Planning Commission
MEETING AGENDA

Thursday, May 21, 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 April 16, 2026 Meeting.

3. Old Business

4. New Business

a.

Application Number:	2026 - 1697
Applicant:	Rauch Inc. on behalf of Osprey Property Company II LLC
Location:	Port Street and Easton Parkway Tax Map 0015, Grid 0034, Parcel 0077, Lot 4
Zoning District:	MXW
Request:	Sketch site plan approval for the development of a 64 unit multi-family residential building dedicated to senior and affordable housing. The Applicant is also seeking supplemental waivers from Section 28-1014.7.E.1.b, the minimum planting unit standards, Section 28-1014.6.B.1.a, the minimum quantity of street trees, and Section 28-1014.6.B.1, the minimum number of overall tree plantings required.

b. Maryland Department of Planning: Fiscal Year 2025 Annual Report.

5. Discussion Item

a. Complete Streets Manual Final Draft Presentation: Presentation with the Town Engineering Department to review the final draft of the Complete Streets Manual

and its proposed recommendations to enhance safety, accessibility, and multi-modal mobility on Town streets.

b. Accessory Dwelling Unit Legislation. HB 1466 (2025): Legislative Compliance Review of the Easton Zoning Ordinance for Accessory Dwelling Units (ADUs) following the enactment of House Bill 1466 (2025).

c. Potential Zoning Code Amendment: Discussion on permanent amendments to the Zoning Code for the Mobile Food Use (Food Truck) Pilot Program (Resolution No. 6217).

6. Election of Officers

a. Election of 2026 Officers.

7. Adjournment

Town of Easton Planning Commission
Draft Decision Summary
Thursday, April 16, 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
Victoria McAndrews
William Ryall

Absent:

Commission Members:
Tom Klein
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
Sierra Clem, Engineering Technician
Samantha Smith, Administrative Specialist

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

2. **Decision Summary Review** —

   Vice Chairperson Ports moved to approve the February 19, 2026 Decision Summary. Commissioner Ryall seconded the motion.

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

3. **Old Business**

a. Recommendation to the Town Council for the Adoption of Resolution 26-02 for the Town of Easton East End Small Area Plan —

Mr. Miguel Salinas presented the final draft of the 2026 Small Area Plan for the East End Neighborhood and Dover Street Corridor. The new Small Area Plan serves as a comprehensive update to the original East End Housing and Neighborhood Revitalization Plan initially ratified by the Town of Easton in September, 1997. This plan was developed through vast community engagement, including a five day design charrette held in October 2024, market analysis presentations, neighborhood walkarounds, the launch of the Town of Easton's *Engage Easton* online platform (https://engage.eastonmd.gov) and a public hearing held by the Commission on March 26, 2026. Built upon the vision of the recently revised Comprehensive Plan, the new Small Area Plan features an Overall Framework Plan to provide guidance for appropriate infill and redevelopment opportunities, infrastructure investment, and vital business support while retaining neighborhood diversity.

Staff Presentation:
Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner
Sharon Van Emburgh, Esq., Town Attorney

Public Comment Received to Date:
Lauren Halterman
Sevan Topjian, The Market at Dover Station
Lynnette Keef
Jack Sullivan
Carolyn Jaffee
Owen Bailey, Eastern Shore Land Conservancy

Written Public Comment Received to Date:
Dr. Candice Andrews
Jen Coleman
Gary Saluti
Melissa Mueller

Vice Chairperson Ports moved for the approval of the Town of Easton 2026 East End Small Area Plan, and for a favorable recommendation to the Town Council regarding the adoption of Resolution 26-02 for the East End Small Area Plan. Chairperson Toussaint seconded the motion.

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

4. New Business

a. File No.: **2026 - 1649**
Applicant: **Lowe's Home Centers, Inc. (Store #1982)**
Location: 501 Glebe Road, Easton, MD 21601
Tax Map 0101, Grid 00EA, Parcel 0265, Lot 4A
Zoning: PUD
Request: The Applicant is seeking a formal recommendation to the Easton Town Council for a material amendment to a previously approved Planned Unit Development (PUD) (Zoning Ordinance No. 487) for the expansion of the outdoor display area. The Applicant is also seeking a parking waiver from Section 28-1001.3.C of the Zoning Ordinance of 34 vehicle spaces from the minimum 460 vehicle spaces to accommodate the existing outdoor display area.

Background: On June 24, 2025, the Commission approved an amendment to the previously approved Seasonal/ Long-Term Storage location with the addition of sixteen (16) additional off-street parking spaces, and a parking waiver from Section 28-1001.3.C of four (4) customer parking spaces from the minimum 460 vehicle spaces. This approval was granted subject to the condition that: (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 August 20, 2025, Lowe's Home Centers Inc. (Store #1982) received approval for their revised Outdoor Sales & Display Plan.

Outstanding Issues: On April 14, 2026 a Code Enforcement notice was issued (Case #26-0240) identifying multiple Property Maintenance violations of Section 11-302.4 (Weeds), 11-302.2 (Grading and Drainage), 11-302.1 (Sanitation), 11-302.7 (Accessory Structures), and 11-302.9 (Defacement of Property). Additionally, the notice cited Zoning violations of Section 28-1101.3.A (Sign Regulations) and Section 28-1007.4.A.8.a.iv (Supplemental Standards for Outdoor Storage Screening).

Staff Presentation:
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq., Town Attorney

Applicant Presentation:
Todd Bartok, Lowe's Home Centers, LLC

Public Comment:
John Plaskin, Ashby Commons HOA President

Public Comment Written — None

Commissioner McAndrews moved to approve the parking waiver, and to forward a favorable recommendation to the Town Council that the proposed material PUD amendment is consistent with the current Comprehensive Plan subject to the following conditions:

1. **The Applicant shall complete the required plantings for the Seasonal/Long-Term Temporary Storage location as per the approved August 20, 2025 Outdoor Sales & Display Plan (application 2025 - 1447).**

2. **The final approval of the parking waiver is contingent upon the approval of a PUD amendment by the Easton Town Council.**

3. **The Applicant shall resolve all outstanding Code and Property Maintenance violations (Case # 26-0240) prior to final Council approval.**

4. **The Applicant shall replace dead and/or diseased plantings in the previously approved Landscape Plan from the original PUD by December 31, 2026.**

Should the Council approve the material PUD amendment, the Commission respectfully recommends that the Applicant satisfies the listed conditions before final approval is granted. Vice Chairperson Ports seconded the motion.

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

b. Applicant: **Town of Easton**
Location: 29659 Matthewstown Road, Easton, MD 21601 (Gannon Range)
Tax Map 0026, Grid 0020, Parcel 0045
Zoning: PUD
Request: The Town of Easton Engineering Department is requesting an amendment to the previously approved Gannon Range Plat for the redesignation of a public street name from Madison Drive to Madi Drive.

Background: The Gannon Range Preliminary Plat and Phase 1 of the plat were approved and recorded on August 9, 2024. The previously approved Madison Drive is included in Phase 2 of the Gannon Range Plat. After further review of the existing streets in Town, an existing Madison Alley was identified in Easton Club East. To avoid the potential conflict of duplicate public street names,

the Town of Easton Engineering Department is requesting an amendment to change Madison Drive in Gannon Range to Madi Drive.

Staff Presentation:
Rick Van Emburgh P.E., Town Engineer
Sierra Clem, Engineering Technician

Public Comment — None
Public Comment Written — None

Vice Chairperson Ports moved to approve the amendment as submitted. Chairperson Toussaint seconded the motion.

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

5. Discussion Items

a. South Downtown (SODO) Subarea Plan — The Town of Easton Planning and Zoning Department will hold 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).

b. Complete Streets Presentation — The Town of Easton Engineering Department in partnership with Marcus of Wallace, Montgomery & Associates is preparing to present the final draft of the Complete Streets study. Complete Streets is a transportation policy that focuses on designing, building, operating, and maintaining streets to accommodate all users regardless of their age, ability, or chosen mode of transportation. The draft manual focuses on the key objectives of the Transportation section of the Town of Easton Comprehensive Plan; prioritizing enhanced safety, and improving accessibility that is more "street friendly" for pedestrians and cyclists.

6. **Adjournment** — Vice Chairperson Ports moved to adjourn. Chairperson Toussaint seconded the motion. The meeting was adjourned at 1:36 p.m.

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

Date of Hearing: May 21, 2026

4a

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT: **Sketch Site Plan Review for Port Street Senior Multifamily**

ELECTION WARD: Ward 4

CRITICAL ACTION DATE: At the pleasure of the Commission

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

APPLICANT: Osprey Property Company II, LLC % Brian Lopez

DOCUMENT CREATED ON: May 5, 2026

PURPOSE: Osprey Property Company II, LLC (Applicant), is seeking sketch site plan and architectural approval for the construction of a proposed 3-story, 12,511 square foot building that will provide a 64 unit senior multifamily building with associated parking, stormwater management and landscaping. In addition, the applicant is seeking a landscape and buffering waiver from Chapter 28-1014.6.B.1, Chapter 28-1014.6.B.1(a), and Chapter 28-1014.7.E.1(b) of the Zoning Code.

RECOMMENDATION: Should the Planning Commission (Commission) approve the sketch site plan, staff recommends approval as submitted.

APPLICATION INFORMATION:	
APPLICANT: Osprey Property Company II, LLC % Brian Lopez	**REPRESENTATIVE:** Rauch Inc.: Brian Fitzgerald &Robert Rauch Osprey Property Company II, LLC % Brian Lopez

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 34, Grid 15, Parcel 0077, Lot 4	3.497

ACCEPTANCE DATE: May 4, 2026	**LOCATION:** Port Street, Lot 4
EXISTING ZONING MXW PUD Infill Boundary	**EXISTING LAND USE:** Unimproved Lot
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Residential

CONTEXT:
Location/Site Access – The subject property is located on Port Street, directly West of the Meadow Drive intersection and East of the Easton Parkway intersection.

Existing Conditions – The subject property, which is currently unimproved, is approximately 3.497 acres. It features a grassed area, including some street trees along Meadow Drive. The site also contains several areas of connected and disconnected wetlands, as identified by the Maryland Department of the Environment (MDE). The site is within the IDA (Intensely Developed Area) Critical Area.

Surrounding Properties
- 480 & 501 Port Street - MXW
- 605 Port Street - GI
- 700 Port Street - HC
- 106 Meadow Drive (Qual Meadows Apartments) - R-7A
- 107 Meadow Drive (Qual Meadows II Apartments) - R-7A



Figure 1: Vicinity Map

PROPOSAL: The applicant is proposing to construct a three-story multifamily building with sixty-four (64) units for seniors with associated parking, stormwater management and landscaping. The building will include thirty-four (34) one-bedroom units and thirty (30) two-bedroom units. The current proposed density is 18.30 dwelling units per acre. The maximum density allowed on the property, based on the Port Street Corridor Sub-District Development Standards, is 30 dwelling units per acre which yields 104.91 dwelling units based on the property's size (3.497 acres). The total proposed density is 18.30 dwelling units per acre. In addition, the applicant seeks landscaping and buffering waivers under Zoning Code Chapters 28–1014.6.B.1, 28–1014.6.B.1(a) and 28-1014.7.E.1(b). To balance site development, the applicant proposes reducing the 192-tree requirement (3 trees per unit) under Zoning Code Chapter 28–1014.6.B.1 to accommodate mandated open recreation space and a submerged gravel wetland for stormwater compliance. Staff supports this reduction, noting it addresses building setbacks and a 25-foot utility easement on Port Street. Additionally, the applicant requests modification from Zoning Code Chapter 28–1014.6.B.1(a) by replacing canopy trees with understory trees along Port Street and Meadow Drive due to spatial constraints and utility easements. A reduction in street trees along MD-322 is also sought to maintain a 10-foot maintenance buffer for the wetland. Staff supports these modifications, finding the design maintains the code's intent while ensuring adequate maintenance access. Finally, the applicant seeks a waiver from Chapter 28-1014.7.E.1(b) to reduce the number of plantings at Bufferyard "A" along MD-322 to maintain a ten-foot stormwater maintenance buffer around the wetland, following an April 22, 2026, ESDR comment. Staff supports this request as essential for facility maintenance, noting that proposed plantings to the north provide sufficient screening for the building.

BACKGROUND: The applicant submitted an application to the Easton Staff Development Review Committee (ESDR) on April 22, 2026 (please see attached ESDR Determination Letter).

OUTSTANDING ISSUES:

There are no outstanding issues.

ZONING ANALYSIS:

A. Purpose

Section 28-312.1 (Town Code).

> ***(A)The purpose of this district is to advance the vision of the Town of Easton for Easton Point as expressed in the Town's Comprehensive Plan, as amended, which includes the Port Street Small Area Plan (collectively, the "Plan"). In accordance with the spirit and intent of that Plan, Easton Point is envisioned as an area appropriate for infill development and redevelopment of a mixed-use nature, with a wide variety of uses possible, including residential, commercial, institutional and open space. The intent IS NOT to require an exact duplicate of the uses as depicted on the Plan, but rather to encourage such development or redevelopment that is consistent with the Plan from a use and character perspective.***
>
> ***(B) Permitted uses will enable the creation of a neighborhood/destination that caters to new residents, provides sources of employment, serves as a tourist destination, and provides public open spaces and Waterfront access. Particular attention shall be given to impacts on the Tred Avon River, the headwaters of which this zoning district borders.***
>
> ***(C) In recognition that different parts of the Zoning District have different design and development goals and objectives, four Zoning Sub-Districts are established for the purpose of differentiating various development standards applicable in these areas. If a parcel of land is divided by a sub district boundary line at the time of enactment of this code or by subsequent amendments thereto, the appropriate standards and uses for each sub district shall apply on the portion of the parcel covered by that sub district. Notwithstanding the above, where a parcel is divided between the Water View and Inland sub districts, the Planning and Zoning Commission may consider the entire parcel to be within the Inland sub-district. The sub-districts are depicted on Map 28-312.11 and their purposes are as follows:***
>
> > ***d. Port Street Corridor Sub-District – This sub-district is applied to lands within 180' parallel to and on either side of Port Street. The purpose of this sub-district is to:***
> >
> > ***1. Create an urban-scale streetscape;***
> >
> > ***2. Promote an urban design that will ultimately serve to visually connect or link the waterfront to Easton's Downtown; and***

3. Allow for mixed uses with an emphasis on multi-family, livework units and small commercial uses

Analysis - The current process of the Town of Easton Zoning Ordinance is for the Planning and Zoning Commission to review the material submitted as described in § 28-312.1 of the Town Code and shall represent the initial step in the MXW review process. Successful applications shall subsequently follow the appropriate steps for the type of project submitted and the applicant shall prepare and submit for a development and a final site plan in accordance with the site plan requirements specified in § 28 – 901.3.B and C of the Town Code and the requirements of the Town of Easton Subdivision Regulations, if applicable.

B. Off-Street Parking

Section 28-312.3.5 Off-Street Parking Standards

(A)Off-street parking shall be required for uses within the Zoning District, in accordance with the provisions of 28-1001 of the Town Code. Furthermore, given the proximity to the headwaters of the Tred Avon River, all pavement used for parking areas shall be pervious. Alternately such parking areas shall be designed so as to achieve equivalent sediment runoff reduction as would be achieved with the use of pervious pavement, as determined by the Town Engineer. Any pervious pavement shall comply with maintenance and inspection requirements of the Town.

(B) Shared off-street parking amongst multiple users, is encouraged in the Zoning District. To that end, any portion of off-street parking requirements may be satisfied off-site on land within 500 feet of the subject property. In such cases, evidence of the right to utilize such off-off-street parking spaces shall be provided at the time of site plan review.

(C) Parking for Residences, Employee and Business vehicles shall be designated and shall be located in a manner to not compete with patron and visitor parking.

(E) Setbacks for any portion of a parking lot or access drive shall be 3' for residential uses and 10' for non-residential uses, measured from the property line. Mixed-use projects shall adhere to the non-residential setback standard. The Planning and Zoning Commission may waive or modify these setback requirements when doing so may promote connectivity and the efficient utilization of space.

(F) The maximum setback requirements may be waived by the Planning and Zoning Commission for an area not to exceed 90% of the frontage in order to accommodate courtyards.

(G) Bicycle Parking spaces shall be required for all non-residential uses and structures. A minimum of one bicycle parking space shall be required for each 20 parking spaces.

a. Bicycle parking spaces may be provided or bicycle racks. Bicycle spaces shall be at least 2 feet 6 inches in width and 6 feet in length, with a minimum overhead vertical clearance of 7 feet. Racks and other

fixtures used to provide for nonresidential uses must be securely affixed to the ground and allow for the bicycle to be locked and chained.
b. Where bicycle spaces are required by 28-314.3.3 (G), the spaces may be indoors or outdoors and shall be located within 50 feet of the primary building entrance. Outdoor bicycle parking spaces shall not be located behind any wall or landscaping, or other visual obstruction lying between the principal building and the bicycle spaces. If required bicycle spaces are not visible from the street, signs must be posted indicating their location. Outdoor areas used for required bicycle parking shall have an improved hardened surface, and shall be drained and well lit. Common areas located within offices and commercial facilities or located on balconies or within residential dwelling units shall not be counted toward required parking.

Analysis- The applicant is not proposing to use permeable pavement as required by the zoning ordinance. However, the Town Engineer is satisfied that sediment runoff has been reduced to an equivalent level as permeable pavement, therefore,permeable pavement is not required.

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
	Residential Buildings				
4	Multifamily	1 per du	2 per du	0.5 per du	

Total Site Parking Required:

Multifamily: 1 Space per dwelling unit required-Minimum
64 units x 1 = 64 spaces required-Minimum
2 Spaces per dwelling unit required-Maximum
64 units x 2 = 128 spaces required-Maximum

Bicycle Spaces: 0.5 per dwelling unit required
64 units x 0.5 = 32 required bicycle spaces

Total parking spaces provided: 64
Total bicycle spaces provided: 32

Analysis- The Applicant is proposing 64 parking spaces. The Applicant believes the proposed parking is adequate to support the daily operation of the multifamily building. Osprey Property Company II, LLC has demonstrated that they can adequately provide parking spaces within the minimum requirements established in § 28-1001.3.A of the Town Code. Traffic Concepts, Inc. concluded that the senior housing development will generate minimal pedestrian traffic (two AM, two PM peak hour trips) and no peak hour bicycle trips, which does not affect the adequate intersection capacity finding of the traffic study. It is worth noting that a traffic study was not required by MDOT SHA, as this project generates fewer than 50 total trips during either peak hour and does not require a Maryland State access permit. The 14 AM and 18 PM peak hour trips are not significant, as demonstrated by

the adequate intersection capacity analyses, and will not impact bicycle or pedestrian travel.

C. Development Standards

Section 28-312.2 (Town Code)

(A) Development shall require site plan approval by the Easton Planning and Zoning Commission in accordance with the standards of Section 28-301 of the Town Code (notwithstanding the threshold staff-Planning and Zoning Commission division as all site plans in the MXW Zoning District are subject to Planning and Zoning Commission review). In addition to the standards required in 28-301, the Planning and Zoning Commission shall consider the following in their review of site plans:

a. Whether or not the proposed project is consistent with the Plan, and to the extent that it varies from said Plan, whether or not the proposed project is consistent with the vision, spirit and intent expressed in that document. Projects deemed to be inconsistent with the Plan shall be denied unless and until said Plan is amended in such a way as to make the proposed project consistent with the Plan. Consistency shall refer to both the proposed use, as well as architectural or design considerations. b. Whether or not the proposed use is likely to generate potentially adverse impacts to neighboring or nearby properties in the form of undue noise, smoke, odors, traffic, inadequate or excessive drainage, etc., and if finding that such potential exists, whether or not such impacts are determined to be sufficiently ameliorated as part of the proposed project.

Table 312 B Development Standards					
Subdistrict					
Inland			**Port Street**		
Development Standard	**Base**	**Max**	**Base**	**Max**	**Proposed**
Minimum Lot Size *	5,000 square feet	5,000 square feet	5,000 square feet	5,000 square feet	152,329 square feet *
Max. Dwelling Units per acre	12 du/ac	30 du/ac	12 du/ac	30 du/ac	18.3 du/ac
Max. Height**	50’	65’	40’	50’	48’
Maximum Stories**	3.0	5.0	3.0 (2.5 min.)	4.0	3 Stories
Max. Lot Coverage	40%	75%	50%	80%	41%

Water's Edge Setback	N/A	N/A	N/A	N/A	N/A
Front Setback****	5' Min. 15' Max	5' Min. 15' Max	**West of Easton Parkway:** The minimum setback from Port Street shall be 29 feet from the centerline of Port on the northern side of the street and 41 feet from the centerline on the southern side. The maximum setback shall be 39 feet from the centerline of Port on the northern side and 51 feet from the centerline on the southern side.***** **East of Easton Parkway:** The minimum setback from Port Street shall be 29 feet from the centerline of Port and the maximum setback shall be 39 feet from the centerline of Port.*****		
Minimum Side Setback			N/A	N/A	N/A

* For subdivisions of 10 or more lots, the minimum lot size may be replaced by an average lot size of the specified dimension.
** Height and stories in the Zoning District shall be measured from Base elevation.
*** The Water's Edge setbacks are measured from the line of mean high tide, and are subject to Critical Area Regulations per 28-401.
**** Measured from the property line.
***** For parcels that are (or will become) subject to an easement for the Easton Rail Trail, the maximum front setback from Port Street shall be 10' from the southern edge of the easement

§ 312.3 of the Zoning Ordinance states that development within the Sub District shall also meet these additional requirements:

- ***Minimum lot dimensions - All lots hereafter established shall have a depth of at least sixty (60) feet.***

- ***Lot frontage - All lots hereafter established shall have a minimum frontage on a public street or way of at least 24 feet.***

- ***Maximum density - for any residential uses shall be as follows:***
  a. If residential use is part of a vertically-mixed use project (i.e., nonresidential uses are present on the ground floor with residential units on non-ground floors), there shall be no limit on the residential

density.
b. For all other development scenarios, the maximum permitted density shall be as indicated in Table 312 B above.

- ***Base Elevation – The base elevation for structures in the Zoning District shall [2]be a minimum of the base flood elevation plus 24 inches. The base flood elevation (BFE) must be determined for each project by a Civil Engineer, based on current Maryland DFIRM maps and the Town of Easton's Floodplain Management Code.***

- ***The front yard required for a dwelling in any zone which permits residences may be reduced in the case of a dwelling to be located between two (2) existing dwellings which lack the required front yard and which are less than one hundred (100) feet apart. In such a case the front yard depth shall be not less than that of the deeper adjoining lot.***

- ***On corner lots, all sides of the lot which face a street must comply with the applicable front setback.***

[2]Definitions:
Story – That part of a building between the surface of a floor and the ceiling immediately above. **Half-story** – An uppermost story usually including dormer windows, in which a sloping roof replaces the upper part of the front wall, provided that the minimum slope of such roof is four units vertical to 12 units horizontal.
Analysis - The site falls under the Inland and Port Street Sub District Area and meets the § 28-312.3 Site Planning Standards.

D. DEVELOPMENT STANDARDS

28-312.3.4 Vehicular and Pedestrian Connectivity Standards

(A) Lots shall be interconnected to all adjoining lots by providing the means to extend – connect on-site; sidewalks, pedestrian paths, service – access roads.

Analysis - Connectivity to Meadow Drive and a walkway along Port Street towards the Rails to Trails has been provided.

28-312.3.6 Site Loading and Unloading Area Standards

(A) All site loading and unloading areas shall be fully screened from view by architectural design feature or by permanent, decorative screens or natural plantings, a minimum of eight (8) feet in height.

Analysis - Site loading and unloading areas will be screened prior to Development Site plan approval.

28-312.3.8 Lighting Standards

> ***(A) All on-site lighting shall be low cut-off shielded luminaries at a maximum 15' height and light shall not shine off-site at levels greater than 1 foot candle. All on-site lighting shall be decorative lamps consistent with the design elements of the area.***

Analysis - Lighting specifications have been noted within the *Site Data* on sheet G-100 of the Sketch Site Plan.

28-312.3.9 Underground and Screening of Utilities

> ***(A) All new, replacement and/or modified utility facilities shall be located underground where practical, excluding appurtenances such as pedestals, cabinets, control structures, etc. All utility meters and connections (except water and wastewater) shall be made at the side or rear of a building and properly screened to prevent visibility from public streets.***

Analysis - The applicant will coordinate with the Easton Utilities Commission for placement of underground utilities and screening prior to Development Site plan approval.

E. Architectural Standards

Section 28-312.4 (Town Code)

> ***(B)The Planning and Zoning Commission shall have the authority to approve proposed architecture as compliant with the standards of this subsection, during their site plan review process. In so doing, the Planning and Zoning Commission shall focus their review on the more general architectural issues such as the appropriateness of the theme or style proposed, the general massing, shape, size, form and orientation of the buildings. The appropriateness of more detailed issues, such as materials and product specifications, shall be verified by Town staff (with the advice of a professional consulting architect, as needed).***

Analysis - While there is a long list of architectural standards outlined in this chapter, the Planning Commission only needs to look at the project for its general architectural appropriateness. The specific materials will be reviewed during development site plan review to ensure that they comply with the requirements. The proposal appears to meet the spirit and intent of the architectural requirements since it is oriented to front Port Street and Meadow Drive with parking located along Meadow Drive.

F. Forest Conservation

Easton Forest Conservation Ordinance #718, Article III,* § 31-3.1 *Relevance

A. Any person making an 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 this Ordinance.

Analysis - The site is within the priority funding area and is an existing grassed area with a few street trees along Meadow Drive. The site contains several swaths of connected and disconnected wetlands as identified by MDE. The overall site area is 3.497 acres with a proposed. Required afforestation on site is 0.25 acres or 10,890 square feet. Per the *Easton Forest Conservation Ordinance #718, Article III,* § 31-7.2, Forest Conservation requirements will be met through afforestation. Landscape plantings, as required by § Section 28-1014.5.B, are to be credited to satisfy the afforestation specification requirements. Staff supports the

G. Traffic Impact Analysis

The Traffic Impact Analysis (TIA) was submitted by the applicant on April 1, 2026. The documents prepared by Traffic Concepts, Inc. describe a proposed senior adult housing development along Port St. The site is located on a vacant lot on the southeast quadrant of MD 322 (Easton Pkwy) and MD 334 (Port St).The project will create up to 64 senior adult multi-family housing units. The site will have vehicle access to Meadow Drive.

Scope of Services
The study limits were established by the Town and a scope of services memo is included in the study appendix. The following key intersections were counted during the weekday morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak hours:

- MD 322 (Easton Pkwy) @ MD 334 (Port St) (Signalized)
- MD 334 (Port St) @ Meadow Dr/G. Murphy Community Pool Access (Unsignalized)
- MD 334 (Port St) @ Jowite Street (Unsignalized)

Study Methodology
The Traffic Impact Analysis (TIA) used three study conditions: existing, background, and future. Existing conditions were based on intersection turning movement counts. Background volumes were determined by applying growth rates for the build-out period. Future volumes included trips generated by the proposed development. Intersection levels of service were analyzed using the Critical Lane Volume (CLV) and Highway Capacity Manual (HCM) methods during these study conditions.

Existing Condition
The existing traffic condition sets the baseline intersection levels of service. Existing lane configurations are shown in Exhibit 2. Weekday turning movement counts were conducted on Thursday, February 5, 2026, from 7:00-9:00 AM and 4:00-6:00 PM (when schools were in

session). The resulting peak hour volumes are in Exhibit 3. Bicycle/pedestrian counts were also taken at all key intersections. Count data and aerial exhibits are provided in Appendix III.

Background Condition
Background traffic conditions at key intersections account for a regional growth rate and traffic from approved, unbuilt developments. The regional growth rate, which represents annual increases in through traffic from outside the study area, was determined by analyzing MDOT SHA historical traffic data (Appendix II). Although this analysis showed stable traffic volumes over the past three years, a conservative two percent compounded growth rate was applied over the two-year build-out period (Exhibit 4). Exhibit 5 shows the total background traffic volumes, including this projected growth.

Future Condition
The future condition analysis assessed new site trips generated by 72 senior adult multi-family housing units using the ITE Trip Generation Manual, 12th Edition data (detailed in Appendix IV memo). The resulting peak hour trips (Exhibit 6) were added to background traffic volumes to determine total future traffic volumes (Exhibit 7). The trip distribution is based on existing traffic and major access routes.

Safety Study
Crash Data
Crash data (between January 1, 2022 and December 31, 2025) has been provided by MDOT SHA at the key intersections. The only reported crashes occurred at the MD 322 at MD 334 intersection, and about 65 percent of those crashes were angle collisions. The crash data revealed no fatalities at any of the intersections. A copy of the detailed crash data is included in Appendix VI.

Non-Motorized Inventory
The following information provides a non-motorized inventory of the bicycle/pedestrian and transit amenities within the study area. This information also includes peak hour pedestrians, and bicycle counts at the key intersections.

Transit Facilities
Bus stop located approximately ½ mile from the site are shown on Exhibit 10. The bus routes that utilize these stops are listed below and the route maps and bus schedules are included in Appendix V.

- Route 1: Easton Shuttle (Kent Island – Grasonville – Centreville to Easton)
  - Stop S202 – Memorial Hospital
- Route C: (A fixed route within Easton that loops through various points in town)
  - Stop S144 – Easton Neighborhood Service Center
  - Stop S180 – St. Marks Village
  - Stop S168 – Safeway
  - Stop S072 – Easton Library
- Route 5: (Runs from Denton to Easton)

Stop S202 – Memorial Hospital
- Denton – Easton AM Shuttle:
Stop S144 – Easton Neighborhood Service Center
- Route D: (A fixed route within Easton that loops through various points in town)
Stop S202 – Memorial Hospital
- Route 9: (Cambridge – Trappe – Easton)
Stop S202 – Memorial Hospital

Delmarva Community Transit (DCT) offers specialized transportation. DCT's One Stop Service provides door-to-door van or car service for people 60+ and people with disabilities, requiring 24-hour advance notice. Complementary ADA-compliant service is also provided up to 3/4 mile off fixed routes for certified individuals with disabilities.

Pedestrian and Bicycle - Facilities & Counts
Continuous sidewalks line both sides of Meadow Drive near the site access. As shown in Exhibit 8, a nearby trail connects to the Easton Rails-To-Trail, a nearly 5-mile scenic route spanning Easton north to south, providing access to local stores, parks, destinations, and schools.

Intersection Capacity Analysis
As stated, the key intersections were analyzed during the existing, background, and future traffic conditions, using the Critical Lane Volume (CLV) and Highway Capacity Manual (HCM) methods. The HCM analyses at the signalized intersections were conducted using signal timing data provided by MDOT SHA. The levels of service results are listed on the following tables, and the detailed calculations are provided in Appendix I.

Queuing Analysis
A queuing analysis was conducted for the dedicated left turn lanes at the signalized key intersection that do not share continuous storage with through movements. The Highway Capacity Manual (HCM) 95th percentile back of queues are listed in the table below, and the HCM reports are included in Appendix I.

CONCLUSIONS AND RECOMMENDATIONS
Upon the build-out of the Port Street Senior Housing project, the study results show all key intersections are projected to operate at acceptable future levels of service (LOS).

Critical Lane Volume (CLV) Analysis - The results of the CLV calculations show that all key intersections are projected to operate at "A" levels of service (LOS).
HCM Signalized Intersection Analysis – The results determined adequate "B" overall future levels of service and adequate storage for left turn queues.
HCM Unsignalized Intersection Analysis – The results show adequate "B" or better levels of service for all movements at the future build-out conditions.

Traffic Concepts, Inc. notes that a traffic study was not required by MDOT SHA, as this project generates fewer than 50 total trips during either peak hour and does not require a Maryland State access permit. The 14 AM and 18 PM peak hour trips are not significant, as demonstrated by

the adequate intersection capacity analyses, and will not impact bicycle or pedestrian travel. Based on the study results and minimal impacts, we respectfully request approval of this project from a traffic impact standpoint.

On April 29, 2026 Traffic Concepts, Inc. provided a point by point response to the Town Engineer.

23. The Town will require SHA input prior to approval.
Response: *MD SHA is currently reviewing the TIS, with a 45-day review deadline of June 5, 2026. According to MD SHA policy and practices, a TIS is required for any proposed development generating more than 50 peak hour trips and that is associated with obtaining an entrance permit. The current traffic study for this project shows only 14 AM and 18 PM peak hour trips. Furthermore, the developer is reducing the project to 64 units of senior adult multifamily housing, which further reduces the trip generation to 12 AM and 16 PM peak hour trips. Given that these volumes are well below the 50-trip threshold and the project does not require an access permit, SHA must conclude the project has no significant impact on the state road system.*

24. Is the existing Meadow Drive width acceptable?
Response: *The existing Meadow Drive width is approximately 38 to 40 feet wide. Based on observations there is space to accommodate parked vehicles on both sides on the roadway and space for two through travel lanes.*

25. Are turn lanes recommended at the following locations:

a. Right turn from MD 334 (Port Street) to MD 322 (Easton parkway).
Response: *The westbound MD 334 (Port Street) approach to MD 322 (Easton Parkway) is an all-shared single lane approach. During the AM background peak hour, the average westbound queue is 8.2 vehicles. The average queue is minimally increased during the AM future peak hour at 8.5 vehicles. During the PM peak hour, the average background queue is 7.3 vehicles and is increased to only 7.6 vehicles as an average queue. Additionally, the overall AM future intersection level of service is "B" with and average delay of 17.1 seconds. During the PM future condition, the overall intersection level of service is "B" with an average delay of 18.8 seconds. Based on this adequate finding, auxiliary lanes are not required for queuing or to improve level of service.*
b. Left turn lane from Meadow Drive onto Port Street.
Response: The Meadow Drive northbound approach to MD 334 (Port Street) is a single lane with an all-share lane approach. During the AM and PM future traffic conditions, the intersection operates with levels of service "A" and "B" and with a queue free condition. Based on the HCS analysis and with our observations, auxiliary lanes are not required at this intersection.

26. There are 72 units proposed and 252 residents. Please address if the independent living residents with vehicles are included in the traffic counts.
Response: *First 252 residents are not proposed as part of this project. For clarification, on page 10 of the report, the reference to 252 means the Land Use Code used in the Institute of Traffic*

Engineers' Trip Generation Manual 12th Edition that represents the Senior Adult Housing – Multifamily land use. The trip generation calculations correctly use the number of units, as the independent variable.

27. The pedestrian and bicycle information provided lists no counts. This does not appear accurate based on the surrounding uses at this location. Including the proposed location for a rail to trails and existing school pick up location. Please review and revise these statistics appropriately.

Response: *The following information is based on camera counts at the subject intersection.*

At the MD 334 (Port Street) and Meadow Drive intersection, students (high school) begin to arrive at 6:59 AM. The school bus arrives at 7:09 AM and departs at 7:10 AM.

At 8:26 AM vehicles arrive and stop along Meadow Drive (both sides of the street) to wait for the school bus. Students exit the passenger cars at 8:35 to walk to the corner and meet the school bus that arrives at 8:36 and departs at 8:37 AM.

No student or school bus activity occurred during the PM peak hour.

We note that the AM peak hour (highest volume of traffic) occurs between 7:30 AM and 8:30 AM. During the AM peak hour, no pedestrians were counted. The PM peak hour occurred between 4:00 PM and 5:00 PM when there was no pedestrian or bicycle traffic. No change to the traffic study is required.

28. Include school bus stop location to the bus routes. A bus stop location is currently used at the corner of Port Street and Meadow Drive.

Response: *This is an unmarked school bus stop and no school activity occurred during the AM or PM peak hours.*

We are pleased to submit the following information regarding pedestrian and bicycle trip generation associated with the MD 334 (Port Street) - Senior Housing Traffic Impact Study. As noted in the traffic study, trip generation estimates were developed using ITE (12th Edition) and vehicle trip rates for Land Use Code 252. In the example below, vehicle trips were converted to person trips using an average vehicle occupancy of 1.2 persons per vehicle based on National Household Travel Survey data for senior populations. A pedestrian mode share of 10 percent, reflecting the site's proximity to downtown Easton and local walkability conditions, was applied to estimate pedestrian activity.

1) ITE Vehicle (Passenger Car) Trips
AM Peak Hour: 0.19 vehicle trips/unit
PM Peak Hour: 0.25 vehicle trips/unit
72 Senior (Multifamily Units)
AM Peak 72 x 0.19 = 14 vehicle trips
PM Peak 72 x 0.25 = 18 vehicle trips

Source: ITE Trip Generation Manual 12th Edition (ITE)
2) Convert Vehicle Trips to Person Trips
Typical vehicle occupancy for residential trips = Senior households: approximately 1.2 persons/vehicle.
Person Trips:
AM 14 x 1.2 = 17 persons/vehicle
PM 18 x 1.2 = 22 persons/vehicle
3) Pedestrian Mode Share
For town setting 10% pedestrian share (Range 8 percent – 12 percent)
4) Pedestrian Estimate
AM 17 x 0.1 = 2 pedestrians
PM 22 x 0.1 = 2 pedestrians
Source: National Household Travel Survey (NHTS)

Traffic Concepts, Inc. concluded that the senior housing development will generate minimal pedestrian traffic (two AM, two PM peak hour trips) and no peak hour bicycle trips, which does not affect the adequate intersection capacity finding of the traffic study. It is worth noting that the TIA was based on the design of 72 proposed dwelling units. The actual total number of units proposed for the site is 64 dwelling units.

POLICY ANALYSIS:

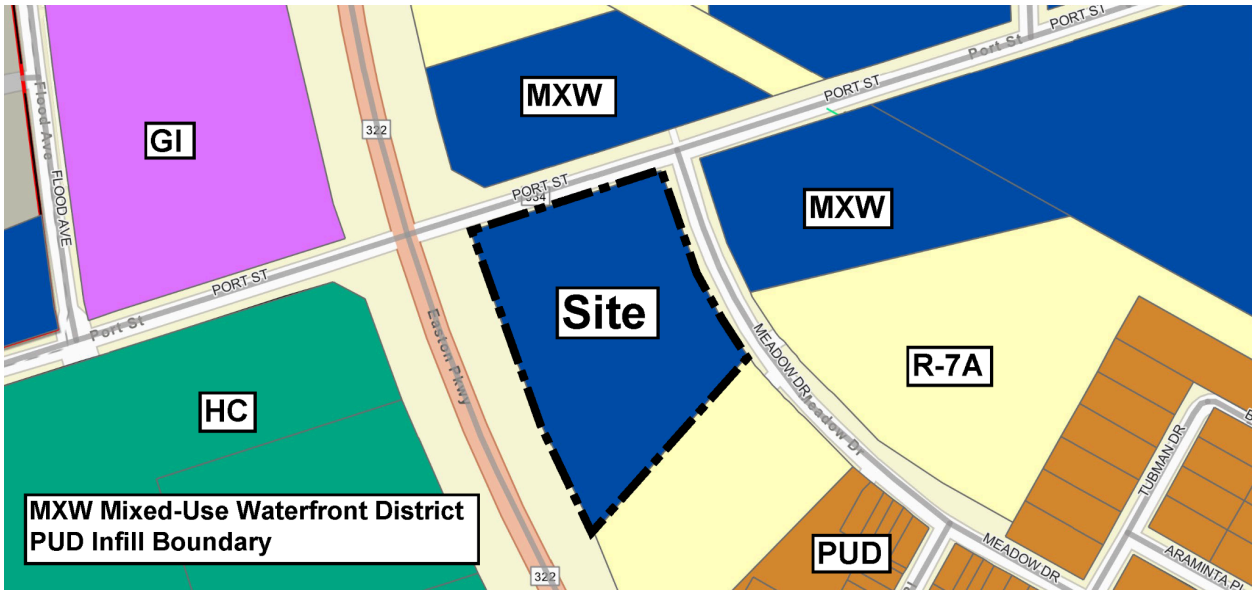


Figure 2: Zoning Map

Compatibility with the Port Street Small Area Plan:

1. Create a desirable destination at the water's edge.

- *This property is not within the water's edge district.*

2. **Link Easton's Downtown to Easton Point through sound re-development strategies.**
   - *This project is not considered re-development since the site is vacant, but it does help to link Easton Point to Downtown by adding to the streetscape of Port Street.*
3. **Establish Port Street and Easton Parkway as an important gateway.**
   - *The addition of an architecturally interesting structure helps to establish Port Street as a place where people can walk and bike to reach downtown.*
4. **Enhance the streetscape along Port Street.**
   - *Landscaping and canopy/understory trees are being planted between the rail trail and the main structure.*
5. **Promote mixed income housing and affordable housing along Port Street.**
   - *This project includes 64 affordable/senior units*

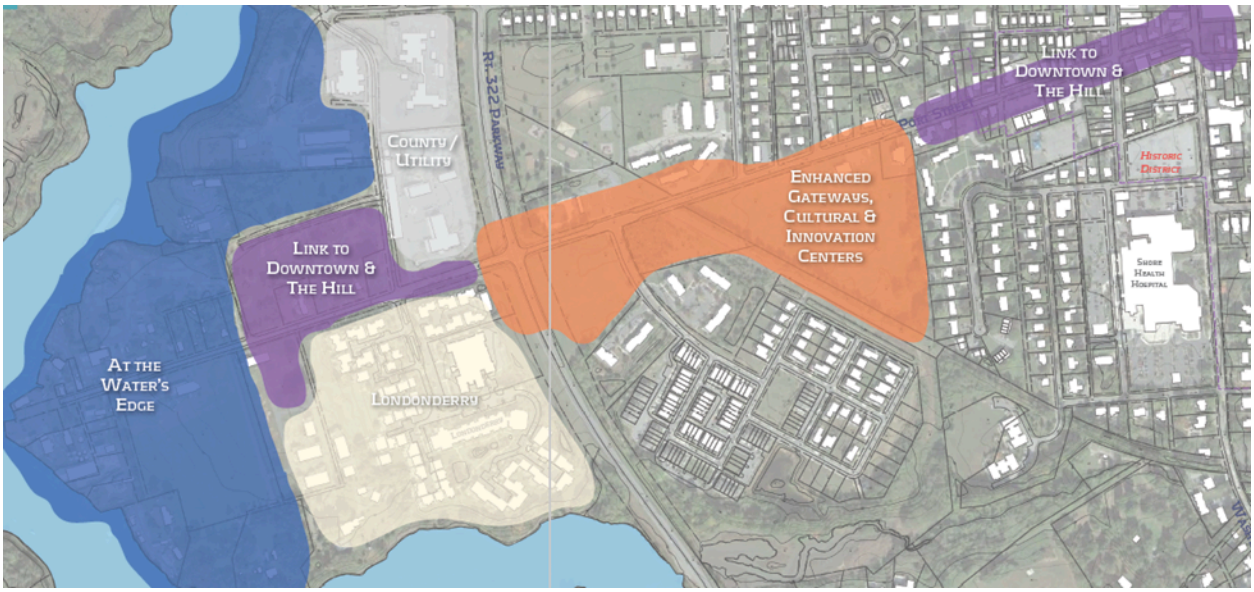


Figure 3: Future Land Use Map

Analysis - This parcel is envisioned as part of the "Enhance gateways, cultural, and innovation centers" area. The plan states that the parcels "east of the property at the corner of the Parkway and Port Street, could be additional non-residential development such as an innovation center, which could serve as an iconic building and regional innovation hub." This development is focused on providing senior multifamily housing. It directly addresses the critical need for "missing middle" and housing specifically designed for seniors.

Section 28-901.2.G of the Town Code states that the submission of a site plan for a proposed use or development activity shall not be approved unless it meets the factors below:

1. The site plan meets the design principles and standards and required improvements set forth in this Ordinance, the Town Comprehensive Plan, the Town of Easton Subdivision Regulations, and other ordinances, regulations, and policies established by the Town of Easton.

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- Applicant's response: *The project consists of residential, open green space and stormwater management. This project will have a total of 64 dwelling units in a single multi-family residence building addressing the need for housing as stated in the comprehensive plan to increase the number and types of housing available in the area.*

Staff notes that this is an appropriate location for a walkable residential complex that provides a walking path along Port Street towards the Rails-to-Trails. This design provides a mechanism for the redevelopment, rehabilitation, and general improvement of certain older areas within the Town of Easton.

(Principle #2) Natural features should determine design – Applicant's response: *The site is developed to maintain existing natural contours and drainage paths. There are a few natural features on the existing site. green/open space and a water feature have been incorporated into the proposed site plan. The site plan has been prepared to preserve as much of the existing natural features as feasible.*

Staff notes that 52% of the site is within the IDA (Intensely Developed Area) Critical Area. The site also contains several areas of connected and disconnected wetlands, as identified by the Maryland Department of the Environment (MDE).

(Principle #3) Automobiles should not determine design – Applicant's response: *Automobiles were not the priority focus for the design but sufficient parking is provided, which includes ample landscaping and green space.*

Staff notes that the applicant has provided adequate off-street parking interior to the site.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – Applicant's response: *This project provides open green spaces throughout the parcel. The site also connects pedestrians to a (future) rails-to-trails path.*

(Principle #5) Architecture should respect Easton's Historical Development – Applicant's response: *This project is not within the Historic District.*

(Principle #6) Signs should inform but not dominate – Applicant's response: *There will be minimal signage on this property. The proposed structure will have a street/building number that will indicate the unit and address for the public and fire/rescue services. a free-standing sign at the entrance will not dominate the road frontage.*

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation.

(Principle #7) Neighborhoods should contain a diversity of housing types – *Applicant's response: This project will consist of a single multi-family residential structure, and therefore is not considered a neighborhood.*

Staff notes that the site may not be your traditional single family neighborhood, this multi-family building offers a diverse housing type for a neighborhood. The plan supports a diversity of housing types to enable people from a broad spectrum of economic levels to live within the same neighborhood.

(Principle #8) Residential neighborhoods should be interesting places – *Applicant's response: the project embraces the proximity to both the Tred Avon river and Papermill Pond with the incorporation of an aesthetic water feature on the north west corner of the site. Adjacent (future) rails-to-trails connectivity is also present.*

(Principle #9) Neighborhoods should connect – *Applicant's response: Pedestrians can traverse sidewalks along Meadow Drive throughout the site to the {future) proposed rails-to-trails connector along Port Street. Pedestrian activity along the bypass is not preferred.*

Staff notes that connectivity has been achieved via sidewalks along Port Street and Meadow Drive.

2. The site plan avoids or minimizes adverse impacts upon features (whether on-site or off-site) of historical, cultural or ecological significance.

Analysis - The site is not within the Historic District. However, 52% of the site is within the IDA (Intensely Developed Area) Critical Area. This project would provide sixty-four residential units with improved amenities; adequate parking, stormwater management facilities and landscaping.

3. The proposed use or development activity will not substantially increase traffic hazards due to traffic generated by the proposed use, the location of curb cuts or the layout of internal traffic circulation.

Analysis - The proposed use and activity will not increase traffic hazards in the surrounding area. Adequate off-street parking is provided. Traffic Concepts, Inc. concluded that the senior housing development will generate minimal pedestrian traffic (two AM, two PM peak hour trips) and no peak hour bicycle trips, which does not affect the adequate intersection capacity finding of the traffic study. It is worth noting that a traffic study was not required by MDOT SHA, as this project generates fewer than 50 total trips during either peak hour and does not require a Maryland State access permit. The 14 AM and 18 PM peak hour trips are not significant, as demonstrated by the adequate intersection capacity analyses, and will not impact bicycle or pedestrian travel.

4. The site plan and the proposed use or uses do not cause any adverse impact upon the health or safety of persons residing or working in the area surrounding the site or upon the character of the neighborhood surrounding the site; and

Analysis - There would be no adverse impacts. The existing property is located within a MXW zoned district. The proposed development would provide a muti-family community use with associated parking, stormwater management facilities and landscaping.

5. *The site plan improves the water quality of the Chesapeake Bay or its tributaries.*

Analysis - The proposed site would meet required design practices for stormwater management.

F. Supplemental Waiver Request: Landscaping & Buffering

28 – 1014.6.B.1 & 28 – 1014.6.B.1(a) BUFFERYARD STANDARDS

1. Overall minimum tree plantings required (excluding required bufferyards) shall be three (3.0) trees per residential unit. At a minimum, the required tree plantings shall be located as follow:

    a. Street Trees (both public and private streets) – one (1) deciduous, shade/canopy tree per twenty five (25') of street centerline length. Trees to be planted along both sides of street, behind curb and inside sidewalk wherever possible or otherwise within fifteen feet (15') of curb line.

Analysis – The developer is seeking a landscaping and buffering waiver concerning Zoning Code Chapters 28–1014.6.B.1 and 28–1014.6.B.1(a);

Under **Chapter 28–1014.6.B.1**, a minimum of 3 trees per proposed residential unit is required, excluding bufferyards, which would necessitate 192 trees on this site in addition to bufferyard plantings. The applicant seeks a waiver to reduce this requirement to better balance the site development. This adjustment is intended to facilitate the provision of required open recreation space and the implementation of a submerged gravel wetland to comply with stormwater quality regulations. Staff supports this reduction in tree count. The adjustment is necessary to address the building's setback requirements, respect the existing 25-foot wide utility easement along Port Street, and fulfill mandates for both open space and stormwater management.

The request from Chapter **28–1014.6.B.1(a)** involves replacing canopy/shade trees with understory trees along Port Street and Meadow Drive. This change is intended to manage spatial limitations between the proposed building, Meadow Drive, and the utility easement, while still meeting the total tree quantity required by code. Furthermore, the applicant asks to reduce the number of street trees along MD-322 to preserve a 10-foot wide clear maintenance access buffer around the proposed submerged gravel wetland. Staff supports the modification of utilizing understory trees along Port Street and Meadow Drive due to the proximity of the existing utility

easement, proposed building location and pond.The design adheres to the spirit of the requirements and provides adequate space for maintenance.

28 – 1014.7.E.1(b) BUFFERYARD STANDARDS
Bufferyard 'A'(for residentially zoned lots or land use applications to buffer Major Roads as described in Zoning Ord., Sec. 28 – 1009).

a. 40' width
b. Plant unit:
2 shade/canopy trees, 2 evergreen trees and 10 large shrubs
Note: where this Bufferyard is located between a parking lot and street r/w, delete the shrub requirement.

Analysis - The applicant is seeking a waiver from the landscape and buffering requirements set forth in Chapter 28-1014.7.E.1(b) of the Zoning Code. Specifically, the request involves a partial reduction of Bufferyard "A" along MD-322 to accommodate a ten-foot-wide stormwater maintenance access boundary surrounding a proposed submerged gravel wetland. In response to the ESDR comment dated April 24, 2026, the applicant has removed vegetation from this ten-foot buffer and is formally requesting a waiver to exempt that portion of the bufferyard from planting requirements. Staff finds that the request is necessary to provide sufficient maintenance and function of the stormwater management facility. There are ample plantings north of the site along the bufferyard to adequately screen the proposed building.

RECOMMENDED CONDITIONS:

Staff has no recommended conditions.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the sketch site plan as submitted.

OR

2. I move that the Planning Commission forward the application to the June 18th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2026.05.01 Osprey-Port Street Senior Multifamily - Architectural Brick Option, paper copy & PDF
2. 2026.05.01 Osprey-Port Street Senior Multifamily - Architectural FULL Schematic Set, paper copy & PDF
3. 2026.05.01 Osprey-Port Street Senior Multifamily - Architectural Schematic Design and Elevations, paper copy & PDF
4. 2026.05.01 Osprey-Port Street Senior Multifamily - Architectural Specs, paper copy & PDF

5. 2026.05.01 Osprey-Port Street Senior Multifamily - Comment Response Letter, paper copy & PDF
6. 2026.05.01 Osprey-Port Street Senior Multifamily - March 2026 TIS, paper copy & PDF
7. 2026.05.01 Osprey-Port Street Senior Multifamily - PC Civil Plans, paper copy & PDF
8. 2026.05.01 Osprey-Port Street Senior Multifamily - Renderings, paper copy & PDF
9. 2026.05.01 Osprey-Port Street Senior Multifamily - Renderings, paper copy & PDF
10. 2026.05.01 Osprey-Port Street Senior Multifamily - TOE Site Plan Application, paper copy & PDF
11. 2026.05.01 Osprey-Port Street Senior Multifamily - Traffic Concepts, Inc. 2026-4-24 Response, paper copy & PDF
12. 2026.05.01 Osprey-Port Street Senior Multifamily - Waiver - Bufferyards, paper copy & PDF
13. 2026.05.01 Osprey-Port Street Senior Multifamily - Waiver - Bufferyards, paper copy & PDF
14. 2026.05.01 Osprey-Port Street Senior Multifamily - Waiver - Street Trees, paper copy & PDF

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

Site Plan, PUD, Planned Healthcare Application

Application Type

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

Subdivision Information

Name	Port Street Senior Multifamily				
Original Property Size	Acres	3.497	Square Feet	152,329	
Telephone No.		Email			

Site Plan Information

Property Size	Acres	3.497	Square Feet	152,329	
Structure's Floor Area	22,430 SF		Structure's Square Feet	67,290	
Area of Disturbance	2.956 AC		Number of Dwelling Units	64	

Property Information

Address	Port Street and Easton Parkway							
Tax Map	0034	Grid	0015	Parcel	0077	Lot	4	
Deed Refernce:	Liber	02753	Folio	00320				
Plat Reference:	Liber	061E	Folio					
Base Zoning District	MXW	Historic	Y ☐	N ☒	Planned Redevelopment	Y ☐	N ☒	
Source of Electricity								

Owner

Name	Osprey Property Company II LLC
Mailing Address	16 Greenmeadow Drive, Suite G107, Timonium, MD 21093
Telephone No.	Email

Applicant or Agent

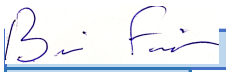
Name	RAUCH inc - Brian Fitzgerald
Mailing Address	106 N. Harrison Street, Easton, MD 21601
Telephone No.	Email

Surveyor / Engineer

Name	Robert D. Rauch	License No.	11024	Expiration Date	07/24/2026
Mailing Address	106 N. Harrison Street, Easton, MD 21601				
Telephone No.		Email			

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent	
Date	5/1/2026
Printed Name of Applicant or Agent	Brian Fitzgerald, P.E.

For Office Use Only

Planning Commission Required	Y ☒ N ☐		
Planning Commission Meeting Date	05/21/2026		
Sketch Approval Date		Project No.	ESDR 26-04
Prelim/Dev. Approval Date		Application No.	2026-1697
Final Approval Date		Sketch Fee Paid	
Recordation Date		Develop. Fee Paid	

Revised 02-2019

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	Port Street & Meadow Drive, Easton, MD 21601						
Tax Map	0034	Grid	0015	Parcel	0077	Lot	4
Zoning District	MXW	PC Meeting Date		Historic District	Yes ☐	No ☐	
Owner or Agent	Osprey Property Company II, LLC - Brian Lopez & Rauch INC - Brian Fitzgerald						
Mailing Address	106 N Harrison Street, Easton, MD 21601						
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).

We submit this waiver regarding the Bufferyard Class "A" along MD-322 to be partially reduced, in order that a 10' wide stormwater access boundary be placed around the proposedsubmerged gravel wetland. Per the comment from ESDR, 4/24/2026, we have removed the proposed bufferyard vegetation from the 10' maintenance access buffer, thus requesting a waiver that that portion of the bufferyard not be planted.

☐ Ordinance Section Supporting Waiver Request. **§ 28 1014.7 E**

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 4/30/26

Printed Name of Applicant or Agent Brian Fitzgerald - Agent

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	Port Street & Meadow Drive, Easton, MD 21601						
Tax Map	0034	Grid	0015	Parcel	0077	Lot	4
Zoning District	MXW	PC Meeting Date		Historic District	Yes ☐	No ☐	
Owner or Agent	Osprey Property Company II, LLC - Brian Lopez & Rauch INC - Brian Fitzgerald						
Mailing Address	106 N Harrison Street, Easton, MD 21601						
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).

We request a waiver from the code that requires an overall minimum of 3 trees per proposed residential unit (excluding bufferyards). This stipulation would require 192 trees on site (aside of bufferyard plantings). We request this waiver in order that we may: create a balanced site, meet the requirement for open space (recreational space on the property), and to meet stormwater quality regulations via installation of a submerged gravel wetland.

☐ Ordinance Section Supporting Waiver Request. **§ 28 1014.6 B-1**

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 4/30/26

Printed Name of Applicant or Agent Brian Fitzgerald - Agent

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	Port Street & Meadow Drive, Easton, MD 21601						
Tax Map	0034	Grid	0015	Parcel	0077	Lot	4
Zoning District	MXW	PC Meeting Date	5/21/26	Historic District	Yes ☐	No ☐	
Owner or Agent	Osprey Property Company II, LLC - Brian Lopez & Rauch INC - Brian Fitzgerald						
Mailing Address	106 N Harrison Street, Easton, MD 21601						
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).

1. We submit a waiver request to substitute understory trees for canopy/shade trees as street trees along Port Street & Meadow Drive to address the spatial constraint between the proposed building, pond, Meadow Drive & utility easement (quantity of trees required by code will be met).
2. We request a waiver for the quantity of street trees to be reduced along MD-322, in order to maintain a clear maintenance access-buffer 10' wide around the proposed submerged gravel wetland, per ESDR comments 4/24/2026.

☐ Ordinance Section Supporting Waiver Request. **§ 28 1014.6 B.1-A**

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: B. F.

Date: 4/30/26

Printed Name of Applicant or Agent: Brian Fitzgerald - Agent

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

Easton Staff Development Review Worksheet

Date: April 22, 2026
Project: Port Street - Lot 4
To: Mr. Brian Fitzgerald, Rauch Inc.
CC: Joe Clark - % Osprey Property Company II, LLC (Owner)
CC: Mr. Robert Rauch, Rauch Inc.

The Easton Staff Development Review (ESDR) Committee meeting was held on April 22nd at 11:00 am. Staff reviewed the proposed Sketch Site Plan. Located within the MXW Zoning District (Tax Map 34, Parcel 0077), the Port Street-Lot 4 property will be the site of a 64-unit apartment building dedicated to senior and affordable housing.

The Committee determined that the project will need to address all agency comments as specified in the attached review letters and at ESDR. It was determined by the Committee that the application may be scheduled for Planning Commission review. Please submit all revised documents.

The next Planning Commission meeting is scheduled for **Thursday, May 21, 2026 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Monday, May 4th 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

DEPARTMENT OF PUBLIC WORKS
ENGINEERING DIVISION
9030 Mistletoe Drive
Easton, MD 21601
410-820-8822
www.EastonMD.gov

DATE: **April 23, 2026**

TO: **Brian Fitzgerald - Applicant**

CC: **Sierra Clem - Engineering Division**

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

SUBJECT: **Osprey - Port Street Senior Multifamily**
Sketch Site Plan & Sketch Stormwater Management Review

Our office has reviewed the Application for the Subject project received on 3/31/2026 and have the following comments:

Site & ROW Improvements

1. **SHEET G-100:** Revise the contact information from Town of Easton Engineering Department 410-822-8822 to Department of Public Works Engineering Division 410-82**0**-8822.
2. **SHEET G-100 ENVIRONMENTAL NOTE 1:** Revise this note, the site is located within the Critical Area but not located within the Critical Area *buffer*.
3. **SHEET G-100:** Provide a statement of intent/purpose on the coversheet.
4. **VISIBILITY TRIANGLES** - Should be shown as 40'x40' similar to a street intersection since the the proposed entrance is more similar to a street intersection than a driveway.
5. Label the ownership and width of all Right of Ways on all sheets.
6. Show the Fello driveway entrance across the street on Meadow Drive.
7. Revise the entrance location. The entrance to this site should align with the Fello driveway entrance located across Meadow Drive.
8. **ZONING ORDINANCE 28-312.4.2:** Provide temporary sidewalk from the patio front of the building (322/Port) along the frontage of Port to Meadow Drive. A trail easement will be required.
9. Provide a cross walk across Meadow Drive at the Port Street intersection.
10. Expand the LOD to include all work in the Town ROW including utility connections on all sheets.
11. Trash collection will be private. This service will not be provided by the Town of Easton.
12. Provide protective devices for the proposed parking spaces around the center landscaped area (curb, bollards, etc.).
13. Recommend revising the parking orientation to remove the two parking spaces shown across from the drop off location.
14. Recommend adding sidewalk connectivity from the parking spaces to the building.
15. Provide easements for all stormdrain shown on the property.

16. **ZONING ORDINANCE 28-312.3.5:** Address the pervious pavement requirement.
17. In future submissions, provide an accessibility exhibit sheet indicating the code applied to all accessibility standards.

Stormwater Management

18. In future submissions, provide cross sections of the stormwater management features showing Property lines, bufferyards and planting locations. Provide a 10' clear area around the top of bank for inspection access and future maintenance. No trees permitted are permitted in this clear area.
19. Include the 100 year storm in all in the SWM summary tables.
20. Add the Drainage Area Maps from the Stormwater Management Report to the Plan Set in future submissions.
21. Landscape trees must be located 25' away from the outfall.
22. SHA will also need to approve Stormwater Management since stormwater is conveyed directly into SHA ROW.

The **Sketch Stormwater Management Plan** is **Approved.**

Traffic Impact Study

23. **Traffic Impact Study:** The Town will require SHA input on the TIS prior to approval.
24. **Traffic Impact Study:** Is the existing Meadow Drive width acceptable?
25. **Traffic Impact Study:** Are turn lanes recommended at the following locations:
    - Right turn from Port Street onto 322.
    - Left turn lane from Meadow Drive onto Port Street.
26. **Traffic Impact Study:** There are 72 units proposed and 252 Residents. Please address if the independent living residents with vehicles are included in the traffic counts.
27. **Traffic Impact Study Page 22:** The pedestrian and bicycle information provided lists no counts. This does not appear accurate based on the surrounding uses at this location, including the proposed location for a Rails to Trail and existing school bus pick up locations. Please review and revise these statistics appropriately.
28. **Traffic Impact Study Page 23:** Include school bus stop locations to the bus routes. A bus stop location is currently used at the corner of Port Street and Meadow drive.

Planning Commission Recommendation

Site Plan Approval with the following condition:

- Revise the entrance location to align with the driveway entrance located across Meadow Drive.
- SHA approval of the Traffic Impact Study and Stormwater Management Design.

END OF DOCUMENT

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

DATE: **April 15, 2026**
TO: **Robert Rauch & Brian Fitzgerald –** Rauch, Inc. (Agent)
Joe Clark - % Osprey Property Company II, LLC (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **Port Street, Lot 4 - Port Street Senior Multifamily**

We reviewed the **April 1, 2026** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. The Tax Map and Grid information within the *Site Data* on sheet G-100 and C-100 are reversed. Please update information.

2. Provide a tabulation that depicts the number of bedrooms per dwelling unit. Add information to the Architectural Schematic Design and Elevations plan set.

3. Revise the Line Type Legend on sheet L-1 to include the proposed Bufferyard line type.

4. Sheet L-1 depicts the line work for Bufferyard C along Port Street. Please remove the line.

5. Revise Site Plan C-100 to match the proposed Bufferyards shown on sheet L-1

6. Bufferyard E has a slight gap between plantings located adjacent to the SWM Submerged Gravel Wetland and Parcel and Parcel 77-Centreville II Limited Partnership. Adjust location of proposed plant species. **See attached markup below.**

7. Per § Section 28-1014.6B.1a from the Town's Zoning Ordinance, *Street Trees (both public and private streets) – one (1) deciduous, shade/canopy tree per twenty five (25') of street centerline length. Trees to be planted along both sides of street, behind curb and inside sidewalk wherever possible or otherwise within fifteen feet (15') of curb line.* In addition to the applicant's waiver request for the use of seven (7) understory trees in

place of shade/canopy trees along Meadow Drive, an additional request is needed for the use of six (6) understory trees proposed along Port Street and the placement of the trees being greater than fifteen (15') from the curb line.

8. Per § Section 28-1014.6B from the Town's Zoning Ordinance, *Overall minimum tree plantings required (excluding required bufferyards) shall be three (3.0) trees per residential unit.* The applicant needs to add to the Supplemental Waiver Request Application for Landscaping & Buffering in regards not meeting the required tree plantings per unit.

9. Please note that *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.* Required afforestation on site is 0.25 acres or 10,890 square feet. Per the *Easton Forest Conservation Ordinance #718, Article III,* § 31-7.2, Forest Conservation requirements will be met through afforestation. Landscape plantings, as required by § Section 28-1014.5.B, may be credited to satisfy the afforestation specification requirements.

10. The symbol for proposed twenty-seven (27) credited landscape plantings for the Forest Conservation requirement need to stand out more on the plan view. There appears to be only twenty-three (23) plants shown.

11. Revise the symbol for the plant species, *'Archer Rubrum'*, on the plan view of sheet L-1 to be shown as canopy/shade tree. Additionally, include the existing tree within the *Tree Key*. **See attached markup below.**

12. Revise the Title Block on sheet L-1 to list the Forest Stand Delineation Plan. Add the Forest Conservation Worksheet 2.2 to sheet L-1 and submit a Forest Conservation Application with the required fee prior to your scheduled Planning Commission meeting.

13. Please tabulate the Bonus Fees described in § Section 28-312.3.2 within the *Site Data* on sheet G-100.

14. Architectural requirements within the MXW district will need to be reviewed and approved by the Planning Commission. Please address the following comments and add onto the Architectural Elevation sheets:

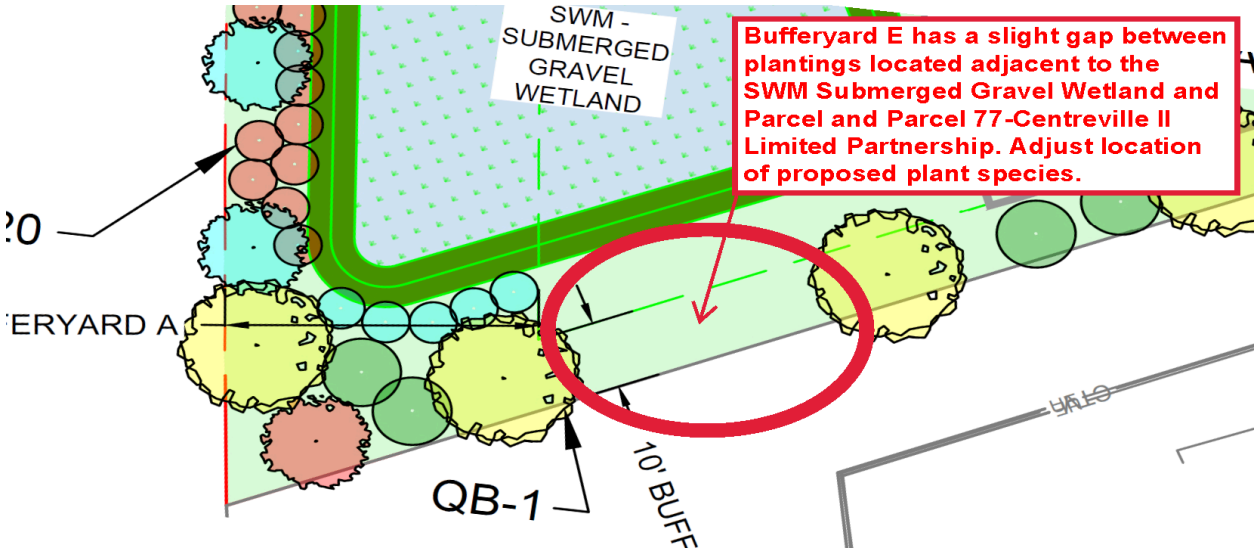
    - The proposed cladding materials are inconsistent with 28-312.4.3.E.d. Siding should be smooth-finish wood or fiber cement lap siding, 6- to 8-inch exposure or random-width cut shingles. The base should be sand-molded or smooth-finish brick in Common, English or Flemish Bond patterns.

    - Specs for roofing, soffits, gutters, downspouts, windows, doors,

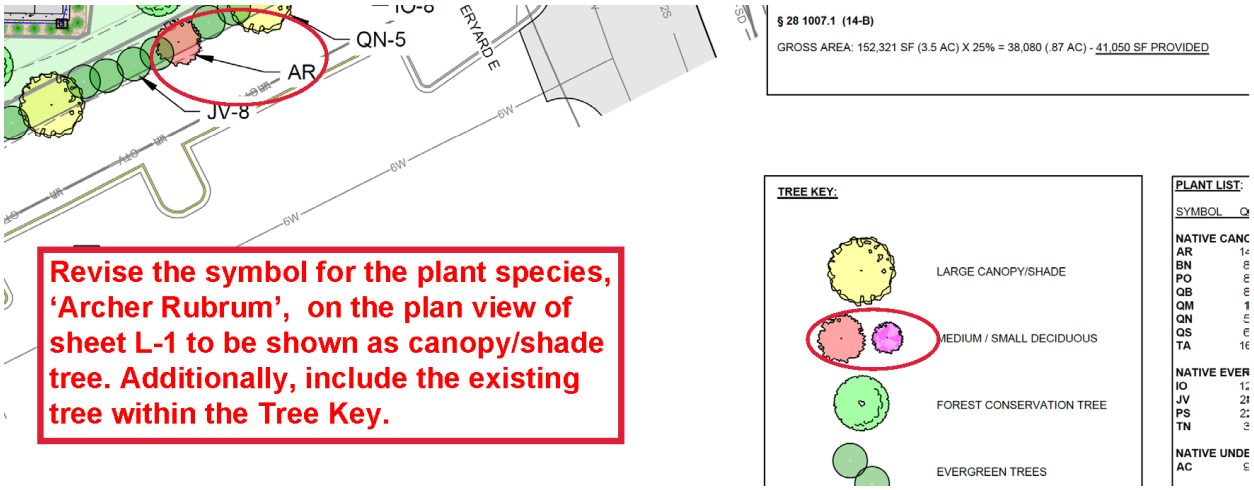
shutters, columns and railings will need to be provided and verified for conformance with 28-312.4.3.E.

- Verify the molding located over the first story has a depth of at least 2" and a height of at least 4".
- Verify the entryway is not less than 1 square foot for each 1,000 square feet of floor area and no less than 15 square feet

Review Comment #6



Review Comment #11



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

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: April 10, 2026
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: Port Street Parcel 77 Lot 1
Project Name: Port Street Multifamily
Phase: Sketch Site Plan
SUBM: 1
Status: **APPROVED AS NOTED**

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

An **"Approved As Noted"** status means plans do not require resubmission to Easton Utilities. We ask that you implement the notes provided prior to Easton Utilities signing off on your plans. Notes are provided on the attached mark-up summary sheets.

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

Life. Made better.™

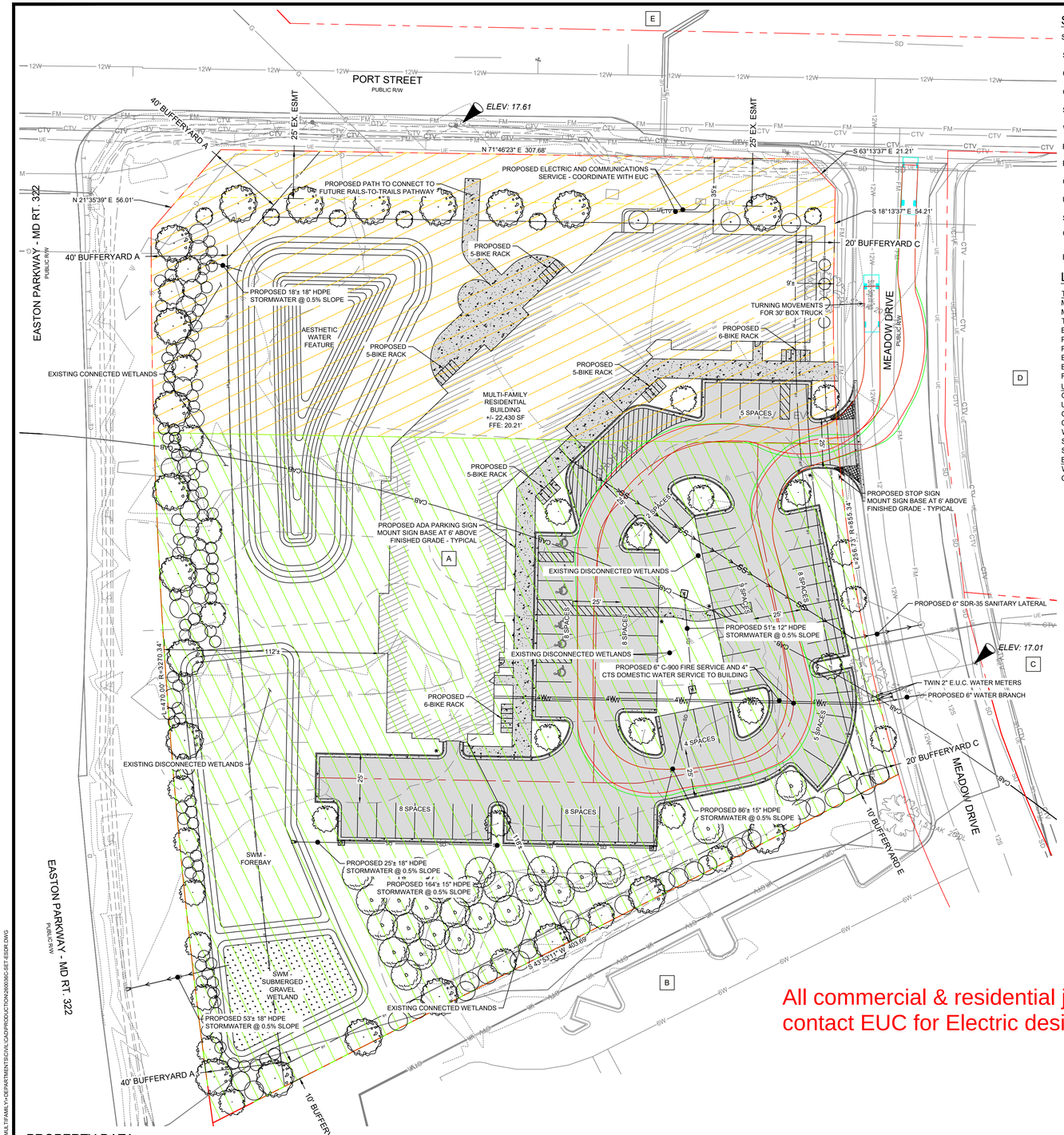
2026-03-31 ESDR Civil Plans - Osprey - Port Street Senior Multifamily.pdf Markup Summary 4-10-2026

Electric (1)



Subject: Electric
Page Label: [1] C-100
Date: 4/8/2026 9:05:13 AM
Page Index: 3

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



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

PROPERTY DATA

- A — SIMPSON W REMBERT TRUSTEE
  M/G/P/L: 0034/0015/0077/4 - B/P: 02753/00320
  ZONE MXW
- B — CENTREVILLE II LIMITED PARTNERSHIP
  M/G/P/L: 0034/0015/0077/3 - B/P: 00823/00725
  ZONE R7A
- C — TRAPPE LIMITED PARTNERSHIP
  M/G/P/L: 0034/0015/0077/2 - B/P: 00736/00516
  ZONE R7A
- D — CHESAPEAKE COMMUNITY DEVELOPMENT LLC
  M/G/P/L: 0034/0015/0077/1 - B/P: 02873/00398
  ZONE MXW
- E — TALBOT COUNTY MARYLAND
  M/G/P/L: 0104/00EA/1367/1 - B/P: 00986/00719
  ZONE MXW

SYMBOLS

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	Ⓓ	Ⓓ
SANITARY SEWER MANHOLE	Ⓢ	Ⓢ
CLEANOUT	Ⓒ	Ⓒ
GATE VALVE	GV	GV
SIGN	●	●
WATER METER	Ⓦ	Ⓦ
FIRE HYDRANT		
ELECTRIC TRANSFORMER	ELEC	ELEC
COMMUNICATION PEDESTAL	CATV	CATV
UTILITY POLE		
SITE LIGHT	✶	✶
CANOPY/SHADE TREE		
BENCHMARK	ELEV: 123	

LINETYPES

	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS		
MINOR CONTOURS		
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
BUILDING RESTRICTION LINE		BRL
BUFFERYARD BOUNDARY		BY
ROADWAY CENTERLINE		
UTILITIES		
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
GAS PIPE LINE	G	G
CABLE TV	CTV	CTV
WATER PIPE	W	W
SANITARY PIPE	SS	SS
STORMWATER PIPE	SD	SD
ENVIRONMENTAL		
WETLAND LINE		Ψ
CRITICAL AREA BOUNDARY		CAB

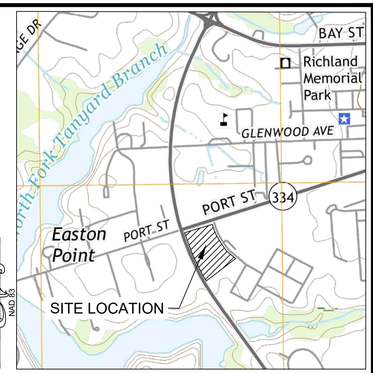
CONTACT INFORMATION

OWNER/DEVELOPER: OSPREY PROPERTY COMPANY II LLC
16 GREENMEADOW DRIVE, SUITE G107,
TIMONIUM, MD 21093
(443) 509-0989

ENGINEER: RAUCH Inc.
106 N HARRISON ST
EASTON, MARYLAND 21301
(410)770-9081

MXW ZONING HATCH LEGEND

- PORT STREET CORRIDOR SUB-DISTRICT
- INLAND SUB-DISTRICT



VICINITY MAP
SCALE: 1" = 1,000'

DESIGN PRINCIPLES FOR EASTON (COMPREHENSIVE PLAN, PG. 29-31)

1. **INTEGRATED USES ARE DESIRABLE** - THE PROJECT CONSISTS OF RESIDENTIAL, OPEN SPACE, STORMWATER MANAGEMENT, AND PARKS. THIS PROJECT WILL HAVE A TOTAL OF 120 DWELLING UNITS ADDRESSING THE NEED FOR HOUSING AS STATED IN THE COMPREHENSIVE PLAN TO INCREASE THE NUMBER AND TYPES OF HOUSING AVAILABLE IN THE AREA.
2. **NATURAL FEATURES SHOULD DETERMINE DESIGN** - THE SITE IS DEVELOPED TO MAINTAIN EXISTING NATURAL CONTOURS AND DRAINAGE PATHS. THERE ARE FEW NATURAL FEATURES ON THE EXISTING SITE AS THE ORIGINAL SITE WAS MOSTLY IMPERVIOUS INCLUDING GRAIN TANKS. MORE GREEN/OPEN SPACE IS INCORPORATED INTO THE PROPOSED SITE PLAN.
3. **AUTOMOBILES SHOULD NOT DETERMINE DESIGN** - AUTOMOBILES WERE NOT THE PRIORITY FOCUS FOR THE DESIGN BUT SUFFICIENT PARKING IS PROVIDED, WHICH INCLUDES AMPLE LANDSCAPING AND GREEN SPACE.
4. **AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS** - THIS PROJECT PROVIDES OPEN PARK AREAS AND GREEN SPACES THROUGHOUT THE PARCEL. THE SITE ALSO CONNECTS PEDESTRIANS TO THE RAILS TO TRAILS PATH.
5. **ARCHITECTURE SHOULD RESPECT EASTON'S HISTORIC DISTRICT** - THIS PROJECT IS NOT WITHIN THE HISTORIC DISTRICT BUT THE ARCHITECTURE IS MOTIVATED BY THE ORIGINAL GRAIN TANKS FROM THE EXISTING SITE.
6. **SIGNS SHOULD INFORM BUT NOT DOMINATE** - THERE WILL BE MINIMAL SIGNAGE ON THIS PROPERTY. EACH UNIT WILL HAVE A STREET/BUILDING NUMBER THAT WILL INDICATE THE UNIT AND ADDRESS FOR THE PUBLIC AND FIRE/RESCUE SERVICES. FREE STANDING SIGNS AT EACH ENTRANCE WILL NOT DOMINATE THE ROAD FRONTAGE.
7. **NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES** - THIS PROJECT HAS SEVERAL DIFFERENT STRUCTURE STYLES WHICH DIFFER IN THE NUMBER OF STORIES AND RESIDENTIAL AND COMMERCIAL UNITS. THIS OFFERS A DIVERSITY OF PRICE RANGES FOR THE HOMES IN THE PROJECT. THE STRUCTURE DESIGN STYLES ARE IN ADDITION TO THE CLIENTS OVERALL RESIDENTIAL PORTFOLIO IN AND AROUND THE TOWN OF EASTON. THE CLIENT'S PORTFOLIO HAS A DIVERSE HOUSING TYPE WITHIN THE TOWN OF EASTON.
8. **RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES** - THE PROJECT EMBRACES THE EXISTING AGRICULTURE BUSINESS THAT ORIGINATED THE PARCEL. INCORPORATING THE AGRICULTURE BUSINESS WITHIN THE MOTIVATION OF THE RESIDENTIAL ARCHITECTURE, THE PARK GAZEBO, AND THE CONNECTION TO THE RAILS TO TRAILS. PATH MAKE THIS A VERY INTERESTING PROJECT AND PLACE.
9. **NEIGHBORHOODS SHOULD CONNECT** - PEDESTRIANS CAN TRAVERSE BETWEEN SOUTH STREET AND BROOKLETTS AVENUE AS WELL AS SOUTH HIGGINS STREET AND KEMP LANE. CONNECTION POINTS FOR PEDESTRIANS TO RAILS TO TRAILS ARE ALSO PROVIDED.

SITE DATA:

PROPERTY ADDRESS: PORT STREET AND EASTON PARKWAY
EASTON, MD 21601

LATITUDE: 38° 46' 12.37" N

LONGITUDE: -76° 05' 07.86" W

PRESENT ZONING CLASSIFICATION: MXW

PRESENT USE: VACANT
PROPOSED USE: MIXED USE - MULTIFAMILY RESIDENTIAL

TAX MAP: 0015
GRID: 0034
PARCEL: 0077, LOT 4
PLAT: 061E
DEED REFERENCE: 02753/00320

PROPERTY AREA: 152,329 SF - 3.497 ACRES
LIMITS OF DISTURBANCE: 123,485 SF - 2.835 ACRES
CUT: 2,314 CY
FILL: 7,241 CY
NET CUT/FILL: 4,927 CY (FILL)
EXISTING IMPERVIOUS: 0%
PROPOSED IMPERVIOUS: 62,611 SF - 1.437 ACRES - 41.10%

FEMA FLOOD MAP: PANEL 24041C0189D
WATERSHED: 021304030465 - LOWER CHOPTANK

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOOD PLAIN

A PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA

SURVEY DATUM
HORIZONTAL: NAD83
VERTICAL: NAVD88
DATE OF SURVEY: 2/19/2026

BENCHMARK:
UTILITY POLE - PORT STREET — ELEV: 17.61'
LATITUDE: N 38° 46' 12.44"
LONGITUDE: W 76° 05' 09.81"
FIRE HYDRANT - MEADOW DR. — ELEV: 17.01'
LATITUDE: N 38° 46' 10.62"
LONGITUDE: W 76° 05' 05.45"

NOTE: ALL ON-SITE LIGHTING UNLESS APPROVED OTHERWISE BY PLANNING AND ZONING COMMISSION SHALL BE LOW CUT-OFF SHIELDED LUMINARIES AT 18' HEIGHT AND LIGHT SHALL NOT SHINE OFF-SITE AT LEVEL GREATER THAN 1' CANDLE.

DENSITY:
REQUIRED: 12 UNITS PER ACRE EXCLUDING BONUS PROVISIONS
BONUS PROVISIONS: 30 UNITS PER ACRE
DENSITY PROVIDED: 18.30 UNITS PER ACRE

SETBACKS:
PORT STREET CORRIDOR: FRONT: 29'-39' FROM PORT STREET CENTERLINE
- OR - 10' FROM BACKSIDE OF UTILITY EASEMENT
SIDE: N/A
REAR: N/A
INLAND SUB-DISTRICT: FRONT: 5 -15' FT FROM PROPERTY LINE
SIDE: N/A
REAR: N/A
28-1009.3 - MD ROUTE 333: 40'

LOT SIZE: MINIMUM = 5,000 SF
(N/A - NO INTENT TO SUBDIVIDE)

LOT COVERAGE:
EXISTING: 0%
REQUIRED:
PORT STREET CORRIDOR: 50% - 80%
INLAND SUB-DISTRICT: 40% - 75%
ACTUAL PR. LOT COVERAGE: 41.1%

OPEN SPACE
REQUIRED PER 28-1007.1.14.B: 25% OF GROSS DEVELOPMENT
PROVIDED: 41% OF GROSS DEVELOPMENT

BUILDING HEIGHT
BASE BUILDING HEIGHT:
PORT STREET CORRIDOR: 40'
INLAND SUB-DISTRICT: 50'
MAX BUILDING HEIGHT:
PORT STREET CORRIDOR: 50'
INLAND SUB-DISTRICT: 65'
MAX. EXISTING STRUCT. HEIGHT: 0
MAX PR. BUILDING HEIGHT: 48'

PARKING
REQUIRED PER 28-1001.3:
MULTIFAMILY RESIDENTIAL: MIN - 1 PER DU = 64
MAX - 2 PER DU = 128
BIKE - 0.5 PER DU = 32

EXISTING ON-STREET PARKING: 0 SPACES

PARKING PROVIDED: 65 VEHICLE STALLS
INCLUDES 6 ADA VAN ACCESSIBLE STALLS
INCLUDES 2 E.V. CHARGING STALLS
32 BICYCLE STALLS

LANDSCAPING:
28-1007.14.F - ALL AREAS NOT UTILIZED FOR BUILDING OR OFF-STREET PARKING SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH 28-1014
28-1014.6.B.1.a - STREET TREES - (1) DECIDUOUS, SHADE/CANOPY TREE PER 25' OF STREET CENTERLINE LENGTH. TREES TO BE PLANTED ALONG BOTH SIDES OF STREET BEHIND CURB AND INSIDE SIDEWALK WHEREVER POSSIBLE OR OTHERWISE WITHIN 15' OF CURB LINE
28-1014.6.B.1.b - PARKING LOTS/PARKING COURTS - (1) DECIDUOUS, SHADE/CANOPY TREE PER 5 SPACES TO BE LOCATED WITHIN THE PARKING LOT INTERIOR. TREES SHALL BE LOCATED WITHIN THE PARKING BAYS SO THAT NO MORE THAN 10 PARKING SPACES FORM AN UNTERRUPTED ROW. TREES SHALL BE PLANTED WITHIN AN AREA OF PERVIOUS SPACE OF AT LEAST 64 SQ. FT. ALLOCATED PER TREE, WITH NO DIMENSION OF ANY PARKING LOT PLATING ISLAND LESS THAN 6'
28-1014.6.B.1.c - ALL PARKING LOTS SHALL BE LANDSCAPED WITH AN EVERGREEN SHRUB HEDGE WHICH WILL GROW TO A MINIMUM 42" HEIGHT WITHIN 5 YEARS ALONG ALL SIDES EXCLUDING THE BUILDING OR FACILITY ACCESS SIDE(S). SHRUBS SHALL BE SPACED TO FORM A CONTINUOUS HEDGE WITHIN 5 YEARS. REQUIRED BUFFERYARDS MAY REPLACE ALL OR PART OF THIS REQUIREMENT WHEN THE APPLICANT CAN DEMONSTRATE THAT EFFECTIVE SCREENING WILL BE ACHIEVED.
28-1014.6.B.1.d - BALANCE OF REQUIRED 3 TREES/UNIT TO BE PLANTED AROUND STRUCTURES, ON LOGS AND/ON COMMON OPEN SPACE AREAS. A MINIMUM OF 25% OF THESE TREES SHALL BE EVERGREEN. BUFFERYARD PLANTINGS MAY BE SUPPLEMENTED WITH THESE TREES IF IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE PLANNING AND ZONING COMMISSION THAT THE OVERALL APPEARANCE AND SCREENING NEEDS OF THE PROJECT WOULD BE BETTER SERVED.
28-1014.6.B.2 - SHRUB AND GROUNDCOVER PLANTINGS - SHRUBS AND GROUNDCOVERS SHALL BE INTEGRATED INTO THE SITE AND LANDSCAPE PLAN TO COMPLEMENT ARCHITECTURAL DESIGN, SCREEN OBJECTIONABLE VIEWS, SEPARATE PEDESTRIAN ACTIVITIES FROM VEHICULAR TRAVEL WAYS, STABILIZE SENSITIVE OR ERODING AREAS AND OTHER APPLICATIONS THAT CONTRIBUTE TO THE OVERALL LANDSCAPE APPEARANCE. THE APPLICANT SHALL PROVIDE SHRUB AND GROUNDCOVER PLANTINGS OR DEMONSTRATE WHY THEY ARE UNNECESSARY, IMPRACTICAL OR NOT EFFECTIVE IN PROVIDING AN ACCEPTABLE LANDSCAPE APPEARANCE.

28-1014.7 - BUFFERYARDS - SEE OVERALL SITE PLAN & LNSCP CONCEPT - SHEET L-1
BUFFERYARD "A" - (FOR RESIDENTIALLY ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER MAJOR ROADS AS DESCRIBED IN 28-1009 - 40' WIDTH PLANTED WITH (2) SHADE/CANOPY TREES, (2) EVERGREEN TREES, AND (10) LARGE SHRUBS PER 50' OF PROPERTY LINE LENGTH. *(1.5) UNDERSTORY TREES MAY BE SUBSTITUTED FOR (1) EVERGREEN TREE. NOTE: WHERE THIS BUFFERYARD IS LOCATED BETWEEN A PARKING LOT AND STREET R/W, DELETE THE SHRUB REQUIREMENT.*
BUFFERYARD "C" - (FOR ALL RESIDENTIALLY ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER ALL OTHER STREETS EQUALING OR EXCEEDING TOWN OF EASTON "RESIDENTIAL COLLECTOR DESIGNATION") THIS BUFFERYARD IS NOT REQUIRED ALONG THE STREET WHERE THE PRIMARY LOT FRONTAGE IS DESIGNATED - 20' WIDTH PLANTED WITH (1) SHADE/CANOPY TREE, (2) EVERGREEN TREES, AND (5) LARGE SHRUBS. *(1) EVERGREEN TREE MAY BE SUBSTITUTED FOR (5) SHRUBS NOTE: WHERE THIS BUFFERYARD IS LOCATED BETWEEN A PARKING LOT AND STREET R/W, DELETE THE SHRUB REQUIREMENT.*
BUFFERYARD "E" - (ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE) - 10' WIDTH PLANTED WITH (1) SHADE/CANOPY AND (3) EVERGREES TREES PER 50' OF PROPERTY LINE LENGTH.

FOREST CONSERVATION: WILL BE PREPARED FOR THIS PROJECT

APPROVED:	APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER — DATE	TOWN OF EASTON PLANNING AND ZONING — DATE	EASTON UTILITIES - ENGINEER — DATE	TALBOT SOIL CONSERVATION DISTRICT MANAGER — DATE

OVERALL SITE PLAN AND NOTES

OF THE LANDS OF

PORT STREET SENIOR MULTIFAMILY

TAX MAP 0034, GRID 0015, PARCEL 0077, LOT 4

ELECTION WARD 4, TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR OSPREY PROPERTY COMPANY II LLC

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2026

PRELIMINARY PLAT REVIEW ONLY NOT FOR CONSTRUCTION

03-27-2026

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG — 811

DATE:	3/27/2026
SCALE:	AS SHOWN
DRAWN BY:	AF
DESIGNED BY:	AF
APPROVED BY:	

SHEET NO.: C-100

DESIGN DEVELOPMENT

Z:\+PROJECTS\2800\08 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CAD\PRODUCTION\2800SD-SET-ESDR.DWG

RAUCH inc.
Engineering | Survey | Architecture | Environmental

Thursday, April 30, 2026

Town of Easton
Engineering Department
9030 Mistletoe Dr
Easton, MD 21601

ATTN: Nancy Pinkney & Sierra Clem

RE: Osprey – Port Street Senior Multifamily

Ms. Pinkney & Ms. Clem,

RAUCH inc. has reviewed comments received dated April 23, April 15, and April 10, 2026 from Town of Easton Engineering Division, Town of Easton Planning & Zoning, and Easton Utilities Commission, and offers the following responses:

ENGINEERING DIVISION COMMENTS

Site & ROW Improvements

1. SHEET G-100: Revise the contact information from Town of Easton Engineering Department 410-822-8822 to Department of Public Works Engineering Division 410-820-8822.
   Revised as noted
2. SHEET G-100 ENVIRONMENTAL NOTE 1: Revise this note, the site is located within the Critical Area but not located within the Critical Area buffer.
   Revised as noted
3. SHEET G-100: Provide a statement of intent/purpose on the coversheet.
   Revised as noted
4. VISIBILITY TRIANGLES - Should be shown as 40'x40' similar to a street intersection since the the proposed entrance is more similar to a street intersection than a driveway.
   Revised as noted
5. 5. Label the ownership and width of all Right of Ways on all sheets.
   Revised as noted
6. Show the Fello driveway entrance across the street on Meadow Drive.

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Revised as noted

7. Revise the entrance location. The entrance to this site should align with the Fello driveway entrance located across Meadow Drive.
   Revised as noted
8. ZONING ORDINANCE 28-312.4.2: Provide temporary sidewalk from the patio front of the building (322/Port) along the frontage of Port to Meadow Drive. A trail easement will be required.
   Revised as noted
9. Provide a cross walk across Meadow Drive at the Port Street intersection.
   Revised as noted
10. Expand the LOD to include all work in the Town ROW including utility connections on all sheets.
    Revised as noted
11. Trash collection will be private. This service will not be provided by the Town of Easton.
    Understood.
12. Provide protective devices for the proposed parking spaces around the center landscaped area (curb, bollards, etc.).
    Wheel stops added.
13. Recommend revising the parking orientation to remove the two parking spaces shown across from the drop off location.
    Noted stalls have been removed from the plan
14. Recommend adding sidewalk connectivity from the parking spaces to the building.
    Understood. To be addressed during Site Development Review with Staff.
15. Provide easements for all stormdrain shown on the property.
    SWM easements shown on plan
16. ZONING ORDINANCE 28-312.3.5: Address the pervious pavement requirement.
    Permeable pavement will **not** be provided per email from R. Van Emburgh dated 4/29/2026
17. In future submissions, provide an accessibility exhibit sheet indicating the code applied to all accessibility standards.
    Understood. To be addressed during Site Development Review with Staff.

Stormwater Management

18. In future submissions, provide cross sections of the stormwater management features showing Property lines, bufferyards and planting locations. Provide a 10’ clear area

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around the top of bank for inspection access and future maintenance. No trees permitted are permitted in this clear area.

The proposed trees in Bufferyard A have been removed from the plan to create a plant-free, 10' wide stormwater feature maintenance access pathway around the proposed submerged gravel wetland.

19. Include the 100 year storm in all in the SWM summary tables.

    Added to SWM Summary table on G-100

20. Add the Drainage Area Maps from the Stormwater Management Report to the Plan Set in future submissions.

    Understood. To be addressed during Site Development Review with Staff.

21. Landscape trees must be located 25' away from the outfall.

    A 25' buffer line has been placed around the stormwater outfall to show the appropriate clearance. Trees have been removed from this area.

22. SHA will also need to approve Stormwater Management since stormwater is conveyed directly into SHA ROW.

    Understood. To be addressed during Site Development Review with Staff.

The Sketch Stormwater Management Plan is Approved.

Traffic Impact Study

23. Traffic Impact Study: The Town will require SHA input on the TIS prior to approval.

    MD SHA is currently reviewing the TIS, with a 45-day review deadline of June 5, 2026. According to MD SHA policy and practices, a TIS is required for any proposed development generating more than 50 peak hour trips and that is associated with obtaining an entrance permit. The current traffic study for this project shows only 14 AM and 18 PM peak hour trips. Furthermore, the developer is reducing the project to 64 units of senior adult multifamily housing, which further reduces the trip generation to 12 AM and 16 PM peak hour trips. Given that these volumes are well below the 50-trip threshold and the project does not require an access permit, SHA must conclude the project has no significant impact on the state road system.

24. Traffic Impact Study: Is the existing Meadow Drive width acceptable?

    The existing Meadow Drive width is approximately 38 to 40 feet wide. Based on observations there is space to accommodate parked vehicles on both sides on the roadway and space for two through travel lanes.

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25. Traffic Impact Study: Are turn lanes recommended at the following locations:
    - Right turn from Port Street onto 322.
      The westbound MD 334 (Port Street) approach to MD 322 (Easton Parkway) is an all-shared single lane approach. During the AM background peak hour, the average westbound queue is 8.2 vehicles. The average queue is minimally increased during the AM future peak hour at 8.5 vehicles. During the PM peak hour, the average background queue is 7.3 vehicles and is increased to only 7.6 vehicles as an average queue.
      Additionally, the overall AM future intersection level of service is "B" with and average delay of 17.1 seconds. During the PM future condition, the overall intersection level of service is "B" with an average delay of 18.8 seconds. Based on this adequate finding, auxiliary lanes are not required for queuing or to improve level of service.
    - Left turn lane from Meadow Drive onto Port Street.
      The Meadow Drive northbound approach to MD 334 (Port Street) is a single lane with an all-share lane approach. During the AM and PM future traffic conditions, the intersection operates with levels of service "A" and "B" and with a queue free condition. Based on the HCS analysis and with our observations, auxiliary lanes are not required at this intersection.
26. Traffic Impact Study: There are 72 units proposed and 252 Residents. Please address if the independent living residents with vehicles are included in the traffic counts.
    First 252 residents are not proposed as part of this project. For clarification, on page 10 of the report, the reference to 252 means the Land Use Code used in the Institute of Traffic Engineers' Trip Generation Manual 12th Edition that represents the Senior Adult Housing – Multifamily land use. The trip generation calculations correctly use the number of units, as the independent variable.
27. Traffic Impact Study Page 22: The pedestrian and bicycle information provided lists no counts. This does not appear accurate based on the surrounding uses at this location, including the proposed location for a Rails to Trail and existing school bus pick up locations. Please review and revise these statistics appropriately.
    The following information is based on camera counts at the subject intersection.
    - At the MD 334 (Port Street) and Meadow Drive intersection, students (high school) begin to arrive at 6:59 AM. The school bus arrives at 7:09 AM and departs at 7:10 AM.

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- At 8:26 AM vehicles arrive and stop along Meadow Drive (both sides of the street) to wait for the school bus. Students exit the passenger cars at 8:35 to walk to the corner and meet the school bus that arrives at 8:36 and departs at 8:37 AM.
- No student or school bus activity occurred during the PM peak hour.

We note that the AM peak hour (highest volume of traffic) occurs between 7:30 AM and 8:30 AM. During the AM peak hour, no pedestrians were counted. The PM peak hour occurred between 4:00 PM and 5:00 PM when there was no pedestrian or bicycle traffic. No change to the traffic study is required.

28. Traffic Impact Study Page 23: Include school bus stop locations to the bus routes. A bus stop location is currently used at the corner of Port Street and Meadow drive.
    This is an unmarked school bus stop and no school activity occurred during the AM or PM peak hours.

Planning Commission Recommendation

Site Plan Approval with the following condition:

- Revise the entrance location to align with the driveway entrance located across Meadow Drive.
- SHA approval of the Traffic Impact Study and Stormwater Management Design

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PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. The Tax Map and Grid information within the Site Data on sheet G-100 and C-100 are reversed. Please update information.
   Revised as noted
2. Provide a tabulation that depicts the number of bedrooms per dwelling unit. Add information to the Architectural Schematic Design and Elevations plan set.
   Provided
3. Revise the Line Type Legend on sheet L-1 to include the proposed Bufferyard line type.
   The Line Type Legend has been Revised on Sheet L-1 to now include the proposed Bufferyard Boundary Line.
4. Sheet L-1 depicts the line work for Bufferyard C along Port Street. Please remove the line.

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The proposed Bufferyard C Boundary Line along Port Street has been removed from sheet L-1. A different line has been added to show the utility easement in that area.

5. Revise Site Plan C-100 to match the proposed Bufferyards shown on sheet L-1
   Revised as noted
6. Bufferyard E has a slight gap between plantings located adjacent to the SWM Submerged Gravel Wetland and Parcel and Parcel 77-Centreville II Limited Partnership. Adjust location of proposed plant species. See attached markup below.
   The locations of the proposed plant species have been adjusted to close the gap in bufferyard E adjacent the parcel 77-Centreville II Limited Partnership.
7. Per § Section 28-1014.6B.1a from the Town's Zoning Ordinance, S*treet Trees (both public and private streets) – one (1) deciduous, shade/canopy tree per twenty five (25') of street centerline length. Trees to be planted along both sides of street, behind curb and inside sidewalk wherever possible or otherwise within fifteen feet (15') of curb line.* In addition to the applicant's waiver request for the use of seven (7) understory trees in place of shade/canopy trees along Meadow Drive, an additional request is needed for the use of six (6) understory trees proposed along Port Street and the placement of the trees being greater than fifteen (15') from the curb line.
   I have reviewed the spacing from these understory street trees to the curb, along Meadow drive, they are specified within the minimum 15' to the back of curb – we conclude no waiver is necessary, and a dimension has been added near the proposed building.
8. Per § Section 28-1014.6B from the Town's Zoning Ordinance, *Overall minimum tree plantings required (excluding required bufferyards) shall be three (3.0) trees per residential unit.* The applicant needs to add to the Supplemental Waiver Request Application for Landscaping & Buffering in regards not meeting the required tree plantings per unit.
   A supplemental waiver request shall be submitted in regard to not meeting the required tree plantings per residential unit.
9. Please note that *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.* Required afforestation on site is 0.25 acres or 10,890 square feet. Per the *Easton Forest Conservation Ordinance #718,*

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Article III, § 31-7.2, Forest Conservation requirements will be met through afforestation. Landscape plantings, as required by § Section 28-1014.5.B, may be credited to satisfy the afforestation specification requirements.

The FCP worksheet has been added to sheet L-1. The specified FCP afforestation plantings have been clarified on the landscape sheet.

10. The symbol for proposed twenty-seven (27) credited landscape plantings for the Forest Conservation requirement need to stand out more on the plan view. There appears to be only twenty-three (23) plants shown.

    There are 27 Credited Forest Conservation Plantings on the plan view, in 3 different shades to represent 3 different proposed species. A very light orange solid hatch, bordered by a black dashed line has been added to delineate these tree symbols from the other symbols used. Also, a label has been placed on top of the plantings on L-1.

11. Revise the symbol for the plant species, *'Archer Rubrum'*, on the plan view of sheet L-1 to be shown as canopy/shade tree. Additionally, include the existing tree within the *Tree Key*. See attached markup below.

    The symbol for Acer Rubrum has been revised to reflect a canopy/shade tree. The existing tree symbol has been added to the Tree Key.

12. Revise the Title Block on sheet L-1 to list the Forest Stand Delineation Plan. Add the Forest Conservation Worksheet 2.2 to sheet L-1 and submit a Forest Conservation Application with the required fee prior to your scheduled Planning Commission meeting.

    The title block on sheet L-1 has been revised to say: Landscape & Forest Stand Delineation Plan. The Forest Conservation application and fee have been submitted.

13. Please tabulate the Bonus Fees described in § Section 28-312.3.2 within the Site Data on sheet G-100.

    Revised as noted

14. Architectural requirements within the MXW district will need to be reviewed and approved by the Planning Commission. Please address the following comments and add onto the Architectural Elevation sheets:

    - The proposed cladding materials are inconsistent with 28-312.4.3.E.d. Siding should be smooth-finish wood or fiber cement lap siding, 6- to 8-inch exposure or random-width cut shingles. The base should be sand-molded or smooth-finish brick in Common, English or Flemish Bond patterns.

      Understood. Alternative materials are being presented to the Planning and Zoning Commission for review and approval per Section 28-312.4.3.E of the

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Town of Easton Zoning Code.

- Specs for roofing, soffits, gutters, downspouts, windows, doors,SHEET G-100: Revise the contact information from Town of Easton Engineering Department 410-822-8822 to Department of Public Works Engineering Division 410-820-8822. shutters, columns and railings will need to be provided and verified for conformance with 28-312.4.3.E.

  Please refer to the Outline Specifications put together by Studio K dated April 1, 2026, that contain the specification information for the roofing, soffits, gutters, downspouts, windows, doors, shutters, columns and railings.
- Verify the molding located over the first story has a depth of at least 2" and a height of at least 4".

  Confirmed. Molding located over the first story is at least 2” deep and 4” high.
- Verify the entryway is not less than 1 square foot for each 1,000 square feet of floor area and no less than 15 square feet

  Confirmed. The entryway is over 300sf, which is (1) not less that 1sf for each 1,000sf of floor area or (2) less than 15sf.

EASTON UTILITIES COMMISSION COMMENTS

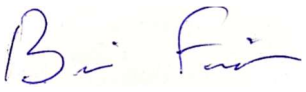
Sketch Site Plan

1. **APPROVED AS NOTED** – All commercial & residential jobs must contact EUC for Electric design.

   Noted. Preliminary design will be forwarded to EUC.

Feel free to contact me at 410-770-9081 with any questions.

Thank you,



Brian Fitzgerald, P.E.

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PORT STREET SENIOR MULTIFAMILY

INFRASTRUCTURE IMPROVEMENTS SKETCH PLAN

FOR

OSPREY PROPERTY COMPANY II LLC

EASTON, TALBOT COUNTY, MARYLAND 21601

SITE DATA:

PROPERTY ADDRESS:	PORT STREET AND EASTON PARKWAY EASTON, MD 21601
LATITUDE:	38° 46' 12.37" N
LONGITUDE:	-76° 05' 07.86" W
PRESENT ZONING CLASSIFICATION:	MXW
PRESENT USE: FUTURE USE:	VACANT MIXED USE - MULTIFAMILY RESIDENTIAL
TAX MAP: GRID: PARCEL: PLAT: DEED REFERENCE:	0034 0015 0077, LOT 4 061E 02753/00320
PROPERTY AREA: LIMITS OF DISTURBANCE: CUT: FILL: NET CUT/FILL: EXISTING IMPERVIOUS: PROPOSED IMPERVIOUS:	152,329 SF - 3.497 ACRES 128,747 SF - 2.956 ACRES 2,138 CY 7,364 CY 5,226 CY (FILL) 0% 41.10%
FEMA FLOOD MAP: WATERSHED:	PANEL 24041C0189D 021304030465 - LOWER CHOPTANK

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOOD PLAIN

A PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA

A FOREST CONSERVATION PLAN WILL BE PREPARED FOR THIS PROJECT

SURVEY DATUM	
HORIZONTAL:	NAD83
VERTICAL:	NAVD88
DATE OF SURVEY:	2/19/2026
NOTE:	ALL ON-SITE LIGHTING UNLESS APPROVED OTHERWISE BY PLANNING AND ZONING COMMISSION SHALL BE LOW CUT-OFF SHIELDED LUMINARIES AT 18' HEIGHT AND LIGHT SHALL NOT SHINE OFF-SITE AT LEVEL GREATER THAN 1' CANDLE.

28-312.1(C).c INLAND SUB-DISTRICT
HIGH-DENSITY RESIDENTIAL, MIXED USE, AND NON-RESIDENTIAL USES COMPATIBLE WITH AND SUPPORTIVE OF RESIDENTIAL DEVELOPMENT;
- AND -
PROVIDE DEVELOPERS WITH MAXIMUM FLEXIBILITY AVAILABLE IN THE MXW TO ENCOURAGE SUITABLE INFILL, REDEVELOPMENT AND NEW DEVELOPMENT PROJECTS

28-312.1.(C).d PORT STREET CORRIDOR SUB-DISTRICT
CREATE AN URBAN-SCALE STREETSCAPE;
PROMOTE AN URBAN DESIGN THAT WILL ULTIMATELY SERVE TO VISUALLY CONNECT OR LINK THE WATERFRONT TO EASTON'S DOWNTOWN;
- AND -
ALLOW FOR MIXED USES WITH AN EMPHASIS ON MULTI-FAMILY, LIVE-WORK UNITS AND SMALL COMMERCIAL USES

28-312.2 - DEVELOPMENT STANDARDS
(A) IN ACCORDANCE WITH STANDARDS OF SECTION 28-301 AND SUBJECT TO P&Z REVIEW.

28-312.2.1 - PERMITTED USES
MULTI-FAMILY DWELLINGS* - THE SUPPLEMENTAL STANDARDS RELATED TO SETBACKS AND ADJACENCY SHALL NOT APPLY IN THE MXW.
* - LISTED USE IS ALSO SUBJECT TO SUPPLEMENTAL STANDARDS OF 28-1008 OF THE CODE

28-312.3 - SITE PLANNING STANDARDS
BUILDING BASE ELEVATION: MINIMUM BASE FLOOD ELEVATION **PLUS** 24 INCHES

28-312.3.4 - VEHICULAR AND PEDESTRIAN CONNECTIVITY STANDARDS
(A) LOTS SHALL BE INTERCONNECTED TO ALL ADJOINING LOTS BY PROVIDING THE MEANS TO EXTEND - CONNECT ON-SITE; SIDEWALKS, PEDESTRIAN PATHS, SERVICE - ACCESS ROADS.

28-312.3.6 - SITE LOADING AND UNLOADING AREA STANDARDS
(A) ALL SITE LOADING AND UNLOADING AREAS SHALL BE FULLY SCREENED FROM VIEW BY ARCHITECTURAL DESIGN FEATURE, OR BY PERMANENT, DECORATIVE SCREENS OR NATURAL PLANTINGS, A MINIMUM OF EIGHT (8) FEED IN HEIGHT

28-312.3.8 - LIGHTING STANDARDS
(A) ALL ON-SITE LIGHTING SHALL BE LOW CUT-OFF SHIELDED LUMINARIES AT A MAXIMUM 15' HEIGHT AND LIGHT SHALL NOT SHINE OFF-SITE AT LEVELS GREATER THAN 1 FOOT CANDLE. ALL ON-SITE LIGHTING SHALL BE DECORATIVE LAMPS CONSISTENT WITH THE DESIGN ELEMENTS OF THE AREA.

28.312.3.9 - UNDERGROUND AND SCREENING OF UTILITIES
(A) ALL NEW, REPLACEMENT AND/OR MODIFIED UTILITY FACILITIES SHALL BE LOCATED UNDERGROUND WHERE PRACTICAL, EXCLUDING APPURTENANCES SUCH AS PEDESTALS, CABINETS, CONTROL STRUCTURE, ETC. ALL UTILITY METERS AND CONNECTIONS (EXCEPT WATER AND WASTEWATER) SHALL BE MADE AT THE SIDE OR REAR OF A BUILDING AND PROPERLY SCREENED TO PREVENT VISIBILITY FROM PUBLIC STREETS.

28-312.4.7 - LANDSCAPING AND LANDSCAPING FEATURES
(A) LANDSCAPING SHALL BE REQUIRED FOR ALL DEVELOPMENT IN ACCORDANCE WITH THE PROVISIONS OF 28-1015 OF THE TOWN CODE AND SHALL UTILIZE NATIVE VEGETATION.
(B) PROJECTS PROPOSED ON PROPERTY WHICH ABUTS ANY PROPERTY THAT IS NOT ZONED MXW, SHALL ADHERE TO THE BUFFER YARD REQUIREMENT SPECIFIED FOR "PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZINING OR LAND USE" AS DETAILS IN SUBSECTION 28-1014.7 E 5 OF THE TOWN CODE

PARKING SPACES:

REQUIRED PER 28-1001.3:
MULTIFAMILY RESIDENTIAL: MIN - 1 PER DU = 64
MAX - 2 PER DU = 128
BIKE - 0.5 PER DU = 32
BIKE STALL TO MEASURE 2'6" x 6' WITH 7' VERTICAL CLEARANCE LOCATED WITHIN 50' OF PRIMARY BUILDING ENTRANCE

EXISTING ON-STREET PARKING: 0 SPACES

PROVIDED:
MULTIFAMILY RESIDENTIAL: VEHICLE - 64 STALLS
INCLUDES 6 ADA ACCESSIBLE STALLS
INCLUDES 2 EV ADA ACCESSIBLE CHARGING STALLS
BICYCLE - 32 STALLS

MXW SUBDISTRICTS - FROM TABLE 28-312B

DEVELOPMENT STANDARDS	SUBDISTRICTS			
	INLAND		PORT STREET	
	BASE	MAX	BASE	MAX
MIN. LOT SIZE*	5,000 SF	5,000 SF	5,000 SF	5,000 SF
MAX. DU PER ACRE	12	30	12	30
MAX HEIGHT**	50'-0"	65'-0"	40'-0"	50'-0"
MAX STORIES**	3.00	5.00	3.0 (2.5 MIN)	4.00
MAX LOT COVERAGE	40%	75%	50%	80%
FRONT SETBACK****	5' MIN, 15' MAX	5' MIN, 15' MAX	39' FROM PORT STREET CL MIN, 51' FROM PORT STREET CL MAX.*****	39' FROM PORT STREET CL MIN, 51' FROM PORT STREET CL MAX.*****
MIN SIDE SETBACK	N/A	N/A	N/A	N/A

* FOR SUBDIVISIONS OF 10 OR MORE LOTS, THE MINIMUM LOT SIZE MAY BE REPLACED BY AN AVERAGE LOT SIZE OF THE SPECIFIED DIMENSION

** HEIGHT AND STORIES IN THE ZONING DISTRICT SHALL BE MEASURED FROM BASE ELEVATION

*** MEASURED FROM THE PROPERTY LINE

***** FOR PARCELS THAT ARE (OR WILL BECOME) SUBJECT TO AN EASEMENT FOR THE EASTON RAIL TRAIL, THE MAXIMUM FRONT SETBACK FROM PORT STREET SHALL BE 10' FROM THE SOUTHERN EDGE OF THE EASEMENT

NOTE: APPLICANT MAY EXCEED THE LIMITS SPECIFIED AS "BASE" UP TO LIMITS SPECIFIED AS "MAX." UPON PAYMENT OF FEE OF $9.50 PER SQUARE FOOT AREA IN EXCESS OF BASE SQUARE FOOTAGE

BONUS FEE TABULATION:

PORT STREET SUBDISTRICT
BASE BUILDING HEIGHT = 40'-0"
PROPOSED BUILDING HEIGHT = 48'-0"
BLDG. SQFT WITHIN PORT STREET SUBDISTRICT = 12,511 SF

12,511 SF x $9.50 = $118,856.88

PURPOSE AND INTENT STATEMENT

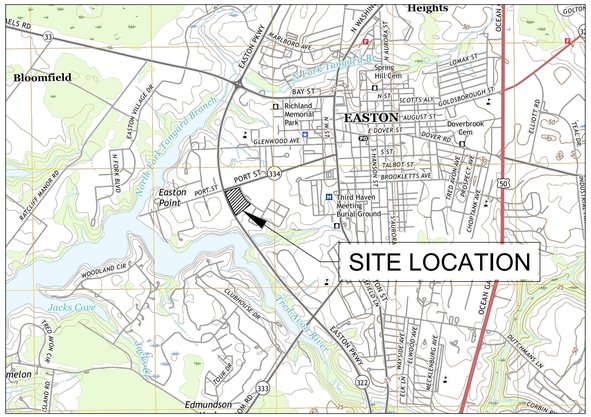
THE PRIMARY INTENT OF THIS SENIOR MULTIFAMILY RESIDENTIAL PROJECT IS TO ADVANCE THE VISION OF THE TOWN OF EASTON'S COMPREHENSIVE PLAN FOR THE PORT STREET CORRIDOR AND EASTON POINT. BY TRANSFORMING THE LOT BOUNDED BY MEADOW DRIVE, PORT STREET, AND MD 322 (EASTON PARKWAY), THE PROJECT PROVIDES HIGH-QUALITY, AGE-RESTRICTED HOUSING THAT FOSTERS A WALKABLE, CONNECTED COMMUNITY AT THIS STRATEGIC GATEWAY TO THE TOWN. THE PROJECT FULFILLS ITS PURPOSE THROUGH THE FOLLOWING CORE COMPONENTS:

- SENIOR MULTIFAMILY HOUSING: THIS DEVELOPMENT ADDRESSES THE CRITICAL NEED FOR "MISSING MIDDLE" AND SENIOR-SPECIFIC HOUSING. IT OFFERS A VARIETY OF DWELLING TYPES DESIGNED WITH ARCHITECTURAL COMPATIBILITY AND MASSING THAT RESPECTS EASTON'S UNIQUE CHARACTER AND ESTABLISHED RESIDENTIAL NEIGHBORHOODS.
- INFRASTRUCTURE & UTILITIES: THE PROJECT WILL UTILIZE EXISTING PUBLIC WATER AND SEWERAGE SYSTEMS, ENSURING THE EFFICIENT EXTENSION OF TOWN SERVICES TO SUPPORT HIGH-DENSITY RESIDENTIAL USE.
- ACCESS & PARKING: DESIGNED TO MINIMIZE TRAFFIC HAZARDS AND CONGESTION, THE SITE FEATURES OFF-STREET PARKING THAT MEETS TOWN STANDARDS. SAFE PEDESTRIAN CIRCULATION IS PRIORITIZED THROUGH PAVED INTERNAL WALKWAYS AND THE CONSTRUCTION OF SIDEWALKS ALONG PUBLIC STREET FRONTAGES TO ENHANCE NEIGHBORHOOD WALKABILITY.
- LANDSCAPING & AESTHETICS: COMPREHENSIVE LANDSCAPING PLANS WILL UTILIZE NATIVE PLANT SPECIES TO PROVIDE ATTRACTIVE STREET YARDS AND INTERIOR PARKING LOT AREAS. THESE GREEN SPACES ARE DESIGNED TO REDUCE THE VISUAL IMPACT OF IMPERVIOUS SURFACES, PROMOTE SHADE, AND CREATE A HARMONIOUS TRANSITION BETWEEN THE DEVELOPMENT AND ADJACENT PROPERTIES.
- STORMWATER MANAGEMENT: THE PROJECT IMPLEMENTS ENVIRONMENTAL SITE DESIGN (ESD) TO MANAGE RUNOFF AND PROTECT THE WATER QUALITY OF THE CHESAPEAKE BAY TRIBUTARIES. THROUGH INNOVATIVE PRACTICES LIKE SUBMERGED GRAVEL WETLANDS THE SITE WILL EFFECTIVELY MANAGE STORMWATER WHILE ENHANCING THE OVERALL ECOLOGICAL VALUE OF THE PROPERTY.

