



Easton Staff Development Review MEETING AGENDA

Wednesday, February 25, 2026 - 11:00 AM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Discussion Items

- a. **Application Number:** 2026 - 1648 / ESDR 26 - 01
 Applicant: Elevate Performance
 Location: 29512 Canvasback Drive
 Tax Map 0109, Grid 00EA, Parcel 4582,
 Lot 56

 Zoning District: CG
 Request: Commercial Special Exception review
 pursuant to Section 28-1303.5. B of the
 Town of Easton Zoning Ordinance, use
 (2) 203 in Table 2.1 of Section 28-201
 of the Ordinance to be utilized as an
 Automotive Repair Garage* in the CG -
 Commercial General Zoning District.
- b. **Application Number:** 2026 - 1636 / ESDR 26 - 02
 Applicant: Sunrise Solar Inc.
 Location: 12 Magnolia Street (Talbot County
 Board of Education)
 Tax Map 0103, Grid 00EA, Parcel 0555

 Zoning District: R-10A
 Request: Commercial Special Exception review
 pursuant to Section 28-1303.5. B of the
 Town of Easton Zoning Ordinance, use
 (6) 618 in Table 2.1 of Section 28-201
 of the Ordinance for the utilization of
 Solar Panels, Array* in the R-10A
 Residential Zoning District.
- c. **Application Number:** 2026 - 1649 / ESDR 26 - 03
 Applicant: Lowe's Home Centers, Inc.
 Location: 501 Glebe Road (Lowe's Store #1982)
 Tax Map 0101, Grid 0000, Parcel 0265,
 Lot 4A

 Zoning District: PUD

Request:

Amendment to a previously approved
Planned Unit Development (PUD)
(Zoning Ordinance No. 487) for the
expansion of the outdoor display area.

**TOWN OF EASTON**

PLANNING AND ZONING

14 SOUTH HARRISON STREET, EASTON, MD 21601

BOARD OF ZONING APPEALS APPLICATION**APPLICATION TYPE**☐

VARIANCE

☐

APPEAL

☒

SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	29512 Canvasback Rd. Easton, Maryland 21601						
TAX MAP	109	GRID	00	PARCEL	4582	LOT	56
DEED REFERENCE	LIBER	01759	FOLIO	0277			
PLAT REFERENCE	LIBER	1	FOLIO	18A			
EXISTING USE	CG						
ZONING DISTRICT	CG						

HISTORIC DISTRICT Y ☐ N ☐ Planned Redevelopment District Y ☐ N ☐**OWNER**

NAME	56 Canvasback LLC		
MAILING ADDRESS	244 W. Patrick St Frederick MD 21701		
TELEPHONE NO.		EMAIL	

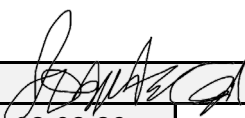
APPLICANT OR AGENT

NAME	Jonathan Cook DBA Elevate Performance		
MAILING ADDRESS	29512 Canvasback Rd., Easton, MD 21601		
TELEPHONE NO.		EMAIL	

Surveyor / Engineer

NAME			
License Number and Expiration			
MAILING ADDRESS			
TELEPHONE NO.		EMAIL	

REQUEST DETAILSSUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☐ZONING ORDINANCE SECTION ☐ INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST**A NY 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	02-02-26	
PRINTED NAME OF APPLICANT OR AGENT	Jonathan Cook	

For Office Use Only

Project Number	SE 26 - 03	Fee Received	
Application Number	SE - 1648	Application Notification	
Filing Date	02/04/2026	Property Posting Date	
BOZA Hearing Date	03/17/2026	Notice(s) Published	
If ESDR, Date	02/25/2026		

Revised 11-2023



Board of Zoning Appeals Checklist Special Exception Application

Application review shall not commence unless a complete application is submitted. A complete application includes all **minimum** submission materials and documents on this Checklist of Minimum Submission Requirements.

	Provided	N/A
Required fee payment as determined by the fee schedule adopted by the Town Council		
Completed application along with a written, detailed explanation for the purpose of the request	✓	
Site plan drawn to scale to include at a minimum the items listed below.	✓	
Property boundaries and dimensions	✓	
Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines	✓	
Setbacks from property lines	✓	
Adjoining roads	✓	
Established easements		✓
Perennial and intermittent streams		✓
Tidal and non-tidal wetlands		✓
Architectural drawings, photographs, elevations, specifications, or other detailed information depicting the exterior appearance of existing and proposed construction, including parking, access, exterior lighting, and signs	✓	
A statement explaining in detail how the use is to be operated, including hours of operation, number of anticipated employees, occupants and clientele, traffic impact, and any special equipment, conditions, or limitations that the applicant proposes	✓	

If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner	✓	
A copy of the deed conveying present ownership of the property	✓	
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County		✓
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing	✓	
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)		

Special Exception Findings of Fact

- a. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;
- b. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;
- c. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;
- d. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;
- e. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;
- f. the proposed use will not adversely affect the established character of the area.
- g. the proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complimentary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance



Board of Zoning Appeals Checklist Variance Application

Application review shall not commence unless a complete application is submitted. A complete application includes all **minimum** submission materials and documents on this Checklist of Minimum Submission Requirements.

	Provided	N/A
Required fee payment as determined by the fee schedule adopted by the Town Council		
Completed application along with a written, detailed explanation for the purpose of the request		
Survey plat, site plan, or other accurate drawings, drawn to scale, to include at a minimum the items listed below.		
Property boundaries and dimensions		
Locations and dimensions of all existing and proposed structures and their locations measured from the nearest property lines		
Setbacks from property lines		
Adjoining roads		
Accurate illustration of the requested variance		
Scale Bar		
Established easements		
Perennial and intermittent streams		
Tidal and non-tidal wetlands		
Critical Area and 100-foot shoreline buffer boundary		
Architectural drawings, photographs, elevations, specifications, or other detailed information depicting the exterior appearance of existing and proposed construction, including parking, access, exterior lighting, and signs		

If the applicant is not the owner of the subject property, documentation of legal interest in the property or authorization to file application from or on behalf of the owner		
A copy of the deed conveying present ownership of the property		
A copy of any covenants or restrictions on the property recorded among the Land Records of Talbot County		
Additional documents, records, and exhibits that the applicant intends to introduce or rely upon at the public hearing		
Written responses to all the Board's required consideration of the principles relevant to the request (see attached)		

Variance Findings of Fact

1. Would the granting of the Variance you have requested impede or in any way be detrimental to satisfying any of the following objectives of the Zoning Ordinance:
 - help accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
 - promote health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provision for light and air, conservation of natural resources, the prevention of environmental pollution, and the promotion of the healthful and convenient distribution of population;
 - encourage and, where necessary, require land use development and uses which exemplify good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
 - encourage the conservation of resources, including a reduction in resource consumption;
 - locate development in locations suitable for it given existing and reasonably foreseeable development; and
 - encourage appropriate and sustainable economic growth.
2. Describe how the proposed variance will be in harmony with the Town's Zoning Ordinance, Comprehensive Plan, and any applicable small area plans.

3. Describe how the proposed variance will not be harmful to the neighborhood or endanger public safety, health, or welfare.
4. What conditions are peculiar to the property? (ie, an unusual or extraordinary circumstance regarding your property that warrants a variance being granted.)
5. Did you (the applicant) take any action that resulted in the need for a variance to be granted?
6. Please describe how a literal enforcement of the Ordinance you are requesting a variance from as written would place a practical hardship or difficulty upon you.

December 29, 2025

Town of Easton
Board of Zoning Appeals
14 S. Harrison St.
Easton, Maryland 21601

RE: Statement of Intent - Request for Special Exception to the Zoning Ordinance for 29512
Canvasback Dr.

The applicant, Jonathan Cook, respectfully requests approval of a Special Exception to permit the operation of a single-bay automobile repair shop within an existing commercial building located on Canvasback Drive in Easton.

The proposed use is modest in scale and designed to be fully compatible with the surrounding commercial tenants and neighborhood. The operation will consist of one service bay and will not include any bulk storage of hazardous liquids or materials on site. All automotive fluids will be handled in accordance with applicable safety and environmental regulations, minimizing any potential impact to adjacent properties.

Parking demand has been carefully evaluated. The unit is allotted four parking spaces under the existing lease, which will accommodate day-to-day operational needs. Any vehicle storage associated with the business will be limited to the rear of the building and the four dedicated spaces. If parking demand temporarily exceeds on-site capacity, the property owner, John Delaplaine, has secured an agreement with a neighboring organization to utilize their parking lot as overflow parking.

The existing building houses a mix of commercial and community-oriented uses, including an automobile window tint and repair shop, a barber shop, and two churches with small congregations. The churches primarily meet outside of normal business operating hours, resulting in minimal daytime parking demand and further reducing the likelihood of parking conflicts.

The proposed auto repair use is consistent with the character of the surrounding commercial area, complements existing automotive-related services on the site, and makes productive use of an existing commercial structure without requiring exterior expansion or significant modification. Approval of this Special Exception will allow for a low-impact business that



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

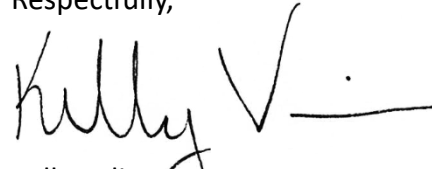
supports local commerce while maintaining compatibility with neighboring tenants and surrounding properties.

For these reasons, the applicant respectfully submits that the requested Special Exception meets the intent of the zoning ordinance and should be approved.

Enclosed Documents:

1. Letter of Authorization from Property Owner
2. Board of Zoning Appeals Application
3. Operational Narrative
4. Site Survey
5. Architectural Site Plan, Floor Plan (Existing & Proposed), & Site Photographs
6. Recorded Parking Agreement
7. Property Deed

Respectfully,



Kelly Valin, AIA
Architect



KELLY VALIN
ARCHITECT

PO Box 1436
Easton, Maryland 21601

Special Exception Findings of Fact

a. the proposed use conforms in all aspects to minimum requirements of the district in which it is located;

The proposed automotive repair shop is a listed Special Exception use in the Commercial General (CG) zoning district under Table 2.1.B of the Town of Easton Zoning Code

The project will conform to all applicable district requirements, including minimum lot size, setbacks, parking, access, and other development standards under Section 28-306 of the Zoning Code.

The use will be established within an existing commercial building on a legally established lot, and no variances from the underlying district standards are requested as part of this application.

b. the proposed use is not adversely affecting the health, safety, and general welfare of residents of the area;

- Operations will take place primarily indoors and within current building space, minimizing exposure to potential nuisances.
- The scale of business is modest, with minimal overnight vehicle storage and a focus on routine maintenance and repairs.
- Applicable health, fire, and safety standards will be fully met, consistent with code requirements and standard industry practice.

This aligns with general expectations for ongoing commercial and service activities in the CG district. Similar automotive and mechanical service uses currently operate in the surrounding area, including within the same building, without documented adverse impacts.

c. the proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exceptions;

- The property is already served by existing public utilities, road frontage, and emergency response infrastructure appropriate for commercial use.
- No new public infrastructure expansion is required for the operation of this business.



Public roadways and utilities are capable of supporting the level of activity anticipated for this small-scale service use without incrementally burdening municipal resources.

d. the proposed use will not create congestion in the streets or undue traffic hazards, and that adequate egress and ingress are provided;

- The site offers adequate ingress and egress from the existing access points, designed to separate customer/customer vehicle entry from through traffic.
- Customer and employee parking will comply with Zoning Code parking requirements – 4 spots in the front of the building are reserved specifically for tenant and space will be made available in the rear of the building for vehicle storage as needed.
- Owner has recorded agreement with neighboring business to utilize their parking when parking needs exceed capabilities of available parking.

There is no record of traffic hazards at the current location surrounding similar existing uses.

e. the proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics including undue smoke, odor, noise, improper drainage, or inadequate access;

- All mechanical work is performed indoors with appropriate ventilation controls as required by building and fire codes.
- Noise and odor are comparable to and consistent with other automotive service uses already located on the site
- Drainage patterns will remain unchanged, and site access is adequate for typical service-related vehicle movements.

The scale and confinement of operations minimize the risk of exterior nuisance impacts.

f. the proposed use will not adversely affect the established character of the area.

The area is characterized by commercial and service uses, including multiple existing mechanic and automotive service shops. The introduction of another small-scale, veteran-operated service business advances the commercial character without disrupting established land use patterns.

The use is consistent with the zoning intent of the CG district, which accommodates a



broad range of intensive commercial activities appropriate for this location.
g. the proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan including those provisions of the Comprehensive Plan relating to design and performance standards for the development or redevelopment of land. In addition to the criteria set forth elsewhere herein when considering an application for additional principal uses upon an approved lot, the proposed additional uses shall be compatible and complimentary and uses customarily found near or in conjunction with one another. This provision may not be used to permit shopping centers which are governed by other provisions of this Ordinance

The proposed use is in conformity with the Town of Easton Comprehensive Plan goals related to:

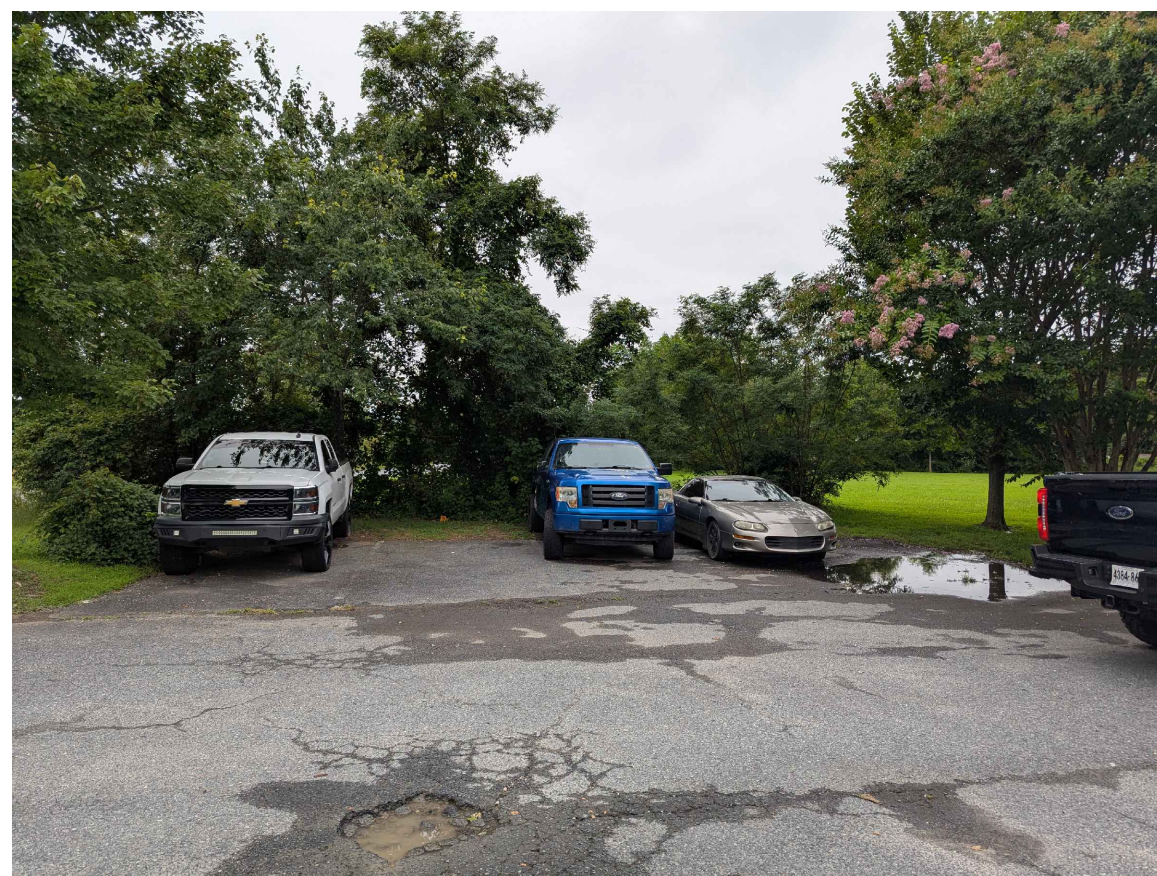
- Supporting continued commercial investment along established commercial corridors;
- Encouraging reuse and revitalization of existing buildings;
- Promoting local business ownership, including veteran-owned enterprises; and
- Facilitating compatible uses clustered to enhance economic activity.

Since “Automotive Repair Garage” is an approved Special Exception use in the CG zone, the mechanic shop is compatible with adjacent commercial and service establishments customarily found in proximity to one another.



