Planning Commission
MEETING AGENDA

Thursday, April 16, 2026 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

a. Approval of the Draft Decision Summary from the February 19, 2026 Meeting.

3. Old Business

a. ***Resolution No. 26-02:*** A Resolution of the Easton Planning and Zoning Commission for the approval of the proposed East End Small Area Plan, and to recommend its formal adoption by the Easton Town Council.

4. New Business

a.

Application Number:	2026 - 1649
Applicant:	Lowe's Home Centers, Inc.
Location:	501 Glebe Road (Lowe's Store #1982) Tax Map 0101, Parcel 0265, Lot 4A
Zoning District:	PUD
Request:	Material amendment to a previously approved Planned Unit Development (PUD) (Zoning Ordinance No. 487) for the expansion of the outdoor display area, and a formal recommendation of the material amendment to the Easton Town Council. The Applicant is also seeking a parking waiver of 32 vehicle spaces to accommodate the existing outdoor display area.

b.

Applicant:	Town of Easton
Request:	Amendment to the previously approved Gannon Range Phase 2 Plat for the redesignation of a public street name from Madison Drive to Madi Drive.

5. Discussion Item

6. Adjournment

Town of Easton Planning Commission
Draft Decision Summary
Thursday, February 19, 2026 at 1:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:
Town of Easton Agendas and Minutes (eastonmd.gov)

Attendance:

Commission Members:
Philip Toussaint, Chairperson
Michael Ports, Vice Chairperson
Tom Klein
William Ryall

Absent:
Commission Members:
Victoria McAndrews
Laurie Forster, Alternate

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

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

2. **Decision Summary Review** —

   Commissioner Klein moved to approve the December 18, 2025 Decision Summary. Vice Chairperson Ports seconded the motion.

Vote	4 - 0 - 0 - 1
FOR:	4 - Toussaint, Ports, Klein, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

3. **Items From Staff** —

   a. **File No.: 2026 - 1631**

Applicant: **Callahan Signs**
on behalf of Maury Donnelly & Parr, Inc.
Location: 16 N. Washington Street, Easton, MD 21601
Tax Map 0103, Grid 00EA, Parcel 1212
Zoning: CB
Request: The Applicant is requesting signage plan approval to allow two (2) or more business wall signs to occupy a building with a common entrance (16 N. Washington Street). The Applicant is seeking to install a 25" by 27" double sided PVC hanging sign on the front façade of the structure. The sign will be mounted using an existing scroll bracket.

Background: This application is scheduled to appear on the February 23, 2026 Historic District Commission agenda for the installation of the signage. As per the sign regulations in Section 28-1101.7.C of the Zoning Ordinance, no more than one (1) projecting sign may be permitted in the CB zoning district in addition to the permitted building signage.

A similar request for this location was previously approved by the Planning Commission on August 21, 2025 (application 2025 - 1649) for the installation of a 26" x 28" hanging PVC sign.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner

Public Comment — None
Public Comment Written — None

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

1. **The Applicant shall align all three (3) scroll brackets, and provide the required eight (8) feet of clearance between the sidewalk and the bottom of the proposed sign.**

2. **The Applicant shall obtain the appropriate building permits for the installation of the sign.**

Commissioner Klein seconded the motion.

Vote	4 - 0 - 0 - 1
FOR:	4 - Toussaint, Ports, Klein, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

b. File No.: **2026 - 1640**
Applicant: **Harbinger Sign & Design**
on behalf of Kissed by the Sun Spa
Location: 11 Bay Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 0577
Zoning: CB
Request: The Applicant is requesting signage plan approval to allow two (2) or more business wall signs to occupy a building with a common entrance (11 Bay Street). The Applicant is seeking to install a 29" by 125" hanging PVC sign to the front façade of the structure. The sign will be mounted using stainless hardware.

Background: The Applicant has submitted a Certificate of Occupancy & Signage application (permit # 26-21360) to the Building Inspection Division for review. As per the sign regulations in Section 28-1101.7.C of the Zoning Ordinance, no more than one (1) projecting sign may be permitted in the CB zoning district in addition to the permitted building signage.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner

Public Comment — None
Public Comment Written — None

Chairperson Toussaint moved to approve the signage plan subject to the following condition:

1. **The Applicant shall obtain the appropriate building permits for the installation of the sign.**

Vice Chairperson Ports seconded the motion.

Vote	4 - 0 - 0 - 1
FOR:	4 - Toussaint, Ports, Klein, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

4. **Old Business** — None

5. **New Business** —

a. Recommendation to the Town Council for the Adoption of Resolution 26-01 for the Town of Easton 2026 Comprehensive Plan —

Mr. Lynn Thomas presented the final draft of the 2026 Comprehensive Plan. This version of the Plan reflects the discussion held from the January 7, 2026 workshop, during which the Commission reviewed public feedback and testimony received from the December 9, 2025 Public Hearing. The overall feedback received for the Draft Comprehensive Plan focused on the following topics:

i. Zoning: Adopting a Form-Based Zoning Code within two (2) years of the Plan's implementation.
ii. Growth Rate: Re-adopting the 1% growth rate.
iii. Annexation: Adding language to restrict annexation, specifically stating that no new "greenfield" annexations for residential development will be approved for the next ten (10) years.
iv. Traffic: Including specific language to address traffic congestion and clearly define meaningful traffic analysis.

During their January 7, 2026 workshop, the Commission added language which commits to studying the adoption of a Form-Based Zoning Code; acknowledging that while Form-Based Zoning Codes are a potential tool, it may be more appropriate for certain neighborhoods. An Objective was added to further explore alternative zoning approaches with the next comprehensive review of the Town's Zoning Code. In response to public feedback, the Commission reinstated the 1% target growth rate. The decision is reflected in new language that shifts the focus from the target growth rate to the specific measures required, if any, to manage future growth and address issues stemming from growth itself. The Commission determined that the Plan adequately addressed the issue of housing scarcity deregulation, and no additional language was added. The Commission agreed to strengthen the language regarding annexation restrictions, however, they opted to retain provisions allowing for limited exceptions in extraordinary" or "unforeseen" circumstances. Further emphasis was added to note that the approval of annexation remains a discretionary act of the Town Council. The Commission did not modify the Plan with regard to the annexation of Old Stoney Ridge, noting that its designation as a Boundary Refinement Area has long been established, and the annexation has been generally supported.

A new Objective was incorporated into the Transportation Element to address the issue of traffic congestion and establish a clearly defined and meaningful traffic analysis. Supportive language was also added to enhance the feasibility for transit, specifically in relation to the new hospital site, and to identify locations to improve pedestrian safety and connectivity without completely overhauling established neighborhoods. The Commission revised language to enhance the Transportation Map, proposing a connection between Tristan Drive and Oxford Road. Considering that the adjacent Poplar Hill Farm property is currently under County ownership, this road is anticipated to function primarily as parking access

for the Town's Woodland Park. Additionally, it was suggested to extend the Rails-to-Trails system southward across Easton Parkway to connect with other local trail networks. These proposals remain subject to revision following the completion of the Complete Streets Study. The Commission also agreed that a new Objective concerning the Critical area should be added to the Ecology chapter. The Future Land Use Map was modified to reflect a change in the designation of the County owned Poplar Hill Farm property from "Park" to "Institutional" use. Additionally, the list of "Special Districts and Places" now includes expanded language to describe the property's potential and desired uses. This approach provides greater flexibility by continuing to prioritize a park and/or County facilities while also recognizing that the sale of a small portion of the site may be appropriate to facilitate the funding of County related services.

Staff Presentation:
Lynn B. Thomas AICP, Town Planner
Miguel Salinas, Planning and Zoning Director
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq., Town Attorney
Rick Van Emburgh P.E., Town Engineer

Public Comment Received to Date:
Lynn Miekle 28415 Pinehurst Circle
Julie Lowe, Talbot Interfaith Shelter
Eric Vance, 210 Brookletts Avenue
Joseph Minarick, 128 S. Harrison Street
Maury Schlesinger, 304 Winton Avenue
Thomas Ledvina, 7585 Polly Hill Lane
Julie Susman, Board of Directors President for Waterfowl Festival Inc.
Michael Bednarik on behalf of Easton Club East
Tom Alspach, on behalf of Talbot Preservation Alliance
Greg Zimmerman, 319 August Street
Jay Corvan
Heather Grant on behalf of Talbot Thrive
Linda Redmond on behalf of the East End Neighborhood Association
Benjamin VanNest
Susie Hayward on behalf of the Mid-Shore Board of Realtors

Written Public Comment Received to Date:
Dave Perry
Greg Zimmerman, 319 August Street
Jay Corvan
Thomas Ledvina, 7585 Polly Hill Lane
Maury Schlesinger, 304 Winton Avenue
Thomas Fauntleroy

Christopher Dever on behalf of Jennifer Dever
Constance Lauffer
Catherine Cooper
Patrick Ward
William Smith, 200 Goldsborough Street
Andrew Kreinik
Donna Hollingshead
Calvin Jackson
Larraine Caldwell
Lynn Randle
Ronald Ensminger
Deidra Lyngard
Calvin Yowell, 700 Port Street
Jane Bollman, 700 Port Street
Susie Hayward on behalf of the Mid-Shore Board of Realtors
Mark Scallion on behalf of the Pickering Creek Audubon Center
Linda Redmond on behalf of the East End Neighborhood Association
Heather Grant on behalf of Talbot Thrive
Talbot Preservation Alliance
Michael Bednarik on behalf of Easton Club East
McAllister, DeTar, Showalter & Walker on Behalf of Rocks & Docks LLC

Vice Chairperson Ports moved for the approval of the Town of Easton 2026 Comprehensive Plan, and for a favorable recommendation to the Town Council regarding the adoption of Resolution 26-01 for the Town of Easton 2026 Comprehensive Plan. Chairperson Toussaint seconded the motion.

Vote	4 - 0 - 0 - 1
FOR:	4 - Toussaint, Ports, Klein, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	1 - McAndrews

6. **Election of Officers** — The election of 2026 officers was tabled to a subsequent meeting.

7. **Discussion Items and Announcements** —

   a. **East End Small Area Plan Update** — The Easton Planning and Zoning Commission will hold a Public Hearing on Thursday, March 26, 2026 at 1:00 p.m. to obtain public feedback on the proposed East End Small Area Plan. The updated Small Area Plan features an Overall Framework Plan which introduces strategic policy recommendations across six (6) district focus areas. Specifically, the Plan focuses on the revitalization of the Dover Street corridor, recognized as a

vital center for supporting small businesses. Additionally, the plan highlights essential redevelopment opportunities designed to strengthen the nearby neighborhood and enhance the Rails-to-Trails system. The Draft Plan subject to this Public Hearing is available for review on the Town of Easton's *Engage Easton* platform (https://engage.eastonmd.gov), and a printed copy is available for review at the Town office. The public is hereby invited to attend and comment at this Hearing. Written comments may be submitted to the Planning and Zoning Office at any time prior to the Hearing.

b. South Downtown (SODO) Subarea Plan — The Town of Easton is preparing to announce a multi-day public design charrette focused on the future redevelopment of the former UMMS Shore Medical Center site located at 219 S. Washington Street. The event is scheduled to take place from April 19, 2026, through April 23, 2026, at the Family Life Center at Easton Church of God, located at 1009 N. Washington Street. The existing 14-acre property presents a unique redevelopment opportunity for the Town following the hospital's upcoming relocation. The public is hereby invited to attend work sessions and provide their conceptual feedback. The full schedule and all ongoing updates are available on the Town of Easton's *Engage Easton* platform (https://engage.eastonmd.gov).

8. Adjournment — Vice Chairperson Ports moved to adjourn. Chairperson Toussaint seconded the motion. The meeting was adjourned at 2:06 p.m.

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

FROM: LYNN B. THOMAS, JR., AICP, TOWN PLANNER

DATE: APRIL 10, 2026

SUBJECT: EAST END SMALL AREA PLAN RESOLUTION

Attached herewith, please find a copy of PC Resolution Number 26-02. This is simply the Resolution by which the Commission will officially approve the East End Small Area Plan. Just as you did a few weeks ago with the overall Comprehensive Plan, if approved, we will forward this Resolution, along with a copy of the Small Area Plan and your transmittal letter, to the Council. This is the method by which you officially transmit such plans and indicate your recommended action for the Council, which presumably will be to adopt the East End Small Area Plan.

PLANNING COMMISSION RESOLUTION NUMBER 26-02

A RESOLUTION OF THE EASTON PLANNING AND ZONING COMMISSION APPROVING THE TOWN OF EASTON 2026 EAST END SMALL AREA PLAN AND RECOMMENDING ITS ADOPTION BY THE EASTON TOWN COUNCIL

Introduced By: _____

WHEREAS, the Town of Easton is authorized and required by the provisions of the Land Use Article of the Maryland Annotated Code § 3-202 to make and approve a comprehensive plan for the purposes of assuring the orderly development of the Town and for the other purposes as set forth in §§ 3-201 – 3-206 thereof. The Town of Easton most recently adopted a Comprehensive Plan in 2010; AND

WHEREAS, the Town of Easton has utilized Small Area Planning to supplement the Town's overall Comprehensive Plan, allowing us to focus more intensely and with greater detail on the areas subject to such Small Area Plans than is possible in a Comprehensive Plan for the entirety of the Town; AND

WHEREAS, Such Small Area Plans should be considered an extension of the Town's Comprehensive Plan and afforded the same standing as the Comprehensive Plan when assessing a proposed project or program for compliance with the Comprehensive Plan; AND

WHEREAS, The Town of Easton Planning and Zoning Commission has worked with the public, Town Planning staff and a consulting team to produce a Small Area Plan for the East End Neighborhood, culminating with a Public Hearing held on March 26, 2026, on the proposed East End Small Area and it appears to the members of the Planning Commission that approval of the Small Area Plan by the Planning and Zoning Commission will inure to the benefit of the Town of Easton.

NOW, THEREFORE, be it resolved by the Easton Planning and Zoning Commission that:

1. The Plan entitled "East End Small Area Plan 2026" is hereby approved as the Small Area Plan for the neighborhood identified in such Plan and should be considered an extension or adjunct to the Town official Comprehensive Plan (2026). A photocopy of the East End Small Area Plan shall be maintained by the Town Clerk as part of the official records of the Town.

2. The Easton Planning and Zoning Commission shall transmit this approved Plan to the Easton Mayor and Town Council with a recommendation to adopt this Plan, in whole, as an official Small Area Plan of the Town of Easton.

3. This Resolution shall become effective on: _____.

McAndrews	- Yes
Klein	- Absent
Ports	- Yes
Ryall	- Yes
Toussaint	- Yes

I hereby certify that the above Resolution was passed by a yea and nay vote of the Commission this 16th day of April 2026.

_____
Philip Toussaint, Chair

Signed by the Planning Commission Chair this _____ day of _____, 2026.

_____
Samantha Smith, Administrative Specialist

APPROVED

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

Date of Hearing: April 16, 2026

4a

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT: **PUD Amendment to expand the permanent outdoor sales/storage/display storage for sheds and utility trailers and provide a recommendation to the Town Council**

ELECTION WARD: Ward 1

CRITICAL ACTION DATE: At the pleasure of the Commission

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

APPLICANT: Lowe's Home Centers Inc. % Todd Bartok

DOCUMENT CREATED ON: April 7, 2026

PURPOSE: Lowe's Home Centers Inc. is requesting an amendment to their PUD. The current proposal includes an expanded permanent outdoor area for the sales, storage, and display of sheds and utility trailers, along with a parking waiver. The Planning Commission is asked to reflect these new additions in its recommendation to the Town Council.

RECOMMENDATION: Should the Planning Commission recommend approval of the additional permanent storage area for storage sheds and trailers along with an approval of the parking waiver, staff recommends a proposed condition (see below).

APPLICATION INFORMATION:	
APPLICANT: Lowe's Home Centers Inc. % Todd Bartok	**REPRESENTATIVE:** Lowe's Home Centers Inc. % Todd Bartok Freeland & Kauffman, Inc. % Kim Kauffman & Todd Simmons

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 101, Grid 0000, Parcels 0265	14.58

ACCEPTANCE DATE: March 19, 2026	**LOCATION:** 501 Glebe Road
EXISTING ZONING PUD	**EXISTING LAND USE:** Retail
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Commercial

CONTEXT:
Location/Site Access – The subject property is located on the south side of Glebe Road.

Existing Conditions – The subject property is used for commercial purposes.

Surrounding Properties
- 418 Glebe Road - R-10A
- 505 Glebe Road - CG
- Glebe Road - Parcel 264 - R10A
- Glebe Road - Parcel 263 - R10A
- 219 Marlboro Avenue - CG
- Waterhole Lane - PUD



***Figure 1**: Vicinity Map*

PROPOSAL: Lowe's Home Centers Inc. (Applicant) has applied for a parking waiver approval and a Planning Commission recommendation to the Town Council for a PUD amendment. The current proposal includes an expanded permanent outdoor area for the sales, storage, and display of sheds and utility trailers, along with a parking waiver request of 34 vehicle spaces.

BACKGROUND:
On April 18, 2019, Lowe's Home Centers Inc. (Applicant), requested the use of 27 existing parking spaces for temporary outside storage on the parking lot adjacent to Glebe Road and adjacent to Ruby Tuesday property. Per Zoning Ordinance No.487, there are currently 528 off-street parking spaces, 17 of which are designated by the Site Plan for outdoor storage and display. There's an Exhibit "A", item #2, "Outside Display Exhibit"' prepared by Bohler Engineering, P.C., dated March 31, 2005.The Planning Commission approved a temporary storage request (4-0 vote) for 27 parking spaces. This authorization, effective from April 18, 2019, to July 31, 2019, permits the storage of mulch and pallets up to seven feet tall within the designated areas.

On February 20, 2020, the Applicant requested approval from the Town of Easton Planning Commission for temporary seasonal display of mulch and bagged goods. The Commission voted 5-0, approving the temporary request for seasonal display with the condition of providing screening for the Ruby Tuesday restaurant and the Easton Parkway. The location and screening was to be reviewed and approved at staff level. The applicant was required to return to the July 16, 2020 meeting to identify a permanent location for the temporary seasonal storage and screening for future years.

On October 15, 2020, the Applicant returned to the Planning Commission to identify a permanent location for temporary seasonal storage and screening. The Commission voted 5-0 to approve the parking space quantity and location for temporary outside seasonal storage for three years, conditioned on the applicant submitting a detailed Site Plan for Staff review, showing landscape and/or screening buffers.

On February 16, 2021, the Outdoor Sales & Display Plan was approved.

On March 23, 2022, the Applicant, submitted an application to the Easton Staff Development Review Committee.

On April 21, 2022, the Applicant sought approval to amend the permanent storage location by adding 16 spaces and requested a Parking Waiver for 39 additional spaces for Seasonal Temporary Long-Term Storage. The Commission voted 4-0, requiring the applicant to return with elevation and profile details for the screening barrier.

A September 26, 2023, P&Z inspection found numerous landscaping deficiencies (dead/missing plants). On December 18, 2023, the Applicant was reminded to return to the Planning Commission with screening barrier details, including elevations and profiles.

In Spring 2024, the Applicant completed the replacement of missing or damaged plant species.

On February 27, 2025, the Planning and Zoning Department inspected Lowe's Seasonal Temporary Long-Term Storage area and found outside mulch storage had begun. The Applicant was given until March 31, 2025, to remove all items or submit an application for the April 17, 2025, Planning Commission meeting.

At its May 15, 2025, meeting, the Commission reviewed Lowe's Home Centers Inc.'s request to amend its approved permanent storage, adding sixteen (16) spaces, and seeking a parking waiver for four (4) spaces (total 39 additional Seasonal/Long-Term Storage spaces). The Commission voted (4-0) to table the request, recommending the Applicant: (1) provide details/elevations of proposed plant species and fencing along the Seasonal/Long-Term Temporary Storage perimeter, (2) coordinate with Building Inspection/Code Enforcement on outstanding issues, and (3) evaluate sight distance and the visibility triangle at the drive aisle intersection adjacent to Ruby Tuesday.

On June 24, 2025, the Town of Easton Planning Commission (Commission) reviewed the above-referenced application to amend the existing approved Seasonal/Long-Term Temporary Storage location with the addition of sixteen (16) additional off-street parking spaces, and a parking waiver of four (4) spaces from Section 28-1001.3 C of the Zoning Code for an additional 39 spaces for Seasonal/Long-Term Storage. The Commission voted 5 - 0 to approve the amendment and parking waiver requests with the following conditions: (1) vegetation must be removed from the interior curve of the parking lot. The two (2) southern mulch bays shall be relocated to the east side of the drive aisle. Planters are prohibited from obstructing the drive

aisle and (2) the Applicant shall submit a revised Site Plan reflecting these changes to the Planning and Zoning Department within thirty (30) days.

On February 25, 2026, the Applicant, submitted an application to the Easton Staff Development Review Committee.

UPDATE:
On August 20, 2025, Lowe's Home Centers Inc. received approval for their revised Outdoor Sales & Display Plan. The installation of the proposed plantings is still required to be completed by the applicant as of the date this Staff Report was created.

ZONING ANALYSIS:

A. Purpose and Intent

Section 28-701 A.

The purpose of a PUD District is to provide for carefully planned residential, mixed use and certain commercial developments at appropriate locations within the Town of Easton. It is the intent of this Section to allow all aspects of a PUD District to be subject to public review and control by the Town with specific provisions to be made on a case-by-case basis for adequate open space, architectural appearance, the height, bulk and location of buildings, required public facilities, and a variety of housing types, densities, and/or compatible commercial or industrial uses as a part of a detailed development plan.

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

B. Location

Section 28-701 B. The PUD is a floating zone. That means that while provisions and regulations are made to govern development within any PUD District, no such District will be pre-mapped on the Zoning Map. A PUD District may be established in any parent zoning district provided the requirements outlined in this subsection are met.

Analysis - According to § 28-701.I of the Zoning Ordinance, any proposed change which alters a condition of the PUD approval to an approved PUD is a material amendment, which is subject to review by the Planning Commission and Town Council according to the procedures set forth in § 28-701. The process for reviewing a material amendment to a PUD Amendment is similar to that

for a site plan except that it requires approval of the Town Council. The plan that you review basically serves as the sketch-level submission.

The current process of the Town of Easton Zoning Ordinance is for the Planning and Zoning Commission to review the material submitted and forward a recommendation to the Mayor and Town Council. The Commission may include recommended changes to the PUD sketch plan or recommended conditions of approval that the Commission deems necessary to better insure compliance with the Comprehensive Plan. In reaching its conclusion, the Commission shall make recommendations addressing the factors in § 28-701.H(2) (see below).

C. Off-Street Parking

Analysis- There's a total of 509 parking spaces. These spaces are allocated as follows: 426 vehicle spaces are available for customer parking, 31 spaces are designated for Seasonal Temporary Long-Term Storage, 33 are for permanent outdoor storage and display, and an additional 19 spaces are proposed for the new permanent storage area. The minimum vehicle spaces required is 460 and the maximum is 689. The proposal offers 426 vehicle spaces for customer parking during the seasonal event, which runs from March 1st through July 1st. Consequently, the number of proposed parking spaces falls short of the minimum requirement, necessitating a Parking Waiver request of 34 vehicle spaces. Lee Engineering submitted a standard parking study for the proposed Parking Waiver request, which mirrors the findings of the existing Easton store's parking needs. Although the study does not specifically focus on Easton, it serves as an illustration showing that the amount of parking currently available exceeds the parking required for the store's operation. That example analysis consistently indicated that even at peak demand, the number of available parking spaces would significantly exceed the required amount. As a result, the parking quantity proposed for the Lowe's of Easton location is expected to be more than adequate to handle the anticipated peak parking demand.

D. DEVELOPMENT STANDARDS

Section 28-701.G.
Applications for any type of Planned Unit Development shall meet the following requirements:

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

Analysis - The Property is owned by a single entity, Lowe's Home Centers, Inc..

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

Analysis - The existing commercial site, spanning 14.58 acres, is designed for functional efficiency and has direct access via Glebe Road.

(3) Public water and sewerage shall be available, although it may be made available in conjunction with the development of the PUD.

Analysis - There's adequate existing water and sewer service on-site to serve the property.

(4) The site shall be located adjacent to adequate transportation facilities capable of serving existing traffic and that expected to be generated by the proposed development. Private roads may only be approved in commercial and multifamily projects or portions of projects. Such roads shall be internal to the development. Private roads shall comply with any standards developed and adopted for such roads by the Town Council. The Town shall bear no responsibility for construction or maintenance of private roads. Development on private roads may not be entitled to all Town services.

Analysis - The Project has two existing access points; from Glebe Road, a Town-owned road, from an on-site access road to Marlboro Avenue, a Town-owned avenue.

(5) The owners or developers must indicate that they plan to begin construction of the development within two (2) years after final approval. If there is no action on the part of the applicant at any point in the process for a period of two (2) years, the zoning of the site shall revert to its previous classification unless a time extension is requested by the developer and granted by the Planning and Zoning Commission. For projects constructed in parts or phases, the PUD approval applicable to any portion not improved in accordance with said PUD approval, shall expire if no development activity occurs for a period of five years.

Analysis - The Applicant intends to commence installation upon approval from the Town Council, in light of the time incurred in obtaining any necessary building permits.

(6) The setback, lot size, lot coverage, height, minimum frontage, minimum open space, and yard requirements shall be established for each individual project by the Town Council in the ordinance granting the application. The Planning and Zoning Commission shall make recommendations to the Town Council with regard to these requirements. The Town recognizes that it is necessary and encourages such uniquely established standards.

Analysis - The Project's minimum bulk requirements will continue to align with the previously approved Planned Unit Development (PUD) for Lowe's Home Centers, Inc. (Zoning Ordinance No. 487).

(7) Off-street parking shall be provided for each individual use in the planned unit development in accordance with the requirements of Section 1001. Mixed-use PUD's that integrate coordinated pedestrian and bicycle circulation systems throughout the development, shall be permitted to reduce the required off-street parking by 20% of the required standard without the need for a parking variance, waiver, or deferral.

Analysis - There's a total of 509 parking spaces. These spaces are allocated as follows: 426 vehicle spaces are available for customer parking, 31 spaces are designated for Seasonal

Temporary Long-Term Storage, 33 are for permanent outdoor storage and display, and an additional 19 spaces are proposed for the new permanent storage area. The minimum vehicle spaces required is 460 and the maximum is 689. The proposal offers 426 vehicle spaces for customer parking during the seasonal event, which runs from March 1st through July 1st. Consequently, the number of proposed parking spaces falls short of the minimum requirement, necessitating a Parking Waiver request of 34 vehicle spaces. The parking study conducted by Lee Engineering supports the requested Parking Waiver. The analysis, which aligns with data from the existing Easton store, consistently demonstrates that the proposed quantity of parking spaces for the Lowe's of Easton location will be more than sufficient to accommodate anticipated peak demand.

(8) No more than 50% of the off-street parking area for the entire property of a major retail or shopping center use, shall be located between the front façade of the principal building(s) and the primary abutting street.

Analysis - Per Ordinance No. 487, approved June 8, 2005, *Parking Lot Orientation: the Site Plan proposes to locate more than 50% of the off-street parking between the front facade of the building and the primary abutting street, which is inconsistent with Section 608.2A(13)h of the Ordinance. However, the Town Council finds, based upon site constraints, the pattern of existing developed uses and the proposed site design, that the parking lot orientation proposed is appropriate for the Property. The proposed parking lot orientation is consistent with the adjacent shopping center, but this proposed use will contain much more extensive landscaping and storm water management than the existing center. The record also contains undisputed testimony that the configuration is most appropriate for the adjacent residential properties, since the rear of the proposed Lowe's store will have less public activity and impact on residential uses than an off-street parking area.*[5]

> *5**An off-street parking area for a major commercial use involves: (1) vehicle and pedestrian movements, (2) noise (vehicle engines, doors opening and closing, horns, radios, conversations), (3) movement of shopping carts and** debris (shopping bags, receipts, etc.), and (4) light impacts for parking lot illumination and vehicle headlights. Alternatively, the rear of the proposed store will have: (1) little pedestrian/vehicle activity, and (2) lighting as necessary for security, but less lighting than off-street parking areas. Applicant also testified regarding aspects of **the proposed business operations designed to minimize noise impacts. For example, Applicant will use propane-powered forklifts with ambient sound level reverse beepers, and the rear of the b**uilding will not have exterior loudspeakers.

In addition, some development standards will vary according to the type of PUD in accordance with the following Table:

Standard	**PUD Sub District**	
	PUD- General	**Lowe's Home Center**
Minimum Size*	**5 acres**	14.58 acres

Maximum Size	**N/A**	N/A
Maximum Residential Density (per gross residential acre)**	**16 du/acre********	N/A
Minimum Open Space Requirement***	**30% of total gross area shall be developed as recreational areas or designated for common use of the residents of the PUD.**	Required: 30% of total gross area = 4.374 acres. The existing Site Plan provides 3.0 acres of open space, 20.57% of total gross area.
Applicability	**Lands not qualifying as infill or redevelopment.**	The property qualifies as PUD-General.

Smaller sites may be permitted when it is found that the proposed PUD is compatible with existing development in the area and does not disrupt the orderly expansion of the transportation system of the Town.

Analysis - Not Applicable.

****The Town Council may consider projects with a density of up to 25% more than the maximum stated in this table upon a finding that such increased density is in keeping with the existing or intended character of the neighborhood (as expressed in the Comprehensive Plan or, if applicable, any adopted Small Area Plans) and that any potential detrimental impacts from such increased density are ameliorated to the satisfaction of the Council. Additionally, if residential use is part of a vertically-mixed use project (i.e., non-residential uses are present on the ground floor with residential units on non-ground floors), there shall be no limit on the residential density.***

Analysis - Not Applicable.

*****The Town Council may consider projects with less than the minimum open space required as specified in this Table, upon a finding that unique circumstances or conditions exist which warrant such a reduction and further provide that the applicant addresses the open space requirement in another acceptable means.***

Analysis - Per Ordinance No. 487, approved June 8, 2005, the Town Council determined that *Open Space: Section 510.6G(7) of the Ordinance requires that 30% of a PMR site be used as open space. The Site Plan provides approximately three (3) acres of open space, which comprises approximately 20% of the PMR district area. With respect to this particular project,*

the 30% open space standard of Section 510.6G(7) imposes an undue burden. This project is an in-fill development adjacent to existing commercial uses. Although the open space provided comprises less than 30% of the Property, the Applicant modified initial plans to increase the amount of open space by reducing the number of parking spaces and consolidating access drives between Food Lion and the proposed Lowe's. Applicant will ameliorate the provision of less than 30% open space by installing building facade and plaza plantings and landscape buffers of trees and shrubs between parking areas and adjacent public roads (Glebe Road and Route 322). The reduced amount of open space is also ameliorated by the proposed architectural design, details and materials.

*******In the PUD General sub district, for any residential units proposed in excess of the maximum residential density permitted in base residential zoning districts (3.5 du/ac), at least 25% must be devoted to affordable housing, or the developer may contribute a fee-in-lieu to an entity to be determined by the Town.***

Analysis - Not Applicable.

E. Forest Conservation

The Easton Forest Conservation Requirements of the Town Code, Article III, § 31-3.1, **Forest Conservation Ordinance,** ***Relevance, states that the requirements are applicable to any person making application for a subdivision, project plan, grading, or sediment and erosion control approval on units of land 40,000 square feet or greater after the effective date of the Ordinance.***

Analysis - The Simplified Forest Stand Delineation Plan was approved on July 19, 2005. Required afforestation was achieved on site for 1.94 acres or 84,506.4 square feet of credited landscape plantings.

POLICY ANALYSIS:

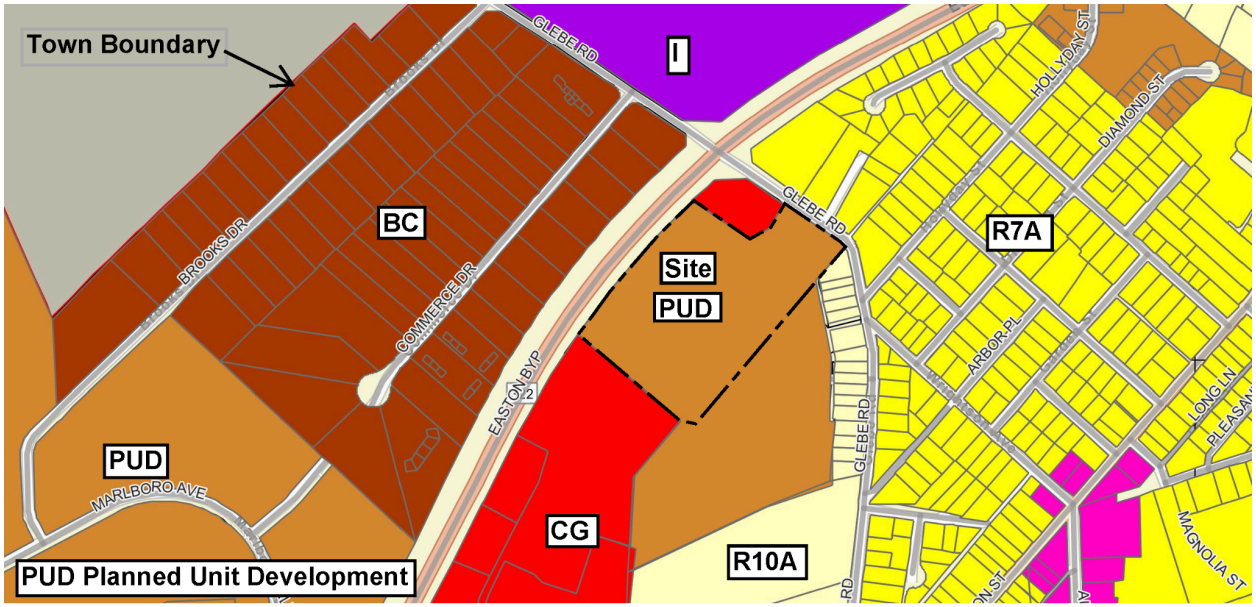


Figure 2: Zoning Map

Section 28-701.H.2
The Planning and Zoning Commission shall review the material submitted and following the presentation from the applicant, shall forward a recommendation to the Mayor and Town Council. The Planning and Zoning Commission's transmittal to the Town Council may include recommended changes to the PUD Sketch Plan or recommended conditions of approval that the Commission deems necessary to better insure compliance with the Comprehensive Plan. In reaching its conclusion as to the merits of the project, the Commission shall make recommendations addressing the following:

a. Whether the proposed PUD development conforms to the Town of Easton Comprehensive Plan;

Analysis - The Town's 2010 Comprehensive Plan does not speak to the issues of seasonal/temporary storage and permanent storage areas and thus offers no guidance on this matter. Staff offers the following observations for consideration: The applicant proposes utilizing existing parking spaces for outside storage, which will not result in an increase in the site's paving. However, proposed customer parking spaces would fall short of the minimum requirement, necessitating a Parking Waiver request. The applicant would provide landscaping for screening

b. Whether the proposed PUD development conforms with all provisions of the Town of Easton Zoning Code which are not proposed for modification subject to the request;

Analysis - This PUD development conforms with all provisions of the Town of Easton Zoning Code which are not proposed for modification subject to the request.

c. Whether the proposed PUD development complies with all Town engineering and design regulations and standards;

Analysis - The overall development conforms with Town engineering and design regulations and standards. However, the Town's Engineering Department has required the applicant to provide a 60' Drainage Easement Area to provide access into the existing storm drain system.

d. Whether the proposed PUD development complies with any other applicable Town, County, State, or Federal regulations, policies or plans, except those standards proposed for modification. If the standards of any jurisdiction other than the Town of Easton are proposed for modification, any PUD project approval, should it subsequently be granted by the Town Council, shall be subject to the applicant successfully obtaining approval of said modification and demonstrating proof of such approval to the Town's satisfaction.

Analysis - Currently, this PUD development complies with the standards of all applicable jurisdictions other than the Town of Easton.

e. Whether the proposed PUD will be superior to or more innovative than conventional development and how it will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment, than would be available through the use of conventional zoning and/or development standards.

Analysis - The development's proximity to multiple use properties provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment. The existing development provides parking, landscaping, stormwater management and forest conservation.

RECOMMENDED CONDITIONS:
Staff believes the proposed PUD Amendment is consistent with the Town's Comprehensive Plan and recommends that you indicate such to the Town Council. In terms of suggestions relative to the overall site itself, Staff suggests the following:

- The applicant is to complete the required plantings for the Seasonal/Long-Term Temporary Storage location per the approved August 20, 2025 Outdoor Sales & Display Plan.
- The Parking Waiver is subject to a PUD amendment approval by the Town Council.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the sketch site plan and forward a positive recommendation of the PUD Amendment to the Town Council, subject to staff's Condition of Approval.

