATE ROADS COMMISSION OF MARYLAND, CORDOVA-EASTON ROAD TOWARD TRAPPE", PLAT NO. 4946, DATED 10/29/1941 AND REVISED THROUGH 10/21/1941.
- A PLAN ENTITLED "STATE OF MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION STATE ROADS COMMISSION, FROM U.S. 50 TO ELLIOT ROAD", PLAT NO. 58515, DATED 09/08/2010.

DEED REFERENCES

- DEED BOOK 2980, PAGE 133 - PARCEL 2863
- LIBER 306, PAGE 105 - PARCEL 2863
- DEED BOOK 2884, PAGE 273 - PARCEL 2862
- DEED BOOK 2828, PAGE 133 - PARCEL 2864

SCHEDULE B - SECTION 2 EXCEPTIONS

- MEMORANDUM OF LEASE DATED FEBRUARY 16, 2012 AND RECORDED MAY 17, 2012 AMONG THE AFORESAID LAND RECORDS IN LIBER 1985, FOLIO 226 BY AND BETWEEN NORTH EMORY GOLDSBOROUGH AND NPC INTERNATIONAL, INC., A KANSAS CORPORATION. [NOT A SURVEY MATTER, NOT PLOTTABLE]
- MEMORANDUM OF LEASE DATED DECEMBER 10, 1999 AND RECORDED JULY 24, 2000 AMONG THE AFORESAID LAND RECORDS IN LIBER 970, FOLIO 475. [NOT A SURVEY MATTER, NOT PLOTTABLE]
- AS AMENDED BY ASSIGNMENT AND ASSUMPTION OF LEASE AGREEMENT RECORDED IN LIBER 970, FOLIO 475. [NOT A SURVEY MATTER, NOT PLOTTABLE]
- RIGHT OF WAY DATED APRIL 29, 1920 AND RECORDED MAY 12, 1920 AMONG THE AFORESAID LAND RECORDS IN LIBER 185, FOLIO 467 BY AND BETWEEN PATRICK J. CALLAGHAN AND ROSALIA CALLAGHAN, HIS WIFE AND THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY OF BALTIMORE CITY. [BLANKET EASEMENT, NOT PLOTTABLE; SUBJECT PROPERTY NOT IDENTIFIED, NOT LOCATABLE]
- GRANT OF EASEMENT DATED JUNE 2, 2017 AND RECORDED JUNE 8, 2017 AMONG THE AFORESAID LAND RECORDS IN LIBER 4952, FOLIO 275 BY AND BETWEEN TEAL FARM INVESTMENTS LLC, A MARYLAND LIMITED LIABILITY COMPANY AND STATE OF MARYLAND TO THE USE OF THE STATE HIGHWAY ADMINISTRATION OF THE DEPARTMENT OF TRANSPORTATION. [TEMPORARY CONSTRUCTION EASEMENT TERMINATED AT CONCLUSION OF CONSTRUCTION, NOT PLOTTED; PERPETUAL EASEMENT FOR DRAINAGE PLOTTED]
- AS AMENDED BY STATE HIGHWAY PLAT RECORDED PLAT SRC NO. 58515. [TEMPORARY CONSTRUCTION EASEMENT TERMINATED AT CONCLUSION, NOT PLOTTED; PERPETUAL EASEMENT FOR DRAINAGE, PLOTTED]
- RIGHT OF WAY DATED JUNE 8, 1953 AND RECORDED JUNE 26, 1953 AMONG THE AFORESAID LAND RECORDS IN LIBER JTB 306, FOLIO 105 BY AND BETWEEN THE HOLT REALTY COMPANY AND STATE OF MARYLAND TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND. [ACQUISITION OF MATTHEWSTOWN ROAD RIGHT OF WAY, SUPERCEDED BY PLAT SRC 58515]
- AS AMENDED BY STATE ROADS COMMISSION OF MARYLAND RECORDED PLAT SRC NO. 9628. [MATTHEWSTOWN ROAD RIGHT OF WAY, SUPERCEDED BY PLAT SRC 58515]
- DEED DATED JUNE 18, 1953 AND RECORDED JUNE 26, 1953 AMONG THE AFORESAID LAND RECORDS IN LIBER JTB 306, FOLIO 103 BY AND BETWEEN THE HOLT REALTY COMPANY, A BODY CORPORATE AND MARYLAND TRUST COMPANY, TRUSTEE UNDER THE HOLT OIL COMPANY EMPLOYEES' PROFIT SHARING AND RETIREMENT TRUST DATED AS OF DECEMBER 24, 1942. [PREMISES BOUNDARY DESCRIPTION EXCEPTING OUT THE PORTION CONVEYED TO STATE OF MARYLAND FOR HIGHWAY (SEE SECTIONS 12 AND 13)]
- RIGHT-OF-WAY RECORDED FEBRUARY 19, 1942 AMONG THE AFORESAID LAND RECORDS IN LIBER JTB 250, FOLIO 128 BY AND BETWEEN PATRICK J. CALLAGHAN AND LELA G. CONNELL AND STATE OF MARYLAND TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND. [ROUTE 50 RIGHT OF WAY LINES PER PLAT SRC 4947, NOT ON OR ADJACENT TO PREMISES]
- AS AMENDED BY STATE ROADS COMMISSION OF MARYLAND RECORDED PLAT SRC NO. 4946. [ROUTE 50 RIGHT OF WAY LINES PER PLAT SRC 4946, ROUTE 50 RIGHT OF WAY LINE AND WIDTH PLOTTED]
- RIGHT-OF-WAY RECORDED FEBRUARY 19, 1942 AMONG THE AFORESAID LAND RECORDS IN LIBER JTB 250, FOLIO 130 BY AND BETWEEN PATRICK J. CALLAGHAN AND LELA G. CONNELL AND STATE OF MARYLAND TO THE USE OF THE STATE ROADS COMMISSION OF MARYLAND. [ROUTE 50 RIGHT OF WAY LINES PER PLAT SRC 4946, ROUTE 50 RIGHT OF WAY LINE AND WIDTH PLOTTED]
- AS AMENDED BY STATE HIGHWAY PLAT RECORDED PLAT SRC NO. 4947. [ROUTE 50 RIGHT OF WAY LINES PER PLAT SRC 4947, NOT ON OR ADJACENT TO PREMISES]

TITLE COMMITMENT EXHIBIT A LEGAL DESCRIPTION

BEING ALL OF LOT NO. 1 AS SHOWN ON A CERTAIN PLAT TITLED "MAP SHOWING A SUB-DIVISION OF 'ARCADIA' PROPERTY OF DWIGHT L. MILLER AND WIFE NEAR THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND," MADE BY KASTENHAUER AND ANDERSON IN OCTOBER 1946 AND RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2, FOLIO 72

SAVE AND EXCEPT THEREFROM, ALL THAT PORTION OF THE PROPERTY CONVEYED TO THE STATE ROADS COMMISSION BY THE HOLT REALTY COMPANY BY A DEED DATED JUNE 18, 1953, AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 306, FOLIO 103.

SURVEY LEGAL DESCRIPTION

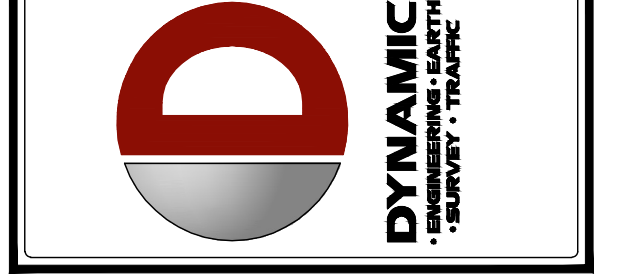
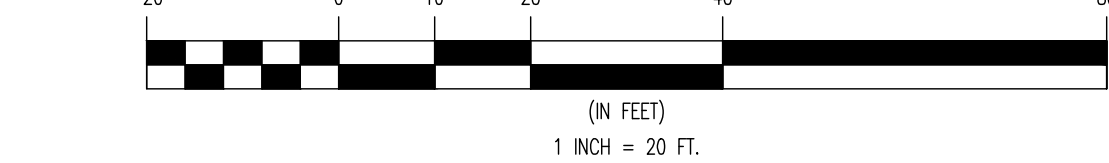
BEGINNING AT A POINT FORMED BY THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF OCEAN GATEWAY (A.K.A. U.S. ROUTE 50), 150 FEET WIDE, WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF MATTHEWSTOWN ROAD (A.K.A. MARYLAND ROUTE 328), VARIABLE WIDTH, THENCE RUNNING;

- ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE OF MATTHEWSTOWN ROAD, CROSSING OVER A FOUNDED SPIKE 5.50 FEET DISTANT, NORTH 68 DEGREES 30 MINUTES OR SECONDS EAST A DISTANCE OF 86.10 FEET TO A GAPPED IRON PIN FOUND, A CORNER OF LANDS NOW OR FORMERLY OF F.F. PROPERTIES, L.L.C., THENCE;
- LEAVING SAID MATTHEWSTOWN ROAD RIGHT OF WAY, ALONG SAID LANDS OF F.F. PROPERTIES, L.L.C., DUE SOUTH A DISTANCE OF 241.86 FEET TO A REBAR FOUND ON LINE OF LANDS NOW OR FORMERLY OF 2899 OCEAN GATEWAY, LLC, THENCE;
- ALONG SAID LANDS OF OCEAN GATEWAY, LLC, DUE WEST A DISTANCE OF 140.51 FEET TO A DRILL HOLE FOUND ON THE SAID EASTERLY RIGHT OF WAY LINE OF OCEAN GATEWAY (A.K.A. U.S. ROUTE 50), THENCE;
- ALONG SAID EASTERLY RIGHT OF WAY LINE OF OCEAN GATEWAY THE FOLLOWING TWO (2) COURSES:
 - DUE NORTH A DISTANCE OF 113.15 FEET TO A REBAR FOUND, THENCE;
 - NORTH 31 DEGREES 52 MINUTES EAST A DISTANCE OF 114.40 FEET TO THE SAID SOUTHEASTERLY RIGHT OF WAY LINE MATTHEWSTOWN ROAD, AND THE POINT AND PLACE OF BEGINNING.
 CONTAINING A CALCULATED AREA OF 27,879 SQUARE FEET, 0.640 ACRES, OF LAND, BE THE SAME, MORE OR LESS.

LEGEND

	PROPERTY LINES		UTILITY POLE		EGRESS/INGRESS		DEED REFERENCE
	OFF-SITE PROPERTY LINES		GAS METER		MANHOLE		SURVEY
	EXISTING MAJOR CONTOUR & ELEVATION		FIRE HYDRANT		TEST PIT LOCATION		BOTTOM OF STRUCTURE
	APPROX. LOC. EXIST. UNDERGROUND CABLE LINES		WATER VALVE		LIGHTED BOLLARD		FORMERLY KNOWN AS
	APPROX. LOC. EXIST. UNDERGROUND ELECTRIC LINES		GAS VALVE		LIGHT POLE		CENTERLINE
	APPROX. LOC. EXIST. UNDERGROUND FIBER OPTIC LINES		ELECTRIC METER		BUILDING AREA		LANDSCAPE MARKERS
	APPROX. LOC. EXIST. UNDERGROUND SANITARY SEWER LINES		ELECTRIC BOX		SPOT ELEVATION		STAKE FIND
	APPROX. LOC. EXIST. UNDERGROUND STORM SEWER LINES		WELL		QUATER ELEV.		SURVEY CAP FIND
	EXISTING BARBED WIRE FENCE		CLEAN OUT		TOP OF CURB ELEV.		SURVEY OUT FOUND
	EXISTING BOARD ON BOARD FENCE		WATER SHUT OFF VALVE		FINISH FLOOR ELEV.		CROSS OUT FOUND
	EXISTING CHAIN LINK FENCE		DOWN SPOUT		GARAGE FLOOR ELEV.		CROSS OUT SET
	EXISTING POST AND RAIL FENCE		HEADWALL		BOTTOM OF WALL ELEV.		
	EXISTING STOCKADE FENCE		TELEPHONE BOX		TOP OF WALL ELEV.		
	EXISTING VINYL FENCE		PARKING STALL COUNTING		WATER SURFACE ELEV.		
	EXISTING EDGE OF WATER						
	EXISTING WETLANDS LINES						
	EXISTING SANITARY SEWER						
	EXISTING STORM SEWER						
	UNDERDRAIN UTILITY QUALITY LEVEL						

GRAPHIC SCALE



REV.	DATE	PER ESCR. COMMENTS	BY
1	10/01/25		

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

PROJECT: WENDY CENTRAL MARYLAND, LLC
TAX MAP 0103, GRID 000EA, PARCEL 2863
TOWN OF EASTON, MARYLAND
ELECTION WARD 02

811 PROTECT YOURSELF
ALL STATES REQUIRE NOTIFICATION OF EXISTING UTILITIES BEFORE ANY WORK PREPARING TO DIG THE EARTH'S SURFACE. CALL 811 IN ANY STATE.

FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

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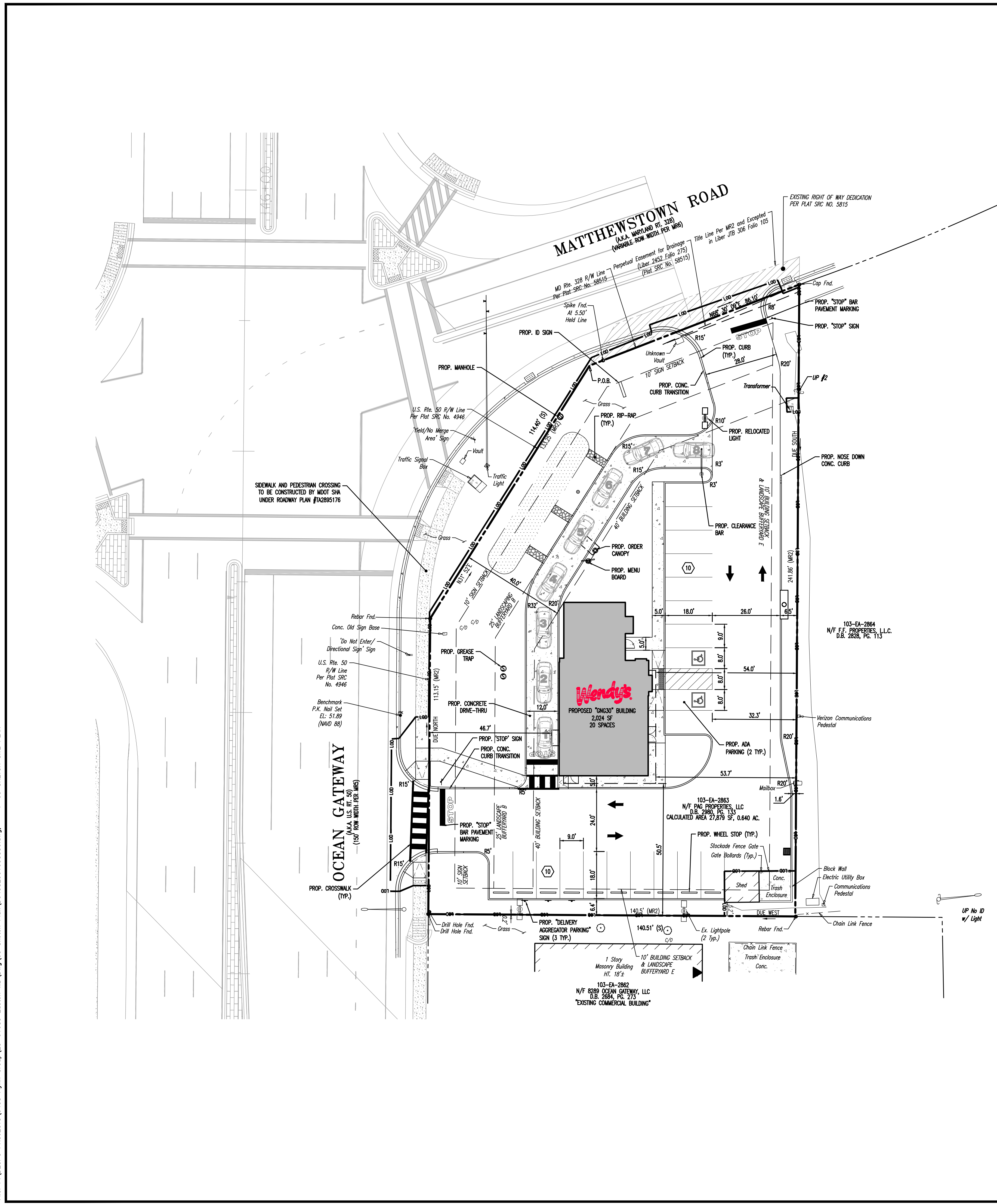
www.dynamiccec.com



EXISTING CONDITIONS & RESOURCE MAP PLAN

SCALE: (H) 1" = 20' DATE: 09-24-2025
(V)
PROJECT No: 5438 25-01083
SHEET No: 2 Rev. #:

Plotted: 10/01/25 AM, By: ezhenq, Product Ver: 25.0a, (LMS Tech)
 File: P:\DECP PROJECTS\5438 Flynn Group 25-01083 Easton MD\DWG\03 Sketch Plan\05-4382501038550.dwg, ---> 03 SKETCH SITE PLAN



GENERAL NOTES

- THIS PLAN HAS BEEN PREPARED BASED ON REFERENCES INCLUDING:
 ALTA/NFPS LAND TITLE SURVEY
 DYNAMIC SURVEY, LLC
 125 WEST STREET, SUITE 201
 ANNAPOLIS, MD 21401
 FILE #: 5438 25-01083
 DATED: 04/22/25
- OWNER:
 PAG PROPERTIES, LLC
 PO BOX 3178
 EASTON MD 21601
- APPLICANT:
 FLYNN GROUP
 6200 OAK TREE BLVD, SUITE 250
 INDEPENDENCE, OH 44131
- PARCEL DATA:
 MAP: 0103, GRID: 000EA, PARCEL: 2863
 8305 OCEAN GATEWAY
 EASTON
 TALBOT COUNTY, MARYLAND
 ZONE: CG (GENERAL COMMERCIAL ZONE)
 USE: EXISTING RESTAURANT - 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'	30.3' (E)	40.0'
-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)	49.6'
-LANDSCAPING: BUFFERYARD "B" (\$28-1014.7-E.2)	25'	0' (E)	13.7' (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) (E) 0.2' (SOUTH)	1.2' (EAST) (E) 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)

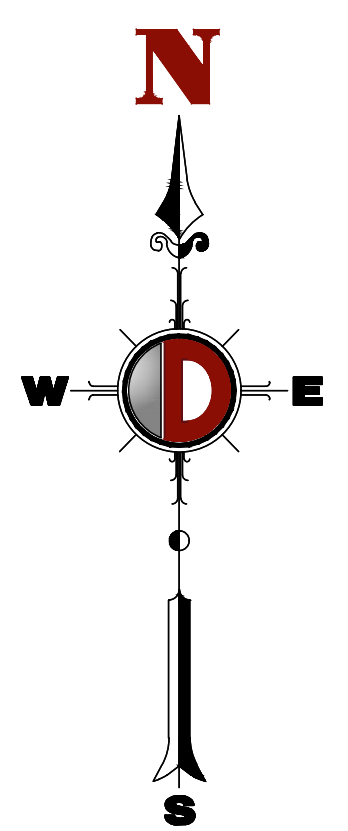
N/S: NO STANDARD N/A: NOT APPLICABLE (V): VARIANCE (E): EXISTING NON-COMFORMANCE
 * WHILE FRONT YARD BUILDING SETBACK IS 25' IN THE CG ZONE (\$28-306.2), THE FRONT BUILDING SETBACK IS INCREASED TO 40' FROM MAJOR ROADS: U.S. ROUTE 50 & MD ROUTE 328 (\$28-1009)

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	21 SPACES
HANDICAP	1 VAN 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
- LIGHTING REQUIREMENTS: (\$28-306.2)
 - ALL ON-SITE LIGHTING UNLESS APPROVED OTHERWISE BY THE PLANNING AND ZONING COMMISSION SHALL BE LOW CUT-OFF SHIELDED LUMINARIES AT 18' HEIGHT AND SHALL NOT SHINE OFF SITE AT LEVELS GREATER THAN 1-FOOT CANDELA.
 - 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.
 - PER THE EASTON FOREST CONSERVATION REQUIREMENTS OF THE TOWN CODE, ARTICLE III, § 31-3.1, RELEVANCE, THIS DEVELOPMENT IS WITHIN THE PRIORITY FUNDING AREA THAT'S WITHIN THE PROXIMITY OF COMMERCIAL PROPERTIES. THE OVERALL SITE AREA IS 28,750 SQUARE FEET AND IS UNDER THE REQUIRED 40,000 SQUARE FOOT MINIMUM. THEREFORE, FOREST CONSERVATION IS NOT REQUIRED.
 - ENVIRONMENTAL:
 - THE SITE IS WITHIN THE TANYARD WATERSHED.
 - THE SITE IS NOT WITHIN A DESIGNATED CRITICAL AREA.
 - THERE ARE NO STEEP SLOPES ON SITE.
 - THE SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
 - THE SITE IS LOCATED IN ZONE X (AREA OF MINIMAL FLOOD HAZARD DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA FLOOD MAP #2404100193C
 - WATER AND SEWER SERVICE AREAS: W-1 & S-1 (EXISTING SERVICE)
 - THE SITE WILL BE SERVICED BY PUBLIC WATER & SEWER.

11. THE PROPOSED WENDY'S DEVELOPMENT HAS TAKEN THE 2010 COMPREHENSIVE PLAN DESIGN PRINCIPLES INTO CONSIDERATION BY REVIEWING GOALS OF THE TOWN PRIOR TO DETERMINATION OF THE FINAL LAYOUT DESIGN. THESE DESIGN PRINCIPLES MAY BE SEEN AS THE APPLICANT HAS IMPLEMENTED SIDEWALKS THROUGHOUT THE SITE, CONNECTING INTO PUBLIC SIDEWALKS OFFSITE IN THE SHS RIGHTS-OF-WAY, IN ORDER TO PROMOTE FOOT TRAFFIC TOWARDS THE SITE AS DESCRIBED IN PRINCIPLE #3. THE APPLICANT HAS ALSO DESIGNED THE SITE IN ACCORDANCE PRINCIPLE #5 BY CHOOSING TO USE A WOOD EXTERIOR SIMILAR TO THE ADJACENT STARBUCKS AND FURTHER EMPHASIS THAT THIS IS NOT JUST ANOTHER COOPERATIVE BUILDING. FINALLY, THE APPLICANT HAS INCORPORATED PRINCIPLE #2 BY MAINTAINING THE EXISTING DRAINAGE PATTERNS TO THE EXISTING PUBLIC STORM DRAIN LOCATED IN MATTHEWSTOWN ROAD AND FURTHERMORE UPGRADING THE EXISTING STORMWATER MANAGEMENT FACILITY TO ENHANCE THE NATURAL FEATURES AND PLANTINGS ON SITE.



REV.	DATE	PER ESCR COMMENTS	BY
1	10/01/25		

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

WENDY'S - 8305 OCEAN GATEWAY, EASTON, MD
 TAX MAP 0103, GRID 000EA, PARCEL 2863
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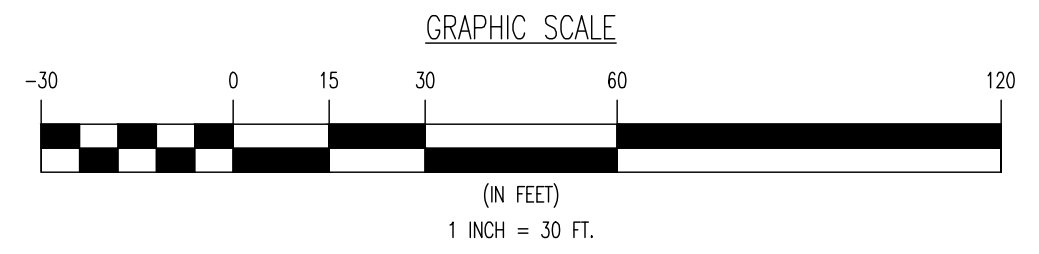
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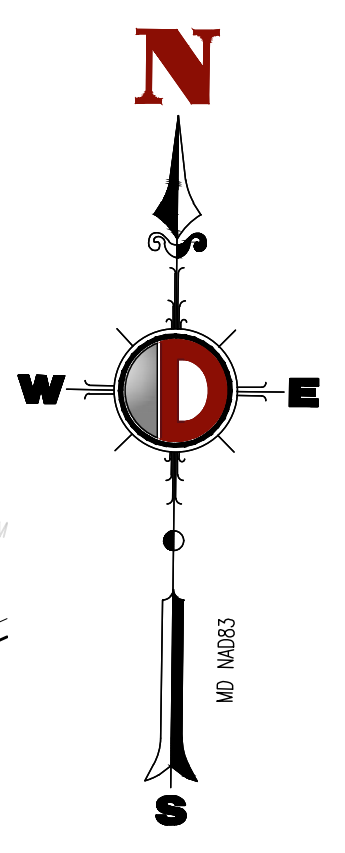
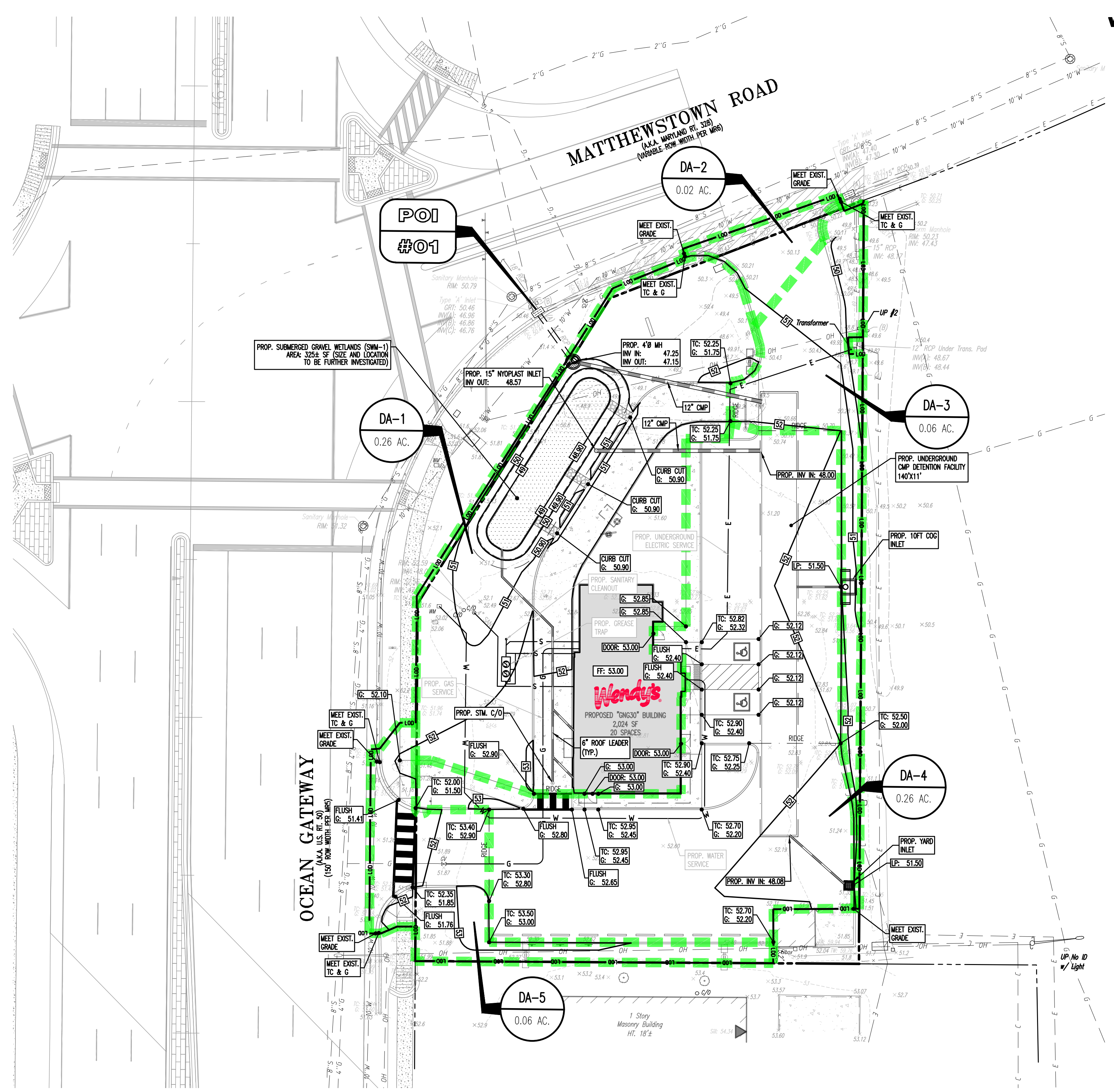
TITLE:
SKETCH SITE PLAN

SCALE: (H) 1" = 20'
 (V) 1" = 20'
 DATE: 09-24-2025
 PROJECT No: 5438 25-01083

SHEET No: **3** Rev. #: 1
 OF 5



Product Ver: 25.0
 10/01/25 8:21 AM By: pafayom, File: \\deeplocal\defolders\pafayom\Projects\5438 Pym Group\25-01083 Emdon MD\DWG\03 Sketch Plan\54382501083SWMD.dwg. ---> 04 SKETCH STORMWATER MANAGEMENT PLAN



LIMIT OF DISTURBANCE = 29,980 SF. (0.69 Ac.)