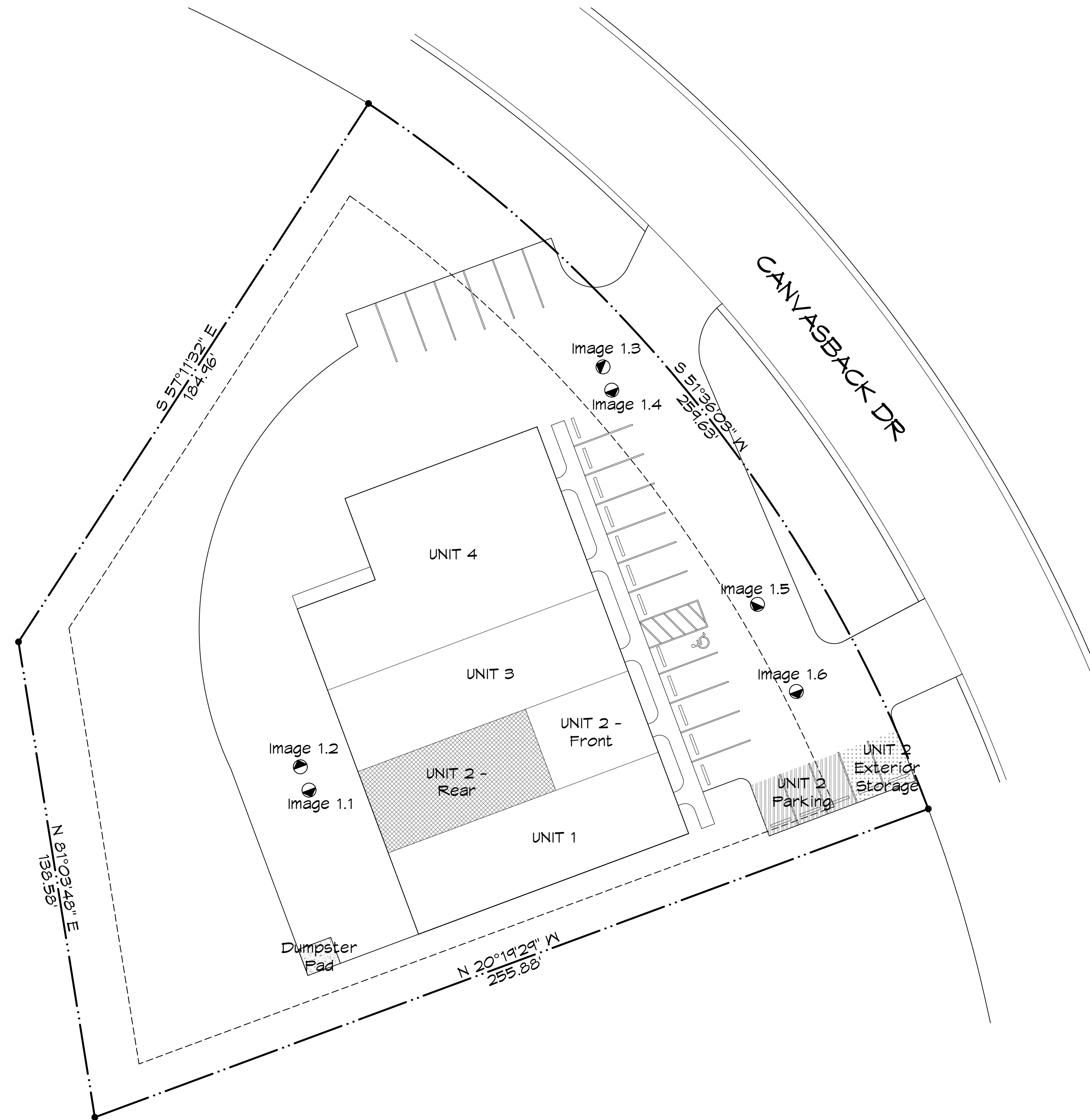
KELLY VALIN
ARCHITECT

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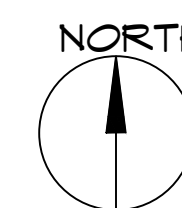
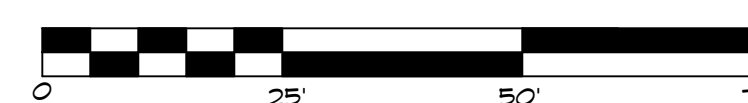
SITE PHOTOS

SCALE: N/A



SITE PLAN

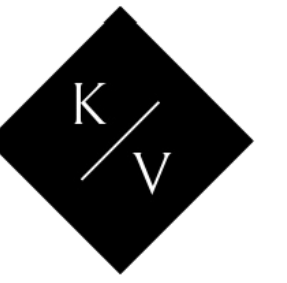
SCALE: 1" = 20'-0"



Source: Final of Carlton Business Park, A Subdivision, In The Town of Easton, Talbot County, Maryland; McCrone Engineering; May 1988

NOTE: CONTRACTOR TO VERIFY ALL MEASUREMENTS IN THE FIELD PRIOR TO PLANNING OR STARTING ANY WORK, TYP.

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KELLY VALIN
ARCHITECT

kelly@kv-architect.com | 224-629-1872
PO Box 1436
Easton, Maryland 21601

[illegible]

Drawing Title:

ELEVATE PERFORMANCE
29512 Canvasback Dr. Unit 2
Easton, Maryland 21601

ISSUED FOR BOZA REVIEW
NOT FOR CONSTRUCTION

DATE:	11-20-25
PROJECT NO.:	25-105
SCALE:	1" = 20'-0"
DWG. BY:	KV
CHK BY:	KV

F



KELLY VALIN
ARCHITECT

kelly@kv-architect.com | 224-629-1872
PO Box 1436
Easton, Maryland 21601

1	12-29-25	KV
no.	date	by

Drawing Title:

ELEVATE PERFORMANCE
29512 Canvasback Dr. Unit 2
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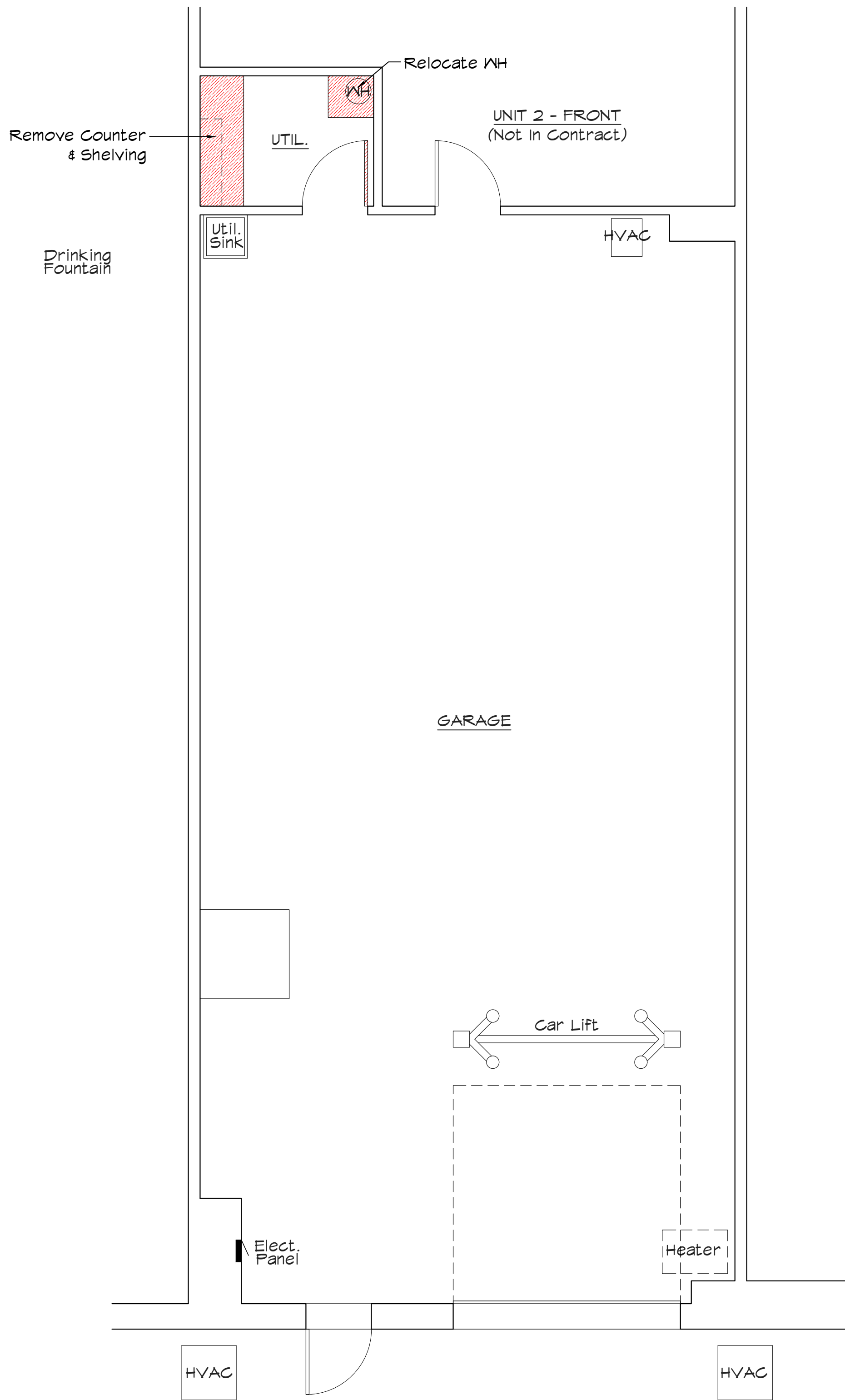
DATE:	11-20-25
PROJECT NO.:	25-105
SCALE:	1/4" = 1'-0"
DWG. BY:	KV
CHK BY:	KV

A102

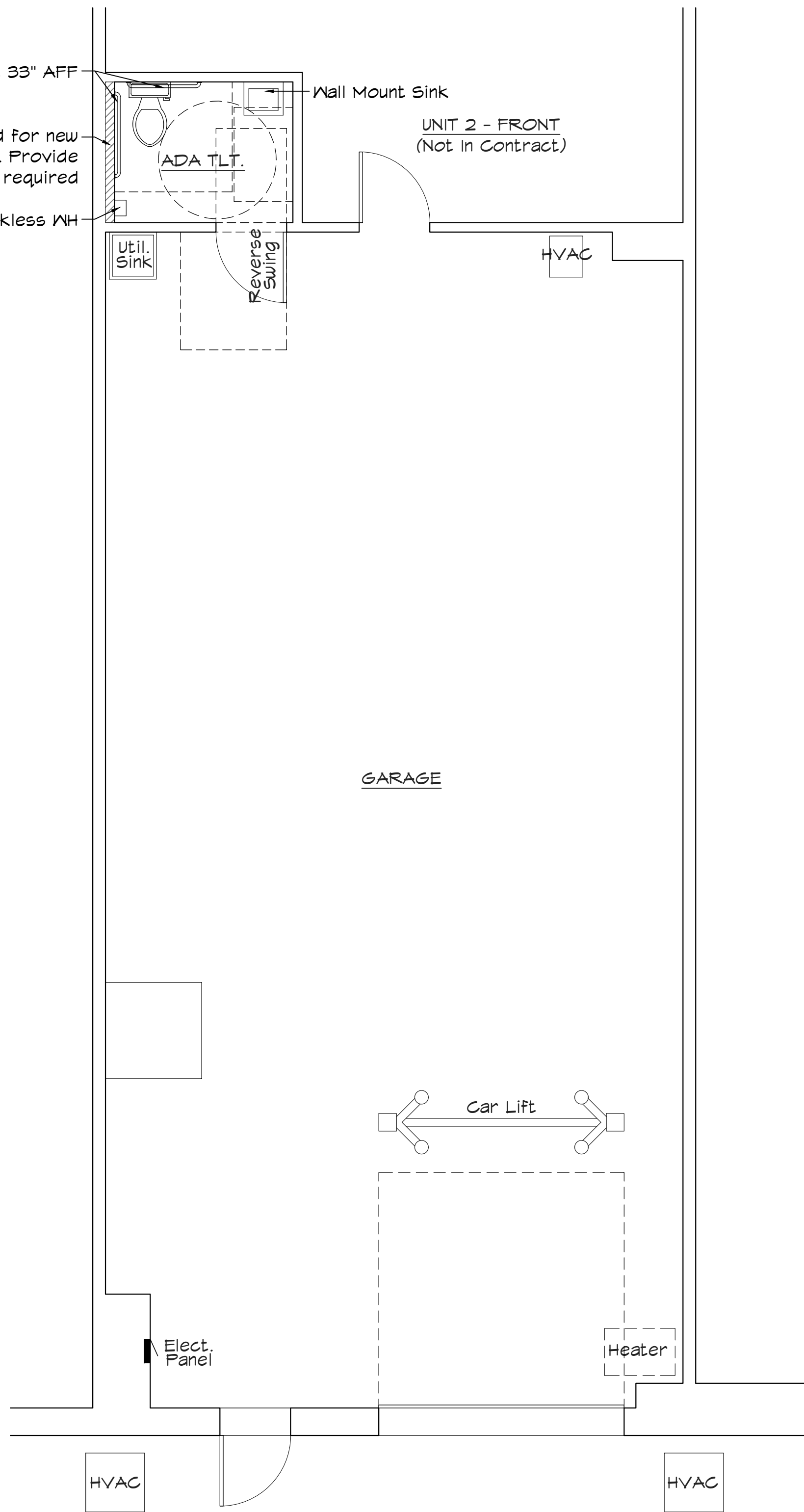
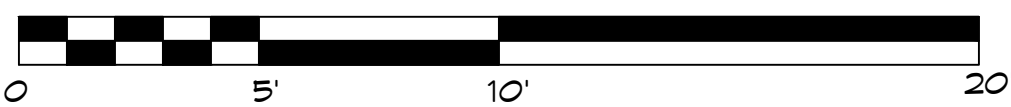
03 OF 03

NOTE: CONTRACTOR TO VERIFY ALL
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AND SHALL BE RETURNED PER HER REQUEST



FLOOR PLAN (EXISTING/DEMOLITION)
SCALE: 1/4" = 1'-0"



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

December 9, 2025

Easton Staff Development Review
Planning and Zoning
14 S Harrison Street
Easton, MD 21601

To Whom It May Concern,

I, John Delaplaine, Owner, of 56 Canvasback, LLC located at 29512 Canvasback Drive, Easton, MD 21601, hereby authorize, Jonathan Cook, Tenant, to proceed with his application to open and operate an auto repair shop out of the property mentioned above, specifically Bay 2.

If you have any questions or concerns, please feel free to contact me at my office, [REDACTED]

[REDACTED] or [REDACTED]

Sincerely,



John Delaplaine,
Owner
56 Canvasback, LLC

THIS REVOCABLE PARKING LICENSE AGREEMENT, made this 27th day of March, 2008, by and between SHORE HEALTH SYSTEM, INC., a corporation of the State of Maryland, ("Grantor") and MICHAEL BOOSALIS and JOHN DELAPLAINE ("Grantees").

WHEREAS, the Grantees own a parcel of land located at 29512 Canvasback Drive (Lot 56, Carlton Business Park) in the Town of Easton ("Grantees' Parcel"), which property is described by deeds recorded among the Land Records of Talbot County, Maryland at Liber 1098, folio 466 and Liber 1571, folio 576;

WHEREAS, the Grantor owns a parcel of land located at 29515 Canvasback Drive (Lot 19, Carlton Business Park) in the Town of Easton ("Grantor's Parcel"), which property is described by a deed recorded among the Land Records of Talbot County, Maryland at Liber 852, folio 137;

WHEREAS, the Grantees are constructing a building on the Grantees' Parcel and desire to lease a portion of said building to the Mid-Shore Community Church ("Mid-Shore");

WHEREAS, Mid-Shore obtained a special exception from the Town of Easton, No. SE-709 ("Special Exception"), authorizing use of a portion of the Grantees' Parcel as a church, contingent upon Mid-Shore and Grantees securing the use of 15 off-site parking spaces on Sunday mornings between 9:00 am and 1:00 pm;

WHEREAS, Grantor is willing to allow Mid-Shore to use 15 parking spaces located on the Grantor's Parcel, subject to the terms hereof.

WITNESSETH, that for no monetary consideration, the parties covenant as follows:

1. Grant of License. The said Grantor does hereby grant and convey unto the Grantees and their successors, for the benefit of only Grantees' tenant, Mid-Shore, and Mid-Shore's members, guests, employees, or agents, (collectively the "Benefited Parties"), a revocable license for the use of fifteen (15) parking spaces located on the Grantor's Parcel on Sundays between 9:00 am and 1:00 pm. (the "Use Period"). Such use is limited to typical passenger or consumer vehicles, and excludes, without limitation, buses, trucks over ¾ ton, trailers and other commercial vehicles. The parking spaces and access drives subject to this license agreement are referred to hereinafter as the "Parking Area". The Benefited Parties shall not park or leave vehicles within the Parking Area overnight or at any time other than the Use Period. Such license includes, for the use and benefit of the Benefited Parties, a revocable license for pedestrian and vehicular ingress and egress in, over and across the Grantor's Parcel, limited to the extent reasonably necessary to afford access to and from the Parking Area during the Use Period.

2. Repair and Maintenance. This Agreement shall not impose any obligations for repair or maintenance of the Parking Area upon the Grantor. The Grantees acknowledge and agree that Grantor may maintain the Parking Area in any condition that Grantor deems acceptable. Grantor shall have no responsibility to remedy or remove snow, ice, standing water or other conditions or hazards from the Parking Area. It shall be the responsibility of the Grantees, at their sole cost and expense, to repair any damage to the Parking Area that is caused by or results from use thereof pursuant to this Agreement. The Grantees' obligation to maintain the license area shall remain in effect as long as this license agreement is in effect and shall continue upon its revocation or lapse until satisfied.

Please return to:
Ryan D. Showalter
Miles & Stockbridge, P.C.
101 Bay Street
Easton, MD 21601

IMP. PD. SURE \$ 20.00
RECORD FEE 20.00
TOTAL 40.00
Rec'd TAGS
HAS 3851 Rct # 868
Apr 07, 2008 Bk # 296
03:49 PM

✓ Please return to:

3. Expansion. No expansion of the Parking Area or use thereof shall be permitted without the written consent of the Grantor.