BY INTEGRATING THESE ELEMENTS, THE PROPOSED DEVELOPMENT SERVES THE PUBLIC HEALTH, SAFETY, AND GENERAL WELFARE OF EASTON RESIDENTS, PROVIDING A SUSTAINABLE AND VIBRANT LIVING ENVIRONMENT FOR THE TOWN'S SENIOR POPULATION

DESIGN PRINCIPLES FOR EASTON (COMPREHENSIVE PLAN, PG. 29-31)

1. **INTEGRATED USES ARE DESIRABLE** - THE PROJECT CONSISTS OF RESIDENTIAL, OPEN GREEN SPACE AND STORMWATER MANAGEMENT. THIS PROJECT WILL HAVE A TOTAL OF 64 DWELLING UNITS IN A SINGLE MULTI-FAMILY RESIDENCE BUILDING ADDRESSING THE NEED FOR HOUSING AS STATED IN THE COMPREHENSIVE PLAN TO INCREASE THE NUMBER AND TYPES OF HOUSING AVAILABLE IN THE AREA.
2. **NATURAL FEATURES SHOULD DETERMINE DESIGN** - THE SITE IS DEVELOPED TO MAINTAIN EXISTING NATURAL CONTOURS AND DRAINAGE PATHS. THERE ARE FEW NATURAL FEATURES ON THE EXISTING SITE. GREEN/OPEN SPACE AND A WATER FEATURE HAVE BEEN INCORPORATED INTO THE PROPOSED SITE PLAN. THE SITE PLAN HAS BEEN PREPARED TO PRESERVE AS MUCH OF THE EXISTING NATURAL FEATURES AS FEASIBLE.
3. **AUTOMOBILES SHOULD NOT DETENE DESIGN** - AUTOMOBILES WERE NOT THE PRIORITY FOCUS FOR THE DESIGN BUT SUFFICIENT PARKING IS PROVIDED, WHICH INCLUDES AMPLE LANDSCAPING AND GREEN SPACE.
4. **AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS** - THIS PROJECT PROVIDES OPEN GREEN SPACES THROUGHOUT THE PARCEL. THE SITE ALSO CONNECTS PEDESTRIANS TO A (FUTURE) RAILS-TO-TRAILS PATH.
5. **ARCHITECTURE SHOULD RESPECT EASTON'S HISTORIC DISTRICT** - THIS PROJECT IS NOT WITHIN THE HISTORIC DISTRICT.
6. **SIGNS SHOULD INFORM BUT NOT DOMINATE** - THERE WILL BE MINIMAL SIGNAGE ON THIS PROPERTY. THE PROPOSED STRUCTURE WILL HAVE A STREET/BUILDING NUMBER THAT WILL INDICATE THE UNIT AND ADDRESS FOR THE PUBLIC AND FIRE/RESCUE SERVICES. A FREE STANDING SIGN AT THE ENTRANCE WILL NOT DOMINATE THE ROAD FRONTAGE.
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9. **NEIGHBORHOODS SHOULD CONNECT** - PEDESTRIANS CAN TRAVERSE SIDEWALKS ALONG MEADOW DRIVE THROUGHOUT THE SITE TO THE (FUTURE) PROPOSED RAILS-TO-TRAILS CONNECTOR ALONG PORT STREET. PEDESTRIAN ACTIVITY ALONG THE BYPASS IS NOT PREFERRED.



VICINITY MAP
SCALE: 1" = 2000'

DRAWING LIST

DRAWING NUMBER	DRAWING NAME
G-100	TITLE SHEET
V-100	EXISTING CONDITIONS PLAN
C-100	OVERALL SITE PLAN AND NOTES
L-1	LANDSCAPE & FOREST STAND DELINEATION PLAN

CONTACT INFORMATION

OWNER/DEVELOPER: OSPREY PROPERTY COMPANY II LLC
16 GREENMEADOW DRIVE, SUITE G107,
TIMONIUM, MD 21093
(443) 509-0989

ENGINEER: RAUCH Inc.
106 N HARRISON ST
EASTON, MARYLAND 21301
(410)770-9081

AREA MEDIAN INCOME AND PERCENT AFFORDABLE

THIS PROJECT IS PROJECTED TO BE 100% AFFORDABLE UNITS AT 80% AMI

ENVIRONMENTAL NOTES:

1. A PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE CRITICAL AREA BUFFER
2. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
3. STEEP SLOPES ARE NOT PRESENT ON SITE
4. NON TIDAL WETLANDS ARE PRESENT ON THIS PORTION OF THE PROJECT

HYDROLOGY NOTES:

1. THE PROJECT WILL NOT ALTER HYDROLOGY TO OR FROM THE SITE
2. NO OUTLETS WILL BE ALTERED BY THIS PROJECT

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIATION MUST BE COMPLETE WITHIN:
A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

SEQUENCE OF CONSTRUCTION

1.	NOTIFY MDE AT	(410) 901-4020
	TALBOT SOIL CONSERVATION DISTRICT AT	(410) 822-1583
	TOWN OF EASTON ENGINEERING AT	(410) 820-8822
2.	PRE-CONSTRUCTION MEETING.	
4.	INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER PLANS.	
5.	CONSTRUCT SEDIMENT TRAP AND INSTALL SKIMMER DE-WATERING DEVICE TO BE USED DURING CONSTRUCTION PER DETAILS ON C-205.01.	
6.	DEMO PER PLAN	
7.	START SITE GRADING	
8.	INSTALL STORMWATER MANAGEMENT NETWORK	
9.	INSTALL UTILITIES	
10.	CONSTRUCT CURBS AS INDICATED ON THE PLANS	
11.	INSTALL BASE PAVEMENT	
12.	ERECT RESIDENTIAL STRUCTURE	
13.	CONSTRUCT SIDEWALKS AS INDICATED ON THE PLAN	
14.	CONSTRUCT SUBMERGED GRAVEL WETLAND AREA. DO NOT FINALIZE CONSTRUCTION OF THIS UNTIL EARTH DISTURBANCE IS COMPLETE.	
15.	PERMANENTLY STABILIZE REMAINING AREAS.	
16.	MAINTAIN ALL PERIMETER CONTROLS AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION HAS BEEN COMPLETELY ESTABLISHED.	
17.	REMOVE PERIMETER CONTROLS UPON APPROVAL BY THE MDE SEDIMENT CONTROL INSPECTOR.	

GENERAL NOTES

PROJECT SHALL BE CONSTRUCTED TO COMPLY WITH THE TOWN OF EASTON DESIGN AND CONSTRUCTION STANDARDS.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, BEST PRACTICES OF THE RESPECTIVE TRADES AND THE STANDARD SPECIFICATIONS AND DETAILS REFERRED TO HEREON.

THIS DRAWING SHOWS INFORMATION OBTAINED FROM AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST WITHIN LIMITS OF THE WORK AT AND BELOW THE SURFACE OF THE GROUND. THE CONTRACTOR IS RESPONSIBLE FOR SUPPORTING AND PROTECTING ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

MDE (Main Number)	410-537-3000
MDE (Eastern Shore Field Office)	410-901-4020
TOWN OF EASTON ENGINEERING	410-820-8822
TALBOT COUNTY SCD	410-822-1583
MISS UTILITY	800-257-7777 or 811

SHOULD ANY DAMAGE OCCUR TO ANY MARKED UTILITIES, THEY SHALL BE REPAIRED SOLELY AT THE CONTRACTORS EXPENSE.

ALL LANDSCAPING SHALL BE PERFORMED BY QUALIFIED PROFESSIONALS. ALL PLANT MATERIALS SHALL BE FROM CERTIFIED NURSERYMAN AND BE GUARANTEED FOR ONE (1) YEAR FROM THE DATE OF PLANTING.

ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

CRITICAL AREA SUMMARY NARRATIVE

THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF PORT STREET AND EASTON PARKWAY IN EASTON, MARYLAND. THE CURRENT LOT IS VACANT OF STRUCTURES WITH MAINTAINED GRASS. THE PARCEL TOTALS 3.497 ACRES WITH 1.842 ACRES LYING WITHIN THE CRITICAL AREA (IDA) BUFFER. PER TOWN OF EASTON SECTION 28-401.3.B, ALL PROPOSED STORMWATER MANAGEMENT TECHNOLOGIES SHALL REDUCE POLLUTANT LOADINGS BY AT LEAST 10% BELOW THE LEVEL OF POLLUTION ON SITE PRIOR TO DEVELOPMENT, CALCULATED TO BE 1.75 POUNDS OF PHOSPHORUS PER YEAR. PER CALCULATIONS PROVIDED WITHIN THE SWM REPORT, OUR PROPOSED SWM PRACTICE SHOULD, AT A MINIMUM, REMOVED 2.28 POUNDS OF PHOSPHORUS PER YEAR. AS DESIGNED, OUR PRACTICE EXCEEDS THIS MINIMUM, PROVIDING REMOVAL OF 3.83 POUNDS OF PHOSPHORUS PER YEAR.

SIMPLIFIED FOREST STAND DELINEATION & FOREST CONSERVATION NARRATIVE

THE SITE IS LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF PORT STREET AND EASTON PARKWAY IN EASTON, MARYLAND. THE CURRENT LOT IS VACANT OF STRUCTURES WITH MAINTAINED GRASS. NO FOREST AS DEFINED BY THE CODE OF MARYLAND REGULATIONS EXISTS ON SITE. THE TOTAL AREA UNDER CONSIDERATION IS THE EXISTING LOT TOTALING 3.50 ACRES. 1.84 ACRES OF THE PARCEL EXISTS WITHIN THE CRITICAL AREA BOUNDARY, THEREFORE IT HAS BEEN DEDUCTED FROM THE FOREST CONSERVATION CALCULATIONS.

ALL AFFORESTATION, AS REQUIRED BY THE FOREST CONSERVATION ACT SHALL BE COMPLETED BY PLANTING 66 2" CALIPER CANOPY TREES. PER TOWN OF EASTON ZONING ORDINANCE THESE CANOPY TREES WILL GIVE CREDIT FOR 0.61 ACRES OF PLANTING, SURPASSING THE REQUIRED 0.25 ACRES.

THE TIMELINE FOR DEVELOPMENT IS AS FOLLOWS:
PLAN REVIEW – SPRING 2026
PLAN APPROVAL – SPRING/ SUMMER 2026
CONSTRUCTION – FALL 2026

PROVIDED LANDSCAPE CONCEPT PLAN INDICATES THAT 66 CANOPY TREES SHALL BE PLANTED.

REVIEWED FOR THE TALBOT SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

_____ _____
TALBOT SOIL CONSERVATION DISTRICT DATE

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT THAT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL OF THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE IN ACCORDANCE TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

_____ _____
SIGNATURE DATE

1. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION MADE IN THIS PLAN. ANY CHANGE MADE TO THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.
2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THIS CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

DRAINAGE AREA SUMMARY CHART

DA #	DA (ACRES) EXISTING	DA (ACRES) PROPOSED	IMPERVIOUS AREA (ACRES) EXISTING	IMPERVIOUS AREA (ACRES) PROPOSED	CN EXISTING	CN PROPOSED	Tc EXISTING (MINUTES)	Tc PROPOSED (MINUTES)	2-YEAR STORM EXISTING (CFS)	2-YEAR STORM PROPOSED (CFS)	2-YEAR STORM CHANGE	10-YEAR STORM EXISTING (CFS)	10-YEAR STORM PROPOSED (CFS)	10-YEAR STORM CHANGE	100-YEAR STORM EXISTING (CFS)	100-YEAR STORM PROPOSED (CFS)	100-YEAR STORM CHANGE	ESDv TARGET (CF)	ESDv ACTUAL (CF)
1	3.003	1.38	0.03	0.056	76	75	62.8	22.2	1.88	1.7	-0.18	4.24	3.86	-0.38	7.36	6.7	-0.66	521	0
2	1.187	2.721	0	1.23	87	87	41.3	19.5	1.24	0.81	-0.43	2.71	1.66	-1.05	4.64	15.68	11.04	8753	12422
3	0.075	0.164	0.016	0.049	81	81	30.6	5.7	0.29	0.21	-0.08	0.55	0.42	-0.13	0.87	0.69	-0.18	383	0
TOTAL	4.265	4.265	0.046	1.335														9657	12422

BMP SUMMARY CHART

BMP ID	TYPE OF ESD PRACTICE (STRUCTURE NAME)	MARYLAND GRID COORDINATE (NAD 83) METERS NORTHING	MARYLAND GRID COORDINATE (NAD 83) METERS EASTING	BMP DRAINAGE AREA (SF)	IMPERVIOUS AREA (SF)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDv (CF)	ACTUAL ESDv (CF)
SGW-1	SUBMERGED GRAVEL WETLAND	402707.76	1572962.51	118,516	59,659	1.8	1.82	10,278	12,422
TOTAL				**118,516**	**59,659**			**10,278**	**12,422**

PROPOSED IMPERVIOUS AREA TABLE

Description	Area (Sq.Ft.)	Area (Ac.)	Site Percentage
Total Site Area	152,329	3.497	100%
Buildings	22,431	0.515	14.7%
Roadway - Curb and gutters	31,247	0.717	20.5%
Sidewalk - Paths	5,981	0.137	3.9%
Total Impervious Area	59,659	1.369	39.1%
Remainder Pervious Area	92,670	2.128	60.9%

APPROVED:	APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE	TOWN OF EASTON PLANNING AND ZONING DATE	EASTON UTILITIES - ENGINEER DATE	TALBOT SOIL CONSERVATION DISTRICT MANAGER DATE

COVER SHEET
OF THE LANDS OF
PORT STREET SENIOR MULTIFAMILY
TAX MAP 0034, GRID 0015, PARCEL 0077, LOT 4
ELECTION WARD 4, TOWN OF EASTON, TALBOT COUNTY, MARYLAND
PREPARED FOR OSPREY PROPERTY COMPANY II LLC

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2026

FOR REVIEW ONLY - NOT FOR CONSTRUCTION OR RECORDING

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — STOP. THINK. DIG. — 811

DATE: 4/29/2026
SCALE: AS SHOWN
DRAWN BY: AF
DESIGNED BY: AF
APPROVED BY:

SHEET NO.: G-100

DESIGN DEVELOPMENT

Z:\PROJECTS\380096 - OSPREY PROPERTY - PORT STREET MULTIFAMILY*\DEPARTMENTS\CIVIL\DATA\PRODUCTION\380096SC-SET-PC.DWG



SYMBOLS

	EXISTING
STORM DRAIN MANHOLE	D
SANITARY SEWER MANHOLE	S
CLEANOUT	C
GATE VALVE	GV
SIGN	
WATER METER	W
FIRE HYDRANT	
ELECTRIC TRANSFORMER	ELEC
COMMUNICATION PEDESTAL	CATV
UTILITY POLE	
SITE LIGHT	
CANOPY/SHADE TREE	
BENCHMARK	

LINETYPES

	EXISTING
TOPOGRAPHY	
MAJOR CONTOURS	
MINOR CONTOURS	
TOP OF SLOPE BREAKLINE	
BOTTOM OF SLOPE BREAKLINE	
PARCEL BOUNDARY	
PARCEL SETBACK/EASEMENT	
BUILDING RESTRICTION LINE	BRL
BUFFERYARD BOUNDARY	BY
ROADWAY CENTERLINE	
UTILITIES	
OVERHEAD ELECTRIC	OE
UNDERGROUND ELECTRIC	UE
GAS PIPE LINE	G
CABLE TV	CTV
WATER PIPE	W
SANITARY PIPE	SS
STORMWATER PIPE	SD
ENVIRONMENTAL	
WETLAND LINE	
CRITICAL AREA BOUNDARY	CAB

MXW ZONING HATCH LEGEND

- PORT STREET CORRIDOR SUB-DISTRICT
- INLAND SUB-DISTRICT

EXISTING FEATURES

1. EXISTING PROPERTY LINE
2. EXISTING 25' EASEMENT
3. EXISTING FIRE HYDRANT
4. EXISTING WATER MAIN
5. EXISTING SANITARY MANHOLE

DEMOLITION FEATURES

1. EXISTING CURB TO BE DEMOLISHED
2. EXISTING SIDEWALK TO BE DEMOLISHED

PROPERTY DATA

A SIMPSON W REMBERT TRUSTEE
M/G/P/L: 0034/0015/0077/4 - B/P: 02753/00320
ZONE MXW

B CENTREVILLE II LIMITED PARTNERSHIP
M/G/P/L: 0034/0015/0077/3 - B/P: 00823/00725
ZONE R7A

C TRAPPE LIMITED PARTNERSHIP
M/G/P/L: 0034/0015/0077/2 - B/P: 00736/00516
ZONE R7A

D CHESAPEAKE COMMUNITY DEVELOPMENT LLC
M/G/P/L: 0034/0015/0077/1 - B/P: 02873/00398
ZONE MXW

E TALBOT COUNTY MARYLAND
M/G/P/L: 0104/00EA/1367/1 - B/P: 00988/00719
ZONE MXW

NAD 83

0 60' 120'

APPROVED:	APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE	TOWN OF EASTON PLANNING AND ZONING DATE	EASTON UTILITIES - ENGINEER DATE	TALBOT SOIL CONSERVATION DISTRICT MANAGER DATE

EXISTING CONDITIONS

OF THE LANDS OF

PORT STREET SENIOR MULTIFAMILY

TAX MAP 0034, GRID 0015, PARCEL 0077, LOT 4

ELECTION WARD 4, TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR OSPREY PROPERTY COMPANY II LLC

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9681 | Fax: 410 770 3667

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2026

DELIMINARY
NOT FOR CONSTRUCTION
PRELIMINARY PLAN REVIEW

REVISIONS			
REV. #	DATE	DESCRIPTION	
1			

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG

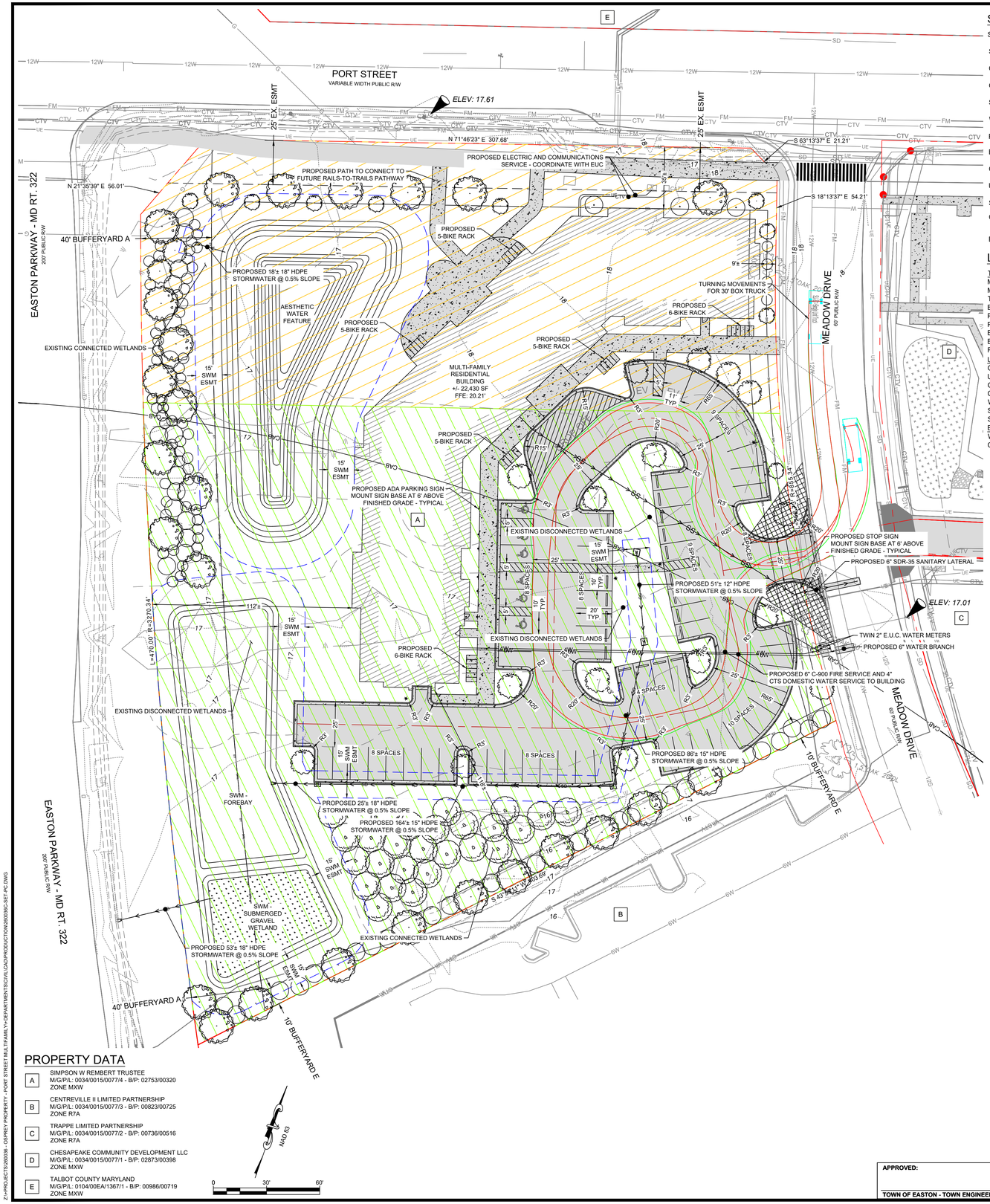
811

DATE:	4/29/2026
SCALE:	1" = 60'
DRAWN BY:	AF
DESIGNED BY:	AF
APPROVED BY:	

SHEET NO.: V-100

DESIGN DEVELOPMENT

Z:\+PROJECTS\2509008 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\DATA\PRODUCTION\2509008-SET-PC.DWG



PROPERTY DATA

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C	TRAPPE LIMITED PARTNERSHIP M/G/P/L: 0034/0015/0077/2 - B/P: 00736/00516 ZONE R7A
D	CHESAPEAKE COMMUNITY DEVELOPMENT LLC M/G/P/L: 0034/0015/0077/1 - B/P: 02873/00398 ZONE MXW
E	TALBOT COUNTY MARYLAND M/G/P/L: 0104/00EA/1367/1 - B/P: 00986/00719 ZONE MXW

SYMBOLS

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	Ⓓ	Ⓓ
SANITARY SEWER MANHOLE	Ⓢ	Ⓢ
CLEANOUT	Ⓒ	Ⓒ
GATE VALVE	GV	GV
SIGN		
WATER METER	Ⓦ	Ⓦ
FIRE HYDRANT		
ELECTRIC TRANSFORMER	ELEC	ELEC
COMMUNICATION PEDESTAL	CATV	CATV
UTILITY POLE		
SITE LIGHT		
CANOPY/SHADE TREE		
BENCHMARK	ELEV: 123	

LINETYPES

	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS		
MINOR CONTOURS		
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
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PARCEL SETBACK/EASEMENT		
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BUFFERYARD BOUNDARY		
ROADWAY CENTERLINE		
UTILITIES		
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
GAS PIPE LINE	G	G
CABLE TV	CTV	CTV
WATER PIPE	W	W
SANITARY PIPE	SS	SS
STORMWATER PIPE	SD	SD
ENVIRONMENTAL		
WETLAND LINE		Ψ
CRITICAL AREA BOUNDARY		CAB

CONTACT INFORMATION

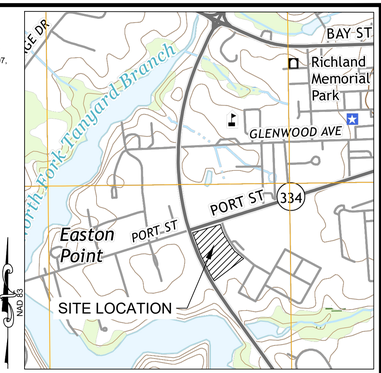
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MXW ZONING HATCH LEGEND

PORT STREET CORRIDOR SUB-DISTRICT

INLAND SUB-DISTRICT



VICINITY MAP
SCALE: 1" = 1,000'

DESIGN PRINCIPLES FOR EASTON (COMPREHENSIVE PLAN, PG. 29-31)

1. **INTEGRATED USES ARE DESIRABLE** - THE PROJECT CONSISTS OF RESIDENTIAL, OPEN GREEN SPACE AND STORMWATER MANAGEMENT. THIS PROJECT WILL HAVE A TOTAL OF 64 DWELLING UNITS IN A SINGLE MULTI-FAMILY RESIDENCE BUILDING ADDRESSING THE NEED FOR HOUSING AS STATED IN THE COMPREHENSIVE PLAN TO INCREASE THE NUMBER AND TYPES OF HOUSING AVAILABLE IN THE AREA.
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SITE DATA:

PROPERTY ADDRESS: PORT STREET AND EASTON PARKWAY
EASTON, MD 21601

LATITUDE: 38° 46' 12.37" N

LONGITUDE: -76° 05' 07.86" W

PRESENT ZONING CLASSIFICATION: MXW

PRESENT USE: VACANT
PROPOSED USE: MIXED USE - MULTIFAMILY RESIDENTIAL

TAX MAP: 0034
GRID: 0015
PARCEL: 0077, LOT 4
PLAT: 061E
DEED REFERENCE: 02753/00320

PROPERTY AREA: 152,329 SF - 3.497 ACRES
LIMITS OF DISTURBANCE: 128,747 SF - 2.956 ACRES
CUT: 2,138 CY
FILL: 7,364 CY
NET CUT/FILL: 5,226 CY (FILL)
EXISTING IMPERVIOUS: 0%
PROPOSED IMPERVIOUS: 63,241 SF - 1.452 ACRES - 41.52%

FEMA FLOOD MAP: PANEL 24041C0189D
WATERSHED: 021304030465 - LOWER CHOPTANK

NO PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE 100-YR FLOOD PLAIN

A PORTION OF THIS PROJECT SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA

SURVEY DATUM
HORIZONTAL: NAD83
VERTICAL: NAVD88
DATE OF SURVEY: 2/19/2026

BENCHMARK:
UTILITY POLE - PORT STREET — ELEV: 17.61'
LATITUDE: N 38° 46' 12.44"
LONGITUDE: W 76° 05' 09.81"
FIRE HYDRANT - MEADOW DR. — ELEV: 17.01'
LATITUDE: N 38° 46' 10.62"
LONGITUDE: W 76° 05' 05.45"

NOTE: ALL ON-SITE LIGHTING UNLESS APPROVED OTHERWISE BY PLANNING AND ZONING COMMISSION SHALL BE LOW CUT-OFF SHIELDED LUMINARIES AT 18' HEIGHT AND LIGHT SHALL NOT SHINE OFF-SITE AT LEVEL GREATER THAN 1' CANDLE.

DENSITY:
REQUIRED: 12 UNITS PER ACRE EXCLUDING BONUS PROVISIONS
BONUS PROVISIONS: 30 UNITS PER ACRE
DENSITY PROVIDED: 18.30 UNITS PER ACRE

SETBACKS:
PORT STREET CORRIDOR: FRONT: 29'-39' FROM PORT STREET CENTERLINE **- OR -** 10' FROM BACKSIDE OF UTILITY EASEMENT; SIDE: N/A; REAR: N/A
INLAND SUB-DISTRICT: FRONT: 5 -15' FT FROM PROPERTY LINE; SIDE: N/A; REAR: N/A
28-1009.3 - MD ROUTE 333: 40'

LOT SIZE: MINIMUM = 5,000 SF
(N/A - NO INTENT TO SUBDIVIDE)

LOT COVERAGE:
EXISITNG: 0%
REQUIRED:
PORT STREET CORRIDOR: 50% - 80%
INLAND SUB-DISTRICT: 40% - 75%
ACTUAL PR. LOT COVERAGE: 41.5%

OPEN SPACE
REQUIRED PER 28-1007.1.14.B: 25% OF GROSS DEVELOPMENT
PROVIDED: 41.5% OF GROSS DEVELOPMENT

BUILDING HEIGHT
BASE BUILDING HEIGHT:
PORT STREET CORRIDOR: 40'
INLAND SUB-DISTRICT: 50'
MAX BUILDING HEIGHT:
PORT STREET CORRIDOR: 50'
INLAND SUB-DISTRICT: 65'
MAX. EXISTING STRUCT. HEIGHT: 0
MAX PR. BUILDING HEIGHT: 48'

PARKING
REQUIRED PER 28-1001.3:
MULTIFAMILY RESIDENTIAL: MIN - 1 PER DU = 64; MAX - 2 PER DU = 128; BIKE - 0.5 PER DU = 32

EXISTING ON-STREET PARKING: 0 SPACES

PARKING PROVIDED: 64 VEHICLE STALLS; INCLUDES 6 ADA VAN ACCESSIBLE STALLS; INCLUDES 2 E.V. CHARGING STALLS; 32 BICYCLE STALLS

LANDSCAPING:
28-1007.14.f - ALL AREAS NOT UTILIZED FOR BUILDING OR OFF-STREET PARKING SHALL BE LANDSCAPED AND MAINTAINED IN ACCORDANCE WITH 28-1014

28-1014.6.B.1.a - STREET TREES - (1) DECIDUOUS, SHADE/CANOPY TREE PER 25' OF STREET CENTERLINE LENGTH. TREES TO BE PLANTED ALONG BOTH SIDES OF STREET BEHIND CURB AND INSIDE SIDEWALK WHEREVER POSSIBLE OR OTHERWISE WITHIN 15' OF CURB LINE

28-1014.6.B.1.b - PARKING LOTS/PARKING COURTS - (1) DECIDUOUS, SHADE/CANOPY TREE PER 5 SPACES TO BE LOCATED WITHIN THE PARKING LOT INTERIOR. TREES SHALL BE LOCATED WITHIN THE PARKING BAYS SO THAT NO MORE THAN 10 PARKING SPACES FORM AN UNTERRUPTED ROW. TREES SHALL BE PLANTED WITHIN AN AREA OF PERVIOUS SPACE OF AT LEAST 64 SQ. FT. ALLOCATED PER TREE, WITH NO DIMENSION OF ANY PARKING LOT PLATING ISLAND LESS THAN 6'

28-1014.6.B.1.c - ALL PARKING LOTS SHALL BE LANDSCAPED WITH AN EVERGREEN SHRUB HEDGE WHICH WILL GROW TO A MINIMUM 42" HEIGHT WITHIN 5 YEARS ALONG ALL SIDES EXCLUDING THE BUILDING OR FACILITY ACCESS SIDE(S). SHRUBS SHALL BE SPACED TO FORM A CONTINUOUS HEDGE WITHIN 5 YEARS. REQUIRED BUFFERYARDS MAY REPLACE ALL OR PART OF THIS REQUIREMENT WHEN THE APPLICANT CAN DEMONSTRATE THAT EFFECTIVE SCREENING WILL BE ACHIEVED.

28-1014.6.B.1.d - BALANCE OF REQUIRED 3 TREES/UNIT TO BE PLANTED AROUND STRUCTURES, ON LOGS AND/OR COMMON OPEN SPACE AREAS. A MINIMUM OF 25% OF THESE TREES SHALL BE EVERGREEN. BUFFERYARD PLANTINGS MAY BE SUPPLEMENTED WITH THESE TREES IF IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE PLANNING AND ZONING COMMISSION THAT THE OVERALL APPEARANCE AND SCREENING NEEDS OF THE PROJECT WOULD BE BETTER SERVED.

28-1014.6.B.2 - SHRUB AND GROUNDCOVER PLANTINGS - SHRUBS AND GROUNDCOVERS SHALL BE INTEGRATED INTO THE SITE AND LANDSCAPE PLAN TO COMPLEMENT ARCHITECTURAL DESIGN, SCREEN OBJECTIONABLE VIEWS, SEPARATE PEDESTRIAN ACTIVITIES FROM VEHICULAR TRAVEL WAYS, STABILIZE SENSITIVE OR ERODING AREAS AND OTHER APPLICATIONS THAT CONTRIBUTE TO THE OVERALL LANDSCAPE APPEARANCE. THE APPLICANT SHALL PROVIDE SHRUB AND GROUNDCOVER PLANTINGS OR DEMONSTRATE WHY THEY ARE UNNECESSARY, IMPRACTICAL OR NOT EFFECTIVE IN PROVIDING AN ACCEPTABLE LANDSCAPE APPEARANCE.

28-1014.7 - BUFFERYARDS - SEE OVERALL SITE PLAN & LNSCP CONCEPT - SHEET L-1

BUFFERYARD "A" - (FOR RESIDENTIALLY ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER MAJOR ROADS AS DESCRIBED IN 28-1009 - 40' WIDTH PLANTED WITH (2) SHADE/CANOPY TREES, (2) EVERGREEN TREES, AND (10) LARGE SHRUBS PER 50' OF PROPERTY LINE LENGTH. *(1.5) UNDERSTORY TREES MAY BE SUBSTITUTED FOR (1) EVERGREEN TREE. NOTE: WHERE THIS BUFFERYARD IS LOCATED BETWEEN A PARKING LOT AND STREET R/W, DELETE THE SHRUB REQUIREMENT.*

BUFFERYARD "C" - (FOR ALL RESIDENTIALLY ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER ALL OTHER STREETS EQUALING OR EXCEEDING TOWN OF EASTON "RESIDENTIAL COLLECTOR DESIGNATION") THIS BUFFERYARD IS NOT REQUIRED ALONG THE STREET WHERE THE PRIMARY LOT FRONTAGE IS DESIGNATED - 20' WIDTH PLANTED WITH (1) SHADE/CANOPY TREE, (2) EVERGREEN TREES, AND (5) LARGE SHRUBS *(1) EVERGREEN TREE MAY BE SUBSTITUTED FOR (5) SHRUBS NOTE: WHERE THIS BUFFERYARD IS LOCATED BETWEEN A PARKING LOT AND STREET R/W, DELETE THE SHRUB REQUIREMENT.*

BUFFERYARD "E" - (ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE) - 10' WIDTH PLANTED WITH (1) SHADE/CANOPY AND (3) EVERGREES TREES PER 50' OF PROPERTY LINE LENGTH.

FOREST CONSERVATION: WILL BE PREPARED FOR THIS PROJECT

APPROVED:	APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER — DATE	TOWN OF EASTON PLANNING AND ZONING — DATE	EASTON UTILITIES - ENGINEER — DATE	TALBOT SOIL CONSERVATION DISTRICT MANAGER — DATE

OVERALL SITE PLAN AND NOTES

OF THE LANDS OF

PORT STREET SENIOR MULTIFAMILY

TAX MAP 0034, GRID 0015, PARCEL 0077, LOT 4

ELECTION WARD 4, TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR OSPREY PROPERTY COMPANY II LLC

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

04-29-2026

ELIMINARY NOT FOR CONSTRUCTION OR RECORDATION

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG — 811

DATE:	4/29/2026
SCALE:	AS SHOWN
DRAWN BY:	AF
DESIGNED BY:	AF
APPROVED BY:	

SHEET NO.: C-100

DESIGN DEVELOPMENT

Z:\PROJECTS\380036 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\4-DESIGN\ENGINEERING\CAD\PRODUCTION\380036G-SET-PC.DWG



PROPERTY DATA

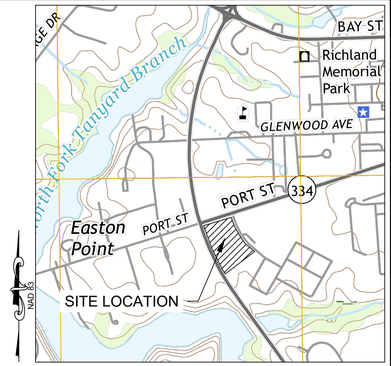
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B	CENTREVILLE II LIMITED PARTNERSHIP M/G/P/L: 0034/0015/0077/3 - B/P: 00823/00725
C	TRAPPE LIMITED PARTNERSHIP M/G/P/L: 0034/0015/0077/2 - B/P: 00736/00516
D	CHESAPEAKE COMMUNITY DEVELOPMENT LLC M/G/P/L: 0034/0015/0077/1 - B/P: 02873/00398
E	TALBOT COUNTY MARYLAND M/G/P/L: 0104/00EA/13677/1 - B/P: 00986/00719

SYMBOLS

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	Ⓓ	Ⓓ
SANITARY SEWER MANHOLE	Ⓢ	Ⓢ
CLEANOUT	Ⓒ	Ⓒ
GATE VALVE	GV	GV
SIGN		
WATER METER	Ⓦ	Ⓦ
FIRE HYDRANT		
ELECTRIC TRANSFORMER	ELEC	ELEC
COMMUNICATION PEDESTAL	CATV	CATV
UTILITY POLE		
CANOPY/SHADE TREE		
SHRUB		
BENCHMARK	ELEV: 123	

LINETYPES

	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS		
MINOR CONTOURS		
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
BUILDING RESTRICTION LINE		
BUFFERYARD BOUNDARY		
ROADWAY CENTERLINE		
UTILITIES		
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
GAS PIPE LINE	G	G
CABLE TV	CTV	CTV
WATER PIPE	W	W
SANITARY PIPE	SS	SS
STORMWATER PIPE	SD	SD
ENVIRONMENTAL		
WETLAND LINE		
CRITICAL AREA BOUNDARY		
BUFFERYARD LINE		
UTILITY EASEMENT		



VICINITY MAP
SCALE: 1" = 1,000'

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

§ 28 1014.6 B.1

OVERALL TREES: 3 PER UNIT --- 64 UNITS X 3 TREES = 192 SITE TREES REQUIRED
- WAIVER SUBMITTED TO NOT MEET THIS NUMBER

§ 28 1014.6 B.1 . A

STREET TREES: CENTERLINE OF ROADWAY --- 1,175' / 25' L = 47 STREET TREES

PORT STREET: 13 TREES - **13 PROVIDED**
- WAIVER FOR SMALLER SPECIES SUBSTITUTION ALONG UTILITY EASEMENT
EASTON BYPASS: 21 TREES **(13 PROVIDED IN BUFFERYARD A)**
- WAIVER FOR EXEMPTION OF 8 STREET TREES THAT WOULD IMPEDE SGW BUFFER
MEADOW DRIVE: 13 TREES **(2 EXISTING, 11 PROVIDED)**
- WAIVER FOR 7 SMALLER SPECIES, SPACE RESTRICTION ALONG MEADOW DR.

§ 28 1014.6 B.1 B

PARKING LOT TREES: 64 PARKING SPACES / 5 = 13 TREES

§ 28 1014.6 B.1 C

SCREENING HEDGE PLANTS: 430' HEDGE, 5' O.C. = 86 SHRUBS PROVIDED

§ 28 1014.5

FOREST CONSERVATION CANOPY PLANTED ON-SITE:
10,800 SF / 400 SF PER CANOPY TREE CREDIT = 27 TREES PROVIDED

BUFFERYARD STANDARDS

§ 28 1014.7 (D-4.), (E-1-5.)

- WEST EDGE - ROUTE 322: BUFFERYARD A = 10 PLANTING UNITS
- SOUTH EDGE - RESIDENTIAL ZONE ADJACENT = 8 PLANTING UNITS
- EAST EDGE - NON-COLLECTOR STREET, NO ZONE DIFFERENCE - **EXEMPT**
- NORTH EDGE - PROPERTY FRONTAGE - **EXEMPT**

OPEN SPACE

§ 28 1007.1 (14-B)

GROSS AREA: 152,321 SF (3.5 AC) X 25% = 38,080 (.87 AC) - 41,050 SF PROVIDED

LANDSCAPING:

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28-1007.1 - 14.B - OPEN SPACE:

AT LEAST TWENTY-FIVE (25%) PERCENT OF THE GROSS DEVELOPMENT AREA SHALL BE RESERVED AS COMMON OPEN SPACE, EXCEPT FOR PROJECTS DEVELOPED IN THE CBD ZONING DISTRICT, IN WHICH CASE THIS STANDARD SHALL NOT APPLY.

TREE KEY:

LARGE CANOPY/SHADE
PARKING LOT TREE
STREET TREE
MEDIUM / SMALL DECIDUOUS
FOREST CONSERVATION TREE
EVERGREEN TREES
MEDIUM SHRUB / SMALL TREE
EVERGREEN SHRUB
EXISTING TREE

PLANT LIST:

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
NATIVE CANOPY TREES				
AR	14	ACER RUBRUM	RED MAPLE	2" CALIPER
BN	2	BETULA NIGRA	RIVER BIRCH	2" CALIPER
PO	6	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CALIPER
QB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CALIPER
QM	1	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK	2" CALIPER
QN	5	QUERCUS NIGRA	WATER OAK	2" CALIPER
QS	6	QUERCUS STELLATA	POST OAK	2" CALIPER
TA	16	TILIA AMERICANA 'BOULEVARD'	BASSWOOD	2" CALIPER
NATIVE EVERGREEN TREES				
IO	12	ILEX OPACA	AMERICAN HOLLY	1.25" CALIPER
JV	26	JUNIPERUS VIRGINIANA	REDCEDAR	1.25" CALIPER
PS	22	PINUS SEROTINA	POND PINE	1.25" CALIPER
TN	3	THUJA NIGRA	AMERICAN ARBORVITAE	1.25" CALIPER
NATIVE UNDERSTORY TREES				
AC	9	AMELANCHIER CANDENSIS 'TRAZAM'	TRADITION SERVICEBERRY	1.25" CALIPER
HV	3	HAMAMELIS VIRGINIANA	WITCH HAZEL	3-4' #10
NATIVE SHRUBS				
CO	17	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3-4' #10
IV	14	ITEA VIRGINICA	SWEETSPIRE	3-4' #10
MC	19	MYRICA CERIFERA	BAYBERRY	3-4' #10
VD	19	VIBURNUM DENTATUM	ARROWWOOD	3-4' #10
IG	86	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5
NATIVE HERBACEOUS				
MB	100	MONARDA BRADBURIANA	EASTERN BEEBALM	#1
RH	100	RUDBECKIA HIRTA	BLACK EYED SUSAN	#1
SN	100	SYMPHYOTRICHUM NOVAE-ANGLIAE	NEW ENGLAND ASTER	#1
AV	60	ANDROPOGON VIRGINICUS	BROOMSEDGE	1 QUART
STORMWATER PLANTS				
VC	25	VACINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#1
PV	1,650	PANICUM VIGRATUM	SWITCHGRASS	2" PLUG
RF	1,650	RUDBECKIA FULGIDA	ORANGE CONEFLOWER	2" PLUG
AI	1,650	ASCLEPIAS INCARNATA	SWAMP MILKWEED	2" PLUG
AN	50	ASTER NONA-ANGLIAE	NEW ENGLAND ASTER	1 QUART

Forest Conservation Worksheet 2.2

Net Tract Area							
A.	Total Tract Area					A =	3.50
B.	Deductions					B =	1.84
C.	Net Tract Area					C =	1.66
Land Use Category							
		Input the number "1" under the appropriate land use zoning, and limit to only one entry					
	ARA	MDR	IDA	HDR	MPD	CIA	
	0	0	0	1	0	0	
D	Afforestation Threshold (Net Tract Area x 15%)					D =	0.25
E	Conservation Threshold (Net Tract Area x 20%)					E =	0.33
Existing Forest Cover							
F	Existing Forest Cover within the Net Tract Area					F =	0.00
G.	Area of Forest Above Conservation Threshold					G =	0.00
Break Even Point							
H.	Break Even Point					H =	0.00
	Forest Clearing Permitted Without Mitigation					I =	0.00
Proposed Forest Clearing							
J.	Total Area of Forest to be Cleared					J =	0.00
K.	Total Area of Forest to be Retained					K =	0.00
Planting Requirements							
L.	Reforestation for Clearing Above the Conservation Threshold					L =	0.00
M.	Reforestation for Clearing Below the Conservation Threshold					M =	0.00
N.	Credit for Retention above the Conservation Threshold					N =	0.00
P.	Total Reforestation Required					P =	0.00
Q.	Total Afforestation Required					Q =	0.25
R.	Total Planting Requirement					R =	0.25

APPROVED:	APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER DATE	TOWN OF EASTON PLANNING AND ZONING DATE	EASTON UTILITIES - ENGINEER DATE	TALBOT SOIL CONSERVATION DISTRICT MANAGER DATE

LANDSCAPE & FOREST STAND DELINEATION PLAN

OF THE LANDS OF

PORT STREET SENIOR MULTIFAMILY

TAX MAP 0034, GRID 0015, PARCEL 0077, LOT 4

ELECTION WARD 4, TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR OSPREY PROPERTY COMPANY II LLC

RAUCH inc
Engineering | Survey | rchitecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

PRELIMINARY
FOR REVIEW ONLY

REVISIONS

REV. #	DATE	DESCRIPTION
1	4/28/2026	REVISIONS PER ESDR SUBMISSION COMMENTS (4/24/2026)

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG — 811

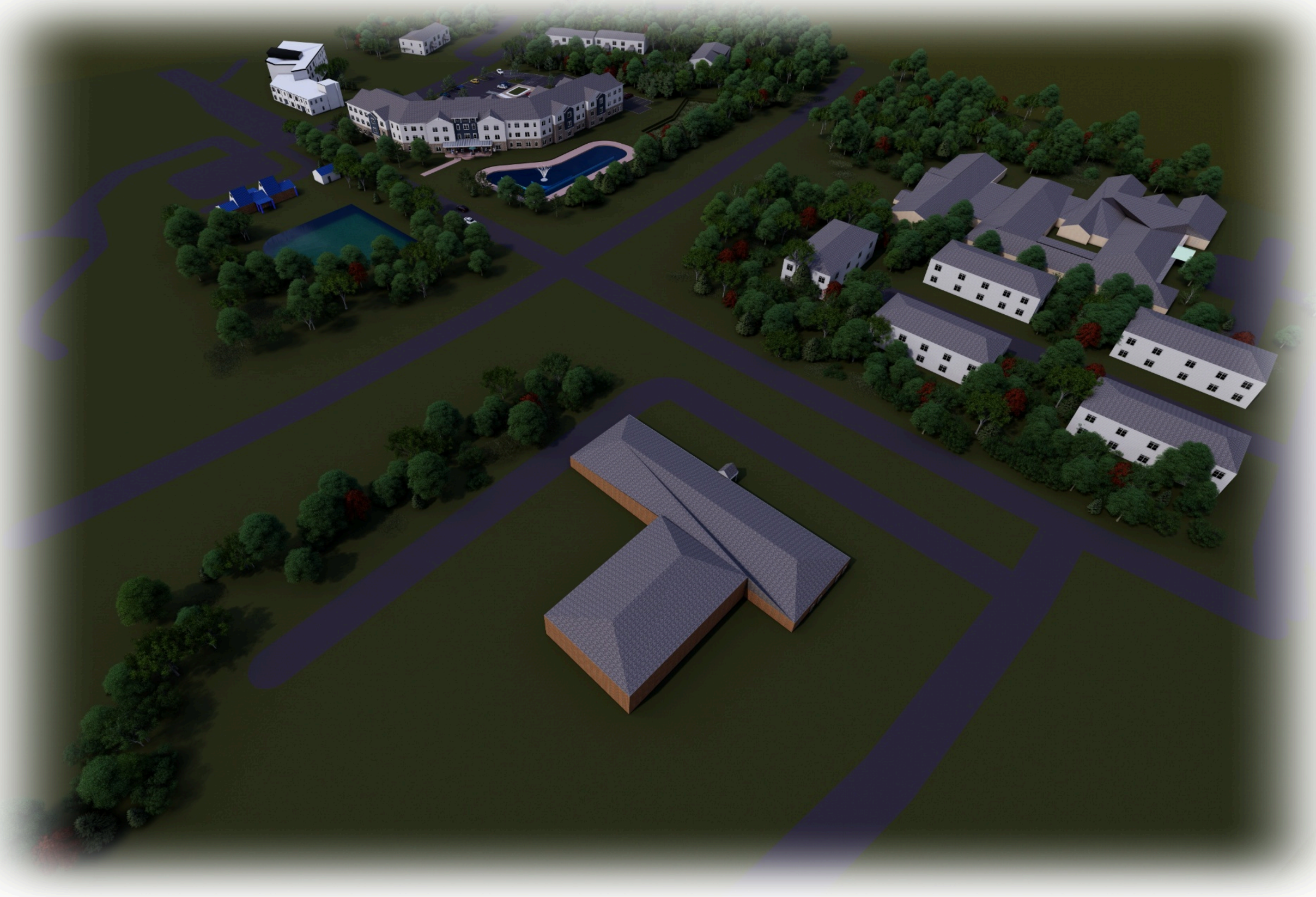
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DESIGNED BY:	GJR
APPROVED BY:	

SHEET NO.: L-1

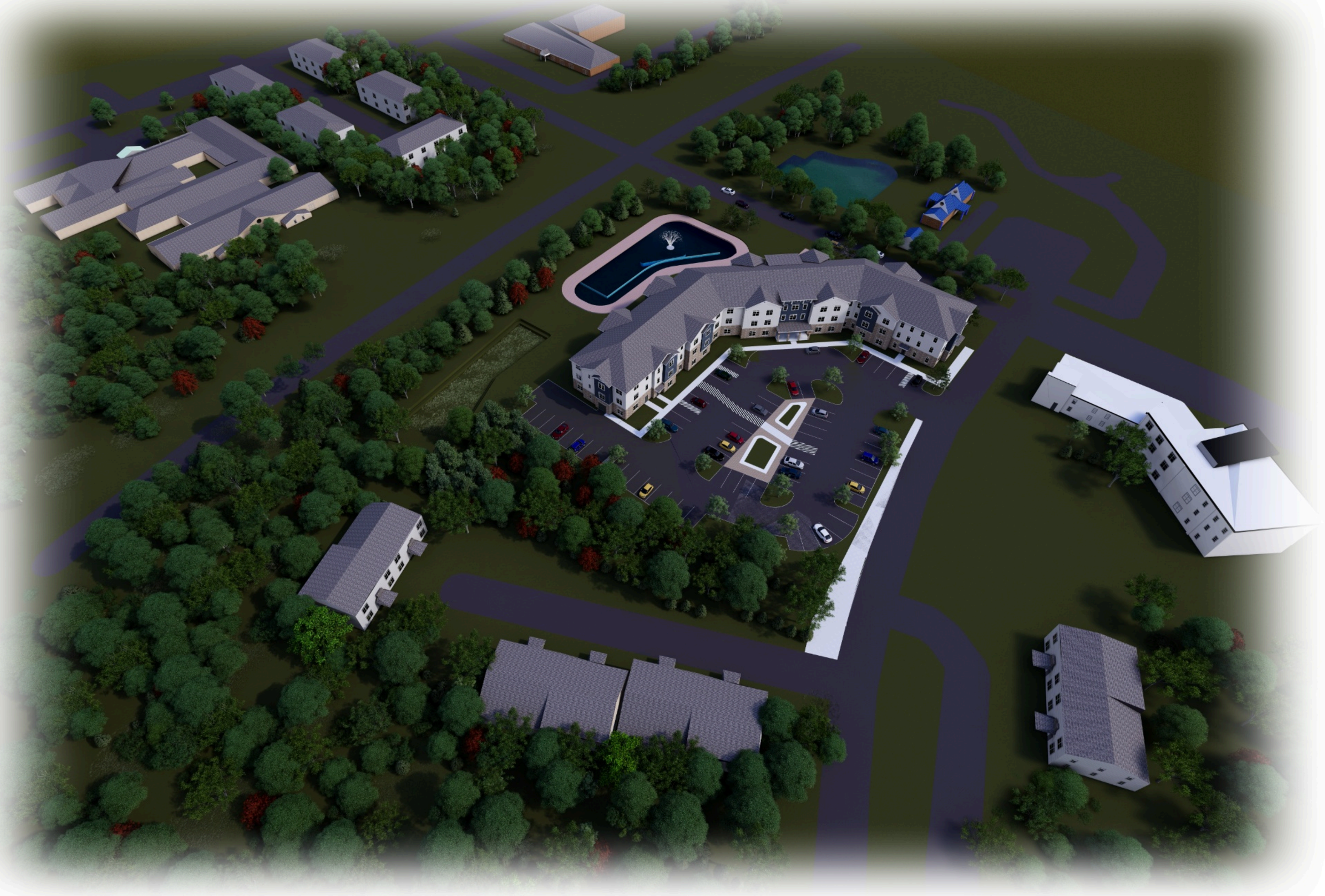
DESIGN DEVELOPMENT

Z:\+PROJECTS\26036 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CAD\LAYOUT\26036C-CLNSDP.DWG













PORT STREET
EASTON, MD
SCHEMATIC SET
APRIL 10TH, 2026



VICINITY MAP



ABBREVIATIONS

Above finished floor	AFF	Footing	FTG	Quality control	QC
Acoustic Ceiling Tile	ACT	Foundation	FDN	Quality	QUAL
Addendum	ADD	Furnish(ed), furniture	FURN	Quantity	QTY
Alternate	ALT	Furring	FURR	Quarry tile	QT
Aluminum	AL	Gage (gauge)	GA	Radius	RAD
Approximate	APPROX	Galvanize(d)	GALV	Rain Leader	RL
Architecture, architectural	ARCH	Galvanized Iron	GALVI	Received	RCVD
Asphalt	ASPH	Glazed Wall Tile	GWT	Receptacle	RCPT
Assistant	ASST	Grab Bar	GB	Receptionist	RECEPT
Association	ASSN	Gravel	GVL	Recess(ed)	REC
Automatic	AUTO	Gypsum Wallboard	GWB	Refer, reference	REF
Average	AVG	Gypsum	GYP	Refrigerate, refrigerator	REFR
Base plate	BP	Handicapped	HC	Reinforce	REINF
Basement	BSMT	Hardware	HDW	Reinforced concrete	RC
Beam	BM	Heating ventilating and	HVAC	Remove	RMV
Bearing	BRG	Air Conditioning	AC	Repair	RPR
Bedroom	BR	Height	HGT	Required	REQD
Board	BD	High Performance	HP	Revise, revision	REV
Boiler	BLR	High Performance Coating	HPC	Right hand	RH
Bottom	BOT	Hollow Metal	HM	Roof Drain	RD
Brick	BRK	Horizon(tal)	HORIZ	Room	RM
Building line	BL	Include(d), inclusive	INCL	Rubber tile floor	RTF
Building	BLDG	Incorporated	INC	Rubber	RBR
Built-up-roof	BUR	Information	INFO	Schedule	SCHED
Cabinet	CAB	Inside diameter	ID	Schematic	SCHEM
Carpet	CPT	Install(ed), installation	INSTL	Section	SECT
Catalog	CAT	Insulation	INSUL	Service	SVCE
Ceiling height	CH	Interior	INT	"Sheet, sheeting"	SHT
Ceiling	CLG	Janitor	JAN	Similar	SIM
Center	CTR	Junction box	JB	Sound-transmission class	STC
Centerline	CL	Knock down	KD	Speaker	SPKR
Ceramic Tile	CT	Laboratory	LAB	Specification	SPEC
Ceramic	CER	Lavatory	LAV	Sprinkler	SPKR
Chalkboard	CB	Left Hand	LH	Square	SQ
Clear	CLR	Left	L	Stainless steel	SS
Closet	CLO	Length	LG	Standard	STD
Coated	CTD	Level	LVL	Standpipe	SP
Cold rolled	CR	Light	LT	Steel	STL
Column	COL	Machine	MACH	Storage	STOR
Composition	COMP	Maintenance	MAINT	Structural, structure	STRUCT
Concrete Masonry Unit	CMU	Manager	MGR	Substitute	SUBST
Concrete	CONC	Manual	MNL	Surface	SURF
Construction joint	CJ	Manufacturing	MFG	Suspend(ed)	SUSP
Construction	CONSTR	Markerboard	MB	Switch	SW
"Continue, Continuous"	CONT	Masonry opening	MO	Symmetrical	SYM
Corridor	CORR	Masonry	MSNRY	System	SYS
Countersink	CSK	Master bedroom	MBR	Tackboard	TB
Cubic Foot	CF	Material	MATL	Tackstrip	TS
Curve(d)	CRV	Maximum	MAX	Telephone	TEL
Degree	DEG	Mechanical	MECH	Television	TV
Department(al)	DEPT	Membrane	MEMB	Temporary	TEMP
Detail	DET	Men	M	Terrazzo	TER
Diagonal	DIAG	Metal	MET, MTL	Thick	THK
Diameter	DIA	Mezzanine	MEZZ	Through	THRU
Dimension	DIM	Minimum	MIN	Tongue and groove	T&G
Dishwasher	DW	Mirror	MIR	Top and bottom	T&B
Dispenser	DISP	Miscellaneous	MISC	Top chord	TC
Double	DBL	Mounted	MTD	Top of Masonry Parapet	TMP
Double-hung	DH	Mounting	MTG	Top of Bearing	TOPB
Down	DN	Necessary	NEC	Top of Steel	T.O.S.
Downspout	DS	Noise-reduction coefficient	NRC	Topping	TOPG
Drain	DR	Nominal	NOM	Transformer	XFMR
Drawing	DWG	Non Combustible	NC, NONCOM	Transom	TR
Each	EA	North	N	Transparent	TRANS
Electric Water Cooler	EWC	Not in Contract	NIC	Threshold	THRESH
Electric, electrical	ELEC	Not to scale	NTS	Typical	TYP
Elevation	EL	Not available	NA	Underground	UG
Elevator	ELEV	Office	OFF	Underwriters Laboratories	UL
Engineer	ENGR	On center	OC	Unfinished	UNF
Entrance	ENTR	Opening	OPNG	Unit Ventilator	UV
Equal	EQ	Opposite	OPP	Unless Otherwise Noted	UON
Equipment	EQUIP	Outside diameter	OD	Urinal	UR
Existing	EX	Overall	OA	US Gypsum Company	USG
Expansion joint	EXP JT	Overhead	OVHD	Vertical	VERT
Exposed	EXP	Painted	PTD	Vestibule	VEST, V
Exterior	EXT	Panel	PNL	Vinyl Reducing Strip	VRS
Face of Stud	F.O.S.	Partition	PTN	Vinyl Composite Tile	VCT
Fan Coil Unit	FCU	Perforate(d)	PERF	Vinyl asbestos tile	VAT
Fiberglass-reinforced plastics	FRP	Permanent	PERM	Wardrobe	WARD
Finished Floor	FF	Perpendicular	PERP	Water closet	WC
Fire Extinguisher	FE	Plastic Laminate	PLAM	Welded	WLD
Fire Extinguisher & Cabinet	FEC	Plumbing	PLMB	Welded Wire Mesh	WWM
Fire Retardant Treated	FRT	Plywood	PLYWD	With	W/
Fireproof	FPRF	Point	PT	Without	W/O
Fixture	FXTR	Polyvinyl chloride	PVC	Wood	WD
Flange	FLG	Precast	PRCST	Wrought Iron	WI
Floor drain	FD	Prefabricated	PREFAB		

SYMBOLS OF MATERIALS

EARTH
GRAVEL
CONCRETE
CONCRETE MASONRY UNITS
SOLID CONCRETE MASONRY UNITS
BRICK
WOOD–FINISHED
WOOD ROUGH
PLYWOOD
GYPSUM BOARD
ACOUSTIC TILE
STEEL–LARGE SCALE
ALL METALS–SMALL SCALE
CAST STONE
GLASS–LARGE SCALE
BATT INSULATION
RIGID INSULATION
CERAMIC TILE
PLASTER OR STUCCO ON METAL
PARTICLE BOARD
CARPET

DRAWING KEY

GRID LINES
DETAIL NUMBER / SHEET NUMBER
SECTIONS
DETAIL NUMBER / SHEET NUMBER
DETAILS IN PLAN/SECTION
NAME / ROOM NUMBER
REVISION: TYPE = A.S.I./ P.R./C.C.D./ADD.
DETAIL NUMBER / SHEET NUMBER / INTERIOR ELEVATION
H.M. FRAME NO. ON PLAN
CASEWORK (FURNISHING PLANS ONLY)
DOOR NO. ON PLAN
ALUM. FRAME/WINDOW TYPE
WALL TYPE

UNIT MIX CHART

Unit Mix Chart -Port St Senior Living Updated 4/8/26

BEDROOMS	1														2												TOTAL	APT AREA	GROSS AREA
UNIT	1A		1A1		1A2		1C		1C1		1C2		1D		1D1		1D-HC		1E		1G		2A		2A1		2A2		2A3		2A4		2A5		2B		2C-HC		2D				
AREA (NSF)	657		672		658		704		719		704		749		745		749		675		619		907		902		922		942		657		907		979		1,163		858				
AREA (GSF)	694		710		694		742		758		742		793		788		793		718		661		955		955		970		992		1,006		955		1,030		1,222		909				
	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA	QTY	AREA			
FIRST FL	5	3,470	1	710	0	0	1	742	1	758	0	0	0	0	1	788	0	0	0	0	1	661	2	1,910	1	955	0	0	1	992	0	0	1	955	0	0	1	1,222	2	1,818	18	14,981	22,472
SECOND FL	3	2,082	2	1,420	2	1,388	0	0	1	758	1	742	1	793	0	0	0	0	1	718	1	661	0	0	0	0	2	1,940	0	0	1	1,006	4	3,820	1	1,030	1	1,222	2	1,818	23	19,398	22,522
THIRD FL	3	2,082	2	1,420	2	1,388	0	0	1	758	1	742	0	0	0	0	1	793	1	718	1	661	0	0	0	0	2	1,940	0	0	1	1,006	4	3,820	1	1,030	1	1,222	2	1,818	23	19,398	22,522
SUBTOTAL	11	7,634	5	3,550	4	2,776	1	742	3	2,274	2	1,484	1	793	1	788	1	793	2	1,436	3	1,983	2	1,910	1	955	4	3,880	1	992	2	2,012	9	8,595	2	2,060	3	3,666	6	5,454	64	53,777	67,516
TOTAL	34																						30																				
PERCENTAGE	53%																						47%																				
UFAS UNITS	4	6%	VHI		VHI		2	3%																															EFFICIENCY		80%

DESIGN TEAM

OSPREY PROPERTY COMPANY II	DEVELOPER	16 GREENMEADOW DRIVE TIMONIUM, MD 21093 (443) 275-7858
STUDIO K ARCHITECTURE	ARCHITECT	7806 JAKI TER GLEN BURNIE, MD 21060 (301) 938-5195
BOWMAN ENGINEERING	MECHANICAL AND ELECTRICAL ENGINEER	300 E JOPPA ROAD TOWSON, MD 21286 410-494-1111
SPYDER ENGINEERS	STRUCTURAL ENGINEER	727 DOWERS ROAD ABINGDON, MD 21009 (410) 491-5161
HARPER + SONS, INC	CONTRACTOR	9071 CENTREVILLE RD EASTON, MD 21601 (410) 820-2000
RAUCH ENGINEERING	CIVIL ENGINEER	106 N. HARRISON ST EASTON, MD 21601 443-274-3232
	ENERGY CONSULTANT	

DRAWING LIST

A-TS	TITLE SHEET
A-0.1	CDA THRESHOLD REQUIREMENTS AND DURABILITY ENHANCEMENTS; MOLD REMEDIATION PLAN
A-0.3	ENERGY STAR CHECKLIST
A-0.4	TYPICAL AIR SEALING AND ADVANCED FRAMING DETAILS
A-0.5	TYPICAL AIR SEALING AND ADVANCED FRAMING DETAILS
A-0.6	ACCESSIBILITY DETAILS
A-1.0	ILLUSTRATED SITE PLAN
A-1.1	FIRST FLOOR BUILDING PLAN
A-1.2	SECOND FLOOR BUILDING PLAN
A-1.3	THIRD FLOOR BUILDING PLAN
A-1.4	PARTIAL FIRST FLOOR FLOOR BUILDING PLAN
A-1.5	PARTIAL FIRST FLOOR FLOOR BUILDING PLAN
A-1.6	PARTIAL SECOND FLOOR BUILDING PLAN
A-1.7	PARTIAL SECOND FLOOR BUILDING PLAN
A-1.8	PARTIAL THIRD FLOOR BUILDING PLAN
A-1.9	PARTIAL THIRD FLOOR BUILDING PLAN
A-1.10	ROOF PLAN AND DETAILS
A-2.0	FRONT PERSPECTIVE RENDERINGS
A-2.1	REAR PERSPECTIVE RENDERINGS
A-2.2	EXTERIOR ELEVATIONS
A-2.3	EXTERIOR ELEVATIONS
A-4.0	TYPICAL BUILDING SECTION A
A-5.0	UNIT PLANS
A-5.1	UNIT PLANS
A-5.2	UNIT PLANS
A-5.3	UNIT PLANS
A-5.4	UNIT PLANS
A-5.5	COMMUNITY SPACE PLAN

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: TITLE SHEET

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
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PROJECT NAME AND ADDRESS:
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT: PORT ST	SHEET: A-TS
DATE: 03/12/26	
SCALE: NOT TO SCALE	

DEVELOPMENT QUALITY THRESHOLD 3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS - ITEM #18 MOLD, MOISTURE, AND MILDEW DETAILED PLAN

1. Mold, Moisture, and Mildew - Correct all observed areas of mold, mildew, and moisture infiltration within the building. On existing structures, the Building Evaluation Report or environmental report must identify these areas. Plans or specifications must anticipate and identify remedies and accepted practices for treatment. Detailed plans must be included in the Development Quality Threshold Narrative portion of the application. The project will comply. See Division 1-Item G in the New Construction Outline Specifications and the Renovation Outline Specifications. Detailed plans:
1. Moisture and Mold Protection: Protect stored materials and installed Work in accordance with Moisture and Mold Protection Plan.
2. Exposed Construction Period: Before installation of weather barriers, when materials are subject to wetting and exposure and to airborne mold spores, protect as follows:
   a. Protect porous materials from water damage.
   b. Protect stored and installed material from flowing or standing water.
   c. Keep porous and organic materials from coming into prolonged contact with concrete.
   d. Remove standing water from decks.
   e. Keep deck openings covered or dammed.
3. Partially Enclosed Construction Period: After installation of weather barriers but before full enclosure and conditioning of building, when installed materials are still subject to infiltration of moisture and ambient mold spores, protect as follows:
   a. Do not load or install drywall or other porous materials or components, or items with high organic content, into partially enclosed building.
   b. Keep interior spaces reasonably clean and protected from water damage.
   c. Periodically collect and remove waste containing cellulose or other organic matter.
   d. Discard or replace water-damaged material.
   e. Do not install material that is wet.
   f. Discard and replace stored or installed material that begins to grow mold.
   g. Perform work in a sequence that allows wet materials adequate time to dry before enclosing the material in gypsum board or other interior finishes.
4. Controlled Construction Period: After completing and sealing of the building enclosure but prior to the full operation of permanent HVAC systems, maintain as follows:
   a. Control moisture and humidity inside building by maintaining effective dry-in conditions.
   b. Use temporary or permanent HVAC system to control humidity within ranges specified for installed and stored materials.
   c. Comply with manufacturer's written instructions for temperature, relative humidity, and exposure to water limits.
   i. Hygroscopic materials that may support mold growth, including wood and gypsum-based products, that become wet during the course of construction and remain wet for 48 hours are considered defective and require replacing.
   ii. Measure moisture content of materials that have been exposed to moisture during construction operations or after installation. Record readings beginning at time of exposure and continuing daily for 48 hours. Identify materials containing moisture levels higher than allowed. Report findings in writing to Architect.
   iii. Remove and replace materials that cannot be completely restored to their manufactured moisture level within 48 hours.

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes, including the International Energy Conservation Code (IECC), MD COMAR 09.12.53, and the Uniform Federal Accessibility Standards (UFAS).
2. The Belvedere will be new construction, and will comply with UFAS guidelines, Section 504 of the Rehabilitation Act, and the 2010 ADA Standards. Applicant will retain an accessibility consultant to review the design documents and construction installation for compliance.
3. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater to meet the applicant's energy goals and the DHCD minimum energy standards. The Rater will review and verify the design, modeling services, provide construciton quality assurance, and perform necessary in-progress performance testing.
4. The design documents will include pest and rodent preventative measures. In addition, a pest management program equal to the HUD Healthy Homes Initiative will be implemented by the property management company.
5. High-performance Architectural grade asphalt shingle roofing with a minimum 30 year warranty will be specified. Flat roofing will provide a minimum 20 year warranty.
6. Doors – heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.
7. Laundry facilities must be adequate for the project and located for safe, convenient access. There must be a minimum of one (1) washer and dryer for every fourteen (14) units in family projects and one (1) washer and dryer for every twenty-five (25) units in elderly projects. In elderly buildings, a minimum of 25% of laundry appliances will be dedicated to ADA accommodations, or will be side-by-side front load appliances. A common or shared laundry room must include, at a minimum, a utility sink, folding table, and seating. Additionally, the laundry room should have a means to drain should an overflow occur, dryers vented to the exterior, and must meet all state and federal accessibility requirements. for in-unit laundry rooms, side by side units are preferred.
8. Each apartment will be wired with low voltage wiring suitable for high-speed internet service. Free wireless internet will be available to tenants at designated indoor community spaces, and indoor lovable places.
9. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.
10. Project will provide at least one dual level two electric vehicle charging station. Parking spaces with access to the EV charging station will be labeled for their intended use. The EV charging station will be on the accessible route, and conveniently accessible to residents.
11. Where demolition is scheduled, a schematic demolition plan with sound practices for managing waste and hazardous materials has been prepared. Environmentally sensitive waste disposal methods have been provided, along with opportunities for recycling.
12. Project will employ Maryland Department of the Environment (MDE) 2011 Standards for Soil Erosion and Sediment Control during construction. Limit area of disturbance to immediate work area. Site work at building pad, parking areas, and storm water structures must be completed with the approval and direction of the geotechnical engineer. Limit access to the site when vehicles or construction activity environmentally degrade the site.
13. Landscaping – New plantings shall utilize at least 50% native or regionally adapted plantings. Select native, highly suitable, drought /disease tolerant plantings suitable for the project soil and microclimate. Where there are healthy large existing trees, consider preserving mature trees in the site plan. Utilize shade, windbreak and screening benefits of plantings in the project design. Protect trees and root zones during construction.
14. Project will implement a construction waste recycling program in which construction waste materials are collected, separated, and recycled. Plan will include recordkeeping that identifies weight, type and disposition of materials.
15. For indoor air quality, project documents will specify Green Label carpeting and low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. Specifications will include reference standards such as Green Seal, South Coast Air Quality Management District, or Bay Area Air Quality Management District. Wood products will be CARB 2 compliant or No Added Urea Formaldehyde (NAUF). The Architect will verify compliance of green products during the submittal review and construction verification process.
16. Carpet products will have the Carpet and Rug Institute's Green Label or Green Label Plus Certification for carpet, pad and carpet adhesive.
17. HVAC equipment will be CFC free. Where CFC refrigerant equipment is being removed, CFC materials will be captured and properly disposed of.
18. Any observed areas of mold and mildew will be remediated. A mold and mildew remediation plans will be included in the drawings and specifications.
19. Talbot County is an EPA Radon Zone 3. Radon mitigation measures are not required.
20. Space will be provided for recycling containers, and management will distribute information on a site recycling program.
21. Watersense labeled fixtures will be specified, project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 gallons per minute (gpm) or less.
22. All interior spaces will have a non-smoking policy. Any exterior smoking areas will be designated, and will be at least 25' from entrances and air intake devices.
23. The project site is not located in a FEMA flood zone.
24. The site development does not remove prime habitat for any protected or endangered species.
25. All HVAC systems will be new, and will be Energy Star qualified electric. Split-systems will be ducted, and will provide an adequate return air path.
26. Appliances, including direct vent bathroom exhaust fans, will be Energy Star qualified where applicable.
27. All lighting will be high-efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.
28. New construction windows will meet the requirements of the current Energy Star Residential Windows, Doors and Skylights specifications.
29. Cabinetry is required to be plywood box construction, the doors are solid wood, and the finishes and hardware are durable and include door/drawer pulls.

3.13.2 CRITERIA APPLICABLE TO NEW CONSTRUCTION AND GUT REHABILITATION

1. This project will be certified under the current Energy Star Homes program.
2. Project will meet visitability standards and universal design features for at least 25% of units and common areas. Mandatory universal design features are identified on enlarged apartment plans.
3. All supply ductwork for HVAC systems will be sealed with mastic and insulated.
4. Except for gut rehabilitation projects, paving at the dumpster pad, the access drive to the dumpster, and any turns or return path of the garbage truck route must equal local requirements for standard duty residential roadway or provide specifications which indicate a stone base of eight (8) inches or greater with the combination thickness of the asphalt base and top coat being at least five (5) inches. The dumpster pad will be steel reinforced concrete of at least 6" thickness.
5. No bi-fold doors will be installed.
6. This project is not a renovation. No building evaluation report is necessary.
7. Heating and cooling equipment, domestic hot water appliances, dryers and ranges/ovens will be high-performance electric. No gas appliances will be installed.

4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
2. Building, parking areas, and other improvements are laid out for convenient access by the residents, including those with disabilities, to site and community amenities, including public transportation
3. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
4. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
5. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.
6. Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow and provide adequate space for furniture placement. (550 – 600 net sf. area for predominantly one (1)-bedroom units and 20% more area for each additional bedroom unit. Primary bedroom is not less than 10'x11' in clear size, and in multiple bedroom units the smallest bedroom wall is not less than 9'-0" with a minimum of ninety (90) net square feet in area).
7. Interior doors are panel, and hardware is of grade 2 quality or better with lever handles.
8. Project is not located in an area with nearby land uses that are inconsistent with residential activities.
9. Floor coverings are quality long lasting products. Hard finish flooring will be products with a verifiable ten (10) year or longer warranty.
10. Bathroom floors are sheet goods with minimum 10 year warranty.
11. Shower surrounds are ceramic tile on cementitious backer board or backer board supported by the Tile Council of North America (TCNA) installation or better than builder grade quality fiberglass surrounds.

STRUCTURAL, MECHANICAL + ELECTRICAL SUMMARY

STRUCTURAL SUMMARY:
1. Roof is pre-engineered wood truss.
2. Exterior bearing wall is 2x6 wood stud with OSB sheathing.
3. Floor structure is 20" deep pre-engineered wood trusses with t&g plywood sheathing (glued screwed) with 3/4" gypsum concrete underlayment and sound mat at hard surfaces on upper floors.
4. Bottom floor slab-on-grade is 4" concrete reinforced w/ wire mesh over gravel & 15 mil. vapor barrier.
5. Foundations are concrete with an R-15 thermal break on spread footings.

MECHANICAL/PLUMBING SUMMARY:
1. Risers and branch sanitary lines to be PVC as permitted by local water authority standards. Appropriate UL listed penetration assemblies to be used with each pipe type.
2. Above grade water supply piping will be CPVC.
3. Sprinkler piping will be plastic where concealed. Top floor will have side-wall sprinkler heads, and no wet piping will be installed in the unconditioned space. Sprinkler will conform to NFPA 13 guidelines. A dry system will be installed in the attic space.
4. Bath tubs will be enameled steel, toilets ceramic, kitchen sinks stainless steel, and bathroom sinks cultured marble. Flow rates will not exceed 1.28 gpf for toilets, and 2.0 gpm for showerheads and faucets.
5. Energy efficient electric water heaters will be used in each apartment unit.
6. Apartment units will be heated and air conditioned with Energy Star split-system heat pumps.
7. Kitchens and bathrooms will be equipped with direct vent exhaust fans. Exhaust fans will be Energy Star qualified.
8. Hot water distribution piping shall not exceed the allowable pipe lengths indicated in the IgCC table 702.8.2.
9. Domestic water piping ¾" or larger will be insulated with minimum R-3 pipe insulation.

ELECTRICAL SUMMARY:
1. Apartment load panels will be single phase 200 amp.
2. RG-6 and CAT 6 cabling will be provided in every apartment for TV and high-speed internet.
3. A media box will be installed in each apartment for low voltage distribution.
4. Sprinkler system will be electronically monitored.
5. Apartment lighting will be high-efficacy led fixtures.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

CDA THRESHOLD REQUIREMENTS AND DURABILITY ENHANCEMENTS

MOLD REMEDIATION PLAN

DRAWING NAME

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS

PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT: PORT ST
DATE: 03/12/26
SCALE:
SHEET: A-0.1

National Rater Field Checklist [1]
ENERGY STAR Multifamily New Construction Version 1 / 1.1

Project Name:_____ Number of Units: _____ Permit Date: _____

Project Address: _____ City: _____ State: _____

Thermal Enclosure System	Must Correct	Builder Verified [3]	Rater Verified [4]	N/A [5]
1. High-Performance Fenestration & Insulation				
1.1 Fenestration meets or exceeds specification in Items 2.1 and 2.2 of the Natl Rater Design Review Checklist	☐	☐	☐	-
1.2 Insulation meets or exceeds specification in Items 3.1 and 3.2 of the Natl Rater Design Review Checklist	☐	☐	☐	-
1.3 Attic insulation achieves Grade I install. per ANSI / RESNET / ICC Std. 301. Alternatives in Footnote 6. [6,7]	☐	☐	☐	-
1.4 Prescriptive Path: Window-to-wall ratio ≤ 30% [8]	☐	☐	☐	☐
1.5 Heated plenums in unconditioned space or ambient conditions must meet the following requirements: [9]				
1.5.1 Sides of plenum are an air barrier and insulated to ≥ R-3ci in CZ 1-4; ≥ R-5ci in CZ 5-6; ≥ R-7.5ci in CZ 7; ≥ R-9.5ci in CZ 8; **AND;**	☐	☐	☐	☐
1.5.2 Insulation at top of plenum meets or exceeds the R-value for mass floors from the "All Other" column of Table 502.2(1) of 2009 IECC; **AND;**	☐	☐	☐	☐
1.5.3 Bottom of plenum must have at least R-13 insulation [10]	☐	☐	☐	☐
1.6 Garages with space heating must meet the following requirements: [9]				
1.6.1 Insulation on above grade walls and walls on the first story below grade ≥ R-5ci in CZ 5-6; ≥ R-7.5ci in CZ 7; ≥ R-9.5ci in CZ 8; **AND;**	☐	☐	☐	☐
1.6.2 Garage ceiling insulation meets or exceeds the R-value for mass floors from the "All Other" column of Table 502.2(1) of 2009 IECC	☐	☐	☐	☐
2. Fully-Aligned Air Barriers [11] At each insulated location below, a complete air barrier is provided that is fully aligned as follows:				
Ceilings: At interior or exterior horizontal surface of ceiling insulation in Climate Zones 1-3; at interior horizontal surface of ceiling insulation in Climate Zones 4-8. Also, at exterior vertical surface of ceiling insulation in all climate zones (e.g., using a wind baffle that extends to the full height of the insulation in every bay or a tabbed baffle in each bay with a soffit vent that prevents wind washing in adjacent bays). [12]				
2.1 Dropped ceilings / soffits below unconditioned attics, chase / dead space, and all other ceilings	☐	☐	☐	☐
Walls: At exterior vertical surface of wall insulation in all climate zones; also at interior vertical surface of wall insulation in Climate Zones 4-8 [13]				
2.2 Walls behind showers, tubs, staircases, and fireplaces	☐	☐	☐	☐
2.3 Architectural bump-outs, dead space, and all other exterior walls	☐	☐	☐	-
Floors: At exterior vertical surface of floor insulation in all climate zones and, if over unconditioned space, also at interior horizontal surface including supports to ensure alignment. Alternatives in Footnotes 15 & 16. [14, 15, 16]				
2.4 Floors above garages, floors above unconditioned basements or crawlspaces, and cantilevered floors	☐	☐	☐	☐
2.5 All other floors adjoining unconditioned space (e.g., rim / band joists at exterior wall or at porch roof)	☐	☐	☐	☐
3. Reduced Thermal Bridging				
3.1 For insulated ceilings with attic space above (i.e., non-cathedralized), Grade I insulation extends to the inside face of the exterior wall below and is ≥ R-21 in CZ 1-5; ≥ R-30 in CZ 6-8 [17]	☐	☐	☐	☐
3.2 For insulated ceilings with attic space above, attic access panels and drop-down stairs insulated ≥ R-10 or equipped with durable ≥ R-10 cover [18]	☐	☐	☐	☐
3.3 Insulation beneath attic platforms (e.g., HVAC platforms, walkways) ≥ R-21 in CZ 1-5; ≥ R-30 in CZ 6-8	☐	☐	☐	☐
3.4 For slabs on grade in CZ 4-8, 100% of slab edge insulated to ≥ R-5 at the depth specified by Table 502.2(1) of the 2009 IECC and aligned with the thermal boundary of the walls [19, 20]	☐	☐	☐	☐
3.5 For elevated concrete slabs in CZ 4-8 (i.e., podiums and projected balconies, but not intermediate slab floor edges) 100% of the slab edge insulated to ≥ R-5. For podiums, insulation must be installed for the full height of the podium wall. Alternatives in Footnote 21 [21]	☐	☐	☐	☐
3.6 For elevated concrete slabs in CZ 4-8 (i.e., podiums, but not intermediate floor slabs), floor insulation meets the U-factor specified in Table 502.1.2 of the 2009 IECC for Group R when dwelling units are above the slab [22]	☐	☐	☐	☐
3.7 At above-grade walls and rim / band joists separating conditioned from unconditioned space, one of the following options used: [23]				
3.7.1 Continuous rigid insulation, insulated siding, or combination of the two is: ≥ R-3 in CZ 1-4; ≥ R-5 in CZ 5-8 [24, 25, 26, 27]; **OR;**	☐	☐	☐	☐
3.7.2 Structural Insulated Panels **OR**; Insulated Concrete Forms **OR**; Double-wall framing **OR**; [28, 29]	☐	☐	☐	☐
3.7.3 Option for CZ 1-3 OR buildings ≤ 3 stories: 'advanced framing' details including all of the Items below: [29]				
3.7.3a Corners insulated ≥ R-6 to edge [30]; **AND**;	☐	☐	☐	☐
3.7.3b Headers above windows & doors insulated ≥ R-3 for 2x4 framing or equivalent cavity width, and ≥ R-5 for all other assemblies (e.g., with 2x6 framing) [31]; **AND**;	☐	☐	☐	☐
3.7.3c Interior / exterior wall intersections insulated to same R-value as rest of exterior wall [32]	☐	☐	☐	☐

National Rater Field Checklist [1]
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4. Air Sealing (Unless otherwise noted below, "sealed" indicates the use of caulk, foam, or equivalent material)	Must Correct	Builder Verified [3]	Rater Verified [4]	N/A [5]
The following items must be verified in dwelling units and common spaces to reduce air leakage to exterior, adjacent buildings, or unconditioned spaces.				
4.1 Ducts, flues, shafts, plumbing, piping, wiring, exhaust fans, & other penetrations to unconditioned space sealed, with blocking / flashing as needed	☐	☐	☐	-
4.2 Recessed lighting fixtures adjacent to unconditioned space ICAT labeled and gasketed. Also, if in insulated ceiling without attic above, exterior surface of fixture insulated to ≥ R-10 in CZ 4-8	☐	☐	☐	☐
4.3 Continuous top plate or blocking is at top of walls adjoining unconditioned space including at balloon-framed parapets, and sealed	☐	☐	☐	☐
4.4 Drywall sealed to top plate at all unconditioned attic / wall interfaces using caulk, foam, drywall adhesive (but not other construction adhesives), or equivalent material. Either apply sealant directly between drywall and top plate or to the seam between the two from the attic above	☐	☐	☐	☐
4.5 Rough opening around windows & exterior doors sealed [33]	☐	☐	☐	-
4.6 Assemblies that separate attached garages from occupiable space sealed and, also, an air barrier installed, sealed, and aligned with these assemblies	☐	☐	☐	☐
4.7 Doors adjacent to unconditioned space (e.g., attics, garages, basements) or ambient conditions made substantially air-tight with doorsweep and weatherstripping or equivalent gasket	☐	☐	☐	☐
4.8 Attic access panels, roof hatches and drop-down stairs are gasketed (i.e., not caulked) or equipped with durable covers that are gasketed [34]	☐	☐	☐	☐
The following items must be additionally verified in dwelling units, to reduce air leakage between conditioned spaces.				
4.9 Doors serving as a unit entrance from a corridor/stairwell made substantially air-tight with doorsweep and weatherstripping or equivalent gasket	☐	☐	☐	☐
4.10 Rater-measured compartmentalization is no greater than 0.30 CFM50 per square feet of dwelling unit enclosure area, following procedures in ANSI / RESNET / ICC Std. 380	☐	-	☐	☐
4.10.1 For dwelling units with forced air distribution systems without ducted returns and located in a closet adjacent to unconditioned space, the Rater-measured pressure difference between the space containing the air handler and the conditioned space during the compartmentalization test is no greater than 5 Pa [35]	☐	-	☐	☐

HVAC System [36]	Must Correct	Rater Verified [4]	N/A [5]
5. Heating & Cooling Equipment			
5.1 HVAC manufacturer & model number on installed equipment matches either of the following (check box): [36] ☐ National HVAC Design Report ☐ Written approval received from designer	☐	☐	☐
5.2 Prescriptive Path: Heating and cooling equipment serving dwelling units and common spaces meet the efficiency levels specified in the Exhibit X. Electric resistance heating is not installed in dwelling units	☐	☐	☐
5.3 ERI Path: Heating and cooling equipment serving common spaces, but not serving dwelling units, meet the efficiency levels specified in the Exhibit X. See Exhibit X for restrictions on electric resistance heating	☐	☐	☐
5.4 External static pressure measured by Rater at contractor-provided test locations and documented below: [37] Return-Side External Static Pressure: _____ IWC Supply-Side External Static Pressure: _____ IWC	☐	☐	☐
5.5 National HVAC Functional Testing Checklist(s) collected prior to certification, with all HVAC systems in the building / project fully documented. Exception: Where credentialed HVAC Contractor(s) are completing the National HVAC Functional Testing Checklist, the checklist is not required to be collected [38]	☐	☐	☐
5.6 Rater has verified that Functional Testing Agent(s) ("FT Agent(s)") hold credentials required to complete the National HVAC Functional Testing Checklist, and are listed on the appropriate online directory [39] Credential: _____ FT Agent Company Name(s): _____	☐	☐	☐

National Rater Field Checklist [1]
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Equipment Controls	Must Correct	LP Verified [40]	Rater Verified [4]	N/A [5]
5.7 All heating and cooling systems serving a dwelling unit have thermostatic controls within the dwelling unit which are not located on exterior walls	☐	-	☐	☐
5.7.1 Prescriptive Path: Dwelling unit thermostats are programmable	☐	-	☐	☐
5.8 Stair and elevator shaft vents equipped with motorized dampers that are capable of being automatically closed during normal building operation and are interlocked to open as required by fire and smoke detection systems. Dampers are verified to be closed at the time of inspection	☐	☐	☐	☐
5.9 Freeze protection systems, such as heat tracing of piping and heat exchangers, including self-regulating heat tracing, and garage / plenum heaters include automatic controls that are verified to shut off the systems when pipe wall or garage / plenum temperatures are above 40°F	☐	☐	☐	☐
5.9.1 Where heat tracing is specified for freeze-protection, controls must be based on pipe wall temperature and a minimum of R-3 pipe insulation is also required	☐	☐	☐	☐
5.10 Snow- and ice-melting systems include automatic controls that are verified to shut off the systems when the pavement temperature is above 50°F and no precipitation is falling, and an automatic or manual control is installed that is verified to shut off system when the outdoor temperature is above 40°F, so that the potential for snow or ice accumulation is negligible	☐	☐	☐	☐
Hydronic Distribution				
5.11 For hydronic distribution systems, all terminal heating and cooling distribution equipment are separated from the riser or distribution loop by a control valve or terminal distribution pump, so that heated or cooled fluid is not delivered to the dwelling unit distribution equipment when there is no call from the thermostat	☐	☐	☐	☐
5.12 Terminal units in hydronic distribution systems are equipped with pressure independent balancing valves or pressure independent control valves	☐	☐	☐	☐
5.13 Piping of a heating or cooling system is insulated in accordance with Item 4.40 on the National HVAC Design Report, including where passing through planks or any other penetrations	☐	☐	☐	☐
5.14 For circulating pumps serving hydronic heating or cooling systems with three-phase motors, 1 horse-power or larger, motors meet or exceed efficiency standards for NEMA Premium™ motors. If 5 horse-power or larger, also specified with variable frequency drives	☐	☐	☐	☐

6. Duct Quality Installation - *Applies to Heating, Cooling, Ventilation, Exhaust, & Pressure Balancing Ducts, Unless Noted in Footnote*	Must Correct	Rater Verified [4]	N/A [5]
6.1 Ductwork installed without kinks, sharp bends, compressions, or excessive coiled flexible ductwork [41]	☐	☐	☐
6.2 Bedrooms with a design supply airflow ≥ 150 CFM (per Item 5.2 on the National HVAC Design Report) pressure-balanced (e.g., using transfer grilles, jump ducts, dedicated return ducts, undercut doors) to achieve a Rater-measured pressure differential ≥ -5 Pa and ≤ +5 Pa with respect to the main body of the dwelling unit when all air handlers are operating. See Footnote 41 for test configuration [41]	☐	☐	☐
6.3 All supply and return ducts in unconditioned space, including connections to trunk ducts, are insulated to ≥ R-6 [42]	☐	☐	☐
6.3.1 Prescriptive Path: Dwelling unit ductwork meets the location and insulation requirements specified in the ENERGY STAR Multifamily Reference Design	☐	☐	☐
6.4 Rater-measured total duct leakage in dwelling units meets one of the following two options: [43]			
6.4.1 Rough-in: Tested per allowances below, with air handler & all ducts, building cavities used as ducts, & duct boots installed. In addition, all duct boots sealed to finished surface, Rater-verified at final [44] No ducted returns [34]: The greater of ≤ 3 CFM25 per 100 sq. ft. of CFA or ≤ 30 CFM. Additionally, the Rater-measured pressure difference between the space containing the air handler and the conditioned space, with the air handler running at high speed, is ≤ 5 Pa. For systems > 1 ton, increase by 1 Pa per half ton One or two ducted returns [34]: The greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM Three or more ducted returns [34]: The greater of ≤ 6 CFM25 per 100 sq. ft. of CFA or ≤ 60 CFM	☐	☐	☐
6.4.2 Final: Tested per allowances below, with the air handler & all ducts, building cavities used as ducts, duct boots, & register grilles atop the finished surface (e.g., drywall, floor) installed [45] No ducted returns [34]: The greater of ≤ 6 CFM25 per 100 sq. ft. of CFA or ≤ 60 CFM. Additionally, the Rater-measured pressure difference between the space containing the air handler and the conditioned space, with the air handler running at high speed, is ≤ 5 Pa. For systems > 1 ton, increase by 1 Pa per half ton One or two ducted returns [34]: The greater of ≤ 8 CFM25 per 100 sq. ft. of CFA or ≤ 80 CFM Three or more ducted returns [34]: The greater of ≤ 12 CFM25 per 100 sq. ft. of CFA or ≤ 120 CFM	☐	☐	☐
6.5 Townhouses only: Rater-measured duct leakage to outdoors the greater of ≤ 4 CFM25 per 100 sq. ft. of CFA or ≤ 40 CFM25 [45, 46]	☐	☐	☐
6.6 Common Space: Supply, return, and exhaust ductwork and all plenums are sealed at all transverse joints, longitudinal seams, and duct wall penetrations with mastic or mastic tape	☐	☐	☐
6.7 Central exhaust systems that serve four or more dwelling units tested for duct leakage, where the leakage at rough-in (e.g., including trunks, branches, and take-offs) does not exceed 25% of exhaust fan flow or 30% of exhaust fan flow at final (e.g., inclusive of all ductwork between the fan and the grilles) [47]	☐	☐	☐

National Rater Field Checklist [1]
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7. Dwelling-Unit & Common Space Mechanical Ventilation System (National HVAC Design Report Item # indicated in parenthesis)	Must Correct	Rater Verified [4]	N/A [5]
7.1 Ventilation manufacturer & model number on installed equipment matches either of the following (check box): [36] ☐ National HVAC Design Report ☐ Written approval received from designer	☐	☐	-
7.2 Rater-measured ventilation rate is within either ± 15 CFM or ±15% of dwelling unit design values (2.7) [48]	☐	☐	-
7.3 Measured ventilation rate is within either ± 15 CFM or ±15% of common space design values (2.9) [49]	☐	☐	-
7.4 No outdoor air intakes connected to return side of the dwelling unit HVAC system, unless controls are installed to *operate intermittently* & automatically based on a timer and to restrict intake when not in use (e.g., motorized damper)	☐	☐	-
7.5 If located in the dwelling unit, system fan rated ≤ 3 sones if intermittent, ≤ 2 sones if continuous, or exempted [50]	☐	☐	☐
7.6 If system utilizes the dwelling unit HVAC fan, then the specified fan type is ECM / ICM (4.12), or the controls will reduce the standalone ventilation run-time by accounting for hours when the HVAC system is heating or cooling	☐	☐	☐
7.7 In-unit bathroom fans or in-line fans are ENERGY STAR certified if used as part of the dwelling-unit mechanical ventilation system [51]	☐	☐	☐
7.8 If central exhaust fans, ≤ 1 HP, are specified as part of the dwelling-unit mechanical ventilation system, then they are direct-drive, ECM, with variable speed controllers. If > 1 HP, they are specified with NEMA™ Premium Motors	☐	☐	☐
7.9 Air inlet locations (Complete if ventilation air inlet locations were specified (2.22, 2.23); otherwise check "N/A"): [52, 53]	-	-	☐
7.9.1 Inlet(s) pull ventilation air directly from outdoors and not from attic, crawlspace, garage, or adjacent dwelling unit	☐	☐	-
7.9.2 Inlet(s) are ≥ 2 ft. above grade or roof deck; ≥ 10 ft. of stretched-string distance from known contamination sources (e.g., stack, vent, exhaust, vehicles) not exiting the roof, and ≥ 3 ft. distance from dryer exhausts and sources exiting the roof	☐	☐	-
8. Local Mechanical Exhaust (National HVAC Design Report Item # indicated in parenthesis)			
Dwelling Unit Mechanical exhaust - In each dwelling unit kitchen and bathroom, a system is installed that exhausts directly to the outdoors and meets one of the following Rater-measured airflow and manufacturer-rated sound level standards: [48, 54]			

Location		Continuous Rate	Intermittent Rate [55]	Must Correct	Rater Verified [4]	N/A [5]
8.1 Kitchen	Airflow	≥ 5 ACH, based on kitchen volume [56, 57]	≥ 100 CFM and, if not integrated with range, also ≥ 5 ACH based on kitchen volume [55, 57, 58]	☐	☐	-
	Sound	Recommended: ≤ 1 sone	Recommended: ≤ 3 sones			
8.2 Bathroom	Airflow	≥ 20 CFM	≥ 50 CFM	☐	☐	-
	Sound	Required: ≤ 2 sones	Recommended: ≤ 3 sones			

Common Space [2] Mechanical Exhaust			
8.3 Measured ventilation rate is within either ± 15 CFM or ±15% of design values (2c) [48]	☐	☐	☐
8.4 Parking garage exhaust ventilation system is equipped with controls that sense CO and NO2	☐	☐	☐
9. Filtration			
9.1 At least one MERV 6 or higher filter installed in each dwelling unit ducted mechanical system serving an individual dwelling unit in a location that facilitates access and regular service by the occupant or building owner [59]	☐	☐	☐
9.1.1 Filter access panel includes gasket or comparable sealing mechanism and fits snugly against the exposed edge of filter when closed to prevent bypass [60]	☐	☐	☐
9.1.2 All return air and mechanically supplied outdoor air passes through filter prior to conditioning	☐	☐	☐
10. Combustion Appliances			
10.1 Furnaces, boilers, and water heaters located within the building's pressure boundary are mechanically drafted or direct-vented. If mechanically drafted, the minimum volume of combustion air required for safe operation by the manufacturer and/or code shall be met or exceeded and make-up air sources must be mechanically closed when the combustion appliance is not in operation. Alternatives in Footnote 63 [61, 62, 63]	☐	☐	☐
10.2 Fireplaces located within the building's pressure boundary are direct-vented [61, 62]	☐	☐	☐
10.3 No unvented combustion appliances other than cooking ranges or ovens are located inside the building's pressure boundary. For cooking ranges and ovens, local mechanical exhaust per Checklist Item 8.1 requirements must be met [61]	☐	☐	☐

National Rater Field Checklist [1]
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Other	Must Correct	LP Verified [40]	Rater Verified [4]	N/A [5]
11. Domestic Hot Water				
11.1 Prescriptive Path: Hot water equipment rated in EF or UEF meet the efficiency levels specified in the ENERGY STAR Multifamily Reference Design. Boilers providing hot water are ≥85% Et [64]	☐	-	☐	☐
11.2 ERI: Hot water equipment rated in EF or UEF serving common spaces but not dwelling units nor shared laundry meet the efficiency levels specified in the ENERGY STAR Multifamily Reference Design. Boilers providing hot water are ≥85% Et [64]	☐	-	☐	☐
11.3 For in-unit storage water heaters, AHRI Certificate confirms the presence of a heat trap	☐	-	☐	☐
11.4 DHW piping is insulated with a minimum of R-3 [65]	☐	☐	☐	-
11.5 Rater-measured delivery temperatures at faucets and showerheads do not exceed 125°F [66]	☐	-	☐	-
12. Lighting				
12.1 Common Space [2] Lighting Controls:				
12.1.1 ERI and Prescriptive Path: All common spaces [2] (including parking garages), except the building lobby and where automatic shutoff would endanger the safety of occupants, have occupancy sensors or automatic bi-level lighting controls installed and operation has been verified	☐	☐	☐	☐
12.1.2 ASHRAE path only: All common spaces [2] (including parking garages), except the building lobby, corridors, and stairwells and where automatic shutoff would endanger the safety of occupants, have occupancy sensors or automatic bi-level lighting controls installed and operation has been verified	☐	☐	☐	☐
12.2 Common Space [2] Lighting Power Density Maximum (except parking garages): [67]				
12.2.1 ERI and Prescriptive Path: Total specified lighting power for the combined common spaces [2] must not exceed ASHRAE 90.1-2007 allowances for those combined spaces, using the Space-by-Space or Building Area Method. See Footnote 68 for allowances [68]	☐	☐	☐	☐
12.2.2 ASHRAE path only: Total specified lighting power for the combined common spaces [2] must not exceed ASHRAE 90.1-2007 allowances for those combined spaces, using the Space-by-Space or Building Area Method, by more than 20%. See Footnote 68 for allowances [69]	☐	☐	☐	☐
12.3 Parking garages: Lighting power density does not exceed 0.24 W/ft²	☐	☐	☐	☐
12.4 Exterior lighting controls: Fixtures, including parking lot fixtures, must include automatic switching on timers or photocell controls except fixtures intended for 24-hour operation, required for security, or located on dwelling unit balconies	☐	☐	☐	☐
12.5 ERI Path: All exterior and common space lighting fixtures meet the efficiency requirements in the ENERGY STAR Multifamily Reference Design, except fixtures located on dwelling unit balconies [69, 70]	☐	-	☐	☐
12.6 Prescriptive Path: All lighting fixtures (i.e., dwelling units, common spaces, and exterior) meet the efficiency requirements in the ENERGY STAR Multifamily Reference Design [69, 70]	☐	-	☐	☐
12.7 Prescriptive Path: Dwelling unit overall in-unit lighting power density ≤ 0.75 W/ft². When calculating overall lighting power density, use 1.1 W/ft² where lighting is not installed [67]	☐	-	☐	☐

13. Appliances, Ceiling Fans, and Plumbing Fixtures	Must Correct	Rater Verified [4]	N/A [5]
13.1 Prescriptive Path: Specified appliances, ceiling fans, and plumbing fixtures in dwelling units and common spaces meet the criteria in the ENERGY STAR Multifamily Reference Design [71]	☐	☐	☐
13.2 ERI Path: Specified appliances, ceiling fans, and plumbing fixtures in common spaces, and not included in the ERI model, meet the criteria in the ENERGY STAR Multifamily Reference Design [71]	☐	☐	☐
13.3 Prescriptive Path: Shower compartments with multiple fixtures cannot be operated simultaneously OR the average flow rate per shower compartment must not exceed 1.75 gallons per minute, as rated at 80 psi	☐	☐	☐
14. Whole Building Energy Consumption Data Acquisition Strategy			
14.1 For buildings 50,000 ft² and larger, a strategy that enables the collection of monthly or annual building-level energy consumption data (electricity, natural gas, chilled water, steam, fuel oil, propane, etc.) has been confirmed [72]	☐	☐	☐

Rater Name: _____ Rater Pre-Drywall Inspection Date(s): _____ Rater Initials: _____

Rater Company Name: _____

Rater Name: _____ Rater Final Inspection Date(s): _____ Rater Initials: _____

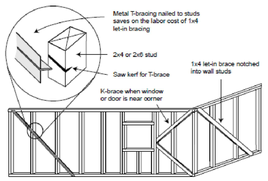
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Builder/Developer Employee: _____ Builder Inspection Date(s): _____ Builder Initials: _____

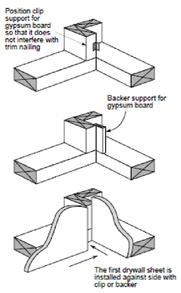
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Licensed Professional: _____ LP Inspection Date(s): _____ LP Initials: _____

LET-IN BRACING

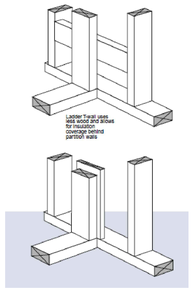


INSIDE "TWO-STUD" CORNERS

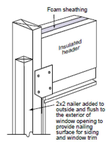


T-WALL ALTERNATIVES

The use of ladder blocking or a full-length 1x6 or 2x6 blocking allows for increased insulation in the outer wall



STACK FRAMING DETAILS



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

ENERGY STAR CHECKLISTS

DRAWING NAME		
#2		
#1	SCHEMATIC SET	04/10/26
NO.	REVISION	DATE

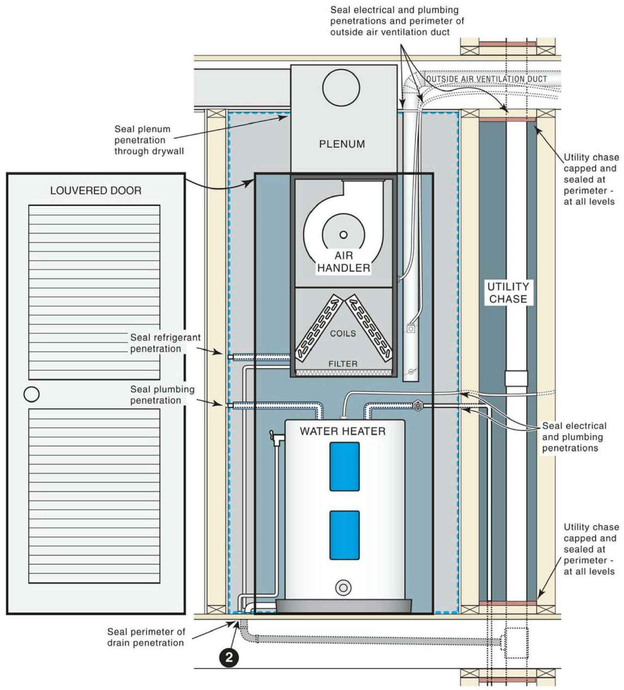
STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS

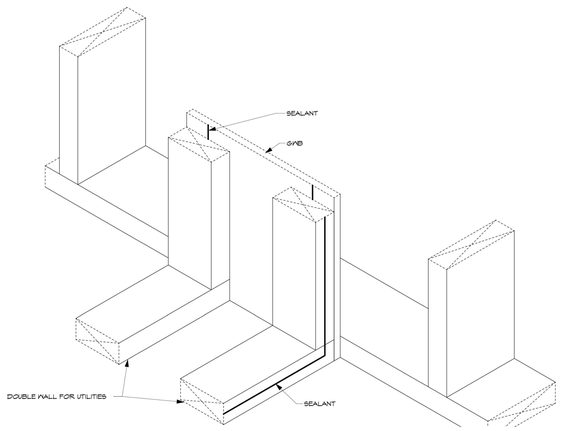
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

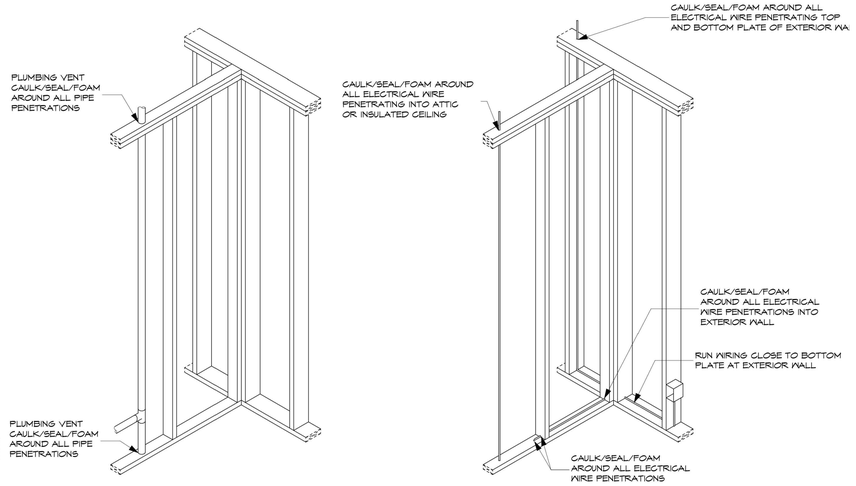
PROJECT	SHEET
PORT ST	A-0.3
DATE: 03/12/26	
SCALE:	



E1 MECH CLOSET AIR SEALING
Scale: n.t.s.



E5 CHASE DRAFTSTOPPING DETAIL
Scale: n.t.s.

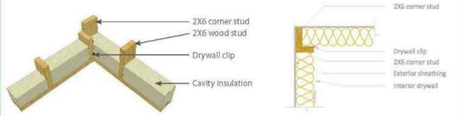


E8 PLUMBING AND ELECTRIC DETAILS
Scale: n.t.s.

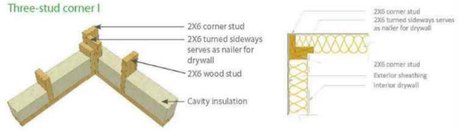
TWO AND THREE STUD CORNERS

Structural framed corners serve three main functions: holding the building up; providing attachment surfaces for exterior sheathing and drywall; and providing attachment surfaces for exterior trim and siding. Traditional three-corners provide these functions, but at a cost – an un-insulated void. Framed wall construction is normally performed in the sequence of framing-sheathing-insulation-drywall. Unfortunately this sequence closes off the void in the corner framing before the insulator gets to the job site, hence the un-insulated void. Alternates to the standard three-stud corner solve this problem while still accounting for the required structural and attachment attributes.

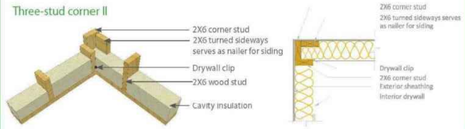
Two-stud corner



Three-stud corner I



Three-stud corner II



A1 ADVANCED FRAMING DETAIL- TWO AND THREE STUD CORNERS
Scale: n.t.s.

T- INTERSECTIONS

T- Intersections occur where an interior partition intersects an exterior wall. This intersection is usually (but not always) perpendicular, and with standard framing details, results in an un-insulated void because the exterior sheathing is applied prior to the wall being insulated. Horizontal ladder-blocking allows the elimination of two vertical studs and leaves the space open and accessible for insulation.



A5 ADVANCED FRAMING DETAIL- T-INTERSECTION
Scale: n.t.s.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: TYPICAL AIR SEALING AND ADVANCED FRAMING DETAILS

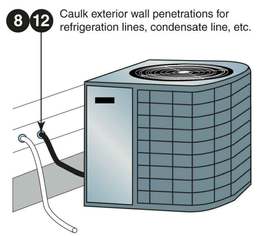
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

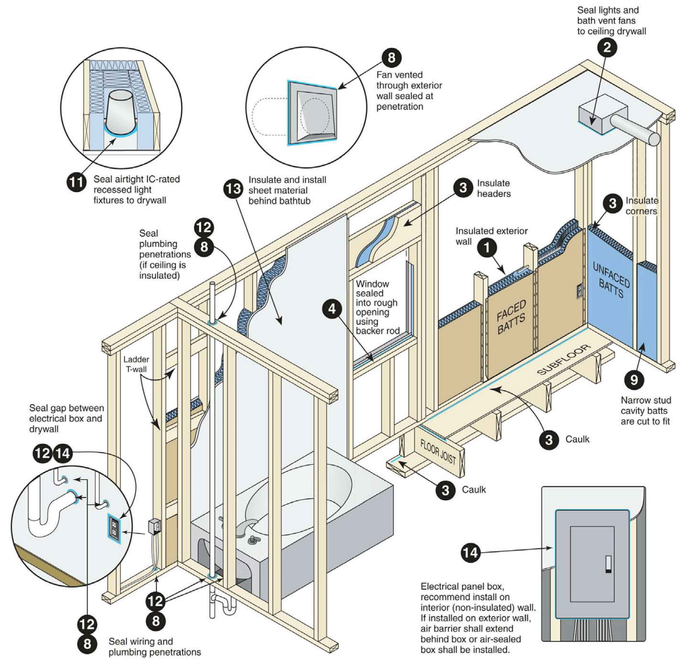
PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

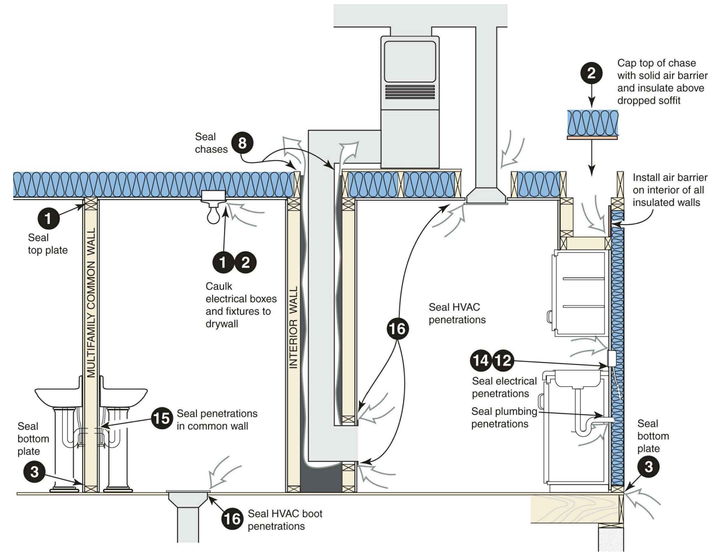
PROJECT: PORT ST
DATE: 03/12/26
SCALE:
SHEET: A-0.4



E1 SEALING- EXT. PENETRATIONS
Scale: n.t.s.

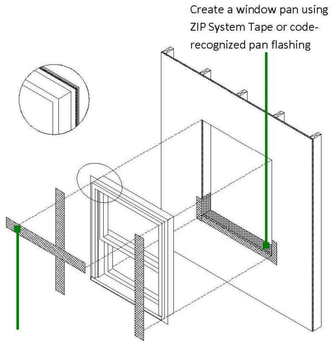


E5 AIR SEALING - KEY POINTS
Scale: n.t.s.



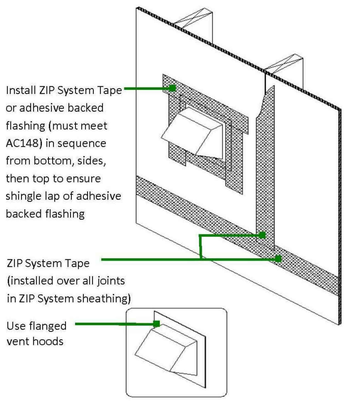
E8 PLUMBING AND ELECTRIC DETAILS
Scale: n.t.s.

WINDOW INSTALLATION DETAIL



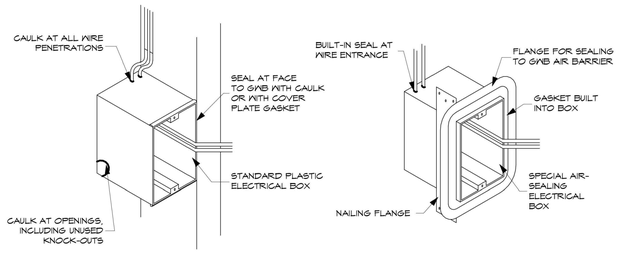
ZIP System Tape or adhesive backed flashing (must meet AC148) sealed over window flanges at jambs

DRYER VENT PENETRATION

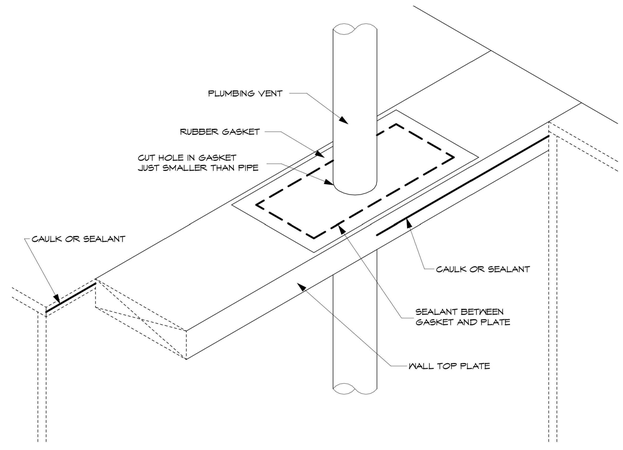


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A1 PENETRATION AIR SEALING
Scale: n.t.s.



A5 ELECTRIC BOX DETAIL AT EXT./ DEMISING
Scale: n.t.s.



A8 VENT STACK PENETRATION
Scale: n.t.s.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: TYPICAL AIR SEALING AND ADVANCED FRAMING DETAILS

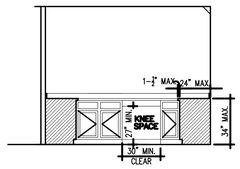
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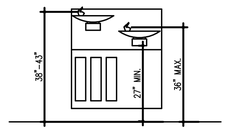
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TALBOT COUNTY

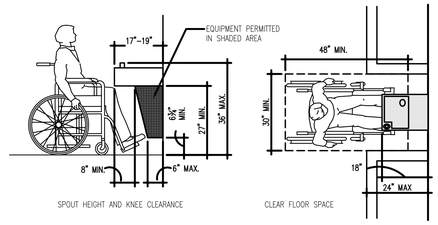
PROJECT: PORT ST
DATE: 03/12/26
SCALE:
SHEET: A-0.5



H1 TYPICAL COUNTERTOP & WORK SPACE
1/4" = 1'-0"



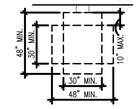
H2 DRINKING FOUNTAINS
1/2" = 1'-0"



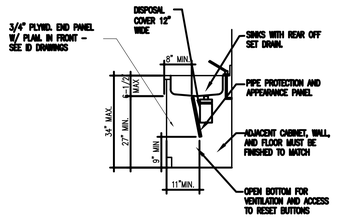
H4 DRINKING FOUNTAINS & WATER COOLERS
1/2" = 1'-0"



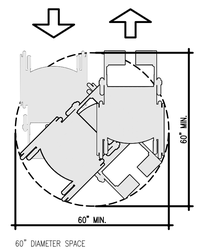
NOTE: TO HIGHEST OPERABLE PARTS OF THE TELEPHONE ENTRY SYSTEM WHICH ARE ESSENTIAL FOR OPERATION



H7 TELEPHONE ENTRY SYSTEM
1/4" = 1'-0"

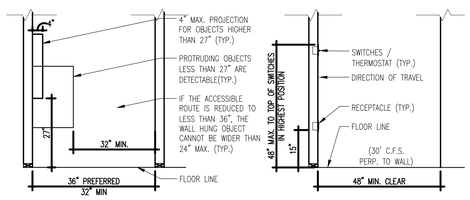


F1 KITCHEN SINK SECTION
1/2" = 1'-0"

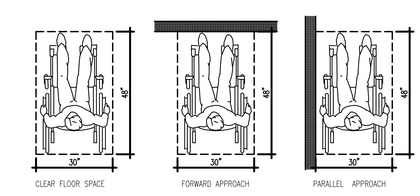


60" DIAMETER SPACE

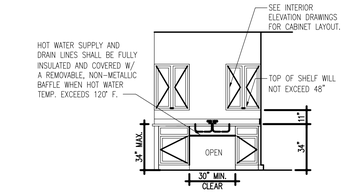
F2 CLEAR FLOOR SPACE REQUIREMENTS
1/2" = 1'-0"



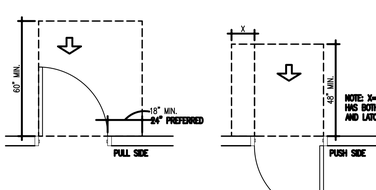
F4 TYPICAL MOUNTING HEIGHTS
NTS



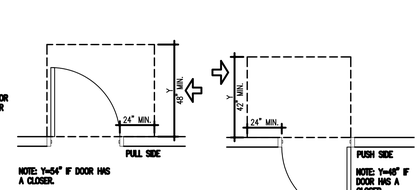
F7 CLEAR FLOOR SPACE REQUIREMENTS
NTS



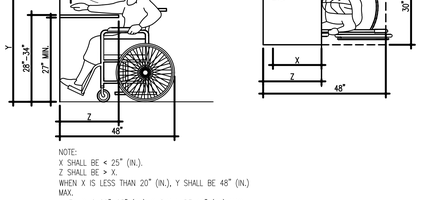
D1 TYP. ACCESS. KITCHEN SINK ELEV.
1/4" = 1'-0"



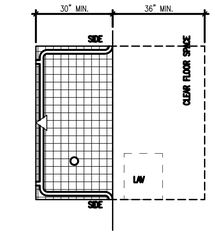
D2 ACCESSIBLE DOORS
3/8" = 1'-0"



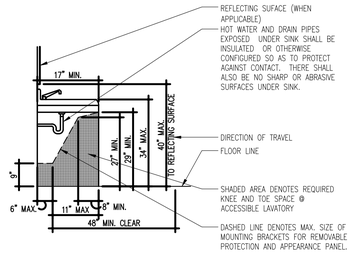
D4 ACCESSIBLE DOORS
3/8" = 1'-0"



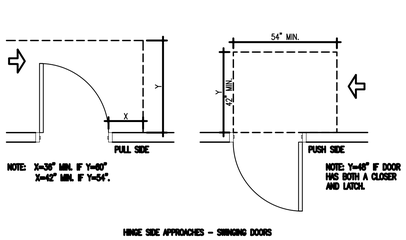
D7 CLEAR FLOOR SPACE REQUIREMENTS
1/2" = 1'-0"



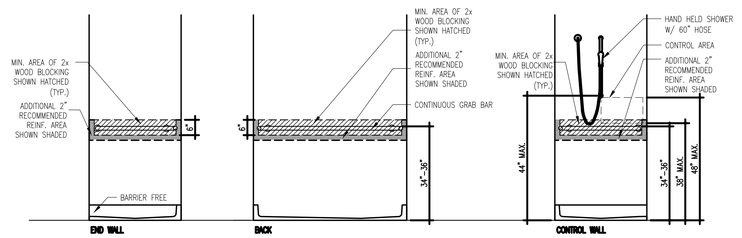
B1 SHOWER CLEAR SPACE
1/2" = 1'-0"



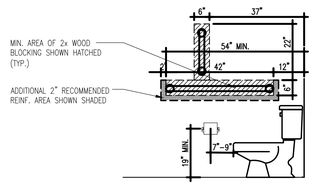
B2 ACCESSIBLE LAVATORY
1/2" = 1'-0"



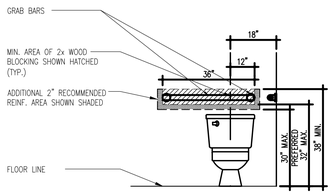
B4 ACCESSIBLE DOORS
3/8" = 1'-0"



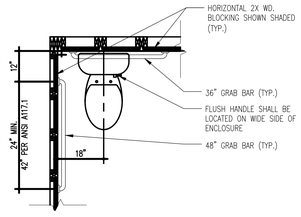
B7 UFAS SHOWER REQUIREMENTS
3/8" = 1'-0"



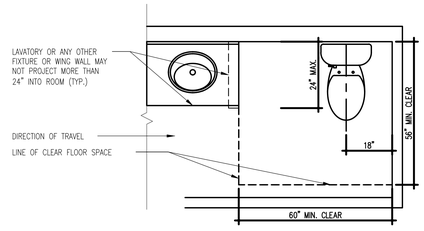
A1 BLOCKING @ TOILETS
1/2" = 1'-0"



A2 BLOCKING @ TOILETS
1/2" = 1'-0"



A4 BLOCKING @ TOILETS
1/2" = 1'-0"



A7 BLOCKING @ TOILETS
1/2" = 1'-0"

GENERAL NOTES

WHERE GROUP R-2 DWELLING OR SLEEPING UNITS ARE BEING ADDED, THE REQUIREMENTS OF SECTION 1107 OF THE INTERNATIONAL BUILDING CODE FOR ACCESSIBLE UNITS AND CHAPTER 9 OF THE INTERNATIONAL CODE FOR VISIBLE ALARMS APPLY ONLY TO THE QUANTITY OF SPACES BEING ADDED. FOR PRINCE GEORGE COUNTY THE APPLICABLE ACCESSIBILITY CODES ARE PRINCE GEORGE'S COUNTY SUBTITLE 4, SEC 4-180 CHAPTER 11 – ACCESSIBILITY, COMAR 09.12.53.02 MARYLAND ACCESSIBILITY CODE, AND 2010 ADA STANDARDS.