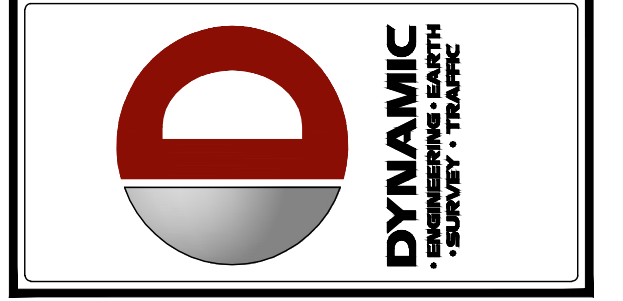
LIMIT OF DISTURBANCE NOTE

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.

DA#	DA		IMPERVIOUS AREA		CN		TC		2-YEAR STORM			10-YEAR STORM			ESDv				
	EXISTING (AC)	PROPOSED (AC)	EXISTING (AC)	PROPOSED (AC)	EXISTING	PROPOSED	EXISTING (MINUTES)	PROPOSED (MINUTES)	EXISTING (CFS)	PROPOSED (CFS)	CHANGE	EXISTING (CFS)	PROPOSED (CFS)	CHANGE	EXISTING	PROPOSED	CHANGE	TARGET (CF)	ACTUAL (CF)
1	0.23	0.26	0.13	0.09	90	87	5	5	0.92	0.89	0.03	1.59	1.61	-0.02	2.91	3.03	-0.12	568	841
2	0.03	0.02	0.03	0.02	98	98	5	5	0.14	0.08	0.06	0.21	0.13	0.08	0.37	0.22	0.15	N/A	N/A
3	0.23	0.06	0.20	0.03	97	89	5	5	1.01	0.24	0.77	1.60	0.14	1.46	2.78	0.76	2.02	N/A	N/A
4	0.18	0.26	0.14	0.25	94	97	5	5	0.75	1.20	-0.45	1.23	1.90	-0.67	2.17	3.30	-1.13	N/A	N/A
5	N/A	0.06	N/A	0.05	N/A	93	N/A	5	N/A	0.28	N/A	N/A	0.46	N/A	N/A	0.82	N/A	N/A	N/A

BMP SUMMARY CHART								
BMP ID	TYPE OF ESD PRACTICE (STRUCTURE NAME)	MARYLAND GRID COORDINATE (MD 83)	BMP DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET PE (IN)	ACTUAL PE (IN)	ACTUAL ESDv (CF)	
SWM-1	SUBMERGED GRAVEL WETLAND	1580351.61	402847.09	13,990	6,674	1.0	1.48	841

SOIL TYPE TABLE			
MAP UNIT SYMBOL	MAP UNIT NAME	ACRES IN AOI	PERCENT OF AOI
UP	URBAN LAND	1.7	100%
TOTALS FOR AREA OF INTEREST		1.7	100%



REV.	DATE	PER ESDR COMMENTS	BY
1	10/01/25		

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TITLE: **SKETCH STORMWATER MANAGEMENT PLAN**

SCALE: (H) 1" = 20'
 DATE: 09-24-2025
 PROJECT No: 5438 25-01083

SHEET No: **4** Rev. #: 1

LANDSCAPE COMPLIANCE

828-1014.6(E)(1) COMMERCIAL/OFFICE USES	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-BUFFERYARD AREAS OF LARGER SITES TO BE PRESERVED IN A NATURAL STATE, AND REQUIRED BUFFERYARD AREAS. A. DISTURBED AREA: 11,001 TO 100,000 SF 1 TREE/1,500 SF	29,099 SF LOD 7,328 SF (BUFFERYARD 'B') 2,154 SF (BUFFERYARD 'E', EAST P.L.) 1,034 SF (BUFFERYARD 'E', SOUTH P.L.) 18,283 SF (DISTURBED AREA) 18,583 SF/1,500 SF = 12 SITE TREES REQUIRED 12 SITE TREES PROPOSED (COMPLIES)
828-1014.6(E)(2)(A) STREET TREES	INTERNAL ON-LOT PUBLIC OR PRIVATE STREET TREE PLANTINGS - ONE (1) SHADE/CANOPY TREE PER 35' OF STREET CENTERLINE LENGTH. TREES TO BE PLANTED WITHIN 15' OF CURB LINE.	OCEAN GATEWAY AND MATTHEWSTOWN ROAD = 314 LF 314 LF/35 = 9 STREET TREES REQUIRED 3 STREET TREES PROPOSED (NAMES)
828-1014.6(E)(2)(B) INTERIOR PARKING LOT PLANTINGS	1 TREE PER 7.5 SPACES TO BE PLANTED WITHIN THE INTERIOR OF THE PARKING LOT.	22 SPACES PROPOSED 22/7.5 SPACES = 3 PARKING LOT TREES REQUIRED 3 PARKING LOT TREES PROPOSED (COMPLIES)
828-1014.6(E)(2)(C) PARKING LOT SCREENING	ALL PARKING LOTS SHALL BE LANDSCAPED WITH AN EVERGREEN SHRUB HEDGE WHICH WILL GROW TO A MINIMUM 42" HEIGHT WITHIN 5 YEARS ALONG ALL STREET OR ALLEY FRONTAGES AND ALONG ALL OR PORTIONS OF SIDES VISIBLE FROM STREETS OR ALLEYS, EXCLUDING THE BUILDING OR FACILITY ACCESS SIDE(S).	EVERGREEN PARKING LOT SCREENING PROVIDED (COMPLIES)
828-1014.6(E)(2)(D) BUILDING FACADE PLANTING	I. ONE (1) TREE PER 50' OF FRONT BUILDING FACADE OR PORTION THEREOF II. LANDSCAPE BEDS CONTAINING UNDERSTORY TREES, SHRUBS, GROUNDCOVERS THAT COVER 25% OF THE FRONT BUILDING FACADE. MINIMUM BED DIMENSION SHALL BE FIVE FEET (5).	I. 66 LF FRONT BUILDING FACADE 66 LF/50 = 1 FACADE TREE REQUIRED 1 FACADE TREE PROPOSED (COMPLIES) II. PROPOSED PLANTINGS ALONG 23 LF (35%) OF FRONT BUILDING FACADE (COMPLIES)
828-1014.7(E)(2) BUFFERYARD 'B'	FOR NON-RESIDENTIALLY ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER MAJOR ROADS A: 25' WIDTH B: PLANT UNIT: 2 SHADE/CANOPY TREES AND 1 EVERGREEN TREE	OCEAN GATEWAY AND MATTHEWSTOWN RD 314 LF - 50 LF (DRIVEWAYS) = 264 LF 264 LF/50 = 5 PLANTING UNITS 10 SHADE/CANOPY AND 5 EVERGREEN TREES REQUIRED 10 SHADE/CANOPY AND 5 EVERGREEN TREES PROPOSED (COMPLIES)
828-1014.7(E)(5) BUFFERYARD 'E'	ALONG NON-STREET, EXISTING PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING LAND USE A: 10' WIDTH B: PLANT UNIT: 1 SHADE/CANOPY TREES AND 3 EVERGREEN TREES	EAST PROPERTY LINE BUFFERYARD 'E' 242 LF 242 LF/50 = 5 PLANTING UNITS 5 SHADE/CANOPY AND 15 EVERGREEN TREES REQUIRED 5 SHADE/CANOPY AND 15 EVERGREEN TREES PROPOSED (COMPLIES) SOUTH PROPERTY LINE BUFFERYARD 'E' 141 LF 141 LF/50 = 3 PLANTING UNITS 3 SHADE/CANOPY AND 9 EVERGREEN TREES REQUIRED 3 SHADE/CANOPY AND 9 EVERGREEN TREES PROPOSED (COMPLIES)

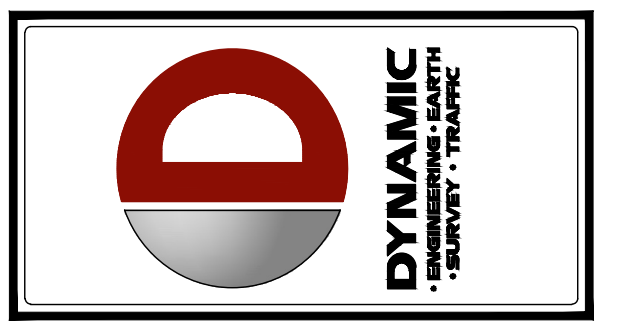
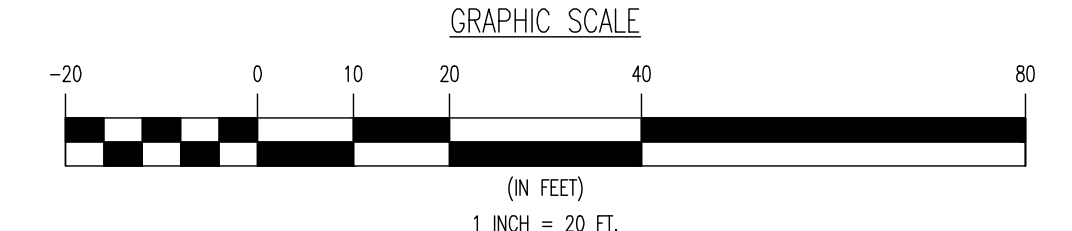
LANDSCAPE REQUIREMENTS

- VISIBILITY AT INTERSECTIONS (828-1008.2)
 - SUCH BARRIERS TO CLEAR UNOBSTRUCTED VISIONS AT INTERSECTING STREETS SHALL BE LIMITED TO A HEIGHT OF NOT OVER 3' ABOVE THE ESTABLISHED ELEVATION OF THE NEAREST CURB, FOR A DISTANCE OF 40' ALONG BOTH FLOWLINES OF CURB, MEASURED FROM THE POINT OF INTERSECTION OF THE PROJECTED FLOWLINE OF CURB OF SAID INTERSECTING FLOWLINES. NO NATURAL PLANTINGS OR CONSTRUCTION SHALL BE PERMITTED AT A HEIGHT OVER 3' WITHIN THE ISOSCELES TRIANGLE FORMED BY CONNECTING THE ENDS OF THE RESPECTIVE 40' DISTANCES. WHEN CURB AND GUTTER IS NOT PRESENT, ALL MEASUREMENTS SHALL BE FROM EDGE OF PAVEMENT, OR EDGE OF GRAVEL WHEN PAVEMENT IS NOT PRESENT.
 - THE UNOBSTRUCTED VIEW SHALL BE MAINTAINED FOR ALL SPACES BETWEEN 3' AND 10' IN HEIGHT.
 - WITHIN THE SAID TRIANGLE, AND IN CASES WHERE FRONT YARDS ARE TERRACED, THE GROUND ELEVATION OF SUCH FRONT YARDS SHALL NOT EXCEED 3' ABOVE THE ESTABLISHED CURB ELEVATION AT THE SAID INTERSECTING STREETS.
- LANDSCAPE IMPROVEMENTS FOR COMMERCIAL / OFFICE USES (828-1014.6)
 - OVERALL MINIMUM TREE PLANTINGS REQUIRED SHALL BE BASED ON SITE AREA TO BE DISTURBED (DISTURBED AREA EXCLUDES REQUIRED BUFFERYARDS). THE MINIMUM TREE REQUIREMENT SHALL BE:
 - 1 TREE / 1,000 SF WHERE DISTURBED AREA < 11,000 SF
 - 1 TREE / 1,500 SF WHERE DISTURBED AREA = 11,001 TO 100,000 SF
 - 1 TREE / 2,500 SF WHERE DISTURBED AREA > 100,001 SF
 - INTERNAL ON-LOT PUBLIC STREET TREE PLANTINGS:
 - 1 SHADE OR CANOPY TREE / 35' OF STREET CENTERLINE LENGTH
 - TREES TO BE PLANTED WITHIN 15' OF THE CURBLINE.
 - INTERIOR PARKING LOT PLANTINGS:
 - 1 TREE / 7.5 PARKING SPACES
 - TREES TO BE PLANTED WITHIN THE INTERIOR OF THE PARKING LOT
 - TREES SHALL BE LOCATED WITHIN THE PARKING BAYS SO THAT NO MORE THAN 15 PARKING SPACES FORM AN UNINTERRUPTED ROW
 - TREES SHALL BE PLANTED WITHIN AN AREA OF PEROUS SPACE OF AT LEAST 64 SF ALLOCATED PER TREE, WITH NO DIMENSION OF ANY PARKING LOT PLANTING ISLAND LESS THAN 6'
 - PARKING LOT SCREENING:
 - ALL PARKING LOTS SHALL BE LANDSCAPED WITH AN EVERGREEN SHRUB HEDGE WHICH WILL GROW TO A MINIMUM 42" HEIGHT WITHIN 5 YEARS ALONG ALL STREET OR ALLEY FRONTAGES AND ALONG ALL OR PORTIONS OF SIDES VISIBLE FROM STREETS OR ALLEYS, EXCLUDING THE BUILDING OR FACILITY ACCESS SIDE(S). SHRUBS SHALL BE SPACED TO FORM A CONTINUOUS HEDGE WITHIN 5 YEARS. REQUIRED BUFFERYARDS MAY REPLACE ALL OR PART OF THIS REQUIREMENT WHEN THE APPLICANT CAN DEMONSTRATE THAT EFFECTIVE SCREENING WILL BE ACHIEVED.
 - BUILDING FACADE PLANTINGS:
 - TREE, SHRUB, GROUNDCOVER AND ACCENT PLANTINGS SHALL BE INCORPORATED AROUND ENTRANCE POINTS, ALONG THE ENTRANCE FACE(S) OF BUILDING(S) AND/OR WITHIN THE ADJACENT PEDESTRIAN PAVING AREAS. THESE LANDSCAPE PLANTINGS (EXCLUDING TURF) SHALL BE COMPRISED AS FOLLOWS:
 - 1 TREE / 50' OF FRONT BUILDING FACADE OR PORTION THEREOF
 - LANDSCAPE BEDS CONTAINING UNDERSTORY TREES, SHRUBS, GROUNDCOVERS THAT COVER 25% OF THE FRONT BUILDING FACADE. MINIMUM BED DIMENSIONS SHALL BE 5'
- BUFFERYARD STANDARDS (828-1014.7)
 - NO DEVELOPMENT IMPROVEMENTS ARE PERMITTED WITHIN ANY BUFFERYARD, EXCEPT:
 - STORMWATER MANAGEMENT FACILITIES AND PEDESTRIAN / BIKWAYS WHEN THE APPLICANT DEMONSTRATES THAT SCREENING EFFECT OF THE BUFFERYARDS WILL NOT BE DIMINISHED
 - UTILITY SUBSTITUTIONS AND SIGNS, SO LONG AS NO VEGETATION REQUIREMENTS ARE REDUCED
 - IF THE ADJOINING PARCEL IS DEVELOPED, THE APPLICANT SHALL PROVIDE THE FULL BUFFERYARD WIDTH THAT THE ADJOINING PARCEL HAS PROVIDED AND AGREED TO LONG TERM PROTECT EXISTING SCREENING MEETING THE BUFFERYARD STANDARDS. UNDER THESE CONDITIONS, 50% TO 100% OF THE BUFFERYARD REQUIREMENT MAY BE WAIVED BY THE PLANNING AND ZONING COMMISSION.
 - BUFFERYARD PLANTING REQUIREMENTS SHALL BE BASED ON A 50' INCREMENT. DETERMINE TOTAL LENGTH OF AFFECTED AREA, DIVIDE BY 50, AND ROUND TO THE NEAREST WHOLE NUMBER TO DETERMINE MINIMUM PLANTING UNITS.
 - BUFFERYARD 'B' - FOR NON-RESIDENTIALLY ZONED LOTS TO BUFFER MAJOR ROADS:
 - WIDTH: 25'
 - PLANT UNIT: 2 SHADE OR CANOPY TREES & 1 EVERGREEN TREE
 - OPTIONS:
 - AVERAGE 3' BERM, REDUCE EVERGREEN TREE HEIGHT TO 5'
 - SUBSTITUTE 1.5 UNDERSTORY TREES FOR 1 EVERGREEN TREE FOR MAXIMUM 50% OF REQUIRED EVERGREEN TREES
 - BUFFERYARD 'E' - ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE:
 - WIDTH: 10'
 - PLANT UNIT: 1 SHADE OR CANOPY TREE & 3 EVERGREEN TREES
 - OPTIONS:
 - 2 SHADE OR CANOPY TREES & 8 EVERGREEN TREES
 - 4 EVERGREEN TREES
 - WALL OR FENCE WITH 3 LARGE EVERGREEN SHRUBS

SIGHT DISTANCE NOTE

NO NATURAL PLANTINGS OR CONSTRUCTION SHALL BE PERMITTED AT A HEIGHT OVER 3'. THE UNOBSTRUCTED VIEW SHALL BE MAINTAINED FOR ALL SPACES BETWEEN 3' AND 10' IN HEIGHT.

SIGHT DISTANCE TRIANGLE PER 828-1008.2



REV.	DATE	PER ESCR COMMENTS	BY
1	10/01/25		

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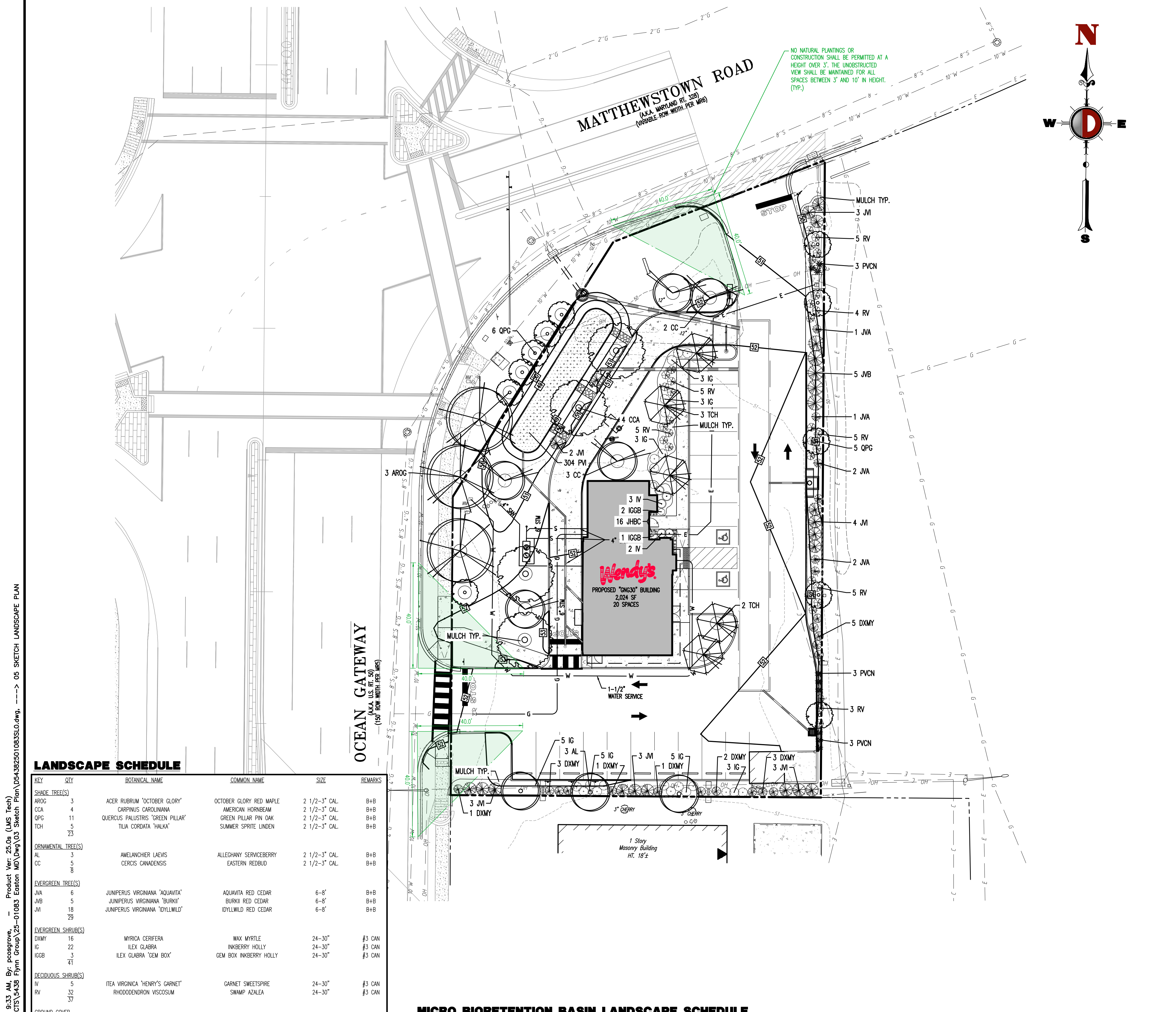
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MARIA A. ROLLER
Architect
LICENSED PROFESSIONAL ARCHITECT
M.D. 1998

TITLE: SKETCH LANDSCAPE PLAN

SCALE: (H) 1" = 20'
(V) 1" = 20'
DATE: 09-24-2025
PROJECT No: 5438 25-01083

SHEET No: 5 OF 5



LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
SHADE TREES(S)					
AROC	3	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2 1/2-3" CAL.	B+B
CCA	4	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	2 1/2-3" CAL.	B+B
OPG	11	QUERCUS PALUSTRIS 'GREEN PILLAR'	GREEN PILLAR PIN OAK	2 1/2-3" CAL.	B+B
TCH	5	TILIA CORDATA 'HALKA'	SUMMER SPRITE LINDEN	2 1/2-3" CAL.	B+B
	23				
ORNAMENTAL TREES(S)					
AL	3	AMELANCHIER LAEVIS	ALLEGHANY SERVICEBERRY	2 1/2-3" CAL.	B+B
CC	5	CERCIS CANADENSIS	EASTERN REDBUD	2 1/2-3" CAL.	B+B
EVERGREEN TREES(S)					
JVA	6	JUNIPERUS VIRGINIANA 'AQUANITA'	AQUANITA RED CEDAR	6-8"	B+B
JVB	6	JUNIPERUS VIRGINIANA 'BURKII'	BURKII RED CEDAR	6-8"	B+B
JVI	18	JUNIPERUS VIRGINIANA 'IDYLLWILD'	IDYLLWILD RED CEDAR	6-8"	B+B
	29				
EVERGREEN SHRUB(S)					
DMXY	16	MYRTICA CERIFERA	WAX MYRTLE	24-30"	#3 CAN
IG	22	ILEX GLABRA	INKBERRY HOLLY	24-30"	#3 CAN
IGGB	3	ILEX GLABRA 'GEM BOX'	GEM BOX INKBERRY HOLLY	24-30"	#3 CAN
	41				
DECIDUOUS SHRUB(S)					
IV	5	ITEA VIRGINICA 'HENRY'S GARNET'	GARNET SWEETSPIRE	24-30"	#3 CAN
RV	32	RHOODODENDRON VISCOSSUM	SWAMP AZALEA	24-30"	#3 CAN
	37				
GROUND COVER					
JHBC	16	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP CREEPING JUNIPER	15-18" SPRD.	#3 CAN
ORNAMENTAL GRASS(S)					
PVCN	9	PANICUM VIRGATUM 'CLOUD NINE'	CLOUD NINE SWITCH GRASS	30-36"	#3 CAN

MICRO BIORETENTION BASIN LANDSCAPE SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS
ORNAMENTAL GRASS(S)					
PVI	142	PANICUM VIRGATUM	SWITCH GRASS	2 GAL.	CONTAINER











Plotted: 10/01/25 AM, By: pccagrove, Product Ver: 25.0a (LMS Tech)
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APPENDIX B-1

SKETCH PLAN SUBMITTAL CHECKLIST

NOTE: THIS CHECKLIST REPRESENTS THE MINIMUM INFORMATION TO BE SUBMITTED ON A SITE PLAN. ADDITIONAL INFORMATION MAY BE REQUIRED FOR UNIQUE SITUATIONS.

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

- | | |
|--|--|
| 1. Location map, | 
_____ |
| 2. Boundary, | 
_____ |
| 3. Topography, | 
_____ |
| 4. General proposed land uses drawn to scale, and | 
_____ |
| 5. The Forest Stand Delineation as detailed in the Town of Easton's Forest Conservation Ordinance. | 
N/A no forest on site |
| 6. The location of any easements, rights-of-way or any other encumbrances which pertain to the property subject to the site plan review. | 
_____ |
| 7. Conditions of concern, for example, water courses, wetlands, floodplains, or other environmentally sensitive features. | N/A
_____ |
| 8. Location of refuse collection, exterior lighting, fencing, and all pedestrian walkways and sidewalks. | 
_____ |
| 9. General location and description (r.e. intended function, proposed species, etc.) of proposed landscaping. | 
_____ |
| 10. Location of parking including layout and landscaping. | 
_____ |
| 11. Conceptual building elevations or renderings illustrating the character, scale, and materials of all proposed structures. Such elevations or renderings shall be sealed by a licensed professional as described above. | _____ |
| 12. A statement describing the extent to which the application complies with the Recommended Design Principles for Easton set forth on pages 29-31 of the Comprehensive Plan | 
_____ |

This checklist completed by Lauren Smuz Date 09/30/2025

APPENDIX B-2

SKETCH STORMWATER MANAGEMENT PLAN SUBMITTAL CHECKLIST

EFFECTIVE MAY 4, 2010

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

COMPLETE THE APPROPRIATE CHECKLIST AND SUBMIT IT WITH THE PLANS, APPLICATION FORM, NARRATIVE OR REPORT, AND FEE. ITEMS IN BOLD ARE REQUIRED FOR CONCEPT AND/OR SITE DEVELOPMENT PHASE REVIEW.

I. Sketch Plan Submittal

A. Site and Resource Map

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

Tidal and Non-Tidal Wetland Boundaries	<u>N/A</u>	
Wetland Buffers		<u>N/A</u>
Floodplain Boundaries and Elevations	<u>N/A</u>	
Streams and other Waterways	<u>N/A</u>	
Stream Buffers	<u>N/A</u>	
Forest Boundaries		<u>N/A</u>
Forest Buffers	<u>N/A</u>	
Critical Areas	<u>N/A</u>	
Steep Slopes (>25%)	<u>✓</u>	
Erodible Soils	<u>N/A</u>	
Areas of High Recharge	<u>N/A</u>	
Springs		<u>N/A</u>
Soil Types and Hydrologic Soil Groups	<u>✓</u>	
Bedrock and/or other Geologic Features	<u>N/A</u>	
Vegetative Cover		<u>✓</u>
Existing Drainage Areas and Flow Patterns	<u>✓</u>	
Existing Stormwater Outfalls	<u>✓</u>	
Site and Resource Map field verified by a properly licensed design professional.	<u>✓</u>	
Existing contours (1' max intervals) and utilities shown.	<u>✓</u>	
Large tracts of contiguous open spaces, forested areas and other important resources protected by conservation easements.		<u>N/A</u>
Opportunities for afforestation identified.	<u>N/A</u>	
Wetland, stream and forest buffers enhanced and/or		

expanded.

N/A

B. Site Fingerprinting and Development Layout

Locations of proposed impervious areas provided.

✓

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

✓

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

✓

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

✓

Limit of disturbance and extent of clearing & grading.

✓

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

N/A

Better Site Design Techniques incorporated, including:

Sheetflow and overland flow provided wherever possible
Building footprint and site layout designed to protect conservation areas

✓

N/A

Proposed streets, rights of way, and/or sidewalks with modifications to reduce impervious area
Landscaped medians and/or cul-de-sacs

✓

Stormwater management features in medians or cul-de-sacs
Private open road section with grass channels and/or biofilters

N/A

N/A

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

✓

✓

✓

C. Stormwater Narrative


Title Page includes:


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

✓
✓
✓
✓
✓


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


✓


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


Project is identified as being within the Tanyard Branch Watershed. (Projects within this watershed must manage proposed 10-year storm flows to the existing 2-year storm discharge rate.) 