OR

2. I move that the Planning Commission forward the application to the May 21st Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2024.02.20 Lee Engineering Parking Study - 501 Glebe Road, paper copy & PDF
2. 2026.02.25 TOE P&Z ESDR, paper copy & PDF
3. 2026.03.17 Lowes of Easton MD - Stormdrain Inspection Easement Exhibit, paper copy & PDF
4. 2026.03.17 1982 Grading Plan Sheets 16-23, paper copy & PDF
5. 2026.03.17 Comment Response to Town, paper copy & PDF
6. 2026.03.17 Waiver Request Application 2 - 501 Glebe Road, paper copy & PDF
7. 2026.03.24 Lowes Store 1982 OSSD Plans - 501 Glebe Road, paper copy & PDF
8. 2026.04.07 Lowes Easton MD-Stormwater Exhibit A, paper copy & PDF

February 20, 2024

Mr. Todd Simmons, PE
Freeland & Kauffman, Inc.
209 West Stone Avenue
Greenville, SC 29609

Re: *Lowe's (Royse City) Parking Study*

Dear Mr. Simmons:

Lee Engineering has completed our parking study for the proposed Lowe's of Royse City store located to the northwest of the IH 30 Westbound Frontage Road and Erby Campbell Boulevard intersection. This letter report documents our study procedures and findings.

INTRODUCTION

The proposed Lowe's of Royse City store will be 140,190 ft^2 in size (109,830 ft^2 store + 30,360 ft^2 garden center) and will have a total of 505 parking spaces. However, 70 of these spaces will be used for outdoor sales/display areas, resulting in 435 spaces available for parking. The proposed site plan for the Lowe's home improvement store is provided in **Figure 1**.

CITY CODE PARKING CALCULATION

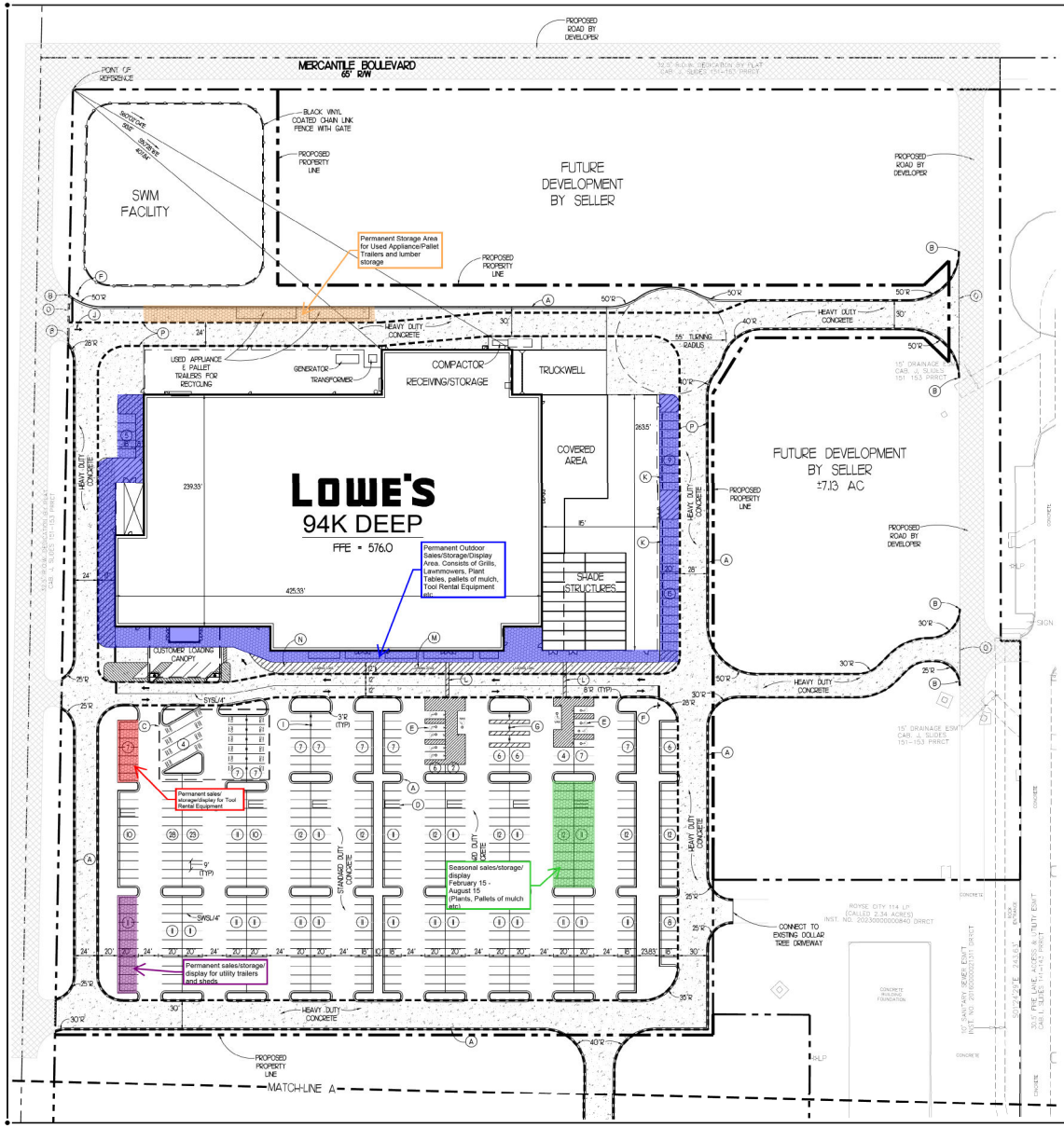
The number of parking spaces for the proposed Lowe's was calculated using information provided in the Parking Table in Section 6-7 of the City of Royse City *Zoning Ordinance* and is summarized in **Table 1**.

Table 1: City Code Parking Requirements Summary

Land Use	City Code	Size (ft^2)	Code Requirement (Parking Spaces)
Indoor Retail Store or Shop	1 / 250 ft^2 (up to 5,000 ft^2) 1 / 200 ft^2 (>5,000 ft^2)	100,719[1]	499
Outdoor Retail Sales	1 / 500 ft^2	22,286	45
Total Parking Spaces Required By Code			**544**

[1]Includes the sales floor, tool rental and office area of store
[2]Includes Garden Center open area and sidewalk area

With 435 parking spaces provided, the amount of parking provided for the proposed Lowe's store will fall below City Code requirement (544) by 109 parking spaces, or approximately 20 percent.



NOTES

1. ALL WORK AND MATERIALS SHALL COMPLY WITH CITY OF ROYSE CITY, TX REGULATIONS AND CODES AND OSHA STANDARDS.
2. CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF VESTIBULES, SLOPE PAVING, SIDEWALKS, EXIT PORCHES, TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT BUILDING UTILITY ENTRANCE LOCATIONS.
3. ALL DISTURBED AREAS ARE TO RECEIVE FOUR INCHES OF TOPSOIL, SOD AND WATER.
4. ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED. ALL RADII ARE 3' UNLESS OTHERWISE NOTED.
5. EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED OR RELOCATED AS NECESSARY. ALL COST SHALL BE INCLUDED IN BASE BID.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL RELOCATIONS, INCLUDING BUT NOT LIMITED TO, ALL UTILITIES, STORM DRAINAGE, SIGNS, TRAFFIC SIGNALS & POLES, ETC., AS REQUIRED. ALL WORK SHALL BE IN ACCORDANCE WITH GOVERNING AUTHORITIES SPECIFICATIONS AND SHALL BE APPROVED BY SUCH. ALL COST SHALL BE INCLUDED IN BASE BID.
7. SITE BOUNDARY, TOPOGRAPHY, UTILITY AND ROAD INFORMATION TAKEN FROM ALTA/NSPS LAND TITLE SURVEY PREPARED BY BARRAZA CONSULTING GROUP, LLC.
8. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE WORK SPECIFICATIONS.
9. CONTRACTOR TO ENSURE ALL PAVEMENT, CONCRETE AND CURB TIE-INS HAVE A NEAT, SMOOTH AND UNIFORM LINE BOTH HORIZONTALLY AND VERTICALLY.

LEGEND

- (A) PROPOSED 24" CONCRETE CURB & GUTTER, SEE DETAILS
- (B) END PROPOSED CONCRETE CURB & GUTTER
- (C) 8 - 10' WIDE CONTRACTOR PARKING SPACES W/ 9'X20' PARKING SIGN AND 9'X12' TRAILER PARKING, SEE DETAIL
- (G) CART RETURN (TYP.), FURNISHED AND INSTALLED BY LOWE'S
- (E) HANDICAPPED SPACE WITH SIGN, SEE DETAILS
- (F) "STOP" SIGN (24" X 24") & STOP BAR, SEE DETAILS
- (G) "PICK UP" PARKING, PROVIDE STRIPING AND SIGNAGE PER DETAIL (TYP. OF 6)
- (H) SITE PYLON SIGN
- (I) DEDICATED VETERAN PARKING SPACES, SEE MASTER SIGN PLAN FOR DETAILS
- (J) PAINTED TRAFFIC DIRECTIONAL ARROW (TYP.), SEE DETAILS
- (K) CONCRETE WHEEL STOP, SEE DETAILS
- (L) 36" PAINTED YELLOW CROSSWALK
- (M) PAINTED YELLOW LOADING ZONE" 40'OO" O.C. MAX 24" HIGH
- (N) PAINTED SOLID YELLOW LINE 4" O.C. 45°
- (O) PROPOSED EDGE OF PAVEMENT
- (P) "NO PARKING FIRE LANE" PAINTED IN 4" WHITE LETTERS AT 25' INTERVALS ON THE BED (CENTER) OF 14' IN WIDTH ON FACE OF CURB AND ON PAVEMENT

PRIOR TO STARTING WORK, CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFICATION OF ALL EXISTING CONDITIONS. ALL EXISTING ITEMS THAT ARE IN CONFLICT WITH PROPOSED IMPROVEMENTS ARE TO BE RELOCATED/REMOVED AS NEEDED & CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION AND FOR INCLUDING ALL COSTS IN BASE BID.

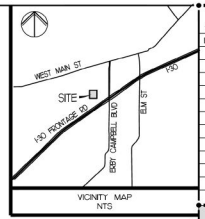
PAINT STRIPING LEGEND

SWSL/4" - SINGLE WHITE SOLID LINE / 4" WIDE
SYSL/4" - SINGLE YELLOW SOLID LINE / 4" WIDE

SITE DATA

ADDRESS: INTERSECTION OF I-30 E. & ERBY CAMPBELL BLVD, ROYSE CITY, TEXAS 75189	
PROJECT AREA: ±922 AC	LOWE'S TRACT: ±12.76 AC
USE: EXISTING-VACANT / PROPOSED-RETAIL	
LEGAL DESCRIPTION - ERBY CAMPBELL RETAIL TWO ADDITION, LOT 8	
PROPERTY ID: 9278	
ZONING: COMMERCIAL DISTRICT (C-2) / I-30 CORRIDOR DISTRICT	
REQUIRED SETBACKS: MIN. STREET YARD - 20' FRONT STREET, 15' SIDE STREET MIN. SIDE YARD - 25' ABUTTING RES. DIST. MIN. REAR YARD - 25' IF ABUTTING ANY RESIDENTIAL DISTRICT	
MAXIMUM LOT COVERAGE - NONE	
OPEN SPACE REQUIREMENT	
REQUIREMENT: 20% OF THE LOT AREA (POND AREA NOT INCLUDED) 40% OF THE TOTAL LANDSCAPING SHALL BE IN THE FRONT YARD	
REQUIRED - 10% X 514,406 = 51,441 SF	PROVIDED - 54,360 SF
REQUIRED - 40% X 51,441 = 20,576 SF	PROVIDED - 22,212 SF
+ ADDITIONAL 10% WILL BE PROVIDED BY LANDSCAPING ELEMENTS.	





LEGEND

EXISTING	PROPOSED	DESCRIPTION
(10)	(10)	NUMBER OF SPACES PER ROW
		CART CORRAL
		SIGN
		HANDICAP SYMBOL
		HD CONCRETE PAVEMENT
		OUTDOOR SALES/DISPLAY AREA
		CURB & GUTTER
		FIRE LANE STRIPING
		LIGHT POLE

SITE DATA

ACREAGE		
LOWE'S TRACT		±12.76 AC
MAIN BUILDING:		
SALES FLOOR	95,144	S.F.
TOOL RENTAL	2,326	S.F.
OFFICE	3,249	S.F.
REVEIVING/STORAGE	5,958	S.F.
UTILITY ROOMS	1,76	S.F.
VESTIBULES	1,436	S.F.
MAIN BUILDING TOTAL	109,830	S.F.
GARDEN CENTER:		
SHADE STRUCTURES	5,327	S.F.
COVERED AREA	11,374	S.F.
OPEN AREA	13,659	S.F.
GARDEN CENTER TOTAL	30,360	S.F.
OUTDOOR SALES TOTAL	25,464	S.F.
PARKING REQUIREMENTS:		
LOWE'S PARKING REQ'D:		
STANDARD	313	
HANDICAPPED	11	
TOTAL PARKING REQ'D	324	
RATIO = 2.95 (SPACES/1000 SF)		
CITY OF ROYSE CITY REQ'D PARKING:		
INDOOR RETAIL STORE OR SHOP 1/250 SF OF GFA UP TO 5000 SF, THEN 1/200 SF	499	(1)
OUTDOOR RETAIL SALES 1/500 SF OF SITE AREA, EXCLUSIVE OF BUILDING	45	(2)
TOTAL PARKING REQ'D	544	
PARKING PROVIDED:		
STANDARD	424	
HANDICAPPED	11	
TOTAL PARKING PROVIDED	435	(3)

NOTES:
1. REQUIRED PARKING HAS BEEN CALCULATED BASED ON 100,719 SF WHICH INCLUDES SALES FLOOR, TOOL RENTAL AND OFFICE AREA.
2. REQUIRED OUTDOOR RETAIL SALES AREA PARKING HAS BEEN CALCULATED BASED ON 22,286 SF WHICH INCLUDES GARDEN CENTER OPEN AREA AND SIDEWALK AREA IN FRONT OF BUILDING (8,627 SF).
3. 70 SPACES WILL BE USED FOR OUTDOOR SALES/DISPLAY AREA. PROVIDED PARKING SPACES DOES NOT INCLUDE 70 SPACES.

0 50 100
SCALE 1" = 50'

REVISIONS

DATE	DESCRIPTION

PRELIMINARY NOT FOR CONSTRUCTION

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

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD
MOORESVILLE, NC 28117
704.758.1000 (PH.)

THIS DRAWING IS THE PROPERTY OF LOWE'S HOME CENTERS, LLC AND MAY NOT BE REPRODUCED IN WHOLE OR PART IS PROHIBITED WITHOUT THE EXPRESSED WRITTEN CONSENT OF LOWE'S HOME CENTERS, LLC. COPYRIGHT 2020 ALL RIGHTS RESERVED

LOWE'S

SITE PLAN-1
LOWES OF:
ROYSE CITY, TX
CITY OF ROYSE CITY, TEXAS
DRAWN BY: AK
CHECKED BY: BTS

ORIGINAL ISSUE DATE:	1/24/2024
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	4

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
LEE ENGINEERING

Proposed Site Plan

Figure 1

PARKING ACCUMULATION DATA COLLECTION - OTHER STORES

To determine the peak parking demand at the proposed Lowe's of Royse City, a parking accumulation study was performed at two (2) other Lowe's locations in the Dallas area:

1) Greenville – 3122 Interstate 30 West, Greenville, TX 75402 (611 parking spaces provided)
2) Rockwall – 851 N. Steger Towne Drive, Rockwall, TX 75032 (839 parking spaces provided)

These studies were performed by counting the number of parked vehicles on site during the following hours of operation on the peak business days:

- Friday (10:00 AM – 8:00 PM)
- Saturday (8:00 AM – 8:00 PM)

Parking accumulation data for these existing Lowe's stores was collected during the times identified above on Friday, February 9, 2024 and Saturday, February 10, 2024. The number of parked vehicles in each parking lot was documented every hour within the specified timeframes. The number of parking spaces occupied during each observation period is shown in **Figure 2**. Copies of the data sheets for this study are provided as attachments to this letter.

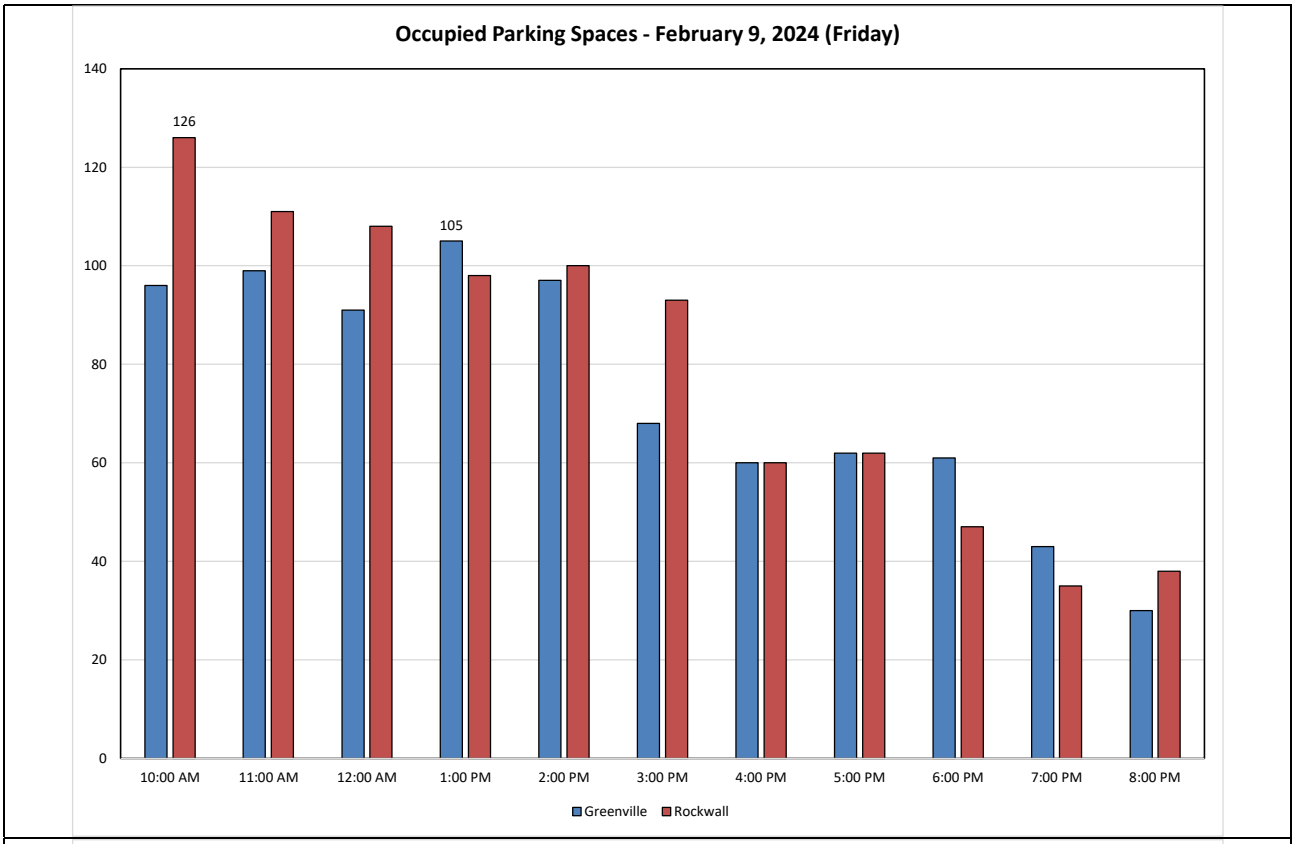
Table 2 summarizes the existing parking demand observed for both Lowe's stores and the resulting peak parking ratio [peak parking demand/size of the store (1,000 ft^2)]. The peak parking demand (126 parked vehicles) and the peak parking ratio (0.77 parking spaces occupied/1,000 ft^2) occurred at the Rockwall Store on Friday, February 9, 2024 (10:00 AM). Based on the parking accumulation data collected, there is currently a significant surplus of parking spaces at both locations.

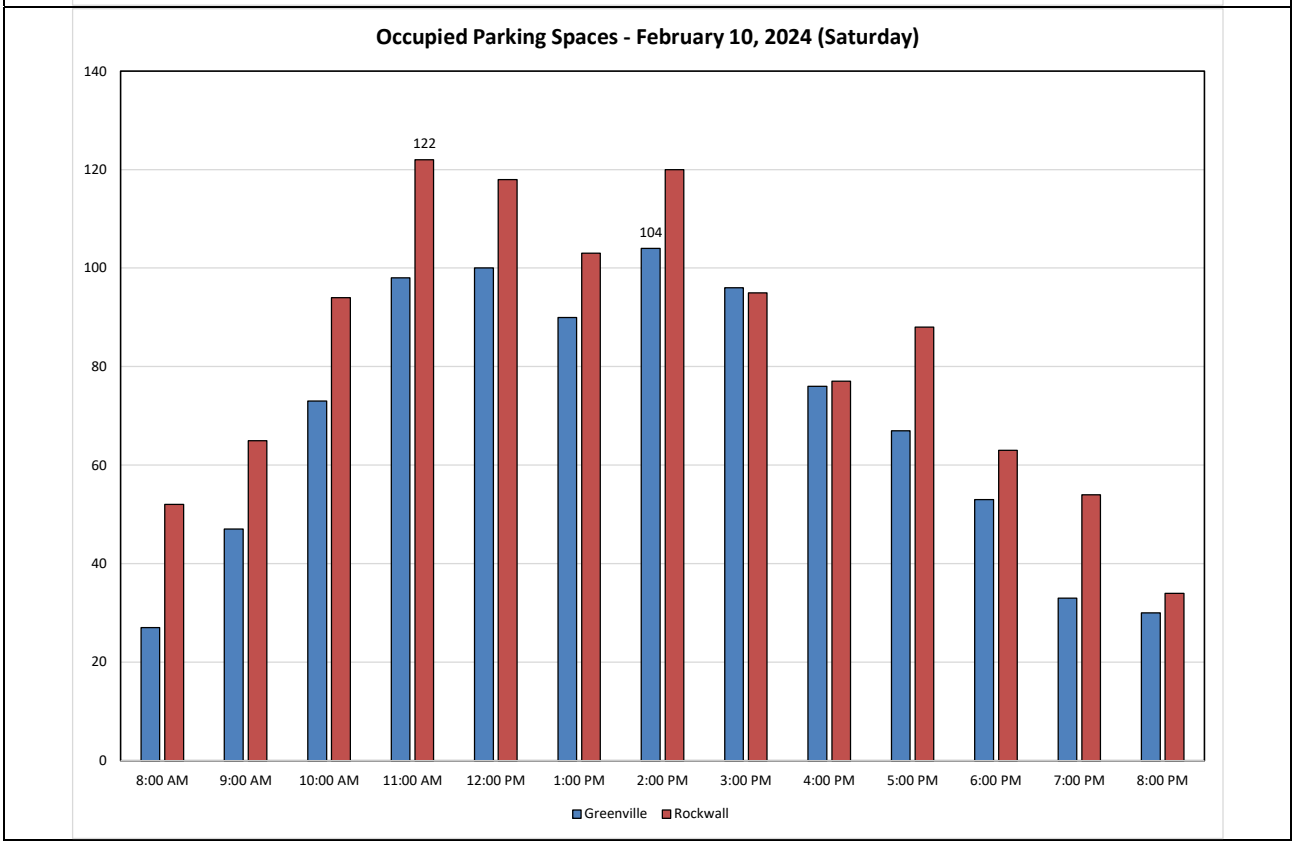
Table 2: Existing Parking Demand

	Greenville (156,460 ft^2) Available Parking Spaces = 611		**Rockwall (164,587 ft^2) Available Parking Spaces = 839**	
	Friday (2/9/24)	**Saturday (2/10/24)**	**Friday (2/9/24)**	**Saturday (2/10/24)**
Peak Parking Demand	105	104	126	122
Peak Parking Ratio	0.67	0.66	0.77	0.74

If the maximum peak parking ratio (0.77) were applied to the proposed Lowe's of Royse City location [(140,190/1,000) x 0.77], a total of 108 parking spaces would be occupied under peak conditions.

Figure 2: Summary of Parking Accumulation Counts at Other DFW Lowe's





CONCLUSIONS

Based on the results of this parking analysis:

- A total of 435 parking spaces will be provided for the Lowe's of Royse City store.
- While the number of parking spaces proposed to be provided falls below the City of Royse City's requirements (544):
    - The maximum number of occupied parking spaces observed between the two (2) existing Lowe's locations (126) would be accommodated by the proposed parking provided for the Lowe's of Royse City store.
    - Applying the maximum peak parking ratio from the two (2) existing Lowe's locations to the proposed Lowe's of Royse City store would result in an estimated total of 108 spaces occupied under peak parking conditions, which could be accommodated by the proposed parking provided by the Lowes of Royse City store.

Therefore, the amount of parking proposed to be provided for the Lowe's of Royse City location (435 parking spaces) is predicted to adequately accommodate the anticipated peak parking demand.

If you have any questions regarding this study, please contact me at (972) 248-3006. We appreciate the opportunity to provide these services.

Sincerely,



Kelly D. Parma, P.E., PTOE
Senior Project Manager
Lee Engineering, LLC
TBPE Firm F-450

Attachments

Location:	GREENVILLE, LOWE'S
Start Date:	2/9/2024
Start Time:	10:00 AM
Name:	AUSTIN & LANDON
Notes:	WITH BREAKOUT ADA SPACES

FRIDAY 2/9/2024

Start Time	Unstriped	Striped	ADA	TOTAL
10:00 AM	7	83	6	96
11:00 AM	4	87	8	99
12:00 AM	6	82	3	91
1:00 PM	4	96	5	105
2:00 PM	1	90	6	97
3:00 PM	2	62	4	68
4:00 PM	3	53	4	60
5:00 PM	3	55	4	62
6:00 PM	3	56	2	61
7:00 PM	1	41	1	43
8:00 PM	0	26	4	30

SATURDAY 2/10/2024

Start Time	Unstriped	Striped	ADA	TOTAL
8:00 AM	0	26	1	27
9:00 AM	5	41	1	47
10:00 AM	5	67	1	73
11:00 AM	5	87	6	98
12:00 PM	3	92	5	100
1:00 PM	4	79	7	90
2:00 PM	2	98	4	104
3:00 PM	2	87	7	96
4:00 PM	3	70	3	76
5:00 PM	0	63	4	67
6:00 PM	2	50	1	53
7:00 PM	0	32	1	33
8:00 PM	1	27	2	30

Location:	ROCKWALL, LOWE'S
Start Date:	2/9/2024
Start Time:	10:00 AM
Name:	WENDELL & GIL
Notes:	WITH BREAKOUT ADA SPACES

FRIDAY 2/9/2024

Start Time	Unstriped	Striped	ADA	TOTAL
10:00 AM	7	112	7	126
11:00 AM	4	99	8	111
12:00 AM	7	97	4	108
1:00 PM	5	90	3	98
2:00 PM	3	92	5	100
3:00 PM	4	87	2	93
4:00 PM	1	55	4	60
5:00 PM	4	53	5	62
6:00 PM	3	43	1	47
7:00 PM	0	33	2	35
8:00 PM	2	35	1	38

SATURDAY 2/10/2024

Start Time	Unstriped	Striped	ADA	TOTAL
8:00 AM	2	48	2	52
9:00 AM	6	58	1	65
10:00 AM	7	87	0	94
11:00 AM	7	108	7	122
12:00 PM	1	112	5	118
1:00 PM	3	93	7	103
2:00 PM	7	109	4	120
3:00 PM	2	86	7	95
4:00 PM	1	72	4	77
5:00 PM	6	77	5	88
6:00 PM	4	58	1	63
7:00 PM	2	50	2	54
8:00 PM	0	32	2	34

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 Refernce:	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.	[redacted]	Email	[redacted]

Applicant / Agent

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

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.	[redacted]	Email	[redacted]		

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

Scheduled for April 16, 2026 Planning Commission

Planning Commission Requir Y ☒ N ☐

BOZA Required Y ☐ N ☒

Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☐

Staff Signature Samantha N. Smith Date 03/17/2026

Revised 02-2019

TOWN OF EASTON
Planning & Zoning Department
14 South Harrison Street
P.O. Box 520
Easton, Maryland 21601

Easton Staff Development Review Worksheet

Date: February 25, 2026
Project: 501 Glebe Road - Lowe's Home Centers
To: Kim Kauffman & Todd Simmons – Freeland & Kauffman, Inc. (Agent)
CC: Todd Bartok – Lowe's Home Centers, Inc. (Applicant/Owner)

The Easton Staff Development Review (ESDR) Committee meeting was held on February 25th at 11:00 am. Staff reviewed the Planned Unit Development-Amendment application. The site includes the expansion of outdoor sales/storage/display area to provide additional area for utility trailers and sheds on the property located at 501 Glebe Road, also known as Tax Map 101, Parcel 265.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. The Committee has determined that the application can be scheduled for the April Planning Commission review, provided all review comments are addressed. Kindly submit all revised documents.

The April Planning Commission meeting is scheduled for **Thursday, April 16, 2026 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Thursday, March 19th at 1:00 pm. All files for presentation at the Planning Commission, as described under ***§****Section 28-901.3.A.(1 through 13) of the Town's Zoning Ordinance,* need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Planning Commission's review, including **six paper copies**.

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

Joseph A. Mayer
Plan Reviewer

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 02/11/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 501 Glebe Road
Project Name: Lowe's Permanent Storage
Phase: Sketch Site Plan
SUBM: 1
Status: **APPROVED**

Easton Utilities Commission has reviewed the above referenced plans and determined the plans are **"Approved".**

An **"Approved"** status means plans do not require resubmission where utilities are concerned.

Please contact Kia Gibbs, Engineering Administrative Support at kgibbs@eucmail.com should you have any questions.

TOWN OF EASTON
PLANNING & ZONING DEPARTMENT
P.O. Box 520
Easton, Maryland 21601
410-822-1943
www.EastonMD.gov

DATE: **February 13, 2026**
TO: **Kim Kauffman & Todd Simmons –** Freeland & Kauffman, Inc. (Agent)
Todd Bartok – Lowe's Home Centers, Inc. (Applicant/Owner)
Miguel Salinas – Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **501 Glebe Road - Lowe's Home Centers Inc.**

We reviewed the **February 4, 2026** PUD Amendment Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

PUD Amendment Review

1. According to § 28-701.I of the Zoning Ordinance, any proposed change which alters a condition of the PUD approval to an approved PUD is a material amendment, which is subject to review by the Planning Commission and Town Council according to the procedures set forth in § 28-701. The process for reviewing a material amendment to a PUD Amendment is similar to that for a site plan except that it requires approval of the Town Council. The applicant's plan basically serves as the sketch-level submission.

   The current process of the Town of Easton Zoning Ordinance is for the Planning and Zoning Commission to review the material submitted and forward a recommendation to the Mayor and Town Council. The Commission may include recommended changes to the PUD sketch plan or recommended conditions of approval that the Commission deems necessary to better insure compliance with the Comprehensive Plan. In reaching its conclusion, the Commission shall make recommendations addressing the factors in § 28-701.H(2) (see below).

   a. *Whether the proposed PUD development conforms to the Town of Easton Comprehensive Plan;*
   The Town's 2010 Comprehensive Plan does not speak to the issues of seasonal/temporary storage and permanent storage areas and thus offers no guidance on this matter. Staff offers the following observations for consideration: The applicant proposes utilizing existing parking spaces for

outside storage, which will not result in an increase in the site's paving. However, proposed customer parking spaces would fall short of the minimum requirement, necessitating a Parking Waiver request. The applicant would provide landscaping for screening

b. *Whether the proposed PUD development conforms with all provisions of the Town of Easton Zoning Code which are not proposed for modification subject to the request;*
This PUD development conforms with all provisions of the Town of Easton Zoning Code which are not proposed for modification subject to the request.

c. *Whether the proposed PUD development complies with all Town engineering and design regulations and standards;*
The overall development conforms with Town engineering and design regulations and standards.

d. *Whether the proposed PUD development complies with any other applicable Town, County, State, or Federal regulations, policies or plans, except those standards proposed for modification. If the standards of any jurisdiction other than the Town of Easton are proposed for modification, any PUD project approval, should it subsequently be granted by the Town Council, shall be subject to the applicant successfully obtaining approval of said modification and demonstrating proof of such approval to the Town's satisfaction.*
Currently, this PUD development complies with the standards of any jurisdiction other than the Town of Easton.

e. *Whether the proposed PUD will be superior to or more innovative than conventional development and how it will provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment, than would be available through the use of conventional zoning and/or development standards.*
The development's proximity to multiple use properties provide greater public benefit without additional probable significant adverse impacts to public health, safety or the environment. The existing development provides parking, landscaping, stormwater management and forest conservation.

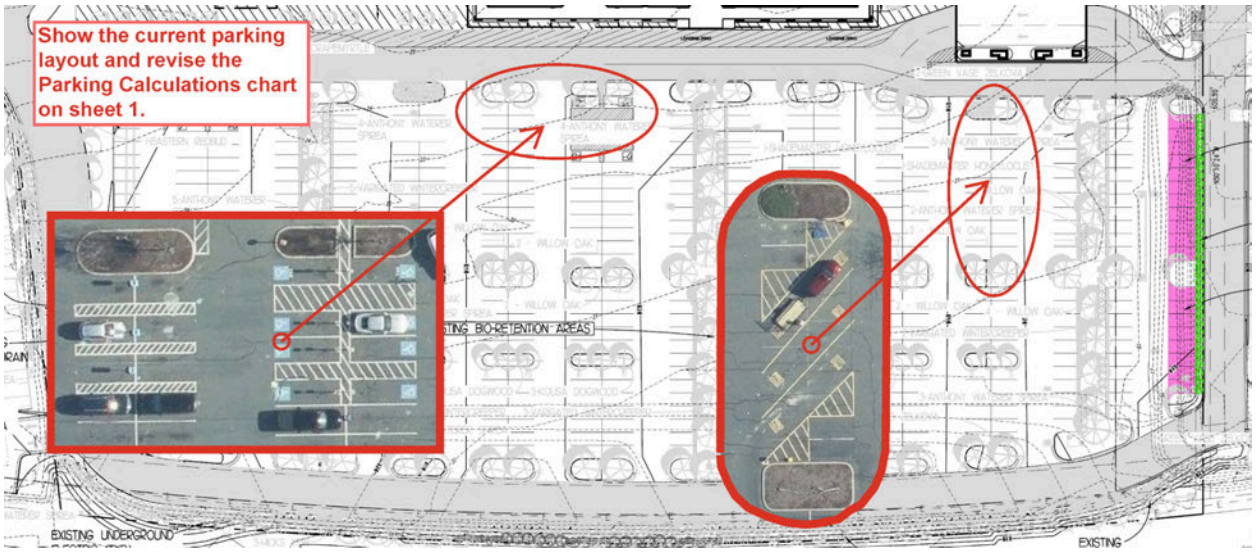
2. Check the total existing parking spaces listed under the Parking Calculations on sheet 1. The plan view does not reflect the current parking layout that includes shopping cart corral areas, additional ADA parking spaces and designated PRO parking areas. There's a total of 511 parking spaces. These spaces are allocated as follows: 428 vehicle spaces are available for customer parking, 31 spaces are designated for Seasonal Temporary Long-Term Storage, 33 are for permanent outdoor storage and display, and an additional 19 spaces are proposed for the new permanent storage area. The minimum vehicle spaces required is 460 and the maximum is 689. The proposal offers 428 vehicle spaces for customer parking during the seasonal event, which runs from March 1st through July 1st. Consequently, the number of proposed parking spaces falls short of the minimum requirement, necessitating a Parking Waiver request of 32 vehicle spaces. **See attached markup below.**

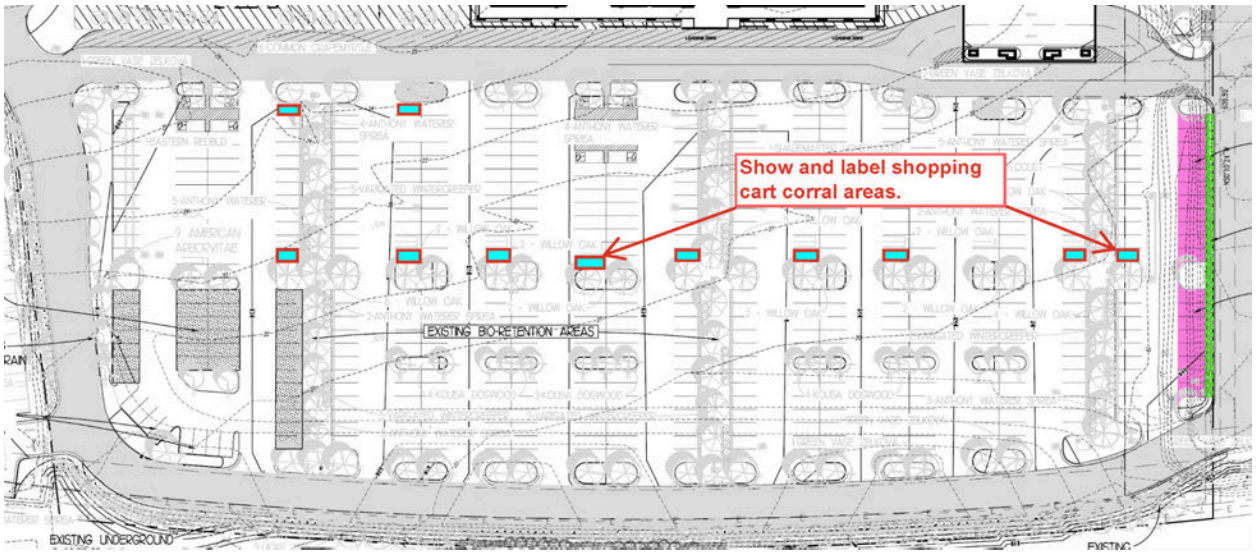
3. Per § Section 28-701 H(1)l from the Town's Zoning Ordinance, provide a 3-dimensional depiction of the project in a manipulatible file format (e.g., Google Sketchup).