4. Revocability. This license agreement shall be revocable by the Grantor at any time and for any reason, however, the Grantor shall provide the 120 days advance written notice of such revocation to Grantees and to the Town of Easton, Office of Planning and Zoning, P.O. Box 520, Easton, Maryland 21601. Notification of Mid-Shore shall be the responsibility of the Grantees and Grantees' failure to provide notice to Mid-Shore shall not affect the validity or timing of Grantor's revocation.

5. Lapse. Upon the occurrence of any one or more of the following events, this license agreement shall immediately lapse and have no further effect:

A. Destruction (intentional or accidental) of the building constructed on the Grantees' Parcel;

B. Expiration, lapse, revocation, termination or invalidation of the Special Exception;

C. Expiration or termination of the lease agreement between Grantees' and Mid-Shore Community Church; or

D. Any subletting, transfer or assignment of the use of Grantees' Parcel, the Special Exception or the license rights established hereunder.

6. Indemnification. The Grantees shall indemnify and hold the Grantor harmless with respect to any claims, liabilities, loss, damage or expenses incurred by the Grantor as a result of it granting the license pursuant to this Agreement. Grantees will add Grantor as an additional insured to a liability insurance policy that sufficiently covers potential losses that Grantor is herein indemnified against and provide a certificate of insurance to the Grantor within the first forty-five (45) days of the term of this Agreement.

7. Fees. Grantees agree to pay all fees and expenses, including attorney's fees, incurred in preparing this Agreement and maintaining the encroachment.

8. Attorneys Fees Upon Breach. If the Grantees or the Benefited Parties breach any part of this Agreement, Grantees shall pay the reasonable attorney's fees, court costs, cost of suit, and expenses incurred by the Grantor in enforcing the provisions of this Agreement with respect to said breach and in obtaining damages therefore.

9. Recitals. The provisions stated and contained in the recitals above are intended to be a material part of this agreement and are not merely prefatory in nature.

10. Binding Effect. This Agreement shall be binding and shall inure to the benefit of the parties hereto, their successors, and assigns, except that this license may be used only by the Benefited Parties and may not be assigned by Grantees to or used by any other individual or entity.

11. Duplicates. This Agreement may be executed in multiple counterparts, each of which will be considered an original.

12. No Changes. This Agreement shall not be changed, modified, amended, terminated or discharged except pursuant to a written agreement signed by the parties hereto. No waiver of any provision of this Agreement shall be effective unless set forth in a written agreement signed by the party against whom such waiver is to be enforced.

13. Maryland Law. This Agreement shall be construed in accordance with and governed by the laws of the State of Maryland.

14. Counterparts. This Agreement may be executed in any number of counterparts and, when so executed, all such counterparts shall constitute a single instrument binding upon all Parties notwithstanding the fact that all Parties are not signatory to the original or to the same counterpart.

ATTEST:

SHORE HEALTH SYSTEM, INC.

Gray Poole

By:

Gerard M. Walsh
Gerard M. Walsh, Senior Vice President

WITNESS:

Michael Boosalis

John Deplaine

STATE OF MARYLAND, COUNTY OF TALBOT, TO WIT:

I HEREBY CERTIFY, that on this 27th day of March, 2008, before me, a Notary Public of the aforesaid State, personally appeared Gerard M. Walsh, who acknowledged himself to be the Senior Vice President of Shore Health System, Inc., and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Shore Health System, Inc. by himself as Senior Vice President.

IN WITNESS WHEREOF my hand and Notarial Seal.



Phyllis K Tallman
Notary Public

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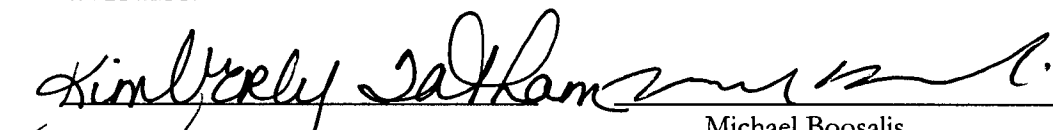
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ATTEST:

SHORE HEALTH SYSTEM, INC.

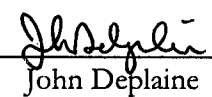
By: _____
Gerard M. Walsh, Senior Vice President

WITNESS:



Michael Boosalis





John Deplaine

STATE OF MARYLAND, COUNTY OF _____, TO WIT:

I HEREBY CERTIFY, that on this _____ day of March, 2008, before me, a Notary Public of the aforesaid State, personally appeared Gerard M. Walsh, who acknowledged himself to be the Senior Vice President of Shore Health System, Inc., and that he as such Senior Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of Shore Health System, Inc. by himself as Senior Vice President.

IN WITNESS WHEREOF my hand and Notarial Seal.

Notary Public

My Commission Expires:

STATE OF MARYLAND, COUNTY OF Prince George's WIT:

I HEREBY CERTIFY, that on this 16 day of March, 2008, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared Michael Boosalis, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and that he executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission expires:

July 1, 2010

Michael A. Yonick
Notary Public

STATE OF MARYLAND, COUNTY OF Frederick, TO WIT:

I HEREBY CERTIFY, that on this 13th day of March, 2008, before me, the subscriber, a Notary Public of the aforesaid State, personally appeared John Deplaine, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and that he executed the foregoing instrument for the purposes therein contained.

AS WITNESS my hand and Notarial Seal.

My Commission expires: 8/1/10

Carmen L. Hilton
Notary Public



CERTIFICATION

This is to certify that the within instrument was prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Ryan D. Showalter
Ryan D. Showalter, Attorney at Law

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 1614 p.0380 MSA_CE_91_1551. Date available 5/19/2008. Printed 12/4/2025.

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Talbot
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1	Type(s) of Instruments	(Check Box if addendum Intake Form is Attached.)						
	☐ Deed ☐ Deed of Trust	☐ Mortgage ☐ Lease	☒ X	☐ Other Agreement	☐ Other _____			
2	Conveyance Type Check Box	☐ Improved Sale Arms-Length [1]	☐ Unimproved Sale Arms-Length [2]	☐ Multiple Accounts Arms-Length [3]	☐ Not an Arms-Length Sale [9]			
3	Tax Exemptions (if applicable) Cite or Explain Authority	Recordation State Transfer County Transfer						
4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only Transfer and Recordation Tax Consideration			
		Purchase Price/Consideration	\$ 0.00		Transfer Tax Consideration \$			
		Any New Mortgage	\$ 0.00		X () % = \$			
		Balance of Existing Mortgage	\$		Less Exemption Amount - \$			
		Other:	\$		Total Transfer Tax = \$			
		Other:	\$		Recordation Tax Consideration \$			
		Full Cash Value:	\$		X () per \$500 = \$			
					TOTAL DUE \$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 20.00		\$	Tax Bill:		
		Surcharge	\$ 20.00		\$	C.B. Credit:		
		State Recordation Tax	\$		\$	Ag. Tax/Other:		
		State Transfer Tax	\$		\$			
		County Transfer Tax	\$		\$			
		Other	\$		\$			
		Other	\$		\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		01	072102 and 072536	852/137 and 1571/576	109	4582	(5)	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
				19 and 56				1.46AC/1.00AC
		Location/Address of Property Being Conveyed (2)						
		29515 Canvasback Drive, Easton, MD 21601 and 29512 Canvasback Drive, Easton, MD 21601						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		Residential or Non-Residential ☒		Fee Simple or Ground Rent		Amount:		
		Partial Conveyance? Yes No		Description/Amt. of SqFt/Acreage Transferred: Revocable Parking License Agreement				
	If Partial Conveyance, List Improvements Conveyed:							
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		Shore Health System, Inc.						
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		Michael Boosalis and John DeLaplaine						
		New Owner's (Grantee) Mailing Address						
		N/A - Revocable Parking License Agreement						
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☒ Return to Contact Person	
		Name: Ryan D. Showalter					☐ Hold for Pickup	
		Firm Miles & Stockbridge, P.C.					☐ Return Address Provided	
		Address: 101 Bay Street						
		Easton, MD 21601 Phone: (410) 822-5280						
		IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTCOPY MUST ACCOMPANY EACH TRANSFER						
		Assessment Information	Yes ☒ No	Will the property being conveyed be the grantee's principal residence?				
			Yes ☒ No	Does transfer include personal property? If yes, identify: _____				
			Yes ☒ No	Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).				
		Assessment Use Only – Do Not Write Below This Line						
	Terminal Verification		Agricultural Verification		Whole	Part	Tran. Process Verification	
	Transfer Number	Date Received:		Deed Reference:		Assigned Property No.:		
	Year	20	20	Geo.	Map	Sub	Block	
	Land			Zoning	Grid	Plat	Lot	
	Buildings			Use	Parcel	Section	Occ. Cd.	
	Total			Town Cd.	Ex. St.	Ex. Cd.		
	REMARKS:							

Space Reserved for County Validation

Distribution: White – Clerk's Office
Pink – Office of Finance
AOC-CC 300 (4/05)
Canary – SDAT
Goldenrod – Preparer

LIBER 1614 FOLIO 380

TAX ID #01-072536

THIS DEED

20.00
20.00
40.00
2230
451
0156 PM
DEC 21 2009
RECORDED
FEE -
TOTAL
RECEIVED
DEC 21 2009

EASTERN SHORE TITLE COMPANY
P.O. BOX 857
EASTON, MD 21601

Made this 18th day of December in the year two thousand nine, by and between **Michael Edward Boosalis and Caroline Boosalis, his wife and John Delaplaine**, Grantors and parties of the first part, and **56 Canvasback, LLC**, Grantee(s) and party(ies) of the second part.

That for and in consideration of the sum of **ZERO (\$0.00) DOLLARS AND NO/100**, the actual consideration paid or to be paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said party(ies) of the second part, its successors and or assigns, in fee simple, all that piece or parcel of ground together with improvements thereon, situate, lying and being in Talbot County, in the State of Maryland, and more particularly described as follows, that is to say:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

BEING PART OF the same property by which Deed dated September 30, 2002 and recorded among the Land Records of Talbot County, Maryland in Liber 1098, folio 466, which was granted and conveyed between James Gieske unto Michael Boosalis and Chris Peter Boosalis; **ALSO BEING A PART** of the same property by which Deed dated June 28, 2007 and recorded among the Land Records of Talbot County, Maryland in Liber 1571, folio 576, which transferred Chris Peter Boosalis' (50% Interest) to John Delaplaine. **ALSO** being a part of the same property which by Deed dated December 29, 2008 and recorded among the Land Records of Talbot County, Maryland in Liber 1684, folio 345 wherein Michael Boosalis added his wife, Caroline Boosalis as to his 50% interest in said property.

SUBJECT to covenants, easements and restrictions of record.

TOGETHER with the building thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described piece or parcel or ground and premises to the said parties of the second part, its successors and or assigns, in fee simple.

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R. ANDREW HOLLIS, FIN. OFFICER

DATE 12/21/09

THIS IS TO CERTIFY THAT THE PROPERTY DESCRIBED
HEREIN HAS BEEN TRANSFERRED ON THE ASSESSMENT
RECORDS OF TALBOT COUNTY.

DAVID H. EWING
SUPERVISOR OF ASSESSMENT

R. ANDREW HOLLIS, FIN. OFFICER

LIBER 1759 FOLIO 277



TOWN OF EASTON
PLANNING AND ZONING
14 SOUTH HARRISON STREET, EASTON, MD 21601

RECEIVED
JAN 22 2026
TOWN OF EASTON

BOARD OF ZONING APPEALS APPLICATION

APPLICATION TYPE

☐ VARIANCE ☐ APPEAL ☒ SPECIAL EXCEPTION

PROPERTY INFORMATION

ADDRESS	Mt. Pleasant Ave., Easton, MD 21601				
TAX MAP	0103	GRID	00EA	PARCEL	0550 LOT 1
DEED REFERENCE	LIBER	02412	FOLIO	00009	
PLAT REFERENCE	LIBER		FOLIO		
EXISTING USE	Exempt Commercial				
ZONING DISTRICT	R10A				

HISTORIC DISTRICT Y ☐ N ☒ Planned Redevelopment District Y ☐ N ☒

OWNER

NAME	Board of education of Talbot county		
MAILING ADDRESS	P.O. Box 1029, Easton, MD 21601		
TELEPHONE NO.		EMAIL	

APPLICANT OR AGENT

NAME	Sunrise Solar INC Katie Jester		
MAILING ADDRESS	6408 Church Hill RD Chestertown, MD 21620		
TELEPHONE NO.		EMAIL	

Surveyor / Engineer

NAME			
License Number and Expiration			
MAILING ADDRESS			
TELEPHONE NO.		EMAIL	

REQUEST DETAILS

SUBJECT TO PREVIOUS BOZA APPLICATION Y ☐ N ☒

ZONING ORDINANCE SECTION

☐ INCLUDE ALL REQUIRED ITEMS FROM THE APPLICABLE CHECKLIST

A NY 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	<i>Katie Jester</i>
Date	1/22/2026
PRINTED NAME OF APPLICANT OR AGENT	Katie Jester

For Office Use Only

Project Number	SE 26 - 02	Fee Received	\$700.00
Application Number	SE - 1636	Application Notification	03/02/2026
Filing Date	01/22/2026	Property Posting Date	03/02/2026
BOZA Hearing Date	03/17/2026	Notice(s) Published	02/28/2026
If ESDR, Date	02/25/2026		

Revised 11-2023

Commercial Application for Building Permit

APPLICANT INSTRUCTIONS: COMPLETE ALL PARTS OF THIS APPLICATION. A Commercial Building Permit Assistance Bulletin is available and or the Building Inspection Division can answer questions regarding the completion of this application. Additional Applications are required for Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical work. Applicants should also contact the following offices for additional requirements: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. This application must be accompanied by three sets of construction documents prepared by a registered design professional.

Revised Dec. 2023



Town of Easton
Building Inspection Division
14 S. Harrison St.
Easton, MD 21601
Phone: 410-822-2526
Fax: 410-822-8738

Office Use Only

Received Date _____ / _____ / _____

Building Permit Number _____

Total Permit Fees \$ _____

Part 1: Property Information

	Project Application Date	0103	Tax Map
MT. Pleasant Ave.	Project's Address	00EA	Grid
	Project's Subdivision (if any)	0550	Parcel
Easton, MD 21601	Project's City, State and Zip Code	1	Lot
			Zoning

Indicate if the Project is located within the Overlay District's below:

☐ Planned Redevelopment	☐ Historic	☐ Critical Area	☐ Planned Unit Development	☐ Planned Health Care
--	-----------------------------------	--	---	--

Part 2: Owner - Tenant Information

Owner	
Board of education of Talbot county	Name
P.O. Box 1029	Address
Easton, MD 21601	City, State and Zip Code
	Email Address and Phone Number
Tenant Information	
For a Multiple Occupancy Building provide tenants information by attaching additional sheets	
	Name
	Address
	City, State and Zip Code
	Email Address and Phone Number
	Occupied Square Footage

Part 3: Certification

The applicant hereby certifies by completing this application as follows: (1) "I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as their agent." (2) "That the information contained in the application and construction documents is a full disclosure of the project." (3) "That the information contained in the application and construction documents is in compliance with all applicable covenants and or deed restrictions."

The applicant further certifies if a permit is issued as follows; (1) "That I will comply with all codes of the Town of Easton and the State of Maryland which are applicable thereto.", (2) "That I will perform no work on the above property not specifically in this application and construction documents." and (3) "That the Town Officials shall have the authority to enter areas covered by such permit to enforce the codes applicable to such permit."

Signature of Applicant

Printed Name of Applicant

Telephone Number

Email Address

Contractor
Connection with Application

Mailing Address of Applicant

Part 4: Contractor Information

General Contractor

For Multiple Contractors, provide information by attaching additional sheets

Sunrise Solar INC
P.O. Box 898
Chestertown, MD 21620
MHIC 130696

Name
Address
City, State and Zip Code
Email Address and Phone Number
Contractor's or MHIC and/or MHBR License Numbers

Mechanical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
Maryland HVACR License Number

Plumbing Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
Maryland, Talbot and/or Easton Plumbing License Number

Electrical Contractor

For Multiple Contractors, provide information by attaching additional sheets

Smartech Electrical Inc
6512 Church Hill RD
Chestertown, MD 21620
MD 13700, Talbot 18-160

Name
Address
City, State and Zip Code
Email Address and Phone Number
Talbot County Electrical Registration Number

Sprinkler Contractor

For Multiple Contractors, provide information by attaching additional sheets

Name
Address
City, State and Zip Code
Email Address and Phone Number
MHIC & Sprinkler License Number

Part 5: Permit Information

Upon receipt of the Building Permit the permit shall be posted on site and work covered by that permit may commence. Every permit issued shall become: invalid unless the work is commenced within 180 days after the permit's issuance or expired if the commenced work is suspended or abandoned for a period greater than 180 days from the last inspection. Validation of commencement shall be through required inspections and, suspension or abandonment shall be through periodic departmental inspections. All permits shall expire 630 days from the date of their issuance. The Code Official is authorized to grant, in writing, one or more extensions of time, for periods not exceeding 90 days each. All extension shall be requested in writing with justifiable cause demonstrated. One set of approved Construction Documents must be on site at all times.

It shall be the duty of the holder of the Building Permit or their duly authorized agent to: notify the Building Inspection Division when work is ready for inspection, to provide access to such work and means for the inspections of such work, for all required inspections. Inspection requests shall be made twenty-four hours in advance of the work being ready. Requested inspections will be made on the next available business day, prior to the end of business. Work shall not be done beyond the point indicated in each successive inspection without first obtaining the approval of the Building Inspection Division.

