Planning Commission
MEETING AGENDA

Thursday, June 18, 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 May 21, 2026 Meeting.

3. New Business

a.

Application Number:	2026 - 1747
Applicant:	Kelly Valin Architect on behalf of 56 Canvasback LLC
Location:	29512 Canvasback Drive Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56
Zoning District:	CG
Request:	Supplemental waiver request from Section 28-1001.3.A, the minimum number of off-street parking spaces. The Applicant is seeking a waiver of approximately 10-15 parking spaces.

b.

Application Number:	2025 - 1464
Applicant:	C & C Architecture on behalf of Walbridge Real Estate Investments LLC
Location:	402 Maryland Avenue Tax Map 0105, Grid 00EA, Parcel 2228
Zoning District:	BC (with a PR Overlay)
Request:	Planned Redevelopment approval for the renovation of the existing three-story structure to accommodate five (5) residential units and additional office space in the Planned Redevelopment Overlay District (PR).

c. **Application Number:** 2026 - 1699

Applicant:	Rauch Inc. on behalf of Building African American Minds Inc. (BAAM)
Location:	406 Moton Street Tax Map 0104, Grid 00EA, Parcel 1367B
Zoning District:	R-7A (with a PR Overlay)
Request:	Sketch site plan approval for the construction of one (1) new mixed-use building, one (1) utility building, and associated facility improvements in the Planned Redevelopment Overlay District (PR). The Applicant is also seeking seeking landscape and buffering waivers from Section 28-1014.6 E.1, Section 28-1014.7 D.6., and Sections 28-1014.7 E.5.a & b.

4. Old Business

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

b.

Application Number:	2021 - 0473
Applicant:	Armistead, Lee, Rust & Wright, P.A. on behalf of D.R. Horton
Location:	29659 Matthewstown Road (Gannon Range) Tax Map 0026, Grid 0020, Parcel 0045
Zoning District:	Planned Unit Development (PUD)
Request:	Architectural approval for a proposed set of house models pursuant to a previously approved Planned Unit Development (PUD) site plan for the development of the Gannon Range Community (Ordinance No. 773).

c.

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.

5. Discussion Item

a. 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).

b. 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. Adjournment

Town of Easton Planning Commission
Draft Decision Summary
Thursday, May 21, 2026 at 1:00 p.m.
Town Hall Chamber 2
14 S. Harrison Street, Easton, Maryland

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

Attendance:

Commission Members:
Philip Toussaint, Chairperson
Michael Ports, Vice Chairperson
Tom Klein
Victoria McAndrews
William Ryall
Laurie Forster, Alternate

Absent:

Staff:
Miguel Salinas, Planning and Zoning Director
Samantha Smith, Administrative Specialist

Staff:
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

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

2. **Decision Summary Review** —

   a. April 16, 2026 - The Commission noted the following correction to the draft decision summary:

      i. Item 5.b.: Correction of name "Larry Marcus"

Vice Chairperson Ports moved to approve the April 16, 2026 Decision Summary with amendments. Commissioner Ryall seconded the motion.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0

ABSTAIN: 0
ABSENT: 0

3. Old Business — None

4. New Business

a. File No.: 2026 - 1697
Applicant: Rauch Inc.
on behalf of Osprey Property Company II LLC
Location: Port Street and Meadow Drive, Easton, MD 21601
Tax Map 0034, Grid 0015, Parcel 0077, Lot 4
Zoning: MXW
Request: The Applicant is requesting sketch site plan and architectural approval for the construction of a 3-story, 12,511 square foot building with associated stormwater management, parking, and other facility improvements to accommodate a 64 unit senior multifamily building. 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.

Background: The property is located within the Chesapeake Bay Critical Area, and is designated as an Intensely Developed Area (IDA). The site also contains several areas of connected and disconnected wetlands as identified by the Maryland Department of the Environment (MDE).

Staff Presentation:
Joseph Mayer, Plan Reviewer
Lynn B. Thomas AICP, Town Planner
Sharon Van Emburgh, Esq., Town Attorney
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:
Brian Fitzgerald, Rauch Inc.
Joe Clark, Osprey Property Company II, LLC
Chip Keener, Studio K Architecture

Public Comment:
Gary Yeatman, Chair Missions Committee of St. Mark's United Methodist Church
Reverend Meredith West, St. Mark's United Methodist Church
John Hurt Jr., Co-chair of the Endowment Committee of St. Mark's United Methodist Church
Tina Jones
Thomas Ledvina, 7585 Polly Hill Lane

Rachel Smith, Chairperson of the Talbot County Commission on the Aging
Tom Alspach, 295 Bay Street

Public Comment Written:
Maury Schlesinger, 304 Winton Avenue
Thomas Ledvina, 7585 Polly Hill Lane
Constance Lauffer

Commissioner McAndrews moved to table the sketch site plan application and supplemental waiver requests with the following recommendations:

1. **The Applicant shall provide a revised site plan and additional renderings which further detail the landscaping and water feature design.**

2. **The Applicant shall provide material samples and product specifications.**

Commissioner Ryall seconded the motion.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

b. Maryland Department of Planning: Fiscal Year 2025 Annual Report — The Fiscal Year 2025 Annual Report was tabled to the June 18, 2026 Planning Commission meeting.

5. Discussion Items

a. Complete Streets Manual Draft Presentation — The Town of Easton Engineering Department in partnership with Larry Marcus of Wallace, Montgomery & Associates, and Elizabeth Hanno of Forward Progress presented the first draft of the Complete Streets Manual. 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. The latest version of the guide further emphasizes safety for all modes of transportation, and reflects feedback from a local stakeholder focus group. Mr. Marcus presented an overview of the updated manual, the implementation of the manual into the planning process, and priority projects. The final draft of the manual is anticipated to be presented to the Town Council for

consideration in June 2026.

b. Legislative Compliance Review of the Easton Zoning Ordinance for Accessory Dwelling Units (ADUs) — In the 2025 Legislative Session, the State of Maryland enacted House Bill No. 1446 (HB1446), which imposes new requirements on local governments on the regulation of Accessory Dwelling Units (ADUs). Effective October 1, 2026, HB1446 mandates the creation of ADU laws, and prohibits local governments from imposing unreasonable restrictions on ADU development.

On March 6, 2026, a supplemental assessment was presented by ZoneCo, on behalf of the Maryland Association of Realtors to evaluate the compliance of Town's existing Zoning Ordinance (Ordinance), and to provide additional recommendations. Mr. Lynn Thomas presented the findings of the assessment. The assessment requires a revision to the Table of Permissible Uses (Table 2.1) to allow Accessory Dwelling Units (ADUs) by right in all zoning districts where Single Family Detached dwellings are currently permitted by right (A-1, R-7A, R-10A, R-10M, and CB Zoning Districts). Additionally, the assessment strongly recommends the elimination of the term "granny flat" and its associated definition, as an ADU occupancy must be open to any individual and cannot be restricted to specific groups. Other recommended changes involve refining the supplemental standards regarding owner-occupancy, minimum parking, and the maximum floor area. The Commission generally favored the recommendations of the assessment as presented, however, the Commission strongly advocated to maintain the existing requirement for owner-occupancy of the primary dwelling unit. The Commission will further examine the recommendations of the assessment, and will explore an official recommendation to the Council at a subsequent meeting.

c. Potential Revisions to the Zoning Amendment: Mobile Food Uses (Food Truck) — On September 2, 2025 the Town of Easton Council passed Resolution No. 6212 to establish a definition and supplemental standards for Mobile Food Uses in Chapter 28 of the Town Code, and to establish a limited duration pilot program for the granting of Mobile Food Use licenses. On April 20, 2026, the Council unanimously voted to extend the Mobile Food Use pilot program to September 2, 2026 with additional language that exempts private events on private property (Resolution No. 6217). The Council is interested in implementing a permanent Resolution for Mobile Food Uses, and is seeking a formal recommendation from the Commission. The Commission expressed interest in additional language that clarifies the distinction between mobile food trucks/vehicles and the specific parcels of land where Mobile Food Use is authorized. The Commission will examine the existing language of the provisions, and will explore an official recommendation to the Council at a subsequent meeting.

6. **Election of 2026 Officers** —

Victoria McAndrews nominated Philip Toussaint as Chairperson. Tom Klein seconded the nomination. Philip Toussaint accepted the nomination.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Victoria McAndrews nominated Michael Ports as Vice Chairperson. Tom Klein seconded the nomination. Michael Ports accepted the nomination.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

Victoria McAndrews nominated William Ryall as Chair Pro Tem. Tom Klein seconded the nomination. William Ryall accepted the nomination.

Vote	5 - 0
FOR:	5 - Toussaint, Ports, Klein, McAndrews, Ryall
AGAINST:	0
ABSTAIN:	0
ABSENT:	0

7. **Adjournment** — Commissioner Klein moved to adjourn. Chairperson Toussaint seconded the motion. The meeting was adjourned at 4:28 p.m.