4. Per § Section 28-701 H(1)m from the Town's Zoning Ordinance, submit a narrative description of how the proposed plan provides greater benefits to the Town than would development carried out in accordance with the underlying zoning requirements.

5. Per § Section 28-701 H(1)n from the Town's Zoning Ordinance, add to the Site Plan a specific listing of any development standards that are proposed to be uniquely established (i.e., different than required by the base zoning district) for the PUD.

Review Comment #2





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

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **February 24th, 2026**

TO: **Todd Bartok – Lowe's Home Centers, Inc.**
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Engineering Department**
SUBJECT: **Lowes Outdoor Storage**

Our office has reviewed the revised Application for the Subject project received on 2/4/2026 and have the following comments:

1. Provide an easement exhibit for the existing stormdrain under the proposed outdoor storage. The Town will prepare the easement documents and include the easement exhibit you provide. The easement will be for inspection and to clarify private maintenance. The easement should be recorded prior to placing outdoor storage.
2. Provide Visibility Triangles (TOE-R-2.05) for the drive aisles associated with the proposed outdoor storage.

Talbot County Health Department Office of Environmental Health
215 Bay St., Easton, MD 21601 P: 410.770.6880 tchdenvironmental_health.com

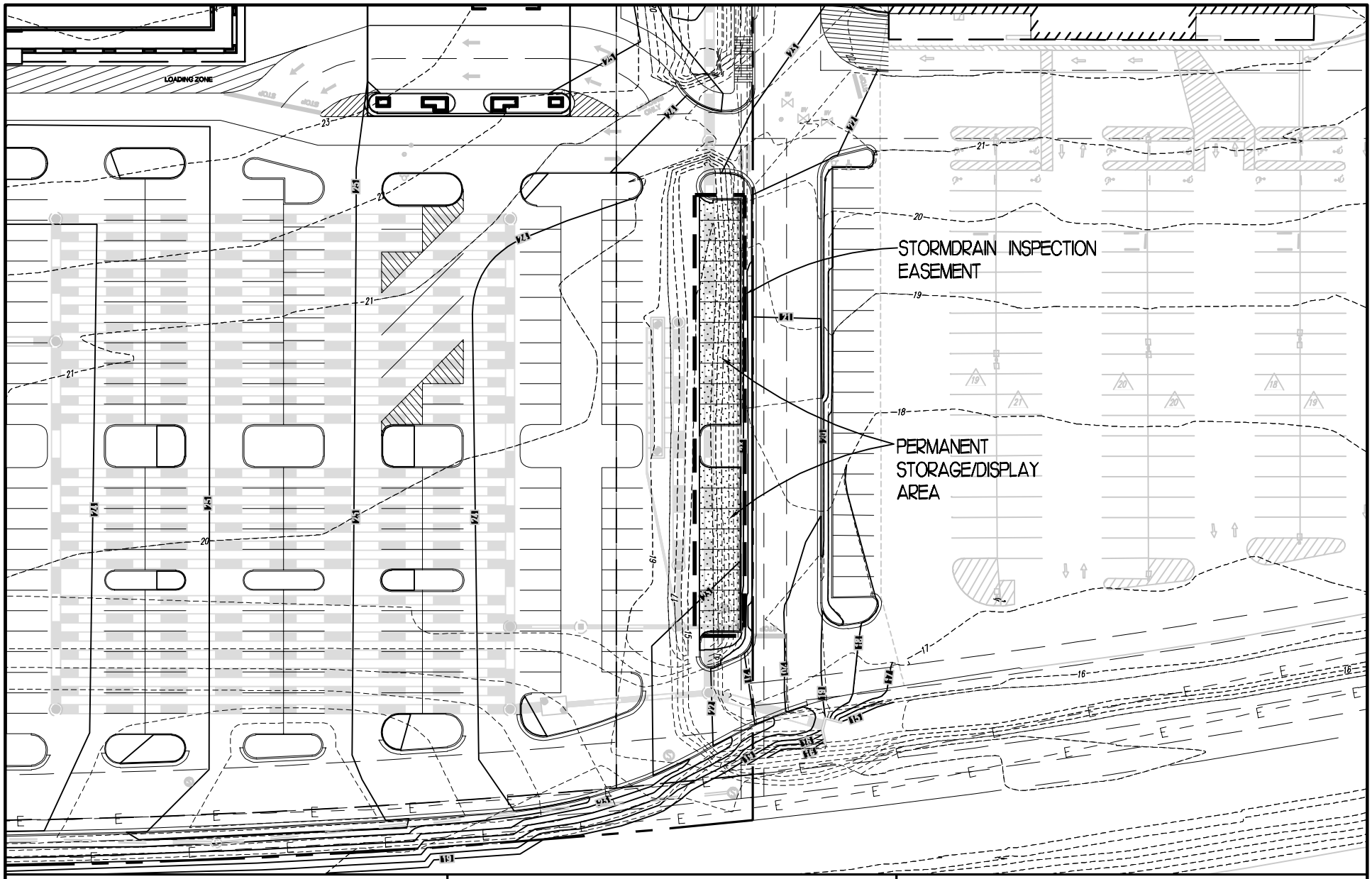
To: Samantha N. Smith, Town of Easton Office of Planning & Zoning

From: S. Rachel Leahy, LEHS

Date: 3/20/2026

Re: Development Review, 501 Gelebe Rd., Eason, MD 21601
Map 101 , Parcel 265, Lot 4A

Based on review of the above referenced project, this office has no comments.



0 60 120

SCALE 1" = 60'

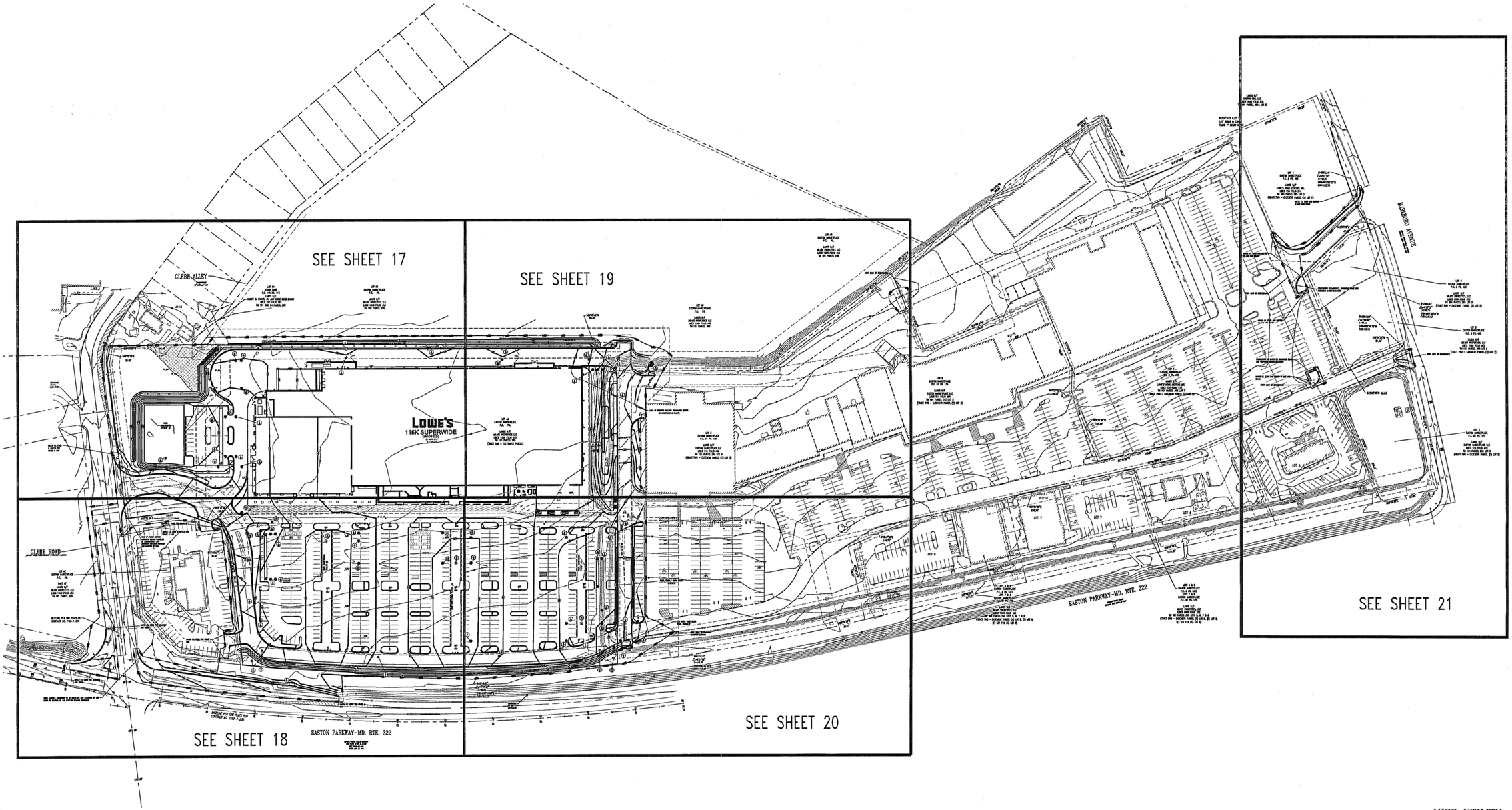
LOWE'S OF EASTON, MD
STORMDRAIN INSPECTION EASEMENT EXHIBIT

03-17-2026

FREELAND and KAUFFMAN, INC.

*Engineers * Landscape Architects*
209 West Stone Avenue
Greenville, South Carolina 29609
864-233-5497

NAD 83



THIS OVERALL PLAN IS FOR INFORMATIONAL PURPOSES ONLY

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

MISS UTILITY

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
8/4/05	◇	REVISED PER TOWN OF EASTON COMMENTS
9/20/05	◇	REVISED PER TOWN OF EASTON COMMENTS
10/21/05	◇	REVISED SWM
12/6/05	◇	REVISED PER TOWN OF EASTON AND LOWE'S COMMENTS
2/3/06	◇	REVISED PER SHA COMMENTS
4/17/06	◇	ISSUED FOR BID
07/05/06	◇	ISSUED FOR BID

A.J. VOLANTH

PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402 021426
DISTRICT OF COLUMBIA LICENSE No. 14276
MARYLAND LICENSE No. 21621
DELAWARE LICENSE No. 12-20-14-7
NORTH CAROLINA LICENSE No. 032329
NEW JERSEY LICENSE No. 24GE04619600

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SUITE 225
TOWSON, MARYLAND 21286
(410) 821-7900
770 WINDPOINT BLVD.
SUITE 200
MOORESVILLE, NC 28117
(704) 799-5150

LOWE'S HOME CENTERS, INC.

HWY. 268 EAST, EAST DOCK
N. WILKESBORO, NC 28659

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LOWE'S

SITE PLAN SET
OVERALL GRADING PLAN

LOWE'S OF EASTON, MD
EASTON MARKET PLACE
EASTON, MD

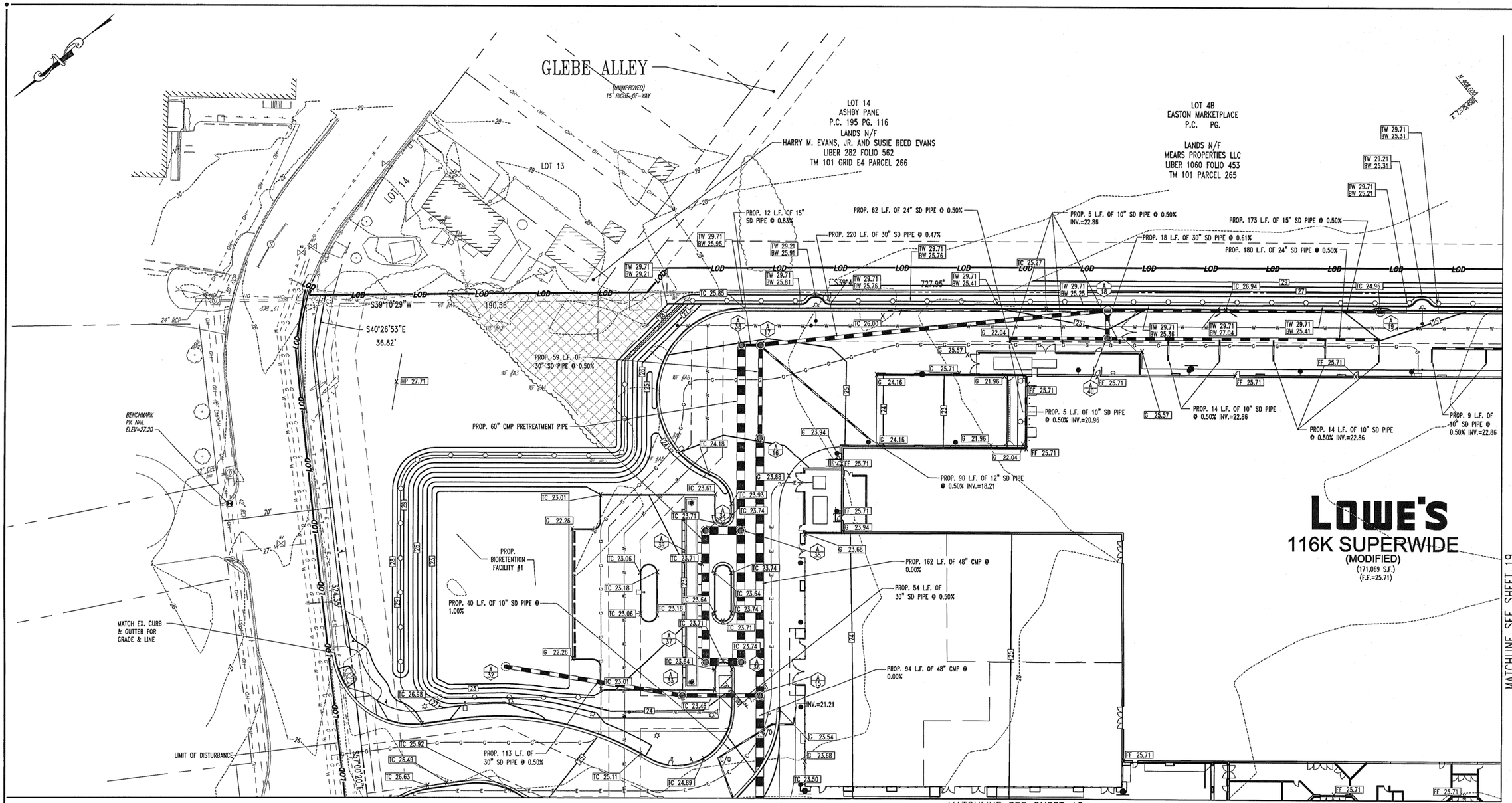
PROJECT No: MD043501 | DRAWN BY: TAC | CHECKED BY: DBN

ORIGINAL ISSUE DATE: 07/11/05

PERMIT SET ISSUE DATE:

CONSTRUCTION SET ISSUE DATE: 7/6/06

DRAWING NUMBER: 13



LOWE'S
116K SUPERWIDE
(MODIFIED)
(171,069 S.F.)
(F.F.=25.71)

NOTE: REFER TO SHEET 22 FOR STORMDRAIN STRUCTURE SCHEDULE.

NOTE: REFER TO SHEET 78-79 FOR ALL PROPOSED EASEMENT DESCRIPTIONS, WIDTHS, BEARINGS AND DISTANCES.

NOTE: REFER TO THE GENERAL NOTES SHEETS FOR ALL APPLICABLE GRADING NOTES.

NOTE: REFER TO SHEETS 44-51 FOR PERIMETER SAND FILTER AND BIORETENTION DETAILS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRADING LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- X TC 0.00 PROPOSED SPOT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- LOD LOD LIMIT OF DISTURBANCE
- CONCRETE CURB AND GUTTER
- CONCRETE SPILL CURB AND GUTTER
- RETAINING WALL

MISS UTILITY

DIG WITH CARE
CALL MISS UTILITY
EMERGENCY SERVICE
KNOW WHAT'S BELOW
CALL BEFORE YOU DIG

MATCHLINE SEE SHEET 17

GLEBE ROAD
ASPHALT PAVED PUBLIC ROADWAY SPEED LIMIT = 25MPH

LOT 4C
EASTON MARKETPLACE
P.C. PG.

PART OF
LANDS N/F
MEARS PROPERTIES LLC
LIBER 1060 FOLIO 453
TM 101 PARCEL 265

BASELINE PER SRC PLATS PER CONTRACT NO. T160-1-220

PROP. 106 L.F. OF 10" SD PIPE @ 1.0

N58°32'08"E 100.00'

N32°59'34"E 108.81'

MATCH EX. CURB FOR GRADE & LINE

MATCH EX. CURB & GUTTER FOR GRADE & LINE

TOWN OF EASTON CONTROL MONUMENT IRELAND FOUND (TO BE REMOVED AFTER NEW MONUMENT HAS BEEN INSTALLED AND ACCEPTED BY NGS)

PROP. 67 L.F. OF 48" CMP @ 0.00%

PROP. 22 L.F. OF 18" SD PIPE @ 0.94%

S72°19'45"E 30.00'

PROP. 30 L.F. OF 18" CMP @ 0.50%

PROP. 16 L.F. OF 15" SD PIPE @ 0.50%

PROP. 145 L.F. OF 15" SD PIPE @ 0.50%

S58°56'57"E 262.15'

PROP. 40 L.F. OF 15" SD PIPE @ 0.52%

PROP. TREE PROTECTION

MATCH EX. CURB FOR LOCATION AND GRADE

MATCH EX. CURB FOR GRADE & LINE

PROP. CONTROL MONUMENT TO BE INSTALLED AND ACCEPTED BY NGS PRIOR TO REMOVAL OF THE EXISTING IRELAND MONUMENT

8" CONC. HEADWALL (FILLED W/DEBRIS)

MATCH EX. CURB FOR LOCATION AND GRADE

FLARED END SECTION INV=18.47

BASELINE PER SRC PLATS PER CONTRACT NO. T160-1-220

MATCH EX. CURB FOR GRADE & LINE

PROP. 117 L.F. OF 48" CMP @ 0.00%

PROP. 172 L.F. OF 48" CMP @ 0.00% (9 TYP.)

PROP. 60" PRETREATMENT PIPE

PROP. 67 L.F. OF 48" CMP @ 0.00%

PROP. BIORETENTION FACILITY #2

PROP. 48 L.F. OF 48" CMP @ 0.00% (2 TYP.)

PROP. 32 L.F. OF 48" CMP @ 0.00%

PROP. 40 L.F. OF 48" CMP @ 0.00%

PROP. BIORETENTION FACILITY #3

RIDGE

EASTON PARKWAY-MD. RTE. 322

ASPHALT PAVED PUBLIC ROADWAY
SRC PLATS 31101 & 31102
200' RIGHT-OF-WAY
SPEED LIMIT 55 MPH

MATCHLINE SEE SHEET 20

NOTE: REFER TO SHEET 22 FOR STORMDRAIN STRUCTURE SCHEDULE.

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GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRADING LEGEND:

- 100 — PROPOSED CONTOUR
- 100 — EXISTING CONTOUR
- X TC 0.00 — PROPOSED SPOT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- LOD LOD — LIMIT OF DISTURBANCE
- CONCRETE CURB AND GUTTER
- CONCRETE SPILL CURB AND GUTTER
- RETAINING WALL

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION

REVISIONS ◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE	
DATE	DESCRIPTION
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10/21/05	◇ REVISED SWM
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2/3/06	◇ REVISED PER SHA COMMENTS
4/17/06	◇ ISSUED FOR BID
07/05/06	◇ ISSUED FOR BID

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STATE OF DELAWARE LICENSE No. 12613
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NCARB CERTIFICATE No. 47,000

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TEL: 410-583-1770 FAX: 410-583-1771
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SITE PLAN SET
GRADING AND DRAINAGE PLAN
LOWE'S OF EASTON, MD
EASTON MARKET PLACE
EASTON, MD

PROJECT No: MD043501 | DRAWN BY: TAC | CHECKED BY: DBN

ORIGINAL ISSUE DATE: 07/11/05
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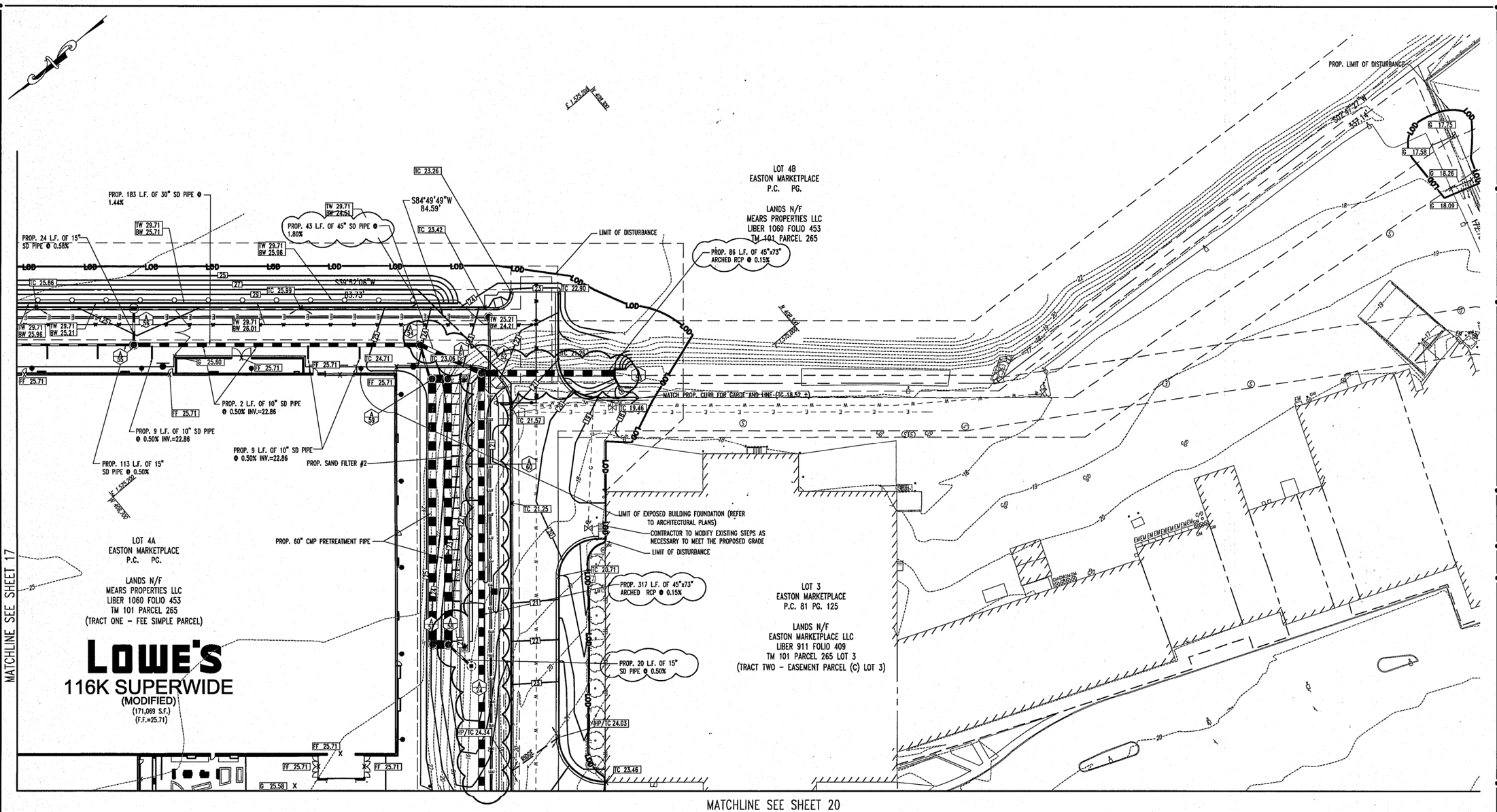

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2/3/06	◇	REVISED PER SHA COMMENTS
4/17/06	◇	ISSUED FOR BID
07/05/06	◇	RE-ISSUED FOR BID AND TOWN OF EASTON RE-APPROVAL
01/19/07	◇	REVISED ELECTRIC LINE
03/20/07	△	REVISED STORMDRAIN

A.J. VOLANTH
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VIRGINIA LICENSE No. 040219
MARYLAND LICENSE No. 21731
DISTRICT OF COLUMBIA LICENSE No. 13731
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776 MOUNTAIN BLVD.
WATCHUNG, NJ 07069
(908) 668-8300
www.bohlereng.com

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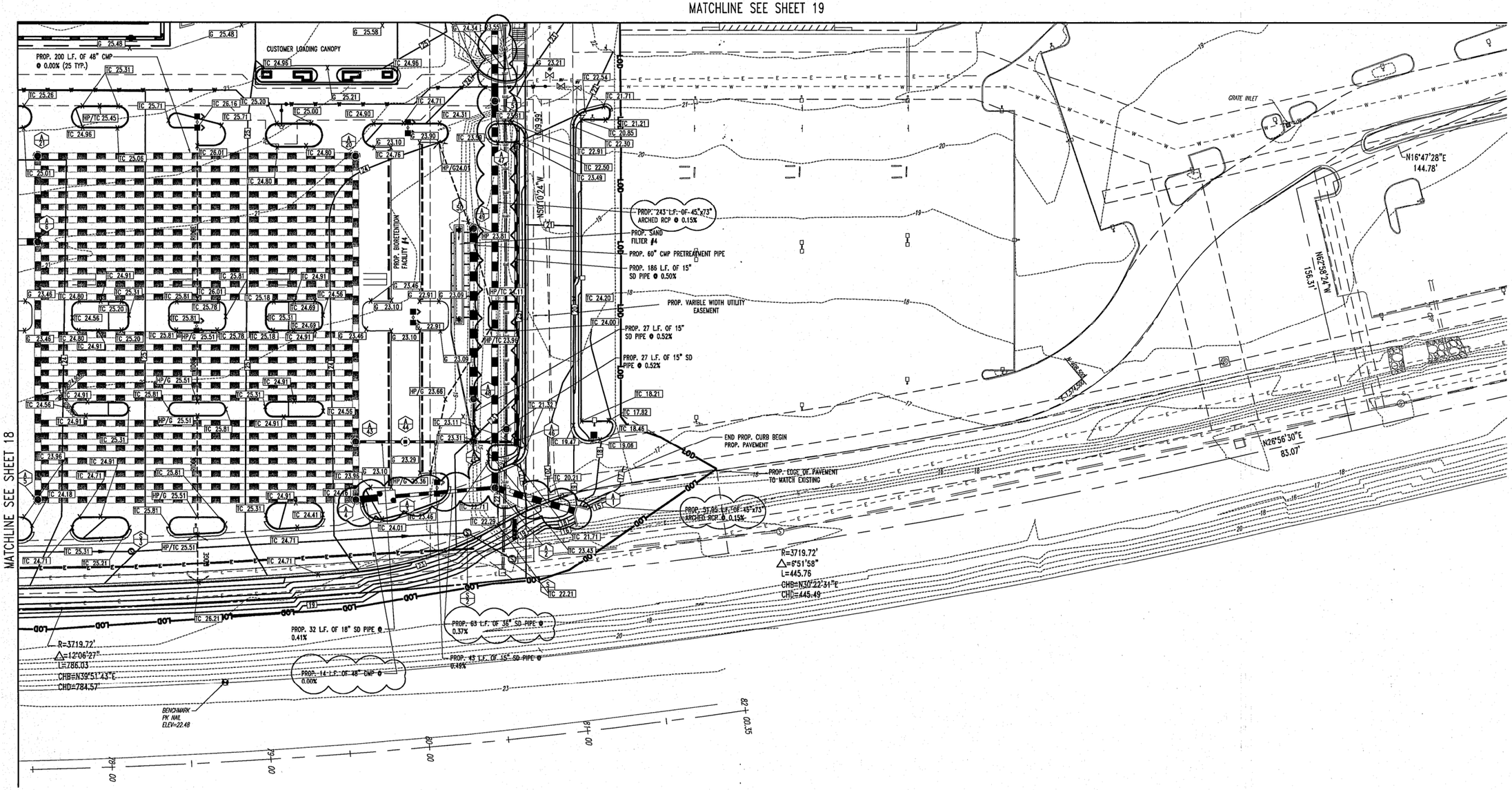
SITE PLAN SET
GRADING AND DRAINAGE PLAN
LOWE'S OF EASTON, MD
EASTON MARKET PLACE
EASTON, MD
PROJECT No: MD043601 | DRAWN BY: TAG | CHECKED BY: DBN

ORIGINAL ISSUE DATE: 07/11/05
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

19 OF 89

MATCHLINE SEE SHEET 19

MATCHLINE SEE SHEET 18



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03/20/07	△	REVISED STORMDRAIN

A.J. VOLANTH

PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0401.012148
MARYLAND LICENSE No. 21629
PENNSYLVANIA LICENSE No. PE-063142
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LOWE'S HOME CENTERS, INC.
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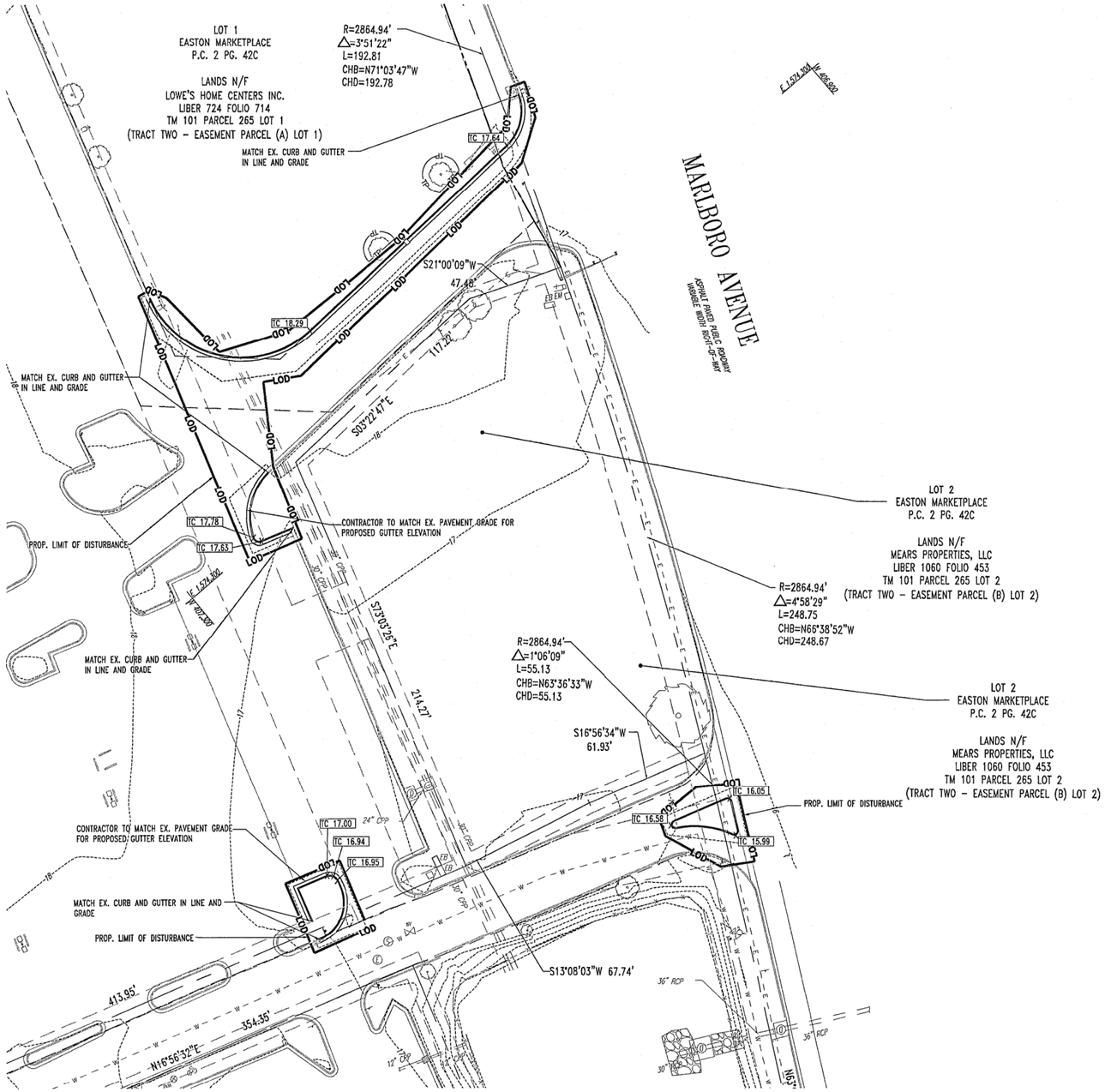
LOWE'S®

SITE PLAN SET
GRADING AND DRAINAGE PLAN
LOWE'S OF EASTON, MD
EASTON MARKET PLACE
EASTON, MD

PROJECT No: MD04580I | DRAWN BY: TAG | CHECKED BY: DBH

ORIGINAL ISSUE DATE: 07/11/05
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER:

20 OF 89



NOTE: REFER TO SHEET 22 FOR STORMDRAIN STRUCTURE SCHEDULE.

NOTE: REFER TO SHEET 78-79 FOR ALL PROPOSED EASEMENT DESCRIPTIONS, WIDTHS, BEARINGS AND DISTANCES.

NOTE: REFER TO THE GENERAL NOTES SHEETS FOR ALL APPLICABLE GRADING NOTES.

NOTE: REFER TO SHEETS 44-51 FOR PERIMETER SAND FILTER AND BIORETENTION DETAILS

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

GRADING LEGEND:

- PROPOSED CONTOUR
- EXISTING CONTOUR
- X TC 0.00 PROPOSED SPOT
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- LOD LOD LIMIT OF DISTURBANCE
- CONCRETE CURB AND GUTTER
- CONCRETE SPILL CURB AND GUTTER
- RETAINING WALL

MISS UTILITY

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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

REVISIONS

◇ PRELIMINARY SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
8/4/05	◇	REVISED PER TOWN OF EASTON COMMENTS
9/20/05	◇	REVISED PER TOWN OF EASTON COMMENTS
10/21/05	◇	REVISED SWM
12/6/05	◇	REVISED PER TOWN OF EASTON AND LOWE'S COMMENTS
2/3/06	◇	REVISED PER SHA COMMENTS
4/17/06	◇	ISSUED FOR BID
07/05/06	◇	ISSUED FOR BID

A.J. VOLANTH
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LOWE'S HOME CENTERS, INC.
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LOWE'S

SITE PLAN SET
GRADING AND DRAINAGE PLAN
LOWE'S OF EASTON, MD
EASTON MARKET PLACE
EASTON, MD

PROJECT No: MD043501 | DRAWN BY: TAC | CHECKED BY: DBK

ORIGINAL ISSUE DATE: 07/11/05
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE: 7/6/06
DRAWING NUMBER: 15

LOWE'S GRADING AND DRAINAGE NOTES

1. ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. ANY BURNING ON SITE SHALL BE SUBJECT TO LOCAL ORDINANCES & LOWE'S SPECIFICATIONS.
2. ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
3. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
4. GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
5. SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
6. AFTER PERMITS HAVE BEEN OBTAINED & EROSION CONTROL MEASURES INSTALLED, THE CONTRACTOR SHALL GRADE BUILDING PAD, GARDEN CENTER & APRONS TO 0" TO MINUS 1/2" OF SUBGRADE AS PER SECTION 02300, DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
7. IMMEDIATELY APPLY & COMPACT STONE BASE FOR BUILDING PAD TO +/- 1/2" PRIOR TO EXCAVATING INTERIOR & PERIMETER FOOTINGS.
8. FRENCH DRAIN SHALL BE INSTALLED IF DIRECTED BY THE GEOTECHNICAL ENGINEER OR AS SHOWN ON PLANS.
9. GENERAL CONTRACTOR SHALL PROVIDE 2'x2'x6" THICK CONCRETE APRON AT ALL CLEANOUTS OUTSIDE OF BUILDING.
10. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
11. ALL ROOF DRAINS TO BUILDING SHALL END 5' OUTSIDE THE BUILDING LIMITS AS SHOWN ON PLAN AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AT THE END.