A narrative that supports the concept and describes how the design will achieve:


Natural resource protection and enhancement 

Maintenance of natural flow patterns 


Reduction of impervious areas through better site design, alternative surfaces, and non-structural practices 

Implementation of ESD planning techniques and practices to the Maximum Extent Practicable (MEP) 

Preliminary ESD sizing calculations provided 

Integration of erosion and sediment controls (ESC) into the stormwater strategy 

D. Sketch Plan Meeting

Following the Sketch Plan submittal, a meeting will be scheduled between the Town of Easton Planning & Zoning, Town Engineer, the Talbot County Soil Conservation District (SCD) ESC reviewer, the owner/developer, the SWM and ESC designer(s), and any other reviewers deemed necessary by the Town of Easton and/or the Talbot County SCD. Official Minutes from the Sketch Plan Meeting must be submitted for review and acceptance by all parties. These minutes must accompany all future submittals. 

This checklist completed by Lauren Smuz Date 09/30/2025

October 01, 2025
Via Hand Delivery

Town of Easton
Planning & Zoning Department
14 South Harrison Street
Easton, MD 21601

Attn:

**RE: Proposed Wendy's
Tax Map 103, Grid EA, Parcel 2863
8305 Ocean Gateway
Easton, MD 216041
DEC # 25-01083**

Dear Mr. Mayer,

On behalf of the applicant, Flynn Group, the following contains our responses to consolidated comment letters dated August 27, 2025, in regard to the above referenced project. The responses have been provided in bold for your reference:

Sketch Stormwater Management Plan & Sketch Site Plan Review Comments, prepared by Town of Easton, dated August 27, 2025

Site Plan - TOE Engineering Review Comments

1. *Confirm that there are no stacking concerns in the drive-thru.*

Response: There will be no issue with stacking as the minimum stacking requirement is 5 spaces, and we are providing 3 extra spaces totaling a proposed 8 spaces for stacking.

2. *Per Zoning Ordinance Section 28-1016-B, it is our recommendation to the Planning Commission to provide sidewalk along all road frontage (US-50 and MD-328). The location should be coordinated with SHA plans to build sidewalks and crosswalks at this intersection.*

Response: Please refer to the revised Sketch Site Plan where the sidewalk and pedestrian crossings to be constructed by MDOT SHA under Roadway Plan Contract #TA2895176 have been added for reference. Thus per §28-1016-B, a sidewalk will be provided along the US-50 frontage. As shown on the revised plan, the applicant will be connecting the private on-site sidewalk into the future sidewalk in the US-50 right-of-way proposed by MDSHA. As proposed on Roadway Plan #TA2895176, the proposed sidewalk in the rights-of-way terminate at the intersection of US-50 and

MD-328 as continuation of the sidewalk would result in relocation of the various utilities, structures and the traffic light in the Matthewstown Road right-of-way, and thus a sidewalk is not proposed at this time along MD-328.

- This site is located in the Tanyard Branch Watershed. The Stormwater Management Plan must be updated to address compliance with 4.1.A(3) of the Town of Easton Stormwater Management Ordinance.*

Response: Please refer to the revised Stormwater Management Plan and associated Stormwater Management Report which demonstrate that the applicant is now proposing an underground detention facility which will be utilized to reduce the proposed 10-yr flow to be lower than the 2-year existing flow as required by 4.1.A(3) of the Town of Easton Stormwater Management Ordinance due to the subject site's location within the Tanyard Branch Watershed.

- Provide Drainage Area Maps in the Site Plan set and indicate which impervious area is treated.*

Response: Drainage Area Maps are now included in the Sketch Site Plan set, where existing drainage areas can be found on sheet 2 and proposed drainage areas on sheet 4 of 5. The impervious areas of all drainage areas are noted within the Drainage Area Summary Chart on sheet 4.

- Please complete SWM Charts similar to those shown below. These should be included both on the Site Plan and Preliminary SWM Report.*

DRAINAGE AREA SUMMARY CHART																
DA #	DA		IMPERVIOUS AREA		CN		2-YEAR STORM			10-YEAR STORM		100-YEAR STORM		ESDv		
	EXISTING (ACRES)	PROPOSED (ACRES)	EXISTING (ACRES)	PROPOSED (ACRES)	EXISTING	PROPOSED	EXISTING (MINUTES)	PROPOSED (MINUTES)	EXISTING (CFS)	PROPOSED (CFS)	CHANGE (CFS)	EXISTING (CFS)	PROPOSED (CFS)	CHANGE (CFS)	TARGET (CF)	ACTUAL (CF)
1																
2																
3																
4																
TOTAL																

BMP SUMMARY CHART								
BMP ID	TYPE OF ESD PRACTICE (STRUCTURE NAME)	MARYLAND GRID		BMP DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET PE (IN)	ACTUAL PE (IN)	ACTUAL ESDv (CF)
		COORDINATE (NAD 83) METERS	NORTHING EASTING					
TOTAL								

Response: Comment acknowledged. Both charts have been included in the Sketch Stormwater Management Report and the Sketch Stormwater Management Plan (sheet 4 of 5 of the Sketch Site Plan set).

- Relocate proposed trees out of all Visibility Triangles.*

Response: Street trees that were in conflict with Visibility Triangles have been removed, and thus a waiver is now needed for the Street Tree requirement.

- Relocate or remove the parking space in the Visibility Triangle.*

Response: Comment acknowledged, which reduces the overall parking count provided to 20 spaces. However since 21 spaces are required due to the square footage of the proposed building, a waiver is now needed for parking. The parking space next to the entrance of Ocean Gateway has been removed.

8. *Include the percent increase in traffic to the traffic impact concept statement letter (Table 1 on Page 2 of 2) received 8/22/2025.*

Response: Comment acknowledged. The traffic impact concept statement letter has been updated per the comment.

Please address the comments above and submit a revised Sketch Stormwater Management Plan and revised Sketch Site Plan for review.

Comments to be addressed prior to Preliminary Development Site Plan and Stormwater Management Plan submission (After Planning Commission)

9. Access to Ocean Gateway and Matthewstown Road are in State Highway Right-of-Way. Any modifications to entrances or the frontages along these Right-of-Ways will require approval from SHA. Please provide a copy of any approval for modifications to our office.

Response: Comment acknowledged. This will be addressed as part of the MDSHA Access Permit Plan.

10. *A portion of the proposed Outfall pipe is shown in the SHA ROW. Provide information of the details of this pipe and revise the LOD to show connection to the existing inlet. Confirm SHA approval.*

Response: The plans have been updated to illustrate a proposed manhole, which will be located on-site and will serve as the connection for our private stormwater outfall to the existing 12" RCP that is currently in the SHA ROW but crosses onto the private property.

11. *Please submit a grading plan confirming ADA compliance.*

Response: Grading has been included in our Sketch Stormwater Management sheet to show ADA compliance around the building and sidewalk paths.

12. *Please confirm the correct site area. The Site Plan indicates an area of 0.64ac and the SWM calculations indicate an area of 0.67ac.*

Response: The correct site area is 0.64 AC and has been updated in the SWM calculations to reflect this number.

13. *Submit a Photometric Analysis.*

Response: Comment acknowledged. A photometric analysis has been coordinated and will be submitted during the Preliminary Development Site Plan submission.

14. Confirm the shed and concrete trash enclosure will remain. If it is planned to be removed, it should be included in the LOD.

Response: The shed and concrete trash enclosure will remain untouched. The Limit of Disturbance is outlined around these two items to reflect this.

15. *Will the existing stormdrain culvert at the MD-328 entrance be removed?*

Response: The existing 12" RCP stormdrain culvert that runs under the site driveway entrance to MD-328 will be demolished and is no longer shown on the proposed conditions plan views (sheets 3-5 of the Sketch Site Plan set) for clarity.

16. *The Preliminary Plan should include profiles and cross sections of all SWM features and pipes*

Response: Comment acknowledged. This will be addressed during the Preliminary Site Development Plan submission.

17. *Label the slope between the MBR to the drivethrough.*

Response: Comment acknowledged. The slope will be labeled as such on our Preliminary Site Development Plan.

18. *No trees should be proposed on the stormwater management features/berms/slopes.*

Response: Proposed landscaping has been revised to prevent conflict with stormwater management features.

19. *The Stormwater Management Landscape Plan shall be prepared by a licensed landscape architect.*

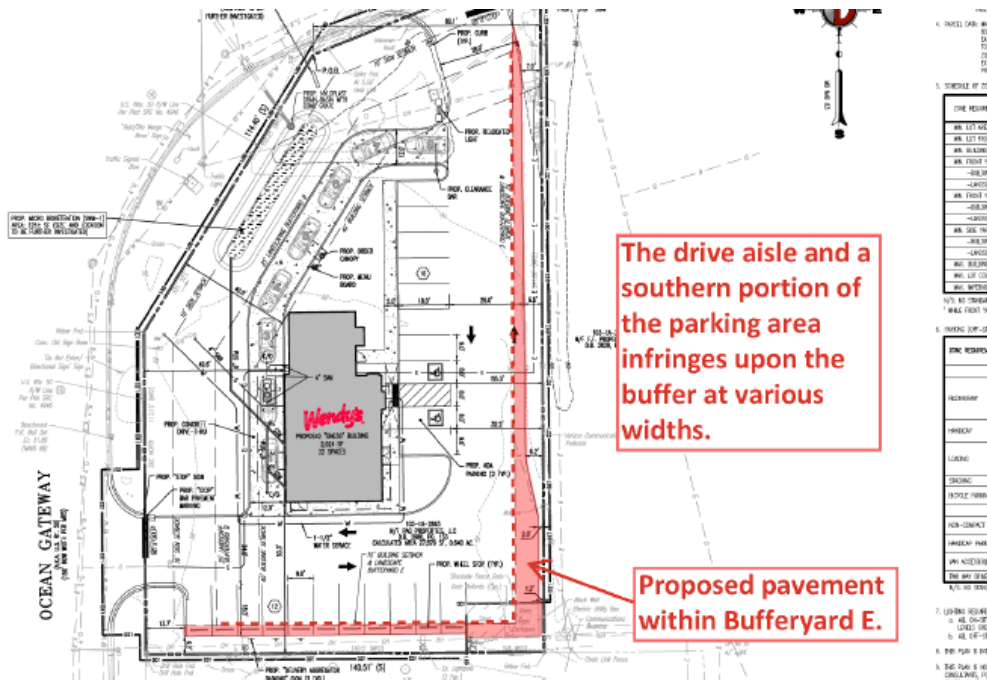
Response: Comment acknowledged. A licensed landscape architect has prepared and signed the plan.

Site Plan - P&Z Review Comments

1. Obtain approval from the Town of Easton's Board of Zoning Appeals for a Special Exception to operate a fast-food restaurant on the property.

Response: Comment acknowledged. Following the ESDR the applicant will be seeking Special Exception approval from the BOZA meeting on November 18th 2025.

2. Per Section § 28-1014.7 D.2 of the Town's Zoning Ordinance, no development improvements are permitted within the bufferyard, with the exception of stormwater management facilities and pedestrian/bikeways, provided the applicant demonstrates that the screening effect of the bufferyard will not be diminished. Although the applicant has supplied the necessary plantings for screening, the drive aisle and a southern portion of the parking area infringes upon the buffer at various widths. Therefore, a Supplemental Waiver Request Application for Landscaping & Buffering, specifically for Bufferyard 'E' under Section §28-1014.7 E.5a of the Town's Zoning Ordinance, must be submitted for review and approval by the Planning & Zoning Commission. Staff would support the waiver request based on the merits of the applicant providing the required plantings. See attached markup below.



Response: Comment acknowledged. We will be submit a waiver to be reviewed and approved for the November 20th Town Planning Commission meeting.

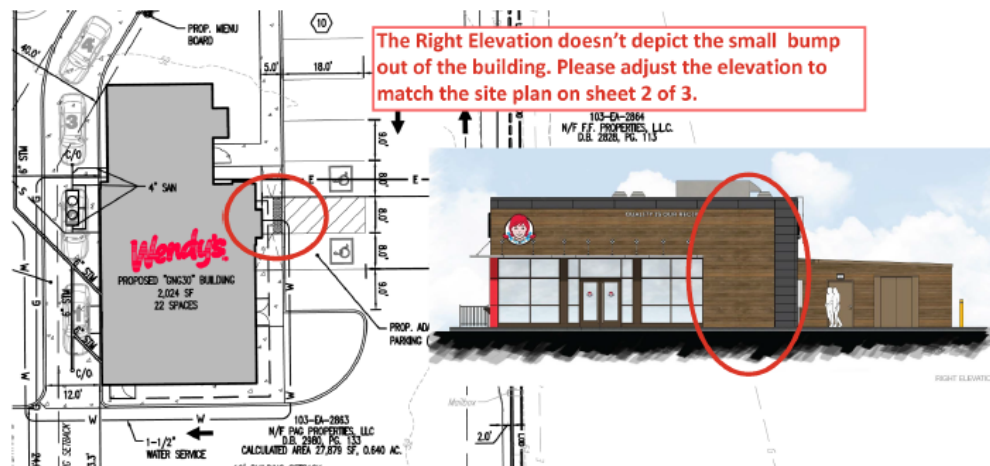
6. *Per Appendix B, Sketch Plan Submittal Checklist, a statement describing the extent to which the application complies with the Recommended Design Principles for Easton set forth on pages 29-31 of the Comprehensive Plan.*

Response: Comment acknowledged. A statement has been provided as note 13 on sheet 3 of 5.

7. *The Planning and Zoning Commission may request the applicant to address "Bird Strike" design options for the proposed windows.*

Response: Comment acknowledged. This will be addressed during the Preliminary Site Development Plan submission as well as during staff's architectural review at the upcoming Planning Commission meeting on November 20th.

8. *The Right Elevation doesn't depict the small bump out of the building. Please adjust the elevation to match the site plan on sheet 2 of 3. See attached markup below.*



Response: Comment acknowledged. This is currently being coordinated, and the updated elevations will be provided during the Preliminary Site Development Plan submission. The updated elevations will additionally be incorporated into the Concept, Use & Design application, which will be submitted to the Town by the October 27th deadline for the November 20th Planning Commission meeting where architectural elements will be further reviewed.

9. *On Sheet 1 of 3, under General Notes, please add the following: "Per the Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1 Relevance, this development is within the priority funding area that's within the proximity of commercial properties. The overall site area is 28,750 square feet and is under the required 40,000 square foot minimum. Therefore, Forest Conservation is not required."*

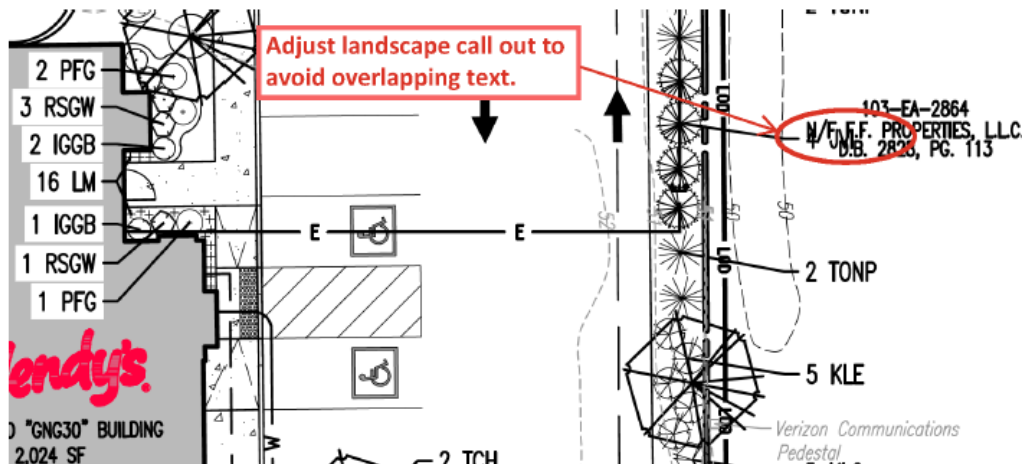
Response: Comment acknowledged. The note has been added to the general notes as note number 8 on sheet 3 of 5.

10. *Per Section § 28-1014.6 E.2.A of the Town's Zoning Ordinance, street tree plantings are required. Seven canopy/shade trees are located within the State Highway Administration's*

(SHA) right-of-way and one canopy/shade tree is within the visibility triangle on site along Matthewstown Road. The applicant may submit a Supplemental Waiver Request Application for Landscaping & Buffering to the Planning & Zoning Commission. This application would seek approval to waive the tree requirement.

Response: 3 street trees have been proposed along Ocean Gateway. Street trees have not been proposed along Matthewstown Road as a result of site constraints including conflicts with site utilities, visibility triangles, and site signage.

11. Adjust landscape call out on sheet 3 of 3 to avoid overlapping text. See attached markup below.



Response: Comment acknowledged. The call out has been moved to avoid overlapping text.

12. Check the proposed parking space count on the south side of the site. The plan view shows eleven (11) spaces. In addition, include the maximum number of required vehicle spaces. Revise the plan view and General Note #6 on sheet 2 of 3. Please note, the removal of the parking space within the visibility triangle along Ocean Gateway would reduce the total number of parking spaces below the minimum requirement. The applicant may submit a Supplemental Waiver Request Application for Parking to the Planning & Zoning Commission for review/approval to reduce the parking space requirements.

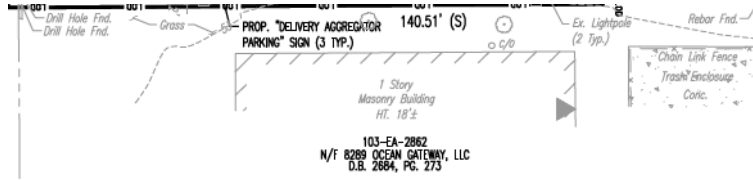
Response: Comment acknowledged. The proposed parking count has been updated on the plan and Bulk Table to reflect an accurate count including the removal of the parking space within the visibility triangle on Ocean Gateway.

13. The selected plants on sheet 3 of 3, *Tilia Cordata* 'Halka', *Amelanchier Laevis* 'Cumulus', *Potentilla Fruticosa* 'Goldfinger', *Liriope Muscari* 'Big Blue', *Ilex Glabra* 'Shamrock', *Kalmia Latifolia* 'Olympic Fire', *Kalmia Latifolia* 'Elf', *Rhododendron* 'Roblex', and *Rhododendron X Satsuki* 'Gumpo White' are not native to the Eastern Shore of Maryland. Please select a native plant species.

Response: The proposed plant material has been revised to include native species where substitutions were requested.

Site Plan - Easton Utilities Review Comments

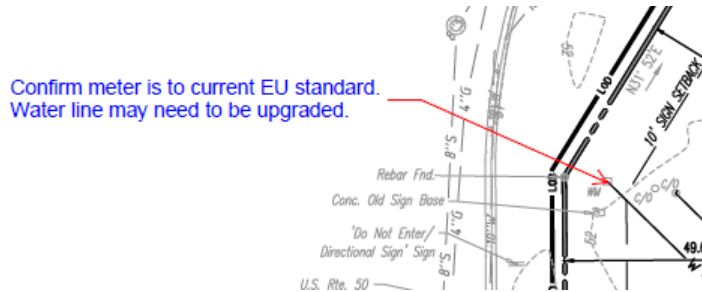
1. All commercial & residential jobs must contact EUC for Electric design.



All commercial & residential jobs must contact EUC for Electric design.

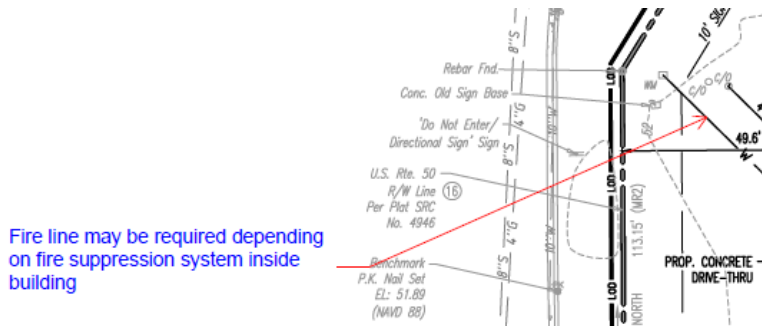
Response: Comment acknowledged. Coordination of the electric design will begin following Sketch Site Development Plan approval and will be incorporated as part of the Preliminary Site Development Plan submission..

2. Confirm meter is to current EU standard. Water line may need to be upgraded.



Response: Comment acknowledged. Confirmation of the water meter will be coordinated with Easton Utilities following Sketch Site Development Plan approval and will be incorporated as part of the Preliminary Site Development Plan submission.

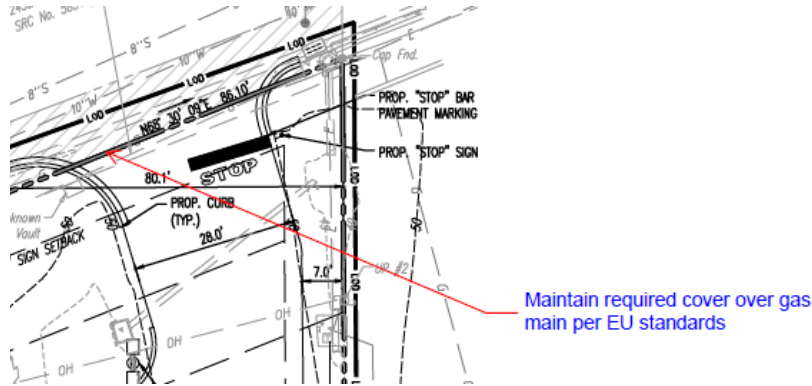
3. Fire line may be required depending on fire suppression system inside building



Response: Comment acknowledged. This will be addressed during the Preliminary Site Development Plan submission. Coordination is ongoing regarding the fire suppression system inside the building, and if required, a potential fire line will be

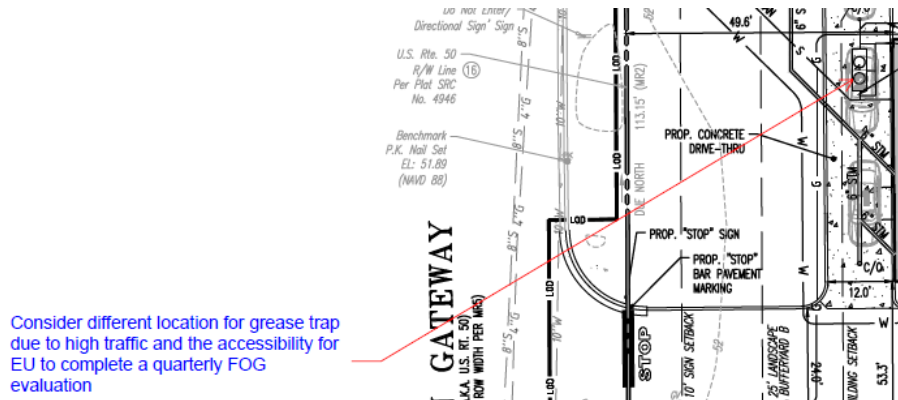
incorporated as part of the Preliminary Site Development Plan submission following Sketch Site Development Plan approval.

- Maintain required cover over gas main per EU standards.



Response: Comment acknowledged. Proposed gas main will have the required cover per Easton Utilities standards.

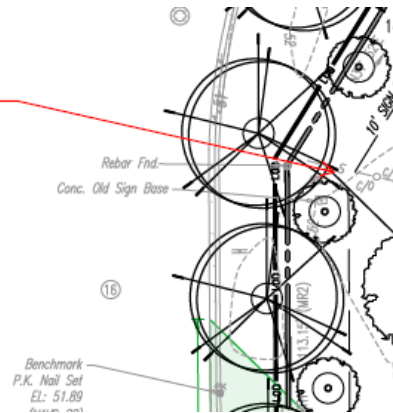
- Consider different location for grease trap due to high traffic and the accessibility for EU to complete a quarterly FOG evaluation.



Response: Comment acknowledged. The grease trap has been relocated outside of the drive-thru lane to avoid conflicts with quarterly inspections.

6. *Water and sewer services can not be located within the canopy of the landscaping.*

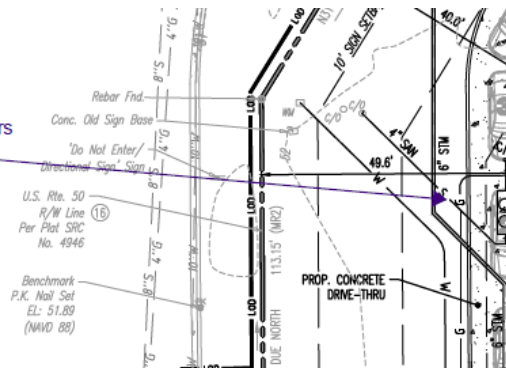
Water and sewer services can not be located within the canopy of the landscaping



Response: Per feedback received during the initial ESDR meeting, the proposed landscape design has been adjusted to ensure utilities will have a 10' buffer away from trees.

7. *Gas to be relocated at owners expense.*

Gas to be relocated at owners expense.



Response: Comment acknowledged.

8. *2" conduit to follow electric.*

103-EA-2862
M/F 8289 OCEAN GATEWAY, LLC
D.B. 2684, PG. 273

2" conduit to follow electric.

Response: Comment acknowledged.

9. *Refer to EU communications standards for Single family or Multi Family dwellings. C-3.08 and/or C-3.09*

Refer to EU communications standards for Single family or Multi Family dwellings. C-3.08 and/or C-3.09

Response: Comment acknowledged. These standards will be further coordinated with Easton Utilities to ensure the communication service is reflected accordingly on the Preliminary Site Development Plan given the commercial nature of this development and the residential standards provided via Easton Utilities Construction Details.

We kindly request the enclosed information be reviewed at your earliest convenience.

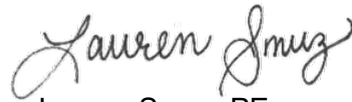
Should you have any questions, comments or require additional information, please do not hesitate to contact our office.

Sincerely,

Dynamic Engineering Consultants, PC



Connor McManus, P.E.
Branch Manager/Principal



Lauren Smuz, PE
Project Manager

Enclosures

CC:

August 18, 2025
Revised October 1, 2025

Town of Easton Board of Zoning Appeals
14 South Harrison Street
PO Box 520
Easton MD 21601

Attn: Nicholas Johnson, AICP - Board Planner

**Re: Traffic Statement
Proposed Wendy's
8305 Ocean Gateway (US 50)
Tax Map 0103, Grid 000EA, Parcel 2863
Town of Easton
Talbot County, Maryland
DT # 5438 25-01106**

Dear Mr. Johnson:

Dynamic Traffic has prepared the following statement to determine the traffic impact associated with the redevelopment of a site located within the southeast quadrant of the intersection of Ocean Gateway (US 50) with Matthewstown Road (MD 328) and Goldsborough Street in the Town of Easton, Talbot County, Maryland. The site is designated as Tax Map 0103, Grid 000EA, Parcel 2863. The site is currently occupied by a 3,900± SF pizza restaurant. It is proposed to raze the existing building and construct a 2,024 SF Wendy's fast-food restaurant with drive-thru (The Project). The site is located within the CG – Commercial General District. Access to the site is currently provided via one (1) right-in/right-out driveway along Ocean Gateway (US 50) and one (1) right-in/right-out driveway along Matthewstown Road (MD 328). It is proposed to maintain the existing access configuration.

Trip Generation Comparison

Trip generation projections were prepared utilizing trip generation research data as published in the Institute of Transportation Engineers' (ITE) publication, *Trip Generation, 11th Edition*. This publication sets forth trip generation rates based on empirical traffic count data conducted at numerous research sites. Trip generation projections for the proposed Wendy's were prepared utilizing Land Use Code (LUC) 932 – High-Turnover (Sit-Down) Restaurant for the existing pizza restaurant and LUC 934 – Fast-Food Restaurant with Drive-Through Window for the proposed Wendy's.

According to studies conducted by ITE, traffic associated with LUC 932 and LUC 934 is not 100% newly generated. Rather, a portion of the traffic is diverted from the existing traffic stream on the adjacent roadway network. This is because the existing pizza restaurant and proposed Wendy's are not exclusively a destination land use, instead patrons stop on their way to/from other locations such as home or work. ITE identifies a 43% weekday evening passby traffic percentage for LUC 932, as well as 50% weekday morning and 55% weekday evening passby percentages for LUC 934. Table 1 below shows the difference in trip generation between the existing pizza restaurant and proposed Wendy's fast-food restaurant accounting for the passby credits.

www.dynamictraffic.com

**Table 1
 Trip Generation**

Use	Trip Type	AM PSH			PM PSH		
		In	Out	Total	In	Out	Total
3,900± SF High-Turnover (Sit-Down) Restaurant (<i>Existing</i>)	Total	20	17	37	21	14	35
	Passby	-	-	-	8	8	16
	New (Primary)	20	17	37	13	6	19
2,024 SF Wendy's Restaurant with Drive-Thru (<i>Proposed</i>)	Total	46	44	90	35	32	67
	Passby	23	23	46	19	19	38
	New (Primary)	23	21	44	16	13	29
Difference (Proposed – Existing)	Total	+26	+27	+53	+14	+18	+32
	Passby	+23	+23	+46	+11	+11	+22
	New (Primary)	+3	+4	+7	+3	+7	+10
Percent Increase (Difference / Existing)	Total	+130%	+158%	143%	+67%	+129%	+91%
	Passby	-	-	-	+138%	+138%	+138%
	New (Primary)	+15%	+24%	+19%	+23%	+116%	+53%

As shown in the table above, the proposed Wendy's is anticipated to generate a maximum of 10 peak hour trips that are considered "new" to the adjacent roadway network. As such, it is not anticipated that this level of trip generation will create a discernable impact on existing traffic flows.