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

Date of Hearing: June 18, 2026

3a

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT:	**Supplemental Waiver Request Application for Parking Spaces at 29512 Canvasback Drive**
ELECTION WARD:	Ward 2
CRITICAL ACTION DATE:	At the pleasure of the Commission
STAFF CONTACTS:	Joseph Mayer, Plan Reviewer Miguel Salinas, Director of Planning and Zoning
APPLICANT:	56 Canvasback LLC % John Delaplaine

DOCUMENT CREATED ON: June 9, 2026

PURPOSE: John Delaplaine (Applicant), is seeking a Supplemental Waiver Request Application from Section 28-1001.3.C of the Town of Easton Zoning Ordinance for parking spaces at 29512 Canvasback Drive. The waiver is associated with the existing and proposed tenants operating within the multi-tenant commercial building. The Applicant is seeking a Supplemental Waiver Request of ten (10) to fifteen (15) parking spaces from the minimum number of forty-one (41) parking spaces required for the property.

RECOMMENDATION: Should the Planning Commission (Commission) approve the supplemental waiver request, staff recommends approval with conditions (see below).

APPLICATION INFORMATION:	
APPLICANT: 56 Canvasback LLC % John Delaplaine	**REPRESENTATIVE:** Kelly Valin Architect:% Kelly Valin 56 Canvasback LLC % John Delaplaine

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 109, Grid 0000E, Parcels 4582, Lot 56	1.00

ACCEPTANCE DATE: June 4, 2026	**LOCATION:** 29512 Canvasback Drive
EXISTING ZONING CG	**EXISTING LAND USE:** Multi-tenant commercial building
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Commercial

CONTEXT:
Location/Site Access – The subject property is located on the north side of Canvasback Dive within the Calton Business Park.

Existing Conditions – 29512 Canvasback Drive is an existing multi-tenant commercial building.

Surrounding Properties

- 29509, 29511, 29515 & 29516 Canvasback Drive - CG
- 8209 Teal Drive - CG

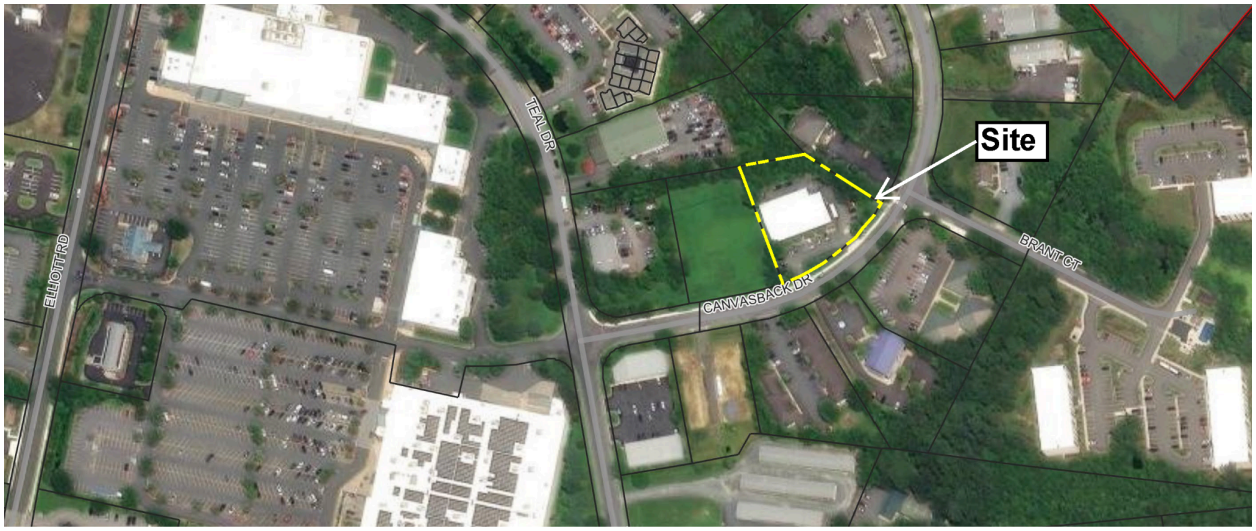


***Figure 1**: Vicinity Map*

PROPOSAL: The applicant is seeking a supplemental parking waiver for the current and future occupants of a multi-tenant commercial property situated within Easton's CG zoning district. While there are 22 parking spaces available on-site, the parking inventory is sufficient only for Unit 2 (massage therapy), Units 3 and 4 (house of worship), and Unit 5 (auto repair shop). Consequently, this waiver request pertains specifically to the estimated 10 to 15 additional spaces required for the building's other sections, which include houses of worship in Units 1 and 6, alongside two currently unoccupied spaces in Units 7 and 8.

BACKGROUND:
On May 14, 2007, the subject property received an approved Grading Permit Application (#07-6298) for the construction of sediment control practices and site grading related to the construction of the site.

On June 22, 2002, the subject property received an approved Building Permit Application (#07-6367) for the construction of a commercial building.

The applicant submitted an application to the Easton Staff Development Review Committee on February 25, 2026.

The applicant submitted an application to the Easton Staff Development Review Committee on March 25, 2026.

OUTSTANDING ISSUES:
To achieve full property compliance, the following measures must be resolved. Please note that no applications will be processed unless they comprehensively address the compliance mandates outlined below. The required actions are as follows:

1. Submit all outstanding Building Permit applications for Building Code review and Certificate of Occupancy Permits.
2. Some units on site operate a use which is only permitted by Special Exception. Submit applications for the Board of Zoning Appeals to review Special Exception Requests. These applications must be received collectively. In the event a request is denied, that use must cease operation.
3. Provide updated floor plans for the entire site.
4. Provide updated required and provided parking calculations for the entire site showing a unit breakdown of requirements.
5. Verify unit addressing.
6. Address outstanding MS4 Triennial Inspections and bring existing Stormwater Management features on site into compliance.

ZONING ANALYSIS:

A. Permissible Land Uses

28-201 table 2.1 (3) 305							CG					
305	Houses of Worship	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	

28-201 table 2.1 (2) 203							CG					
203	Automotive Repair Garage*	--	–	--	--	–	SE	–	P	P	–	

28-201 table 2.1 (2) 238							CG					
238	Medical Services	–	–	–	–	P	P	P	P	–	–	

28-201 table 2.1 (2) 215							CG					
215	Personal Services	–	–	–	–	P	P	P	P	–	–	

Analysis – The proposed project is presented and described by the Applicant as a House of Worship, Automotive Repair Garage, Medical Services & Personal Services located in the CG Zoning District. The use for Units 1 and 6 is permitted by Special Exception in the CG zoning district within Table 2.1 Table of Permissible Uses. Upon approval of the Parking Waiver, the Applicant may submit an application for the Board of Zoning Appeals for Special Exception.

B. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
	Commercial Buildings				
12	Automotive Repair Garage	1 per 500 sf GFA, including service bays, wash tunnels, and retail areas	1 per 375 sf GFA including service bays, wash tunnels, and retail areas	–	
	Industrial Buildings				
50	House of Worship	1 per 8 seats	1 per 2 seats	1 per 20 vehicle spaces	
	Institutional or Community Facilities				
51	Medical Clinic	1 per 400 sf GFA	1 per 100 sf GFA	1 per 20 vehicle spaces	

Total Site Parking Required:

Unit 1
House of Worship: 1 Space per 8 sets required - Minimum
80 sets = 10 spaces required-Minimum
1 per 2 sets required - Maximum
80 sets = 40 spaces required-Maximum
Bicycle Spaces: 1 per 20 vehicle spaces required
22 vehicle spaces /20 = 2 required bicycle spaces

Unit 2
Medical Clinic: 1 Space /400 SF GFA- Minimum
800 SF GFA/400 = 2 spaces required-Minimum
1 Space /100 SF GFA- Maximum
800 SF GFA/100 = 8 spaces required-Maximum
Bicycle Spaces: 1 per 20 vehicle spaces required
22 vehicle spaces /20 = 2 required bicycle spaces

Units 3 & 4
House of Worship: 1 Space per 8 sets required - Minimum
160 sets = 20 spaces required-Minimum
1 per 2 sets required - Maximum
160 sets = 80 spaces required-Maximum
Bicycle Spaces: 1 per 20 vehicle spaces required
22 vehicle spaces /20 = 2 required bicycle spaces

Unit 5
Automotive Repair garage: 1 Space /500 SF GFA- Minimum
1,500 SF GFA/500 = 3 spaces required-Minimum
1 Space /350 SF GFA- Maximum
1,500 SF GFA/375 = 4 spaces required-Maximum

Unit 6
House of Worship: 1 Space per 8 sets required - Minimum
(Barbershop by Appointment) 50 sets = 6 spaces required-Minimum
1 per 2 sets required - Maximum
50 sets = 25 spaces required-Maximum
Bicycle Spaces: 1 per 20 vehicle spaces required
22 vehicle spaces /20 = 2 required bicycle spaces

Unit 7
Unoccupied:

Unit 8
Unoccupied:

Total Minimum required parking spaces = 41
Total Maximum required parking spaces = 157
Total parking spaces provided: 22

Total bicycle spaces required = 8

Total bicycle spaces provided: 0

Analysis - To comply with minimum zoning standards, the site requires forty-one (41) off-street parking spaces. The Applicant has proposed twenty-two (22) spaces, leaving a deficit of nineteen (19) spaces that cannot be accommodated on-site due to spatial constraints, thus necessitating a parking waiver. Currently, the property features twenty-two (22) existing spaces, with two (2) additional off-street spaces designated for exterior storage for Unit 5. Staff notes that there is no history of public complaints regarding the current parking configuration. The Applicant contends that the proposed parking is adequate for daily operations, citing that actual attendance levels remain significantly lower than the minimum seating capacities used for code calculations. Consequently, the Applicant has argued that the combination of on-site and off-site parking effectively satisfies the intent of § 28-1001.3.A of the Town Code.