GRADING NOTES:

1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
2. ALL DIMENSIONS AND GRADES SHOWN ON THE PLANS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER AND/OR ENGINEER IF ANY DISCREPANCIES EXIST, PRIOR TO PROCEEDING WITH CONSTRUCTION, FOR NECESSARY PLAN OR GRADE CHANGES. NO EXTRA COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR WORK HAVING TO BE REDONE DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS IF SUCH NOTIFICATION HAS NOT BEEN GIVEN.
3. LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND UTILITIES SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES WHO MIGHT HAVE UTILITY LINES ON OR ABOUT THE PREMISES, OR WHO MIGHT BE AFFECTED BY THE CONSTRUCTION. THE LOCATIONS OF UNDERGROUND FACILITIES SHOWN ON THESE PLANS ARE BASED ON FIELD SURVEYS AND LOCAL UTILITY COMPANY RECORDS. IT SHALL BE THE CONTRACTOR'S FULL RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY. NO COMPENSATION SHALL BE PAID TO THE CONTRACTOR FOR DAMAGE AND REPAIR TO THESE FACILITIES CAUSED BY HIS WORK FORCE.
5. CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE .75% MIN. SLOPE ALONG ALL ISLAND GUTTERS, CURBS AND 1.0% ON ALL CONCRETE SURFACES, AND 2% MIN. ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY EFFECT THE PUBLIC SAFETY OR PROJECT COST, MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITH DESIGN DISCREPANCIES IS DONE SO AT THE CONTRACTOR'S OWN RISK.
6. CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS (INCLUDING NPDES, ETC.) FOR ALL OFF-SITE HAUL AND/OR BORROW SITES. CONTRACTOR SHALL SUPPLY A COPY OF THE APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
7. ALL TOPSOIL SHALL BE REMOVED AND STOCKPILED IN AN AREA DESIGNATED BY THE OWNER. UPON COMPLETION OF CONSTRUCTION, TOPSOIL, A MINIMUM OF TWELVE (12) INCHES IN DEPTH, SHALL BE SPREAD OVER AREAS DISTURBED BY CONSTRUCTION.
8. PRIOR TO PLACEMENT OF FILL, THE GROUND SHALL BE STRIPPED OF VEGETATION, SCARIFIED TO A DEPTH OF SIX (6) INCHES AND RECOMPACTED.
9. SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED SOILS ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.
10. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
11. DURING CONSTRUCTION AND UNTIL SUCH TIME AS VEGETATION IS REESTABLISHED, THE CONTRACTOR SHALL KEEP EXPOSED DIRT AREAS WITHIN THE LIMITS OF CONSTRUCTION AND STOCKPILE AREAS, DAMPED TO PREVENT BLOWING. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING ADEQUATE EROSION AND SEDIMENT CONTROL MEASURE DURING CONSTRUCTION AND FOLLOWING CONSTRUCTION, UNTIL SUCH TIME AS PROPER VEGETATION IS REESTABLISHED.
12. PROPOSED TOP OF CURB ELEVATIONS ARE GENERALLY 6" ABOVE EXISTING LOCAL ASPHALT GRADE UNLESS OTHERWISE NOTED. FIELD ADJUST TO CREATE A MIN. OF .75% GUTTER GRADE ALONG CURB FACE. ENGINEER TO APPROVE FINAL CURBING CUT SHEETS PRIOR TO INSTALLATION.
13. PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
14. UNLESS OTHERWISE SPECIFIED, THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN CONSTRUCTION STAKING.
15. REFER TO SITE PLAN FOR ADDITIONAL NOTES.
16. IN CASE OF DISCREPANCIES BETWEEN PLANS, THE SITE PLAN WILL SUPERSEDE IN ALL CASES.
17. REFER TO THE REPORT OF GEOTECHNICAL INVESTIGATION COMPLETED BY WHITESTONE ASSOCIATES, INC, DATED 09/10/04, PROJECT NO.: WJ04-6938, FOR ALL GRADING AND COMPACTION RELATED ITEMS.

STORMDRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	DESCRIPTION	INV. IN	INV. IN	INV. OUT	TOP ELEV.
A1	STANDARD TYPE 'F' ENDWALL	14.68 (45"x73")	--	--	19.60
A2	LOWES STANDARD MANHOLE	14.81 (45"x73")	14.82 (36")	14.81 (45"x73")	21.95
A3	CAST IN-PLACE CONTROL STRUCTURE	15.04 (48")	--	15.04 (36")	23.21
A4	36"ø MANHOLE	15.04 (2-48")	--	15.04 (48")	23.58
A5	36"ø MANHOLE	15.04 (48")	--	15.04 (48")	23.59
A6	36"ø MANHOLE	15.04 (48")	--	15.04 (2-48")	23.59
A7	LOWES STANDARD INLET	15.04 (48")	19.37 (2-6")	15.04 (48")	23.21
A8	36"ø MANHOLE	15.04 (2-48")	--	15.04 (48")	23.86
A9	36"ø MANHOLE	15.04 (2-48")	--	15.04 (48")	24.06
A10	LOWES STANDARD INLET	15.04 (48")	19.37 (2-6")	15.04 (48")	23.21
A11	36"ø MANHOLE	15.04 (48")	--	15.04 (48")	24.06
A12	NOT USED	-	-	-	-
A13	36"ø MANHOLE	15.04 (48")	18.71 (18") 15.49 (6")	15.04 (48")	23.43
A14	36"ø MANHOLE	15.04 (48")	--	15.04 (48")	23.08
A15	36"ø MANHOLE	15.04 (48")	15.04 (30")	15.04 (48")	23.41
A16	LOWES STANDARD MANHOLE	--	17.86 (30")	15.04 (48")	24.08
A17	PRECAST DIVERSION MANHOLE	18.82 (30")	17.76 (12")	17.76 (15") 18.16 (30")	24.96
A18	LOWES STANDARD INLET	20.60 (15")	20.35 (30")	19.85 (30")	24.46
A19	LOWES STANDARD INLET	--	--	21.46 (15")	24.46
A20	36"ø MANHOLE	15.04 (48")	--	15.04 (48")	24.32
A21	36"ø MANHOLE	15.04 (48")	--	15.04 (48")	24.02
A22	LOWE'S STANDARD INLET	19.07 (18")	--	18.33 (15") 18.66 (18")	22.71
A23	LOWES STANDARD INLET	19.28 (15")	19.66 (10")	19.28 (18")	22.20
A24	LOWE'S STANDARD INLET	--	--	17.02 (15")	20.52
A25	LOWES STANDARD INLET	20.01 (15")	--	20.01 (15")	23.42
A26	LOWES STANDARD INLET	--	--	20.21 (15")	23.21
A27	36"ø MANHOLE	13.86 (60")	--	13.86 (60")	24.57
A28	36"ø MANHOLE	13.86 (60")	--	13.86 (60")	24.00
A29	36"ø MANHOLE	18.19 (15")	13.69 (60")	13.69 (60")	23.63
A30	36"ø MANHOLE	13.86 (60")	--	13.86 (60")	24.61
A31	6'x98' CAST IN-PLACE SAND FILTER	18.19 (8")	--	16.02 (6")	VARIES
A32	LOWES STANDARD INLET	--	--	18.37 (30")	22.21
A33	LOWES STANDARD MANHOLE	17.80 (30")	15.31 (6")	15.31 (30")	23.21
A34	36"ø MANHOLE	13.15 (60")	--	13.15 (60")	23.06
A35	36"ø MANHOLE	13.15 (2-60")	--	13.15 (60")	23.31
A36	36"ø MANHOLE	13.15 (60")	--	13.15 (60")	23.31
A37	36"ø MANHOLE	13.15 (60")	--	13.15 (60")	23.06
A38	36"ø MANHOLE	--	17.66 (15")	13.15 (60")	24.96
A39	6'x157' CAST IN-PLACE SAND FILTER	17.48 (8")	--	15.31 (6")	VARIES
A40	LOWES STANDARD MANHOLE	20.56 (24")	20.46 (24")	20.46 (30")	25.31
A41	36"ø MANHOLE	15.04 (48")	--	15.04 (48")	24.32
A42	36"ø MANHOLE	15.04 (48")	--	15.04 (48")	24.06
A43	36"ø MANHOLE	15.44 (18")	15.04 (48")	15.04 (48")	23.51

STORMDRAIN STRUCTURE SCHEDULE

STRUCTURE NO.	DESCRIPTION	INV. IN	INV. IN	INV. OUT	TOP ELEV.
A44	LOWES STANDARD INLET	15.77 (2-6")	18.83 (15")	15.57 (18")	23.21
A45	PRECAST DIVERSION MANHOLE	19.17 (15")	16.17 (6")	18.57 (15") 19.04 (15")	23.09
A46	LOWES STANDARD INLET	19.31 (15")	--	19.31 (15")	22.61
A47	LOWES STANDARD INLET	--	--	20.24 (15")	22.99
A48	36"ø MANHOLE	18.43 (15")	--	14.01 (60")	23.41
A49	36"ø MANHOLE	14.01 (60")	--	--	23.60
A50	6'x63' CAST IN-PLACE SAND FILTER	18.34 (8")	--	16.17 (6")	VARIES
A51	LOWES STANDARD MANHOLE	15.18 (45"x73")	--	15.18 (45"x73")	23.23
A52	LOWES STANDARD MANHOLE	15.66 (45"x73")	15.77 (6") 17.73 (30")	15.66 (45"x73")	22.72
A53	STANDARD TYPE 'F' ENDWALL	--	--	15.79 (45" X 73")	20.71
A54	PRECAST DIVERSION MANHOLE	17.94 (30")	17.94 (15")	18.54 (30")	24.01
A55	LOWES STANDARD MANHOLE	21.32 (2-15")	--	20.57 (30")	25.31
A56	LOWES STANDARD INLET	--	--	21.46 (15")	24.46
A57	36"ø MANHOLE	--	13.61 (60")	13.61 (60")	24.21
A58	36"ø MANHOLE	13.61 (60")	16.89 (15")	13.61 (60")	22.71
A59	36"ø MANHOLE	--	13.61 (60")	17.80 (15") 13.61 (60")	24.71
A60	6'x157' CAST IN-PLACE SAND FILTER	17.94 (8")	--	15.77 (6")	VARIES
A61	36"ø MANHOLE	13.61 (60")	--	13.61 (60")	24.21
B1	PRE-CAST 10' COS OPENING	22.19	--	22.09	22.86

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
8/4/05	1	REVISED PER TOWN OF EASTON COMMENTS
9/20/05	2	REVISED PER TOWN OF EASTON COMMENTS
10/21/05	3	REVISED SWM
12/6/05	4	REVISED PER TOWN OF EASTON AND LOWE'S COMMENTS
2/3/06	5	REVISED PER SWA COMMENTS
4/17/06	6	ISSUED FOR BID
07/05/06	7	RE-ISSUED FOR BID AND TOWN OF EASTON RE-APPROVAL
01/19/07	8	REVISED ELECTRIC LINE
03/20/07	A	REVISED STORMDRAIN

A.J. VOLANTH
PROFESSIONAL ENGINEER
VIRGINIA LICENSE No. 0402.020439
DISTRICT OF COLUMBIA LICENSE No. 10278
MARYLAND LICENSE No. 21437
NORTH CAROLINA LICENSE No. 027343
NEW JERSEY LICENSE No. 24GE04043300

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LOWE'S®

SITE PLAN SET
GRADING AND DRAINAGE NOTES
LOWE'S OF EASTON, MD
EASTON MARKET PLACE
EASTON, MD

PROJECT No: MD043501 | DRAWN BY: TAC | CHECKED BY: DBN

MISS UTILITY
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MARYLAND
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ORIGINAL ISSUE DATE: 07/11/05
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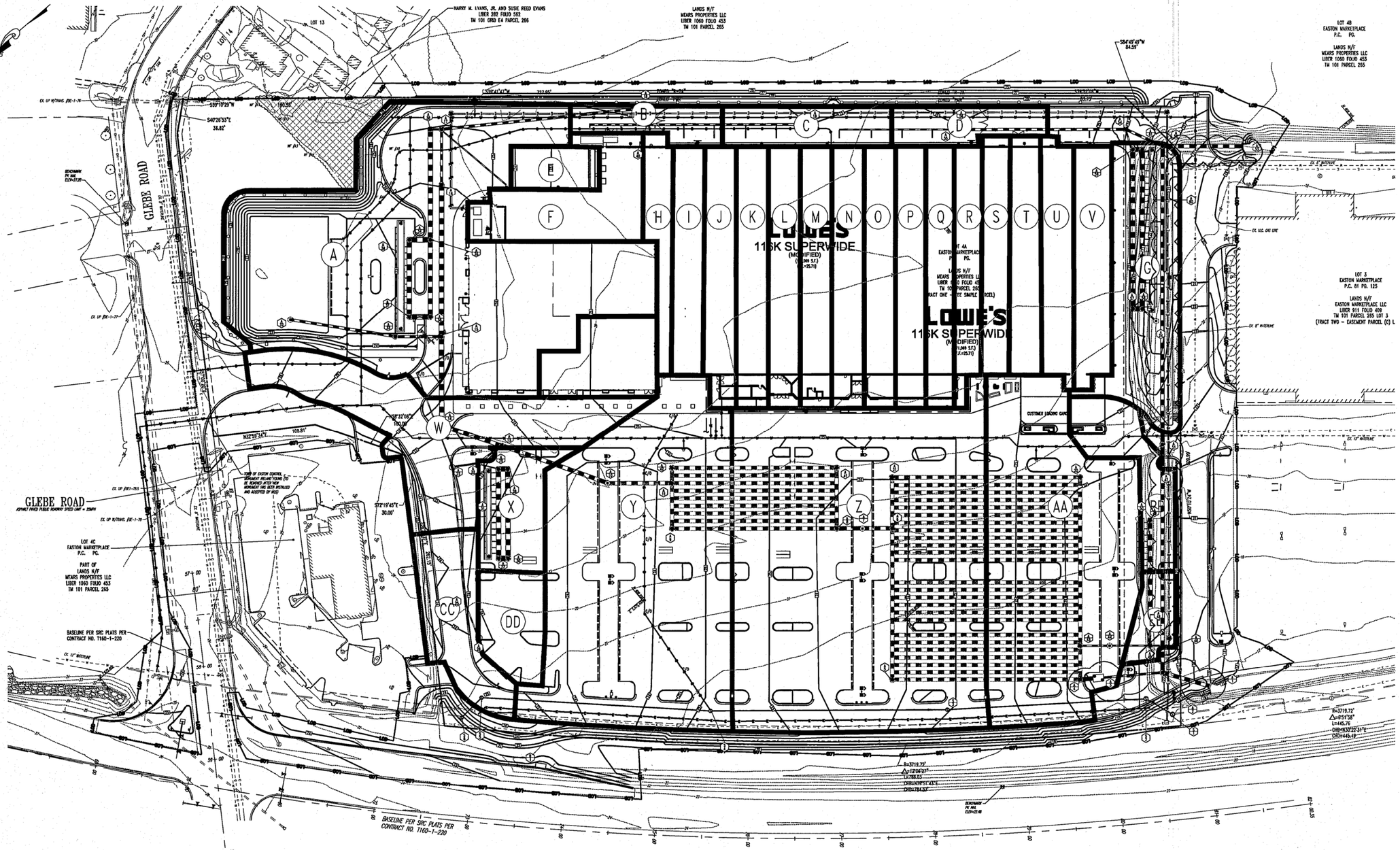
22 OF 89



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

DRAINAGE AREAS

DRAINAGE AREA	PERVIOUS	IMPERVIOUS	TC =	10 YEAR STORM INTENSITY	WEIGHTED 'C'	Q =
A	26505 S.F. OR 0.61 AC.	59546 S.F. OR 1.37 AC.	5 MIN.	7.0	65	9.3 cfs
B	800 S.F. OR 0.02 AC.	5003 S.F. OR 0.11 AC.	5 MIN.	7.0	76	0.7 cfs
C	900 S.F. OR 0.02 AC.	7462 S.F. OR 0.17 AC.	5 MIN.	7.0	79	1.0 cfs
D	835 S.F. OF 0.19 AC.	5780 S.F. OR 0.13 AC.	5 MIN.	7.0	46	1.0 cfs
E	0 S.F.	4140 S.F. OR 0.10 AC.	5 MIN.	7.0	86	0.6 cfs
F	0 S.F.	13,264 S.F. OR 0.31 AC.	5 MIN.	7.0	86	1.9 cfs
G	13939 S.F. OR 0.32 AC.	7405 S.F. OR 0.17 AC.	5 MIN.	7.0	42	1.4 cfs
H	0 S.F.	14670 S.F. OR 0.34 AC.	5 MIN.	7.0	86	2.0 cfs
I	0 S.F.	8540 S.F. OR 0.20 AC.	5 MIN.	7.0	86	1.2 cfs
J	0 S.F.	9555 S.F. OR 0.21 AC.	5 MIN.	7.0	86	1.3 cfs
K	0 S.F.	9800 S.F. OR 0.22 AC.	5 MIN.	7.0	86	1.3 cfs
L	0 S.F.	9800 S.F. OR 0.22 AC.	5 MIN.	7.0	86	1.3 cfs
M	0 S.F.	9800 S.F. OR 0.22 AC.	5 MIN.	7.0	86	1.3 cfs
N	0 S.F.	9800 S.F. OR 0.22 AC.	5 MIN.	7.0	86	1.3 cfs
O	0 S.F.	9240 S.F. OR 0.21 AC.	5 MIN.	7.0	86	1.3 cfs
P	0 S.F.	9240 S.F. OR 0.21 AC.	5 MIN.	7.0	86	1.3 cfs

DRAINAGE AREAS

DRAINAGE AREA	PERVIOUS	IMPERVIOUS	TC =	10 YEAR STORM INTENSITY	WEIGHTED 'C'	Q =
Q	0 S.F.	8400 S.F. OR 0.19 AC.	5 MIN.	7.0	86	1.1 cfs
R	0 S.F.	7888 S.F. OR 0.18 AC.	5 MIN.	7.0	86	1.1 cfs
S	0 S.F.	7650 S.F. OR 0.18 AC.	5 MIN.	7.0	86	1.1 cfs
T	0 S.F.	8670 S.F. OR 0.20 AC.	5 MIN.	7.0	86	1.2 cfs
U	0 S.F.	9228 S.F. OR 0.21 AC.	5 MIN.	7.0	86	1.3 cfs
V	0 S.F.	10160 S.F. OR 0.23 AC.	5 MIN.	7.0	86	1.4 cfs
W	4755 S.F. OR 0.12 AC.	24045 S.F. OR 0.55 AC.	5 MIN.	7.0	74	3.5 cfs
X	400 S.F. OR 0.01 AC.	9626 S.F. OR 0.22 AC.	5 MIN.	7.0	83	1.3 cfs
Y	10878 S.F. OR 0.25 AC.	56739 S.F. OR 1.30 AC.	5 MIN.	7.0	75	8.1 cfs
Z	11859 S.F. OR 0.27 AC.	82002 S.F. OR 1.88 AC.	5 MIN.	7.0	78	11.8 cfs
AA	9144 S.F. OR 0.21 AC.	42174 S.F. OR 0.97 AC.	5 MIN.	7.0	74	6.1 cfs
BB	212 S.F. OR 0.01 AC.	8276 S.F. OR 0.19 AC.	5 MIN.	7.0	83	0.6 cfs
CC	423 S.F. OR 0.01 AC.	6327 S.F. OR 0.15	5 MIN.	7.0	56	1.1 cfs
DD	850 S.F. OR 0.02 AC.	6620 S.F. OR 0.15 AC.	5 MIN.	7.0	78	0.9 cfs
EE	160 S.F. OR 0.10 AC.	3620 S.F. OR 0.90 AC.	5 MIN.	7.0	79	0.6 cfs

MISS UTILITY

BEFORE YOU DIG CALL
1-800-441-8355
PROTECT YOURSELF, GIVE TWO
WORKING DAYS NOTICE.

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 72 HOURS PRIOR TO ANY CONSTRUCTION.

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE		DESCRIPTION
8/4/05	◇	REVISED PER TOWN OF EASTON COMMENTS
9/20/05	◇	REVISED PER TOWN OF EASTON COMMENTS
10/21/05	◇	REVISED SWM
12/6/05	◇	REVISED PER TOWN OF EASTON AND LOWE'S COMMENTS
2/3/06	◇	REVISED PER SHA COMMENTS
4/17/06	◇	ISSUED FOR BID
07/05/06	◇	RE-ISSUED FOR BID AND TOWN OF EASTON RE-APPROVAL
01/19/07	◇	REVISED ELECTRIC LINE
03/20/07	△	REVISED STORMDRAIN

A.J. VOLANTH
PROFESSIONAL ENGINEER
STATE OF MARYLAND No. 21524
STATE OF DELAWARE No. 13031-E
COMMONWEALTH OF VIRGINIA No. 0402
NCE DIRECT LICENSE No. 12 26139

BOHLER ENGINEERING, P.C.
• CIVIL & CONSULTING ENGINEERS • PROJECT MANAGERS
• ENVIRONMENTAL & SITE PLANNERS • MUNICIPAL ENTITLEMENTS
22630 DAVIS DRIVE SUITE 100 STERLING, VIRGINIA 20164 PHONE: (703) 709-9500 FAX: (703) 709-9508
810 GLENEAGLES COURT SUITE 300 TOWSON, MD 21286 (410) 821-7900
270 ATLANTIC DRIVE SUITE 100 KEENE, NH 03431 (603) 924-8300

LOWE'S HOME CENTERS, INC.
1605 Curtis Bridge Road
REEC Dock
WILKESBORO, NC 28697
336.658.4000 (V) 336.658.3257 (F)

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LOWE'S

SITE PLAN SET
DRAWING AREA MAP
LOWE'S OF EASTON, MD
EASTON MARKET PLACE
EASTON, MD

PROJECT No: MD043501 | DRAWN BY: TAC | CHECKED BY: DBN

ORIGINAL ISSUE DATE: 07/11/05

PERMIT SET ISSUE DATE:

CONSTRUCTION SET ISSUE DATE:

DRAWING NUMBER:

23 OF 89

03-17-2026

Town of Easton MD
Attn: Nancy Pinkney
17 South Harrison Street
Easton, MD 21601
410-820-8822

Subject: Lowe's OSSD of Easton, MD – Town Comments on ESDR

Nancy,

This letter is being sent to confirm our receipt of the Town's comments on the plans for the subject project. Listed below are our responses to those comments:

Notes from Town Staff

1. Need to resubmit the following:
   - Parking Waiver Form
   - Architectural Renderings
   - Updated Site Plan
   - Drainage Exhibit

   The listed information has been included with the revised submittal package.

Planning & Zoning Comments

2. Check to total existing parking spaces listed under the Parking Calculations.....
   The OSSD Plan has been updated to reflect the current & proposed conditions as requested.

Engineering Department

1. Provide an easement exhibit.....
   The requested exhibit has been included in the revised submittal package. We understand from subsequent communication that the exhibit is requested to include metes & bounds and we will follow up with an update to include that information as soon as it is available.
2. Provide visibility triangles (TOE-R-2.05) for the drive aisles associated with the proposed outdoor storage.
   As requested, the OSSD Plan has been updated to add the visibility triangles.

Please do not hesitate to contact us should there be any questions or a need for additional information.

Regards



Clif Dellinger

CRD

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

Supplemental Waiver Request Application

Waiver Request Type

Sidewalk ☐ Parking Spaces ☑ Parking/Aisle Dimension ☐

Landscaping & Buffering ☐ Signage ☐ Other ☐

Project Information

Address	501 Glebe Road Easton, MD 21601						
Tax Map	0101	Grid		Parcel	0265	Lot	4A
Zoning District	PUD	PC Meeting Date	04-16	Historic District	Yes ☐	No	☑
Owner or Agent	Lowe's Home Centers, LLC.						
Mailing Address	1000 Lowe's Boulevard Mooresville, NC 28117						
Telephone No.	[redacted]	Email	[redacted]				

Request Details

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

The provided 426 parking spaces is 34 spaces short of the required minimum of 460. This waiver respectfully requests waiver to allow for outdoor sales/display areas that are necessary for business operations. Parking provided still exceeds parking requirements for store operations.

☐ Ordinance Section Supporting Waiver Request. Article X 28-1001.3

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 3.17.2026

Printed Name of Applicant or Agent V. Todd Bartok

TREES LIST					
	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE REQUIREMENTS	SPACING
TREES	24	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	H/2" CAL. (25 GAL) 6'HT.	AS SHOWN
	10	TAXUS X MEDIA 'HICKSII'	HICK'S YEW	5-6'HT.	AS SHOWN

PARKING CALCULATIONS

TENANT	AREA SF.	REQUIRED RATIO	REQUIRED PARKING	PARKING STUDY RATIO	PARKING STUDY SPACES	PROVIDED RATIO	PROVIDED PARKING
LOWE'S	171,069 SF	4 SPACES PER 1,000 SF. GFA.	685	0.77 SPACES PER 1,000 SF. GFA.	132	2.49 SPACE PER 1,000 SF. GFA.	426



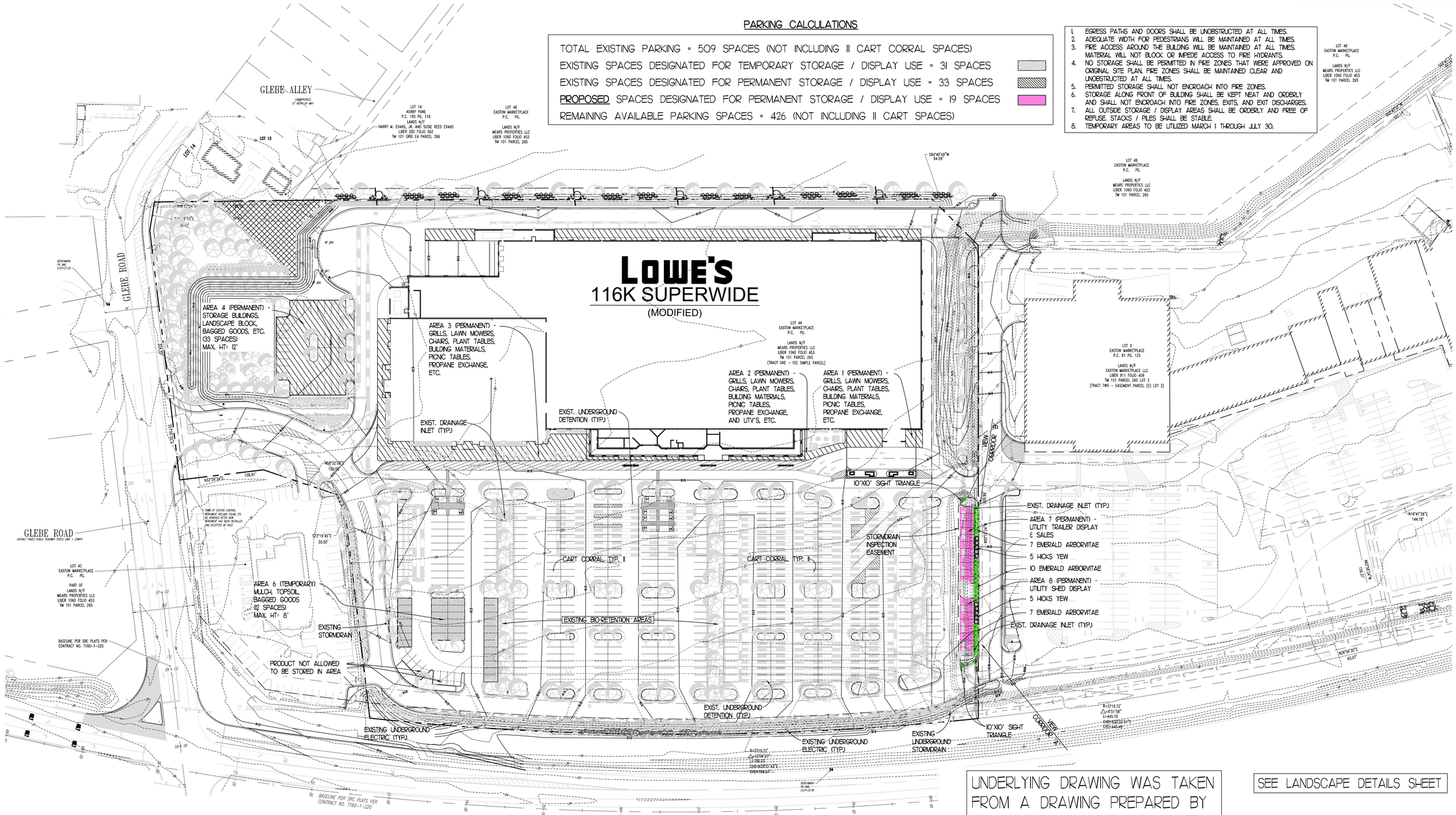


VICINITY MAP
(NOT TO SCALE)

PARKING CALCULATIONS

TOTAL EXISTING PARKING = 509 SPACES (NOT INCLUDING 11 CART CORRAL SPACES)
EXISTING SPACES DESIGNATED FOR TEMPORARY STORAGE / DISPLAY USE = 31 SPACES
EXISTING SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 33 SPACES
PROPOSED SPACES DESIGNATED FOR PERMANENT STORAGE / DISPLAY USE = 19 SPACES
REMAINING AVAILABLE PARKING SPACES = 426 (NOT INCLUDING 11 CART SPACES)

1. EGRESS PATHS AND DOORS SHALL BE UNOBSTRUCTED AT ALL TIMES.
2. ADEQUATE WIDTH FOR PEDESTRIANS WILL BE MAINTAINED AT ALL TIMES.
3. FIRE ACCESS AROUND THE BUILDING WILL BE MAINTAINED AT ALL TIMES. MATERIAL WILL NOT BLOCK OR IMPEDE ACCESS TO FIRE HYDRANTS.
4. NO STORAGE SHALL BE PERMITTED IN FIRE ZONES THAT WERE APPROVED ON ORIGINAL SITE PLAN. FIRE ZONES SHALL BE MAINTAINED CLEAR AND UNOBSTRUCTED AT ALL TIMES.
5. PERMITTED STORAGE SHALL NOT ENCROACH INTO FIRE ZONES.
6. STORAGE ALONG FRONT OF BUILDING SHALL BE KEPT NEAT AND ORDERLY AND SHALL NOT ENCROACH INTO FIRE ZONES, EXITS, AND EXIT DISCHARGES.
7. ALL OUTSIDE STORAGE / DISPLAY AREAS SHALL BE ORDERLY AND FREE OF REFUSE. STACKS / PILES SHALL BE STABLE.
8. TEMPORARY AREAS TO BE UTILIZED MARCH 1 THROUGH JULY 30.



UNDERLYING DRAWING WAS TAKEN FROM A DRAWING PREPARED BY BOHLER ENGINEERING, PC, REVISED 7/5/06, SIGNED BY A.J. VOLANTH.

SEE LANDSCAPE DETAILS SHEET

SCALE 1" = 60'

REVISIONS		
◇ PRE-BID SET ISSUE DATE	△ POST BID SET ISSUE DATE	
DATE		DESCRIPTION

BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS
No. 1000
KAUFFMAN
STATE OF MARYLAND
03/24/2026

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

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD.
MOORESVILLE, NC 28117
704.758.1000 (V)

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LOWE'S

LANDSCAPE & OSSD PLAN
LOWES OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND

CHECKED BY: BTS
DRAWN BY: CRD

ORIGINAL ISSUE DATE:	03/24/2026
PERMIT SET ISSUE DATE:	
CONSTRUCTION SET ISSUE DATE:	
DRAWING NUMBER:	1

LOWE'S STANDARD LANDSCAPING NOTES

1. ALL PLANTED AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
2. ALL DISTURBED AREAS NOT RECEIVING PLANTINGS (INCLUDING RIGHT-OF-WAYS) SHALL BE SEEDED, SODDED 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 SITE FEATURES, STRUCTURES AND UTILITIES WITHIN THE WORK AREA. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE RESULTING FROM NEGLECT OR FAILURE TO COMPLY WITH THIS REQUIREMENT.
4. ALL PLANT NAMES AND DESCRIPTIONS SHALL BE AS DEFINED IN HORTUS THIRD. ALL PLANT MATERIALS SHALL CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 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 WARRANTEE 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 GLAZE THE SIDES WITH EQUIPMENT USED. BOTTOM AREA OF THE PLANTING HOLE/BED SHALL SLOPE PARALLEL TO THE PROPOSED GRADES.
9. EXCAVATE PLANTING HOLES FOR INDIVIDUAL TREES AND SHRUBS TO THE DEPTH OF THE ROOT BALL AND TO WIDTH SHOWN ON THE DRAWING. DO NOT OVER-EXCAVATE PLANTING HOLE AND BACKFILL PRIOR TO SETTING PLANT.
10. PLANTS SHALL BE SET ON UNEXCAVATED PADS AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY WERE TO THE GROUND FROM WHICH THEY WERE DUG UNLESS OTHERWISE NOTED ON THE DRAWINGS. PLANTS ARE TO BE SET PLUMB AND BRACED 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 HARNESSES OF SUFFICIENT WIDTH 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, FIBER POTS OR TAGS FROM CONTAINERIZED PLANT MATERIALS. PULL ROOTS OUT OF A ROOT MAT AND CUT CIRCLING 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 UNDER OR BURY PORTIONS OF BURLAP AT TOP OF BALL. COMPLETELY REMOVE ANY SYNTHETIC WATERPROOF OR WATER-REPELLENT STRINGS OR WRAPPINGS FROM ROOT BALL AND TRUNK BEFORE BACKFILLING.
14. FORM WATERING SAUCERS IMMEDIATELY OUTSIDE AREA OF ROOT BALL OF EACH TREE AS INDICATED ON DRAWINGS. WATER ALL PLANS IMMEDIATELY AFTER PLANTING. APPLY WATER BY HOSE 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 OR IN WINDY LOCATIONS. SEE DETAILS FOR TRUNK WRAPPING AND/OR PRUNING REQUIREMENTS.
16. ALL TREES, SHRUBS, GROUND COVERS AND OTHER PLANTINGS SHALL BE MULCHED WITH MULCH DOUBLE SHREADED HARDWOOD MULCH OR OTHER MULCH AS APPROVED AND SPECIFIED WITHIN 24 HOURS OF PLANTING. MULCH SHALL NOT BE PLACED WITHIN 3 INCHES (6 CM) 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 WARRANTEE DURING THE WARRANTEE PERIOD.
18. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.

TOWN OF EASTON LANDSCAPE NOTES (ZONING SECT. 28-1014.2 C 1-9)

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

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.

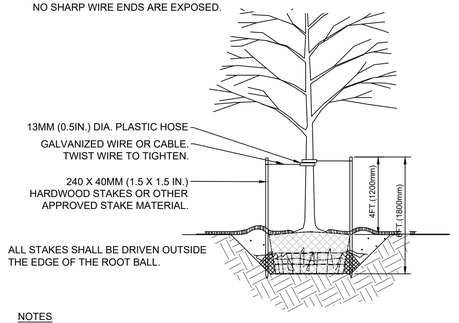
28 – 1014.3 MINIMUM PLANT MATERIAL SPECIFICATIONS

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

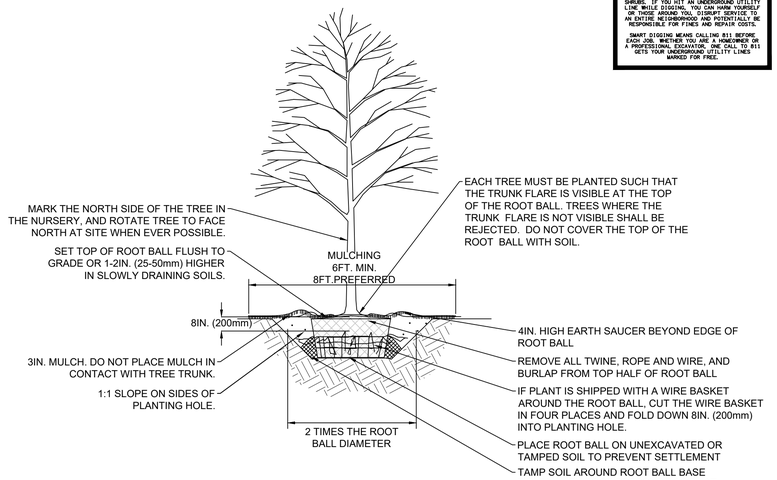
TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. PLASTIC HOSE SHALL BE LONG ENOUGH TO ACCOMMODATE 35MM (1.5 IN.) OF GROWTH AND BUFFER ALL BRANCHES FROM THE WIRE.

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



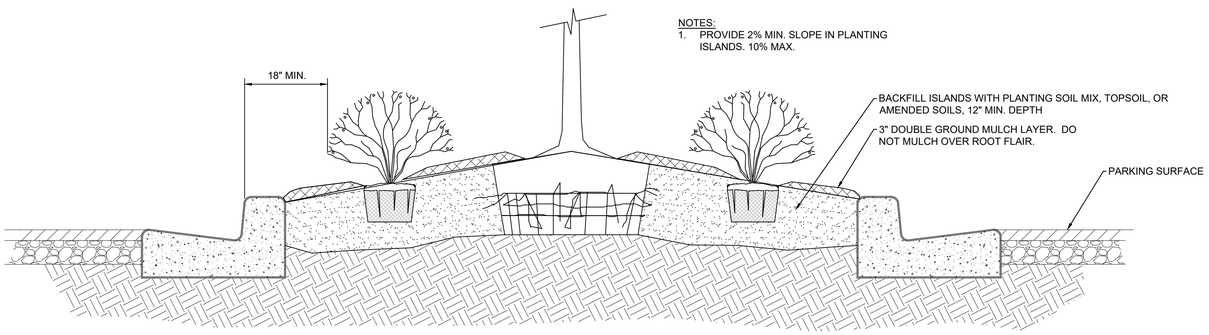
NOTES
1. ASSURE THAT THE BEARING SURFACE OF THE PROTECTIVE COVERING OF THE WIRE OR CABLE AGAINST THE TREE TRUNK IS A MINIMUM OF 12 MM (0.5 IN.).
2. REMOVE ALL STAKING AS SOON AS THE TREE HAS GROWN SUFFICIENT ROOTS TO OVERCOME THE PROBLEM THAT REQUIRED THE TREE TO BE STAKED. STAKES SHALL BE REMOVED NO 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.
   - TREES WITH POOR - QUALITY ROOT BALLS OR ROOT BALLS THAT HAVE BEEN CRACKED OR DAMAGED. REJECT RATHER THAN STAKE.
   - TREES THAT HAVE GROWN TOO CLOSE TOGETHER IN THE NURSERY, RESULTING IN WEAK TRUNKS. REJECT RATHER THAN STAKE.
   - PLANTING PROCEDURES THAT DO NOT ADEQUATELY TAMP SOILS AROUND THE ROOT BALL. CORRECT THE PLANTING PROCEDURE.
   - ROOT BALLS PLACED ON SOFT SOIL. TAMP SOILS UNDER ROOT BALL PRIOR TO PLANTING.
   - ROOT BALLS WITH VERY SANDY SOIL OR VERY WET CLAY SOIL. STAKING ADVISABLE.
   - TREES LOCATED IN A PLACE OF EXTREMELY WINDY CONDITIONS. STAKING ADVISABLE.