Conclusion

Based upon our Traffic Statement as detailed in the body of this report, it is the professional opinion of Dynamic Traffic that the adjacent street system of the Town of Easton and Maryland State Highway Administration (MSHA) will not experience any significant degradation in operating conditions with the development of the site.

If you have any questions on the above, please do not hesitate to contact our office.

Sincerely,

Dynamic Traffic, LLC


 Kevin Savage, PE, PTOE
 Principal


 Johnathan Town
 Senior Design Engineer

c:

File: T:\TRAFFIC PROJECTS\5438 Flynn Group\25-01106 Easton MD\Engineering\Planning\2025-10-01 Traffic Statement - Rev 1\2025-10-01 Traffic Statement - Rev 1.docx

SKETCH STORMWATER MANAGEMENT REPORT

For

Wend Central Maryland, LLC

PROPOSED COMMERCIAL REDEVELOPMENT:

Wendy's Easton

**8305 Ocean Gateway
Easton, Talbot County, Maryland, 21061**

**District 01
Account Number: 022970
Tax Map: 0103 Grid: 000EA Parcel: 2863**

Prepared by:



**125 West Street, Suite 201
Annapolis, MD 21401
(410) 567-5000**

PROFESSIONAL CERTIFICATION:

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

10/01/2025

**CONNOR MCMANUS, P.E. LICENSE NO. 52959
EXPIRATION DATE: 07/15/2026**

DATE:

DEC# 5438 25-01083



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III. STORMWATER MANAGEMENT SUMMARY	5
V. ENVIRONMENTAL FEATURES.....	5
VI. ADEQUATE OUTFALL STATEMENT.....	6
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APPENDIX

APPENDIX A – SITE LOCATION

APPENDIX B – ZONING MAP

APPENDIX C – FEMA FIRMette

APPENDIX D – USDA NRCS SOIL RESOURCE

APPENDIX E – ENVIRONMENTAL SITE DESIGN CALCULATIONS

APPENDIX F - 2-YEAR STORM EXISTING FLOW

APPENDIX G - 10-YEAR STORM PROPOSED FLOW

INTRODUCTION

The Stormwater Management Act of 2007 requires an interim submission and approval process for stormwater management associated with land development. This report outlines the Sketch Stormwater Management plan; the first in the three-step process for stormwater management approval within the Town of Easton.

This project consists of a 2,024 square foot Wendy's fast-food restaurant with a drive-through service lane and associated parking lot. Water quality for this project will be provided by Environmental Site Design to the Maximum Extent Practicable as required in the Stormwater Management Ordinance Town of Easton, Maryland and the 2000 Maryland Stormwater Design Manual. Quantity management is achieved via a reduction in impervious coverage for the site and an underground storage facility using CMP pipes.

Design References include:

1. 2000 Maryland Stormwater Design Manual, Volumes I and II, Maryland Department of the Environment and Supplement 1 (ESD Design), October 2000, Revised May 2009.
2. Stormwater Management Ordinance Town of Easton, Maryland, May 2010

I. EXISTING CONDITIONS

The subject property is 8305 Ocean Gateway, Easton, Maryland 21601, located east of Ocean Gateway along the south side of Matthewstown Road. The property is zoned CG (Commercial General District Zone) and is currently a shutdown restaurant and its associated surface parking lot. The restaurant has a patio on the west side with an existing stormwater management facility to the north. The property is located in the Tanyard Branch watershed, requiring the proposed 10-year storm flows to match the existing 2-year storm flow. The runoff from the site currently flows into the northern stormwater management facility on site or to the east into an existing swale. This will overall discharge into the public system at the northwest end of the site.

In the existing conditions, site runoff drains from the existing building within the middle of the property to the north and eastern parts of the property. To the south of the building there is an existing ridge where half of the water flow to the west and into Ocean Gateway where it flows within the MDSHA ROW. The water flowing to the north will head into the existing stormwater management facility which then heads into a 12" RCP culvert that moonlights into a swale where it flows again into a 15" RCP that shoots into a manhole within Matthewstown ROW. This manhole will finally send the flow to the final outfall at the northwest end of the site connecting into the public storm drain system. The water flowing east will drain down into an existing swale that connects into the manhole along Matthewstown road.

Within the 0.64-acre subject property area, the following soils are present:

Table 1: Site Soils Summary Table

Map Unit	Soil Name	Drainage Class	Hydric Rating	Hydrologic Soil Group (HSG)	Site Acreage (% of Site)
Up	Urban Land	Not Well Drained	No	100% D	0.64 acres (100%)

The existing soil within the property area is identified as Urban Land which can be described as fill. This type of soil has poor infiltration, which can be identified with the Hydrologic Soil Group D further emphasizing the poor infiltration. With the poor infiltration, a proposed Submerged Gravel Wetland will be used.

II. PROPOSED SITE & DESCRIPTION OF ANALYSIS

The project consists of redeveloping the total site area of 0.64 acres into a proposed Wendy’s with an improved stormwater management facility. The proposed Wendy’s will include a drive-through service lane, surface parking, drive aisles, landscaping, stormwater management, and associated utilities and infrastructure. This development will also be upgrading the entrances into the site from Ocean Gateway and Matthewstown Road. With future SHA improvements along Ocean Gateway, the proposed Wendy’s will also provide a sidewalk connection into the SHA sidewalk.

During conceptual site layout stage of the project, every effort has been made to minimize impervious cover by condensing the proposed development footprint and increasing proposed pervious areas where feasible. The impervious coverage of 68.2% (0.44 acres) in pre-developed conditions has been reduced to 60.6% (0.39 acres) in post-development conditions. With an existing site impervious area exceeding 40%, the project is considered “redevelopment” in accordance with the 2000 MD Stormwater Design Manual.

In proposed conditions, treatment of paved areas within the drive thru is prioritized as runoff and will be directed to the proposed submerged gravel wetland via overland flow into rip rap that leads into the facility. This facility will also treat the building runoff as the storm drains will connect directly into the facility. The majority of the paved areas within the site will flow into two inlets located at the eastern portions of the site. These inlets will drain into a 24” CMP underground detention facility in which it will hold back the flow to match the 2-year existing flow. The underground detention facility will outlet with a 8” RCP into a proposed manhole that connects into an existing 12” RCP storm drain pipe that goes into the final outfall for the site.

Alternative surfaces are unable to be utilized at the subject site due to the aforementioned poor infiltration rate. In order to implement Environmental Site Design (ESD) to the Maximum Extent Practicable (MEP), a submerged gravel wetland facility will be utilized to effectively treat the designed volume of runoff.

Depending on individual site soil characteristics, a larger drainage area may be required to maintain saturated conditions within the wetland.

Table 2: Stormwater Management Device Schedule

BMP Number	Facility Type	Drainage Area	Area At Water Surface Elevation	Stone Surface Area	Ponding Depth	ESD _v Provided	P _E Provided
SWM-1	Submerged Gravel Wetland (M-2)	0.46 AC	1,050 SF	631 SF	1.00 FT	841 CF	1.48 IN
ESD Volume Is Addressed					Total	841 CF	1.48 IN

III. STORMWATER MANAGEMENT SUMMARY

In order to meet MDE stormwater management requirements, the proposed non-structural best management practices (BMP) / micro-scale device address Environmental Site Design (ESD) to the maximum extent practicable (MEP). By doing so, the facilities as designed are able to achieve the required Water Quality Volume (WQ_V) and return the redeveloped site to a state where it can reflect “woods in good conditions” by way of the reduced runoff curve number (RCN). The Environmental Site Design Volume (ESD_V) requirements for the ESD Tract are met through the use of one (1) Submerged Gravel Wetland facility, which surpass the redevelopment target P_E of 1-inch by providing a total P_E of 1.48 inches. Utilizing a rainfall depth equal to 1-inch for the Eastern Rainfall Zone per Chapter 2 of the 2000 Maryland Stormwater Design Manual, the proposed facility additionally surpasses the target Water Quality Volume (WQ_V) of 568 CF by providing 841 CF for the total redevelopment project limits. Please refer to Appendix E for the associated stormwater management calculations.

Table 3: Environmental Site Design Summary

Site Area:	0.64 AC
Total Disturbed Area:	0.70 AC
Project Requirement:	Redevelopment
Impervious Area Requiring Treatment:	0.16 AC
Hydrologic Soil Group(s):	D (100%)
Target RCN For Woods in Good Condition:	77
Design RCN:	77
Required ESD _V :	568 CF
Provided ESD _V :	841 CF
Target P _E :	1.00 IN
Provided P _E :	1.48 IN

Table 4: Drainage Area Summary Table

DA#	DA		IMPERVIOUS AREA		CN		TC		2-YEAR STORM			10-YEAR STORM			100-YEAR STORM			ESD _V	
	EXISTING (AC)	PROPOSED (AC)	EXISTING (AC)	PROPOSED (AC)	EXISTING	PROPOSED	EXISTING (MINUTES)	PROPOSED (MINUTES)	EXISTING (CFS)	PROPOSED (CFS)	CHANGE	EXISTING (CFS)	PROPOSED (CFS)	CHANGE	EXISTING (CFS)	PROPOSED (CFS)	CHANGE	TARGET (CF)	ACTUAL (CF)
1	0.23	0.26	0.13	0.09	80	87	5	5	0.92	0.89	0.03	1.59	1.61	-0.02	2.91	3.03	-0.12	568	841
2	0.03	0.02	0.03	0.02	98	98	5	5	0.14	0.08	0.06	0.21	0.13	0.08	0.37	0.22	0.15	N/A	N/A
3	0.23	0.06	0.20	0.03	97	89	5	5	1.01	0.24	0.77	1.60	0.14	1.46	2.78	0.76	2.02	N/A	N/A
4	0.16	0.26	0.14	0.25	94	97	5	5	0.75	1.20	-0.45	1.23	1.50	-0.67	2.17	3.30	-1.13	N/A	N/A
5	N/A	0.06	N/A	0.05	N/A	83	N/A	5	N/A	0.28	N/A	N/A	0.46	N/A	N/A	0.82	N/A	N/A	N/A

Table 5: BMP Summary Chart

BMP ID	TYPE OF ESD PRACTICE (STRUCTURE NAME)	MARYLAND GRID COORDINATE (NAD 83)		BMP DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET P _E (IN)	ACTUAL P _E (IN)	ACTUAL ESD _V (CF)
		NORTHING	EASTING					
SWM-1	SUBMERGED GRAVEL WETLAND	1580351.61	40584.09	13,990	6,674	1.0	1.48	841

V. ENVIRONMENTAL FEATURES

The site does not contain any wetlands or specimen trees. The site is not within a flood plain and/or FEMA Floodplain. There are no archeological items, historic sites/features or cultural resources that are located within the project’s limits or will be affected by this redevelopment.

There is existing vegetation / forested area on-site that will be affected by the proposed phased redevelopment and is further illustrated as part of the Forest Stand Delineation Plan for this project.

VI. ADEQUATE OUTFALL STATEMENT

Proposed on-site storm drain is utilized to intercept and minimize runoff leaving the site via sheet flow directly into Ocean Gateway or Matthewstown Road. By capturing on-site runoff from the building and drive through and leading them to private curb cuts directing the flow into the submerged gravel wetland, the stormwater is able to be contained and treated prior to discharging into the public right-of-way below-grade. The rest of the on-site runoff will flow into two (2) private inlets that connect into a underground detention facility. Thus, one (1) single outfall point in Matthewstown Road was evaluated for this project. Ultimately, runoff from both facilities, the submerged gravel wetland and underground detention, will be conveyed via a 12" RCP and 8" RCP respectively proposed on-site to a proposed manhole that connects into an existing 12" RCP within Matthewstown Road. Flow from the development will be managed in a manner that will not negatively affect the public system and will not exceed the 2-year storm existing flow limitation that is required since the site is within the Tanyard Branch Watershed and to the Maryland Stormwater Manual.

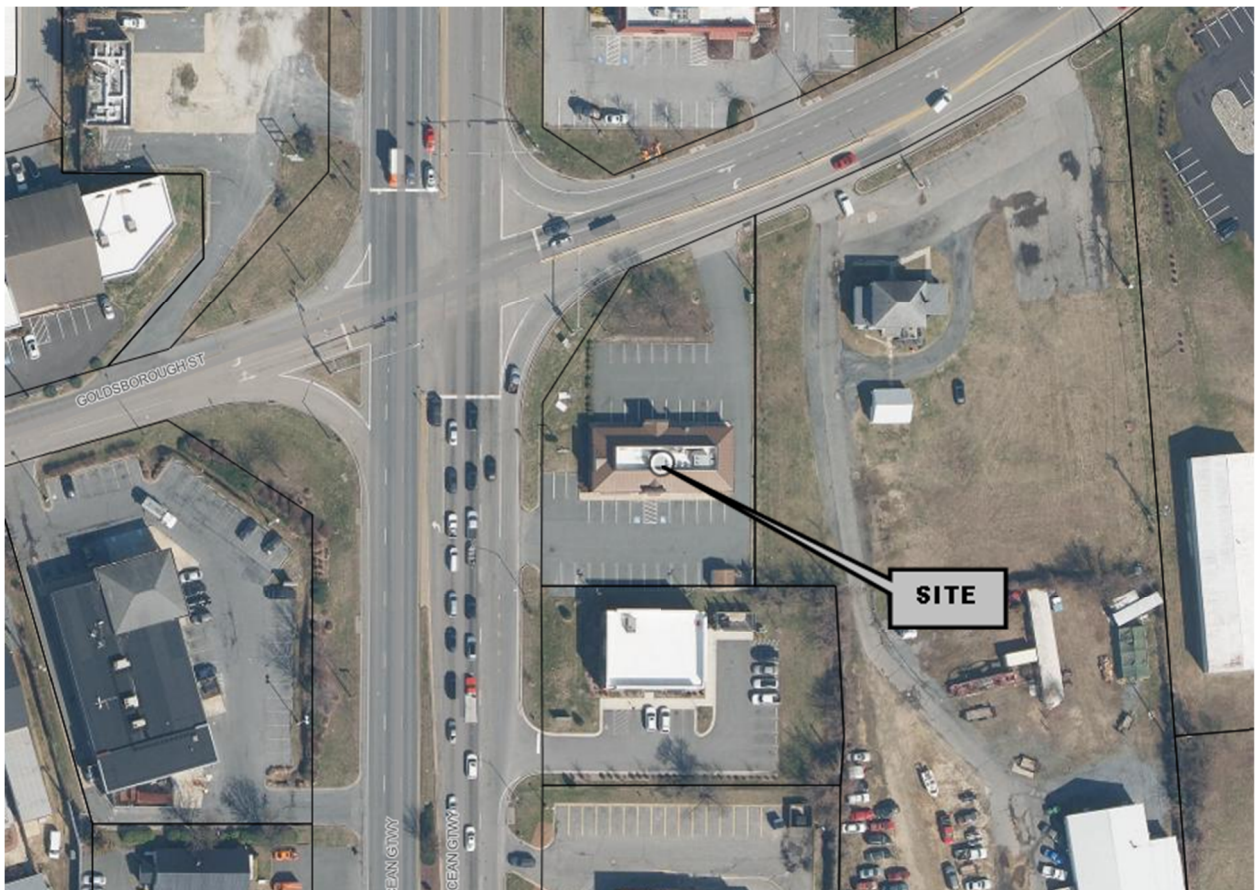
VII. CONCLUSION

In summary, the proposed plan illustrates the best layout for this project based on the shape and topography of the site. The layout as shown in the Stormwater Management Plan adds a stormwater facility that improves the existing conditions significantly. This facility has been added while maintaining natural drainage patterns. The site has employed ESD to the MEP through the use of one (1) micro-scale device: submerged gravel wetland facility. The physical feasibility, topography, and environmental features of the subject parcel were evaluated while determining the type and location achievable ESD practices to store and treat storm runoff for the redevelopment improvements. The implementation of the submerged gravel wetland facility will not only treat and manage stormwater runoff from the site but in combination with a 24" CMP detention facility will decrease the Q10 runoff leaving the site from pre-development to post-development conditions. The downstream system is not negatively impacted and is equipped to handle the reduced flows from the site. Overland flow will remain adequately stabilized. Stormwater Management will be provided for this project in accordance with 2000 Maryland Stormwater Management Manual Volumes I & II as well as the Stormwater Management Ordinance of the Town of Easton.

APPENDIX

APPENDIX A – SITE LOCATION

SITE LOCATION



125 West Street Suite 201, Annapolis MD 21401 T. 410.567.5000

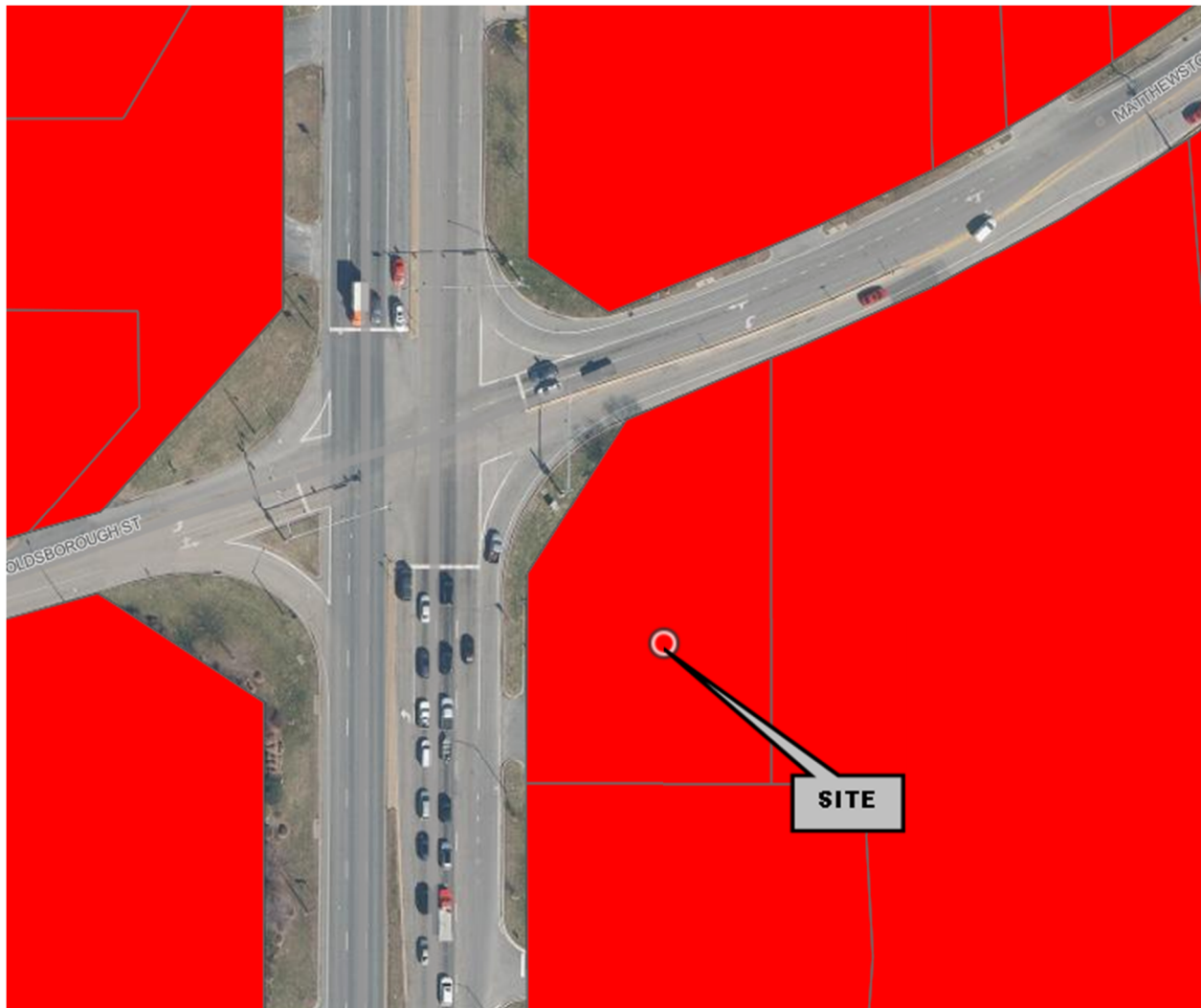
www.dynamicce.com

Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL • Annapolis, MD

APPENDIX B – ZONE MAP

Zone Map

8305 Ocean Gateway
Easton, MD 21601



- **Commercial General District (CG)**

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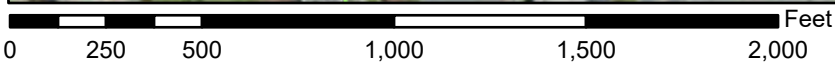
Lake Como, NJ • Chester, NJ • Toms River, NJ • Newark, NJ • Newtown, PA • Philadelphia, PA
Bethlehem, PA • Allen, TX • Houston, TX • Austin, TX • Delray Beach, FL • Annapolis, MD

APPENDIX C – FEMA FIRMette

National Flood Hazard Layer FIRMMette



76°3'54"W 38°46'52"N



1:6,000

76°3'16"W 38°46'24"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i> Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
OTHER FEATURES		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
OTHER FEATURES		Hydrographic Feature
		Digital Data Available
MAP PANELS		No Digital Data Available
		Unmapped
MAP PANELS		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

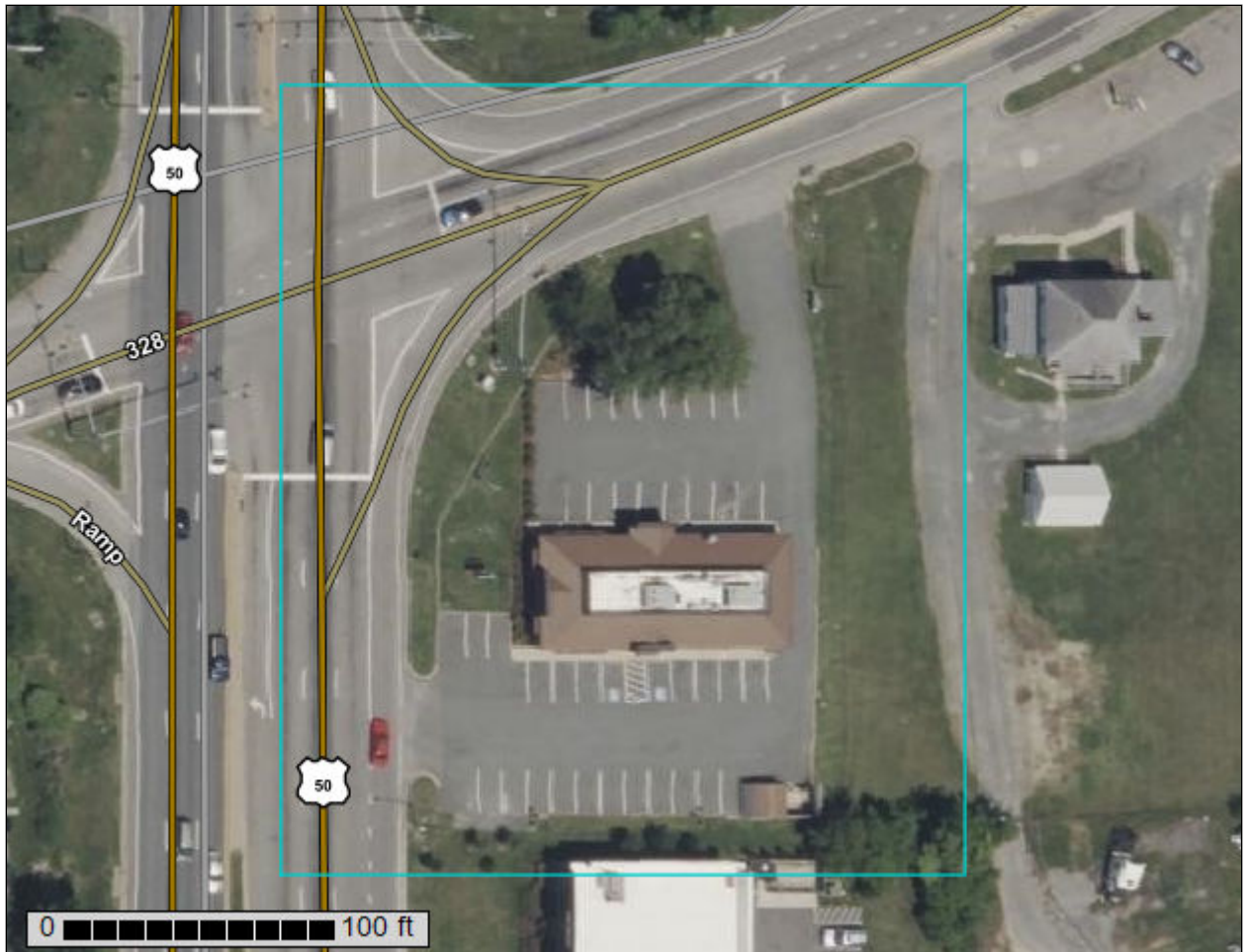
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **3/7/2025 at 5:18 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX D – USDA NRCS SOIL RESOURCE

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

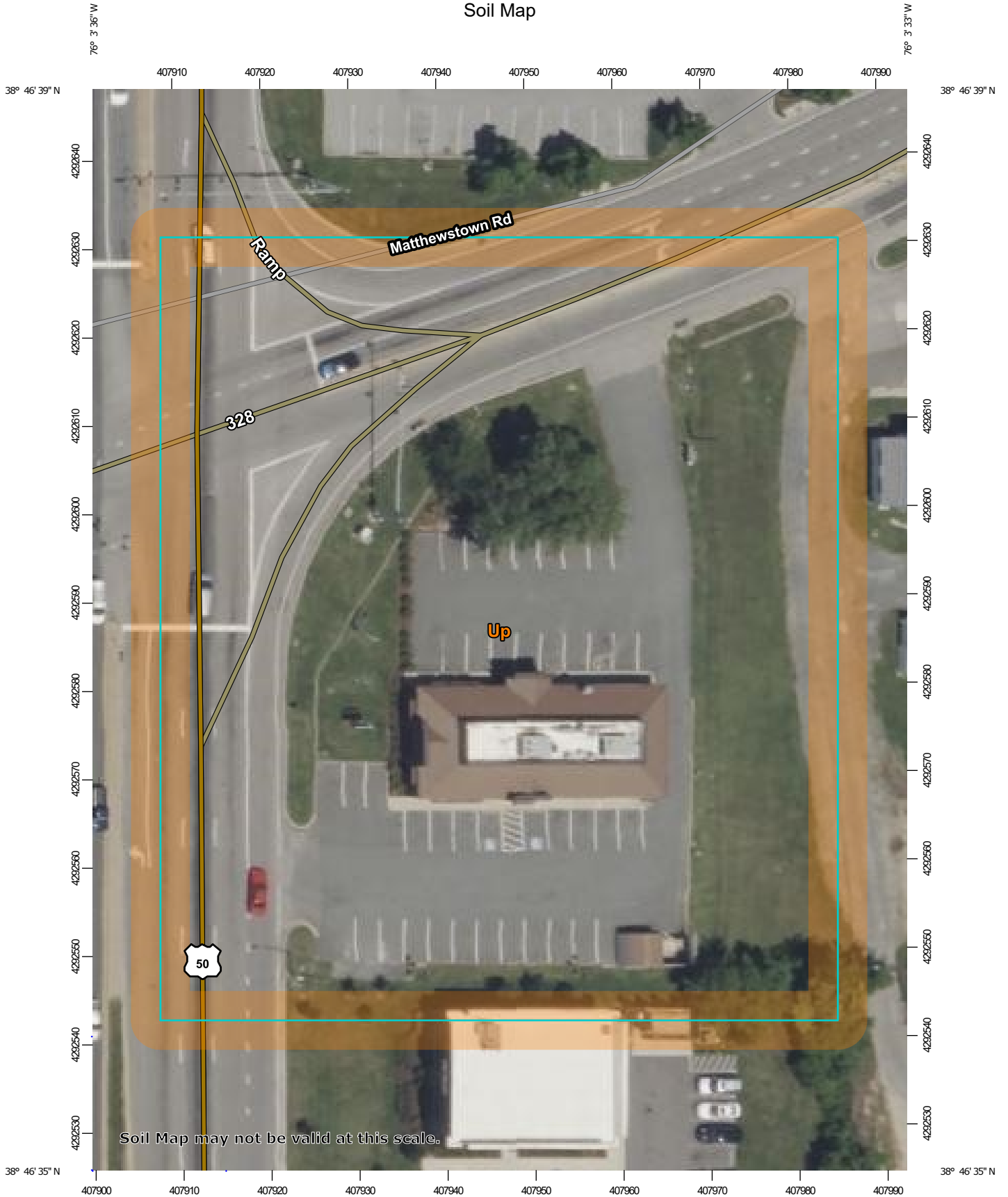
Custom Soil Resource Report

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

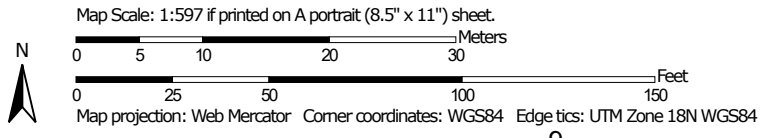
Soil Map

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




Soil Map may not be valid at this scale.