Regarding bicycle infrastructure, while the Applicant did not explicitly request a waiver for bicycle parking, the site lacks the required eight (8) spaces. Staff recommends the installation of these eight (8) bicycle spaces as a condition of approval.

Staff supports the Planning Commission's approval of the requested parking waiver, provided the following conditions are met:

- The waiver request is formally revised to nineteen (19) parking spaces from the forty-one (41) spaces required for the total site;
- The request is further clarified to specify a waiver of nineteen (19) spaces from the requested ten (10) to fifteen (15) spaces specifically required for the house of worship use; and
- The Applicant provides the mandatory eight (8) bicycle parking spaces.

28-1001.3 C: Parking Waiver

In determining whether or not it is appropriate to allow such deviations, the applicant shall have the burden of supplying evidence that such a change is warranted. This evidence shall include the applicant's experience with the same use in other jurisdictions, alternate standards (and an assessment of their adequacy) for the same use in other communities, or a suggested standard by a nationally recognized authority in parking (e.g. The Institute of Transportation Engineers, the American Planning Association, etc.).

Applicants response: *The actual operational characteristics of the building substantially reduce parking demand compared to theoretical parking calculations derived from maximum occupant loads under the International Building Code & Town of Easton Supplemental Regulations. The various congregations operate on limited schedules consisting primarily of short-duration evening services generally lasting between 1 and 2 hours. Additionally, there are only 3 service periods throughout the week during which service times overlap between congregations occupying the building. Each pastor and congregation representative has further stated that actual attendance is significantly lower than the maximum occupant loads permitted by code calculations. The congregations are modest in size, and the building does not operate at full calculated assembly occupancy during typical services.*

A parking utilization chart has been included with this application demonstrating the anticipated operational overlap between the various tenants within the building. Based on the submitted schedules and estimated attendance/occupancy figures provided by each tenant, only two limited time periods throughout the week are anticipated to exceed the twenty-two (22) on-site parking spaces currently available: Friday evening services and Sunday morning services. These peak conditions are limited in duration and frequency. Furthermore, the surrounding commercial area contains ample available on-street parking capable of accommodating occasional overflow demand without creating congestion, traffic hazards, or adverse impacts to neighboring properties or businesses. As a result, the requested parking waiver is not anticipated to negatively affect the surrounding area or the general public welfare.
Given the limited duration of services, staggered schedules, modest congregation sizes, availability of street parking, and reduced overlap between uses, the applicant believes the requested waiver for the remaining parking spaces is reasonable and will not create undue congestion or negatively impact the surrounding area.

Analysis - The applicant bears the burden of proving to the Commission that it is appropriate to allow a deviation from the zoning ordinance's parking requirements. There are forty-one (41) off-street parking spaces that would need to be provided to meet the minimum requirement. Twenty-two (22) off-street parking spaces are proposed and two (2) off-street parking spaces are allocated for exterior storage for Unit 5. The applicant has indicated that the three houses of worship have functioned on-site with no adverse impacts to parking, Currently attendance is 25-30 on an average Weekday and Weekend Services for Unit 1, 25-30 on an average Weekday and 45-50 on an average Weekend Services for Unit 3/4, and 15 on an average Weekday and Weekend Services for Unit 6. Additionally there's ample availability of on-street parking within a walkable distance of this property along Canvasback Drive. Currently, there have been no complaints from the public in regards to the parking. The Applicant has demonstrated that they can provide parking spaces via on-site and off-site that meet the minimum requirements defined in § 28-1001.3.A of the Town Code due to the fact that their attendance is well below the minimum seating capacity. According to the Applicant, the proposed parking is sufficient for the site's daily operations.

Staff supports a Planning Commission approval of the waiver request subject to the condition that the waiver be modified to request for nineteen (19) parking spaces from the minimum number of forty-one (41) parking spaces required for the entire site. Units 7 and 8 are currently vacant and are estimated to require six (6) parking spaces. Due to the ongoing low attendance of the three (3) house of worship units, Staff does not see the increase as a demand affecting the parking configuration. The applicant did not state whether they were requesting a waiver from the bicycle parking requirements. However, staff recommends the placement of the required eight (8) bicycle spaces. In conclusion, Staff recommends approval of the waiver with the condition that the request be revised to nineteen (19) parking spaces from the minimum number of twenty-two (22) parking spaces required for a house of worship and the Applicant provides the required eight (8) bicycle spaces.

RECOMMENDED CONDITIONS:

Staff recommends the Planning Commission approve the request with the following conditions:

- The waiver request is formally revised to nineteen (19) parking spaces from the forty-one (41) spaces required for the total site;
- The request is further clarified to specify a waiver of nineteen (19) spaces from the requested ten (10) to fifteen (15) spaces specifically required for the house of worship use;
- The Applicant provides the mandatory eight (8) bicycle parking spaces; and
- Obtain approval from the Board of Zoning Appeals for a Special Exception for a House of Worship at Units 1 and 6.
- The Applicant will need to resubmit a revised parking waiver if Units 7 and 8 are over the estimated six (6) parking spaces allocated for both units or a new tenant in the future requires additional parking.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the request subject to staff's Conditions of Approval.

OR

2. I move that the Planning Commission forward the application to the July 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 29512 Canvasback Drive - 400' Notice Letter 2026.06.03, paper copy & PDF
2. 29512 Canvasback Drive - 2026.02.25 TOE Determination Letter, paper copy & PDF
3. 29512 Canvasback Drive - 2026.04.01 TOE Determination Letter, paper copy & PDF
4. 29512 Canvasback Drive - 2026.05.18 Supplemental Waiver Application & Narrative, paper copy & PDF
5. 29512 Canvasback Drive - 2026.06.02 Site Plan, paper copy & PDF
6. 29512 Canvasback Drive - Subject Property Notice 2026.06.03, paper copy & PDF

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

DATE: **June 8th, 2026**

TO: **Kelly Valin– Applicant**
John Delaplaine - Owner
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Development Project Manager**
SUBJECT: **29512 Canvasback Drive**
Planning Commission - Parking Waiver

Our office has reviewed the Application for the Subject project received on 6/2/2026. The outstanding violations for addressing and Stormwater Management - Triennial maintenance have been resolved. The recent MS4 Triennial Inspection noted corrective action has occurred. Maintenance is required on a regular basis.

Our office has no further comments.

TOWN OF EASTON
ENGINEERING DEPARTMENT

14 S Harrison Street
Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov
www.EastonMD.gov

TRIENNIAL STORMWATER INSPECTION REPORT

The Town of Easton is required by the State of Maryland to regularly inspect all stormwater features in the Town limits under the 13-IM-5500 MS4 permit.

Date:	**2026.06.03**	Last Inspection Date:	**2026.03.17**
Inspector:	**Aaron Sadberry**		
Site Name:	**56 Canvasback LLC**		
Site Address:	**29512 Canvasback Drive**		
BMP#:	**1190**		
BMP Type:	**Wet Pond**		

INSPECTION RESULTS:

Consistent with the Original Design Plans:	**Yes**
Sediment Accumulation:	**Pass**
Erosion:	**Pass**
Ponding (Poor Infiltration):	**Pass**
Litter:	**Routine Maintenance**
Inlets:	**Pass**
Outlet (Structure/Weir/Etc.):	**Pass**
Mulch:	**N/A**
Vegetation:	**Routine Maintenance**
Miscellaneous:	**-**

Notes:

1. Re-inspection from previous failed inspection on 2026.03.17
2. Continue routine maintenance.

Routine Maintenance Punchlist (a follow up inspection will be conducted within 3 years from the date of this inspection):

1. Remove invasive plants and litter throughout.

Emergency Maintenance Punchlist (this must be addressed in the next 30 days):

1. None



Picture #1:
Location map for stormwater management feature:

★ Wet Pond



Picture #2:
Outfall structure appears to be in good working order, trash rack was installed. Remove trash and debris throughout. Control invasive plants and maintain all side slopes in grass cover. Continue routine maintenance.



Picture #3:
Remove trash and debris throughout. Control invasive plants and maintain all side slopes in grass cover. Continue routine maintenance.

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	29512 Canvasback Rd. Easton, Maryland 21601						
Tax Map	109	Grid	00	Parcel	4582	Lot	56
Zoning District	CG	PC Meeting Date		Historic District	Yes ☐	No ☑	
Owner or Agent	John Delaplaine						
Mailing Address	244 W. Patrick St Frederick MD 21701						
Telephone No.		Email					

Request Details

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

See Attached

☐ Ordinance Section Supporting Waiver Request.

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: John Delaplaine

Date: 05/18/2026

Printed Name of Applicant or Agent: John Delaplaine

Agent:
Kelly Valin, Architect
PO Box 1436 Easton MD 21601

May 18, 2026

Town of Easton
Planning & Zoning
14 S. Harrison St.
Easton, Maryland 21601

RE: Supplemental Waiver Request Application for 29512 Canvasback Dr.