TREE STAKING DETAIL
TREES 3IN. CALIPER OR LESS



NOTES:
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.

TREE PLANTING DETAIL
B&B TREES IN ALL SOIL TYPES



ISLAND PLANTING DETAIL



EVERY DIGGING JOB REQUIRES A CALL -- EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF, DISRUPT SERVICE TO YOUR NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SAFE DIGGING MEANS CALLING 811 BEFORE EACH DIG. IT'S FREE, IT'S EASY AND IT'S THE LAW. A PROFESSIONAL EXCAVATOR, THE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.

REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION

BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS No. 1062 KAUFFMAN STATE OF MARYLAND 03/24/2026

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

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD.
MOORESVILLE, NC 28117
704.758.1000 (V)

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LOWE'S

LANDSCAPE DETAILS

LOWES OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND

DRAWN BY: CRD | CHECKED BY: BTS

ORIGINAL ISSUE DATE: 03/24/2026
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER: 2



EVERY DIGGING JOB REQUIRES A CALL – EVEN SMALL PROJECTS LIKE PLANTING TREES OR SHRUBS. IF YOU HIT AN UNDERGROUND UTILITY LINE WHILE DIGGING, YOU CAN HARM YOURSELF OR THOSE AROUND YOU. DISRUPT SERVICE TO AN ENTIRE NEIGHBORHOOD AND POTENTIALLY BE RESPONSIBLE FOR FINES AND REPAIR COSTS.

SMART DIGGING MEANS CALLING 811 BEFORE EACH JOB. WHETHER YOU ARE A HOMEOWNER OR A PROFESSIONAL EXCAVATOR, ONE CALL TO 811 GETS YOUR UNDERGROUND UTILITY LINES MARKED FOR FREE.



VICINITY MAP
(NOT TO SCALE)

VIEW CORRIDOR A - PROPOSED



VIEW CORRIDOR B - PROPOSED



REVISIONS

◇ PRE-BID SET ISSUE DATE △ POST BID SET ISSUE DATE

DATE	DESCRIPTION

BOARD OF EXAMINERS OF LANDSCAPE ARCHITECTS No. 1 KAUFFMAN STATE OF MARYLAND 03/24/2026

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

LOWE'S HOME CENTERS, LLC
1000 LOWE'S BOULEVARD.
MOORESVILLE, NC 28117
704.758.1000 (V)

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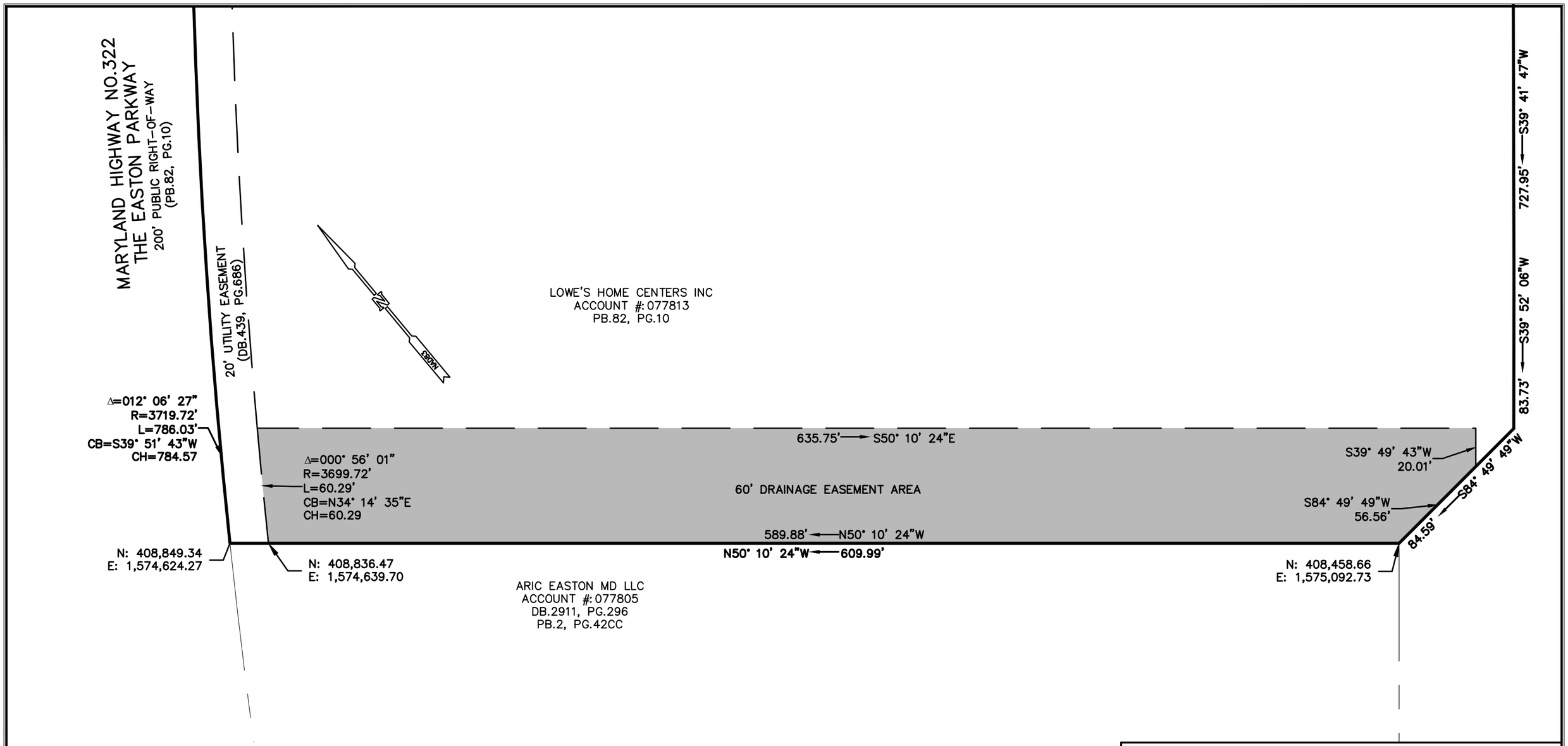
LOWE'S®

VIEW CORRIDORS

LOWES OF:
EASTON, MARYLAND
TALBOT COUNTY, MARYLAND

DRAWN BY: CRD
CHECKED BY: BTS

ORIGINAL ISSUE DATE: 03/24/2026
PERMIT SET ISSUE DATE:
CONSTRUCTION SET ISSUE DATE:
DRAWING NUMBER: 3



LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- EASEMENT LINE

NOTES:

1. REFERENCE IS HEREBY MADE TO THE FOLLOWING MAPS:
   A. PLAT BOOK 82, PAGE 10 RECORDED IN THE LAND RECORDS OF TALBOT COUNTY.

0 25' 50'

STORMWATER EXHIBIT A

PROPERTY OF:
LOWE'S HOME CENTERS INC
501 GLEBE ROAD
EASTON, TALBOT COUNTY, MARYLAND

CBS/NLM	1"=50'
DRAWN/CHECKED	SCALE
PROJECT IC29-5141-29370	
DATE 04/02/2026	

LJA SURVEYING INC.
209 WEST STONE AVENUE
GREENVILLE, SC 29609
(864) 451-0176

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

April 1, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, April 16, 2026 at 1:00 p.m**. in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: http://eastonmd.gov/.

This letter is sent to inform you that application 2026 - 1649 has been filed on behalf of Lowe's Home Centers, Inc (Applicant/Owner) to request an material amendment to a previously approved Planned Unit Development (PUD) established under *Zoning Ordinance No. 487* for the expansion of the existing outdoor display area, and a formal recommendation of the material amendment to the Easton Town Council. The Applicant is also requesting a Parking Waiver for 32 vehicle spaces to accommodate the existing outdoor display area. The property is located at 501 Glebe Road, also known as Tax Map 0101, Parcel 0265, Lot 4A.

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

Samantha N. Smith

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



Subject property posting pursuant to Section 28-901.2.H.2 of the Town of Easton Zoning Code - April 1, 2026

TOWN OF EASTON
ENGINEERING DEPARTMENT
P.O. Box 520
Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov
www.EastonMD.gov

DATE: **April 14, 2026**

TO: **Phillip Toussaint - Chairman, Easton Planning Commission**
cc: **Sierra Clem**

FROM: **Rick Van Emburgh – Town Engineer**

SUBJECT: **Gannon Range – Madi Drive Street Name**

Gannon Range Preliminary Plat and Phase 1 Plat were approved and recorded on 8/9/2024. Town Code Chapter 24 and the Subdivision Regulations indicate the Planning Commission and The Town Engineer approve Street Names.

Gannon Range Phase 2 includes the previously approved Madison Drive. After further review of existing streets in Town, there is an existing Madison Alley located in Easton Club East. It has been determined that to avoid the potential conflict of duplicate public street names, the Applicant requests to change Madison Drive in Gannon Range to Madi Drive.

I **Approve** Madi Drive as an acceptable street name for the Phase 2 plat. I recommend the Planning Commission also approve Madi Drive as an acceptable street name for the Phase 2 plat.

Recommended Draft Motion:
Approve the Public Street name change from Madison Drive to Madi Drive.

Enclosure:
2024-8-9 Recorded Phase 1 Plat (with Madison Drive)
Proposed Phase 2 Plat (with Madi Drive)

END OF DOCUMENT

PROPERTY OWNERS: D.R. HORTON, INC. *(PHASE 1 AND FUTURE PHASES EXCEPTING COMMERCIAL LOT 201)*
GANNON FAMILY, LLC *(COMMERCIAL LOT 201)*

PROPERTY ADDRESS: 29659 MATTHEWSTOWN ROAD
EASTON, MARYLAND 21601

DEED REFERENCE: 3109/485

PLAT REFERENCE: 82/151, 25/92 & 22/41

PLAT PURPOSE

THE PURPOSE OF THIS PHASE 1 FINAL PLAT IS TO SUBDIVIDE EXISTING PARCEL 45 INTO 41 RESIDENTIAL LOTS, USING THE PUD STANDARDS. AS REQUIRED BY THE TOWN, THE SUBDIVISION OF THESE 41 LOTS REQUIRES ESTABLISHMENT OF CERTAIN STORMWATER MANAGEMENT PARCELS, RIGHTS-OF-WAYS (FOR UTILITY INSTALLATION/OWNERSHIP TRANSFER) AND BOTH OPEN SPACE AND PARK AREAS AS OUTLINED IN DETAIL IN THE PHASING INDEX SHOWN HEREON. AS PART OF MDOT SHA REQUIREMENT FOR THE PROPOSED SUBDIVISION, THIS PHASE 1 FINAL PLAT REFLECTS AN AREA OF PARCEL 45 TO BE DONATED TO MDOT SHA ROW FOR ROAD WIDENING.

FUTURE PHASE(S) (REFERENCED HEREON BUT NOT HEREBY LEGALLY ESTABLISHED) WILL INCLUDE: 1 COMMERCIAL LOT (LOT 201) AND 159 RESIDENTIAL LOTS (LOTS 1-81 & LOTS 123-200).

SITE NOTES

ZONING CLASSIFICATION: PUD (PLANNED UNIT DEVELOPMENT)

RESIDENTIAL DENSITY: 16 UNITS/ACRE = 1,220 POTENTIAL; 200 LOTS PROPOSED

SETBACKS PROPOSED:

FRONT SETBACK – 10'
SIDE SETBACK – 5'
REAR SETBACK – 15'/25'

WATER SUPPLY: TOWN OF EASTON

SEWAGE DISPOSAL: TOWN OF EASTON

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON APRIL 27, 2021.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NAD83 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360. THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

GENERAL NOTES

BUILDING PERMITS SHALL BE ISSUED ONLY IF SUFFICIENT CAPACITY IS AVAILABLE IN THE COMMUNITY WATER SUPPLY SYSTEM, SEWERAGE SYSTEM, AND SOLID WASTE ACCEPTANCE FACILITY SERVING THE SUBDIVISION.

LAND SHOWN UPON THIS PLAT MAY CONTAIN NON-TIDAL WETLANDS REGULATED UNDER COMAR 08.0504; THE FEDERAL WATER POLLUTION ACT SECTION 404; OR THE RIVERS HARBOR ACT SECTION 10. DEVELOPMENT AND CONSTRUCTION WITHIN WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE, UPON RESUBDIVISION, SUCH UTILITY EASEMENT WHICH HAS NOT BEEN ACCEPTED BY USE THEREOF UPON RECEIVING APPROVAL FROM THE TOWN ENGINEER.

A UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND TEN (10) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY EXCEPT AS SHOWN AND FIVE (5) FEET IN WIDTH ON EACH SIDE OF SIDE LOT LINES. NO ROOF OVERHANG OR BUILDING FOUNDATION SHALL EXTEND BEYOND ANY UTILITY DISTRIBUTION RIGHT-OF-WAY AND EASEMENT.

UTILITY EASEMENTS NOT PROVIDED IN THE FOLLOWING LOCATIONS:
-SIDE PROPERTY LINE OF LOTS 91-96 WITHIN THE 40' LANDSCAPE BUFFERYARD.
-SIDE PROPERTY LINE OF ALL CORNER LOTS AS SHOWN HEREON.
-ENTIRE SITE PERIMETER PROPERTY LINE EXCEPT ALONG THE WESTERN BOUNDARY WITHIN OPEN SPACE #11.

ALL EASEMENTS SHOWN ARE HEREBY DEDICATED FOR PUBLIC USE.

ALL STREETS AND STREET WIDENINGS, PARKS AND OTHER LANDS INTENDED FOR PUBLIC USE ARE RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE TOWN OF EASTON.

POTENTIAL HOMEOWNERS SHOULD BE AWARE THAT THE RIGHT-OF-WAY CONNECTIONS AT "CHARLOTTE LANE" AND "SWANN HAVEN ROAD" ARE PROPOSED TO PROVIDE CONNECTIVITY TO NEIGHBORING PROPERTIES TO OFFER MULTIPLE TRAVEL OPTIONS AND PROMOTE COMMUNITY INTERACTION PER DESIGN PRINCIPLE #9 FROM THE 2010 COMPREHENSIVE PLAN.

PER EXHIBIT "B" TO ORDINANCE NO. 773, EFFECTIVE MARCH 13, 2022, THE EASTON TOWN COUNCIL FINDS APPROVAL OF THE PUD TO BE IN THE PUBLIC INTEREST, SUBJECT TO THE CONDITIONS SET FORTH IN SAID ORDINANCE.

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C-0191C FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LANDS OF WHICH THIS PLAT IS COMPRISED ARE D.R. HORTON, INC. AND GANNON FAMILY, LLC. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION PLAT OF PART OF THE LANDS CONVEYED TO D.R. HORTON, INC. BY A DEED DATED APRIL 09, 2024 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 3109, AT FOLIO 485; AND THAT ALL EXISTING MONUMENTS ARE IN PLACE AS SHOWN, AND ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE ALL PROPOSED MONUMENTS WILL BE SET AS SHOWN.

THIS PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2025.

JEFFERSON EWELL HUBBARD — DATE 5/6/24
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

OWNER'S CERTIFICATE

D.R. HORTON, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT. AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS, AGENTS, AND ASSIGNS WILL CAUSE THE PROPOSED PROPERTY MONUMENTS TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 409 (4) (5), CHAPTER 25 OF THE TALBOT COUNTY CODE.

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWER MUST BE REVIEWED AND APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. PUBLIC WATER AND PUBLIC SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

C/O TAVNER R. VANTREASE, JR. — DATE 7/18/24

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 18th DAY OF July, 2024

NOTARY — MY COMMISSION EXPIRES 4/30/28

HALEY MAY PUMPHREY
Notary Public - State of Maryland
Talbot County
My Commission Expires Apr 30, 2028

OWNER'S CERTIFICATE

GANNON FAMILY, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT. AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS, AGENTS, AND ASSIGNS WILL CAUSE THE PROPOSED PROPERTY MONUMENTS TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 409 (4) (5), CHAPTER 25 OF THE TALBOT COUNTY CODE.

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWER MUST BE REVIEWED AND APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. PUBLIC WATER AND PUBLIC SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

C/O GREG J. GANNON — DATE 7-23-24

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF July, 2024

NOTARY — MY COMMISSION EXPIRES 6/15/2027

MARIA BROPHY
Notary Public - State of Maryland
Talbot County
My Commission Expires Jun 15, 2027

TALBOT COUNTY HEALTH DEPARTMENT

TAX PARCEL 45, LOTS 82 THROUGH 122 (41 LOTS) AS SHOWN HEREON ARE APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03.

LOTS 1 THROUGH 81, LOTS 123 THROUGH 201, STORMWATER MANAGEMENT AREAS 1 THROUGH 14, OPEN SPACE AREAS 1 THROUGH 16 AND PARK AREAS 1 THROUGH 4 AS SHOWN HEREON ARE NOT LEGALLY ESTABLISHED AS PER COMAR 26.04.03 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS THE AREAS ARE APPROVED TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. DEVELOPMENT OF THESE AREAS MUST COMPLY WITH THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE THE DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND TOWN CODES, REGULATIONS AND LAWS.

TALBOT COUNTY APPROVING AUTHORITY — DATE 7/31/24

APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE 8/6/24

THE TOWN PLANNER — DATE 8/8/24



LOCATION MAP
SCALE: 1" = 2000'
1000' 0' 1000' 2000'
SCALE IN FEET

SITE CALCULATIONS:

TOTAL SITE AREA	=	76.196 AC.±
AREA IN MATTHEWSTOWN ROAD RIGHT-OF-WAY DEDICATION	=	0.198 AC.±
AREA IN RESIDENTIAL LOTS	=	34.524 AC.±
AREA IN COMMERCIAL LOT	=	1.898 AC.±
AREA IN RIGHTS-OF-WAYS	=	15.516 AC.±
AREA IN STORMWATER MANAGEMENT AREAS	=	6.655 AC.±
AREA IN PARK AREA	=	8.797 AC.±
AREA IN OPEN SPACE	=	8.608 AC.±

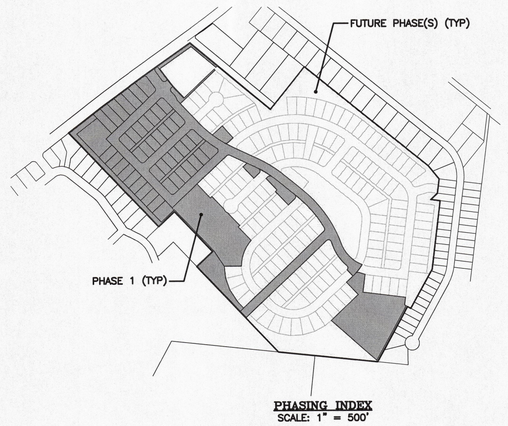
PHASING BUILD OUT & CALCULATIONS:

PHASE 1 (LOTS 82-122)

TOTAL AREA	=	25.569 AC.±
AREA IN RESIDENTIAL LOTS (41 TOTAL)	=	7.032 AC.±
AREA IN COMMERCIAL LOT	=	0.000 AC.±
AREA IN RIGHTS-OF-WAYS	=	6.890 AC.±
AREA IN STORMWATER MANAGEMENT AREAS	=	5.522 AC.±
AREA IN PARK AREA	=	3.305 AC.±
AREA IN OPEN SPACE	=	2.820 AC.±

FUTURE PHASES (LOTS 1-81 & LOTS 123-201)

TOTAL AREA	=	50.429 AC.±
AREA IN RESIDENTIAL LOTS (159 TOTAL)	=	27.492 AC.±
AREA IN COMMERCIAL LOT	=	1.898 AC.±
AREA IN RIGHTS-OF-WAYS	=	8.690 AC.±
AREA IN STORMWATER MANAGEMENT AREAS	=	1.070 AC.±
AREA IN PARK AREA	=	5.491 AC.±
AREA IN OPEN SPACE	=	5.788 AC.±



PHASING INDEX
SCALE: 1" = 500'

SHEET INDEX

SHEET 1 ..... TITLE SHEET
SHEET 2 ..... OVERALL SUBDIVISION
SHEET 3 ..... SUBDIVISION DETAIL
SHEET 4 ..... SUBDIVISION DETAIL
SHEET 5 ..... SUBDIVISION DETAIL
SHEET 6 ..... SUBDIVISION DETAIL & CURVE TABLES
SHEET 7 ..... FOREST CONSERVATION PLAN – EASEMENT AREAS "A" & "E"
SHEET 8 ..... FOREST CONSERVATION PLAN – EASEMENT AREA "B"
SHEET 9 ..... FOREST CONSERVATION PLAN – EASEMENT AREAS "B" & "C"
SHEET 10 ..... FOREST CONSERVATION PLAN – EASEMENT AREAS "C" & "D"

PHASE 1 INCLUDES LEGAL RECORDATION/ESTABLISHMENT OF:

- LOTS 82-122
- OPEN SPACE AREAS 1, 2, 11, 14, 15 & 16
- PARK AREA 4
- SWM AREAS 1, 5, 6, 7, 8, 9, 10, 11 & 12
- RHYAN DRIVE, HARPER WAY, LONDYN LANE & CHARLOTTE LANE ROW'S
- & ALL ASSOCIATED EASEMENTS AS PROPOSED WITHIN THOSE LIMITS
- FOREST CONSERVATION (IN IT'S ENTIRETY)
- SHA ROW DEDICATION
- EASEMENTS ON COMMERCIAL LOT 201 AS SHOWN ON APPROVED PRELIMINARY PLAT

(SEE SUBSEQUENT SHEETS FOR DETAIL)

PROPERTY COVENANTS AND RESTRICTIONS:

- DEED OF EASEMENT FOR STORMWATER MANAGEMENT: 3123/457
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STORMWATER MANAGEMENT: 3123/425
- FOREST CONSERVATION EASEMENT AGREEMENT: 3123/434

RECEIVED
AUG 09 2024
BY hrc 1:27pm

STATE OF MARYLAND
Talbot County, to Wit:
Recorded in the Land Records
of Talbot County
Kathleen M Duvall, Clerk
Circuit Court of Talbot County

KMD 97/96

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanelnc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
No. 363
REGISTERED
PROPERTY LINE SURVEYOR

5/6/24
DATE

FINAL PLAT
PHASE 1
"GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

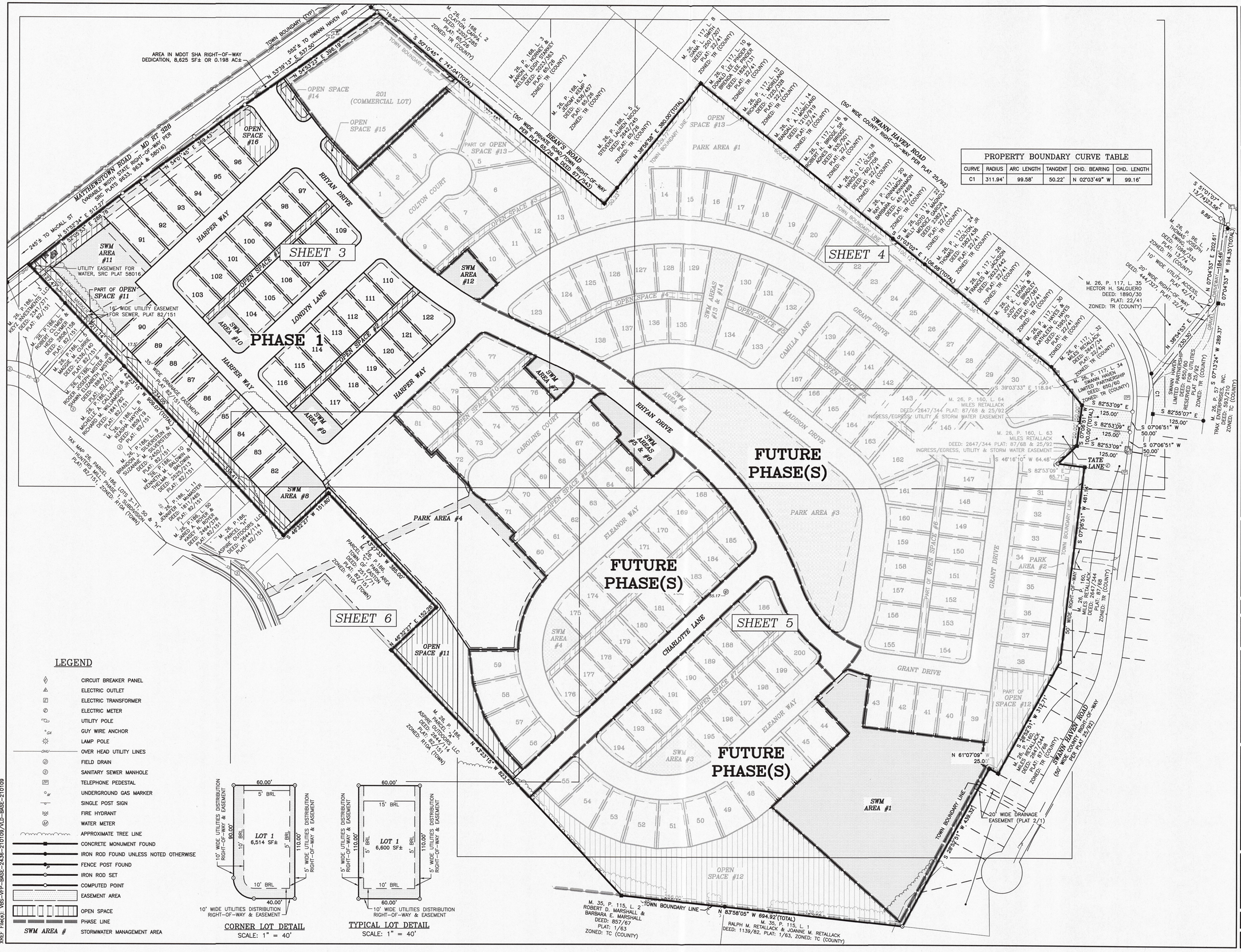
WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 1 OF 10
DATE: 03/11/2024
SCALE: AS NOTED
JOB No. 210109
FILE No. 1659

© LANE ENGINEERING, LLC

Date: 07/16/2024 - 2:57pm User: jcornell Project Manager: BCE
Drawing Path: J:\2021\210109\Civil\210109-PLAT-VFP-PLTS-210109.dwg | FINAL-PlotSheet1
XREF Path(s): XBS-VFP-BASE-2436-210109/XD-BASE-210109



PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	311.94'	99.58'	50.22'	N 02°03'49" W	99.16'

LEGEND

- CIRCUIT BREAKER PANEL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE ANCHOR
- LAMP POLE
- OVER HEAD UTILITY LINES
- FIELD DRAIN
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- UNDERGROUND GAS MARKER
- SINGLE POST SIGN
- FIRE HYDRANT
- WATER METER
- APPROXIMATE TREE LINE
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND UNLESS NOTED OTHERWISE
- FENCE POST FOUND
- IRON ROD SET
- COMPUTED POINT
- EASEMENT AREA
- OPEN SPACE
- PHASE LINE
- SWM AREA # — STORMWATER MANAGEMENT AREA

CORNER LOT DETAIL
SCALE: 1" = 40'

TYPICAL LOT DETAIL
SCALE: 1" = 40'

Date: 05/06/2024 - 1:48pm User: jcarroll Project Manager: BCE
Drawing Path: J:\2021\0100\210109\Civil3D-210109\Dwg\Plots\VFP-PLTS-210109.dwg | FINALPlatSheet2
XREF File(s): VBS-VFP-BASE-2436-210109/VLD-BASE-210109

RECEIVED
AUG 09 2024
By VLG 1:37 pm
KMD 92/97

STATE OF MARYLAND
Talbot County, TO WIT:
Recorded in the Land Records of Talbot County
Kathleen M Duvall, Clerk
Circuit Court of Talbot County

REVISIONS

No.	DATE	DESCRIPTION	BY

NAD 83 (2011) MD COORDINATE SYSTEM

100' 50' 0' 50' 100' 200'
SCALE IN FEET

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lainc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
REGISTERED
PROPERTY LINE SURVEYOR
5/6/24
DATE

FINAL PLAT
PHASE 1
"GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 2 OF 10	DATE: 03/11/2024
	JOB No. 210109
SCALE: AS NOTED	FILE No. 1659

© LANE ENGINEERING, LLC

LEGEND

- UTILITY POLE
- GUY WIRE ANCHOR
- LAMP POLE
- OVER HEAD UTILITY LINES
- FIELD DRAIN
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- UNDERGROUND GAS MARKER
- SINGLE POST SIGN
- CONIFEROUS TREE
- DECIDUOUS TREE
- APPROXIMATE TREE LINE
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND UNLESS NOTED OTHERWISE
- CONCRETE MONUMENT SET
- IRON ROD SET
- COMPUTED POINT
- EASEMENT HEREBY ESTABLISHED (SEE PLAN FOR DETAIL)
- OPEN SPACE
- PHASE LINE

NOTE:
SEE SHEET 6 FOR CURVE TABLE

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
E1	S 43°23'15" E	30.15'
E2	N 52°17'42" E	91.79'
E3	N 37°42'18" W	30.33'
E4	S 43°23'15" E	10.03'
E5	N 52°05'53" E	35.16'

REVISED EXISTING PERPETUAL EASEMENT FOR SPECIAL PURPOSE (DRAINAGE DITCH), PREVIOUSLY PER SRC PLAT 58016; REVISED PER 05/19/2023 SHA DONATION PLAT NOT YET RECORDED

UTILITY EASEMENT FOR WATER, SRC PLAT 58016

SIDEWALK EASEMENT DETAIL
SCALE: 1" = 50'

MATTHEWSTOWN ROAD – MD RT 328
(VARIABLE WIDTH STATE RIGHT-OF-WAY)
SRC PLATS 9633, 9634 & 58016

10' DRAINAGE EASEMENT
15' UTILITY & SIDEWALK EASEMENT
PART OF OPEN SPACE #11
STORMWATER MANAGEMENT AREA #11
VARIABLE WIDTH UTILITY & SIDEWALK EASEMENT
M. 26, P.186, L. 3 KETZ INVESTMENTS, LLC DEED: 2341/371 PLAT: 82/151

AREA IN MDOT SHA RIGHT-OF-WAY DEDICATION: 8,625 SF± OR 0.198 AC±

RIGHT-OF-WAY LINE HEREBY ABANDONED
RIGHT-OF-WAY LINE HEREBY ESTABLISHED
N 54°53'23" E 396.19'(TOTAL)
281.29'
10' DRAINAGE EASEMENT
10' UTILITY & SIDEWALK EASEMENT
25' BUFFERYARD 'B'

BEAN'S ROAD
(50' WIDE PRIVATE ROAD/TOWN RIGHT-OF-WAY PER PLAT 63/26 & DEED 671/243)
15' BUFFERYARD 'D'
TOWN BOUNDARY LINE
250.40'
24" CMP

M. 26, P. 186, L. 1
TOWN CAPRA
DEED: 2202/265
PLAT: 63/26
ZONED: TR (COUNTY)

M. 26, P. 186, L. 3
AARON J. KEGLEY & KELSEY LEIGH STANLEY
DEED: 2023/383
PLAT: 63/26
ZONED: TR (COUNTY)

M. 26, P. 186, L. 4
JEREMY KEMP
DEED: 1456/457
PLAT: 63/26
ZONED: TR (COUNTY)

M. 26, P. 186, L. 5
STEVEN & LAUREN NICOLE BEED
DEED: 2464/248
PLAT: 63/26
ZONED: TR (COUNTY)

LOT 201
(COMMERCIAL LOT)
1.888 AC±

OPEN SPACE #14
0.081 AC±

OPEN SPACE #16
0.259 AC±

OPEN SPACE #15
0.115 AC±

OPEN SPACE #13
0.469 AC±

PART OF OPEN SPACE #15
PART OF PARK AREA #1

LOT 1 9,132 SF±
LOT 2 7,375 SF±
LOT 3 8,872 SF±
LOT 4 13,613 SF±
LOT 5 12,652 SF±
LOT 6 17,183 SF±
LOT 7 8,577 SF±
LOT 8 8,000 SF±
LOT 9 8,000 SF±
LOT 10 7,216 SF±
LOT 11 7,216 SF±
LOT 12 7,216 SF±
LOT 13 7,291 SF±
LOT 123 10,903 SF±
LOT 124 7,798 SF±
LOT 125 7,596 SF±
LOT 126 7,575 SF±
LOT 137 7,452 SF±
LOT 138 10,199 SF±

COLTON COURT
(60' WIDE PUBLIC RIGHT-OF-WAY)
N 43°23'15" W 129.23'(TOTAL)
N 46°36'45" E 129.40'(TOTAL)
N 43°23'15" W 83.87'
ARC LENGTH=16.55'
RADIUS=790.00'
TAN=8.27'
DELTA=001°12'00"
CHORD BEARING=S 43°59'15" E
CHORD LENGTH=16.54'

CARLINE COURT
(60' WIDE PUBLIC RIGHT-OF-WAY)
S 46°36'45" E 285.06'(TOTAL)
N 46°36'45" E 291.50'(TOTAL)
ARC LENGTH=106.74'
RADIUS=790.00'
TAN=53.45'
DELTA=007°44'28"
CHORD BEARING=N 58°31'20" W
CHORD LENGTH=106.65'

STORMWATER MANAGEMENT AREA #12
0.207 AC±
N 47°42'11" E 94.46'
N 47°17'23" W 113.00'
N 46°36'45" E 23.22'
N 65°05'22" W 39.34'

STORMWATER MANAGEMENT AREA #7
0.147 AC±

OPEN SPACE #12
0.161 AC±

OPEN SPACE #3
0.165 AC±

OPEN SPACE #4
0.182 AC±

MATCH LINE
SHEET 4

MATCH LINE
SHEET 5

MATCH LINE
SHEET 6

MATTHEWSTOWN ROAD – MD RT 328
(VARIABLE WIDTH STATE RIGHT-OF-WAY)
SRC PLATS 9633, 9634 & 58016

15' UTILITY & SIDEWALK EASEMENT
10' DRAINAGE EASEMENT
N 54°01'45" E 369.43'(TOTAL)
SEE SIDEWALK EASEMENT DETAIL THIS SHEET
N 52°05'53" E 288.78'(TOTAL)
245'± TO McCALL ST
STORM DRAIN INLET
24" RCP
HEADWALL
RIP RAP

LOT 91 11,121 SF±
LOT 92 10,737 SF±
LOT 93 10,271 SF±
LOT 94 9,802 SF±
LOT 95 9,334 SF±
LOT 96 8,865 SF±

PART OF OPEN SPACE #11
1.921 AC± (TOTAL)

STORMWATER MANAGEMENT AREA #11
0.820 AC±

20' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
REVISED PERPETUAL EASEMENT (DRAINAGE DITCH) FOR SPECIAL PURPOSE SRC PLAT 58016
UTILITY EASEMENT FOR SEWER, SRC PLAT 58016
CENTERLINE OF 20' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
S 67°10'15" W 140.29'
325.34'
N 65°05'51" E 63.25'
EXISTING 8" PVC
15' WIDE UTILITY EASEMENT FOR SEWER PLAT 82/151
35' WIDE DRAINAGE EASEMENT PLAT 82/151
10' BUFFERYARD 'A'

M. 26, P.186, L. 4 ROBERT OLIVER & HEIDI OLIVER DEED: 2486/158 PLAT: 82/151
M. 26, P.186, L. 5 MAGGIE M. CLYMER DEED: 2436/140 PLAT: 82/151
M. 26, P.186, L. 6 ROGER JOSEPH DIETTER JR SHAWN ELIZABETH DIETTER DEED: 1884/151 PLAT: 82/151
M. 26, P.186, L. 7 MICHELLE A. CALLAHAN & RICHARD W. WILLIAMSON JR DEED: 1841/152 PLAT: 82/151
M. 26, P.186, L. 8 KEISHA HATHE DEED: 1859/179 PLAT: 82/151
M. 26, P.186, L. 9 BRANDON J. SILVERSTEIN & SUZANNE M. SILVERSTEIN DEED: 3450/7 PLAT: 82/151
M. 26, P.186, L. 10 KENNETH W. BALDWIN & THELMA L. BALDWIN DEED: 2525/215 PLAT: 82/151