I. SITE:
1. ACCESSIBLE SITE & EXTERIOR FACILITIES:
   A. ACCESSIBLE ROUTES TO BE PROVIDED AT UFAS UNITS.
   B. ACCESSIBLE PARKING SPACES, LOADING ZONES AND CURB RAMPS TO BE PROVIDED; REFER TO CIVIL & LANDSCAPE PLANS FOR ALL ACCESSIBLE ROUTES TO ALL BUILDINGS AND AMENITIES.
   C. ACCESSIBLE PARKING SPACES, ACCESS AISLES AND ACCESSIBLE ROUTES AND AREAS SHALL NOT EXCEED 2% SLOPE IN ANY DIRECTION. ROUTES EXCEEDING 2% MUST MEET THE CRITERIA FOR A RAMP.

II. COMMON USE FACILITIES:
1. ACCESSIBLE STRUCTURES:
   A. BUILDINGS, MAIL ROOMS, EXERCISE/LAUNDRY FACILITIES, COMPUTER ROOMS, ETC., PUBLIC AND COMMON USE SPACES MUST BE READILY ACCESSIBLE TO AND USABLE BY PEOPLE WITH DISABILITIES, PER FEDERAL, STATE, AND LOCAL MUNICIPAL REGULATIONS AND ADA-2010 STANDARDS.
2. EXTERIOR DOORS:
   A. PROVIDE COMPLIANT THRESHOLD.
   B. LEVER TYPE HARDWARE WITH DEAD-BOLT LOCKS TO BE PROVIDED. MAX. HEIGHT OF 48" A.F.F.
   C. DOOR CLOSURE: MUST ALLOW FOR "LOW FORCE" TO BE APPLIED IN ORDER TO OPEN.
   D. SECURITY VIEWERS (PEEP HOLES) IF PROVIDED IN DOOR, TO BE INSTALLED AT A MAX. OF 44" A.F.F.
   E. PROVIDE A MINIMUM OF 32" CLEAR WIDTH OPENING.
3. INTERIOR DOORS:
   A. ALL DOORS TO PROVIDE A MINIMUM OF 32" CLEAR WIDTH WHEN OPENED 90° AND PROVIDE 1'-6" CLEAR SPACE ON THE "PULL" SIDE AT THE HANDLE
   B. LEVER TYPE HARDWARE TO BE PROVIDED. MAX. HEIGHT OF 48" A.F.F. AND MIN. HEIGHT OF 32" A.F.F.
4. KITCHEN/ BREAK ROOMS:
   A. PROVIDE KNEE CLEARANCE AS SHOWN IN DETAIL F1.
   B. PROVIDE A 2'-6" MIN. (30") WIDE WORK SPACE COUNTERTOP IN KITCHENS WITH A OVEN.
   C. MAXIMUM HEIGHT OF 34" AT TOP OF SINK AND TOP OF WORK SPACE SURFACE.
   D. SINK & PLUMBING TRIM TO BE H.C. ACCESSIBLE APPROVED FIXTURES.
   E. REFRIGERATOR MUST MEET REACH RANGE REQUIREMENTS FOR ALL OF THE REFRIGERATOR VOLUME AND AT LEAST 50% OF THE FREEZER VOLUME.
   F. ALL APPLIANCE CONTROLS NEED TO BE FRONT MOUNTED AND LESS THAN 4'-0" (48") A.F.F. TYP.
   G. PROVIDE A 2'-6" (30") x 4'-0" (48") CLEAR FLOOR SPACE (C.F.S.) APPROACH TO ALL APPLIANCES. C.F.S. MAY OVERLAP EACH OTHER.
   H. CLEAR FLOOR SPACE OF 30" X 48" IS REQUIRED WITHIN KITCHENS TO ALLOW FOR PARALLEL OR PERPENDICULAR APPROACH TO THE APPLIANCES AND FIXTURES, TYP. SEE UNIT PLANS FOR ADDITIONAL INFORMATION.
5. RESTROOMS:
   A. PROVIDE ACCESSIBLE KNEE SPACE UNDER SINK AS SHOWN IN DETAIL B2.
   B. ACCESSIBLE LAVATORY HEIGHT TO BE 34" MAXIMUM A.F.F.
   C. INSTALL GRAB BARS AT H.C. ACCESSIBLE TOILET STALLS AS SHOWN IN DETAILS A1 AND A2.
   D. TOILET ACCESSORIES TO MEET ALL H.C. ACCESSIBLE REACH RANGES, AND BE APPROVED H.C. FIXTURES.
   E. ALL PLUMBING FIXTURES & TRIM UTILIZED IN H.C. ACCESSIBLE STALLS AND LAVATORIES SHOULD BE H.C. APPROVED FIXTURE TYPES.
   F. PROVIDE A 60" DIAMETER CLEAR FLOOR SPACE TURNING RADIUS WITHIN ROOM.
   G. WALL DIMENSIONS AND FIXTURE LOCATIONS MUST BE HELD SO THAT THE MINIMUM CLEARANCES ARE PROVIDED AS SHOWN.
   H. PROVIDE 2x MEMBER SIZE REQUIRED WOOD BLOCKING IN LINE OF STUD PLANE FOR WALLS NOTED AS REQUIRING REINFORCING FOR ALL GRAB BARS; SEE DETAILS.
   I. LAVATORIES ARE TO BE INSTALLED WITH THE CENTERLINE OF THE FIXTURE A MINIMUM OF 1'-6" HORIZONTALLY FROM FINISHED SURFACE OF AN ADJOINING WALL OR FIXTURE.
6. FLOOR FINISHES:
   A. PROVIDE "NON-SLIP" ABRASIVE SURFACE THROUGHOUT BUILDINGS ALONG ALL ACCESSIBLE ROUTES.
   B. FLOOR TRANSITIONS BETWEEN DIFFERENT MATERIALS NEED TO BE FLUSH, OR MEET THE ½" MAX. THRESHOLD REQUIREMENTS.
7. ELECTRICAL/ENVIRONMENTAL CONTROLS:
   A. LIGHT SWITCHES, ELECTRICAL OUTLETS, THERMOSTATS AND OTHER ENVIRONMENTAL CONTROLS: ITEMS MUST BE POSITIONED SO THAT CONTROLS ARE LOCATED NOT HIGHER THAN 48" A.F.F. ELECTRICAL OUTLETS MOUNTED SO THAT THE MINIMUM HEIGHT IS 15" A.F.F. CONTROLS AND/OR OUTLETS MOUNTED NOT HIGHER THAN 44" (HORIZONTALLY) ABOVE THE COUNTERTOPS. SEE DETAILS, TYP.
8. MISCELLANEOUS/OTHER:
   A. CORRIDORS TO HAVE A MINIMUM CLEAR WIDTH OF 4'-0" (48") AND A MIN. HEAD HEIGHT OF 6'-8" (80").
   B. ELECTRIC WATER COOLERS & DRINKING FOUNTAINS TO BE MOUNTED AT 36" TO TOP OF SPOUT.
   C. DISPENSERS AT RESTROOMS, FITNESS ROOMS AND OTHER AREAS MUST HAVE CONTROLS/SLOTS WITHIN THE ACCESSIBLE REACH RANGE.

III. HANDICAP ACCESSIBLE APARTMENTS:
1. 5% OF THE APARTMENTS WILL BE RENOVATED TO COMPLY WITH CURRENT UFAS GUIDELINES FOR ACCESSIBLE DWELLING UNITS.
   A. KITCHENS WILL PROVIDE ACCESSIBLE COUNTERS, WORKSPACE, SINKS DEVICES AND CABINETRY.
   B. BATHROOMS WILL PROVIDE BARRIER FREE SHOWER PANS, HANDHELD SHOWER HEADS, GRAB BARS, ACCESSIBLE LAVATORIES AND ACCESSIBLE TOILETS.
   C. THRESHOLDS AND FLOOR TRANSITIONS SHALL NOT EXCEED ½" IN HEIGHT.
   D. A TURNING RADIUS SHALL BE PROVIDED IN ALL ROOMS AND PROPER CLEARANCE SHALL BE PROVIDED AT ALL DOORS AND APPLIANCES.
2. 2% OF THE APARTMENTS WILL BE RENOVATED TO COMPLY WITH VISUAL AND HEARING IMPAIRED STANDARDS.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: ACCESSIBILITY DETAILS

NO.	REVISION	DATE
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#1	SCHEMATIC SET	04/10/26

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PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-0.6
DATE: 03/12/26	
SCALE:	



PROPERTY DATA

A	SIMPSON W REMBERT TRUSTEE M/G/P/L: 0034/0015/0077/4 - B/P: 02753/00320
B	CENTREVILLE II LIMITED PARTNERSHIP M/G/P/L: 0034/0015/0077/3 - B/P: 00823/00725
C	TRAPPE LIMITED PARTNERSHIP M/G/P/L: 0034/0015/0077/2 - B/P: 00736/00516
D	CHESAPEAKE COMMUNITY DEVELOPMENT LLC M/G/P/L: 0034/0015/0077/1 - B/P: 02873/00398
E	TALBOT COUNTY MARYLAND M/G/P/L: 0104/00EA/1367/1 - B/P: 00986/00719

SYMBOLS

	PROPOSED	EXISTING
STORM DRAIN MANHOLE	D	D
SANITARY SEWER MANHOLE	S	S
CLEANOUT	C	C
GATE VALVE	GV	GV
SIGN		
WATER METER	W	W
FIRE HYDRANT		
ELECTRIC TRANSFORMER	ELEC	ELEC
COMMUNICATION PEDESTAL	CATV	CATV
UTILITY POLE		
CANOPY/SHADE TREE		
SHRUB		
BENCHMARK	ELEV: 139	

LINETYPES

	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS		
MINOR CONTOURS		
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
BUILDING RESTRICTION LINE		BRL
BUFFERYARD BOUNDARY		BY
ROADWAY CENTERLINE		
UTILITIES		
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
GAS PIPE LINE	G	G
CABLE TV	CTV	CTV
WATER PIPE	W	W
SANITARY PIPE	SS	SS
STORMWATER PIPE	SD	SD
ENVIRONMENTAL		
WETLAND LINE		
CRITICAL AREA BOUNDARY		

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

§ 28 1014.6 B.1 .

OVERALL TREES: 3 PER UNIT — 64 UNITS X 3 TREES = 192 SITE TREES REQUIRED

§ 28 1014.6 B.1 . A

STREET TREES: CENTERLINE OF ROADWAY — 1,175' / 25' L = 47 STREET TREES

PORT STREET: 13 TREES **(PROVIDED IN BUFFERYARD C)**
EASTON BYPASS: 21 TREES **(PROVIDED IN BUFFERYARD A)**
MEADOW DRIVE: 13 TREES **(2 EXISTING, 11 PROVIDED)**
- WAIVER FOR 7 SMALLER SPECIES, SPACE RESTRICTION ALONG MEADOW DR.

§ 28 1014.6 B.1 B

PARKING LOT TREES: 65 PARKING SPACES / 5 = 13 TREES

§ 28 1014.6 B.1 C

SCREENING HEDGE PLANTS: 430' HEDGE, 5' O.C. = 94 SHRUBS PROVIDED

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§ 28 1014.6

FOREST CONSERVATION CANOPY PLANTED ON-SITE:
10,800 SF / 400 SF PER CANOPY TREE CREDIT = 27 TREES PROVIDED

BUFFERYARD STANDARDS

§ 28 1014.7 (D-4.), (E-1-5.)

- NORTH EDGE - PORT STREET: BUFFERYARD C = 7 PLANTING UNITS
- WEST EDGE - ROUTE 322: BUFFERYARD A = 10 PLANTING UNITS
- SOUTH EDGE - RESIDENTIAL ZONE ADJACENT = 8 PLANTING UNITS
- EAST EDGE - NON-COLLECTOR STREET, NO ZONE DIFFERENCE - **EXEMPT**

OPEN SPACE

§ 28 1007.1 (14-B)

GROSS AREA: 152,321 SF (3.5 AC) X 25% = 38,080 (.87 AC) - 41,050 SF PROVIDED

LANDSCAPING:

28-1014.6.B.1.a - STREET TREES - (1) DECIDUOUS, SHADE/CANOPY TREE PER 25' OF STREET CENTERLINE LENGTH. TREES TO BE PLANTED ALONG BOTH SIDES OF STREET BEHIND CURB AND INSIDE SIDEWALK WHEREVER POSSIBLE OR OTHERWISE WITHIN 15' OF CURB LINE.

28.1014.6.B.1.b - PARKING LOTS/PARKING COURTS - (1) DECIDUOUS, SHADE/CANOPY TREE PER 5 SPACES TO BE LOCATED WITHIN THE PARKING LOT INTERIOR. TREES SHALL BE LOCATED WITHIN THE PARKING BAYS SO THAT NO MORE THAN 10 PARKING SPACES FORM AN UNTERRUPTED ROW. TREES SHALL BE PLANTED WITHIN AN AREA OF PERVIOUS SPACE OF AT LEAST 64 SQ. FT. ALLOCATED PER TREE, WITH NO DIMENSION OF ANY PARKING LOT PLATING ISLAND LESS THAN 6'

28.1014.6.B.1.c - ALL PARKING LOTS SHALL BE LANDSCAPED WITH AN EVERGREEN SHRUB HEDGE WHICH WILL GROW TO A MINIMUM 42" HEIGHT WITHIN 5 YEARS ALONG ALL SIDES EXCLUDING THE BUILDING OR FACILITY ACCESS SIDE(S). SHRUBS SHALL BE SPACED TO FORM A CONTINUOUS HEDGE WITHIN 5 YEARS. REQUIRED BUFFERYARDS MAY REPLACE ALL OR PART OF THIS REQUIREMENT WHEN THE APPLICANT CAN DEMONSTRATE THAT EFFECTIVE SCREENING WILL BE ACHIEVED.

28.1014.6.B.1.d - BALANCE OF REQUIRED 3 TREES/UNIT TO BE PLANTED AROUND STRUCTURES, ON LOGS AND/OR COMMON OPEN SPACE AREAS. A MINIMUM OF 25% OF THESE TREES SHALL BE EVERGREEN. BUFFERYARD PLANTINGS MAY BE SUPPLEMENTED WITH THESE TREES IF IT CAN BE DEMONSTRATED TO THE SATISFACTION OF THE PLANNING AND ZONING COMMISSION THAT THE OVERALL APPEARANCE AND SCREENING NEEDS OF THE PROJECT WOULD BE BETTER SERVED.

28.1014.6.B.2 - SHRUB AND GROUNDCOVER PLANTINGS - SHRUBS AND GROUNDCOVERS SHALL BE INTEGRATED INTO THE SITE AND LANDSCAPE PLAN TO COMPLEMENT ARCHITECTURAL DESIGN, SCREEN OBJECTIONABLE VIEWS, SEPARATE PEDESTRIAN ACTIVITIES FROM VEHICULAR TRAVEL WAYS, STABILIZE SENSITIVE OR ERODING AREAS AND OTHER APPLICATIONS THAT CONTRIBUTE TO THE OVERALL LANDSCAPE APPEARANCE. THE APPLICANT SHALL PROVIDE SHRUB AND GROUNDCOVER PLANTINGS OR DEMONSTRATE WHY THEY ARE UNNECESSARY, IMPRACTICAL OR NOT EFFECTIVE IN PROVIDING AN ACCEPTABLE LANDSCAPE APPEARANCE.

28-1014.7 - BUFFERYARDS:

BUFFERYARD "A" - (FOR RESIDENTIALLY ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER MAJOR ROADS AS DESCRIBED IN 28-1009 - 40' WIDTH PLANTED WITH (2) SHADE/CANOPY TREES, (2) EVERGREEN TREES, AND (10) LARGE SHRUBS PER 50' OF PROPERTY LINE LENGTH. *(1.5) UNDERSTORY TREES MAY BE SUBSTITUTED FOR (1) EVERGREEN TREE. NOTE: WHERE THIS BUFFERYARD IS LOCATED BETWEEN A PARKING LOT AND STREET R/W, DELETE THE SHRUB REQUIREMENT.*

BUFFERYARD "C" - (FOR ALL RESIDENTIALLY ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER ALL OTHER STREETS EQUALING OR EXCEEDING TOWN OF EASTON "RESIDENTIAL COLLECTOR DESIGNATION") THIS BUFFERYARD IS NOT REQUIRED ALONG THE STREET WHERE THE PRIMARY LOT FRONTAGE IS DESIGNATED - 20' WIDTH PLANTED WITH (1) SHADE/CANOPY TREE, (2) EVERGREEN TREES, AND (5) LARGE SHRUBS. *(1) EVERGREEN TREE MAY BE SUBSTITUTED FOR (5) SHRUBS NOTE: WHERE THIS BUFFERYARD IS LOCATED BETWEEN A PARKING LOT AND STREET R/W, DELETE THE SHRUB REQUIREMENT.*

BUFFERYARD "E" - (ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE) - 10' WIDTH PLANTED WITH (1) SHADE/CANOPY AND (3) EVERGREES TREES PER 50' OF PROPERTY LINE LENGTH.

28-1007.1 - 14.B - OPEN SPACE:

AT LEAST TWENTY-FIVE (25%) PERCENT OF THE GROSS DEVELOPMENT AREA SHALL BE RESERVED AS COMMON OPEN SPACE, EXCEPT FOR PROJECTS DEVELOPED IN THE CBD ZONING DISTRICT, IN WHICH CASE THIS STANDARD SHALL NOT APPLY.

TREE KEY:

- LARGE CANOPY/SHADE
- MEDIUM / SMALL DECIDUOUS
- FOREST CONSERVATION TREE
- EVERGREEN TREES
- MEDIUM SHRUB / SMALL TREE
- EVERGREEN SHRUB

PLANT LIST:

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
NATIVE CANOPY TREES				
AR	14	ACER RUBRUM	RED MAPLE	2" CALIPER
BN	8	BETULA NIGRA	RIVER BIRCH	2" CALIPER
PO	8	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CALIPER
QB	8	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CALIPER
QM	1	QUERCUS MICHAUXII	SWAMP CHESTNUT OAK	2" CALIPER
QN	5	QUERCUS NIGRA	WATER OAK	2" CALIPER
QS	6	QUERCUS STELLATA	POST OAK	2" CALIPER
TA	16	TILIA AMERICANA 'BOULEVARD'	BASSWOOD	2" CALIPER
NATIVE EVERGREEN TREES				
IO	12	ILEX OPACA	AMERICAN HOLLY	1.25" CALIPER
JV	28	JUNIPERUS VIRGINIANA	REDCEDAR	1.25" CALIPER
PS	22	PINUS SEROTINA	POND PINE	1.25" CALIPER
TN	3	THUJA NIGRA	AMERICAN ARBORVITAE	1.25" CALIPER
NATIVE UNDERSTORY TREES				
AC	9	AMELANCHIER CANDENSIS 'TRAZAM'	TRADITION SERVICEBERRY	1.25" CALIPER
NATIVE SHRUBS				
AA	20	ARONIA ARBUTIFOLIA	RED CHOKEBERRY	3-4' #10
CO	20	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3-4' #10
IV	20	ITEA VIRGINICA	SWEETSPIRE	3-4' #10
MC	20	MYRICA CERIFERA	BAYBERRY	3-4' #10
VD	20	VIBURNUM DENTATUM	ARROWWOOD	3-4' #10
IG	94	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5
STORMWATER PLANTS				
VC	TBD	VACINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#3
PV	TBD	PANICUM VGRATUM	SWITCHGRASS	2" PLUG
AI	TBD	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 QUART
AN	TBD	ASTER NON-ANGLIAE	NEW ENGLAND ASTER	1 QUART

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes, including the International Energy Conservation Code (IECC), MD COMAR 09.12.53, and the Uniform Federal Accessibility Standards (UFAS).
2. The Belvedere will be new construction, and will comply with UFAS guidelines, Section 504 of the Rehabilitation Act, and the 2010 ADA Standards. Applicant will retain an accessibility consultant to review the design documents and construction installation for compliance.
3. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.
4. Project will provide at least one dual level two electric vehicle charging station. Parking spaces with access to the EV charging station will be labeled for their intended use. The EV charging station will be on the accessible route, and conveniently accessible to residents.
5. Project will employ Maryland Department of the Environment (MDE) 2011 Standards for Soil Erosion and Sediment Control during construction. Limit area of disturbance to immediate work area. Site work at building pad, parking areas, and storm water structures must be completed with the approval and direction of the geotechnical engineer. Limit access to the site when vehicles or construction activity environmentally degrade the site.
6. Landscaping – New plantings shall utilize at least 50% native or regionally adapted plantings. Select native, highly suitable, drought /disease tolerant plantings suitable for the project soil and microclimate. Where there are healthy large existing trees, consider preserving mature trees in the site plan. Utilize shade, windbreak and screening benefits of plantings in the project design. Protect trees and root zones during construction.
7. Project will implement a construction waste recycling program in which construction waste materials are collected, separated, and recycled. Plan will include recordkeeping that identifies weight, type and disposition of materials.
8. Space will be provided for recycling containers, and management will distribute information on a site recycling program.
9. All interior spaces will have a non–smoking policy. Any exterior smoking areas will be designated, and will be at least 25' from entrances and air intake devices.
10. The project site is not located in a FEMA flood zone.
11. The site development does not remove prime habitat for any protected or endangered species.
12. All lighting will be high–efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.

3.13.2 CRITERIA APPLICABLE TO NEW CONSTRUCTION AND GUT REHAB

1. This project will be certified under the current Energy Star Homes program.
2. Except for gut rehabilitation projects, paving at the dumpster pad, the access drive to the dumpster, and any turns or return path of the garbage truck route must equal local requirements for standard duty residential roadway or provide specifications which indicate a stone base of eight (8) inches or greater with the combination thickness of the asphalt base and top coat being at least five (5) inches. The dumpster pad will be steel reinforced concrete of at least 6" thickness.

4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
2. Building, parking areas, and other improvements are laid out for convenient access by the residents, including those with disabilities, to site and community amenities, including public transportation
3. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
4. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
5. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.
6. Project is not located in an area with nearby land uses that are inconsistent with residential activities.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: ILLUSTRATED SITE PLAN

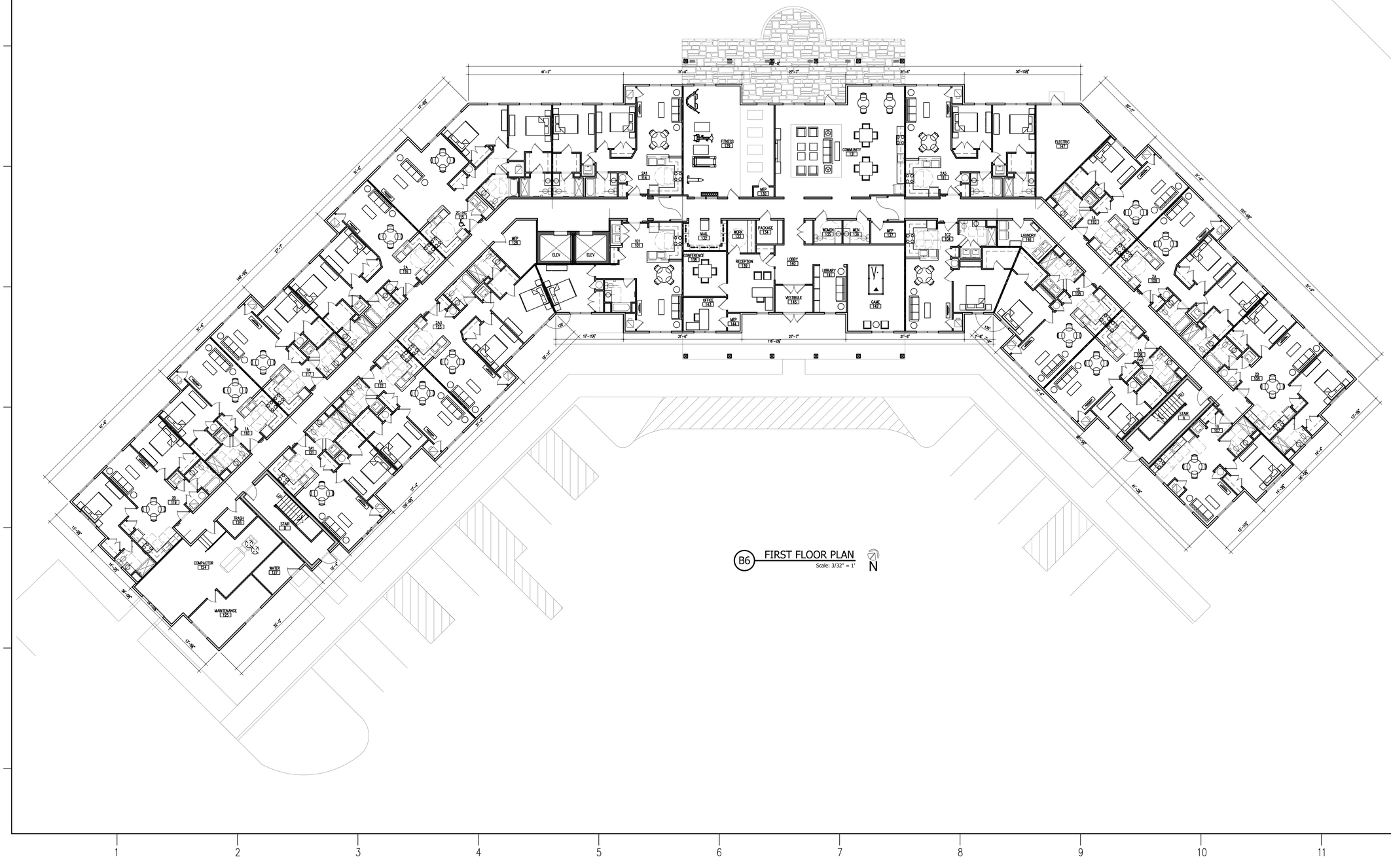
NO.	REVISION	DATE
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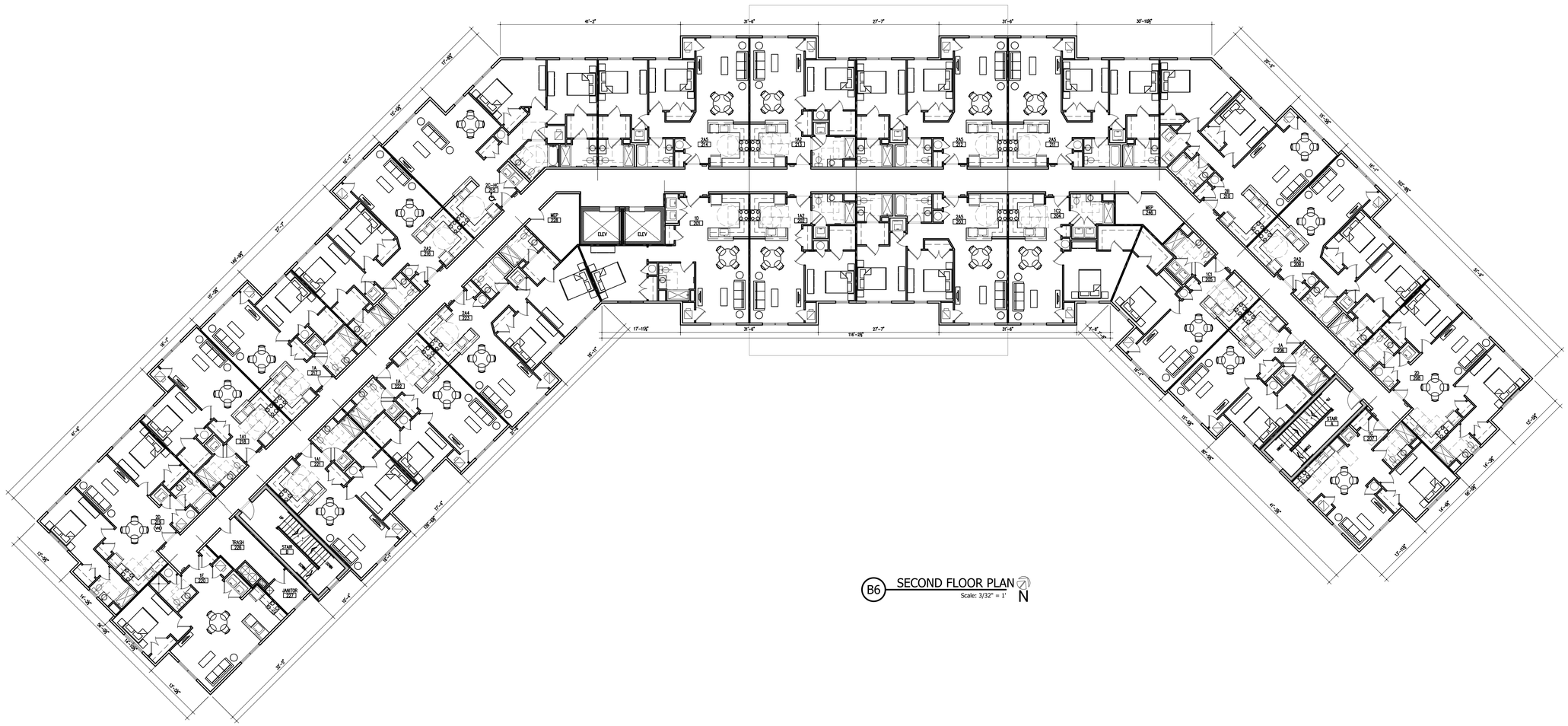
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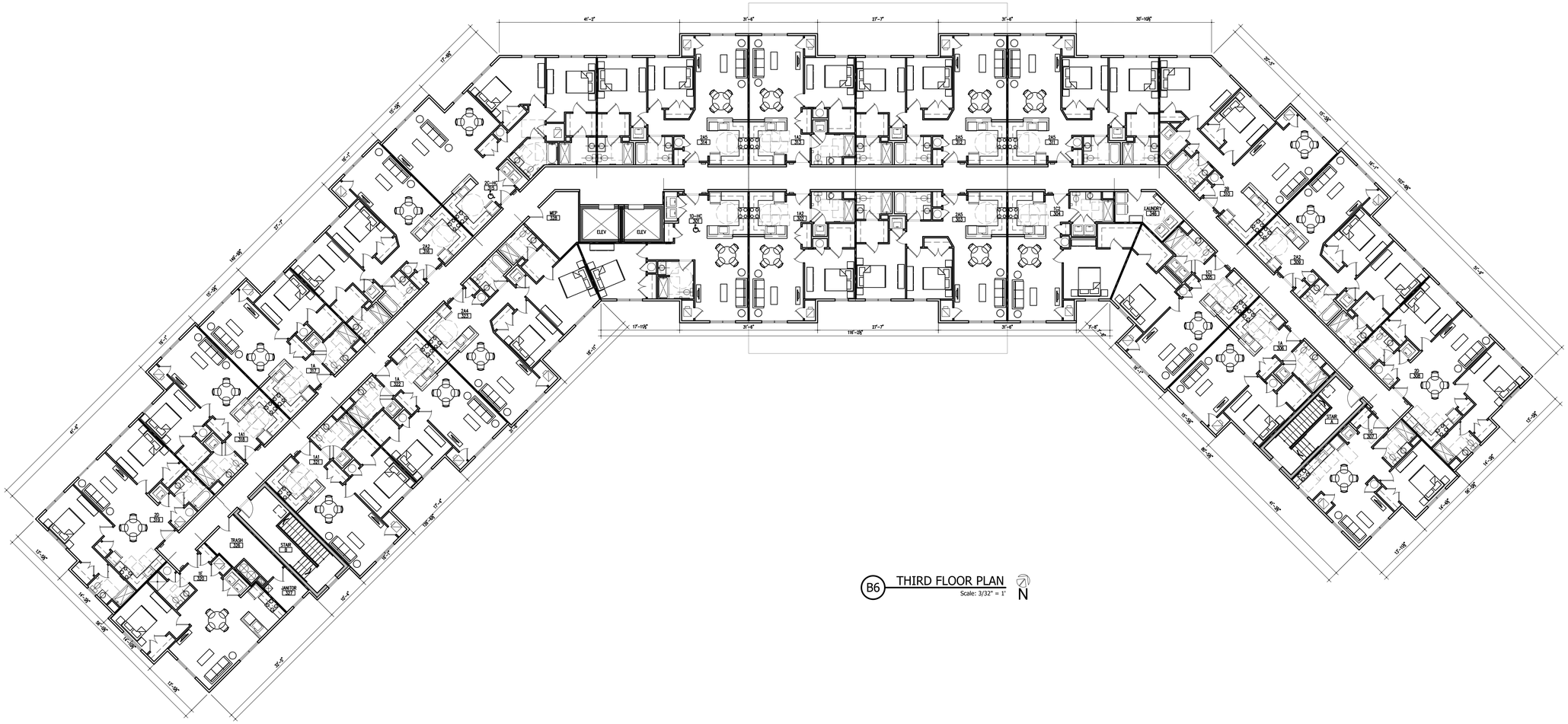
PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT: PORT ST	SHEET: A-1.0
DATE: 03/12/26	
SCALE:	


PORT STREET
FITNESS 120
COMMUNITY 121
ELECTRIC 147
ELEV
ELEV
MEP 130
MAIL 170
WORK 133
PACKAGE 134
WOMEN 135
MEN 136
MEP 137
CONFERENCE 138
RECEPTION 139
LOBBY 140
LIBRARY 141
GAME 142
OFFICE 143
MEP 144
VESTIBULE 160
LAUNDRY 161
TRASH 126
STAIR 125
COMPACTOR 124
WATER 127
MAINTENANCE 126
STAIR 150
TRASH 151
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B6 THIRD FLOOR PLAN
Scale: 3/32" = 1'

N

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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: THIRD FLOOR BUILDING PLAN

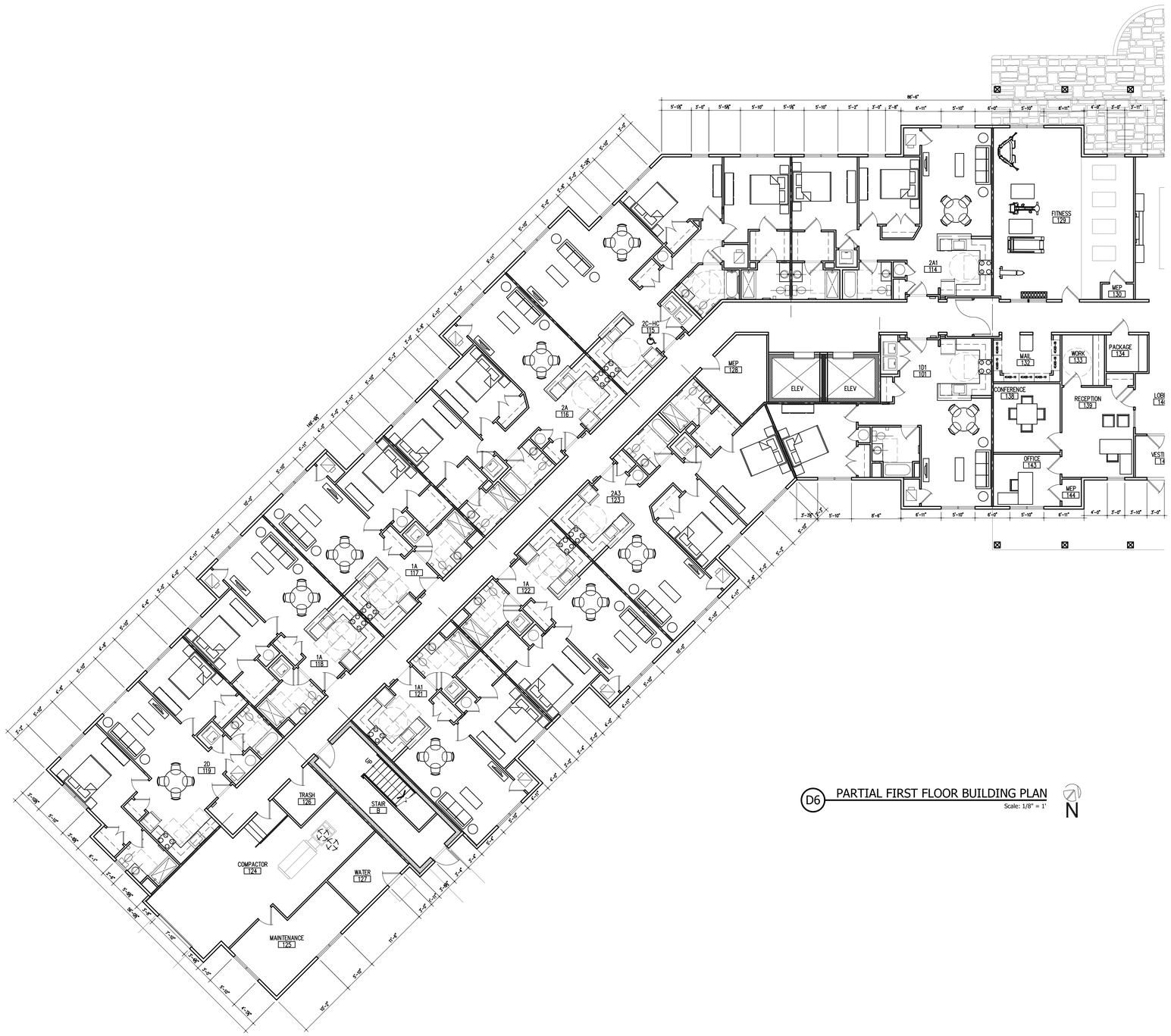
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

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PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-1.3
DATE: 03/12/26	
SCALE:	



D6 PARTIAL FIRST FLOOR BUILDING PLAN
Scale: 1/8" = 1'

N

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes, including the International Energy Conservation Code (IECC), MD COMAR 09.12.53, and the Uniform Federal Accessibility Standards (UFAS).
2. Port Street will be new construction, and will comply with UFAS guidelines, Section 504 of the Rehabilitation Act, and the 2010 ADA Standards. Applicant will retain an accessibility consultant to review the design documents and construction installation for compliance.
3. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater to meet the applicant's energy goals and the DHCD minimum energy standards. The Rater will review and verify the design, modeling services, provide construciton quality assurance, and perform necessary in-progress performance testing.
4. The design documents will include pest and rodent preventative measures. In addition, a pest management program equal to the HUD Healthy Homes Initiative will be implemented by the property management company.
5. High-performance Architectural grade asphalt shingle roofing with a minimum 30 year warranty will be specified. Flat roofing will provide a minimum 20 year warranty.
6. Doors – heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.
7. Laundry facilities must be adequate for the project and located for safe, convenient access. There must be a minimum of one (1) washer and dryer for every fourteen (14) units in family projects and one (1) washer and dryer for every twenty-five (25) units in elderly projects. In elderly buildings, a minimum of 25% of laundry appliances will be dedicated to ADA accommodations, or will be side-by-side front load appliances. A common or shared laundry room must include, at a minimum, a utility sink, folding table, and seating. Additionally, the laundry room should have a means to drain should an overflow occur, dryers vented to the exterior, and must meet all state and federal accessibility requirements. for in-unit laundry rooms, side by side units are preferred.
8. Each apartment will be wired with low voltage wiring suitable for high-speed internet service. Free wireless internet will be available to tenants at designated indoor community spaces, and indoor lovable places.
9. Project will implement a construction waste recycling program in which construction waste materials are collected, separated, and recycled. Plan will include recordkeeping that identifies weight, type and disposition of materials.
10. For indoor air quality, project documents will specify Green Label carpeting and low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. Specifications will include reference standards such as Green Seal, South Coast Air Quality Management District, or Bay Area Air Quality Management District. Wood products will be CARB 2 compliant or No Added Urea Formaldehyde (NAUF). The Architect will verify compliance of green products during the submittal review and construction verification process.
11. Carpet products will have the Carpet and Rug Institute's Green Label or Green Label Plus Certification for carpet, pad and carpet adhesive.
12. HVAC equipment will be CFC free. Where CFC refrigerant equipment is being removed, CFC materials will be captured and properly disposed of.
13. Any observed areas of mold and mildew will be remediated. A mold and mildew remediation plans will be included in the drawings and specifications.
14. Talbot County is an EPA Radon Zone 3. Radon mitigation measures are not required.
15. Space will be provided for recycling containers, and management will distribute information on a site recycling program.
16. Watersense labeled fixtures will be specified, project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 gallons per minute (gpm) or less.
17. All interior spaces will have a non-smoking policy. Any exterior smoking areas will be designated, and will be at least 25' from entrances and air intake devices.
18. All HVAC systems will be new, and will be Energy Star qualified electric. Split-systems will be ducted, and will provide an adequate return air path.
19. All lighting will be high-efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.
20. New construction windows will meet the requirements of the current Energy Star Residential Windows, Doors and Skylights specifications.

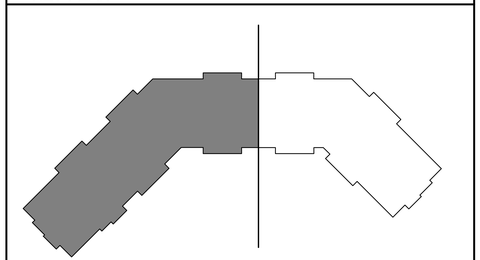
3.13.2 CRITERIA APPLICABLE TO NEW CONSTRUCTION AND GUT REHABILITATION

1. This project will be certified under the current Energy Star Homes program.
2. Project will meet visitability standards and universal design features for at least 25% of units and common areas. Mandatory universal design features are identified on enlarged apartment plans.
3. All supply ductwork for HVAC systems will be sealed with mastic and insulated.

4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
2. Building, parking areas, and other improvements are laid out for convenient access by the residents, including those with disabilities, to site and community amenities, including public transportation
3. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
4. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
5. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.
6. Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow and provide adequate space for furniture placement. (550 – 600 net sf. area for predominantly one (1)-bedroom units and 20% more area for each additional bedroom unit. Primary bedroom is not less than 10'x11' in clear size, and in multiple bedroom units the smallest bedroom wall is not less than 9'-0" with a minimum of ninety (90) net square feet in area).
7. Interior doors are panel, and hardware is of grade 2 quality or better with lever handles.
8. Floor coverings are quality long lasting products. Hard finish flooring will be products with a verifiable ten (10) year or longer warranty.

KEY PLAN



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: PARTIAL FIRST FLOOR BUILDING PLAN

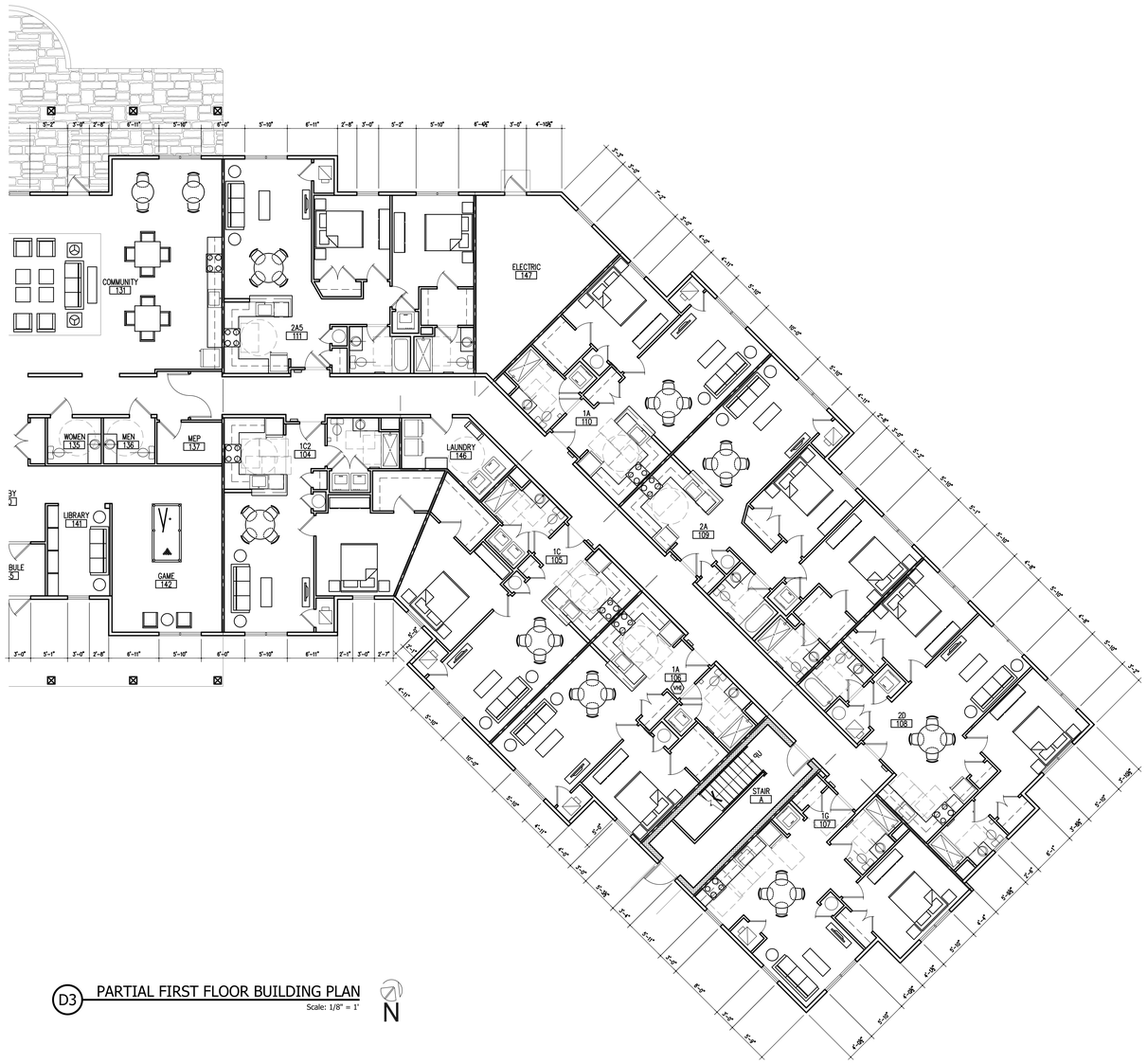
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

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PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-1.4
DATE: 03/12/26	
SCALE:	

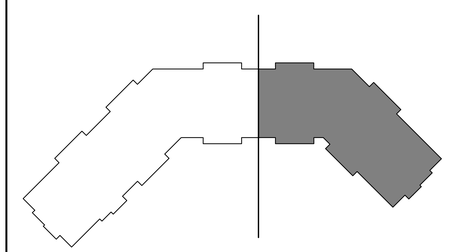


D3 PARTIAL FIRST FLOOR BUILDING PLAN

Scale: 1/8" = 1'

N

KEY PLAN



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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: PARTIAL FIRST FLOOR BUILDING PLAN

NO.	REVISION	DATE
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#1	SCHEMATIC SET	04/10/26

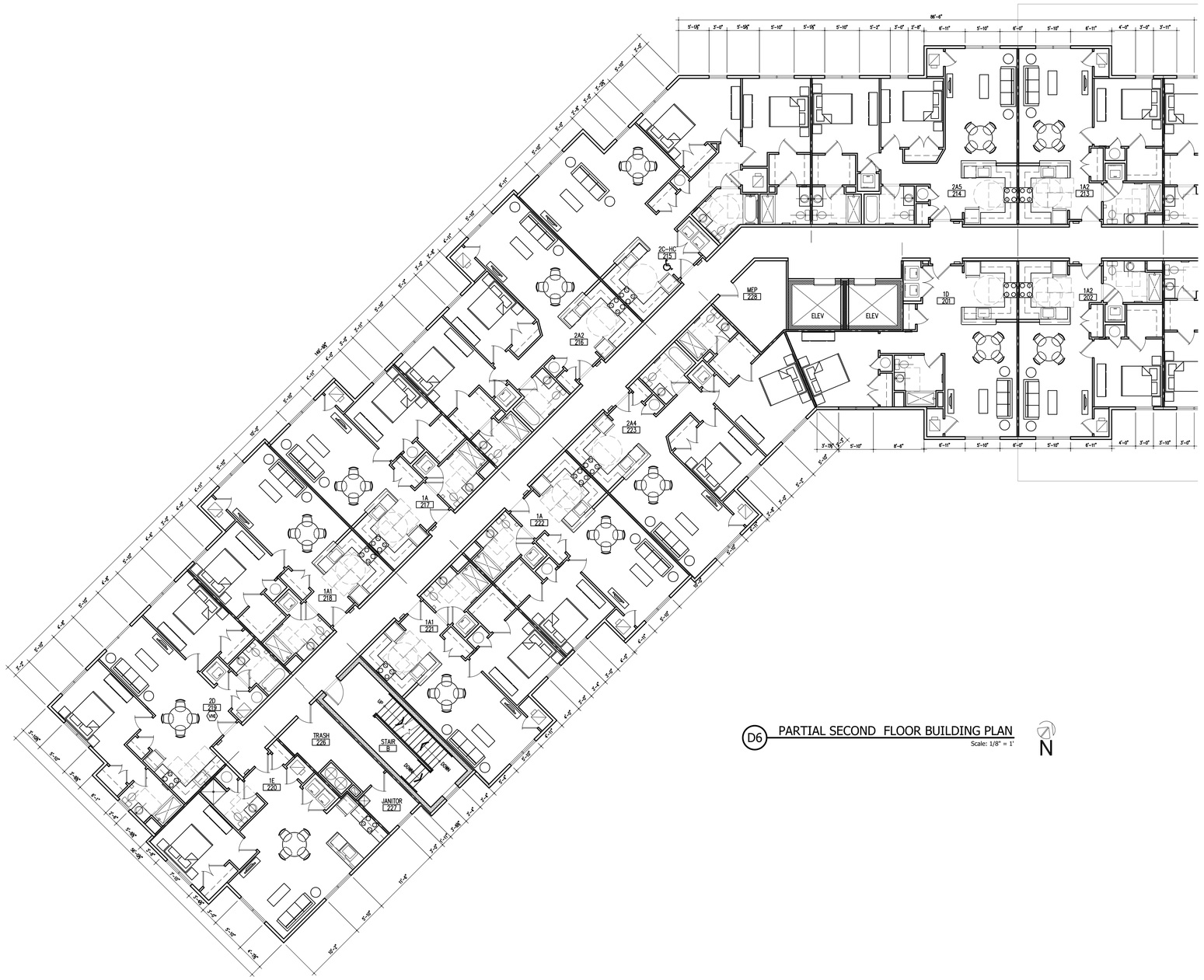
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STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS

PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-1.5
DATE: 03/12/26	
SCALE:	

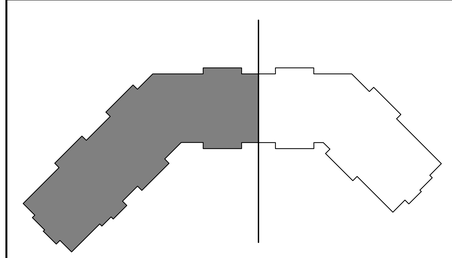


D6 PARTIAL SECOND FLOOR BUILDING PLAN

Scale: 1/8" = 1'

N

KEY PLAN



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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: PARTIAL SECOND FLOOR BUILDING PLAN

NO.	REVISION	DATE
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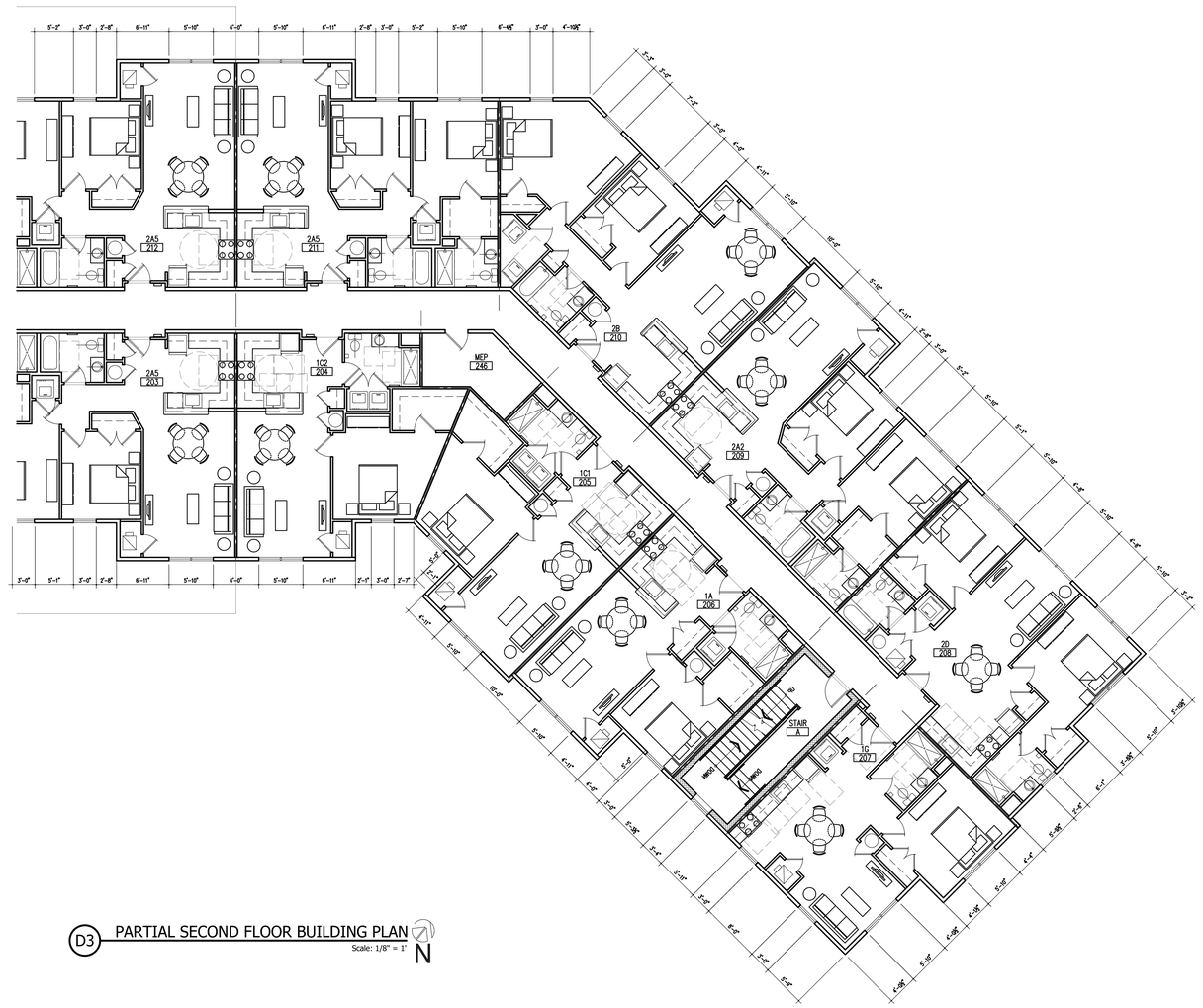
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PROJECT NAME AND ADDRESS

PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

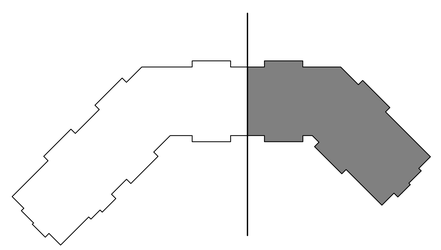
PROJECT	SHEET
PORT ST	A-1.6
DATE: 03/12/26	
SCALE:	



D3 PARTIAL SECOND FLOOR BUILDING PLAN
Scale: 1/8" = 1'

N

KEY PLAN



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: PARTIAL SECOND FLOOR BUILDING PLAN

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-1.7
DATE: 03/12/26	
SCALE:	

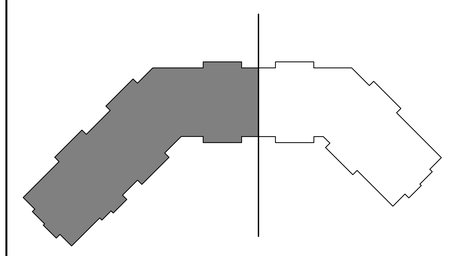


D6 PARTIAL THIRD FLOOR BUILDING PLAN

Scale: 1/8" = 1'

N

KEY PLAN



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: PARTIAL THIRD FLOOR BUILDING PLAN

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

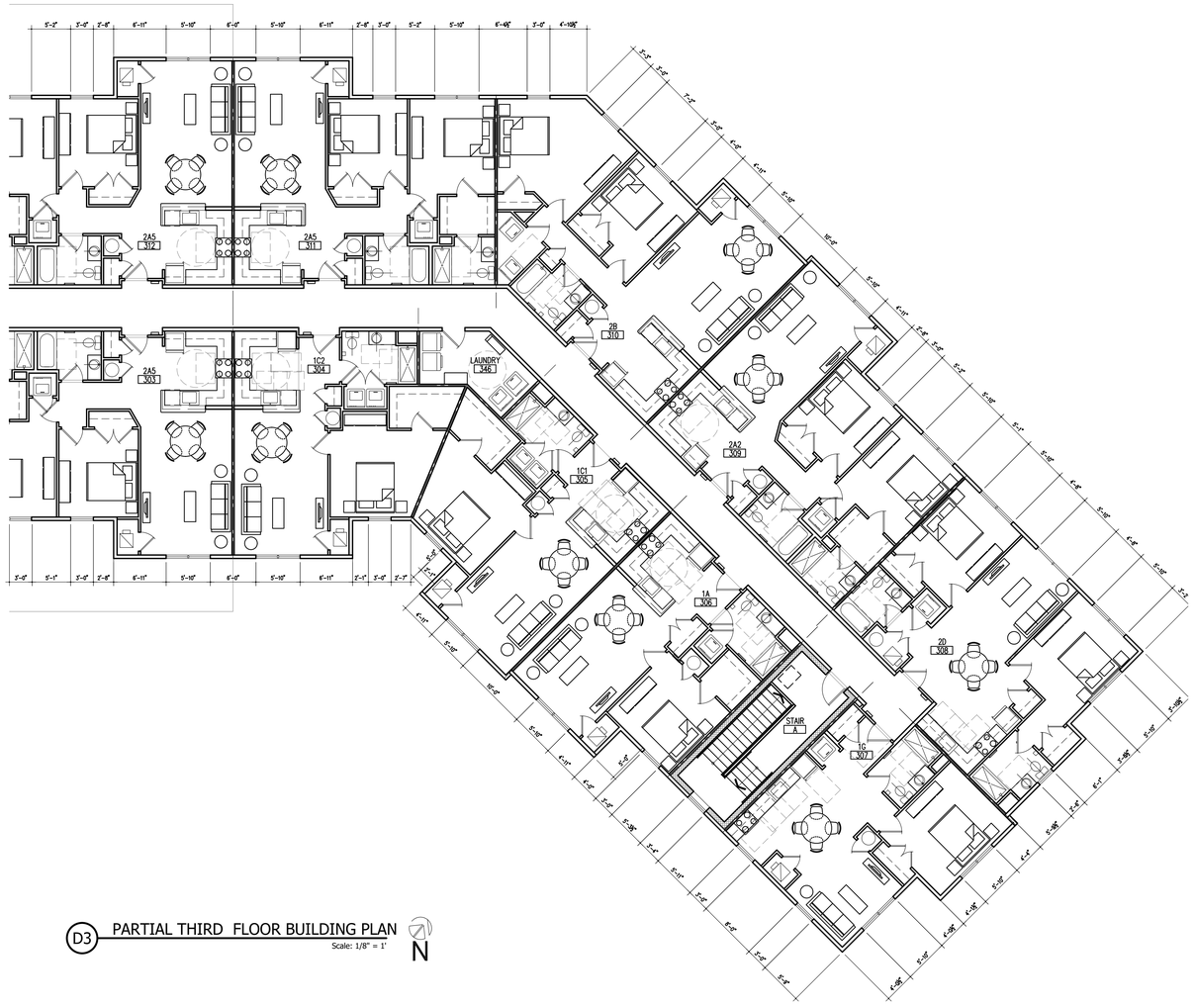
STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS

PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-1.8
DATE: 03/12/26	
SCALE:	

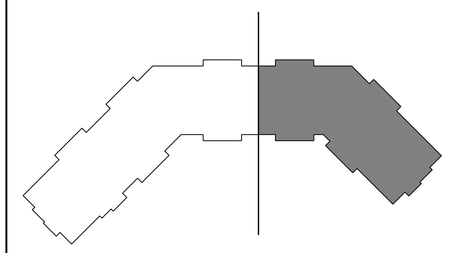


D3 PARTIAL THIRD FLOOR BUILDING PLAN

Scale: 1/8" = 1'

N

KEY PLAN



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: PARTIAL THIRD FLOOR BUILDING PLAN

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

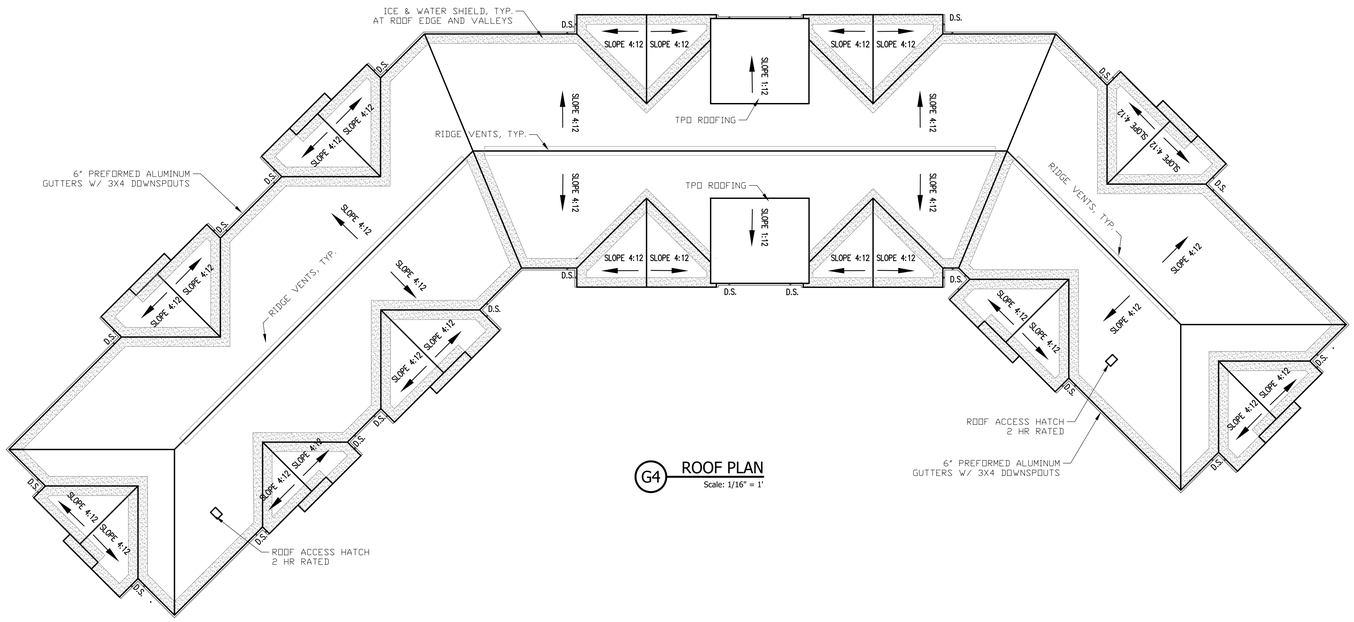
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301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS

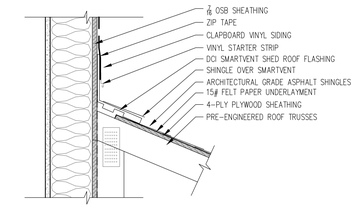
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-1.9
DATE: 03/12/26	
SCALE:	

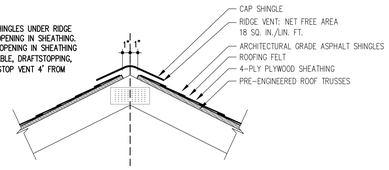


G4 ROOF PLAN
Scale: 1/16" = 1'

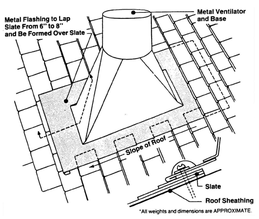


D1 SHED ROOF FLASHING VENT
Scale: 1-1/2" = 1'

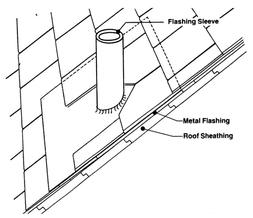
NOTES:
1. RUN ROOF FELT AND SHINGLES UNDER RIDGE VENT UP TO EDGE OF OPENING IN SHEATHING.
2. STOP RIDGE VENT AND OPENING IN SHEATHING 2'-0" FROM END OF GABLE, DRAFTSTOPPING, AND ROOF CHANGES. STOP VENT 4' FROM EDGE OF FIREWALL.

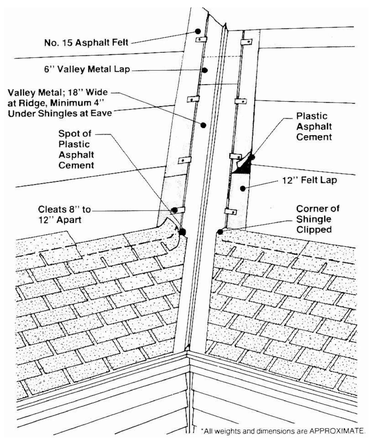


E4 TYP. RIDGE VENT
Scale: 1-1/2" = 1'

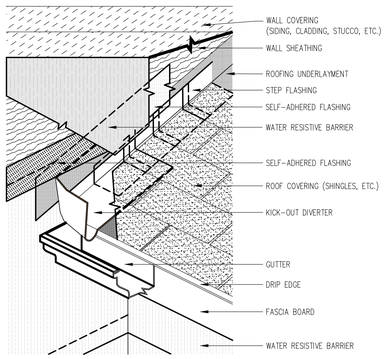


B1 ROOF PENETRATION DETAILS
Scale: N.T.S.

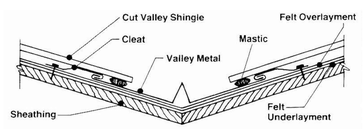




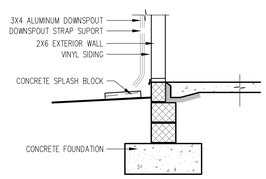
B4 ROOF VALLEY FLASHING DETAIL
N.T.S.



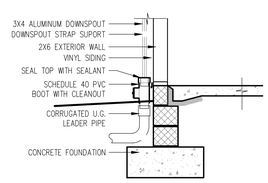
B6 KICK-OUT DIVERTER FLASHING DETAIL
Scale: 1/2" = 1'



A1 VALLEY FLASHING SECTION DETAIL
Scale: N.T.S.



A4 DOWNSPOUT TERMINATION
Scale: 1/2" = 1'



A6 DOWNSPOUT BOOT
Scale: 1/2" = 1'

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes, including the International Energy Conservation Code (IECC), MD COMAR 09.12.53, and the Uniform Federal Accessibility Standards (UFAS).
2. Port Street will be new construction, and will comply with UFAS guidelines, Section 504 of the Rehabilitation Act, and the 2010 ADA Standards. Applicant will retain an accessibility consultant to review the design documents and construction installation for compliance.
3. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater to meet the applicant's energy goals and the DHCD minimum energy standards. The Rater will review and verify the design, modeling services, provide construciton quality assurance, and perform necessary in-progress performance testing.
4. The design documents will include pest and rodent preventative measures. In addition, a pest management program equal to the HUD Healthy Homes Initiative will be implemented by the property management company.
5. High-performance Architectural grade asphalt shingle roofing with a minimum 30 year warranty will be specified. Flat roofing will provide a minimum 20 year warranty.
6. Doors – heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.
7. Laundry facilities must be adequate for the project and located for safe, convenient access. There must be a minimum of one (1) washer and dryer for every fourteen (14) units in family projects and one (1) washer and dryer for every twenty-five (25) units in elderly projects. In elderly buildings, a minimum of 25% of laundry appliances will be dedicated to ADA accommodations, or will be side-by-side front load appliances. A common or shared laundry room must include, at a minimum, a utility sink, folding table, and seating. Additionally, the laundry room should have a means to drain should an overflow occur, dryers vented to the exterior, and must meet all state and federal accessibility requirements. for in-unit laundry rooms, side by side units are preferred.
8. Each apartment will be wired with low voltage wiring suitable for high-speed internet service. Free wireless internet will be available to tenants at designated indoor community spaces, and indoor lovable places.
9. Project will implement a construction waste recycling program in which construction waste materials are collected, separated, and recycled. Plan will include recordkeeping that identifies weight, type and disposition of materials.
10. For indoor air quality, project documents will specify Green Label carpeting and low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. Specifications will include reference standards such as Green Seal, South Coast Air Quality Management District, or Bay Area Air Quality Management District. Wood products will be CARB 2 compliant or No Added Urea Formaldehyde (NAUF). The Architect will verify compliance of green products during the submittal review and construction verification process.
11. Carpet products will have the Carpet and Rug Institute's Green Label or Green Label Plus Certification for carpet, pad and carpet adhesive.
12. HVAC equipment will be CFC free. Where CFC refrigerant equipment is being removed, CFC materials will be captured and properly disposed of.
13. Any observed areas of mold and mildew will be remediated. A mold and mildew remediation plans will be included in the drawings and specifications.
14. Talbot County is an EPA Radon Zone 3. Radon mitigation measures are not required.
15. Space will be provided for recycling containers, and management will distribute information on a site recycling program.
16. Watersense labeled fixtures will be specified, project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 gallons per minute (gpm) or less.
17. All interior spaces will have a non-smoking policy. Any exterior smoking areas will be designated, and will be at least 25' from entrances and air intake devices.
18. All HVAC systems will be new, and will be Energy Star qualified electric. Split-systems will be ducted, and will provide an adequate return air path.
19. All lighting will be high-efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.
20. New construction windows will meet the requirements of the current Energy Star Residential Windows, Doors and Skylights specifications.

3.13.2 CRITERIA APPLICABLE TO NEW CONSTRUCTION AND GUT REHABILITATION

1. This project will be certified under the current Energy Star Homes program.
2. Project will meet visitability standards and universal design features for at least 25% of units and common areas. Mandatory universal design features are identified on enlarged apartment plans.
3. All supply ductwork for HVAC systems will be sealed with mastic and insulated.

4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
2. Building, parking areas, and other improvements are laid out for convenient access by the residents, including those with disabilities, to site and community amenities, including public transportation
3. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
4. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
5. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.
6. Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow and provide adequate space for furniture placement. (550 – 600 net sf. area for predominantly one (1)-bedroom units and 20% more area for each additional bedroom unit. Primary bedroom is not less than 10'x11' in clear size, and in multiple bedroom units the smallest bedroom wall is not less than 9'-0" with a minimum of ninety (90) net square feet in area).
7. Interior doors are panel, and hardware is of grade 2 quality or better with lever handles.
8. Floor coverings are quality long lasting products. Hard finish flooring will be products with a verifiable ten (10) year or longer warranty.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: ROOF PLAN AND DETAILS

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-1.10
DATE: 03/12/26	
SCALE:	



E6 RENDERED PERSPECTIVE
Scale: NTS



A3 RENDERED PERSPECTIVE
Scale: NTS



A8 RENDERED PERSPECTIVE
Scale: NTS

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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: PERSPECTIVE RENDERINGS

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

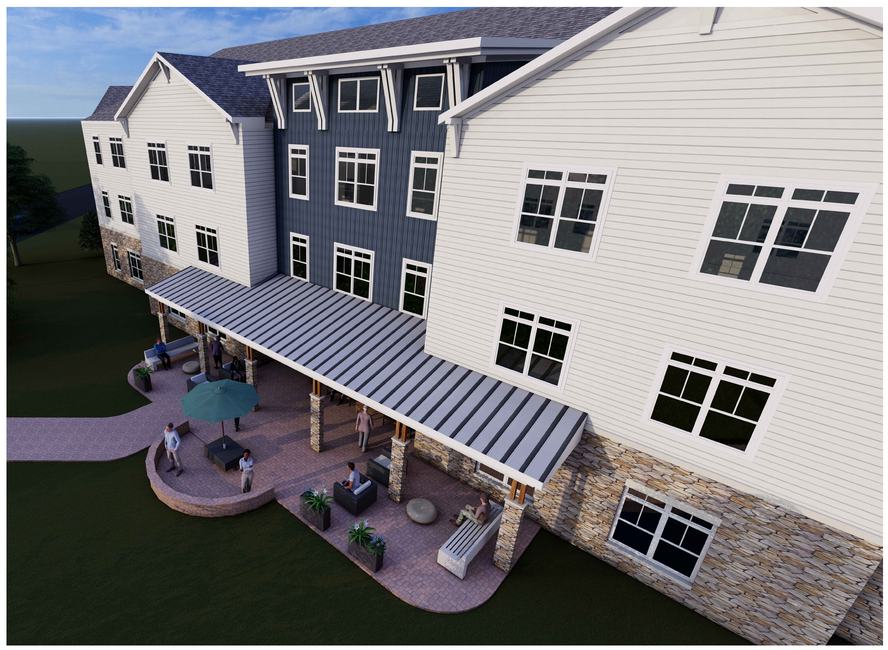
PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT: PORT ST
DATE: 03/12/26
SCALE:
SHEET: A-2.0



E6 RENDERED PERSPECTIVE
Scale: NTS



A3 RENDERED PERSPECTIVE
Scale: NTS



A8 RENDERED PERSPECTIVE
Scale: NTS

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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: REAR PERSPECTIVE RENDERINGS

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-2.1
DATE: 03/12/26	
SCALE:	



H6 FRONT ELEVATION
Scale: 1/16"=1"



E2 FRONT SIDE PERSPECTIVE
Scale: NTS



E8 FRONT SIDE ELEVATION
Scale: 1/16"=1"



A2 FRONT SIDE PERSPECTIVE
Scale: NTS



A8 FRONT SIDE ELEVATION
Scale: 1/16"=1"

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

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7. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.
8. All lighting will be high-efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.
9. New construction windows will meet the requirements of the current Energy Star Residential Windows, Doors and Skylights specifications.

3.13.2 ADDITIONAL CRITERIA FOR NEW CONSTRUCTION AND GUT REHAB

1. This project will be certified under the current Energy Star Homes program.

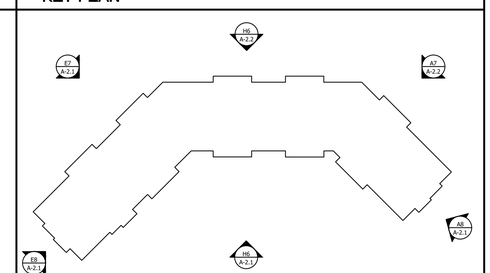
4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
2. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
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4. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.

ELEVATION KEY

- A MANUFACTURED COBBLESTONE VENEER
- A2 MANUFACTURED STONE HEADER
- B MANUFACTURED WAINSCOT STONE CAP
- C1 VINYL VERTICAL SIDING COLOR MIDNIGHT BLUE
- C2 VINYL HORIZONTAL SIDING COLOR COLONIAL WHITE
- D FIXED VINYL LOUVER – WHITE
- E ENERGY STAR VINYL WINDOWS
- F 3 1/2" VINYL WINDOW TRIM
- G HM DOOR W/ POLYURETHANE CORE
- H PREFORMED ALUMINUM GUTTER
- I LOW-SLOPE ROOF
- J STRUCTURAL KNEE BRACKETS
- K INSULATED STEEL ROLLUP DOOR
- L HOLLOW METAL ENTRY DOOR
- M ARCHITECTURAL GRADE ROOF SHINGLES
- N STANDING SEAM METAL ROOF

KEY PLAN



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

EXTERIOR ELEVATIONS

DRAWING NAME

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

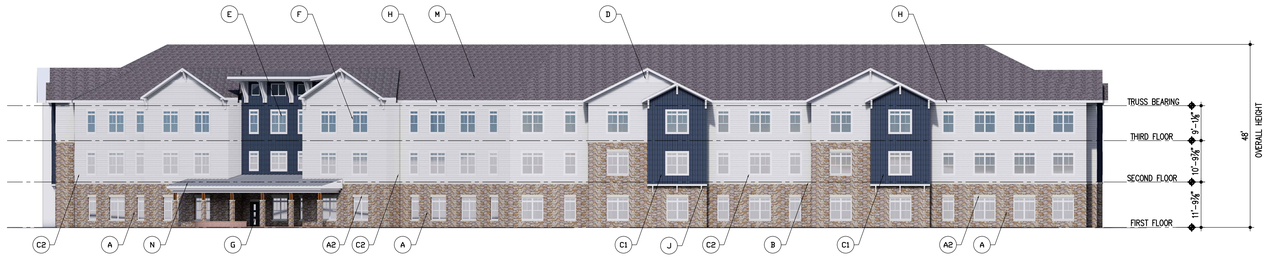
PROJECT	SHEET
PORT ST	A-2.2
DATE: 03/12/26	
SCALE:	



H6 REAR ELEVATION
Scale: 1/16"=1"



E2 REAR SIDE PERSPECTIVE
Scale: NTS



E7 REAR SIDE ELEVATION
Scale: 1/16"=1"



A2 REAR SIDE PERSPECTIVE
Scale: NTS



A7 REAR SIDE ELEVATION
Scale: 1/16"=1"

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

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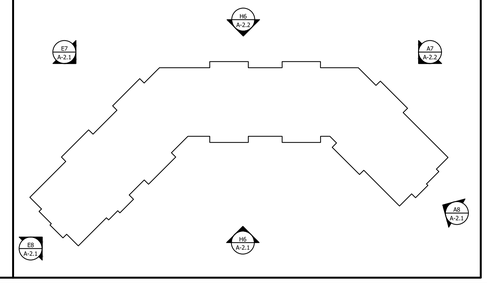
4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
2. Building entrances are designed and located to provide security and weather protection for the targeted resident group and the project includes green space areas, play areas, courtyards or exterior seating areas that provide recreational and social opportunities for the targeted resident community.
3. The building architecture, structure and mass complement the existing neighborhood and the project includes exterior architectural features and design elements that add interest and/or functionality, create unity with nearby architectural style, and generally improve the appearance of the building(s).
4. Architectural accessories such as decorative door surrounds, larger window trim, corner eave, cornice and column details or other special features are provided and are of composite or other durable materials.

ELEVATION KEY

- A MANUFACTURED COBBLESTONE VENEER
- A2 MANUFACTURED STONE HEADER
- B MANUFACTURED WAINSCOT STONE CAP
- C1 VINYL VERTICAL SIDING COLOR MIDNIGHT BLUE
- C2 VINYL HORIZONTAL SIDING COLOR COLONIAL WHITE
- D FIXED VINYL LOUVER – WHITE
- E ENERGY STAR VINYL WINDOWS
- F 3 1/2" VINYL WINDOW TRIM
- G HM DOOR W/ POLYURETHANE CORE
- H PREFORMED ALUMINUM GUTTER
- I LOW-SLOPE ROOF
- J STRUCTURAL KNEE BRACKETS
- K INSULATED STEEL ROLLUP DOOR
- L HOLLOW METAL ENTRY DOOR
- M ARCHITECTURAL GRADE ROOF SHINGLES
- N STANDING SEAM METAL ROOF

KEY PLAN



Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

EXTERIOR ELEVATIONS

DRAWING NAME

NO.	REVISION	DATE
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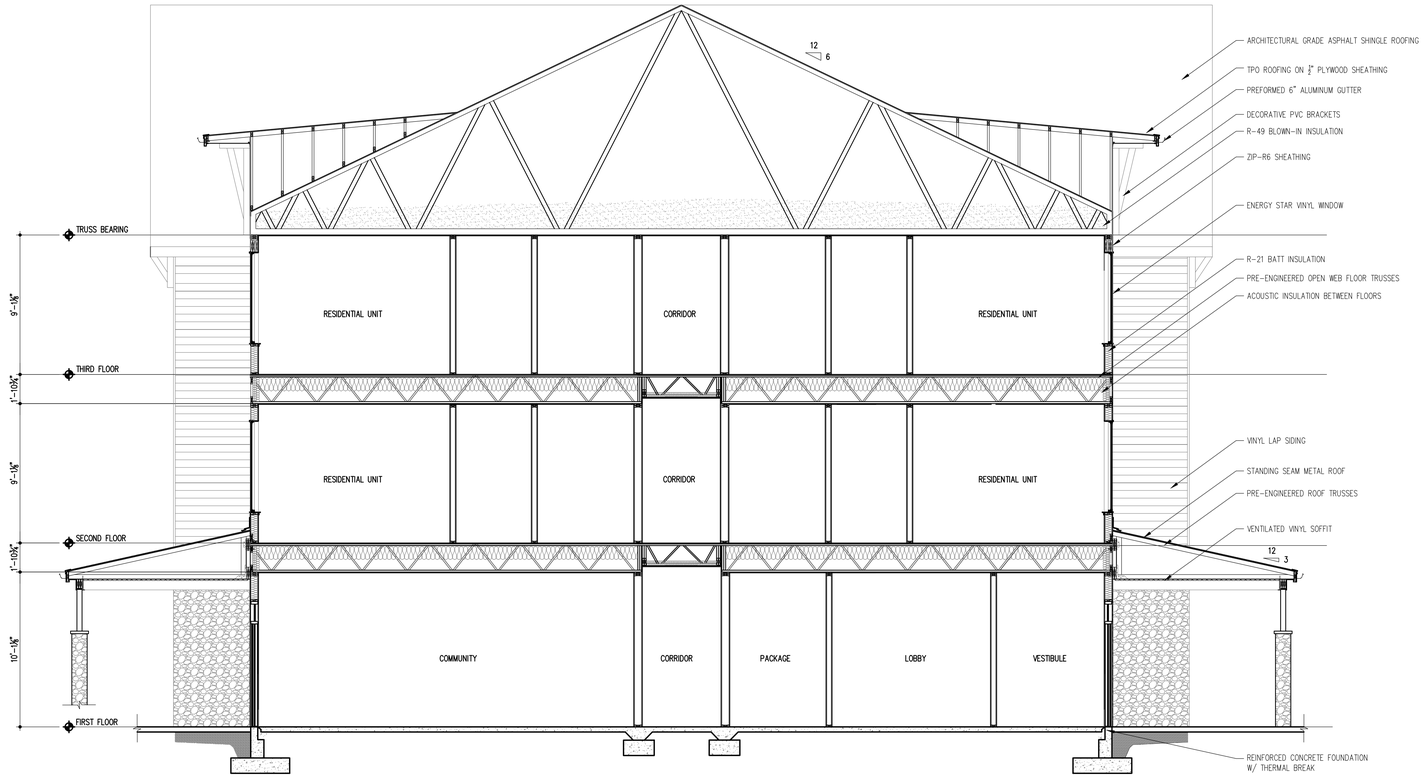
STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS

PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

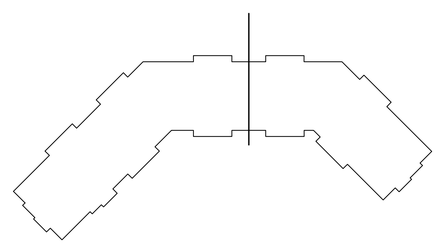
PROJECT	SHEET
PORT ST	A-2.3
DATE 03/12/26	
SCALE	



C6 TYPICAL BUILDING SECTION A

Scale: 1/4"=1'

KEY PLAN



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Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: TYPICAL BUILDING SECTION A

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

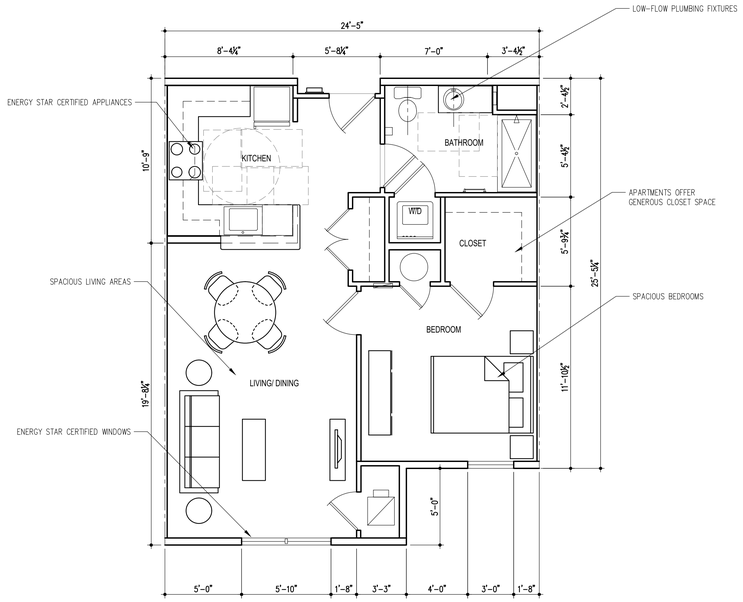
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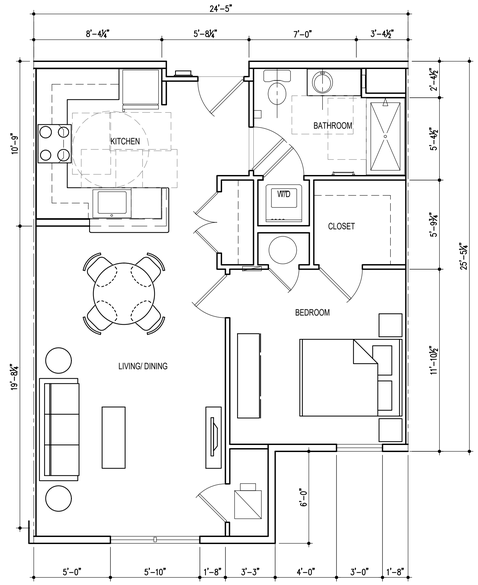
PORT STREET SENIOR
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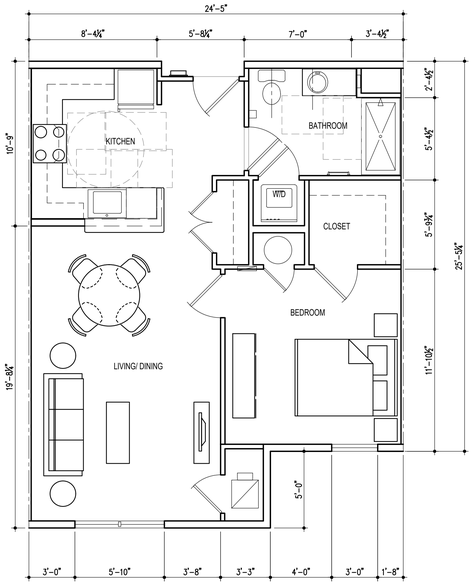
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PORT ST	A-4.0
DATE: 03/12/26	
SCALE:	



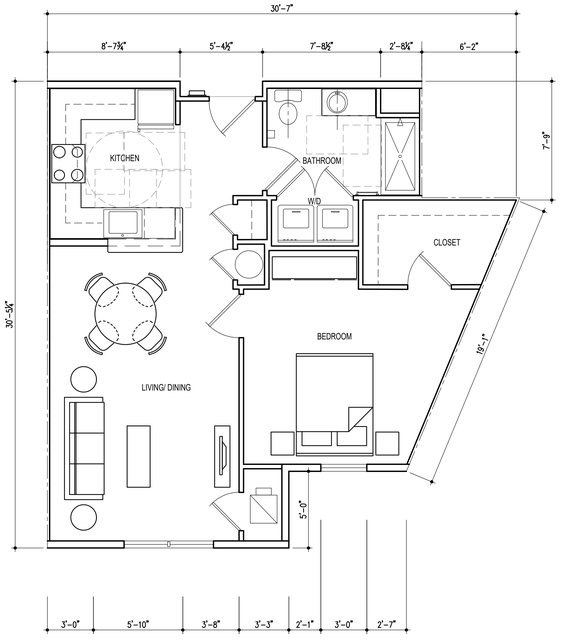
F2 UNIT 1A PLAN
Scale 1/4"=1'



F6 UNIT 1A1 PLAN
Scale 1/4"=1'



F2 UNIT 1A2 PLAN
Scale 1/4"=1'



A2 UNIT 1C PLAN
Scale 1/4"=1'

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes, including the International Energy Conservation Code (IECC), MD COMAR 09.12.53, and the Uniform Federal Accessibility Standards (UFAS).
2. The Belvedere will be new construction, and will comply with UFAS guidelines, Section 504 of the Rehabilitation Act, and the 2010 ADA Standards. Applicant will retain an accessibility consultant to review the design documents and construction installation for compliance.
3. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater to meet the applicant's energy goals and the DHCD minimum energy standards. The Rater will review and verify the design, modeling services, provide construciton quality assurance, and perform necessary in-progress performance testing.
4. The design documents will include pest and rodent preventative measures. In addition, a pest management program equal to the HUD Healthy Homes Initiative will be implemented by the property management company.
5. Doors – heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.
6. Laundry facilities must be adequate for the project and located for safe, convenient access. There must be a minimum of one (1) washer and dryer for every fourteen (14) units in family projects and one (1) washer and dryer for every twenty-five (25) units in elderly projects. In elderly buildings, a minimum of 25% of laundry appliances will be dedicated to ADA accommodations, or will be side-by-side front load appliances. A common or shared laundry room must include, at a minimum, a utility sink, folding table, and seating. Additionally, the laundry room should have a means to drain should an overflow occur, dryers vented to the exterior, and must meet all state and federal accessibility requirements. for in-unit laundry rooms, side by side units are preferred.
7. Each apartment will be wired with low voltage wiring suitable for high-speed internet service. Free wireless internet will be available to tenants at designated indoor community spaces, and indoor lovable places.
8. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.
9. For indoor air quality, project documents will specify Green Label carpeting and low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. Specifications will include reference standards such as Green Seal, South Coast Air Quality Management District, or Bay Area Air Quality Management District. Wood products will be CARB 2 compliant or No Added Urea Formaldehyde (NAUF). The Architect will verify compliance of green products during the submittal review and construction verification process.
10. Carpet products will have the Carpet and Rug Institute's Green Label or Green Label Plus Certification for carpet, pad and carpet adhesive.
11. HVAC equipment will be CFC free. Where CFC refrigerant equipment is being removed, CFC materials will be captured and properly disposed of.
12. Any observed areas of mold and mildew will be remediated. A mold and mildew remediation plans will be included in the drawings and specifications.
13. Watersense labeled fixtures will be specified, project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 gallons per minute (gpm) or less.
14. All interior spaces will have a non-smoking policy. Any exterior smoking areas will be designated, and will be at least 25' from entrances and air intake devices.
15. All HVAC systems will be new, and will be Energy Star qualified electric. Split-systems will be ducted, and will provide an adequate return air path.
16. Appliances, including direct vent bathroom exhaust fans, will be Energy Star qualified where applicable.
17. All lighting will be high-efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.
18. Cabinetry is required to be plywood box construction, the doors are solid wood, and the finishes and hardware are durable and include door/drawer pulls.

3.13.2 CRITERIA APPLICABLE TO NEW CONSTRUCTION AND GUT REHAB

1. This project will be certified under the current Energy Star Homes program.
2. Project will meet visitability standards and universal design features for at least 25% of units and common areas. Mandatory universal design features are identified on enlarged apartment plans.
3. All supply ductwork for HVAC systems will be sealed with mastic and insulated.
4. No bi-fold doors will be installed.
5. Heating and cooling equipment, domestic hot water appliances, dryers and ranges/ovens will be high-performance electric. No gas appliances will be installed.

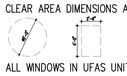
4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
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3. Interior doors are panel, and hardware is of grade 2 quality or better with lever handles.
4. Floor coverings are quality long lasting products. Hard finish flooring will be products with a verifiable ten (10) year or longer warranty.
5. Bathroom floors are sheet goods with minimum 10 year warranty.
6. Shower surrounds are ceramic tile on cementitious backer board or backer board supported by the Tile Council of North America (TCNA) installation or better than builder grade quality fiberglass surrounds.

UFAS COMPLIANT UNIT NOTES

UFAS COMPLIANT UNITS ARE DESIGNED FOR PERMANENT ACCESSIBILITY PER UFAS. SEE SHEET A-0.4 FOR FURTHER INFORMATION

1. UFAS COMPLIANT UNITS TO HAVE WOOD BLOCKING PROVIDED FOR GRAB BARS, IN ADDITION TO GRAB BARS SHOWN ON DRAWINGS
2. UFAS COMPLIANT UNITS SHALL HAVE 29" CLEAR SPACE WITH KNEE AND TOE CLEARANCE UNDER KITCHEN SINKS AND ADJACENT COUNTER TOP (30" MINIMUM WIDE).
3. UFAS COMPLIANT UNITS SHALL HAVE 29" CLEAR SPACE WITH KNEE AND TOE CLEARANCE UNDER LAVATORIES.
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5. IN UFAS COMPLIANT UNITS PROVIDE HAND HELD SHOWER UNITS AT ALL SHOWERS & TUBS W/ CONTROLS TO BE OFFSET TO OUTSIDE EDGE OF TUB (SEE INTERIOR ELEVATIONS).
6. CLEAR AREA DIMENSIONS ARE AS SHOWN BELOW U.O.N.



7. ALL WINDOWS IN UFAS UNITS SHALL HAVE SLIDE BOLTS LOCKS ADDED TO THE WINDOWS AT THE SILL.
8. ♿ SYMBOL INDICATES UFAS COMPLIANT UNIT.

VISITABLE APARTMENT FEATURES

A unit is visitable when it meets three basic requirements:
- One zero-step entrance;
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- Clearly visible signage identifying buildings and units, with color contrasting print and braille
- Lighted doorbell at the primary entrance to each unit
- Non-glare lighting inside and outside entries
- Slip-resistant walkways and entryways
- Rocker, touch light, or hands-free light switches
- Non-glare task lighting over sink, stove, and kitchen work areas
- Pulls on drawers and cabinet doors in each unit
- Automatic door openers at building entrances on accessible routes and to accessible units
- Audible and visible smoke detectors in each unit
- Light switches between 44"-48" above finished floor
- Thermostats no more than 48" above finished floor
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- Front-loading washers and dryers with front controls, raised on platforms to reduce bending
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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: UNIT PLANS

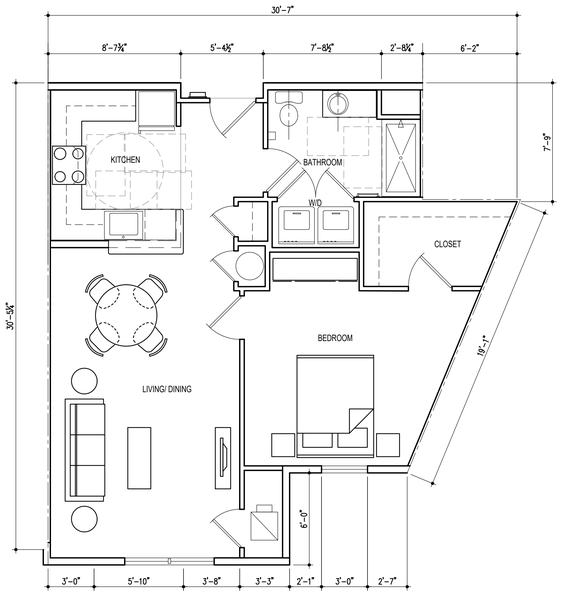
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

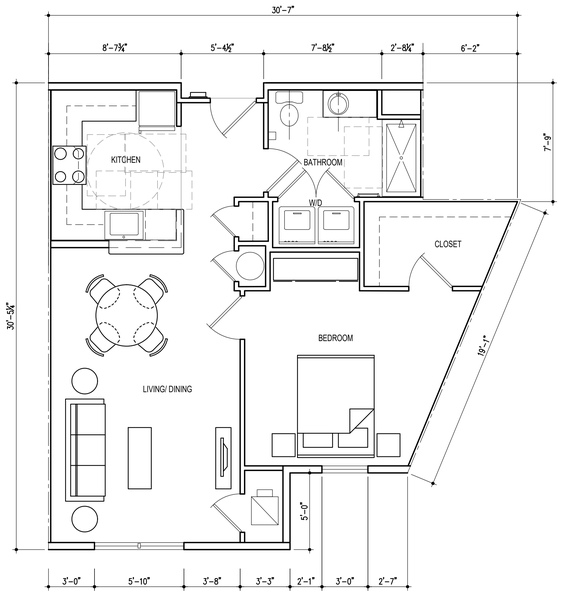
PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

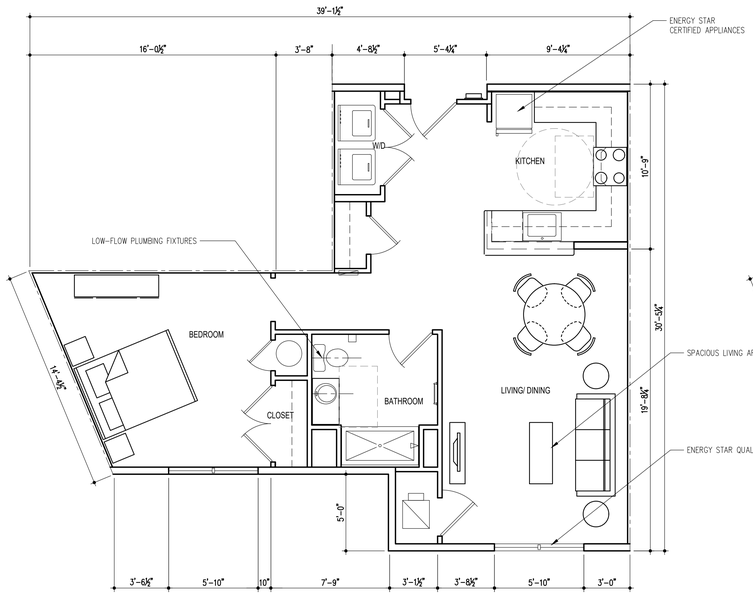
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PORT ST	A-5.0
DATE: 03/12/26	
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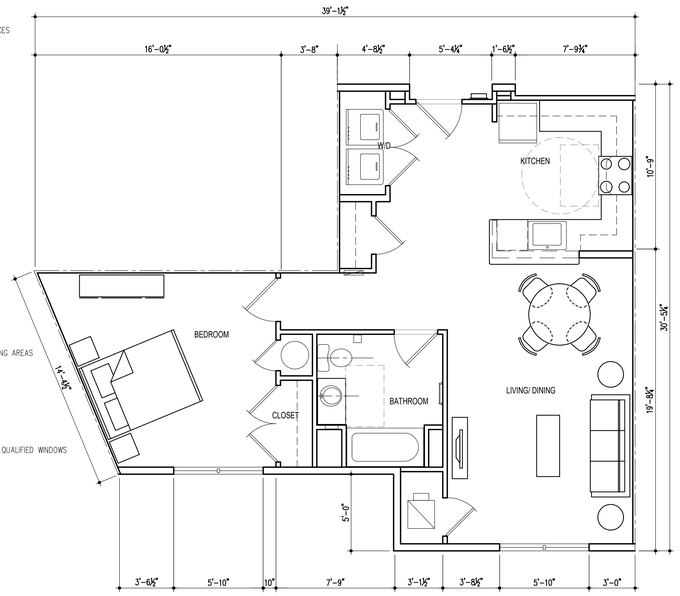
F6 UNIT 1C1 PLAN
Scale 1/4"=1'



F6 UNIT 1C2 PLAN
Scale 1/4"=1'



F2 UNIT 1D PLAN
Scale 1/4"=1'



F8 UNIT 1D1 PLAN
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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING TITLE: UNIT PLANS

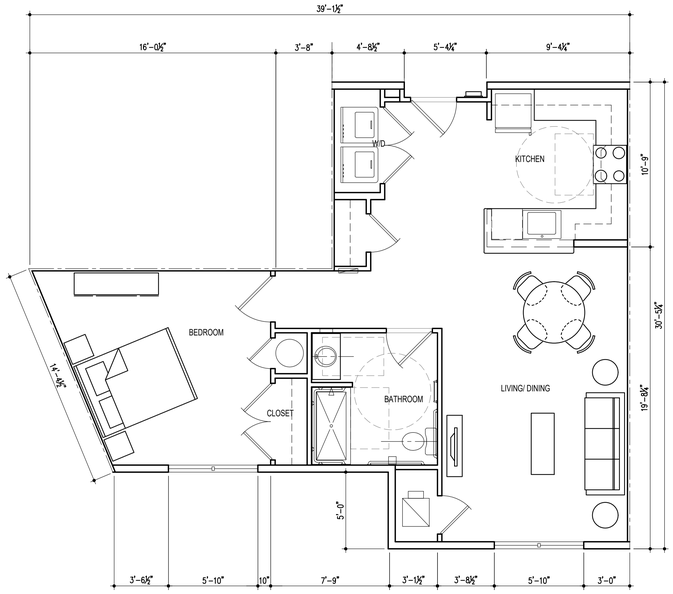
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

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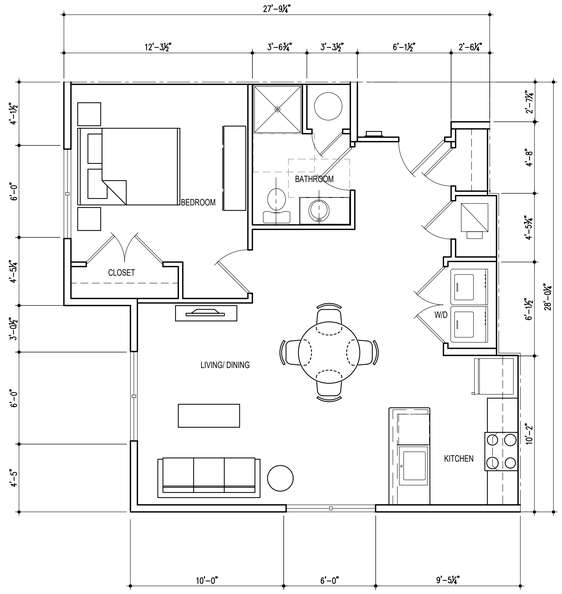
PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

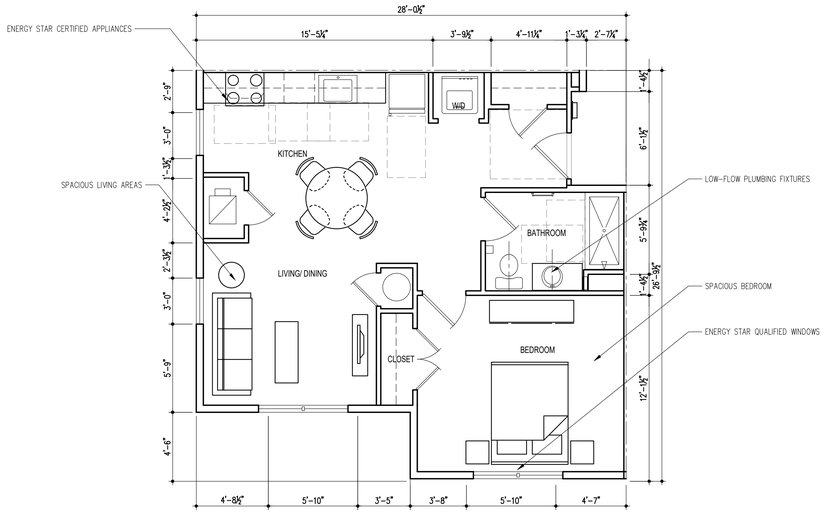
PROJECT	SHEET
PORT ST	A-5.1
DATE: 03/12/26	
SCALE: 1/4" = 1'-0"	



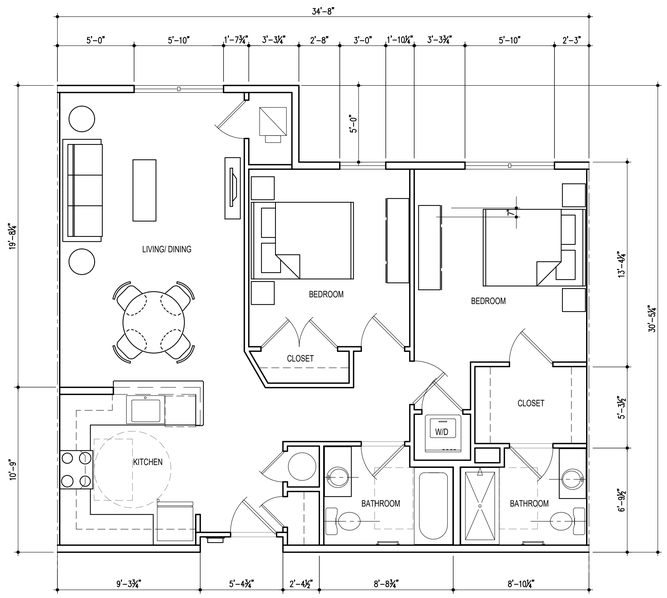
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Scale 1/4"=1'



A8 UNIT 1E PLAN
Scale 1/4"=1'



F2 UNIT 1G PLAN
Scale 1/4"=1'



F6 UNIT 2A PLAN
F6

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

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3. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater to meet the applicant's energy goals and the DHCD minimum energy standards. The Rater will review and verify the design, modeling services, provide construciton quality assurance, and perform necessary in-progress performance testing.
4. The design documents will include pest and rodent preventative measures. In addition, a pest management program equal to the HUD Healthy Homes Initiative will be implemented by the property management company.
5. Doors – heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.
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8. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.
9. For indoor air quality, project documents will specify Green Label carpeting and low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. Specifications will include reference standards such as Green Seal, South Coast Air Quality Management District, or Bay Area Air Quality Management District. Wood products will be CARB 2 compliant or No Added Urea Formaldehyde (NAUF). The Architect will verify compliance of green products during the submittal review and construction verification process.
10. Carpet products will have the Carpet and Rug Institute's Green Label or Green Label Plus Certification for carpet, pad and carpet adhesive.
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12. Any observed areas of mold and mildew will be remediated. A mold and mildew remediation plans will be included in the drawings and specifications.
13. Watersense labeled fixtures will be specified, project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 gallons per minute (gpm) or less.
14. All interior spaces will have a non-smoking policy. Any exterior smoking areas will be designated, and will be at least 25' from entrances and air intake devices.
15. All HVAC systems will be new, and will be Energy Star qualified electric. Split-systems will be ducted, and will provide an adequate return air path.
16. Appliances, including direct vent bathroom exhaust fans, will be Energy Star qualified where applicable.
17. All lighting will be high-efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.
18. Cabinetry is required to be plywood box construction, the doors are solid wood, and the finishes and hardware are durable and include door/drawer pulls.

3.13.2 CRITERIA APPLICABLE TO NEW CONSTRUCTION AND GUT REHAB

1. This project will be certified under the current Energy Star Homes program.
2. Project will meet visitability standards and universal design features for at least 25% of units and common areas. Mandatory universal design features are identified on enlarged apartment plans.
3. All supply ductwork for HVAC systems will be sealed with mastic and insulated.
4. No bi-fold doors will be installed.
5. Heating and cooling equipment, domestic hot water appliances, dryers and ranges/ovens will be high-performance electric. No gas appliances will be installed.

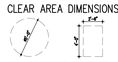
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3. Interior doors are panel, and hardware is of grade 2 quality or better with lever handles.
4. Floor coverings are quality long lasting products. Hard finish flooring will be products with a verifiable ten (10) year or longer warranty.
5. Bathroom floors are sheet goods with minimum 10 year warranty.
6. Shower surrounds are ceramic tile on cementitious backer board or backer board supported by the Tile Council of North America (TCNA) installation or better than builder grade quality fiberglass surrounds.

UFAS COMPLIANT UNIT NOTES

UFAS COMPLIANT UNITS ARE DESIGNED FOR PERMANENT ACCESSIBILITY PER UFAS. SEE SHEET A-0.4 FOR FURTHER INFORMATION

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2. UFAS COMPLIANT UNITS SHALL HAVE 29" CLEAR SPACE WITH KNEE AND TOE CLEARANCE UNDER KITCHEN SINKS AND ADJACENT COUNTER TOP (30" MINIMUM WIDE).
3. UFAS COMPLIANT UNITS SHALL HAVE 29" CLEAR SPACE WITH KNEE AND TOE CLEARANCE UNDER LAVATORIES.
4. IN UFAS COMPLIANT UNITS ALL PLUMBING TRAPS AND WATER SUPPLIES (HOT & COLD) TO BE INSULATED W/ PREFAB VINYL COVERED INSULATION JACKETS & BOOTS.
5. IN UFAS COMPLIANT UNITS PROVIDE HAND HELD SHOWER UNITS AT ALL SHOWERS & TUBS W/ CONTROLS TO BE OFFSET TO OUTSIDE EDGE OF TUB (SEE INTERIOR ELEVATIONS).
6. CLEAR AREA DIMENSIONS ARE AS SHOWN BELOW U.O.N.



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VISITABLE APARTMENT FEATURES

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- Lighted doorbell at the primary entrance to each unit
- Non-glare lighting inside and outside entries
- Slip-resistant walkways and entryways
- Rocker, touch light, or hands-free light switches
- Non-glare task lighting over sink, stove, and kitchen work areas
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Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: UNIT PLANS

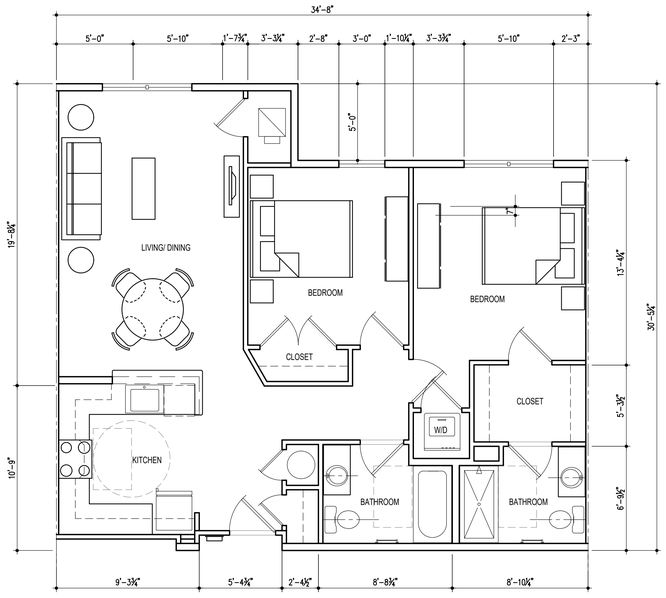
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5595
STUDIO_K@VERIZON.NET

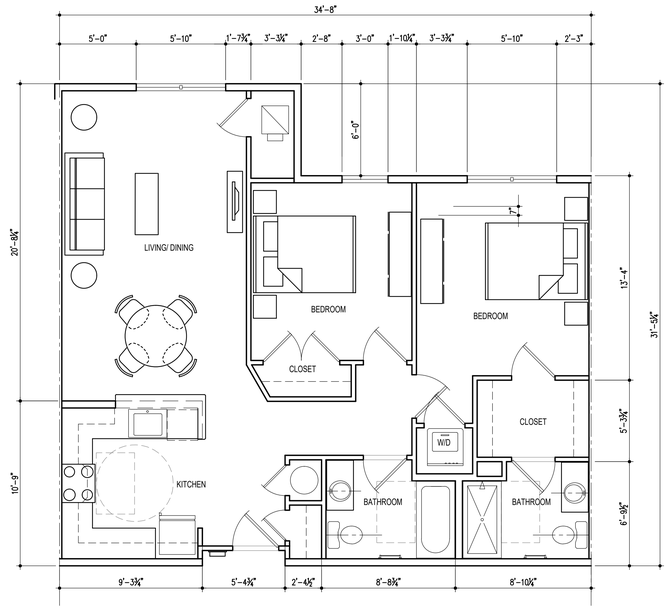
PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

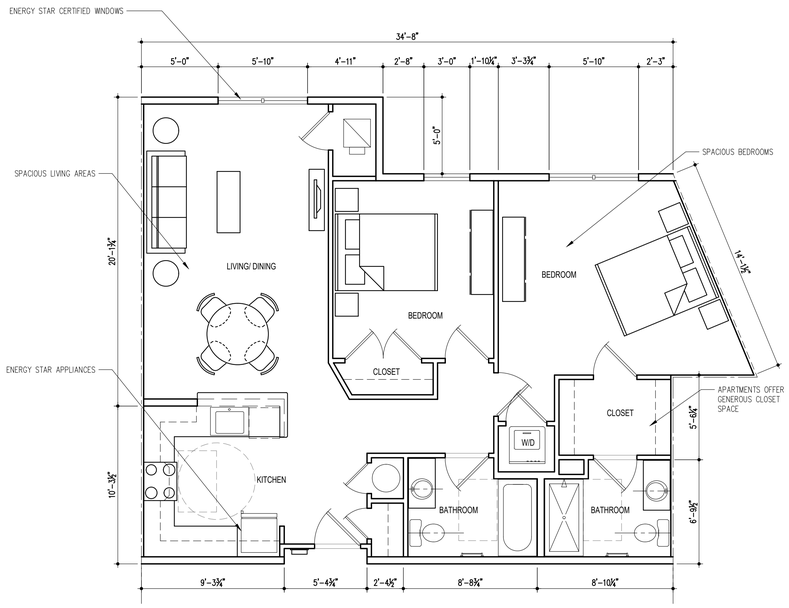
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PORT ST	A-5.2
DATE: 03/12/26	
SCALE: 1/4" = 1'-0"	



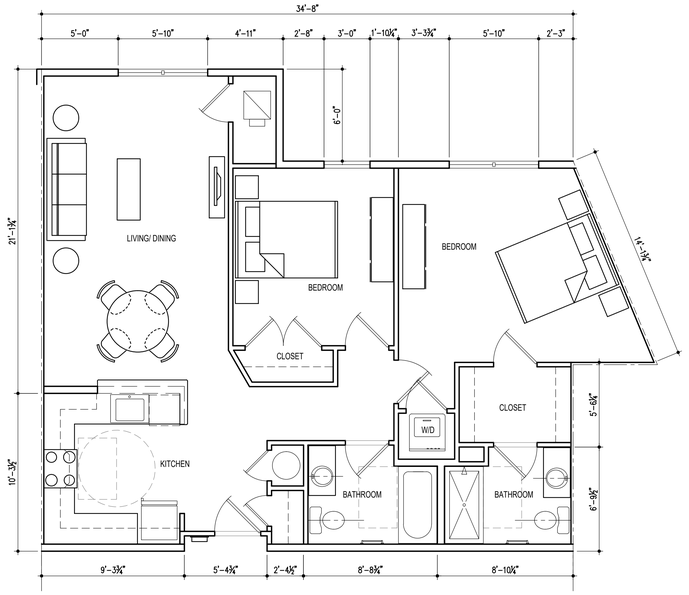
F2 UNIT 2A1 PLAN
Scale 1/4"=1'



F6 UNIT 2A2 PLAN
F6



F2 UNIT 2A3 PLAN
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F6 UNIT 2A4 PLAN
F6

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Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: UNIT PLANS

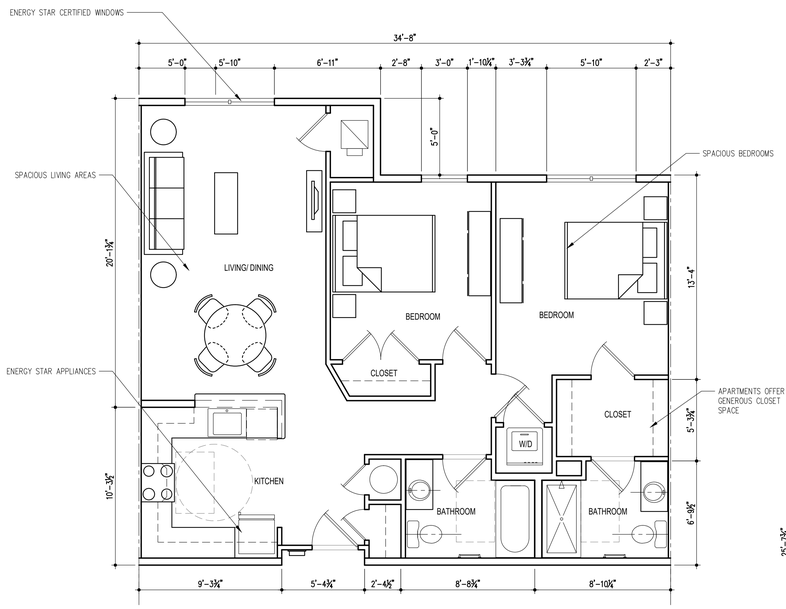
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
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STUDIO_K@VERIZON.NET

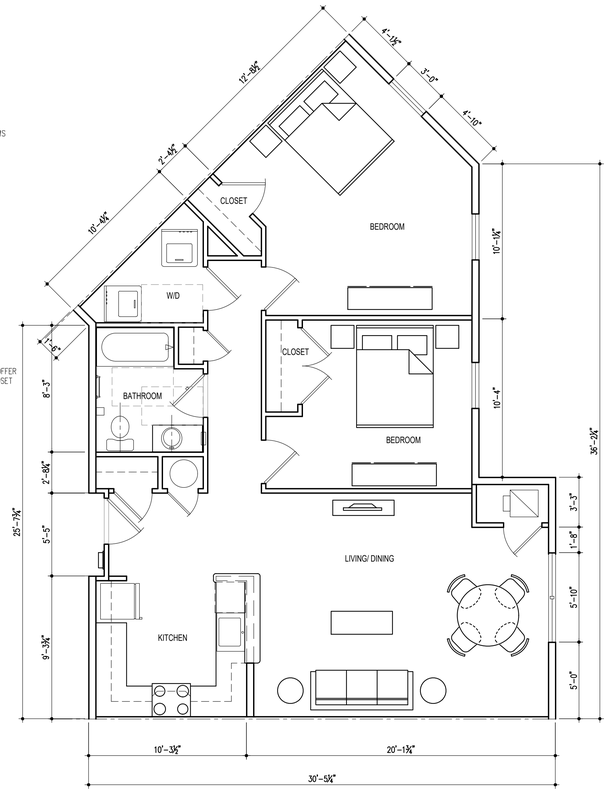
PROJECT NAME AND ADDRESS
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101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-5.3
DATE: 03/12/26	
SCALE: 1/4" = 1'-0"	



F2 UNIT 2A5 PLAN
Scale 1/4"=1'



A2 UNIT 2B PLAN
Scale 1/4"=1'

A2 UNIT 2C-HC PLAN
Scale 1/4"=1'

F2 UNIT 2D PLAN
Scale 1/4"=1'

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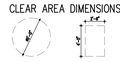
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- Electrical outlets at least 18"above the finished floor. Dedicated outlets and floor outlets are not required to meet this standard
- Interior door openings have a clear width opening of 32"
- Lever handles on all faucets, doors, and fixtures
- At least one no-step entry into the building and unit
- Clearly visible signage identifying buildings and units, with color contrasting print and braille
- Lighted doorbell at the primary entrance to each unit
- Non-glare lighting inside and outside entries
- Slip-resistant walkways and entryways
- Rocker, touch light, or hands-free light switches
- Non-glare task lighting over sink, stove, and kitchen work areas
- Pulls on drawers and cabinet doors in each unit
- Automatic door openers at building entrances on accessible routes and to accessible units
- Audible and visible smoke detectors in each unit
- Light switches between 44"-48"above finished floor
- Thermostats no more than 48"above finished floor
- Low-pile or hard non-slip flooring
- Front-loading washers and dryers with front controls, raised on platforms to reduce bending
- Adjustable height closet rods or a portion of each closet with two clothes rods at different heights in each unit
- Tubs and showers with slip-resistant floors
- Bathtub/shower controls located 48"maximum above the tub floor in each unit
- Toilet centered 18 inches from any side wall, tub, or cabinet
- Grab bars or wall- blocking for future installation in tub, shower and grab bars at visitable toilet and mirrors over bathroom sinks have the reflecting surface 40"maximum above finished floor.