The applicant respectfully requests consideration of a supplemental parking waiver associated with the existing and proposed tenants operating within the multi-tenant commercial building located in the CG zoning district in Easton.

The property currently provides 22 on-site parking spaces. Based upon discussions with Town Planner, Nicholas Johnson, the existing parking supply is considered adequate to serve Units 2 (massage therapy provider), 3/4 (house of worship), and 5 (Auto Repair Shop). The applicant is therefore requesting a waiver only for the additional approximately 10-15 parking spaces that may otherwise be required for the remaining units within the building. Units 1 & 6 contain houses of worship and Units 7 & 8 are currently vacant.

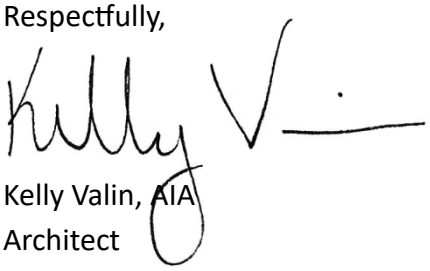
The actual operational characteristics of the building substantially reduce parking demand compared to theoretical parking calculations derived from maximum occupant loads under the International Building Code & Town of Easton Supplemental Regulations. The various congregations operate on limited schedules consisting primarily of short-duration evening services generally lasting between 1 and 2 hours. Additionally, there are only 3 service periods throughout the week during which service times overlap between congregations occupying the building. Each pastor and congregation representative has further stated that actual attendance is significantly lower than the maximum occupant loads permitted by code calculations. The congregations are modest in size, and the building does not operate at full calculated assembly occupancy during typical services.

A parking utilization chart has been included with this application demonstrating the anticipated operational overlap between the various tenants within the building. Based on the submitted schedules and estimated attendance/occupancy figures provided by each tenant, only two limited time periods throughout the week are anticipated to exceed the twenty-two (22) on-site parking spaces currently available: Friday evening services and Sunday morning services. These peak conditions are limited in duration and frequency. Furthermore, the surrounding commercial area contains ample available on-street parking capable of accommodating

occasional overflow demand without creating congestion, traffic hazards, or adverse impacts to neighboring properties or businesses. As a result, the requested parking waiver is not anticipated to negatively affect the surrounding area or the general public welfare.

Given the limited duration of services, staggered schedules, modest congregation sizes, availability of street parking, and reduced overlap between uses, the applicant believes the requested waiver for the remaining parking spaces is reasonable and will not create undue congestion or negatively impact the surrounding area.

Respectfully,



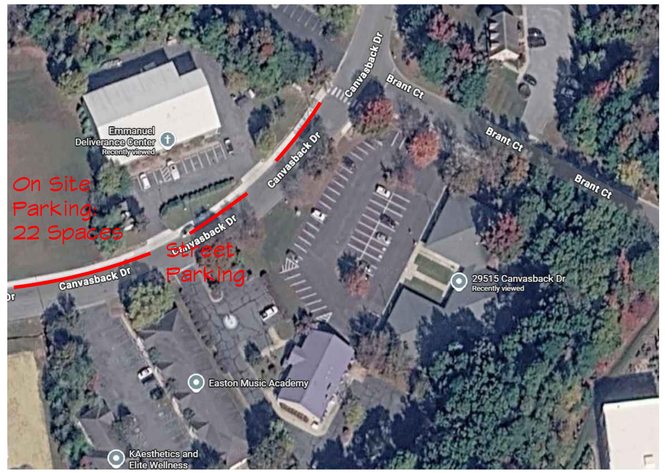
Kelly Valin, AIA
Architect

Unit	Use	Day of Operation	Operating Hours	Approx. Occupancy*	Required Parking Spaces**	Notes
1	House of Worship	Sunday	6:00-7:30PM	25-30	6	
		Monday	Closed	0	0	
		Tuesday	6:00-7:30PM	25-30	6	
		Wednesday	6:00-7:30PM	25-30	6	
		Thursday	6:00-7:30PM	25-30	6	
		Friday	6:00-7:30PM	25-30	6	
		Saturday	10:30A-12:00P; 7:00P-8:30P	25-30	6	
2	Massage Therapy Provider	Sunday	By Appointment	2-3	2	
		Monday			2	
		Tuesday			2	
		Wednesday			2	
		Thursday			2	
		Friday			2	
		Saturday			2	
3/4	House of Worship	Sunday	10:00AM-12:00PM	45-50	20	
		Monday	Closed	0	0	
		Tuesday	Closed	0	0	
		Wednesday	Closed	0	0	
		Thursday	7:00-8:30PM	10	5	
		Friday	7:00-8:30PM	25-30	15	
		Saturday	Closed	0	0	
5	Auto Repair Shop	Sunday	Closed	0	0	
		Monday	8:00AM-5:00PM	2-3	4	
		Tuesday				
		Wednesday				
		Thursday				
		Friday				
		Saturday	8:00AM-12:00PM	2-3	4	
6	House of Worship/ Barbershop	Sunday	10:30AM-12:30PM	<15	3	Barbershop by Appointment
		Monday	Closed	0	0	
		Tuesday				
		Wednesday				
		Thursday				
		Friday	6:00PM-8:00PM	<15	3	
		Saturday	6:00PM-8:00PM	<15	3	
7	Vacant	Sunday			Assume 2-3 depending on future use	
		Monday				
		Tuesday				
		Wednesday				
		Thursday				
		Friday				
		Saturday				
8	Vacant	Sunday			Assume 2-3 depending on future use	
		Monday				
		Tuesday				
		Wednesday				
		Thursday				
		Friday				
		Saturday				

	Day of Operation	Operating Hours	Total Approx. Occupancy*	Total Required Parking Spaces**	Notes
Overall Parking by Day & Time (Not Including by Appointment Tenants)	Sunday	8:00AM-5:00PM	65	23	
		5:00PM-10:00PM	30	6	
	Monday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	0	0	
	Tuesday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	30	6	
	Wednesday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	30	6	
	Thursday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	40	11	
	Friday	8:00AM-5:00PM	2-3	4	
		5:00PM-10:00PM	75	24	
	Saturday	8:00AM-5:00PM	33	10	
		5:00PM-10:00PM	45	9	

*Approximate Occupancy based off of actual congregation size

**Required parking spaces per discussion with Nicholas Johnson



PARKING LOCATIONS

SCALE: NTS



Image 1.1



Image 1.2



Image 1.3



Image 1.4



Image 1.5

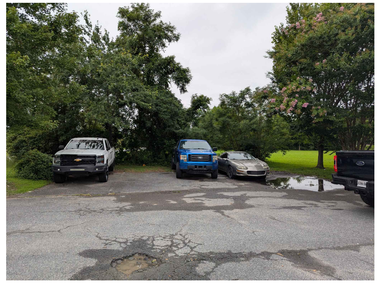
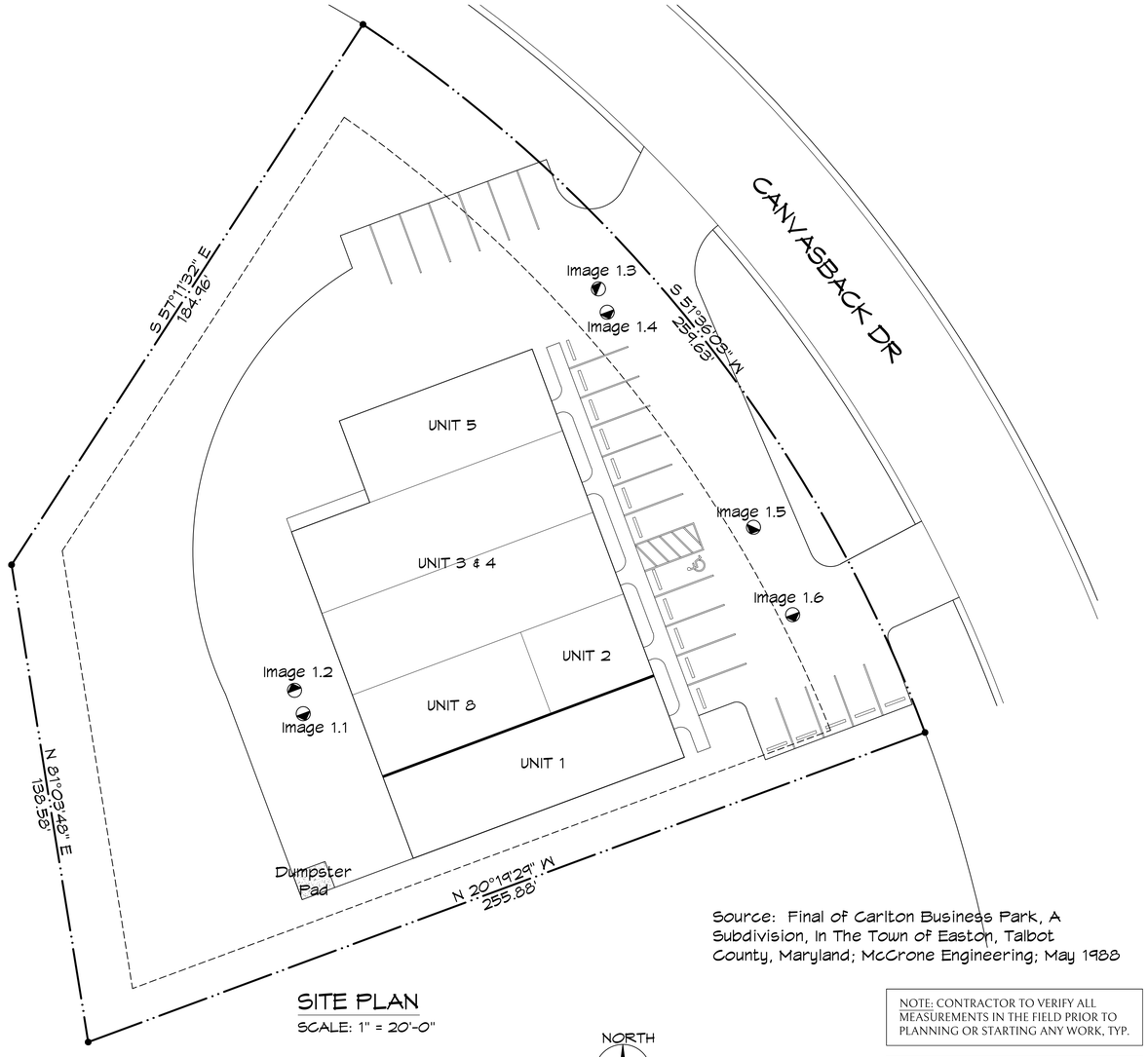