HARPER WAY
(60' WIDE PUBLIC RIGHT-OF-WAY)
N 46°36'45" E 385.00'(TOTAL)
N 46°36'45" E 472.19'(TOTAL)

LOT 96 8,865 SF±
LOT 97 6,814 SF±
LOT 98 6,900 SF±
LOT 99 6,900 SF±
LOT 100 6,900 SF±
LOT 101 6,900 SF±
LOT 102 6,900 SF±
LOT 103 7,389 SF±
LOT 104 6,600 SF±
LOT 105 6,600 SF±
LOT 106 6,600 SF±
LOT 107 6,600 SF±
LOT 108 6,600 SF±
LOT 109 6,514 SF±

OPEN SPACE #1
0.185 AC±

STORMWATER MANAGEMENT AREA #10
0.162 AC±

RHYAN DRIVE
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
S 43°23'15" E 408.83'(TOTAL)
S 43°23'15" E 205.00'(TOTAL)
S 43°23'15" E 425.00'(TOTAL)
S 43°23'15" E 205.00'(TOTAL)
S 43°23'15" E 408.83'(TOTAL)

LONDYN LANE
(60' WIDE PUBLIC RIGHT-OF-WAY)
S 46°36'45" W 385.15'(TOTAL)
S 46°36'45" W 385.00'(TOTAL)

LOT 83 7,500 SF±
LOT 84 7,500 SF±
LOT 85 7,500 SF±
LOT 86 7,500 SF±
LOT 87 7,500 SF±
LOT 88 7,500 SF±
LOT 89 7,500 SF±
LOT 90 7,500 SF±
LOT 82 7,500 SF±

OPEN SPACE #2
0.199 AC±

STORMWATER MANAGEMENT AREA #9
0.107 AC±

LOT 110 6,751 SF±
LOT 111 6,600 SF±
LOT 112 6,600 SF±
LOT 113 6,600 SF±
LOT 114 6,600 SF±
LOT 115 6,600 SF±
LOT 116 7,064 SF±
LOT 117 6,900 SF±
LOT 118 6,900 SF±
LOT 119 6,900 SF±
LOT 120 6,900 SF±
LOT 121 6,900 SF±
LOT 122 9,132 SF±

HARPER WAY
(60' WIDE PUBLIC RIGHT-OF-WAY)
S 46°36'45" W 413.57'(TOTAL)
S 46°36'45" W 506.43'(TOTAL)

240.00'
10' WIDE UTILITY EASEMENT HEREBY ESTABLISHED

LOT 64 6,600 SF±
LOT 65 6,600 SF±
LOT 66 6,600 SF±
LOT 67 6,600 SF±
LOT 68 6,600 SF±
LOT 69 6,600 SF±
LOT 70 6,600 SF±
LOT 71 6,600 SF±
LOT 72 5,725 SF±
LOT 73 6,184 SF±
LOT 74 6,600 SF±
LOT 75 6,600 SF±
LOT 76 6,600 SF±
LOT 77 9,499 SF±
LOT 78 6,900 SF±
LOT 79 6,900 SF±
LOT 80 6,900 SF±
LOT 81 6,900 SF±

OPEN SPACE #10
0.161 AC±

N=410034.03
E=1586944.44
N=409321.38
E=1586269.42

NAD 83 (2011) MARYLAND COORDINATE SYSTEM

50' 25' 0' 25' 50' 100'
SCALE IN FEET

RECEIVED
AUG 09 2024
By: kwu at 2:27 pm

KWU 92/178

STATE OF MARYLAND
Talbot County, TO WIT:
Recorded In the Land Records of Talbot County
Kathleen M Duvall
Kathleen M Duvall, Clerk
Circuit Court of Talbot County

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lane-eng.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
No. 22322
REGISTERED
PROPERTY LINE SURVEYOR
5/6/24
DATE

FINAL PLAT
PHASE 1
"GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

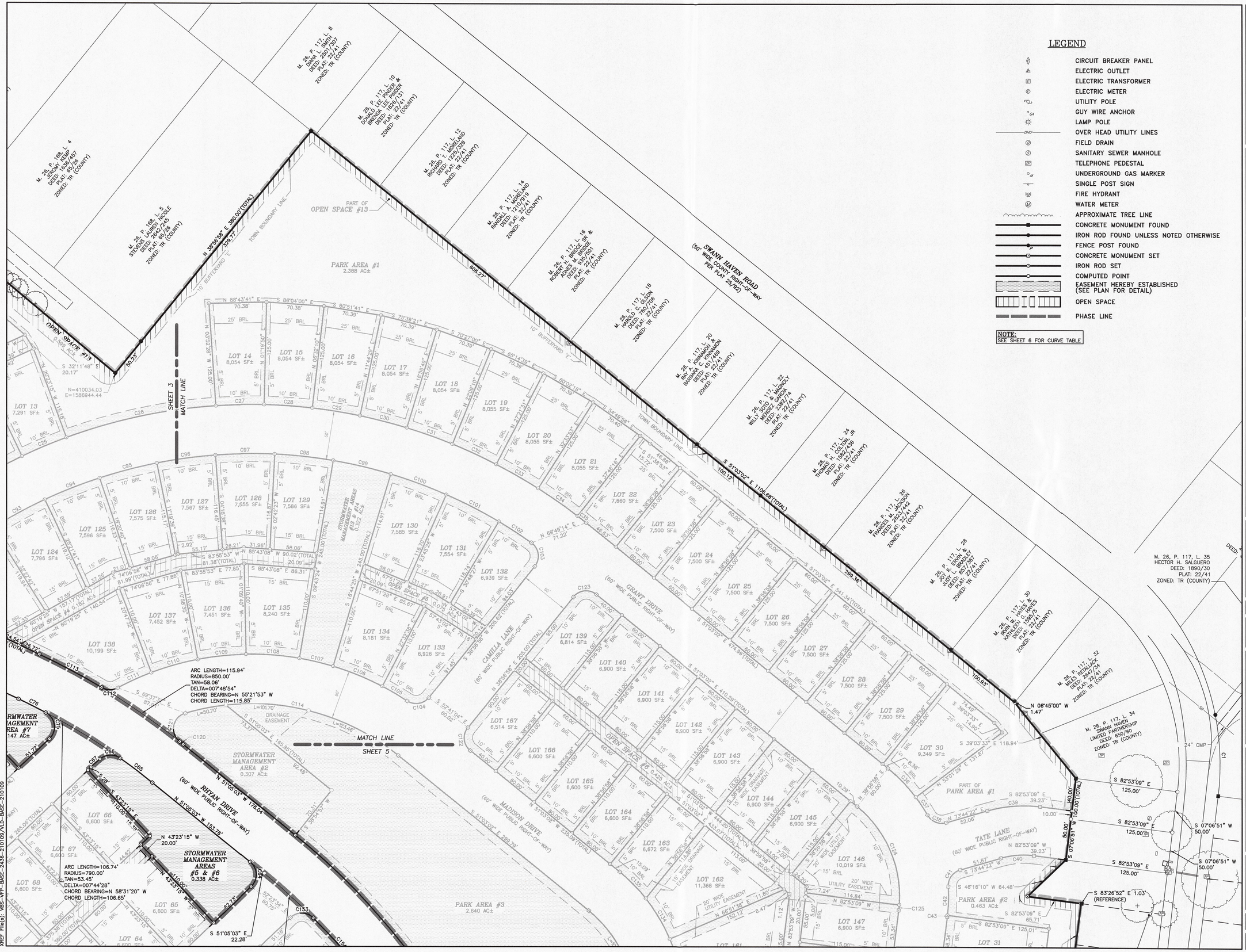
WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No.	3 OF 10
SCALE:	AS NOTED
DATE:	03/11/2024
JOB No.	210109
FILE No.	1659

© LANE ENGINEERING, LLC

Date: 05/06/2024 – 1:49pm User: jcarroll Project Manager: BCE
Drawing Path: J:\2021\210100\210109\Civil\3D - Civil\Dwg\VFP-PLTS-210109.dwg | FINALPlotSheet3
XREF File(s): XREF-BASE-240507-210109 XLD-BASE-210109



LEGEND

- CIRCUIT BREAKER PANEL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE ANCHOR
- LAMP POLE
- OVER HEAD UTILITY LINES
- FIELD DRAIN
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- UNDERGROUND GAS MARKER
- SINGLE POST SIGN
- FIRE HYDRANT
- WATER METER
- APPROXIMATE TREE LINE
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND UNLESS NOTED OTHERWISE
- FENCE POST FOUND
- CONCRETE MONUMENT SET
- IRON ROD SET
- COMPUTED POINT
- EASEMENT HEREBY ESTABLISHED (SEE PLAN FOR DETAIL)
- OPEN SPACE
- PHASE LINE

NOTE:
SEE SHEET 6 FOR CURVE TABLE

RECEIVED
AUG 09 2024
BY:

KWD 8/7/24

STATE OF MARYLAND
Talbot County, TO WIT:
Recorded in the Land Records of Talbot County

Kathleen M Duvall, Clerk
Circuit Court of Talbot County

REVISIONS			
No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
16 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

STATE OF MARYLAND
JEFFERSON EWELL HARRISON
No. 21608
REGISTERED
PROPERTY LINE SURVEYOR

5/6/24
DATE

FINAL PLAT
PHASE 1
"GANNON RANGE"

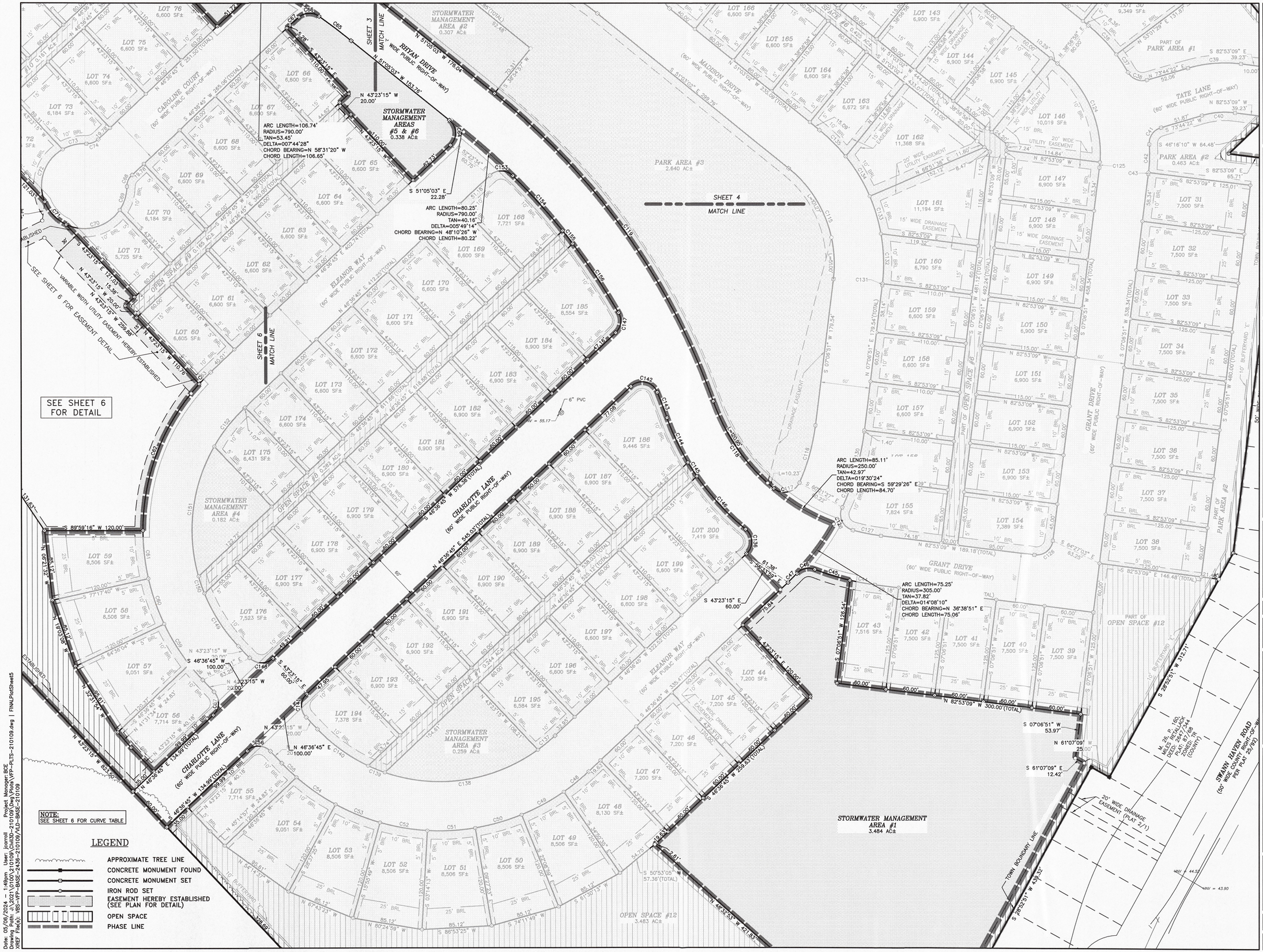
ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 4 OF 10	DATE: 03/11/2024
SCALE: AS NOTED	JOB No. 210109
	FILE No. 1659

Date: 05/06/2024 — 1:49pm User: jcarroll Project Manager: BCE
Drawing Path: J:\2021\0100\210109\Civil3D-210109\Dwg\Plots\VFP-PLTS-210109.dwg | FINALPlatSheet4
XREF File(s): VBS-VFP-BASE-2436-210109,VLD-BASE-210109



NOTE:
SEE SHEET 6 FOR CURVE TABLE

LEGEND

- APPROXIMATE TREE LINE
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON ROD SET
- EASEMENT HEREBY ESTABLISHED (SEE PLAN FOR DETAIL)
- OPEN SPACE
- PHASE LINE

Date: 05/06/2024 - 1:49pm User: jcarroll Project Manager: BCE
Drawing Path: J:\2021\0100\210109\Civil3D-210109\Dwg\Plats\VFP-PLTS-210109.dwg | FINALPlatSheet5
XREF File(s): VBS-VFP-BASE-2436-210109/VLD-BASE-210109

RECEIVED AUG 09 2024 By MG 1:27 pm KMD 92/100

STATE OF MARYLAND
Talbot County, TO WIT:
Recorded in the Land Records of Talbot County
Kathleen M Duvall, Clerk
Circuit Court of Talbot County

REVISIONS

No.	DATE	DESCRIPTION	BY

NAD 83 (2011) MD COORDINATE SYSTEM

50' 25' 0' 25' 50' 100'
SCALE IN FEET

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lelnc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

STATE OF MARYLAND JEFFERSON EWELL HUBBARD 363 REGISTERED PROPERTY LINE SURVEYOR

5/6/24
DATE

FINAL PLAT PHASE 1 "GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 5 OF 10
SCALE: AS NOTED
DATE: 03/11/2024
JOB No. 210109
FILE No. 1659

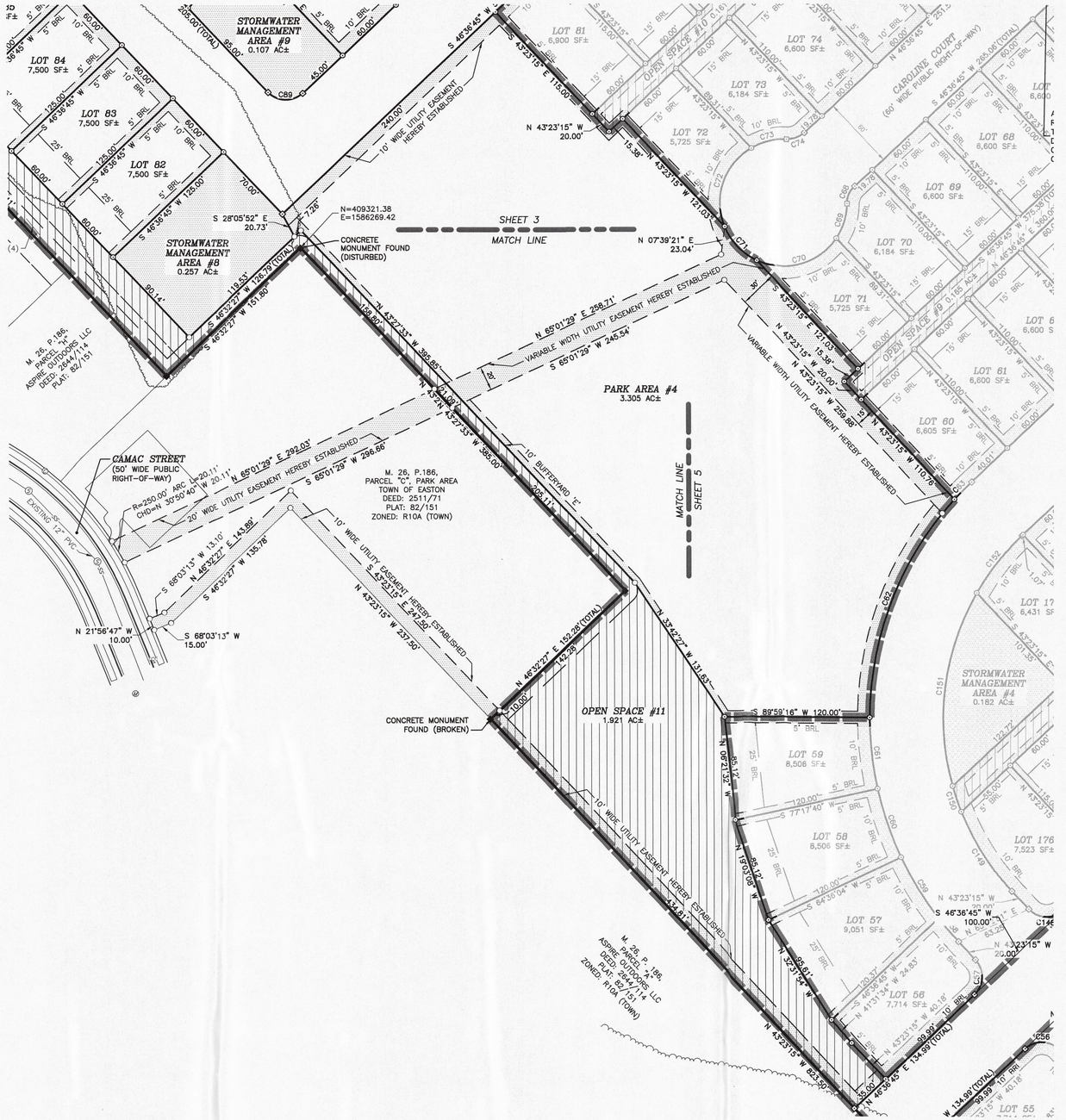
© LANE ENGINEERING, LLC

PROPOSED PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C2	25.00'	39.81'	25.55'	S 09°16'18" W	35.73'
C3	20.00'	33.87'	22.62'	S 84°52'01" E	29.97'
C4	807.60'	3.61'	1.81'	S 36°28'28" E	3.61'
C5	807.60'	60.21'	30.12'	S 38°44'19" E	60.20'
C6	807.60'	35.42'	17.71'	S 42°07'52" E	35.42'
C7	20.00'	31.04'	19.63'	S 02°09'05" W	28.02'
C8	20.00'	31.42'	20.00'	S 88°23'15" E	28.28'
C9	20.00'	16.06'	8.49'	N 23°36'14" E	15.63'
C10	52.00'	55.73'	30.88'	N 31°17'45" E	53.10'
C11	52.00'	43.59'	23.17'	N 86°00'44" E	42.33'
C12	52.00'	54.68'	30.17'	S 39°50'49" E	52.20'
C13	52.00'	37.17'	19.42'	S 10°45'12" W	36.38'
C14	52.00'	55.73'	30.88'	S 61°55'44" W	53.10'
C15	20.00'	16.06'	8.49'	S 69°37'15" W	15.63'
C16	20.00'	31.83'	20.42'	S 01°00'45" W	28.58'
C17	790.00'	90.60'	45.35'	S 47°52'23" E	90.55'
C18	790.00'	20.28'	10.14'	S 51°53'39" E	20.28'
C19	790.00'	102.68'	51.41'	S 56°21'11" E	102.60'
C20	20.00'	25.59'	14.88'	N 83°16'05" E	23.88'
C21	650.00'	24.75'	12.38'	N 47°42'11" E	24.75'
C22	650.00'	59.04'	29.54'	N 51°23'46" E	59.02'
C23	650.00'	59.04'	29.54'	N 56°36'03" E	59.02'
C24	650.00'	59.05'	29.54'	N 61°48'19" E	59.03'
C25	650.00'	59.05'	29.54'	N 67°00'37" E	59.03'
C26	650.00'	187.33'	94.32'	N 77°52'08" E	186.69'
C27	650.00'	59.05'	29.55'	N 88°43'41" E	59.03'
C28	650.00'	59.05'	29.55'	S 86°04'00" E	59.03'
C29	650.00'	59.05'	29.55'	S 80°51'41" E	59.03'
C30	650.00'	59.06'	29.55'	S 75°39'21" E	59.04'
C31	650.00'	59.06'	29.55'	S 70°27'00" E	59.04'
C32	650.00'	59.06'	29.55'	S 65°14'39" E	59.04'
C33	650.00'	59.06'	29.55'	S 60°02'18" E	59.04'
C34	650.00'	59.06'	29.55'	S 54°49'56" E	59.04'
C35	650.00'	13.37'	6.68'	S 51°38'23" E	13.37'
C36	200.00'	49.13'	24.69'	S 44°00'47" E	49.01'
C37	200.00'	26.07'	13.05'	S 33°14'28" E	26.05'
C38	20.00'	26.79'	15.84'	S 67°53'01" E	24.83'
C39	160.00'	65.27'	33.10'	N 85°25'36" E	64.82'
C40	100.00'	40.80'	20.69'	S 85°25'36" W	40.51'
C41	20.00'	26.87'	15.90'	S 35°15'10" W	24.89'
C42	200.00'	34.46'	17.27'	S 01°42'09" W	34.42'
C43	200.00'	1.66'	0.83'	S 06°52'35" W	1.66'
C44	310.00'	30.87'	15.45'	N 80°01'59" W	30.86'
C45	310.00'	44.95'	22.51'	N 73°01'36" W	44.91'
C46	20.00'	23.53'	13.34'	S 77°25'17" W	22.20'
C47	305.00'	15.42'	7.71'	S 45°09'50" W	15.42'
C48	265.00'	39.52'	19.80'	S 50°53'05" W	39.48'
C49	265.00'	58.71'	29.47'	S 61°30'13" W	58.59'
C50	265.00'	58.71'	29.47'	S 74°11'49" W	58.59'
C51	265.00'	58.71'	29.47'	S 86°53'25" W	58.59'
C52	265.00'	58.71'	29.47'	N 80°24'59" W	58.59'
C53	265.00'	58.71'	29.47'	N 67°43'23" W	58.59'
C54	265.00'	58.16'	29.20'	N 55°05'19" W	58.05'
C55	265.00'	25.04'	12.53'	N 46°05'39" W	25.03'
C56	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C57	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C58	265.00'	25.04'	12.53'	N 40°40'51" W	25.03'
C59	265.00'	58.16'	29.20'	N 31°41'11" W	58.05'
C60	265.00'	58.71'	29.47'	N 19°03'08" W	58.59'
C61	265.00'	58.71'	29.47'	N 06°21'32" W	58.59'
C62	265.00'	195.63'	102.51'	N 21°08'12" E	191.22'
C63	265.00'	20.01'	10.01'	N 44°26'56" E	20.01'
C64	20.00'	34.10'	22.88'	N 02°14'09" W	30.12'
C65	790.00'	49.19'	24.60'	N 52°52'05" W	49.18'
C66	20.00'	26.46'	15.57'	S 87°26'59" W	24.57'
C67	285.00'	14.62'	7.31'	S 48°04'54" W	14.62'
C68	20.00'	16.06'	8.49'	S 23°36'14" W	15.63'
C69	52.00'	30.08'	15.47'	S 17°10'03" W	29.66'
C70	52.00'	73.94'	44.79'	S 74°28'35" W	67.87'
C71	52.00'	38.84'	20.38'	N 43°23'15" W	37.95'
C72	52.00'	73.94'	44.79'	N 18°44'54" E	67.87'
C73	52.00'	30.08'	15.47'	N 76°03'26" E	29.66'
C74	20.00'	16.06'	8.49'	N 69°37'15" E	15.63'
C75	20.00'	38.05'	28.04'	N 07°53'25" W	32.57'
C76	790.00'	37.18'	18.59'	N 63°44'28" W	37.18'
C77	20.00'	23.85'	13.58'	S 80°46'55" W	22.47'
C78	20.00'	28.96'	17.68'	N 05°07'59" E	26.49'
C79	839.00'	15.79'	7.89'	S 42°50'55" E	15.79'
C80	20.00'	31.42'	20.00'	S 88°23'15" E	28.28'
C81	20.00'	31.42'	20.00'	S 01°36'45" W	28.28'

PROPOSED PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C82	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C83	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C84	20.00'	31.05'	19.63'	S 88°55'07" E	28.02'
C85	850.00'	90.65'	45.37'	S 47°30'17" E	90.60'
C86	850.00'	20.19'	10.10'	S 51°14'25" E	20.19'
C87	850.00'	91.85'	45.97'	S 55°00'59" E	91.80'
C88	20.00'	36.56'	25.94'	S 05°44'59" E	31.68'
C89	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C90	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C91	20.00'	39.46'	30.25'	N 08°33'42" W	33.37'
C92	590.00'	99.42'	49.83'	N 52°47'38" E	99.31'
C93	590.00'	72.26'	36.17'	N 61°07'48" E	72.21'
C94	590.00'	72.26'	36.17'	N 68°08'49" E	72.21'
C95	590.00'	72.26'	36.17'	N 75°09'50" E	72.21'
C96	590.00'	72.26'	36.17'	N 82°10'51" E	72.21'
C97	590.00'	72.26'	36.17'	N 89°11'52" E	72.21'
C98	590.00'	72.26'	36.17'	S 83°47'07" E	72.21'
C99	590.00'	72.26'	36.17'	S 76°46'06" E	72.21'
C100	590.00'	72.26'	36.17'	S 69°45'05" E	72.21'
C101	590.00'	72.26'	36.17'	S 62°44'04" E	72.21'
C102	590.00'	47.62'	23.82'	S 56°54'50" E	47.60'
C103	20.00'	32.66'	21.28'	S 07°49'34" E	29.15'
C104	20.00'	29.48'	18.15'	S 81°10'27" W	26.88'
C105	345.00'	35.25'	17.64'	N 59°31'43" W	35.24'
C106	345.00'	65.05'	32.62'	N 67°51'28" W	64.96'
C107	345.00'	42.25'	21.15'	N 76°46'06" W	42.23'
C108	345.00'	65.54'	32.87'	N 85°43'08" W	65.44'
C109	345.00'	59.10'	29.62'	S 83°55'53" W	59.03'
C110	345.00'	59.11'	29.63'	S 74°06'56" W	59.03'
C111	345.00'	45.02'	22.54'	S 65°28'09" W	44.99'
C112	20.00'	20.59'	11.31'	N 88°46'15" W	19.70'
C113	850.00'	86.30'	43.19'	N 62°10'51" W	86.26'
C114	285.00'	275.86'	149.82'	S 78°46'48" E	265.22'
C115	150.00'	152.27'	83.43'	S 21°58'05" E	145.82'
C116	245.00'	73.13'	36.84'	S 15°39'55" W	72.86'
C117	20.00'	37.02'	26.56'	S 77°14'23" W	31.96'
C118	250.00'	131.18'	67.14'	N 34°42'20" W	129.68'
C119	850.00'	465.98'	239.01'	N 35°22'45" W	460.17'
C120	850.00'	5.53'	2.77'	N 51°16'15" W	5.53'
C121	20.00'	43.61'	38.38'	N 11°01'00" E	35.47'
C122	20.00'	31.42'	20.00'	N 06°03'02" W	28.28'
C123	20.00'	31.42'	20.00'	N 83°56'58" E	28.28'
C124	140.00'	135.46'	73.56'	S 23°19'54" E	130.24'
C125	140.00'	6.66'	3.33'	S 05°45'02" W	6.66'
C126	20.00'	31.42'	20.00'	S 52°06'51" W	28.28'
C127	250.00'	34.93'	17.49'	N 78°53'01" W	34.90'
C128	20.00'	34.97'	23.91'	N 24°47'51" W	30.68'
C129	305.00'	37.77'	18.91'	N 21°44'20" E	37.74'
C130	305.00'	58.97'	29.58'	N 12°39'10" E	58.87'
C131	210.00'	1.86'	0.93'	N 06°51'37" E	1.86'
C132	210.00'	60.93'	30.68'	N 01°42'20" W	60.72'
C133	210.00'	48.09'	24.15'	N 16°34'43" W	47.99'
C134	210.00'	57.04'	28.70'	N 30°55'17" W	56.87'
C135	210.00'	45.26'	22.72'	N 44°52'37" W	45.17'
C136	20.00'	33.99'	22.76'	S 02°04'45" E	30.05'
C137	205.00'	27.13'	13.58'	S 50°24'13" W	27.11'
C138	205.00'	196.11'	106.29'	S 81°35'59" W	188.71'
C139	205.00'	22.00'	11.01'	N 67°55'17" W	21.98'
C140	205.00'	76.78'	38.85'	N 54°07'04" W	76.33'
C141	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C142	20.00'	38.85'	29.27'	S 77°44'03" E	33.03'
C143	790.00'	33.18'	16.59'	S 20°52'38" E	33.18'
C144	310.00'	60.16'	30.18'	S 25°14'02" E	60.07'
C145	310.00'	20.36'	10.18'	S 32°40'30" E	20.35'
C146	310.00'	87.73'	44.16'	S 42°39'49" E	87.44'
C147	20.00'	26.70'	15.77'	S 08°21'50" W	24.76'
C148	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C149	205.00'	76.78'	38.85'	N 32°39'27" W	76.33'
C150	205.00'	22.00'	11.01'	N 18°51'13" W	21.98'
C151	205.00'	163.45'	86.35'	N 07°03'44" E	159.16'
C152	205.00'	59.78'	30.10'	N 38°15'30" E	59.57'
C153	20.00'	30.76'	19.36'	S 89°19'32" E	27.82'
C154	790.00'	90.73'	45.42'	S 41°58'24" E	90.68'
C155	790.00'	20.09'	10.05'	S 37°57'17" E	20.09'
C156	790.00'	101.22'	50.68'	S 33°33'19" E	101.16'
C157	850.00'	0.61'	0.30'	S 65°04'08" E	0.61'
C158	95.23'	41.40'	21.03'	N 30°55'54" W	41.08'
C159	23.00'	10.00'	5.08'	S 30°55'54" E	9.92'
C160	25.00'	39.11'	24.84'	N 81°09'31" W	35.24'


STORMWATER MANAGEMENT AREA #9
0.107 AC±
LOT 84
7,500 SF±
LOT 83
7,500 SF±
LOT 82
7,500 SF±
STORMWATER MANAGEMENT AREA #8
0.257 AC±
M. 26, P.186, PARCEL "H"
ASPIRE OUTDOORS LLC
DEED: 2644/114
PLAT: 82/151
SHEET 3
MATCH LINE
N=409321.38
E=1586269.42
CONCRETE MONUMENT FOUND (DISTURBED)
10' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
CAMAC STREET
(50' WIDE PUBLIC RIGHT-OF-WAY)
EXISTING 12" PVC
20' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
10' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
VARIABLE WIDTH UTILITY EASEMENT HEREBY ESTABLISHED
10' BUFFERYARD 'E'
M. 26, P.186, PARCEL "C", PARK AREA
TOWN OF EASTON
DEED: 2511/71
PLAT: 82/151
ZONED: R10A (TOWN)
PARK AREA #4
3.305 AC±
MATCH LINE
SHEET 5
OPEN SPACE #11
1.921 AC±
CONCRETE MONUMENT FOUND (BROKEN)
10' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
M. 26, P. 186, PARCEL "H"
ASPIRE OUTDOORS LLC
DEED: 2644/114
PLAT: 82/151
ZONED: R10A (TOWN)
LOT 81
6,900 SF±
LOT 74
6,600 SF±
LOT 73
6,184 SF±
LOT 72
5,725 SF±
OPEN SPACE #10
0.161 AC±
CAROLINE COURT
(60' WIDE PUBLIC RIGHT-OF-WAY)
LOT 68
6,600 SF±
LOT 69
6,600 SF±
LOT 70
6,184 SF±
LOT 71
5,725 SF±
OPEN SPACE #9
0.185 AC±
LOT 61
6,600 SF±
LOT 60
6,605 SF±
LOT 59
8,506 SF±
LOT 58
8,506 SF±
LOT 57
9,051 SF±
LOT 56
7,714 SF±
LOT 55
LOT 176
7,523 SF±
STORMWATER MANAGEMENT AREA #4
0.182 AC±
LOT 17
6,431 SF
N 43°23'15" W 20.00'
N 07°39'21" E 23.04'
N 65°01'29" E 258.71'
S 65°01'29" W 245.54'
N 43°23'15" E 121.03'
N 43°23'15" W 259.88'
N 43°23'15" W 110.78'
N 43°27'33" W 365.85'
S 46°32'27" W 151.80'
S 46°36'45" W 240.00'
S 28°05'52" E 20.73'
N 65°01'29" E 292.03'
S 65°01'29" W 296.66'
N 46°32'27" E 143.89'
S 46°32'27" W 135.78'
S 68°03'13" W 13.10'
N 21°56'47" W 10.00'
S 68°03'13" W 15.00'
N 43°23'15" W 237.50'
N 46°32'27" E 152.26' (TOTAL)
N 33°42'27" W 131.83'
S 89°59'16" W 120.00'
N 08°21'32" W 85.12'
N 19°01'09" W 85.12'
N 32°51'54" W 964.61'
N 43°23'15" W 823.90'
S 46°36'45" W 100.00'
N 43°23'15" W 22.00'
N 46°36'45" E 134.99' (TOTAL)
W 134.98' (TOTAL)
S 46°36'45" E 265.08' (TOTAL)
S 46°36'45" W 125.00'
S 46°36'45" W 125.00'
S 46°36'45" W 125.00'
S 46°36'45" W 125.00'
N 43°27'33" W 119.53'
S 46°32'27" W 129.79' (TOTAL)
S 46°36'45" W 90.14'
N 43°23'15" W 115.00'
N 43°23'15" W 121.03'
N 43°23'15" W 110.78'
N 43°23'15" W 259.88'
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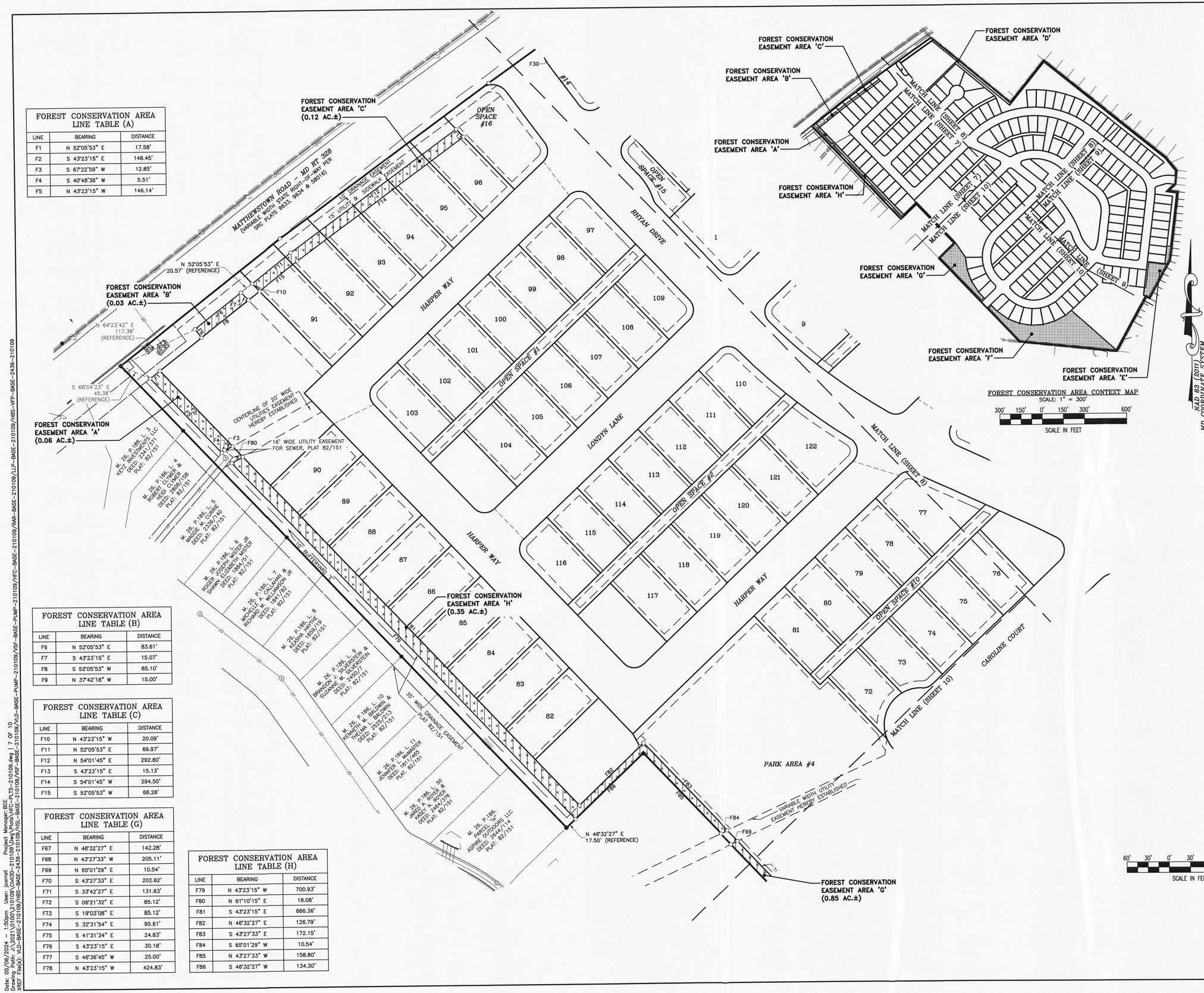
N 43°23'15" W 20.00