Professional Certification: I hereby certify that these documents were prepared or approved by me, and that I am a duly registered Architect under the laws of the state of Maryland.
Registration No. 16763
Expiration Date: November 30, 2027

BUILDING DATA:

Use Group: R2

DRAWING NAME: UNIT PLANS

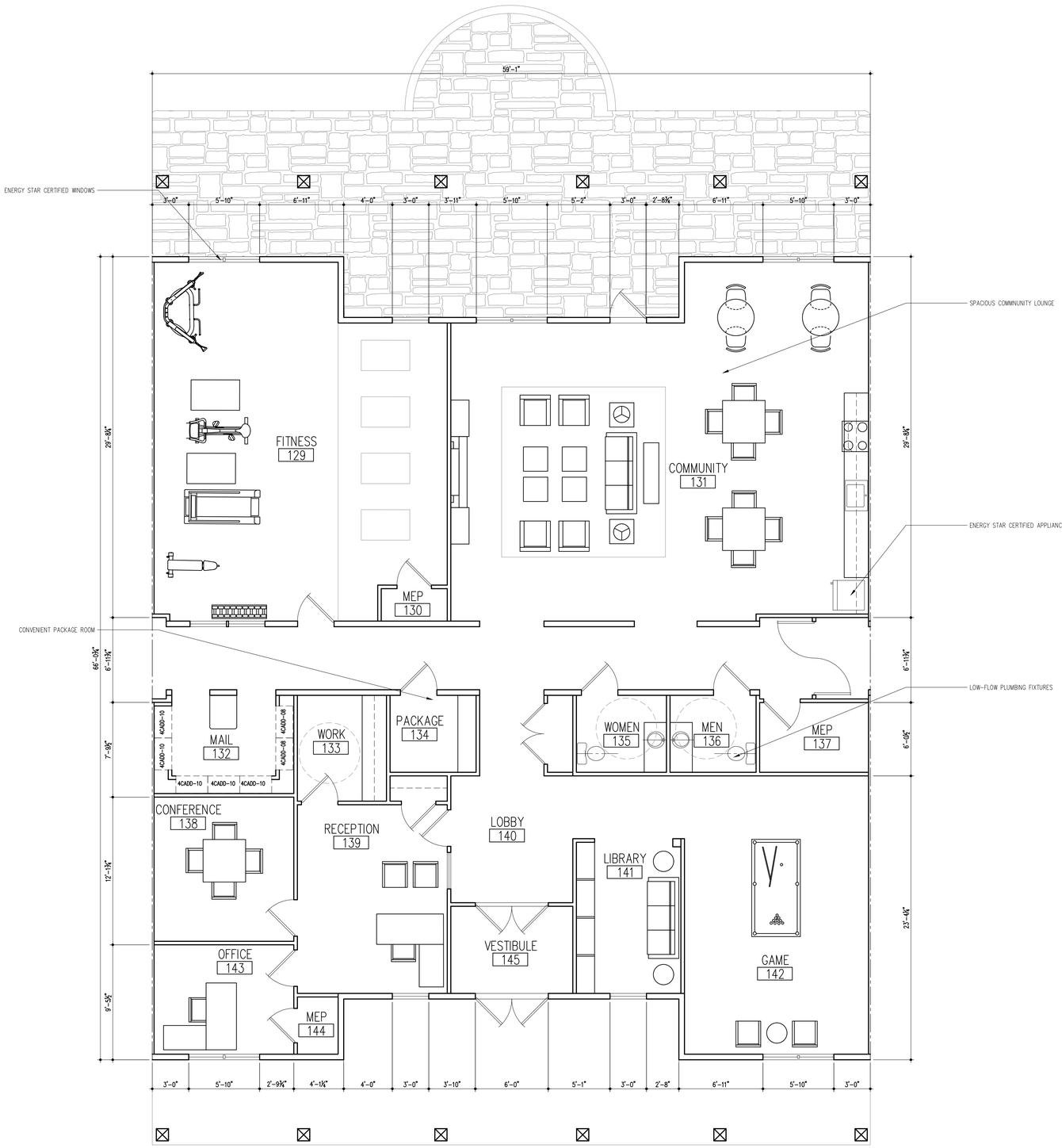
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-5.4
DATE: 03/12/26	
SCALE: 1/4" = 1'-0"	



A4 COMMUNITY SPACE PLAN
Scale 1/4"=1'

3.13.1 CRITERIA APPLICABLE TO ALL PROJECTS

1. Project will be designed to comply with currently adopted State and local building codes, including the International Energy Conservation Code (IECC), MD COMAR 09.12.53, and the Uniform Federal Accessibility Standards (UFAS).
2. The Belvedere will be new construction, and will comply with UFAS guidelines, Section 504 of the Rehabilitation Act, and the 2010 ADA Standards. Applicant will retain an accessibility consultant to review the design documents and construction installation for compliance.
3. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater to meet the applicant's energy goals and the DHCD minimum energy standards. The Rater will review and verify the design, modeling services, provide construciton quality assurance, and perform necessary in-progress performance testing.
4. The design documents will include pest and rodent preventative measures. In addition, a pest management program equal to the HUD Healthy Homes Initiative will be implemented by the property management company.
5. Doors – heavy (i.e. minimum twenty (20) gauge) metal, solid core wood, or top quality foam filled fiberglass must be used for entry doors; unit entrance doors must have durable frames and hardware for exterior entry; minimum twenty-two (22) gauge materials must be used for interior unit entry doors.
6. Laundry facilities must be adequate for the project and located for safe, convenient access. There must be a minimum of one (1) washer and dryer for every fourteen (14) units in family projects and one (1) washer and dryer for every twenty-five (25) units in elderly projects. In elderly buildings, a minimum of 25% of laundry appliances will be dedicated to ADA accommodations, or will be side-by-side front load appliances. A common or shared laundry room must include, at a minimum, a utility sink, folding table, and seating. Additionally, the laundry room should have a means to drain should an overflow occur, dryers vented to the exterior, and must meet all state and federal accessibility requirements. for in-unit laundry rooms, side by side units are preferred.
7. Each apartment will be wired with low voltage wiring suitable for high-speed internet service. Free wireless internet will be available to tenants at designated indoor community spaces, and indoor lovable places.
8. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.
9. For indoor air quality, project documents will specify Green Label carpeting and low toxic, low volatile organic compound (VOC) paint, primer, sealers, and adhesives. Specifications will include reference standards such as Green Seal, South Coast Air Quality Management District, or Bay Area Air Quality Management District. Wood products will be CARB 2 compliant or No Added Urea Formaldehyde (NAUF). The Architect will verify compliance of green products during the submittal review and construction verification process.
10. Carpet products will have the Carpet and Rug Institute's Green Label or Green Label Plus Certification for carpet, pad and carpet adhesive.
11. HVAC equipment will be CFC free. Where CFC refrigerant equipment is being removed, CFC materials will be captured and properly disposed of.
12. Any observed areas of mold and mildew will be remediated. A mold and mildew remediation plans will be included in the drawings and specifications.
13. Watersense labeled fixtures will be specified, project water fixtures and faucets must conserve water with toilets that use 1.28 gallons per flush or less and shower heads and bath and kitchen faucets that use 2.0 gallons per minute (gpm) or less.
14. All interior spaces will have a non-smoking policy. Any exterior smoking areas will be designated, and will be at least 25' from entrances and air intake devices.
15. All HVAC systems will be new, and will be Energy Star qualified electric. Split-systems will be ducted, and will provide an adequate return air path.
16. Appliances, including direct vent bathroom exhaust fans, will be Energy Star qualified where applicable.
17. All lighting will be high-efficiency LED fixtures, or LED lamps, with a minimum of 100 lumens/watt and 85 CRI. Exterior and commercial fixtures and lamps will be approved by the Design Lights Consortium.
18. Cabinetry is required to be plywood box construction, the doors are solid wood, and the finishes and hardware are durable and include door/drawer pulls.

3.13.2 CRITERIA APPLICABLE TO NEW CONSTRUCTION AND GUT REHAB

1. This project will be certified under the current Energy Star Homes program.
2. Project will meet visitability standards and universal design features for at least 25% of units and common areas. Mandatory universal design features are identified on enlarged apartment plans.
3. All supply ductwork for HVAC systems will be sealed with mastic and insulated.
4. No bi-fold doors will be installed.
5. Heating and cooling equipment, domestic hot water appliances, dryers and ranges/ovens will be high-performance electric. No gas appliances will be installed.

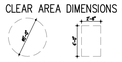
4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. This project will be certified under the National Green Building Standard (NGBS) program, or equivalent program approved by DHCD.
2. Individual units, common areas, and community spaces are well designed for comfortable living and tenant activities. The layouts are efficient, with practical traffic flow and provide adequate space for furniture placement. (550 – 600 net sf. area for predominantly one (1)-bedroom units and 20% more area for each additional bedroom unit. Primary bedroom is not less than 10'x11' in clear size, and in multiple bedroom units the smallest bedroom wall is not less than 9'-0" with a minimum of ninety (90) net square feet in area).
3. Interior doors are panel, and hardware is of grade 2 quality or better with lever handles.
4. Floor coverings are quality long lasting products. Hard finish flooring will be products with a verifiable ten (10) year or longer warranty.
5. Bathroom floors are sheet goods with minimum 10 year warranty.
6. Shower surrounds are ceramic tile on cementitious backer board or backer board supported by the Tile Council of North America (TCNA) installation or better than builder grade quality fiberglass surrounds.

UFAS COMPLIANT UNIT NOTES

UFAS COMPLIANT UNITS ARE DESIGNED FOR PERMANENT ACCESSIBILITY PER UFAS. SEE SHEET A-0.4 FOR FURTHER INFORMATION

1. UFAS COMPLIANT UNITS TO HAVE WOOD BLOCKING PROVIDED FOR GRAB BARS, IN ADDITION TO GRAB BARS SHOWN ON DRAWINGS
2. UFAS COMPLIANT UNITS SHALL HAVE 29" CLEAR SPACE WITH KNEE AND TOE CLEARANCE UNDER KITCHEN SINKS AND ADJACENT COUNTER TOP (30" MINIMUM WIDE).
3. UFAS COMPLIANT UNITS SHALL HAVE 29" CLEAR SPACE WITH KNEE AND TOE CLEARANCE UNDER LAVATORIES.
4. IN UFAS COMPLIANT UNITS ALL PLUMBING TRAPS AND WATER SUPPLIES (HOT & COLD) TO BE INSULATED W/ PREFAB VINYL COVERED INSULATION JACKETS & BOOTS.
5. IN UFAS COMPLIANT UNITS PROVIDE HAND HELD SHOWER UNITS AT ALL SHOWERS & TUBS W/ CONTROLS TO BE OFFSET TO OUTSIDE EDGE OF TUB (SEE INTERIOR ELEVATIONS).
6. CLEAR AREA DIMENSIONS ARE AS SHOWN BELOW U.O.N.



7. ALL WINDOWS IN UFAS UNITS SHALL HAVE SLIDE BOLTS LOCKS ADDED TO THE WINDOWS AT THE SILL.
8. ♿ SYMBOL INDICATES UFAS COMPLIANT UNIT.

VISITABLE APARTMENT FEATURES

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COMMUNITY SPACE PLAN

DRAWING NAME

NO.	REVISION	DATE
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#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
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TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-5.5
DATE: 03/12/26	
SCALE: 1/4" = 1'-0"	

STUDIO K ARCHITECTURE

PORT STREET

PORT ST AND EASTON PARKWAY
EASTON, MD

CDA SCHEMATIC SPECIFICATIONS

OSPREY PROPERTY COMPANY II OWNER	16 Greenmeadow Dr l Timonium, MD l 21093 443-275-7858	
STUDIO K ARCHITECTURE, LLC ARCHITECT	7806 Jaki Terrace l Glen Burnie, MD l 21060 301-938-5195	
BOWMAN ENGINEERING M.E.P. ENGINEER	300 E Joppa Rd l Towson, MD l 21286 410-494-1111	
SPYDER ENGINEERS STRUCTURAL ENGINEER	727 Dowers Road l Abingdon, MD l 21009 410-390-1139	
RAUCH ENGINEERING CIVIL ENGINEER	201 Defense Hwy l Annapolis, MD l 21401 443-274-3232	
HARPER + SONS CONTRACTOR	9071 Centreville Rd | Easton, MD | 21601 410-820-2000	
ENERGY CONSULTANT		

April 1, 2026

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SECTION 01 00 00 - PROJECT SUMMARY

A. PROJECT DESCRIPTION
1. Project Name and Location: Port Street in Easton, Maryland
2. Project Summary: Port Street is the new construction of a three-story, age-restricted, multi-family development. The facility will provide a total of (64) affordable apartments. Construction will be type VA, with a gross area of 67,516 sf. The finished building will have two elevators, approximately 3,800 sf of amenity spaces, and an exterior patio.

B. PAYMENT PROCEDURES
1. Application for Payment: AIA G702 with G703, Continuation Sheet.
2. Payment Application Time: Submit to Architect by 25th day of each month for period covering one month.

C. TESTING
1. Testing Agency: Independent testing agency engaged and paid for by Contractor.
2. Contractor Responsibilities: Quality-control services specified and required by authorities having jurisdiction.

D. COORDINATION
1. Coordination: Coordination of site work, utilities, and building construction.
2. Schedule: Critical path method (CPM) project schedule.

E. FIELD ENGINEERING
1. Underground Utilities: Verification and location of underground utilities, facilities, and equipment.
2. Layout: Layout for site improvements, utilities, and structures.

F. PROJECT MEETINGS
1. Pre-Construction Conference: Attendance by Owner, Architect, Contractor, Engineers, major subcontractors, and suppliers.
2. Preinstallation Conferences: Before each construction activity that requires coordination with other construction.
3. Progress Meetings: Bi-weekly; attendance by Owner, Architect, Contractor, Engineers, applicable subcontractors, and suppliers.
4. Coordination Meetings: At regular intervals, in addition to specific meetings held for other purposes.
5. Clarification of the Contract Documents: CSI Form 13.2A, "Request for Interpretation."

G. SUBMITTALS
1. Project will use Cloud-based project management software for items such as RFIs and submittals.
2. Project Submittals: Electronic submittals of shop drawings with three representative units for physical samples.
3. Record Documents: As-built drawings, record specifications, maintenance manuals, and final property survey.

H. TEMPORARY FACILITIES
1. Temporary Utility Service: Field office for construction personnel and Owner/ Architect/Contractor meetings.

2. Temporary Facilities: Temporary construction, support facilities, and security measures.

SECTION 01 74 19 – CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

A. PROJECT INCLUDES
1. Contractor will develop and implement a waste management plan to reduce waste directed to landfill by at least 75%.
2. Documentation of total waste removed.
3. Documentation of waste diverted.

SECTION 01 91 13 – SUSTAINABILITY REQUIREMENTS

A. PROJECT INCLUDES
1. Energy Star MF New Construction V1.1.
2. HVAC commissioning by Contractor.
3. Third Party testing and inspection.
4. Compliance with DHCD Base Level Energy Standards.
5. NGBS Bronze level certification.

B. PROJECT COORDINATION
1. Project Coordinator: General Contractor.
2. Third –party verification: Agency retained by Owner.

C. EXECUTION:
1. Advanced framing techniques and air sealing details outlined in Energy Star Field Rater Checklist.
2. Pre-drywall inspections.
3. Ductblaster testing.
4. Blower door testing.
5. HVAC commissioning.

END OF DIVISION 01

DIVISION 02 – EXISTING CONDITIONS

NOT USED

DIVISION 03 - CONCRETE

SECTION 03 30 00 - CAST-IN-PLACE CONCRETE

A. PROJECT INCLUDES
1. Plant-Mixed Cast-In-Place Concrete:
   a. Spread footings and foundations
   b. Slab on grade with vapor barrier and gravel subbase.

B. QUALITY ASSURANCE
1. Standards: ACI 318, Building Code Requirements for Reinforced Concrete, and CRSI Manual of Standard Practice.
2. Testing: Independent testing laboratory.
3. Floor Flatness and Levelness Tolerances:
   a. Subfloors Under Materials Such as Concrete Toppings, and Ceramic Tile: ASTM E

1155, floor flatness (Ff) of 18, floor levelness (Fl) of 15.
b. Subfloors Under Materials Such As Vinyl Tile, Epoxy Toppings, Paint, and Carpet: ASTM E 1155, floor flatness (Ff) of 20, floor levelness (Fl) of 17.

C. PRODUCTS
1. Concrete and aggregate must be local (within 500 miles) for Green Communities credit.
2. Concrete Design Mixes, ASTM C 94, 28 Day Compressive Strength:
a. Walls, Foundations, and Footings: 3000 psi.
b. Slabs on Grade: 3000 psi.
c. Exterior Site Concrete, Garage Floors and Pads Exposed to Weather: 4000 psi. (6% air entrained w/c ratio not to exceed .45 min. cement 564 pounds per cy.)
3. Form work: Plywood or metal panel Form work sufficient for structural and visual requirements.
a. Special forms for textured finish concrete.
b. Metal, plastic or paper tubes for cylindrical columns and supports.
4. Reinforcing Materials:
a. Reinforcing Bars: ASTM A 615, Grade 60, deformed.
b. Steel Wire: ASTM A 82.
c. Steel Wire Fabric: ASTM A 185, welded.
5. Concrete Materials: ASTM C 150, Type I, Portland cement; ASTM C 33 normal weight aggregates; potable water.
a. ASTM C 33, normal weight aggregates.
6. Concrete Admixtures: Containing less than 0.1 percent chloride ions.
a. Air-Entraining Admixture: ASTM C 260, for exterior exposed concrete and foundations exposed to freeze-thaw, all floor slabs.
b. Water-Reducing Admixture: ASTM C 494, Type A, for placement and workability.
7. Auxiliary Materials:
a. Reglets: Galvanized sheet steel reglets, minimum 26 gage.
b. Waterstops: Rubber, PVC or Volclay waterstops.
c. Vapor Barrier: ASTM E1745 Class A, Maximum permeance ASTM E96: 0.006 WVTR or lower. 15 mil Stego Wrap.
d. Liquid Membrane-Forming Curing Compound: ASTM C 309, Type 1, Class A.
e. Bonding Compound: Polyvinyl acetate or acrylic base.
f. Epoxy Adhesive: ASTM C 881, two-component material.
8. Concrete Finishes For Formed Surfaces:
a. Surfaces Not Exposed To View: As-cast form finish.
b. Surfaces Exposed To View: Smooth form finish.
9. Concrete Finishes for Monolithic Slabs:
a. Trowel finish for surfaces to be exposed to view or covered with resilient flooring, carpet, tile, or other thin finish system.
b. Trowel and fine broom finish for surfaces to receive thin-set ceramic or quarry tile.
c. Nonslip broom finish for exterior concrete platforms, steps, and ramps.

SECTION 03 65 00 - GYPSUM FLOOR UNDERLAYMENT

A. PROJECT INCLUDES
1. Non-Structural Gypsum Cement Underlayment
2. Acoustical mat underlayment at all hard finish floor hard surfaces

B. QUALITY ASSURANCE
1. Portland Cement: ASTM C150, Type I and Type III
2. Standard Aggregate: ASTM C33, Fine Aggregate consisting of sand or crushed stone screening

3. Available Manufacturers
    a. Maxxon Corp.
    b. Rapid Floor
    c. Forto-Fill
    d. Master Builders
    e. USG LevelRock 2500

C. PRODUCTS
1. High Strength Topping: (3/4-inch-thick)
    a. Location: All elevated floors.
    b. Type: 2,200 to 3,200 psi at 28 days.
2. Provide test cylinders for each pour of 2000 sq. ft.
3. Sound Control mat: Acousti-Mat I by Maxxon Corp. placed under topping

DIVISION 04 - MASONRY

SECTION 04 20 00 - UNIT MASONRY ASSEMBLIES

A. PROJECT INCLUDES
1. Unit Masonry Construction:
    a. Clay Masonry veneer.
    b. Concrete block non-bearing partitions.
    c. Concrete block bearing partitions.

B. QUALITY ASSURANCE
1. Standards: ACI 530.1, Specifications for Masonry Structures.
2. Fire Performance: ASTM E 119.
3. Testing: Independent testing laboratory.
4. Field Constructed Mock-Up: Typical exterior masonry construction.

C. PRODUCTS
1. Clay Masonry Veneer:
    a. Size: Modular, 7 5/8 inches long, 2 3/8 inches high, 3 5/8 inches deep.
    b. Selections - Basis-of-Design:
        1) Field Brick: Assume $650 per 1000 brick.
        2) Accent Brick: Assume $650 per 1000 brick.
    c. Grade: ASTM C 216, Grade SW, Type FBS, for general exposed use.
    d. Special Shapes: As required by building configuration.
    e. Bond Pattern: Running bond.
2. Concrete Masonry Units:
    a. Hollow and Solid Load-Bearing Concrete Masonry Units: ASTM C 90, 1900 psi compressive strength, medium weight.
    b. Size: Face dimension of 7-5/8 inches high by 15-5/8 inches long by width required for application.
    c. Special Shapes: As required by building configuration.
    d. Bond Pattern: Running Bond.
3. Mortar and Grout:
    a. Portland Cement-Lime Mix: Packaged blend of Portland cement complying with ASTM C 150, Type I or Type III, and hydrated lime complying with ASTM C 207.
    b. Mortar Aggregate: Natural color, ASTM C 144.
    c. Color: Colored pigmented mortar.

1) Selection: To be selected
d. Grout Aggregate: ASTM C 404.
4. Reinforcing Steel:
a. Reinforcing Bars: ASTM A 615, Grade 60.
5. Joint Reinforcing: Welded wire with deformed side rods.
a. Steel Wire: 9 gage galvanized steel.
b. Type: Ladder or truss type.
6. Ties and Anchors:
a. Bent Wire Ties: Galvanized steel.
b. Masonry to Steel Frame: Anchor with crimped wire anchor section for welding to steel.
c. Adjustable Masonry Veneer Anchors: Screw-attached two-piece galvanized triangular or rectangular wire tie and metal anchor, Hohmann and Barnhard, Inc., DW-10 with 5" V tie, hot dipped galvanized, 16" O.C. horizontal and 16" O.C. vertically.
d. Anchor Bolts: ASTM A 307, Grade A, galvanized.
e. Postinstalled Anchors: Expansion anchors.
7. Masonry Accessories:
a. Cavity Drainage Material: Nylon, high-density polyethylene (HDPE), or polyester in a 90% woven mesh.
b. Rubberized - Asphalt Flashing: Manufactures standard composite flashing product consisting of a pliable and highly adhesive rubberized-asphalt compound, bonded to a high density, cross laminated polyethylene film to produce an overall thickness of 0.030 inches.
c. Nonmetallic expansion joint strips.
d. Preformed control joint gaskets.
e. Bond breaker strips.
f. Cotton sash cord and open head-joint weeps.

SECTION 04 73 00 – STONE VENEER

A. PROJECT INCLUDES
1. Stone veneer with grouted joints.

D. QUALITY ASSURANCE
1. Standards: ACI 530.1, Specifications for Masonry Structures.
2. Performance: ASTM C1670.
3. Testing: Independent testing laboratory.
4. Field Constructed Mock-Up: Typical exterior masonry construction.

E. PRODUCTS
1. Stone Veneer:
a. Size: 1-1/2” – 8” high by 4” – 19” long by 1-1/3” thick.
b. Selections - Basis-of-Design:
1) Quality Stone Tuscany.
2) Mortared joints.
c. Grade: ASTM E330.
d. Special Shapes: Stone headers, wainscot sills, electrical boxes, light boxes.
e. Weight: 10 – 12 lbs/sf.
2. Mortar and Grout:
a. Portland Cement-Lime Mix: Packaged blend of Portland cement complying with ASTM C 150, Type I or Type III, and hydrated lime complying with ASTM C

207.
b. Mortar Aggregate: Natural color, ASTM C 144.
c. Color: Colored pigmented mortar.
1) Selection: To be selected
d. Grout Aggregate: ASTM C 404.

DIVISION 05 - METALS

SECTION 05 40 00 – COLD FORMED METAL FRAMING

A. PROJECT INCLUDES
1. Interior and Exterior load-bearing wall framing.
2. Non-load-bearing wall framing

A. QUALITY ASSURANCE

1. Structural Performance: Provide cold-formed metal framing capable of withstanding design loads within limits and under conditions indicated.
a. Design Loads: As indicated in Structural Notes
b. Deflection Limits: Design framing systems to withstand design loads without deflections greater than the following
i. Interior Load-Bearing Wall Framing: Horizontal deflection of 1/360 of the wall height.
ii. Exterior Non-Load-Bearing, Curtain-Wall Framing: Horizontal deflection of (1/360 – other than brick), or (1/600 – brick) of the wall height.
2. Cold-Formed Steel Framing, General: Design according to AISI's "Standard for Cold-Formed Steel Framing - General Provisions."

B. PRODUCTS
1. Manufacturers: Subject to compliance with requirements, provide cold-formed metal framing by one of the following.
a. Dietrich Metal Framing; a Worthington Industries Company.
b. MarinoWare; a division of Ware Industries.
c. The Steel Network, Inc.
d. Clark Steel Framing.
e. Dale/Incor.
2. Steel Sheet: ASTM A 1003/A 1003M, Structural Grade, Type H, metallic coated, of grade and coating weight as follows.
a. Grade: ST33H for members 0.0478 inch and less, ST50H for members 0.0538 and greater.
b. Coating: G60 (Z180).
3. Steel Sheet for Vertical Deflection Clips: ASTM A 653/A 653M, structural steel, zinc coated, of grade and coating as follows:
a. Grade: 50 (340).
b. Coating: G60 (Z180).
4. Steel Studs: Manufacturer's standard C-shaped steel studs, or SigmaStud by the Steel Network, Inc., of web depths indicated, punched, with stiffened flanges, and as follows:
a. Minimum Base-Metal Thickness: 0.0346 inches.
b. Flange Width: Minimum 1-5/8 inches.
5. Steel Track: Manufacturer's standard U-shaped steel track, of web depths indicated, unpunched, with straight flanges, and as follows:

a. Minimum Base-Metal Thickness: As required by structural performance.
b. Flange Width: As required by structural performance.
c. Gasket: Install gasket beneath all steel tracks installed on concrete slab-on-grade or elevated concrete deck.

6. Steel Box or Back-to-Back Headers: Manufacturer's standard C-shapes used to form header beams, of web depths indicated, punched, with stiffened flanges, and as follows:
   a. Minimum Base-Metal Thickness: Matching steel studs.
   b. Flange Width: Matching steel studs.
7. Connector Devices: For continuous transfer of loads from framing members to foundation. ASTM A 653/A 653M, structural steel, zinc coated, of grade and coating as follows:
   a. Grade: As required by structural performance.
8. Wall Bridging:
   a. Channel Bridging Inside Wall: Reference Structural Drawings; uncoated thickness and G-90 hot-dipped galvanized coating according to ASTM A 123/A 123M.
9. Bridging Clip: ASTM A 653/A 653M, structural steel, zinc coated, of grade and coating as follows:
   a. Coating: G90 (Z275).
   b. Flat Strap. Width and thickness as required by structural design calculations.
   c. Solid Bridging: Channel-shaped bridging with lipped flanges and integral formed clips; 33 mils (0.84 mm) minimum thickness, size as required by structural design calculations.
10. Special Solid Backing Support Plates: The Steel Network, Inc. BackIt Rigid Wall Backing plates designed to provide a solid backing support for handrails, wall-mounted shelving and similar equipment. ASTM A653/A653M structural steel, zinc coated of grade and coating as follows:
    a. Grade 50 (340), Class 1 or 2.
    b. Coating: G-60 steel.
    c. Minimum Design Thickness of 0.0346 inch (0.879 mm).

SECTION 05 50 00 - METAL FABRICATIONS

A. PROJECT INCLUDES
1. Metal Fabrications:
   a. Loose steel lintels.
   b. Miscellaneous steel trim.
   c. Metal handrails.
   a. Rough hardware.

I. PRODUCTS
1. Ferrous Materials:
   a. Steel Plates, Shapes and Bars: ASTM A 36.
   b. Steel Tubing: ASTM A 500 or A 501.
   c. Uncoated Structural Steel Sheet: ASTM A 611 or A 570.
   d. Uncoated Steel Sheet: ASTM A 366 or A 569.
   e. Galvanized Steel Sheet, Structural Quality: ASTM A 446, Grade A, G90.
   f. Galvanized Steel Sheet, Commercial Quality: ASTM A 526, G90.
   g. Steel Pipe, Black Finish: ASTM A 53.
   h. Steel Pipe, Galvanized Finish: ASTM A 53.
   i. Gray Iron Castings: ASTM A 48, Class 30.
   j. Malleable Iron Castings: ASTM A 47, Grade 32510.

k. Reinforcing Bars: ASTM A 615, Grade 60.
l. Brackets, Flanges, and Anchors: Cast or formed metal.
m. Concrete Inserts: Threaded or wedge type.
n. Welding Rods and Bare Electrodes: AWS specifications.
o. Zinc-Coating: Hot-dip galvanized coating for materials in exterior assemblies or exterior walls.

2. Fasteners:
a. Bolts and Nuts: Hexagon head type, ASTM A 307, Grade A.
b. Lag Bolts: Square head, FS FF-B-561.
c. Machine Screws: Cadmium plated steel, FS FF-S-92.
d. Wood Screws: Flat head carbon steel, FS FF-S-111.
e. Plain Washers: Round carbon steel, FS FF-W-92.
f. Drilled-In Expansion Anchors: FS FF-S-325.
g. Toggle Bolts: Tumble-wing type, FS FF-B-588.
h. Lock Washers: Spring type carbon steel, FS FF-W-84.
i. Zinc-Coating: Fasteners in exterior assemblies or exterior walls.

3. Auxiliary Materials:
a. Nonshrink Metallic Grout: CE CRD-C621.
b. Nonshrink Nonmetallic Grout: CE CRD-C621.
c. Interior Anchoring Cement: Hydraulic expansion cement.
d. Exterior/Interior Anchoring Cement: Erosion-resistant hydraulic expansion cement.
e. Shop Primer: Alkyd primer, FS TT-P-645.
f. Galvanizing Repair Paint: SSPC - Paint 20.
g. Bituminous Paint: Asphalt mastic, SSPC - Paint 12.

J. FABRICATIONS
1. Miscellaneous Framing and Supports:
a. Steel framing and supports for countertops, mechanical and electrical equipment, and applications where framing and supports are not specified in other Sections.
b. Support angles for elevator door sills.
c. Galvanize where indicated.
d. Prime with zinc-rich primer where indicated.
2. Loose steel lintels, galvanized at exterior walls and field painted.

SECTION 05 52 13 – PIPE & TUBE RAILINGS

A. PROJECT INLUDES
1. 1-1/2” diameter tube steel railings hot dipped galvanized and powder coated.

END OF DIVISION 05

DIVISION 06 – WOOD, PLASTIC, AND COMPOSITES

SECTION 06 10 00 - ROUGH CARPENTRY

A. PROJECT INCLUDES
1. Rough Carpentry:
a. Framing with dimensional lumber
b. Sheathing
c. Wood grounds, nailers, furring and blocking
d. Fire retardant plywood roof sheathing

e. Wood stairs

B. QUALITY STANDARDS
1. Lumber Standards and Grade Stamps: PS 20, American Softwood Lumber Standard and inspection agency
grade stamps.
2. Construction Panel Standards: PS 1, U.S. Product Standard for Construction and Industrial Plywood; APA PRP-108.
3. Preservative Treatment: AWPA C2 for lumber and AWPA C9 for plywood; waterborne pressure treatment.
4. Fire-Retardant Treatment: AWPA C20 for lumber and AWPA C27 for plywood; non-corrosive type.

C. PRODUCTS
1. Dimension Lumber:
a. For light non-load bearing framing (2 to 4 inches thick, 2 to 4 inches wide) Provide the following grade and species.
1) No. 2 grade, or AStud@ grade.
2) Refer to structural drawings for additional info on grade and species.
3) Finger joint studs (option) at non-bearing partitions only.
b. For structural framing (2 to 4 inches thick, 5" wide) Refer to structural drawings.
c. All wood in contact with concrete and masonry to be preservative treated by pressure process. This includes wood sills, floor plates, sleepers, blocking, furring, stripping and similar concealed members and wood framing members less than 18 inches above grade.
2. Miscellaneous Lumber:
a. Moisture Content: 19 percent
b. Grade: Standard grade light framing.
3. Floor Sheathing:
a. Grade: APA-Rated OSB Sheathing (Advantech).
b. Span Rating: 48/24.
c. Edge Detail: Tongue and groove.
d. Thickness: 23/32 inches.
e. Fasteners: Glue and screw.
4. Roof Sheathing: (FRT at Firewalls)
a. Grade: APA-Rated Plywood Sheathing
b. Span Rating: 32/16
c. Edge Detail: Square with H clips.
d. Thickness: 15/32 inches, 4-ply.
5. Wall Sheathing:
a. Zip R-6 Sheathing by Huber Engineered Woods
b. Exposure Durability Classification: Exposure 1
c. Span Rating: As required to suite stud spacing indicated
d. Thickness: 1” with bonded EPS insulation
e. UL Listing: U.L. Design V302
6. Fasteners
a. Hurricane Clips: Provide hurricane clips at all roof-truss bearing points.

D. WOOD FRAMING, GENERAL
1. Framing Standard: Comply with NFPA Manual for House Framing, unless otherwise indicated.
2. Install framing members of size and spacing indicated.
3. Anchor and nail as shown, and to comply with the following:
a. National Evaluation Report No. NER-272 for pneumatic and mechanical driven staples,

P-Nails, and allied fasteners.
b. Published requirements of manufacturer of metal framing anchors.
4. Do not splice structural members between supports.
5. Firestop concealed spaces of wood framed walls and partitions at each floor level and at the ceiling line of the top story. Where firestops are not automatically provided by the framing system used, use closely fitted wood blocks of nominal 2 inch thick lumber of the same width as framing members.

E. STUD FRAMING
1. General: Arrange studs so that wide face of stud is perpendicular to direction of wall or partition and narrow face is parallel. Install single bottom plate and double top plates using 2 inch thick members whose widths equal that of studs; except single top plate may be used for non-load-bearing partitions. Nail or anchor plates to supporting construction.
a. For exterior walls install 2 inch by 6 inch wood studs spaced 16 inches o.c. for all three floors.
b. For interior partitions and walls install 2 inch by 4 inch wood studs spaced 24 inches o.c.
c. For interior bearing walls provide 2 x 6 wood studs on all floors with spacing per structural drawings.
2. Construct corners and intersections with 3 studs to allow for increased insulation. Install miscellaneous blocking and framing as shown and as required for support of facing materials, fixtures, specialty items and trim.
a. Install continuous horizontal blocking row at mid-height of single-story partitions over 8 feet high and at midpoint of multi-story partitions, using 2 inch thick members of same width as wall or partitions. Corners must be open to receive insulation.
3. Frame openings with multiple studs and headers. Install nailed header members of thickness equal to width of studs. Set headers on edge and support on jamb studs.
a. For nonbearing partitions, install double-jamb studs and headers not less than 4 inches deep for openings 3 feet and less in width, and not less than 6 inches deep for wider openings.
b. For load-bearing partitions, install double-jamb studs for openings 6 feet and less in width, and triple-jamb studs for wider openings. Install headers of depth shown, or if not shown, as recommended by NFPA's Manual for House Framing.
4. Install diagonal bracing in stud framing of exterior walls, except as otherwise indicated. Brace both walls at each external corner, full story height, at a 45 degree angle, using either a let-in 1 by 4 or 2 by 4 blocking or metal diagonal bracing. Omit bracing where following types of sheathing are indicated.
a. Plywood sheathing or corner bracing, 4 feet wide panels vertically.
5. Provide 2 lines of acoustic sealant below all wood plates on slab on grade locations.
6. Wood headers will be insulated with 1" extruded polystyrene.
7. Install air sealing gasket below all sill plates at slab-on-grade exterior walls and party walls.

SECTION 06 19 20 - PREFABRICATED METAL PLATE CONNECTED WOOD TRUSSES

A. PROJECT INCLUDES
1. Gable-Shaped Trusses
2. Hip & Girder Trusses at Hip Ends of Roof
3. Mono Pitch Trusses
4. Parallel - Cord 4 x 2 Wood Trusses

B. PRODUCTS
1. Wood Roof Trusses: All roof trusses must be designed and constructed in accordance with

Circular 4950.2, January 3, 1973 Design Criteria for Trussed Rafters from the U.S. Department of Housing and Urban Development and TPI 1-95 Design Specifications for Metal Plate Connected Wood Trusses. Erection and bracing of wood trusses is the responsibility of the General Contractor. Shop drawings and calculations must be submitted to the Structural Engineer for his approval. All drawings must be certified by a Registered Structural Engineer. Wood truss bracing shall be furnished in accordance with Commentary and Recommendations (HIB-91) by the Truss Plate Institute.

2. Metal Framing Anchors: Provide metal framing anchors of structural capacity, type, size, metal and finish indicated that comply with requirements specified and detailed.
3. Metal Connector Plates: Hot dipped galvanized after fabrication or stainless steel
4. Fasteners: Provide fasteners of size and type indicated that comply with requirements specified for material and manufacturer.

SECTION 06 20 23 - INTERIOR FINISH CARPENTRY

A. PROJECT INCLUDES
   1. Interior trim.

B. MATERIAL
   1. General: Provide kiln-dried finished (surfaced) material without finger-jointing, unless otherwise indicated.
   2. Lumber Trim for Opaque (Painted) Finish: Either finger-jointed or solid lumber, of one of the following species and grades:
      a. Grade Finish eastern white pine; NeLMA or NLGA.
      b. Grade D Select (Quality) Idaho white, lodgepole, ponderosa, or sugar pine; NLGA or WWPA.
      c. Grade A Finish aspen, basswood, cottonwood, gum, magnolia, red alder, soft maple, sycamore, tupelo, or yellow poplar; NHLA.
   3. Moldings: Made to patterns included in WMMPA WM 7 and graded according to WMMPA WM 4.
      a. Grade Finish eastern white pine; NeLMA or NLGA.
      b. Grade D Select (Quality) Idaho white, lodgepole, ponderosa, or sugar pine; NLGA or WWPA.
   4. Quality: Wood products will be CARB 2 compliant or contain no added urea-formaldehyde (NAUF).

SECTION 06 40 00 - ARCHITECTURAL WOODWORK

A. PROJECT INCLUDES
   1. Interior & Exterior Architectural Woodwork:
      a. Millwork and countertops
      b. Interior frames for doors and openings
      c. Wood sills and aprons
      d. Formed millwork
      e. Wood wall base.
   2. See Section 12 35 30 for Kitchen Cabinets

B. QUALITY ASSURANCE
   1. Standards: Architectural Woodwork Institute (AWI) Architectural Woodwork Quality Standards.
   2. Fire Retardant Treatment:
      a. Lumber: AWPA C20, non-corrosive interior type.

b. Plywood: AWPA C27, non-corrosive interior type.
c. Particle board: ASTM E 84, flame spread 20 or less, smoke developed 25 or less.

3. Formaldehyde Emission Levels: Wood and agrifiber products must be CARB 2 compliant or contain no added urea-formaldehyde resins (NAUF).
   a. Particle board: NPA 8 compliance
   b. Medium Density Fiberboard: NPA 9 compliance
   c. Hardwood Plywood: HPMA FE compliance.

C. PRODUCTS
1. Interior Standing and Running Trim and Rails:
   a. Species for Opaque Finish: Any closed-grain hardwood
   b. Grade: Premium
   c. Lumber for Painted Finished: Glued-up lumber or solid lumber stock.
   d. Configuration: See drawings for standard shapes.
2. Interior Wood Millwork
   a. Species for Opaque Finish: Closed grain hardwood.
   b. Grade: Premium
   c. Face Style: Flush overlay
   d. Grain Matching: Horizontal
   e. Veneer Matching of Leaves: Book
   f. Veneer Matching In Panel Face: Running
3. Interior Laminate-Clad Millwork
   a. Laminate: High pressure decorative laminate, NEMA LD-3
   b. Grade: Premium
   c. Face Style: Flush overlay.
4. Millwork Hardware and Auxiliary Materials:
   a. Hardware Standard: ANSI/BHMA A156.9
   b. Hardware Finish and Base Metal: Satin chromium plated steel.
   c. Glass: Clear tempered glass, ASTM C 1048.
5. Interior Laminated-Clad Countertops:
   a. Laminate: High pressure decorative laminate, NEMA LD-3.
   b. Grade: Premium
   c. Core: Fire-retardant Particle board
   d. Edge: Laminate
   e. No added urea-formaldehyde
6. Auxiliary Materials:
   a. Anchors: Type required for secure anchorage.
7. Factory Finishing:
   a. Transparent Finish: Premium grade with or without stain with dull satin sheen; AWI Finish System TR-6 catalyzed polyurethane.
   b. Opaque Finish: Premium grade with dull satin sheen; AWI Finish System OP-6, catalyzed polyurethane.

END OF DIVISION 06

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

SECTION 07 21 00 - THERMAL INSULATION

A. PROJECT INCLUDES
1. Building Insulation and Vapor Retarders:
   a. Perimeter under slabs on grade, board type, 2” thick x 24” wide (R-10)

b. Attic blown-in insulation (R-49).
c. Thermal insulation in exterior 2x6 stud walls: R-21 Kraft faced batt insulation.
d. Sound attenuation batt insulation all party walls and corridor walls and ceilings of public spaces below apartments (R-13).

B. PRODUCTS
1. Board Insulation:
a. Type: Extruded polystyrene, rigid, ASTM C578. (R-5 per inch)
b. Type: Glass fiber board, semi-rigid, ASTM C553, Class B-4
c. 20 psi at slab edge
2. Blown-in Insulation:
a. Loose fill fiberglass, ASTM C764 Type I.
b. Fire Hazard Classification: ASTM E 84
c. Weight: .967lbs/sf @ 14" thick.
d. Install baffles as necessary to prevent movement.
e. Urea formaldehyde free
3. Blanket/Batt Insulation:
a. Type: Mineral wool, ASTM C665, Type I (unfaced), exterior walls.
b. Type: Mineral wool, ASTM C665, Type I (unfaced) between floors, between floor joists at exterior walls.
c. Type: Mineral fiber acoustical batts at interior partition walls.
c. Grade I installation.
d. Urea formaldehyde free.
4. Closed Cell Polyurethane Foam Insulation:
a. Two-component spray applied rigid foam insulation, ASTM C518-04
b. Core Density: 2.4 lbs.
c. Class II vapor retarder at 1.5" thickness.
d. Aged Thermal Resistance, 180 days @ 23 ºC: R-7.1/inch.
5. Accessories:
a. Adhesives
b. 6 mil poly vapor barrier all attic ceilings. Tape all joints.
c. Expanding foam gap sealant: ASTM C518-04; Low pressure type, semi-flexible soft, single component polyurethane sealant.
6. Sound batts - semi rigid all party walls and corridor walls (3 ½" thick min.) Party walls and corridor walls to be STC 50 minimum.

C. MANUFACTURERS
1. Extruded-Polystyrene Board Insulation:
a. Amoco Foam Products Company.
b. Dow Chemical Co.
c. UC Industries: Owens Corning Co.
2. Glass-Fiber Loose Fill Insulation:
a. Certain Teed Corporation
b. Owens-Corning Fiberglass Corporation
c. Schuller International, Inc.
3. Slag-Wool/Rock-Wool Fiber Insulation:
a. Fibrex Inc.
b. Partek Insulations, Inc.
c. USG Interiors, Inc.
4. Batt Insulation:
a. Certainteed
b. Owens Corning
c. Johns Manville

5. Closed Cell Foam:
    a. Johns Manville – Corbond III
    b. Certainteed, CertaSpray
    c. Bayer, Icynene

SECTION 07 27 00 - FIRESTOPPING

A. PROJECT INCLUDES
1. Firestopping for the following:
    a. Penetrations through fire-rated construction
    b. Constructions gaps occurring within fire-rated construction
    c. Sealant joints in fire-rated construction.

B. PRODUCTS
1. Firestop Systems: Through-penetrations systems or devices listed in the UL Fire Resistance Directory, the Warnock Hersey Firestop Systems Directory, or another qualified testing agency, that conform to the construction type, penetrant type, annular space requirements and fire rating for each separate instance.

SECTION 07 31 10 - ASPHALT FIBERGLASS SHINGLES

A. PROJECT INCLUDES
1. Asphalt fiberglass shingles on pitched roofs where indicated.
2. 15# asphalt impregnated felt paper.
3. Ice & water shield ay roof edges and valleys.

B. PRODUCTS
1. Shingles: 30 year shingles – Architectural Grade
2. Underlayment: 15 pound underperforated organic felt complying with ASTM D226, Type 1; 36" wide.
3. Waterproof Underlayment; Ice & Water Shield; 40 mil thick:
    a. Manufacturer: Bituthene Ice and Watershield, W.R. Grace & Co.
    b. Location: All eaves and valleys and all roofs with slope under 4:12 (3 feet wide rolls).
4. Metal Drip Edge: 0.024 inch prefinished.
5. Valleys: Open Valley
6. Ridge Vents: Shingle Over

C. MANUFACTURERS
1. GAF Sentinal
2. Certainteed
3. Tamko

SECTION 07 46 00 - SIDING

A. PROJECT INCLUDES
1. Vinyl siding and trim.
2. Fiber cement siding and trim
3. Cellular PVC siding and trim
5. Accessories
6. Vinyl Soffit

B. PRODUCTS

1. Vinyl lap siding and trim: Mat with smooth texture finish.
   a. Pre-finished material color to be selected from manufacturer's standard.
   b. Basis-of-Design: Mainstreet by Certainteed.
   c. .046" thick
2. Board and Batten Vinyl Siding
   a. Vinyl post-formed positive lock alternating wide and narrow board and batten siding.
   b. Lock: CertiLock self-aligning post formed positive lock
   c. Average Thickness: 0.048 inch.
   d. Panel Projection: 1/2 inch.
   e. Profile: 8 inch Rough Cedar.
3. Soffits, non-vented, (solid) beaded soffit.
4. Fiber Cement Siding
   a. Pre-finished material color to be selected from manufacturer's standard.
   b. Basis-of-Design: James Hardie Hardie Panel siding
   c. .032" thick
5. Cellular PVC siding
   a. Factory white finish
   b. Basis-of-Design: Azek Exteriors
   c. Trim thickness: 5/4 and 4/4
   d. Panel thickness: 3/8"
6. Siding Accessories:
   a. Door Casings
   b. Window Casings
   c. Trim and Lineals as shown on drawings
   d. Misc. Trim and Accessories as recommended by manufacturer for building configuration, matching type of siding selected.
   f. Bandings.
7. Prefinished aluminum coil stock fascia and trim cladding. Cover all exposed wood in locations shown on drawings.
   a. Aluminum: .024 inch
   b. Finish: High performance organic coating
   c. Provide: Slotted holes (concealed) for Expansion: Do not nail too tight.

D. WARRANTY:
   1. 20 Years minimum

SECTION 07 54 00 – THERMOPLASTIC-POLYOLEFIN (TPO) ROOFING

A. PROJECT INCLUDES
   1. TPO membrane roofing on flat roof areas.
   2. Walkway pads to mechanical equipment.

B. PRODUCTS
   1. Fabric-reinforced Thermoplastic Polyolefin sheet: 60 mil thickness
   2. Sheet flashing.
   3. Bonding adhesive.
   4. termination bars.
   5. Battens
   6. Fasteners

C. MANUFACTURERS

1. Carlisle SynTec Incorporated
2. Firestone Building Products
3. Stevens Roofing Systems

C. WARRANTY
1. 20 years.

SECTION 07 62 00 - SHEET METAL FLASHING AND TRIM

A. PROJECT INCLUDES
1. Sheet Metal Flashing:
   a. Metal Counterflashing
   b. Metal drip over windows and doors
   c. Gutters and downspouts
   d. Exposed metal trim
   e. Sheet metal accessories
   f. Watertable

B. PRODUCTS
1. Sheet Metal Flashing Trim:
   a. Zinc-Coated Steel: ASTM A526, G90 hot-dip galvanized, 20 gauge.
   b. Stainless Steel: AISI Type 302/304, ASTM A 167, 2 D annealed finished 28 gauge.
   c. Sheet Aluminum: ASTM B209, alloy 3003, clear anodized, 20 gauge.
   d. Extruded aluminum: 6063-T52, clear anodized, 0.080 inches for primary legs of extrusion.
2. Fabricated Units: Compliance with SMACNA Architectural Sheet Metal Manual.
3. Auxiliary Materials:
   a. Solder compatible with metal
   b. Bituminous isolation coating
   c. Mastic and elastomeric sealants
   d. Reglets and metal accessories
   e. Asphaltic roofing cement

SECTION 07 92 00 - JOINT SEALANTS

A. PROJECT INCLUDES
1. Joint sealers at interior and exterior vertical and horizontal joints with minimum verification completed by sampling 10% of the units with a blower door tester. See Energy Star or the Department of Energy Building America Best Practices, Volume 4.

B. PRODUCTS
1. Urethane Elastomeric Joint Sealants:
   a. Type and Application: Multi-part nonsag urethane sealant, ASTM C 920, for vertical and horizontal joints, exterior and interior use.

   b. Type and Application: One-part pourable urethane sealant, ASTM C 920, for horizontal joints, exterior use.
2. Silicone Elastomeric Joint Sealants:
   a. Type and Application: One-part nonacid-curing silicone sealant, ASTM C 920, for vertical and horizontal joints, modulus as required for application, exterior and interior use.
   b. Type and Application: One-part mildew-resistant silicone sealant, ASTM C 920,

for sanitary applications, interior use.

3. Latex Joint Sealants:
   a. Type: Acrylic-emulsion, ASTM C 834.
   b. Type: Silicone emulsion, ASTM C 834 and ASTM C 920.
   c. Application: Interior joints in vertical and overhead surfaces with limited movement.
4. Auxiliary Materials:
   a. Plastic foam joint fillers.
   b. Elastomeric tubing backer rods.
   c. Bond breaker tape.

END OF DIVISION 07

DIVISION 08 - OPENINGS

SECTION 08 11 00 - STEEL DOORS AND FRAMES

A. PROJECT INCLUDES
1. Steel Doors:
   a. Interior steel doors and frames.
   b. Exterior steel doors and frames.
   c. Integral sidelights for doors and frames.

B. QUALITY ASSURANCE
1. Standards: ANSI/SDI-100, Recommended Specifications for Standard Steel Doors and Frames.
2. Performance Standards:
   a. Fire-Rated Assemblies: NFPA 80, and acceptable testing agency listing.
   b. Thermal-Rated Assemblies at Exterior: ASTM C 236 or ASTM C 976.

C. PRODUCTS
1. Steel Doors:
   a. Door Type: Seamless steel doors with hollow or composite construction.
   b. Interior Entry Doors: ANSI 250.8, Level 3 and Physical Performance Level A (Extra Heavy Duty), Model 2 (Seamless). Twenty-two (22) gauge for interior unit entry doors.
   c. Exterior Entry Doors: ANSI A250.8, Level 4 and Physical Performance Level A (Maximum Duty), Model 2 (Seamless). Heavy (eighteen (18) to twenty (20)) gauge, polyurethane core entry door.
   d. Accessories: Sightproof stationary louvers and glazing stops.
   e. Finish: Factory primed and field painted.
2. Steel Frames:
   a. Interior Entry Frames: Welded type; 0.053-inch-thick steel sheet for Level 3 steel doors and wood doors.
   b. Exterior Entry Frames: Welded type; 0.067-inch-thick steel sheet for Level 4 steel doors.
   c. Accessories: Door silencers and plaster guards.
   d. Finish: Factory primed and field painted.

D. MANUFACTURERS
1. Amweld Building Products, Inc.
2. Ceco Door Products; a United Dominion Company.

3. Curries Company.
4. Taylor
5. Alco.
6. Steelcraft; a division of Ingersoll-Rand.

SECTION 08 20 10 – WOOD DOORS

A. PROJECT INCLUDES
1. Two panel molded wood doors with hardboard faces.

B. PRODUCTS
1. Face Panels: High density fiberboard, 1/8” nominal thickness, smooth finish.
2. Jambs: Solid hardwood, rabbited and screwed with profiled stops.
3. Edge Banding: Western White – Fir or denser wood species.
4. Provide doors with standard lockset bore and hinges, see hardware schedule.
5. Pre-hung wood frames with colonial wood casing.
6. Field measure existing frames to remain.

C. MANUFACTURERS
1. Masonite Corp.
2. Milliken Millwork
3. Therma-Tru

SECTION 08 53 00 - VINYL WINDOWS

A. PROJECT INCLUDES
1. Vinyl Single-hung Window

B. PRODUCTS
1. Single hung with 7/8" insulated, LOW-E clear glass, new construction type.
2. Internal muntins/grids
3. Window Rating: DH-R20/R30
4. Nylon Insect Screens
5. Color: White
6. Miscellaneous: Where windows are mulled together, provide vinyl clad mullions.
7. Energy Star qualified windows, U-factor ≤ .25 and SHGC ≤ .30.

C. MANUFACTURERS
1. Mi Windows
2. St Claire Windows and Doors
3. Silverline Windows and Doors
4. PlyGem
5. Jeld-Wen
6. Harvey

SECTION 08 71 00 - DOOR HARDWARE

A. PROJECT INCLUDES
1. Hardware for interior and exterior doors.

B. QUALITY ASSURANCE
1. Hardware for Fire-Rated Openings: NFPA 80, and local requirements.

2. Handicapped Accessibility: ANSI A117.1, and local requirements.
3. Materials and Application: ANSI A156 series minimum grade 2 standards.

C. PRODUCTS
1. Locksets and Latchsets: Cylinder and mortise type.
   a. All doors to be lever type.
   b. Unit Entry Door:
      1) Entry Lever – F Series Wakefield entry set x 619 Schlage.
      2) Manhattan lever.
      NOTE: Satin Nickel hinges and weatherstrip by Door Manufacturer.
   c. Bedroom and Bathroom Doors:
      1) Privacy Lever - F40N x FLA x 619 x 626 - Schlage.
      2) Spring Stop - 4671 x Satin Nickel HD Spring - Taymor.
   d. Closet Doors (Prehung Units):
      1) Hinges - Satin Nickel, supplied by Door Manufacturer.
      2) Passage Lever - F10N x FLA x 619 (none inside) - Schlage.
      3) Spring Stop - #4671 Satin Nickel HD Spring - Taymor.
   e. Public Space Doors:
      1) Passage lever or exit device depending on location.
      2) Rating/listing based on location.
      3) Closers.
      4) Wall Stops.
2. Lock Cylinders: Interchangeable type.
3. Keying: Owner's requirements keying and key control system.
4. Hinges and Butts: full-mortise type and non-removable pins at exterior doors.
5. Hardware Finishes: Satin NickelFinish.
6. Auxiliary Materials:
   a. Door Viewer: 180 Degree Viewing, electric door bell.
   b. Stops and overhead door holders.
   c. Weatherstripping and thresholds.
   d. Locked bathroom doors shall be operable from the outside in an emergency.
   e. Closet Latches shall be openable from the inside.
7. Handicapped Swing Door Operator:
   a. Low Energy Power Operated Door operating equipment (Sr-Swing) shall be fabricated by Dor-O-Matic, Chicago, IL 60656, Phone: 800/543-4635, Fax: 708-867-0310.
   b. System Operation:
      1) Handicap Mode: In the handicap mode, one of the push buttons on either side of the door is actuated and the door opens slowly – to back check (80 degrees) in 3 to 6 seconds and to the fully open position in 4 to 7 seconds. The door will then remain open for a period of 5 to 30 seconds as determined by the setting the customer puts into the variable time delay on the control box. After the time delay, the door closes by the spring in the door operator from 90 degrees to 10 degrees in 3 to 6 seconds and from 10 degrees to fuly closed in 1-1/2 to 2 seconds.
      2) Push-N-Go Mode: In the Push-N-Go mode, pedestrian traffic walks up to the door and begins to push or pull open the door. When the door is open approximately 5 degrees, the control box takes over and continues to open the door - slowly and automatically to the full open position. When the door is opened as a result of Push-N-Go the door will stay fully open less than a second and then close - just like a manual door.
      3) Manual Mode: In the manual mode, the actuation switches and the Push-

N-Go feature will be deactivated and the operator shall function in the same manner as a common manual closer.

D. MANUFACTURERS
1. Hinges: Hager, McKinney, Stanley.
2. Locksets and Latchsets: Best, Sargent, Yale, Schlage.
3. Protective Plates: Lindstrom, Rockwood, Hager.
4. Thresholds, Weatherstripping, and Gasketing: Ultra, National Guard Products, Pemko or by Door Manufacturer.

SECTION 08 80 00 - GLAZING

A. PROJECT INCLUDES
1. Glass and Glazing:
   a. Exterior windows.
   b. Exterior entrances and storefront.
   c. Exterior curtain walls and sloped glazing.
   d. Interior doors and glazed openings.

B. WARRANTY
1. Glass Warranties:
   a. Insulating Glass: Manufacturers 10 year warranty.

C. PRODUCTS
1. Glass:
   a. Primary Glass Products: Clear float and wire glass, ASTM C 1036.
   b. Heat-Treated Glass Products: Heat-strengthened, tempered, coated, and spandrel glass, ASTM C 1048.
   c. Laminated Glass Units: Polyvinyl butyral interlayer.
   d. Sealed Insulating Glass Units: ASTM E 774, Class A.
   e. High-Performance Coatings: Low e (low emissivity) type.
   f. Fire-resistive Glass:
      1) Glazing materials to be types approved for use with specified materials in fire rated applications as indicated on Drawings.
      2) Type: transparent wall panel product (heat absorbing intumescent interlayers separating multiple glass panes) may be used instead of single pane products; transparent wall panel shall meet performance requirements specified for fire resistive glass.
      3) Contractor must verify proper glazing stop heights for ratings, with the door and frame manufacturers.
      4) Product must satisfy approvals with hose stream and thermal shock.
      5) Available Products: SwisFlam 45, ContraFlam 60 and ContraFlam 90 by Vetrotech Saint-Gobain North America;Pyrostop by Pilkington/TGP.
   g. Tint Color: Azurlite by PPG Industires.
2. Glazing:
   a. Elastomeric glazing sealants.
   b. Preformed glazing tapes.
   c. Glazing gaskets.
   d. Setting blocks, spacers, and compressible filler rods.

D. SCHEDULE
1. Glazing Schedule:

a. Exterior Glazed Openings: 1-inch thick low-e insulating unit, tinted glass.
b. Interior Doors and Glazed Openings: 1/4-inch tempered or fire-resistive glass.

E. MANUFACTURERS
1. Glass Products:
a. AFG Industries Inc.
b. Guardian Industries Corp.
c. Oldcastle Glass Group.
d. Pilkington Building Products of North America.
e. PPG Industries, Inc.
f. Viracon.

SECTION 08 83 00 - MIRRORS

A. PROJECT INCLUDES
1. Film-backed silvered flat glass mirrors qualifying as safety glazing.

B. PRODUCTS
1. Clear Glass Mirrors: ASTM C 1503, Mirror Select Quality.
a. Nominal Thickness: 6.0 mm.
2. Edge Sealer: Coating compatible with glass coating and approved by mirror manufacturer for use in protecting against silver deterioration at mirrored glass edges.
3. Mirror Mastic: An adhesive setting compound, produced specifically for setting mirrors and certified by both mirror manufacturer and mastic manufacturer as compatible with glass coating and substrates on which mirrors will be installed.
4. Top and Bottom Aluminum J-Channels: Aluminum extrusions with a return deep enough to produce a glazing channel to accommodate mirrors of thickness indicated and in lengths required to cover bottom and top edges of each mirror in a single piece.

C. FABRICATION
1. Film-Backed Safety Mirrors: Apply film backing with pressure-sensitive adhesive coating over mirror backing paint as recommended in writing by film-backing manufacturer to produce a surface free of bubbles, blisters, and other imperfections. Use adhesives and film backing compatible with mirror backing paint as certified by mirror manufacturer.

END OF DIVISION 08

DIVISION 09 - FINISHES

SECTION 09 21 16 - GYPSUM BOARD ASSEMBLIES

A. PROJECT INCLUDES
1. Gypsum Drywall Systems:
a. Interior walls, partitions, and ceilings for tape and joint compound finish.
b. Exterior soffits.
c. Insulation and vapor barrier systems in gypsum drywall systems.
d. Exterior wall sheathing.
2. Gypsum Drywall Attachment:
a. Gypsum board screw-attached.

B. PRODUCTS

1. Gypsum Board:
   a. Gypsum Wallboard: ASTM C 36, regular, foil-backed, and fire-rated types, 5/8-inch typical thicknesses.
   b. Sag-Resistant Gypsum Wallboard: ASTM C 1396, manufactured to have more sag resistance than regular-type gypsum board.
      1) Thickness: 1/2 inch.
      2) Long Edges: Tapered.
      3) Location: Ceiling surfaces.
   c. Moisture and Mold Resistant Wallboard:
      1) Location: High-humidity or wet locations, wallboard installed at building perimeter, and any wallboard furred to concrete or masonry construction; walls or ceilings.
         (a) High-humidity or wet locations include areas with showers, janitor basins, gang toilets and mechanical spaces with steam, hot water or condensation generating equipment.
      2) Basis-of-Design: DensArmor by G-P Gypsum.
      3) Characteristics:
         (a) Coated inorganic glass mat-faced, water-resistant, treated core gypsum wallboard.
         (b) Physical properties conforming to the applicable sections of ASTM C 1177 and ASTM C 630.
         (c) Resists the growth of mold when tested, as manufactured, according to ASTM D 3273.
         (d) Acceptable Products:
            (1) SHEETROCK® Brand HUMITEK® Gypsum Panels by USG.
            (2) Gold Bond® BRAND XP® Wallboard by National Gypsum.Mold Defense Products by LaFarge.Provide Type X panels where required.
   d. Exterior Gypsum Soffit Board: Product with inorganic glass fibers mat embedded into the both sides of a gypsum core.
      1) Basis-of-Design: DensArmor Plus by G-P Gypsum Corporation.
      2) Finish: DensArmor Cote.
   e. Exterior Gypsum Sheathing: ASTM C1177: Fiberglass-Mat faced gypsum sheathing, fire rated as required.
      1) Basis-of-Design: DensGlass by G-P Gypsum Corporation.
   f. Joint Treatment: ASTM C 475 and ASTM C 840, 3-coat system.
   g. Installation Standard: ASTM C 840.
2. Trim Accessories:
   a. Corners: Preformed structural outside and inside corners comprised of tapered plastic center membrane or metal, with prefinished paper surface and paper flap; provide No-Coat Prefinished Corners manufactured by Grabber Construction Products, or Sheetrock Paper Faced Metal Drywall Bead and Trim manufactured by United States Gypsum Company.
   b. Expansion (Control) Joints: One-piece control joint formed with V-shaped slot.
3. Auxiliary Materials:
   a. Gypsum board screws, ASTM C 1002.
   b. Fastening adhesive.
   c. Concealed acoustical sealant.
   d. Mineral fiber sound attenuation blankets.

B. MANUFACTURERS

2. Gypsum Board and Related Products:
    a. Georgia-Pacific Corp.
    b. National Gypsum Co.; Gold Bond Building Products Division.
    c. United States Gypsum Co.

SECTION 09 31 00 - CERAMIC TILE

A. PROJECT INCLUDES:
1. Interior Tile:
    a. Wall tile over Tile Backer.
    b. Floor tile over concrete slab.

B. QUALITY ASSURANCE
1. Tile Materials: ANSI 118 series standard specifications
2. Tile Installation: ANSI 108 series standard specifications and Tile Council of America, Handbook for Ceramic Tile Installation
3. Tile materials shall be made from recycled ceramic content as the project budget allows.

C. PRODUCTS
1. Porcelain Wall Tile for Public Toilet Rooms
    a. Type: Porcelain factory mounted flat tile.
    b. Size: 6 x 12 inches
    c. Thickness: 1/4 inch nominal
    d. Face: Modern linear tile with surface pattern.
    e. Manufacturer: Dal-Tile, American Olean, Crossville
2. Glazed Ceramic Wall Tile (for tub and shower surrounds)
    a. Type: Glazed
    b. Size: 4 1/4 x 4 1/4 x 5/16
    c. Face: Plain with modified square edges or cushion edges
3. Porcelain Tile
    a. Type: Unglazed Paver Tile
    b. Size: 12 x 12 inches, 12 x 24 inches
    c. Thickness: 5/16 inch
    d. Face: Plan with square or cushion edges
    e. Manufacturer: Dal-Tile, American Olean, Crossville
3. Tile Accessories:
    a. Matching trim units
    b. Marble thresholds
4. Setting Materials:
    a. Latex-portland cement mortar, ANSI A118.4
5. Grout:
    a. Latex-portland cement grout, ANSI A118.6
6. Setting Accessories:
7. Elastomeric Sealants:
    a. One-part mildew-resistant silicone sealant for non-traffic areas.
    b. Multi-part pourable urethane sealant for traffic areas.
8. Ceramic Soap Dish for installation in tile tub or shower wall.
9. Crack suppression / waterproofing membrane:
    a. Trowelable, elastomeric, waterproofing membrane complying with ASTM C836 and ANSI A118.10.

D. SCHEDULE

1. Tile Schedule:
    a. Bathroom Tub and Shower Walls: Glazed ceramic mosaic tile over cement board with latex-portland cement mortar and latex-portland cement grout, TCA W243 (thin-set mortar bonded to mr board on wood studs.)
    b. Toilet Room Floors: Unglazed ceramic mosaic tile over concrete slab with latex-portland cement mortar and latex-portland cement grout.

E. MANUFACTURERS
1. Ceramic Mosaic Tile and Quarry Tile:
    a. American Olean Tile Co., Inc.
    b. Dal-Tile Corp.
    c. Summitville Tiles, Inc.
    d. United States Ceramic Tile Co.
    e. Crossville Ceramics
2. Mortars and Grouts:
    a. Custom Building Products
    b. Laticrete International, Inc.
    c. Mapei Corporation

SECTION 09 65 00 – RESILIENT TILE FLOORING

A. PROJECT INCLUDES
1. Vinyl Composition Tile.
2. Vinyl Wall Base.
3. Sheet Vinyl.
4. Luxury Vinyl Tile planks.
5. Low VOC adhesive.

B. PRODUCTS
1. Tile Flooring:
    a. Vinyl Composition Tile: ASTM F 1066, Composition 1, nonasbestos formulated, Class 1 (solid color tile) and Class 2 (through pattern tile), 12 x 12 inches; 1/8 inch thick.
        1) Colors and Patterns: As selected by Architect from manufacturer's full range. A maximum of 12 colors will be selected; 75 percent standard colors and 25 percent premium colors.
    b. Rubber Floor Tile (Fire Stair Landings): ASTM F 1344.
2. Vinyl Wall Base: Cove with top-set toe. 4” high, .080” thick
3. Sheet Vinyl:
    a. Size: 12’ wide roll
    b. Wear Layer: 10 mil
    c. Thickness: 80 mil
    d. Installation: adhered
    e. Warranty: Minimum 10 year residential
    f. FloorScore certified
    g. Phthalate free
4. Luxury Vinyl Tile planks:
    a. Size: 6” x 48” x 2.5 mm thick planks.
    b. Wear layer: 12 mil.
    c. Installation: Full spread adhesive.
    d. Color and Pattern: Full range

e. Warranty: 15-year Residential, 7-year light commercial.
f. Finish: Polyurethane.
g. FloorScore certified
h. Phthalate free

5. Auxiliary Materials:
a. Edge strips and terminations.

C. MANUFACTURERS
1. Vinyl Composition Floor Tile:
a. Armstrong World Industries, Inc.
b. Azrock Industries, Inc.
c. Congoleum Corporation.
d. Mannington Mills, Inc.
e. Tarkett, Inc.
2. Resilient Base:
a. Burke Mercer Flooring Products.
b. Estrie; American Biltrite (Canada) Ltd.
c. Johnsonite.
d. Mondo Rubber International, Inc.
e. R.C. Musson Rubber Co.
f. Nora Rubber Flooring; Freudenberg Building Systems, Inc.
3. Sheet Vinyl:
a. Armstrong World Industries, Inc.
b. Mannington.
c. Tarkett.
4. Luxury Vinyl Tile planks:
a. Basis of Design: Cobalt Surfaces Katanga
b. Urban Surfaces SPC-LVP
c. Patcraft Homegrain

SECTION 09 65 13 - RESILIENT BASE AND ACCESSORIES

A. PROJECT INCLUDES
1. Resilient wall base and accessories.

B. PRODUCTS
1. Rubber Wall Base: ASTM F 1861, Type TP (rubber thermoplastic) or TS (rubber, vulcanized thermoset), Group 1 (solid), 4-inch height, 1/8 inch thick.
2. Rubber Stair Treads: FS RR-T-650, Composition A; full width and depth of stair tread in one piece; tapered thickness.
a. Nominal Thickness: 0.250 inch tapering to minimum 0.125 inch.
b. Nosing Style: Match stair profile.
c. Design Pattern: Smooth with two inlaid abrasive strips.
d. Color Style: Solid; color for stair covering to be color-matched to selected base color, for the area, and provided from the same manufacturer; same manufacturer must be used for that particular color (where scheduled) throughout the building.
e. Project Standard: Heavy Duty Safe-T-Grip by Johnsonite.

C. MANUFACTURERS
1. Armstrong World Industries, Inc.
2. Azrock Commercial Flooring.

3. Burke Mercer Flooring Products.
4. Estrie; American Biltrite (Canada) Ltd.
5. Johnsonite.
6. Mondo Rubber International, Inc.
7. R.C. Musson Rubber Co.
8. Nora Rubber Flooring; Freudenberg Building Systems, Inc.
9. Roppe Corporation.

SECTION 09 68 00 - CARPETING

A. PROJECT INCLUDES
1. Carpet and floor preparation.
2. Carpet Pad.

B. QUALITY ASSURANCE
1. Carpet systems must meet or exceed the Carpet and Rug Institute Green Label Plus Indoor Air Quality Test Program as alternate to standard carpet systems.

C. PRODUCTS
1. Carpet Material:
   a. Location: Where indicated on drawings.
   b. Type of Carpet:
      1. Apartment Unit: Carpet #1:
         a) 28 oz Suresoft Polyester textured cut pile with stain resistance on pad.
         b) Pile Height: 16/32
         c) Density: 1915
         d) Dye Method: Solution
         e) Green Label Plus Certified
      2. Common Area Carpet #2:
         a) 26 oz. Enhanced textured loop
         b) Thickness:.117
         c) Density: 8,000
         d) Green Label Plus Certified
2. Auxiliary Materials:
   a. Edge guards
   b. Adhesives and cements
   c. Stain resistance treatment
      1. Stain Master by Invista
      2. Approved equal
3. Carpet Installation Method:
   a. Units: Installation of carpet – stretched in grippers over 5 lb. carpet pad.
   b. H.C. Units: Installation of carpet –direct glue-down.
   c. Public Areas: Installation of carpet - direct gluedown.

D. MANUFACTURERS
1. Apartment: Textured Twist
   a. Mannington Commercial Multi-Family.
   b. Mohawk Ultrastrand.
   c. Patcraft pdQ Select
2. Pubic Areas: Graphic Loop
   a. Mannington Commercial.
   b. J&J Commercial on SDN

c. Patcraft pdQ Select

SECTION 09 80 00 – ACOUSTICAL UNDERLAYMENT

A. PROJECT INCLUDES
1. Noise control floor underlayment.

B. PRODUCTS
1. Acoustic underlayment for vinyl, linoleum and LVT.
   a. Thickness: 1/8”
   b. Roll: 39” wide
   c. Material: foam cork or rubber
   d. Low-VOC, no off-gassing
   e. Class A flame spread and smoke developed
   f. Installation: adhered

C. MANUFACTURERS
1. Maxxon Acousti-Mat II.
2. Hacker Industries Firm-Fill SCM-125
3. Pliteq GenieMat

SECTION 09 91 13 - EXTERIOR PAINTING

D. PROJECT INCLUDES
1. Painting and surface preparation for exterior finished or unfinished surfaces as scheduled.

E. QUALITY ASSURANCE
1. Regulations: Compliance with VOC and environmental regulations.

F. EXTERIOR PAINT SCHEDULE
1. Exterior Gypsum Soffit Board to Receive Flat Acylic Finish: 1coat alkyd or alkali-resistant primer, 2 coats flat exterior acrylic-emulsion paint.
2. Zinc Coated Metal to Receive Silicone-Alkyd Enamel Finish: 1 coat galvanized metal primer, 2 coats silicone-alkyd enamel.
3. Refinishing of existing aluminum railings and panels.

G. MANUFACTURERS
1. Duron Paints and Wallcoverings.
2. ICI Paint Stores, Inc.
3. McCormick Paints.
4. Benjamin Moore & Co.
5. PPG Industries, Inc.
6. Sherwin-Williams Co.

SECTION 09 91 23 - INTERIOR PAINTING

A. PROJECT INCLUDES
1. Painting and surface preparation for interior unfinished surfaces as scheduled.
2. Field-painting and surface preparation of exposed mechanical and electrical piping, conduit, ductwork, and equipment.

B. QUALITY ASSURANCE
1. Regulations: Compliance with VOC and environmental regulations.

C. INTERIOR PAINT SCHEDULE
1. Concrete Masonry Units to Receive Low-Luster Acrylic-Enamel Finish: 2 coats high-performance latex block filler, 2 coats low-luster (eggshell or satin) acrylic-latex interior enamel.
2. Gypsum Drywall to Receive Low-Luster Acrylic-Enamel Finish: 1 coat latex-based interior primer, 2 coats low-luster (eggshell or satin) acrylic-latex interior enamel.
3. Woodwork to Receive Semigloss Enamel Finish: 1 coat interior enamel undercoat, 2 coats interior semigloss acrylic-latex enamel.
4. Stained Woodwork to Receive Stained Satin Varnish Finish: 1 paste-wood filler coat if required, 1 coat clear sanding sealer, 1 coat waterborne interior wood stain, 2 coats waterborne polyurethane.
5. Natural Finish Woodwork to Receive Satin Varnish Finish: 1 paste-wood filler coat if required, 1 coat clear sanding sealer, 2 coats waterborne polyurethane.
6. Ferrous Metal to Receive Semigloss Enamel Finish: 1 coat rust-inhibiting primer, 1 coat interior enamel undercoat, 1 coat interior semigloss acrylic-latex enamel.
7. Zinc Coated Metal to Receive Semigloss Finish: 1 coat galvanized metal primer, 1 coat interior enamel undercoat, 1 coat interior semigloss acrylic-latex enamel.

D. MANUFACTURERS
1. Duron Paints and Wallcoverings.
2. ICI Paint Stores, Inc.
3. McCormick Paints.
4. Benjamin Moore & Co.
5. PPG Industries, Inc.
6. Sherwin-Williams Co.

END OF DIVISION 9

DIVISION 10 - SPECIALTIES

SECTION 10 20 00 - LOUVERS AND VENTS

A. PROJECT INCLUDES
1. Fixed Polymer Wall Louvers
2. Aluminum Louvers (extruded)
3. Vinyl Vents

B. PRODUCTS
1. Fypon Louvers:
   a. Representative Product: Fypon
   b. Location: As shown on drawings
   c. Finish: Provide keystones as shown on drawings and provide shapes as shown.
2. Aluminum Louvers
   a. Location: See mechanical drawings for sizes.
3. Vinyl Vents:
   a. Bathroom Vents - Deflecto Company
   b. Toilet Exhaust - Nutone 841
   c. Dryer exhaust - Deflecto
4. Louver Accessories:

a. Insect screens
b. Paint ready finish

5. Power Attic Vents if required because of draftstopping in attic limits passive ventilation. Motor operated by Thermostat.

SECTION 10 28 13 - TOILET ACCESSORIES

A. PROJECT INCLUDES
1. Toilet accessories and metal framed mirrors.

B. PRODUCTS
1. Toilet Accessories:
   a. Paper towel dispensers.
   b. Toilet tissue dispensers.
   c. Waste receptacles.
   d. Grab bars.
   e. Soap dispensers, deck mounted.
2. Mirrors and Frames:
   a. Glazing: Mirror glass, 1/4 inch thick, ASTM C 1036.
   b. Frames: Stainless steel.
3. Materials and Finishes:
   a. Stainless Steel: ASTM A 666, Type 304, with No. 4 polished finish.

C. MANUFACTURERS
1. American Specialties, Inc.
2. A & J Washroom Accessories, Inc.
3. Bobrick Washroom Equipment, Inc.
4. Bradley Corporation.

SECTION 10 42 50 - SIGNS

A. PROJECT INCLUDES
1. Exterior Building Address Sign
2. Unit number signs
3. Exterior Handicapped Parking Sign

B. PRODUCTS
1. Dimensional Letters and Number for Exterior Building Sign:
   a. Type: Cast
   b. Finish: Brushed Nickel
   c. Size: 10" High
2. Apartment Numbers
   a. Cast aluminum characters
   b. 5 inches high; 4 inches wide

C. MANUFACTURERS
1. Andco Industries Corp.
2. A.C. Davenport & Son Co.
3. ASI Sign System
4. Spanjer Brothers, Inc.
5. The Supersine Company

6. Southwell Company

SECTION 10 44 16 - FIRE EXTINGUISHERS

A. PROJECT INCLUDES
1. Portable fire extinguishers.

B. QUALITY ASSURANCE
1. Standards: UL and FM listed products.

C. PRODUCTS
1. Fire Extinguishers:
   a. Multipurpose Dry Chemical Type: UL-rated 4-A:60-B:C, 10 lb nominal capacity, in enameled steel container.
   b. Public Area Mounting: Cabinet mounted.
   c. Service Area Mounting: Metal brackets.

D. MANUFACTURERS
1. J.L. Industries, Inc.
2. Larsen's Manufacturing Company.
3. Potter-Roemer; Div. of Smith Industries, Inc.
4. Watrous; Div. of American Specialties, Inc.

SECTION 10 55 00 - POSTAL SPECIALTIES

A. PROJECT INCLUDES
1. Tenant mailboxes, front loading cluster box unit
2. Matching Tenant Directory.

B. PRODUCTS
1. Tenant mail boxes: one for each apartment unit, extruded aluminum with flush hinges and concealed hinge pins, with solid inserts for apartment number.
2. Brushed Nickel or aluminum finish.
3. 3” x 15” compartments.
4. 5-pin cylinder locks.
5. Engraved apartment identification.
6. Pedestal mount, bolted to concrete slab.

C. MANUFACTURERS
1. Auth Florence Manufacturing
2. Bommer
3. Cutler
4. Miami-Carey

SECTION 10 56 23 - WIRE STORAGE SHELVING

A. PROJECT INCLUDES
1. Wire shelves and coat rod in every clothes closet.
2. Wire shelves in pantries and linen closets.

B. PRODUCTS
1. Closet-Maid shelf and pole Model #7300, vinyl coated steel rod shelving, including

shelves and rods, 12" wide by length of the closet.

2. Accessories:
   a. Inserts and Anchors: Furnish inserts and anchoring devises for installing units to substrate.
   b. Fasteners: Provide suitable screws and other fastening devices of same material as item fastened.

C. MANUFACTURERS
1. Republic Storage Systems.
2. Penco Products, Inc..
3. Lyon Metal Products.

END OF DIVISION 10

DIVISION 11 - EQUIPMENT

SECTION 11 31 00 - APPLIANCES

A. PROJECT INCLUDES
1. Kitchen Appliances in each Unit Kitchen
2. All appliances to be CFC-Free.
3. All appliances to be “Energy Star”.

B. PRODUCTS
1. Refrigerator:
   a. 18 cu. Ft. GE Model # GTE18GTHBB.
   b. No-frost all models
   c. Color: Black
   d. Refrigeration equipment shall be CFC-free, HCFC-free, and Halon-free.
   e. Energy Star compliant
2. Microwave:
   a. GE Model #JVM7195DKBB
   b. 1.9 cu. ft. over-the-range
   c. 1,000 watts
   d. 4 speed exhaust fan
   e. Color: Black
3. Range Hood:
   a. GE Model #JVE40DTWW
   b Variable two-speed fan control
   c. Cooktop Light
   d. Energy Star compliant
   e. Color: Black
4. Garbage Disposal:
   a. GE Model #GFC320V with insulated jacket for handicapped unit.
   b. 1/3 H.P.
5. Range:
   a. GE Model #JBS10DFBB
   b. 30" inch
   c. Continuous Clean standard
   d. 5.0 cubic foot oven w/ viewing window
   e. Front Panels: Black
6. Range (UFAS):
   a. GE Model # JB450DFBB

b. 30”
c. Self-clean
d. ADA compliant
e. 5.0 cu.ft. oven with viewing window
f. Color: Black

7. Dishwasher:
   a. GE Model # GDF510PGDBB 24" inch
   b. Color: Black
   c. Energy Star compliant
   d. 5 wash levels
   e. Insulated
8. Dishwasher (UFAS) Apartments:
   a. GE Model # GLDA690FBB 24" inch
   b. Color: Black
   c. Energy Star compliant
   d. 5 wash levels
   e. Insulated
9. Microwave (UFAS):
   a. GE Model #PEM31DFBB
   b. 1.1 cu. ft.
   c. 800 watts
   d. ADA Compliant
   e. Color: Black

END OF DIVISION 11

DIVISION 12 - FURNISHINGS

SECTION 12 21 13 - HORIZONTAL LOUVER BLINDS

A. PROJECT INCLUDES
   1. Horizontal louver miniblinds.

B. PRODUCTS
   1. Horizontal Blinds:
      a. Slats: Vinyl.
      b. Slat Width: 1 inch.
      c. Manual Operation: Tilting and lifting mechanisms.
      d. Steel head rail and bottom rail

C. MANUFACTURERS
   1. Hunter Douglas Window Fashions.
   2. Levolor Contract; a Newell Company; Levolor.
   3. Springs Window Fashions Division, Inc.; Bali.

SECTION 12 35 30 - RESIDENTIAL CASEWORK

A. PROJECT INCLUDES
   1. Kitchen Cabinets for All Kitchens
   2. Vanities All Bathrooms
   3. Countertops – Plastic Laminate

4. Kitchen Sink – Stainless Steel

B. PRODUCTS
1. Kitchen Cabinets
   a. Plywood cabinet box that is CARB 2 compliant, or NAUF.
   b. Finish: Ash wood with stain finish
   d. See drawings for configurations
   e. Provide shelving in blind corners of wall cabinets and lazy susan in base cabinets.
   f. All hardware to be satin nickel including wire pulls.
2. Vanities:
   a. Vanity: 21 inches deep, cultured marble top with integral, off-set single bowl.
3. Countertops:
   a. Simulated stone or marble plastic laminate with scratch resistant coating.
4. Kitchen Sink:
   a. High Neck Spout with lever handles.
   b. Stainless Steel Bowl self-rimming.
   c. Single bowl standard with rear drain at UFAS apartments.

C. MANUFACTURERS
1. ACPi Advanta
2. Wolf Cabinets
3. SMART Cabinets

END OF DIVISION 12

DIVISION 13 - SPECIAL CONSTRUCTION

NOT USED

DIVISION 14 - CONVEYING SYSTEMS

SECTION 14 24 00 – MRL TRACTION ELEVATOR

A. PROJECT INCLUDES
1. Machine room-less Traction Elevator.

B. PRODUCTS
1. Load Capacity: 3100 pounds
2. Speed: 100 FPM
3. Cab Height: 93 inches high
4. Power Supply: 208 volt, 3 Phase, 60 cycle AC
5. Machine Location: Hoistway
6. Stops: 5 stops and 3 stops
7. LED Lighting
8. Side and Rear Handrails.
9. Low power consumption

D. MANUFACTURERS
1. Schindler, Inc.
2. Thyssen Krupp
3. Otis
4. Kone.

DIVISION 21 – FIRE SUPPRESSION

SECTION 21 00 00 – FIRE PROTECTION

1.01 GENERAL

1.1 SUMMARY

A. The requirements of Section 20 00 00 apply to work performed under this Section.

B. Section includes fire protection sprinkler systems.

1.2 QUALITY ASSURANCE

A. Regulatory requirements of the fire protection system shall be in compliance with the rules and regulations of the Fire Department and the State Fire Marshal (or his legislated authoritative representative) and in accordance with the following:

1. Building Code
2. NFPA 101 - Life Safety Code
3. NFPA Standards
    a. NFPA 13
    b. NFPA 20

B. Fire alarm system and associated wiring are specified under Division 26. Coordinate changes to the fire alarm system due to changes in the sprinkler system layout from that shown on the Contract Documents.

1.3 SUBMITTALS

A. A sprinkler system working drawing as required by NFPA and local jurisdiction shall be submitted to the Architect for review after governmental and regulatory agency approvals have been obtained. The submittal shall include manufacturer's data sheets and hydraulic calculations. Approval agencies shall include the local fire department and the State Fire Marshal's office. No installation of the system shall be made until approval is obtained. System shown on the Contract Drawings is schematic and is intended for use as a guide.

2.01 PRODUCTS

2.1 VALVES

A. Valves on fire protection system shall be Factory Mutual stamped or UL listed.

B. Valves at base of risers and sprinkler system service shall be Stockham G634 or similar of Acme, Fairbanks, Walworth or Jenkins, 175 pound iron body, solid wedge disc with rising stem O.S. & Y. Provide a valve tamper switch for each valve. Tamper switch shall be Edwards type OSYS-U, Simplex or Pyron.

C. Fire department valves in stair towers shall be Croker Corporation B0165, type 2 angle pattern male and female, 2-1/2 inch size, rough chrome plated with polished trim. Valves shall have a device to limit the discharge pressure to 100 psi. Hose end threads shall match those of the local fire department. Provide hose connections at each floor for each standpipe.

D. Siamese connections shall be Croker Corporation, 6430 series, with dual clappers, lettered "Automatic Sprinklers". Prior to ordering Siamese connections, confirm type of finish with both Owner and Architect. Basis of design is polished chrome, if approved by Owner/Architect polished brass may be substituted. Hose threads shall be compatible with

local fire department requirements. Provide U.L approved check valve behind each siamese connection with standard No. 148 automatic ball drip. Extend drip through the wall to discharge on grade.

2.2 SPRINKLER SYSTEM EQUIPMENT

A. Ceiling sprinkler heads shall be recessed, pendant residential style, rapid response heads with white finish for ceiling installation. Ceiling heads shall have full 360 degree spray pattern. Ceiling heads shall be Reliable; or Viking, Automatic Sprinkler.

B. Sidewall sprinkler heads shall be residential style, rapid response heads with white finish. Provide with special deflector to distribute the water in a uniform pattern. Sidewall heads shall be Reliable or Viking, Automatic Sprinkler.

C. Ceiling sprinkler heads shall be white finish pendant heads for installation on a suspended ceiling system. Ceiling heads shall have full 360 degree spray pattern provided with fusible links or with thermal glass bulb for ordinary temperature rating. Sprinkler and other major devices shall be as manufactured by Reliable or Viking, Automatic Sprinkler.

D. Sidewall sprinkler heads shall be white finish, horizontal type with a special deflector to distribute the water in a uniform pattern. Sidewall heads shall have a fusible link or with thermal glass bulb or with thermal glass bulb with an ordinary temperature rating.

E. Exposed piping upright sprinkler heads shall be natural bronze finish for exposed piping installation. Heads shall have full 360 degree spray pattern provided with fusible links for ordinary temperature rating.

3.01 EXECUTION

3.1 SUMMARY

A. The requirements of Section 20 00 00 apply to work performed under this Section.

B. Section includes fire protection sprinkler systems.

1.2 QUALITY ASSURANCE

A. Regulatory requirements of the fire protection system shall be in compliance with the rules and regulations of the Fire Department and the State Fire Marshal (or his legislated authoritative representative) and in accordance with the following:

1. Building Code
2. NFPA 101 - Life Safety Code
3. NFPA Standards
    a. NFPA 13D
    b. NFPA 20

B. Fire alarm system and associated wiring are specified under Division 26. Coordinate changes to the fire alarm system due to changes in the sprinkler system layout from that shown on the Contract Documents.

1.3 SUBMITTALS

A. A sprinkler system working drawing as required by NFPA and local jurisdiction shall be submitted to the Architect for review after governmental and regulatory agency approvals have been obtained. The submittal shall include manufacturer’s data sheets and hydraulic calculations. Approval agencies shall include the local fire department and the State Fire Marshal's office. No installation of the system shall be made until approval is obtained. System shown on the Contract Drawings is schematic and is intended for use as a guide.

DIVISION 22 – PLUMBING

SECTION 22 00 00 – GENERAL PLUMBING

1.01 GENERAL

1.1 NOTE

A. The requirements of Section 20 00 00 apply to work performed under this Section.

1.2 SCOPE

B. The work under this Section of the Specification shall include the furnishing of labor, materials and equipment for the installation of complete plumbing systems, including interior sanitary soil, waste and vent piping; storm, interior domestic hot and cold water piping, plumbing fixtures and appliances to provide continuous and satisfactory service.

1.3 CONNECTIONS TO EQUIPMENT

C. Provide labor and materials to connect equipment furnished under this Section of the Specification.

D. Provide labor and materials to connect equipment furnished under other Sections of the Specification and requiring plumbing connections as if the equipment was furnished under this Section of the Specification. Provide traps, water stop valves, etc., for equipment requiring such connections to provide functioning systems.

2.01 PRODUCTS

2.1 WATER HEATER - ELECTRIC STORAGE - RESIDENTIAL

A. Provide an automatic electric storage water heater of the size and capacity as noted on the Drawings.

B. Storage tank shall be sodium aluminate glass lined fused to steel at 1500 degrees F and guaranteed against leakage under commercial use for three years. Cold water shall enter tank at bottom of tank or be provided with dip tube that will remain stable at temperatures up to 400 degree Fahrenheit. Hot and cold water nipples shall be non ferrous. Tank shall be insulated to provide an R factor of 8 and enclosed in an enamelled steel jacket to comply with ASHRAE 90-80 standards.

C. Heating element(s) shall be medium watt density incoloy immersion element controlled by a snap acting thermostat. Provide with high limit cutout thermostat.

D. Storage heater shall be provided with magnesium anode and ASME approved temperature and pressure relief valve. Provide 4 inch galvanized steel drain pan under the water heater with a drain line extending from the drain pan to discharge into a floor drain or open site drain.

E. Electric storage water heater shall be A.O. Smith, Rheem, or State.

F. Energy Factor will be .95 or higher.

2.3 EXPANSION TANKS - DIAPHRAGM

A. Provide expansion tanks of size noted on drawings for the domestic hot water systems. Tank shall be flange grade steel treated to be corrosion resistant and given final enamel coat of paint, steel with butyl diaphragm and a rigid polypropylene liner to provide non-

corrosive water reservoir. Provide with saddles for suspended mounting as required for the installation.

B. Tanks shall be ASME Section VIII code designed and stamped for maximum working pressure of 115 psi and temperature of 240 degrees fahrenheit and air tested at 160 psi. Tanks shall be precharged to the setting of the make up water pressure reducing valve. Provide saddles and hangers for support of tanks.

C. Tank shall be as manufactured by Amtrol or Taco.

2.4 PLUMBING FIXTURES

A. Provide plumbing fixtures as shown on the Drawings or as described herein. Exposed metal parts of fixtures, including faucets, waste fittings, waste plugs, strainers, flush valves, traps, supply and waste pipes and escutcheons shall be brass, chromium plated.

B. Mounting Heights of Fixtures

1. To provide for the physically disabled, plumbing fixtures shall be provided for their use at a mounting height suitable for the disabled as set forth by the Federal Government. Fixtures for special uses need not meet this requirement. Fixture mounting heights are generally indicated on the drawings.
2. Hot water and drain piping accessible to a wheelchair patient shall be suitably protected against high temperature by molded vinyl piping covers with access to shut-off valves, trap cleanout, etc. Insulation shall have out of sight fastening system, tie bands are not approved. Covers shall be Truebro 105/102.

C. Hot and cold water connections to fixtures shall be provided with a stop valve. Stop valves, risers, etc. shall be residential/light commercial grade as manufactured by Brass Craft, Central Brass or Engineered Brass Co.

D. Flush valves shall be of the non-hold open type and shall operate with 5 psi or less hand pressure.

E. Provide metal supports necessary to adequately and substantially hang and set fixtures. Supports shall be Zurn, Josam or J. R. Smith and suitable for the wall thickness and piping arrangements shown.

F. Plumbing fixtures shall be caulked at wall and floor with silicone caulking material of same color as the fixture.

G. Locate countertop sinks furnished under this Division. Furnish templates to the countertop fabricator for cutting of required holes.

H. For sinks and fixtures specified under other Divisions or other contracts and not provided with faucets, tailpieces, traps, and stop valves; provide necessary fittings and completely connect the sinks and fixtures.

I. Where sensor operated flush valves and faucets are specified hereinafter, furnish one transformer to serve a maximum of three lavatories, furnish one transformer to serve a maximum of ten urinals and furnish one transformer to serve a maximum of ten water closet. Each transformer shall be for a 120V primary voltage. Wiring will be installed under Division 26.

J. Fixtures shall be as follows:

2.8 SHOCK ABSORBERS

A. Provide shock absorbers in the water piping in horizontal runs to quick closing valves at the end of runs and where shown on drawing and elsewhere as required to prevent noise or injury to the piping system resulting from water hammer.

B. Shock absorbers shall be J. R. Smith Hydrotrol or Zurn Z-1700 Shocktrol. Unit shall consist of stainless steel casing and air charged bellows. Shock absorbers shall be sized as recommended in the Plumbing Drainage Institute Standard WH-201.

2.9 WALL HYDRANTS AND HOSE BIBBS

A. Provide wall hydrants and hose bibbs as herein specified and indicated on the Drawings.

B. The exterior wall hydrants shall be frostproof hydrants Zurn 1310 with integral backflow preventor, J. R. Smith or Josam. The hydrant face shall be polished nickel bronze. The unit shall have bronze working parts and neoprene washers. Provide a loose key which will operate the hydrants.

C. Dual temperature wall hydrant shall be Zurn Z1355-5 dual temperature wall faucet less cover, but fitted with permanent handles and vacuum breaker.

D. Hose bibbs shall be Kohler K7871 Faucet, American Standard or Crane. The hose bibbs shall be chromium plated, loose key handle compression faucets with hose end and male IPS shoulder inlet fitted with Watts 8A backflow preventor.

E. Box hydrant shall be bronze construction, non-freeze type, hinged box cover with operating key lock. Hydrant shall have a tapped drain port in the valve housing. Box shall have a space for hose storage. Provide Watts 8A vacuum breaker. Bottom of hydrant connection shall be 3 feet - 6 inches below grade. Provide 18 inch x 18 inch gravel pit starting from the bottom of the hydrant connection and extending down 24 inches.

2.10 VALVES

A. Provide valves as indicated on Drawings, as specified below and as required. Valves, where possible, shall be of one manufacturer, Stockham, Nibco or Jenkins, Jomar whose figure numbers are used below.

B. Valves 2 inches and smaller, which will be operated frequently, or will be used for throttling services, shall be ball or globe valves. Stop valves shall be ball valves.

C. Valves in the domestic hot water, cold water and hot water recirculating system shall be:

	FOR STEEL PIPE		
Description	Nibco	Jenkins	Stockham
Gate-4" and larger IBBT, OS & Y, flanged	F-617-0	651A	G-623
Gate-3” and smaller BBT, rising threaded stem	T-111	47	B-100
Globe–4” and larger IBBT OS&Y, flanged	F-718-B	613	G-512
Globe-3” and smaller BBT, threaded	T-211-Y		B-13-T
Check Valves 4” and larger IBBT, swing, flanged	F-918-B	624	G-931
Check Valves 3” and smaller BBT, swing, threaded	T-413-Y	92A	B-319

Description	For Copper Tube Nibco	Jenkins	Stockham
Gate-2-1/2" and smaller, bronze rising stem, solder end.	S-111	1242	B-108
Globe–2-1/2" and smaller, bronze solder end	S-211-Y		B-14-T
Check Valves 2-1/2"and smaller, bronze, swing solder end	S-413-Y	1222	B-309

D. Non-lubricated plug valves, DeZurik 425 may be used for balancing and shut off valves in hot water circulating lines. Adjustable stop and tapping on the downstream side for pressure gauge connections shall be provided with balancing services. This valve may also be used in lieu of gate and globe valves where shown.

E. Ball valves may be used for shut off and balancing purposes except on gas piping where they shall not be used. Ball valves shall be NIBCO figure S-580-M, Jomar T-100 or Apollo. Provide memory stop on balancing valves.

F. Butterfly valves may be used for shut off or balancing purposes in lieu of gate or globe valves on piping 2-1/2 inches and larger. Valves shall be 200 pound and have EPDM liner, aluminum bronze disc and lever lock operator. NIBCO LD-2000-3, Jenkins 23ZE, Centerline, or DeZurik. On piping 8 inches and larger provide gear operator NIBCO LB-2000-5.

G. Non-slam check valves shall be installed on discharge of pumps, in vertical piping and elsewhere as shown and shall be 125 pound wafer style iron body, bronze fitted with renewable seat and disc and spring actuator, Miller 162, NIBCO W910, Hager or Smolensky.

3.01 EXECUTION

3.2 WATER PIPING

A. CPVC flowguard water system piping.

B. Exposed piping at fixtures shall be painted. Fittings shall be chrome plated brass.

C. Mains, branches and connections of the hot and cold water distribution piping systems shall be provided with valves placed at the points shown on drawings or directed by the Architect for proper isolation and control of the system. Equipment or appliances shall be separately valved so that service can be shut off and the piece of equipment or appliance removed without disturbing the piping system. Valves shall be located so as to be accessible to the operator. Separate valves for equipment and appliances are in addition to faucets supplied herein or in other Sections.

D. Provide for expansion of piping subject to temperature changes. This shall be accomplished by swings, bends or loops.

3.3 INSULATION

A. After the systems have been installed and tested, insulation as specified below shall be applied. Materials shall be UL, Inc., approved and shall be applied as recommended by the manufacturer's written instructions. Materials used shall be the products of Owens Corning, PPG, Manville, Knauff Corporation, Certainteed, Armstrong, Eagle Picher, Insul Coustic or Benjamin Foster and shall be equal to those products that meet the Specifications below.

B. Insulate new cold water piping, hot water piping, tempered water piping, hot water circulating piping except chrome plated piping exposed at plumbing fixtures and insulate condensate drain lines.

C. At pipe hangers, for piping carrying fluids with temperatures below 70 degrees, provide a rigid core of insulation to support the pipe. Rigid insulation shall be the same thickness as the adjacent semi-rigid insulation and have the same flame spread and smoke developed ratings. Vapor barrier shall be continuous and integral between the rigid and semi-rigid sections of insulation. Rigid insulation shall be composed of hydrous calcium silicate. Rigid insulation shall be Johns Manville Thermo-12 Gold or equal of Owens Corning.

SECTION 22 05 23 - VALVES

A. Swing check valves in domestic water piping.

B. Non-freeze wall hydrants.

C. Valve tags, and identification markers.

SECTION 22 05 29 – HANGERS AND SUPPORTS FOR PLUMBING

A. Pipe hangers and supports: MSS SP-58 and 69.

B. Pipe anchors and guides.

SECTION 22 05 48 - VIBRATION CONTROL SUPPORT FOR PLUMBING

A. Spring vibration isolators and neoprene pads for pumps and condensing units.

SECTION 22 07 00 -PLUMBING INSULATION

A. Rigid fiberglass with all service jacket for domestic cold, hot and re-circulating water piping. Flexible elastomeric insulation for piping run-outs located within partitions.

B. Rigid fiberglass with PVC jacket over water piping above grade.

SECTION 22 11 16 - DOMESTIC WATER PIPING

A. Aboveground: CPVC plastic piping for water supply.

SECTION 22 14 11 - SANITARY PIPING

A. Sanitary, venting, and storm water piping: Min Schedule 40 PVC, as allowed by local jurisdiction.

B. Air conditioning condensate drain piping: Schedule 40 PVC.

SECTION 22 30 00 – PLUMBING EQUIPMENT

A. PROJECT INCLUDES
1. Waste, vent and sanitary sewer system
2. The domestic cold and hot water supply system
3. Plumbing fixtures, equipment, accessories and appurtenances

B. QUALITY ASSURANCE
1. References: American National Standards Institute (ANSI), American Society of Mechanical Engineers (ASME), American Society for Testing and Materials (ASTM), Federal Specifications (FS), Steel Structures Painting Council (SSPC), 4400 Fifth Avenue, Pittsburgh, Pennsylvania 15213, and manufacturer's printed recommendation.
2. Codes: Comply with the applicable requirements of the Plumbing Code and all local codes.

C. PRODUCTS
1. Waste and Vent Pipe and Fittings, Aboveground:
   a. Pipe, 1 1/4 inches to 2 inches: PVC type DWV.
   b. Fittings, 1 1/4 inches to 2 inches: ANSI B16.23. PVC
   c. Pipe, 3 inches and larger: ASTM A74. PVC
   d. Fittings, 3 inches and larger: ASTM A74. PVC
   e. Exposed Pipe and Fittings: painted pipe with chrome plated, brass fittings.
2. Waste, and Drainage Pipe and Fittings, Below ground:
   a. Pipe: 2 inches and larger, ASTM A74. PVC
   b. Fittings: 2 inches and larger, ASTM A74. PVC, long sweep bends.
3. Cleanouts: Same size as piping up to 4 inches. Minimum of 4 inches for larger piping.
   a. Interior: Adjustable cast iron floor cleanout with inside on outside caulk connection, bronze internal plug, satin top, Nikaloy rim and cover plate for light traffic. Josam Manufacturing Company, Michigan City, Indiana 46360, Wade or Zurn.
      Concrete and Resilient Floors: Josam Series 58200/58210
   b. Exterior: Adjustable cast iron floor cleanout with outside caulk connection, bronze internal cleanout plug and adjustable head with heavy duty, vandal-proof, secured cover.
      Unpaved Areas: Josam Series 58310, set in minimum 18-inch square be 6 inch poured concrete, with top at finished grade.
   c. Partitions: Josam Series 58790, with access cover.
4. Domestic Water Piping and Fittings, Aboveground:
   a. Piping: CPVC plastic piping.
   b. Fittings: Wrought copper solder joint.
   c. Unions: 2 inches and smaller, ANSI B16.22. Wrought copper solder joint, ground seat.
   d. Dielectric Connections: EPCO Sales, Inc. Cleveland, Ohio 44109, or approved equal.
      1. Unions: 2 inches and smaller, 175 PSI minimum working pressure, ends to match connections.
5. Domestic Water Piping and Fittings, Underground:
   a. Piping: ASTM B88. Copper tubing, soft drawn, Type K.
   b. Fittings: ANSI B16.26. Cast bronze flared tube.
   c. Water Service: As indicated.
6. Domestic Water Accessories:
   a. Drain Valves: 2 inch globe valves at low points in cold water and hot water systems.

b. Exposed Piping: paint finish.
c. Pipe Sleeves and Plates:
   1. Sleeves made from steel pipe or tubing shall be provided for all pipes passing through concrete floors or walls. Sleeves for partitions shall be a minimum of 24 U.S.S. gauge galvanized iron. Size for outside diameter of insulation.
   2. Uninsulated pipe passing through, or entering from floors, finished walls, or ceilings, shall be fitted with cast brass, bright brass plated escutcheons firmly secured to pipes.

7. Plumbing Fixtures:
   a. General: Fixture color shall be white and shall be complete with all specialties, trim, supports, and related items required by the specified fixtures. Provide screwdriver operated stops and escutcheons on all piping connections to fixtures. Furnish bright brass plated adjustable cast brass P-trap with tubing drain to wall. Size to match tail piece with bright brass plated escutcheon. Plumbing fixtures shall be of one manufacturer as far as possible, Crane indicated, unless noted otherwise. Fixtures may also be as manufactured by American Standard, Briggs & Kohler, Trim, Moen indicated, Delta or Kohler.
   b. Toilet Elongated Pressure Assist, 14” 1.28 GPF: Vitreous china, flush tank with Cover, bolt caps. Stop valve. Brushed Nickel finish. Closed front, solid plastic white finish seat with cover.
   c. Toilet Elongated Pressure Assist (Handicapped Unit): 17" h 1.28 GPF, vitreous china, flush tank, bolt caps. Stop valve. Brushed Nickel finish. Closed front, solid plastic, white finish seat with cover.
   d. Lavatory: Vanity by others, trap, tailpiece, wheelhandle stop and supplies.
   e. Bath Tub: Enameled steel tub complete with pop-up drain. Anti-scald shower controls, tub filler, indexed Brushed Nickel Finish lever handle, screwdriver stops, Brushed Nickel finish, slip resistant tub bottom.
   f. Sink: Countertop sink and disposal furnished under another Division of the Specifications. Provide complete rough-in and final connections including P-trap: As required for garbage disposer installation and dishwasher.
   g. Shower: FIAT shower base, molded stone with brushed nickel finish metal drain plate (36" x 36" or 30” x 60”)
   h. Plumbing fixtures will be the following models and water flow rates:
      - Water Closet
        - Kohler Kelston – K-4484-0 Elongated – 1.28 GPF, watersense
      - Lavatory Faucet
        - Moen Darcy double lever – 1.5 GPM, Watersense
      - Shower / Tub Valve
        - Moen Darcy pressure balancing.
      - Shower Head
        - Niagara N2917CH-1.75 GPM, Watersense
      - Kitchen Faucet
        - Moen Torrence single lever with separate spray head – 2.0 GPM
      - Water Heater
        - Electric 40 gallon capacity storage tank with 0.95 Energy Factor – AO Smith Conservationist PXHT 40.

END OF DIVISION 22

DIVISION 23 – HEATING VENTILATING AND AIR CONDITIONING

SECTION 23 00 00 – HEATING AND AIR CONDITIONING

1.01 GENERAL

1.1 NOTE

A. The requirements of Section 20 00 00 apply to work performed under this Section.

B. Refer to Section 23 82 00 for HVAC specifications.

1.2 SCOPE

C. The Work under this Section of the Specification shall include the furnishing of labor, equipment and materials for the installation of heating, air conditioning and ventilating systems as specified, shown on the Drawings or implied to provide continuous and satisfactory service.

D. The designs must size heating and cooling equipment in accordance with the Air Conditioning Contractors of America (ACAA) Manuals, Parts J and S, or ASHRAE handbooks.

2.01 PRODUCTS

2.1 HEAT PUMPS - SPLIT SYSTEM

A. Provide direct expansion, split system heat pump systems consisting of exterior unit and interior fan coil unit. Equipment shall be of a single manufacturer. Systems shall be rated and catalogued to be compatible. Unit shall be ARI rated but shall operate at the conditions and capacities as noted on the drawings.

B. Outdoor Unit

1. Outdoor unit shall be air cooled with vertical air discharge provided with a hermetic compressor.
2. Compressor shall be welded steel hermetic provided with internal vibration isolation, crank case heater and motor winding over temperature and overcurrent safety devices.
3. Heater transfer coil shall be copper or aluminum tube with aluminum plate fins. Coil shall provide subcooling and shall be capable of storing refrigerant in system when 80 percent full or it shall be provided with an accumulator receiver. Heat rejection fan shall be deep pitched corrosion resistant propeller fan protected by a fan guard. Fan shall be direct driven by permanently lubricated motor with inherent overload protection and Class B insulation.
4. Provide outdoor unit with defrost controls, low ambient controls to 0 DegF, high and low pressure safety controls, time delay relay to prevent short cycling and automatic restart on resumption of electric service after a power failure. Controls shall be solid state. Where units are three phase, provide thermal overloads in power phases to provide single phase protection of motor.
5. Casing shall be suitable for exterior use and shall be provided with baked enamel finish over properly treated galvanized steel or other approved corrosion resistant finish. Unit shall be set on concrete pad.

C. Indoor Unit

1. Provide floor mounted, vertical fan coil unit with vertical discharge compatible for use with outdoor unit specified above.
2. Fan coil unit shall be complete with insulated casing with asphaltum treated drain pan, copper tube aluminum fin direct expansion refrigeration coil with suitable

expansion valve, distributor and solenoid valve, fan section and filter section and auxiliary electric heat. Evaporator fan shall be vee belt drive or multi-speed of direct drive suitable for the installed field conditions and capacity.

3. Auxiliary electric heater shall be medium watt density ni-chrome wire open coil provided with magnetic operating and backup contactors, automatic reset thermal overload protection, manual reset overcurrent protection and air pressure switch as required by the National Electrical Code. Electric heater shall operate during defrost cycle. During normal heating cycle, electric heaters shall be sequenced in stages. Heaters shall operate in emergency heating mode.
4. Electric heater power wiring and supply fan shall be wired to one central point with separate circuit breakers or inherent overload protection provided for components. Provide control power transformer.
5. Filter shall be standard throwaway type and shall be new and clean when building is accepted for use by the Owner.

D. Heat pump units shall be similar to model listed on drawing and manufactured by Carrier, York, Goodman or Lennox.

E. Heat pumps shall be Energy Star qualified.

2.2 WALL HEATERS - ELECTRIC

A. Provide electric wall heaters of the type and capacity as indicated on the drawings.

B. Wall heaters shall be surface or recessed units as indicated and shall be complete with 16 gauge enclosed cabinet wall box with removable face grille, down flow propeller fan with permanently lubricated totally enclosed fan motor, finned grid or sheath type heating element with nichrome embedded wire, tamperproof built-in thermostat with fan delay switch, on-off switch, high limit switch and disconnect switch.

C. Heaters shall be Q-Mark, Singer Electromode or Markel.

2.5 UNIT HEATERS - ELECTRIC

A. Provide electric unit heaters where shown on the plans of arrangements, capacities and sizes listed on the drawings. Units shall be constructed and rated in accordance with the standards of the Air Moving and Conditioning Association and ASHRAE and have a U.L. approved disconnect means.

B. Heating elements shall be aluminum finned, copper clad steel sheath resistance heating elements.

C. Motors shall be permanent split capacitor type. Unit shall be complete with automatic reset thermal cutouts, fan and motors with built-in thermal overload protection.

D. Unit heaters shall be constructed of 16 gauge die-formed steel housing with individually adjustable discharge louvers. Finish shall be the standard factory baked enamel finish.

E. Provide wall mounted thermostat. Unit shall have fan delay feature.

F. Unit heaters shall be Q-Mark, Singer Electromode or Markel.

2.6 AIR DEVICES

A. Provide air devices to complete the heating, air conditioning and ventilating systems. Air devices in ceiling shall have flat white lacquered finish unless noted otherwise. Coordinate the appropriate border and mount for the specific application.

B. Air devices shall be as manufactured by Titus, Tuttle & Bailey, Price, Anemostat, Krueger, or Metalaire.

C. Supply air diffusers in the ceiling shall be square or rectangular pattern with removable directional multi-blade core. Pattern shall be four-way, unless noted otherwise on drawings. Construction shall be steel. Where diffuser is to be installed in a lay-in ceiling, diffuser shall have panels to fit into 24 x 24 modular lay-in ceiling. Provide diffusers with horizontal to vertical pattern, adjusting tabs and opposed blade damper. Where indicated on the Drawings to be connected to flexible ductwork, provide square to round adaptor.

1. Titus TDCA

D. Sidewall supply air registers shall be double deflection with vertical face bars and opposed blade damper. Construction shall be steel with white finish.

1. Titus 300RL

E. Sidewall return/exhaust registers (more than 7'-0" above floor) shall be horizontal fixed bar set at 35 degrees or fixed curved bar with opposed blade damper. Register shall be steel construction with white finish. Omit damper where indicated as grilles.

1. Titus 350RL

F. Sidewall return registers (below 7'-0" above floor) shall be heavy duty 14 gauge reinforced steel bars set at 1/2 inch centers on 40 degree angle. Provide with opposed blade damper (delete damper where noted as grilles). Finish shall be white enamel.

1. Titus 355RL-HD

G. Ceiling return/exhaust registers shall be extruded aluminum frame and grid with 1/2 inch spacing vertical blade lattice core and provide with opposed blade damper. Delete damper where noted as grilles.

1. Titus 50F

2.7 DUCTWORK

A. Provide ductwork and plenums of the sizes shown on the Drawings and the materials, gauges and construction as listed below.

B. Ductwork shall not be fabricated or installed until clearances and dimensions have been verified in the field. Discrepancies between the duct sizes and configurations shown on the Contract Documents and those required to meet field conditions shall be brought to the attention of the Architect for his direction. Ductwork fabricated or installed prior to field verification that the ductwork will fit is done at the Contractor's risk and expense.

C. For details of duct construction not specified below refer to the latest editions of the Sheet Metal and Air Conditioning Contractors National Association (SMACNA) Manuals. Duct systems shall be defined as follows with the applicable manual.

1. All systems "HVAC Duct Construction Standards" metal and flexible.

D. Ductwork shall be galvanized steel except as specified hereinafter of sizes indicated with sheets shaped and constructed as noted in the SMACNA Manual.

E. Flexible ductwork shall consist of a coated spring steel wire helix, polymeric liner, fiberglass insulation and fiberglass reinforced metallized film vapor barrier. Flexible ductwork shall be listed by Underwriters Laboratories under UL 181 standards as Class I flexible Air Duct Material and shall comply with NFPA Standards 90A and 90B. Flexible duct shall be rated for two inches positive and negative pressure and 2500 fpm maximum velocity. Flexible ducts shall be Thermoflex M-KE, Wiremold or General.

F. Where ducts are noted to be acoustically lined, they shall be lined with one half inch thickness of coated and edge sealed lining system. Liner and insulation shall meet

requirements of UL 181 and NFPA 90A/B. Liner shall meet bacteriological standards of ASTM C 1071. Seams and cut edges shall be sealed from airstream using metal brackets. Use of adhesive-backed tape is unacceptable. Insulation shall be 3 lb/cubic foot density with an R-Value of 4.0 per inch thickness. Duct sizes shown on drawings are the interior sizes of insulated duct. As a minimum, supply and return ducts from heating, ventilating and air conditioning units for a distance of fifteen feet from the units shall be acoustically lined. Duct lining shall be Owens Corning Aeroflex Plus or equal of Johns Manville, Certain Teed or Knauf.

G. Ductwork shall be galvanized steel except as specified hereinafter of sizes indicated with sheets shaped and constructed as noted in the SMACNA Manual.

Pressure Classification In Inches W.C.	System
1.0	Exhaust Systems (except as noted herein)
2.0	Return Air System
2.0	Supply Air

H. Duct connections to air handling units and elsewhere as required to compensate for expansion and contraction and noise reduction shall be made with UL approved glass fabric such as Ventglas as manufactured by Vent Fabrics, Inc.

I. On low pressure systems duct details shall be as follows:

1. Square elbows Figure 2-2
2. Hangers Figure 4-4
3. Tee connections Figure 2-7
4. Register on trunk Figure 2-16
5. Volume dampers Figures 2-14 and 2-15

J. Provide manual volume dampers as shown on the Drawing and additionally as required to properly balance the air distribution systems as directed by the independent Test and Balance Agency.

K. Fire dampers shall be provided where indicated and elsewhere as required to comply with requirements of NFPA 90A and Building Code Requirements. Fire dampers shall be multi-leaf accordion type, held open by adequate heavy gauge wires and suitable, calibrated fusible links. Fire dampers shall be Ruskin, Prefco, Nailor or Air Balance, Inc. Fire dampers shall be of a suitable type and rating for the wall construction in which they are to be installed. See the finish schedule on the Architectural Drawings. Fire dampers shall have UL label of acceptance or proof of acceptance to meet local requirements for the wall construction in which they are installed. Vertical dampers (horizontal air flow) shall close by gravity. Horizontal dampers (vertical air flow) shall be closed by suitable and positive spring closing devices. Provide adequately sized hinged access doors with cam locks to allow access to fire dampers for replacement of fusible link and resetting damper.

1. Dampers located in duct sections that are not adjacent to wall mounted air devices shall be type B dampers. Damper frames shall provide a pocket which shall store damper leaves in open position outside of air stream and shall allow 100% free air flow when open.
2. Verify that field conditions allow for the installation of type B dampers. Where field conditions do not allow the use of type B dampers, provide type A dampers.

Dampers shall be designed and constructed to provide a minimum of 90% free area when the damper leaves are in the open position.

3. Behind air devices, provide thin line, type A fire dampers. Dampers shall be flangeless type with 1-7/8" galvanized steel frame with 20 gauge steel enclosure.

L. Blank-off unused portions of louvers with an aluminum clad plywood panel. Aluminum shall have textured black finish and shall face outside. Inside shall have black painted plywood finish. Blank-off material shall be Weyerhauser Pre-finished Siding/Panel 15 with Ebony exterior finish and black painted plywood interior finish.

3.01 EXECUTION

3.1 INSULATION

A. After the systems have been installed and tested, insulation as specified below shall be applied. Materials shall be Underwriters Laboratory, Inc., approved and shall be applied as recommended by the manufacturer's written instructions. Materials used shall be the products of Owens Corning, Manville, Knauff Corporation, Armstrong, Certainteed, Miracle Adhesive, Moneco or Benjamin Foster and shall be similar to those products that meet the specifications below.