Image 1.6

SITE PHOTOS

SCALE: N/A



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

SITE PLAN

SCALE: 1" = 20'-0"

0 25' 50' 75'

NORTH

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

THIS DRAWING AS PREPARED BY KELLY VALIN, AIA SHALL BE USED FOR THE SPECIFIC IDENTIFIED PROJECT ONLY THIS DRAWING IS THE PROPERTY OF KELLY VALIN, AIA AND SHALL BE RETURNED PER HER REQUEST

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

no.	date	by
1	05-18-26	KV

Drawing Title:

29512 Canvasback Dr.
Easton, Maryland 21601
John Delaplaine - Owner

ISSUED FOR BOZA REVIEW
NOT FOR CONSTRUCTION

DATE:	05-18-26
PROJECT NO.:	25-105
SCALE:	Varies
DWG. BY:	KV
CHK BY:	KV

EX1

01 OF 01

PROFESSIONAL CERTIFICATION:
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NUMBER 20513, EXPIRATION DATE 12-23-2026.

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

Easton Staff Development Review Worksheet

Date: February 25, 2026
Project: 29512 Canvasback Drive
To: Jonathan Cook – DBA Elevate Performance (Agent)
CC: John Delaplaine – % 56 Canvasback, LLC (Owner)

The Easton Staff Development Review (ESDR) Committee meeting was held on February 25th at 11:00 am. Staff reviewed the required Special Exception request for the use of an "automotive repair garage" from the Board of Zoning Appeals. The site includes the proposed operation of a single-bay automobile repair shop within an existing commercial building on the property located at 29512 Canvasback Drive, also known as Tax Map 109, Parcel 4582.

The Committee determined that the project must address all agency comments as specified in the attached review letters and at the ESDR meeting. Due to parking requirements, clarification of building occupants and business types, and stormwater management requirements, the application will return to the next available ESDR meeting.

Once you have completed the requested items, please submit all revised documentation to the Planning & Zoning Department.

Submission Deadlines for ESDR Meetings:

- March 25th ESDR Meeting: All documentation must be submitted by Wednesday, March 4th at 12:00 pm.
- April 22nd ESDR Meeting (If opted): All documentation must be submitted by Wednesday, April 1st at 12:00 pm.

Submission Requirements:
Please provide a digital submittal (via email) of all supporting documents necessary for the ESDR review, along with three paper copies.

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

Joseph A. Mayer
Plan Reviewer

TOWN OF EASTON
PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
Office of Building Inspection.

ESDR- Building Inspection and Permit Department Comments

Date: February 25, 2026

Project; Elevate Performance- Automotive Repair and Maintenance
Address; 29512 Canvasback Drive Unit 2
Easton, Maryland 21601
Applicant; Jonathan Cook
Owner; 56 Canvasback, LLC

A Town of Easton Building Permit is required for all new construction and new Tenant Fit-Outs Construction in an existing Building must comply with the International Existing Building Code and all other Town of Easton Codes adopted at time of permit application.

The following lists items required on the construction drawings.

- Construction Documents (3 sets) for any new construction will be required. Documents must be prepared by a Maryland Registered Architect, with original plans signed and sealed. A code analysis completed by the Maryland Registered Architect shall include, classification (use group), construction type, occupant loads, egress, **fire separations** and ADA compliance must be included with the application materials.
- Items that must be addressed by the construction documents will be means of egress (include travel distance), facilities, sanitation, light and ventilation, energy conservation and safety to life and property from fire and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
- **A Key Plan showing the buildings occupants and business type must be included.**
- All mechanical, electrical, and plumbing permits as required must include 3 sets construction documents signed and sealed by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code. **If existing equipment is to be used a letter from a Maryland licensed contractor must be provided stating the existing equipment is in good working order.**
- **State Fire Marshal,** (410-822-7609) plan review and inspections are required. It is your responsibility to contact them and make application.

An appointment may be set up with this department to review your permit application materials prior to permit application submission.

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 02/24/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 29512 Canvasback Drive
Project Name: Elevate Performance
Phase: Sketch Site Plan
SUBM: 1
Status: **APPROVED**

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

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

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

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

DATE: **February 17, 2026**
TO: **Jonathan Cook –** DBA Elevate Performance (Agent)
John Delaplaine – % 56 Canvasback, LLC (Owner)
Cc: **Miguel Salinas** – Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer** - Plan Reviewer, Planning & Zoning Department
SUBJECT: **29512 Canvasback Drive**

We reviewed the **February 9, 2026** Special Exception Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Review #1

1. The property is situated within the Town of Easton's CG (Commercial, General) Zoning District, as defined by the Zoning Code and Map. An "automotive repair garage" is a permissible use in this district, provided it receives approval through a Special Exception granted by the Board of Zoning Appeals. Once the Special Exception is approved, the applicant can then submit all required Building Permits for review and approval.

2. Provide an exhibit prior to the Board of Zoning Appeals depicting where on the property vehicles will be stored. This area must be a minimum of 800 square feet for the proposed service bay and should be screened from view as much as possible, not impeding with any required parking or vehicle maneuvering.

3. The current building has nineteen (19) existing vehicle parking spaces. The proposed use requires between three (3) and four (4) vehicular parking spaces. Prior to the Board of Zoning Appeals review, an exhibit must be provided that clearly depicts the location of all existing and proposed parking spaces. This exhibit should also indicate the minimum and maximum parking space requirements for the designated existing use of each unit.

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

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **February 25th, 2026**

TO: **Kelly Valin – Applicant**
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Engineering Department**
SUBJECT: **29512 Canvasback Drive**

Our office has reviewed the Application for the Subject project received on 2/9/2026. The application is for a BOZA Special Exception application for the proposed use of a single bay Automotive Repair Shop in the CG zone. Our office has the following comments:

1. It appears the single bay is already existing on site and there are no proposed changes to the site layout. In the event that any site changes are proposed, please contact our Office.
2. Address failed MS4 inspection report 2024-10-16 for BMP:1190. A response is required presenting corrective actions.

P.O. Box 520, Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov - www.EastonMD.gov

TOWN OF EASTON
ENGINEERING DEPARTMENT
14 S Harrison Street
Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov
www.EastonMD.gov

TRIENNIAL STORMWATER INSPECTION REPORT

The Town of Easton is required by the State of Maryland to regularly inspect all stormwater features in the Town limits under the 13-IM-5500 MS4 permit.

Date:	**2024.10.16**	Last Inspection Date:	**2021.07.30**
Inspector:	**Colin Jones**		
Site Name:	**56 Canvasback LLC**		
Site Address:	**29512 Canvasback Drive**		
BMP#:	**1190**		
BMP Type:	**Wet Pond**		

INSPECTION RESULTS:

Consistent with the Original Design Plans:	**No**
Sediment Accumulation:	**Pass**
Erosion:	**Pass**
Ponding (Poor Infiltration):	**Pass**
Litter:	**Fail – significate trash/debris throughout**
Inlets:	**Routine Maintenance Required**
Outlet (Structure/Weir/Etc.):	**Fail – Missing grate and trash rack**
Mulch:	**N/A**
Vegetation:	**Fail – completely overgrown**
Miscellaneous:	**-**

Notes:

Re-inspection from previous failed inspection on 2021.07.30
Little to no routine maintenance has been done. Pond is completely overgrown.

Routine Maintenance Punchlist (a follow up inspection will be conducted within 3 years from the date of this inspection):

1. Remove invasive plants and litter throughout.

Emergency Maintenance Punchlist (this must be addressed in the next 30 days):

1. Pond embankment is completely overgrown. Remove invasive plants from the embankment as needed and maintain grass cover or approved plantings. Consult an engineer as needed.
2. Install trash rack and top grate per approve plans. Consult an engineer as needed.
3. Significate trash/debris throughout, broken glass, plastics, trash in parking lot contributing to the degradation of the SWM facility. Remove all trash throughout.