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 21, Sep 6, 2024

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
Up	Urban land	1.7	100.0%
Totals for Area of Interest		1.7	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.

Custom Soil Resource Report

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

Up—Urban land

Map Unit Setting

National map unit symbol: 1vh0w

Elevation: 0 to 300 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: Not prime farmland

Map Unit Composition

Urban land: 90 percent

Minor components: 10 percent

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

Description of Urban Land

Setting

Landform: Flats

Down-slope shape: Linear

Across-slope shape: Linear

Minor Components

Udorthents, loamy

Percent of map unit: 10 percent

Landform: Broad interstream divides

Down-slope shape: Linear

Across-slope shape: Linear

Hydric soil rating: No

References

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APPENDIX E – ENVIRONMENTAL SITE DESIGN CALCULATIONS

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	0.64 AC
Existing Impervious Area, Percentage (I _E)	0.50 AC 78.2% of the Site I_E > 40% - Redevelopment
Proposed Impervious Area, Percentage (I)	0.40 AC 63.0% 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	0.64 AC 100.0% of the Site
RCN (Assuming Woods in Good Condition)	RCN_{woods} = 77	0.64 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
---	---

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: Submerged Gravel Wetland (M-2)

A. Compute Target ESDv

Drainage Area	13,990 SF = 0.32 AC
Total Impervious Area (Ai)	6,674 SF = 0.15 AC
Percent Impervious (I)	= 47.7%
Hydrologic Soil Group	D
$WQ_v = (P * R_v * A) / 12$	= 559 CF
$R_v = 0.05 + (0.009 * I)$	= 0.48
P = Rainfall Depth	= 1.00 IN (in the Eastern Rainfall Zone per Figure 2.1 in MDE Chapter 2)
A = Drainage Area	= 0.32 Acres

Target $ESD_v = P_E * WQ_v$ **Target $ESD_v = 559$ CF**
 Target $P_E = 1.00$ IN

Maximum $ESD_v = P_E * WQ_v$ **Maximum $ESD_v = 1565$ CF**
 Target $P_E = 2.80$ IN

B. Compute Facility Design & Provided ESDv

B.1. Forebay Characteristics: Note pre-treatment is not required for drainage areas less than 20,000 sf (0.46 ac)

B.2. Ponding Volume

2% of Contributing Drainage Area	= 280 SF
Surface Area (As)	= 631 SF
As shall be at least 2% of the contributing drainage area	(Requirement Met)
Water Surface Area (Aw) at Ponding	= 1050 SF
Device Ponding Depth (Dp)	= 1.00 FT
Device Freeboard Depth (not included in storage volume)	= 1.00 FT
Total Storage Volume in Ponding = 0.5 * (As + Aw) * Dp	= 841 SF
(75% of Total Storage Volume Max)	

B.3. Stone Volume (not included in total storage volume)

Surface Area (As)	= 631 SF
Depth of Pea Gravel (DPG)	= 3 IN
Depth of #57 Stone (DSG)	= 31 IN
Void (n)	= 0.40
Total Storage Volume in Stone = AS * (DPG + DSG) * n	= 8582 SF
25% of Total Storage Volume Maximum	= 2861 SF

B.4. ESDv Storage Provided (Lesser of ESDv Total Storage and Maximum Allowed ESDv)

(Provided via Ponding Volume Only) **Provided $ESD_v = 841$ CF**

B.5. P_E Provided for Drainage Area

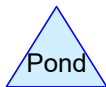
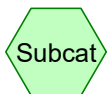
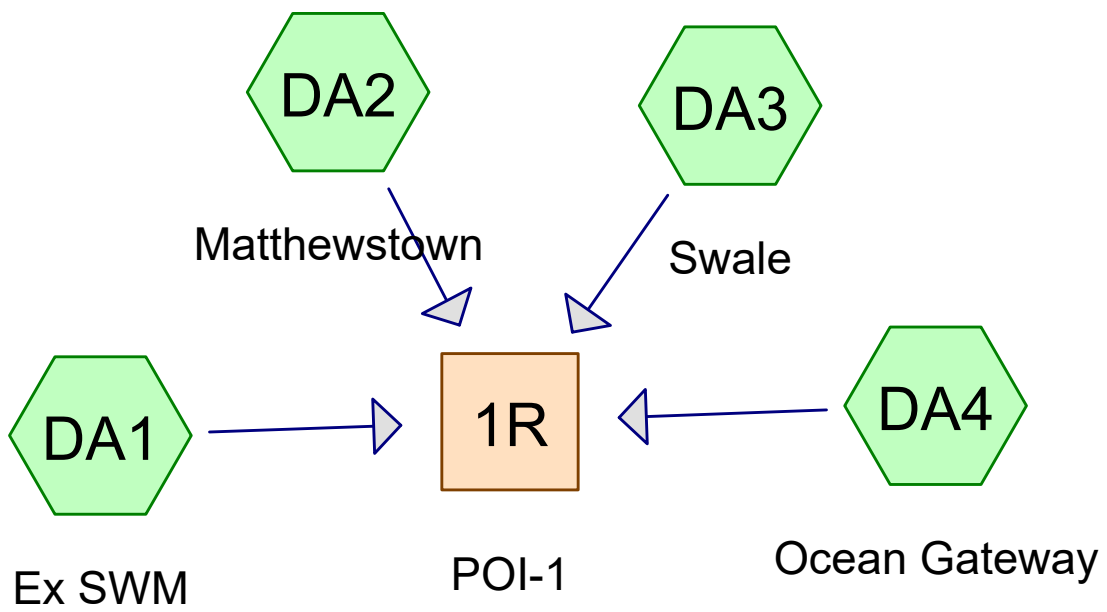
$P_E = ((ESD_v * 12) / (R_v * A))$ **Provided $P_E = 1.50$ IN**

C. Volume Check for 75% Storage

Per 2000 Maryland Stormwater Design Manual, Vol. I, Chapter 5, page 5.78

Target ESDv for 1" P _E	= 559 CF
75% of Target ESDV	= 419 CF
Provided ESDV	= 841 CF
Submerged Gravel Wetland shall capture and store at least 75% of ESDV	(Requirement Met)

APPENDIX F – 2-YEAR EXISTING FLOW



Routing Diagram for 2-Year Existing
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2-Year Existing

Prepared by Dynamic Engineering

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	NOAA 24-hr	A	Default	24.00	1	3.34	2

2-Year Existing

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.159	80	>75% Grass cover, Good, HSG D (DA1, DA3, DA4)
0.500	98	Paved parking, HSG D (DA1, DA2, DA3, DA4)
0.659	94	TOTAL AREA

2-Year Existing

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Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.659	HSG D	DA1, DA2, DA3, DA4
0.000	Other	
0.659		TOTAL AREA

2-Year Existing

Prepared by Dynamic Engineering

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Page 5

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.159	0.000	0.159	>75% Grass cover, Good	DA1, DA3, DA4
0.000	0.000	0.000	0.500	0.000	0.500	Paved parking	DA1, DA2, DA3, DA4
0.000	0.000	0.000	0.659	0.000	0.659	TOTAL AREA	

2-Year Existing

Prepared by Dynamic Engineering

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NOAA 24-hr A 2-Year Rainfall=3.34"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDA1: Ex SWM

Runoff Area=10,341 sf 55.22% Impervious Runoff Depth>2.20"
Tc=5.0 min CN=90 Runoff=0.92 cfs 0.043 af

SubcatchmentDA2: Matthewstown

Runoff Area=1,263 sf 100.00% Impervious Runoff Depth>2.97"
Tc=5.0 min CN=98 Runoff=0.14 cfs 0.007 af

SubcatchmentDA3: Swale

Runoff Area=9,553 sf 93.19% Impervious Runoff Depth>2.87"
Tc=5.0 min CN=97 Runoff=1.01 cfs 0.052 af

SubcatchmentDA4: Ocean Gateway

Runoff Area=7,543 sf 78.19% Impervious Runoff Depth>2.57"
Tc=5.0 min CN=94 Runoff=0.75 cfs 0.037 af

Reach 1R: POI-1

Inflow=2.82 cfs 0.140 af
Outflow=2.82 cfs 0.140 af

Total Runoff Area = 0.659 ac Runoff Volume = 0.140 af Average Runoff Depth = 2.55"
24.14% Pervious = 0.159 ac 75.86% Impervious = 0.500 ac

2-Year Existing

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NOAA 24-hr A 2-Year Rainfall=3.34"

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Summary for Subcatchment DA1: Ex SWM

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.92 cfs @ 12.11 hrs, Volume= 0.043 af, Depth> 2.20"
 Routed to Reach 1R : POI-1

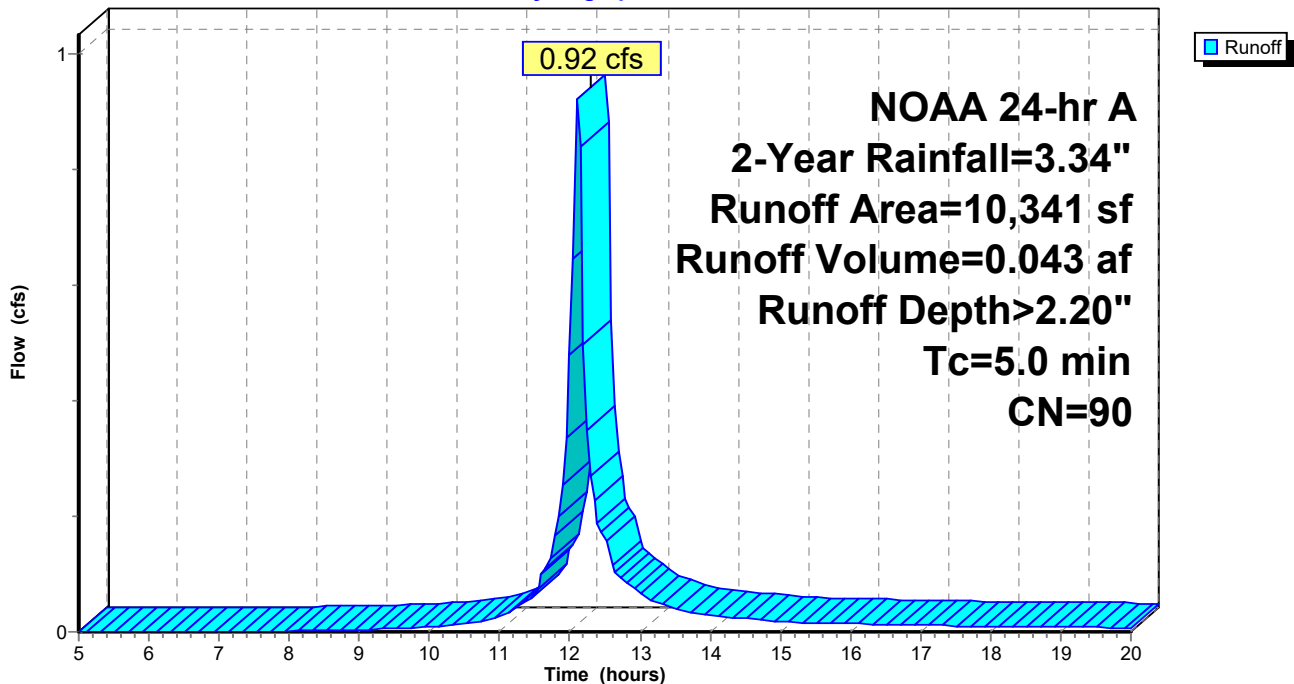
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr A 2-Year Rainfall=3.34"

Area (sf)	CN	Description
5,710	98	Paved parking, HSG D
4,631	80	>75% Grass cover, Good, HSG D
10,341	90	Weighted Average
4,631		44.78% Pervious Area
5,710		55.22% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Input

Subcatchment DA1: Ex SWM

Hydrograph



2-Year Existing

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NOAA 24-hr A 2-Year Rainfall=3.34"

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Page 8

Summary for Subcatchment DA2: Matthewstown

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.14 cfs @ 12.11 hrs, Volume= 0.007 af, Depth> 2.97"
 Routed to Reach 1R : POI-1

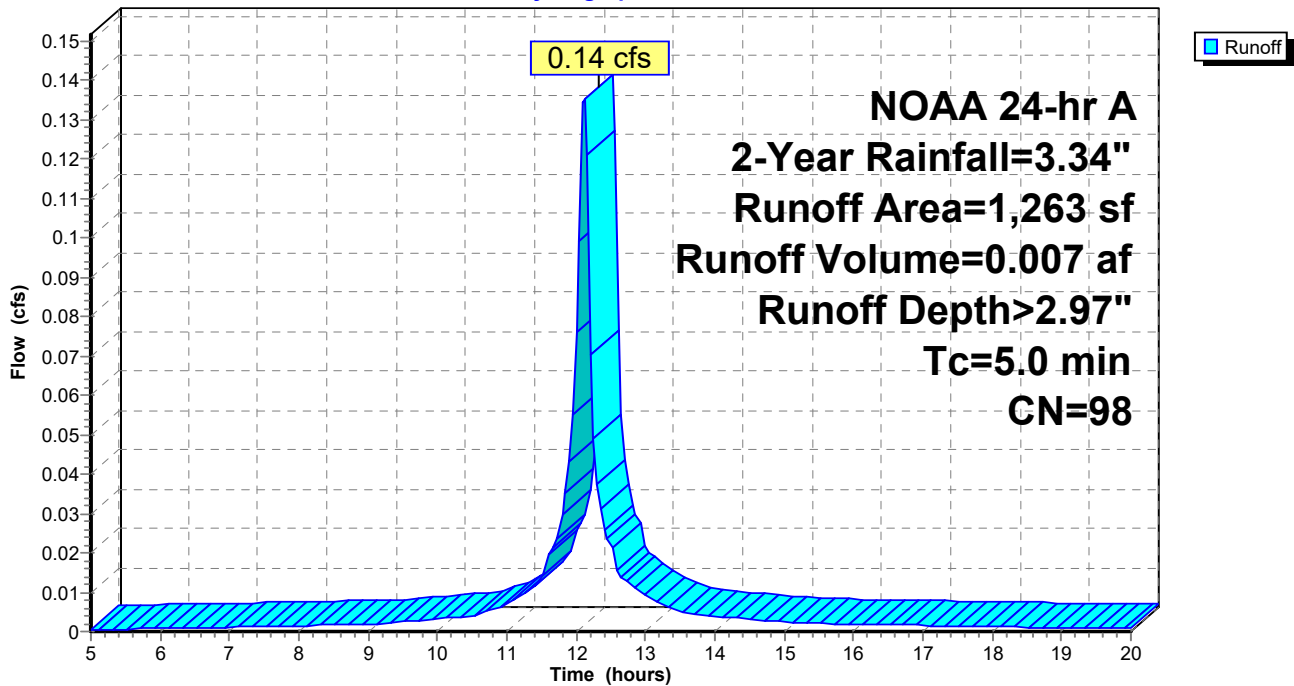
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr A 2-Year Rainfall=3.34"

Area (sf)	CN	Description
1,263	98	Paved parking, HSG D
1,263		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment DA2: Matthewstown

Hydrograph



2-Year Existing

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NOAA 24-hr A 2-Year Rainfall=3.34"

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Summary for Subcatchment DA3: Swale

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.01 cfs @ 12.11 hrs, Volume= 0.052 af, Depth> 2.87"
 Routed to Reach 1R : POI-1

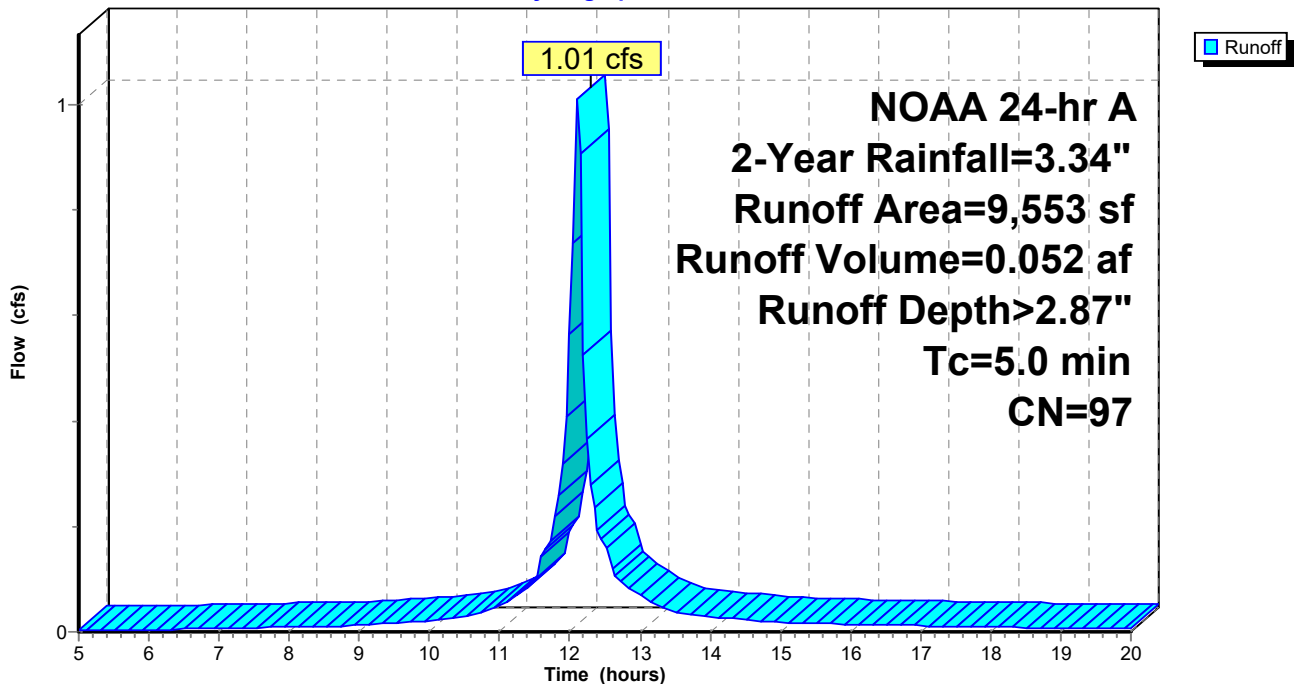
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr A 2-Year Rainfall=3.34"

Area (sf)	CN	Description
8,902	98	Paved parking, HSG D
651	80	>75% Grass cover, Good, HSG D
9,553	97	Weighted Average
651		6.81% Pervious Area
8,902		93.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment DA3: Swale

Hydrograph



2-Year Existing

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NOAA 24-hr A 2-Year Rainfall=3.34"

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Summary for Subcatchment DA4: Ocean Gateway

[49] Hint: Tc<2dt may require smaller dt

Runoff = 0.75 cfs @ 12.11 hrs, Volume= 0.037 af, Depth> 2.57"
 Routed to Reach 1R : POI-1

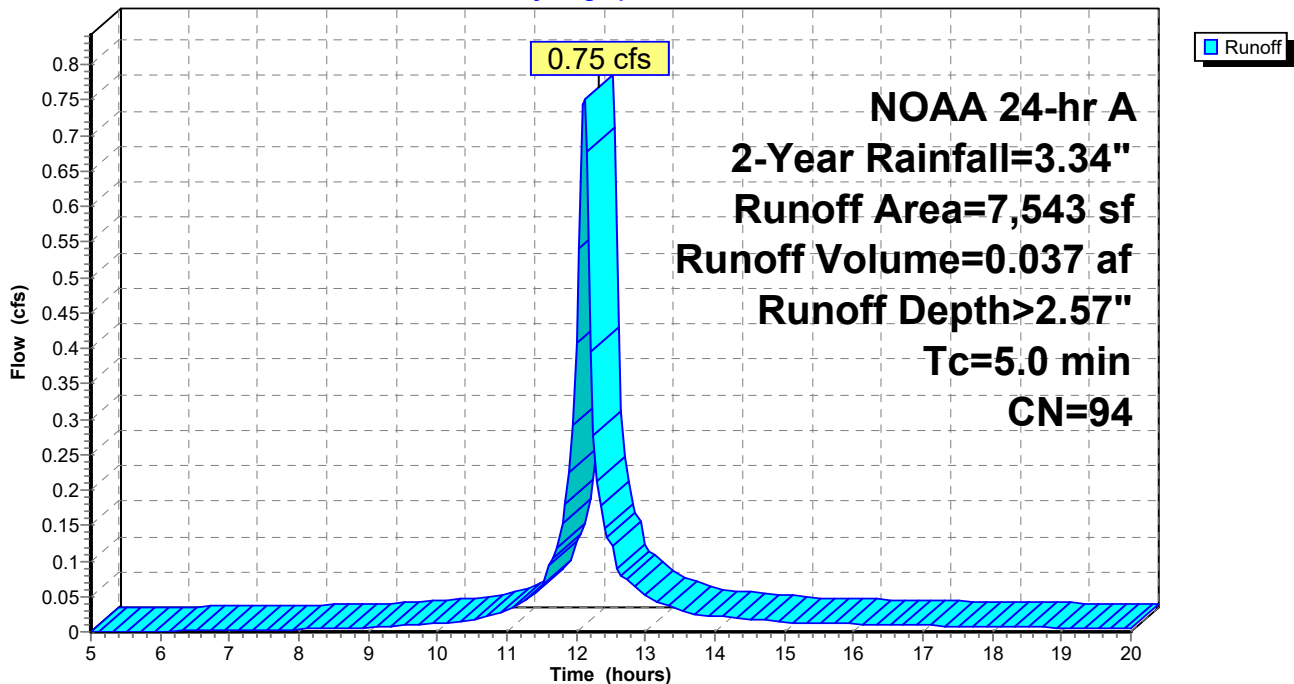
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr A 2-Year Rainfall=3.34"

Area (sf)	CN	Description
5,898	98	Paved parking, HSG D
1,645	80	>75% Grass cover, Good, HSG D
7,543	94	Weighted Average
1,645		21.81% Pervious Area
5,898		78.19% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment DA4: Ocean Gateway

Hydrograph



2-Year Existing

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NOAA 24-hr A 2-Year Rainfall=3.34"

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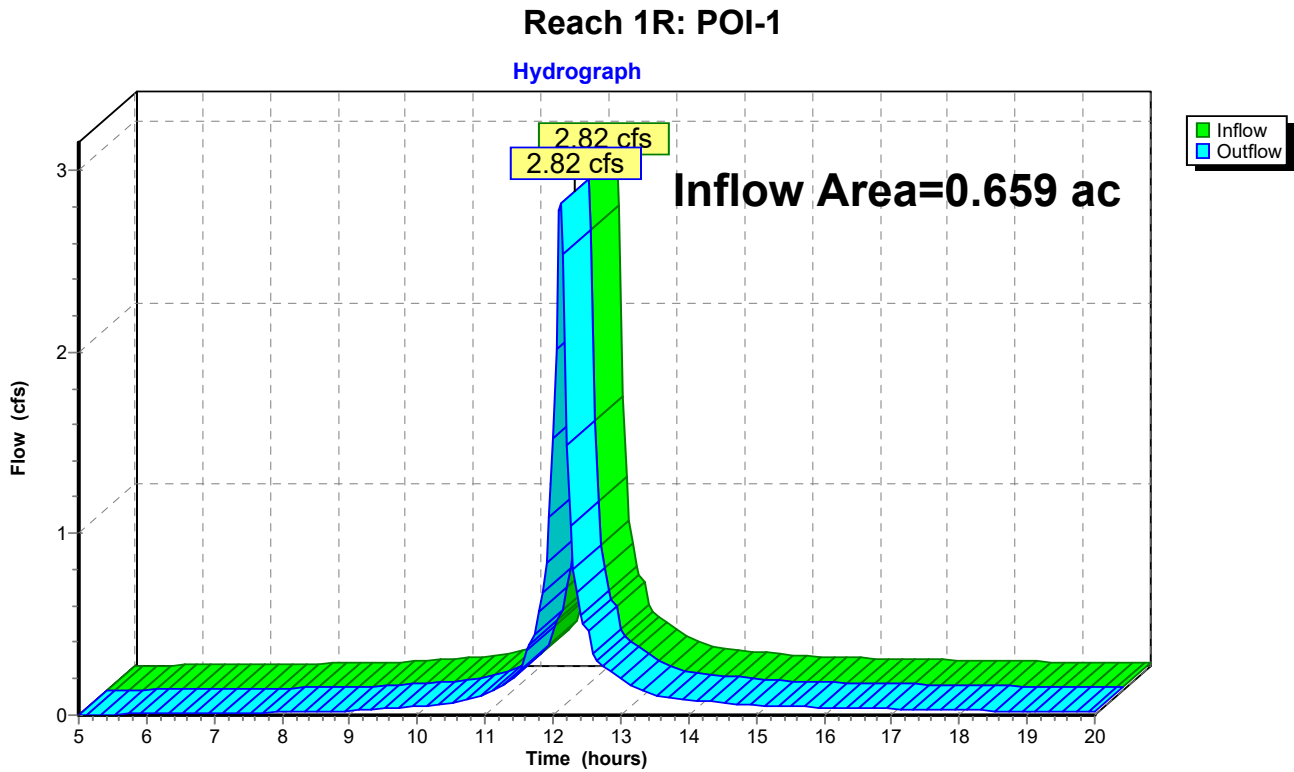
Page 11

Summary for Reach 1R: POI-1

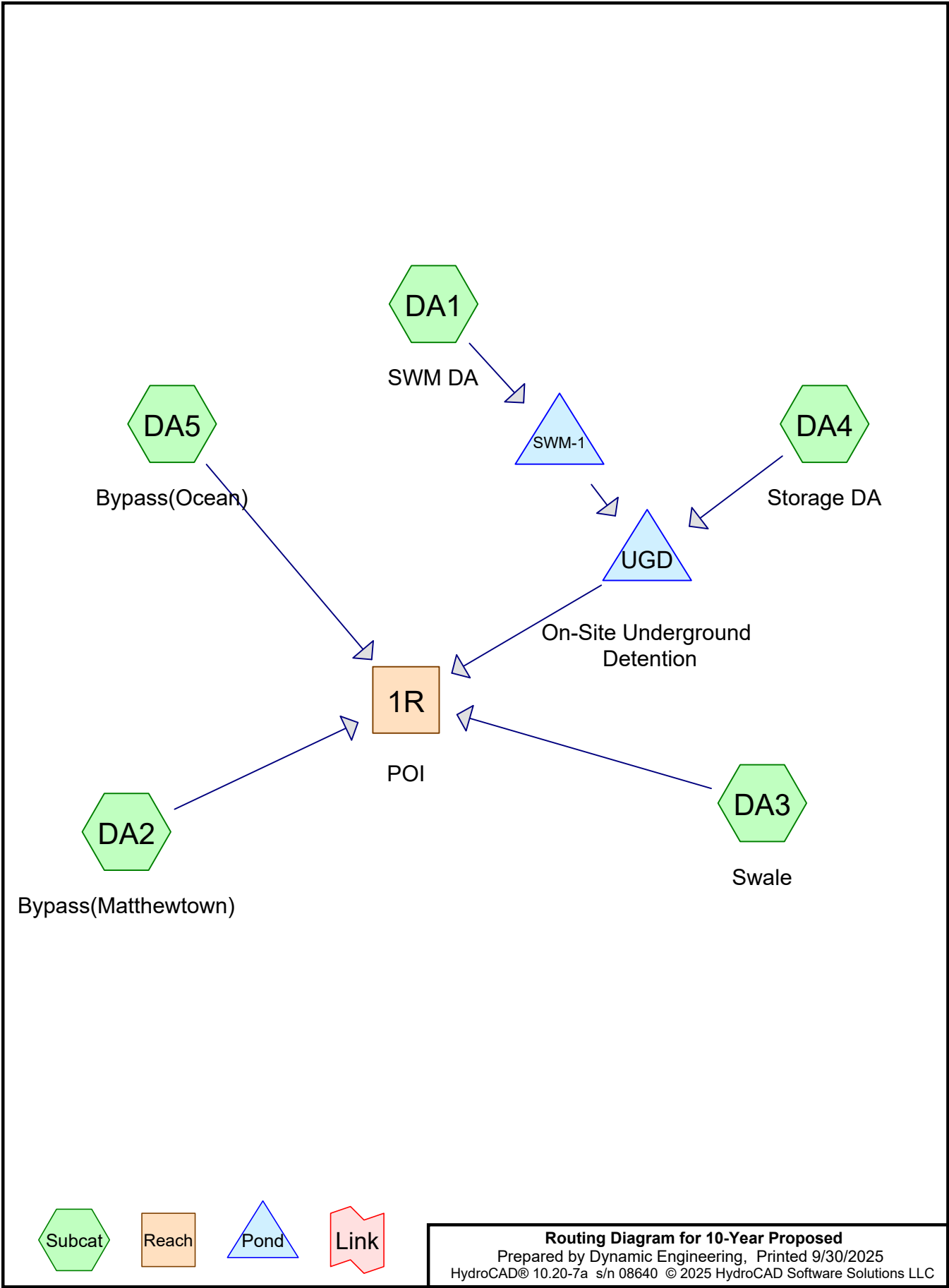
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.659 ac, 75.86% Impervious, Inflow Depth > 2.55" for 2-Year event
Inflow = 2.82 cfs @ 12.11 hrs, Volume= 0.140 af
Outflow = 2.82 cfs @ 12.11 hrs, Volume= 0.140 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