B. Ductwork

1. Exposed supply ductwork and return air ductwork except where ductwork located in the room supplied and exposed outside air ductwork shall be insulated with 1-1/2 inch thickness of 6 PCF fiberglass board with reinforced foil faced ASJ vapor barrier jacket secured to duct with Graham weld pins or perforated base stick clips set in Moneco M46420 adhesive. Pins shall be covered with finish cap to match insulation. Butt joints and seams and cover with vapor barrier mastic. Finish with a coat of lagging adhesive such as Benjamin Foster 30-35 or Moneco 55-10 embedding 8.5 glass cloth fabric over the adhesive. Use corner beads on edges of the duct.
2. Concealed supply air duct, return air duct and outside air duct shall be covered with 1-1/2 inch thickness of 3/4 pcf flexible fiberglass duct covering with reinforced foil and kraft paper vapor barrier FRK jacket. Insulation shall be applied to duct over a 100 percent coverage of duct adhesive such as Benjamin Foster 85-20. Edges shall be butted together with a vapor barrier lap of 2 inch minimum. Seal joint and punctures with Benjamin Foster 30-35. Where ducts are over 24 inches in width, weld pins and caps shall be used to secure insulation to underside of duct. Secure laps with adhesive and flared staples on 4 inch center.
3. Ductwork that is internally lined is required to be insulated externally as indicated herein.
4. Ductwork exposed to outdoor elements shall be covered with 1-1/2 inch thickness of 6 PCF rigid fiber board with vapor barrier jacket, applied to duct with stick pins and adhesive. Joints shall be lapped and sealed. Slope insulation to drain by providing insulation blocking underneath of insulation board. Finish with 2 coats of lagging weatherproof adhesive imbedded with glass cloth using corner beads on edges. Paint with weatherproof paint suitable for the installation. Top of duct and extending 2 inches down sides of duct shall additionally be covered with 22 gauge galvanized sheet metal cover which shall be sloped for positive drainage.

C. Piping

1. Refrigeration suction piping and condensate drain piping above the ground shall be covered with 3/4 inch thickness of 6 PCF polyethylene foamed closed cell

elastomeric pipe covering conforming to Mil Spec 15280, Armstrong Armaflex. Fittings shall be neatly mitered or continuous with piping. Covering on exterior of building shall be finished with 2 coats of Armaflex or other latex base finish to blend with adjacent finishes.

2. On exposed insulated piping in finished areas within seven feet of the floor, provide .016 aluminum insulation jackets. This does not include piping exposed in unfinished areas such as boiler rooms, storage rooms, etc.
3. At pipe hangers for piping carrying fluids with temperatures below 70 degrees, provide rigid core of insulation to support the pipe. Rigid insulation shall be the same thickness as the adjacent insulation and shall have the same flame spread and smoke developed ratings.

3.2 TESTING AND BALANCING AIR & WATER SYSTEMS

A. Building duct sealing scope of work with minimum verification completed by sampling 10% of the units with a duct blaster test. See Energy Star or the Department of Energy Building America Best Practice, Volume 4.

B. The air distribution system shall be balanced and adjusted to distribute the air quantities as noted on the drawings. Demonstrate to the Architect's satisfaction knowledgeability in this work and familiarity with the test instruments to be used. If the Architect does not approve of the Contractor's qualifications, the Contractor shall engage the services of an independent test organization specializing in this work and is a member of the Associated Air Balance Council or other nationally recognized air balancing organization.

C. Test equipment must be approved by the Architect and properly calibrated prior to starting work. Repairs, alterations, adjustments and readjustments necessary to meet the design conditions shall be made.

D. The balancing agency shall review the drawings before installation and advise the Contractor of additional dampers required in the ductwork, flow devices and balancing valves in the water piping, etc., to effectively and properly balance the systems. These devices shall be installed at no additional cost to the Owner.

E. At the completion of the balancing and adjusting and prior to the operating test, submit to the Architect three (3) certified typewritten reports to be retained by the Architect. Reports shall include:

1. Velocities and air quantities at supply returns and exhaust outlets installed under this contract.
2. Pressure and/or temperature difference across various pieces of equipment.
3. Air temperature delivered from heating and cooling equipment.
4. Schedule of equipment.
5. Speed of belt driven equipment.
6. Nameplate data on motors installed under this contract.
7. Actual operating voltage and ampacity readings on motors.
8. Separate six hour operating tests shall be made during the cooling season and during the heating season in which an hourly record shall be made of the following:
   a. Settings of control equipment.
   b. Outside weather conditions.
   c. Thermostat readings.
   d. Dry and wet bulb temperatures in spaces.

   Outside temperatures shall be below 40 degrees Fahrenheit during the heating test and above 85 degrees Fahrenheit during the cooling test.

SECTION 23 05 29 – HANGERS AND SUPPORTS FOR HVAC

A. Concrete or fiberglass pads for equipment.

SECTION 23 05 48 - VIBRATION CONTROL SUPPORT FOR HVAC

A. Spring vibration isolators and neoprene pads for fans, air handling units, pumps, and condensing units.

SECTION 23 07 00 -HVAC INSULATION

A. Ductwork: Fiberglass ductwrap where concealed, rigid board where exposed.

B. Walls around mechanical closets in units to have fiberglass insulation.

SECTION 23 09 11 - EQUIPMENT CONNECTIONS

A. Connection requirements for HVAC and appliances.

SECTION 23 30 00 - AIR DISTRIBUTION

A. PROJECT INCLUDES
   1. Ductwork, fans, registers and grills

B. QUALITY ASSURANCE
   1. ASHRAE Fundamental Guide, NFPA 90A, SMACNA
   2. All duct joints tape (Green Communities)

C. PRODUCTS
   1. Ductwork: Galvanized sheet steel. United States Steel or Bethlehem. Flex Duct acceptable at all run-outs.
   2. Wall or Ceiling Type Exhaust Fans: U.L. approved, Nutone, Broan or Pastco, consisting of sealed lubricated motor, blo-fan type impeller, corrosion protected steel housing and alloy, automatic backdraft damper and capacity as shown on plans.
   3. Bath Exhaust: Extended full size galvanized steel dryer vents to exterior wall PVC wall cap by Dundas Jafine or equal.
   4. Air Terminals: Lima white finish.
      a. Registers: Stamped face directional blades, parallel blade damper.
      b. Grilles: Stamped face parallel blades.
   5. Exhaust Fans: Bathroom: Panasonic FV-08VQC5 Energy Star

SECTION 23 33 33 - ACCESS DOORS

A. Access doors to mechanical equipment behind walls and above ceilings.

SECTION 23 82 00 - AIR TEMPERING SYSTEM

A. PROJECT INCLUDES
   1. Complete heating, cooling system with programmable thermostats.
   2. Mechanical systems to be HCFC, CFC and Halon Free.
   3. Energy Star qualified heat pump, furnace, boiler, air conditioning or ventilation equipment.

B. QUALITY ASSURANCE
1. U.L., ARI & ASHRAE

C. PRODUCTS
1. Common area heating and cooling
a. Split-System Heating/Air Conditioning. (SEER 15) outside air condenser unit with variable speed indoor air handler: Goodman AEPF; Outdoor Heat Pump: Goodman SSZ14.
.
2. Apartment heating and cooling
b. Split-System Heating/Air Conditioning. (SEER 15) outside air condenser unit with variable speed indoor air handler: Goodman AEPF; Outdoor Heat Pump: Goodman SSZ14.
3. Programmable (Energy Star) thermostats for equipment requiring thermostats. Provide lockout covers on common area thermostats.

D. MANUFACTURERS
1. Trane
2. Carrier
3. Goodman

END OF DIVISION 23

DIVISION 26 – ELECTRICAL

SECTION 26 00 00 – GENERAL ELECTRICAL REQUIREMENTS

1.01 GENERAL

1.1 SUMMARY

Section includes administrative and procedural requirements for work under Division 26.

Coordinate the work of this Section with the requirements of the Project.

1.2 DEFINITIONS

Following are definitions of terms and expressions used in the Electrical Sections in addition to definitions found in the Contract Conditions:

1. "Wiring" includes wire, fittings, conduit, boxes and other accessories that comprise a system.

1.3 QUALITY ASSURANCE

A. Regulatory Requirements

1. Work shall conform to the requirements of the codes, laws and ordinances of Frederick, Maryland, National Fire Protection Association, National Electrical Code (NEC), National Electrical Manufacturer's Association (NEMA) and other authorities having jurisdiction.
2. The requirements of the authorities having jurisdiction shall take precedence over the Drawings and Specifications and changes required by the authorities shall be made after review by the Architect.

1.4 SUBMITTALS

A. Shop drawings are required for the following:

1. Lighting Fixtures

B. Review of shop drawings does not relieve the Contractor of responsibility for complying with the Contract Documents.

1.5 PROTECTION

A. Protect material and equipment from damage.

B. Cap or plug openings in equipment and conduits with proper caps and plugs.

1.6 VARIANCES

A. Where conflicts exist within the contract documents, request clarification prior to the submission of a bid. If clarification is not requested, provide the work representing the higher cost and quality.

1.7 WARRANTY

A. During the warranty period, make the proper adjustments of systems, equipment and devices installed and perform work necessary to ensure the efficient and proper functioning of the systems, equipment and devices.

B. Certain items of equipment shall be warranted for a longer time than the general warranty period. Provide for service or replacement required in connection with the warranty of these items.

1.8 TEMPORARY POWER AND LIGHT

A. Temporary electric service and lighting is not covered under this Division of the Specifications.

2.01 PRODUCTS

2.1 PRODUCTS TO BE USED

A. Items are specified by designations such as trade name, manufacturer's name, catalog number and indicate the capacity and quality of the products or materials to be used on this project.

B. Only products indicated on Contract Documents by name, series and/or model number have been coordinated with other trades. Coordinate items of other manufacturer with other trades.

2.2 MATERIALS AND WORKMANSHIP

A. Items shown and not specifically called for, or items specified and not specifically indicated or detailed on the Drawings, or items neither specified nor shown, but which are reasonably incidental to and commonly required to make a complete job, shall be provided.

2.3 HANGERS AND CONDUIT SUPPORTS

A. Provide conduit hangers and supports to maintain required alignment for equipment and conduits.

B. Conduits may not be supported from other conduits. Trapeze hangers may be used for parallel runs of conduit.

C. Provide supports for equipment and materials under these Specifications. Supports shall be structural steel shapes (angles, channels) of Kindorf and Unistrut. Minimum rod size shall be 3/8 inch.

D. For existing concrete plank construction or where the concrete topping is less than 2 inches thick, hangers shall be bolted into planks using toggle bolts. Where these toggle bolts are used, hanger rods shall carry no more than 200 pounds per hanger. The hanger spacing shall be reduced as required to meet this requirement.

E. Expansion bolts or wood plugs will not be permitted in slag block walls. Equipment hung on such walls shall be supported by through bolts or approved anchor bolts set into masonry as the wall is laid up.

2.4 OPENINGS, CHASES, LINTELS AND SLEEVES

A. Determine the location and size of chases, lintels and openings necessary for the proper installation of the work and provide them during the erection of the work in which such chases and openings occur.

B. Provide sleeves through walls and floors for conduit. Sleeves through walls shall be flush with the walls.

C. In case cutting of building construction is necessary, including cutting of structural members, such cutting shall be done and repaired to match original condition of the work.

D. Where non-combustible conduits pass through sleeves or openings in fire rated wall, floor-ceiling and ceiling-roof assemblies, seal openings with a Underwriters Laboratories classified firestop method. Firestop method shall be a one part, intumescent (expands with heat), latex elastomer capable of expanding a minimum of three times. Firestop materials shall be UL listed when tested in accordance with ASTM E814 for a two hour fire (F) and temperature (T) rating.

E. If combustible conduit materials are used, a UL listed firestop method shall be provided where the combustible materials penetrate fire rated wall, floor-ceiling and ceiling-roof assemblies. Firestop method shall be classified by UL as a through-penetration firestop device when tested in accordance with ASTM E814 for a two hour fire (F) and temperature (T) rating. Plastic conduit materials, including, but not limited to PVC, CPVC and ABS, are combustible. Firestop method shall be similar to Nelson Firestop Products.

F. Escutcheon plates shall be used to conceal sleeve opening on exposed conduit. Floor plates shall be split chrome plated cast brass similar to Ritter No. 36A.

2.5 ACCESS PANELS

A. In general, boxes, devices and equipment shall be accessible through the removable panels in the ceiling. Where ceilings are not removable and in walls where access is required for service, access panels shall be provided. Access panels shall be appropriate for the finish in which they are installed, with a fire rating to match the wall or ceiling in which they are installed.

B. Coordinate with other divisions and group boxes, devices and equipment together to keep the required number of access panels to a minimum.

2.6 IDENTIFICATION

A. Equipment shall be identified with engraved plastic laminate or anodized aluminum nameplates with pressure sensitive backing. Plates shall also be provided with drilled holes and fastened to equipment with moly-rivets. Letters shall be at least 3/8 inch high and larger

in proportion to the size of the piece of equipment. Identification shall be the same as noted on schedules on the Drawings. Labels shall be provided for the following equipment.

1. Automatic Transfer Switches
2. Motor starting and control switches
3. Disconnects
4. Starters
5. Cabinets

B. Junction boxes and pull boxes, except those located at the fixture or equipment to which system is connected, shall be identified with permanent marker in large legible lettering to indicate system and circuiting on which installed. In exposed areas mark the inside of the cover.

C. Panels shall be provided with a typed directory listing circuits and associated breaker numbers.

3.01 EXECUTION

3.1 EXISTING CONDITIONS

A. Visit the site and become familiar with existing conditions. Modifications to work required to allow for existing conditions shall be provided. Submit proposed modifications to the Architect for approval prior to installation.

B. The construction will be phased. Maintain service for required systems during phases of construction.

C. Where electrical systems pass through the renovated areas to serve other portions of the premises, they shall be suitably relocated and the systems restored to normal operation. Any outages in systems shall be coordinated with the Owner. Where duration of proposed outages cannot be tolerated by the Owner, provide temporary connection as required to maintain service.

D. Coordinate interruptions in service of existing systems with the Owner. Provide temporary connections to maintain operation of existing systems.

E. Relocate existing hangers and supports where necessary to install new work. Maximum spacing requirements shall apply for relocated supports.

F. Where new devices are added to existing walls and ceilings, new wiring shall be concealed by chasing existing walls as required. Devices shall be installed flush.

G. Where new finishes or treatments are added to existing walls and ceilings by the Architect, provide necessary outlet box extensions, plaster rings, etc., so that devices are installed in the same manner as existing, i.e., flush, concealed, surface, etc.

3.2 DEMOLITION

A. Equipment removed that is salvageable and desired by the Owner to be retained, shall be stored on the site where directed by the Owner. Otherwise, other materials and equipment which are removed shall become the property of the contractor and shall be removed by him from the premises.

B. In each area to be renovated, remove the entire existing electrical installation except those portions indicated to be reused. When existing electrical work is removed, remove conduit, ducts, supports, etc. to a point below the finished floors or behind finished walls and cap. Such points shall be far enough behind finished surfaces to allow for the installation of the

normal thickness of finished material. Unused wiring and cable shall be removed back to source.

3.3 MANNER OF INSTALLATION

A. The Drawings showing the layout of the electrical systems indicate the approximate location of outlets and equipment. The runs of feeders and branch circuits as shown on the Drawings are schematic only and are not intended to show the routing and location of conduits. The final determination of routing and location shall be governed by structural conditions, obstructions and connection locations on equipment. Detailed drawings showing major deviations shall be submitted to the Architect for acceptance and such changes shall be made.

B. The Drawings are generally indicative of the work to be installed, but they do not show all offsets, fittings and similar details required, which shall be provided to meet the job conditions. In areas where work is installed in close proximity to work of other trades or within trades covered by this Division of the Specifications, prepare larger scale drawings consisting of plans and sections to show how work is to be installed in relation to work of other trades.

C. The Architect reserves the right to a reasonable amount of shifting of outlet locations at no additional cost to the Owner until the time of roughing-in the work.

3.4 RECORD DRAWINGS

A. Keep at the site two (2) sets of black and white prints for the express purpose of showing changes from the contract Drawings made during construction. Mark up the prints with red pencil during construction and deliver the prints, before final inspection, to the Architect as a final set of “Record Drawings”. Refer to Division 1 for additional requirements.

3.5 TESTING

A. Provide labor, instruments and equipment required for the tests. Make necessary changes to the systems as required to produce the specified results. Retest to the Architect's satisfaction.

B. Tests shall be conducted before equipment is connected that would be subject to damage from the test.

C. Notify the Architect of the date and time of the test at least three days prior to that date.

D. The tests shall demonstrate to the satisfaction of the Architect the following:

1. That lighting, power and control circuits are continuous and free from short circuits.
2. That circuits are free from unspecified grounds, and grounded where specified.
3. That the resistance to ground of non-grounded circuits is at least one megohm.
4. That circuits are properly connected in accordance with the applicable wiring diagrams.
5. That circuits are operable, which demonstration shall include functioning of controls and continuous operation of lighting and power circuits for not less than 1/2 hour.

3.6 PAINTING

A. Remove rust, scale, grease, and dirt from equipment and material and leave ready for finish painting. Equipment specified with factory baked enamel finish shall be touched up as required to provide a surface visually free of scratches, nicks and blemishes.

3.7 OPERATING AND MAINTENANCE MANUAL

A. Submit operating and maintenance instructions. The manual shall include the following:

1. A brief description of systems and their various components.
2. Full, definite and explicit instructions for starting, stopping, and controlling systems.
3. List of manufacturer's representatives with address and telephone numbers.
4. Manufacturer's printed operating and maintenance instructions, parts lists, illustrations and diagrams for pieces of equipment.
5. A complete schedule of periodic servicing and lubrication requirements for equipment.
6. One copy of each shop drawing and Contractor's drawings.
7. One copy of other items of equipment where not required as a shop drawing submittal.
8. One copy of each wiring diagram.
9. Manufacturer's data report from UL certifying code compliance for equipment specified.
10. Certificate of field test check by manufacturer's representation of the Fire Detection and Alarm System.
11. Certificate of approval from the code authority.

3.8 FIELD INSTRUCTION

A. Upon completion of work, furnish services of a competent representative to instruct Owner's representative in the proper operation and maintenance of elements of the electrical systems. Submit instructor's name and credentials to the Architect for approval.

B. Spend not less than 4 hours in such formal instruction to prepare Owner to operate and maintain the systems.

3.9 PERFORMANCE TEST

A. Should the performance or capacity of the systems, equipment or devices furnished be questioned by written notice from the Architect after installation, provide necessary test equipment and complete a satisfactory test of the items in question. The test shall be run when and as directed by the Architect and in the presence of his representative. Should the items furnished not pass such a test, they shall be removed and replaced by systems, equipment or devices satisfactory to the Architect.

3.10 GROUNDING

A. Provide grounding system as shown on the Drawings and as required.

B. Grounds and connections shall be provided in accordance with the latest provisions of the National Electrical Code, and as indicated on the Drawings and specified.

C. The required equipment grounding conductors and straps shall be sized in compliance with N.E.C.. Equipment grounding conductors shall be provided with green insulation equivalent to the insulation on the associated phase conductors. The related feeder and the branch circuit grounding conductors shall be connected to the grounding bus with approved pressure connectors.

D. Provided a separate green insulated equipment grounding conductor for each feeder and branch circuit. The required grounding conductor shall be installed in the common raceway with the related phase and/or neutral conductors. Flexible metallic conduit equipment connections utilized in conjunction with the above shall be provided with suitable green insulated grounding conductors connected to approved grounding terminals at ends of the flexible conduit.

3.11 MOUNTING HEIGHTS

A. Mounting heights indicated on the drawings provide a general location of the outlets for bidding purposes only. Where mounting height information is not given, request the information from the architect. Field coordinate final location of outlets.

B. Prior to rough-in, coordinate and adjust the location and mounting height of power, data and telephone outlets with architectural casework, shelving, counters, millwork, furniture, or other appurtenance. Adjust locations as necessary to avoid conflicts without having to cutout portions of countertop backsplashes and the like.

SECTION 26 01 10 - GENERAL ELECTRICAL PROVISIONS

A. PROJECT INCLUDES
1. Basic Materials & Methods
2. Lighting

B. QUALITY ASSURANCE
1. Installation of all electrical work shall be in accordance with the following regulations, codes, etc.
   a. Local Electrical Codes and Ordinances
   b. National Electrical Code
   c. National Board of Fire Underwriters
   d. Rules & Regulations of the Governing Utility Company
   e. Nema & U.L.
2. Contractor shall, prior to beginning any work under this contract, secure any necessary permits from any authority having jurisdiction.

C. TEMPORARY LIGHTS & POWER
1. Provide and maintain a system of power wiring for use by all trades throughout the job.

SECTION 26 01 20 - BASIC MATERIALS AND METHODS

A. PROJECT INCLUDES
1. Apparatus, conduit and wire, outlets and devices, disconnect switches, and related fittings and accessories

B. QUALITY ASSURANCE
1. References, NEC, NEMA U.L.
2. All materials shall bear the U.L. label. Conduit and boxes shall be galvanized steel or PVC as allowed by code. Wiring shall be copper except where noted.

C. PRODUCTS
1. Outlets: Sized per Code.
2. Devices:
   a. Switches: White with white oversized plates, 15 amps, 120 volt and shall be single pole or as required and shall be quiet operating.
      Occupancy Sensors shall be installed in public baths, common areas, trash rooms, corridors, electrical, storage and mechanical rooms.
   b. Receptacles: White with white oversized plates, duplex type, cup body, rated 15 amps, 125 volts.
   c. Receptacles: For 208 volts, shall be single type with ground 50A, 250v, white with

white plate.

d. Finish Plates: Switches, Receptacles, telephone and TV to be metal or plastic, oversize, smooth white finish.
e. Ground Fault Interrupter (GFI): White with white plates
f. Devices Manufactured by: Bryant, Legrand, P&S, G.E., Hubbell or Eagle

3. Safety Switches: All safety type disconnecting switches shall be 250v, NEMA Quick Make, Quick break type, having ampere rating and poles as indicated.
4. Smoke Detectors: permanently connected 120 volt, ionization with indicator light and battery back-up power source. Handicapped units shall have 110 candela strobe in bathrooms and all rooms designated by the local jurisdiction.
5. Flexible Cable: The branch circuit wiring shall be type NM, feeders as indicated, and underground type UF. Minimum wire size shall be No. 14, increase as required by Code or as indicated on the
drawings. Wiring to be Romex type as allowed by local jurisdiction.

SECTION 26 05 00 – METHODS AND MATERIALS

1.01 GENERAL

1.1 NOTE

A. The requirements of Section 26 00 00 apply to work performed under this Section.

B. The requirements of this Section of the Specifications apply to and form a part of the individual Electrical Sections of the Specifications.

1.2 SCOPE

A. The Work under this Section of the Specification includes the furnishing of labor, materials and equipment for the installation of a complete electrical system as shown and as specified herein.

2.01 PRODUCTS

2.1 INDIVIDUALLY ENCLOSED CIRCUIT BREAKERS

A. Breakers shall be quick-make, quick-break, thermal-magnetic molded case breakers.

B. Breakers shall be by Square D or approved equal by General Electric, Siemens or Cutler-Hammer.

C. Enclosures

1. General interior – Provide NEMA 1 enclosure.
2. Exterior work - Provide NEMA 3R enclosure.
3. Damp Location – Provide NEMA 3R enclosure.
4. Mounting – Surface mounted.
5. Breaker enclosures shall be designed to permit breaker to be padlocked in the "open" position.

D. Number of poles and trip ratings of breakers shall be as indicated on the drawings. Breakers shall have a minimum R.M.S. interrupting capacity of 50,000 amps.

2.2 SAFETY SWITCHES

A. General

1. Horsepower rated switches, of the appropriate size, where applicable.

2. 240 Volt
   a. 30-100 Amp - general duty
   b. 200 and greater - heavy duty
3. Fused
   c. General duty switches - rated 100,000 R.M.S. symmetrical amperes at 240 volts.

B. Enclosure

1. NEMA 1 for general interior work
2. NEMA 3R for exterior work and damp locations.
3. Cover interlock to prevent operation with cover open.
4. Visible blade
5. Externally operated with current carrying parts silver or tin plated.
6. Provisions two or more external padlocks
7. Capable of accepting copper or aluminum cables.

C. For hydraulic elevators with battery backup provide micro-limit switches within the disconnect switch in elevator machine room(s) for interface with elevator controls.

D. Safety switches shall be by Eaton Cutler-Hammer or approved equal by General Electric, Siemens or Square D.

2.3 FUSES

A. Fuses shall be rated 250V,

B. General Branch Circuit Devices

1. 1/10 to 600A Class T: Bussman JJS series (200k AIR)

C. Fuses shall not be installed until installation is complete. Fuses shall be installed on the job site; they shall not be installed in equipment at the factory and shipped in place in the equipment.

D. Fuses shall be of the same manufacturer, shall be of the sizes indicated. Where not indicated, fuses shall be of the proper size for the equipment protected.

E. Provide one (1) set of fuses in fuse spaces and leave one (1) replacement set in facility.

F. Fuse classes, types and ratings have been chosen on the basis of Cooper Bussmann Inc. fuses. Acceptable alternates: Ferraz-Shawmut, Cefco, Brush Fuses, Inc. and Littlefuse Inc. Requests for change in manufacturer or fuse types from that specified below shall be accompanied by a complete coordination study indicating the suitability of the proposed changes.

2.4 WIRING DEVICES

A. Wiring Devices shall be by Hubbell or approved equal by Bryant, General Electric, Pass & Seymour Arrow-Hart, Leviton, Gampere and Perfect-Line.

B. Lighting switches:

1. Toggle type
2. Side wired
3. Residential grade (In tenant units only)
4. Commercial grade
5. 120 volts
6. 20 ampere
7. 15 ampere (In tenant units only)
8. Ivory handle (Verify with Architect)

C. Receptacle outlets:

1. Polarized grounding
2. Side wired
3. Residential grade (In tenant units only)
4. Commercial grade
5. 120 volts
6. 20 ampere
7. 15 ampere (In tenant units only)
8. Ivory finish (Verify with Architect)

D. Tamper resistant Receptacle outlets:

1. Polarized grounding
2. Side wired
3. Residential grade (In tenant units only)
4. 120 volts
5. 20 ampere
6. 15 ampere (In tenant units only)
7. Ivory finish (Verify with Architect)

E. GFI outlets:

1. Duplex
2. Residential grade (In tenant units only)
3. Specification grade
4. 125 volt
5. 20 ampere
6. 15 ampere (In tenant units only)
7. Ivory finish (Verify with Architect)

F. Wiring Device Coverplates:

1. Interior use
   a. standard sized
   b. sheetmetal
   c. thermosetting plastic
   d. ivory finish (Verify with Architect)
2. Exterior use or in damp or wet locations:
   a. Specification grade
   b. Weatherproof construction
   c. Gasketed plate & device covers
   d. U.L Listed for its intended use as follows:
      i) Type 1
         a) U.L. Listed & suitable for wet locations while in use (plug inserted at all times).
         b) Manufacturered by Tay Mac Corp. or approved equal.
      ii) Type 2
         c) U.L. Listed & suitable for wet locations for portable tools and/or equipment connected to an outlet only when attended. Cover to be closed and sealed when not in use.
         d) Manufacturered by Bell, BWF Manuf. Inc., Mulberry, Thepitt, or approved equal.

G. Provide appropriate DS covers on exposed FS boxes. Plates on narrow partitions or in locations too narrow for standard width plates shall be 1-11/16 inches wide, single or two gang tandem.

2.5 TELEPHONE JACKS

A. Telephone jacks shall be 4 wire modular type with smooth face plates (Leviton #40249). Wall phone jacks shall be 4 wire modular type complete with factory installed phone mounting lugs (Leviton #40257).

2.6 TELEVISION JACKS

A. Television jacks shall consist of a single tap F-connector with smooth face plate. Leviton #80781.

2.7 BOXES AND FITTINGS

A. Provide Metal boxes manufactured by one of the following:

1. Steel City
2. Raco
3. Thomas & Betts
4. Crouse-Hinds
5. Walker

B. Provide Non-metallic boxes as follows:

1. Constructed of:

a. PVC
b. Fiberglass
c. Noryl compounds

2. UL listed to comply with the two (2) hour fire test done in accordance with ASTM E-119.
3. Suitable for use in electrical work.

C. Provide pressed steel galvanized boxes, #14 gauge minimum, for boxes less than 50 cubic inches installed:

1. flush in walls and concrete slabs
2. above removable ceilings and similar spaces
3. exposed at ceilings of unfinished spaces

D. Provide O-Z/Gedney type "FS" or "FD" cast aluminum device boxes, equipped with matching covers for boxes less than 50 cubic inches accommodating wiring devices installed:

1. flush in exterior locations
2. exposed on walls of unfinished interior spaces:

E. Provide boxes 50 cubic inches and larger and wire troughs as follows:

1. constructed of sheet steel
2. equipped with flat sheet steel covers held in place with round headed machine screws
3. weld and grind joints to remove burrs.
4. Provide hot dip galvanized boxes and covers.
5. Provide covers to flush boxes which overlap box approximately 3/4 inch on sides.

F. Provide pull boxes, junction boxes and wire troughs indicated in the construction documents, or required by field conditions or the National Electrical Code to facilitate wiring installation. Obtain approval prior to installing boxes in finished areas.

G. Provide a 4 inches square, 1-1/2 inches deep or larger box with appropriate raised covers or plaster rings for flush mounted switches and receptacles.

H. Locate boxes in face block, brick or tile walls at the course line and fit with square tile covers similar to Raco Series 782 or 792, or Steel City Series GW where walls are 6 inches or more in thickness.

I. Where switches and receptacles are indicated in close proximity to each other provide one multi-gang box with single plate. Install one device in each gang. Use solid gang boxes or sectional boxes for three or more devices.

J. Do not use, unless specifically indicated, through-wall boxes or boxes mounted back-to-back.

K. Outlet boxes shall not be located in the same wall cavity for back to back residential unit applications.

L. Mount flush boxes in or exposed on walls plumb. Install flush boxes such that the distance between the lip of the box and the wall is less than 1/8 inch. Mount receptacles vertically, unless noted otherwise.

M. Provide gasketed covers for boxes in exterior, damp, or wet locations.

N. Provide blank stainless steel device plates as covers for pressed steel pull and junction boxes installed flush in walls of finished areas. Provide flat galvanized steel covers for pressed steel pull and junction boxes in other locations.

O. Provide rigid wall plastic conduit and ENT fittings made by the same manufacturer and confirming to the same standards as their respective conduits.

P. Provide device specific cover plates for boxes used to accommodate wiring devices.

Q. Provide two point support for wall and ceiling mounted boxes whose largest surface is less than 200 square inches in area. Provide additional support where the conduit system in conjunction with these supports does not provide a rigid installation. Provide a minimum of four point support for boxes whose largest surface exceeds 200 square inches in area.

R. Provide 3/8 inch threaded steel rod studs, securely anchored to the building, which pass though the center knockout in the back of boxes for connection and support of lighting fixtures weighing 50 pounds or more.

S. Provide sheet steel pull and junction boxes and wire troughs with metal gauges as follows, the dimensions being those of the largest surface:

Maximum Dim. Inches	Maximum Square Inches	Box Gauge	Cover Gauge
26	600	16	14
40	1000	14	12
60	1500	12	12
over 60	over 1500	10	10

T. On conduits crossing expansion joints, provide expansion fittings manufactured by O-Z/Gedney.

U. Provide wire troughs as follows:

1. steel enclosed wireway
2. UL listed and labeled for use and application
3. 16 gauge steel for size 6" x 6" and smaller
4. 14 gauge steel for larger sizes.
5. raintight when installed in wet or damp locations
6. Manufactured by Square D, General Electric, Siemens, Cutler-Hammer, Hoffman, Rittal Corp, or Keystone.

3.01 EXECUTION

3.1 EQUIPMENT CONNECTIONS

A. Conduit, outlets, wiring and other necessary fittings or accessories for power connections for heating equipment, fans and special furnishings shall be provided under this Section. Motor and equipment of different ratings shall be furnished and circuit components shall be adjusted accordingly.

B. Make final connections to electrical equipment specified under this Section and other Sections of these Specifications.

3.2 MOTORS, EQUIPMENT, CONTROLS AND CONTROL WIRING

A. Motors, air handling units, compressors, etc., and built-in control devices will be provided under other Sections unless noted otherwise.

B. Provide control connections for devices and equipment.

C. Provide power connections for equipment furnished under other Sections.

D. The installation, connections and operation of controls not noted will be done under other Sections, including provisions for conduits, wiring, outlet boxes, control components and connections.

E. Control wiring shall be in accordance with the drawings and/or manufacturer's certified and approved wiring diagrams.

F. Control wires shall be marked with "E-Z" tape markers at terminal points. Terminal blocks shall be marked to correspond to wire terminated.

G. Provide conduit and wires, install and connect control equipment (starters, push buttons, etc.) and connect motors, air handling units, air conditioning equipment, and built-in control devices, in accordance with wiring diagrams furnished under other Sections.

3.3 CONDUCTORS

A. Provide soft drawn copper 98 percent conductivity copper conductors with 600 volt insulation, and manufactured in accordance with the requirements of the National Electrical Code, the Board of Fire Underwriters, A.S.A., N.E.M.A. and I.C.E.A.

B. Provide conductors with "THHN-THWN" insulation.

C. Sizes are AWG or MCM. Minimum size for power and lighting circuits is #12. Minimum size for 120 volt control circuits is #14. Minimum insulation rating of conductors is 600 volts.

D. Aluminum wire is not permitted unless requested by the Contractor in writing prior to bid and approved for use by the Architect.

E. Provide stranded wire for No. 8 and larger. Make conductors continuous from outlet with no splices made except within outlet or junction boxes.

F. A color coding system shall be as follows throughout the building's network of feeders and circuits and used as a basis of balancing the load the color code shall be continuous from fixture to fixture or other outlet.

Color System	Phase A	Phase B	Phase C	Neutral
208/120V	Black	Red	Blue	White

G. Provide UL approved "Y-ER-Ease", Buchanan, or Ideal pulling compound. Soap, grease or substances other than specified will not be permitted.

H. Utilize conduit and wire for circuits in exposed areas, feeders, and where other wiring methods are not specifically allowed by the National Electric Code, the Authority having jurisdiction, or elsewhere in these specifications.

I. Provide wiring manufactured by Pirelli, General Electrical Company, Phelps Dodge, American Insulated Wire Corps or AFC.

J. Wire and cable shall be delivered to the job site in full coils or reels, each bearing a tag containing the Underwriter's approval stamp, name of manufacturer, trade name, code, type of wire, and month and year manufactured.

3.4 CABLE

A. Metal clad cable

1. Provide type "MC" cable with galvanized steel armor, "THHN/XHHW" 90º C, 600 volt, insulated copper conductors and insulated green grounding conductor. Provide cable that complies with Federal Specification J-C-30b and bears the UL label.
2. Utilize metal clad cable for branch circuit wiring #8 or smaller, in concealed spaces and the like, unless noted otherwise.

3.5 RACEWAYS AND WIRING METHODS

A. Electrical Metallic Tubing (EMT)

1. Provide galvanized EMT which conforms to Federal Specification WW-C-563, as amended, ANSI Standard C80.3 and shall bears the UL label.
2. Provide EMT except where other conduit types are required by the NEC, the Authority having jurisdiction, or elsewhere in these contract documents.
3. EMT Couplings and box connectors (In concrete or masonry walls):
   a. concrete-tight
   b. steel
   c. compression ring type
   d. employ O-Z/Gedney type "A" bushings.
4. EMT Couplings and box connectors (elsewhere):
   a. steel
   b. set-screw type
   c. with insulated throat
   d. manufactured by

i) Thomas & Betts
ii) Raco
iii) Steel City

5. EMT not terminating in a metal enclosure shall terminate with an O-Z/Gedney type "SBT" bushing.

B. Flexible metal conduit

1. Provide flexible metal conduit which conforms to Federal Specification, WW-C-566, as amended. The minimum size is 3/4". Provide Appleton liquid tight gasket assembly and "Sealtite" flexible conduit for flexible connections subject to weather, at liquid tight equipment, and as noted.
2. Utilize Flexible metal conduit under the following conditions:
   a. In short lengths for connection to motor terminal boxes, dry transformers, engine generators, etc. Where such equipment is exposed to weather or in damp or wet locations, "Sealtite" or "Liquidtite" flexible conduit shall be employed.
   b. In lengths as allowed by the National Electrical Code between outlet boxes and recessed lighting fixtures.
   c. Flexible metal conduit may be used in sizes up to 1-1/4 inches in suspended ceilings, in hollow spaces of precast concrete plank floor systems, and dry wall interior partitions except where prohibited by the NEC.
   d. Provide 2-screw clamp type or "Tite-Bite" box connectors with insulated throats as manufactured by Thomas & Betts, Raco, Steel City.

C. Electrical non-metallic tubing (ENT)

1. Provide ENT which meets the following requirements:
   a. Complies with NEMA TC-13
   b. Listed by UL as suitable for its intended purpose
   c. Suitable for use in two (2) hour fire rated construction
   d. Manufactured by Carlon or Condux International

D. Surface mounted raceways

1. Provide surface mounted raceways manufactured by Wiremold, or equivalent, with buff finish as follows:
   a. Series #500:2-#10 or 3-#12 wires maximum
   b. Series #700: 3-#10 or 4-#12 wires maximum
   c. Series #1000: 9-#10 or 12-#12 wires maximum
   d. Other combinations of conductors shall be in accordance with the manufacturers published data and the NEC.
2. Provide elbows, boxes, fittings, supports, etc., with the same finish and manufacturer as the raceway.
3. The permitted use of surface mounted raceways is limited to where indicated within the contract documents. Alternate routing and applications must be approved by the architect.

3.6 WIRING METHODS

A. Conduit and cable methods shall conform to the National Electrical Code requirements and these Specifications and shall produce a complete, safe, well-built electrical system.

B. Conduit sizes shall be in accordance with the National Electrical Code except as follows:

1. None smaller than 3/4 inch, except that 1/2 inch may be used for control and signal wiring and where noted.
2. Where indicated conduits are larger than the National Electrical Code requirements.
3. Conduits and cables shall be installed concealed in walls, floors and above ceilings throughout, except as follows:
   a. Where suspended ceilings are not provided and the restrictions below prohibit conduit installation in concrete slab.
   b. In vertical shafts, electrical closets, mechanical and electrical equipment spaces where concealment is not practical, etc.
   c. At surface-mounted panelboards in otherwise finished s paces, limited to vertical runs above and below panel.
   d. Where required for equipment connections.
4. Conduits may be installed in concrete slabs in larger than 1-1/4 inch size with specific permission of the Engineer, or as specifically noted and with the above limitations.

C. Conduits passing from heated to unheated spaces, exterior spaces, refrigerated spaces and cold section plenums of air conditioning units shall be suitably sealed by means of sealing fittings to prevent accumulation of condensation.

D. Conduit nipples connecting outlets in adjoining rooms shall be packed with Johns-Manville "Duxseal" after wires are in place to prevent transmission of noise between rooms unless nipples are 12 inches or more in length.

E. Conduit fittings similar to Crouse-Hinds "Condulets" may be installed in exposed work to facilitate wiring installation and as indicated. They shall not be used for conduits which are to contain high voltage, telephone, data, television, or like wiring which cannot tolerate a sharp bend. They shall not be used where space permits the use of an adequately sized sheet steel pull box. Service entrance condulets may be used only on control wiring installations.

F. Provide 1/8 inch polypropylene pull cord in empty conduit systems.

G. Provide blank cover plates for unused data outlet assemblies.

H. Provide wallplate blanks for unused data termination ports.

3.7 SPLICES AND TERMINATIONS

A. Splices in branch circuits and control wiring shall be made with 3-M Company "Scotchlocks", Ideal "Wirenuts" or equivalent. Splices shall be insulation rated for 90ºC at 600 volts.

B. Splices, taps and terminations for feeder and motor wiring shall be made with approved set screw mechanical taps, sleeves or lugs. Provide terminations with a minimum 75º minimum rating at 600 volts.

C. Vinyl electrical tape shall be 90ºC, 600 volt insulation rated for use whenever added insulation is required. Rubber and friction tape shall not be used.

SECTION 26 24 06 - PANELBOARDS

A. Circuit breaker type with bolt-on or plug type circuit breakers.

SECTION 26 25 03 - GROUNDING

A. Copper system meeting requirements of NEC. Separate ground conductors in non-metallic conduit

and for feeders.

SECTION 26 50 00 – LIGHTING

1.01 GENERAL

1.1 NOTE

A. Section includes lighting fixtures, lamps, and ballasts.

1.2 SCOPE

A. Provide a lighting fixture for each lighting fixture symbol shown on the Drawings, of the type and quality described herein and on the drawings. Fixtures shall be installed complete with lamps of the wattage indicated, sockets, housing, ballast, shades, diffusers and supports, and wired for operation.

2.01 PRODUCTS

2.1 LIGHTING FIXTURES

A. Energy Star qualified lighting or Energy Star label LED lamps in conventional fixtures the combination of which make up 80% of the interior lighting.

B. Provide fixtures according to the designation indicated on the plans. Fixtures designations are explained and specified in the Lighting Fixture Schedule.

C. Where a letter designating fixture type is adjacent to a row of fluorescent fixtures, it shall be understood that fixtures in the row shall be of the same type and shall consist of the total lengths indicated. Although the descriptions of the fluorescent fixtures described may refer to 4 foot units, 2 foot, 3 foot, and 8 foot units may be used where applicable to obtain the fixture length necessary.

D. Construction Features

1. General Requirements
   a. Provide galvanized support hangers, channels and bolts.
   b. Provide rustproof exterior hardware such as screws, nuts, washers and anchor bolts.
   c. Provide stem suspended fixtures with self-aligning type semi-rigid ball joints so that fixtures hang level with vertical stems.
   d. Fixtures shall be wired for polarized system with one wire in each fixture to be distinctly marked for its entire length. Wire shall bear the label of approval of the Underwriter's Laboratory, Inc.
   e. Verify fixture finishes with Architect prior to ordering.

Exterior Fixtures:

   a. Cast aluminum housing, unless noted.
   b. UL Listed for Damp or Wet Location, as required.
   c. Weatherproof gasketing.
   d. Corrosion resistant hardware and materials.

2.2 BALLASTS & DRIVERS

A. Manufacturers

1. General Electric
2. Advance
3. MagneTek Triad.

4. Motorolla
5. Approved Equal

B. General Requirements

1. Provide line voltage LED fixtures where available.
2. Where line voltage fixtures are not provided, furnish drivers with minimum 40,000 hour lifecycle.
3. Where fluorescent fixtures are provided, ballast must not contain PCB's.
4. Where fluorescent fixtures are provided, ballast shall be encapsulated (potted) to ensure maximum thermal and structural integrity.
5. Regulatory Requirements:
   a. UL listed, Class P, Type 1, CSA certified.
   b. FCC standard for EMI/RFI ensuring suitability for both commercial and industrial installations.
   c. ANSI and IEEE standards for harmonic distortion and line voltage transient, and immune to electrical interference.
   d. Audible noise rating of Class A, unless noted otherwise.
   e. Color-coded to ANSI Standard C82.11.
6. Characteristics
   a. Supply frequency: 57.5 to 62.5 Hz.
   b. Supply voltage variation: ± 10% with ± 5% light output
   c. Operating frequency: above 20KHz
   d. Maximum enclosure temperature rating: 70º C.
   e. Minimum lamp starting temperature
      i. in unheated or exterior spaces.: -20ºF
      ii. otherwise: 50º F.
7. 5 year manufacturer's warranty to cover parts & labor.

C. T8 Fluorescent Electronic Ballasts (FO17, FO25, FO40, FBO16, FBO24, FO32, FBO32, FBO31, type lamps)

1. Operate 1-4 lamps from single ballast, unless otherwise required.
2. Provide multiple ballasts where multi-level switching, or inverter ballasts are indicated (per drawings and/or schedule).
3. Operation: Instant Start/Parallel
4. Power factor: > 97%
5. Ballast factor: >88%
6. Total Harmonic Distortion (THD): <10%
7. Remote/Tandem wiring capability: 18 feet

2.3 LAMPS

A. Provide standard schedule lamps manufactured by:

1. General Electric Company
2. Phillips Lighting Company
3. Osram Sylvania
4. Ventura Lighting

B. Fluorescent

1. Color Temperature: 3500º K
2. Minimum CRI: 82
3. Minimum Average Lamp Life:

a. T8 Fluorescent Lamps: 20,000 hours
b. T5 Fluorescent Fixtures: 20,000 hours
c. T4 Fluorescent Lamps: 10,000 hours

C. High Intensity Discharge (HID)

1. Phosphorous coated
2. Color Temperature: 3700º K
3. Rated for applicable burning position, enclosure type
4. Base to match fixture base

D. Light Emitting Diode (LED)
1. Integral line voltage LED lamp
2. 3000 – 3500º K
3. Minimum 40,000 hour avg lamp life
4. Minimum 80 lumens/watt

3.01 EXECUTION

3.1 LOCATION

A. Coordinate the location of lighting fixtures with the Architect before final installation. Allow for a reasonable amount of shifting of fixture locations.

B. Consult the Architect's reflected ceiling plans and the installer of the ceilings to insure that fixtures are properly aligned, ventilated and located.

C. Coordinate actual fixture depths with piping, duct work, bulkheads, etc. prior to rough-in.

D. Install exit signs above a doorway with two panels that swing in opposite directions centered above egress panel, not centered above the doorway.

3.2 INSTALLATION

A. Provide "Earthquake" hold down clips on recessed fixtures.

B. Provide necessary accessories, as required, to support the fixtures independently of the ceiling suspension system. Securely fasten box and fixture supports to structural system main supports. Where fixtures are surface mounted, cut neat holes in the hung ceilings as required for the fixture supports.

C. Provide at least two (2) grid drop wires, 12 gauge minimum, supported from building structural system on recessed fixtures.

D. Provide spring loaded sockets and acrylic tube guards on fluorescent lighting fixtures with exposed tubes.

C. Install fixtures so lamps are oriented in the same direction.

END OF DIVISION 26

DIVISION 27 – COMMUNICATIONS

NOT USED

DIVISION 28 – ELECTRONIC SAFETY AND SECURITY

SECTION 28 13 00- ACCESS CONTROL

A. PROJECT INCLUDES
1. Front door entry system.

B. PRODUCTS:
1. TEC Vision Manufactured by Select Engineered Systems, Inc. with large screen LED with hands free communicator system to individual apartments or front desk via wireless telephone.
2. Proximity Card System with 180 proximity cards.
3. Printer/Programmer connected to main control to allow customer programming/deletion of pass cards, and continual monitoring of door.
4. System to be programmed to print a list of all activity for the building on a weekly basis for hard copy files.
5. Entire system to be on emergency power.

DIVISION 32 – EXTERIOR IMPROVEMENTS

SECTION 32 12 16 - ASPHALT PAVING

A. PROJECT INCLUDES
1. Hot-Mixed Asphalt Paving Over Prepared Subbase:
   a. Roads.
   b. Driveways and parking areas.
   c. Paved play areas.

B. QUALITY ASSURANCE
1. Construction Tolerances:
   a. Base Course Thickness: inch.
   b. Surface Course Thickness: 1/4 inch.
   c. Base Course Surface Smoothness: 1/4 inch.
   d. Surface Course Surface Smoothness: 3/16 inch.
   e. Crowned Surfaces: 1/4 inch variance from template.

C. PRODUCTS
1. Asphalt-Aggregate Mixture: Plant-mixed, hot-laid asphalt-aggregate mixture, ASTM D 3515, complying with local DOT regulations.
2. Base Course: BF.
3. Surface Course: SF.
4. Herbicide Treatment: Commercial chemical for weed control registered by Environmental Protection Agency and acceptable to authorities having jurisdiction.
5. Lane and Parking Area Marking Paint: Alkyd-resin type, ready-mixed, AASHTO M 248, Type I.

SECTION 32 13 13 - CONCRETE PAVING

A. PROJECT INCLUDES
1. Cast-In-Place Concrete Paving Over Prepared Subbase:
   a. Walkways.
   b. Curb and gutters per City of Frederick Standard.

B. QUALITY ASSURANCE

1. Construction Tolerance: 1/8 inch in 10 feet for grade and alignment of top of forms; 1/4 inch in 10 feet for vertical face on longitudinal axis.

C. PRODUCTS
   a. Concrete: ASTM C 150, Type 1, Portland cement; ASTM C 33, normal weight aggregates; potable water.
   b. Design Mix: ASTM C 94, 3000 psi, 28 day minimum compressive strength.
   c. Slump Limits: 8 inches minimum with superplasticizer, 3 inches otherwise.
   d. Air Content: 5 to 8 percent.
   e. Finish: Broom finish.
2. Wire Mesh: 6 x 6 W1.4 x W1.4, welded plain steel wire fabric, ASTM A 185.
3. Reinforcing Bars: Deformed steel bars, ASTM A 615, Grade 60.
4. Liquid-Membrane Forming and Sealing Curing Compound: ASTM C 309, Type I, Class A.
5. Bonding Compound: Polyvinyl acetate or acrylic base.

SECTION 32 93 00 – PLANTS, TURF AND GRASSES

A. PROJECT INCLUDES
1. Landscaping:
   a. Trees, shrubs, and ground cover.
   b. Finish grading and lawns.
   c. Topsoil and fertilizer.
   d. Initial maintenance of landscape materials.

B. QUALITY ASSURANCE
1. Balled and Burlapped Plants and Trees: Graded to American Standard for Nursery Stock, ANSI Z60.1.

C. PRODUCTS
1. Landscaping – New plantings shall utilize at least 50% native or regionally adapted plantings. Select native, highly suitable, drought /disease tolerant plantings suitable for the project soil and microclimate. Where there are healthy large existing trees, consider preserving mature trees in the site plan. Utilize shade, windbreak and screening benefits of plantings in the project design. Protect trees and root zones during construction.
2. Plant Materials:
   a. Deciduous trees and shrubs.
   b. Coniferous and broad leafed evergreen trees and shrubs.
3. Lawns: Seed, new crop seed mixture; 85 percent turf-tall fescue, 15 percent Kentucky Bluegrass.
4. Sod: Lawn areas exceeding slope of 3:1.
5. Topsoil: From site stockpile with additional fertile, friable topsoil from local source.
6. Commercial Fertilizer: Neutral character for plant materials and lawns.
7. Landscape Materials:
   a. Mulch: Ground or shredded pine bark mulch.
   b. Plastic Sheet: Black polyethylene, 8 mils.
   c. Filtration Fabric: Water permeable fiberglass or polypropylene fabric.
   d. Stakes and Guys: New hardwood, treated softwood, or redwood.

END OF DIVISION 32

DIVISION 33 – UTILITIES

NOT USED

DIVISION 34 – TRANSPORTATION

SECTION 34 60 13 – EV CHARGING STATION

A. PROJECT INCLUDES
   1. Level 2 electric vehicle charging station.

B. PRODUCTS
   1. Level 2 Commercial Charging Station:
      a. Dual Port, bollard mount.
      b. Integral LTE modem with gateway.
      c. 208/240V 40 amp circuit
      d. 7.2 kW x 2 output
      e. LCD display
      f. Card reader
      g. Type 3R weatherproof enclosure

C. MANUFACTURERS
   1. ChargePoint, Inc, Campbell, CA 95008: CT4000 series
   2. Bosch EV800 series
   3. BTC Power

TRAFFIC CONCEPTS, INC.
7525 Connelley Drive • Suite B • Hanover, MD 21076 • 410-760-2911

April 29, 2026

Mr. Rick Van Emburgh, P.E.
Town Engineer
Town of Easton
9030 Mistletoe Drive

RE: Traffic Impact Study – Point by Point Response
Port Street - Senior Housing Project
Town of Easton, MD
#4317

Dear Mr. Van Emburgh:

We are pleased to submit the following point by point response to your traffic impact study comments.

Traffic Impact Study Comments

23. The Town will require SHA input prior to approval.

Response: MD SHA is currently reviewing the TIS, with a 45-day review deadline of June 5, 2026. According to MD SHA policy and practices, a TIS is required for any proposed development generating more than 50 peak hour trips and that is associated with obtaining an entrance permit. The current traffic study for this project shows only 14 AM and 18 PM peak hour trips. Furthermore, the developer is reducing the project to 64 units of senior adult multifamily housing, which further reduces the trip generation to 12 AM and 16 PM peak hour trips. Given that these volumes are well below the 50-trip threshold and the project does not require an access permit, SHA must conclude the project has no significant impact on the state road system.

24. Is the existing Meadow Drive width acceptable?

Response: The existing Meadow Drive width is approximately 38 to 40 feet wide. Based on observations there is space to accommodate parked vehicles on both sides on the roadway and space for two through travel lanes.

25. Are turn lanes recommended at the following locations:
    a. Right turn from MD 334 (Port Street) to MD 322 (Easton parkway).

       Response: The westbound MD 334 (Port Street) approach to MD 322 (Easton Parkway) is an all-shared single lane approach. During the AM background peak hour, the average westbound queue is 8.2 vehicles. The average queue is minimally increased during the AM future peak hour at 8.5 vehicles. During the PM peak hour, the average background queue is 7.3 vehicles and is increased to only 7.6 vehicles as an average queue.

       Additionally, the overall AM future intersection level of service is "B" with and average delay of 17.1 seconds. During the PM future condition, the overall intersection level of service is "B" with an average delay of 18.8 seconds. Based on this adequate finding, auxiliary lanes are not required for queuing or to improve level of service.

    b. Left turn lane from Meadow Drive onto Port Street.

       Response: The Meadow Drive northbound approach to MD 334 (Port Street) is a single lane with an all-share lane approach. During the AM and PM future traffic conditions, the intersection operates with levels of service "A" and "B" and with a queue free condition. Based on the HCS analysis and with our observations, auxiliary lanes are not required at this intersection.

26. There are 72 units proposed and 252 residents. Please address if the independent living residents with vehicles are included in the traffic counts.

    Response: First 252 residents are not proposed as part of this project. For clarification, on page 10 of the report, the reference to 252 means the Land Use Code used in the Institute of Traffic Engineers' Trip Generation Manual 12th Edition that represents the Senior Adult Housing – Multifamily land use. The trip generation calculations correctly use the number of units, as the independent variable.

27. The pedestrian and bicycle information provided lists no counts. This does not appear accurate based on the surrounding uses at this location. Including the proposed location for a rail to trails and existing school pick up location. Please review and revise these statistics appropriately.

    Response: The following information is based on camera counts at the subject intersection.

    - At the MD 334 (Port Street) and Meadow Drive intersection, students (high school) begin to arrive at 6:59 AM. The school bus arrives at 7:09 AM and departs at 7:10 AM.
    - At 8:26 AM vehicles arrive and stop along Meadow Drive (both sides of the street) to wait for the school bus. Students exit the passenger cars at 8:35 to walk to the corner and meet the school bus that arrives at 8:36 and departs at 8:37 AM.
    - No student or school bus activity occurred during the PM peak hour.

We note that the AM peak hour (highest volume of traffic) occurs between 7:30 AM and 8:30 AM. During the AM peak hour, no pedestrians were counted. The PM peak hour occurred between 4:00 PM and 5:00 PM when there was no pedestrian or bicycle traffic. No change to the traffic study is required.

28. Include school bus stop location to the bus routes. A bus stop location is currently used at the corner of Port Street and Meadow Drive.

    Response: This is an unmarked school bus stop and no school activity occurred during the AM or PM peak hours.

We are pleased to submit the following information regarding pedestrian and bicycle trip generation associated with the MD 334 (Port Street) - Senior Housing Traffic Impact Study. As noted in the traffic study, trip generation estimates were developed using ITE (12th Edition) and vehicle trip rates for Land Use Code 252. In the example below, vehicle trips were converted to person trips using an average vehicle occupancy of 1.2 persons per vehicle based on National Household Travel Survey data for senior populations. A pedestrian mode share of 10 percent, reflecting the site's proximity to downtown Easton and local walkability conditions, was applied to estimate pedestrian activity.

1) ITE Vehicle (Passenger Car) Trips

AM Peak Hour: 0.19 vehicle trips/unit
PM Peak Hour: 0.25 vehicle trips/unit

72 Senior (Multifamily Units)
AM Peak 72 x 0.19 = 14 vehicle trips
PM Peak 72 x 0.25 = 18 vehicle trips

Source: ITE Trip Generation Manual 12th Edition (ITE)

2) Convert Vehicle Trips to Person Trips

Typical vehicle occupancy for residential trips = Senior households: approximately 1.2 persons/vehicle.

Person Trips:
AM 14 x 1.2 = 17 persons/vehicle
PM 18 x 1.2 = 22 persons/vehicle

3) Pedestrian Mode Share

For town setting 10% pedestrian share (Range 8 percent – 12 percent)

4) Pedestrian Estimate
AM 17 x 0.1 = 2 pedestrians
PM 22 x 0.1 = 2 pedestrians

Source: National Household Travel Survey (NHTS)

Conclusion

The proposed development is expected to generate approximately two (2) pedestrian trips in the AM peak hour and two (2) pedestrian trips in the PM peak hour. Seniors typically generate few bicycle trips. Based on the low number of passenger car trips generated by this project, we expect no peak hour bicycle trips generated by the proposed senior housing project. The result of this investigation does not change the adequate intersection capacity findings contained in the traffic impact study.

If you have any questions concerning this information, please do not hesitate to contact our office.

Sincerely,

TRAFFIC CONCEPTS, INC.



J. Mark Keeley, PTP
Project Manager
Mkeeley@traffic-concepts.com

cc: Mr. Joe Clark, Executive Vice President, Osprey Property Company

PORT STREET - SENIOR HOUSING

RESIDENTIAL DEVELOPMENT
TOWN OF EASTON, MARYLAND
MARCH 2, 2026

TRAFFIC IMPACT STUDY

PREPARED FOR:
OSPREY PROPERTY COMPANY

PREPARED BY:

TRAFFIC CONCEPTS, INC.

7525 CONNELLEY DRIVE
SUITE B
HANOVER, MARYLAND 21076
410-760-2911
www.traffic-concepts.com

TC#4317

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EXECTIVE SUMMARY

EXECUTIVE SUMMARY

Traffic Concepts, Inc. conducted a traffic impact study for the proposed Port Street senior adult housing development. The development site is located within the Town of Easton, on the southeast quadrant of MD 322 (Easton Pkwy) and MD 334 (Port St). The proposed project consists of up to 72 senior adult housing units.

Scope of Services: The key intersections listed below define the study area.

- MD 322 (Easton Pkwy) @ MD 334 (Port St) (Signalized)
- MD 334 (Port St) @ Meadow Dr/G. Muphy Community Pool Access (Unsignalized)
- MD 334 (Port St) @ Jowite Street (Unsignalized)

Analysis Methodology: The traffic study is comprised of an Existing, Background, and Future traffic conditions. The key intersections were analyzed under each traffic condition, which is explained by the following formula:

Total Future Traffic *= (**Existing Condition** – current intersection turning movement volumes + **Background Condition** – 2.0% Growth Rate compounded over 2 years + pipeline development traffic + **Future Condition** - site generated traffic)*

All key intersections were analyzed with the Critical Lane Volume (CLV) methodology and the Highway Capacity Manual software (HCM).

New Site Generated (Peak Hour) Trips: The new site generated peak hour trips were generated with land use data contained in the *Institute of Transportation Engineers, Trip Generation Manual 12th Edition* for senior adult housing for multifamily units (ITE LUC 252). Based on the ITE data, the site will generate 14 total AM and 18 total PM peak hour trips.

Site Access: The site will have vehicle access to Meadow Drive.

CONCLUSION: The results of the intersection capacity analysis indicate that the key intersections would continue to operate at "B" or better levels of service with the proposed development project.

With the submittal of this traffic report, we respectfully request that this project be approved from a traffic impact standpoint



INTRODUCTION

INTRODUCTION

Traffic Concepts, Inc. has prepared a traffic impact study for a proposed senior adult housing development along Port St. The site is located on a vacant lot on the southeast quadrant of MD 322 (Easton Pkwy) and MD 334 (Port St). This project will create up to 72 senior adult multi-family housing units. The site will have vehicle access to Meadow Drive. The site location is depicted on Exhibit 1.

Scope of Services

The study limits were established by the Town and a scope of services memo is included in the study appendix. The following key intersections were counted during the weekday morning (7:00 AM to 9:00 AM) and afternoon (4:00 PM to 6:00 PM) peak hours:

- MD 322 (Easton Pkwy) @ MD 334 (Port St) (Signalized)
- MD 334 (Port St) @ Meadow Dr/G. Muphy Community Pool Access (Unsignalized)
- MD 334 (Port St) @ Jowite Street (Unsignalized)

Study Methodology

The study was conducted in three study conditions that analyze the existing, traffic volumes, the background volumes, and future traffic volumes. The existing baseline traffic conditions are created with intersection turning movement counts that were conducted at the key intersections. The total background condition traffic volumes are determined by applying growth rates for the site build-out period. Finally, the total future traffic conditions were determined by incorporating trips generated by the proposed new development.

To determine intersection levels of service, the key intersections were analyzed during study conditions using the Critical Lane Volume (CLV) and the Highway Capacity Manual (HCM) methods.

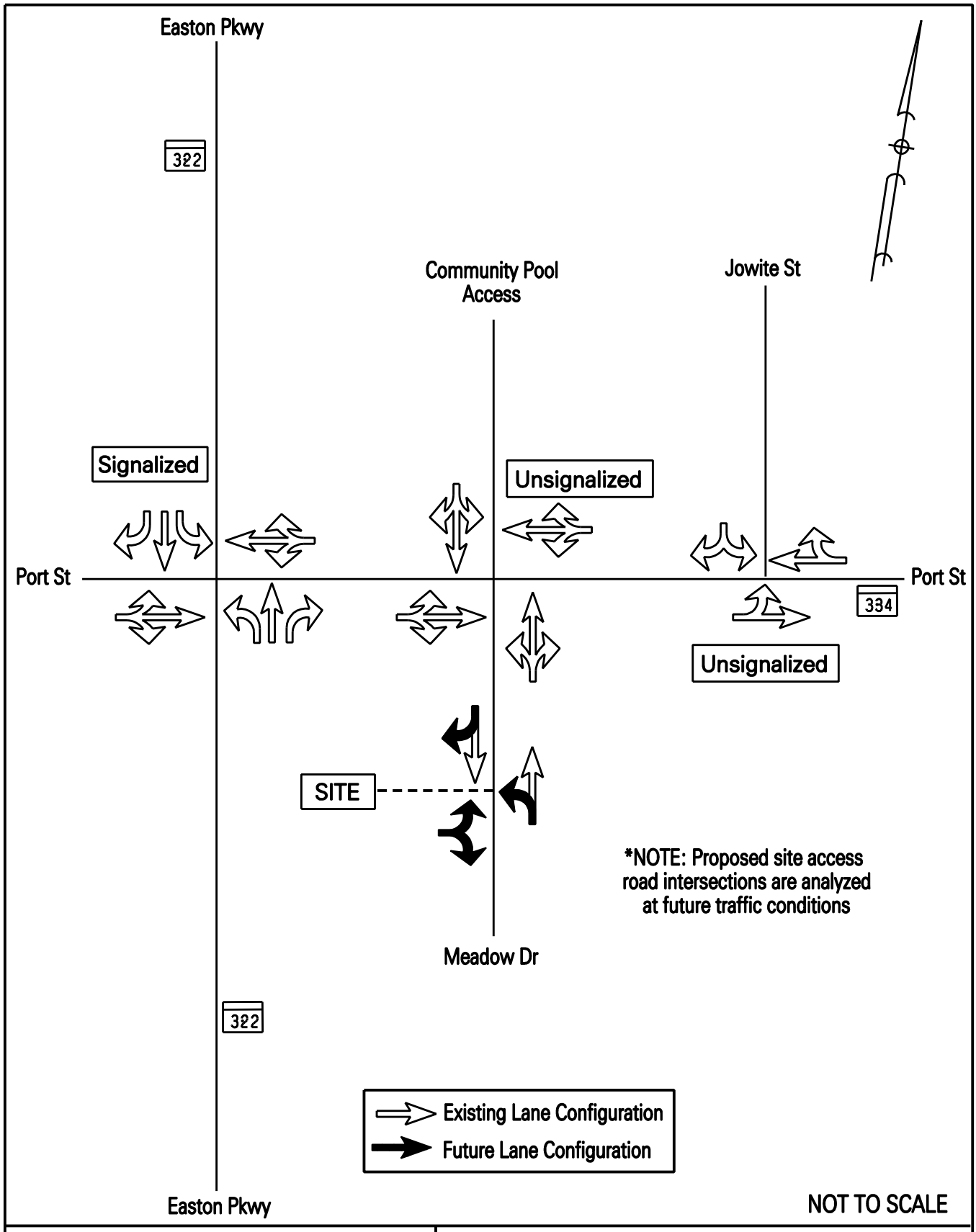


Key Intersections:
1. MD 322 @ MD 334
2. MD 334 @ Meadow Dr
3. MD 334 @ Jowite St

● – Intersection Studied

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EXHIBIT 1
Site Location



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EXHIBIT 2
Lane Configuration



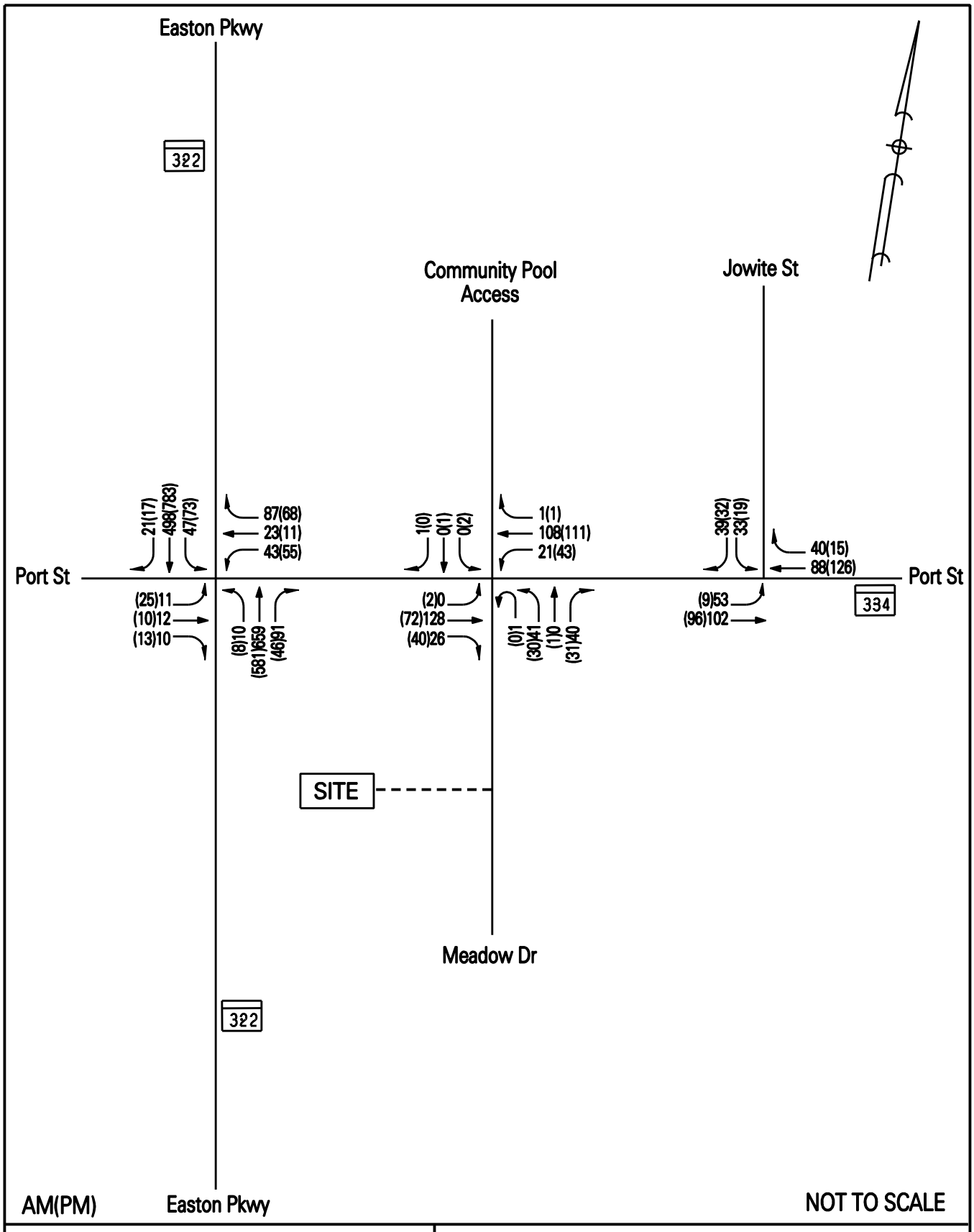
EXISTING CONDITION

EXISTING CONDITION

As stated, the existing traffic condition establishes the baseline intersection levels of service at the key intersections.

Existing lane configurations at the key intersections are depicted on Exhibit 2. The weekday intersection turning movement counts were conducted on Thursday, February 5, 2026, from 7:00-9:00 AM and 4:00-6:00 PM when schools were in session. The resulting existing peak hour volumes are displayed on Exhibit 3. Bicycle/pedestrian counts were also conducted at all key intersections. The count data and intersection condition aerial exhibits are provided in Appendix III.

Intersection	AM Peak Hour	PM Peak Hour
MD 322 (Easton Pkwy) @ MD 334 (Port St)	7:30 - 8:30	4:30 – 5:30
MD 334 (Port St) @ Meadow Dr/G. Muphy Community Pool Access	7:30 - 8:30	4:00 – 5:00
MD 334 (Port St) @ Jowite Street	8:00 – 9:00	4:00– 5:00



TRAFFIC CONCEPTS, INC. 7525 Connelley Drive Suite B Hanover, Maryland 21076 410-760-2911	EXHIBIT 3 Existing Traffic Volumes



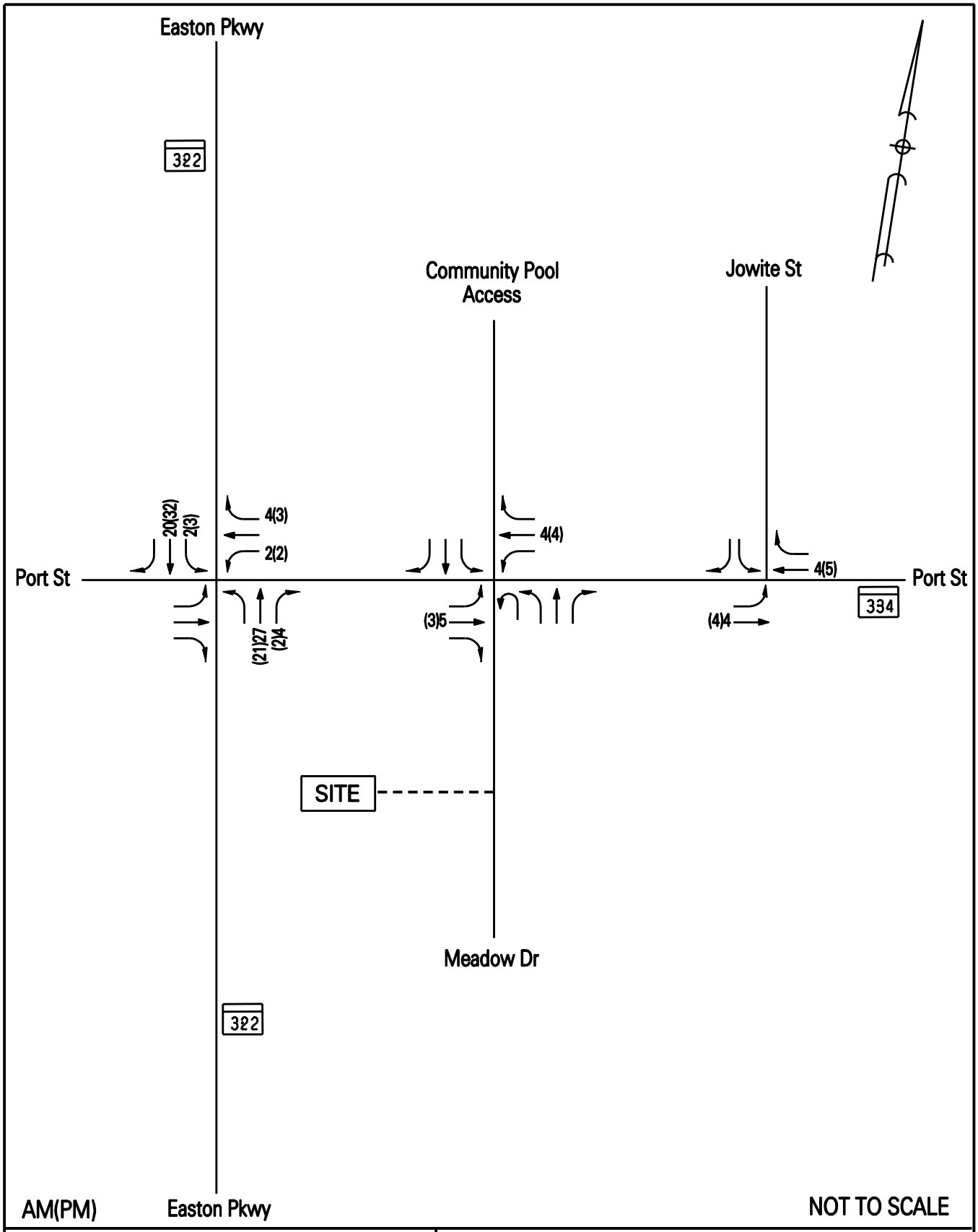
BACKGROUND CONDITION

BACKGROUND CONDITION

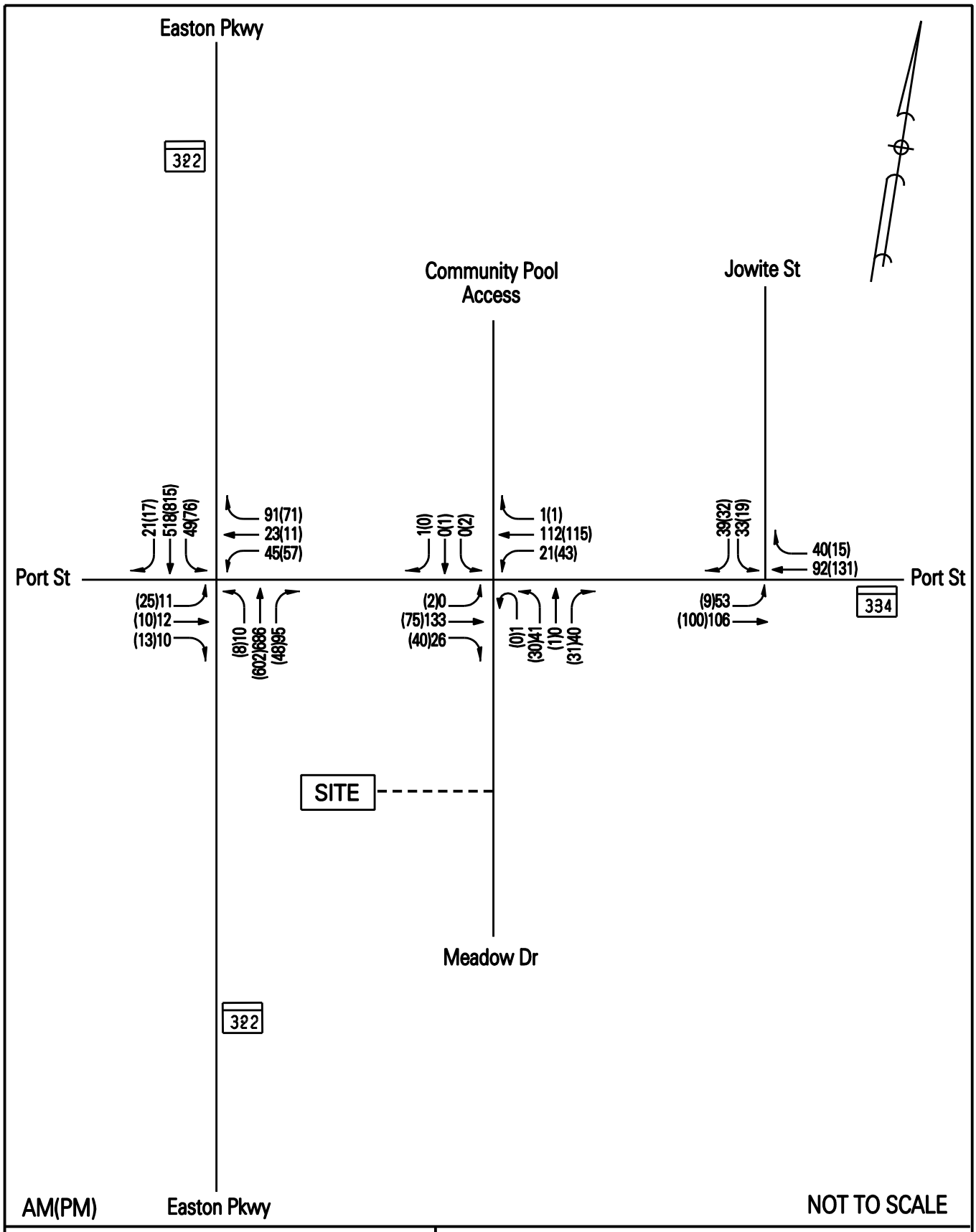
The background traffic conditions evaluate the key intersections with consideration given to a regional growth rate and trips generated by other approved developments that are not yet constructed.

The regional growth rate represents the annual increase in through traffic volumes within the study area that originates from outside the localized study area. To determine this rate, we analyzed MDOT SHA historical traffic data from the past three years, retrieved from the Internet Traffic Monitoring System (I-TMS) webpage. This data can be found in Appendix II. Our analysis of this data indicates that traffic volumes have remained stable over the last three years.

However, to be conservative a two percent growth rate, compounded over the two-year project build-out period, was applied at the study intersections, as shown on Exhibit 4. The total background traffic volumes shown on Exhibit 5 include the projected growth in traffic.



TRAFFIC CONCEPTS, INC. 7525 Connelley Drive Suite B Hanover, Maryland 21076 410-760-2911	EXHIBIT 4 Projected Growth Rates (2.0% for Two Years)



TRAFFIC CONCEPTS, INC. 7525 Connelley Drive Suite B Hanover, Maryland 21076 410-760-2911	EXHIBIT 5 Total Background Traffic Volumes



FUTURE CONDITION

FUTURE CONDITION

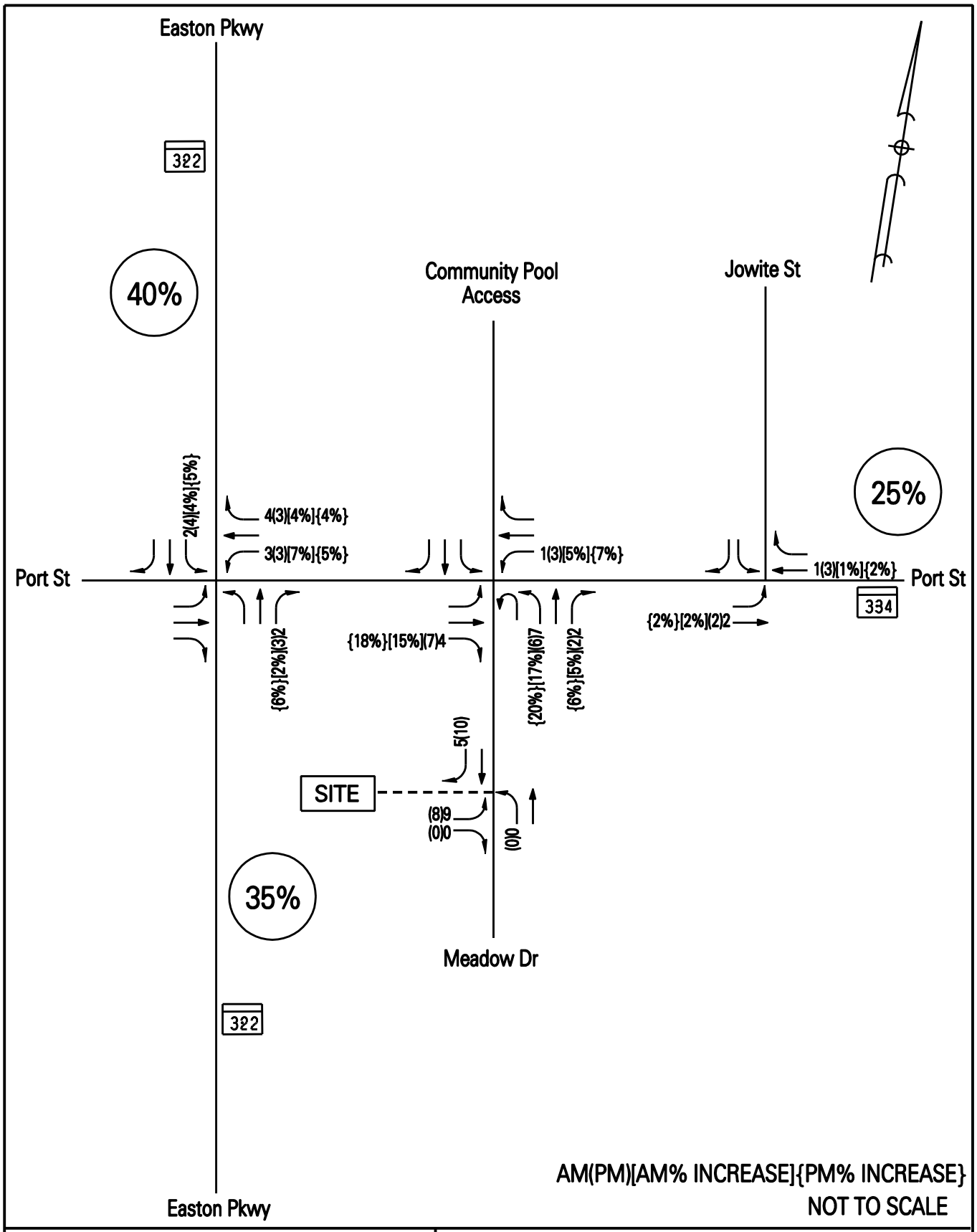
The future condition analysis determines the new site generated trips and analyzes the key intersections with the total future traffic volumes.

The proposed new site trips generated by 72 senior adult multi-family housing units were determined with data contained in the *Institute of Transportation Engineers', Trip Generation Manual (ITE), 12th Edition.* The new site generated peak hour trips are shown in the table below and the detailed ITE data is included in the scope of services memo that is provided in Appendix IV.

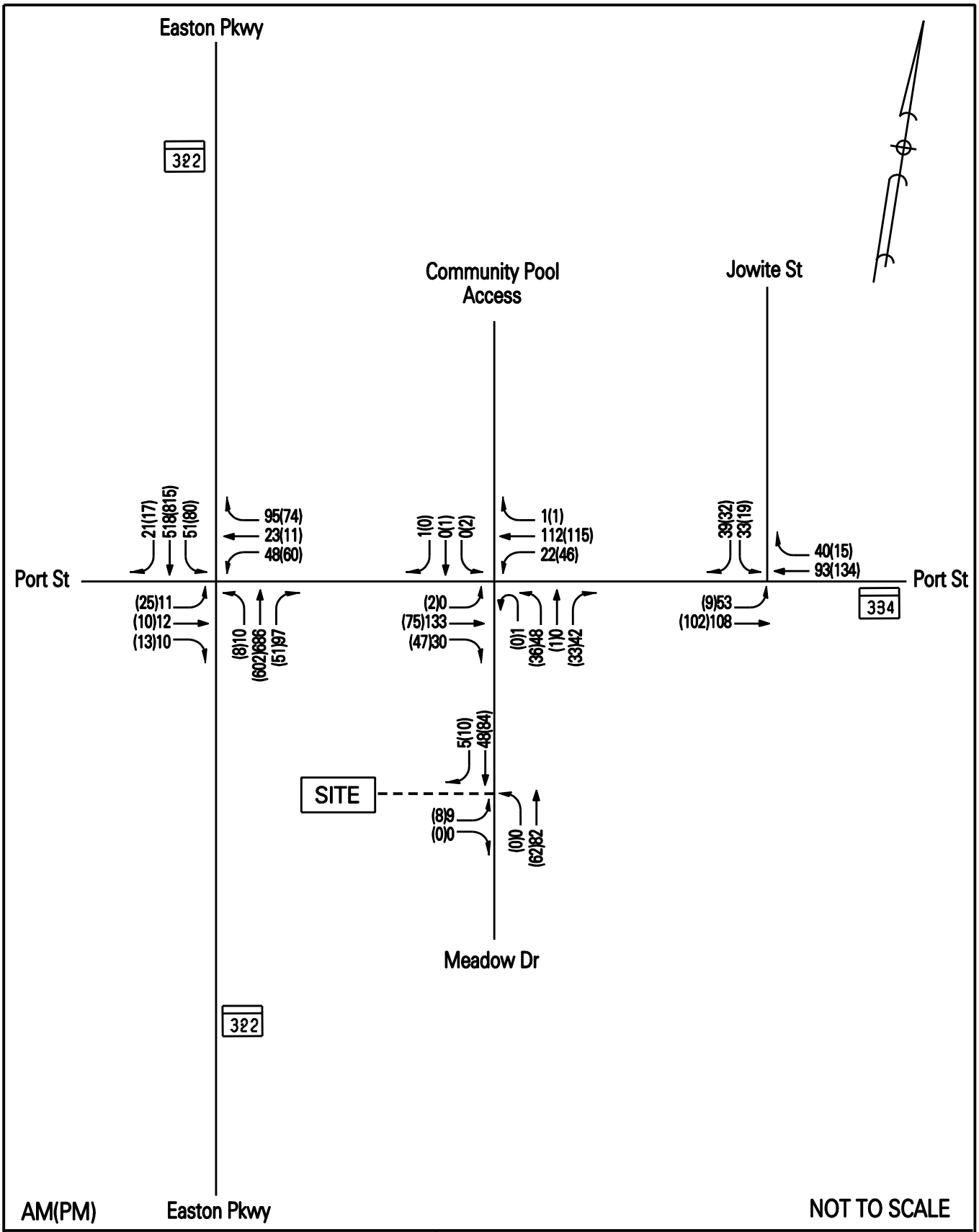
NEW SITE TRIPS: PEAK HOUR TRIP GENERATION						
	AM			**PM**		
	IN	**OUT**	**TOTAL**	**IN**	**OUT**	**TOTAL**
Senior Adult Housing—Multifamily (252) 72 UNITS	5	9	14	10	8	18
TOTAL PEAK HOUR TRIPS		**14**			**18**	

Source: ITE, Trip Generation Manual, 12th Edition (ITE)

The site generated trip distribution and assignment pattern is based on existing traffic volumes and the location of major access routes. Exhibit 6 shows the site generated trips. These trips were added to the total background traffic volumes to arrive at total future traffic volumes, as shown on Exhibit 7.



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EXHIBIT 7
Total Future Traffic Volumes



SAFETY STUDY

SAFETY STUDY

CRASH DATA

Crash data (between January 1, 2022 and December 31, 2025) has been provided by MDOT SHA at the key intersections. The only reported crashes occurred at the MD 322 at MD 334 intersection, and about 65 percent of those crashes were angle collisions. The crash data revealed no fatalities at any of the intersections. A copy of the detailed crash data is included in Appendix VI, and the data is summarized in the following table.

TOTAL CRASHES (JANUARY 1, 2022 - DECEMBER 31, 2025)				
Intersection	2022	2023	2024	2025
MD 322 @ MD 334	1	1	2	2
MD 334 @ Meadow Dr	*	*	*	*
MD 334 @ Jowite St	*	*	*	*
*No crashes reported at these locations.				

NON-MOTORIZED INVENTORY

The following information provides a non-motorized inventory of the bicycle/pedestrian and transit amenities within the study area. This information also includes peak hour pedestrians, and bicycle counts at the key intersections.

Transit Facilities

Bus stop located approximately ½ mile from the site are shown on Exhibit 10. The bus routes that utilize these stops are listed below and the route maps and bus schedules are included in Appendix V.

- **Route 1:** Easton Shuttle (Kent Island – Grasonville – Centreville to Easton)
  Stop S202 – Memorial Hospital
- **Route C:** (A fixed route within Easton that loops through various points in town)
  Stop S144 – Easton Neighborhood Service Center
  Stop S180 – St. Marks Village
  Stop S168 – Safeway
  Stop S072 – Easton Library
- **Route 5:** (Runs from Denton to Easton)
  Stop S202 – Memorial Hospital
- **Denton – Easton AM Shuttle:**
  Stop S144 – Easton Neighborhood Service Center

Transit Facilities (Continued)

- **Route D:** (A fixed route within Easton that loops through various points in town)
  Stop S202 – Memorial Hospital
- **Route 9:** (Cambridge – Trappe – Easton)
  Stop S202 – Memorial Hospital

Delmarva Community Transit (DCT) also offers other specialized transportation options to area residents. DCT offers One Stop Service for people 60 years and older and people with disabilities, providing door-to-door service in vans or cars, with 24-hour advance notice. In compliance with the ADA (Americans with Disabilities Act), DCT also provides complementary origin to destination service up to 3/4 mile off of fixed routes for certified individuals with disabilities.

Pedestrian and Bicycle - Facilities & Counts

Within the study area, there are continuous sidewalks along both sides of Medow Drive at the site access. As shown on Exhibit 8, there is also a trail located near the site that extends to the Easton Rails-To-Trail, a scenic almost 5-mile trail that spans Easton north to south with access to local stores, parks, destinations, and schools.

The pedestrian/bicycle counts are summarized in the following tables:

MD 322 @ MD 334		
Peak Hour	Pedestrian Volume	Bicycle Volume
7:30 – 8:30 AM	0	0
4:30 – 5:30 PM	0	0

MD 334 @ Meadow Dr		
Peak Hour	Pedestrian Volume	Bicycle Volume
7:30 – 8:30 AM	0	0
4:00 – 5:00 PM	0	0

MD 334 @ Jowite St		
Peak Hour	Pedestrian Volume	Bicycle Volume
8:00 – 9:00 AM	0	0
4:00 – 5:00 PM	0	0



Bus Stops:
1. Stop S202 - Memorial Hospital
2. Stop S144 - Easton Neighborhood Service Center
3. Stop S180 - St. Marks Village
4. Stop S168 - Safeway
5. Stop S072 - Easton Library

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EXHIBIT 8
Bus Stop Locations



CAPACITY ANALYSIS RESULTS

INTERSECTION CAPACITY ANALYSIS

As stated, the key intersections were analyzed during the existing, background, and future traffic conditions, using the Critical Lane Volume (CLV) and Highway Capacity Manual (HCM) methods. The HCM analyses at the signalized intersections were conducted using signal timing data provided by MDOT SHA.

The levels of service results are listed on the following tables, and the detailed calculations are provided in Appendix I.

CRITICAL LANE VOLUME ANALYSIS – AM PEAK HOUR				
KEY INTERSECTIONS	EXISTING CLV / LOS	BACKGROUND CLV / LOS	FUTURE	
			CLV / LOS	CLV Change (%)
MD 322 (Easton Pkwy) @ MD 334 (Port St)	874 / A	910 / A	919 / A	+9 (1%)
MD 334 (Port St) @ Meadow Dr	261 / A	266 / A	281 / A	+15 (5.6%)
MD 334 (Port St) @ Jowite Street	253 / A	257 / A	258 / A	+1 (0.4%)
Meadow Dr @ Site Access	-	-	91 / A	NA
CRITICAL LANE VOLUME ANALYSIS – PM PEAK HOUR				
KEY INTERSECTIONS	EXISTING CLV / LOS	BACKGROUND CLV / LOS	FUTURE	
			CLV / LOS	CLV Change (%)
MD 322 (Easton Pkwy) @ MD 334 (Port St)	956 / A	993 / A	999 / A	+6 (0.6%)
MD 334 (Port St) @ Meadow Dr	228 / A	232 / A	246 / A	+14 (6.0%)
MD 334 (Port St) @ Jowite Street	201 / A	206 / A	209 / A	+3 (1.5%)
Meadow Dr @ Site Access	-	-	102 / A	NA

HIGHWAY CAPACITY MANUAL: SIGNAL CONTROL - AM PEAK HOUR				
KEY INTERSECTIONS	EXISTING Delay / LOS	BACKGROUND Delay / LOS	FUTURE	
			Delay / LOS	HCM Change (%)
MD 322 (Easton Pkwy) @ MD 334 (Port St)	16.6 / B	16.9 / B	17.1 / B	+0.2 (1.2%)
HIGHWAY CAPACITY MANUAL: SIGNAL CONTROL - PM PEAK HOUR				
KEY INTERSECTIONS	EXISTING Delay / LOS	BACKGROUND Delay / LOS	FUTURE	
			Delay / LOS	HCM Change (%)
MD 322 (Easton Pkwy) @ MD 334 (Port St)	18.1 / B	18.7 / B	18.8 / B	+0.1 (0.5%)

HIGHWAY CAPACITY MANUAL: STOP CONTROL - AM PEAK HOUR				
KEY INTERSECTIONS	EXISTING Delay / LOS	BACKGROUND Delay / LOS	FUTURE	
			Delay / LOS	HCM Change (%)
MD 334 (Port St) @ Meadow Dr				
EB L/T/R– MD 334	7.5 / A	7.5 / A	7.5 / A	+0 (0%)
WB L/T/R– MD 334	7.7 / A	7.7 / A	7.7 / A	+0 (0%)
NB L/T/R – Meadow dr	11.0 / B	11.1 / B	11.4 / B	+0.3 (2.7%)
SB L/T/R - Community Pool Access	8.9 / A	9.0 / A	9.0 / A	+0 (0%)
MD 334 (Port St) @ Jowite Street				
EB Left/Thru – MD 334 (Port St)	7.6 / A	7.7 / A	7.7 / A	+0 (0%)
SB Left/Right – Jowite Street	10.5 / B	10.6 / B	10.6 / B	+0 (0%)
Meadow Dr @ Site Access				
EB Left/Right – Site Access	-	-	9.3 / A	NA
NB Left/Thru – Meadow Dr	-	-	7.3 / A	NA

HIGHWAY CAPACITY MANUAL: STOP CONTROL - PM PEAK HOUR				
KEY INTERSECTIONS	EXISTING Delay / LOS	BACKGROUND Delay / LOS	FUTURE	
			Delay / LOS	HCM Change (%)
MD 334 (Port St) @ Meadow Dr				
EB L/T/R– MD 334	7.5 / A	7.5 / A	7.5 / A	+0 (0%)
WB L/T/R– MD 334	7.5 / A	7.5 / A	7.6 / A	+0.1 (1.3%)
NB L/T/R – Meadow dr	10.2 / B	10.3 / B	10.5 / B	+0.2 (1.9%)
SB L/T/R - Community Pool Access	11.2 / B	11.3 / B	11.4 / B	+0.1 (0.9%)
MD 334 (Port St) @ Jowite Street				
EB Left/Thru – MD 334 (Port St)	7.6 / A	7.6 / A	7.6 / A	+0 (0%)
SB Left/Right – Jowite Street	9.7 / A	9.8 / A	9.8 / A	+0 (0%)
Meadow Dr @ Site Access				
EB Left/Right – Site Access	-	-	9.4 / A	NA
NB Left/Thru – Meadow Dr	-	-	7.4 / A	NA



QUEUING ANALYSIS

QUEUING ANALYSIS

A queuing analysis was conducted for the dedicated left turn lanes at the signalized key intersection that do not share continuous storage with through movements. The Highway Capacity Manual (HCM) 95th percentile back of queues are listed in the table below, and the HCM reports are included in Appendix I.

HIGHWAY CAPACITY MANUAL - 95TH PERCENTILE BACK-OF-QUEUE (FEET)				
KEY INTERSECTIONS	EXISTING AM(PM)	BACKGROUND AM(PM)	FUTURE AM(PM)	STORAGE (ft)
MD 322 @ MD 334				
NB Left – MD 322	3(3)	3(3)	3(3)	200
SB Left – MD 322	13(20)	13(21)	14(23)	200



CONCLUSIONS

CONCLUSIONS AND RECOMMENDATIONS

Upon the build-out of the Port Street Senior Housing project, the study results show all key intersections are projected to operate at acceptable future levels of service (LOS).

- Critical Lane Volume (CLV) Analysis - The results of the CLV calculations show that all key intersections are projected to operate at “A” levels of service (LOS).

- HCM Signalized Intersection Analysis – The results determined adequate “B” overall future levels of service and adequate storage for left turn queues.

- HCM Unsignalized Intersection Analysis – The results show adequate “B” or better levels of service for all movements at the future build-out conditions.

We would like to note that a traffic study was not required by MDOT SHA, as this project generates fewer than 50 total trips during either peak hour and does not require a Maryland State access permit.

The 14 AM and 18 PM peak hour trips are not significant, as demonstrated by the adequate intersection capacity analyses, and will not impact bicycle or pedestrian travel.

Based on the study results and minimal impacts, we respectfully request approval of this project from a traffic impact standpoint.

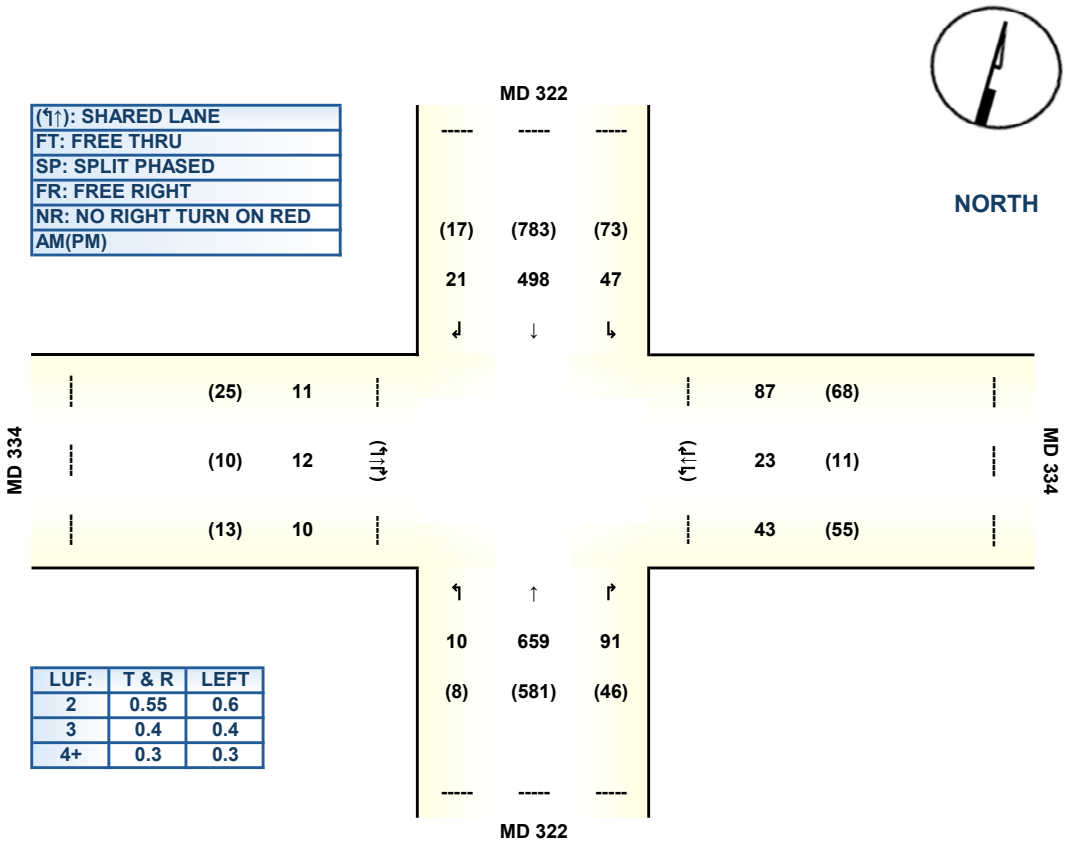


APPENDIX I-A

CRITICAL LANE ANALYSIS

INTERSECTION: MD 322 AT MD 334

PREPARED BY: I. HALSALL **CONDITION: EXISTING**



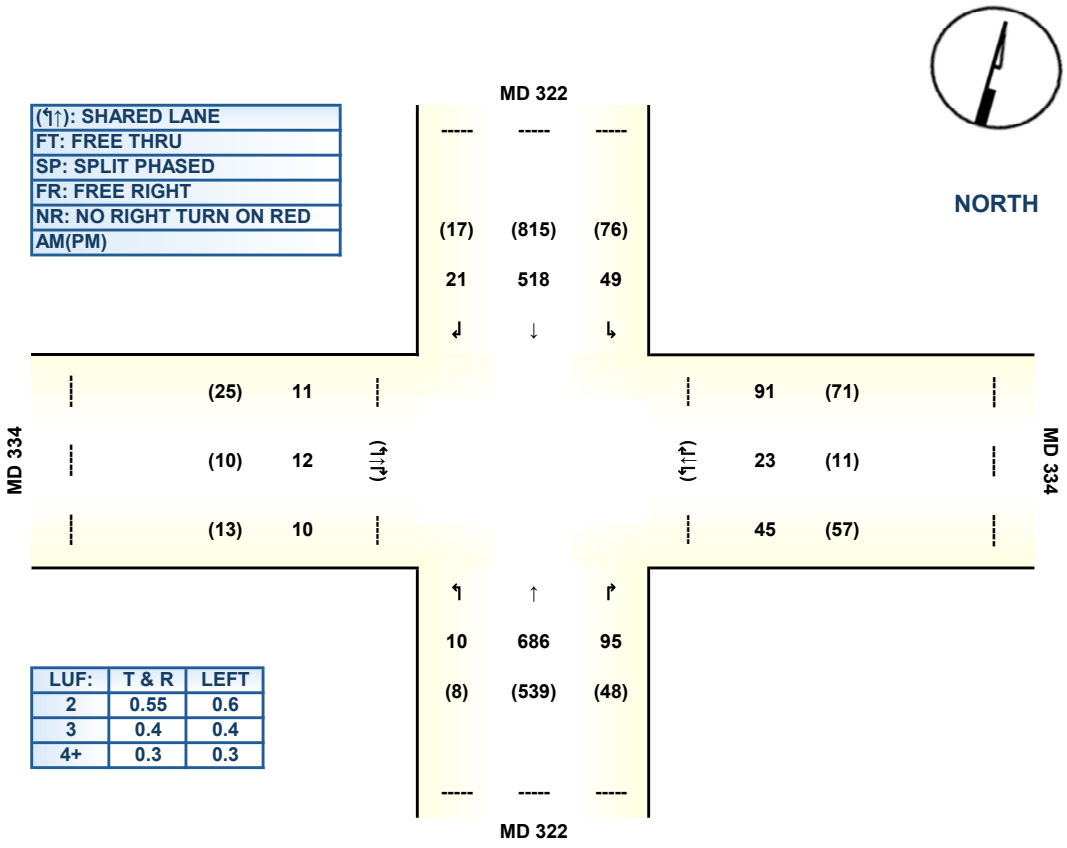
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB		659 * 1	+ 47 * 1	= 706*	
	SB		498 * 1	+ 10 * 1	= 508	
	EB	11 * 1.1 = 12	(12 + 12 + 10) * 1	+ 43 * 1	= 77	A 874
	WB	43 * 1.1 = 47	(47 + 23 + 87) * 1	+ 11 * 1	= 168*	
PM	NB		581 * 1	+ 73 * 1	= 654	
	SB		783 * 1	+ 8 * 1	= 791*	
	EB	25 * 1.1 = 28	(28 + 10 + 13) * 1	+ 55 * 1	= 106	A 956
	WB	55 * 1.1 = 61	(61 + 11 + 68) * 1	+ 25 * 1	= 165*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 322 AT MD 334

PREPARED BY: I. HALSALL **CONDITION: BACKGROUND**



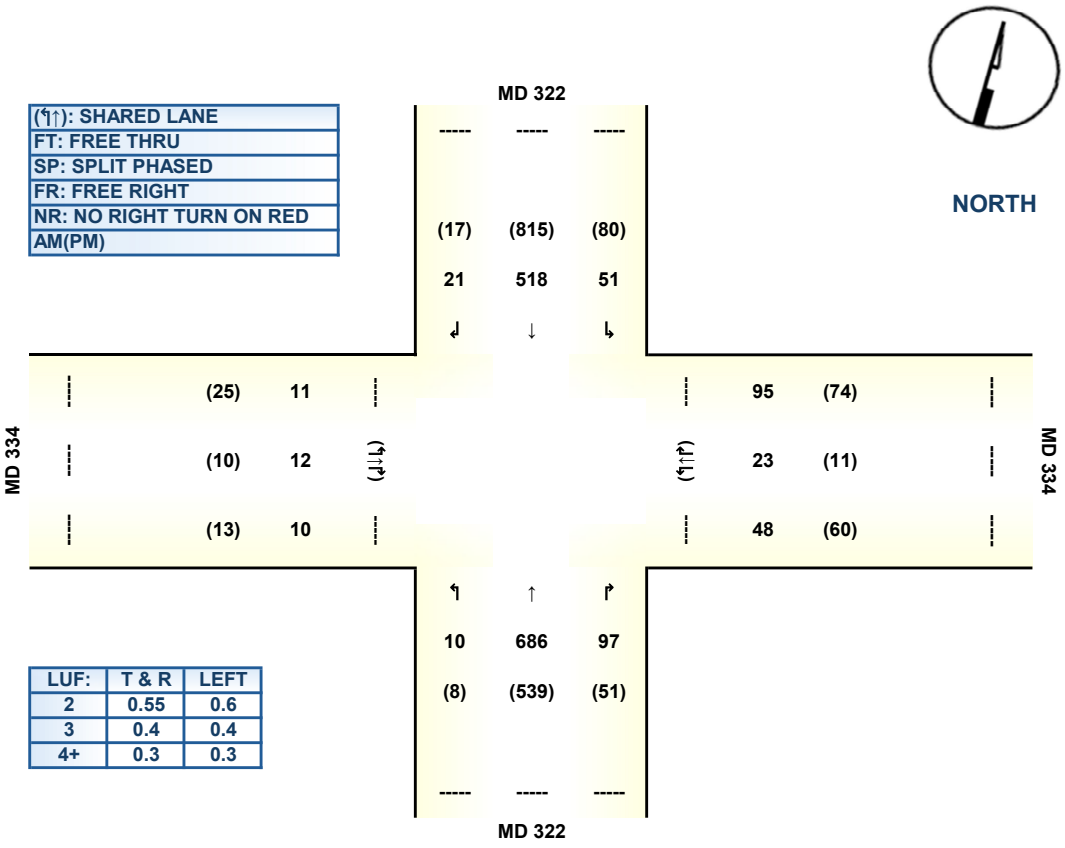
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB		686 * 1	+ 49 * 1	= 735*	
	SB		518 * 1	+ 10 * 1	= 528	
	EB	11 * 1.1 = 12	(12 + 12 + 10) * 1	+ 45 * 1	= 79	A 910
	WB	45 * 1.1 = 50	(50 + 23 + 91) * 1	+ 11 * 1	= 175*	
PM	NB		539 * 1	+ 76 * 1	= 615	
	SB		815 * 1	+ 8 * 1	= 823*	
	EB	25 * 1.1 = 28	(28 + 10 + 13) * 1	+ 57 * 1	= 108	A 993
	WB	57 * 1.1 = 63	(63 + 11 + 71) * 1	+ 25 * 1	= 170*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 322 AT MD 334

PREPARED BY: I. HALSALL **CONDITION: FUTURE**



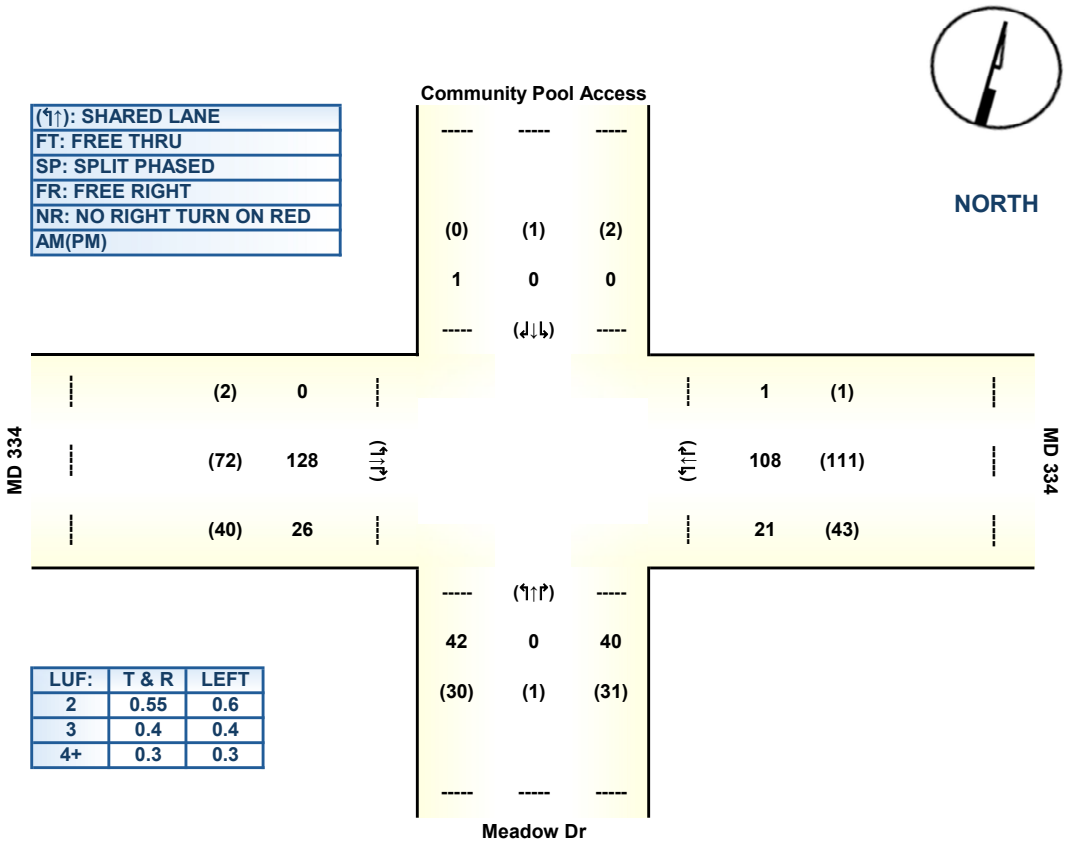
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB		686 * 1	+ 51 * 1	= 737*	
	SB		518 * 1	+ 10 * 1	= 528	
	EB	11 * 1.1 = 12	(12 + 12 + 10) * 1	+ 48 * 1	= 82	A 919
	WB	48 * 1.1 = 53	(53 + 23 + 95) * 1	+ 11 * 1	= 182*	
PM	NB		539 * 1	+ 80 * 1	= 619	
	SB		815 * 1	+ 8 * 1	= 823*	
	EB	25 * 1.1 = 28	(28 + 10 + 13) * 1	+ 60 * 1	= 111	A 999
	WB	60 * 1.1 = 66	(66 + 11 + 74) * 1	+ 25 * 1	= 176*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 334 AT MEADOW DR

PREPARED BY: I. HALSALL **CONDITION: EXISTING**



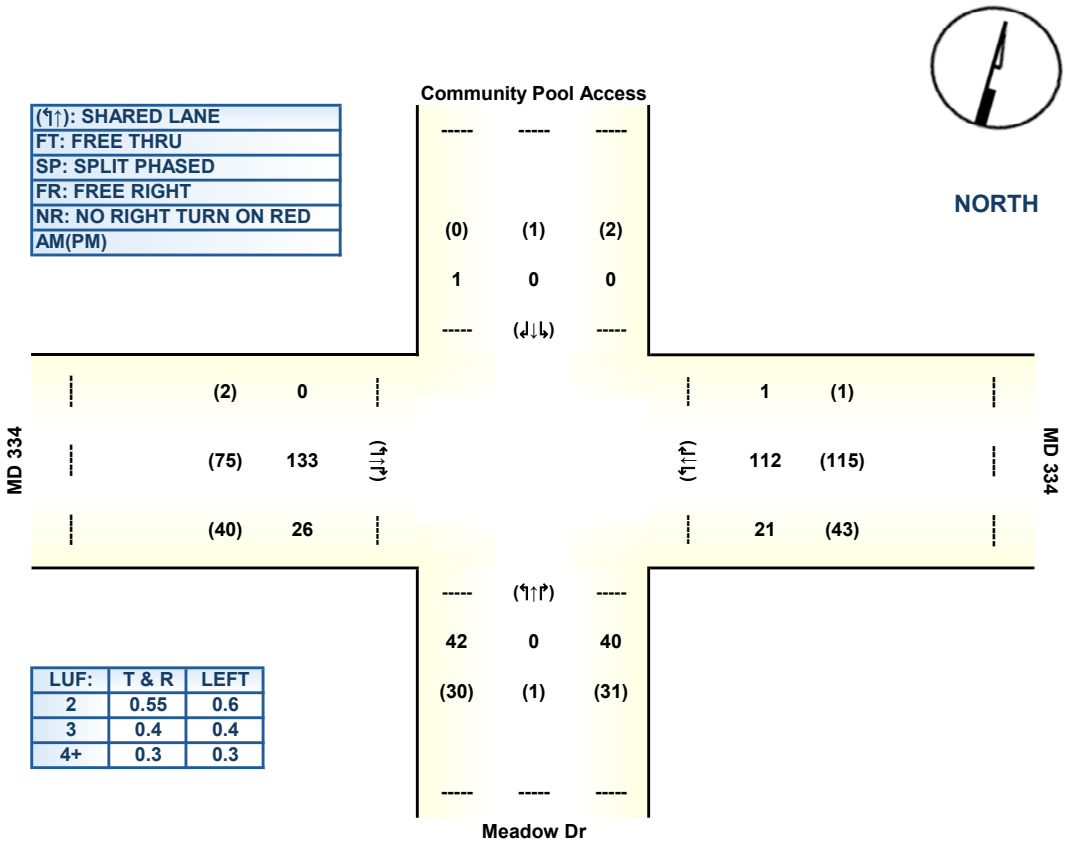
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB	42 * 1.1 = 46	(46 + 0 + 40) * 1	+ 0 * 1	= 86*	
	SB	0 * 1.1 = 0	1 * 1	+ 42 * 1	= 43	
	EB	0 * 1.1 = 0	(0 + 128 + 26) * 1	+ 21 * 1	= 175*	A 261
	WB	21 * 1.1 = 23	(23 + 108 + 1) * 1	+ 0 * 1	= 132	
PM	NB	30 * 1.1 = 33	(33 + 1 + 31) * 1	+ 2 * 1	= 67*	
	SB	2 * 1.1 = 2	(2 + 1 + 0) * 1	+ 30 * 1	= 33	
	EB	2 * 1.1 = 2	(2 + 72 + 40) * 1	+ 43 * 1	= 157	A 228
	WB	43 * 1.1 = 47	(47 + 111 + 1) * 1	+ 2 * 1	= 161*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 334 AT MEADOW DR

PREPARED BY: I. HALSALL **CONDITION: BACKGROUND**



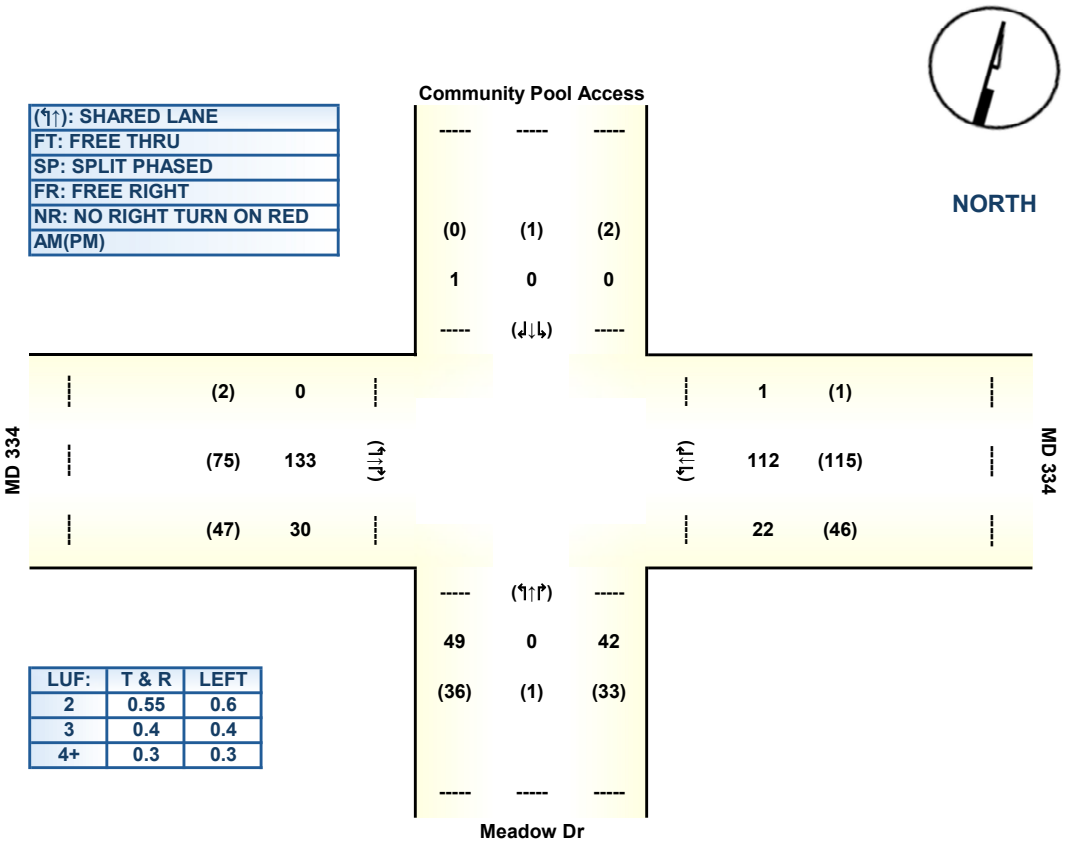
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB	42 * 1.1 = 46	(46 + 0 + 40) * 1	+ 0 * 1	= 86*	
	SB	0 * 1.1 = 0	1 * 1	+ 42 * 1	= 43	
	EB	0 * 1.1 = 0	(0 + 133 + 26) * 1	+ 21 * 1	= 180*	A 266
	WB	21 * 1.1 = 23	(23 + 112 + 1) * 1	+ 0 * 1	= 136	
PM	NB	30 * 1.1 = 33	(33 + 1 + 31) * 1	+ 2 * 1	= 67*	
	SB	2 * 1.1 = 2	(2 + 1 + 0) * 1	+ 30 * 1	= 33	
	EB	2 * 1.1 = 2	(2 + 75 + 40) * 1	+ 43 * 1	= 160	A 232
	WB	43 * 1.1 = 47	(47 + 115 + 1) * 1	+ 2 * 1	= 165*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 334 AT MEADOW DR