Picture #1:
Location map for stormwater management feature:

★ Wet Pond



Picture #2:
Side slopes of facility are completely overgrown and need to be maintained in grass cover or approved plantings. Significant trash and debris need to be cleaned up throughout. Remove invasive plants as needed throughout.

Consult an engineer as needed.



Picture #3:
Outfall structure appears to be in good working order, however no trash rack or grate installed. Trash and debris throughout. Pond embankment is completely overgrown. Maintain all side slopes in grass cover or approved plantings and remove woody vegetation from the embankments.

Consult an engineer as needed.

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

Easton Staff Development Review Worksheet

Date: March 25, 2026
Project: 29512 Canvasback Drive
To: Jonathan Cook – DBA Elevate Performance (Applicant)
CC: John Delaplaine – % 56 Canvasback, LLC (Owner)
CC: Kelly Valin – % Kelly Valin Architect (Agent)

The Easton Staff Development Review (ESDR) Committee meeting was held on March 25th at 11:00 am. Staff reviewed the required Special Exception request for the use of an "automotive repair garage" from the Board of Zoning Appeals. The site includes the proposed operation of a single-bay automobile repair shop within an existing commercial building on the property located at 29512 Canvasback Drive, also known as Tax Map 109, Parcel 4582.

The Committee determined that the project must address all agency comments as specified in the attached review letters and at the ESDR meeting. Due to unresolved requirements necessary for the existing building to become compliant with the town; parking requirements for all units, clarification of building occupants with business types, special exception requests, and stormwater management requirements, the application will return to the next available ESDR meeting.

Once you have completed the requested items, please submit all revised documentation to the Planning & Zoning Department.

Submission Deadline for ESDR Meeting:

- May 27th ESDR Meeting: All documentation must be submitted by Wednesday, May 6th at 12:00 pm.

Submission Requirements:
Please provide a digital submittal (via email) of all supporting documents necessary for the ESDR review, along with three paper copies.

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

Joseph A. Mayer
Plan Reviewer

EASTON UTILITIES

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Easton Utilities Commission

Plan Review Comments

Date: 03/13/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 29512 Canvasback Drive Unit 2
Project Name: Canvasback Drive
Phase: Sketch Site Plan
SUBM: ESDR - 03.25.26
Status: **APPROVED**

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

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

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

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

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

From: S. Rachel Leahy, LEHS

Date: March 20, 2026

Re: Town of Easton Zoning Appeals Application
29512 Canvasback Dr., Easton, MD 21601
Map 109, Parcel 4582

Based on review of the above referenced Site Plan Minor Major Subdivision Revision Plat, the following comments are provided:

1. Ensure adequate sewer allocation planned for any changes in employees and/or customers for change in use.

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

DATE: **March 20, 2026**
TO: **Jonathan Cook –** DBA Elevate Performance (Agent)
John Delaplaine – % 56 Canvasback, LLC (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **29512 Canvasback Drive**

We reviewed the **March 4, 2026** Special Exception Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Review #2

1. Show on the Site Plan where the long-term storage of vehicles for the existing Unit 2 service bay, is located. The area should be at least 800 square feet.

2. Per the Parking License Agreement, recorded on April 7, 2008, the Grantor (Shore Health System, Inc.) grants and conveys the use of fifteen (15) parking spaces located at 29515 Canvasback Drive on Sundays between 9:00 am and 1:00 pm (the "Use Period"). In addition, per Section 28-1001.2 A, from the Town's Zoning Ordinance, *all land hereinafter used or occupied and all structures hereinafter designed or enlarged, shall provide sufficient off-street parking spaces in accordance with this Section.* The combination of on site parking spaces, as shown on the site plan, and the spaces associated with the parking agreement total thirty-seven (37) spaces which is five (5) spaces less than the required off street vehicle spaces which is forty-two (42) spaces per sheet A-101. The owner may submit a Supplemental Waiver Request Application for parking spaces to the Planning Commission for review/approval.

   Coordinate with Building Inspection to determine all the tenants actively utilizing the building per the department's field inspection on March 17, 2026. Aside from verifying the use of each unit, elaborate on the timeframe when each house of worship offers services such as Sundays and weekday events. Update the parking calculations accordingly

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

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **March 23rd, 2026**

TO: **Kelly Valin – Applicant**
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Engineering Department**
SUBJECT: **29512 Canvasback Drive**

Our office has reviewed the revised Application for the Subject project received on 3/4/2026. The application is for a BOZA Special Exception application for the proposed use of a single bay Automotive Repair Shop in the CG zone. Our office no objection to the proposed request but has the following comments:

1. It appears the single bay is already existing on site and there are no proposed changes to the site layout. In the event that any site changes are proposed, please contact our Office.
2. Address failed MS4 inspection report 2024-10-16 and 3-17-17-2026 for BMP:1190. A response from the property owner is required presenting corrective actions.

TOWN OF EASTON
ENGINEERING DEPARTMENT

14 S Harrison Street
Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov
www.EastonMD.gov

TRIENNIAL STORMWATER INSPECTION REPORT

The Town of Easton is required by the State of Maryland to regularly inspect all stormwater features in the Town limits under the 13-IM-5500 MS4 permit.

Date:	**2026.03.17**	Last Inspection Date:	**2024.10.16**
Inspector:	**Aaron Sadberry**		
Site Name:	**56 Canvasback LLC**		
Site Address:	**29512 Canvasback Drive**		
BMP#:	**1190**		
BMP Type:	**Wet Pond**		

INSPECTION RESULTS:

Consistent with the Original Design Plans:	**No**
Sediment Accumulation:	**Pass**
Erosion:	**Pass**
Ponding (Poor Infiltration):	**Pass**
Litter:	**Fail – significant trash/debris throughout**
Inlets:	**Routine Maintenance Required**
Outlet (Structure/Weir/Etc.):	**Fail – missing trash rack**
Mulch:	**N/A**
Vegetation:	**Fail – completely overgrown**
Miscellaneous:	**-**

Notes:

1. Re-inspection from previous failed inspections on 2021.07.30 and 2024.10.16
2. Install the trash rack per plan.
3. Some clearing has occurred since the last inspection.
4. The pond is overgrown, remove the invasive plants, woody vegetation and litter throughout.
5. Construct the forebay as shown on the plans.

Routine Maintenance Punchlist (a follow up inspection will be conducted within 3 years from the date of this inspection):

1. Remove invasive plants, woody vegetation and litter throughout.

Emergency Maintenance Punchlist (this must be addressed in the next 30 days):

1. The pond embankment is overgrown. Remove invasive plants and woody vegetation from the embankment as needed and maintain grass cover. Consult an engineer as needed.
2. Install the trash rack per plan (see sheet #3). Consult an engineer as needed.
3. Construct the forebay as shown on plans (see sheet #3).
4. Remove all trash throughout.



Picture #1:
Location map for stormwater management feature:

★ Wet Pond



Picture #2:
Side slopes of facility are completely overgrown and need to be maintained in grass cover. Significant trash and debris need to be cleaned up throughout. Remove all invasive plants as needed throughout. Remove all woody vegetation from the embankments.

Consult an engineer as needed.



Picture #3:
Outfall structure appears to be in good working order, however trash rack isn't installed. Trash and debris throughout. Pond embankment is completely overgrown. Maintain all side slopes in grass cover.

Consult an engineer as needed.

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE:	**April 1st, 2026**
TO:	**John Delaplaine –56 Canvasback LLC, Owner**
Cc:	**Rick Van Emburgh – Town Engineer**
	Bob Haase – Building Department
	Joe Mayer – Planning and Zoning
FROM:	**Sierra Clem – Engineering Department**
SUBJECT:	**29512 Canvasback Drive**
	Property Compliance Requirements

Mr. Delaplaine,

An application has been submitted to the Town of Easton to request the use of a unit at 29512 Canvasback Drive for an Automotive Repair Garage. Review of this request requires a Special Exception granted by the Board of Zoning Appeals and building permit applications. While in review, it has been determined there are numerous outstanding compliance issues on site.

Town Code Section 28-110 (Zoning Ordinance) includes the following provision,

"No application shall be accepted if there are any open or pending violations of any part of the Town Code, on the property in question. Exceptions to this prohibition may be considered if the activity associated with the application proposes to cure any such violations."

In order to bring the property up to compliance the following actions are required to be addressed within the next thirty days. No application which does not address the compliance requirements below will be accepted. The following actions are required:

1. Submit all outstanding Building Permit applications for Building Code review and Certificate of Occupancy Permits.
2. Some units on site operate a use which is only permitted by Special Exception. Submit applications for the Board of Zoning Appeals to review Special Exception Requests. These applications must be received collectively. In the event a request is denied, that use must cease operation.
3. Provide updated floor plans for the entire site.
4. Provide updated required and provided parking calculations for the entire site showing a unit breakdown of requirements.
5. Verify unit Addressing.
6. Address outstanding MS4 Triennial Inspections and bring existing Stormwater Management features on site into compliance.

Receipt of this notice is required. Correspondence on each outstanding item must be addressed within **30 days**.