No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the Code Official has issued a Certificate of Occupancy. Prior to the issuance of a Certificate of Occupancy, the Building Inspection Division shall have received all required approval from the following offices: Planning and Zoning, Engineering, Easton Utilities, State Fire Marshals Office, Environmental Health, Soil Conservation Services, Maryland Department of the Environment and State Highway Administration. All required inspections for Building, Grading, Demolition, Swimming Pools, Signage, Plumbing, Mechanical and Electrical permits associated with the building structure or portion thereof shall have been approved. The Building Inspection Division shall also have received final reports from all third party inspection agencies for special inspections and a certified location survey plat.

Part 6: Square Footages by Floor for Classification of Work

Classification of Work	Basement	First	Second	Third	Fourth
New Construction or Addition		8,990			
Change of Occupancy					
Alteration Level 3					
Alteration Level 2					
Alteration Level 1					
Repairs					
Demolition					
Unaltered					
Total Building Floor		8,990			

Part 7: Building Information

Occupancy Design ☐ Single Occupancy ☐ Multiple Occupancies	Occupancy Separation ☐ Single Occupancy ☐ Non-Separated ☐ Separated	Fire Protection ☐ No Sprinklers ☐ Partially Sprinklered ☐ Fully Sprinklered	Number of Fire Areas ☐ Single Fire Area ☐ _____ Fire Areas
---	---	---	---

Part 8: Square Footages by Floor for Occupancy Classification

Occupancy Classification	Basement	First	Second	Third	Fourth
Assembly					
Business					
Educational					
Factory and Industrial					
High Hazard					
Institutional					
Mercantile					
Residential					
Storage					
Utility and Miscellaneous		8,990			
Total Building Floor		8,990			

Part 9: Fire Resistance Rating for Building Elements

Complete Information for One Construction Type Only

Occupancy Classification	Structural Frame	Bearing Walls Exterior/Interior	Non-Bearing Walls Exterior/Interior	Floor Construction	Roof Construction
Type I - Noncombustible					
Type II - Noncombustible					
Type III - Noncombustible					
Type IV - Heavy Timber					
Type V - Combustible					

Part 10: Total Project Information

4 / 1 / 2026 Estimated Start Date	7 / 30 / 2026 Estimated Finish Date	\$ 492,064.00 Estimated Project Value	FEMA Flood Plain Y or N
---	---	---	----------------------------

Install 208.3 KW ground mounted solar system 8,990 Sq. Ft. 328 Qcell 635 watt panels, Chint inverter SCA60KTL-DO/US-480, Steel racking.

Building Dept - General Info. ☐ Received Date ____ / ____ / ____ ☐ Permit # _____ ☐ Permit Fee \$ _____	Planning & Zoning - General Info. ☐ Not Applicable ☐ Town Impact \$ _____ ☐ County Receipt Received	Engineering Dept Application ☐ Not Applicable ☐ Grading Permit # _____ ☐ ROW Permit # _____	HDC Application ☐ Not Applicable ☐ Yes - In Review ☐ Yes - Approved
Approval ☐ Date ____ / ____ / ____ ☐ BD Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ P&Z Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ Eng. Initials _____	Approval ☐ Date ____ / ____ / ____ ☐ HDC Initials _____
EUC Approval / Comments ☐ Date ____ / ____ / ____ ☐ EUC Initials _____			

Talbot County Board of Education Solar Addition Special Exception

Statement of Operation

The proposed project consists of an expansion of an existing solar energy facility serving the **Board of Education of Talbot County** at Mt. Pleasant Avenue. The expansion will add a **208.3 kW ground-mounted solar photovoltaic system**, consisting of **328 Qcell 635-watt panels**, **Chint SCA60KTL-DO/US-480 inverter(s)**, and **steel racking**. The system will be arranged in **four additional arrays**, bringing the total number of arrays at this location to five.

The solar facility operates only during daylight hours and is fully automated. It requires no permanent on-site staff, does not generate noise, and will not increase traffic. The purpose of the expansion is to further reduce electricity costs for Talbot County public schools and to increase the use of renewable energy at an existing institutional facility.

Findings of Fact

a. The proposed use conforms in all aspects to the minimum requirements of the district in which it is located.

The proposed solar expansion complies with all applicable dimensional, setback, height, and performance standards of the zoning district. Ground-mounted solar is not permitted by right and is therefore appropriately reviewed as a **special exception**, for which this application is submitted. No variances are requested.

b. The proposed use is not adversely affecting the health, safety, and general welfare of residents of the area.

The solar facility produces no emissions, noise, glare, or hazardous conditions. Its operation will not adversely affect public health, safety, or the general welfare of nearby residents or businesses.

c. The proposed use will not interfere with the adequate and orderly provision of public facilities necessary to service the area or the proposed special exception.

The solar system will interconnect with **Easton Utilities** and will comply with all applicable interconnection standards and utility regulations. The project does not require additional public services and will provide electricity directly supporting Talbot County public schools.

Talbot County Board of Education Solar Addition Special Exception

d. The proposed use will not create congestion in the streets or undue traffic hazards, and adequate egress and ingress are provided.

The solar expansion does not generate daily traffic. Occasional service visits will be minimal and will not affect local roadways, traffic flow, or site access.

e. The proposed use will not adversely affect the area and surrounding property due to adverse environmental characteristics, including undue smoke, odor, noise, improper drainage, or inadequate access.

The solar installation generates no smoke, odor, or noise and will not alter existing drainage patterns. Access to the site will remain adequate and unchanged.

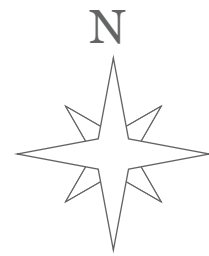
f. The proposed use will not adversely affect the established character of the area.

The surrounding area consists primarily of commercial warehousing and retail uses. The site already contains an existing ground-mounted solar array. The proposed expansion is consistent with the existing use and character of the area.

g. The proposed use shall be in conformity with the provisions of the Easton Comprehensive Plan.

The project supports the goals of the Easton Comprehensive Plan by promoting renewable energy, reducing public operating costs, and making efficient use of already-developed land. The additional solar arrays are compatible with existing on-site and nearby uses and are customarily found in conjunction with institutional and commercial development.

SHEET NUMBER	SHEET NAME
Sheet 001	Perspective
Sheet 002	Plot
Sheet 003	Array/Fence
Sheet 004	Single Line
Sheet 005	
Sheet 006	
Sheet 007	
Sheet 008	
Sheet 009	
Sheet 010	
Sheet 011	
Sheet 012	
Sheet 013	
Sheet 014	
Sheet 015	



Commercial Solar Array System Summary	
System Size:	208.3 kW (DC)
	180 kW (AC)
Modules Type:	QCell 635 Watt
Module Quantity:	328
Mounting System:	Fixed Tilt Ground Mount
Tilt Angle:	25°
Monitoring System:	Chint Flex Gateway
Inverters:	(3) 60 kW Chint Power Systems
Utility:	Easton Utility
PROGRESS DRAWING	PERMIT
All contents is subject to change	

Plot Plan Notes:

- County setback requirements from property lines are as follows (excluding fences):
- Front: 15 feet
- Rear: 30 feet
- Sides: 8 feet

All solar equipment and structures must comply with these setback requirements per county regulations



Property Map

02 Plot
Scale: 1" = 60'

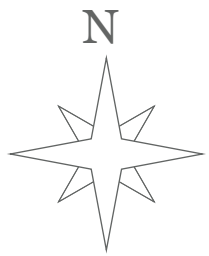
Talbot County Public Schools
12 Magnolia St
Easton, MD 21601

Proprietary and Confidential
The information contained in the drawing is the property of Sunrise Solar Inc.
Any reproduction in part or as a whole without the written permission of
Sunrise Solar Inc. is prohibited.

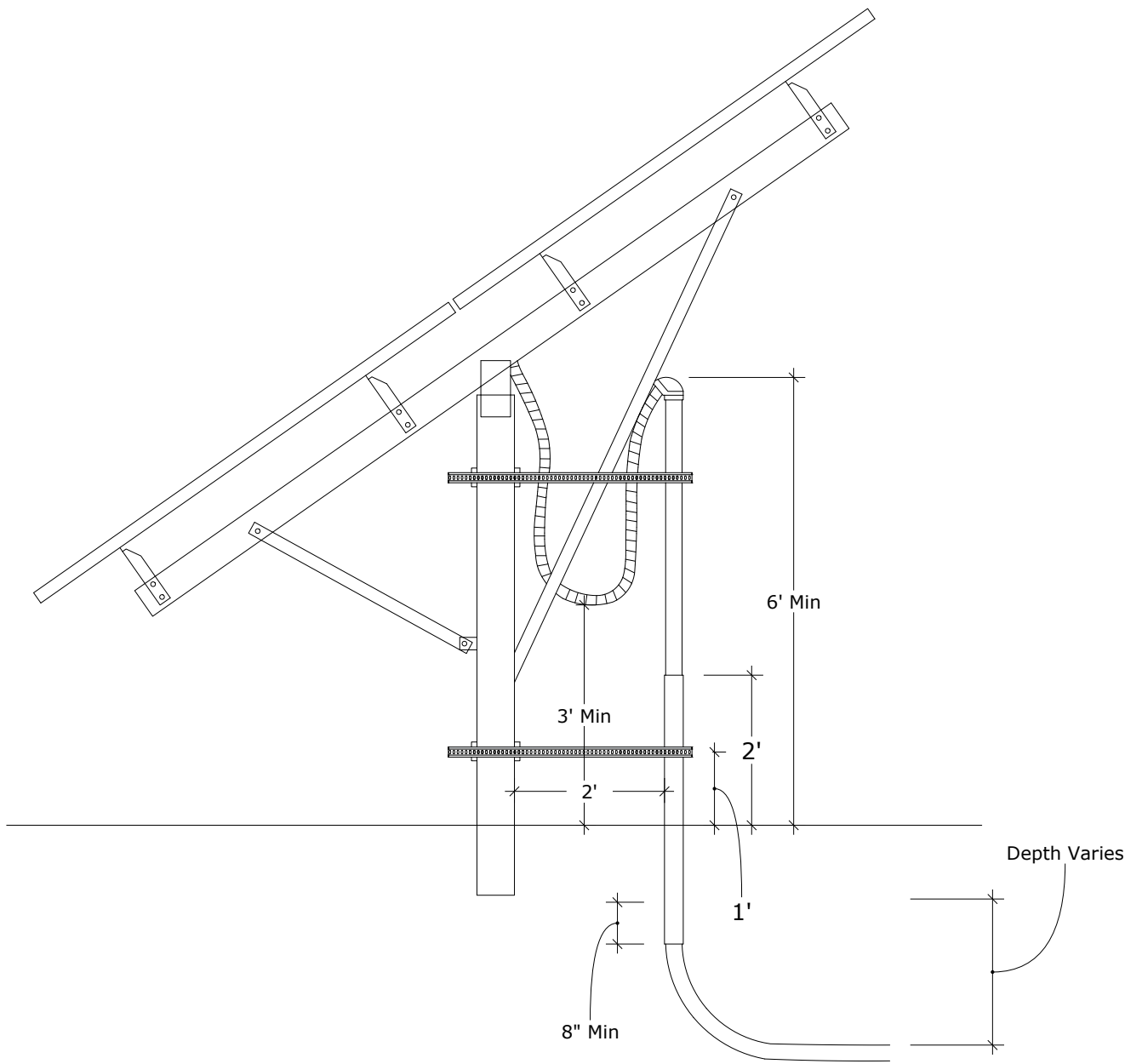
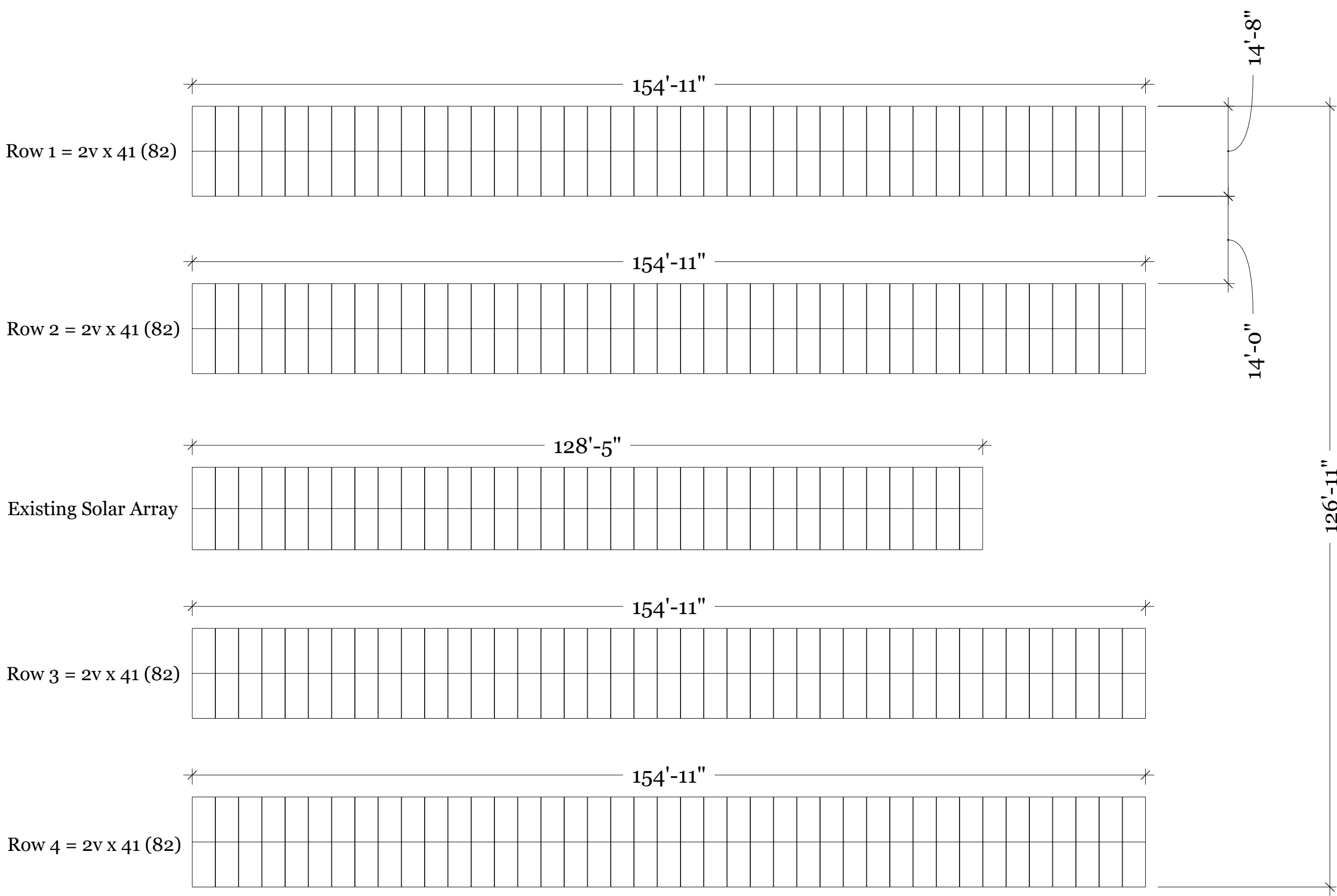
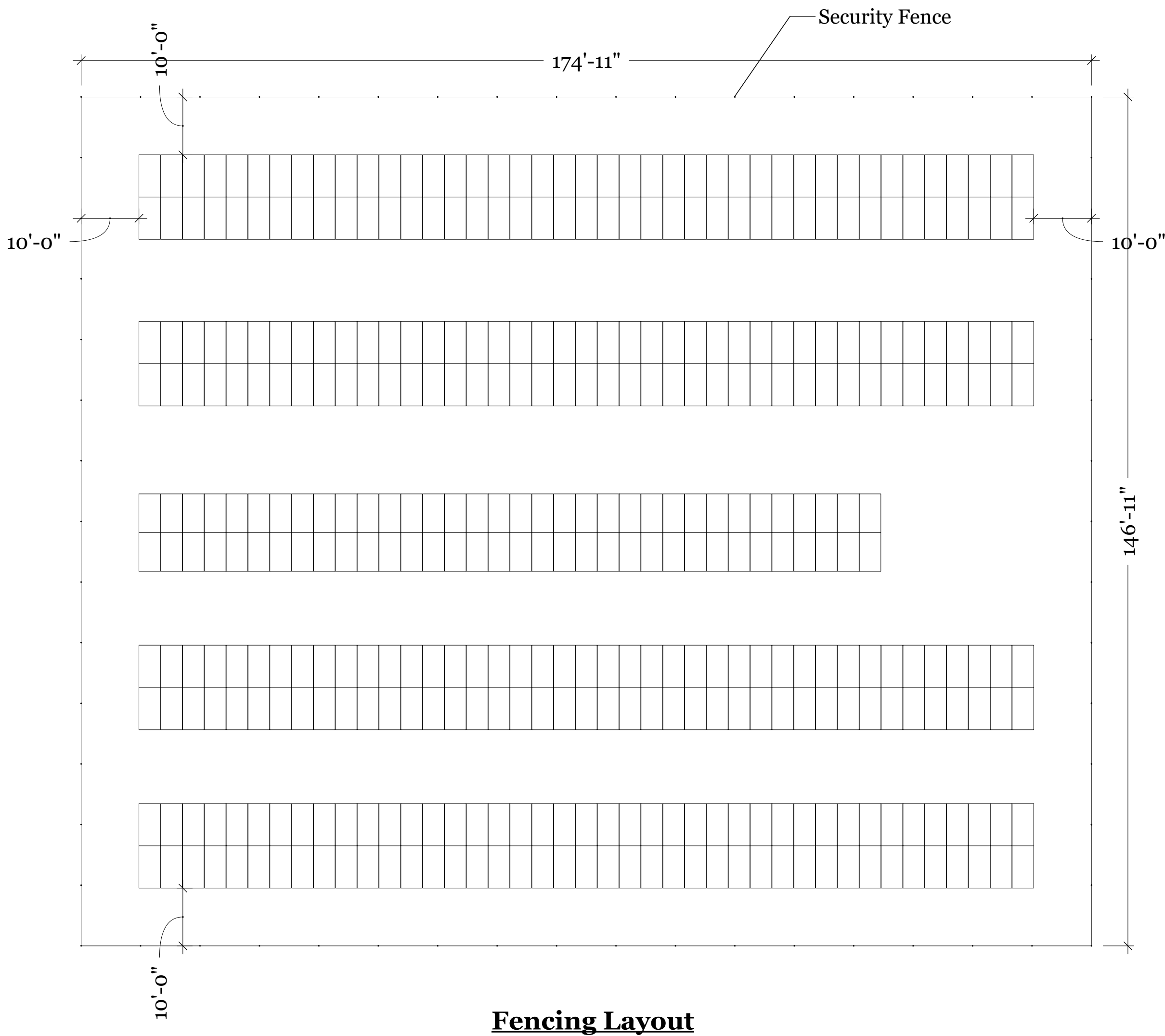
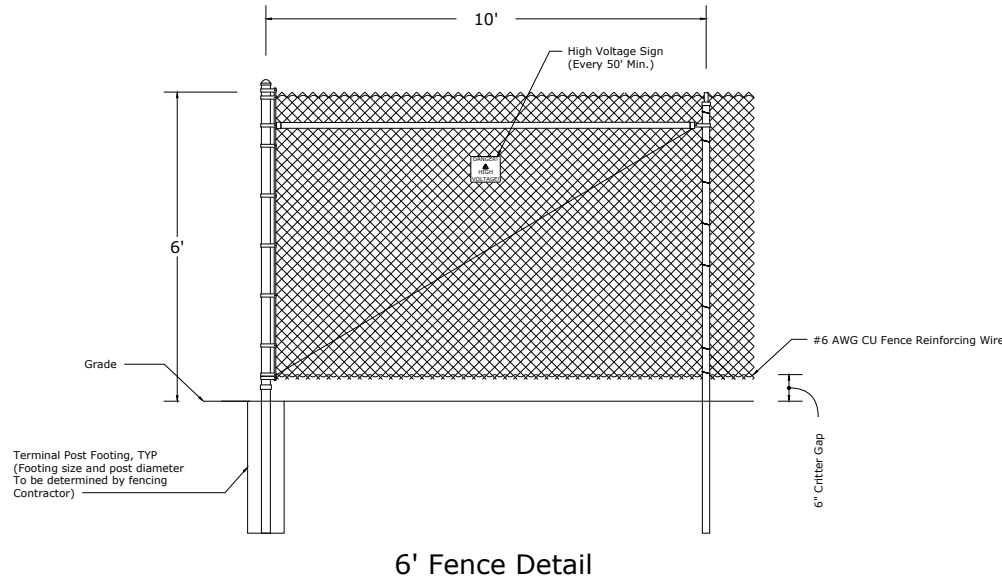