PREPARED BY: I. HALSALL **CONDITION: FUTURE**



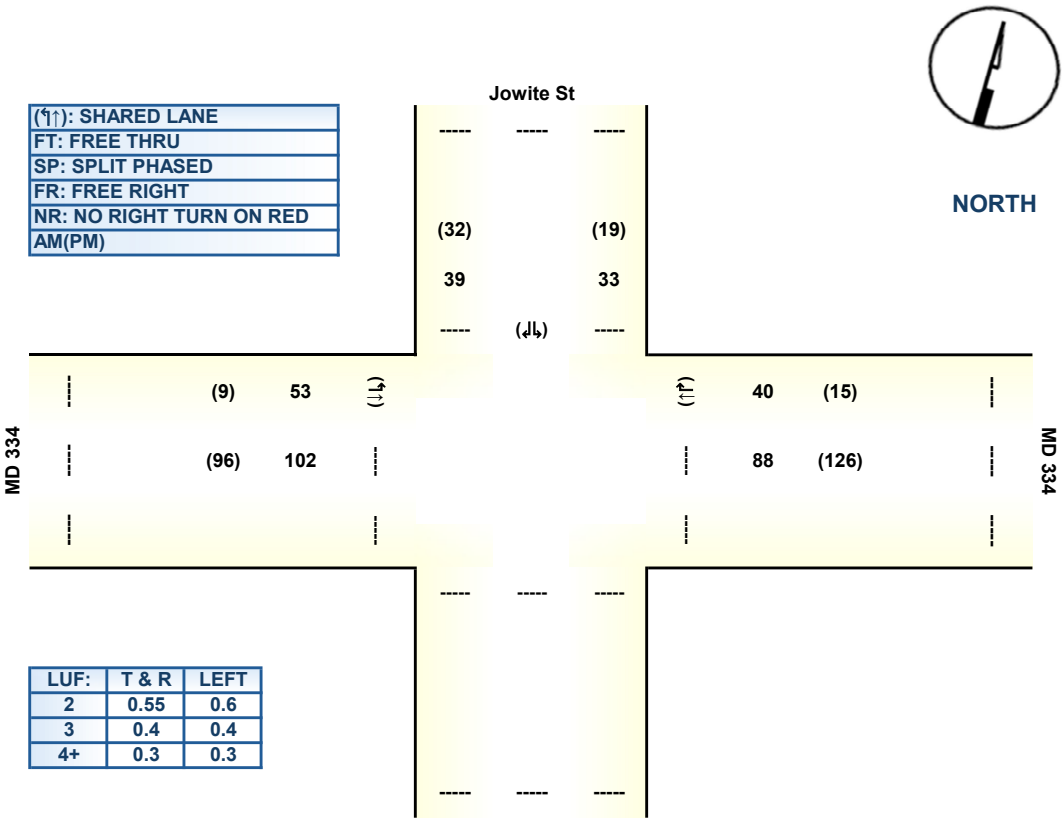
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB	49 * 1.1 = 54	(54 + 0 + 42) * 1	+ 0 * 1	= 96*	
	SB	0 * 1.1 = 0	1 * 1	+ 49 * 1	= 50	
	EB	0 * 1.1 = 0	(0 + 133 + 30) * 1	+ 22 * 1	= 185*	A 281
	WB	22 * 1.1 = 24	(24 + 112 + 1) * 1	+ 0 * 1	= 137	
PM	NB	36 * 1.1 = 40	(40 + 1 + 33) * 1	+ 2 * 1	= 76*	
	SB	2 * 1.1 = 2	(2 + 1 + 0) * 1	+ 36 * 1	= 39	
	EB	2 * 1.1 = 2	(2 + 75 + 47) * 1	+ 46 * 1	= 170*	A 246
	WB	46 * 1.1 = 51	(51 + 115 + 1) * 1	+ 2 * 1	= 169	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 334 AT JOWITE ST

PREPARED BY: I. HALSALL **CONDITION: EXISTING**



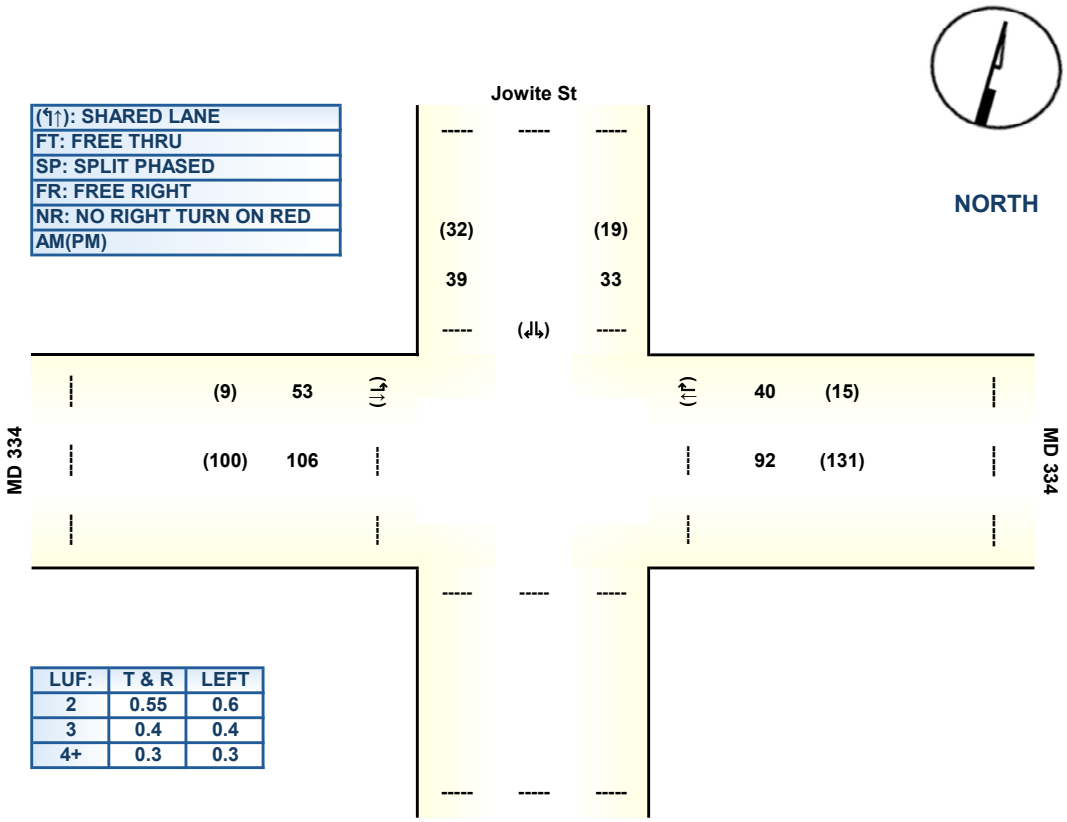
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB					
	SB		(33 + 39) * 1		= 72*	
	EB	53 * 1.1 = 58	(58 + 102) * 1		= 160	A 253
	WB		(88 + 40) * 1	+ 53 * 1	= 181*	
PM	NB					
	SB		(19 + 32) * 1		= 51*	
	EB	9 * 1.1 = 10	(10 + 96) * 1		= 106	A 201
	WB		(126 + 15) * 1	+ 9 * 1	= 150*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 334 AT JOWITE ST

PREPARED BY: I. HALSALL **CONDITION: BACKGROUND**



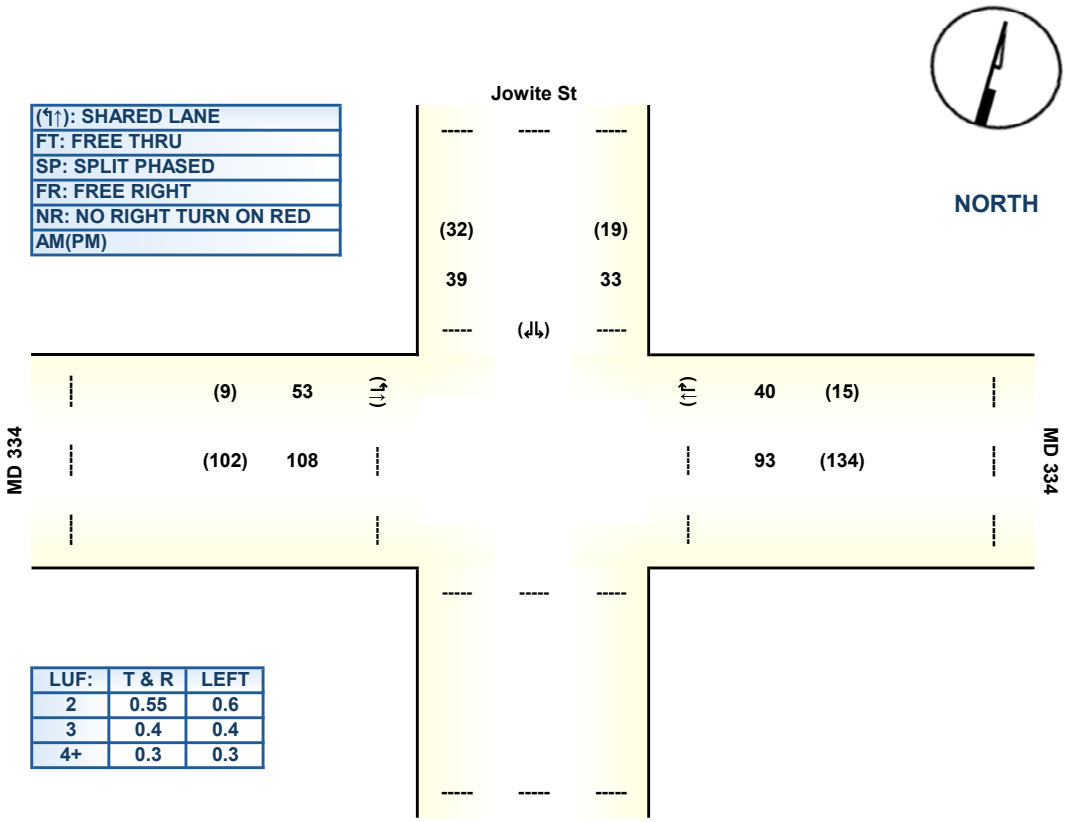
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB					
	SB		(33 + 39) * 1		= 72*	
	EB	53 * 1.1 = 58	(58 + 106) * 1		= 164	A 257
	WB		(92 + 40) * 1	+ 53 * 1	= 185*	
PM	NB					
	SB		(19 + 32) * 1		= 51*	
	EB	9 * 1.1 = 10	(10 + 100) * 1		= 110	A 206
	WB		(131 + 15) * 1	+ 9 * 1	= 155*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MD 334 AT JOWITE ST

PREPARED BY: I. HALSALL **CONDITION: FUTURE**



LUF:	T & R	LEFT
2	0.55	0.6
3	0.4	0.4
4+	0.3	0.3

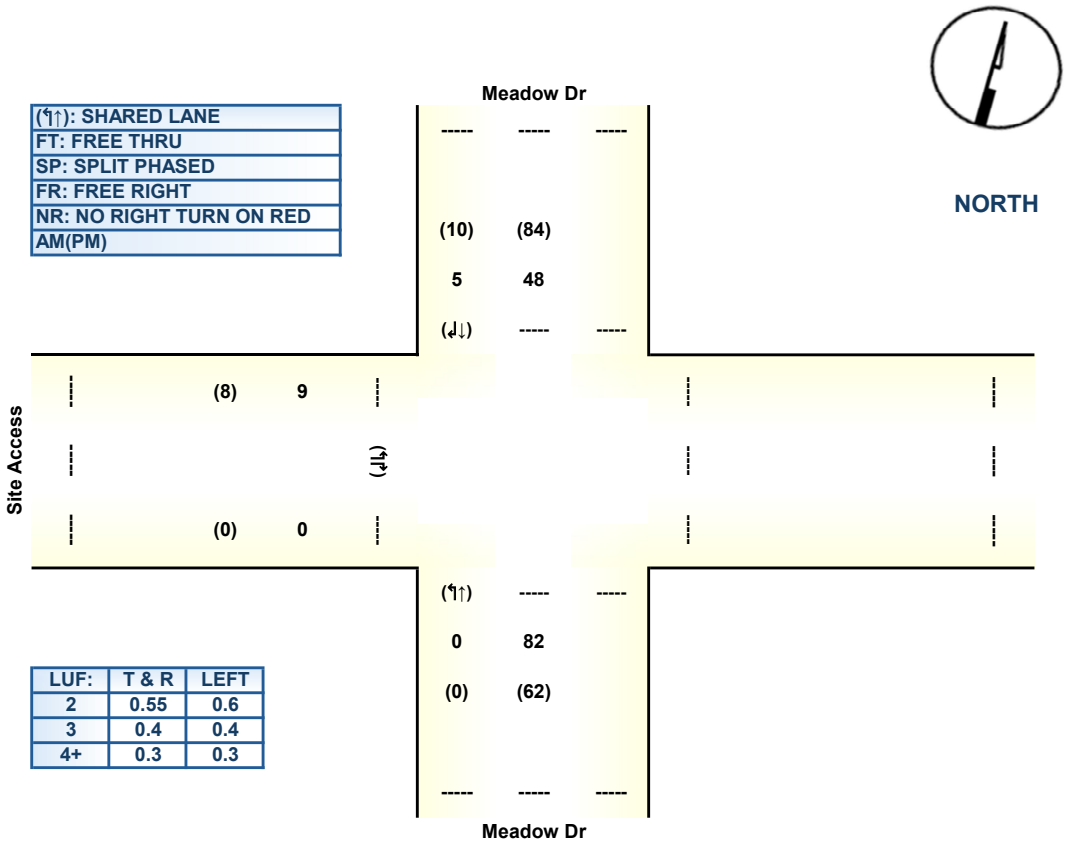
TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB					
	SB		(33 + 39) * 1		= 72*	
	EB	53 * 1.1 = 58	(58 + 108) * 1		= 166	A 258
	WB		(93 + 40) * 1	+ 53 * 1	= 186*	
PM	NB					
	SB		(19 + 32) * 1		= 51*	
	EB	9 * 1.1 = 10	(10 + 102) * 1		= 112	A 209
	WB		(134 + 15) * 1	+ 9 * 1	= 158*	

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CRITICAL LANE ANALYSIS

INTERSECTION: MEADOW DR AT SITE ACCESS

PREPARED BY: I. HALSALL **CONDITION: FUTURE**



LUF:	T & R	LEFT
2	0.55	0.6
3	0.4	0.4
4+	0.3	0.3

TIME	LANE	PCE ADJUSTMENT	TOTAL VOLUME * LUF	OPPOSING LEFTS * LUF	CRITICAL LANE VOLUME	LEVEL OF SERVICE
AM	NB	0 * 1.1 = 0	82 * 1		= 82*	
	SB		(48 + 5) * 1	+ 0 * 1	= 53	
	EB		9 * 1		= 9*	A 91
	WB					
PM	NB	0 * 1.1 = 0	62 * 1		= 62	
	SB		(84 + 10) * 1	+ 0 * 1	= 94*	
	EB		8 * 1		= 8*	A 102
	WB					

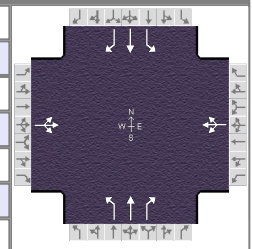
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APPENDIX I-B

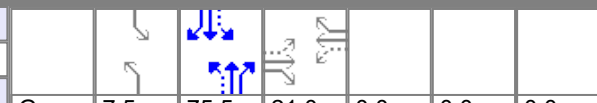
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Existing	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Ex Am- 120 sec - Pattern 3.xus		
Project Description					

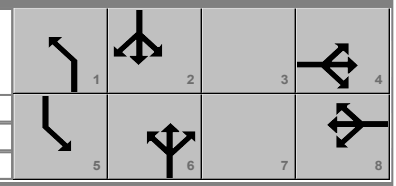


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	43	23	87	10	659	91	47	498	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	7.5	75.5	21.0	0.0	0.0	0.0
Yellow	3.5	5.5	4.0	0.0	0.0	0.0
Red	1.0	1.0	1.0	0.0	0.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	43	23	87	10	659	91	47	498	21
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %		2			2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)		1.00			1.00			1.00			1.00	
Lane Width (*W*), ft		16.0			11.0		11.0	11.0	11.0	12.0	12.0	12.0
Turn Bay Length, ft		0			0		200	0	200	200	0	200
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	30	30	30	30	30	30	50	50	50	50	50	50

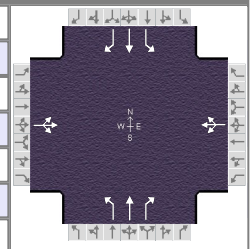
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		26.0		26.0	12.0	82.0	12.0	82.0
Yellow Change Interval (*Y*), s		4.0		4.0	3.5	5.5	3.5	5.5
Red Clearance Interval (R_c), s		1.0		1.0	1.0	1.0	1.0	1.0
Minimum Green (G_{min}), s		5		5	5	20	5	20
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Passage (*PT*), s		2.0		2.0	2.0	2.0	2.0	2.0
Recall Mode		Off		Off	Off	Min	Off	Min
Dual Entry		Yes		Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		7.0		7.0		7.0		7.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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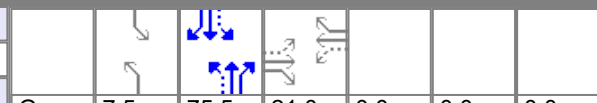
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Existing	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Ex Am- 120 sec - Pattern 3.xus		
Project Description					

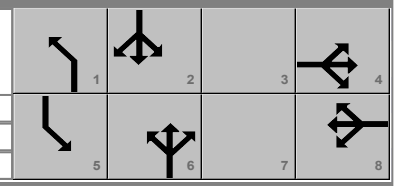


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	43	23	87	10	659	91	47	498	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	7.5	75.5	21.0	0.0	0.0	0.0
Yellow	3.5	5.5	4.0	0.0	0.0	0.0
Red	1.0	1.0	1.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	1	6	5	2
Case Number		8.0		8.0	1.1	3.0	1.1	3.0
Phase Duration, s		26.0		26.0	12.0	82.0	12.0	82.0
Change Period, ($Y+R_c$), s		5.0		5.0	4.5	6.5	4.5	6.5
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s		3.9		13.0	2.2		3.0	
Green Extension Time (g_e), s		0.4		0.2	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		0.00		0.01	0.00		0.07	

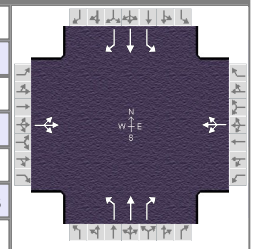
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h		35			165		11	709	98	51	535	23
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1640			1587		1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s		0.0			6.2		0.2	25.9	2.8	1.0	17.0	0.6
Cycle Queue Clearance Time (g_c), s		1.9			11.0		0.2	25.9	2.8	1.0	17.0	0.6
Green Ratio (*g/C*)		0.19			0.19		0.72	0.65	0.65	0.72	0.65	0.65
Capacity (*c*), veh/h		354			343		610	1208	1024	494	1208	1024
Volume-to-Capacity Ratio (*X*)		0.100			0.480		0.018	0.587	0.096	0.102	0.443	0.022
Back of Queue (*Q*), ft/ln (95 th percentile)		40			200		3	381	41	13	268	9
Back of Queue (*Q*), veh/ln (95 th percentile)		1.6			7.9		0.1	15.0	1.6	0.5	10.5	0.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00			0.00		0.01	0.00	0.20	0.06	0.00	0.04
Uniform Delay (d_1), s/veh		40.0			43.5		6.4	12.5	8.0	8.7	10.9	7.6
Incremental Delay (d_2), s/veh		0.0			0.4		0.0	2.1	0.2	0.0	1.2	0.0
Initial Queue Delay (d_3), s/veh		0.0			0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		40.0			43.9		6.4	14.6	8.2	8.7	12.1	7.7
Level of Service (LOS)		D			D		A	B	A	A	B	A
Approach Delay, s/veh / LOS	40.0	D		43.9	D		13.8	B		11.7	B	
Intersection Delay, s/veh / LOS	16.6						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS Signalized Intersection Input Data

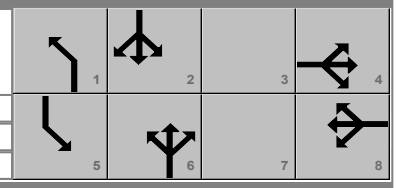
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 4:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Ex Pm - 120 sec - Pattern 3.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	55	11	68	8	581	46	73	783	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.5	75.5	21.0	0.0	0.0	0.0	
Yellow	3.5	5.5	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	55	11	68	8	581	46	73	783	17
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %		2			2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)		1.00			1.00			1.00			1.00	
Lane Width (*W*), ft		16.0			11.0		11.0	11.0	11.0	12.0	12.0	12.0
Turn Bay Length, ft		0			0		200	0	200	200	0	200
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	30	30	30	30	30	30	50	50	50	50	50	50

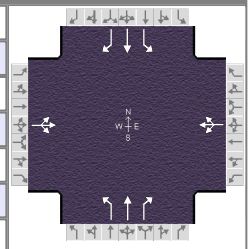
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		26.0		26.0	12.0	82.0	12.0	82.0
Yellow Change Interval (*Y*), s		4.0		4.0	3.5	5.5	3.5	5.5
Red Clearance Interval (R_c), s		1.0		1.0	1.0	1.0	1.0	1.0
Minimum Green (G_{min}), s		5		5	5	20	5	20
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Passage (*PT*), s		2.0		2.0	2.0	2.0	2.0	2.0
Recall Mode		Off		Off	Off	Min	Off	Min
Dual Entry		Yes		Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		7.0		7.0		7.0		7.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 4:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Ex Pm - 120 sec - Pattern 3.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	55	11	68	8	581	46	73	783	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4
Green	7.5	75.5	21.0	0.0	0.0	0.0	5	6	7	8
Yellow	3.5	5.5	4.0	0.0	0.0	0.0				
Red	1.0	1.0	1.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	1	6	5	2
Case Number		8.0		8.0	1.1	3.0	1.1	3.0
Phase Duration, s		26.0		26.0	12.0	82.0	12.0	82.0
Change Period, ($Y+R_c$), s		5.0		5.0	4.5	6.5	4.5	6.5
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s		5.1		11.9	2.2		3.5	
Green Extension Time (g_e), s		0.3		0.3	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		0.00		0.00	0.00		0.22	

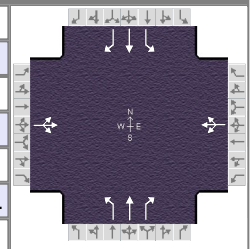
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h		52			146		9	632	50	79	851	18
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1522			1541		1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s		0.0			6.8		0.2	21.7	1.4	1.5	35.5	0.5
Cycle Queue Clearance Time (g_c), s		3.1			9.9		0.2	21.7	1.4	1.5	35.5	0.5
Green Ratio (*g/C*)		0.19			0.19		0.72	0.65	0.65	0.72	0.65	0.65
Capacity (*c*), veh/h		337			338		406	1208	1024	544	1208	1024
Volume-to-Capacity Ratio (*X*)		0.155			0.431		0.021	0.523	0.049	0.146	0.705	0.018
Back of Queue (*Q*), ft/ln (95 th percentile)		59			178		3	327	20	20	502	7
Back of Queue (*Q*), veh/ln (95 th percentile)		2.3			7.0		0.1	12.9	0.8	0.8	19.8	0.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00			0.00		0.01	0.00	0.10	0.10	0.00	0.04
Uniform Delay (d_1), s/veh		40.4			43.1		11.1	11.8	7.8	7.8	14.3	7.6
Incremental Delay (d_2), s/veh		0.1			0.3		0.0	1.6	0.1	0.0	3.5	0.0
Initial Queue Delay (d_3), s/veh		0.0			0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		40.5			43.4		11.2	13.4	7.9	7.8	17.8	7.6
Level of Service (LOS)		D			D		B	B	A	A	B	A
Approach Delay, s/veh / LOS	40.5	D		43.4	D		13.0	B		16.7	B	
Intersection Delay, s/veh / LOS	18.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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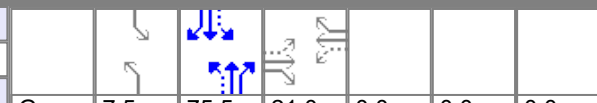
HCS Signalized Intersection Input Data

General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Background	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Back Am- 120 sec - Pattern 3....		
Project Description					

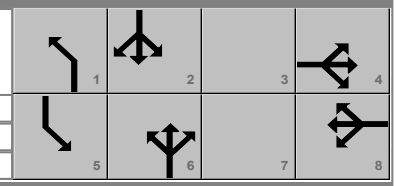


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	45	23	91	10	686	95	49	518	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	7.5	75.5	21.0	0.0	0.0	0.0
Yellow	3.5	5.5	4.0	0.0	0.0	0.0
Red	1.0	1.0	1.0	0.0	0.0	0.0



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	45	23	91	10	686	95	49	518	21
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %		2			2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)		1.00			1.00			1.00			1.00	
Lane Width (*W*), ft		16.0			11.0		11.0	11.0	11.0	12.0	12.0	12.0
Turn Bay Length, ft		0			0		200	0	200	200	0	200
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	30	30	30	30	30	30	50	50	50	50	50	50

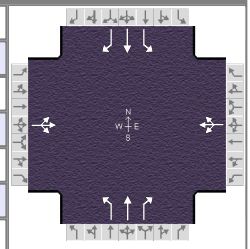
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		26.0		26.0	12.0	82.0	12.0	82.0
Yellow Change Interval (*Y*), s		4.0		4.0	3.5	5.5	3.5	5.5
Red Clearance Interval (R_c), s		1.0		1.0	1.0	1.0	1.0	1.0
Minimum Green (G_{min}), s		5		5	5	20	5	20
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Passage (*PT*), s		2.0		2.0	2.0	2.0	2.0	2.0
Recall Mode		Off		Off	Off	Min	Off	Min
Dual Entry		Yes		Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		7.0		7.0		7.0		7.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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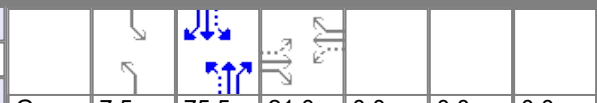
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Background	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Back Am- 120 sec - Pattern 3....		
Project Description					

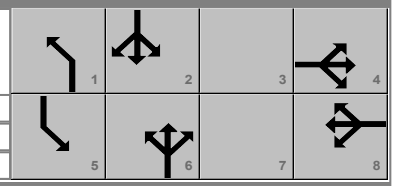


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	45	23	91	10	686	95	49	518	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	7.5	75.5	21.0	0.0	0.0	0.0
Yellow	3.5	5.5	4.0	0.0	0.0	0.0
Red	1.0	1.0	1.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	1	6	5	2
Case Number		8.0		8.0	1.1	3.0	1.1	3.0
Phase Duration, s		26.0		26.0	12.0	82.0	12.0	82.0
Change Period, ($Y+R_c$), s		5.0		5.0	4.5	6.5	4.5	6.5
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s		3.9		13.5	2.2		3.0	
Green Extension Time (g_e), s		0.4		0.2	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		0.00		0.02	0.00		0.07	

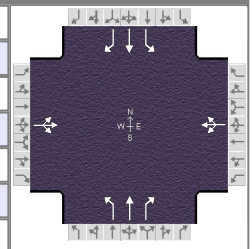
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h		35			171		11	738	102	53	557	23
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1626			1584		1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s		0.0			6.9		0.2	27.7	2.9	1.0	18.0	0.6
Cycle Queue Clearance Time (g_c), s		1.9			11.5		0.2	27.7	2.9	1.0	18.0	0.6
Green Ratio (*g/C*)		0.19			0.19		0.72	0.65	0.65	0.72	0.65	0.65
Capacity (*c*), veh/h		352			342		595	1208	1024	476	1208	1024
Volume-to-Capacity Ratio (*X*)		0.101			0.500		0.018	0.611	0.100	0.111	0.461	0.022
Back of Queue (*Q*), ft/ln (95 th percentile)		40			207		3	402	42	13	281	9
Back of Queue (*Q*), veh/ln (95 th percentile)		1.6			8.2		0.1	15.8	1.7	0.5	11.1	0.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00			0.00		0.01	0.00	0.21	0.07	0.00	0.04
Uniform Delay (d_1), s/veh		40.0			43.7		6.6	12.9	8.0	9.2	11.1	7.6
Incremental Delay (d_2), s/veh		0.0			0.4		0.0	2.3	0.2	0.0	1.3	0.0
Initial Queue Delay (d_3), s/veh		0.0			0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		40.0			44.2		6.6	15.2	8.2	9.2	12.4	7.7
Level of Service (LOS)		D			D		A	B	A	A	B	A
Approach Delay, s/veh / LOS	40.0	D		44.2	D		14.2	B		11.9	B	
Intersection Delay, s/veh / LOS	16.9						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS Signalized Intersection Input Data

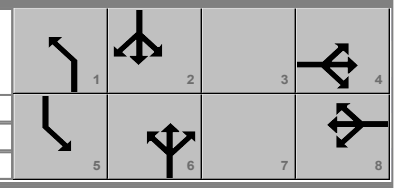
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Background	Analysis Period	1> 4:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Back Pm - 120 sec - Pattern…		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	57	11	71	8	602	48	76	815	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.5	75.5	21.0	0.0	0.0	0.0	
Yellow	3.5	5.5	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	57	11	71	8	602	48	76	815	17
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %		2			2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)		1.00			1.00			1.00			1.00	
Lane Width (*W*), ft		16.0			11.0		11.0	11.0	11.0	12.0	12.0	12.0
Turn Bay Length, ft		0			0		200	0	200	200	0	200
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	30	30	30	30	30	30	50	50	50	50	50	50

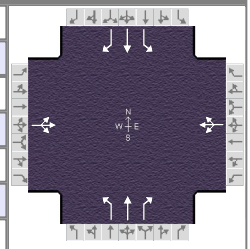
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		26.0		26.0	12.0	82.0	12.0	82.0
Yellow Change Interval (*Y*), s		4.0		4.0	3.5	5.5	3.5	5.5
Red Clearance Interval (R_c), s		1.0		1.0	1.0	1.0	1.0	1.0
Minimum Green (G_{min}), s		5		5	5	20	5	20
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Passage (*PT*), s		2.0		2.0	2.0	2.0	2.0	2.0
Recall Mode		Off		Off	Off	Min	Off	Min
Dual Entry		Yes		Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		7.0		7.0		7.0		7.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Background	Analysis Period	1> 4:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Back Pm - 120 sec - Pattern…		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	57	11	71	8	602	48	76	815	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

							1	2	3	4
Green	7.5	75.5	21.0	0.0	0.0	0.0	5	6	7	8
Yellow	3.5	5.5	4.0	0.0	0.0	0.0				
Red	1.0	1.0	1.0	0.0	0.0	0.0				

Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	1	6	5	2
Case Number		8.0		8.0	1.1	3.0	1.1	3.0
Phase Duration, s		26.0		26.0	12.0	82.0	12.0	82.0
Change Period, ($Y+R_c$), s		5.0		5.0	4.5	6.5	4.5	6.5
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s		5.1		12.3	2.2		3.6	
Green Extension Time (g_e), s		0.3		0.3	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		0.00		0.01	0.00		0.25	

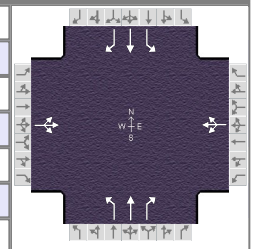
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h		52			151		9	654	52	83	886	18
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1510			1540		1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s		0.0			7.2		0.2	22.9	1.4	1.6	38.2	0.5
Cycle Queue Clearance Time (g_c), s		3.1			10.3		0.2	22.9	1.4	1.6	38.2	0.5
Green Ratio (*g/C*)		0.19			0.19		0.72	0.65	0.65	0.72	0.65	0.65
Capacity (*c*), veh/h		335			338		385	1208	1024	529	1208	1024
Volume-to-Capacity Ratio (*X*)		0.156			0.448		0.023	0.542	0.051	0.156	0.733	0.018
Back of Queue (*Q*), ft/ln (95 th percentile)		60			185		3	342	21	21	537	7
Back of Queue (*Q*), veh/ln (95 th percentile)		2.3			7.3		0.1	13.5	0.8	0.8	21.1	0.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00			0.00		0.02	0.00	0.10	0.11	0.00	0.04
Uniform Delay (d_1), s/veh		40.4			43.3		12.1	12.0	7.8	8.1	14.8	7.6
Incremental Delay (d_2), s/veh		0.1			0.3		0.0	1.7	0.1	0.1	4.0	0.0
Initial Queue Delay (d_3), s/veh		0.0			0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		40.5			43.6		12.1	13.7	7.9	8.2	18.8	7.6
Level of Service (LOS)		D			D		B	B	A	A	B	A
Approach Delay, s/veh / LOS	40.5	D		43.6	D		13.3	B		17.7	B	
Intersection Delay, s/veh / LOS	18.7						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS Signalized Intersection Input Data

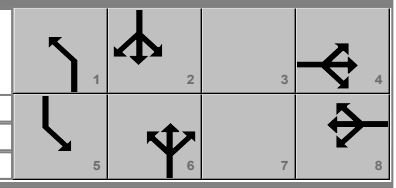
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Future	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Fu Am- 120 sec - Pattern 3.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	48	23	95	10	686	97	51	518	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.5	75.5	21.0	0.0	0.0	0.0	
Yellow	3.5	5.5	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	48	23	95	10	686	97	51	518	21
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %		2			2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)		1.00			1.00			1.00			1.00	
Lane Width (*W*), ft		16.0			11.0		11.0	11.0	11.0	12.0	12.0	12.0
Turn Bay Length, ft		0			0		200	0	200	200	0	200
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	30	30	30	30	30	30	50	50	50	50	50	50

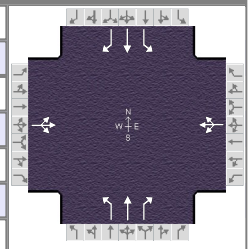
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		26.0		26.0	12.0	82.0	12.0	82.0
Yellow Change Interval (*Y*), s		4.0		4.0	3.5	5.5	3.5	5.5
Red Clearance Interval (R_c), s		1.0		1.0	1.0	1.0	1.0	1.0
Minimum Green (G_{min}), s		5		5	5	20	5	20
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Passage (*PT*), s		2.0		2.0	2.0	2.0	2.0	2.0
Recall Mode		Off		Off	Off	Min	Off	Min
Dual Entry		Yes		Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		7.0		7.0		7.0		7.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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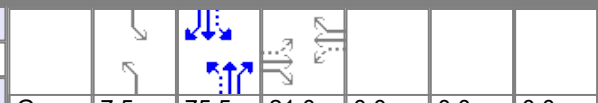
HCS Signalized Intersection Results Summary

General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Future	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Fu Am- 120 sec - Pattern 3.xus		
Project Description					

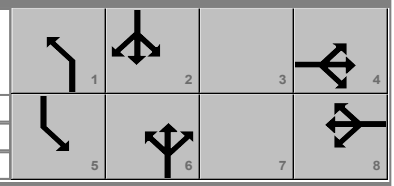


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	48	23	95	10	686	97	51	518	21

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On



Green	7.5	75.5	21.0	0.0	0.0	0.0
Yellow	3.5	5.5	4.0	0.0	0.0	0.0
Red	1.0	1.0	1.0	0.0	0.0	0.0



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	1	6	5	2
Case Number		8.0		8.0	1.1	3.0	1.1	3.0
Phase Duration, s		26.0		26.0	12.0	82.0	12.0	82.0
Change Period, ($Y+R_c$), s		5.0		5.0	4.5	6.5	4.5	6.5
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s		3.9		14.1	2.2		3.0	
Green Extension Time (g_e), s		0.4		0.2	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		0.00		0.04	0.00		0.08	

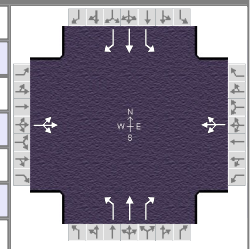
Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h		35			178		11	738	104	55	557	23
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1610			1580		1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s		0.0			7.9		0.2	27.7	3.0	1.0	18.0	0.6
Cycle Queue Clearance Time (g_c), s		1.9			12.1		0.2	27.7	3.0	1.0	18.0	0.6
Green Ratio (*g/C*)		0.19			0.19		0.72	0.65	0.65	0.72	0.65	0.65
Capacity (*c*), veh/h		349			342		595	1208	1024	476	1208	1024
Volume-to-Capacity Ratio (*X*)		0.102			0.523		0.018	0.611	0.102	0.115	0.461	0.022
Back of Queue (*Q*), ft/ln (95 th percentile)		40			216		3	402	44	14	281	9
Back of Queue (*Q*), veh/ln (95 th percentile)		1.6			8.5		0.1	15.8	1.7	0.6	11.1	0.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00			0.00		0.01	0.00	0.22	0.07	0.00	0.04
Uniform Delay (d_1), s/veh		40.0			44.0		6.6	12.9	8.1	9.2	11.1	7.6
Incremental Delay (d_2), s/veh		0.0			0.7		0.0	2.3	0.2	0.0	1.3	0.0
Initial Queue Delay (d_3), s/veh		0.0			0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		40.0			44.7		6.6	15.2	8.3	9.2	12.4	7.7
Level of Service (LOS)		D			D		A	B	A	A	B	A
Approach Delay, s/veh / LOS	40.0	D		44.7	D		14.2	B		11.9	B	
Intersection Delay, s/veh / LOS	17.1						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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HCS Signalized Intersection Input Data

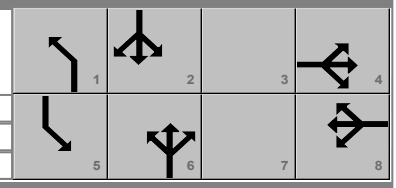
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Future	Analysis Period	1> 4:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Fu Pm - 120 sec - Pattern 3.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	60	11	74	8	602	51	80	815	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.5	75.5	21.0	0.0	0.0	0.0						
Yellow	3.5	5.5	4.0	0.0	0.0	0.0						
Red	1.0	1.0	1.0	0.0	0.0	0.0						



Traffic Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	60	11	74	8	602	51	80	815	17
Initial Queue (Q_b), veh/h	0	0	0	0	0	0	0	0	0	0	0	0
Base Saturation Flow Rate (s_o), veh/h	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Parking (N_m), man/h		None			None			None			None	
Heavy Vehicles (P_{HV}), %		2			2		2	2	2	2	2	2
Ped / Bike / RTOR, /h	0	0	0	0	0	0	0	0	0	0	0	0
Buses (N_b), buses/h	0	0	0	0	0	0	0	0	0	0	0	0
Arrival Type (*AT*)	3	3	3	3	3	3	3	3	3	3	3	3
Upstream Filtering (*I*)		1.00			1.00			1.00			1.00	
Lane Width (*W*), ft		16.0			11.0		11.0	11.0	11.0	12.0	12.0	12.0
Turn Bay Length, ft		0			0		200	0	200	200	0	200
Grade (*Pg*), %		0			0			0			0	
Speed Limit, mi/h	30	30	30	30	30	30	50	50	50	50	50	50

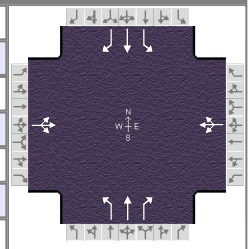
Phase Information	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Maximum Green (G_{max}) or Phase Split, s		26.0		26.0	12.0	82.0	12.0	82.0
Yellow Change Interval (*Y*), s		4.0		4.0	3.5	5.5	3.5	5.5
Red Clearance Interval (R_c), s		1.0		1.0	1.0	1.0	1.0	1.0
Minimum Green (G_{min}), s		5		5	5	20	5	20
Start-Up Lost Time (*l*t), s	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0
Extension of Effective Green (*e*), s	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0
Passage (*PT*), s		2.0		2.0	2.0	2.0	2.0	2.0
Recall Mode		Off		Off	Off	Min	Off	Min
Dual Entry		Yes		Yes	No	Yes	No	Yes
Walk (*Walk*), s		0.0		0.0		0.0		0.0
Pedestrian Clearance Time (*PC*), s		7.0		7.0		7.0		7.0

Multimodal Information	EB			WB			NB			SB		
85th % Speed / Rest in Walk / Corner Radius	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0	0.0	No	25.0
Walkway / Crosswalk Width / Length, ft	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0	9.0	12.0	0.0
Street Width / Island / Curb, ft	0.0	0	No	0.0	0	No	0.0	0	No	0.0	0	No
Width Outside / Bike Lane / Shoulder, ft	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0	12.0	5.0	2.0
Pedestrian Signal / Occupied Parking	No	0.50		No	0.50		No	0.50		No	0.50	

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HCS Signalized Intersection Results Summary

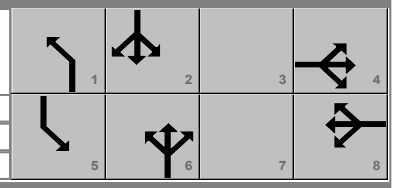
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Future	Analysis Period	1> 4:30
Intersection	MD 322 @ MD 334	File Name	MD 322 @ MD 334 Fu Pm - 120 sec - Pattern 3.xus		
Project Description					



Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	25	10	13	60	11	74	8	602	51	80	815	17

Signal Information			
Cycle, s	120.0	Reference Phase	2
Offset, s	0	Reference Point	End
Uncoordinated	No	Simult. Gap E/W	On
Force Mode	Fixed	Simult. Gap N/S	On

Green	7.5	75.5	21.0	0.0	0.0	0.0	
Yellow	3.5	5.5	4.0	0.0	0.0	0.0	
Red	1.0	1.0	1.0	0.0	0.0	0.0	



Timer Results	EBL	EBT	WBL	WBT	NBL	NBT	SBL	SBT
Assigned Phase		4		8	1	6	5	2
Case Number		8.0		8.0	1.1	3.0	1.1	3.0
Phase Duration, s		26.0		26.0	12.0	82.0	12.0	82.0
Change Period, ($Y+R_c$), s		5.0		5.0	4.5	6.5	4.5	6.5
Max Allow Headway (*MAH*), s		3.3		3.3	3.0	0.0	3.0	0.0
Queue Clearance Time (g_s), s		5.2		12.8	2.2		3.7	
Green Extension Time (g_e), s		0.4		0.3	0.0	0.0	0.0	0.0
Phase Call Probability		1.00		1.00	1.00		1.00	
Max Out Probability		0.00		0.01	0.00		0.29	

Movement Group Results	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Assigned Movement	7	4	14	3	8	18	1	6	16	5	2	12
Adjusted Flow Rate (*v*), veh/h		52			158		9	654	55	87	886	18
Adjusted Saturation Flow Rate (*s*), veh/h/ln		1496			1539		1781	1870	1585	1781	1870	1585
Queue Service Time (g_s), s		0.0			7.7		0.2	22.9	1.5	1.7	38.2	0.5
Cycle Queue Clearance Time (g_c), s		3.2			10.8		0.2	22.9	1.5	1.7	38.2	0.5
Green Ratio (*g/C*)		0.19			0.19		0.72	0.65	0.65	0.72	0.65	0.65
Capacity (*c*), veh/h		332			337		385	1208	1024	529	1208	1024
Volume-to-Capacity Ratio (*X*)		0.157			0.467		0.023	0.542	0.054	0.164	0.733	0.018
Back of Queue (*Q*), ft/ln (95 th percentile)		60			194		3	342	22	23	537	7
Back of Queue (*Q*), veh/ln (95 th percentile)		2.3			7.6		0.1	13.5	0.9	0.9	21.1	0.3
Queue Storage Ratio (*RQ*) (95 th percentile)		0.00			0.00		0.02	0.00	0.11	0.11	0.00	0.04
Uniform Delay (d_1), s/veh		40.4			43.5		12.1	12.0	7.8	8.2	14.8	7.6
Incremental Delay (d_2), s/veh		0.1			0.4		0.0	1.7	0.1	0.1	4.0	0.0
Initial Queue Delay (d_3), s/veh		0.0			0.0		0.0	0.0	0.0	0.0	0.0	0.0
Control Delay (*d*), s/veh		40.5			43.8		12.1	13.7	7.9	8.2	18.8	7.6
Level of Service (LOS)		D			D		B	B	A	A	B	A
Approach Delay, s/veh / LOS	40.5	D		43.8	D		13.3	B		17.6	B	
Intersection Delay, s/veh / LOS	18.8						B					

Multimodal Results	EB		WB		NB		SB	
Pedestrian LOS Score / LOS								
Bicycle LOS Score / LOS								

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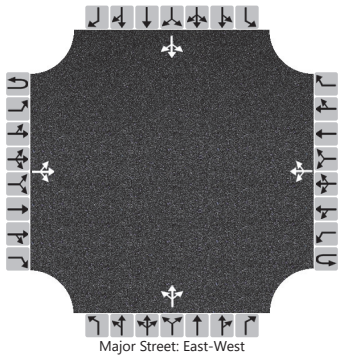


APPENDIX I-C

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	I. Halsall	Intersection	MD 334 (Port St) @ Meadow Dr
Agency/Co.	Traffic Concepts, Inc.	Jurisdiction	Town of Easton, MD
Date Performed	2/17/2026	East/West Street	MD 334
Analysis Year	2026	North/South Street	Meadow Dr
Time Analyzed	Existing AM	Peak Hour Factor	0.82
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	4317		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	128	26		21	108	1		42	0	40		0	0	1
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

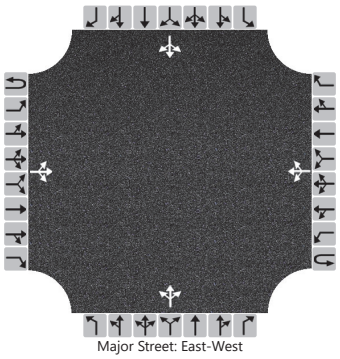
Flow Rate, v (veh/h)		0				26					100				1	
Capacity, c (veh/h)		1446				1380					696				914	
v/c Ratio		0.00				0.02					0.14				0.00	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.5				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					12.8				0.0	
Control Delay (s/veh)		7.5	0.0	0.0		7.7	0.2	0.2			11.0				8.9	
Level of Service (LOS)		A	A	A		A	A	A			B				A	
Approach Delay (s/veh)	0.0				1.4				11.0				8.9			
Approach LOS	A				A				B				A			

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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	I. Halsall	Intersection	MD 334 (Port St) @ Meadow Dr
Agency/Co.	Traffic Concepts, Inc.	Jurisdiction	Town of Easton, MD
Date Performed	2/17/2026	East/West Street	MD 334
Analysis Year	2026	North/South Street	Meadow Dr
Time Analyzed	Existing PM	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	4317		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	72	40		43	111	1		30	1	31		2	1	0
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)										0				0		
Right Turn Channelized																
Median Type | Storage			Undivided													

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2				45					65				3	
Capacity, c (veh/h)		1466				1466					753				580	
v/c Ratio		0.00				0.03					0.09				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					7.7				0.0	
Control Delay (s/veh)		7.5	0.0	0.0		7.5	0.2	0.2			10.2				11.2	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.1				2.3				10.2				11.2			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

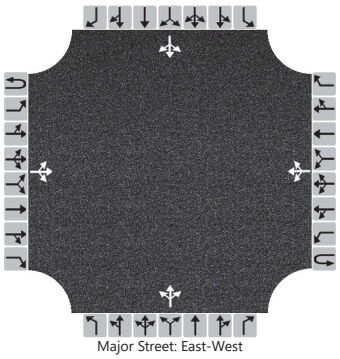
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Background AM
Intersection Orientation	East-West
Project Description	4317

Site Information

Intersection	MD 334 (Port St) @ Meadow Dr
Jurisdiction	Town of Easton, MD
East/West Street	MD 334
North/South Street	Meadow Dr
Peak Hour Factor	0.82
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	133	26		21	112	1		42	0	40		0	0	1
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		0				26					100				1	
Capacity, c (veh/h)		1440				1373					686				909	
v/c Ratio		0.00				0.02					0.15				0.00	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.5				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					12.8				0.0	
Control Delay (s/veh)		7.5	0.0	0.0		7.7	0.2	0.2			11.1				9.0	
Level of Service (LOS)		A	A	A		A	A	A			B				A	
Approach Delay (s/veh)	0.0				1.3				11.1				9.0			
Approach LOS	A				A				B				A			

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HCS Two-Way Stop-Control Report

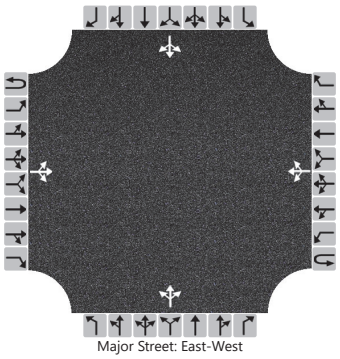
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Background PM
Intersection Orientation	East-West
Project Description	4317

Site Information

Intersection	MD 334 (Port St) @ Meadow Dr
Jurisdiction	Town of Easton, MD
East/West Street	MD 334
North/South Street	Meadow Dr
Peak Hour Factor	0.96
Analysis Time Period (hrs)	0.25

Lanes


Major Street: East-West

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	75	40		43	115	1		30	1	31		2	1	0
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

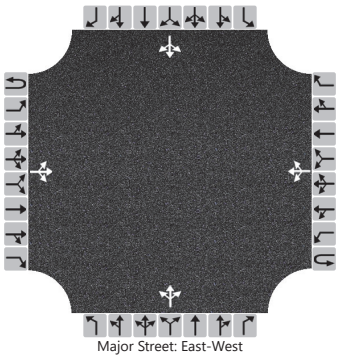
Flow Rate, v (veh/h)		2				45					65				3	
Capacity, c (veh/h)		1461				1462					746				574	
v/c Ratio		0.00				0.03					0.09				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					7.7				0.0	
Control Delay (s/veh)		7.5	0.0	0.0		7.5	0.2	0.2			10.3				11.3	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.1				2.2				10.3				11.3			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	I. Halsall	Intersection	MD 334 (Port St) @ Meadow Dr
Agency/Co.	Traffic Concepts, Inc.	Jurisdiction	Town of Easton, MD
Date Performed	2/17/2026	East/West Street	MD 334
Analysis Year	2026	North/South Street	Meadow Dr
Time Analyzed	Future AM	Peak Hour Factor	0.82
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	4317		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		0	133	30		22	112	1		49	0	42		0	0	1
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

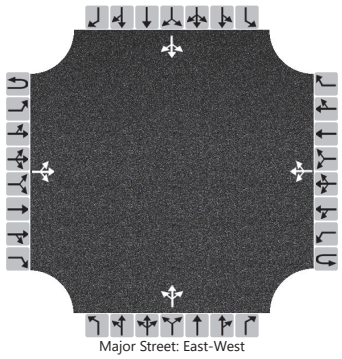
Flow Rate, v (veh/h)		0				27					111				1	
Capacity, c (veh/h)		1440				1368					675				909	
v/c Ratio		0.00				0.02					0.16				0.00	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.6				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					15.4				0.0	
Control Delay (s/veh)		7.5	0.0	0.0		7.7	0.2	0.2			11.4				9.0	
Level of Service (LOS)		A	A	A		A	A	A			B				A	
Approach Delay (s/veh)	0.0				1.4				11.4				9.0			
Approach LOS	A				A				B				A			

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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	I. Halsall	Intersection	MD 334 (Port St) @ Meadow Dr
Agency/Co.	Traffic Concepts, Inc.	Jurisdiction	Town of Easton, MD
Date Performed	2/17/2026	East/West Street	MD 334
Analysis Year	2026	North/South Street	Meadow Dr
Time Analyzed	Future PM	Peak Hour Factor	0.96
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	4317		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	75	47		46	115	1		36	1	33		2	1	0
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		2				48					73				3	
Capacity, c (veh/h)		1461				1453					728				562	
v/c Ratio		0.00				0.03					0.10				0.01	
95% Queue Length, Q_{95} (veh)		0.0				0.1					0.3				0.0	
95% Queue Length, Q_{95} (ft)		0.0				2.5					7.7				0.0	
Control Delay (s/veh)		7.5	0.0	0.0		7.6	0.3	0.3			10.5				11.4	
Level of Service (LOS)		A	A	A		A	A	A			B				B	
Approach Delay (s/veh)	0.1				2.3				10.5				11.4			
Approach LOS	A				A				B				B			

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HCS Two-Way Stop-Control Report

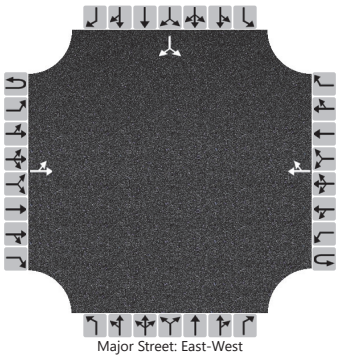
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Existing AM
Intersection Orientation	East-West
Project Description	4317

Site Information

Intersection	MD 334 (Port St) @ Jowite St
Jurisdiction	Town of Easton, MD
East/West Street	MD 334
North/South Street	Jowite St
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		53	102				88	40						33		39
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		62													85	
Capacity, c (veh/h)		1424													738	
v/c Ratio		0.04													0.11	
95% Queue Length, Q_{95} (veh)		0.1													0.4	
95% Queue Length, Q_{95} (ft)		2.6													10.2	
Control Delay (s/veh)		7.6	0.4												10.5	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	2.8												10.5			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

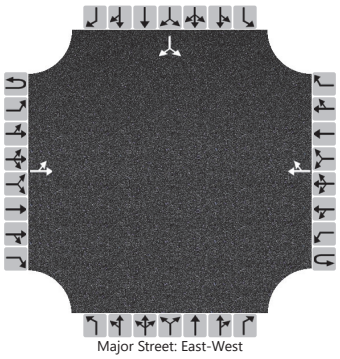
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Existing PM
Intersection Orientation	East-West
Project Description	4317

Site Information

Intersection	MD 334 (Port St) @ Jowite St
Jurisdiction	Town of Easton, MD
East/West Street	MD 334
North/South Street	Jowite St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		9	96				126	15						19		32
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10													55	
Capacity, c (veh/h)		1421													820	
v/c Ratio		0.01													0.07	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
95% Queue Length, Q_{95} (ft)		0.0													5.1	
Control Delay (s/veh)		7.6	0.1												9.7	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.7												9.7			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

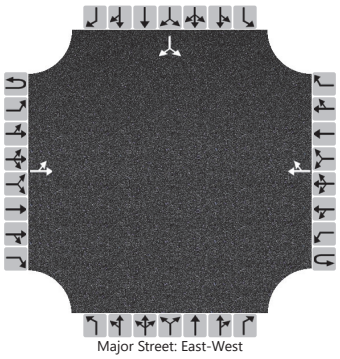
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Background AM
Intersection Orientation	East-West
Project Description	4317

Site Information

Intersection	MD 334 (Port St) @ Jowite St
Jurisdiction	Town of Easton, MD
East/West Street	MD 334
North/South Street	Jowite St
Peak Hour Factor	0.85
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		53	106				92	40						33		39
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		62													85	
Capacity, c (veh/h)		1419													730	
v/c Ratio		0.04													0.12	
95% Queue Length, Q_{95} (veh)		0.1													0.4	
95% Queue Length, Q_{95} (ft)		2.6													10.2	
Control Delay (s/veh)		7.7	0.4												10.6	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	2.8												10.6			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

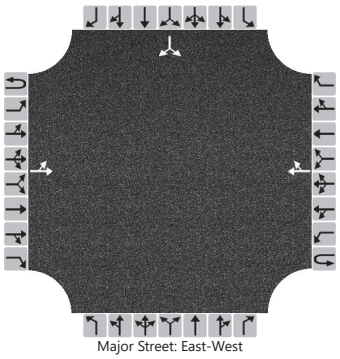
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Background PM
Intersection Orientation	East-West
Project Description	4317

Site Information

Intersection	MD 334 (Port St) @ Jowite St
Jurisdiction	Town of Easton, MD
East/West Street	MD 334
North/South Street	Jowite St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		9	100				131	15						19		32
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)														0		
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

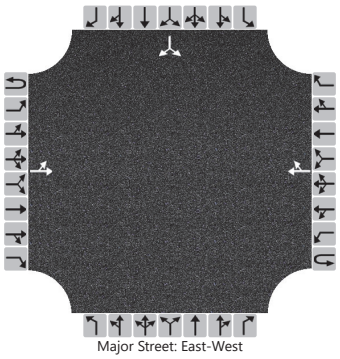
Flow Rate, v (veh/h)		10													55	
Capacity, c (veh/h)		1415													812	
v/c Ratio		0.01													0.07	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
95% Queue Length, Q_{95} (ft)		0.0													5.1	
Control Delay (s/veh)		7.6	0.1												9.8	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.7												9.8			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	I. Halsall	Intersection	MD 334 (Port St) @ Jowite St
Agency/Co.	Traffic Concepts, Inc.	Jurisdiction	Town of Easton, MD
Date Performed	2/17/2026	East/West Street	MD 334
Analysis Year	2026	North/South Street	Jowite St
Time Analyzed	Future AM	Peak Hour Factor	0.85
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description	4317		

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		53	108				93	40						33		39
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		62													85	
Capacity, c (veh/h)		1417													728	
v/c Ratio		0.04													0.12	
95% Queue Length, Q_{95} (veh)		0.1													0.4	
95% Queue Length, Q_{95} (ft)		2.6													10.2	
Control Delay (s/veh)		7.7	0.4												10.6	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	2.8												10.6			
Approach LOS	A												B			

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HCS Two-Way Stop-Control Report

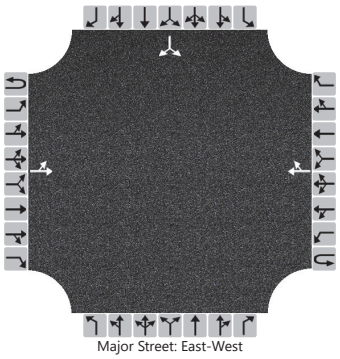
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Future PM
Intersection Orientation	East-West
Project Description	4317

Site Information

Intersection	MD 334 (Port St) @ Jowite St
Jurisdiction	Town of Easton, MD
East/West Street	MD 334
North/South Street	Jowite St
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		9	102				134	15						19		32
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		10													55	
Capacity, c (veh/h)		1411													807	
v/c Ratio		0.01													0.07	
95% Queue Length, Q_{95} (veh)		0.0													0.2	
95% Queue Length, Q_{95} (ft)		0.0													5.1	
Control Delay (s/veh)		7.6	0.1												9.8	
Level of Service (LOS)		A	A												A	
Approach Delay (s/veh)	0.7												9.8			
Approach LOS	A												A			

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HCS Two-Way Stop-Control Report

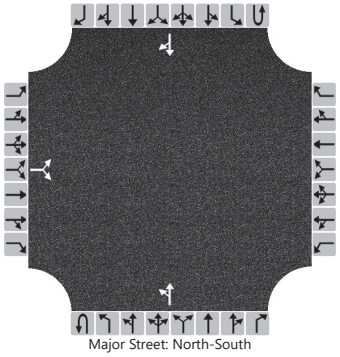
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Future AM
Intersection Orientation	North-South
Project Description	4317

Site Information

Intersection	Meadow Dr @ Site Access
Jurisdiction	Town of Easton, MD
East/West Street	Site Access
North/South Street	Meadow Dr
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		9		0						0	82				48	5
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage		Undivided														

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			10							0						
Capacity, c (veh/h)			846							1540						
v/c Ratio			0.01							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
95% Queue Length, Q_{95} (ft)			0.0							0.0						
Control Delay (s/veh)			9.3							7.3	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)		9.3								0.0						
Approach LOS		A								A						

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HCS Two-Way Stop-Control Report

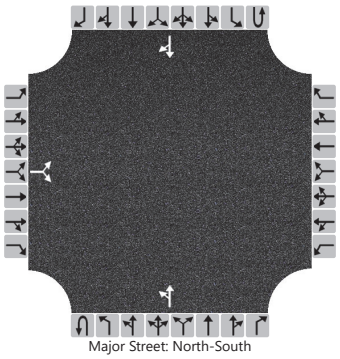
General Information

Analyst	I. Halsall
Agency/Co.	Traffic Concepts, Inc.
Date Performed	2/17/2026
Analysis Year	2026
Time Analyzed	Future PM
Intersection Orientation	North-South
Project Description	4317

Site Information

Intersection	Meadow Dr @ Site Access
Jurisdiction	Town of Easton, MD
East/West Street	Site Access
North/South Street	Meadow Dr
Peak Hour Factor	0.92
Analysis Time Period (hrs)	0.25

Lanes



Major Street: North-South

Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	0	0	0	0	1	0	0	0	1	0
Configuration			LR							LT						TR
Volume (veh/h)		8		0						0	62				84	10
Percent Heavy Vehicles (%)		3		3						3						
Proportion Time Blocked																
Percent Grade (%)		0														
Right Turn Channelized																
Median Type | Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1		6.2						4.1						
Critical Headway (sec)		6.43		6.23						4.13						
Base Follow-Up Headway (sec)		3.5		3.3						2.2						
Follow-Up Headway (sec)		3.53		3.33						2.23						

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			9							0						
Capacity, c (veh/h)			824							1484						
v/c Ratio			0.01							0.00						
95% Queue Length, Q_{95} (veh)			0.0							0.0						
95% Queue Length, Q_{95} (ft)			0.0							0.0						
Control Delay (s/veh)			9.4							7.4	0.0					
Level of Service (LOS)			A							A	A					
Approach Delay (s/veh)	9.4								0.0							
Approach LOS	A								A							

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APPENDIX II

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

County:	TALBOT	Municipality:	NONE		
Prefix:	MD	Route NO:	334	Suffix:	Mile Point: 0.52
Location:	MD334 (PORT RD)-.10 MI E OF MD322				
Begin Sect:	0.42	End Sect:	1.03		
Station Desc:	MD 322 TO S. WASHINGTON ST				
Func Class:	17-URBAN COLLECTOR	Location ID:	B200006		

Year	AADT	AAWDT	Single Unit	Combination Unit	K Factor	D Factor	North East Split	South West Split	Dir In Peak Hour
2025	3,154	3,444			0	0			0
2024	3,173	3,493			9.23	51.4	50.95	49.05	WEST
2023	3,182	3,442			9.23	51.4	50.95	49.05	WEST
2022	3,131	3,321			9.23	51.4	50.95	49.05	WEST
2021	3,110	3,270			9.23	51.4	50.95	49.05	WEST
2020	2,655	2,875			8.27	53.99	51	49	WEST
2019	3,174	3,494			8.27	53.99	51	49	WEST
2018	3,173	3,363			8.27	53.99	51	49	WEST
2017	3,202	3,392			8.27	53.99	51	49	WEST
2016	3,121	3,341			8.27	53.99	51	49	WEST

Note

AADT: Annual Average Daily Traffic is the number of vehicles expected to pass a given location on an average day of the year.

AAWDT: Annual Average Weekday Traffic is the number of vehicles expected to pass a given location on an average Weekday (Monday – Friday).

Single Unit: Percentage of Trucks (FHWA Classes 4 -7).

Combination Unit: Percentage of Trucks (FHWA Classes 8-13).

K Factor: Proportion of Annual Average Daily Traffic occurring in the 30th highest hour volume for Continuous count station and Peak hour volume for Short duration count stations.

D Factor: Percentage of traffic moving in the peak direction during the 30th highest hour volume for Continuous count station and Peak hour volume for Short duration count stations.

North East Split: Percentage of traffic in the North or East Direction.

South West Split: Percentage of traffic in the South or West Direction.

Peak Hour Direction: The direction with largest volume in the peak hour.



APPENDIX III

PEAK HOUR TURNING MOVEMENT COUNT

INTERSECTION: MD 322 @ MD 334 | COUNTY: TALBOT

COUNT BY: CAMERA | DATE: FEBRUARY 5, 2026

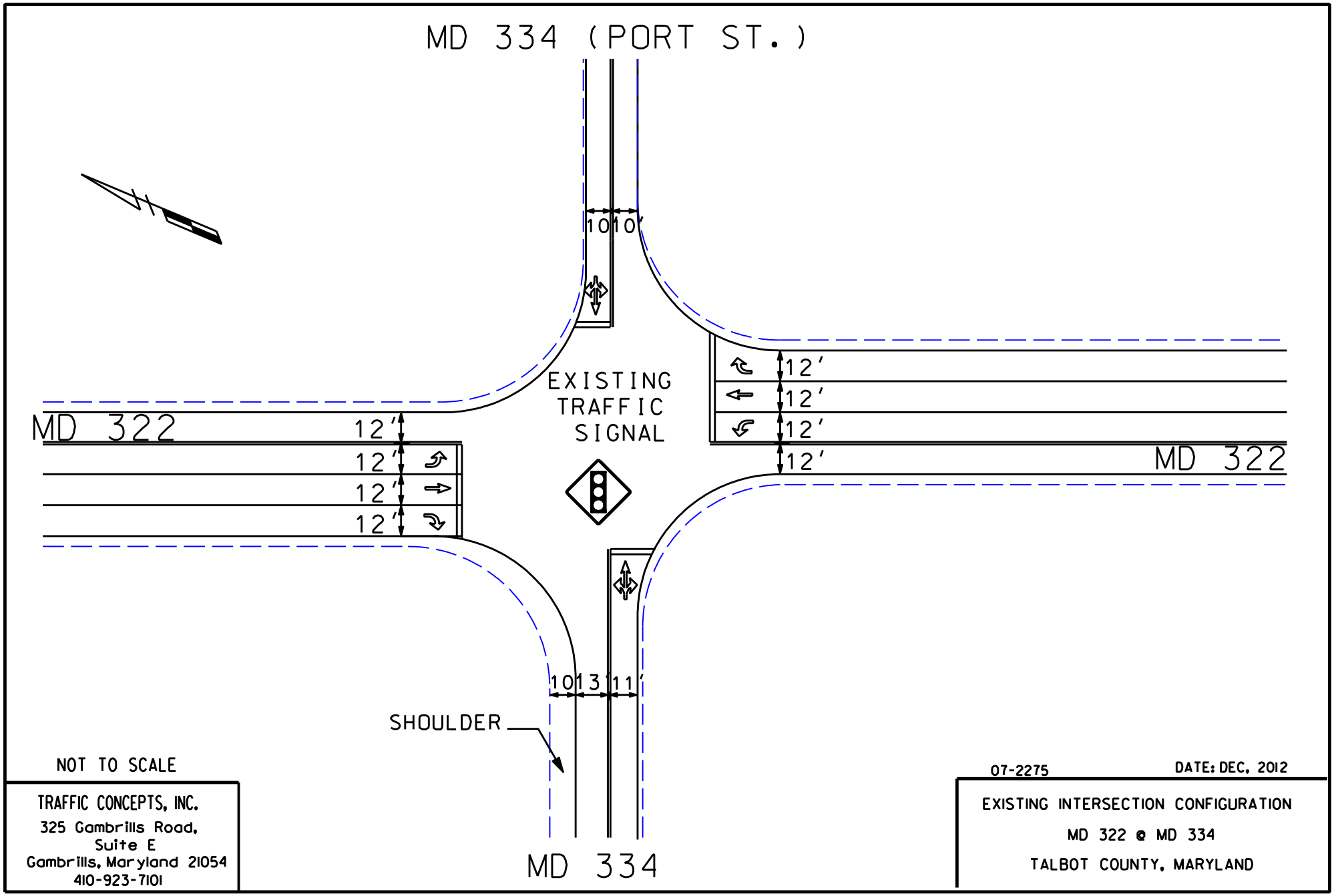
WEATHER: CLEAR | DAY: THURSDAY

CAM

	MD 322 NORTHBOUND				MD 322 SOUTHBOUND				MD 334 EASTBOUND				MD 334 WESTBOUND				
TIME	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	TOTAL
AM																	AM
7:00-7:15	0	3	110	6	0	5	69	4	0	3	2	3	0	1	0	9	215
7:15-7:30	0	4	132	11	0	9	99	7	0	5	1	6	0	7	1	17	299
7:30-7:45	0	0	177	29	0	8	120	7	0	2	5	2	0	13	4	25	392
7:45-8:00	0	3	177	29	0	13	130	5	0	2	3	3	0	14	6	21	406
8:00-8:15	0	3	162	13	0	12	132	5	0	3	1	3	0	7	6	14	361
8:15-8:30	0	4	143	20	0	14	116	4	0	4	3	2	0	9	7	27	353
8:30-8:45	0	4	148	21	0	13	98	7	0	5	2	7	0	12	7	11	335
8:45-9:00	0	5	176	15	0	22	87	9	0	4	4	6	0	11	7	20	366
AM PEAK HR 7:30-8:30 TOTALS	0	10	659	91	0	47	498	21	0	11	12	10	0	43	23	87	PHF 0.93
PM																	PM
4:00-4:15	0	3	149	10	0	11	195	2	0	8	8	3	0	23	6	10	428
4:15-4:30	0	2	138	4	0	14	164	5	0	5	2	4	0	18	3	18	377
4:30-4:45	0	1	158	12	0	15	215	5	0	8	3	3	0	12	2	23	457
4:45-5:00	0	3	148	12	0	23	183	5	0	5	3	3	0	9	1	15	410
5:00-5:15	0	3	143	14	0	13	204	4	0	10	2	6	0	17	4	16	436
5:15-5:30	0	1	132	8	0	22	181	3	0	2	2	1	0	17	4	14	387
5:30-5:45	0	1	98	7	0	13	147	1	0	2	4	2	0	10	0	15	300
5:45-6:00	0	0	91	9	0	9	124	1	0	2	1	2	0	20	1	19	279
PM PEAK HR 4:30-5:30 TOTALS	0	8	581	46	0	73	783	17	0	25	10	13	0	55	11	68	PHF 0.92

TRAFFIC CONCEPTS, INC.
7525 CONNELLEY DRIVE, SUITE B
HANOVER, MARYLAND 21076
410-760-2911
TRAFFIC@TRAFFIC-CONCEPTS.COM

M:\4317


MD 334 (PORT ST.)
10'10"
EXISTING
TRAFFIC
SIGNAL
MD 322
12'
12'
12'
12'
MD 322
12'
12'
12'
12'
10'13"
11'
SHOULDER
MD 334
NOT TO SCALE
TRAFFIC CONCEPTS, INC.
325 Gambrills Road,
Suite E
Gambrills, Maryland 21054
410-923-7101
07-2275
DATE: DEC. 2012
EXISTING INTERSECTION CONFIGURATION
MD 322 @ MD 334
TALBOT COUNTY, MARYLAND

PEAK HOUR TURNING MOVEMENT COUNT

INTERSECTION: MD 334 (PORT ST) @ MEADOW DR

COUNTY: TALBOT

COUNT BY: CAMERA

DATE: FEBRUARY 5, 2026

WEATHER: CLEAR

DAY: THURSDAY

CAM

	MEADOW DR NORTHBOUND				POOL ACCESS SOUTHBOUND				MD 334 EASTBOUND				MD 334 WESTBOUND				
TIME	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	TOTAL
AM																	AM
7:00-7:15	1	2	0	11	0	0	0	0	0	0	11	2	0	3	7	0	37
7:15-7:30	0	16	0	18	0	0	0	0	0	0	19	2	0	4	11	0	70
7:30-7:45	0	13	0	9	0	0	0	0	0	0	34	6	0	9	27	0	98
7:45-8:00	0	9	0	14	0	0	0	0	0	0	43	8	0	5	32	1	112
8:00-8:15	0	9	0	11	0	0	0	1	0	0	16	8	0	3	18	0	66
8:15-8:30	1	10	0	6	0	0	0	0	0	0	35	4	0	4	31	0	91
8:30-8:45	0	4	0	11	0	0	0	0	0	0	33	2	0	8	28	0	86
8:45-9:00	0	10	0	10	0	0	0	0	0	0	34	8	0	8	26	1	97
AM PEAK HR 7:30-8:30 TOTALS	1	41	0	40	0	0	0	1	0	0	128	26	0	21	108	1	PHF 0.82
PM																	PM
4:00-4:15	0	3	0	6	0	0	0	0	0	0	18	10	0	7	36	0	80
4:15-4:30	0	13	0	9	0	0	1	0	0	0	13	7	0	13	27	0	83
4:30-4:45	0	9	0	7	0	1	0	0	0	1	18	12	0	9	27	0	84
4:45-5:00	0	5	1	9	0	1	0	0	0	1	23	11	0	14	21	1	87
5:00-5:15	0	6	0	5	0	2	0	2	0	2	17	12	0	3	30	0	79
5:15-5:30	0	10	0	6	0	0	0	0	0	0	21	11	0	7	23	0	78
5:30-5:45	0	7	0	8	0	0	0	0	0	0	18	6	0	11	20	0	70
5:45-6:00	0	8	0	6	0	0	0	0	0	0	11	6	0	7	31	0	69
PM PEAK HR 4:00-5:00 TOTALS	0	30	1	31	0	2	1	0	0	2	72	40	0	43	111	1	PHF 0.96

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M:\4317


MD 334 (Port St) @ Meadow Dr
Town of Easton, MD
Google Earth
Image © 2026 Airbus
N

PEAK HOUR TURNING MOVEMENT COUNT

INTERSECTION: MD 334 @ JOWTIE ST

COUNTY: TALBOT

COUNT BY: CAMERA

DATE: FEBRUARY 5, 2026

WEATHER: CLEAR

DAY: THURSDAY

CAM

	NORTHBOUND				JOWTIE ST SOUTHBOUND				MD 334 EASTBOUND				MD 334 WESTBOUND				
TIME	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	UTRN	LEFT	THRU	RIGHT	TOTAL
AM																	AM
7:00-7:15					0	3		0	0	2	21		0		10	1	37
7:15-7:30					0	4		2	0	1	35		0		14	3	59
7:30-7:45					0	1		2	0	1	43		0		35	1	83
7:45-8:00					0	2		0	0	4	53		0		37	5	101
8:00-8:15					0	2		3	0	3	23		0		20	2	53
8:15-8:30					0	11		8	0	15	26		0		25	10	95
8:30-8:45					0	7		15	0	21	23		0		21	17	104
8:45-9:00					0	13		13	0	14	30		0		22	11	103
AM PEAK HR 8:00-9:00 TOTALS	0	0	0	0	0	33	0	39	0	53	102	0	0	0	88	40	PHF 0.85
PM																	PM
4:00-4:15					0	4		14	0	3	21		0		30	6	78
4:15-4:30					0	3		9	0	2	20		0		31	1	66
4:30-4:45					0	7		4	0	0	25		0		31	5	72
4:45-5:00					0	5		5	0	4	30		0		34	3	81
5:00-5:15					0	6		7	0	3	21		0		25	5	67
5:15-5:30					0	6		3	0	1	26		0		25	5	66
5:30-5:45					0	9		7	0	2	24		0		26	8	76
5:45-6:00					0	16		17	0	1	15		0		19	4	72
PM PEAK HR 4:00-5:00 TOTALS	0	0	0	0	0	19	0	32	0	9	96	0	0	0	126	15	PHF 0.92

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M:\4317


MD 334 (Port St) @ Jowite St
Town of Easton, MD
Google Earth
Image © 2026 Airbus
N



APPENDIX IV

TRAFFIC CONCEPTS, INC.
7525 Connelley Drive • Suite B • Hanover, MD 21076 • 410-760-2911

January 22, 2026

Meeting Date:

Attendees: Brian Lopez
Weishi Zhang
Joe Clark
Rick Van Emburgh, Town of Easton
Mark Keeley, Traffic Concepts Inc

RE: Port Street Senior Housing (Multifamily Building) – Town of Easton Traffic Impact Study

SCOPE of SERVICES

TRAFFIC STUDY

Project Description: The purpose of this memorandum is to describe the proposed project and the traffic impact study limits. The proposed project consists of 72 Senior Adult Housing Units – Multifamily.

PEAK HOUR TRIP GENRATION

NEW SITE TRIPS: PEAK HOUR TRIP GENERATION						
	AM			PM		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Senior Adult Housing—Multifamily (252) 72 UNITS	5	9	14	10	8	18
TOTAL PEAK HOUR TRIPS	**14**			**18**		

Source: ITE, Trip Generation Manual, 12th Edition (ITE)

Land Use: Senior Adult Housing—Multifamily (252)
Independent Variable: 60 Dwelling Units

Time Period: Weekday AM - One Hour Between 7 and 9 a.m.
Average Rate: 0.19 / Fitted Curve Equation: T = 0.19(X) + 0.17
Directional Distribution: 34% entering, 66% exiting
Calculated Trip Ends: Average Rate: 14 (Total), 5 (Entry), 9 (Exit)
Fitted Curve: 14 (Total), 5 (Entry), 9 (Exit)

Time Period: Weekday PM - One Hour Between 4 and 6 p.m.
Average Rate: 0.25 / Fitted Curve Equation: T = 0.25(X) + 0.03
Directional Distribution: 56% entering, 44% exiting
Calculated Trip Ends: Average Rate: 18 (Total), 10 (Entry), 8 (Exit)
Fitted Curve: 18 (Total), 10 (Entry), 8 (Exit)

Intersection Study Periods:

- Weekday AM: 7:00 AM to 9:00 AM
- Weekday PM: 4:00 PM to 6:00 PM

Key Intersections:

- MD 334 (Port St) @ Meadow Dr/G. Muphy Community Pool Access (UNSIGNALIZED)
- MD 322 (Easton Pkwy) @ MD 334 (Port St) (SIGNALIZED)
- Port Street @ Jowite Street (UNSIGNALIZED)
- Meadow Drive @ site access UNSIGNALIZED

Methodology:

- All intersections will be analyzed using the Critical Lane Volume Analysis (CLV) and the Highway Capacity Manual (HCM) methodologies.

Background Development Projects:

- Growth Rate to be determined

Design Year: Two Years

Percent Traffic Added to Road Network: Create Exhibit showing actual trips and the percentage of new site generated peak hour trips added to the study area.

SAFETY STUDY

Crash Data: Collect crash data from MDOT SHA at the key intersections. Typically, the crash data is provided for the last three (3) years.

Non-Motorized Inventory: Conduct an inventory of bicycle/pedestrian and transit amenities within the study area.

Gmail

Ivette Halsall <ihalsall@traffic-concepts.com>

Port Street - Senior Housing (72 Unit Multifamily Building)

2 messages

Mark Keeley <mkeeley@traffic-concepts.com> Thu, Jan 22, 2026 at 3:55 PM
To: Rick Van Emburgh <rvanemburgh@eastonmd.gov>, "Richard Baker (SHA)" <RBaker@mdot.maryland.gov>, Henry Dierker <HDierker@mdot.maryland.gov>
Cc: Joe Clark <jclark@ospreypc.com>, Ivette Halsall <ihalsall@traffic-concepts.com>

Rick and Rich/Henry - I have attached traffic scoping information for a new senior housing project in the Town of Easton. The project would create 72 senior housing units. The site is located on a vacant lot on the southeast quadrant of the MD 322 (Easton Parkway) @ Port Street intersection. The project will have access to Meadow Drive (See Attachment). As shown below, the project generates less than 50 peak hour trips and is exempt from the SHA traffic study requirements. However, the Town has requested a study. The study limits are outlined in the attached scope of work.

Please let me know if you have any questions or changes to the study limits. I will be glad to meet with you if necessary.

PEAK HOUR TRIP GENRATION

NEW SITE TRIPS: PEAK HOUR TRIP GENERATION						
	AM			PM		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Senior Adult Housing—Multifamily (252) 72 UNITS	5	9	14	10	8	18
TOTAL PEAK HOUR TRIPS		**14**			**18**	

Source: ITE, Trip Generation Manual, 12th Edition (ITE)

Thanks,
Mark

Mark Keeley, PTP
Senior Project Manager
TRAFFIC CONCEPTS, INC.

Office: 410-760-2911 | Direct: 410-450-3190
www.traffic-concepts.com
mkeeley@traffic-concepts.com
7525 Connelley Drive | Suite B | Hanover, MD 21076

2 attachments

Pic-compressed (1).pdf
195K

2026-1-22_Port Street Scope.pdf
461K

Henry Dierker <HDierker@mdot.maryland.gov> Mon, Feb 2, 2026 at 10:48 AM
To: Mark Keeley <mkeeley@traffic-concepts.com>, Rick Van Emburgh <rvanemburgh@eastonmd.gov>, "Richard Baker (SHA)" <RBaker@mdot.maryland.gov>
Cc: Joe Clark <jclark@ospreypc.com>, Ivette Halsall <ihalsall@traffic-concepts.com>, "Stephanie McFaden (Consultant)" <SMcFaden.consultant@mdot.maryland.gov>, Henry Dierker <HDierker@mdot.maryland.gov>

Mark,

SHA Access Management concurs with the proposed traffic scoping for the subject proposed project.

Henry R. Dierker III
Access Permits Regional Engineer
District Two Traffic

410.810.3244 **office**
410-708-0013 **mobile**
Hdierker@mdot.maryland.gov

Maryland State Highway Administration-District Two
615 Morgnec Road, Chestertown, MD 21620

From: Mark Keeley <mkeeley@traffic-concepts.com>
Sent: Thursday, January 22, 2026 3:55 PM
To: Rick Van Emburgh <rvanemburgh@eastonmd.gov>; Richard Baker (SHA) <RBaker@mdot.maryland.gov>; Henry Dierker <HDierker@mdot.maryland.gov>
Cc: Joe Clark <jclark@ospreypc.com>; Ivette Halsall <ihalsall@traffic-concepts.com>
Subject: Port Street - Senior Housing (72 Unit Multifamily Building)

Caution: CAUTION: Suspicious? Double-check! This email is from an external source. If something seems unusual, even from someone you know, verify directly. Forward suspicious emails directly to Email Abuse (abuse@mdot.maryland.gov) or call the MDOT Service Desk at 410-768-7181 for assistance.

Rick and Rich/Henry - I have attached traffic scoping information for a new senior housing project in the Town of Easton. The project would create 72 senior housing units. The site is located on a vacant lot on the southeast quadrant of the MD 322 (Easton Parkway) @ Port Street intersection. The project will have access to Meadow Drive (See Attachment). As shown below, the project generates less than 50 peak hour trips and is exempt from the SHA traffic study requirements. However, the Town has requested a study. The study limits are outlined in the attached scope of work.

Please let me know if you have any questions or changes to the study limits. I will be glad to meet with you if necessary.

PEAK HOUR TRIP GENRATION

NEW SITE TRIPS: PEAK HOUR TRIP GENERATION						
	AM			PM		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Senior Adult Housing—Multifamily (252) 72 UNITS	5	9	14	10	8	18
TOTAL PEAK HOUR TRIPS		**14**			**18**	

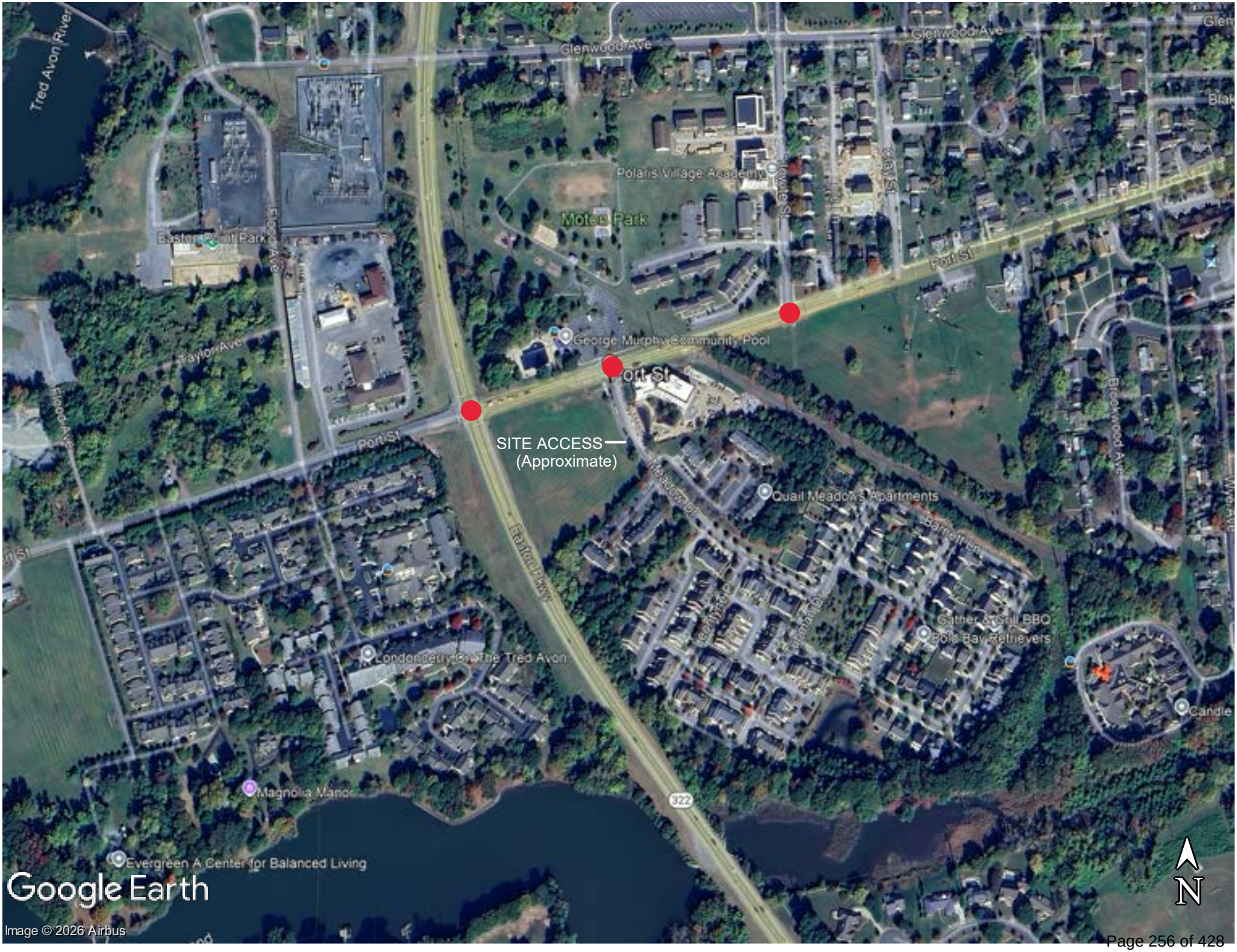
Source: ITE, Trip Generation Manual, 12th Edition (ITE)

Thanks,

Mark

Mark Keeley, PTP
Senior Project Manager
TRAFFIC CONCEPTS, INC.

Office: 410-760-2911 | Direct: 410-450-3190
www.traffic-concepts.com
mkeeley@traffic-concepts.com
7525 Connelley Drive | Suite B | Hanover, MD 21076


Tred Avon River
Glenwood Ave
Polaris Village Academy
Motor Park
Eastern Shore Park
Hodges Ave
Taylor Ave
George Murphy Community Pool
Port St
SITE ACCESS
(Approximate)
Quail Meadows Apartments
Eastern Bay
Londonderry On The Tred Avon
Magnolia Manor
Evergreen A Center for Balanced Living
322
Google Earth
Image © 2026 Airbus
N

Real Property Data Search ( )
Search Result for TALBOT COUNTY

View Map **No Ground Rent Redemption on File** **No Ground Rent Registration on File**

Special Tax Recapture: None

Account Number: **District -** 01 **Account Identifier -** 084100

Owner Information

Owner Name: SIMPSON W REMBERT TRUSTEE **Use:** COMMERCIAL
Principal Residence: NO
Mailing Address: 52B DAVIS LN **Deed Reference:** /02753/ 00320
EASTON MD 21601-

Location & Structure Information

Premises Address: PORT ST **Legal Description:** LOT 4 - 3.497 AC
EASTON 21601-0000 W/S POINT ROAD
PAPERMILL PARK

Map:	Grid:	Parcel:	Neighborhood:	Subdivision:	Section:	Block:	Lot:	Assessment Year:	Plat No:
0034	0015	0077	10500.21	0000		4		2025	**Plat Ref:** 3/ 61E

Town: EASTON

Primary Structure Built	Above Grade Living Area	Finished Basement Area	Property Land Area	County Use
			3.4900 AC	000000

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

Value Information

	Base Value	Value	Phase-in Assessments	
		As of 01/01/2025	As of 07/01/2025	As of 07/01/2026
Land:	202,900	300,900		
Improvements	0	0		
Total:	202,900	300,900	235,567	268,233
Preferential Land:	0	0		

Transfer Information

Seller: SIMPSON W REMBERT TRUSTEE **Date:** 10/02/2020 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /02753/ 00320 **Deed2:**

Seller: SIMPSON W REMBERT **Date:** 10/03/2018 **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /02568/ 00169 **Deed2:**

Seller: **Date:** **Price:** $0
Type: NON-ARMS LENGTH OTHER **Deed1:** /00656/ 00932 **Deed2:**

Exemption Information

Partial Exempt Assessments:	Class	07/01/2025	07/01/2026
County:	000	0.00	
State:	000	0.00	
Municipal:	000	0.00|0.00	0.00|0.00

Special Tax Recapture: None

Homestead Application Information

Homestead Application Status: No Application

Homeowners' Tax Credit Application Information

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



APPENDIX V

Route 1 Ruta 1

Easton Shuttle

Kent Island - Grasonville - Centreville to Easton

1 DEVIATED ROUTE

		AM	AM	AM	PM	PM
Kramer Center	Centreville	-	6:45	-	-	-
DP: Grasonville Sr Ctr	Grasonville	-	7:10	-	-	-
Kent Towne (Dollar Tree)	Chester	-	7:22	-	-	-
Harbor View	Kent Island	-	-	-	-	-
Acme	Kent Island	-	7:26	-	-	-
AP: Percy Thomas Ctr	Stevensville	-	-	-	-	-
DP: Percy Thomas Ctr	Stevensville	-	7:33	-	-	-
Terrapin Grove	Kent Island	-	7:35	-	-	-
Kmart	Stevensville	-	7:40	-	-	-
Food Lion	Kent Island	-	7:42	-	-	-
Kent Towne (Dollar Tree)	Chester	-	7:46	-	-	-
Stevensville Park & Ride	Stevensville	7:10	-	-	-	-
Kent Towne (Dollar Tree)	Chester	7:16	-	-	-	-
AR: Grasonville Sr Ctr	Grasonville	7:27	-	-	-	1:43
DP: Grasonville Sr Ctr	Grasonville	7:30	8:00	-	12:00	2:07
AR: Chesapeake College	Wye Mills	7:45	-	-	-	-
DP: Chesapeake College	Wye Mills	7:50	8:15	-	12:15	2:22
Country School	Easton	8:10	-	-	-	-
AR: Walmart	Easton	-	8:37	-	-	2:46
DP: Walmart	Easton	-	8:40	-	-	2:46
Auto Zone (Near Ches Ctr)	Easton	8:12	-	-	-	2:50
Sts.Peter & Paul School	Easton	-	-	-		2:52
Sts.Peter & Paul School	Easton	8:15	-	-	12:45	3:10
Country School	Easton	-	-	-		3:15
Memorial Hospital	Easton	-	-		* *	-
Davita Dialysis/Idewild Ave	Easton	-	-		* *	-
AR: Walmart	Easton	8:21	-	-	1:05	3:25
DP: Walmart	Easton	8:21	-	-	1:06	3:25
AR: Chesapeake College	Wye Mills	-	-	9:45	1:30	3:46
DP: Chesapeake College	Wye Mills	**	9:00	9:50	1:30	3:50
AR: Grasonville Senior Cntr	Grasonville	D	9:15	-	1:45	4:05
DP: Grasonville Senior Ctr	Grasonville	-	9:30	-	-	4:05
Stevensville Park & Ride	Stevensville	-	-	-	-	4:17
Kent Towne (Dollar Tree)	Chester	-	-	-	-	D
Food Lion	Centreville	-	-	-	-	-
Kramer Center	Centreville	-	-	10:05	-	-

No Pick up Fridays 3:20 at Country School
** Call in, D - Drop off only
- No bus service at this time
Route in service M-F, 6:45AM-4:30 PM
Route in service August 25-June 15
DEVIATED ROUTE: Buses deviate 3/4 mile around route. Must provide 2 hour advance notice. Call for rate information.
Schedule in yellow only operates August 25th - June 13th

Queen Anne's County County Ride

Route 5 Ruta 5

Denton-Easton

5 DEVIATED ROUTE

		AM	AM	AM	PM	PM	PM	PM	PM
Walmart	Denton	7:20	–	**	–	**	–	–	–
Village Circle	Denton	7:30	–	10:15	–	12:35	–	–	–
HAPS Bldg	Denton	7:35	9:40	10:20	12:00	12:40	1:40	2:00	3:00
Town Parking Lot	Denton	7:45	9:45	10:25	12:05	12:45	1:45	2:05	3:05
Walmart	Easton	8:10	10:15	11:00	12:25	1:15	2:15	2:35	4:30
High & Choptank	Easton	8:15	**	–	–	–	–	3:00	–
Goldsborough & Calvert	Easton	8:20	**	–	–	–	–	3:10	–
Memorial Hospital	Easton	8:35	10:25	**	**	–	–	–	–
Walmart	Easton	8:45	–	–	12:45	1:15	2:15	3:30	–
Walmart	Denton	**	–	–	**	**	2:55	**	–
HAPS Bldg	Denton	9:10	–	–	1:10	1:40	3:00	3:55	–
Town Parking Lot	Denton	9:15	–	–	1:15	1:45	–	–	5:15
Walmart	Easton	–	–	11:35	–	–	–	–	–
Bethlehem Store	Bethlehem	–	–	**	–	–	–	–	–
Preston Store	Preston	–	–	11:50	–	–	–	–	–
Town Parking Lot	Federalsburg	–	–	12:00	–	–	–	–	–
HAPS Bldg	Denton	–	–	12:25	–	–	–	–	–
Town Parking Lot	Denton	–	–	12:30	–	–	–	–	–

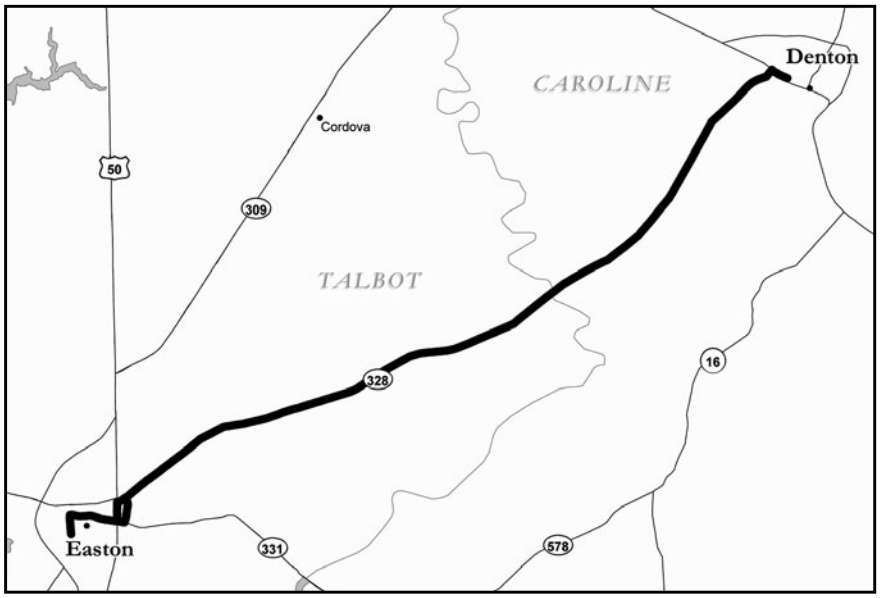
Walmart Transfer to Route 4,5,7,9,11,C & D

** Call-in at least two hours prior to pick up time, no later than 3 PM. 410-479-3867

– No bus service at this time

Route in service M-F, 7:35 AM-5:15 PM

DEVIATED ROUTE: Buses deviate ¾ mile around route corridor for anyone calling in. Must provide 2 hour advance notice. Call for rate information.



DELMARVA COMMUNITY SERVICES, INC.
DELMARVA COMMUNITY TRANSIT

Route 9 Ruta 9
Cambridge - Trappe - Easton

9 DEVIATED ROUTE

		AM	AM	AM	PM	PM	PM
Walmart	Cambridge	6:00	7:45	9:35	11:35	3:20	5:30
Shore Stop	Trappe	**	**	**	**	**	**
Post Office	Trappe	6:15	8:00	9:50	11:50	3:30	5:45
Lover's Lane	Trappe	6:15	8:00	9:50	11:50	3:30	5:45
Walmart	Easton	6:30	8:15	10:05	12:05	3:45	6:00
Memorial Hospital	Easton	6:40	8:25	10:15	12:15	3:55	**
Walmart	Easton	7:10	8:45	10:35	1:15	4:30	–
Lover's Lane	Trappe	7:30	9:00	10:50	1:30	4:45	6:15
Post Office	Trappe	7:30	9:00	10:50	1:30	4:45	6:15
Shore Stop	Trappe	**	**	**	**	**	**
Walmart	Cambridge	7:40	9:15	11:05	1:45	5:00	6:30

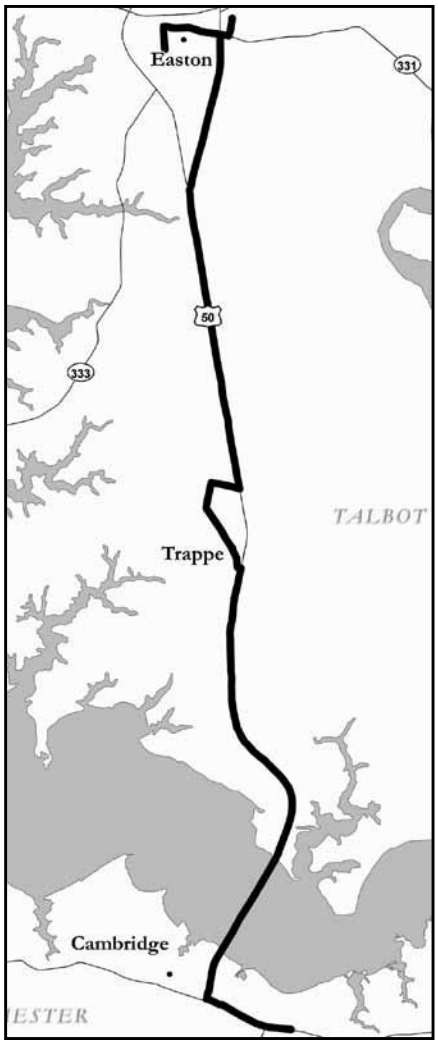
** Call-in at least two hours prior to pick up time, no later than 3 PM. 410-221-1910
– No bus service at this time
Route in service M-F, 6:00 AM-6:15 PM
DEVIATED ROUTE: Buses deviate ¾ mile around route corridor for anyone calling in. Must provide 2 hour advance notice. Call for rate information.

Route 9A Ruta 9A
Operates only August 20 - June 15
Cambridge - Trappe - Easton

9A DEVIATED ROUTE

		AM	PM
DCT Depot	Cambridge	7:20	2:20
American Legion	Cambridge	7:30	-
Shore Stop	Trappe	**	**
Goldsborough & Calvert	Easton	8:00	-
High & Choptank	Easton	8:10	-
Walmart	Easton	**	**
High & Choptank	Easton	-	3:10
Goldsborough & Calvert	Easton	-	3:20
High's-Citgo	Trappe	-	**
Visitor's Center	Cambridge	-	3:50
Walmart	Cambridge	**	**

** Call-in at least two hours prior to pick up time, no later than 3 PM. 410-221-1910
– No bus service at this time
Route in service M-F, 7:20 AM-3:50 PM ***August-June 15 only***
DEVIATED ROUTE: Buses deviate ¾ mile around route corridor for anyone calling in. Must provide 2 hour advance notice. Call for rate information.



DELMARVA COMMUNITY SERVICES, INC.
DELMARVA COMMUNITY TRANSIT

Denton - Easton AM Shuttle DEVIATED ROUTE

JARC Route 4 Ruta Directa Denton - Easton

		AM
HAPS Bldg	Denton	5:05
Town Parking Lot	Denton	5:10
Walmart	Easton	5:35
Mulberry Hill	Easton	5:40
Pippin Farm	Easton	5:42
Corner Carry Out	Easton	5:45
Post Office	Easton	5:50
Neighborhood Center	Easton	5:55
Chatham Village	Easton	6:00
Magnolia Meadows	Easton	6:02
The Greens	Easton	6:04
Comfort Inn	Easton	6:20
Bob Evans/Panera Bread	Easton	6:22
612/Greyhound /MVA	Easton	6:30
Airport Industrial Park	Easton	6:40
Walmart	Easton	6:50

Transfer to Routes 4,5,6,7,9,11,C & D Route in service M-F, 5:05 AM-6:50 AM

DEVIATED ROUTE: Buses deviate ¾ mile around route corridor. Must provide 2 hour advance notice. Call for rate information. 410-822-4155 or 410-479-3867

SATURDAY Denton - Easton Shuttle

Ruta Directa el Sábado Denton - Easton

DEVIATED ROUTE		AM	AM	PM	PM
Village Circle	Denton	8:25	-	-	-
Town Parking Lot	Denton	8:30	-	-	-
Royal Farms	Denton	8:32	-	-	-
HAPS Bldg	Denton	8:35	-	-	-
Caroline Apartments	Denton	8:37	-	-	-
Denton Plaza	Denton	8:40	-	-	-
Walmart	Denton	8:45	-	-	-
Walmart	Easton	9:15	10:15	12:15	1:15
Giant	Easton	**	**	**	**
Doverbrook	Easton	**	**	**	**
Post Office	Easton	9:25	10:25	12:25	1:25
Mulberry Hill	Easton	9:30	10:30	12:30	1:30
Pippin Farm	Easton	**	**	**	**
Corner Carry Out	Easton	**	**	**	**
Rite Aid (Easton Plaza)	Easton	9:35	10:35	12:35	1:35
Kohl's	Easton	**	**	**	**
Food Lion	Easton	9:40	10:40	12:40	1:40
Target	Easton	9:45	10:45	12:45	1:45
Acme	Easton	**	**	**	**
Chatham Village	Easton	**	**	**	**
Magnolia Meadows	Easton	9:55	10:55	12:55	1:55
The Greens	Easton	**	**	**	**
Parkview	Easton	10:05	11:05	1:05	2:05
Walmart	Easton	10:15	11:15	1:15	2:15
HAPS Bldg	Denton	-	-	-	2:45
Town Parking Lot	Denton	-	-	-	2:55
Walmart	Denton	-	-	-	3:00

**Must provide 24 hour advance notice. Call for rate information 410-822-4155 or 410-479-3867

– No bus service at this time

DEVIATED ROUTE: Buses deviate ¾ mile around route corridor for anyone calling in. Route in service Saturday 8:25 AM- 3 PM

Route C Ruta C Easton

Fixed Route with Specialized Services. Call 410-822-4155 for eligibility requirements and more information.

		AM	AM	AM	AM	AM	PM	PM	PM	PM	PM	PM
Walmart	Easton	7:15	8:15	9:15	10:15	11:15	12:15	1:15	2:15	3:15	4:15	5;15
Giant	Easton	**	**	**	**	**	**	**	**	**	**	**
Comfort Inn	Easton	**	**	**	**	**	**	**	**	**	**	**
Panera Bread	Easton	**	**	**	**	**	**	**	**	**	**	**
6/12-Greyhound/MVA	Easton	**	**	**	**	**	**	**	**	**	**	**
Mulberry Hill	Easton	7:25	8:25	9:25	10:25	11:25	12:25	1:25	2:25	3:25	4:25	5:25
Pippin Farm	Easton	**	**	**	**	**	**	**	**	**	**	**
Corner Carryout	Easton	**	**	**	**	**	**	**	**	**	**	**
Rite-Aid (Easton Plaza)	Easton	7:30	8:30	9:30	10:30	11:30	12:30	1:30	2:30	3:30	4:30	5:30
Kohl's	Easton	**	**	**	**	**	**	**	**	**	**	**
Food Lion	Easton	7:35	8:35	9:35	10:35	11:35	12:35	1:35	2:35	3:35	4:35	5:35
Commerce Dr	Easton	**	**	**	**	**	**	**	**	**	**	**
Target	Easton	7:45	8:45	9:45	10:45	11:45	12:45	1:45	2:45	3:45	4:45	5:45
Acme	Easton	7:48	8:48	9:48	10:48	11:48	12:48	1:48	2:48	3:48	4:48	5:48
301 Bay St (Social Services)	Easton	7:50	8:50	9:50	10:50	11:50	12:50	1:50	2:50	3:50	4:50	5:50
St. Marks Village	Easton	**	**	**	**	**	**	**	**	**	**	**
Safeway	Easton	7:52	8:52	9:52	10:52	11:52	12:52	1:52	2:52	3:52	4:52	5:52
Library	Easton	**	**	**	**	**	**	**	**	**	**	**
Neighborhood Service Center	Easton	8:00	9:00	10:00	11:00	12:00	1:00	2:00	3:00	4:00	5:00	6:00
Post Office	Easton	8:05	9:05	10:05	11:05	12:05	1:05	2:05	3:05	4:05	5:05	6:05
East Ave at Goldsborough	Easton	**	**	**	**	**	**	**	**	**	**	**
Walmart	Easton	8:15	9:15	10:15	11:15	12:15	1:15	2:15	3:15	4:15	5:15	6:15

Walmart Transfer to Routes 4,5,7,9,11,C & D
Target Transfer to Routes C & D

** Call-in at least two hours prior to pick up time, no later than 3 PM. 410-822-4155

Route in service M-F, 7:15 AM-4:16 PM

Fridays ONLY

SPECIALIZED SERVICES: Operates Monday through Friday, 7:15 AM to 4:15 PM. Eligibility required. Please call ahead to schedule trip. Curb-to-curb demand response service is available for general public, seniors, persons with disabilities, Medicare clients and those unable to access this route. Call for Special Service fees.

DELMARVA COMMUNITY SERVICES, INC.
DELMARVA COMMUNITY TRANSIT

Route D Ruta D Easton

D **Fixed Route with Specialized Services. Call 410-822-4155 for eligibility requirements and more information.**

		AM	AM	AM	AM	AM	PM	PM	PM	PM	PM	PM
Walmart	Easton	7:15	8:15	9:15	10:15	11:15	12:15	1:15	2:15	3:15	4:30	5:30
Giant	Easton	**	**	**	**	**	**	**	**	**	**	**
Parkview	Easton	7:25	8:25	9:25	10:25	11:25	12:25	1:25	2:25	3:25	4:40	5:40
Dutchmans Lane	Easton	**	**	**	**	**	**	**	**	**	**	**
510 Idlewild Ave	Easton	7:30	8:30	9:30	10:30	11:30	12:30	1:30	2:30	3:30	4:45	5:45
Cynwood	Easton	**	**	**	**	**	**	**	**	**	**	**
Purdy	Easton	**	**	**	**	**	**	**	**	**	**	**
Marvel Court	Easton	**	**	**	**	**	**	**	**	**	**	**
Digestive Center	Easton	**	**	**	**	**	**	**	**	**	**	**
Diagnostic Center	Easton	**	**	**	**	**	**	**	**	**	**	**
2 Martin Court	Easton	**	**	**	**	**	**	**	**	**	**	**
YMCA	Easton	**	**	**	**	**	**	**	**	**	**	**
Target	Easton	7:45	8:45	9:45	10:45	11:45	12:45	1:45	2:45	3:45	5:00	6:00
BJ's	Easton	**	**	**	**	**	**	**	**	**	**	**
Chatham Village	Easton	**	**	**	**	**	**	**	**	**	**	**
Magnolia Meadows	Easton	7:55	8:55	9:55	10:55	11:55	12:55	1:55	2:55	3:55	5:10	6:10
The Greens	Easton	**	**	**	**	**	**	**	**	**	**	**
Memorial Hospital	Easton	8:05	9:05	10:05	11:05	12:05	1:05	2:05	3:05	4:05	5:25	6:25
Senior Center	Easton	**	**	**	**	**	**	**	**	**	**	**
Dover Brook	Easton	**	**	**	**	**	**	**	**	**	**	**
Walmart	Easton	8:15	9:15	10:15	11:15	12:15	1:15	2:15	3:15	4:15	5:40	6:40

Walmart Transfer to Routes 4,5,7,9,11,C & D
Target Transfer to Routes C & D

** Call-in at least two hours prior to pick up time, no later than 3 PM. 410-822-4155

Route in service M-F, 7:15 AM-5:40 PM

SPECIALIZED SERVICES: Operates Monday through Friday 7:15 AM to 5:40 PM. Eligibility required. Please call ahead to schedule trip. Curb-to-curb demand response service is available for general public, seniors, persons with disabilities, Medicare clients and those unable to access this route. Call for Special Service fees.



APPENDIX VI

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Office of Traffic and Safety
Traffic Development & Support Division

Consultant Crash Data/Analysis Request Form

Request Date: February 9, 2026 Note: date set automatically

Location: MD 322 (Easton Pkwy) @ MD 334 (Port St)

County: Talbot Town/Place: Easton
Route: MD 322 (Easton Pkwy) Log Mile: 2.41
☒ at MD 334 (Port St)
☐ from to

Purpose Needed:

☐ Signal Study ☐ Surface Evaluation ☐ Pavement Marking Study
☐ Sign Study ☐ Lighting Study ☒ General Traffic Study
☐ Other (Explain)

Originally Requested By: Town of Easton
When Needed: As soon as possible

Work Requested:

☒ Crash Summary ☒ Crash History ☐ Crash Rates
☐ Study Worksheet ☐ Intersection/Line Diagram ☐ Other (Explain in Remarks)

☐ One Year ☐ Two Years
☒ Three Years ☐ Combined Years
☐ Specific Date(s) to

Additional Instructions or Remarks:

Requested by: Ivette Halsall Title: Traffic Analyst
Consultant Firm:Traffic Concepts, Inc. Phone: 410-450-3188
Street Address: 7525 Connelley Drive Cell Phone:
City: Hanover State: MD Zip: 21076 Email: ihalsall@traffic-concepts.com
Consultant Subcontractor: Phone:

Please indicate map coordinates of location to be studied.
GIS
Purpose/Need:

Send to: Traffic Development & Support Division,
7491 Connelley Drive Hanover, Maryland 21076
Phone: (410) 787-5844 Fax: (410) 582-9469 Email: wmacleod@sha.state.md.us

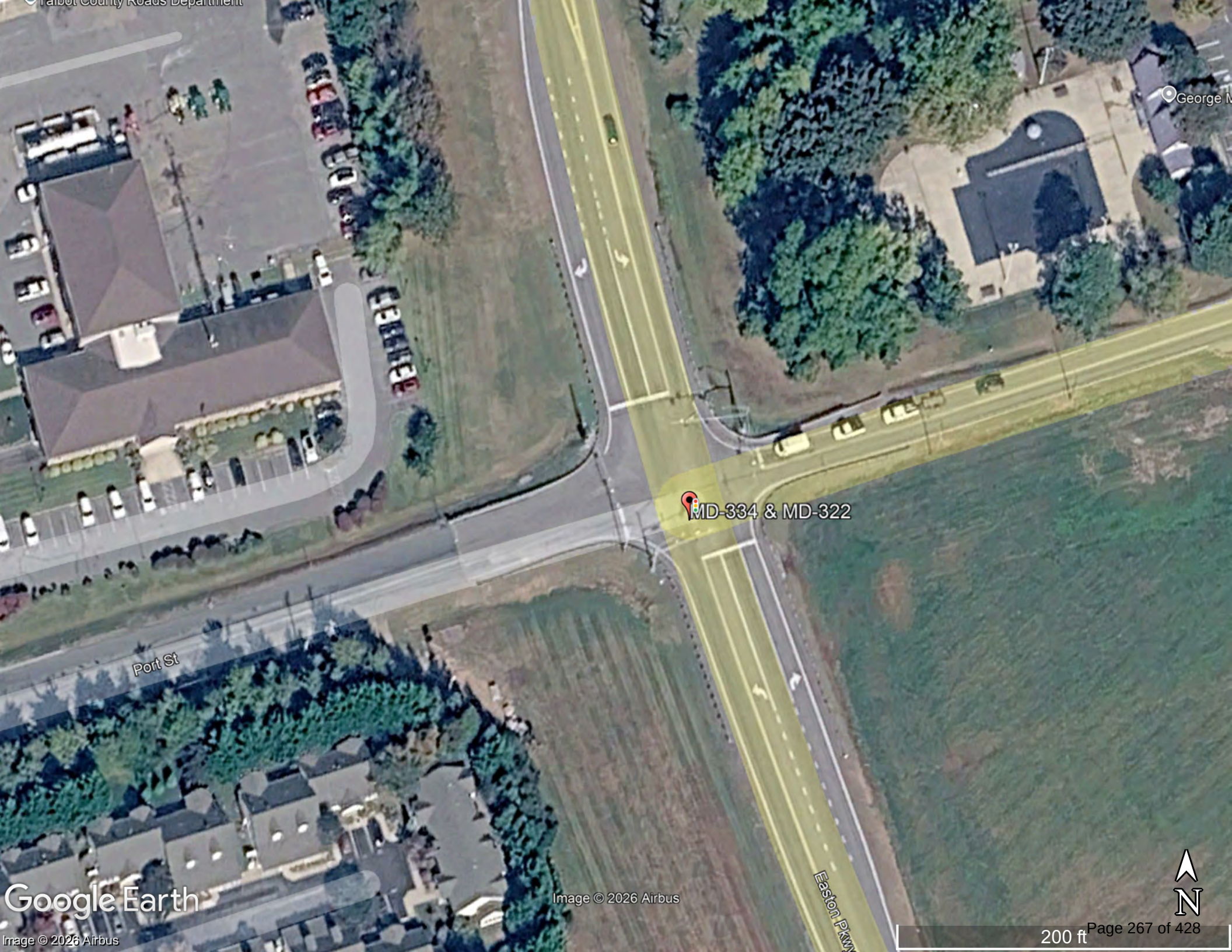


Image © 2026 Airbus

Maryland State Highway Administration

Office of Traffic and Safety - Traffic Development and Support

SHA ADC Study Worksheet Output rev. 10/2017-1

Name: Arcade Bandeke

Date: 02/12/2026

Location: MD322 @ MD334 / PORT ST.

Logmiles: 2.41 At 0.42 Radius: 250 ft.

County: Talbot, D2

Period: January 01, 2022 To December 31, 2025

Note: Year 2025 data is preliminary !

YEAR >>	2022	2023	2024	2025	Total
Fatal	0	0	0	0	0
No. Killed	0	0	0	0	0
Injury	1	1	0	1	3
No. Injured	1	1	0	3	5
Prop. Damage	0	0	2	1	3
Total Crashes	1	1	2	2	6
Severity Index	2	2	2	5	Avg 3
Opposite Dir.	0	0	0	0	0
Rear End	0	0	0	1	1
Sideswipe	0	0	0	0	0
Left Turn	0	0	1	0	1
Angle	1	1	1	1	4
Pedestrian	0	0	0	0	0
Parked Veh.	0	0	0	0	0
Fixed Object	0	0	0	0	0
Other	0	0	0	0	0
U-Turn	0	0	0	0	0
Backing	0	0	0	0	0
Animal	0	0	0	0	0
Railroad	0	0	0	0	0
Fire / Expl.	0	0	0	0	0
Overturn	0	0	0	0	0
Truck Related	0	0	0	0	0
Night Time	0	0	0	0	0
Wet Surface	0	1	1	1	3
Alcohol	0	0	0	0	0
Intersection	1	1	2	2	6
Total Vehicles	2	3	5	5	15
Total Trucks	0	0	0	0	0
Truck %	0.0	0.0	0.0	0.0	0.0

Comments:

Maryland State Highway Administration

Office of Traffic and Safety - Traffic Development and Support

SHA ADC Summary Output rev. 01/2025-1

Name: Arcade Bandeke

Date: 02/12/2026

Location: MD322 @ MD334 / PORT ST.

Logmiles: 2.41 At 0.42 Radius: 250 ft.

County: Talbot, D2

Period: January 1, 2022 To December 31, 2025

Note: Year 2025 data is preliminary !

SEVERITY	FATAL	INJURY	P-DAMAGE	TOTAL
Crashes		3	3	6
Veh Occ		5		
Pedestrian				

AVG Severity Index: 3

DAY OF THE WEEK

SUN	MON	TUE	WED	THU	FRI	SAT	UNK
		2	1	1		2	

MONTH OF THE YEAR

JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	UNK
1				1		1			1		2	

CONDITION	DRIVER	PED
Normal:	12	
Alcohol:		
Other:	3	

TIME	12	01	02	03	04	05	06	07	08	09	10	11	UNK
AM:									1				
PM:		3	1		1								

VEHICLES INVOLVED PER CRASH

1	2	3	4	5	6+	UNK	TOTAL
	3	3					15

VEHICLE TYPE

	Motorcycle/Moped		Tractor Trailer
6	Passenger Vehicle		Passenger Bus
3	Sport Utility Veh		School Bus
2	Pick-Up Truck		Emergency Veh
	Trucks (2+3 axles)	4	Other Types

SURFACE

3	Wet
3	Dry
	Sno/Ice
	Mud
	Other

MOVEMENTS

NORTH			SOUTH			EAST			WEST		
LF	ST	RT	LF	ST	RT	LF	ST	RT	LF	ST	RT
	1			5		1	3			2	

OTHER MOVEMENTS 3

PROBABLE CAUSES

	Influence of Drugs		Improper Lane Change
	Influence of Alcohol		Improper Backing
	Influence of Medication		Improper Passing
	Influence of Combined Subst.		Improper Signal
	Physical/Mental Difficulty		Improper Parking
	Fell Asleep/Fainted, etc.		Passenger Interfere/Obstruct.
	Fail to give full Attention		Illegally in Roadway
	Lic. Restr. Non-compliance		Bicycle Violation
	Fail to Drive in Single Lane		Clothing Not Visible
	Improper Right Turn on Red		Sleet, Hail, Freezing Rain
	Fail to Yield Right-of-way		Severe Crosswinds
	Fail to Obey Stop Sign		Rain, Snow
1	Fail to Obey Traffic Signal		Animal
	Fail to Obey Other Control		Vision Obstruction
	Fail to Keep Right of Center		Vehicle Defect
	Fail to Stop for School Bus		Wet
	Wrong Way on One Way		Icy or Snow Covered
	Exceeded Speed Limit		Debris or Obstruction
	Operator Using Cell Phone		Ruts, Holes or Bumps
	Stopping in Lane Roadway		Road Under Construction
	Too Fast for Conditions		Traffic Control Device Inop.
	Followed too Closely		Shoulders Low, Soft or High
	Improper Turn	5	Other or Unknown

COLLISION TYPES		FATAL	INJURY	PROP	TOTAL
Opposite Dir	Related:				
	UnRelated:				
Rear End	Related:			1	1
	UnRelated:				
Sideswipe	Related:				
	UnRelated:				
Left Turn	Related:			1	1
	UnRelated:				
Angle	Related:		3	1	4
	UnRelated:				
Pedestrian	Related:				
	UnRelated:				
Parked Vehicle	Related:				
	UnRelated:				
Other Collision	Related:				
	UnRelated:				

F	Bridge	01
I	Building	02
X	Culvert/Ditch	03
E	Curb	04
D	Guardrail/Barrier	05
	Embankment	06
O	Fence	07
B	Light Pole	08
J	Sign Pole	09
E	Other Pole	10
C	Tree/Shrubbery	11
T	Contr. Barrier	12
S	Crash Attenuator	13
	Other Fixed Object	

WEATHER

5	Clear / Cloudy
	Foggy
1	Raining
	Snow / Sleet
	Other

ILLUMINATION

6	Day
	Dawn/Dusk
	Dark - Lights On
	Dark - No Lights
	Other

TOTALS

22-25	6

Maryland State Highway Administration

Office of Traffic and Safety - Traffic Development and Support

SHA ADC History Output rev. 10/2023-1 - Combined Year Listing

Name: Arcade Bandeke

Date: 02/12/2026

Location: MD322 @ MD334 / PORT ST.

Logmiles: 2.41 At 0.42 Radius: 250 ft.