P.O. Box 520, Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov - www.EastonMD.gov

	Violation	Action Required	Issuing Department
Unit 1 (House of Worship)	Current use never received Building Permit for Use and Occupancy	Submit a Building Permit to address Building Code Compliance and receive a Use and Occupancy Permit	Building and Inspections Division
Unit (House of Worship)	Use is only permitted by Special Exception	Submit an application for Board of Zoning Appeals for a Special Exception. A Special Exception approved by the Board of Zoning Appeals is required to maintain existing operations	Planning and Zoning
Unit 2 Front & Rear	Unable to have two Unit 2 addresses	Clarify Unit Addressing for all units in the building - provide a floor plan	Public Works- Engineering Division
Unit 3 and 4 (House of Worship)	Verify which unit reference is used for Addressing	Clarify Unit Addressing for all units in the building - provide a floor plan	Public Works- Engineering Division
Unit 3 and 4 (House of Worship)	Parking required for current use exceeds permitted parking allowed. Per Special Exception #734, the maximum capacity is 75.	· Provide evidence of compliance with parking regulations.	Planning and Zoning
Unit 6 (House of Worship)	Use and Occupancy was issued for Barber Shop (business). Unit space is also being used as a place of worship which did not submit a Building Permit for and has not received a Use and Occupancy permit to allow this use in this space. House of Worship is not permitted in (A3)	Submit a Building Permit to address Building Code Compliance and receive a Use and Occupancy Permit	Building and Inspections Division
Unit 6 (House of Worship)	Use is only permitted by Special Exception	Submit an application for Board of Zoning Appeals for a Special Exception. A Special Exception approved by the Board of Zoning Appeals is required to maintain existing operations	Planning and Zoning
Overall Property	Unable to verify that parking requirements are met.	Provide updated comprehensive parking calculations showing required, existing provided on site, and provided via parking agreement. Provide an update is the parking agreement needs to be updated. If parking compliance can't be addressed on site or via parking agreement, a parking waiver from the Planning Commission may be requested.	Planning and Zoning
Overall Property	Multiple failed MS4 Triennial Stormwater Management Inspections	Action towards stormwater management compliance is required.	Public Works- Engineering Division

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 3, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, June 18, 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 Kelly Valin Architect (Applicant) has filed application 2026-1747 on behalf of 56 Canvasback LLC (Owner) to request a supplemental waiver from Section 28-1001.3.A, the minimum number of off-street parking spaces. The Applicant is seeking a waiver of 15 parking spaces to accommodate the existing and proposed tenants operating within the multi-use commercial building. The property is located at 29512 Canvasback Drive, also known as Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56, and is situated in the CG – Commercial General 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
June 3, 2026

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

Date of Hearing: June 18, 2026

3b

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT: **Sketch Site Plan Review for 402 Maryland Avenue**

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: Walbridge Real Estate Investments LLC. % Randall Walbrige

DOCUMENT CREATED ON: May 27, 2026

PURPOSE: Walbridge Real Estate Investments LLC. (Applicant), is seeking a Planned Redevelopment Overlay Application approval for the renovation plan proposing that the existing building will be converted to accommodate five (5) residential units. Three (3) apartments are designated for the first floor and two (2) for the second floor. Currently, the existing use within the building consists of a single second-floor dwelling unit alongside storage space and an accessory business use (office) on the first floor that will remain unchanged. The remaining areas of the building will be retained for use as attic and storage space.

RECOMMENDATION: Should the Planning Commission (Commission) approve the Planned Redevelopment Overlay Application, staff recommends approval with a condition (see below).

APPLICATION INFORMATION:	
APPLICANT: Walbridge Real Estate Investments LLC. % Randall Walbridge	**REPRESENTATIVE:** C and C Architecture: Christian Chute

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 105, Grid 0000E, Parcel 2228	0.33

ACCEPTANCE DATE: June 1, 2026	**LOCATION:** 402 Maryland Avenue
EXISTING ZONING BC PR Boundary	**EXISTING LAND USE:** Commercial
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Redevelopment Area

CONTEXT:

Location/Site Access – The subject property is located at the south side of Maryland Avenue which is adjacent to the intersection of Higgins Street and Maryland Avenue.

Existing Conditions – The subject property is an existing building and can generally be described as approximately 0.33 acres consisting of an accessory business use (office) on the first floor and a single second-floor dwelling unit alongside storage space.

Surrounding Properties

- 400 Maryland Avenue - BC, PRD
- 404 Maryland Avenue - BC, PRD
- 410 Needwood Avenue - BC, PRD



***Figure 1**: Vicinity Map*

PROPOSAL: The applicant is proposing to construct within the existing building, five (5) residential units, with three (3) apartments designated for the first floor and two (2) for the second floor while the remaining areas of the building will be retained for use as attic and storage space along with an accessory business use (office) on the first floor that will remain unchanged. The maximum density allowed on the property, based on the Planned Redevelopment Overlay District, is between five (5) and twelve (12) dwelling units for the construction of any middle housing type and a maximum twenty (20) dwelling units for any other residential development type. The total proposed density is 5 dwelling units on the property's size (0.33 acres).

BACKGROUND:
On April 11, 2025, Walbridge Real Estate Investments LLC. (Applicant) received a Minor Revision Plat (KMD 93/31) approval to revise the property line between tax parcel 2228 and tax parcel 2229. No new parcel resulted from this plat.

One October 17, 2025, the applicant submitted an application for a Right of Way Access Permit. Approval is pending the payment of a surety of $8,745.63.

On January 26, 2026, the applicant submitted a revised Grading Permit to grade an area of 1,295 square feet to install the sidewalk along Maryland Avenue. Approval of the permit is contingent upon the receipt of an $8,745.63 surety payment for the Right of Way Access Permit.

On March 3, 2026, the applicant received approval from the Town of Easton for their proposed sidewalk plan along Maryland Avenue.

One May 27, 2026, the applicant submitted an application to the Easton Staff Development Review Committee (ESDR) (please see attached ESDR Determination Letter).

OUTSTANDING ISSUES:
The approvals for the Right of Way Access Permit and Grading Permit is contingent upon the $8,745.63 surety payment for the Right of Way Access Permit.

.

ZONING ANALYSIS:

A. Purpose

Section 28-501.A (Town Code).

> ***The purpose of the Planned Redevelopment Overlay District (PR) is to incentivize infill development, redevelopment, and adaptive reuse projects by streamlining the review of certain qualifying small-scale developments of former industrial sites and older areas within the Town of Easton. PR applications may be submitted only if the project is located within the Planned Redevelopment Overlay District. However, this mechanism is optional and shall not be required of all projects located within this zone. Projects not being developed in accordance with PR District standards shall be developed in accordance with the development standards of the underlying base zoning district.***
>
> ***The nature, size, scale or intensity of a proposed use may cause a particular site not to be suitable for a specific PR proposal. Therefore, there is no general presumption that an application for such a use at a particular location is valid, inures to the general benefit of the Town, is compatible with surrounding uses, or is in compliance with the Town's Comprehensive Plan or applicable Small Area Plans. Instead, each application will be evaluated according to its particular location and the degree to which the developer is willing or able to propose a development plan which ameliorates possible adverse impacts and furthers the goals and objectives of this Section and the Ordinance generally. Projects exceeding a certain scope and scale shall require an enhanced level of review and scrutiny to ensure that they remain compatible within the neighborhood in which they are proposed. Projects which exceed this threshold shall not be eligible for consideration as a PR project and may only be considered by other review options (e.g. a Zoning Map Amendment and site plan review or a Planned Unit Development).***

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 § 28-501.C.1.2.&3. of the Town Code and shall represent the initial step in the PR 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 site plan 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

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	

	Commercial Buildings				
15	Office or Bank without Drive-Thru	1 per 250 sf GFA	1 per 140 sf GFA	1 per 10 vehicle spaces	

Total Site Parking Required (when not proposed as a PR application):

Multifamily: 1 Space per dwelling unit required-Minimum
5 units x 1 = 5 spaces required-Minimum
2 Spaces per dwelling unit required-Maximum
5 units x 2 = 10 spaces required-Maximum
Bicycle Spaces: 0.5 per dwelling unit required
5 units x 0.5 = 3 required bicycle spaces

Office: 1 Space /250 SF GFA-Minimum
240/250 = 1 space required-Minimum
1 Space /140 SF GFA-Maximum
240/140 = 2 spaces required-Maximum
Bicycle Spaces: 1 per 10 vehicle spaces required
5 spaces/10 = 0 bicycle space-Minimum
5 spaces/10 = 0 bicycle space-Maximum

Total Minimum required parking spaces = 6
Total Maximum required parking spaces = 12
Total parking spaces provided: 6 (5 off-street parking spaces and 1 on-street parking)

Total Minimum required bicycle spaces = 3
Total Maximum required bicycle spaces = 3
Total bicycle spaces provided: 0

Analysis- The adequacy of parking is part of the approval criteria per § 28-501.C.3. of the Town Code. The Applicant is proposing 5 parking spaces. There are 5 proposed off-street parking spaces. In addition there's on-street parking along Maryland Avenue on both sides of the right-of-way. Walbridge Real Estate Investments LLC has shown that they can provide parking spaces that meet the minimum requirements defined in § 28-1001.3.A of the Town Code. According to the Applicant, the proposed parking is sufficient for the site's daily operations. Staff notes that bicycle spaces are required for multifamily units and three (3) bicycle spaces need to be proposed on-site.