Sunrise Solar Inc.
6408 Church Hill Rd
Chestertown, MD 21620
www.sunrisesolarmd.com

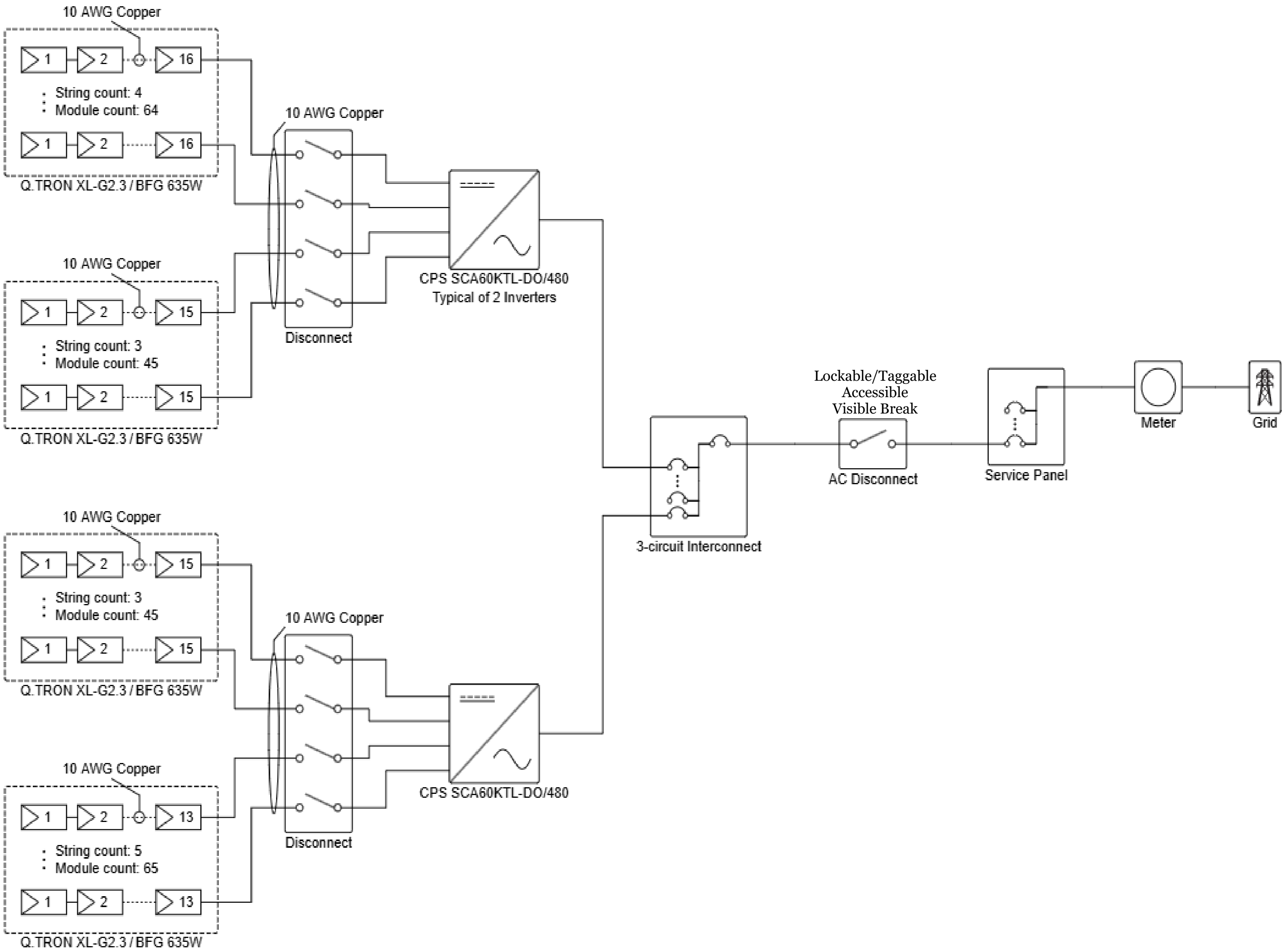
January 8, 2026



Commercial Solar Array System Summary	
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	180 kW (AC)
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Monitoring System:	Chint Flex Gateway
Inverters:	(3) 60 kW Chint Power Systems
Utility:	Easton Utility
PROGRESS DRAWING	PERMIT
All contents is subject to change	



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Monitoring System:	Chint Flex Gateway
Inverters:	(3) 60 kW Chint Power Systems
Utility:	Easton Utility
PROGRESS DRAWING	PERMIT
All contents is subject to change	



Module Specifications	
328x Qcells Q. TRON XL-G2.3 / BFG 635W	
STC Rating	635 W
Vmp	48.09 V
Imp	13.21 A
Voc	57.51 V
Isc	13.93 A

Inverter Specifications	
3x Chint CPS SCA60KTL-DO/480	
Max AC Power Rating	60 kW
Max Input Voltage	1,000 V
Min AC Power Rating	0 W
Min Input Voltage	200 V

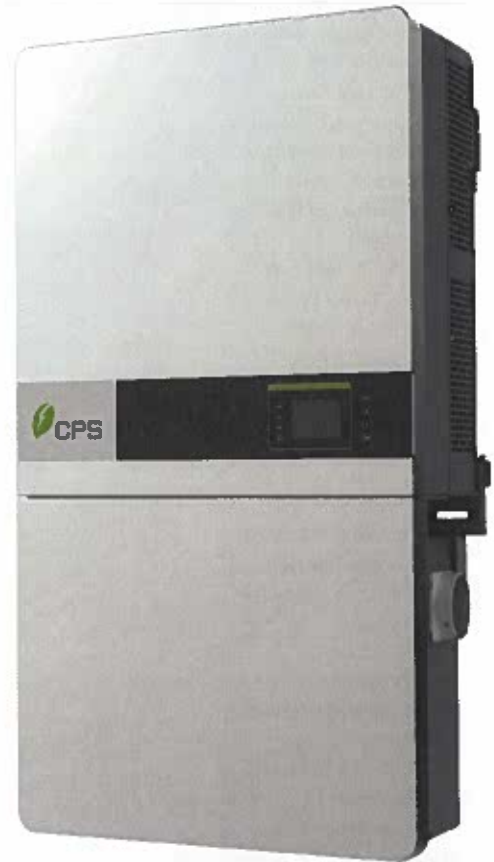
Wire Schedule		
Tier	Wire	Length
String	22x 10 AWG	3204ft

50/60kW, 1000Vdc String Inverters for North America

The 50 & 60kW medium power CPS three phase string inverters are designed for ground mount, large rooftop and carport applications. The units are high performance, advanced and reliable inverters designed specifically for the North American environment and grid. High efficiency at 98.8% peak and 98.5% CEC, wide operating voltages, broad temperature ranges and a NEMA Type 4X enclosure enable this inverter platform to operate at high performance across many applications. The CPS 50/60kW products ship with either the standard wire-box or the H4 style wire-box, each fully integrated and separable with touch safe fusing, monitoring, and AC and DC disconnect switches. The CPS Flex Gateway enables monitoring, controls and remote product upgrades.

Key Features

- NEC 2014 compliant & UL listed Arc-Fault circuit protection
- 0-90° Mounting orientation for lay flat roof installs
- Touch safe DC Fuse holders adds convenience and safety
- CPS Flex Gateway enables remote FW upgrades
- Integrated AC & DC disconnect switches
- Optional factory installed H4 connectors
- 3 MPPT's with 5 inputs each for maximum flexibility
- Copper and Aluminum compatible AC connections
- NEMA Type 4X outdoor rated, tough tested enclosure
- Advanced Smart-Grid features (Rule 21, HECO compatible)
- Separable wire-box design for fast service
- Standard 10 year warranty with extensions to 20 years
- Generous 1.5 DC/AC Inverter Load Ratio



CPS SCA50KTL-DO/US-480
CPS SCA60KTL-DO/US-480



50/60kW Standard Wire-box



50/60kW H4 Wire-box



Model Name	CPS SCA50KTL-DO/US-480	CPS SCA60KTL-DO/US-480
DC Input		
Max. PV Power	75kW (25kW per MPPT)	90kW (30kW per MPPT)
Max. DC Input Voltage		1000Vdc
Operating DC Input Voltage Range		200-950Vdc
Start-up DC Input Voltage / Power		330V / 80W
Number of MPP Trackers		3
MPPT Voltage Range	480-850Vdc	540-850Vdc
Max. Operating Current (Imp)	108A (36A per MPPT)	114A (38A per MPPT)
Max. PV Input Current (Isc x 1.25)		180A (60A per MPPT)
Number of DC Inputs		15 inputs, 5 per MPPT
DC Disconnection Type		Load rated DC switch
AC Output		
Rated AC Output Power	50kW	60kW
Max. AC Output Power	50kVA	60kVA
Rated Output Voltage		480Vac
Output Voltage Range ¹		422 - 528Vac
Grid Connection Type		3Φ / PE / N
Nominal AC Output Current @480Vac	60.2A	72.2A
Rated Output Frequency		60Hz
Output Frequency Range ¹		57 - 63Hz
Power Factor		>0.99 (±0.8 adjustable)
Current THD @ Rated Load		<3%
AC Disconnection Type		Load rated AC switch
System and Performance		
Topology		Transformerless
Max. Efficiency		98.8%
CEC Efficiency		98.5%
Stand-by / Night Consumption		<30W / <1W
Environment		
Enclosure Protection Degree		NEMA Type 4X
Cooling Method		Variable speed cooling fans
Operating Temperature Range	-22°F to +140°F / - 30°C to +60°C (derating from +113°F / +45°C)	
Non-Operating Temperature Range ²	No low temp minimum to +158°F / +70°C maximum	
Operating Humidity	0 to 95%, non-condensing	
Operating Altitude	13123.4ft / 4000m (derating from 9842.5ft / 3000m)	
Audible Noise	<60dB @ 1m and 25°C	
Display and Communication		
User Interface and Display	LCD+LED	
Inverter Monitoring	Modbus RS485 and TCP / IP	
Site Level Monitoring	CPS Flex Gateway (1 per 32 inverters)	
Modbus Data Mapping	SunSpec / CPS	
Remote Diagnostics / FW Upgrade Functions	Standard	
Mechanical		
Dimensions (HxWxD)	39.4 x 23.6 x 10.24in. (1000 x 600 x 260mm)	
Weight	Inverter: 123.5lbs/56kg; Wire-box: 33lbs/15kg	
Mounting / Installation Angle ³	0 to 90 degrees from horizontal (vertical, angled, or lay flat)	
AC Termination	M8 Stud Type Terminal Block (Wire range: #4 - 2/0AWG CU/AL)	
DC Termination	Screw Clamp Fuse Holder (Wire range: #14 - #6AWG CU), Optional H4 (Amphenol)	
Fused String Inputs (5 per MPPT)	15A standard fuse value (20, 25, 30A acceptable)	
Safety		
Safety and EMC Standard	UL1741-2010, UL1741SA-2016 ⁴ , UL1699B, CSA-C22.2 NO.107.1-01, IEEE1547, FCC PART15	
Grid Standard and SRD	IEEE 1547-2003, Rule 21 ⁴ and HECO/Rule14 ⁴	
Smart-Grid Features ⁴	Voltage-RideThru, Frequency-RideThru, Soft-Start, Volt-Var, Frequency-Watt, Volt-Watt	
Warranty		
Standard	10 years	
Extended Terms	15 and 20 years	

¹ The "Output Voltage Range" and "Output Frequency Range" may differ according to the specific grid standard.

² See user manual for further requirements regarding non-operating conditions.

³ Shade Cover accessory required for installation angles of 30 degrees or less.

⁴ Certification Pending.

Q.TRON XL-G2 SERIES



610 - 635 Wp | 156 Cells
22.7% Maximum Module Efficiency

MODEL Q.TRON XL-G2.3/BFG



High performance Qcells N-type solar cells

Q.ANTUM NEO Technology with optimized module layout boosts module efficiency up to 22.7%.



Bifacial energy yield gain of up to 21%

Bifacial Q.ANTUM NEO solar cells make efficient use of light shining on the module rear-side for radically improved LCOE.



A reliable investment

Double glass module design enables extended lifetime with 12-year product warranty and improved 30-year performance warranty¹.



Enduring high performance

Long-term yield security with Anti LeTID and Anti PID Technology², Hot-Spot Protect.



Frame for versatile mounting options

High-tech aluminum alloy frame protects from damage, enables use of a wide range of mounting structures and is certified regarding IEC for high snow (5400 Pa) and wind loads (3750 Pa)³.



Innovative all-weather technology

Optimal yields, whatever the weather with excellent low-light and temperature behavior.

¹ See data sheet on rear for further information.