County: Talbot, D2

Period: January 01, 2022 To December 31, 2025

Note: Year 2025 data is preliminary !

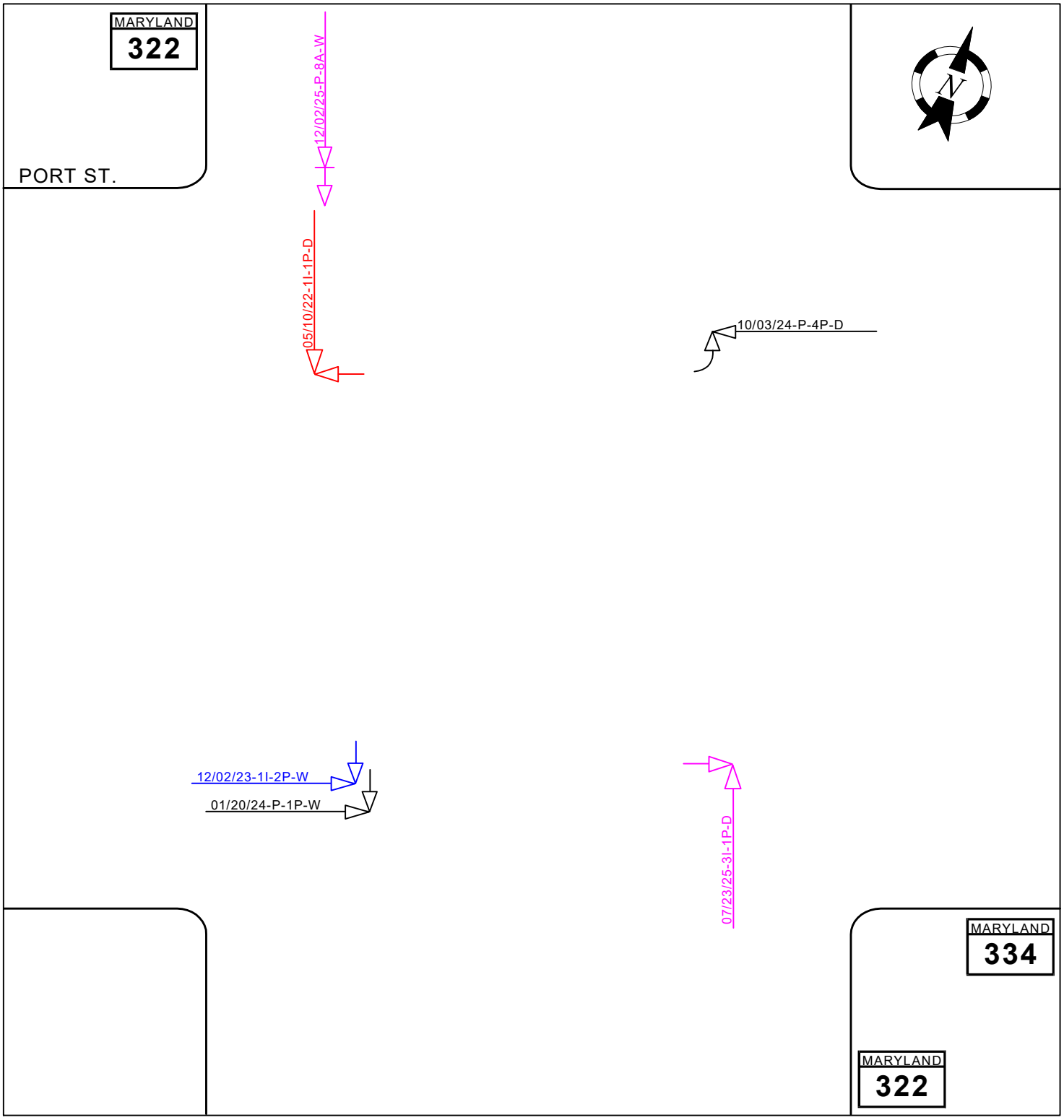
MilePt	Int Rel	Date	Severity	Time	Light	Surface	Alc Rel	FixObj	Collision	Movement V1	Movement V2	Probable Cause
MD322												
2.410	☐	05102022	1 Injured	01P	Day	Dry			ANGLE	WS	SS	Other or Unknown
2.410	☐	12022023	1 Injured	02P	Day	Wet			ANGLE	SS	ES	Fail to obey traffic signal
2.410	☐	01202024	Property	01P	Day	Wet			ANGLE	ES	SS	Other or Unknown
2.410	☐	10032024	Property	04P	Day	Dry			LFTRN	EL	WS	Other or Unknown
2.410	☐	07232025	3 Injured	01P	Day	Dry			ANGLE	ES	NS	Other or Unknown
2.410	☐	12022025	Property	08A	Day	Wet			RREND	SS	SS	Other or Unknown

Fixed Object: 01 = Bridge 02 = Building 03 = Culvert/Ditch 04 = Curb 05 = Guardrail/Barrier 06 = Embankment 07 = Fence
08 = Light Pole 09 = Sign Post 10 = Other Pole 11 = Tree/Shrubbery 12 = Construction Barrier 13 = Crash Attenuator

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Office of Traffic & Safety
Traffic Development & Support Division
Crash Analysis Safety Team

Location: MD322 @ MD334 / PORT ST.
County: TALBOT
Study Period: 01/01/2022 to Approx. 12/31/2025
Analyst: ARCADE BANDEKE, EIT Date: 02/12/2026



DATE-SEVERITY-TIME-SURFECE
NIGHT
ALCOHOL
DRUGS

SEVERITY
F - Fatalities
I - Injured
P - Property Damage Only

SURFACE
D - Dry Surface
W - Wet Surface
I - Icy Surface
S - Snowy Surface

00 - Not Applicable
01 - Bridge or Overpass
02 - Building
03 - Culvert or Ditch
04 - Curb
05 - Guardrail or Barrier
06 - Embankment
07 – Fence

08 - Light Support Pole
09 - Sign Support Pole
10 - Other Pole
11 - Tree Shrubbery
12 - Construction Barrier
13 - Crash Attenuator
88 - Other
99 - Unknown

B - Bicycle
P - Other Pedalcycle
C - Other Conveyance
T - Railway Train
A - Animal
O - Other Object
S - Spilled Cargo
J - Jackknife

U - Units Separated
N - Other Non collision
D - Off Road
R - Downhill Runaway
F - Explosion or Fire
? - Unknown

template 12-14-23

U - TURN
BACKING
OVERTURN
Parked Vehicle
P Pedestrian

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Office of Traffic and Safety
Traffic Development & Support Division

Consultant Crash Data/Analysis Request Form

Request Date: February 9, 2026 Note: date set automatically

Location: MD 334 (Port St) @ Meadow Dr/ G. Murphy Community Pool Access

County: Talbot Town/Place: Easton
Route: MD 334 (Port St) Log Mile: 0.51
☒ at Meadow Dr
☐ from to

Purpose Needed:

☐ Signal Study ☐ Surface Evaluation ☐ Pavement Marking Study
☐ Sign Study ☐ Lighting Study ☒ General Traffic Study
☐ Other (Explain)

Originally Requested By: Town of Easton
When Needed: As soon as possible

Work Requested:

☒ Crash Summary ☒ Crash History ☐ Crash Rates
☐ Study Worksheet ☐ Intersection/Line Diagram ☐ Other (Explain in Remarks)

☐ One Year ☐ Two Years
☒ Three Years ☐ Combined Years
☐ Specific Date(s) to

Additional Instructions or Remarks:

Requested by: Ivette Halsall Title: Traffic Analyst
Consultant Firm:Traffic Concepts, Inc. Phone: 410-450-3188
Street Address: 7525 Connelley Drive Cell Phone:
City: Hanover State: MD Zip: 21076 Email: ihalsall@traffic-concepts.com
Consultant Subcontractor: Phone:

Please indicate map coordinates of location to be studied.
GIS
Purpose/Need:

Send to: Traffic Development & Support Division,
7491 Connelley Drive Hanover, Maryland 21076
Phone: (410) 787-5844 Fax: (410) 582-9469 Email: wmacleod@sha.state.md.us



Image © 2026 Airbus

February 12, 2026

Maryland State Highway Administration
Office of Traffic & Safety
Traffic Development and Support Division
Crash Analysis Safety Team

MD334 @ Meadow Dr. (Mu675)

Talbot County
(Logmile 0.51 @ 0.00)

There were no police-reported intersection-related accidents found during this 4-yr. study.
Note, year 2025 data is preliminary.

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Office of Traffic and Safety
Traffic Development & Support Division

Consultant Crash Data/Analysis Request Form

Request Date: February 9, 2026 Note: date set automatically

Location: MD 334 (Port St) @ Jowite Street

County: Talbot Town/Place: Easton
Route: MD 334 (Port St) Log Mile: 0.62
☒ at Jowite St
☐ from to

Purpose Needed:

☐ Signal Study ☐ Surface Evaluation ☐ Pavement Marking Study
☐ Sign Study ☐ Lighting Study ☒ General Traffic Study
☐ Other (Explain)

Originally Requested By: Town of Easton
When Needed: As soon as possible

Work Requested:

☒ Crash Summary ☒ Crash History ☐ Crash Rates
☐ Study Worksheet ☐ Intersection/Line Diagram ☐ Other (Explain in Remarks)

☐ One Year ☐ Two Years
☒ Three Years ☐ Combined Years
☐ Specific Date(s) to

Additional Instructions or Remarks:
Requested by: Ivette Halsall Title: Traffic Analyst
Consultant Firm:Traffic Concepts, Inc. Phone: 410-450-3188
Street Address: 7525 Connelley Drive Cell Phone:
City: Hanover State: MD Zip: 21076 Email: ihalsall@traffic-concepts.com
Consultant Subcontractor: Phone:

Please indicate map coordinates of location to be studied.
GIS
Purpose/Need:

Send to: Traffic Development & Support Division,
7491 Connelley Drive Hanover, Maryland 21076
Phone: (410) 787-5844 Fax: (410) 582-9469 Email: wmacleod@sha.state.md.us


Jowite St
Tile Ln
11
11
11
334
MD-334 & Jowite St
Port St
Google Earth
Image © 2026 Airbus
Image © 2026 Airbus
N
100 ft

February 12, 2026

Maryland State Highway Administration
Office of Traffic & Safety
Traffic Development and Support Division
Crash Analysis Safety Team

MD334 @ Meadow Dr. (Mu675)

Talbot County
(Logmile 0.51 @ 0.00)

There were no police-reported intersection-related accidents found during this 4-yr. study.
Note, year 2025 data is preliminary.

RAUCH inc.
engineering design & development services

STORMWATER MANAGEMENT ANALYSIS
FOR
PORT STREET MULTIFAMILY

PREPARED FOR
OSPREY PROPERTIES COMPANY LLC

PREPARED BY
RAUCH, INC
106 N. HARRISON STREET
EASTON, MD 21601

27th of March, 2026



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

ROBERT D. RAUCH, LICENCE NO. 11024 — DATE 03/27/2026
EXPIRATION DATE 7/24/2026

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SECTION 5……...……..Soil Report

Appendix A.....Rational Method Spreadsheet for Existing and Proposed Pipes

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RAUCH inc.
engineering design & development services

STORMWATER MANAGEMENT ANALYSIS – NARRATIVE

EXISTING CONDITIONS

The project site under analysis is located in the town of Easton, Maryland, in Talbot County. It is bordered by MD 322 – Easton Parkway, MD 334 – Port Street, and Meadow Drive.

The site's existing condition consists of vast grassed areas, with a few trees along the Meadow Drive frontage. The site contains several swaths of both connected and disconnected wetlands as identified by MDE. The soil composition is predominantly poorly drained HSG C and HSG C/D soils.

Water drainage patterns differ across the parcel. The northwestern section drains via a combination of sheet flow and shallow concentrated flow, eventually reaching connected wetlands and draining off the property via a culvert under MD 322 at Study Point 1. The southwest section drains via a combination of sheet flow and shallow concentrated flow, eventually reaching an existing ditch and draining off the property towards the south at Study Point 2. The eastern section drains southward along the curb on Meadow Drive, flowing south and ultimately reaching Study Point 3.

PROPOSED CONDITIONS

Port Street Multifamily involves the construction of one large 64-unit residential building, an aesthetic water feature, parking lot (including ADA-compliant spaces), driving aisles, and a stormwater management facility.

The proposed impervious will be treated for quality management by a submerged gravel wetland with a forebay. The ponding in the forebay and submerged gravel wetland will also be used as quantity management.

Proposed conditions during the 2-, and 10-year storm events have been analyzed and show postconstruction peak flows are less than preconstruction peak flows at the Study Point.

The maps included with this report detail all drainage areas with times of concentration.

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WATER QUALITY – ESDv/WQv

The summary of the calculations is shown below:

BMP SUMMARY CHART									
BMP ID	TYPE OF ESD PRACTICE (STRUCTURE NAME)	MARYLAND GRID COORDINATE (NAD 83) METERS		BMP DRAINAGE AREA	IMPERVIOUS AREA	TARGET PE	ACTUAL PE	TARGET ESDv	ACTUAL ESDv
		NORTHING	EASTING	(SF)	(SF)	(IN)	(IN)	(CF)	(CF)
SGW-1	SUBMERGED GRAVEL WETLAND	402707.78	1572962.51	118,516	59,659	1.8	1.82	10,290	12,422
TOTAL				**118,516**	**59,659**			**10,290**	**12,422**

STORMWATER QUALITY NOTES:

The above quality stormwater management practices meet the Environmental Site Design Volume required for the site.

WATER QUANTITY

Volume control is provided within the submerged gravel wetland and by managing/maintaining existing times of concentrations within existing and reshaped drainage areas.
By decreasing the size of proposed DA1 and increasing the size of proposed DA2 versus existing areas, a majority of the site drains entirely into a forebay via a series of yard and curb inlets. From there, the flow moves to the submerged gravel wetland. The eastern and northwestern portions of the site continue to utilize existing drainage paths with reduced volumes.

Below is a summary of the proposed peak runoffs flows from the 2 and 10-year storms compared to existing peak runoff flows from the same events.

DRAINAGE AREA SUMMARY CHART																	
DA #	DA		IMPERVIOUS AREA		CN		Tc		2-YEAR STORM			10-YEAR STORM			ESDv	
	EXISTING (ACRES)	PROPOSED (ACRES)	EXISTING (ACRES)	PROPOSED (ACRES)	EXISTING	PROPOSED	EXISTING (MINUTES)	PROPOSED (MINUTES)	EXISTING (CFS)	PROPOSED (CFS)	CHANGE	EXISTING (CFS)	PROPOSED (CFS)	CHANGE	TARGET (CF)	ACTUAL (CF)
1	3.003	1.385	0.03	0.058	76	75	62.8	22.2	1.88	1.7	-0.18	4.24	3.86	-0.38	521	0
2	1.187	2.721	0	1.37	87	87	41.3	19.5	1.24	0.81	-0.43	2.71	1.66	-1.05	8753	12413
3	0.075	1.589	0.016	0.047	81	81	30.6	5.7	0.29	0.21	-0.08	0.55	0.42	-0.13	383	0
TOTAL	4.265	5.695	0.046	1.475											9657	12413

NATURAL AREA PRESERVATION

The stormwater management facilities for this project have been designed to preserve natural areas such as existing treelines as best as possible.

CONCLUSION

This report shows that all requirements of the MDE stormwater design manual have been met for this site and natural areas have been preserved in meeting these guidelines.

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ESD Calculations

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 1/6/2019 Rauch Inc.

Project Name:	**Osprey - Port Street Multifamily - SITE**
Date:	**27-Mar-26**

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*YES*
Natural Flow Paths Were Maintained Across the Site	*YES*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	*YES*
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*YES*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

defined as A single tract, lot, parcel of land or combination of tracts, lots parcels of land that are in one ownership or are contiguous and in diverse ownership where develoment is to be perfomed as part of a unit, subdivision or project. See page 5.117 in the design handbook. This means that a project may be classed as redevelopment even if the LOD is less than 40% impervious

Total SITE Area, A (acres or sq-ft)	*3.497*
Existing SITE Impervious Area (acres or sq-ft)	*0*
SITE percent impervious	0%
Development Category (for ESD)	**New Development**

LOD Area, A (acres)	3.50
Existing LOD Impervious Surface Area (acres)	0.47
Proposed LOD Impervious Surface Area (acres)	1.55
Rainfall Depth, P (in)	1.0

Existing LOD Imperviousness, I_{pre}	13%
Proposed LOD Imperviousness, I_{post}	44%

Water Quality Calculation for Redevelopment Only

Required Treatment Area (acres)	0.000
Runoff Coefficient, Rv	0.95
Water Quality Volume, WQv (cf)	**0**

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**New Development**

New Development

Average Annual Predevelopment Load, Lpre (lbs P / yr)	1.75

Redevelopment:

Predevelopment Runoff Coefficient, Rv_{pre}	0.17
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	1.45
Post-Development Runoff Coefficient, Rv_{post}	0.45
Average Annual Post-Development Load, L_{post} (lbs P / yr)	3.85
Removal Requirement, RR (lbs P / yr)	**2.28**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

% Soil Type A	0%	RCN Soil Type A	65.43
% Soil Type B	0%	RCN Soil Type B	77.66
% Soil Type C	67%	RCN Soil Type C	84.89
% Soil Type D	33%	RCN Soil Type D	87.89

Target Pre-Developed Condition, RCN_{woods}	72.28067	Post-Developed Condition, RCN	85.86

Soil Type A ESD Rainfall Target, P_E (in)	0.00
Soil Type B ESD Rainfall Target, P_E (in)	0.00
Soil Type C ESD Rainfall Target, P_E (in)	1.80
Soil Type D ESD Rainfall Target, P_E (in)	1.80
1yr	
Maximum P_E (in)	2.7

Runnoff depths for H and H analysis		
2yr	10yr	100yr
3.4	*5.3*	*7.6*

Site ESD Rainfall Target, P_E (in)	1.80
ESD Runoff Depth, Q_E (in)	0.81
ESD Runoff Volume, ESDv (cf)	**10,278**
Total Treatment Volume (cf)	**10,278**

Step 5: Select Nonstructural Practices to Treat the ESD Rainfall Target

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	118,516	15,013	8649	11,498	12,164

Critical Area Credits

Baseline Phosphorous Removal Efficiency	Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)
FALSE	65%	5.91	3.83	2.08

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

Drainage Area Treated (sf)	118,516

WQv or ESDv Treated (cf) using ESD practices	11,498
P_E achieved (inches)	2.01
Entire ESDv Treated Through ESD Practices?	**YES**
ESDv Remaining? (cf)	**0**
If ESDV is not fully treated, is ESD to MEP achieved?	**NO**
Redevelopment WQv Requirements Met Through ESD Practices?	**N/A**
WQv Remaining? (cf)	**0**
New Development WQv Requirements Met Through ESD Practices?	**YES**
WQv Remaining? (cf)	**0**

Total Load Reduction (lbs P / year)	3.83
Total Load Reduction Remaining (lbs P / yr)	**0.00**

New Development Water Quality Volume Requirements

Required Treatment Area (acres)	3.50
Runoff Coefficient, Rv	0.45
Water Quality Volume, WQv (cf)	**5,710**

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 1/6/2019 Rauch Inc.

Project Name:	**Osprey - Port Street Multifamily - DRAINAGE AREA 1**
Date:	**11-Mar-26**

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*YES*
Natural Flow Paths Were Maintained Across the Site	*YES*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	*YES*
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*YES*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

New development/redevelopment category is based on the the TOTAL SITE AREA whereas the ESD and WQ volume are based on the LOD AREA. The term "SITE" is defined as A single tract, lot, parcel of land or combination of tracts, lots parcels of land that are in one ownership or are contiguous and in diverse ownership where develoment is to be performed as part of a unit, subdivision or project. See page 5.117 in the design handbook. This means that a project may be classed as redevelopment even if the LOD is less than 40% impervious

Total SITE Area, A (acres or sq-ft)	*1.374*
Existing SITE Impervious Area (acres or sq-ft)	*0*
SITE percent impervious	0%
Development Category (for ESD)	**New Development**

LOD Area, A (acres)	0.59
Existing LOD Impervious Surface Area (acres)	0.00
Proposed LOD Impervious Surface Area (acres)	0.06
Rainfall Depth, P (in)	1.0

Existing LOD Imperviousness, I_{pre}	1%
Proposed LOD Imperviousness, I_{post}	10%

Water Quality Calculation for Redevelopment Only

Required Treatment Area (acres)	0.000
Runoff Coefficient, Rv	0.95
Water Quality Volume, WQv (cf)	**0**

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**New Development**

New Development

Average Annual Predevelopment Load, Lpre (lbs P / yr)	0.29

Redevelopment:

Predevelopment Runoff Coefficient, Rv_{pre}	0.06
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	0.08
Post-Development Runoff Coefficient, Rv_{post}	0.14
Average Annual Post-Development Load, L_{post} (lbs P / yr)	0.20
Removal Requirement, RR (lbs P / yr)	**-0.07**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

% Soil Type A	0%	RCN Soil Type A	45.74
% Soil Type B	0%	RCN Soil Type B	64.83
% Soil Type C	80%	RCN Soil Type C	75.91
% Soil Type D	21%	RCN Soil Type D	81.91

Target Pre-Developed Condition, RCN_{woods}	71.86584	Post-Developed Condition, RCN	77.61

Soil Type A ESD Rainfall Target, P_E (in)	0.00
Soil Type B ESD Rainfall Target, P_E (in)	0.00
Soil Type C ESD Rainfall Target, P_E (in)	1.00
Soil Type D ESD Rainfall Target, P_E (in)	1.00
1yr	
Maximum P_E (in)	2.7

Runnoff depths for H and H analysis		
2yr	10yr	100yr
3.4	*5.3*	*7.6*

Site ESD Rainfall Target, P_E (in)	1.80
ESD Runoff Depth, Q_E (in)	0.25
ESD Runoff Volume, ESDv (cf)	**521**
Site Rainfall Target, P_E (in)	**1.80**
Total Treatment Volume (cf)	**521**

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

Drainage Area Treated (sf)	2

WQv or ESDv Treated (cf) using ESD practices	0
P_E achieved (inches)	0.00
Entire ESDv Treated Through ESD Practices?	**NO**
ESDv Remaining? (cf)	**521**
If ESDV is not fully treated, is ESD to MEP achieved?	**NO**
Redevelopment WQv Requirements Met Through ESD Practices?	**N/A**
WQv Remaining? (cf)	**0**
New Development WQv Requirements Met Through ESD Practices?	**NO**
WQv Remaining? (cf)	**290**

Total Load Reduction (lbs P / year)	0.00
Total Load Reduction Remaining (lbs P / yr)	**0.00**

New Development Water Quality Volume Requirements

Required Treatment Area (acres)	0.59
Runoff Coefficient, Rv	0.14
Water Quality Volume, WQv (cf)	**290**

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 1/6/2019 Rauch Inc.

Project Name:	**Osprey - Port Street Multifamily - DRAINAGE AREA 2**
Date:	**11-Mar-26**

data input cells

calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*YES*
Natural Flow Paths Were Maintained Across the Site	*YES*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	*YES*
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*YES*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

New development/redevelopment category is based on the the TOTAL SITE AREA whereas the ESD and WQ volume are based on the LOD AREA. The term "SITE" is defined as A single tract, lot, parcel of land or combination of tracts, lots parcels of land that are in one ownership or are contiguous and in diverse ownership where develoment is to be performed as part of a unit, subdivision or project. See page 5.117 in the design handbook. This means that a project may be classed as redevelopment even if the LOD is less than 40% impervious

Total SITE Area, A (acres or sq-ft)	*1.374*
Existing SITE Impervious Area (acres or sq-ft)	*0*
SITE percent impervious	0%
Development Category (for ESD)	**New Development**

LOD Area, A (acres)	2.14
Existing LOD Impervious Surface Area (acres)	0.00
Proposed LOD Impervious Surface Area (acres)	1.37
Rainfall Depth, P (in)	1.0

Existing LOD Imperviousness, I_{pre}	0%
Proposed LOD Imperviousness, I_{post}	64%

Water Quality Calculation for Redevelopment Only

Required Treatment Area (acres)	0.000
Runoff Coefficient, Rv	0.95
Water Quality Volume, WQv (cf)	**0**

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**New Development**

New Development

Average Annual Predevelopment Load, Lpre (lbs P / yr)		1.07

Redevelopment:

Predevelopment Runoff Coefficient, Rv_{pre}	0.05
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	0.26
Post-Development Runoff Coefficient, Rv_{post}	0.63
Average Annual Post-Development Load, L_{post} (lbs P / yr)	3.28
Removal Requirement, RR (lbs P / yr)	**2.32**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

% Soil Type A	0%	RCN Soil Type A	76.35
% Soil Type B	0%	RCN Soil Type B	84.57
% Soil Type C	57%	RCN Soil Type C	89.57
% Soil Type D	43%	RCN Soil Type D	91.78

Target Pre-Developed Condition, RCN_{goods}	72.99595	Post-Developed Condition, RCN	90.52

Soil Type A ESD Rainfall Target, P_E (in)	0.00
Soil Type B ESD Rainfall Target, P_E (in)	0.00
Soil Type C ESD Rainfall Target, P_E (in)	2.00
Soil Type D ESD Rainfall Target, P_E (in)	1.80
1yr	
Maximum P_E (in)	2.7

Runnoff depths for H and H analysis		
2yr	10yr	100yr
3.4	*5.3*	*7.6*

Site ESD Rainfall Target, P_E (in)	1.80
ESD Runoff Depth, Q_E (in)	1.13
ESD Runoff Volume, ESDv (cf)	**8,753**
Site Rainfall Target, P_E (in)	**1.80**
Total Treatment Volume (cf)	**8,753**

Step 5: Select Nonstructural Practices to Treat the ESD Rainfall Target

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	152,322	15,436	8492	12,413	11,515

Critical Area Credits

Baseline Phosphorous Removal Efficiency	Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)
#NUM!	66%	5.98	3.95	2.03

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

Drainage Area Treated (sf)	152,322

WQv or ESDv Treated (cf) using ESD practices	12,413
P_E achieved (inches)	2.55
Entire ESDv Treated Through ESD Practices?	**YES**
ESDv Remaining? (cf)	**0**
If ESDV is not fully treated, is ESD to MEP achieved?	**NO**
Redevelopment WQv Requirements Met Through ESD Practices?	**N/A**
WQv Remaining? (cf)	**0**
New Development WQv Requirements Met Through ESD Practices?	**YES**
WQv Remaining? (cf)	**0**

Total Load Reduction (lbs P / year)	3.95
Total Load Reduction Remaining (lbs P / yr)	**0.00**

New Development Water Quality Volume Requirements

Required Treatment Area (acres)	2.14
Runoff Coefficient, Rv	0.63
Water Quality Volume, WQv (cf)	**4,863**

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 1/6/2019 Rauch Inc.

Project Name:	**Osprey - Port Street Multifamily - DRAINAGE AREA 3**
Date:	**11-Mar-26**

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*YES*
Natural Flow Paths Were Maintained Across the Site	*YES*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	*YES*
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*YES*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

New development/redevelopment category is based on the the TOTAL SITE AREA whereas the ESD and WQ volume are based on the LOD AREA. The term "SITE" is defined as A single tract, lot, parcel of land or combination of tracts, lots parcels of land that are in one ownership or are contiguous and in diverse ownership where develoment is to be performed as part of a unit, subdivision or project. See page 5.117 in the design handbook. This means that a project may be classed as redevelopment even if the LOD is less than 40% impervious

Total SITE Area, A (acres or sq-ft)	*1.374*
Existing SITE Impervious Area (acres or sq-ft)	*0*
SITE percent impervious	0%
Development Category (for ESD)	**New Development**

LOD Area, A (acres)	0.16
Existing LOD Impervious Surface Area (acres)	0.04
Proposed LOD Impervious Surface Area (acres)	0.06
Rainfall Depth, P (in)	1.0

Existing LOD Imperviousness, I_{pre}	23%
Proposed LOD Imperviousness, I_{post}	34%

Water Quality Calculation for Redevelopment Only

Required Treatment Area (acres)	0.000
Runoff Coefficient, Rv	0.95
Water Quality Volume, WQv (cf)	**0**

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**Redevelopment**

New Development

Average Annual Predevelopment Load, Lpre (lbs P / yr)		0.08

Redevelopment:

Predevelopment Runoff Coefficient, Rv_{pre}	0.26
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	0.10
Post-Development Runoff Coefficient, Rv_{post}	0.36
Average Annual Post-Development Load, L_{post} (lbs P / yr)	0.14
Removal Requirement, RR (lbs P / yr)	**0.05**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

% Soil Type A	0%	RCN Soil Type A	59.59
% Soil Type B	0%	RCN Soil Type B	73.73
% Soil Type C	46%	RCN Soil Type C	81.86
% Soil Type D	0%	RCN Soil Type D	85.86

Target Pre-Developed Condition, RCN_{goods}	32.15246	Post-Developed Condition, RCN	37.60

Soil Type A ESD Rainfall Target, P_E (in)	0.00
Soil Type B ESD Rainfall Target, P_E (in)	0.00
Soil Type C ESD Rainfall Target, P_E (in)	1.60
Soil Type D ESD Rainfall Target, P_E (in)	0.00
1yr	
Maximum P_E (in)	2.7

Runnoff depths for H and H analysis		
2yr	10yr	100yr
3.4	*5.3*	*7.6*

Site ESD Rainfall Target, P_E (in)	1.80
ESD Runoff Depth, Q_E (in)	0.65
ESD Runoff Volume, ESDv (cf)	**383**
Site Rainfall Target, P_E (in)	**1.80**
Total Treatment Volume (cf)	**383**

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

Drainage Area Treated (sf)	2

WQv or ESDv Treated (cf) using ESD practices	0
P_E achieved (inches)	0.00
Entire ESDv Treated Through ESD Practices?	**NO**
ESDv Remaining? (cf)	**383**
If ESDV is not fully treated, is ESD to MEP achieved?	**NO**
Redevelopment WQv Requirements Met Through ESD Practices?	**N/A**
WQv Remaining? (cf)	**0**
New Development WQv Requirements Met Through ESD Practices?	**NO**
WQv Remaining? (cf)	**213**

Total Load Reduction (lbs P / year)	0.00
Total Load Reduction Remaining (lbs P / yr)	**0.05**

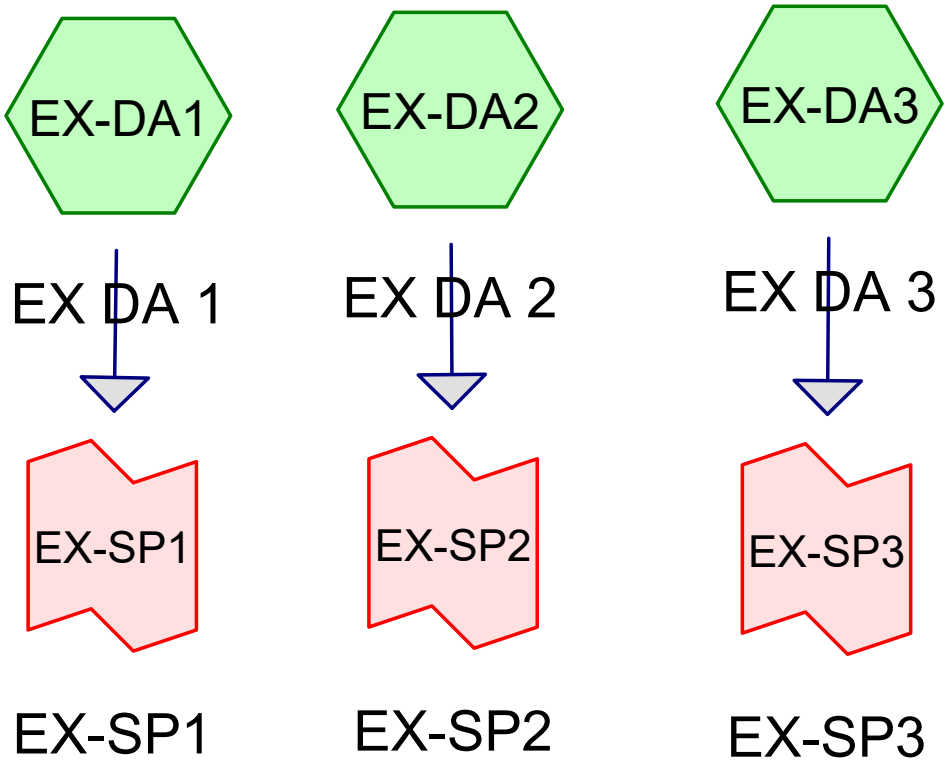
New Development Water Quality Volume Requirements

Required Treatment Area (acres)	0.16
Runoff Coefficient, Rv	0.36
Water Quality Volume, WQv (cf)	**213**

Micro-Scale Practices	Contributing Drainage Area (sf)	% Impervious Cover ---------- RV	To fully treat sub area ------ PE required ------- WQV required	Max available WQv or ESDv from CDA (cf)	Area of upstream catchment (sf)	WQv or ESDv from Up-Gradient Practices (cf)	Total catchment area ----- Total ESDv to practice	Practice Specific Parameter(s)				WQV or ESDv provided (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice and Row	SOIL TYPE	Baseline Phosphorous Removal Efficiency	Adjusted Removal Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)	Watershed-inches treated (PE Provided)	Annual Rainfall Treated (%)
		57%	1.93				118,516	Surface Area (sf)	Top of Ponding	Ponding Depth (ft)	Media Depth (ft)			Submerged Gravel Wetlands								
TOTAL SITE - Forebay #1	118,516	0.563	10758	15,013	0	0	15013	6,364	7,542	1	0	6,364	8,649	2	C/D	60%	62.53%	3.75	2.34	1.41	1.14	86.05%
		0%	1.00				118,516	Surface Area (sf)		Ponding Depth (ft)	Media Depth (ft)											
TOTAL SITE - Submerged Gravel Wetlands		0.05	0	0	118516	8649	8649	2,852	3,522	1	2	5,134	3,515		C/D	60%	68.84%	2.16	1.49	0.67	1.60	94.74%
Total	118,516			15,013		8,649						11,498	12,164			FALSE	64.84%	5.91	3.83	2.08	1.31	89.58%

Micro-Scale Practices	Contributing Drainage Area (sf)	% Impervious Cover ---------- RV	To fully treat sub area ------ - PE required - ------ WQV required	Max available WQv or ESDv from CDA (cf)	Area of upstream catchment (sf)	WQv or ESDv from Up-Gradient Practices (cf)	Total catchment area - ----- Total ESDv to practice	Practice Specific Parameter(s)				WQV or ESDv provided (cf)	Runoff Volume Remaining (cf)	Down-Gradient Practice and Row	SOIL TYPE	Baseline Phosphorous Removal Efficiency	Adjusted Removal Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)	Watershed-inches treated (PE Provided)	Annual Rainfall Treated (%)
								Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)											
DRAINAGE AREA 2 ONLY - Forebay #1	152,322	44%	1.80				152,322							Submerged Gravel Wetlands								
		0.4503801	10290	15,436	0	0	15436	6,364	7,524	1	0	6,944	8,492	2	C/D	60%	63.65%	3.86	2.45	1.40	1.21	87.59%
								Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)											
DRAINAGE AREA 2 ONLY - Submerged Gravel Wetlands #1		0%	1.00				152,322															
		0.05	0	0	152322	8492	8492	2,852	3,522	1	2	5,469	3,023		C/D	60%	70.37%	2.12	1.49	0.63	1.74	96.84%
Total	152,322			15,436		8,492						12,413	11,515			0%	66.03%	5.98	3.95	2.03	1.40	91.26%

Analysis of Existing Conditions



Subcat Reach Pond Link

Routing Diagram for Port Street Multifamily - HydroCad
Prepared by Rauch Inc, Printed 3/26/2026
HydroCAD® 10.20-7a s/n 02413 © 2025 HydroCAD Software Solutions LLC

Ground Covers (selected nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.000	0.000	2.977	1.242	0.000	4.219	>75% Grass cover, Good	EX-DA1, EX-DA2, EX-DA3
0.000	0.000	0.046	0.000	0.000	0.046	Paved roads w/curbs & sewers	EX-DA1, EX-DA3
0.000	**0.000**	**3.023**	**1.242**	**0.000**	**4.265**	**TOTAL AREA**	

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

Subcatchment EX-DA1: EX DA 1 Runoff Area=129,081 sf 0.26% Impervious Runoff Depth>1.15"
Flow Length=372' Tc=62.8 min CN=76 Runoff=1.88 cfs 0.283 af

Subcatchment EX-DA2: EX DA 2 Runoff Area=52,263 sf 0.00% Impervious Runoff Depth>1.22"
Flow Length=433' Tc=34.6 min CN=77 Runoff=1.24 cfs 0.122 af

Subcatchment EX-DA3: EX DA 3 Runoff Area=4,418 sf 37.78% Impervious Runoff Depth>1.64"
Flow Length=368' Tc=8.4 min CN=83 Runoff=0.29 cfs 0.014 af

Link EX-SP1: EX-SP1 Inflow=1.88 cfs 0.283 af
Primary=1.88 cfs 0.283 af

Link EX-SP2: EX-SP2 Inflow=1.24 cfs 0.122 af
Primary=1.24 cfs 0.122 af

Link EX-SP3: EX-SP3 Inflow=0.29 cfs 0.014 af
Primary=0.29 cfs 0.014 af

Total Runoff Area = 4.265 ac Runoff Volume = 0.419 af Average Runoff Depth = 1.18"
98.92% Pervious = 4.219 ac 1.08% Impervious = 0.046 ac

Summary for Subcatchment EX-DA1: EX DA 1

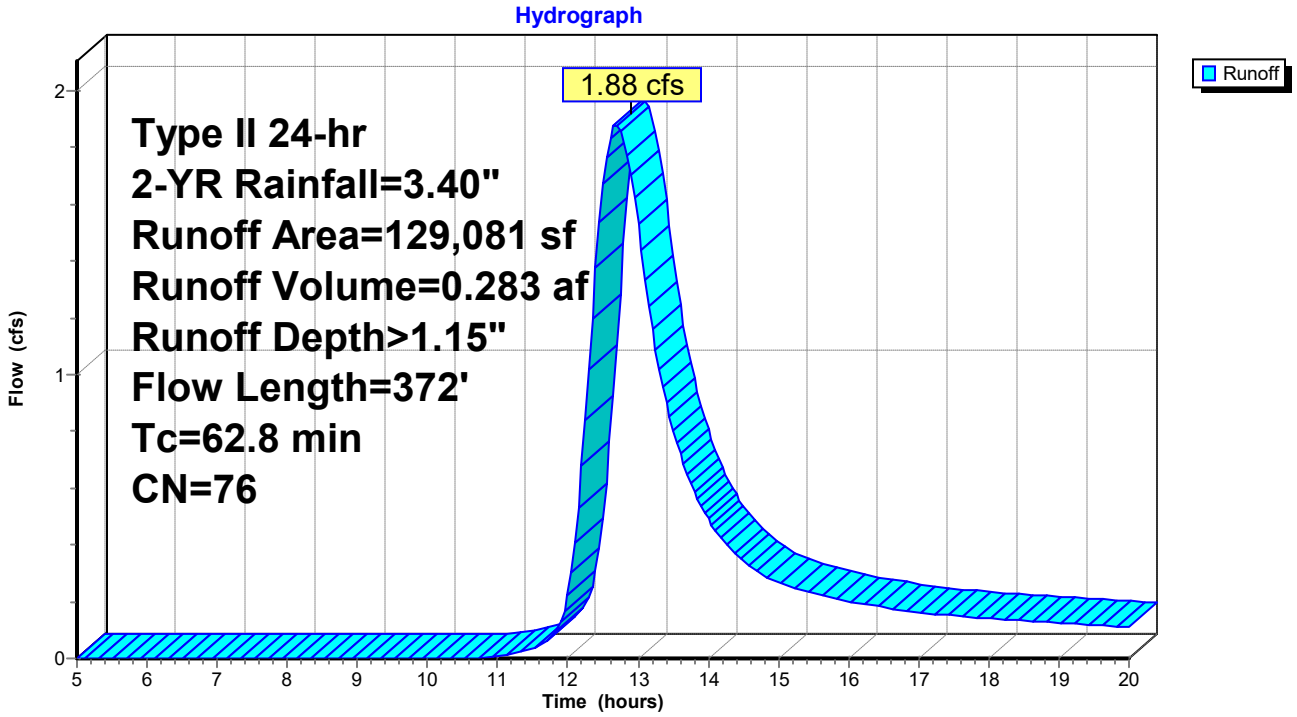
Runoff = 1.88 cfs @ 12.69 hrs, Volume= 0.283 af, Depth> 1.15"
Routed to Link EX-SP1 : EX-SP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
96,492	74	>75% Grass cover, Good, HSG C
32,259	80	>75% Grass cover, Good, HSG D
330	98	Paved roads w/curbs & sewers, HSG C
129,081	76	Weighted Average
128,751		99.74% Pervious Area
330		0.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
51.0	87	0.0017	0.03		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
8.3	13	0.0035	0.03		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
1.2	67	0.0035	0.95		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
1.4	128	0.0093	1.55		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
0.9	77	0.0080	1.44		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
62.8	372	Total			

Subcatchment EX-DA1: EX DA 1



Summary for Subcatchment EX-DA2: EX DA 2

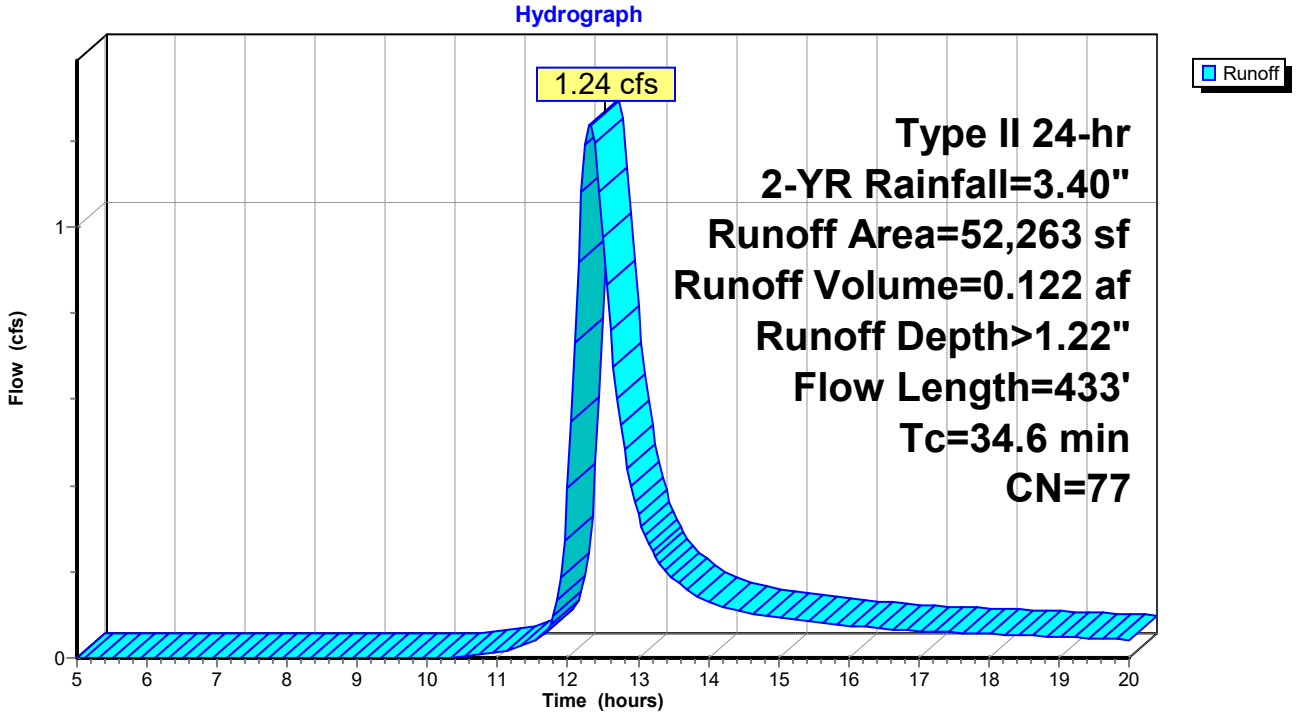
Runoff = 1.24 cfs @ 12.32 hrs, Volume= 0.122 af, Depth> 1.22"
Routed to Link EX-SP2 : EX-SP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
30,428	74	>75% Grass cover, Good, HSG C
21,835	80	>75% Grass cover, Good, HSG D
52,263	77	Weighted Average
52,263		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.9	83	0.0143	0.07		**Sheet Flow, SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
8.9	17	0.0051	0.03		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
4.8	333	0.0051	1.15		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
34.6	433	Total			

Subcatchment EX-DA2: EX DA 2



Summary for Subcatchment EX-DA3: EX DA 3

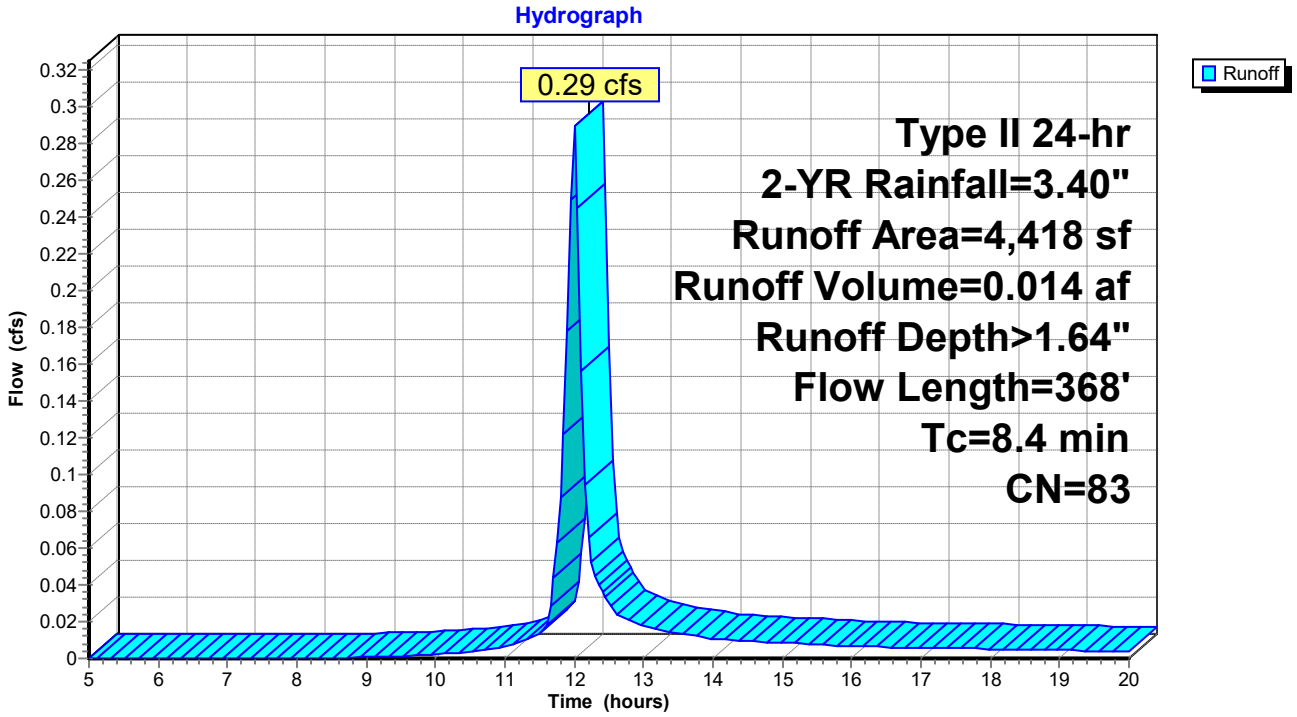
Runoff = 0.29 cfs @ 12.00 hrs, Volume= 0.014 af, Depth> 1.64"
Routed to Link EX-SP3 : EX-SP3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
2,749	74	>75% Grass cover, Good, HSG C
1,669	98	Paved roads w/curbs & sewers, HSG C
4,418	83	Weighted Average
2,749		62.22% Pervious Area
1,669		37.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	11	0.0253	1.00		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
3.3	11	0.0253	0.06		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
0.2	11	0.0253	1.00		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
1.9	78	0.0037	0.69		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
1.1	78	0.0037	1.23		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
1.7	179	0.0072	1.72		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
8.4	368	Total			

Subcatchment EX-DA3: EX DA 3

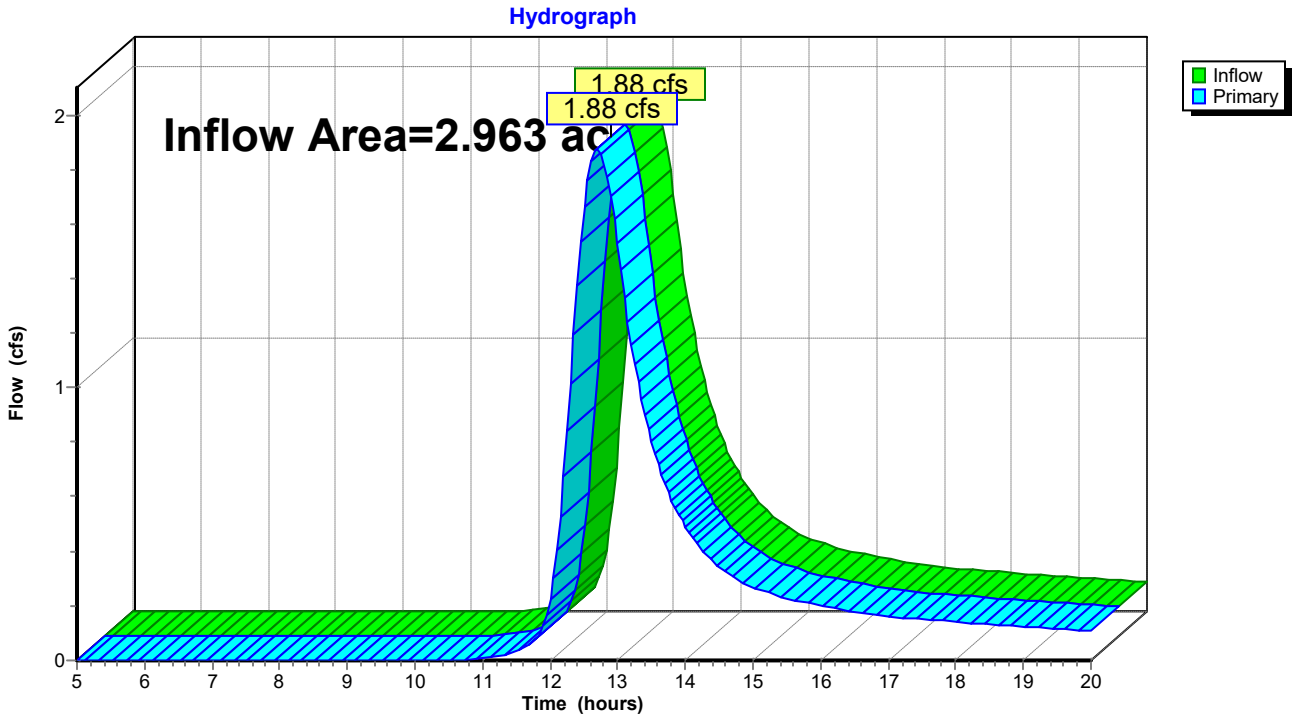


Summary for Link EX-SP1: EX-SP1

Inflow Area = 2.963 ac, 0.26% Impervious, Inflow Depth > 1.15" for 2-YR event
Inflow = 1.88 cfs @ 12.69 hrs, Volume= 0.283 af
Primary = 1.88 cfs @ 12.69 hrs, Volume= 0.283 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX-SP1: EX-SP1

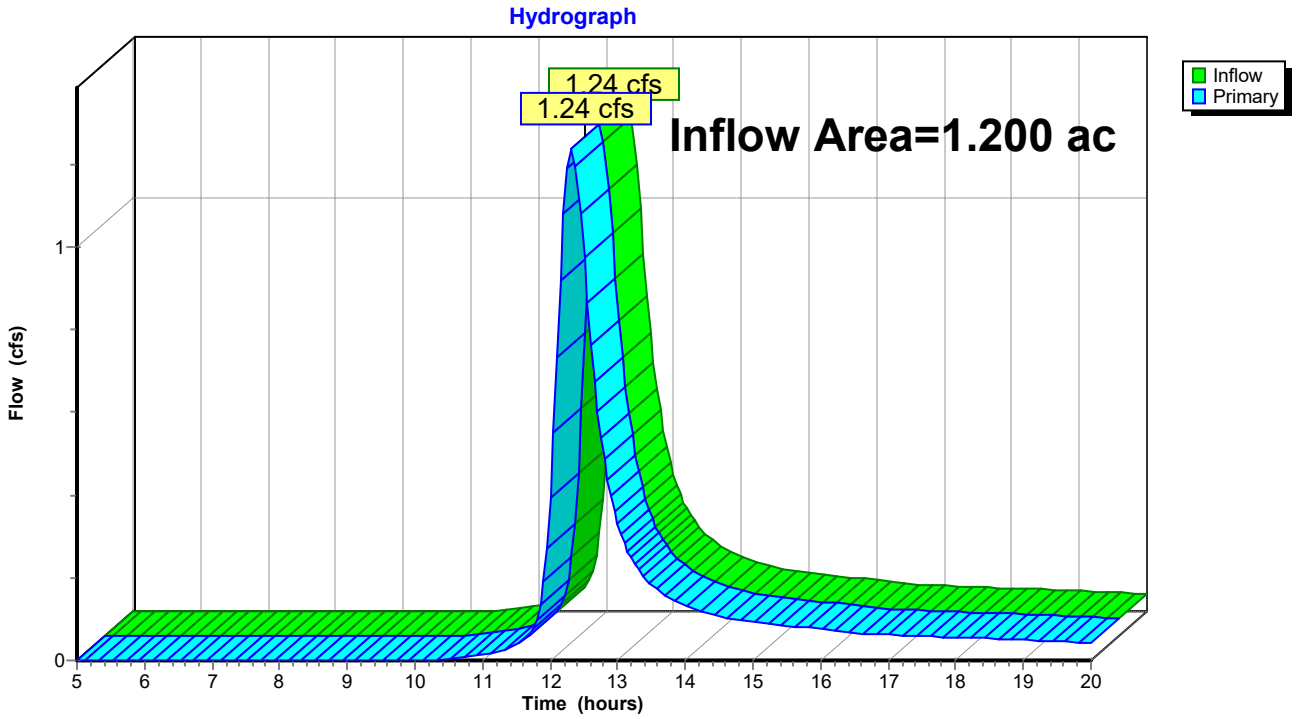


Summary for Link EX-SP2: EX-SP2

Inflow Area = 1.200 ac, 0.00% Impervious, Inflow Depth > 1.22" for 2-YR event
Inflow = 1.24 cfs @ 12.32 hrs, Volume= 0.122 af
Primary = 1.24 cfs @ 12.32 hrs, Volume= 0.122 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX-SP2: EX-SP2

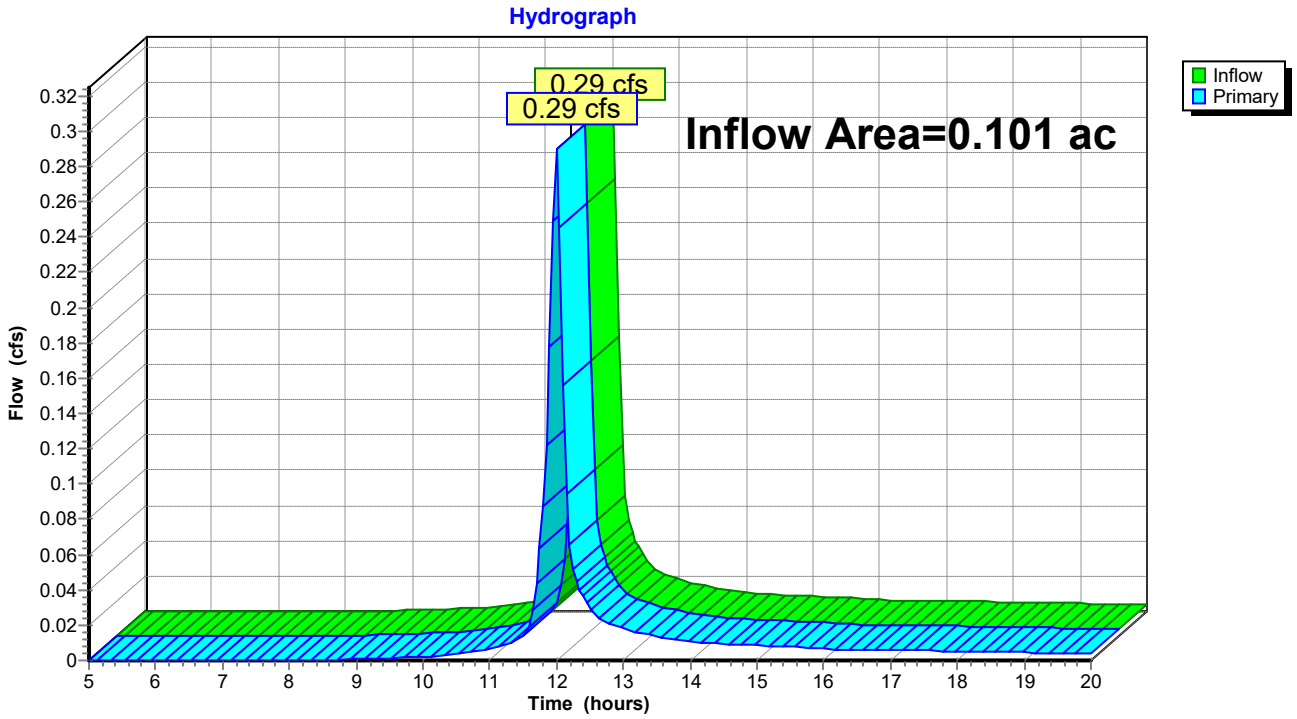


Summary for Link EX-SP3: EX-SP3

Inflow Area = 0.101 ac, 37.78% Impervious, Inflow Depth > 1.64" for 2-YR event
Inflow = 0.29 cfs @ 12.00 hrs, Volume= 0.014 af
Primary = 0.29 cfs @ 12.00 hrs, Volume= 0.014 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX-SP3: EX-SP3



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

Subcatchment EX-DA1: EX DA 1 Runoff Area=129,081 sf 0.26% Impervious Runoff Depth>2.51"
Flow Length=372' Tc=62.8 min CN=76 Runoff=4.24 cfs 0.621 af

Subcatchment EX-DA2: EX DA 2 Runoff Area=52,263 sf 0.00% Impervious Runoff Depth>2.63"
Flow Length=433' Tc=34.6 min CN=77 Runoff=2.71 cfs 0.263 af

Subcatchment EX-DA3: EX DA 3 Runoff Area=4,418 sf 37.78% Impervious Runoff Depth>3.21"
Flow Length=368' Tc=8.4 min CN=83 Runoff=0.55 cfs 0.027 af

Link EX-SP1: EX-SP1 Inflow=4.24 cfs 0.621 af
Primary=4.24 cfs 0.621 af

Link EX-SP2: EX-SP2 Inflow=2.71 cfs 0.263 af
Primary=2.71 cfs 0.263 af

Link EX-SP3: EX-SP3 Inflow=0.55 cfs 0.027 af
Primary=0.55 cfs 0.027 af

Total Runoff Area = 4.265 ac Runoff Volume = 0.911 af Average Runoff Depth = 2.56"
98.92% Pervious = 4.219 ac 1.08% Impervious = 0.046 ac

Summary for Subcatchment EX-DA1: EX DA 1

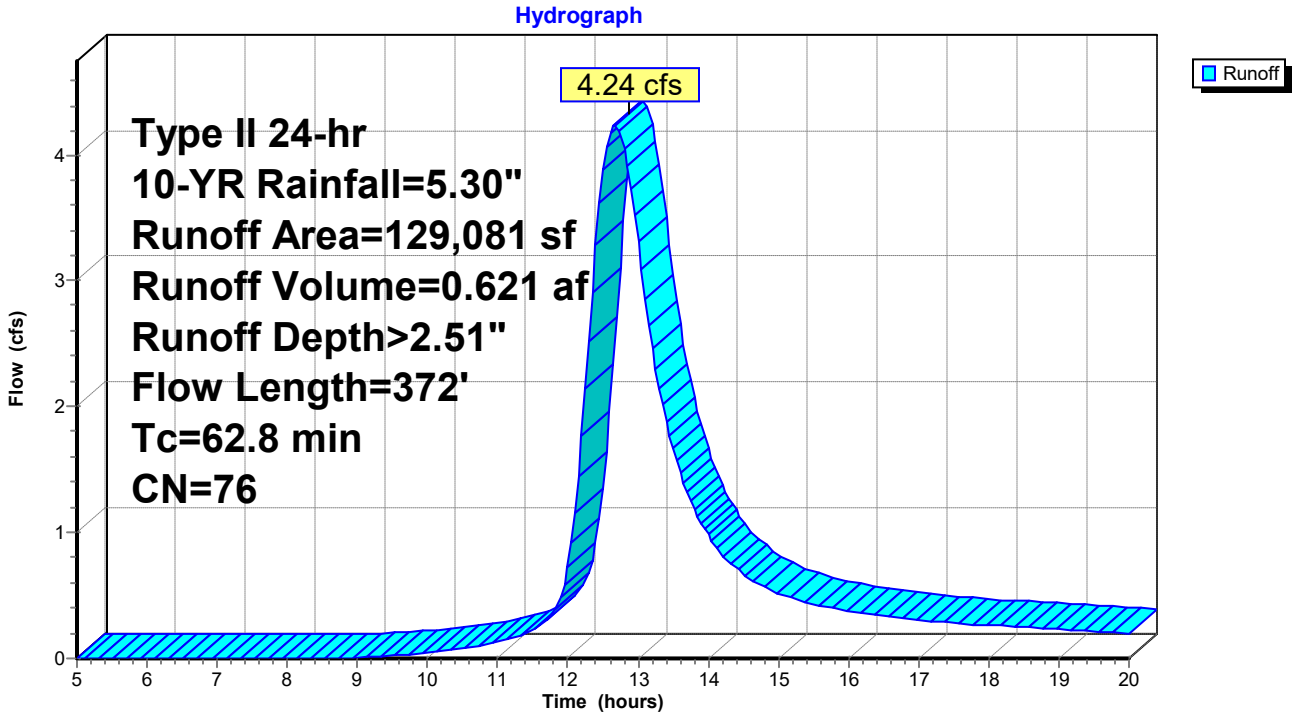
Runoff = 4.24 cfs @ 12.66 hrs, Volume= 0.621 af, Depth> 2.51"
Routed to Link EX-SP1 : EX-SP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
96,492	74	>75% Grass cover, Good, HSG C
32,259	80	>75% Grass cover, Good, HSG D
330	98	Paved roads w/curbs & sewers, HSG C
129,081	76	Weighted Average
128,751		99.74% Pervious Area
330		0.26% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
51.0	87	0.0017	0.03		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
8.3	13	0.0035	0.03		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
1.2	67	0.0035	0.95		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
1.4	128	0.0093	1.55		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
0.9	77	0.0080	1.44		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
62.8	372	Total			

Subcatchment EX-DA1: EX DA 1



Summary for Subcatchment EX-DA2: EX DA 2

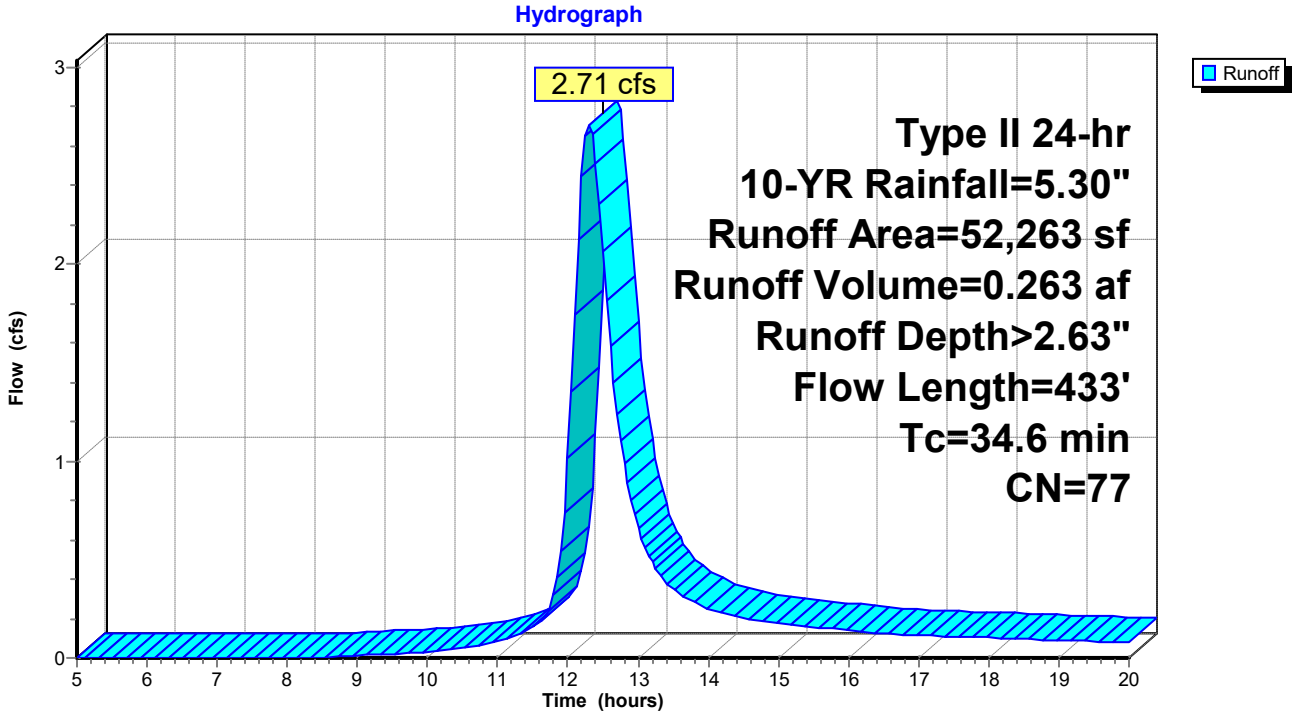
Runoff = 2.71 cfs @ 12.30 hrs, Volume= 0.263 af, Depth> 2.63"
Routed to Link EX-SP2 : EX-SP2

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
30,428	74	>75% Grass cover, Good, HSG C
21,835	80	>75% Grass cover, Good, HSG D
52,263	77	Weighted Average
52,263		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
20.9	83	0.0143	0.07		**Sheet Flow, SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
8.9	17	0.0051	0.03		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
4.8	333	0.0051	1.15		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
34.6	433	Total			

Subcatchment EX-DA2: EX DA 2



Summary for Subcatchment EX-DA3: EX DA 3

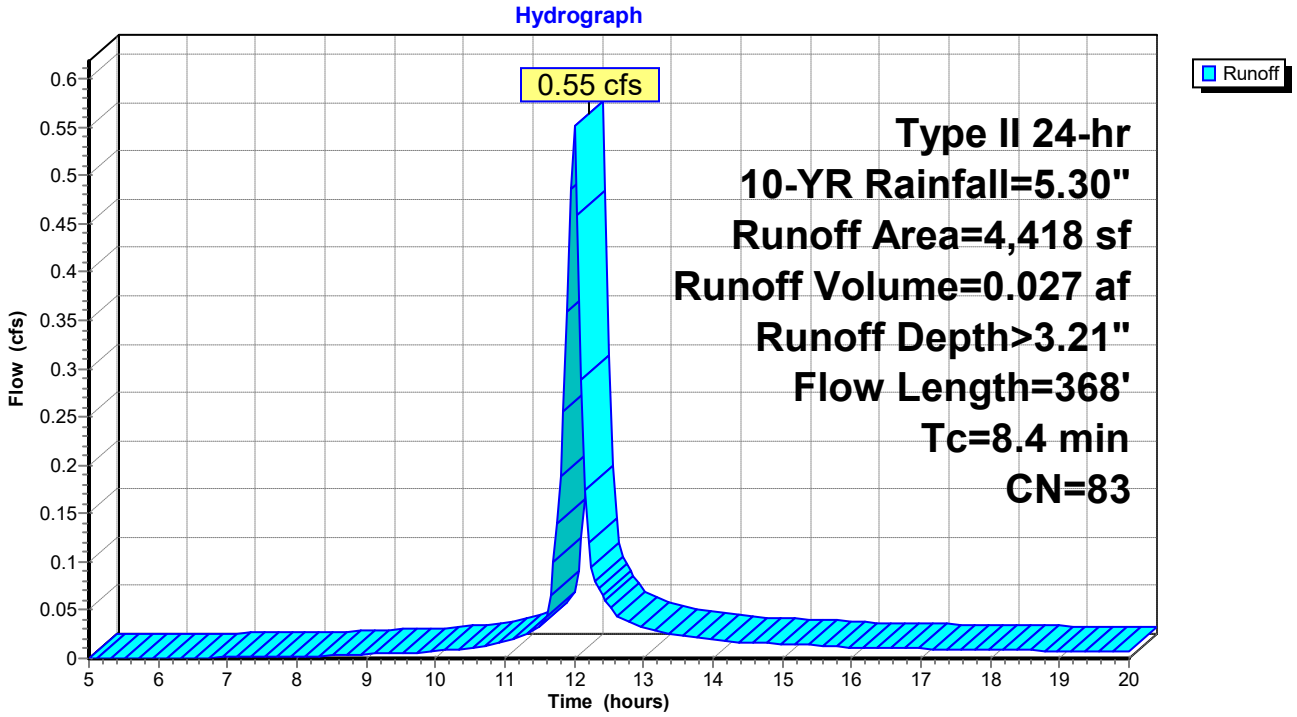
Runoff = 0.55 cfs @ 12.00 hrs, Volume= 0.027 af, Depth> 3.21"
Routed to Link EX-SP3 : EX-SP3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
2,749	74	>75% Grass cover, Good, HSG C
1,669	98	Paved roads w/curbs & sewers, HSG C
4,418	83	Weighted Average
2,749		62.22% Pervious Area
1,669		37.78% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.2	11	0.0253	1.00		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
3.3	11	0.0253	0.06		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
0.2	11	0.0253	1.00		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
1.9	78	0.0037	0.69		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
1.1	78	0.0037	1.23		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
1.7	179	0.0072	1.72		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
8.4	368	Total			

Subcatchment EX-DA3: EX DA 3

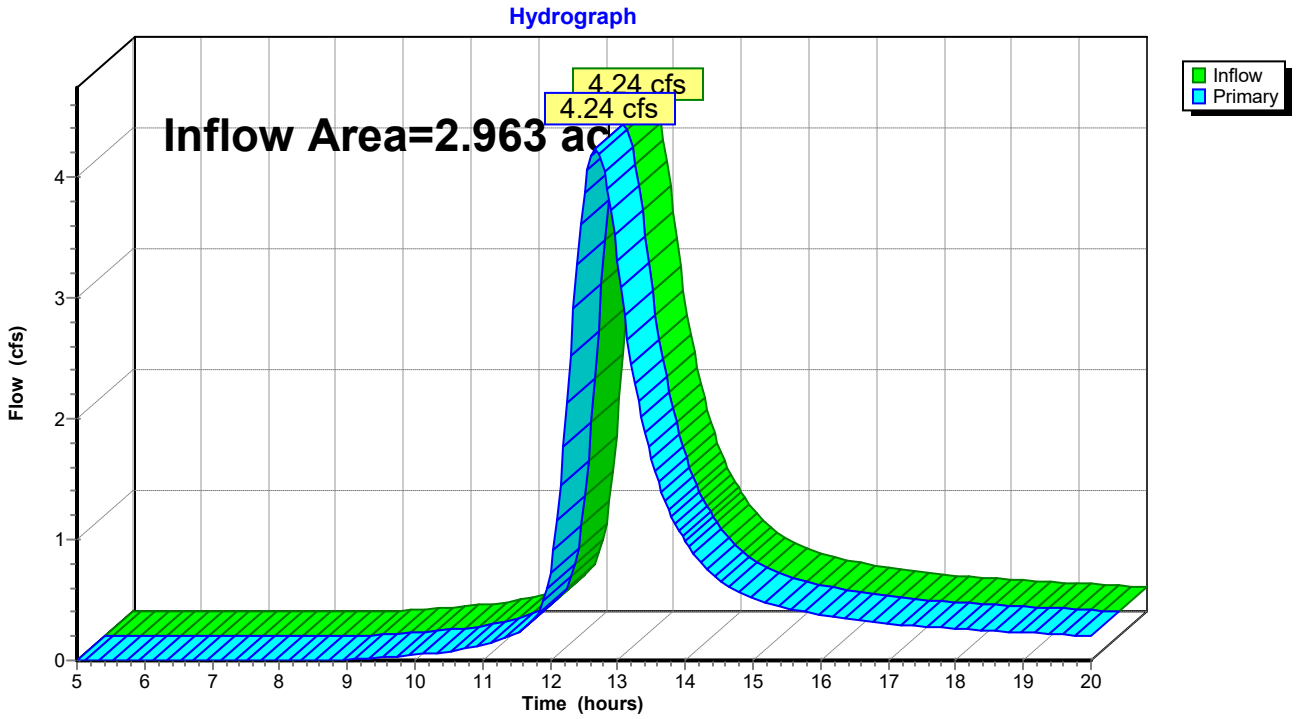


Summary for Link EX-SP1: EX-SP1

Inflow Area = 2.963 ac, 0.26% Impervious, Inflow Depth > 2.51" for 10-YR event
Inflow = 4.24 cfs @ 12.66 hrs, Volume= 0.621 af
Primary = 4.24 cfs @ 12.66 hrs, Volume= 0.621 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX-SP1: EX-SP1

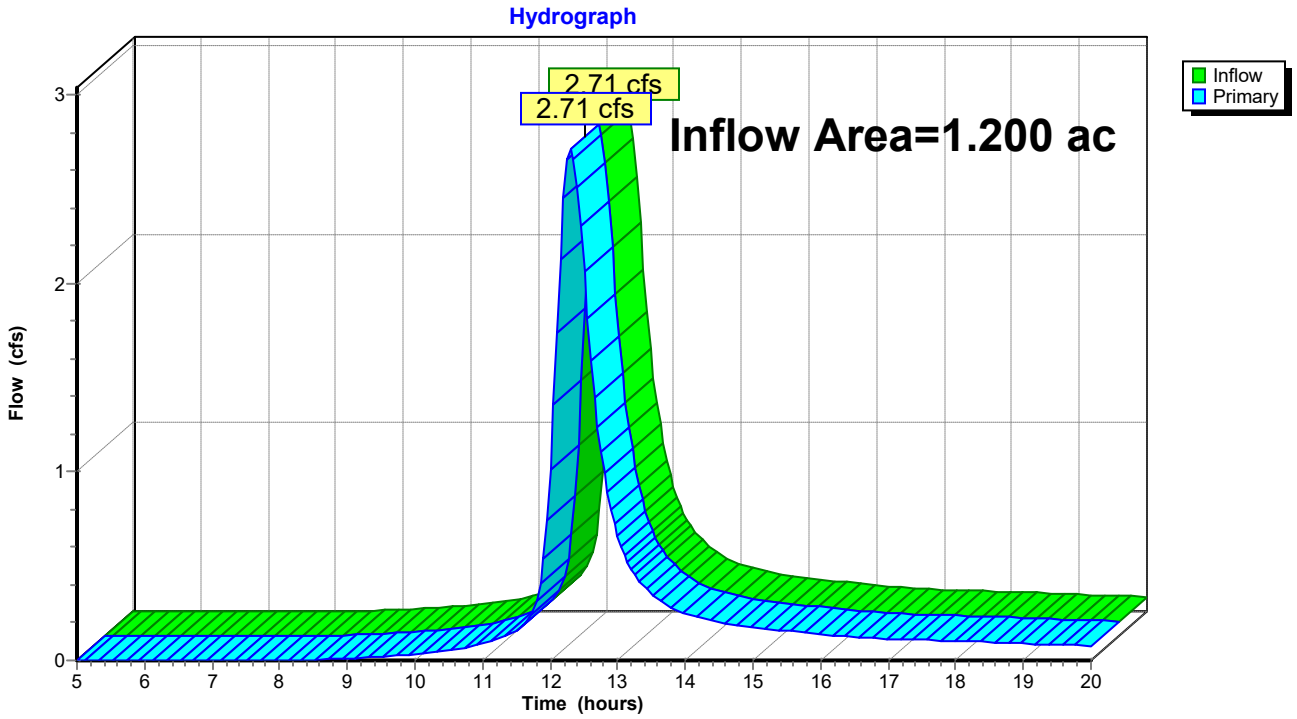


Summary for Link EX-SP2: EX-SP2

Inflow Area = 1.200 ac, 0.00% Impervious, Inflow Depth > 2.63" for 10-YR event
Inflow = 2.71 cfs @ 12.30 hrs, Volume= 0.263 af
Primary = 2.71 cfs @ 12.30 hrs, Volume= 0.263 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX-SP2: EX-SP2

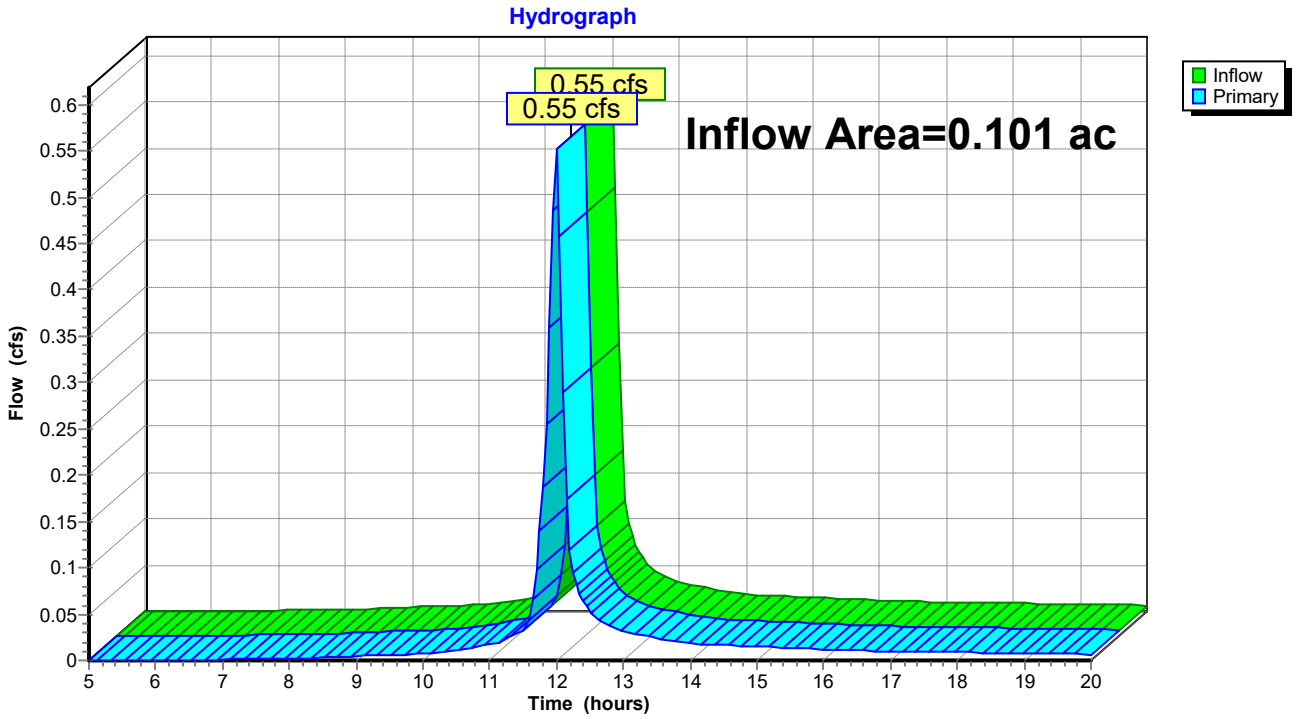


Summary for Link EX-SP3: EX-SP3

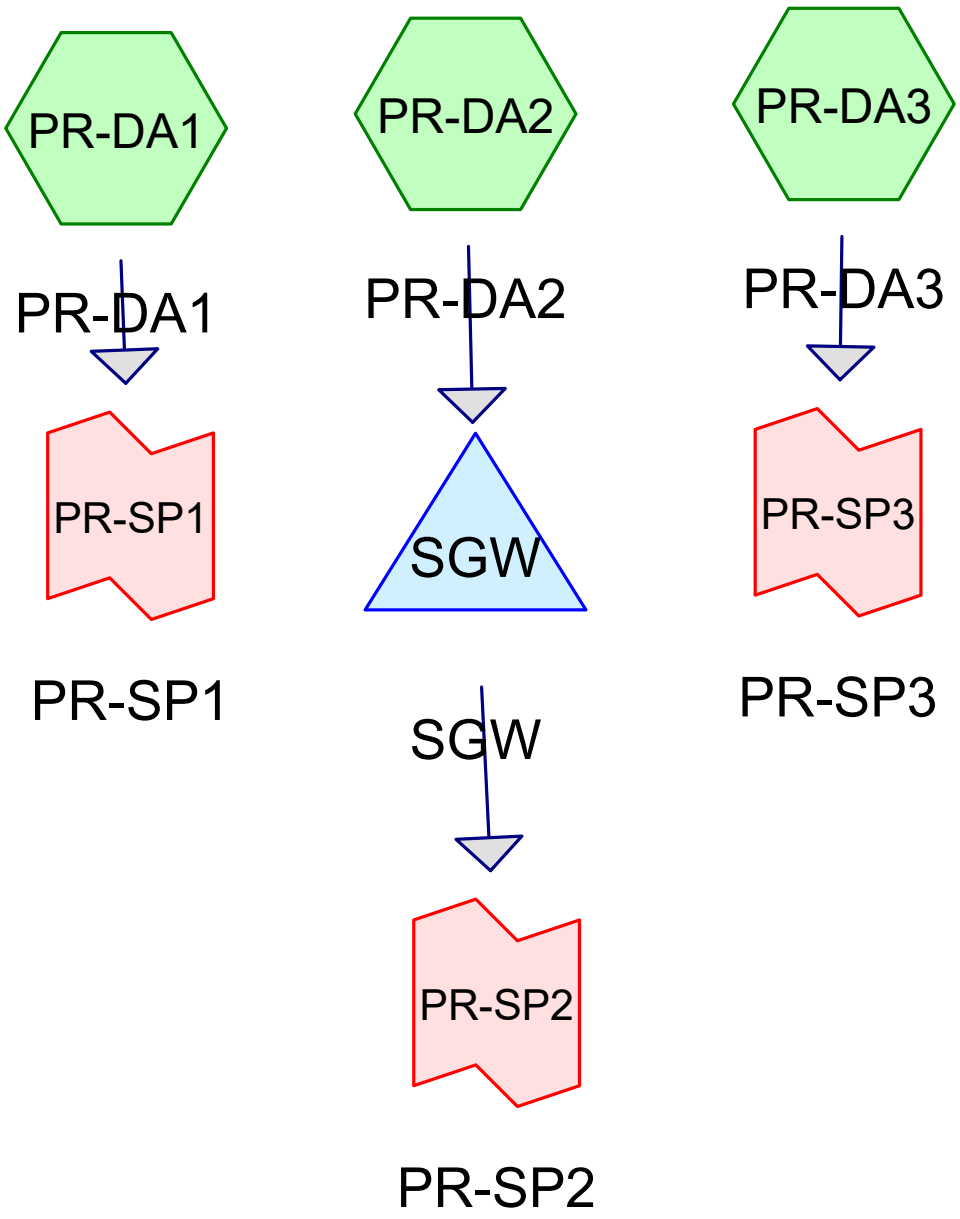
Inflow Area = 0.101 ac, 37.78% Impervious, Inflow Depth > 3.21" for 10-YR event
Inflow = 0.55 cfs @ 12.00 hrs, Volume= 0.027 af
Primary = 0.55 cfs @ 12.00 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX-SP3: EX-SP3



Analysis of Proposed Conditions



Subcat Reach Pond Link

Routing Diagram for Port Street Multifamily - HydroCad
Prepared by Rauch Inc, Printed 3/26/2026
HydroCAD® 10.20-7a s/n 02413 © 2025 HydroCAD Software Solutions LLC

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

Subcatchment PR-DA1: PR-DA1 Runoff Area=59,842 sf 3.62% Impervious Runoff Depth>1.11"
Flow Length=382' Tc=22.2 min CN=75 Runoff=1.70 cfs 0.127 af

Subcatchment PR-DA2: PR-DA2 Runoff Area=118,518 sf 50.34% Impervious Runoff Depth>1.95"
Flow Length=480' Tc=5.2 min CN=87 Runoff=9.98 cfs 0.441 af

Subcatchment PR-DA3: PR-DA3 Runoff Area=7,120 sf 30.15% Impervious Runoff Depth>1.48"
Flow Length=165' Tc=34.3 min CN=81 Runoff=0.21 cfs 0.020 af

Pond SGW: SGW Peak Elev=17.35' Storage=14,229 cf Inflow=9.98 cfs 0.441 af
Outflow=0.81 cfs 0.437 af

Link PR-SP1: PR-SP1 Inflow=1.70 cfs 0.127 af
Primary=1.70 cfs 0.127 af

Link PR-SP2: PR-SP2 Inflow=0.81 cfs 0.437 af
Primary=0.81 cfs 0.437 af

Link PR-SP3: PR-SP3 Inflow=0.21 cfs 0.020 af
Primary=0.21 cfs 0.020 af

Total Runoff Area = 4.258 ac Runoff Volume = 0.588 af Average Runoff Depth = 1.66"
65.51% Pervious = 2.789 ac 34.49% Impervious = 1.469 ac

Summary for Subcatchment PR-DA1: PR-DA1

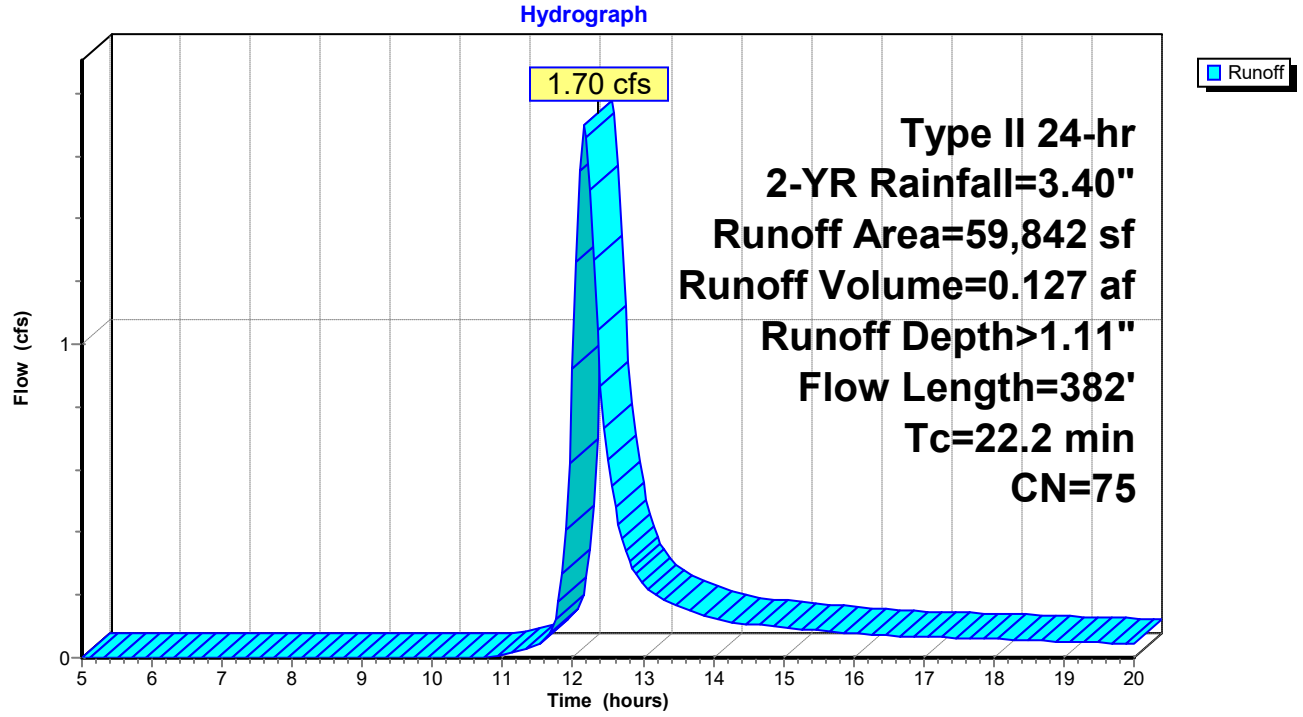
Runoff = 1.70 cfs @ 12.16 hrs, Volume= 0.127 af, Depth> 1.11"
Routed to Link PR-SP1 : PR-SP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
54,257	74	>75% Grass cover, Good, HSG C
3,418	80	>75% Grass cover, Good, HSG D
155	98	Unconnected pavement, HSG C
2,012	98	Unconnected pavement, HSG D
59,842	75	Weighted Average
57,675		96.38% Pervious Area
2,167		3.62% Impervious Area
2,167		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.9	100	0.0309	0.09		**Sheet Flow, SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
4.3	282	0.0046	1.09		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
22.2	382	Total			

Subcatchment PR-DA1: PR-DA1



Summary for Subcatchment PR-DA2: PR-DA2

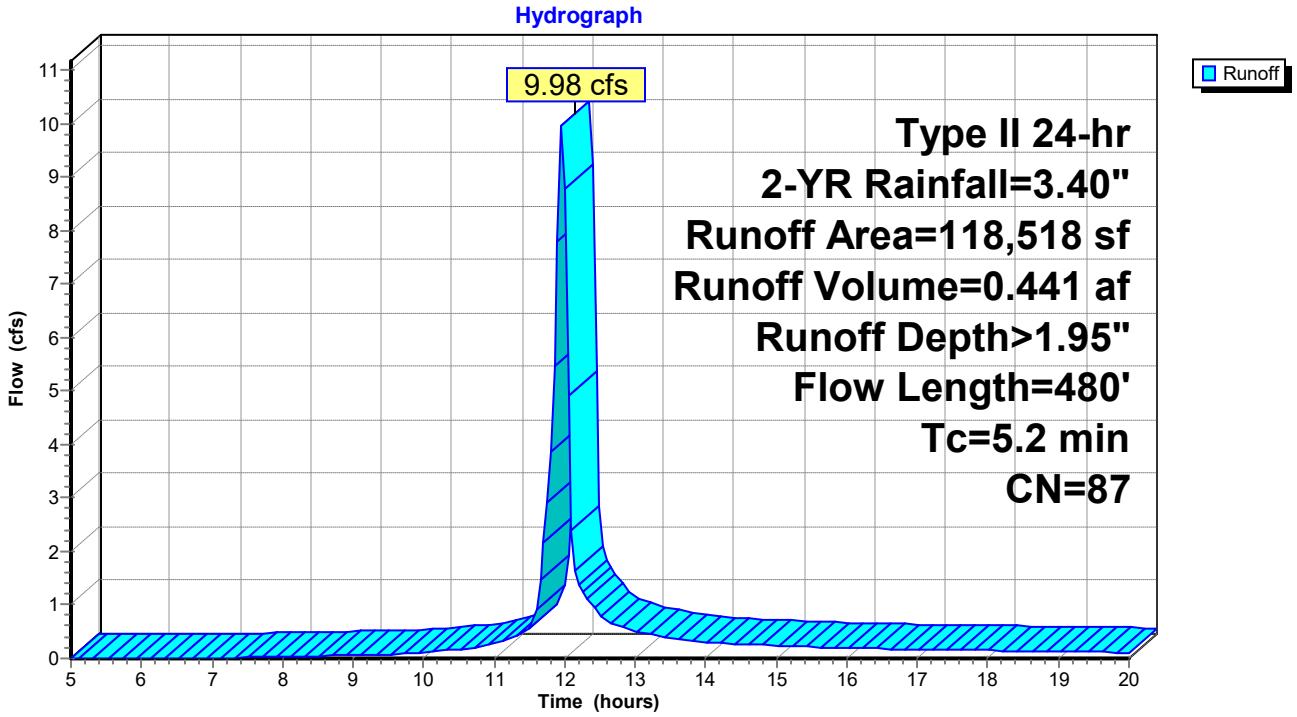
Runoff = 9.98 cfs @ 11.96 hrs, Volume= 0.441 af, Depth> 1.95"
Routed to Pond SGW : SGW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
37,810	74	>75% Grass cover, Good, HSG C
21,050	80	>75% Grass cover, Good, HSG D
25,945	98	Paved parking, HSG C
11,283	98	Paved parking, HSG D
6,097	98	Unconnected roofs, HSG C
16,333	98	Unconnected roofs, HSG D
118,518	87	Weighted Average
58,860		49.66% Pervious Area
59,658		50.34% Impervious Area
22,430		37.60% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	89	0.0131	1.17		**Sheet Flow, SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
0.2	11	0.0209	0.93		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
0.1	10	0.0209	2.93		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
2.5	41	0.0003	0.28		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
0.2	51	0.0050	4.17	3.28	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
0.3	86	0.0050	4.84	5.94	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
0.5	164	0.0050	5.46	9.66	**Pipe Channel, CMP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010 PVC, smooth interior
0.1	28	0.0050	5.46	9.66	**Pipe Channel, CMP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010 PVC, smooth interior
5.2	480	Total			

Subcatchment PR-DA2: PR-DA2



Summary for Subcatchment PR-DA3: PR-DA3

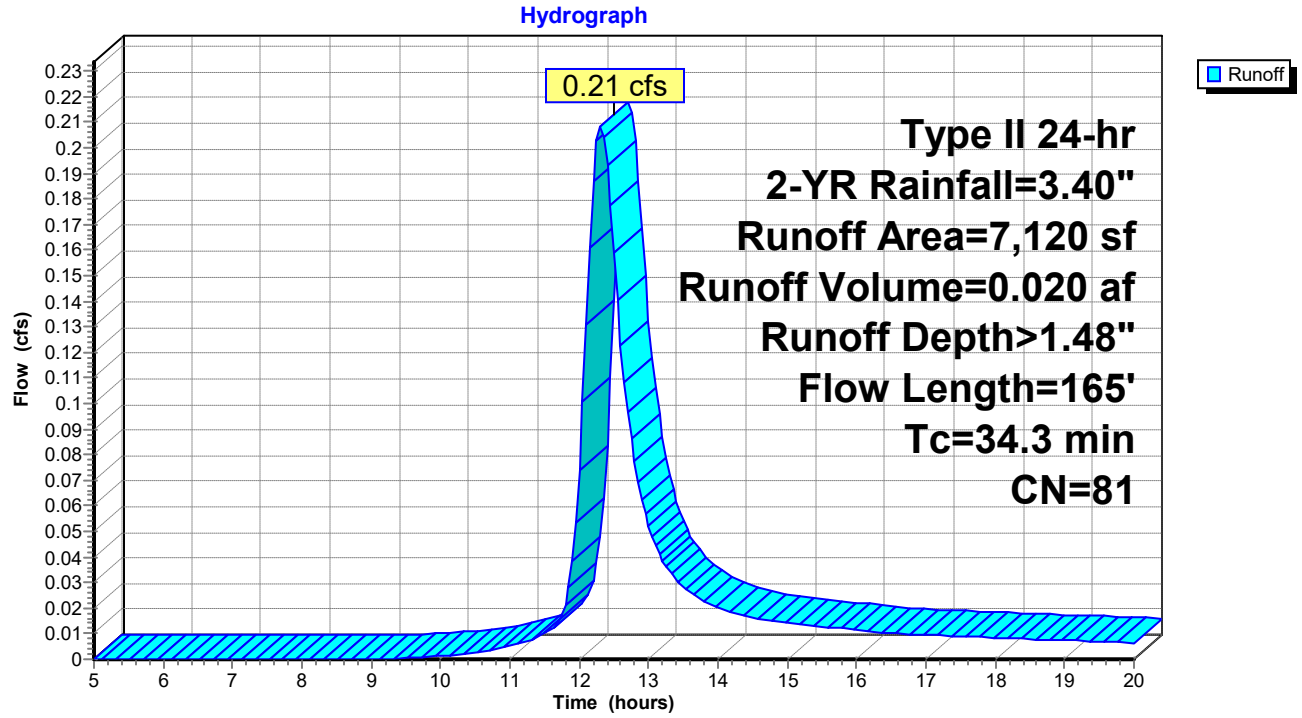
Runoff = 0.21 cfs @ 12.30 hrs, Volume= 0.020 af, Depth> 1.48"
Routed to Link PR-SP3 : PR-SP3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-YR Rainfall=3.40"

Area (sf)	CN	Description
4,973	74	>75% Grass cover, Good, HSG C
2,147	98	Paved parking, HSG C
7,120	81	Weighted Average
4,973		69.85% Pervious Area
2,147		30.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.7	100	0.0063	0.05		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
0.1	10	0.0134	1.86		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
0.2	23	0.0134	2.35		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
0.3	32	0.0134	1.86		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
34.3	165	Total			

Subcatchment PR-DA3: PR-DA3



Summary for Pond SGW: SGW

Inflow Area = 2.721 ac, 50.34% Impervious, Inflow Depth > 1.95" for 2-YR event
Inflow = 9.98 cfs @ 11.96 hrs, Volume= 0.441 af
Outflow = 0.81 cfs @ 12.51 hrs, Volume= 0.437 af, Atten= 92%, Lag= 32.9 min
Primary = 0.81 cfs @ 12.51 hrs, Volume= 0.437 af
Routed to Link PR-SP2 : PR-SP2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 16.17' Surf.Area= 2,852 sf Storage= 5,339 cf
Peak Elev= 17.35' @ 12.51 hrs Surf.Area= 10,801 sf Storage= 14,229 cf (8,890 cf above start)

Plug-Flow detention time= 240.0 min calculated for 0.314 af (71% of inflow)
Center-of-Mass det. time= 107.2 min (881.2 - 774.0)

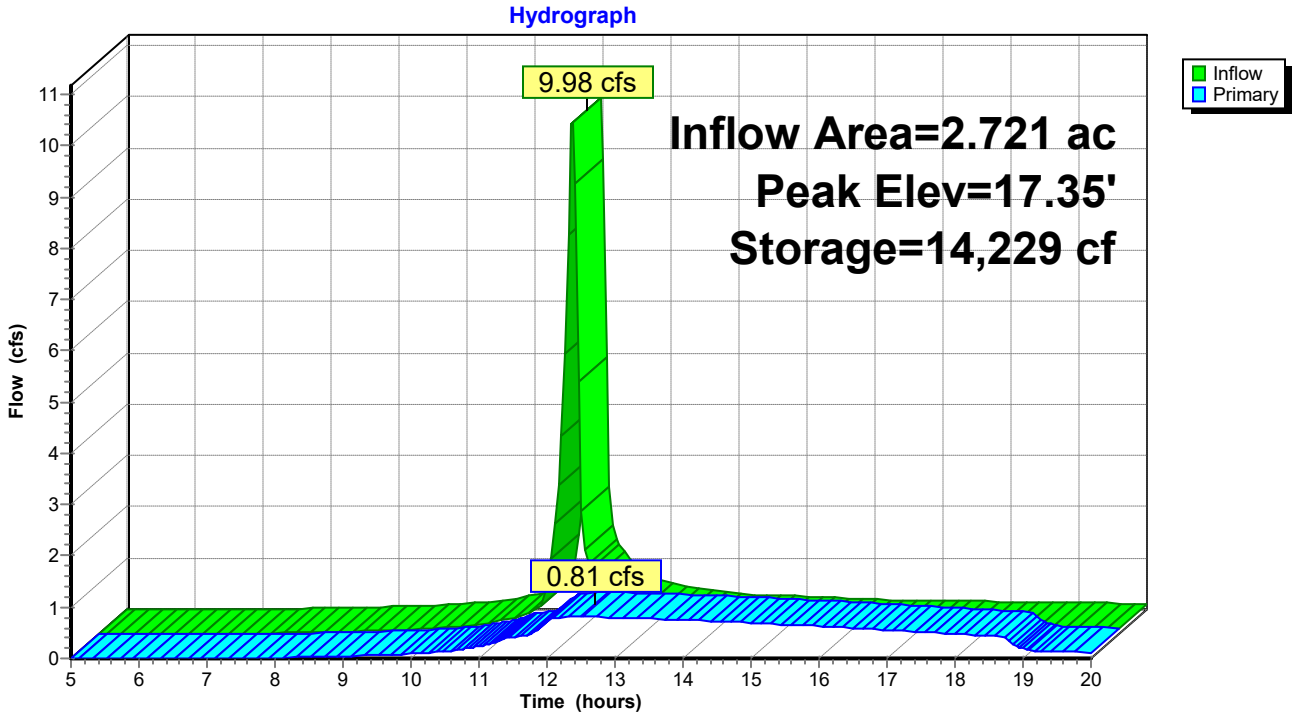
Volume	Invert	Avail.Storage	Storage Description
#1	11.49'	36,129 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
11.49	2,852	214.0	0.0	0	0	2,852
11.50	2,852	214.0	40.0	11	11	2,854
16.49	2,852	214.0	40.0	5,693	5,704	3,922
16.50	9,216	507.0	100.0	57	5,761	20,733
18.00	12,110	536.0	100.0	15,945	21,706	23,264
18.50	12,921	656.0	100.0	6,257	27,963	34,651
19.00	20,000	733.0	100.0	8,166	36,129	43,169

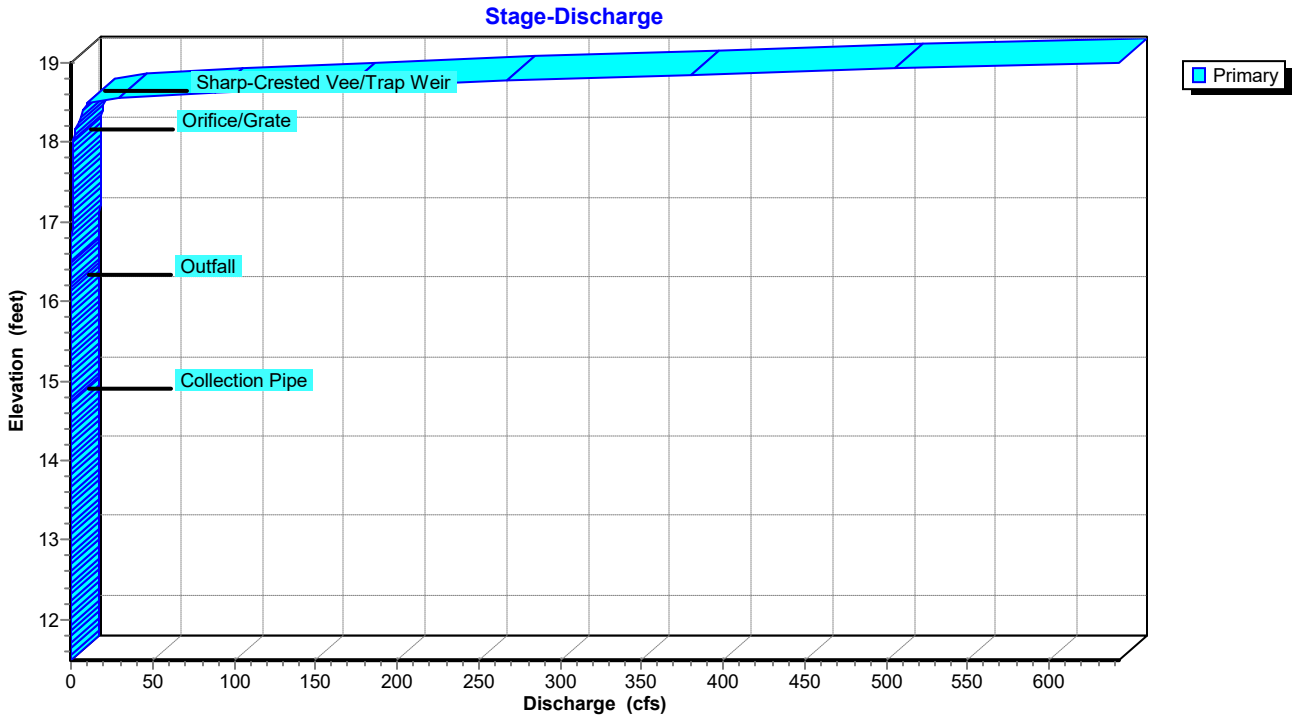
Device	Routing	Invert	Outlet Devices
#1	Primary	16.17'	**18.0" Round Outfall** L= 53.0' Box, headwall w/3 square edges, Ke= 0.500 Inlet / Outlet Invert= 16.17' / 15.91' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Device 1	18.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	18.50'	**545.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#4	Device 1	14.75'	**6.0" Round Collection Pipe** L= 20.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 14.75' / 14.75' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Primary OutFlow Max=0.81 cfs @ 12.51 hrs HW=17.35' (Free Discharge)
- **1=Outfall** (Passes 0.81 cfs of 4.33 cfs potential flow)
  - **2=Orifice/Grate** (Controls 0.00 cfs)
  - **4=Collection Pipe** (Inlet Controls 0.81 cfs @ 4.12 fps)
- **3=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

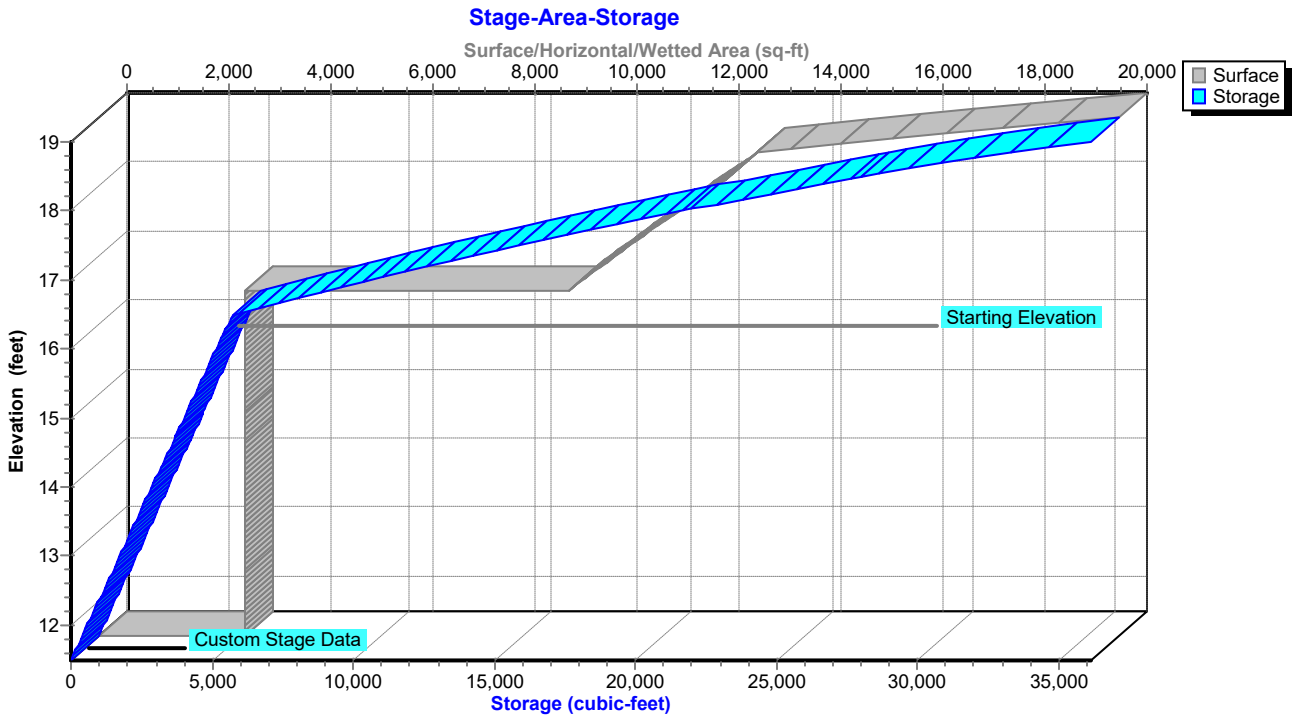
Pond SGW: SGW



Pond SGW: SGW



Pond SGW: SGW

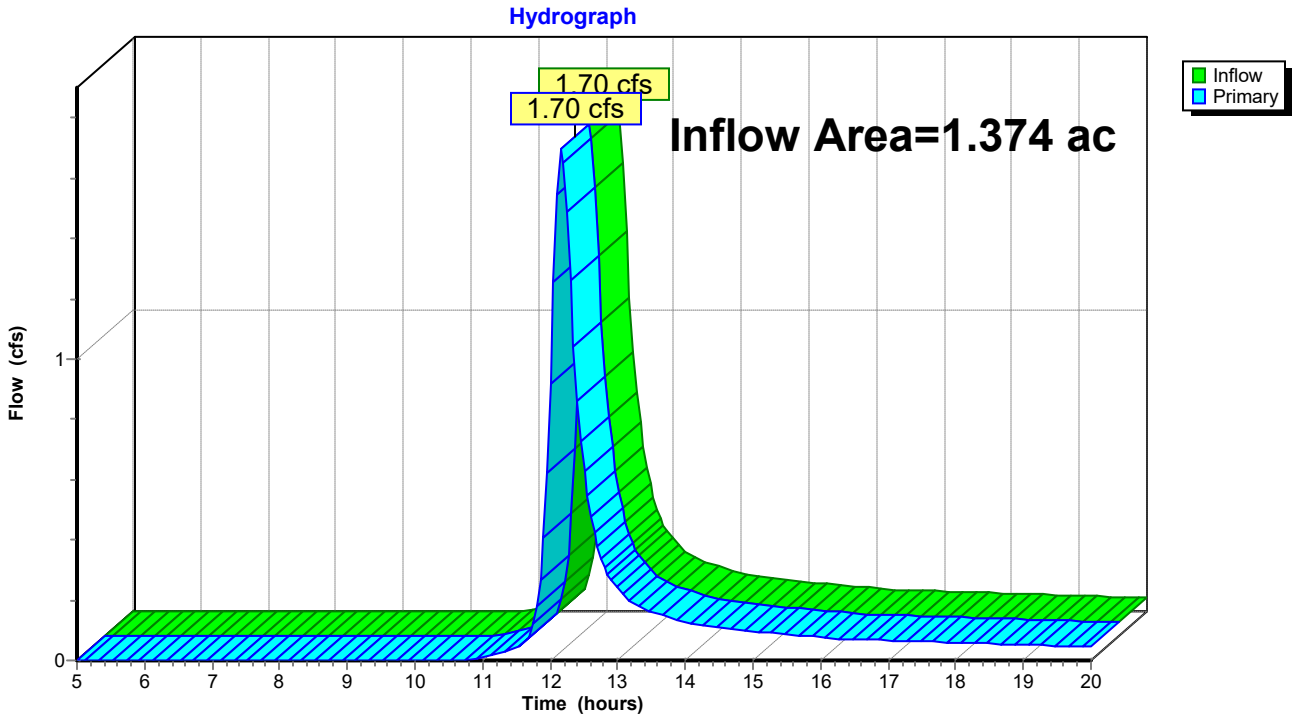

Stage-Area-Storage
Surface/Horizontal/Wetted Area (sq-ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
20,000
Surface
Storage
19
18
17
16
15
14
13
12
Elevation (feet)
Starting Elevation
Custom Stage Data
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
Storage (cubic-feet)

Summary for Link PR-SP1: PR-SP1

Inflow Area = 1.374 ac, 3.62% Impervious, Inflow Depth > 1.11" for 2-YR event
Inflow = 1.70 cfs @ 12.16 hrs, Volume= 0.127 af
Primary = 1.70 cfs @ 12.16 hrs, Volume= 0.127 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR-SP1: PR-SP1

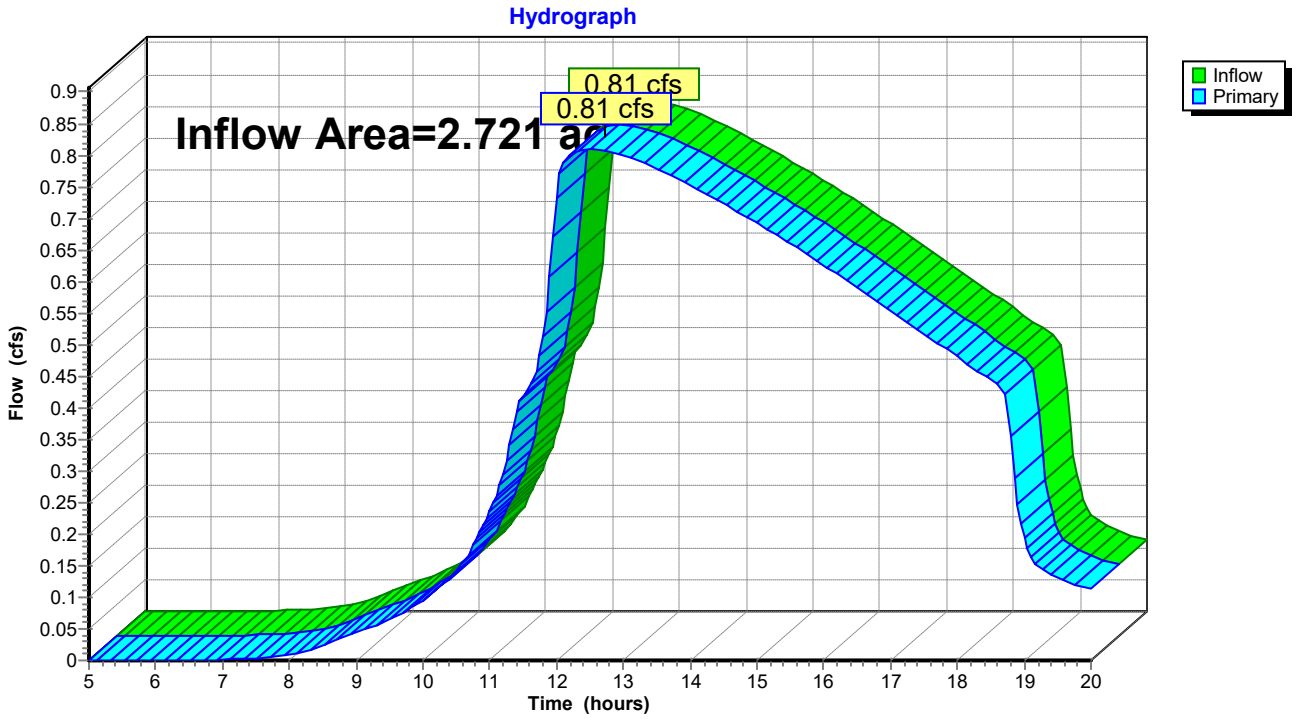


Summary for Link PR-SP2: PR-SP2

Inflow Area = 2.721 ac, 50.34% Impervious, Inflow Depth > 1.93" for 2-YR event
Inflow = 0.81 cfs @ 12.51 hrs, Volume= 0.437 af
Primary = 0.81 cfs @ 12.51 hrs, Volume= 0.437 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR-SP2: PR-SP2

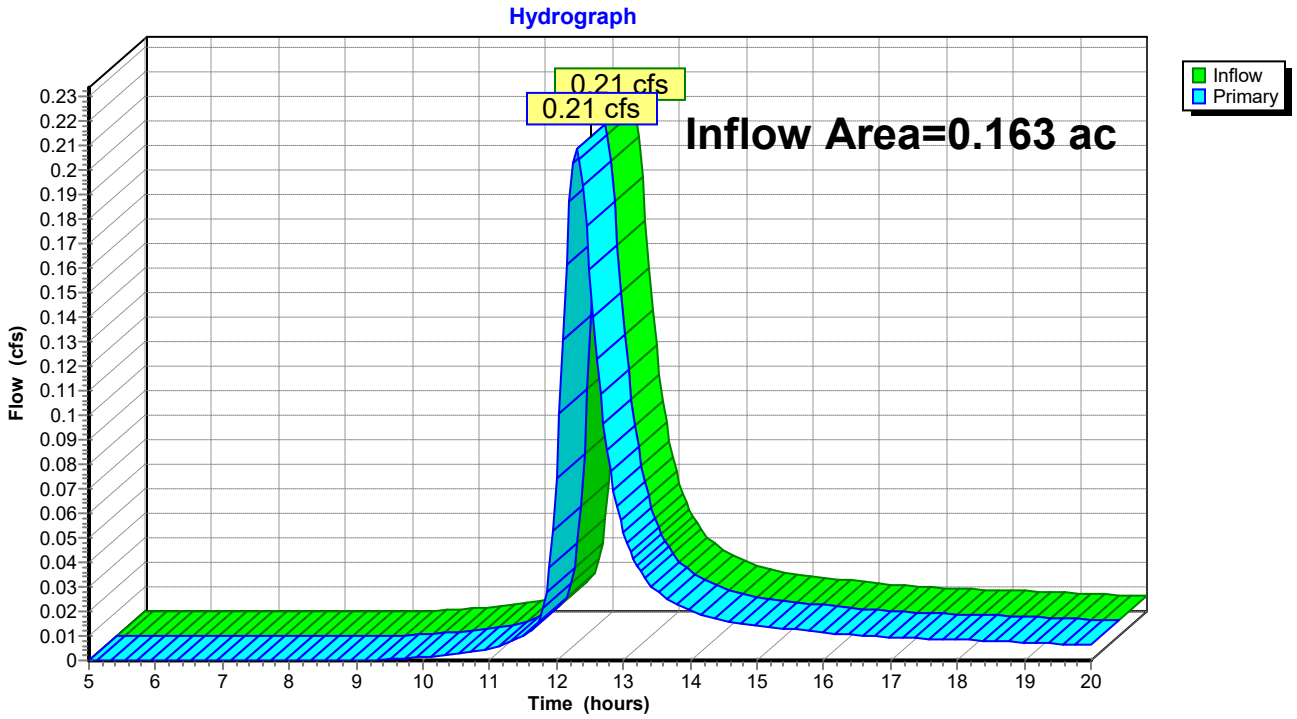


Summary for Link PR-SP3: PR-SP3

Inflow Area = 0.163 ac, 30.15% Impervious, Inflow Depth > 1.48" for 2-YR event
Inflow = 0.21 cfs @ 12.30 hrs, Volume= 0.020 af
Primary = 0.21 cfs @ 12.30 hrs, Volume= 0.020 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR-SP3: PR-SP3



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

Subcatchment PR-DA1: PR-DA1 Runoff Area=59,842 sf 3.62% Impervious Runoff Depth>2.47"
Flow Length=382' Tc=22.2 min CN=75 Runoff=3.86 cfs 0.283 af

Subcatchment PR-DA2: PR-DA2 Runoff Area=118,518 sf 50.34% Impervious Runoff Depth>3.61"
Flow Length=480' Tc=5.2 min CN=87 Runoff=17.80 cfs 0.818 af

Subcatchment PR-DA3: PR-DA3 Runoff Area=7,120 sf 30.15% Impervious Runoff Depth>2.99"
Flow Length=165' Tc=34.3 min CN=81 Runoff=0.42 cfs 0.041 af

Pond SGW: SGW Peak Elev=18.08' Storage=22,677 cf Inflow=17.80 cfs 0.818 af
Outflow=1.66 cfs 0.723 af