FOREST CONSERVATION AREA LINE TABLE (A)		
LINE	BEARING	DISTANCE
F1	N 52°05'53" E	17.58'
F2	S 43°23'15" E	148.45'
F3	S 67°22'59" W	12.85'
F4	S 40°48'36" W	5.51'
F5	N 43°23'15" W	146.14'

FOREST CONSERVATION AREA LINE TABLE (B)		
LINE	BEARING	DISTANCE
F6	N 52°05'53" E	83.61'
F7	S 43°23'15" E	15.07'
F8	S 52°05'53" W	85.10'
F9	N 37°42'18" W	15.00'

FOREST CONSERVATION AREA LINE TABLE (C)		
LINE	BEARING	DISTANCE
F10	N 43°23'15" W	20.09'
F11	N 52°05'53" E	69.97'
F12	N 54°01'45" E	292.80'
F13	S 43°23'15" E	15.13'
F14	S 54°01'45" W	294.50'
F15	S 52°05'53" W	68.28'

FOREST CONSERVATION AREA LINE TABLE (G)		
LINE	BEARING	DISTANCE
F67	N 46°32'27" E	142.28'
F68	N 43°27'33" W	205.11'
F69	N 65°01'29" E	10.54'
F70	S 43°27'33" E	202.62'
F71	S 33°42'27" E	131.63'
F72	S 06°21'32" E	85.12'
F73	S 19°03'08" E	85.12'
F74	S 32°31'54" E	95.61'
F75	S 41°31'34" E	24.83'
F76	S 43°23'15" E	30.18'
F77	S 46°36'45" W	25.00'
F78	N 43°23'15" W	424.83'

FOREST CONSERVATION AREA LINE TABLE (H)		
LINE	BEARING	DISTANCE
F79	N 43°23'15" W	700.93'
F80	N 61°10'15" E	18.08'
F81	S 43°23'15" E	686.36'
F82	N 46°32'27" E	126.79'
F83	S 43°27'33" E	172.15'
F84	S 65°01'29" W	10.54'
F85	N 43°27'33" W	158.80'
F86	S 46°32'27" W	134.30'

RECEIVED
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By ____ at 1:37pm

STATE OF MARYLAND
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Circuit Court of Talbot County

REVISIONS			
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Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanei nc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

This Plan was prepared by a qualified professional in accordance with the requirements of The Maryland Forest Conservation Act of 1991 (COMAR 0.8.19.06.01) and Qualification letter dated MARCH 1, 2007

DAVID W. BARNHART 05/06/2024
DAVID W. BARNHART DATE

FOREST CONSERVATION PLAN

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 7 OF 10
DATE: 03/11/2024
SCALE: AS NOTED
JOB No. 210109
FILE No. 1659

Date: 05/06/2024 - 1:50pm User: jarroll Project Manager: RCE
Drawing Path: J:\2021\0100\210109\Civil3D-210109\Dwg Plots\VFC-PLTS-210109.dwg | 7 OF 10
XREF File(s): VLD-BASE-210109/HBS-BASE-2436-210109/HSL-BASE-210109/YSF-BASE-210109/VLD-BASE-PUMP-210109/VFC-BASE-PUMP-210109/RAR-BASE-2436-210109/RAR-BASE-210109/LLP-BASE-210109/HFC-BASE-210109/HFC-BASE-PUMP-210109/HFC-BASE-2436-210109



FOREST CONSERVATION AREA LINE TABLE (D)		
LINE	BEARING	DISTANCE
F16	S 50°10'45" E	706.74'
F17	N 38°56'58" E	380.00'
F18	S 51°03'02" E	1106.68'
F19	S 39°03'33" E	118.94'
F20	S 07°06'51" W	30.00'
F21	N 82°53'09" W	10.00'
F22	N 07°06'51" E	25.74'
F23	N 39°03'33" W	113.62'
F24	N 51°03'02" W	1095.63'
F25	S 38°56'58" W	390.15'
F26	N 50°10'45" W	489.74'
F27	N 46°36'45" E	5.04'
F28	N 50°10'45" W	226.76'
F29	S 54°53'23" W	271.95'
F30	N 36°20'47" W	5.00'
F31	N 54°53'23" E	286.25'

RECEIVED
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Talbot County, TO WIT:
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of Talbot County
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05/06/2024
DAVID W. BARNHART DATE

FOREST CONSERVATION PLAN

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 8 OF 10	DATE: 03/11/2024
SCALE: AS NOTED	JOB No. 210109
	FILE No. 1659

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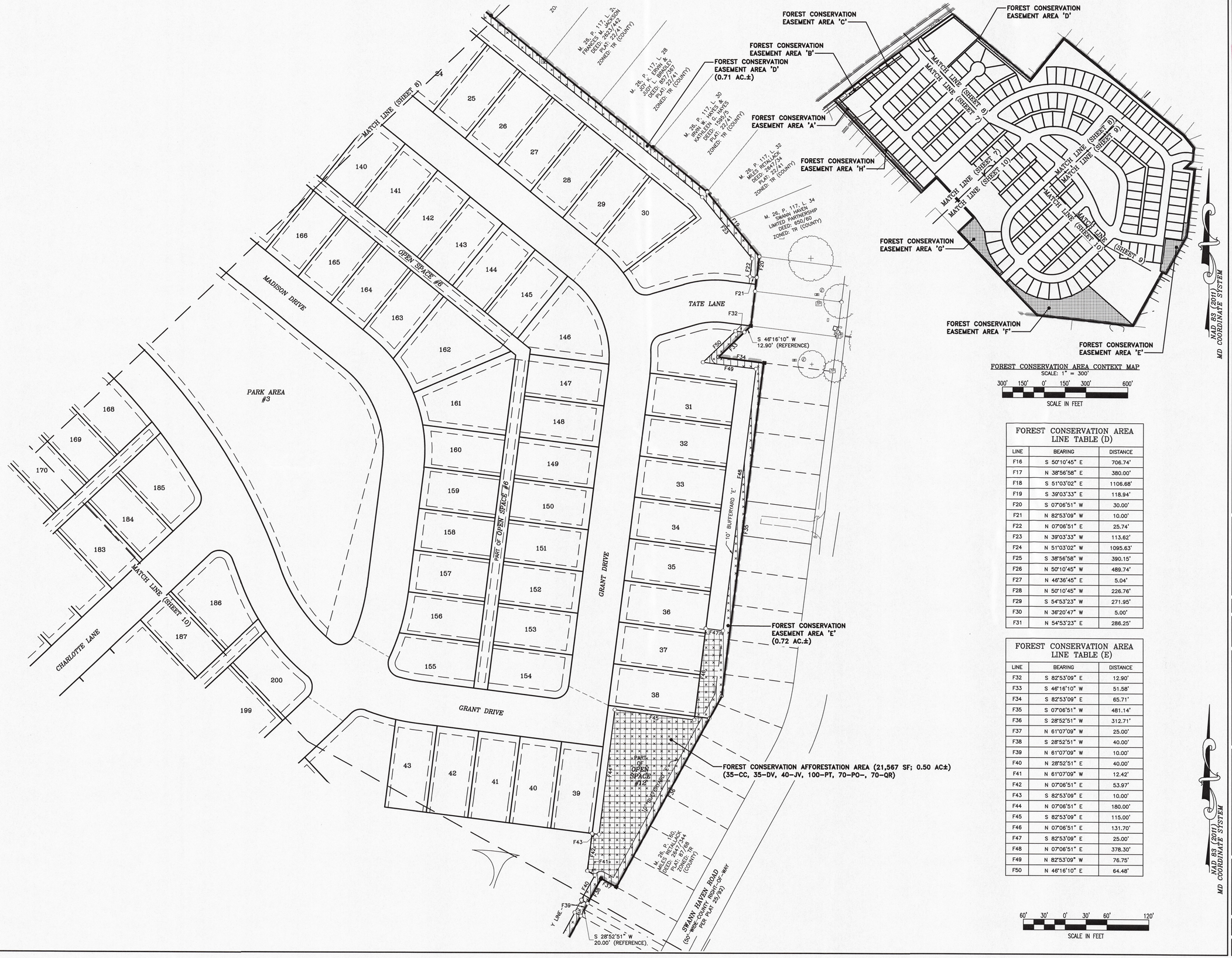
Date: 05/06/2024 - 1:50pm User: jcarroll Project Manager: BCE
Drawing Path: J:\2021\0100\210109\Civil3D-210109\Dwg\Plots\HFC-PLTS-210109.dwg | 8 OF 10
XREF File(s): VLD-BASE-210109/HBS-BASE-2436-210109/HBL-BASE-210109/VSF-BASE-210109/VLD-BASE-PUMP-210109/VSF-BASE-PUMP-210109/HFC-BASE-210109/RAR-BASE-210109/LLP-BASE-210109



FOREST CONSERVATION AREA CONTEXT MAP
SCALE: 1" = 300'

300' 150' 0' 150' 300' 600'
SCALE IN FEET

60' 30' 0' 30' 60' 120'
SCALE IN FEET

FOREST CONSERVATION AREA LINE TABLE (D)

LINE	BEARING	DISTANCE
F16	S 50°10'45" E	706.74'
F17	N 38°56'58" E	380.00'
F18	S 51°03'02" E	1106.68'
F19	S 39°03'33" E	118.94'
F20	S 07°06'51" W	30.00'
F21	N 82°53'09" W	10.00'
F22	N 07°06'51" E	25.74'
F23	N 39°03'33" W	113.62'
F24	N 51°03'02" W	1095.63'
F25	S 38°56'58" W	390.15'
F26	N 50°10'45" W	489.74'
F27	N 46°36'45" E	5.04'
F28	N 50°10'45" W	226.76'
F29	S 54°53'23" W	271.95'
F30	N 36°20'47" W	5.00'
F31	N 54°53'23" E	286.25'

FOREST CONSERVATION AREA LINE TABLE (E)

LINE	BEARING	DISTANCE
F32	S 82°53'09" E	12.90'
F33	S 46°16'10" W	51.58'
F34	S 82°53'09" E	65.71'
F35	S 07°06'51" W	481.14'
F36	S 28°52'51" W	312.71'
F37	N 61°07'09" W	25.00'
F38	S 28°52'51" W	40.00'
F39	N 61°07'09" W	10.00'
F40	N 28°52'51" E	40.00'
F41	N 61°07'09" W	12.42'
F42	N 07°06'51" E	53.97'
F43	S 82°53'09" E	10.00'
F44	N 07°06'51" E	180.00'
F45	S 82°53'09" E	115.00'
F46	N 07°06'51" E	131.70'
F47	S 82°53'09" E	25.00'
F48	N 07°06'51" E	378.30'
F49	N 82°53'09" W	76.75'
F50	N 46°16'10" E	64.48'

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DAVID W. BARNHART — 05/06/2024 DATE

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D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 9 OF 10
SCALE: AS NOTED
DATE: 03/11/2024
JOB No. 210109
FILE No. 1659

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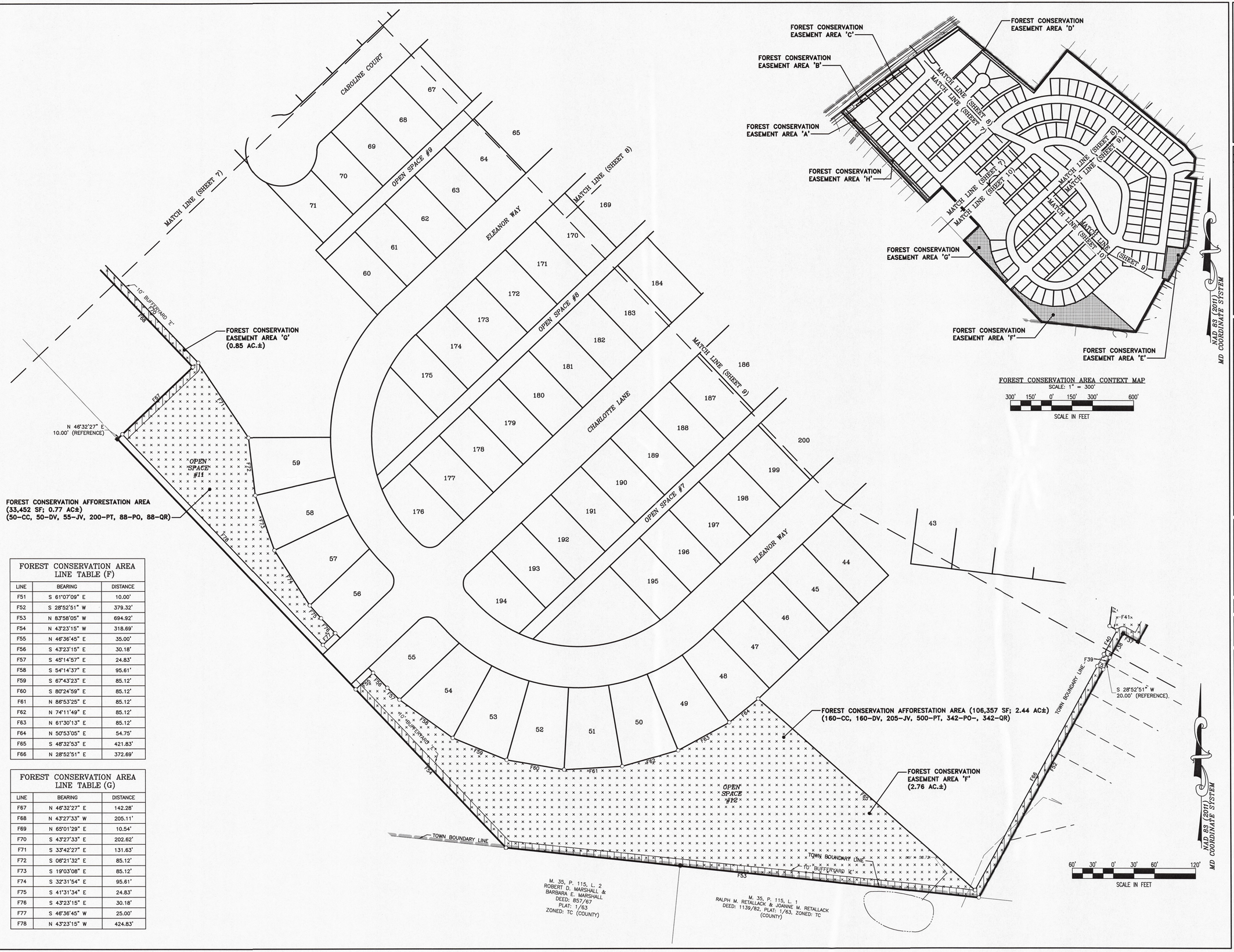
Date: 05/06/2024 - 1:51pm User: jcarroll Project Manager: BCE
Drawing Path: J:\2021\01001\210109\Civil3D-210109\Dwg\Plots\VFC-PLTS-210109.dwg | 9 OF 10
XREF File(s): VLD-BASE-210109/HBS-BASE-2436-210109/HSL-BASE-210109/VSF-BASE-210109/VLD-BASE-PUMP-210109/VSF-BASE-PUMP-210109/VFC-BASE-210109/PAR-BASE-210109/LLP-BASE-210109



FOREST CONSERVATION AREA CONTEXT MAP
SCALE: 1" = 300'

300' 150' 0' 150' 300' 600'
SCALE IN FEET

FOREST CONSERVATION AREA LINE TABLE (F)

LINE	BEARING	DISTANCE
F51	S 61°07'09" E	10.00'
F52	S 28°52'51" W	379.32'
F53	N 83°58'05" W	694.92'
F54	N 43°23'15" W	318.69'
F55	N 46°36'45" E	35.00'
F56	S 43°23'15" E	30.18'
F57	S 45°14'57" E	24.83'
F58	S 54°14'37" E	95.61'
F59	S 67°43'23" E	85.12'
F60	S 80°24'59" E	85.12'
F61	N 86°53'25" E	85.12'
F62	N 74°11'49" E	85.12'
F63	N 61°30'13" E	85.12'
F64	N 50°53'05" E	54.75'
F65	S 48°32'53" E	421.83'
F66	N 28°52'51" E	372.69'

FOREST CONSERVATION AREA LINE TABLE (G)

LINE	BEARING	DISTANCE
F67	N 46°32'27" E	142.28'
F68	N 43°27'33" W	205.11'
F69	N 65°01'29" E	10.54'
F70	S 43°27'33" E	202.62'
F71	S 33°42'27" E	131.63'
F72	S 06°21'32" E	85.12'
F73	S 19°03'08" E	85.12'
F74	S 32°31'54" E	95.61'
F75	S 41°31'34" E	24.83'
F76	S 43°23'15" E	30.18'
F77	S 46°36'45" W	25.00'
F78	N 43°23'15" W	424.83'

RECEIVED
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STATE OF MARYLAND
Talbot County, to Wit:
Recorded in the Land Records of Talbot County
Kathleen M. Duvall
Kathleen M Duvall, Clerk
Circuit Court of Talbot County

REVISIONS			
No.	DATE	DESCRIPTION	BY

MISS UTILITY
DIG WITH CARE
MISS UTILITY OF MARYLAND
BEFORE YOU DIG CALL 1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

WARNING!!
THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. THE CONTRACTOR SHALL VERIFY THE LOCATION AND DEPTH OF EXISTING UTILITIES PRIOR TO BEGINNING CONSTRUCTION. THE QUANTITIES SHOWN ON THIS PLAN ARE FOR INFORMATIONAL AND PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES TO HIS OWN SATISFACTION PRIOR TO BEGINNING CONSTRUCTION.

THE CONTRACTOR SHALL TEST PIT AND LOCATE EXISTING UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY WORK ON-SITE. THE CONTRACTOR SHALL NOTIFY DEPT. OF PUBLIC WORKS OF ANY POSSIBLE CONFLICT AND REQUEST THE RELOCATION OF THE EXISTING UNDERGROUND UTILITIES BEFORE BEGINNING ANY WORK ON-SITE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY RELOCATION EXPENSE.

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanelnc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

This Plan was prepared by a qualified professional in accordance with the requirements of The Maryland Forest Conservation Act of 1991 (COMAR 0.8.19.06.01) and Qualification letter dated MARCH 1, 2007

DAVID W. BARNHART — 05/06/2024 DATE

FOREST CONSERVATION PLAN

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: DATE: BY:

SHEET No. 10 OF 10
SCALE: AS NOTED
DATE: 03/11/2024
JOB No. 210109
FILE No. 1659

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PROPERTY OWNERS: D.R. HORTON, INC. *(PHASE 2 AND FUTURE PHASES EXCEPTING COMMERCIAL LOT 201)*
GANNON FAMILY, LLC *(COMMERCIAL LOT 201)*

PROPERTY ADDRESS: 29659 MATTHEWSTOWN ROAD
EASTON, MARYLAND 21601

DEED REFERENCE: 3109/485

PLAT REFERENCE: 82/151, 25/92, 22/41 & 92/96

PROPERTY COVENANTS AND RESTRICTIONS:

- DEED OF EASEMENT FOR STORMWATER MANAGEMENT: 3123/457
- DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR STORMWATER MANAGEMENT: 3123/425
- FOREST CONSERVATION EASEMENT AGREEMENT: 3123/434

PLAT PURPOSE

THE PURPOSE OF THIS PHASE 2 FINAL PLAT IS TO SUBDIVIDE EXISTING PARCEL 45 INTO 43 RESIDENTIAL LOTS, USING THE PUD STANDARDS. AS REQUIRED BY THE TOWN, THE SUBDIVISION OF THESE 43 LOTS REQUIRES ESTABLISHMENT OF CERTAIN STORMWATER MANAGEMENT PARCELS, RIGHTS-OF-WAYS (FOR UTILITY INSTALLATION/OWNERSHIP TRANSFER) AND OPEN SPACE AREAS AS OUTLINED IN DETAIL IN THE PHASING INDEX SHOWN HEREON.

FUTURE PHASE(S) (REFERENCED HEREON BUT NOT HEREBY LEGALLY ESTABLISHED) WILL INCLUDE: 1 COMMERCIAL LOT (LOT 201) AND 116 RESIDENTIAL LOTS (LOTS 10-55, 123-167 & 176-200).

SITE NOTES

ZONING CLASSIFICATION: PUD (PLANNED UNIT DEVELOPMENT)

RESIDENTIAL DENSITY: 16 UNITS/ACRE = 1,220 POTENTIAL; 200 LOTS PROPOSED

SETBACKS PROPOSED:

FRONT SETBACK – 10'
SIDE SETBACK – 5'
REAR SETBACK – 15'/25'

WATER SUPPLY: TOWN OF EASTON

SEWAGE DISPOSAL: TOWN OF EASTON

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON APRIL 27, 2021.

THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.

THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360

THE COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND COORDINATE SYSTEM NADB3 (2011), AS ESTABLISHED BY GPS METHODOLOGY TO CORS STATIONS MDNM (NGS CERTIFICATE PENDING) AND LOYF (PID DK7414) COMBINED FACTOR: 0.99995360. THE DISTANCES SHOWN HEREON ARE GROUND BASED.

NO ABSTRACT OF TITLE, TITLE COMMITMENT, NOR RESULTS OF A TITLE SEARCH HAVE BEEN FURNISHED TO LANE ENGINEERING, LLC. THE BUILDING RESTRICTION LINES AS SHOWN HEREON ARE BASED SOLELY ON THE CURRENT TOWN OF EASTON ZONING ORDINANCE APPLICABLE TO THE PROPERTY SHOWN HEREON AND ARE SUBJECT TO CHANGE WITH THE REVISION OF ZONING LAWS. OTHER DOCUMENTS OF RECORD MAY EXIST THAT MAY AFFECT THE SURVEYED PROPERTY REFLECTED HEREON, INCLUDING BUT NOT LIMITED TO EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, PLAT RESTRICTIONS OR ANY OTHER FACTS THAT AN ACCURATE, COMPLETE AND CURRENT TITLE SEARCH MAY DISCLOSE.

GENERAL NOTES

BUILDING PERMITS SHALL BE ISSUED ONLY IF SUFFICIENT CAPACITY IS AVAILABLE IN THE COMMUNITY WATER SUPPLY SYSTEM, SEWERAGE SYSTEM, AND SOLID WASTE ACCEPTANCE FACILITY SERVING THE SUBDIVISION.

LAND SHOWN UPON THIS PLAT MAY CONTAIN NON-TIDAL WETLANDS REGULATED UNDER COMAR 08.0504; THE FEDERAL WATER POLLUTION ACT SECTION 404; OR THE RIVERS HARBOR ACT SECTION 10. DEVELOPMENT AND CONSTRUCTION WITHIN WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

THE PLANNING AND ZONING COMMISSION MAY WAIVE OR TERMINATE, UPON RESUBDIVISION, SUCH UTILITY EASEMENT WHICH HAS NOT BEEN ACCEPTED BY USE THEREOF UPON RECEIVING APPROVAL FROM THE TOWN ENGINEER.

A UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND TEN (10) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY EXCEPT AS SHOWN AND FIVE (5) FEET IN WIDTH ON EACH SIDE OF SIDE LOT LINES. NO ROOF OVERHANG OR BUILDING FOUNDATION SHALL EXTEND BEYOND ANY UTILITY DISTRIBUTION RIGHT-OF-WAY AND EASEMENT.

UTILITY EASEMENTS NOT PROVIDED IN THE FOLLOWING LOCATIONS:
-SIDE PROPERTY LINE OF LOTS 91-96 WITHIN THE 40' LANDSCAPE BUFFERYARD.
-SIDE PROPERTY LINE OF ALL CORNER LOTS AS SHOWN HEREON.
-ENTIRE SITE PERIMETER PROPERTY LINE EXCEPT ALONG THE WESTERN BOUNDARY WITHIN OPEN SPACE #11.

ALL EASEMENTS SHOWN ARE HEREBY DEDICATED FOR PUBLIC USE.

ALL STREETS AND STREET WIDENINGS, PARKS AND OTHER LANDS INTENDED FOR PUBLIC USE ARE RESERVED BY THE OWNER FOR FUTURE CONVEYANCE TO THE TOWN OF EASTON.

POTENTIAL HOMEOWNERS SHOULD BE AWARE THAT THE RIGHT-OF-WAY CONNECTIONS AT "CHARLOTTE LANE" AND "SWANN HAVEN ROAD" ARE PROPOSED TO PROVIDE CONNECTIVITY TO NEIGHBORING PROPERTIES TO OFFER MULTIPLE TRAVEL OPTIONS AND PROMOTE COMMUNITY INTERACTION PER DESIGN PRINCIPLE #9 FROM THE 2010 COMPREHENSIVE PLAN.

PER EXHIBIT "B" TO ORDINANCE NO. 773, EFFECTIVE MARCH 13, 2022, THE EASTON TOWN COUNCIL FINDS APPROVAL OF THE PUD TO BE IN THE PUBLIC INTEREST, SUBJECT TO THE CONDITIONS SET FORTH IN SAID ORDINANCE.

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C-0191C FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X -- AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LANDS OF WHICH THIS PLAT IS COMPRISED ARE D.R. HORTON, INC. AND GANNON FAMILY, LLC. THE OWNER CONCURS WITH ALL NOTATIONS AND REPRESENTATIONS ON THIS PLAT WHICH IS PREPARED AND WILL BE RECORDED AT THEIR REQUEST.

I, JEFFERSON EWELL HUBBARD HEREBY CERTIFY THAT THE PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION PLAT OF PART OF THE LANDS CONVEYED TO D.R. HORTON, INC. BY A DEED DATED APRIL 09, 2024 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 3109, AT FOLIO 485; AND THAT ALL EXISTING MONUMENTS ARE IN PLACE AS SHOWN, AND ONCE ENGAGED AS DESCRIBED IN THE OWNER'S CERTIFICATE ALL PROPOSED MONUMENTS WILL BE SET AS SHOWN.

THIS PLAT HAS BEEN PREPARED BY THE LICENSEE EITHER PERSONALLY OR UNDER HIS DIRECTION AND SUPERVISION AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12, AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2027.

JEFFERSON EWELL HUBBARD — DATE 3/17/26
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

OWNER'S CERTIFICATE

D.R. HORTON, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT. AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS, AGENTS, AND ASSIGNS WILL CAUSE THE PROPOSED PROPERTY MONUMENTS TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 409 (4) (5), CHAPTER 25 OF THE TALBOT COUNTY CODE.

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWER MUST BE REVIEWED AND APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. PUBLIC WATER AND PUBLIC SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

C/O TAVNER R. VANTREASE, JR. — DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, _____

NOTARY — MY COMMISSION EXPIRES _____

OWNER'S CERTIFICATE

GANNON FAMILY, LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT. AS OWNERS OF THIS SUBDIVISION WE, OUR SUCCESSORS, AGENTS, AND ASSIGNS WILL CAUSE THE PROPOSED PROPERTY MONUMENTS TO BE SET BY A REGISTERED MARYLAND SURVEYOR IN ACCORDANCE WITH SECTION 409 (4) (5), CHAPTER 25 OF THE TALBOT COUNTY CODE.

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWER MUST BE REVIEWED AND APPROVED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT. PUBLIC WATER AND PUBLIC SEWER WILL BE AVAILABLE TO ALL LOTS OFFERED FOR SALE.

C/O GREG J. GANNON — DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____, _____

NOTARY — MY COMMISSION EXPIRES _____

TALBOT COUNTY HEALTH DEPARTMENT

TAX PARCEL 45, LOTS 1-9, 56-81 & 168-175 (43 LOTS) AS SHOWN HEREON ARE APPROVED FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03.

LOTS 10-55, LOTS 123-167, LOTS 176-201, STORMWATER MANAGEMENT AREAS 1 THROUGH 14, OPEN SPACE AREAS 1 THROUGH 16 AND PARK AREAS 1 THROUGH 4 AS SHOWN HEREON ARE NOT LEGALLY ESTABLISHED AS PER COMAR 26.04.03 AND MAY NOT BE CONSIDERED FOR DEVELOPMENT UNTIL SUCH TIME AS THE AREAS ARE APPROVED TO BE SERVED BY PUBLIC WATER AND PUBLIC SEWER. DEVELOPMENT OF THESE AREAS MUST COMPLY WITH THE PROVISIONS SET FORTH IN THE CODE OF MARYLAND REGULATIONS FOR SUBDIVISION OF LAND IN PLACE AT THE TIME THE PROPOSAL IS SUBMITTED. FURTHERMORE THE DEVELOPMENT MUST BE CONSISTENT WITH APPLICABLE STATE AND TOWN CODES, REGULATIONS AND LAWS.

TALBOT COUNTY APPROVING AUTHORITY — DATE

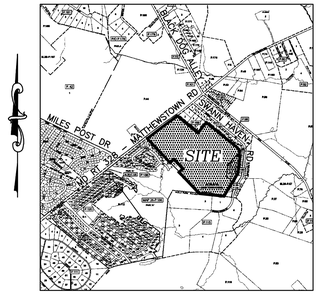
APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE

THE TOWN PLANNER — DATE

SHEET INDEX

SHEET 1 ..... TITLE SHEET
SHEET 2 ..... OVERALL SUBDIVISION
SHEET 3 ..... SUBDIVISION DETAIL
SHEET 4 ..... SUBDIVISION DETAIL
SHEET 5 ..... SUBDIVISION DETAIL
SHEET 6 ..... SUBDIVISION DETAIL & CURVE TABLES



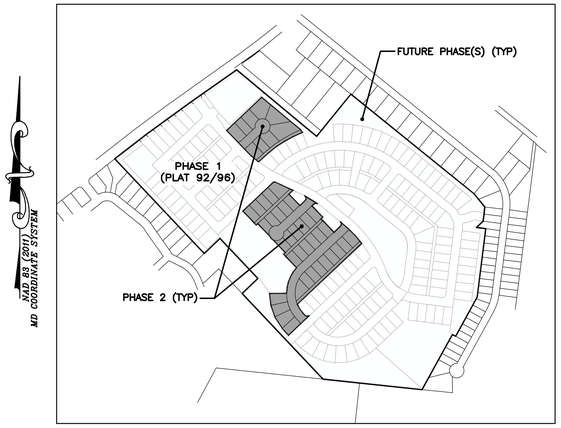
LOCATION MAP
SCALE: 1" = 2000'
1000' 0' 1000' 2000'
SCALE IN FEET

SITE CALCULATIONS:

TOTAL SITE AREA	=	76.196 AC.±
AREA IN MATTHEWSTOWN ROAD RIGHT-OF-WAY DEDICATION	=	0.198 AC.±
AREA IN RESIDENTIAL LOTS	=	34.524 AC.±
AREA IN COMMERCIAL LOT	=	1.898 AC.±
AREA IN RIGHTS-OF-WAYS	=	15.516 AC.±
AREA IN STORMWATER MANAGEMENT AREAS	=	6.655 AC.±
AREA IN PARK AREA	=	8.797 AC.±
AREA IN OPEN SPACE	=	8.608 AC.±

PHASING BUILD OUT & CALCULATIONS:

PHASE 1 (LOTS 82-122)	=	25.569 AC.±
PHASE 2 (LOTS 1-9, 56-81 & 168-175)		
TOTAL AREA	=	10.630 AC.±
AREA IN RESIDENTIAL LOTS (43 TOTAL)	=	7.494 AC.±
AREA IN COMMERCIAL LOT	=	0.000 AC.±
AREA IN RIGHTS-OF-WAYS	=	2.173 AC.±
AREA IN STORMWATER MANAGEMENT AREAS	=	0.182 AC.±
AREA IN PARK AREA	=	0.000 AC.±
AREA IN OPEN SPACE	=	0.781 AC.±
FUTURE PHASES (LOTS 10-55, 123-167 & 176-201)		
TOTAL AREA	=	39.799 AC.±
AREA IN RESIDENTIAL LOTS (116 TOTAL)	=	19.998 AC.±
AREA IN COMMERCIAL LOT	=	1.898 AC.±
AREA IN RIGHTS-OF-WAYS	=	6.517 AC.±
AREA IN STORMWATER MANAGEMENT AREAS	=	0.888 AC.±
AREA IN PARK AREA	=	5.491 AC.±



PHASING INDEX
SCALE: 1" = 500'

PHASE 2 INCLUDES LEGAL RECORDATION/ESTABLISHMENT OF:

- LOTS 1-9, 56-81 & 168-175
- OPEN SPACE AREAS 3, 8, 9 & 10
- SWM AREA 4
- COLTON COURT, CAROLINE COURT & A PORTION OF ELEANOR WAY ROW'S
- & ALL ASSOCIATED EASEMENTS AS PROPOSED WITHIN THOSE LIMITS

(SEE SUBSEQUENT SHEETS FOR DETAIL)

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanei nc.com
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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
No. 363
REGISTERED
PROPERTY LINE SURVEYOR
3/17/26 DATE

FINAL PLAT
PHASE 2
"GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: — DATE: — BY:
AGENCY SUBMITTAL — 3/11/26 — BCE

SHEET No. 1 OF 6
DATE: 3/11/26
SCALE: AS NOTED
JOB No. 210109
FILE No. 1659

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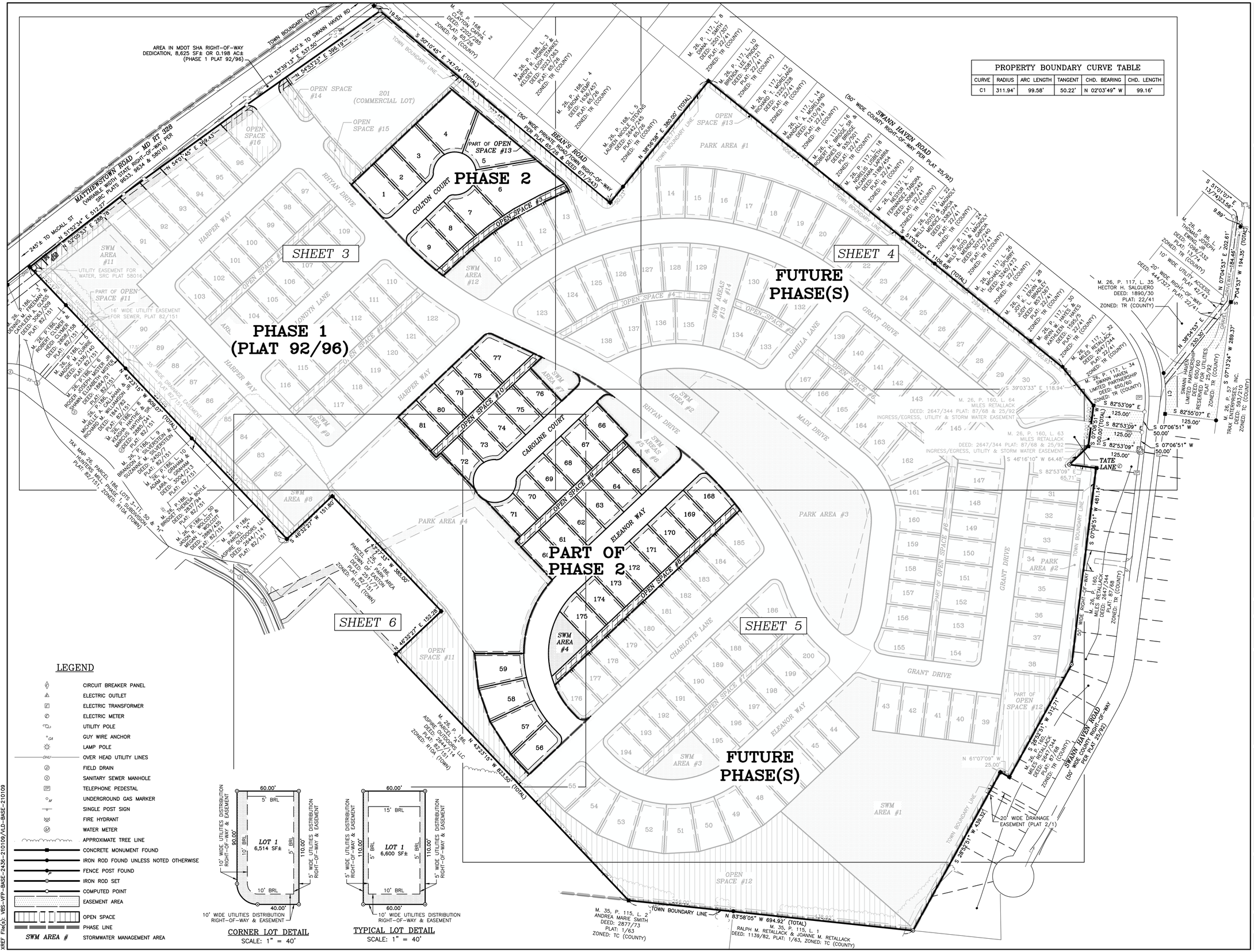