² APT test conditions according to IEC/TS 62804-1 2015 method B (~1500 V, 168h) including post treatment according to IEC 61215-1-1 Ed. 2.0 (CD)

³ See Installation Manual for instructions

The ideal solution for:



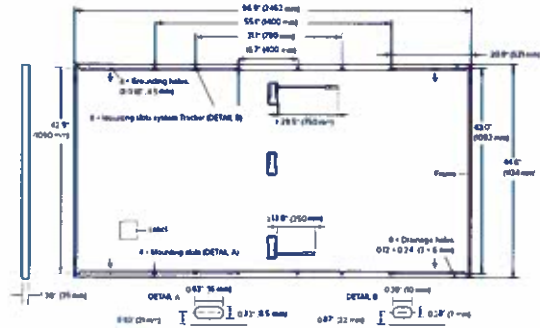
Ground mounted solar panels



Q.TRON XL-G2 SERIES

Mechanical Specification

Format	96.9 in × 44.6 in × 1.38 in (including frame) (2462 mm × 1134 mm × 35 mm)
Weight	78.0 lbs (35.4 kg)
Front Cover	0.08 in (2.0 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	0.08 in (2.0 mm) semi-tempered glass
Frame	Anodised aluminium
Cell	6 × 26 monocrystalline QANTUM NEO solar half cells
Junction box	2.09-3.98 × 1.26-2.36 × 0.59-0.7 in (53-101 mm × 32-60 mm × 15-18 mm), Protection class IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 29.5 in (750 mm), (−) ≥ 13.8 in (350 mm)
Connector	Stäubli MC4-Evo2, Stäubli MC4, IP68



Electrical Characteristics

POWER CLASS	610	615	620	625	630	635
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC* (POWER TOLERANCE +5 W / -0 W)						

			BSTC*		BSTC*		BSTC*		BSTC*		BSTC*		BSTC*		
Minimum	Power at MPP ¹	P _{MPP}	[W]	610	675.4	615	681.0	620	686.5	625	692.0	630	697.6	635	703.1
	Short Circuit Current ¹	I _{SC}	[A]	13.65	15.13	13.71	15.19	13.76	15.25	13.82	15.31	13.88	15.38	13.93	15.44
	Open Circuit Voltage ¹	V _{OC}	[V]	56.11	56.34	56.39	56.62	56.67	56.90	56.95	57.18	57.23	57.46	57.51	57.74
	Current at MPP	I _{MPP}	[A]	12.95	14.34	13.00	14.40	13.05	14.46	13.10	14.51	13.15	14.57	13.21	14.62
	Voltage at MPP	V _{MPP}	[V]	47.10	47.09	47.30	47.29	47.50	47.49	47.70	47.69	47.89	47.88	48.09	48.08
	Efficiency ¹	η	[%]	≥ 21.8		≥ 22.0		≥ 22.2		≥ 22.4		≥ 22.6		≥ 22.7	

Bifaciality of P_{u,mpp} and I_{sc} 80% ± 5% - Bifaciality given for rear side irradiation on top of STC (front side) - According to IEC 60904-1-2

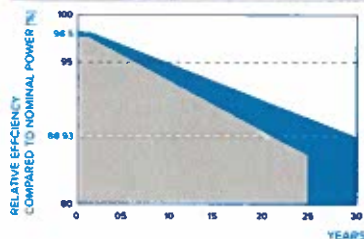
¹Measurement tolerances P_{u,mpp} ± 3%; I_{sc}, V_{oc} ± 5% at STC; 1000 W/m²; *at BSTC: 1000 W/m²; φ = 135° W/m²; φ = 80%; 25 ± 2°C, AM 1.5 according to IEC 60904-3

MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT² w

Minimum	Power at MPP	P _{u,mpp} [W]	461.1	464.9	468.7	472.5	476.2	480.0
	Short Circuit Current	I _{sc} [A]	11.00	11.05	11.09	11.14	11.18	11.23
	Open Circuit Voltage	V _{oc} [V]	53.24	53.51	53.77	54.04	54.31	54.58
	Current at MPP	I _{u,mpp} [A]	10.18	10.22	10.26	10.30	10.34	10.38
	Voltage at MPP	V _{u,mpp} [V]	45.28	45.48	45.67	45.86	46.05	46.24

²800 W/m², NMOT, spectrum AM 1.5

Qcells PERFORMANCE WARRANTY

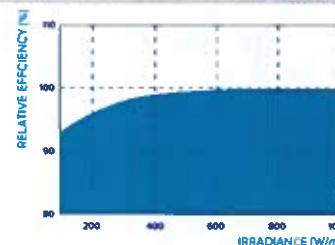


At least 98.5% of nominal power during first year. Thereafter max 0.33% degradation per year. At least 95.53% of nominal power up to 10 years. At least 88.93% of nominal power up to 30 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Qcells sales organisation of your respective country.

*Standard terms of guarantee for the 5 PV companies with the highest production capacity in 2021 (February 2021)

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{sc}	α [%/K]	+0.04	Temperature Coefficient of V _{oc}	β [%/K]	-0.24
Temperature Coefficient of P _{u,mpp}	γ [%/K]	-0.30	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3°C)

Properties for System Design

Maximum System Voltage	V _{sys} [V]	1500	PV module classification	Class II
Maximum Series Fuse Rating	[A DC]	30	Fire Rating based on ANSI/UL 61730	TYPE 29 ⁴
Max. Push Load ³ , Test/Design	[lbs / ft ²]	113 (5400 Pa) / 75 (3600 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Pull Load ³ , Test/Design	[lbs / ft ²]	78 (3750 Pa) / 52 (2500 Pa)		

³ See Installation Manual for instructions

⁴ New Type is similar to Type 3 but with metallic frame

Qualifications and Certificates

UL 61730-1 & UL 61730-2, CE-compliant,
Quality Controlled PV - TÜV Rheinland,
IEC 61215:2016, IEC 61730:2016,
U.S. Patent No. 9,893,215 (solar cells)



* Contact your Qcells Sales Representative for details regarding the module's eligibility to be Buy American Act (BAA) compliant.

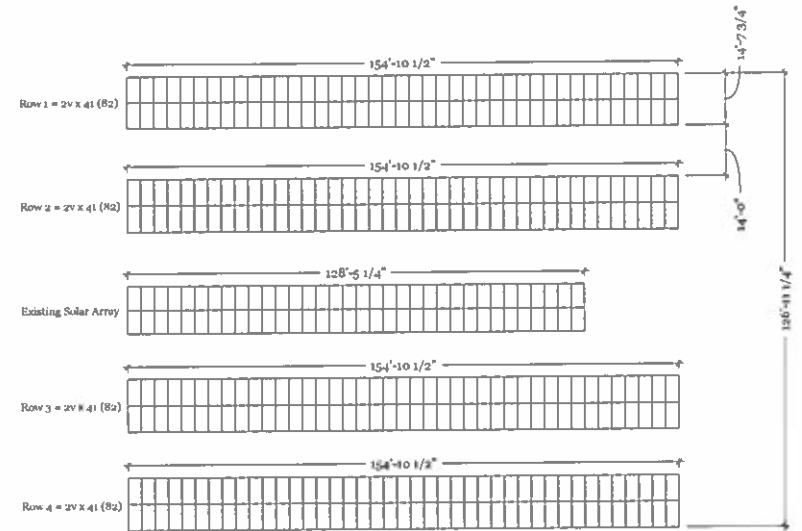
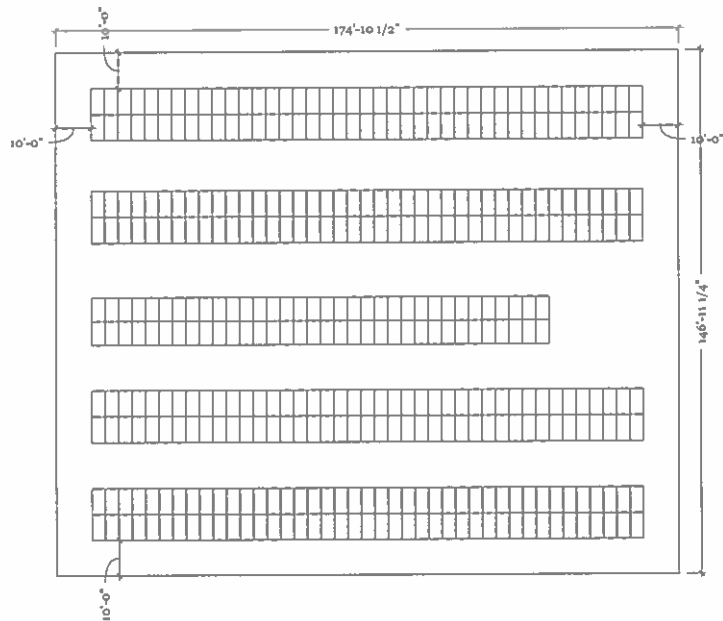
Qcells pursues minimizing paper output in consideration of the global environment.

Note: Installation instructions must be followed. Contact our technical service for further information on approved installation of this product.

Headquarters Q CELLS America Inc., 400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL: +1 949 748 59 96 | EMAIL: hqc.inquiry@qcells.com | WEB: www.qcells.com

qcells

Commercial Solar Array System Summary	
System Size	208.2 kW (DC)
	(80 kW AC)
Module Type	QCELLS W400
Module Quantity	338
Mounting System	Fixed Tilt Ground Mount
Tilt Angle	26°
Monitoring System	Cloud Pave Gateway
Inverters	CSI 60 kW Class Power Systems
Utility	Eastern Utility
All materials to subject to change	PERMIT



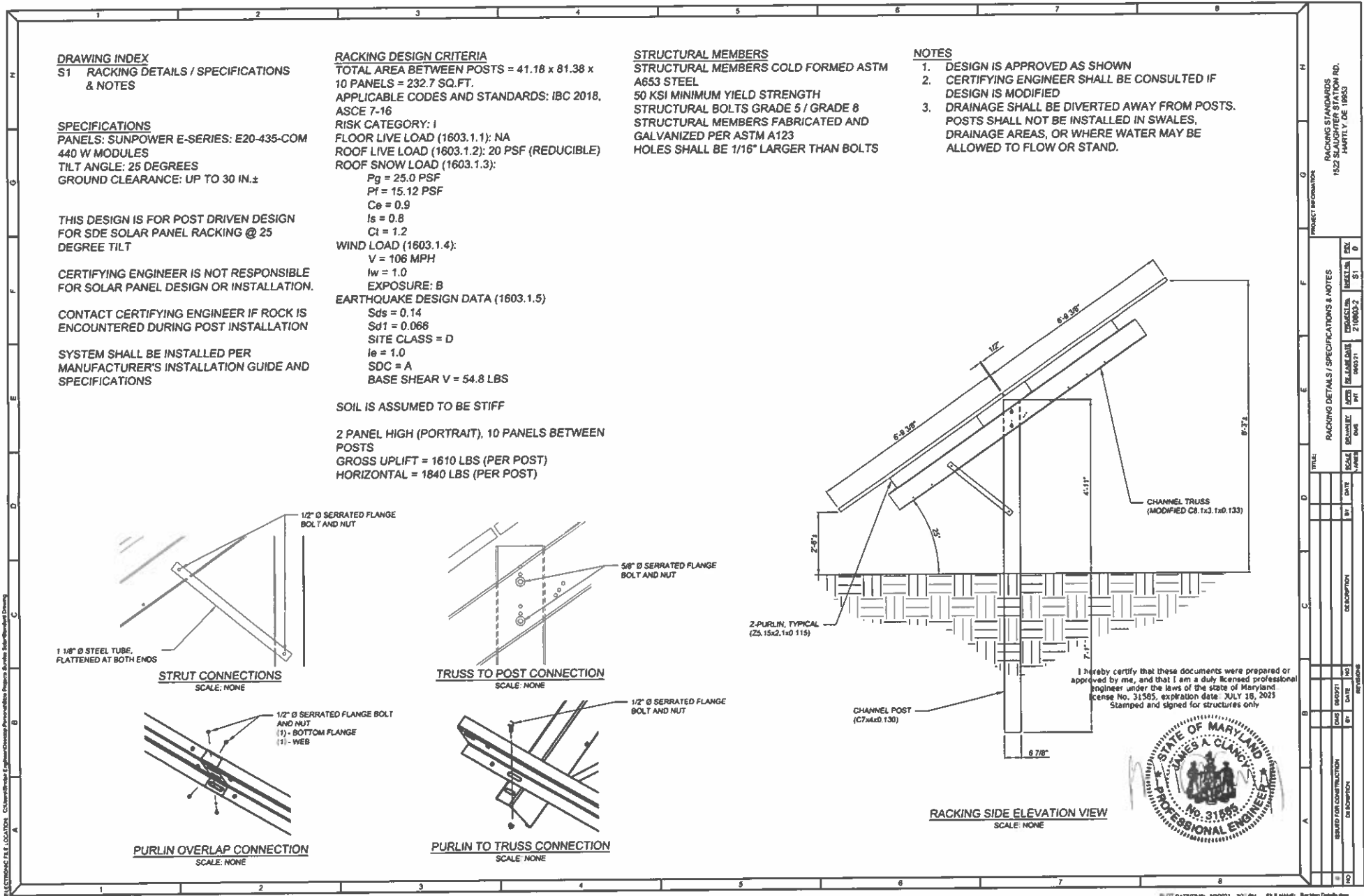
Talbot County Public Schools
12 Magnolia St
Easton, MD 21601

Proprietary and Confidential
The information contained in the drawing is the property of Sunrise Solar Inc.
Any reproduction in part or as a whole without the written permission of
Sunrise Solar Inc. is prohibited.



Sunrise Solar Inc.
6408 Church Hill Rd
Chestertown, MD 21620
www.sunrisesolarmd.com

January 31, 2025



Real Property Data Search ()
Search Result for TALBOT COUNTY

[View Map](#) [No Ground Rent Redemption on File](#) [No Ground Rent Registration on File](#)

Special Tax Recapture: None

Account Number: **District - 01 Account Identifier - 065807**

Owner Information

Owner Name: **BOARD OF EDUCATION OF TALBOT COUNTY MARYLAND** **Use:** **EXEMPT COMMERCIAL**
Principal Residence: **NO**

Mailing Address: **12 MAGNOLIA ST** **Deed Reference:** **/02412/ 00009**
EASTON MD 21601-

Location & Structure Information

Premises Address: **MT PLEASANT AVE** **Legal Description:** **LOT 1 - 2.470 AC**
EASTON 21601-0000 **S/S MT PLEASANT AVE**
EASTON

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0103	00EA	0550	10500.21	0000			1	2025	Plat Ref: 1/ 48

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			2.4700 AC	

Stories	Basement	Type	Exterior	Quality	Full/Half Bath	Garage	Last Notice of Major Improvements
			/				

Value Information

	Base Value	Value	Phase-in Assessments	
		As of	As of	As of
		01/01/2025	07/01/2025	07/01/2026
Land:	185,200	185,200		
Improvements	0	0		
Total:	185,200	185,200	185,200	185,200
Preferential Land:	0	0		

Transfer Information

Seller: BORROR CORPORATION THE	Date: 12/22/2016	Price: \$0
Type: NON-ARMS LENGTH OTHER	Deed1: /02412/ 00009	Deed2:
Seller: MEREDITH CLIFFORD E ETAL	Date: 08/17/1992	Price: \$185,000
Type: NON-ARMS LENGTH OTHER	Deed1: /00731/ 00900	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	440	185,200.00	185,200.00
State:	440	185,200.00	185,200.00
Municipal:	440	185,200.00	185,200.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

Homeowners' Tax Credit Application Status: No Application **Date:**



JOHN D. HYNES & ASSOCIATES, INC.

32185 Beaver Run Drive • Salisbury, Maryland 21804

Date: November 11, 2016

Scale: Not to Scale

Drawn: Google

DWG. No.

JDH-10/16/418-B

Site Plan
Magnolia Street Property
Easton, Maryland



USE	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
615 Small Cell Facility*	A	A	A	A	A	A	A	A	A	A	Also permitted in the RH and MXW Districts as Accessory Use
616 Small Wind Energy Turbine *	A	A	A	A	--	--	--	--	--	A	
617 Solar Panels, Roof mounted	A	A	A	A	A	A	A	A	A	A	
618 Solar Panels, Array*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
619 Solar Panels, Ground Mounted*	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	
620 Solid waste landfill	SE	--	--	--	--	--	--	--	SE	--	
621 Special Office Use *	--	SE	SE	--	SE	--	--	--	--	--	
622 Stable or barn	A	--	--	--	--	--	--	--	--	--	
623 Storage of boats, travel trailers, motorcycles, jet-skis or similar recreationally used vehicles *	A	A	A	A	--	--	--	--	--	--	
624 Storage Trailers	--	--	--	--	--	--	--	--	--	--	
625 Temporary Sales at the location of non-profit organizations	T	T	T	T	T	T	T	T	T	T	The maximum duration of such sales shall be three days. No good may be sold which is prohibited to be sold in general in the Town of Easton.
626 Tower *	--	--	--	--	--	P	--	P	P	--	
627 Visitor Center	--	--	--	--	P	P	P	--	--	P	
628 Any Miscellaneous-Combination-Hybrid Use Not Listed Above	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	

Table 2.1 Notes:

* - DENOTES A USE SUBJECT TO SUPPLEMENTAL STANDARDS (SEE SECTION 28 – 1007)

A – DENOTES A USE THAT IS PERMITTED ONLY ACCESSORY TO A PERMITTED USE. NOTE THAT THESE ONLY REPRESENT THE MORE COMMON ACCESSORY USES. OTHER USES MAY BE PERMITTED, ONLY AS ACCESSORY TO A PRINCIPAL PERMITTED USE, IF THE TOWN PLANNER DETERMINES THAT THE PROPOSED ACCESSORY USE IS COMMONLY ASSOCIATED WITH THE PRINCIPAL PERMITTED USE AND THAT IT WILL CLEARLY BE INCIDENTAL TO SAID PRINCIPAL USE.

1 property lines than the height of the wind turbine unless a
2 Maryland Registered Professional Engineer certifies the fall
3 zone of the wind turbine and appurtenances will be within the
4 setback area proposed. In addition, no wind turbine shall be
5 located closer than 1.5 times the height of the wind turbine to an
6 inhabited structure on adjacent property. Relief from this
7 section may be granted if the applicant can secure a permanent
8 easement from the adjoining property owner(s) providing for a
9 fall zone.

10
11 c. Small wind energy systems must comply with applicable FAA
12 regulations, including any necessary approvals for installations
13 close to airports. Evidence of compliance or non-applicability
14 shall be submitted with the application.

15
16 d. No small wind energy system shall be installed until evidence
17 has been given that the appropriate utility company has been
18 informed of the customer's intent to install an interconnected
19 customer-owned generator. Off-grid systems shall be exempt
20 from this requirement.