Link PR-SP1: PR-SP1 Inflow=3.86 cfs 0.283 af
Primary=3.86 cfs 0.283 af

Link PR-SP2: PR-SP2 Inflow=1.66 cfs 0.723 af
Primary=1.66 cfs 0.723 af

Link PR-SP3: PR-SP3 Inflow=0.42 cfs 0.041 af
Primary=0.42 cfs 0.041 af

Total Runoff Area = 4.258 ac Runoff Volume = 1.141 af Average Runoff Depth = 3.22"
65.51% Pervious = 2.789 ac 34.49% Impervious = 1.469 ac

Summary for Subcatchment PR-DA1: PR-DA1

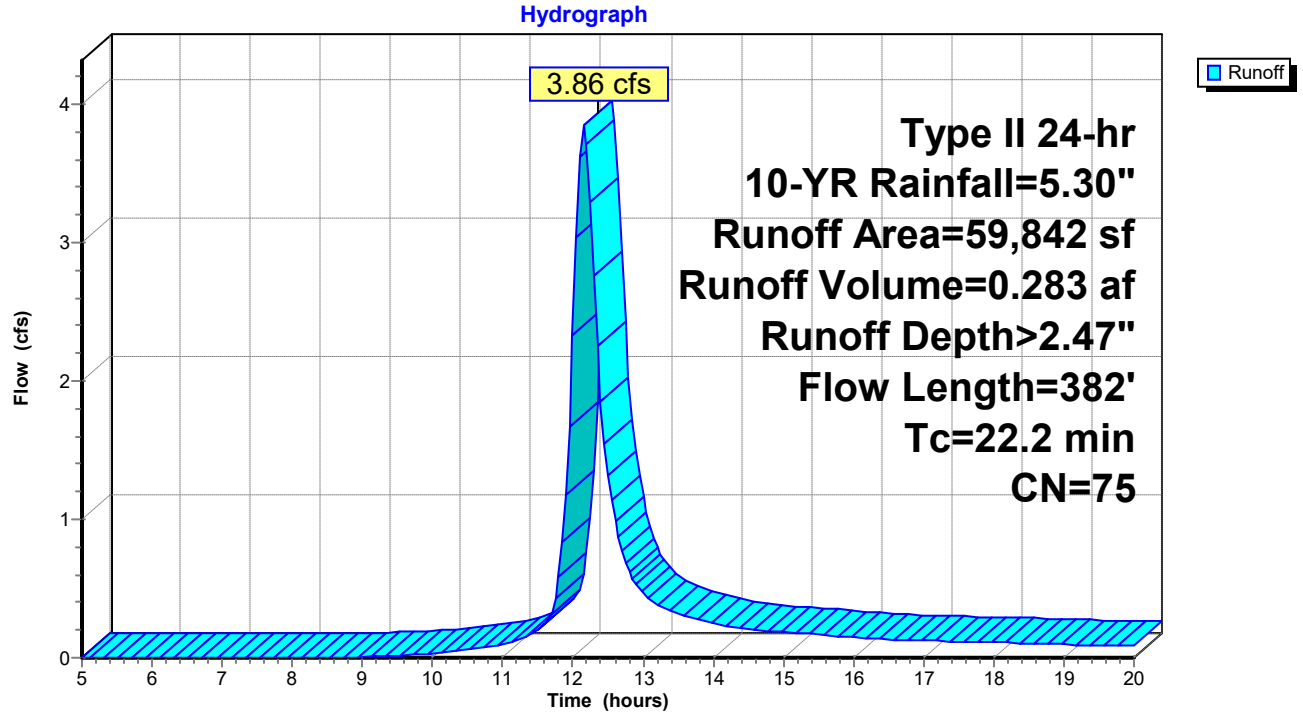
Runoff = 3.86 cfs @ 12.16 hrs, Volume= 0.283 af, Depth> 2.47"
Routed to Link PR-SP1 : PR-SP1

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
54,257	74	>75% Grass cover, Good, HSG C
3,418	80	>75% Grass cover, Good, HSG D
155	98	Unconnected pavement, HSG C
2,012	98	Unconnected pavement, HSG D
59,842	75	Weighted Average
57,675		96.38% Pervious Area
2,167		3.62% Impervious Area
2,167		100.00% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
17.9	100	0.0309	0.09		**Sheet Flow, SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
4.3	282	0.0046	1.09		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
22.2	382	Total			

Subcatchment PR-DA1: PR-DA1



Summary for Subcatchment PR-DA2: PR-DA2

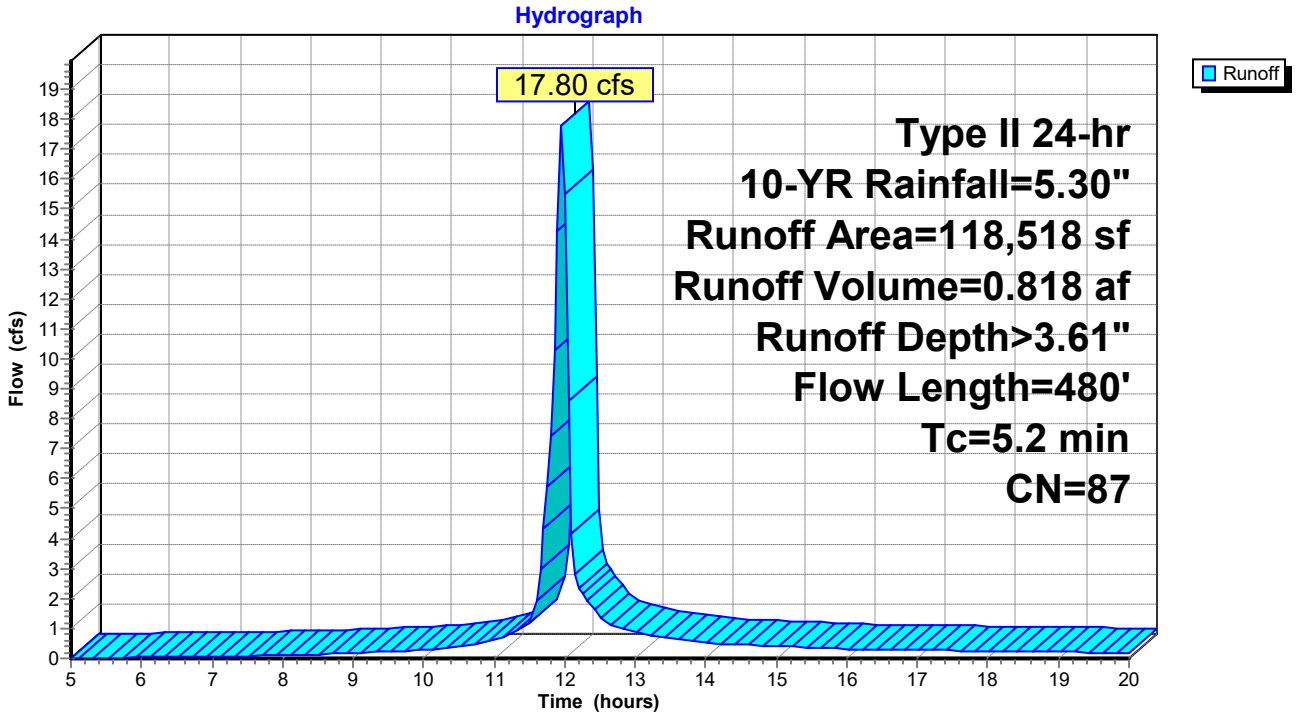
Runoff = 17.80 cfs @ 11.96 hrs, Volume= 0.818 af, Depth> 3.61"
Routed to Pond SGW : SGW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
37,810	74	>75% Grass cover, Good, HSG C
21,050	80	>75% Grass cover, Good, HSG D
25,945	98	Paved parking, HSG C
11,283	98	Paved parking, HSG D
6,097	98	Unconnected roofs, HSG C
16,333	98	Unconnected roofs, HSG D
118,518	87	Weighted Average
58,860		49.66% Pervious Area
59,658		50.34% Impervious Area
22,430		37.60% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.3	89	0.0131	1.17		**Sheet Flow, SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
0.2	11	0.0209	0.93		**Sheet Flow, PAVED SHEET FLOW** Smooth surfaces n= 0.011 P2= 3.40"
0.1	10	0.0209	2.93		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
2.5	41	0.0003	0.28		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
0.2	51	0.0050	4.17	3.28	**Pipe Channel, CMP_Round 12"** 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.010 PVC, smooth interior
0.3	86	0.0050	4.84	5.94	**Pipe Channel, CMP_Round 15"** 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.010 PVC, smooth interior
0.5	164	0.0050	5.46	9.66	**Pipe Channel, CMP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010 PVC, smooth interior
0.1	28	0.0050	5.46	9.66	**Pipe Channel, CMP_Round 18"** 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010 PVC, smooth interior
5.2	480	Total			

Subcatchment PR-DA2: PR-DA2



Summary for Subcatchment PR-DA3: PR-DA3

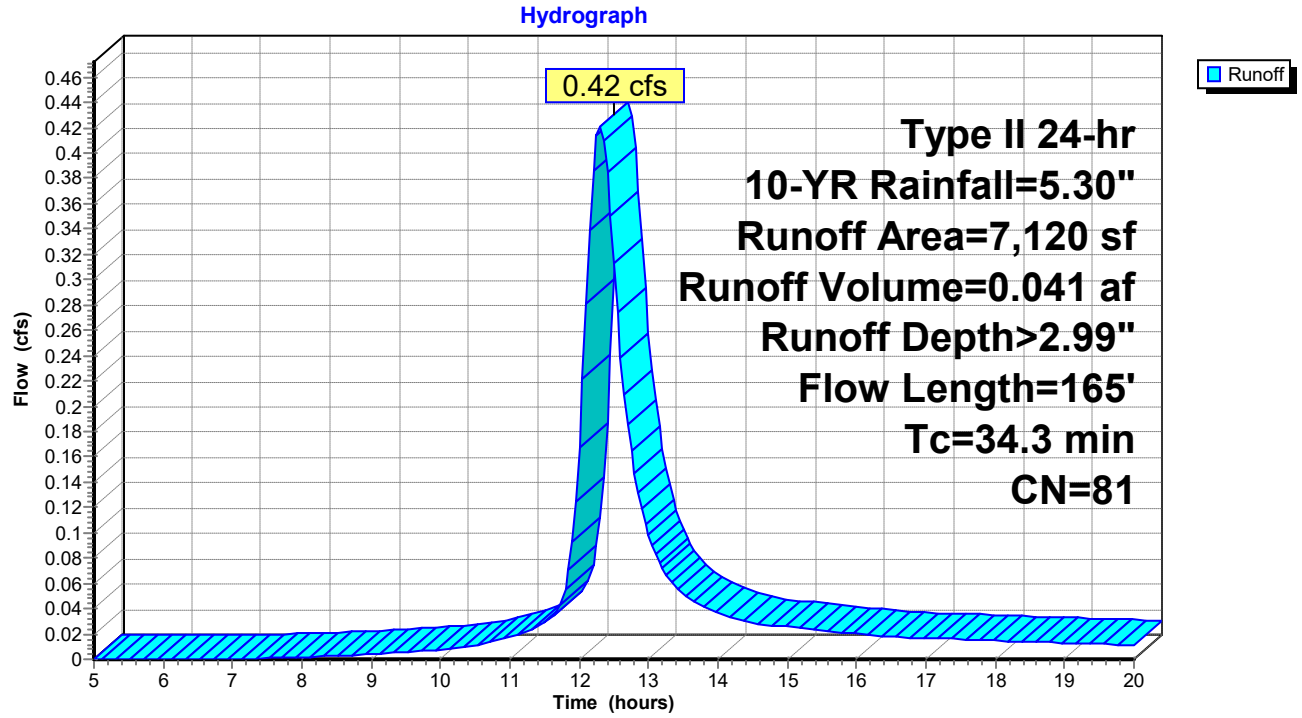
Runoff = 0.42 cfs @ 12.29 hrs, Volume= 0.041 af, Depth> 2.99"
Routed to Link PR-SP3 : PR-SP3

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-YR Rainfall=5.30"

Area (sf)	CN	Description
4,973	74	>75% Grass cover, Good, HSG C
2,147	98	Paved parking, HSG C
7,120	81	Weighted Average
4,973		69.85% Pervious Area
2,147		30.15% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
33.7	100	0.0063	0.05		**Sheet Flow, GRASS SHEET FLOW** Grass: Bermuda n= 0.410 P2= 3.40"
0.1	10	0.0134	1.86		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
0.2	23	0.0134	2.35		**Shallow Concentrated Flow, PAVED SCF** Paved Kv= 20.3 fps
0.3	32	0.0134	1.86		**Shallow Concentrated Flow, GRASS SCF** Unpaved Kv= 16.1 fps
34.3	165	Total			

Subcatchment PR-DA3: PR-DA3



Summary for Pond SGW: SGW

Inflow Area = 2.721 ac, 50.34% Impervious, Inflow Depth > 3.61" for 10-YR event
Inflow = 17.80 cfs @ 11.96 hrs, Volume= 0.818 af
Outflow = 1.66 cfs @ 12.41 hrs, Volume= 0.723 af, Atten= 91%, Lag= 27.5 min
Primary = 1.66 cfs @ 12.41 hrs, Volume= 0.723 af
Routed to Link PR-SP2 : PR-SP2

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 16.17' Surf.Area= 2,852 sf Storage= 5,339 cf
Peak Elev= 18.08' @ 12.41 hrs Surf.Area= 12,238 sf Storage= 22,677 cf (17,338 cf above start)

Plug-Flow detention time= 237.5 min calculated for 0.598 af (73% of inflow)
Center-of-Mass det. time= 123.4 min (883.2 - 759.8)

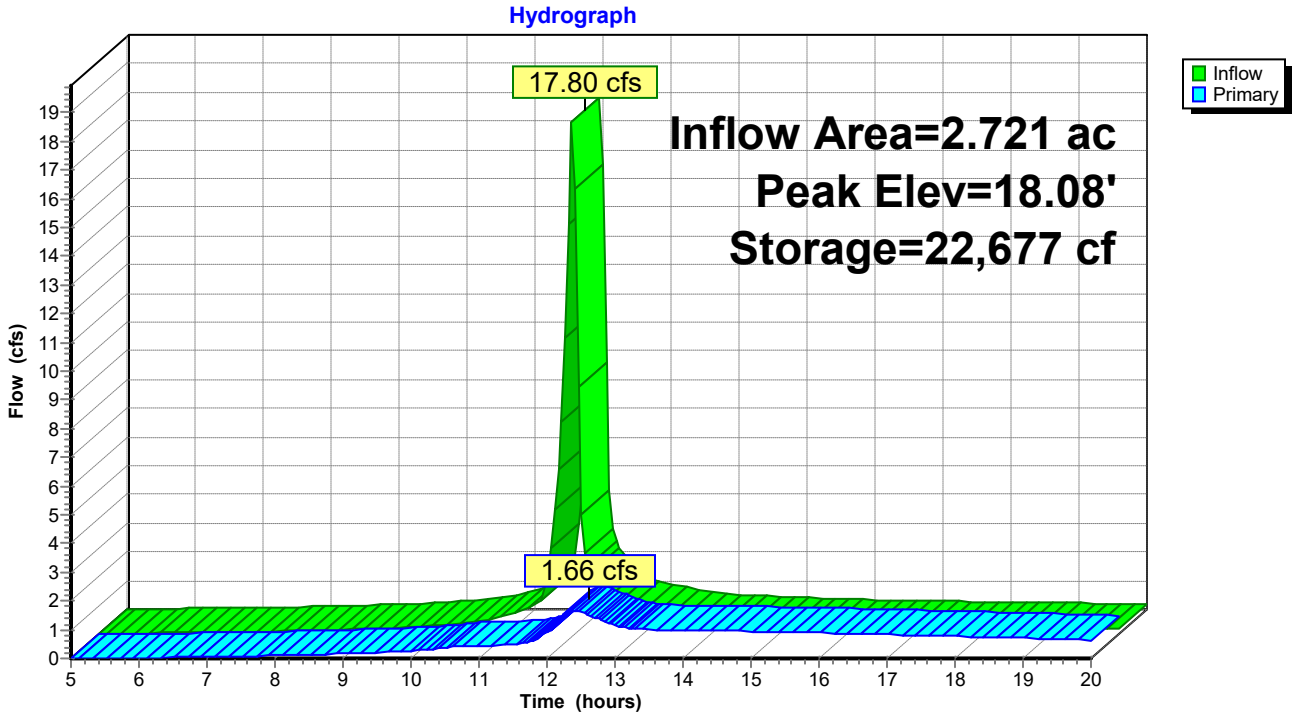
Volume	Invert	Avail.Storage	Storage Description
#1	11.49'	36,129 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
11.49	2,852	214.0	0.0	0	0	2,852
11.50	2,852	214.0	40.0	11	11	2,854
16.49	2,852	214.0	40.0	5,693	5,704	3,922
16.50	9,216	507.0	100.0	57	5,761	20,733
18.00	12,110	536.0	100.0	15,945	21,706	23,264
18.50	12,921	656.0	100.0	6,257	27,963	34,651
19.00	20,000	733.0	100.0	8,166	36,129	43,169

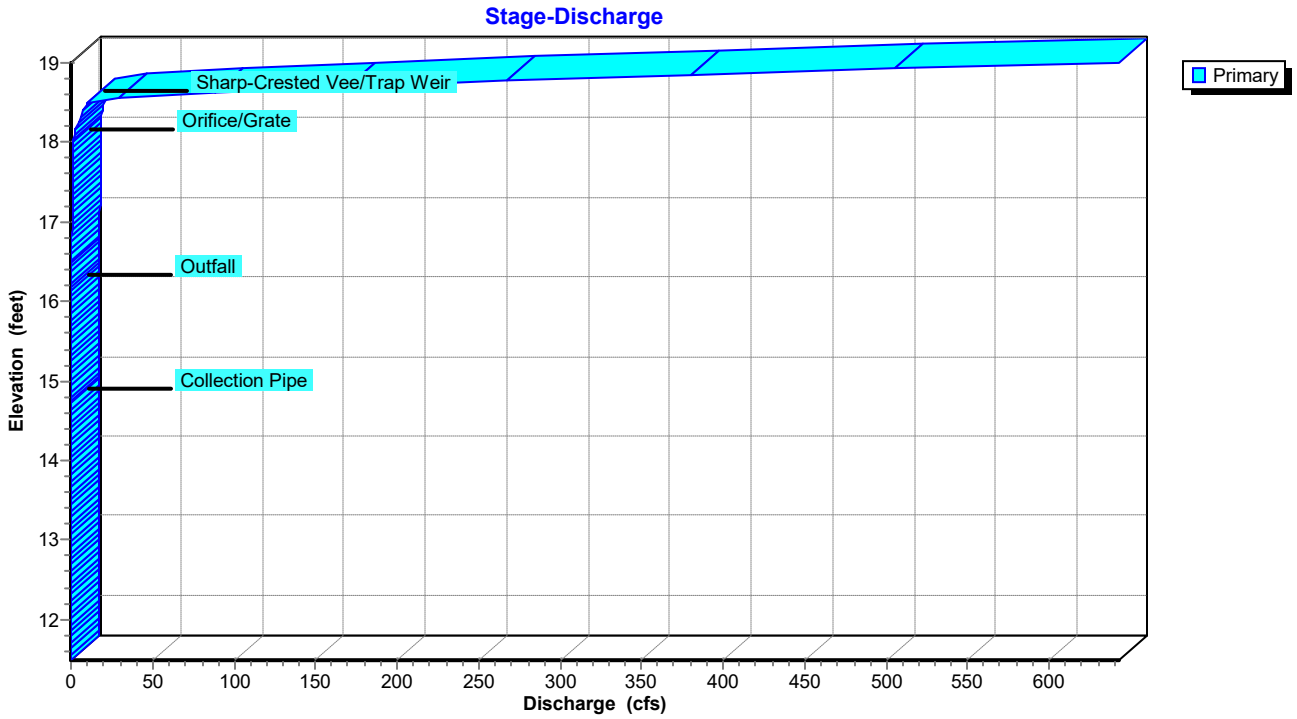
Device	Routing	Invert	Outlet Devices
#1	Primary	16.17'	**18.0" Round Outfall** L= 53.0' Box, headwall w/3 square edges, Ke= 0.500 Inlet / Outlet Invert= 16.17' / 15.91' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Device 1	18.00'	**24.0" x 24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	18.50'	**545.0' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#4	Device 1	14.75'	**6.0" Round Collection Pipe** L= 20.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 14.75' / 14.75' S= 0.0000 '/' Cc= 0.900 n= 0.012, Flow Area= 0.20 sf

Primary OutFlow Max=1.62 cfs @ 12.41 hrs HW=18.08' (Free Discharge)
- **1=Outfall** (Passes 1.62 cfs of 8.09 cfs potential flow)
  - **2=Orifice/Grate** (Weir Controls 0.59 cfs @ 0.92 fps)
  - **4=Collection Pipe** (Inlet Controls 1.03 cfs @ 5.25 fps)
- **3=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

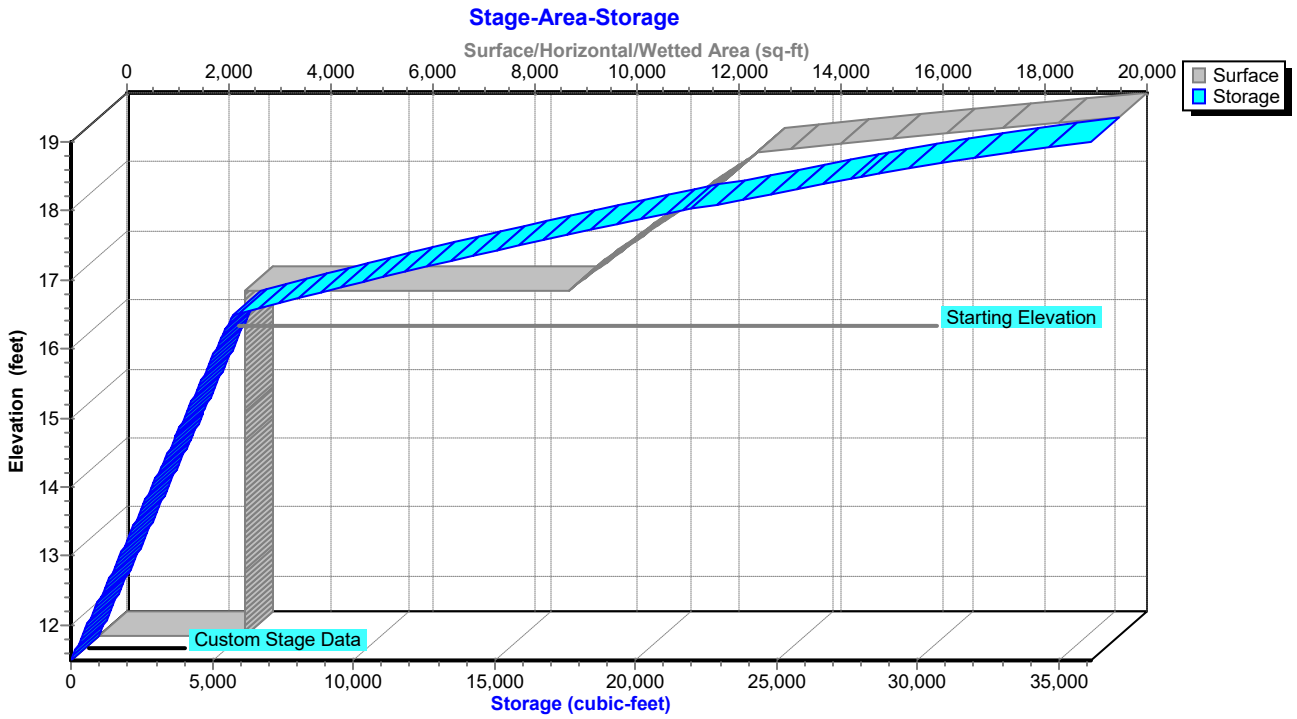
Pond SGW: SGW



Pond SGW: SGW



Pond SGW: SGW

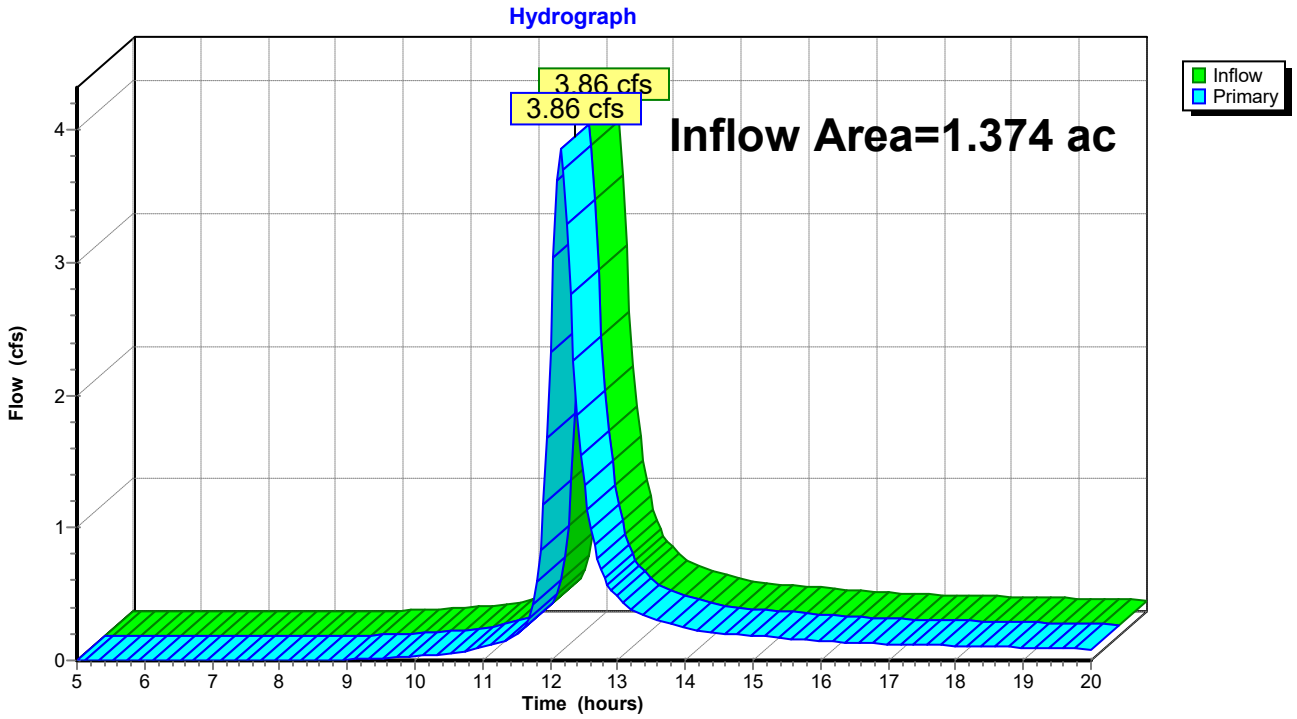

Stage-Area-Storage
Surface/Horizontal/Wetted Area (sq-ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
20,000
Surface
Storage
19
18
17
16
15
14
13
12
Elevation (feet)
Starting Elevation
Custom Stage Data
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
Storage (cubic-feet)

Summary for Link PR-SP1: PR-SP1

Inflow Area = 1.374 ac, 3.62% Impervious, Inflow Depth > 2.47" for 10-YR event
Inflow = 3.86 cfs @ 12.16 hrs, Volume= 0.283 af
Primary = 3.86 cfs @ 12.16 hrs, Volume= 0.283 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR-SP1: PR-SP1

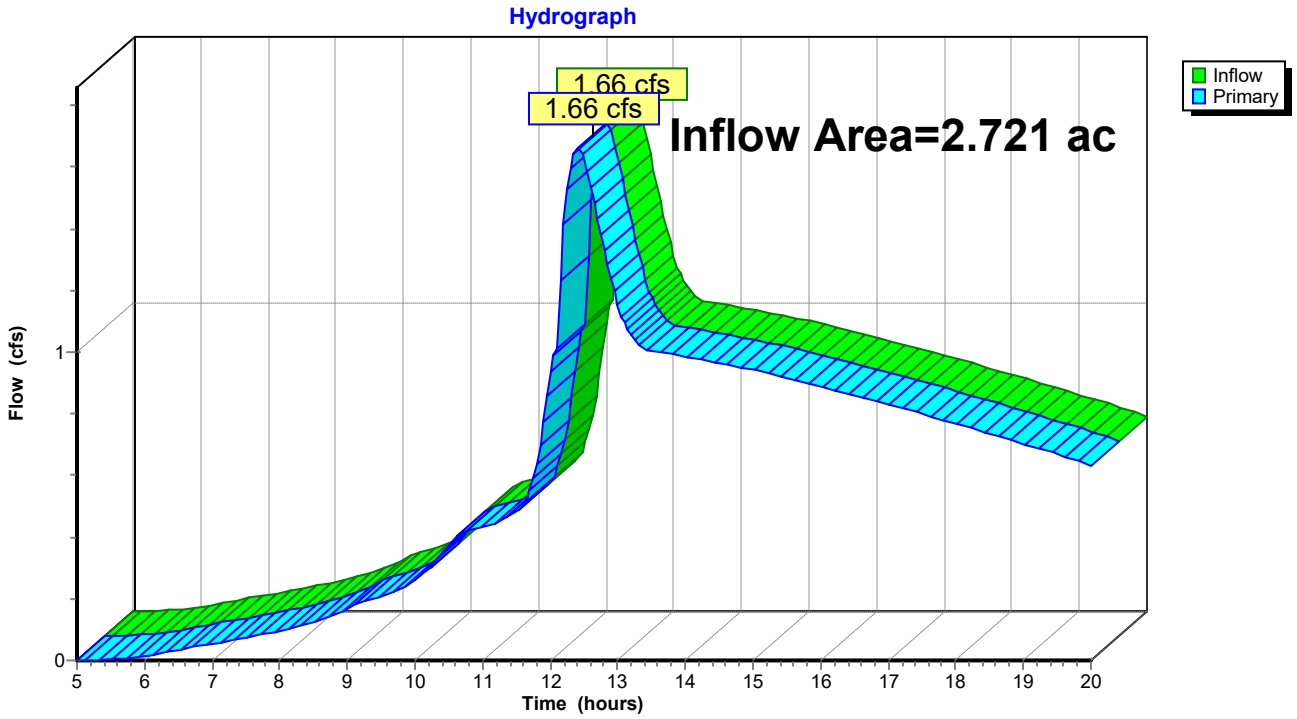


Summary for Link PR-SP2: PR-SP2

Inflow Area = 2.721 ac, 50.34% Impervious, Inflow Depth > 3.19" for 10-YR event
Inflow = 1.66 cfs @ 12.41 hrs, Volume= 0.723 af
Primary = 1.66 cfs @ 12.41 hrs, Volume= 0.723 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR-SP2: PR-SP2

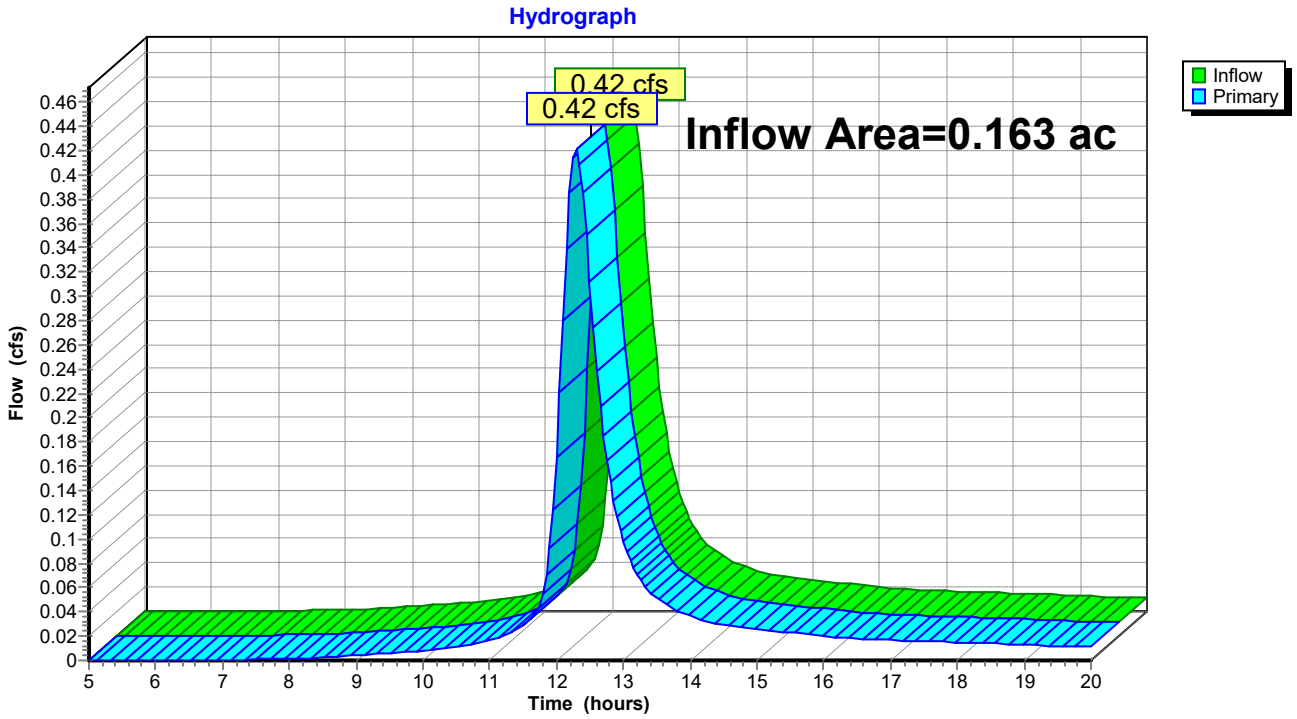


Summary for Link PR-SP3: PR-SP3

Inflow Area = 0.163 ac, 30.15% Impervious, Inflow Depth > 2.99" for 10-YR event
Inflow = 0.42 cfs @ 12.29 hrs, Volume= 0.041 af
Primary = 0.42 cfs @ 12.29 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR-SP3: PR-SP3



Stormwater Drainage Area Maps



PROPERTY DATA

- A — SIMPSON W REMBERT TRUSTEE
  M/G/P/L: 0034/0015/0077/4 - B/P: 02753/00320
  ZONE MXW
- B — CENTREVILLE II LIMITED PARTNERSHIP
  M/G/P/L: 0034/0015/0077/3 - B/P: 00823/00725
  ZONE R7A
- C — TRAPPE LIMITED PARTNERSHIP
  M/G/P/L: 0034/0015/0077/2 - B/P: 00736/00516
  ZONE R7A
- D — CHESAPEAKE COMMUNITY DEVELOPMENT LLC
  M/G/P/L: 0034/0015/0077/1 - B/P: 02873/00398
  ZONE MXW
- E — TALBOT COUNTY MARYLAND
  M/G/P/L: 0104/00EA/1367/1 - B/P: 00986/00719
  ZONE MXW

EXISTING DRAINAGE AREA

OF THE LANDS OF

PORT STREET MULTIFAMILY

TAX MAP 0034, GRID 0015, PARCEL 0077, LOT 4

ELECTION WAR 4, TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR OSPREY PROPERTY COMPANY II LLC

RAUCH inc
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3887

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

25-Mar-26

PRELIMINARY FOR REVIEW ONLY

REVISIONS

REV. #	DATE	DESCRIPTION
1		

DATE: 3/13/2026
SCALE: 1" = 30'
DRAWN BY: AF
DESIGNED BY: AF
APPROVED BY:
SHEET NO.: SWM-EX

DESIGN DEVELOPMENT

Z:\+PROJECTS\3980\39...OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CALCULATIONS\STORMWATER\3980SWC-CSSWM.DWG



PROPERTY DATA

A	SIMPSON W REMBERT TRUSTEE M/G/P/L: 0034/0015/0077/4 - B/P: 02753/00320 ZONE MXW
B	CENTREVILLE II LIMITED PARTNERSHIP M/G/P/L: 0034/0015/0077/3 - B/P: 00823/00725 ZONE R7A
C	TRAPPE LIMITED PARTNERSHIP M/G/P/L: 0034/0015/0077/2 - B/P: 00736/00516 ZONE R7A
D	CHESAPEAKE COMMUNITY DEVELOPMENT LLC M/G/P/L: 0034/0015/0077/1 - B/P: 02873/00398 ZONE MXW
E	TALBOT COUNTY MARYLAND M/G/P/L: 0104/00EA/1367/1 - B/P: 00986/00719 ZONE MXW

PROPOSED DRAINAGE AREA

OF THE LANDS OF

PORT STREET MULTIFAMILY

TAX MAP 0034, GRID 0015, PARCEL 0077, LOT 4

ELECTION WAR 4, TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR OSPREY PROPERTY COMPANY II LLC

RAUCH inc
Engineering | Survey | Architecture | Environmental
Main Office: 108 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3887

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.

License No. 11024
Expiration Date: July 24, 2026

PRELIMINARY FOR REVIEW ONLY

26-Mar-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

DATE:	3/10/2026 PM
SCALE:	1" = 30'
DRAWN BY:	AF
DESIGNED BY:	AF
APPROVED BY:	
SHEET NO.:	SWM-PR

DESIGN DEVELOPMENT

Z:\+PROJECTS\3800\38... OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CALCULATIONS\STORMWATER\3800SWC-CSSWM.DWG

Soils Report

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Talbot County, Maryland

Port Street Multifamily



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

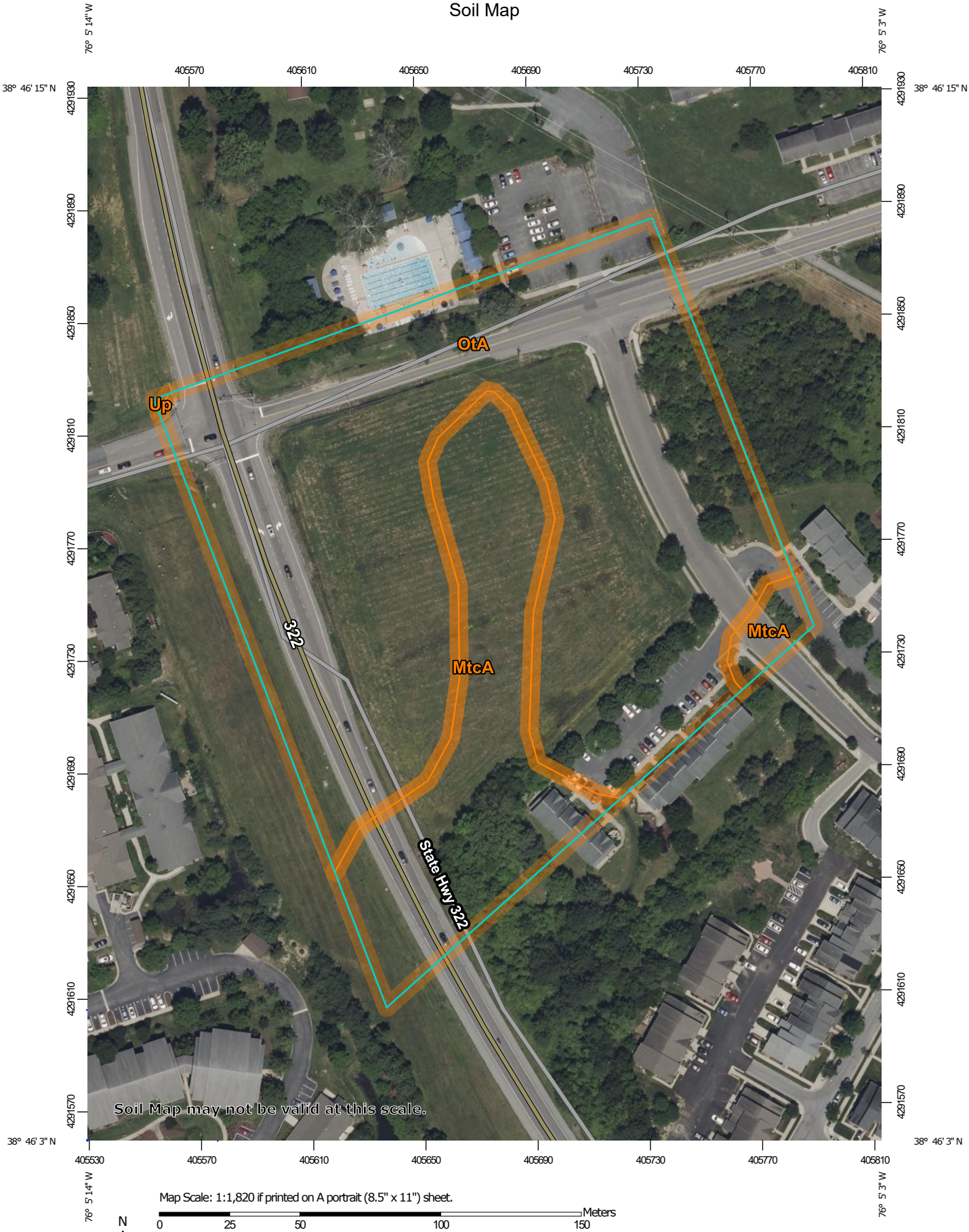
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

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

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.


76° 5' 14" W
76° 5' 3" W
38° 46' 15" N
38° 46' 3" N
405570
405610
405650
405690
405730
405770
405810
4291930
4291890
4291850
4291810
4291770
4291730
4291690
4291650
4291610
4291570
OtA
Up
MtcA
MtcA
322
State Hwy 322
Soil Map may not be valid at this scale.
405530
Map Scale: 1:1,820 if printed on A portrait (8.5" x 11") sheet.
N
Meters
0 25 50 100 150
Feet
0 50 100 200 300
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Talbot County, Maryland
Survey Area Data: Version 22, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 30, 2022—Jul 4, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MtcA	Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	2.3	24.7%
OtA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	6.9	75.2%
Up	Urban land	0.0	0.0%
Totals for Area of Interest		**9.1**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or

landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Talbot County, Maryland

MtcA—Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwt
Landscape: Lowlands, coastal plains
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 55 to 59 degrees F
Frost-free period: 190 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Mattapex and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mattapex

Setting

Landscape: Lowlands, coastal plains
Landform: Swales, Flats, Depressions
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 11 inches: silt loam
BE - 11 to 15 inches: silt loam
Bt - 15 to 36 inches: silt loam
2C1 - 36 to 60 inches: fine sandy loam
2C2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2w
Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Minor Components

Nassawango

Percent of map unit: 10 percent
Landscape: Coastal plains
Landform: Flats, Bay terraces
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F153CY030MD - Well Drained Loess Upland
Hydric soil rating: No

Othello, drained

Percent of map unit: 5 percent
Landscape: Coastal plains
Landform: Flats, Depressions, Swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Crosiadore

Percent of map unit: 5 percent
Landscape: Coastal plains
Landform: Shallow depressions, Flats
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

OtA—Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwn
Landscape: Coastal plains
Elevation: 0 to 100 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 46 to 68 degrees F
Frost-free period: 210 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Othello, drained, and similar soils: 48 percent
Othello, undrained, and similar soils: 28 percent
Minor components: 24 percent

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

Description of Othello, Drained

Setting

Landscape: Coastal plains
Landform: Flats, Depressions, Swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Btg - 9 to 29 inches: silt loam
2BCg - 29 to 34 inches: sandy loam
2Cg - 34 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: Rare
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Description of Othello, Undrained

Setting

Landscape: Coastal plains
Landform: Flats, Depressions, Swales, Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Oe - 0 to 2 inches: peat
A - 2 to 4 inches: silt loam
Eg - 4 to 10 inches: silt loam
Btg - 10 to 29 inches: silt loam
2BCg - 29 to 35 inches: sandy loam
2Cg - 35 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Minor Components

Crosiadore

Percent of map unit: 7 percent
Landscape: Coastal plains
Landform: Flats, Fluviomarine terraces, Depressions
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Mattapex

Percent of map unit: 7 percent
Landscape: Coastal plains
Landform: Flats, Depressions, Swales, Broad interstream divides
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Fallsington, undrained

Percent of map unit: 5 percent
Landscape: Coastal plains
Landform: Flats, Depressions, Swales, Drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Kentuck, undrained

Percent of map unit: 5 percent

Landscape: Coastal plains
Landform: Flats, Depressions, Swales
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

Up—Urban land

Map Unit Setting

National map unit symbol: 1vh0w
Landscape: Uplands
Elevation: 0 to 300 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Urban land: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Urban Land

Setting

Landscape: Uplands
Landform: Flats
Anthropogenic Feature: Urban land
Down-slope shape: Linear
Across-slope shape: Linear

Minor Components

Udorthents, loamy

Percent of map unit: 10 percent
Landscape: Coastal plain uplands
Landform: Broad interstream divides
Anthropogenic features: Fills
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

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TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

May 6, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, May 21, 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 Rauch Inc. (Applicant) has filed application 2026 - 1697 on behalf of Osprey Property Company II, LLC (Owner) to request sketch site plan approval for the development of a 64 unit multi-family residential building dedicated to senior and affordable housing. The Applicant is also seeking supplemental waivers from Section 28-1014.7.E.1.b, the minimum planting unit standards, Section 28-1014.6.B.1.a, the minimum quantity of street trees, and Section 28-1014.6.B.1, the minimum number of overall tree plantings required. The property is located at Port Street and Easton Parkway, also known as Tax Map 0015, Grid 0034, Parcel 0077, Lot 4, and is situated in the MXW – Mixed-Use Waterfront zoning district.

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 - May 6, 2026

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

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

DATE: MAY 14, 2026

SUBJECT: ANNUAL REPORT

The Commission may recall that the State Land Use Article requires us to complete an Annual Report. It needs to be approved by the Commission by June 30th of each year and it reports on various planning and development-related activities. The Maryland Department of Planning has developed templates for jurisdictions who approved less than or more than 50 residential units in the previous year. We approved 71, so we have to fill out the longer form this year.

I have started the Report but it is not finished. A copy of the work in progress is attached. The first two sections are complete (or nearly so). A couple of the remaining sections are not applicable to us so they will not need to be completed and much of the remaining work will simply involve filling in tables, the data for much of which Joe has provided me. I just need to accumulate and summarize, as appropriate.

This will be on your June Agenda for actual adoption. I am sharing with you now in the event there is anything you would like to add to the mandatory portions as reflected in MDPs template. MDPs have merely ensured that local jurisdictions satisfy the minimum requirements. We are certainly free to go above and beyond if you see value in doing so.

INSTRUCTIONS

Each Planning Commission/Board must approve an Annual Report for the reporting year CY2025 (January 1, 2025 - December 31, 2025), as required under §1-207(b) of the Land Use Article. In addition, the Annual Report shall be filed with the local legislative body and the Maryland Department of Planning (MDP), via email to david.dahlstrom@maryland.gov and cc: to mdp.planreview@maryland.gov. Hardcopy submissions to MDP are no longer required. For additional information and guidance on submissions to MDP, visit: https://planning.maryland.gov/Pages/OurWork/PBP/PlanSubmission/CompPlan.aspx

Legislative Changes for CY2025. A jurisdiction may use the attached template form, or any of the previous Annual Report forms. The Land Use Article requirements have not changed for CY2025. However, counties must use the Long Form for Counties as the template has been modified to address the **new (CY2025)** Title 20, Subsection 7, Local Government Article reporting requirements for code home rule counties, charter counties, and commission counties that collect development impact fees, surcharges, or excise taxes from development. These changes are included in the new **Section VII – County Collection and Expenditure of Development Impact Fees, Surcharges, or Excise Taxes**.

Section I- New Residential Permits, and Section II- Amendments and Growth-Related Changes, are required by all local jurisdictions.

Section III- Development Capacity Analysis, is required every three years by all jurisdictions.

Section IV- Locally Funded Agriculture Preservation, is required for counties only.

Section V – Measures and Indicators, is required for jurisdictions reporting more than 50 new residential permits in Section I. If new permit data is not available, MDP will accept new occupancy data, provided the jurisdiction describes this deviation in its submission.

Section VI- Adequate Public Facility Ordinances, is required every two years for jurisdictions with adopted Adequate Public Facility Ordinances (APFOs). Jurisdictions may delete this Section from their report if they have not adopted an APFO.

Section VII – Planning Survey Questions is optional.

Section I: New Residential Permits Issued (Inside and Outside the PFA)
(§1-208(c)(1)(i) and (c)(3)(ii))

(A) In *Table 1*, *New Residential Permits Issued (Inside and Outside the PFA*) below, enter the number of new residential building permits issued in CY2025. Enter 0 if no new residential building permits were issued in 2025.

Table 1: New Residential Permits Issued
Inside and Outside the Priority Funding Area (PFA)

Residential – Calendar Year 2025	PFA	Non - PFA	Total
New Residential Permits Issued	71	0	71

Note: *If new residential permit data is not available or tracked, jurisdictions are encouraged to begin a process to track the number of new residential permits approved. MDP will accept new residential occupancy permits as a substitute for new residential permits, provided that the jurisdiction represents the data as new occupancy permits, rather than new residential permits, in this template or other reporting form submitted to MDP. Similarly, if permitting data that specifies within and without of the PFA is not available, and the jurisdiction submits data related to a locally defined growth area, instead of PFAs, then the jurisdiction should consider a future process to track permits within the PFA. MDP will accept permit or occupancy data specific to a locally defined growth area, provided that the jurisdiction represents the data as such in this template or another reporting form submitted to MDP, rather than as PFA.*

Section II: Amendments and Growth Related Changes In Development Patterns (§1-207(c)(1) through (c)(4))

Note: Growth related changes in development patterns are changes in land use, zoning, transportation capacity improvements, new subdivisions, new schools or school additions, or changes to water and sewer service areas.

(A) Were any new comprehensive plan or plan elements adopted? If yes, briefly summarize what was adopted. Y ☐ N X

However, the Planning Commission made progress towards the adoption of a new Plan in 2025 and have in fact now adopted it and forwarded it to the Town Council for approval where that process is currently underway.

(B) Were there any amendments to zoning regulations or the zoning map? If yes, briefly summarize each amendment, include an updated zoning map, and/or GIS shapefile, if available. Y ☐ N X

Although the Planning Commission worked on two different sets of Zoning Amendments, they were not approved by the Town Council until their first meeting of Calendar Year 2026, and thus will be reported on in next year's Annual Report.

(C) Were there growth-related changes, including land use, annexations, zoning ordinance changes, new schools, changes in water or sewer service areas, municipal annexations that changed municipal or unincorporated area boundaries? If yes, describe or attach a map of the changes and/or GIS shapefile, and describe how they are consistent with internal, state, or adjoining jurisdiction plans.

Y ☐ N X

One Annexation request was reviewed by the Planning Commission, but the matter is currently pending before the Town Council. If approved, it will be reported on next year.

(D) If yes to municipal annexations, have copies of each adopted resolution been submitted to: Georgeanne Carter, Legislative Counsel Municipal Resolution Reposition Department of Legislative Services, 90 State Circle, Annapolis MD, 21401-1991 and copied to MDP's Daniel Mullinix (daniel.mullinix@maryland.gov) to expedite PFA status updates.

MDP would like to inform municipalities of 2025's Senate Bill (SB) 245 - Municipalities – Annexation Resolutions – Submission to the Department of Planning. This bill, effective October 1, 2025, requires municipalities to send a copy of the signed annexation resolution(s) to MDP within 10 days of when the resolution(s) take effect. This is an addition to the existing list of entities outlined in Section 4-414 of the Local Government Article. To meet this requirement, please send Daniel Mullinix a copy of the notification (daniel.mullinix@maryland.gov) transmitted to the Department of Legislative Services.

Y ☐ N ☐

(E) Did your jurisdiction identify and/or implement recommendations related to the following general planning topics, to improve the local planning and/or development process? Please select all that apply. Y ☐ N ☐

✓ Green Infrastructure	✓ Revitalization and Infill
✓ Zoning Reform	✓ Bike/Ped Planning
✓ Climate Change	✓ Commercial Redevelopment
✓ Affordable/Workforce Housing	✓ Sustainable Growth
✓ Equity	✓ Placemaking
✓ Resilience	☐ Aging Population
☐ Water/Air Quality	☐ Sensitive Area Preservation
☐ Water/Sewer Capacity	☐ Expedited Review for Preferred Projects
☐ Brownfield Remediation	

Please describe any other planning improvements identified or implemented in CY2025.

To a certain degree, all of these subject areas, and more, were addressed in 2025 in the form of our Comprehensive Plan. The ones selected are of particular importance in the Plan. Additionally, the work of the ad hoc Attainable Housing Task Force extensively studied issues

associated with housing affordability. Also, a number of Transportation-related issues (including elements of Placemaking) were addressed in an ongoing Complete Streets Study.

(B) Have all Planning (Commission/Board) and Board of Appeals members completed the Maryland Planning Commissioners Association (MPCA) training course?

Y X N ☐

Section III: Development Capacity Analysis (DCA)(§1-208(c)(1)(iii))

Note: MDP provides technical assistance to local governments in completing development capacity analyses. Please contact your MDP regional planner for more information.

(A) Has an updated DCA been submitted with your annual report or to MDP within the last three years? Y ☐ N ☐

1. If no, explain why not, such as, no substantial growth changes.

2. If yes, when was the last DCA submitted? Identify month and year:

Note: A DCA is not due if a comprehensive plan was updated in the past three years (CY2023-2025). MDP recommends that jurisdictions share DCAs with local school boards and facilities planners.

3. Was the DCA shared with the local school board facilities planner? Y ☐ N ☐

(B) Using the most current DCA available, provide the following data on capacity inside and outside the PFA in *Table 2, Residential Development Capacity (Inside and Outside the PFA)*:

Table 2: Residential Development Capacity (Inside and Outside the PFA)

Parcels & Lots w/ Residential Capacity	PFA	Non – PFA	Total
Residentially Zoned Acres w/ Capacity			
Residential Parcel & Lots w/Capacity			
Residential Capacity (Units)			

Section IV: (Locally) Funded Agricultural Land Preservation & Local Land Use Goal (Counties Only) (§1-208(C)(1)(iv and v))

N/A To Town of Easton

(A) How many acres were preserved using **local** agricultural land preservation funding? Enter 0 if no land was preserved using **local** funds. Enter the value of local program funds, if available.

Table 3: Locally Funded Agricultural Land Preservation*

Local Preservation Program Type	Acres	Value ($)
Example: Transfer of Development Rights		
Example: Building Lot Retirement		
Example: Land Purchase		
Example: Local Land Trust		
Example: Easement		
Example: Other		
Total		

**State funded agricultural land preservation acres and values are not required to be reported as state funding is documented. If including state funded land preservation, please separate the locally funded contributions and data, accordingly.*

(B) What is the county's established local land use percentage goal? This percentage should include land uses within PFAs, not including PFA comment areas %

(C) What is the timeframe for achieving the local land use percentage goal? Years.

(D) Has there been any progress in achieving the local land use percentage goal?

(E) What are the resources necessary (e.g. legislative actions (programs incentives), functional planning, and capital funding) for infrastructure inside the PFAs?

(F) What are the resources necessary (e.g. legislative actions (program incentives and zoning changes), preservation planning, and easement funding) for land preservation outside the PFAs?

Section V: Measures and Indicators (§1-208(c)(1))

Note: Measures and Indicators, Section V, is only required for jurisdictions issuing more than 50 new residential building permits in the reporting year, as reported in Table 1.

Table 4A: Amount of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non - PFA	Total
1.Total Units Approved on an Existing Lot			
2.Gross Acres of Existing Lots in Row 1			
3.Net Acres of Existing Lots in Row 1			
4.Total Minor Subdivisions Approved			
5.Total Minor Subdivision Lots Approved			
6.Total Residential Units Approved in Minor Subdivisions*			
7.Gross Acres of All Approved Minor Subdivisions			
8.Net Lot Area** in Acres of All Approved Minor Subdivisions			
9.Total Major Subdivisions Approved			
10.Total Major Subdivision Lots Approved			
11.Total Residential Units Approved in Major Subdivisions			
12.Gross Acres of All Approved Major Subdivisions			
13.Net Lot Area** in Acres of All Approved Major Subdivisions			
14.Total Residential Units Approved (Minor + Major Subdivisions + Existing Lots)			
15.Total Residential Units Constructed (CofO)			
16.Total Residential Units Demolished***			
17.Total Residential Units Reconstructed/Replaced***			

* The number of residential units may be greater than the number of lots if they include duplexes, triplexes. or multifamily

***Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.*
****Not required.*

Table 4B: Net Density of Residential Growth (Inside and Outside PFAs)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1.Total Units Approved in Development Plans			
2.Total Net Acres of Development Parcels in Row 1			
3.Total Net Acres of Existing Lots in Row 1			

**Net lot area is the sum of all developed lots, minus open spaces and right-of-way, other publicly dedicated land.*

Table 4C: Share of Residential Growth (Inside and Outside the PFA)

Residential – Calendar Year 2025	PFA	Non – PFA	Total
1.Total Units Approved on Existing Lots			
2.Gross Acres of Existing Lots in Row 1			
3.Net Acres of Existing Lots in Row 1			
4.Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans)			
5. % of Total Units (Approved Residential Units)	%	%	100%

Table 4D: Amount of Commercial Growth (Inside and Outside the PFA)

Commercial – Calendar Year 2025	PFA	Non - PFA	Total
Site Plans			
1.Total # of Commercial Site Plans Approved			
2.Gross Acres of All Approved Commercial Site Plans			
3.Gross Building Area Approved in Square Feet for Commercial Site Plans			
Building Permits			
5.Total Commercial Building Permits Issued			
6.Gross Building Area Constructed in Square Feet for issued Building Permits			
7.Number of residential units approved as part of a commercial site plan (mixed-use), if any. *Only applies to jurisdictions with at least 150,000 residents			

Section VI: Adequate Public Facility Ordinance (APFO) Restrictions (§7-104)
(Section VI is only required by jurisdictions with adopted APFOs)

N/A TO TOWN OF EASTON

Note: Jurisdictions with adopted APFOs must submit a biennial APFO report. The APFO report is due by July 1 of each even year and covers the reporting period for the previous two calendar years. APFO reports for CY2024 and CY2025 are due July 1, 2026. However, jurisdictions are encouraged to submit an APFO report on an annual basis. See MDP's new APFO website and 2025 NCSG APFO Report.

(A) Does your jurisdiction have an adopted APFO? Y ☐ N x

If No, skip this Section.

If Yes, continue to (B).

(B) What type of infrastructure is monitored and may trigger development approval restrictions or require a developer to address deficiencies? (List each for schools, roads, water, sewer, stormwater, health care, fire, police or solid waste.)

(C) Has APFO impacted development approvals within the PFA? Y ☐ N ☐

(D) If APFO has delayed, limited, or denied development, defined here as a "restriction":

1. Are there infrastructure or service facility deficiencies that have triggered denials of development requests, or held up development approvals? Y ☐ N ☐

Note: This does not include APFO required developer-funded projects, or phased development approvals due to APFO limitations, or APFO required study areas for approval.

2. Can the impact area of facility deficiencies/ development restrictions, which temporarily delay development approvals, be mapped? Y ☐ N ☐

(E) If yes for (C), where is each restriction located? (Identify on a map, including PFA boundary.)

1. Describe what is causing each restriction.

2. If applicable, what is the proposed resolution of each restriction?

3. If applicable, what is the estimated date to resolve each restriction?

(F) If a development restriction has been addressed, what was the resolution that lifted each restriction?

(G) If a development restriction has been addressed, when was each restriction lifted?

Section VII: Planning Survey Questions (Optional)

This information can help MDP and MDOT staff to identify potential pedestrian/bicycle projects and their funding.

(A) Does your jurisdiction have a bicycle and pedestrian plan? Y ☐ N ☐

1. Plan name
2. Date Completed (MM/DD/YR)
3. Has the plan been adopted? Y ☐ N ☐
4. Is the plan available online? Y ☐ N ☐
5. How often do you intend to update it? (Every ____ years)
6. Are existing and planned bicycle and pedestrian facilities mapped? Y ☐ N ☐

(B) Does your jurisdiction have a transportation functional plan in addition to a comprehensive plan? Y ☐ N ☐

1. Plan name
2. Date completed (MM/DD/YY)
3. Has the plan been adopted? Y ☐ N ☐
4. Is the plan available online? Y ☐ N ☐
5. How often do you intend to update it? (Every ____ years)

(C) Has your jurisdiction completed and submitted a five-year mid-cycle comprehensive plan implementation review report this year? Y ☐ N ☐

If yes, please include the 5-Year Report as an attachment.

Note: To find out if your jurisdiction is scheduled to submit this report, consult the Transition Schedule (Counties/Municipalities) section located at: https://planning.maryland.gov/pages/OurWork/compPlans/ten-year.aspx

END

Submitting Annual Reports and Technical Assistance

(Please do not return this form)

(A) Please sign, scan, and email a copy of the Annual Report to david.dahlstrom@maryland.gov and cc: to mdp.planreview@maryland.gov, or submit a link to report on the county's website.

(B) Annual reports should include a cover letter indicating that the planning commission has approved the annual report and acknowledges that a copy has been filed with the local legislative body. The cover letter should indicate a point of contact(s) if there are questions about the report. Before emailing the annual report:

1. Was the annual report approved by the planning commission/board?
   Y ☐ N ☐
2. Was the annual report filed with the local legislative body? Y ☐ N ☐
3. Does the cover letter:
   a. Acknowledge that the planning commission/board has approved the annual report?
      Y ☐ N ☐
   b. Acknowledge that the annual report has been filed with the local legislative body? Y ☐ N ☐
   c. Answer whether all members of the planning commission/board and board of appeals have completed a training course?
      Y ☐ N ☐

See https://planning.maryland.gov/Pages/YourPart/MPCA/pcbzacompleteded.aspx for a list of those who have completed the course).

See https://planning.maryland.gov/Pages/YourPart/EducationWelcome.aspx for the online training modules

   d. Indicate a point of contact(s)? Y ☐ N ☐

(C) If you need assistance to prepare or submit reports, MDP regional planners are available to assist. Contact information is found at: https://planning.maryland.gov/Pages/OurWork/PBP/local-gov-plng/local-planning-staff.aspx

(D) You may wish to send additional copies directly to your local school board facilities planner.

(E) Copies of this annual report worksheet, and links to legislation about annual report requirements can be found on the Maryland Department of Planning website: Planning.Maryland.gov/YourPart/SGGAnnualReport.shtml

(F) If you have any suggestions to improve this worksheet or any of the annual report materials, please list or contact David Dahlstrom at david.dahlstrom@maryland.gov.

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

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

DATE: MAY 11, 2026

SUBJECT: ACCESSORY DWELLING UNITS - ZONING CODE CHANGES REQUIRED

The Commission may recall that over the course of the past couple of years, the State of Maryland has been looking into the issue of Accessory Dwelling Units with an eye towards facilitating their use as one means to address the housing affordability issue in the State. This culminated with the passage of HB 1466 in the 2025 Legislative Session which imposes new requirements on local governments in terms of how ADUs are regulated.

You may also recall that about a month ago, I shared an email with you from Susie Hayward, that included as an attachment (and following this memo), an assessment prepared by ZoneCo, on behalf of the Maryland Association of Realtors of the degree to which the local jurisdiction's ADU regulations satisfied the new law. ZoneCo apparently prepared such an assessment for every local jurisdiction in MD. The attachment below is just Easton's assessment.

HB1466 requires local governments to amend their Zoning regulations to be consistent with the State Law by October 1, 2026. Hence, this memo. Based on the assessment provided, it would appear that we are largely compliant with the law, with a few exceptions. Those exceptions, that will need to be addressed through a Zoning Text Amendment, are as follows:

(1) ADUs must be permitted by right in every zoning district in which Single Family Detached homes are permitted by right. Our Zoning Code currently requires a Special Exception for ADUs in the A-1, R-7A, R-10A, and CB Zoning Districts. Single Family detached units are permitted by right in those same districts plus the R-10M. Thus, in

order to comply with this provision we will need to amend the Table of Permissible Uses (Table 2.1) as follows:

TABLE 2.1
TABLE OF PERMISSIBLE USES

USE		A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
1. RESIDENTIAL USES												
	Household Living											
101	Accessory Dwelling Unit *	~~SE~~ P	~~SE~~ P	~~SE~~ P	- P	~~SE~~ P	--	--	--	--	--	
106	Single Family Detached*	P	P	P	P	P	--	--	--	--	--	

(2) The analysis by ZoneCo suggests that our definition of ADU "partially" complies with State law. They suggest that "The accessory dwelling unit is also referred to as a "granny flat" in the ordinance. The size of detached ADU's is limited to 900 sq. ft. in the Supplemental Use Standards. *Recommend eliminating the term "granny flat" as adult children, distant relatives, friends, or anyone is eligible to occupy the ADU."*

The reference to Granny Flat is actually in the Supplemental Standards for the use. The necessary amendment would simply be the following:

1. ~~Granny Flat/~~Accessory Dwelling Unit (ADU)

    a. Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.

    b. One additional off-street parking space shall be provided for the ADU ~~granny flat~~.

    c. No more than one ~~granny flat~~ ADU may be created on any one lot under the terms of these provisions.

    d. The principal residence associated with the application for an ADU ~~granny flat~~ must be occupied by the owner of the property.

The analysis by ZoneCo suggests that these are the only revisions necessary to comply with the requirements of the legislation; however, they offer the following additional ***recommended*** changes (See Section B of the Assessment) to, presumably, be more accommodating of the use:

(3) **Owner Occupancy**

(a) **Recommendation:** Owner-occupancy should not be required for either the primary dwelling or the accessory dwelling.

(b) Easton Ordinance: The owner is required to occupy the primary dwelling unit per the ordinance Supplemental Use Standards. *Prefer no owner occupancy requirement, but if owner occupancy must be required, recommend allowing the owner to occupy either the primary dwelling or the ADU.*

(4) **Parking**

(a) Recommendation: Because of common space constraints and the additional cost, additional parking should not be required if the principal dwelling unit has sufficient off-street parking, or adequate additional on-street parking is available within walking distance (500 feet) of the lot containing the accessory dwelling. Also recommend staff-level authority to approve parking sufficiency.

(b) Easton Ordinance: One off-street parking space is required for an ADU in the Supplemental Use Standards. *Recommend that no parking be required for an ADU if there is adequate on street parking.*

(5) **Maximum Floor Area**

(a) Required per State Law: The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.

(b) Easton Ordinance: The maximum floor area is limited to 900 square feet. *Recommend increasing the minimum floor area to slightly larger – 1,200 sq. ft. for more flexible layout and room sizes, or changing the maximum floor area to comply with the State law for both attached and detached ADU's.*

(6) **# Bedrooms**

(a) Recommendation: No more than 2 bedrooms are permitted in an ADU. Limiting to no more than 2 bedrooms is appropriate given the recommendation to waive other requirements, such as off-street parking, impact fees, APFO compliance, separate water and sewer taps.

(b) Easton Ordinance: No maximum number of bedrooms specified. *Revise per the above recommendation.*

(7) **Front Door Access**

(a) Recommendation: An ADU should have a direct exterior access that is separate from the existing primary dwelling. Recommend that administrator has discretion to waive this requirement if the entrance

does not go into or through the primary dwelling unit

(b) Easton Ordinance: Exterior access is not mentioned. *Recommend adding a provision regarding Front Door Access.*

That is the list of required and recommended changes in order to comply with the new ADU law. That does not necessarily preclude you from going further if you so desire. For example, the Attainable Housing Task Force made suggestions relative to ADUs. In particular, the Final Report recommends the creation of "Junior ADUs" among the following suggestions in the Recommendation section of their Report:

> *Amend the Accessory Dwelling Unit requirements in the zoning ordinance to encourage more affordable housing units, aging-in-place, and caregiving.*

An Accessory Dwelling Unit (ADU) as defined in Easton zoning code is a second dwelling unit either within, or added to, an existing single-family detached dwelling or in a separate accessory structure on the same lot as the principal dwelling. An ADU is a complete, independent living facility with provisions for cooking, eating, sanitation, and sleeping. An ADU is permitted in the R-7A, R-10A, and CB zoning districts by Special Exception.
The Task Force recommended permitting a second Junior ADU unit on a property within single-family detached homes located in the R-7A and R-10A zoning districts. A Junior ADU would be no larger than 500 sq. ft. and located within the existing footprint of a home or attached garage with a separate entrance. No additional parking would be required for the Junior ADU. There would also be a reduced impact fee payment and an occupancy limit. A Junior ADU must have a sink, counter, and smaller appliances, but the bathroom could be shared within the main home; the owner must reside in the home. The Task Force did suggest working with Easton's Building Inspection Division on building code requirements and to assess whether it would be cost prohibitive for the homeowner based on those requirements.

The Task Force also recommended limiting the maximum size of a detached ADU to 800 sq. ft. and an attached ADU to 50% of the primary dwelling.

Lastly, the Task Force recommended permitting ADUs in non-residential spaces.

Any or all of these recommendations could be considered as part of the package of proposed ADU amendments to send to the Council. Alternatively, you could simply make the minimum revisions required to

comply with the State Law now, and subsequently forward additional recommendations to the Council.

ZONE CO
Better Codes Make Better Places

1502 Vine Street, 3rd Floor Cincinnati, Ohio 45202

March 6, 2026

Via Email: Lisa May <Lisa.May@mdrealtor.org>

Ms. Lisa May
Maryland Association of Realtors

RE: **Easton Accessory Dwelling Unit Ordinance**

Dear Ms. May,

On behalf of the Maryland Association of Realtors, ZoneCo has reviewed the Accessory Dwelling Unit ordinance provisions in Easton, Maryland. Easton Zoning regulations currently permit the construction of an attached or detached accessory dwelling on any property, under the umbrella of special exception accessory structures and supplemental uses. Accessory dwellings are not limited to occupancy by familial relationship, such as in-law apartments. Supplemental use standards require the property owner to reside in the primary dwelling unit on the property. Certain size and setback requirements must be met. A building permit is required. The Accessory Dwelling Unit ordinance has not been revised since the adoption of HB 1466.

Our review considers (A) how the ordinance complies with Maryland HB 1466 adopted in 2025, and (B) how the ordinance compares with recommended provisions by MD Realtors. We have also attached comments with the proposed Easton Ordinance.

(A) **Comparison with required provisions Maryland HB 1466 adopted in 2025.**

1. **<u>Allowed By Right</u>:**

a. **State Law Requires:** The state law requires that Accessory Dwellings be permitted by right within any zone that permits single-unit detached residential development.

b. **Easton Ordinance: DOES NOT COMPLY -** The Easton Table of Permissible Uses only allows ADU's by Special Exception within the A-1, R- 7A R-10A, and CB zoning districts. ADU's are not permitted by right in any zoning district. A special exception requires a public hearing, and therefore does not comply with the requirement that an ADU is permitted by right. *Amend the Easton ordinance to comply with the state law, allowing ADU's by right in any district that allows single unit detached residential development. NOTE: The*

definition of "Dwelling Unit" indicates an ADU is permitted by-right – the conflict between the ordinance provisions should be cleared up, to allow ADU's by-right.

2. **No Density or Growth Restrictions:**

   a. **State Law Requires:** A local jurisdiction may not regulate or restrict ADU's using residential density restrictions or residential growth limitation measures.

   b. **Easton Ordinance: COMPLIES** - The Ordinance treat ADU's as accessory structures with no APFO requirements.

3. **Must Comply with Safety & Building Codes:**

   a. **State Law Requires:** Must provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes.

   b. **Easton Ordinance: COMPLIES** - The existing ordinance does not exempt ADU's from meeting all applicable building construction codes.

4. **Setbacks Same As Accessory Use Setbacks**

   a. **State Law Requires:** May not require side or rear yard setbacks that are greater than the side and rear yard setbacks for accessory structures in the applicable zoning district. Also note: In determining setbacks for detached ADUs, many jurisdictions have used five feet as the minimum separation between the ADU structure and the property line so that the accessory dwelling structure does not have to meet building code standard fire-resistance rating requirements. Also, a five-foot setback option allows for more windows and flexibility in window placement.

   b. **Easton Ordinance: COMPLIES**: The setback requirements for Accessory Dwelling Units are the same as "Accessory Structures", except for parcels located within the Easton Chesapeake Bay Critical Area Overlay district, which has its own standards for ADU's.

5. **ADU Definition**

   a. **State Law Requires:** The bill defines an ADU as a secondary dwelling unit that is:

      (1) on the same lot, parcel, or tract as a primary single-family detached dwelling unit and

      (2) not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.

   b. **Easton Ordinance: PARTIALLY COMPLIES** – Easton's ADU definition is as follows:

Accessory Dwelling Unit - A second dwelling unit either in or added to an existing single family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, and sleeping. Such a dwelling is clearly accessory to the use of the main or principal dwelling.

The accessory dwelling unit is also referred to as a "granny flat" in the ordinance. The size of detached ADU's is limited to 900 sq. ft. in the Supplemental Use Standards. *Recommend eliminating the term "granny flat" as adult children, distant relatives, friends, or anyone is eligible to occupy the ADU.*

(B) **Comparison of Easton Ordinance with recommended ADU ordinance elements.**

1. **Owner Occupancy**

   a. **Recommendation:** Owner-occupancy should not required for either the primary dwelling or the accessory dwelling.

   b. Easton Ordinance: The owner is required to occupy the primary dwelling unit per the ordinance Supplemental Use Standards. *Prefer no owner occupancy requirement, but if owner occupancy must be required, recommend allowing the owner to occupy either the primary dwelling or the ADU.*

2. **Parking**

   a. **Recommendation:** Because of common space constraints and the additional cost, additional parking should not be required if the principal dwelling unit has sufficient off-street parking, or adequate additional on-street parking is available within walking distance (500 feet) of the lot containing the accessory dwelling. Also recommend staff-level authority to approve parking sufficiency.

   b. Easton Ordinance: One off-street parking space is required for an ADU in the Supplemental Use Standards. *Recommend that no parking be required for an ADU if there is adequate on street parking.*

3. **Minimum Floor Area**

   a. **Recommendation:** No minimum floor area should be required. If a minimum floor area is required, it should be no less than 400 sq. ft. to permit a studio apartment.

   b. Easton Ordinance: No minimum floor area specified. *No change recommended.*

4. **Maximum Floor Area**

   a. **Required per State Law:** The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.

   b. **Easton Ordinance:** The maximum floor area is limited to 900 square feet. *Recommend increasing the minimum floor area to slightly larger – 1,200 sq. ft. for more flexible layout and room sizes, or changing the maximum floor area to comply with the State law for both attached and detached ADU's.*

5. **# Bedrooms**

   a. **Recommendation:** No more than 2 bedrooms are permitted in an ADU. Limiting to no more than 2 bedrooms is appropriate given the recommendation to waive other requirements, such as off-street parking, impact fees, APFO compliance, separate water and sewer taps.

   b. **Easton Ordinance:** No maximum number of bedrooms specified. *Revise per the above recommendation.*

6. **Definitions for ADU Types** (for example: Attached ADU, Detached ADU, Internal ADU)

   a. **Recommendation:** These definitions are optional**.** Definitions may or may not be needed depending on other criteria imposed. For example, if setback requirements vary depending on whether an accessory dwelling is attached or detached, then definitions are needed.

   b. **Easton Ordinance:** Easton provides one definition that encompasses both attached and detached ADU's. *No change recommended.*

7. **Approval Process**

   a. **Recommendation:** Strongly recommend that an ADU that meets all zoning criteria can be approved by staff without a public hearing.

   b. **Easton Ordinance:** ADU's are required to obtain a Special Exceptions per the Use Table (but the definition of Dwelling Unit implies and ADU is permitted by right). *To comply with the state law, the Easton ordinance needs to be changed so that approval of the ADU is clearly permitted by right if the ADU meets other zoning ordinance requirements.*

8. **Vehicular Access (**for example, access off public street vs. alley**)**

   a. **Recommendation:** Recommend not specifying the vehicular access for the accessory dwelling, and allow staff-level review and approval of adequate vehicular access. The State law allows, but does not require, a local

jurisdiction to prohibit conversion of an accessory structure to an accessory dwelling if the only vehicular access is an alley.

b. Easton Ordinance: The type of vehicular access is not specified. *No change recommended.*

9. **Front Door Access**

a. **Recommendation:** An ADU should have a direct exterior access that is separate from the existing primary dwelling. Recommend that administrator has discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit

b. Easton Ordinance: Exterior access is not mentioned. *Recommend adding a provision regarding Front Door Access.*

10. **Non-conforming lots**

a. **Recommendation:** To allow flexibility for an accessory dwelling on an existing lot of record with a non-conforming lot size and/or a non-conforming setback, allow an accessory dwelling so long as the ADU does not increase the non-conforming condition.

b. Easton Ordinance: Easton generally allows for use of older non-conforming lots by right. Because ADU's are classified as an accessory structure, a non-conforming lot size would not prevent development of an ADU so long as the setback requirements are met. *No change recommended.*

11. **Short-Term Rentals**

a. Recommendation: No short-term rental restrictions

b. Easton Ordinance: Easton does not prohibit short-term rental of ADU's. The town requires operators of short-term rentals to obtain a rental license. *No change recommended.*

12. **APFO & Impact Fees**

a. **Recommendation:** An ADU should not have to comply with the APFO Ordinance. Due to their small size, ADU's have not had noticeable impacts on public facilities.

b. Easton Ordinance: An ADU is considered an accessory structure and does not have to comply with APFO and Impact Fee requirements. *No change recommended.*

(C) Building Code Issues. Most construction standards and utility requirements, such as fire sprinkler systems, and water and sewer service, are typically addressed in each jurisdiction's building or health and safety codes. These issues are typically not regulated in zoning code ordinances. In some cases, the construction standards are mandated by state law. You should be aware that certain building code requirements can add significantly to the cost of constructing an ADU, to the point that adding an ADU may become cost-prohibitive for some homeowners. The following issues can have significant impact on the cost of constructing an ADU.

13. **Fire Sprinkler Systems:** By current State law, ADU's are generally not required to have sprinkler systems if they are created within existing dwellings that do not have sprinkler systems. However, Maryland requires sprinkler systems to be installed in all ***newly constructed*** single-family and two-family dwellings, including ADU's.

    Maryland Building Performance Standards Regulations, Md. Code Ann. §9.12.51.05(B)(1)(d).

14. **Well & Septic:** To encourage ADU development, an ADU should be permitted to connect to the well and septic system for the primary dwelling unit if adequate capacity exists. Typically well and septic systems are regulated by the local health department. If local health departments require a separate system, we recommend that local jurisdictions should change their policy to allow joint use of existing sell and septic systems where physically possible.

15. **Public Water & Sewer:** To encourage ADU development, wherever physically possible, an ADU should be permitted to be serviced by the same public water and sewer lines as the principal dwelling unit to unnecessary expense including additional tap fees, which can be very expensive.

(C) Summary recommendations for an ADU Ordinance for Easton. Many provisions of the existing accessory dwelling provisions comply with the new state law and best practices. A few aspects of the Easton ADU ordinance should be revised as follows:

1. **Maximum Size:** The maximum size of an ADU, whether attached or detached, should be revised to comply with the state law, that an ADU can be "no greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit," or recommend increasing the maximum size to 1,200 sq. ft. for more flexibility in layout and room sizes.
2. **Owner Occupancy:** Recommend allowing the owner to occupy either the primary dwelling or the ADU.
3. **By-right Approval:** Amend the Easton ordinance to comply with the state law, allowing ADU's by right in any district that allows single unit detached residential development.
4. **Parking:** Recommend that no additional parking be required if there is adequate on street parking.

5. **Guide for Applicants:** We recommend developing an Accessory Dwelling Unit Fact Sheet that includes all zoning and other permit requirements in one place, as zoning requirements and other information on building and environmental permits and fees can be scattered throughout the city code.

Thank you for the opportunity to review the local ordinance. Please feel free to reach out if you have any questions.

Sincerely,

Teresa Bamberger

Teresa Bamberger

Encl. Easton ADU Definition

Easton ADU Supplemental Use Standards
Easton ADU Use Standards
Easton Rental License Application
ADU Guide for Local Jurisdictions1

2. Or means that the connected items, conditions, provisions, or events apply separately or in any combination.

3. Either/or means that the connected items, conditions, provisions or events shall apply separately but not in combination.

I. The word includes does not limit a term to the specified examples, but is intended to extend the term's meaning to all other instances or circumstances of like kind or character.

SECTION 28 – 114 DEFINITIONS

In this Code, the following specific terms are used as defined unless otherwise apparent from the context. Any term not defined below shall be deemed to have the definition ascribed to it in the most recent edition of the Oxford English Dictionary.

Abutting – Having property or zoning lines in common.

Accessory Use or Structure - A structure or use that: a) is clearly incidental to and customarily found in connection with a principal building or use; b) is subordinate to and

serves a principal building or a principal use; c) is subordinate in area, extent, or purpose to the principal building or principal use served; d) contributes to the comfort, convenience, or necessity of occupants, business, or industry in the principal building or principal use served; and e) is located on the same lot as the principal building or use served.

Accessory Dwelling Unit - A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the principal dwelling, for use as a complete, independent living facility with provision within the accessory unit for cooking, eating, sanitation, and sleeping. Such a dwelling is clearly accessory to the use of the main or principal dwelling.

Addition – Newly constructed area that increases the size of a structure.

Adjacent – A property abutting or directly across a street, highway, road, alley, watercourse or right-of-way.

Adult Day Care Center – A nonresidential center that:

a. Serves the elderly, medically handicapped adults, or victims of Alzheimer's disease and related disorders;
b. Meets the definitions in Health-General Article, § 14-201(b) or § 14-301(b), Annotated Code of Maryland; and

Supplemental Use Standards

The following supplemental use standards apply to the permitted uses listed in the "Supplemental Uses" table above and shall apply when the permitted use is allowed in the underlying zoning district.

Accessory Dwelling Unit (1.10)

(1) If a permitted use in the underlying zoning district, one additional dwelling unit (accessory dwelling unit) as part of a primary dwelling unit may be permitted in the RCA provided the additional dwelling unit is served by the same sewage disposal system as the primary dwelling unit and:

(a) Is located within the primary dwelling unit or its entire perimeter is within 100 feet of the primary dwelling unit and does not exceed 900 square feet in total enclosed areas; or

(b) Is located within the primary dwelling unit and does not increase the amount of lot coverage already attributed to the primary dwelling unit.

(2) An additional dwelling unit meeting all of the provisions of this section may not be subdivided or conveyed separately from the primary dwelling unit; and

(3) The provisions of this section may not be construed to authorize the granting of a variance, unless the variance is granted in accordance with the variance provisions contained herein.

Existing institutional uses (2.10)

(1) Existing institutional facilities, including those that directly support agriculture, forestry, aquaculture or residential development shall be allowed in R CAs.

(2) Expansion of existing institutional facilities and uses in the R CA shall be subject to the non-conforming use provisions of this Chapter and the Grandfathering provisions in Part 8 and may require Growth Allocation.

New institutional uses (2.20)

(1) New institutional facilities and uses, except those specifically listed shall not be

location and nature of which shall be indicated on plans necessary for site plan or building permit approval. 3

SECTION 28 – 1007 SUPPLEMENTAL USE STANDARDS

Certain uses may be permitted in the various zoning districts subject to specific development and/or performance standards as specified by this Ordinance and as determined by the Planner, the Town Engineer, the Board of Zoning Appeals, the Planning and Zoning Commission, and/or the Town Council. In instances where a standard references Planning and Zoning Commission approval, but where Planning and Zoning Commission review is not otherwise required, said approval authority shall be deemed to be vested in the Town Planner. Supplemental standards apply to traditional or planned developments. However, in planned developments, the Town Council may approve alternate methods of complying with any of these supplemental standards during the appropriate review process. These standards include:

28 _ 1007.1 RESIDENTIAL USES

1. Specific residential uses listed below shall be subject to the following:

    1. Agriculture

        a. All accessory structures, and pens for the raising of poultry or livestock (except pastures) for commercial purposes shall be located at least two hundred (200) feet from any lot line. When otherwise permitted, the keeping of livestock or poultry as pets or primarily for the needs of the residents of the principal structure on a lot, any accessory structure associated with such livestock or poultry shall adhere to the applicable setback for principal structures in the Zoning District.

    2. Bed and Breakfast

        a. Any structure used as a Bed and Breakfast operation must meet all applicable fire, safety and health codes and regulations.

        b. Each Bed and Breakfast establishment must provide two (2) parking spaces plus one (1) additional space for each room which may be provided. The parking spaces are to be located on the property in such a manner as to minimize any adverse impact upon the appearance of the property and to minimize the destruction of shrubs and trees readily visible from a public way. In granting a Special Exception for a Bed and Breakfast establishment, the Board of

Appeals shall specify appropriate buffers to separate parking areas from adjoining residential properties.

c. The structure in which the Bed and Breakfast operation takes place shall be the principal residence of the owner of the property, or an outbuilding located on the same property provided said outbuilding satisfies all Building, Fire, and Safety Codes and Regulations for use in this manner.

d. Meals for guests shall be limited to breakfast provided in an area of the dwelling generally utilized by the resident family for the consumption of food.

e. No person shall be a guest in a bed and breakfast operation for more than 15 consecutive nights.

3. Cottage Food Business.

a. Cottage Food businesses shall operate in accordance with the standards and requirements of the State of Maryland as established in COMAR 10.15.03.02, 10.15.03.27

4. Day Care Facility, Family

a. Applicant shall meet the requirements of the Office of Child Care Licensing and Regulation in the Department of Human Resources of the State of Maryland, or its successor agency for Family Day Care, including limits on the age of children, overall number of children permitted, and requirements for outdoor recreation area.

b. The Town Planner/Board of Zoning Appeals may prescribe specific conditions determined necessary to minimize effects of use on neighboring properties given identification of concerns specific to a particular site.

c. All such uses shall be located so as to permit the safe pickup and delivery of all persons on this site.

d. This use shall be treated as an outright permitted use unless either of the following circumstances occurs:

1. A Public Hearing is requested within seven (7) days of the posting of the property with a Town-provided sign and the

placement of an advertisement concerning the application in a newspaper of general circulation in the Town of Easton and on the Town's website; or

2. The Town Planner recommends denial of the application.

In the event that either 1 or 2 above occurs, the application shall be treated as a Special Exception and shall proceed in accordance with the standards applying thereto as specified in Article XIII, Section 28 _

1303.5.B. 10

5. Garage or Yard Sales

a. In any district which permits yard or garage sales, each lot shall be allowed to conduct no more than three (3) yard or garage sales events in any one (1) calendar year. A yard or garage sales event shall have a maximum duration of one (1) day. Each consecutive day that a yard or garage sale extends shall constitute a separate event.

b. Signs shall be permitted under the provisions governing Temporary signs.

6. Garage, Private or Shed

a. Detached garages or sheds may be located outside the building envelope. They must meet side setback requirements except for sheds that do not exceed ten feet in height which may be located in side yards within three feet of the property line. They may not be constructed in any front yard, except in the case of through lots in which case they may be constructed in the non-access front yard.

b. Any garage, shed, or parking stall shall be setback a minimum of 15 feet from the centerline of any alley, if there is not an alley in the rear of the property the required setback is zero

feet. 36

c. Detached garages or sheds, together with a swimming pool (if one is present), may occupy no more than 50% of the rear yard area.

7. Granny Flat/Accessory Dwelling Unit

Applicant shall have or obtain a Town of Easton Rental Housing License for the rental unit.

b. One additional off-street parking space shall be provided for the granny flat.

c. No more than one granny flat may be created on any one lot under the terms of these provisions.

d. The principal residence associated with the application for a granny flat must be occupied by the owner of the property.

8. Halfway/Recovery Houses

a. All Halfway/Recovery House subtypes (Small Halfway House, Large Halfway House, and Recovery Residences) shall comply and maintain compliance with all applicable State Regulations and Licensing Requirements.

9. Homeless Shelter

a. The proposed homeless shelter must comply with all applicable building, fire and safety and health codes and regulations.

b. Residents of the homeless shelter may be referred to the facility by the Talbot County Department of Social Services or local law enforcement officials, or other local service agencies.

10. Home Occupations

a.

b.

The applicant shall demonstrate that the occupation will be conducted within the dwelling or accessory building and is clearly secondary to the use of the dwelling for residential purposes. There shall be no external evidence of business activity including inordinate vehicular traffic, outside storage, noise, dust, fumes, flammable materials, or other nuisances emitting from the premises. No more than one ordinary vehicle per permitted home occupation, which contain a sign or logo, may be maintained on the premises, provided said vehicle is used in the daily operation of the business. Not permitted, however, are vehicles other than those customarily found in a residential neighborhood (i.e. cars, pick-ups, mini-vans, Sport Utility Vehicles).

All employees shall be residents except that one full-time non-resident employee may be on the premises if approved by the Board

Town of

Easton

410-822-2525

Please Print

APPLICATION FOR RENTAL LICENSE

Circle One
RENEWAL or
NEW LICENSE

Rental Legal Address		**Total Number of Buildings**	**Total Number of Units**
	Easton, Maryland 21601		

	Name(s)	**Address**	**Telephone Number**
Property Owner			**Email Address**

Rental Information	**Within Historic District** ☐ Yes ☐ No	**Type of Rental Unit** ☐ Single Family Dwelling ☐ Two Family Dwelling (Duplex) ☐ Multi-Family Dwelling	**Property Management / Agent** ☐ On-Site ☐ Off-Site ☐ Not Applicable

	Name(s)	**Address**	**Telephone Numbers**
Property Management Agent			**Email Address**

If there is more than one rental building or unit at the above address, describe below the method used for building and unit identification.

The applicant understands that by making this application: (1) The above property shall be subject to the Town of Easton's Rental Housing Licensing and shall be subject to periodic inspections by the Code Enforcement Office to determine compliance with the applicable building code, property maintenance code or minimum livability code within the Town Code. (2) The Town will provide me and/or the tenant with at least 5 days notice prior to any interior inspection, and will accommodate reasonable scheduling modification, unless the inspection is necessary to prevent or resolve an emergency. (3) If an inspection is canceled for any reason after an agreed time, by the property owner or owner's agent, a $50.00 re-inspection fee may be imposed. (4) In the event that the tenant does not consent to such an inspection or access on the agreed time, the Code Enforcement Office may apply to a Judge of the District Court or Circuit Court for Talbot County for an administrative search warrant to enter the property to conduct any inspection required by law. (5) That the information contained in the application is in compliance with all applicable covenants and or deed restrictions.

The applicant further agrees that if a license is issued to: (1) Provide contact information for the tenants; (2) Cooperate with such inspections by providing access to the property at an agreed time; (3) Assure that a property owner, owner's agent, or tenant over the age of 18 be present during the inspection; (4) Effective January 1st 2015 dwellings constructed prior to 1978 will need an inspection certificate for Lead Poisoning Prevention from Maryland Department of the Environment.

_____ _____

Owner/Agent

Date

Office Use Only

Number of Units: _____x $50.00 / Unit / Year	**Total: $ _____**	☐ **Cash** ☐ **Check No. _____**
Received by: _____	**Date: _____**	**Data Input By: _____**

ACCESSORY DWELLING UNITS

A Guide for Local Implementation of Maryland 2025 HB 1466, SB 891

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Sponsored by:

Maryland REALTORS®

Summary of Maryland Accessory Dwelling Legislation

PURPOSE: The 2025 legislation seeks to address Maryland's estimated 96,000 housing unit shortage and housing affordability crisis by requiring local jurisdictions to adopt local laws allowing accessory dwellings. (Ref: Maryland House Bill 1466/Senate Bill 891, Effective October 1, 2025.)

ADOPTION DATE: Each legislative body of a local jurisdiction (county or municipality) must adopt – by October 1, 2026 – a local law authorizing the development of accessory dwellings ("ADU's") in accordance with the bill.

The bill defines an ADU as:

> *"A secondary dwelling unit that is:*
>
> - *on the same lot, parcel, or tract as a primary single-family detached dwelling unit and*
> - *not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit. "*

An ADU includes a structure that is within, separate from, or attached as an addition to, the primary detached dwelling structure.



ACCESSORY DWELLING UNIT PROVISIONS TO BE ADDRESSED BY LOCAL ZONING CODES:

A local law adopted under the bill *MUST*:

provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions;

exclude the development of an ADU from the calculation of density and application of any residential growth limitation measures; and

- not establish setback requirements that exceed the existing accessory structure setback requirements from the side and rear lot lines.

A local law adopted under the bill *MAY*:

- establish standards for ADU safety;
- prohibit the full or partial conversion of an accessory structure as an ADU if the only vehicular access to the accessory structure is from an alley; and
- establish additional off-street parking requirements (provided a parking study is completed and a waiver process is established) that consider, among other things, the cost to construct off-street parking, and whether sufficient curb area exists along the front line of the property to accommodate on-street parking.

Restrictions on Use: A restriction on use (*for example* HOA bylaws or rules, a condition in a deed, a contract, or a security instrument) may not impose or act to impose an unreasonable limitation on the ability of the property owner to develop or offer for rent an ADU.

An unreasonable limitation:

(1) includes a limitation that prohibits, either explicitly or by effect of the restrictions, the development of an ADU and

(2) does not include a limitation on the short-term rental of an ADU.

Homeowners Association Voting and Assessments: The bill authorizes the governing body of an HOA to treat an ADU as a separate lot for purposes of voting on HOA matters and levying assessments.

Recommended Model ADU Ordinance

ORDINANCE NO. _____

AN ORDINANCE OF _____(*name of jurisdiction*)_____ TO ALLOW AN ACCESSORY DWELLING ON LOT OF RECORD IN ANY ZONE THAT ALLOWS A DETACHED SINGLE-UNIT DWELLING

WHEREAS, our community is experiencing a lack of housing, resulting in families and households of middle and moderate incomes finding housing prices and rents to be unaffordable; *and*

WHEREAS, our community has also determined that the housing crisis is creating difficulties for employers hoping to attract new employees to our community; *and*

WHEREAS, our community has also determined that the housing crisis is impacting the well- being of our residents, particularly lower-income and middle-income earners; *and*

WHEREAS, accessory dwellings offer a way to provide compact, relatively affordable housing in established neighborhoods with minimal impact to infrastructure and to supply new housing opportunities without added dispersed low-density housing; *and*

WHEREAS, accessory dwelling units provide families with options for intergenerational living arrangements that enable child or elder care and aging in place, and accessory dwelling units enable seniors to downsize, move into accessible units, or live with family or a caregiver while remaining in their communities; *and*

WHEREAS, accessory dwelling units can provide rental income to help a variety of residents, such as older homeowners on fixed incomes, first-time homebuyers, and low- and moderate-income homeowners; *and*

WHEREAS, our community can benefit from the creation of accessory dwellings on residential properties, which can provide employee housing, more affordable housing, housing for the aging, housing for young adults, and housing for multi-generational households on the same lot.

NOW, THEREFORE, based upon the foregoing, be it hereby ordered by the _____ _____(*town council/county commissioners*)_____ that the Zoning Code for _____(*name of jurisdiction*)___ be amended to allow Accessory Dwellings as follows:

(Insert Zoning Code Section/Chapter Reference Number)

Definitions:

Accessory Dwelling. A second dwelling that is: (1) located on the same lot, parcel, or tract as a primary dwelling, and (2) has a gross floor area not greater than 75% of the size of the primary dwelling, and (3) is subordinate in use to the primary dwelling.

Primary Dwelling. A single-unit detached dwelling that is the principal structure on a single lot of record, and is the larger of the dwellings if there is an accessory dwelling located on the same lot.

"Accessory dwelling."
(Insert Zoning Code Section/Chapter Reference Number)

An accessory dwelling is a permitted use in any zone that permits a primary dwelling as a principal use, subject to the following conditions:

A. The Zoning Administrator shall review all applications for an accessory dwelling and may approve such applications upon finding that the proposed accessory dwelling substantially complies with these conditions.

B. A maximum of one accessory dwelling may be established on any lot with a primary dwelling as a principal use.

C. The floor area of any accessory dwelling may be no more than 75% of the gross floor area of the principal dwelling. The calculation of the accessory dwelling floor area shall not include loft or attic space used solely for storage.

D. An accessory dwelling shall contain no more than 2 bedrooms.

E. An accessory dwelling shall not count as a dwelling unit for purposes of calculating housing density.

F. An accessory dwelling shall meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions.

G. An accessory dwelling is not required to comply with Adequate Public Facilities Ordinance requirements related to schools.

H. An accessory dwelling may be established within a principal dwelling or within an accessory structure, and shall maintain the following setbacks:

1. An accessory dwelling located within a principal dwelling, or attached to a principal dwelling along a common wall, must comply with building setbacks applicable to the principal dwelling.

2. An accessory dwelling that is not attached to the principal dwelling must comply with applicable accessory structure setbacks of the zoning district, however, in no case shall an accessory dwelling be setback from any property line less than 5 feet.

3. Mechanical equipment for an accessory dwelling may project into the required building setback.

I. Each accessory dwelling shall have its own separate exterior door providing ingress and egress.

J. An accessory dwelling must have the same street address (house number) as the primary dwelling.

K. Both the accessory dwelling and the principal dwelling shall be located on one lot in common ownership.

L. An accessory dwelling must be permanently attached to a foundation, or within a structure that is permanently attached to a foundation.

M. Parking.

1. No additional parking space is required for the accessory dwelling if it is created on a site with an existing house and on-street parking is permitted and adequate.

2. One additional parking space located on or within 100 feet of the lot is required for the accessory dwelling: 1) when none of the roadways in abutting streets can accommodate on-street parking; or 2) when the accessory dwelling unit is created at the same time as the principal dwelling.

N. An accessory dwelling is allowed on an existing lot of record with a non-

conforming lot size and/or a non-conforming setback if the accessory dwelling does not increase the non-conforming setback.

ADU Ordinance - Required Provisions

Required Provisions	**Allowed By Right**	• **Allow Accessory Dwellings by right within any zone that permits single-unit detached residential development** *Comment*: ADU's must be allowed on lots with *detached* single-family dwelling units. Some jurisdictions may want to consider allowing ADU's with attached (townhome), and duplex units, where adequate vehicular access and parking can be provided.
	No Density or Growth Restrictions	• **A local jurisdiction may <u>not</u> regulate or restrict ADU's using:** ○ **Residential density restrictions. (**For example, an accessory dwelling on a lot with a primary dwelling unit, shall ***<u>not</u>*** count as a dwelling unit for purposes of calculating housing density.) ○ **Residential growth limitation measures** *Comment*: An accessory dwelling is treated as an allowable accessory use or structure, associated with the primary residential structure.
	Must Comply with Safety & Building Codes	• **Must provide for construction of ADUs that meet public health, safety, and welfare standards, including relevant building codes and adequate public facilities provisions.**
	Setbacks Same As Accessory Use Setbacks	• **May not require side or rear yard setbacks that are greater than the side and rear yard setbacks for accessory structures in the applicable zoning district.** *Comment*: In determining setbacks for detached ADUs, many jurisdictions have used five feet as the minimum separation between the ADU structure and the property line so that the accessory dwelling structure does not have to meet building code standard fire-resistance rating requirements. Also, a five-foot setback option allows for more windows and flexibility in window placement.
	ADU Definition	**An "Accessory Dwelling Unit" (ADU) is a secondary dwelling unit that is:** **(1) on the same lot, parcel, or tract as a primary single-family detached dwelling unit, and** **(2) has a gross floor area not greater than 75% of the size of the primary single-family detached dwelling unit.** **(3) is subordinate in use to the primary single-family detached dwelling unit.** *Comment*: Definition is from *MD 2024 HB 1466/SB 891*

ADU Ordinance - Optional Provisions

Optional Provisions	**Owner Occupancy**	**Options:** ✓ **Owner-occupancy is not required for either the primary dwelling or the accessory dwelling *(Recommended)*** ☐ **Primary dwelling must be owner-occupied** ☐ **Either the primary dwelling or the accessory dwelling must be owner-occupied** *Comment*: **PRO's:** Owner-occupancy requirements are thought to ensure that property is better maintained and that the occupants are not disruptive to the neighborhood. An owner-occupancy requirement may be necessary to get local support. **CON's**: An owner-occupancy requirement will reduce the number of accessory dwellings constructed, can be difficult to track and enforce, and may hinder resale and financing. Owner-occupancy requirements will deter some homeowners from constructing accessory dwellings because it will reduce the pool of potential future buyers. If the homeowners were to move, they would not have the option of leasing the ADU and their primary residence to separate tenants. New lending rules from the Federal Housing Administration allow mortgage borrowers to qualify in part based on income generated by renting out an ADU only if it can be rented without restriction.[i] ***Owner-occupancy compromise:*** Colorado had required owner occupancy only at the time of permitting. This provision aimed to deter investor speculation while protecting owners from being unable to rent their properties if circumstances change after permitting or construction. Note that Colorado recently eliminated any owner-occupancy requirement.
	Parking	**Options:** ✓ **Additional parking is not required if the principal dwelling unit has sufficient off-street parking, or adequate additional on-street parking is available within walking distance (500 feet) of the lot containing the accessory dwelling. *(Recommended)*** ☐ **One off-street parking space is required for an ADU** ☐ **One off-street parking space is required for each bedroom** *Comment*: The cost and/or difficulty of complying with additional parking requirements for an ADU on an existing lot can often make the ADU cost prohibitive or physically impossible. Parking requirements should be as minimal as necessary to encourage ADU development. Recommend parking adequacy be staff-level review and approval.

Optional Provisions	**Minimum Floor Area**	**Options:** ☑ **No minimum floor area** ***(Recommended)*** ☐ **Specify minimum floor area** *Comment*: A minimum floor area can impose undue restrictions. A min. floor area of 800 sq. ft. would prevent a studio apartment above a 2-car garage, which could be as small as 400 sq. ft. Recommend no minimum floor area requirement, or alternatively a 400 sq. ft. min. floor area requirement.
	Maximum Floor Area	**Options:** ☑ **Not greater than 75% of the gross floor area of the primary dwelling unit (per State law)** ***(Recommended)*** ☐ A jurisdiction may set a maximum floor area that is less than 75%. For example, Carroll County requires that an ADU shall have no more than 800 square feet of livable floor area or one-third of the total livable floor area of the principal dwelling unit, whichever is greater. *Comment*: A maximum floor area ensures the ADU is truly a subordinate or accessory use to the primary home.
	Bedrooms	**Options:** ☑ **No more than 2 bedrooms are permitted in an ADU** ***(Recommended)*** ☐ **Only 1 bedroom is permitted in an ADU** *Comment*: The number of bedrooms permitted may vary depending on minimum or maximum floor area permitted. Most jurisdictions permit no more than 2 bedrooms, to ensure the ADU is truly a subordinate or accessory use to the primary home. Also, limiting to no more than 2 bedrooms is appropriate given the recommendation to waive other requirements, such as off-street parking, impact fees, APFO compliance, separate water and sewer taps.
	Definitions for ADU Types	☐ **Attached ADU** ☐ **Internal ADU** ☐ **Detached ADU** *Comment*: These definitions may or may not be needed depending on other criteria imposed. For example, if setback requirements vary depending on whether an accessory dwelling is attached or detached, then definitions will be needed.

Optional Provisions	**Approval Process**	✓ **An ADU that meets all zoning criteria, may be approved by staff without a public hearing.** ***(Recommended)*** *Comment*: Allowing ADU's to be approved by staff-level review is highly recommended. The zoning code should be drafted to provide clear guidelines for staff, but allow some discretion given the wide variety of site conditions. Staff review is preferable to a Special Exception of Conditional Use Permit hearing, during which emotions (rather than facts) can unduly influence the review and approval process.
	Vehicular Access	**Options:** ✓ **Not specify** ***(Recommended)*** ☐ **Require vehicular access from a public street** *Comment*: Recommend not specifying the vehicular access for the accessory dwelling, and allow staff-level review and approval of adequate vehicular access. The State law allows, but does not require, a local jurisdiction to prohibit conversion of an accessory structure to an accessory dwelling if the only vehicular access is an alley.
	Access (Front Door)	**Options:** ✓ **An ADU must have a direct exterior access that is separate from the existing primary dwelling.** ***Administrator has discretion to waive if the entrance does not go into or through the primary dwelling unit*** ***(Recommended)*** ☐ **No requirement for direct outside access** *Comment*: As the ADU is intended to be a complete independent living unit, recommend that ADU's have a separate, direct exterior access
	Non-Conforming Lots	✓ **An accessory dwelling is allowed on an existing lot of record with a non-conforming lot size and/or a non-conforming setback if the accessory dwelling does not increase the non-conforming setback.** ***(Recommended)*** *Comment*: This provision recognizes that many older, existing lots of record may not meet current zoning dimensional standards, and provides some flexibility to allow an ADU on a non-conforming lot.
	Fire Sprinkler Systems	*Comment:* Do not recommend addressing sprinklers in ADU Ordinance. By State law, ADU's are generally not required to have sprinkler systems if they are created within existing dwellings that do not have sprinkler systems. Maryland requires sprinkler systems to be installed in all ***newly constructed*** single-family and two-family dwellings, including ADU's. *Maryland Building Performance Standards Regulations, Md. Code Ann.§9.12.51.05(B)(1)(d).* Recommend checking with local building code officials.

Optional Provisions	**APFO & Impact Fees**	**Options:** ✓ **An ADU does not have to comply with the APFO Ordinance** ☐ **An ADU must comply with APFO requirements that are proportionate to the size of the ADU relative to the size of the primary dwelling unit.** (For example, if an ADU has 500 sq. ft, and the primary unit has 2,000 sq. ft., the APFO requirements will be 25% of what is required for the primary dwelling unit) ☐ **An ADU must meet APFO requirements if constructed at the same time as the primary unit.** *Comment*: It is important to keep in mind that ADU's will only be constructed on a small percentage of lots. In Portland, Oregon where ADU's have been permitted since 1981, only 2% of residential lots have an ADU.[ii] Where ADU's are permitted, it is reported that additional impacts of ADU's on public facilities have been minimal to non -existent. For example in Montgomery County, where ADU's have been permitted since 2014, they have experienced no noticeable impact from ADU's on school capacity.[iii] Alternatively, the AARP Model State Act and Local Ordinance recommends impact fees be waived for units less than 750 sq. ft., and charged proportionate to the size of the primary unit for ADUs over 750 sq. ft.[iv] Recognizing that ADU's have a very small overall impact on public facilities, Anne Arundel County eliminated APFO requirements for ADU's in 2023 per House Bill 6-23.
	Well and Septic	✓ **An ADU may share the well and septic of the primary dwelling unit, if adequate capacity exists**
	Public Water and Sewer	✓ **An Attached or Internal ADU must be serviced by the same public water and sewer lines as the principal dwelling unit.** **A Detached ADU may be serviced by the same public water and sewer lines as the principal dwelling unit where feasible, subject to approval by the local water or sewer authority.**
	Short-Term Rentals *(rented for periods < 30 days)*	**Options:** ✓ **No short-term rental restrictions** ☐ **An ADU may not be used as a Short-Term Rental** ☐ **An ADU may only be used as a Short Term Rental if either the primary dwelling unit or the ADU is owner-occupied** *Comment*: Recommend allowing ADU's to be used for short-term rentals, particularly in tourist areas, and to help homeowners by providing supplementary income. However, if a jurisdiction is concerned about property maintenance, noise, or inadequate parking, it may want to prohibit use of ADU's for short term rentals.

Examples of Existing ADU Ordinances in Maryland

NOTE: These ADU Ordinance examples are provided to give local jurisdictions that have not previously allowed ADU's a look at how other Maryland jurisdictions have regulated ADU's in their zoning codes in the past, and the type of issues other jurisdictions have found to be relevant. The 2025 State law took effect on October 1, 2025 and jurisdictions have until October 1, 2026 to comply with the new law. These examples are NOT ordinances that have been drafted or revised to comply with the 2025 state law, and are for general reference only.

Example

ANNAPOLIS, ANNE ARUNDEL COUNTY

21.64.010 - Accessory dwellings.

A. A maximum of one accessory dwelling unit may be established on any one lot.

B. An accessory dwelling unit may be established within a principal structure or within an accessory structure.

C. Each accessory dwelling unit shall have its own separate ingress and egress.

D. The addition of an impervious surface shall not be allowed on any lot containing an accessory dwelling unit, unless:

1. The Department has determined that the proposed surface will be treated or managed; or

2. The equivalent coverage of impervious surface will be removed elsewhere on the property.

E The maximum size of any accessory dwelling unit that is not established within the existing footprint of the principal structure is eight hundred fifty square feet of livable space.

F. A rental license for any accessory dwelling unit is required in accordance with Chapter 17.44.

G. An accessory dwelling unit and principal structure on any one lot shall be in common ownership and the owner shall reside in either the accessory dwelling unit or the principal structure.

(Ord. No. O-9-21, § I, 10-11-2021)

Example

CARROLL COUNTY:

(6) Attached accessory dwelling units which are subject to the following:

a. An attached accessory dwelling must have direct access from the outside;

b. Only one attached accessory dwelling is permitted on any principal dwelling unit;

c. The property owner must occupy either the principal dwelling unit or the attached accessory dwelling unit on the property;

d. The maximum size of an attached accessory dwelling shall be 800 square feet of the livable floor area or one-third of the total livable floor area of the principal dwelling unit, whichever is greater;

e. The attached accessory dwelling unit shall have no more than 2 bedrooms;

f. The attached accessory dwelling unit must meet all applicable building construction and Maryland Department of Health and Mental Hygiene and MDE;

g. Two additional off street parking spaces must be provided for the attached accessory dwelling unit; and

h. Only one accessory dwelling unit (attached or detached) shall be permitted on a lot.

(7) Detached accessory dwelling units, provided that the lot or parcel is eligible to be subdivided to separate the detached accessory dwelling and which are subject to the following:

a. Only one detached accessory dwelling unit is permitted on any lot or parcel. Buildings converted in accordance with § 158.070(D) shall be considered detached accessory dwelling units;

b. The property owner must occupy either the principal dwelling unit or the detached accessory dwelling unit on the lot or parcel;

c. The detached accessory dwelling unit must meet all applicable building construction and Maryland Department of Health and Mental Hygiene and MDE;

d. Two off street parking spaces must be provided for the detached accessory dwelling unit; and

e. Detached accessory dwelling units shall not be subject to any size limits.

Example

FREDERICK COUNTY:

§ 1-19-8.212 LIMITED ACCESSORY DWELLING UNITS IN THE RC, A, R1, R3, R5, R8, R12, R16, VC, MXD, PUD, AND MX DISTRICTS.

The following provisions shall apply to limited accessory dwelling units in the RC, A, R1, R3, R5, R8, R12, R16, VC, MXD, PUD, and MX districts.

(A) Only 1 limited accessory dwelling unit ("ADU") may be created on a lot.

(B) A limited accessory dwelling unit shall be allowed within single-family dwellings, in an accessory structure, or built as a separate accessory structure on a single-family lot.

(C) The owner of the property must reside in the principal dwelling or in the accessory dwelling unit.

(D) There must be at least 1 additional parking space provided for the limited accessory dwelling unit. On-street parking may be utilized to meet this requirement.

(E) The limited accessory dwelling unit shall not exceed 1,000 square feet in size, excluding decks, porches, patios or other items that are not part of the primary footprint of the accessory dwelling unit. An accessory dwelling unit greater than 1,000 square feet shall be reviewed as a special exception under § 1-19-8.321.

(F) A limited accessory dwelling unit located in an accessory structure or built as a separate accessory structure must comply with the accessory structure requirements of § 1-19- 8.240(B).

(G) ADUs are intended to serve ongoing housing needs of county residents. Short term rental of ADUs in the nature of extended stay hotels, Airbnbs, or seasonal temporary housing is not permitted.

(H) The owner of the principal residence shall file an annual statement with the Zoning Administrator verifying that conditions under which the limited accessory dwelling unit was granted remain the same.

(I) If the ownership of the lot changes, the subsequent owner must provide a statement as to the continued use and eligibility of the accessory dwelling unit.

(J) If the Zoning Administrator, after consultation with appropriate County staff, determines that the limited accessory dwelling unit is not in compliance with the above provisions as well as all safety, health, and environmental standards, approval of the accessory dwelling unit may be revoked pursuant to § 1-19-2.210.

(Ord. 11-25-591, 10-27-2011; Ord. 11-28-594, 11-22-2011; Ord. 14-23-678, 11-13-2014; Bill No. 18-16, 8-21-2018; Bill No. 20-10, 7-21-2020)

ADU Ordinance – Other Resources

Other Resources

- The ABCs of ADUs, A guide to Accessory Dwelling Units and how they expand housing options for people of all ages, AARP, 2021 (*containing many photo examples of ADU's*)
- Accessory Dwelling Unit Policy Task Force Final Report, May 31, 2024, Maryland Department of Planning.
- Accessory Dwelling Units, Model State Act and Local Ordinance, ©2020-2021 by AARP, available at *AARP.org/ADUs*
- Expanding ADU Development and Occupancy: Solutions for Removing Local Barriers to ADU Construction, ©2023 by AARP.
- Inventory-of-ADU-Ordinances-For Website.pdf, Maryland Department of Planning.
- A Taxonomy of State Accessory Dwelling Unit Laws 2025 | Mercatus Center, George Washington University, Emily Hamilton and Kol Peterson, Aug. 2025.

[i] A Taxonomy of State Accessory Dwelling Unit Laws 2025 | Mercatus Center, George Washington University, Emily Hamilton and Kol Peterson, Aug. 2025.
[ii] The ABCs of ADUs, A guide to Accessory Dwelling Units and how they expand housing options for people of all ages, AARP, 2021
[iii] Accessory Dwelling Unit Policy Task Force, Final Report, May 31, 2024, Maryland Department of Planning, page 19.
[iv] AARP -Accessory Dwelling Units: Model State Act and Local Ordinance, page 19.

RESOLUTION NO. 6217

A RESOLUTION OF THE TOWN OF EASTON EXTENDING THE PILOT PROGRAM FOR MOBILE FOOD USES (FOOD TRUCKS) IN EASTON, MARYLAND

INTRODUCED BY: Ms. Curry

WHEREAS, on September 2, 2025, the Town Council passed Resolution 6212 to establish a pilot program for mobile food uses (food trucks) in the Town of Easton;

WHEREAS, the pilot program is set to expire on May 2, 2026;

WHEREAS, the Town Council believes it will have better information to make permanent amendments if the pilot program is effective through a summer season; and

WHEREAS, the Town Council wishes to extend the pilot program until September 2, 2026.

NOW, THEREFORE, the Town of Easton hereby resolves as follows:

Section 1. The recitals set forth above are incorporated herein by reference and made a part of this Resolution.

Section 2. The Town Council extends the pilot program for mobile food uses (food trucks) in the Town of Easton according to terms set forth on the attached Exhibit A.

Section 3. The Mayor is hereby authorized to take whatever additional actions are reasonably necessary to effectuate the terms of this Resolution and implement the Pilot Program;

Section 4. This Resolution shall become effective upon approval by the Mayor after adoption by the Town Council and shall be effective for eight (8) months from the date hereof.

Curry	-	Yea
Rankin	-	Yea
Montgomery	-	Yea
Davis	-	Yea
Abbatiello	-	Yea

I hereby certify that the above Resolution was passed by a yea and nay vote of the Council this twentieth day of April, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this 20th day of April, 2026.

Kathy M. Ruf, Town Clerk

APPROVED: April 20, 2026

Date: 4/20/26

Megan J. M. Cook, Mayor

EFFECTIVE DATE: April 20, 2026.

EXHIBIT A
MOBILE FOOD SERVICE PILOT PROGRAM

Mobile Food Use shall have the definition contained in Chapter 28 of the Code of the Town of Easton which is:

Mobile Food Use – a food service operation that is vehicle-mounted or wheeled, a portable structure, or watercraft that is capable of being readily moved. Uses that are similar in nature but do not meet this definition, such as a trailer without wheels, are not considered a mobile food use and therefore would be subject to the applicable use and building regulations for the appropriate fixed structure.

REQUIRED LICENSES AND PERMITS

1. Mobile Food Uses are required to obtain a Mobile Food Use license to operate within the Town of Easton. The fee for the Mobile Food Use license shall be $250 during the pilot program. Mobile Food Uses shall obtain the Mobile Food Use license in lieu of the Transient Business License required by Section 19-9 of the Code of the Town of Easton. Mobile Food Use licenses shall expire on September 2, 2026. Mobile Food Uses/Catering that are for a specific private event (not open to the public) on private property are exempt from the requirements to get a Mobile Food Use license and exempt from the location/site and operational requirements contained herein. However, they must still comply with paragraph 2 and obtain any required State of Maryland or Talbot County licenses and/or permits.
2. Mobile Food Uses shall obtain any required State of Maryland or Talbot County licenses and/or permits and provide proof to the Town with submission of the license application.

LOCATION/SITE REQUIREMENTS

1. Mobile Food Uses are only permitted to operate on private property within non-residential zoning districts, except that Mobile Food Uses shall be prohibited in the Central Business Commercial (CB) District.
2. Mobile Food Uses shall not locate within three hundred (300) feet of the principal building entrance of an existing operating restaurant (includes Restaurant, Carry-out/delicatessen, Restaurant, fast food, Restaurant, nightclub, and Restaurant, sit down as those terms are defined in Chapter 28 of the Code of the Town of Easton).

3. Mobile Food Uses shall only operate with the permission of the property owner, which permission shall be included in the license application.
4. A map to scale shall be submitted with the application that shows the location of any existing buildings on the property, the parking areas, any nearby restaurants, and the proposed location of the Mobile Food Use. Such a map is required for each property on which the Mobile Food Use wishes to operate.
5. Mobile Food Uses shall not operate on Town-owned property or within public rights-of-way unless approved in conjunction with a Public Assembly Permit.
6. Mobile Food Uses shall be located so that it does not block drive aisles, ingress or egress from the property, or fire and emergency access.
7. Mobile Food Use Units may rotate between approved private parcels, but may not remain in the same location for more than 24 hours.

OPERATIONAL REQUIREMENTS

1. The license issued to the Applicant shall be clearly and prominently displayed at the Mobile Food Use.
2. Trash and recycling containers sufficient in size shall be provided to collect all waste generated by customers and staff of the Mobile Food Use. Trash and Recycling must be removed each business day.
3. The Mobile Food Use may have one (1) twenty-four by forty-eight-inch (24" x 48") sandwich board sign displayed within ten feet (10') of the Mobile Food Use. Sandwich board signs may be displayed only during hours of operation, and shall not obstruct or impede pedestrian or vehicular traffic, and shall be located on the same property as the Mobile Food Use. Signs affixed to the exterior of the Mobile Food Use Unit shall be secured and mounted flat against the Mobile Food Use and shall not project more than six inches (6") from the exterior of the Mobile Food Use Unit. Electronic or illuminated sign are prohibited.
4. Mobile Food Uses shall not provide tables, chairs, or other furniture outside of the Mobile Food Use.
5. Mobile Food Uses shall only sell food and non-alcoholic beverages.
6. Mobile Food Use operators shall maintain the cleanliness of the area around the Mobile Food use during its hours of operation.

VIOLATIONS

The Mobile Food Use license holder and/or property owner shall be the responsible party for any violation of this section. A license may be revoked, suspended, modified or not renewed by the Town for failure to comply with the provisions of this Resolution, or any provision of the Code of the Town of Easton. In addition, any violation of this Resolution shall be a municipal infraction in accordance with Section 1-8 of the Code of the Town of Easton.