APPENDIX G – 10-YEAR PROPOSED FLOW



10-Year Proposed

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Page 2

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	10-Year	NOAA 24-hr	A	Default	24.00	1	5.22	2

10-Year Proposed

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Page 3

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.012	84	50-75% Grass cover, Fair, HSG D (DA4)
0.208	80	>75% Grass cover, Good, HSG D (DA1, DA3, DA5)
0.440	98	Paved parking, HSG D (DA1, DA2, DA3, DA4, DA5)
0.660	92	TOTAL AREA

10-Year Proposed

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Page 4

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
0.000	HSG B	
0.000	HSG C	
0.660	HSG D	DA1, DA2, DA3, DA4, DA5
0.000	Other	
0.660		TOTAL AREA

10-Year Proposed

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Page 5

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	0.000	0.012	0.000	0.012	50-75% Grass cover, Fair	DA4
0.000	0.000	0.000	0.208	0.000	0.208	>75% Grass cover, Good	DA1, DA3, DA5
0.000	0.000	0.000	0.440	0.000	0.440	Paved parking	DA1, DA2, DA3, DA4, DA5
0.000	0.000	0.000	0.660	0.000	0.660	TOTAL AREA	

10-Year Proposed

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Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	SWM-1	48.57	48.00	54.0	0.0106	0.012	0.0	12.0	0.0	
2	UGD	47.60	47.30	56.7	0.0053	0.012	0.0	8.0	0.0	

10-Year Proposed

NOAA 24-hr A 10-Year Rainfall=5.22"

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Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

SubcatchmentDA1: SWM DA Runoff Area=11,080 sf 36.47% Impervious Runoff Depth>3.61"
Tc=5.0 min CN=87 Runoff=1.61 cfs 0.077 af

SubcatchmentDA2: Bypass(Matthewtown) Runoff Area=757 sf 100.00% Impervious Runoff Depth>4.73"
Tc=5.0 min CN=98 Runoff=0.13 cfs 0.007 af

SubcatchmentDA3: Swale Runoff Area=2,726 sf 52.71% Impervious Runoff Depth>3.82"
Tc=5.0 min CN=89 Runoff=0.41 cfs 0.020 af

SubcatchmentDA4: Storage DA Runoff Area=11,321 sf 95.48% Impervious Runoff Depth>4.64"
Tc=5.0 min CN=97 Runoff=1.90 cfs 0.101 af

SubcatchmentDA5: Bypass(Ocean) Runoff Area=2,858 sf 74.84% Impervious Runoff Depth>4.24"
Tc=5.0 min CN=93 Runoff=0.46 cfs 0.023 af

Reach 1R: POI Inflow=2.40 cfs 0.220 af
Outflow=2.40 cfs 0.220 af

Pond SWM-1: Peak Elev=50.51' Storage=0.010 af Inflow=1.61 cfs 0.077 af
Outflow=1.57 cfs 0.070 af

Pond UGD: On-Site Underground Detention Peak Elev=49.40' Storage=0.038 af Inflow=3.40 cfs 0.171 af
8.0" Round Culvert n=0.012 L=56.7' S=0.0053 '/ Outflow=1.66 cfs 0.170 af

Total Runoff Area = 0.660 ac Runoff Volume = 0.227 af Average Runoff Depth = 4.13"
33.26% Pervious = 0.219 ac 66.74% Impervious = 0.440 ac

10-Year Proposed

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NOAA 24-hr A 10-Year Rainfall=5.22"

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Page 8

Summary for Subcatchment DA1: SWM DA

[49] Hint: Tc<2dt may require smaller dt

Runoff = 1.61 cfs @ 12.11 hrs, Volume= 0.077 af, Depth> 3.61"
 Routed to Pond SWM-1 :

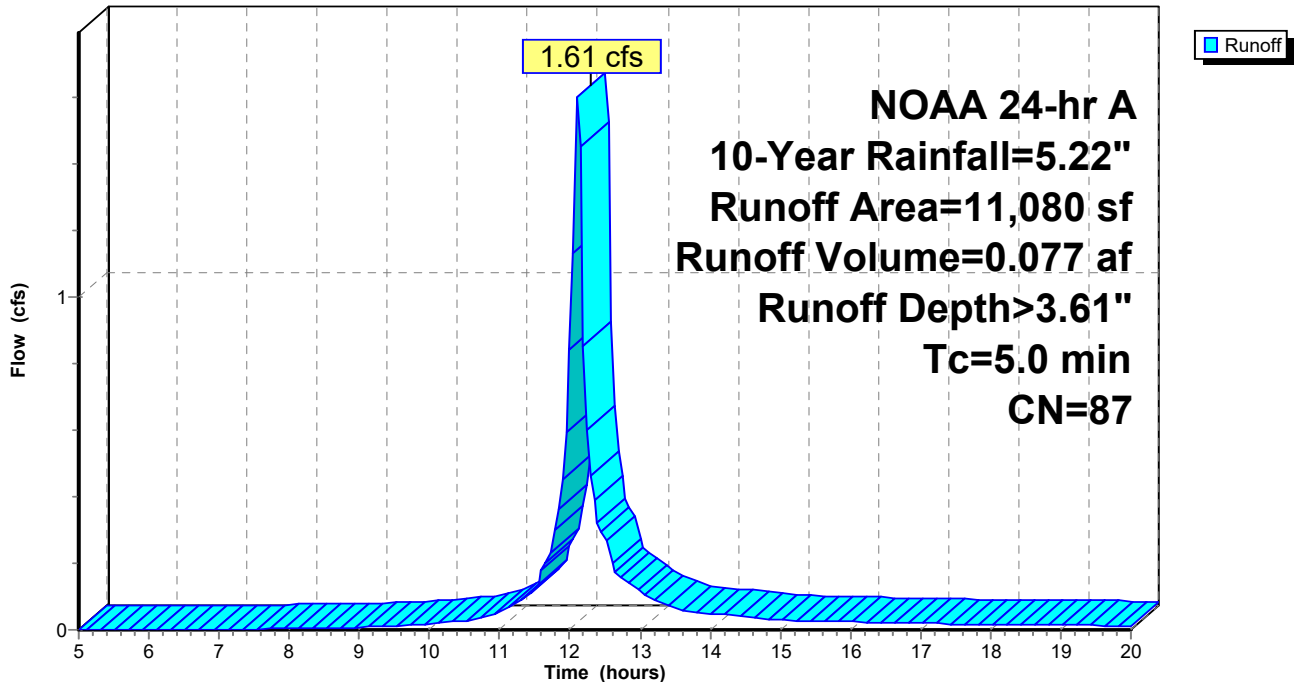
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr A 10-Year Rainfall=5.22"

Area (sf)	CN	Description
4,041	98	Paved parking, HSG D
7,039	80	>75% Grass cover, Good, HSG D
11,080	87	Weighted Average
7,039		63.53% Pervious Area
4,041		36.47% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Input

Subcatchment DA1: SWM DA

Hydrograph



10-Year Proposed

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NOAA 24-hr A 10-Year Rainfall=5.22"

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Summary for Subcatchment DA2: Bypass(Matthewtown)

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.13 cfs @ 12.11 hrs, Volume= 0.007 af, Depth> 4.73"
 Routed to Reach 1R : POI

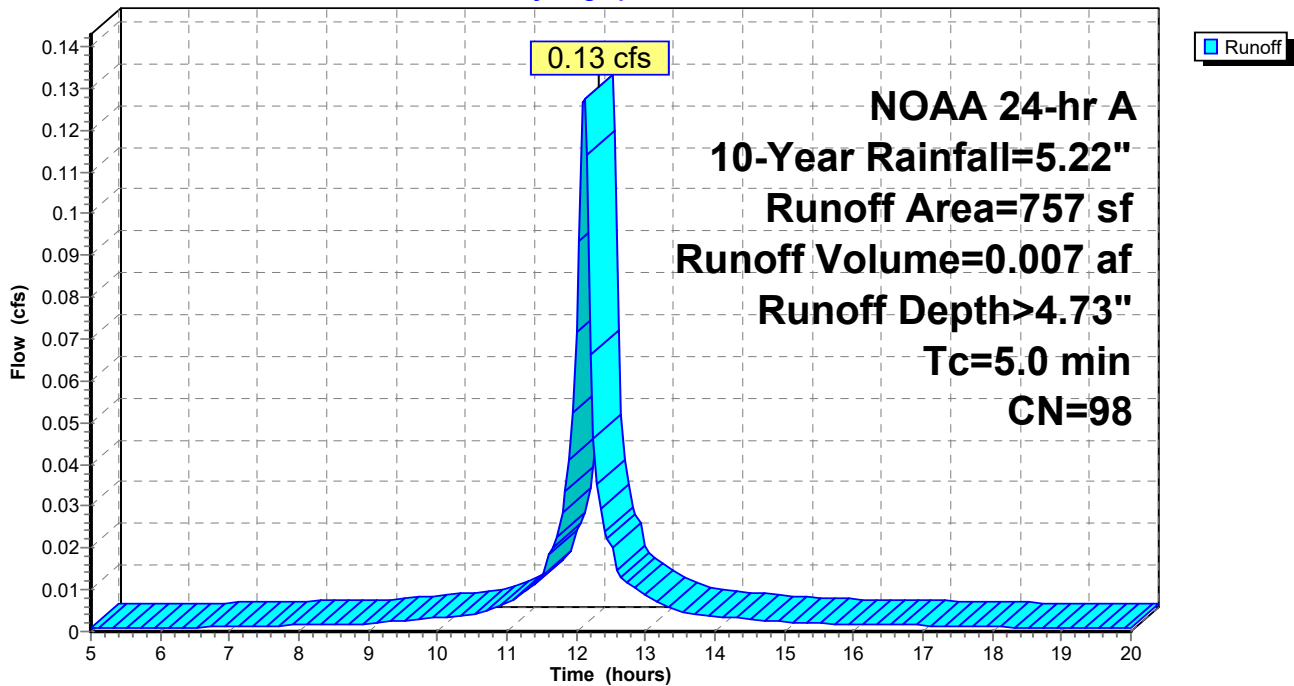
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr A 10-Year Rainfall=5.22"

Area (sf)	CN	Description
757	98	Paved parking, HSG D
757		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Input

Subcatchment DA2: Bypass(Matthewtown)

Hydrograph



10-Year Proposed

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NOAA 24-hr A 10-Year Rainfall=5.22"

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Page 10

Summary for Subcatchment DA3: Swale

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.41 cfs @ 12.11 hrs, Volume= 0.020 af, Depth> 3.82"
 Routed to Reach 1R : POI

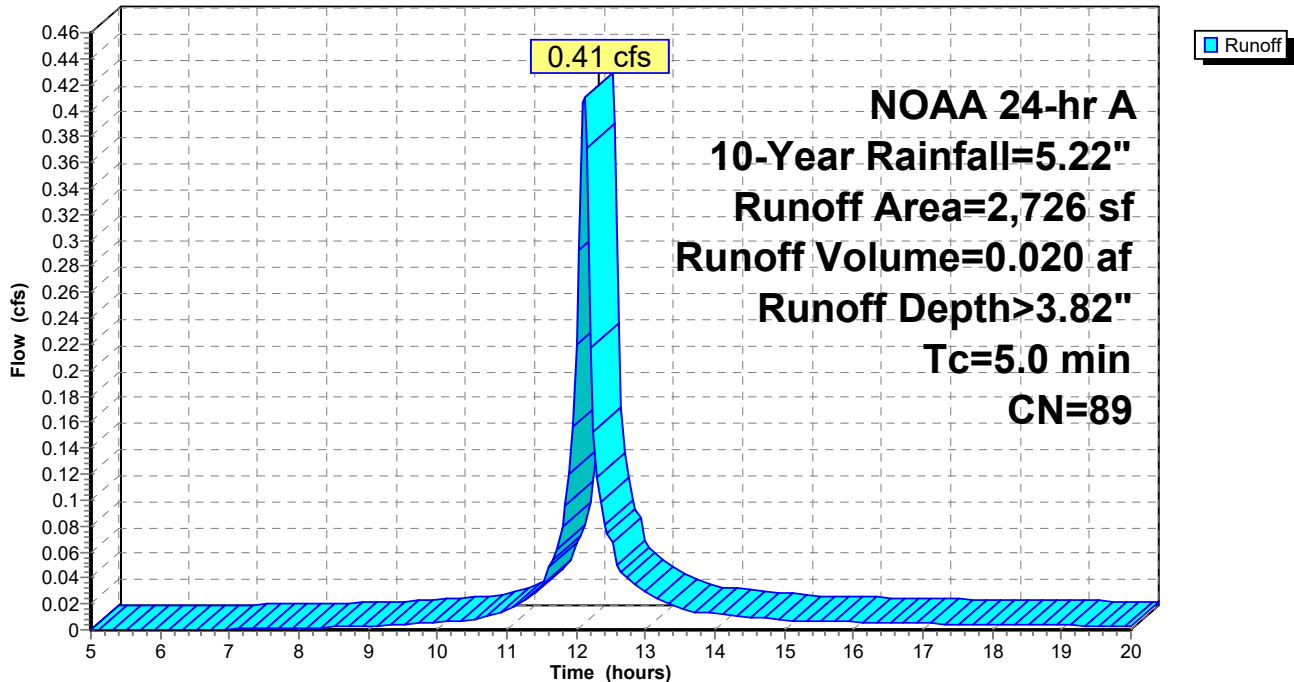
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 NOAA 24-hr A 10-Year Rainfall=5.22"

Area (sf)	CN	Description
1,437	98	Paved parking, HSG D
1,289	80	>75% Grass cover, Good, HSG D
2,726	89	Weighted Average
1,289		47.29% Pervious Area
1,437		52.71% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment DA3: Swale

Hydrograph



10-Year Proposed

Prepared by Dynamic Engineering

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NOAA 24-hr A 10-Year Rainfall=5.22"

Printed 9/30/2025

Page 11

Summary for Subcatchment DA4: Storage DA

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 1.90 cfs @ 12.11 hrs, Volume= 0.101 af, Depth > 4.64"
 Routed to Pond UGD : On-Site Underground Detention

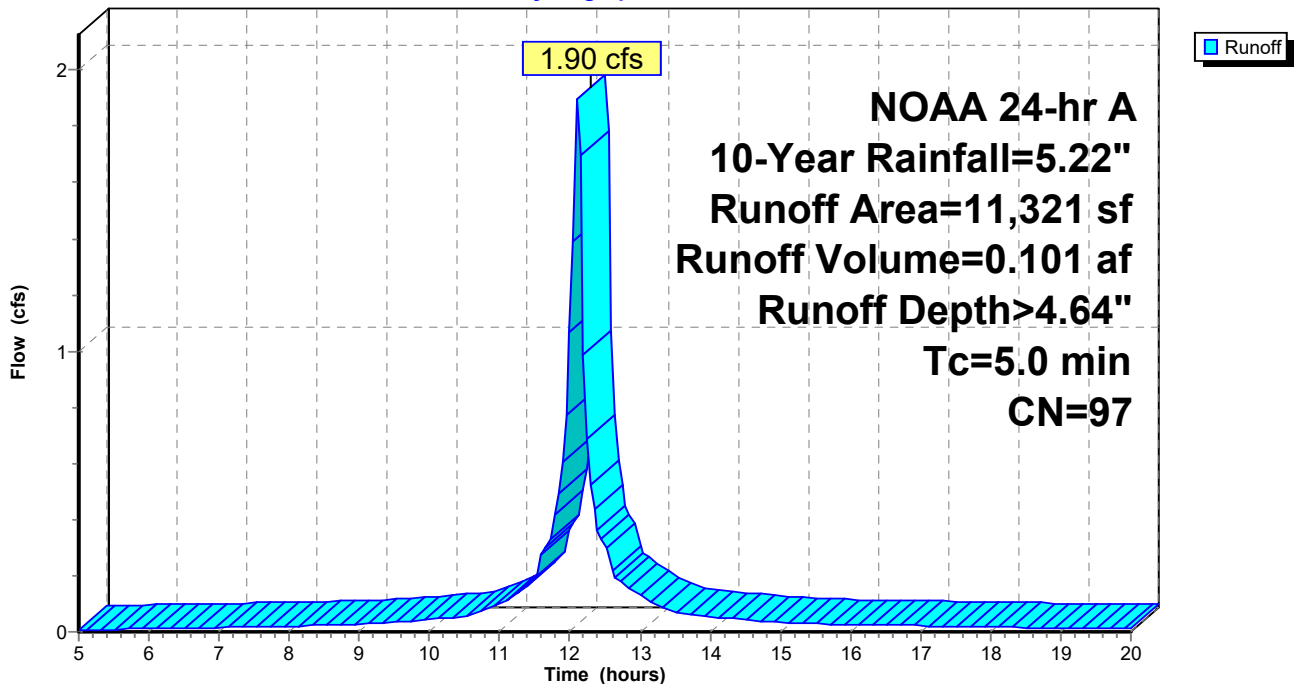
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt= 0.05$ hrs
 NOAA 24-hr A 10-Year Rainfall=5.22"

Area (sf)	CN	Description
10,809	98	Paved parking, HSG D
512	84	50-75% Grass cover, Fair, HSG D
11,321	97	Weighted Average
512		4.52% Pervious Area
10,809		95.48% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Input

Subcatchment DA4: Storage DA

Hydrograph



10-Year Proposed

Prepared by Dynamic Engineering

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NOAA 24-hr A 10-Year Rainfall=5.22"

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Summary for Subcatchment DA5: Bypass(Ocean)

[49] Hint: $T_c < 2dt$ may require smaller dt

Runoff = 0.46 cfs @ 12.11 hrs, Volume= 0.023 af, Depth> 4.24"
 Routed to Reach 1R : POI

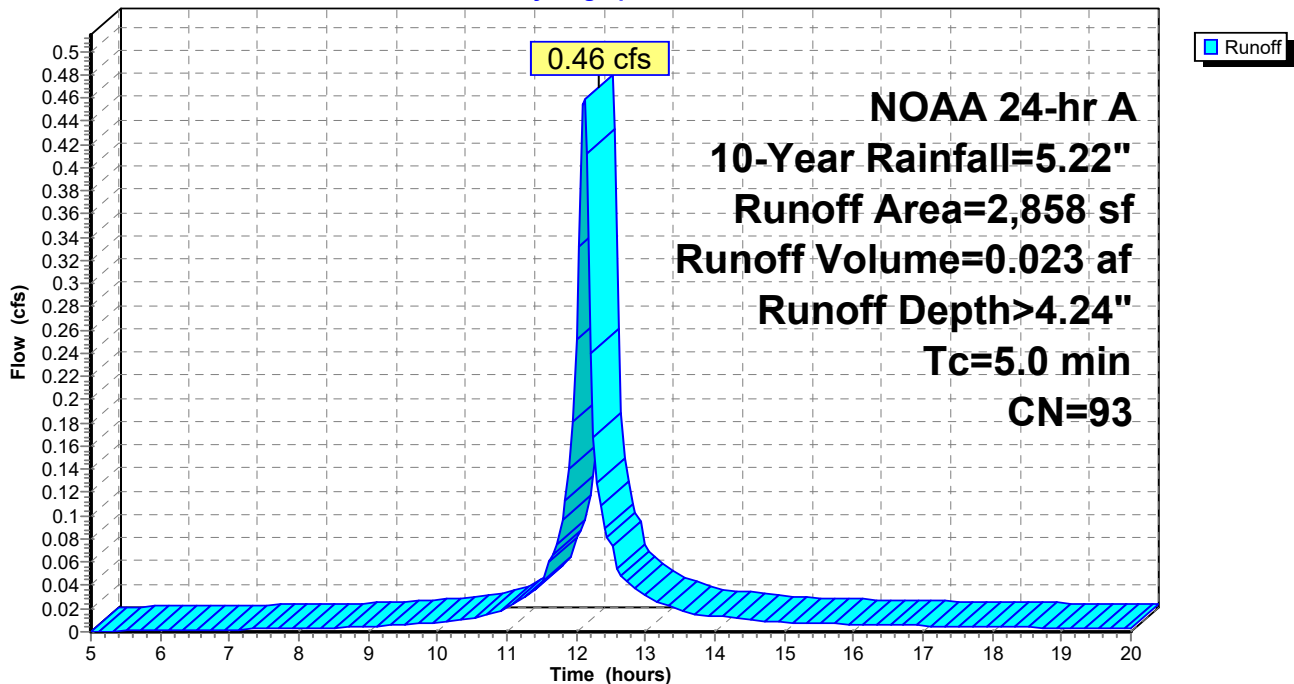
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, $dt= 0.05$ hrs
 NOAA 24-hr A 10-Year Rainfall=5.22"

Area (sf)	CN	Description
2,139	98	Paved parking, HSG D
719	80	>75% Grass cover, Good, HSG D
2,858	93	Weighted Average
719		25.16% Pervious Area
2,139		74.84% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry, Direct Entry

Subcatchment DA5: Bypass(Ocean)

Hydrograph



10-Year Proposed

Prepared by Dynamic Engineering

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NOAA 24-hr A 10-Year Rainfall=5.22"

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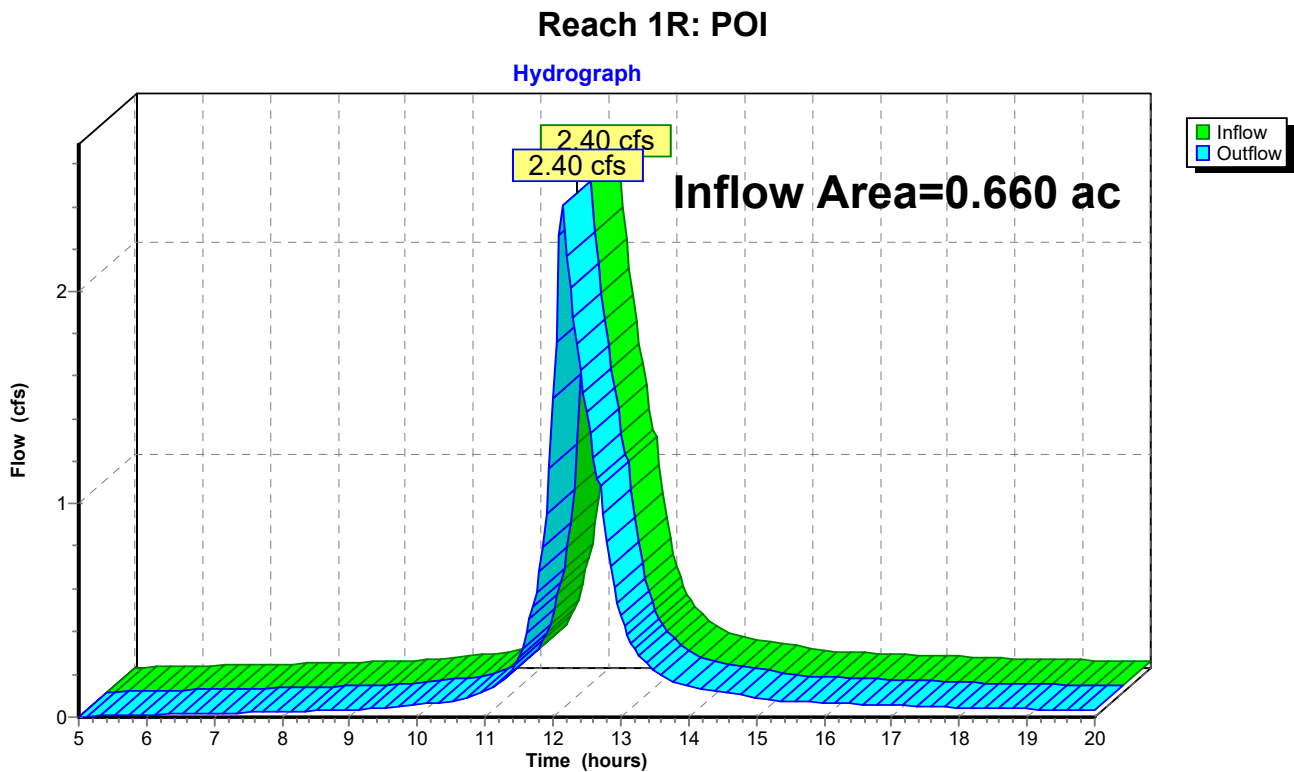
Page 13

Summary for Reach 1R: POI

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.660 ac, 66.74% Impervious, Inflow Depth > 4.00" for 10-Year event
Inflow = 2.40 cfs @ 12.14 hrs, Volume= 0.220 af
Outflow = 2.40 cfs @ 12.14 hrs, Volume= 0.220 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs



10-Year Proposed

NOAA 24-hr A 10-Year Rainfall=5.22"

Prepared by Dynamic Engineering

Printed 9/30/2025

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Summary for Pond SWM-1:

Inflow Area = 0.254 ac, 36.47% Impervious, Inflow Depth > 3.61" for 10-Year event
 Inflow = 1.61 cfs @ 12.11 hrs, Volume= 0.077 af
 Outflow = 1.57 cfs @ 12.13 hrs, Volume= 0.070 af, Atten= 2%, Lag= 1.2 min
 Primary = 1.57 cfs @ 12.13 hrs, Volume= 0.070 af
 Routed to Pond UGD : On-Site Underground Detention

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 50.51' @ 12.13 hrs Surf.Area= 0.014 ac Storage= 0.010 af

Plug-Flow detention time= 41.4 min calculated for 0.070 af (92% of inflow)
 Center-of-Mass det. time= 15.4 min (777.3 - 761.9)

Volume	Invert	Avail.Storage	Storage Description
#1	50.90'	0.050 af	11.25"W x 56.00'L x 2.00'H Prismatic Z=3.0
#2	48.80'	0.012 af	Custom Stage Data (Prismatic) Listed below (Recalc) 0.029 af Overall x 40.0% Voids
		0.061 af	Total Available Storage

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
48.80	0.014	0.000	0.000
50.90	0.014	0.029	0.029

Device	Routing	Invert	Outlet Devices
#1	Primary	48.57'	12.0" Round CMP_Round 12" L= 54.0' RCP, sq.cut end projecting, Ke= 0.500 Inlet / Outlet Invert= 48.57' / 48.00' S= 0.0106 '/' Cc= 0.900 n= 0.012, Flow Area= 0.79 sf
#2	Device 1	49.90'	15.0" Vert. Orifice/Grate C= 0.600 Limited to weir flow at low heads