21
22 e. Small wind energy towers shall maintain a galvanized finish or
23 be painted to conform with the tower color to the surrounding
24 environment to reduce visual obtrusiveness.

25
26 f. Any wind energy system that is not functional shall be repaired
27 by the owner or removed within three (3) months of ceasing to
28 operate or upon notice from the Town.

29
30 12. Solar Panels, Roof Mounted

31
32 a. The solar panel collection cells must be located on a roof and
33 shall be screened insofar as possible.

34
35 b. The solar panels shall be used for on-site energy consumption
36 only.

37
38 c. The solar panels shall be used in accordance with the approved
39 electric company tariff in which they are served.

40
41 13. Solar Panels, Array

42
43 a. Shall be screened from adjoining residentially zoned districts

1 and public rights-of-way. Screening shall be determined by the
2 Board of Zoning Appeals.

3
4 b. The solar panels shall be used in accordance with the approved
5 electric company tariff in which they are served.

6
7 14. Towers

8
9 a. It must be demonstrated that the location of a tower is required for a specific
10 antenna or antennas. No tower shall be constructed for speculative reasons.

11
12 b. It must be demonstrated that an attempt has been made to locate the antenna on
13 an existing tower or another suitable structure.

14
15 c. Towers shall be located a minimum distance from any property line equal to the
16 height of the tower plus ten (10) feet.

17
18 d. It must be demonstrated that any tower is in compliance with all federal
19 regulations (FAA, FCC) prior to approval of a tower.

20
21 e. Towers shall be no taller than necessary to ensure the effective service for the
22 relevant service area, but in no case shall the tower exceed two hundred (200) feet
23 in height, and the tower shall be self-supporting.

24
25 f. Towers should be designed to accommodate as many collocated antennas as
26 feasible.

27
28 g. Buffer screens as per the provisions of Section 1015, Landscaping and
29 Buffering, shall be provided surrounding any tower structure and any accessory
30 equipment building and such landscaping buffer shall include native evergreen
31 species with a mature height of not less than the height of any accessory building
32 and/or fencing.

33
34 h. To the extent possible while maintaining the requisite functionality of the
35 tower, towers shall be positioned on a site so as to minimize the visual impacts of
36 the tower from all public streets. To accomplish this a tower should generally be
37 buffered by buildings, landscaping and/or other site features. Towers shall also be
38 designed to minimize adverse visual and environmental impact (e.g. paint,
39 camouflage, screening, stealth technology, concealed towers, color, use of
40 existing structures and natural landscape, etc.). All equipment shelters shall be
41 maintained in neutral shades consistent with the natural landscape.

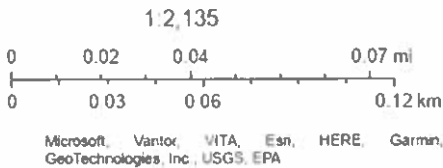
42
43 i. No lights or other illumination devices other than security lights are permitted



1/22/2026, 11:51:46 AM

- Historic District Boundary
- Easton Parcels
- Road Centerlines
- Municipal Boundary
- Rails to Trails

Low Resolution 15m Imagery
 High Resolution 60cm Imagery
 High Resolution 30cm Imagery
 Citations
 Light_Gray_Canvas_Base



ArcGIS Web Map

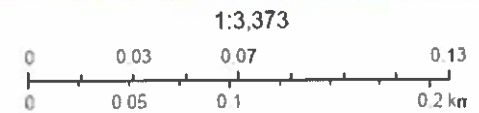


2/2026, 11:47:18 AM

- ing
- R10A
- CB
- CG
- CL
- GI
- Easton Parcels
- Road Centerlines
- Municipal Boundary

- Rails to Trails
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery

- High Resolution 30cm Imagery
- Citations
- 60cm Resolution Metadata
- Light_Gray_Canvas_Base



Microsoft, Vantor, VITA, Esri, HERE, Garmin
GeoTechnologies, Inc., USGS, EPA

[REDACTED]
P.O. Box 898
6408 Church Hill Rd.
Chestertown, MD 21620
[REDACTED]

SUNRISE
SOLAR



Permit Application Authorization

I, Kevin Shafer of Talbot County Public Schools
hereby authorize Sunrise Solar Inc. to submit, apply for and sign any permits
associated with my solar project.

Date 01/07/2026

Signature of Customer Kevin Shafer

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX

AMT: \$0
DATE: 12/22/2016
INITIALS: RP
Prop ID: 01-065807

CERTIFICATION IS MADE THAT ALL TAXES
DUE ON THE PROPERTY INDICATED IN
THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R ANDREW HOLLIS, FIN. OFFICER

DATE 12/22/2016

NO CONSIDERATION

THIS DEED made this 16th day of DECEMBER, 2016, by **BRC**
PROPERTIES, INC., an Ohio Corporation, Grantor.

WHEREAS, by deed dated August 17, 1992, recorded among the Land Records of
Talbot County, Maryland, in Liber 731, folio 884, The Borrer Corporation acquired the
below-described property from Clifford E. Meredith, Michael J. Fitzgerald, Peter M. Dietz
and Marjorie T. Erickson and Willard C. Parker, II, Personal Representatives U/W of Lloyd
M. Erickson, deceased;

WHEREAS, on March 16, 1994, by Certificate of Amendment filed with the
Secretary of State of Ohio, The Borrer Corporation changed its name to Borrer Realty
Company;

WHEREAS, on July 31, 1998, by Certificate of Amendment filed with the Secretary
of State of Ohio, Borrer Realty Company changed its name to BRC Properties, Inc.;

NOW, THEREFORE, WITNESSETH: That for NO MONETARY
consideration (\$0.00), but as a donation to the Talbot County Public Schools, the said **BRC**
PROPERTIES, INC., an Ohio Corporation, Grantor, does hereby grant and convey unto
BOARD OF EDUCATION OF TALBOT COUNTY, MARYLAND, Grantee, its
successors and assigns, in fee simple:

LIBER 2412 FOLIO 009

TALBOT COUNTY CIRCUIT COURT (Land Records) MAS 2412-0009 MSA CE91-2351 Date available 12/30/2016. Printed 06/29/2022.
Hopen - Coluson, LLP, PO Box 1628, Easton, MD 21601, 410-822-3900

ALL that lot or parcel of land situate, lying and being in the Town of Easton, Talbot County, Maryland, and more particularly shown and designated as Lot 1 on a certain plat entitled: "PLAT SHOWING LOT 1 OF THE LAND OF CLIFFORD E. MEREDITH, ET. AL., EASTON, TALBOT COUNTY, MARYLAND", dated August, 1992, prepared by Rauch, Walls & Lane, Inc., and recorded among the Plat Records of Talbot County, Maryland; reference being hereby made to said plat and the record thereof for a more particular description of said lot by metes and bounds, courses and distances. Said Lot No. 1 contains 2.470 acres of land, more or less.

SUBJECT TO all rights-of-way and easements as set forth on the aforesaid plat.

TOGETHER WITH a perpetual right-of-way as set forth in a Deed of Right-of-Way to Clifford E. Meredith, et. al. from Craig S. Willis and Patti K. Willis, his wife, dated August 17, 1992, and recorded among the Land Records of Talbot County, Maryland, in Liber 731, folio 884.

ALSO TOGETHER WITH a "13.5' wide access easement" as shown on the aforesaid Plat and more particularly described as follows:

BEGINNING at a Point on the southeasterly side of North Washington Street, said Point being the westerly most corner of Lot 2 of the land of Clifford E. Meredith, et. al. and being the northernmost corner of Lot 3 of the Land of Clifford E. Meredith, et. al. and from said Place of Beginning running by and with the northeastern and north sides of the herein described 13.5' wide access easement and the common boundaries between the aforementioned Lots 2 and 3, the following two courses (1) South 49 degrees 11 minutes 22 seconds East

174.33 feet; thence (2) North 87 degrees 21 minutes 45 seconds East 86.28 feet to a Point in a western boundary of Lot 1 of the Land of Clifford E. Meredith, et. al.

BEING the property which was conveyed unto the said Grantor by Deed dated August 17, 1992, from Clifford E. Meredith, Michael J. Fitzgerald, Peter M. Dietz and Marjorie T. Erickson and Willard C. Parker, II, Personal Representatives U/W of Lloyd M. Erickson, deceased, and recorded among the Land Records of Talbot County in Liber 731, folio 900.

TOGETHER with the buildings and improvements thereupon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging and in any wise appertaining.

TO HAVE AND TO HOLD said lot or parcel of ground and premises above described and mentioned and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages to the same belonging or appertaining to and to the proper use and benefit of said Grantee, its successors and assigns, in fee simple.

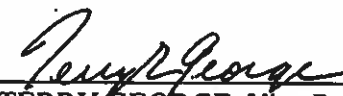
AND the said Grantor hereby covenant that it has not done or suffered to be done any act, matter or thing whatsoever to encumber said property hereby conveyed; that it will warrant specially said property hereby granted; and that it will execute such other and further assurance of same as may be requisite.

AS WITNESS the hand and seal of said Grantor.

WITNESS:

BRC PROPERTIES, INC., an Ohio Corporation



By:  (SEAL)
TERRY GEORGE, Vice President

STATE OF Ohio, COUNTY OF Franklin, TO WIT:

I HEREBY CERTIFY that on this 16th day of December, 2016, before me, the subscriber, a Notary Public of the aforesaid State and County, personally appeared **TERRY GEORGE, Vice President of BRC Properties, Inc., an Ohio Corporation**, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within Instrument, and he acknowledged as such Vice President that he executed the same for the purposes therein contained, and further acknowledged that the matters, facts, and consideration recited in the above instrument are true and correct to the best of his knowledge, information and belief, and in my presence signed and sealed the same.

AS WITNESS my hand and Notarial Seal.



KAREN K. SNIDER
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 31, 2021


NOTARY PUBLIC
My Commission Expires:

AFFIDAVIT OF NO CASH CONSIDERATION

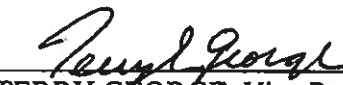
TERRY GEORGE, Vice President of BRC Properties, Inc., an Ohio Corporation, hereby certifies that no cash has been paid or will be paid for the foregoing conveyance.

As witness our hands and seals, the day and year first above written.

WITNESS:

BRC PROPERTIES, INC., an Ohio Corporation



By:  (SEAL)
TERRY GEORGE, Vice President

CERTIFICATION

I hereby certify that I am an attorney admitted to practice before the Court of Appeals of the State of Maryland and that the foregoing Instrument was prepared by me or under my supervision.



Douglas A. Collison

Mary Ann Shortall, Clerk
Circuit Court For Talbot County
11 N. Washington St., Suite 16
Easton, Maryland 21601

License and Recording
(410) 822-2611 Ext. 4

LR - Deed (No-Taxes)
Recording Fee 20.00
Name: BRC
Properties/BoardofEdTa
lbotCo
Ref: 2412/9
LR - Deed (No-Taxes)
Surcharge 40.00
=====

SubTotal:	60.00
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=====

Total:	60.00
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12/22/2016 11:12
CC20-11
#7502164 CC0205 -
Talbot
County/CC02.05.02 -
Register 02

DOCUMENT VALIDATION
(excluded from page count)

State of Maryland Land Instrument Intake Sheet ☐ Baltimore City ☒ County: Talbot <i>Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.</i> (Type or Print in Black Ink Only—All Copies Must Be Legible)								
1	Type(s) of Instruments	☐ Check Box if addendum Intake Form is Attached.						
		1 Deed	Mortgage	Other	Other	Other	Other	
2	Conveyance Type Check Box	Improved Sale Arms-Length (1)		Unimproved Sale Arms-Length (2)		Multiple Accounts Arms-Length (3)		
		Not an Arms-Length Sale (9)						
3	Tax Exemptions (if applicable)	Recordation						
		State Transfer						
Cite or Explain Authority		County Transfer						
4	Consideration and Tax Calculations	Consideration Amount				Finance Office Use Only		
		Purchase Price/Consideration \$ 0.00				Transfer Tax Consideration		
		Any New Mortgage \$				\$		
		Balance of Existing Mortgage \$				X () % = \$		
		Other: \$				Less Exemption Amount - \$		
		Other: \$				Total Transfer Tax = \$		
		Full Cash Value \$				Recordation Tax Consideration \$		
						X () per \$500 = \$		
		TOTAL DUE \$						
5	Fees	Amount of Fees		Doc. 1		Doc. 2		
		Recording Charge \$ 20.00		\$		Agent:		
		Surcharge \$ 40.00		\$		Tax Bill:		
		State Recordation Tax \$		\$		C.B. Credit:		
		State Transfer Tax \$		\$		Ag. Tax/Other:		
		County Transfer Tax \$		\$				
		Other \$		\$				
		Other \$		\$				
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		01	065807	731 / 900	0103	0550		(5)
		Subdivision Name		Lot (3a)	Block (3b)	Sec/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Location/Address of Property Being Conveyed (2)						
		Mt. Pleasant Avenue, Easton, Maryland 21601						
		Other Property Identifiers (if applicable)						
		Water Meter Account No.						
		Residential ☐ or Non-Residential ☒ Fee Simple ☒ or Ground Rent ☐ Amount:						
		Partial Conveyance? ☐ Yes ☒ No Description/Amt. of SqFt/Acreage Transferred:						
		If Partial Conveyance, List Improvements Conveyed:						
7	Transferred From	Doc. 1 – Grantor(s) Name(s)			Doc. 2 – Grantor(s) Name(s)			
		BRC Properties, Inc.						
		Doc. 1 – Owner(s) of Record, if Different from Grantor(s)			Doc. 2 – Owner(s) of Record, if Different from Grantor(s)			
		The Bior Corporation						
8	Transferred To	Doc. 1 – Grantee(s) Name(s)			Doc. 2 – Grantee(s) Name(s)			
		Board of Education of Talbot County, Maryland						
		New Owner's (Grantee) Mailing Address						
		PO Box 1029, Easton, Maryland 21601						
9	Other Names to Be Indexed	Doc. 1 – Additional Names to be Indexed (Optional)			Doc. 2 – Additional Names to be Indexed (Optional)			
10	Contact/Mail Information	Instrument Submitted By or Contact Person					☐ Return to Contact Person	
		Name:					☒ Hold for Pickup	
		Firm Kopen & Collison, LLP					☐ Return Address Provided	
		Address: PO Box 1028, Easton, Maryland 21601 Phone: (410) 822-3900						
11	Assessment Information	IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER						
		☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?						
		☐ Yes ☒ No Does transfer include personal property? If yes, identify:						
		☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only – Do Not Write Below This Line								
Terminal Verification		Agricultural Verification		Whole		Part		
Transfer Number		Date Received:		Deed Reference:		Assigned Property No.		
Year	20	20		Geo.	Map	Sub	Block	
Land				Zoning	Grid	Plat	Lot	
Buildings				Use	Parcel	Section		
Total				Town Cd.	Ex. St.	Ex. Cd.	Occ. Cd.	
REMARKS:								

Distribution: White – Clerk's Office
Pink – Office of FinanceCanary – SDAT
Goldenrod – Preparer

AOC-CC-300 (3/2009)

LIBER 2412 FOLIO 15



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

Easton Staff Development Review

Property Information

Address	501 Glebe Road Easton, MD 21601						
Tax Map	0101	Grid	OOEA	Parcel	0265	Lot	4A
Deed Reference:	Liber	1060	Folio	453			
Plat Reference:	Liber		Folio				
Base Zoning District		Historic District		Y ☐ N ☐	Planning Redevelopment		Y ☐ N ☐

Purpose of Application / Description of Work:

Expand outdoor sales/storage/display area to provide additional area for utility trailers and sheds.

Owner

Name	Lowe's Home Centers, Inc.	
Mailing Address	1000 Lowe's Boulevard Mooresville, NC 28117	
Telephone No.		Email

Applicant / Agent

Name	Lowe's Home Centers, Inc.	
Mailing Address	1000 Lowe's Boulevard Mooresville, NC 28117	
Telephone No.		Email

Surveyor / Engineer

Name	Kim Kauffman	License No.	969	Expiration Date	04-24-2026
Mailing Address	Freeland & Kauffman, Inc.		209 West Stone Avenue	Greenville, SC 29609	
Telephone No.		Email			

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 01.29.2024

Printed Name of Applicant or Agent

Todd Bartok

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date **02/25/2026**

2026 - 1649 / ESDR 26 - 03

Completeness Check Date **02/04/2026**

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

Planning Commission Required Y ☒ N ☐

BOZA Required Y ☐ N ☐ **TBD**

Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature *Samantha N. Smith*

Date **02/11/2026**

Revised 02-2019

**TOWN OF EASTON****PLANNING AND ZONING**

14 SOUTH HARRISON STREET, EASTON, MD 21601

PLANNING COMMISSION CONCEPT, USE, AND DESIGN APPLICATION**SITE INFORMATION**

STRUCTURE'S FLOOR AREA	137,863	STRUCTURE'S SQUARE FEET	137,863
AREA OF DISTURBANCE	0.1	NUMBER OF DWELLING UNITS	1
PROPERTY SIZE	ACRES 14.58	SQUARE FOOTAGE	635,105
ADDRESS	501 Glebe Road Easton, MD 21601		
TAX MAP	0101	GRID OOE A	PARCEL 0265 LOT 4A
ZONING DISTRICT	PUD	HISTORIC DISTRICT: Y ☐ N ☐ PLANNED REDEVELOPMENT: Y ☐ N ☐	
OTHER INFORMATION			
EXISTING USE	retail		

OWNER

NAME	Lowe's Home Centers, Inc.		
MAILING ADDRESS	1000 Lowe's Boulevard Mooresville, NC 28117		
TELEPHONE NO.		EMAIL	

APPLICANT/AGENT

NAME	Lowe's Home Centers, Inc.		
MAILING ADDRESS	1000 Lowe's Boulevard Mooresville, NC 28117		
TELEPHONE NO.		EMAIL	

GENERAL INFORMATION:

Expand outdoor sales/storage/display area to provide additional area for utility trailers and sheds.