PROPERTY BOUNDARY CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C1	311.94'	99.58'	50.22'	N 02°03'49" W	99.16'

LEGEND

- CIRCUIT BREAKER PANEL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE ANCHOR
- LAMP POLE
- OVER HEAD UTILITY LINES
- FIELD DRAIN
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- UNDERGROUND GAS MARKER
- SINGLE POST SIGN
- FIRE HYDRANT
- WATER METER
- APPROXIMATE TREE LINE
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND UNLESS NOTED OTHERWISE
- FENCE POST FOUND
- IRON ROD SET
- COMPUTED POINT
- EASEMENT AREA
- OPEN SPACE
- PHASE LINE
- SWM AREA # — STORMWATER MANAGEMENT AREA

CORNER LOT DETAIL
SCALE: 1" = 40'

TYPICAL LOT DETAIL
SCALE: 1" = 40'

REVISIONS			
No.	DATE	DESCRIPTION	BY

NAD 83 (2011) MD COORDINATE SYSTEM

SCALE IN FEET

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
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354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

STATE OF MARYLAND — JEFFERSON EWELL HUBBARD — REGISTERED PROPERTY LINE SURVEYOR — NO. 363

3/17/26
DATE

FINAL PLAT
PHASE 2
"GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR:	DATE:	BY:
AGENCY SUBMITTAL	3/11/26	BCE

SHEET No. 2 OF 6	DATE:	3/11/26
	JOB No.	210109
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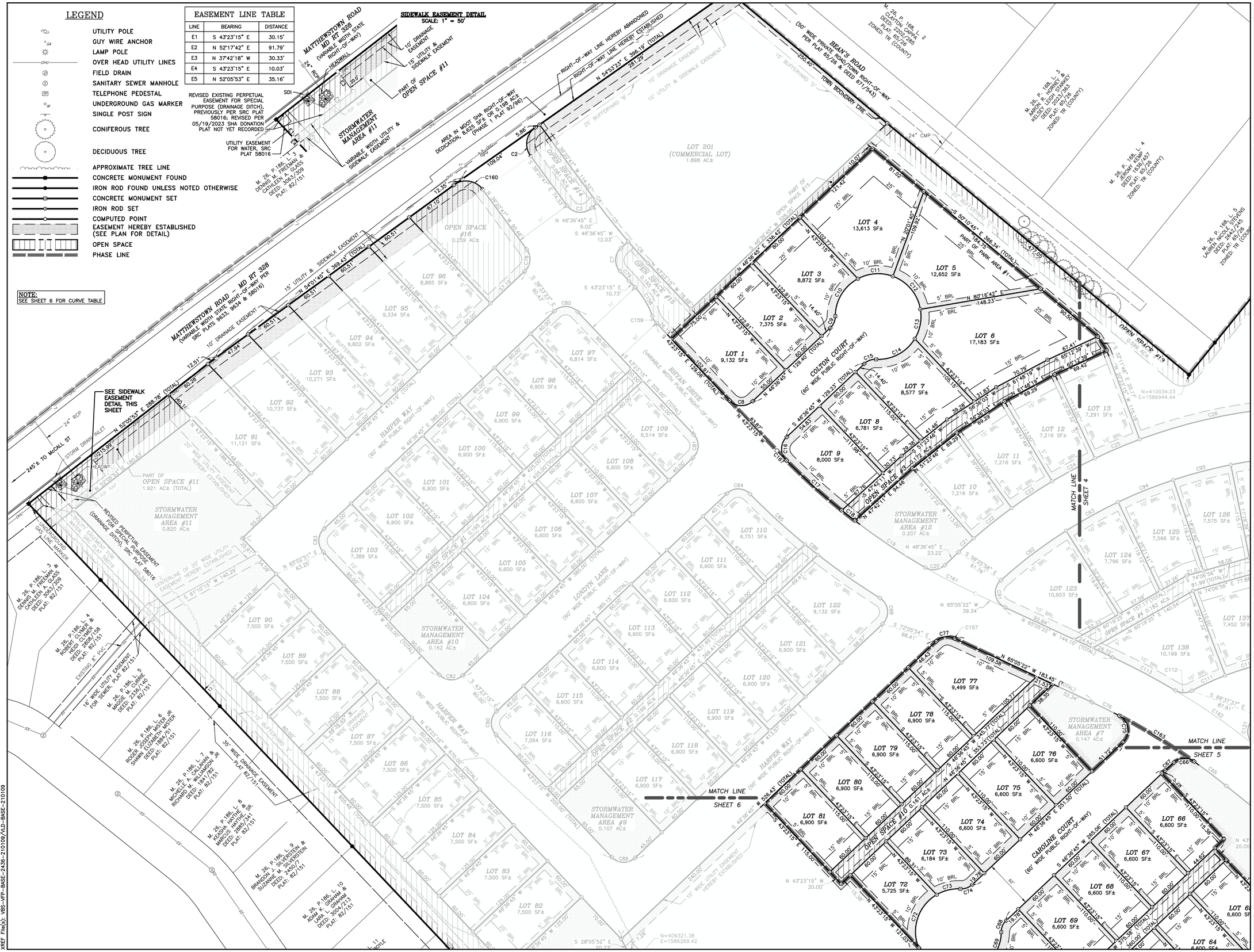
XREF File(s): VBS-VFP-BASE-2436-210109/VLD-BASE-210109



EASEMENT LINE TABLE		
LINE	BEARING	DISTANCE
E1	S 43°23'15" E	30.15'
E2	N 52°17'42" E	91.79'
E3	N 37°42'18" W	30.33'
E4	S 43°23'15" E	10.03'
E5	N 52°05'53" E	35.16'

REVISIONS

No.	DATE	DESCRIPTION	BY

NAD 83 (2011) MD COORDINATE SYSTEM

SCALE IN FEET

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SEAL

STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
PROPERTY LINE SURVEYOR
NO. 363
REGISTERED

3/17/26
DATE

FINAL PLAT PHASE 2 "GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: AGENCY SUBMITTAL
DATE: 3/11/26 BY: BCE

SHEET No. 3 OF 6
DATE: 3/11/26
JOB No. 210109
SCALE: AS NOTED
FILE No. 1659

Date: 03/11/2026 - 10:55am User: rdean Project Manager: BCE
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XREF File(s): VBS-VFP-BASE-2436-210109/VLD-BASE-210109

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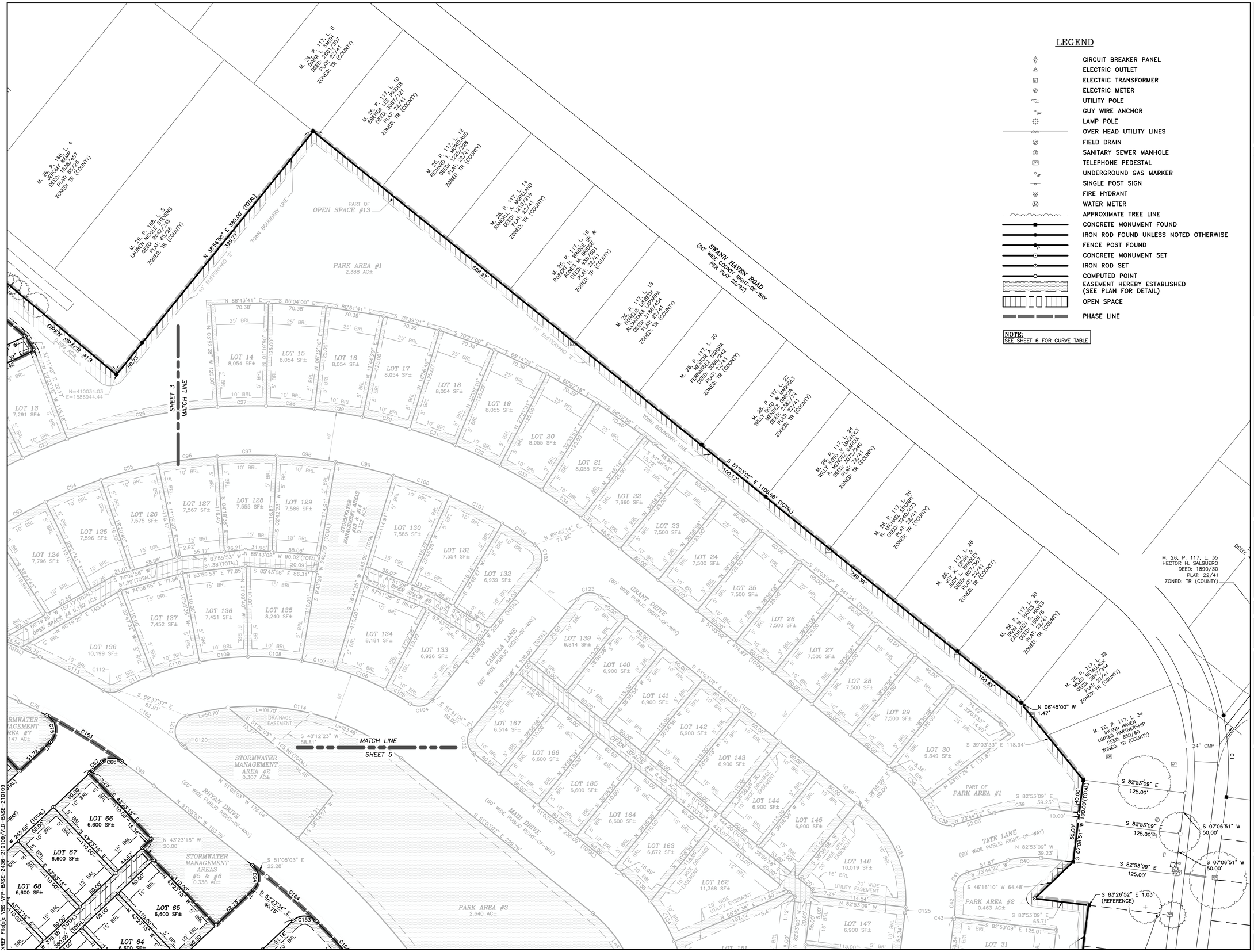


LEGEND

- CIRCUIT BREAKER PANEL
- ELECTRIC OUTLET
- ELECTRIC TRANSFORMER
- ELECTRIC METER
- UTILITY POLE
- GUY WIRE ANCHOR
- LAMP POLE
- OVER HEAD UTILITY LINES
- FIELD DRAIN
- SANITARY SEWER MANHOLE
- TELEPHONE PEDESTAL
- UNDERGROUND GAS MARKER
- SINGLE POST SIGN
- FIRE HYDRANT
- WATER METER
- APPROXIMATE TREE LINE
- CONCRETE MONUMENT FOUND
- IRON ROD FOUND UNLESS NOTED OTHERWISE
- FENCE POST FOUND
- CONCRETE MONUMENT SET
- IRON ROD SET
- COMPUTED POINT
- EASEMENT HEREBY ESTABLISHED (SEE PLAN FOR DETAIL)
- OPEN SPACE
- PHASE LINE

NOTE:
SEE SHEET 6 FOR CURVE TABLE

NAD 83 (2011) MD COORDINATE SYSTEM

50' 25' 0' 25' 50' 100'
SCALE IN FEET

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lanei.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
STATE OF MARYLAND
JEFFERSON EMELL HUBBARD
PROPERTY LINE SURVEYOR
REG. NO. 21482
3/17/26
DATE

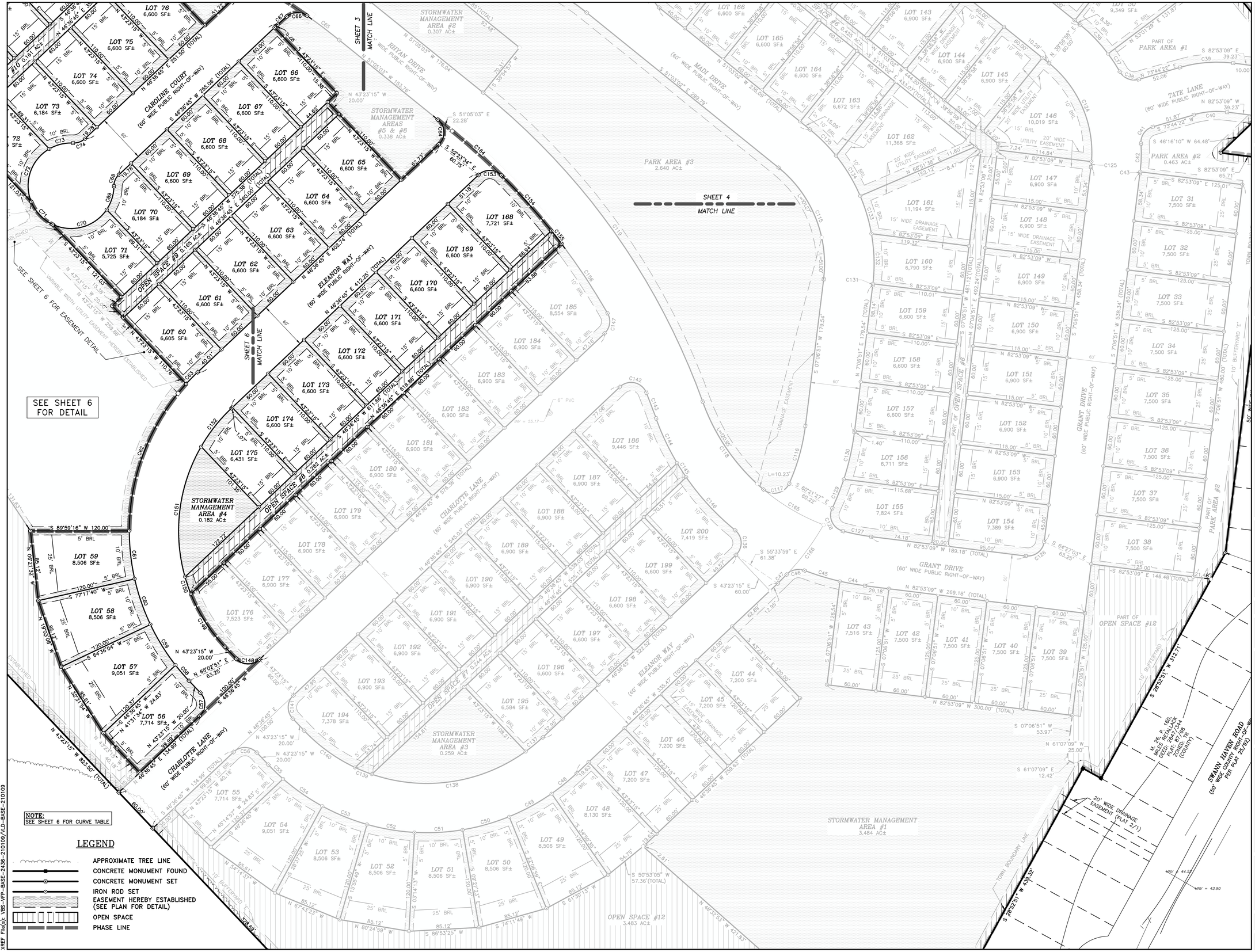
FINAL PLAT
PHASE 2
"GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC
WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR: AGENCY SUBMITTAL — DATE: 3/11/26 BY: BCE

SHEET No. 4 OF 6
SCALE: AS NOTED
DATE: 3/11/26
JOB No. 210109
FILE No. 1659

Date: 03/11/2026 - 10:55am User: rdean Project Manager: BCE
Drawing Path: C:\Users\rdean\AppData\Local\Temp\AcPublish_35724\VFP-PHASE2-PLTS-210109.dwg | FINALPlatSheet4
XREF File(s): NBS-VFP-BASE-2436-210109/ALD-BASE-210109



NOTE:
SEE SHEET 6 FOR CURVE TABLE

LEGEND

- APPROXIMATE TREE LINE
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- IRON ROD SET
- EASEMENT HEREBY ESTABLISHED (SEE PLAN FOR DETAIL)
- OPEN SPACE
- PHASE LINE

Date: 03/11/2026 - 10:55am User: rdean Project Manager:BCE
Drawing Path: C:\Users\rdean\AppData\Local\Temp\AcPublish_3572A\VFP-PHASE2-PLTS-210109.dwg | FINALPlatSheet5
XREF File(s): VBS-VFP-BASE-2436-210109/VLD-BASE-210109

REVISIONS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lelinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL

STATE OF MARYLAND
JEFFERSON EWELL HUBBARD
PROPERTY LINE SURVEYOR
No. 362
REGISTERED

3/17/26
DATE

FINAL PLAT PHASE 2 "GANNON RANGE"

ON THE LANDS OF
D.R. HORTON, INC. &
GANNON FAMILY, LLC

WARD DISTRICT 2, TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 26, GRID 20, PARCEL 45

ISSUED FOR:	DATE:	BY:
AGENCY SUBMITTAL	3/11/26	BCE

SHEET No. 5 OF 6	DATE:	3/11/26
	JOB No.	210109
SCALE: AS NOTED	FILE No.	1659

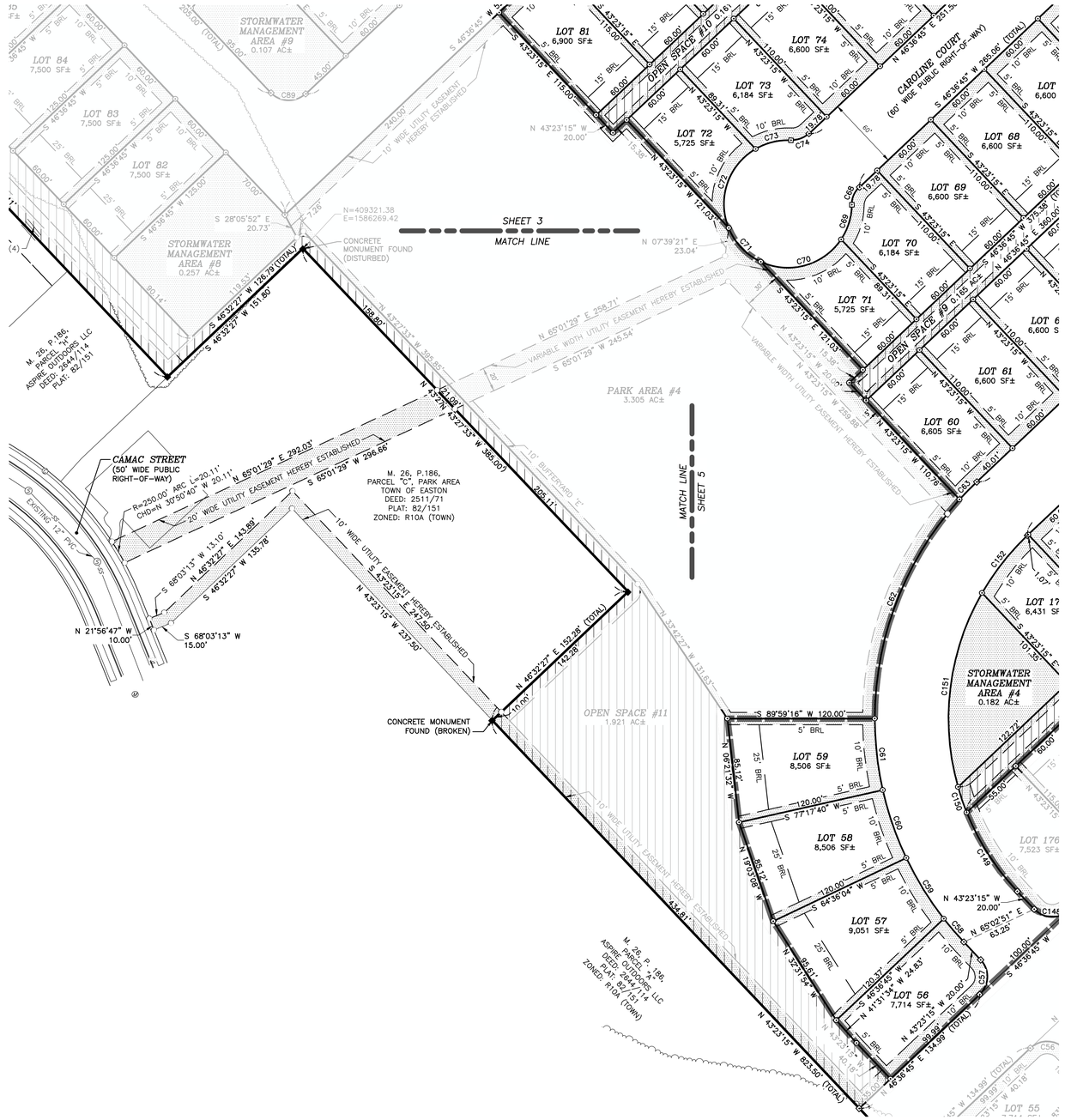
© LANE ENGINEERING, LLC

PROPOSED PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C2	25.00'	39.81'	25.55'	S 09°16'18" W	35.73'
C3	20.00'	33.87'	22.62'	S 84°52'01" E	29.97'
C4	807.60'	3.61'	1.81'	S 36°28'28" E	3.61'
C5	807.60'	60.21'	30.12'	S 38°44'19" E	60.20'
C6	807.60'	35.42'	17.71'	S 42°07'52" E	35.42'
C7	20.00'	31.04'	19.63'	S 02°09'05" W	28.02'
C8	20.00'	31.42'	20.00'	S 88°23'15" E	28.28'
C9	20.00'	16.06'	8.49'	N 23°36'14" E	15.63'
C10	52.00'	55.73'	30.88'	N 31°17'45" E	53.10'
C11	52.00'	43.59'	23.17'	N 86°00'44" E	42.33'
C12	52.00'	54.68'	30.17'	S 39°50'49" E	52.20'
C13	52.00'	37.17'	19.42'	S 10°45'12" W	36.38'
C14	52.00'	55.73'	30.88'	S 61°55'44" W	53.10'
C15	20.00'	16.06'	8.49'	S 69°37'15" W	15.63'
C16	20.00'	31.83'	20.42'	S 01°00'45" W	28.58'
C17	790.00'	90.60'	45.35'	S 47°52'23" E	90.55'
C18	790.00'	20.28'	10.14'	S 51°53'39" E	20.28'
C19	790.00'	102.68'	51.41'	S 56°21'11" E	102.60'
C20	20.00'	25.59'	14.88'	N 83°16'05" E	23.88'
C21	650.00'	24.75'	12.38'	N 47°42'11" E	24.75'
C22	650.00'	59.04'	29.54'	N 51°23'46" E	59.02'
C23	650.00'	59.04'	29.54'	N 56°36'03" E	59.02'
C24	650.00'	59.05'	29.54'	N 61°48'19" E	59.03'
C25	650.00'	59.05'	29.54'	N 67°00'37" E	59.03'
C26	650.00'	187.33'	94.32'	N 77°52'08" E	186.69'
C27	650.00'	59.05'	29.55'	N 88°43'41" E	59.03'
C28	650.00'	59.05'	29.55'	S 86°04'00" E	59.03'
C29	650.00'	59.05'	29.55'	S 80°51'41" E	59.03'
C30	650.00'	59.06'	29.55'	S 75°39'21" E	59.04'
C31	650.00'	59.06'	29.55'	S 70°27'00" E	59.04'
C32	650.00'	59.06'	29.55'	S 65°14'39" E	59.04'
C33	650.00'	59.06'	29.55'	S 60°02'18" E	59.04'
C34	650.00'	59.06'	29.55'	S 54°49'56" E	59.04'
C35	650.00'	13.37'	6.68'	S 51°38'23" E	13.37'
C36	200.00'	49.13'	24.69'	S 44°00'47" E	49.01'
C37	200.00'	26.07'	13.05'	S 33°14'28" E	26.05'
C38	20.00'	26.79'	15.84'	S 67°53'01" E	24.83'
C39	160.00'	65.27'	33.10'	N 85°25'36" E	64.82'
C40	100.00'	40.80'	20.69'	S 85°25'36" W	40.51'
C41	20.00'	26.87'	15.90'	S 35°15'10" W	24.89'
C42	200.00'	34.46'	17.27'	S 01°42'09" W	34.42'
C43	200.00'	1.66'	0.83'	S 06°52'35" W	1.66'
C44	310.00'	30.87'	15.45'	N 80°01'59" W	30.86'
C45	310.00'	44.95'	22.51'	N 73°01'36" W	44.91'
C46	20.00'	23.53'	13.34'	S 77°25'17" W	22.20'
C47	305.00'	15.42'	7.71'	S 45°09'50" W	15.42'
C48	265.00'	39.52'	19.80'	S 50°53'05" W	39.48'
C49	265.00'	58.71'	29.47'	S 61°30'13" W	58.59'
C50	265.00'	58.71'	29.47'	S 74°11'49" W	58.59'
C51	265.00'	58.71'	29.47'	S 86°53'25" W	58.59'
C52	265.00'	58.71'	29.47'	N 80°24'59" W	58.59'
C53	265.00'	58.71'	29.47'	N 67°43'23" W	58.59'
C54	265.00'	58.16'	29.20'	N 55°05'19" W	58.05'
C55	265.00'	25.04'	12.53'	N 46°05'39" W	25.03'
C56	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C57	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C58	265.00'	25.04'	12.53'	N 40°40'51" W	25.03'
C59	265.00'	58.16'	29.20'	N 31°41'11" W	58.05'
C60	265.00'	58.71'	29.47'	N 19°03'08" W	58.59'
C61	265.00'	58.71'	29.47'	N 06°21'32" W	58.59'
C62	265.00'	195.63'	102.51'	N 21°08'12" E	191.22'
C63	265.00'	20.01'	10.01'	N 44°26'56" E	20.01'
C64	20.00'	34.10'	22.88'	N 02°14'09" W	30.12'
C65	790.00'	49.19'	24.60'	N 52°52'05" W	49.18'
C66	20.00'	26.46'	15.57'	S 87°26'59" W	24.57'
C67	285.00'	14.62'	7.31'	S 48°04'54" W	14.62'
C68	20.00'	16.06'	8.49'	S 23°36'14" W	15.63'
C69	52.00'	30.08'	15.47'	S 17°10'03" W	29.66'
C70	52.00'	73.94'	44.79'	S 74°28'35" W	67.87'
C71	52.00'	38.84'	20.38'	N 43°23'15" W	37.95'
C72	52.00'	73.94'	44.79'	N 18°44'54" E	67.87'
C73	52.00'	30.08'	15.47'	N 76°03'26" E	29.66'
C74	20.00'	16.06'	8.49'	N 69°37'15" E	15.63'
C75	20.00'	38.05'	28.04'	N 07°53'25" W	32.57'
C76	790.00'	37.18'	18.59'	N 63°44'28" W	37.18'
C77	20.00'	23.85'	13.58'	S 80°46'55" W	22.47'
C78	20.00'	28.96'	17.68'	N 05°07'59" E	26.49'
C79	839.00'	15.79'	7.89'	S 42°50'55" E	15.79'
C80	20.00'	31.42'	20.00'	S 88°23'15" E	28.28'
C81	20.00'	31.42'	20.00'	S 01°36'45" W	28.28'
C82	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C83	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C84	20.00'	31.05'	19.63'	S 88°55'07" E	28.02'

PROPOSED PROPERTY LINE CURVE TABLE

CURVE	RADIUS	ARC LENGTH	TANGENT	CHD. BEARING	CHD. LENGTH
C85	850.00'	90.65'	45.37'	S 47°30'17" E	90.60'
C86	850.00'	20.19'	10.10'	S 51°14'25" E	20.19'
C87	850.00'	91.85'	45.97'	S 55°00'59" E	91.80'
C88	20.00'	36.56'	25.94'	S 05°44'59" E	31.68'
C89	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C90	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C91	20.00'	39.46'	30.25'	N 08°33'42" W	33.37'
C92	590.00'	99.42'	49.83'	N 52°47'38" E	99.31'
C93	590.00'	72.26'	36.17'	N 61°07'48" E	72.21'
C94	590.00'	72.26'	36.17'	N 68°08'49" E	72.21'
C95	590.00'	72.26'	36.17'	N 75°09'50" E	72.21'
C96	590.00'	72.26'	36.17'	N 82°10'51" E	72.21'
C97	590.00'	72.26'	36.17'	N 89°11'52" E	72.21'
C98	590.00'	72.26'	36.17'	S 83°47'07" E	72.21'
C99	590.00'	72.26'	36.17'	S 76°46'06" E	72.21'
C100	590.00'	72.26'	36.17'	S 69°45'05" E	72.21'
C101	590.00'	72.26'	36.17'	S 62°44'04" E	72.21'
C102	590.00'	47.62'	23.82'	S 56°54'50" E	47.60'
C103	20.00'	32.66'	21.28'	S 07°49'34" E	29.15'
C104	20.00'	29.48'	18.15'	S 81°10'27" W	26.88'
C105	345.00'	35.25'	17.64'	N 59°31'43" W	35.24'
C106	345.00'	65.05'	32.62'	N 67°51'28" W	64.96'
C107	345.00'	42.25'	21.15'	N 76°46'06" W	42.23'
C108	345.00'	65.54'	32.87'	N 85°43'08" W	65.44'
C109	345.00'	59.10'	29.62'	S 83°55'53" W	59.03'
C110	345.00'	59.11'	29.63'	S 74°06'56" W	59.03'
C111	345.00'	45.02'	22.54'	S 65°28'09" W	44.99'
C112	20.00'	20.59'	11.31'	N 88°46'15" W	19.70'
C113	850.00'	86.30'	43.19'	N 62°10'51" W	86.26'
C114	285.00'	275.86'	149.82'	S 78°46'48" E	265.22'
C115	150.00'	152.27'	83.43'	S 21°58'05" E	145.82'
C116	245.00'	73.13'	36.84'	S 15°39'55" W	72.86'
C117	20.00'	37.02'	26.56'	S 77°14'23" W	31.96'
C118	250.00'	131.18'	67.14'	N 34°42'20" W	129.68'
C119	850.00'	465.98'	239.01'	N 35°22'45" W	460.17'
C120	850.00'	5.53'	2.77'	N 51°16'15" W	5.53'
C121	20.00'	43.61'	38.38'	N 11°01'00" E	35.47'
C122	20.00'	31.42'	20.00'	N 06°03'02" W	28.28'
C123	20.00'	31.42'	20.00'	N 83°56'58" E	28.28'
C124	140.00'	135.46'	73.56'	S 23°19'54" E	130.24'
C125	140.00'	6.66'	3.33'	S 05°45'02" W	6.66'
C126	20.00'	31.42'	20.00'	S 52°06'51" W	28.28'
C127	250.00'	34.93'	17.49'	N 78°53'01" W	34.90'
C128	20.00'	34.97'	23.91'	N 24°47'51" W	30.68'
C129	305.00'	37.77'	18.91'	N 21°44'20" E	37.74'
C130	305.00'	58.97'	29.58'	N 12°39'10" E	58.87'
C131	210.00'	1.86'	0.93'	N 06°51'37" E	1.86'
C132	210.00'	60.93'	30.68'	N 01°42'20" W	60.72'
C133	210.00'	48.09'	24.15'	N 16°34'43" W	47.99'
C134	210.00'	57.04'	28.70'	N 30°55'17" W	56.87'
C135	210.00'	45.26'	22.72'	N 44°52'37" W	45.17'
C136	20.00'	33.99'	22.76'	S 02°04'45" E	30.05'
C137	205.00'	27.13'	13.58'	S 50°24'13" W	27.11'
C138	205.00'	196.11'	106.29'	S 81°35'59" W	188.71'
C139	205.00'	22.00'	11.01'	N 67°55'17" W	21.98'
C140	205.00'	76.78'	38.85'	N 54°07'04" W	76.33'
C141	20.00'	31.42'	20.00'	N 01°36'45" E	28.28'
C142	20.00'	38.85'	29.27'	S 77°44'03" E	33.03'
C143	790.00'	33.18'	16.59'	S 20°52'38" E	33.18'
C144	310.00'	60.16'	30.18'	S 25°14'02" E	60.07'
C145	310.00'	20.36'	10.18'	S 32°40'30" E	20.35'
C146	310.00'	87.73'	44.16'	S 42°39'49" E	87.44'
C147	20.00'	26.70'	15.77'	S 08°21'50" W	24.76'
C148	20.00'	31.42'	20.00'	N 88°23'15" W	28.28'
C149	205.00'	76.78'	38.85'	N 32°39'27" W	76.33'
C150	205.00'	22.00'	11.01'	N 18°51'13" W	21.98'
C151	205.00'	163.45'	86.35'	N 07°03'44" E	159.16'
C152	205.00'	59.78'	30.10'	N 38°15'30" E	59.57'
C153	20.00'	30.76'	19.36'	S 89°19'32" E	27.82'
C154	790.00'	90.73'	45.42'	S 41°58'24" E	90.68'
C155	790.00'	20.09'	10.05'	S 37°57'17" E	20.09'
C156	790.00'	101.22'	50.68'	S 33°33'19" E	101.16'
C157	850.00'	0.61'	0.30'	S 65°04'08" E	0.61'
C158	95.23'	41.40'	21.03'	N 30°55'54" W	41.08'
C159	23.00'	10.00'	5.08'	S 30°55'54" E	9.92'
C160	25.00'	39.11'	24.84'	N 81°09'31" W	35.24'
C161	790.00'	69.12'	34.58'	S 62°34'59" E	69.10'
C162	850.00'	115.94'	58.06'	N 55°21'53" W	115.85'
C163	790.00'	106.74'	53.45'	N 58°31'20" W	106.65'
C164	790.00'	80.25'	40.16'	N 48°10'26" W	80.22'
C165	250.00'	85.11'	42.97'	S 59°29'26" E	84.70'
C166	305.00'	75.25'	37.82'	N 36°38'51" E	75.06'
C167	790.00'	16.55'	8.27'	S 43°59'15" E	16.54'


LOT 84
7,500 SF±
LOT 83
7,500 SF±
LOT 82
7,500 SF±
STORMWATER MANAGEMENT AREA #9
0.107 AC±
STORMWATER MANAGEMENT AREA #8
0.257 AC±
LOT 81
6,900 SF±
OPEN SPACE #10
0.161 AC±
LOT 74
6,600 SF±
LOT 73
6,184 SF±
LOT 72
5,725 SF±
CAROLINE COURT
(60' WIDE PUBLIC RIGHT-OF-WAY)
LOT 68
6,600 SF±
LOT 69
6,600 SF±
LOT 70
6,184 SF±
LOT 71
5,725 SF±
OPEN SPACE #9
0.165 AC±
LOT 61
6,600 SF±
LOT 60
6,605 SF±
PARK AREA #4
3.305 AC±
CAMAC STREET
(50' WIDE PUBLIC RIGHT-OF-WAY)
M. 26, P.186,
PARCEL "C", PARK AREA
TOWN OF EASTON
DEED: 2511/71
PLAT: 82/151
ZONED: R10A (TOWN)
M. 26, P. 186,
PARCEL "A"
ASPIRE OUTDOORS, LLC
DEED: 2644/114
PLAT: 82/151
ZONED: R10A (TOWN)
OPEN SPACE #11
1.921 AC±
LOT 59
8,506 SF±
LOT 58
8,506 SF±
LOT 57
9,051 SF±
LOT 56
7,714 SF±
STORMWATER MANAGEMENT AREA #4
0.182 AC±
LOT 176
7,523 SF±
LOT 55
SHEET 3
MATCH LINE
MATCH LINE
SHEET 5
CONCRETE MONUMENT FOUND (DISTURBED)
CONCRETE MONUMENT FOUND (BROKEN)
EXISTING 12" PVC
10' BUFFERYARD 'C'
20' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
10' WIDE UTILITY EASEMENT HEREBY ESTABLISHED
VARIABLE WIDTH UTILITY EASEMENT HEREBY ESTABLISHED
S 46°32'27" W 151.80'
S 46°32'27" W 126.78' (TOTAL)
N 43°27'33" W 385.00'
N 43°27'33" W 205.11'
S 65°01'29" W 296.66'
N 65°01'29" E 292.03'
N 65°01'29" E 258.71'
S 65°01'29" W 245.54'
N 43°23'15" W 305.85'
N 43°23'15" W 245.50'
N 43°23'15" W 237.50'
N 46°32'27" E 132.28' (TOTAL)
S 46°32'27" W 135.78'
S 46°32'27" W 143.89'
S 68°03'13" W 13.10'
S 68°03'13" W 15.00'
N 21°56'47" W 10.00'
S 89°59'16" W 120.00'
N 43°23'15" W 20.00'
S 43°23'15" E 115.00'
S 46°36'45" E 251.52'
S 46°36'45" W 265.06'
S 46°36'45" W 125.00'
S 28°05'52" E 20.73'
N 07°39'21" E 23.04'
N 43°23'15" W 121.03'
N 43°23'15" W 238.88'
N 43°23'15" W 110.78'
N 43°23'15" W 20.00'
S 43°23'15" E 121.03'
S 43°23'15" E 110.00'
S 43°23'15" E 360.00'
S 43°23'15" E 375.58'
S 43°23'15" E 110.00'
S 43°23'15" E 110.00'
S 43°23'15" E 110.00