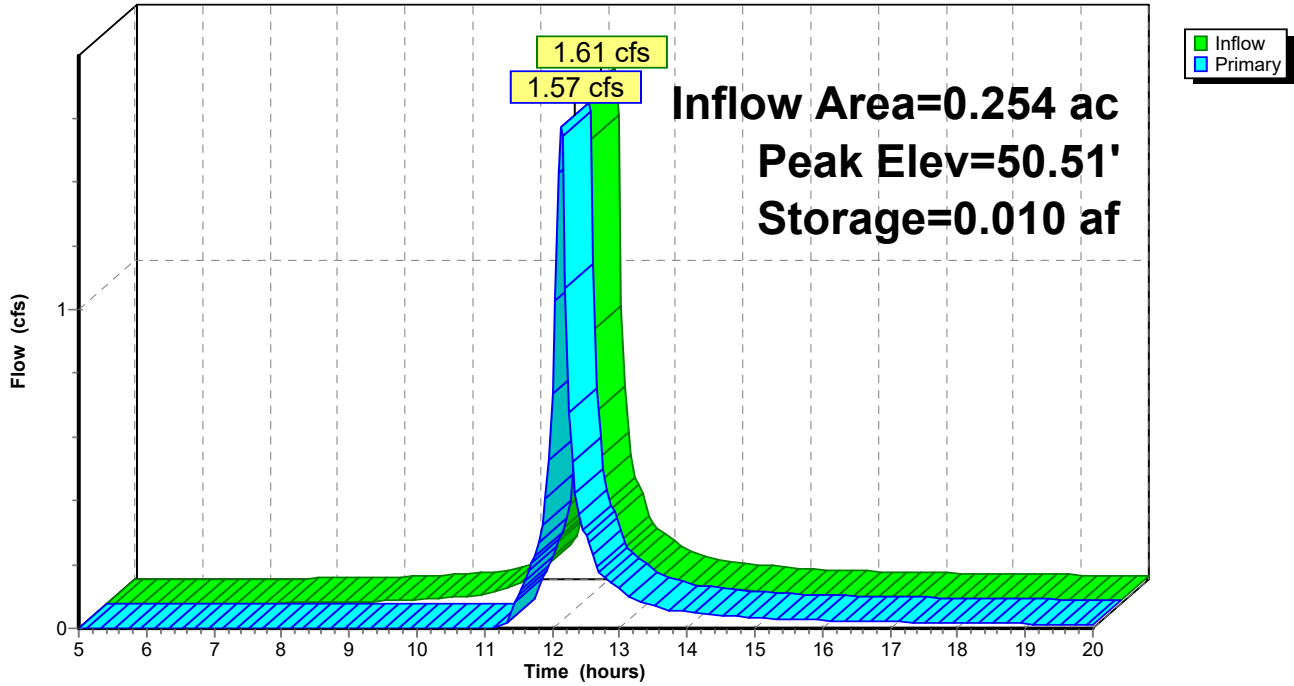
Primary OutFlow Max=1.51 cfs @ 12.13 hrs HW=50.49' (Free Discharge)

↑ **1=CMP_Round 12"** (Passes 1.51 cfs of 4.49 cfs potential flow)

↑ **2=Orifice/Grate** (Orifice Controls 1.51 cfs @ 2.62 fps)

Pond SWM-1:

Hydrograph



10-Year Proposed

NOAA 24-hr A 10-Year Rainfall=5.22"

Prepared by Dynamic Engineering

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Summary for Pond UGD: On-Site Underground Detention

[82] Warning: Early inflow requires earlier time span

[79] Warning: Submerged Pond SWM-1 Primary device # 1 INLET by 0.82'

Inflow Area = 0.514 ac, 66.29% Impervious, Inflow Depth > 3.98" for 10-Year event
 Inflow = 3.40 cfs @ 12.12 hrs, Volume= 0.171 af
 Outflow = 1.66 cfs @ 12.23 hrs, Volume= 0.170 af, Atten= 51%, Lag= 6.6 min
 Primary = 1.66 cfs @ 12.23 hrs, Volume= 0.170 af
 Routed to Reach 1R : POI

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
 Peak Elev= 49.40' @ 12.23 hrs Surf.Area= 0.035 ac Storage= 0.038 af

Plug-Flow detention time= 14.7 min calculated for 0.169 af (99% of inflow)
 Center-of-Mass det. time= 12.6 min (765.7 - 753.0)

Volume	Invert	Avail.Storage	Storage Description
#1A	47.60'	0.000 af	11.00'W x 140.00'L x 2.00'H Field A 0.071 af Overall - 0.040 af Embedded = 0.030 af x 0.0% Voids
#2A	47.60'	0.040 af	CMP Round 24 x 28 Inside #1 Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf Overall Size= 24.0"W x 24.0"H x 20.00'L 28 Chambers in 4 Rows
		0.040 af	Total Available Storage

Storage Group A created with Chamber Wizard

Device	Routing	Invert	Outlet Devices
#1	Primary	47.60'	8.0" Round Culvert L= 56.7' Ke= 0.500 Inlet / Outlet Invert= 47.60' / 47.30' S= 0.0053 '/' Cc= 0.900 n= 0.012, Flow Area= 0.35 sf

Primary OutFlow Max=1.65 cfs @ 12.23 hrs HW=49.39' (Free Discharge)
 ↑**1=Culvert** (Barrel Controls 1.65 cfs @ 4.72 fps)

10-Year Proposed

Prepared by Dynamic Engineering

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NOAA 24-hr A 10-Year Rainfall=5.22"

Printed 9/30/2025

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Pond UGD: On-Site Underground Detention - Chamber Wizard Field A

Chamber Model = CMP Round 24 (Round Corrugated Metal Pipe)

Effective Size= 24.0"W x 24.0"H => 3.14 sf x 20.00'L = 62.8 cf

Overall Size= 24.0"W x 24.0"H x 20.00'L

24.0" Wide + 12.0" Spacing = 36.0" C-C Row Spacing

7 Chambers/Row x 20.00' Long = 140.00' Row Length

4 Rows x 24.0" Wide + 12.0" Spacing x 3 = 11.00' Base Width

24.0" Chamber Height = 2.00' Field Height

28 Chambers x 62.8 cf = 1,759.3 cf Chamber Storage

3,080.0 cf Field - 1,759.3 cf Chambers = 1,320.7 cf Stone x 0.0% Voids = 0.0 cf Stone Storage

Chamber Storage = 1,759.3 cf = 0.040 af

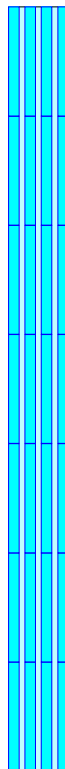
Overall Storage Efficiency = 57.1%

Overall System Size = 140.00' x 11.00' x 2.00'

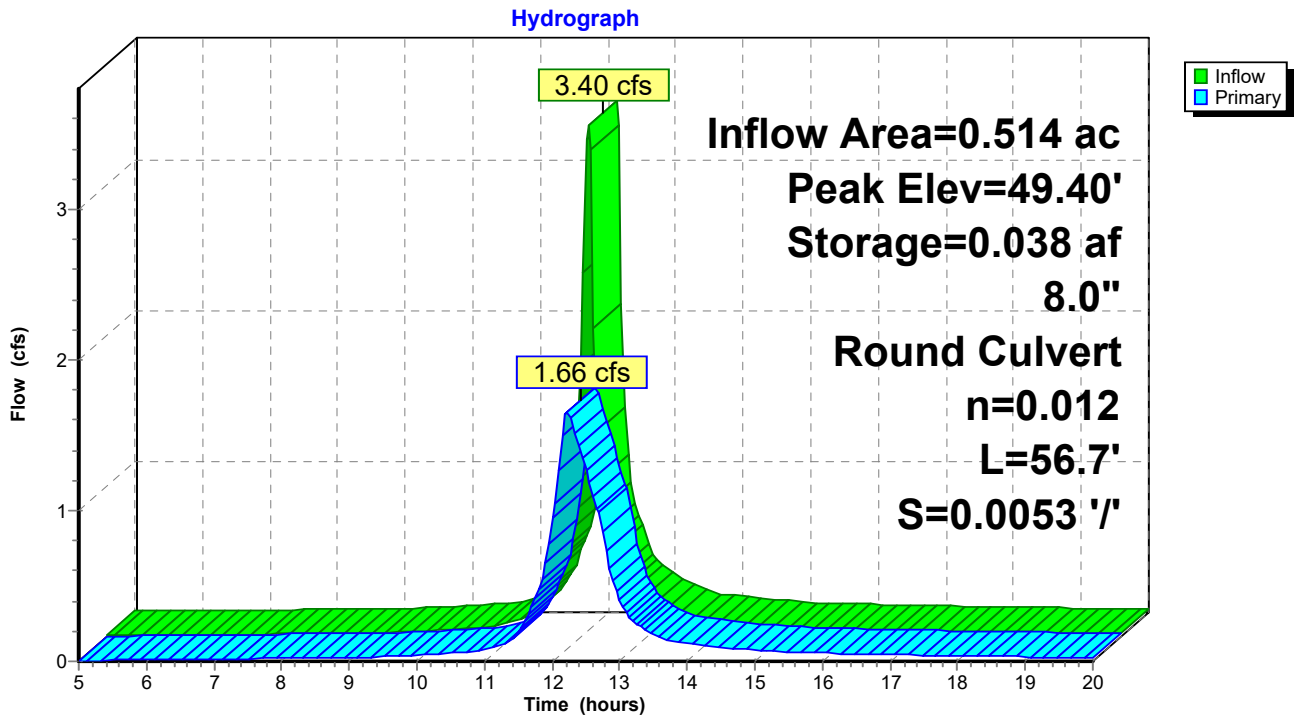
28 Chambers

114.1 cy Field

48.9 cy Stone



Pond UGD: On-Site Underground Detention



KOPEN & COLLISON, LLP

ATTORNEYS AT LAW
8 GOLDSBOROUGH STREET
POST OFFICE BOX 1028
EASTON, MARYLAND 21601
Telephone: (410) 822-3900

MICHAEL J. KOPEN
DOUGLAS A. COLLISON

E-Mail
kopen@goeaston.net
dcollison@goeaston.net
Facsimile (410) 822-8854

September 19, 2025

HAND DELIVERED

The Honorable Mayor and Town Council
Town of Easton
Town Office
14 S. Harrison Street
Easton, MD 21601

Re: Petition for Annexation of 34.167 acres +/-
Parcels owned by Norris E. Taylor Contractors, Inc.,
Jeffrey H. Goodman, and Patricia T. Goodman

Dear Mayor and Council Members:

I represent Norris E. Taylor Contractors, Inc., Jeffrey H. Goodman, and Patricia T. Goodman, the owners of two adjoining tracts of land (Tax Map 25, Parcels 52 and 145) consisting of 34.167 acres, more or less, east of Route 50, and adjacent to East Kennedy Street, and adjoining the existing boundaries of the Town of Easton.

Forwarded along with this letter are a Petition for Annexation Application, a check for the application fee of \$15,000.00, a metes and bounds description of the subject property, proposed Annexation Resolution, proposed Ordinance for Zoning, proposed Annexation Plan, and proposed Annexation Agreement. No registered voters in Talbot County reside on the subject property.

The subject property is currently undeveloped and zoned Limited Industrial (LI) by Talbot County, and the owners request Industrial (I) zoning classification by the Town.

The purpose of this letter is to request the introduction by the Town Council of a resolution annexing the 34.167 acres +/- shown on the enclosed annexation plat into the Town of Easton, and establishing an Industrial (I) zoning classification for the subject property.

Mayor and Town Council of Easton
September 19, 2025
Page 2 of 2

If additional information is needed, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Michael Kopen". The signature is fluid and cursive, with a large initial "M" and a long, sweeping tail.

Michael J. Kopen

MJK/mlp
Enclosures



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

RECEIVED
 SEP 19 2025
 TOWN OF EASTON

Petition for Annexation Application

Property Information					
Property Size	Acres	34.167	Square Feet		
Current Land Use			Proposed Land Use	Industrial	
Address: East Kennedy Street, Nixon Drive, Reagan Drive East of Route 50					
Tax Map	0025	Grid	0012	Parcel	52+145 Lot(s)
Deed Reference:	Liber	2114	Folio	236	
Plat Reference:	Liber	83	Folio	192+242	
Current Country Zoning District	LI			Requested Town Zoning District	I
Town of Easton Comprehensive Plan Priority Designation (circle) ① 2 3					

Property Owner	
Owner Name	Norris E. Taylor Contractors, Inc.; Jeffrey H. Goodman, Patricia T. Goodman
Mailing Address	c/o Jeffrey H. Goodman, 9397 Mt. Vernon Circle, Alexandria VA 22309
Telephone No.	703-780-9058 Email: Jeff.Goodman@gmail.com

Agent Information		
Agent Name	Michael J. Kopen	License No. / Expiration Date
Mailing Address	8 Goldsborough St, Easton MD 21601	
Telephone No.	410-822-3900	Email: Kopen@goeaston.net

ALL OF THE ITEMS ARE REQUIRED TO BE FILED SIMULTANEOUSLY FOR A COMPLETED APPLICATION
 (check if included)

- Petition for Annexation (Needs to be signed by 25% of person who reside in the area to be annexed and who are registered voters and owners of 25% of assessed value of area to be annexed. Can also do by ballot vote ahead of time and initiation of resolution by Town.)
- An application fee of \$15,000 shall be paid to the Town of Easton. Please Note that the fee collected is a deposit only and that additional fees may be required.
- The applicant must sign a Town Reimbursement Agreement to ensure all fees, costs, and expenses incurred by the Town in excess of the application fee amount will be reimbursed.
- Metes and bounds description for property
- Plats of property which shall include 2 mylar and 8 paper copies.
- Proposed Annexation Resolution, Proposed Ordinance for Zoning, Proposed Annexation Plan, and Proposed Annexation Agreement.
- If Special Tax District proposed a Resolution to Create Special Tax District shall be required. -Need consent of owners of 2/3 of assessed value of area, plus 2/3 of number of different property owners. Can also do by ballot vote ahead of time and initiation of resolution by Town.

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

Jeffrey Goodman
9/16/2025
JEFFREY GOODMAN

For Office Use Only

Application No.	2025-1568	Fee Paid	09/19/2025
Date Resolution Introduced to Town Council			
Planning Commission Meeting	TBD	Positive Recommendation to Council? Y <input type="checkbox"/> N <input type="checkbox"/>	
Town Council Public Hearing		Is a Zoning Waiver Required? Y <input type="checkbox"/> N <input type="checkbox"/>	
Resolution Enactment Date		Resolution Effective Date	
ESDR Y / N Date	10/22/2025		

Revised 2-2020

PROPOSED RESOLUTION NO.: _____

A RESOLUTION TO ANNEX A PARCEL OF LAND OWNED BY NORRIS E. TAYLOR CONTRACTORS, INC., JEFFREY H. GOODMAN, AND PATRICIA T. GOODMAN, LOCATED ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50, CONSISTING OF 34.167 ACRES OF LAND, MORE OF LESS, INTO THE TOWN OF EASTON AND TO PROVIDE FOR THE TERMS AND CONDITIONS OF THE ANNEXATION.

Introduced by: _____

WHEREAS, The Town of Easton (the “Town”) is authorized by the provisions of §4-401 *et. seq.*, of the Local Government Article of the Maryland Annotated Code (the “Code”) to expand its municipal boundaries by annexing lands adjacent to it, and wishes to annex a certain parcel of land owned by Norris E. Taylor Contractors, Inc. located on the east side of Ocean Gateway/U.S. Route 50, consisting of 34.167 acres of land, more or less, which parcel is shown and depicted as “TAX PARCEL 52, AREA: 18.289 AC +/- DEED 2114/236” and “TAX PARCEL 145, AREA 15.878 AC +/- DEED 2114/236” (the “Annexation Property”) on a plat titled “ANNEXATION PLAT TOWN OF EASTON ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 25, GRID 12 PARCEL 52 & 145”, prepared by Lane Engineering, LLC, originally dated 5/16/25 (the “Annexation Plat”), which is Exhibit “A” to this Resolution and is also described in metes and bounds description dated June 26, 2025 prepared by Lane Engineering, LLC entitled “ANNEXATION DESCRIPTION ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., JEFFREY H. GOODMAN AND PATRICIA T. GOODMAN IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND”, which is Exhibit “B” to this Resolution (“Annexation Description”).

Norris E. Taylor Contractors, Inc., Jeffrey H. Goodman and Patricia T. Goodman are the owners of one hundred percent (100%) of the assessed value of the real property lying within the area to be annexed and have consented to the annexation. There are no registered voters in Talbot County who reside on the Annexation Property.

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

Now, therefore, the Town hereby resolves:

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

Section 2. Application of Town Charter; Ordinances; and Taxes. Upon the effective date of this Resolution, the provisions of the Charter and Code of the Town of Easton, and any

local public laws enacted or to be enacted affecting the Town, shall be effective within the Annexation Property except to the extent that this Resolution provides otherwise. The Annexation Property shall be included in the First Election Ward of the Town for purposes of municipal elections until such time as the boundaries for election wards may be modified by the Town Council.

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

Section 4. Zoning Classification. Concurrently with the introduction of this Resolution, the Town Council has introduced Ordinance No. _____ to apply a zoning classification of Industrial (I) to the Annexation Property. The Talbot County zoning for the Annexation Property is Limited Industrial (LI). The proposed Industrial (I) zoning classification permits land uses that are similar to the land uses allowed under the current Talbot County zoning classifications and does not permit development at a substantially higher density exceeding 50% of the density allowed under the current Talbot County zoning classification applicable to the Annexation Property. If Ordinance _____ is not enacted before the effective date of this Resolution, or, if as enacted, it contains provisions that are deemed unacceptable to the Petitioner, or, if the parties are unable to agree upon the terms of an Annexation Agreement, the Petitioner shall be free to withdraw this request for annexation by written notice delivered to the Town Clerk before the effective date of this Resolution, and this Resolution shall become null and void.

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

Section 6. Public Hearing and Public Notice. the Town Council shall conduct a public hearing on this Resolution and upon Ordinance No. _____ on _____, 2025 at _____ p.m. Prior to the hearing, the Town Clerk shall arrange for the publication of a legally sufficient notice of the hearing in *The Star Democrat* for the Town two times at not less than weekly intervals, the date of publication of the last such notice to be at least 15 days prior to the date of the hearing. In addition, on the date of the first publication of the notice of hearing, the Town Clerk shall notify the following persons or agencies of the hearing and shall provide them with a photocopy of the legal notice and this Resolution, including Exhibits:

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

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

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

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

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

Curry	-	_____
Rankin	-	_____
Montgomery	-	_____
Davis	-	_____
Abbatiello	-	_____

I hereby certify that the above Resolution was passed by a yea and nay vote of the Town Council this _____ day of _____, 2025

Don A. Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2025.

Kathy M. Ruf, Town Clerk

APPROVED: _____

Date: _____

Megan J.M. Cook, Mayor

EFFECTIVE DATE: _____, 2025

EXHIBIT B

Lane Engineering, LLC

Established 1986

Civil Engineers • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818

117 Bay Street
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095

**ANNEXATION DESCRIPTION
ON THE LANDS OF
NORRIS E. TAYLOR CONTRACTORS, INC.,
JEFFERY H. GOODMAN
AND PATRICIA T. GOODMAN
IN THE FIRST ELECTION DISTRICT
TALBOT COUNTY, MARYLAND**

June 26, 2025

All that piece, parcel or tract of land situate, lying and being in the First Election District, Talbot County, Maryland, and being more particularly described as follows.

Beginning for the same at an iron rod found on the existing Town of Easton boundary, said point also being North 89 degrees 41 minutes 26 seconds West 210.06 from the easterly side of the public right of way known as Ocean Gateway (150-foot-wide right-of-way) as delineated on a plat titled "Annexation 2017 Town of Easton on the lands of JDOLIVER LLC" recorded among the Land Records of Talbot County, Maryland in Plat Book 86, Folio 12, and from said point of beginning and running in the meridian of the Maryland State Coordinate System NAD 83 (2011), and by and with said easterly line of ADBMD, LLC (Liber 3127, Folio 38) lands the following course and distance

(1) North 00 degrees 20 minutes 08 seconds West, 100.30 feet to an iron rod at the northeast corner of said lands of ADBMD, LLC and the southeastern boundary of the lands of ADBMD, LLC (Liber 3009, Folio 252); thence continuing

(2) North 00 degrees 20 minutes 08 seconds West, 133.80 feet to a point on the lands of ADBMD, LLC (Liber 3009, Folio 288) as delineated on a plat titled "Survey on the lands of William J. Yeager" recorded among the aforesaid Land Records in Plat Book 73, Folio 31; thence

(3) South 70 degrees 14 minutes 39 seconds East, 1837.25 feet to a concrete monument on the lands of the State of Maryland; thence running with the lands of the State of Maryland the following three courses and distances

(4) South 32 degrees 40 minutes 21 seconds West, 250.65 feet to a point on the northern side of a 50' wide private right of way "Reagan Drive"; thence

(5) South 32 degrees 32 minutes 12 seconds West, 59.08 feet to a point on the southern side of the aforementioned "Reagan Drive"; thence

(6) South 32 degrees 40 minutes 21 seconds West, 1252.17 feet to a point at the northern edge of a 50' wide public right of way "East Kennedy Street"; thence running with the northern edge of said "East Kennedy Street" the following two courses and distances

(7) North 89 degrees 05 minutes 22 seconds West, 460.00 feet to a point; thence

(8) North 89 degrees 05 minutes 57 seconds West, 49.77 feet to a point on the western side of a 50' wide private right of way "Nixon Drive" and the southeastern corner of the lands of Talbot Commercial Rentals, LLC (Liber 2594, Folio 160) as delineated on a plat titled "Part of the Land of Curtis H. Jones" recorded among the aforesaid Land Records in Plat Book 23, Folio 100; thence with the western side of "Nixon Drive" and the eastern line of said Talbot Commercial Rentals, LLC

(9) North 00 degrees 19 minutes 43 seconds West, 200.00 feet to a point; thence

(10) North 86 degrees 58 minutes 33 seconds West, 100.00 feet to a point; thence

(11) South 00 degrees 15 minutes 33 seconds East, 200.00 feet to a point on the north side of said "East Kennedy Street"; thence

(12) North 88 degrees 25 minutes 14 seconds West, 225.16 feet to a point at the southeastern corner of the lands of CMM Investments, LLC (Liber 1710, Folio 434) as delineated on a plat titled "Revision of Boundary Lines Between the Lands of The Premier Corporation and Norris E. Taylor Contractors, INC." recorded among the aforesaid Land Records in Plat Book 81, Folio 199; thence

(13) North 00 degrees 15 minutes 33 seconds West, 284.25 feet to a point on the south side of the lands of Lighthouse Marine & Engine Service INC. (Liber 958, Folio 901); thence with said lands of Lighthouse Marine & Engine Service INC. for the following two courses

(14) North 89 degrees 44 minutes 27 seconds East, 150.00 feet to a point; thence

(15) North 00 degrees 15 minutes 33 seconds West, 200.00 feet to a point on the south side of the lands of DFE Family Limited Partnership (Liber 2253, Folio 102) as delineated on a plat titled "Part of the Land of Talbot Warehousing INC." recorded among the aforesaid Land Records in Plat Book 1, Folio 66B; thence

(16) North 89 degrees 44 minutes 27 seconds East, 174.52 feet to a concrete monument found on the east side of said "Nixon Drive"; thence crossing said "Nixon Drive"



www.leinc.com
general@leinc.com

(17) North 86 degrees 48 minutes 35 seconds East, 49.72 feet to a point on the west side of the lands of United Parcel Service INC. (Liber 2117, Folio 205); thence with the lands of said United Parcel Service INC. for the following five courses

(18) North 89 degrees 39 minutes 32 seconds East, 446.60 feet to a point; thence

(19) North 00 degrees 20 minutes 28 seconds West, 300.00 feet to a point; thence

(20) South 89 degrees 39 minutes 32 seconds West, 291.60 feet to a point; thence

(21) North 00 degrees 20 minutes 28 seconds West, 130.00 feet to a point; thence

(22) South 89 degrees 39 minutes 32 seconds West, 155.00 feet to a point on the east side of said "Nixon Drive; thence crossing said "Nixon Drive"

(23) South 89 degrees 38 minutes 57 seconds West, 49.73 feet to a point on the west side of said "Nixon Drive" and the east side of the lands of said DFE Family Limited Partnership; thence

(24) North 00 degrees 21 minutes 03 seconds West, 114.88 feet to a point on the south side of said "Reagan Drive" and the north side of said lands of DFE Family Limited Partnership; thence

(25) South 89 degrees 55 minutes 27 seconds West, 236.86 feet to a point; thence crossing said "Reagan Drive"

(26) North 00 degrees 04 minutes 33 seconds West, 49.86 feet to a point at the southeast corner of the lands of Sharpe Gas INC. (Liber 2044, Folio 492); thence

(27) North 00 degrees 03 minutes 38 seconds West, 99.02 feet to an iron pipe found on the south side of the lands of Kenneth A. Morgan, JR and Emma J. Morgan (Liber 897, Folio 667) as delineated on a plat titled "Map of West Galloway Lot" recorded among the aforesaid Land Records in Plat Book 12, Folio 1; thence with said lands of Kenneth A. Morgan, JR and Emma J. Morgan for the following two courses

(28) North 89 degrees 58 minutes 30 seconds East, 236.56 feet to an iron pipe found; thence

(29) North 00 degrees 29 minutes 35 seconds West, 200.13 feet to an iron pipe found on the south side of said lands of JD Oliver, LLC; thence with said lands of JD Oliver, LLC for the following two courses

(30) North 00 degrees 31 minutes 20 seconds West, 300.00 feet to an iron pipe found; thence

(31) North 89 degrees 56 minutes 43 seconds East, 363.85 feet to the Place of Beginning, containing 34.167 Acres of Land, more or less, and

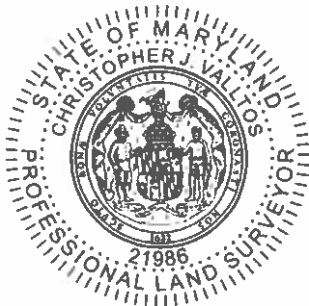


The above parcel is intended to be all of the same land, as shown as Total Area of Annexation on a plan entitled "Annexation Plat on the lands of Norris E. Taylor Contractors, INC, Jeffery H. Goodman and Patricia T. Goodman" as prepared by Lane Engineering, LLC, on June 25, 2025, I hereby certify that these documents were prepared by me or under my responsible charge and complies with requirements as set forth in regulation 09.13.06.12, and that I am a duly licensed professional land surveyor under the laws of the State of Maryland, License No. 21986, and, subject to biennial renewal, my current expiration date is August 26, 2026



06/26/2025

Christopher John Valltos
Registered Professional Land Surveyor
Maryland Registration Number 21986



www.leinc.com
general@leinc.com

EXHIBIT C TO RESOLUTION _____
ANNEXATION PLAN
2025 ANNEXATION TO THE TOWN OF EASTON OF CERTAIN LANDS LOCATED
ON THE EAST SIDE OF OCEAN GATEWAY/U.S. ROUTE 50 AND CONSISTING OF
34.167ACRES OF LAND, MORE OR LESS

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

I. Property. The property proposed for annexation to which this Annexation Plan relates consists of 34.167 acres of land comprised of “TAX PARCEL 52, AREA: 18.289 AC +/- DEED 2114/236 and TAX PARCEL 145, AREA: 15.878 AC +/- DEED 2114/236” (the “Annexation Property”) on a plat titled “ANNEXATION PLAT TOWN OF EASTON ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 25, GRID 12 PARCEL 52 & 145”, prepared by Lane Engineering, LLC, dated _____ (the “Annexation Plat”), which is Exhibit “A” to Resolution _____.

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

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

The 2010 Town of Easton Comprehensive Plan, as amended (the “Easton Plan”), designates the Annexation Property as a Priority 1 Boundary Refinement Area. (Easton Plan Growth Areas Map). The Municipal Growth Element of the Comprehensive Plan defines Boundary Refinement Areas as areas that in most cases “are already developed in Talbot County and they are deemed appropriate for consideration for annexation during the life of this Plan.” (Easton Plan p. 49). The Easton Plan identifies Priority 1, Boundary Refinement Areas, including the Annexation Property, as areas that are “important to bring . . . into [the] Town.” (Easton Plan p. 257). The Easton Plan was amended in 2016 to incorporate a Sewer Tier Map, in accordance with State law and this map classifies the Property as “Tier II – Planned for Sewer, Municipal or Growth Area.”

B. The pre-annexation Talbot County zoning of the Annexation Property is Limited Industrial. The proposed Industrial (I) zoning district permits _____ uses.

C. The Industrial (I) district does not permit a greater than 50% density than and does not permit land uses that are not authorized in the County’s Limited Industrial (LI) zone. Any future development of the Annexation Property shall be in accordance with the Zoning Ordinance provisions applicable to the Annexation Property at the time of the development.