A NY 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	01.29.2026
PRINTED NAME OF APPLICANT OR AGENT	Todd Bartok

For Office Use Only

Planned Commission Meeting Date	TBD
Review Fee Amount	-
Review Fee Paid Date	-
ESDR Y / N Date	02/25/2026

Revised 11-2021



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

Site Plan, PUD, Planned Healthcare Application

Application Type

Planned Unit Development ☐ Amendment ☒ Health Care (HC) ☐ Site Plan ☐

Subdivision Information

Name Easton Marketplace
Original Property Size Acres 14.58 Square Feet 635,105
Telephone No. 661-523-4041 Email todd.bartok@lowes.com

Site Plan Information

Property Size Acres 14.58 Square Feet 635,105
Structure's Floor Area 137,863 Structure's Square Feet 137,863
Area of Disturbance 0.1 Number of Dwelling Units 1

Property Information

Address 501 Glebe Road Easton, MD 21601
Tax Map 0101 Grid OOE A Parcel 0265 Lot 4A
Deed Reference: Liber 1060 Folio 453
Plat Reference: Liber Folio
Base Zoning District Historic Y ☐ N ☐ Planned Redevelopment Y ☐ N ☐
Source of Electricity N/A

Owner

Name Lowe's Home Centers, Inc.
Mailing Address 1000 Lowe's Boulevard Mooresville, NC 28117
Telephone No. Email

Applicant or Agent

Name Lowe's Home Centers, Inc.
Mailing Address 1000 Lowe's Boulevard Mooresville, NC 28117
Telephone No. Email

Surveyor / Engineer

Name Kim Kauffman License No. 969 Expiration Date 04-24-2026
Mailing Address Freeland & Kauffman, Inc. 209 West Stone Avenue Greenville, SC 29609
Telephone No. Email

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date

01.29.2024

Printed Name of Applicant or Agent

Todd Bartok

For Office Use Only

Planning Commission Required	Y ☒ N ☐	
Planning Commission Meeting Date	TBD	
Sketch Approval Date	Project No.	PUD 26-01
Prelim/Dev. Approval Date	Application No.	2026-1649
Final Approval Date	Sketch Fee Paid	\$5000.00
Recordation Date	Develop. Fee Paid	

Revised 02-2019

1. ALL PLANTED AREAS SHALL RECEIVE A 1" LAYER OF SHREDED HARDWOOD BARK MULCH.
2. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED, SOODED OR OTHERWISE STABILIZED PER SPECIFICATIONS.
3. LANDSCAPE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES AND ASSOCIATED EASEMENTS PRIOR TO EXCAVATION AND PLANTING AND PROTECT ALL EXISTING TREES, SHRUBS AND OTHER PLANTED SPECIES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLIGENCE OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
4. ALL PLANT NAMES AND DESCRIPTIONS SHALL AS BE DEFINED IN HORTUS THIRD, ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z601. ALL WORK SHALL CONFORM TO AMERICAN NATIONAL STANDARDS FOR TREE CARE OPERATIONS, ANSI A300, AMERICAN NATIONAL STANDARDS INSTITUTE.
5. IT IS THE LANDSCAPE CONTRACTORS RESPONSIBILITY TO VERIFY QUANTITIES OF PLANT MATERIAL NECESSARY TO COMPLETE THE PROJECT, WHERE DISCREPANCIES EXIST BETWEEN THE DRAWINGS AND THE PLANT LIST, THE DRAWINGS SHALL GOVERN. ANY DISCREPANCIES FOUND BY THE LANDSCAPE CONTRACTOR SHALL IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LOWE'S PROJECT MANAGER.
6. PLANTING SHALL BE PERFORMED WITHIN ACCEPTABLE SEASONS FOR THE REGION, CLIMATIC CONDITION AND TYPE OF PLANT MATERIAL. IF SPECIAL CONDITIONS EXIST, THE LANDSCAPE CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION FROM THE OWNER TO PLANT OUT OF SEASON. ANY VARIANCE IN THE PLANTING SEASON SHALL NOT AFFECT THE WARRANTIES PERIOD.
7. CLEAR, REMOVE, AND DISPOSE OF ANY BRUSH, SNAGS, AND TRASH WITHIN THE PLANTING AREA. GRADE AREA TO MATCH EXISTING LANDSCAPE.
8. EXCAVATE PLANTING HOLES WITH SIDE SLOPES AT A 45 DEGREE ANGLE TAKING CARE NOT TO CUT INTO THE SOILS WITH EQUIPMENT. BOTTOM AREA OF THE PLANTING HOLES SHALL BE GRADE PARALLEL TO THE PROPOSED GRADES.
9. EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALLS AND TO WHAT IS SHOWN ON THE DRAWING. DO NOT OVER-EXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
10. PLANTS SHALL BE SET TO UNDERGROUND PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE EXCAVATION FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED. ON THE DRAWINGS, PLANTS ARE TO BE SET PLUMB AND BARED IN POSITION UNTIL PLANTING BACKFILL MIX HAS BEEN PLACED AND TAMPED AROUND THE BASE OF THE ROOT BALL. PROPER PLANTING DEPTH REQUIRES THE ROOT FLARE TO BE AT OR SLIGHTLY ABOVE THE FINISHED GRADE.
11. LIFT PLANTS ONLY FROM BOTTOM OF ROOT BALLS OR WITH BELTS OR LIFTING HARNESSSES OF SUFFICIENT WEIGHT NOT TO DAMAGE THE ROOT BALLS. DO NOT LIFT TREES BY THEIR TRUNK OR USE THE TRUNK AS A LEVER IN POSITIONING OR MOVING THE TREE IN THE HOLE.
12. REMOVE ALL PLASTIC, PAPER, PEPPER POTS OR TAGS FROM CANTERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCING ROOTS WITH A SHARP KNIFE. INSTALL THE PLANT IMMEDIATELY AFTER REMOVING FROM THE CONTAINER.
13. CUT ROPES OR STRINGS FROM TOP OF ROOT BALL AFTER PLANT HAS BEEN SET. REMOVE BURLAP OR CLOTH WRAPPING AND ANY WIRE BASKETS FROM TOP HALF OF BALLS. DO NOT TURN UP OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC HANGERS OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
14. FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL. APPLY WATER AS INDICATED ON DRAWINGS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. EACH TREE AS HOSED DIRECTLY TO ROOT BALL AND THE ADJACENT SOIL.
15. STAKE TREE ACCORDING TO DETAIL ON PLAN ONLY WHEN NECESSARY FOR SPECIFIC CONDITIONS ENCOUNTERED AND WITH APPROVAL OF OWNER. STAKING MAY BE REQUIRED IN SANDY SOILS IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPINGS AND/OR PRUNING REQUIREMENTS.
16. ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SHREDED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES IS GAW OF THE TRUNKS OF TREES OR SHRUBS.
17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL MAINTENANCE UNTIL FINAL ACCEPTANCE BY THE OWNER. LANDSCAPE CONTRACTOR IS REQUIRED TO NOTIFY OWNER IN WRITING OF ANY MAINTENANCE PRACTICE THAT MAY AFFECT ITS WARRANTY DURING THE WARRANTY PERIOD.
18. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

C. All preliminary landscape plans shall include on the plan drawing, at a minimum, the following standard notes, modified to suit specific projects or conditions.

1. Landscape installer shall verify the location of all underground utilities prior to commencing work. Installer shall insure that final grades have been established and the site is ready for landscape installation.
2. Landscape installer shall maintain the landscape improvement areas in a clean condition, removing debris daily and at the completion of the installation.
3. Installer shall layout all beds and position plants per the plans. Adjust as required for field conditions. Report significant adjustments to the Owner for approval prior to plant installation. All bed areas shall be sprayed with herbicide as needed to kill and/or remove all weed or grass vegetation.
4. Except for tree spade installations, all tree pits shall be excavated to a depth so that the root ball will rest on solid soil at the proper height. Street trees planting pits shall be excavated and worked in a rectangular form with the small dimension twice the diameter of the root ball and the large dimension at least three times the diameter of the root ball. Open area tree pits shall be excavated to a minimum dimension of twice the rootball width. Trees planted on slopes or side swales shall be installed at a height relating to the uphill side of the pit, and mounded with soil around the lower side. All sides and bottom of tree planting pits shall be scarified or loosened to permit root growth. Excavated soils that have been previously undisturbed shall be loosened and utilized for backfill. Compacted soils that cannot be restored to a reasonable planting soil shall be removed and replaced with friable native soils from the region.
5. All shrub planting pits, landscape beds and planting mass areas shall be worked

TOWN OF EASTON
ZONING ORDINANCE2018 Edition
ARTICLE X

to a depth of 12" (or raised slightly to achieve a 12" friable soil depth). Shrub planting areas shall be worked to 12" minimum outside the root ball.

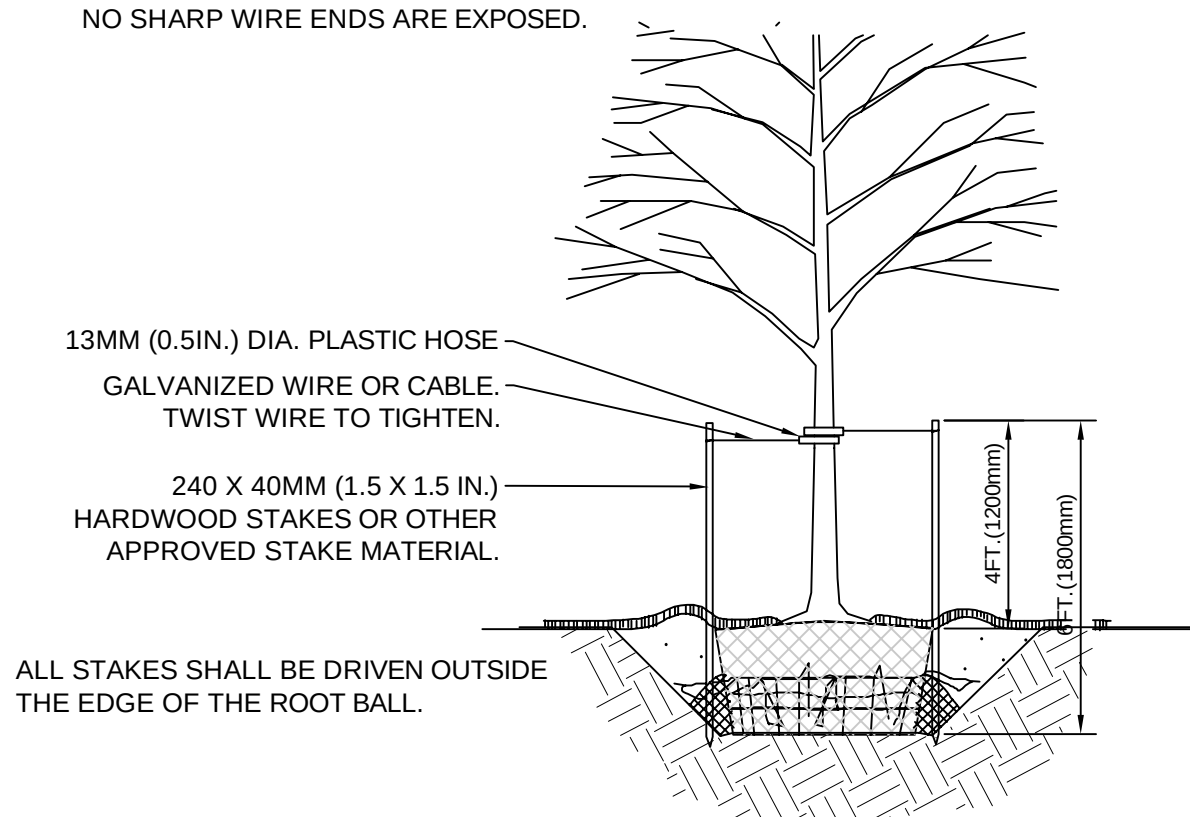
6. All landscape beds shall be "v"-edged and mulched with minimum 3" double shredded hardwood bark mulch, or approved equal. Mulch to fence lines or back of curbs where appropriate to eliminate narrow grass areas. Avoid mulch piled against tree trunks, etc.
7. All trees to be staked and guyed with hardwood stakes, minimum of two (2) - 5' long, or other approved guying system. Stakes shall be driven into stable soils. Provide wire guys with rubber protectant or other approved industry practice.
8. Landscape Installer shall maintain all plant materials through the completion of the landscape installation, and then as required by the Owner.
9. At the completion of the landscape installation (or by phased completion if provided for on the plan), the Owner, or his designated representative shall request an inspection by Town of Easton.

A. Plant Sources: All required plant material shall be obtained from reputable nursery stock growers or relocated from on-site or other sites via nursery standard plant handling and digging methods. The Town may reject plant material grown, handled or installed improperly.

WIRE OR CABLE SIZES SHALL BE AS FOLLOWS: TREES UP TO 65 MM (2.5 IN.)
CALIPER - 14 GAUGE TREES 65 MM (2.5 IN.) TO 75 MM (3 IN.) CALIPER - 12 GAUGE

TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

TUCK ANY LOOSE ENDS OF THE WIRE OR CABLE INTO THE WIRE WRAP SO THAT NO SHARP WIRE ENDS ARE EXPOSED.



1. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).

2. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO LATER THE END OF THE FIRST GROWING SEASON AFTER PLANTING BY LOWE'S LANDSCAPE MAINTENANCE CONTRACTOR.
3. TREES NORMALLY DO NOT NEED TO BE STAKED AND STAKING CAN BE HARMFUL TO THE TREE. STAKING SHOULD BE DONE ONLY WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT IF IT IS EXPECTED THAT THE TREE WILL NOT BE ABLE TO SUPPORT ITSELF. THE FOLLOWING ARE REASONS WHY TREES DO NOT REMAIN STRAIGHT:
 - a. TREES WITH PODD - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED, REJECT RATHER THAN STAKE.
 - b. TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS, REJECT RATHER THAN STAKE.
 - c. TREES THAT WERE PLANTED TOO CLOSE TOGETHER IN THE NURSERY, REJECT RATHER THAN STAKE. CORRECT THE PLANTING PROCEDURE.
 - d. ROOT BALLS PLACED ON SOFT SOIL. TAMP SOIL UNDER ROOT BALL PRIOR TO PLANTING.
 - e. A ROOT BALL WITH VERY SANDY SOIL, OR VERY WET CLAY SOIL, STAKING ADVISABLE.
 - f. TREES LOCATED IN A PLACE OF EXTREMELY WINDY WEATHER, STAKING ADVISABLE.

[illegible]

1. DO NOT HEAVILY PRUNE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
2. STAKE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE STAKING DETAIL.
3. WRAP TREE TRUNKS ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT. SEE WRAPPING DETAIL.
4. BACKFILL WITH EXISTING SOIL IN SANDY LOAM SOILS. ADD 20% MAX. BY VOLUME COMPOSTED ORGANIC MATERIAL TO THE EXISTING SOIL.

CLEANLY PRUNE ONLY DAMAGED, DISEASED AND/OR WEAK BRANCHES

FINISHED GRADE AROUND PLANT SHALL BE THE SAME AS ORIGINAL GRADE OF PLANT IN POT

MULCH OVER ENTIRE PLANTING HOLE

CREATE SAUCER AROUND ROOT BALL

BACKFILL WITH NATIVE SOIL

FINISHED GRADE

CAREFULLY REMOVE TOP 1/3 OF BURLAP OR CONTAINER (IF CONTAINER IS NON-ORGANIC REMOVE COMPLETELY)

CUT SEVERAL SLITS IN ORGANIC CONTAINER TO FACILITATE ROOT PENETRATION

EXISTING SUBGRADE, DO NOT EXCAVATE DEEPER THAN ROOTS

NOTES:

1. WATER THOROUGHLY AFTER INSTALLATION.
2. FOR PLANTING BED INSTALLATION, EXCAVATE ENTIRE SHRUB BED AS SHOWN ON PROJECT DRAWINGS.

18" MIN.

NOTES:
1. PROVIDE 2% MIN. SLOPE IN PLANTING ISLANDS. 10% MAX.

BACKFILL ISLANDS WITH PLANTING SOIL MIX, TOPSOIL, OR AMENDED SOILS, 12" MIN. DEPTH

3" DOUBLE GROUND MULCH LAYER. DO NOT MULCH OVER ROOT FLAIR.

PARKING SURFACE

REVISIONS

[illegible]

PRELIMINARY
NOT FOR
INSTRUCTION

FREELAND and KAUFFMAN, INC.
*Engineers * Landscape Architects*
 209 West Stone Avenue
 Greenville, South Carolina 29609
 (864) 233-5497

LOWE'S HOME CENTERS, LLC

100 LOWE'S BOULEVARD
MOORESVILLE, NC 28117

704.758.1000 (V)

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LANDSCAPE DETAILS

LOWES OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND

ORIGINAL	
ISSUE DATE:	02/02/2020
PERMIT SET	
ISSUE DATE:	
CONSTRUCTION SET	
ISSUE DATE:	
DRAWING NUMBER:	

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