III. Availability of Land for Public Facilities. Following annexation, the Annexation Property will be served by the Easton public water and sewer systems, which will require extension of those public utility systems. Adequate water and sewer capacity exists within the Town's utility systems to serve existing and future uses of the Annexation Property from a gravity feed line from Chapel Road with an easement to be granted by Norris E. Taylor Contractors, Inc. across its reserved land not subject to this annexation. With regard to this easement, Norris E. Taylor Contractors, Inc. would expect to receive compensation by future users. Fire and police protection will be provided by the Easton Voluntary Fire Company and the Town of Easton Police Department using existing facilities. The Town's existing public works, fire, police and emergency services facilities, equipment and personnel are adequate to accommodate the Annexation Property at this time. There is no impact on schools, libraries and other recreational services. At this time, no additional land for public facilities on the Annexation Property is considered reasonably necessary.

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

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

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

B. Roads. The Annexation Property has existing access from East Kennedy Street, which is a Town Street.

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

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

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

EXHIBIT D

ORDINANCE NO. _____

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE OFFICIAL ZONING MAP OF THE TOWN OF EASTON TO APPLY THE INDUSTRIAL (I) ZONING DISTRICT TO CERTAIN LOTS OR PARCELS OF LAND ANNEXED TO THE TOWN OF EASTON BY RESOLUTION NO. _____ LOCATED TO THE EAST OF OCEAN GATEWAY/U.S. ROUTE 50, ADJACENT TO EAST KENNEDY STREET, CONSISTING OF 34.167 ACRES OF LAND, MORE OR LESS

Introduced by: _____

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

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

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

WHEREAS, the Town has acted pursuant to its authority under §4-401 *et. seq.* of the Local Government Article of the Code to introduce Resolution No. _____ (the “Resolution”) to expand its municipal boundaries by annexing lands adjacent to the present Town. The area proposed for annexation is generally located on the east side of Ocean Gateway/U.S. Route 50, adjacent to East Kennedy Street, consisting of 34.167 acres of land, more or less, which parcel is shown and depicted as “TAX PARCEL 52 AREA 18.289 AC. +/-” and “TAX PARCEL 145 AREA 15.878 AC. +/-” (the “Annexation Property”) on a plat titled “ANNEXATION PLAT ON THE LANDS OF

NORRIS E. TAYLOR CONTRACTORS, INC. IN THE FIRST ELECTION DISTRICT OF TALBOT COUNTY, MARYLAND TAX MAP 25, GRID 12 PARCELS 52 & 145”, prepared by Lane Engineering, LLC, originally dated 5/16/25 (the “Annexation Plat”), which is Exhibit “A” to this Ordinance; and

WHEREAS, the Town Planning Commission considered the annexation and zoning requests during its public meeting on _____ and recommended that the Town annex the Annexation Property and zone such land Industrial (I) for several reasons, including:

(1) The Comprehensive Plan designates the property for future Industrial land use, and the Commission believes that given the current County zoning and the adjacent zoning, that Industrial (I) zoning is appropriate; and

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

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

WHEREAS, the Easton Town Council held a duly noticed public hearing on this Ordinance on Monday, _____, Monday, _____, and Monday, _____.

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

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

Section 2. Modification of Official Zoning Map Boundaries and Designation of Zoning. The Official Zoning Map of the Town of Easton is hereby amended to add that certain parcels or tracts of land annexed pursuant to the Annexation Resolution and designated by the plat attached hereto as Exhibit A. The Property shall be assigned classification of Industrial (I). In accordance with Section 28-107 of the Zoning Ordinance, the amendment shall be made on the Official Zoning Map promptly after the effective date of this Ordinance by the Easton Town Council.

Section 3. County Zoning Consent. The County zoning for the property is Limited Industrial (LI). The proposed Industrial (I) zoning classification does not permit land uses that are different from the land uses allowed under the current County zoning classifications applicable to the Annexation Property and/or does not allow a density greater than 50% of the density allowed under the current Talbot County zoning classification.

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

Section 5. Effective Date. In accordance with §4-416 of the Local Government Article of the Code, §4-203 of the Land Use Article of the Code and Article II, Section 9 of the Easton Town Charter, this Ordinance shall become effective upon the later of: (a) the effective date of the Resolution pursuant to which the land area that is the subject of this Ordinance is annexed to the Town of Easton, (b) ten (10) days after the

Town Council's public hearing on this Ordinance, (c) twenty (20) calendar days after the approval by the Mayor or passage of this Ordinance by the Council over the Mayor's veto.

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

Curry	-	_____
Rankin	-	_____
Montgomery	-	_____
Davis	-	_____
Abbatiello	-	_____

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

Don A. Abbatiello, Town Council President

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

Kathy M. Ruf, Town Clerk

APPROVED: _____

Date: _____

Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____

EXHIBIT E

ANNEXATION AND PUBLIC FACILITIES AGREEMENT

THIS ANNEXATION AND PUBLIC FACILITIES AGREEMENT (“Agreement”) made this _____ day of _____, 2025, by the TOWN OF EASTON, a Maryland municipal corporation (“Town”) and **NORRIS E. TAYLOR CONTRACTORS, INC.** a Maryland Corporation, **JEFFREY H. GOODMAN**, and **PATRICIA T. GOODMAN** (collectively “Petitioner”). Herein, the Town and Petitioner are each a “Party” and collectively, the “Parties”.

RECITALS

The Recitals set forth herein, to the extent that they set forth the intentions of or commitments by the Parties, are enforceable provisions of this Agreement.

- A. Petitioner is the fee simple owner of a parcel of land designated as Parcel 52 and Parcel 145 on Talbot County Tax Map 25, which is located along the east side of Ocean Gateway, Route 50 in Easton, Maryland. Such parcels total 34.167 acres, more or less, and is referred to herein as the “Annexation Property”
- B. The Annexation Property is contiguous and adjacent to the present corporate boundary of the Town. The Annexation Property is more particularly depicted and described by a plat entitled “ANNEXATION PLAT TOWN OF EASTON ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., IN THE FIRST ELECTION DISTRICT TALBOT COUNTY, MARYLAND TAX MAP 25, GRID 12, PARCEL 52 & 145,” prepared by Lane Engineering, LLC, dated May 16, 2025 (“Annexation Plat”), which plat is incorporated herein and a reduced scale copy of which is attached hereto as Exhibit A. The Annexation Property is also more particularly described by metes, bounds, courses and distances by a legal description (“Annexation Description”) prepared by Lane Engineering, LLC entitled “ANNEXATION DESCRIPTION ON THE LANDS OF NORRIS E. TAYLOR CONTRACTORS, INC., JEFFREY H. GOODMAN AND PATRICIA T. GOODMAN IN THE FIRST DISTRICT TALBOT COUNTY, MARYLAND”, which is attached hereto as Exhibit B.
- C. In order to effectuate the annexation of the Annexation Property, Petitioner executed and submitted to the Town a Petition for Annexation of the Annexation Property (“Annexation Petition”). Petitioner constitutes the owner of one hundred percent (100%) of the assessed valuation of the Annexation Property. There are no registered voters in Talbot County who reside on the Annexation Property.
- D. The 2010 Town of Easton Comprehensive Plan, as amended (the “Easton Plan”), designates the Annexation Property as a Priority 1 Boundary Refinement Area (Easton Plan Growth Areas Map). The Municipal Growth Element of the Comprehensive Plan defines Boundary Refinement Areas as areas that in most cases “are already developed in Talbot County and they are deemed appropriate

for consideration for annexation during the life of this Plan.” (Easton Plan p. 49). The Easton Plan identifies Priority 1, Boundary Refinement Areas, including the Annexation Property, as areas that are “important to bring ... into [the] Town.” (Easton Plan p. 257).

- E. The Comprehensive Plan more specifically explains that the “Priority 1 – Boundary Refinement” designation on the Growth Area Map is applied to areas that:

“... are not presently within the Town of Easton but should be ... Generally these consist of already developed areas like Crofton, Old Stoney Ridge, Old Beechwood, and most of Easton Point. They have long ago been developed under Talbot County Rules and regulations and have increasingly become surrounded by properties developed under Town of Easton guidelines. To virtually any outsider, these areas would be assumed to currently be in the Town of Easton corporate limits. It is important to bring these areas into Town for at least three reasons. First, all of these areas are served by septic systems and most utilize individual private wells for water. This is both potentially environmentally damaging and inefficient given the relative close proximity and availability of Town water and sewer.

The Second reason these properties should be in the Town of Easton is that given their location, they enjoy many of the conveniences of being in Town without paying a fair share. Finally, from the Town’s perspective the most important reason these areas should be in Town is that they preclude the Town’s ability to grow in the future. This is due to the fact that Maryland annexation law makes it illegal to create an enclave or island of unincorporated land surrounded by a municipality. Thus when such areas exist, they have the short-term effect of causing some rather strange Town boundaries as developers annex in such a way as to technically comply with this requirement. The long-term effect is that growth is stopped in a given direction.”

- F. The Petitioner requested the establishment of Industrial (I) zoning for the Annexation Property. The proposed I Town zoning is supported by the Town Comprehensive Plan, which recognizes the need to retain and expand existing businesses and notes the importance of providing employment opportunities to community residents. Connection of public utilities to and rezoning of the Annexation Property will facilitate investment in these properties through development and improvement.
- G. The Town desires to provide access to municipal services for existing developed areas located immediately adjacent to the municipal boundary, to control the growth that will occur adjacent to its boundaries, and to ensure that such growth enhances the character of the Town and that the impacts of such growth are managed for the benefit of the Town and its citizens.

- H. The Town is willing to annex the Annexation Property, provided that the Petitioner agrees to adhere to the laws, ordinances and regulations of the Town and such other provisions set forth herein regarding the use and development of the Annexation Property.
- I. Appropriate and required Town public hearings have been held pursuant to applicable law and the Easton Town Council voted to adopt Annexation Resolution No. _____ on _____, _____, 2025, a copy of which is attached hereto as Exhibit C.
- J. Petitioner and the Town desire to set forth the terms and conditions of the proposed annexation.

NOW, THEREFORE, in consideration of the mutual interests, provisions and covenants, agreements, and undertakings set forth herein, the sufficiency of which is expressly acknowledged, Petitioner and the Town mutually agree as follows:

1. **Property; Town Taxes.** The Annexation Property was annexed pursuant to the Annexation Resolution. The Annexation Agreement shall apply to, run with and bind the Annexation Property. The Annexation Property shall be subject to all applicable Town taxes, unless otherwise exempt.

2. **Zoning Upon Annexation.**

2.1. **Existing Uses.** Except as provided herein, Petitioner and the Town agree that all existing land uses, lots and structures, whether permitted, accessory, conforming, non-conforming, or special exceptions, currently made in and upon the Annexation Property may continue following annexation subject to the Minimum Property Maintenance Standards of the Easton Town Code and subject to the provisions regarding non-conforming uses contained in the Town Zoning Ordinance.

2.2. **Zoning.** Simultaneously with the filing of the Annexation Petition, Petitioner requested that the Town adopt an ordinance to: (i) amend the official Town zoning map to include the Annexation Property and (ii) apply the Industrial (I) zoning district to the Annexation Property. The Town introduced Ordinance No. _____, a copy of which is attached hereto as Exhibit D, on _____, 2025.

3. **Future Uses of Annexation Property.** Petitioner hereby acknowledges and agrees that any future development of the Annexation Property must comply with applicable zoning and approval processes of the Town. Development must also comply with development impact fee ordinances of the Town and County, as applicable. Nothing herein shall, in any way, constitute a development approval of a specific project or a waiver of any associated fees. Petitioner also acknowledges that it must comply with any applicable noise or disturbing the peace standards that are applicable within the Town of Easton as they currently exist or are enacted or are enacted in the future.

4. **Public Services and Improvements.** The following provisions, at a minimum, will govern the obligations of the Parties with respect to public services and improvements. Notwithstanding anything herein to the contrary, this Agreement shall not preclude, limit or otherwise affect the ability of the Petitioner to propose and enter into development impact fee credit agreement(s) with the Town and/or County.

4.1 **Standards for Public Improvements; Equality of Exactions.** Petitioner agrees to comply with the Town's design standards and requirements in effect at the time of construction ("Town Standards") with respect to any public improvements or infrastructure to be owned and maintained by the Town, such as roads, streets and alleys, curbs and gutters, sidewalks, and water, sewer and stormwater drainage systems. Petitioner, if undertaking such work, shall cause all work on the improvements to be completed in a good and workmanlike manner and with due dispatch. Where the construction and installation of any improvement requires the consent, permission, or approval of any public agency or private party, should Petitioner propose construction or installation, Petitioner shall promptly file all applications, enter into all agreements, post all security, pay all fees and costs, and otherwise take all steps that may be legally required to obtain such consent, permission or approval.

4.2. **Provision of Public Services; Reservation and Allocation of Water and Sewer Capacity.** The Town further represents, subject to the obligations of Petitioner set forth in this Section 4, that it will support existing uses and propose redevelopment of the Annexation Property by providing all necessary municipal services required by the Annexation Property, including, but not limited to, adequate water, sewer, gas, data/communication and electric (if applicable) services through Easton Utilities, fire and police protection, garbage collection and other municipal services generally available to Town residents subject to applicable Town fees and tariffs and other costs in effect at the time services is rendered, unless otherwise agreed between the Town and Petitioner.

With regard to public and sewer allocation, the Town guarantees, covenants and warrants that it will not set any policy, position or course of action that is detrimental to existing use or development of the Annexation Property provided that development is consistent with other applicable Town regulations and standards. These covenants notwithstanding and subject to limitations established by any subsequent development rights and responsibilities agreement(s), the Parties understand and agree that the Town, if otherwise authorized by law, may enact future ordinances, charter provisions, or amendments deemed necessary to protect the public health, safety and welfare of the citizens of the Town and said ordinances, charter provisions, or amendments shall apply to the use and development of the Annexation Property, provided such application does not interfere with Petitioner's vested rights.

Petitioner acknowledges and agrees that no public water or wastewater capacity for existing uses or redevelopment of any portion of the Annexation Property shall be allocated or reserved by EUC unless and until the owner of the parcel(s) for which capacity is desired pays to EUC the capital charges applicable for such allocation or reservation under the then-applicable water and wastewater tariffs. Notwithstanding any

provision herein to the contrary, Petitioner shall not be obligated to pay such capital charges or connect the Annexation Property to the Town water or wastewater systems unless and until the occurrence of the earlier of: (i) election by Petitioner to connect to such systems, (ii) issuance by the Talbot County Health Department or Maryland Department of the Environment of a final, non-appealable order requiring connection of the Annexation Property to such systems, (iii) expansion of existing improvements or redevelopment of the Annexation Property in a manner that requires capacity in excess of the capacity of the existing septic System on such property, or (iv) replacement of an existing septic system on the Annexation Property is required for any reason.

4.3. Public Utility Improvements and Extensions. Except as provided herein, to the extent that extensions of public utilities will be necessary to meet the utility service requirements within the Annexation Property, Petitioner will design and construct or cause to be constructed, at its sole expense including charges provided for in the applicable tariff(s) in effect at the time of service is rendered, such lighting, gas, cable, electric (if applicable) and public water and sanitary sewer utility extensions, including water and sewer mains, trunk lines, fire hydrants and appurtenant facilities, required or imposed to serve development, redevelopment or other actions on the Annexation Property in accordance with the standards and specifications of the Town and Easton Utilities. Upon completion of construction and satisfactory inspection in accordance with Town Standards, the Town shall assume the ownership and on-going operation and maintenance of these facilities in accordance with Town ownership and maintenance policies or pursuant to the terms of a development rights and responsibilities agreement.

4.3.1. Wastewater Improvements.

A. *Connection of Annexation Property.* Annexation shall be effective before any connection to the Town's collection system will be permitted.

B. *Available Capacity.* Sewer capacity to the Annexation Property is available to accommodate current uses, subject to the provisions of Section 4.2. Additional capacity for future uses may be available subject to analysis of the available capacity and approval by EUC at the time a development is proposed. At the time of annexation, the Petitioner shall be assessed the cost of one (1) EDU per parcel.

C. *Service Configuration.* Town sewer service will be available to the Annexation Property. The Annexation Property shall construct a new sewer main tied to the sewer main located near Chapel Road, Easton extended to the Annexation Property. The size of the sewer service will be based on the anticipated flow demands of the Annexation Property being fully developed as permitted, and the flow demands of adjacent properties currently not being served. Petitioner shall be responsible for all costs associated with the design and construction of the new sewer main, including; taps to the main, service to the property line, grinder pump, and repairs to public infrastructure disturbed with the installation of the new sewer service.

D. *Future Extension of Service.* The Town anticipates that additional properties, currently developed and undeveloped, along Route 50, and in the vicinity of East Kennedy Street, will connect to the new service extending from Chapel Road. The additional users will be charged a pro rata share of the costs paid by Petitioner to extend service from Chapel Road, which shall be reimbursed to Petitioner. The additional properties shall bear the expense of extending lines from the new sewer main installed by Petitioner to the additional properties. The design and size of such extensions shall be approved by Petitioner.

4.3.2. Water Improvements.

A. *Connection of Annexation Property.* Annexation shall be effective before any connections to the Town's water system will be permitted.

B. *Available Capacity.* Water capacity to the Annexation Property is available to accommodate current uses, subject to the provisions of Section 4.2. Additional water service for future demands may be provided subject to an analysis of the capacity of the existing water main and approval by EUC at the time a development plan is proposed.

C. *Service Configuration.* Town water service will be available to the Annexation Property. The Annexation Property shall construct a watermain from Chapel Road, Easton to the south property line of the parcel terminating with a fire hydrant. The water service will be connected to the watermain. The size of the water service will be based on the current or approved flow demands of the Annexation Property. Petitioner shall be responsible for all costs associated with the design and construction of the individual water service to the EUC public water main, including; taps to the water main, service to the property line, curb stops, water meter installation.

4.4. Easements and Rights-of-Ways. Petitioner hereby agrees to grant to the Town upon request, at no cost, rights-of-way or easements within ten (10) feet of the exterior boundaries of the Annexation Property in the event that such rights-of-way or easements shall be necessary for the installation, maintenance, replacement and/or removal of public utilities and roads in accordance with the provisions of this Section 4. Norris E. Taylor Contractors, Inc. agrees to grant to the Town upon request at no cost, rights-of-way or easements across its land adjacent to Chapel Road if necessary to provide utility service to the Annexation Property. The location of such right-of-way or easements shall be subject to the prior approval of Norris E. Taylor Contractors, Inc.

4.5. Public Works Agreements. If required by the Town, should Petitioner propose to develop the Annexation Property, Petitioner and Town shall enter into one or more public works agreements that provide more detailed provisions regarding the construction of all required improvements and extension of public utilities and which shall be in a form reasonably acceptable to the Town Attorney.

4.6. Amendment of Comprehensive Water and Sewer Plan. Petitioner and the Town agree and acknowledge that it may be necessary to amend the County Comprehensive Water and Sewer Plan before Petitioner undertakes the water and sewer facilities improvements and the Town extends water and sewer services to the Annexation Property. Petitioner and Town agree to cooperate to apply for and obtain any amendments to the Talbot County Comprehensive Water and Sewer Plan as may be required.

5. Mutual Assistance. The parties shall do all things reasonably necessary or appropriate to carry out and to expedite the terms and provisions of this Agreement and to aid and assist each other in carrying out the terms and provisions of this Agreement and the intentions of the Parties as reflected by said terms including, without limitation, the giving of such notices, the holding of such public hearings, the enactment by the Town of such resolutions and ordinances and the taking of such other actions as may be necessary to enable the Parties' compliance with the terms and provisions of this Agreement and as may be necessary to give effect to the terms and objectives of this Agreement and the intentions of the Parties as reflected by said terms.

Petitioner and the Town agree to promptly execute all permit applications needed by Petitioner for permits or approvals from Federal, State or County agencies and departments or any other public or private agencies from whom a permit is required to develop such Petitioner's portion of the Annexation Property, provided that such permit applications are prepared in accordance with applicable laws, ordinances, rules, and regulations and consistent with development approvals granted by the Town for the Annexation Property. The Parties each further agree to cooperate in the securing of such permits or approvals from such agencies. Nothing in this Agreement shall require the Town to vary, deviate, or depart from applicable rules, regulations, or standards in processing any permit, application, or in issuing any approval. All such rules, regulations, and standards shall remain in full force and effect.

6. Notices. All notices and other communication in connection with this Agreement shall be in writing and shall be deemed delivered to the addressee thereof (1) when delivered in person on a business day at the address set forth below; (2) on the third business day after being deposited in any main or branch United States post office, for delivery by properly addressed, postage prepaid certified or registered mail, return receipt requested, at the address set forth below; or (3) by a nationally-recognized delivery service company to the street address with written proof of delivery.

Notices and communications to the Petitioner shall be addressed to , and delivered at, the following addresses:

Norris E. Taylor Contractors, Inc.
Jeffrey H. Goodman
Patricia T. Goodman
c/o Jeffrey H. Goodman
9397 Mt. Vernon Circle
Alexandria, VA 22309

With a copy to:
Michael J. Kopen, Esquire
8 Goldsborough Street
Easton, MD 21601

Notices and communications to the Town shall be addressed to, and delivered at, the following addresses:

Town of Easton
14 S. Harrison Street
Easton, MD 21601

With a copy to:
Sharon M. VanEmburch, Esquire
16 South Washington Street
Easton, MD 21601

7. **Other Provisions.**

7.1. **Applicable Law.** It is the intention of the parties that all questions with respect to the construction of this Agreement and rights and liabilities of the Parties hereunder shall be determined in accordance with the laws of the State of Maryland.

7.2. **Scope of Agreement.** This Agreement is not intended to limit the exercise of police powers of the Town or to limit the operation of the Town government, or to guarantee the outcome of any administrative process. Unless otherwise specifically provided in writing in this Agreement or any other subsequent agreement, this Agreement shall be subject to all properly enacted laws, and properly adopted governmental regulations, now or hereafter existing and applicable. This Agreement shall not be rendered invalid by reason of the enactment or amendment of any law or the adoption or amendment of any regulation, which law or regulation is either (1) enacted or adopted in the exercise of governmental power for a valid governmental purpose; (2) enacted or adopted by the Town as the result of a mandate by the State of Maryland or the U.S. Government; or (3) applicable to both the Annexation Property and to similarly situated property located outside the Town in Talbot County.

7.3. **Entire Agreement.** Except as specifically provided herein, this Agreement embodies and constitutes the entire understanding between the Parties with respect to the transactions contemplated herein, and all prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged into this Agreement.

7.4. **Estoppel.** The Parties to this Agreement agree not to challenge or contest, and waive any right to challenge or contest, in any legal or equitable proceeding, in any forum whatsoever, the validity, legality, or enforceability of this Agreement, or any of its provisions, terms or conditions.

7.5. Waiver of Breaches. No waiver of any contingency or the breach of any of the terms or provisions of this document shall be a waiver of any other contingency or proceeding or succeeding breach of this document or any provision hereof.

7.6. Project as a Private Undertaking. It is understood and agreed by and between the Parties that the development or redevelopment of the Annexation Property is a private undertaking, that neither the Town nor Petitioner is acting as the agent of any other party in any respect hereunder, and that each Party is an independent contracting entity with respect to the provisions of this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement.

7.7. Modification. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged or terminated except by an instrument in writing signed by the party against which the enforcement of such waiver, modification, amendment, discharge or termination is sought, and then only to the extent set forth in such instrument. No such modification shall be binding on the other Party hereto nor affect their rights under this Agreement as to any other Party without such Party's written consent.

7.8. Headings. Descriptive headings are for convenience only and shall not control or affect the meaning or construction of any provision of this Agreement.

7.9. Binding Effect. The terms of this Agreement shall be binding upon and shall inure to the benefit of the Parties, any successor municipal authorities of the Town and successor owners of record of the Annexation Property, it being expressly understood and agreed that this Agreement shall be assignable, in whole or in part, by Petitioner, with respect to its portion of the Annexation Property, without the consent of the Town, any of its elected officials, employees or agents. Notwithstanding the foregoing, any transfer of all or a portion of the Annexation Property shall be subject to the terms of this Agreement.

Except with respect to Section 7.17, Petitioner's obligations hereunder shall be contingent upon annexation of the Annexation Property and establishment of the Town zoning described by Section 2.2., and shall not constitute personal obligations independent of ownership of the Annexation Property.

7.10. No Third-Party Beneficiaries. This Agreement shall not confer any rights or remedies upon any person other than the Parties hereto and their respective successors and assigns as permitted and limited by this Agreement. It is expressly agreed by all parties that the owner or successor owner of a portion of the Annexation Property shall have no contractual rights by virtue of this Agreement to control, approve or otherwise direct the size, density, proposed use, style, arrangement, timing, phasing or any other aspect of development of the remainder of the Annexation Property that it does not own.

7.11. Severability. The Parties intend that should any provision, covenant, agreement, or portion of this Agreement or its application to any person, entity, or property be held invalid by a court of competent jurisdiction, the remaining provisions of this Agreement and the validity, enforceability, and application to any person, entity, or property shall not be impaired thereby, but such remaining provisions shall be interpreted, applied and enforced so as to achieve, as near as may be, the purpose and intent of this Agreement to the greatest extent permitted by applicable law.

7.12. Enforceability. This Agreement shall be specifically enforceable in any court of competent jurisdiction by either Party hereto by any appropriate action or suit at law or in equity to secure the performance of the covenants herein contained.

7.13. Survival. The terms and conditions of this Agreement shall survive the effective date of the Annexation Resolution and shall not be merged or expunged by the annexation of the Annexation Property or any part thereof by the Town.

7.14. Exhibits. Each exhibit referred to herein or affixed hereto shall constitute a part of this Agreement and be incorporated herein by reference:

- Exhibit A – Reduced-scale copy of the Annexation
- Exhibit B – Legal Description;
- Exhibit C – Town Annexation Resolution No. _____; and
- Exhibit D – Town Ordinance No. _____

7.15. Time. Time is of the essence of this Agreement and of each and every provision thereof.

7.16. Town's Annexation Action. This Agreement memorializes the Town's approval of the annexation and the negotiated terms thereof, as approved by the Town during its meeting on _____, 2025.

7.17. Annexation Fees. Petitioner shall be responsible for fees and expenses incurred by the Town of Easton associated with the annexation process, including, but not limited to, legal fees, engineering fees, consulting fees, and advertising expenses, as described herein. Such fees shall include fees from third parties employed by the Town. Petitioner paid the annexation fee of \$15,000.00 with its filing of the annexation petition ("Annexation Fee"). The Annexation Fee shall be applied as a credit to the fees and expenses incurred by the Town in connection with annexation of the Annexation Property.

7.18. Mutual Drafting; No Presumption. The drafting and negotiation of this Agreement has been undertaken by the Parties hereto and their respective counsel. For all purposes, the Agreement shall be deemed to have been drafted jointly by the Parties with no presumption in favor of one Party over another in the event of any ambiguity.

7.19. Remedies. The remedies set forth in the Agreement are in addition to, and not in lieu of, any other rights or remedies available to the Parties in law or equity.

7.19. Remedies. The remedies set forth in the Agreement are in addition to, and not in lieu of, any other rights or remedies available to the Parties in law or equity.

IN WITNESS WHEREOF, the Parties have executed and sealed this Agreement as of the day and year first above written, provided, however, that for the purposes of determining the date hereof, as used in this Agreement, such date shall be the last date any Party hereto executes this Agreement.

WITNESS:

TOWN OF EASTON

By:

Kathy M. Ruf, Town Clerk

Megan J.M. Cook, Mayor

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 2025, before me, a Notary Public of the State aforesaid, personally appeared **MEGAN J. M. COOK**, who acknowledged herself to be the Mayor of the town of Easton, a Maryland municipal corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Annexation Agreement, and acknowledged that she executed the same for the purposes therein contained as the fully authorized agent of said Town of Easton.

WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires: _____

WITNESS:

NORRIS E. TAYLOR CONTRACTORS, INC.

By:

Jeffrey H. Goodman, CEO

Jeffrey H. Goodman

Patricia T. Goodman

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 2025, before me, a Notary Public of the State aforesaid, personally appeared **JEFFREY H. GOODMAN**, who acknowledged himself to be the Chief Executive Officer of NORRIS E. TAYLOR CONTRACTORS, INC. a Maryland corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Annexation Agreement, and acknowledged that he, as Chief Executive Officer, executed the same for the purposes therein contained as the fully authorized agent of said corporation.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 2025, before me, a Notary Public of the State aforesaid, personally appeared **JEFFREY H. GOODMAN**, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Annexation Agreement, and acknowledged that he executed the same for the purposes therein contained.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this _____ day of _____, 2025, before me, a Notary Public of the State aforesaid, personally appeared **PATRICIA T. GOODMAN**, who acknowledged herself to be a member of NORRIS E. TAYLOR CONTRACTORS, INC. a Maryland corporation, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within Annexation Agreement, and acknowledged that she executed the same for the purposes therein contained as the fully authorized agent of said corporation.

WITNESS my hand and Notarial Seal.

Notary Public
My Commission Expires: _____