C. Business Commercial District Development Standards

Section 28-501.B.2(a)(b) & (c)i, Applicability under the Planned Redevelopment Overlay District, states that *the following projects are eligible to be reviewed and approved by the Planning Commission;*

a. *Residential Projects*
   i. Construction of the middle housing type containing between five (5) and twelve (12) dwelling units.
   ii. Residential development not exceeding (20) dwelling units.
b. *Commercial Projects*
   i. Construction of non-residential uses that do not exceed 10,000 square feet of gross floor area.
   ii. Changes of use within an existing structure to a use that is prohibited within the underlying zoning district where the underlying zoning is not R-7A or R-10A.
   iii. Additions to existing commercial buildings that exceed 10% of the existing building's footprint but are less than 10,000 square feet of gross floor area.
c. *Mixed-Use/Other*
   i. Development which consists of a commercial use on the ground floor and residential uses on subsequent floors provided the project does not exceed 7,500 square feet of commercial space and 15 dwelling units. Such development may not exceed three stories or forty-five (45) feet in height.

Table 1 below provides the applicant's proposed dimensional standards.

Table 1. Development Standards

BC Zoning District	Standard	Proposed (Planned Redevelopment Overlay)
Setbacks	Front = 40 feet Side = 10 feet Rear – 30 feet	Front = 40 feet Side = 10 feet (East) 0 feet (West) Rear – 30 feet
Lot Size (min.)	40,000 square feet	14,375 square feet
Lot Frontage (min.)	100 feet	76 feet
Building Envelope (min.)	30 feet x 80 feet	66 x 129 feet
Lot Coverage (max.)	50% (Lot Area)	36%
Height (max.)	35 feet	21.3 feet +/-

§ 308.2 of the Zoning Ordinance states that development within the Business Commercial District shall also meet these additional requirements:

- ***There shall be no open storage on any lot or open areas, nor shall any products***

be displayed in open areas. All outside storage shall be adequately screened and landscaped in accordance with provisions of Section 28 – 1014 of this Ordinance.

- ***All on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.***

- ***All off-street loading and unloading areas shall be screened from view by permanent decorative screens or natural planting, either of which shall be a minimum of eight (8) feet in height, in accordance with the provisions of Section 28 – 1014 of this Ordinance***

- ***All areas not devoted to buildings or parking areas shall be landscaped and maintained in a suitable manner, in accordance with the provisions of Section 28 – 1014 of this Ordinance.***

Analysis - The site falls under the BC - Business Commercial District Area and meets the § 28-308.2 Development Standards.

D. REVIEW PROCESS

Section 28-501.C.
Development within the Planned Redevelopment Overlay District shall meet the following review process:

(1) For all projects to be reviewed administratively the review shall be conducted pursuant to the building permit review process.

Analysis - The Property requires Planning Commission approval.

(2) All projects requiring Planning Commission review shall be reviewed in accordance with the Site Plan Review Process as specified in Article IX.

Analysis - The Applicant has submitted a Planned Redevelopment Overlay Application for review/approval from the Planning Commission for Site Plan approval.

(3) Approval Criteria :

a. Adequate parking has been provided.

Applicant's response: *The proposed project is in Easton's Business Commercial Zoning District (BC) and the Planned Redevelopment Overlay District (PRD). The proposed project is a multifamily dwelling unit with five apartments. The unused portion of the building will remain as S1 and S2 storage use. Per Article X. Supplemental Zone Regulations, Section 28-1001.3, a minimum of one vehicle per dwelling unit must be*

provided. The proposed project includes five parking spaces (including an accessible parking space). Per Section 28, Table 10.1, 30-degree parking spaces require twenty-two feet of Maneuvering Space for two-way traffic. The proposed parking space exceeds the Minimum Aisle Width. See attached sheets SP1.0 and SP1.1 for reference.

Analysis - In accordance with § 28-501.C.3. of the Town Code, the evaluation of parking adequacy is a mandatory component of the approval process. The development plan submitted by Walbridge Real Estate Investments LLC features 5 designated off-street parking slots. Furthermore, the surrounding infrastructure provides additional on-street parking options situated on both sides of Maryland Avenue. The Applicant has successfully demonstrated compliance with the minimum parking standards established in § 28-1001.3.A of the Town Code and maintains that the provided spaces are sufficient for regular site activities. However, Staff emphasizes that current regulations necessitate the inclusion of bicycle parking for multifamily developments; specifically, a minimum of three (3) bicycle spaces must be incorporated into the on-site proposal.

b. The project complies with any applicable design guidelines.

Applicant's response: *Section 28-501 allows the Planning Commission to review and approve residential developments with up to 20 dwelling units. This project proposes the adaptive reuse of an existing pole-barn-style storage building, with no exterior changes other than the windows and doors needed for egress. The site is approximately three-quarters of a mile from the Avalon Theatre and downtown Easton. These new dwelling units will expand workforce and attainable housing in support of the Town's housing initiatives, including the South Downtown Subarea Plan and the Attainable Housing Task Force. A sidewalk plan has also been approved in response to Engineering Department comments.*

Analysis - While applicable design guidelines have been incorporated into the proposed site in accordance with the site plan requirements specified in § 28 – 901.3.B and C of the Town Code, please note that all substantial renovations are within the existing building.

c. The project is consistent with the Comprehensive Plan and any applicable small area plans.

Applicant's response: *As the Comprehensive Plan notes, Easton is the county's largest municipality, with 44.2% of the population living within town limits. The adaptive reuse of 402 Maryland Avenue supports the Town's goals by promoting mixed-use development, walkability, and reinvestment in existing structures rather than new construction. Adding multifamily housing in the Business Commercial Zoning District also broadens housing choices and helps balance single-use subdivisions. The latest Comprehensive Plan draft notes that rising housing costs and a lack of affordable options already affect essential workers who increasingly find Easton out of reach. The proposed apartments at Maryland Avenue advance Maryland's planning principles by focusing growth in*

established population centers near existing infrastructure, encouraging walkability and reduced automobile dependence, supporting a mix of quality and attainable housing options, and reusing existing buildings to strengthen mixed-use neighborhoods.

Analysis - The Applicant's proposal is consistent with the Town of Easton's 2010 Comprehensive Plan Design Principles, as detailed in the response below. Staff emphasizes that the Comprehensive Plan promotes emulating Easton's older historic districts, which offer diverse lot configurations and housing options. This connectivity is vital for providing varied transportation, fostering social interaction, enhancing safety through gridded streets, and supporting sustainability via walkable, compact environments.

The Plan's Community Character chapter identifies infill development as a key growth strategy. Benefits include:

- Reduced pressure on greenfield sites;
- Better mobility for non-drivers;
- Lower public service costs;
- Increased affordable, low-maintenance housing;
- Improved resident quality of life;
- Environmental and energy savings; and
- Alignment with State Smart Growth Policies.

Successful redevelopment requires harmonizing housing types with existing structures, implementing traffic calming, and ensuring pedestrian connectivity. Staff notes this project provides a partial connection to Rails to Trails via new northern sidewalks.

d. The development is harmonious with the character of the surrounding neighborhood.

Applicant's response: *402 Maryland Avenue is an existing building within an established mixed-use area that includes local businesses such as Kitchen Creations, The Talbot Clock Shop, and Easton Service Center, all of which are locally owned and operated. The Davis Arts Center, located across the street, supports a community of visual artists, musicians, writers, and craftspeople. The site also faces the future Easton Crossing development, which is expected to include 116 residential units. In this context, the proposed apartments at 402 Maryland Avenue are compatible with and support the continued evolution of a neighborhood that includes businesses, affordable and market-rate housing, and an artist cooperative.*

Analysis - This existing infill property is not a residential development. However, the project embraces the existing business commercial aspect that originated the parcel and incorporates it with residential use. Its close proximity to the Rails to Trails Path and the newly proposed Silo Square Subdivision, consisting of twenty-eight (28) townhomes, provides a harmonious character of the surrounding neighborhood.

e. Pedestrian and bicycle facilities are provided.

Applicant's response: *As shown on Sheet SP1.1, an entrance to the Rails-to-Trails is approximately 300 feet from 402 Maryland Avenue. Idlewild Park is less than one-half mile away, and downtown Easton is less than one mile away. This proximity to parks and destinations encourages walking and biking and helps reduce residents' dependence on automobiles.*

Analysis - In accordance with Town Code Section § 28-1001.3.A, multi-family and office developments are required to provide minimum bicycle parking. Staff highlights that existing mandates for multi-family projects require the integration of at least three (3) on-site bicycle spaces into the current proposal.

f. Sensitive environmental features are preserved.

Applicant's response: *As noted above, all renovation work will occur within the existing building envelope. The only exterior changes are the addition of windows and doors required for egress.*

Analysis - There are no sensitive environmental features on site to be preserved. This site is a redevelopment project that involves converting the current structure into five (5) residential units, allocating three (3) apartments to the first floor and two (2) to the second floor. The first-floor accessory office, existing attic and storage areas will remain unchanged.

g. ***All landscape improvements as specified in Article X are either provided or have obtained waiver from the applicable provisions by the Planning Commission.***

Applicant's response: *Because this project involves a change of use within an existing structure, with no changes to the exterior envelope or increase in lot coverage, no plantings are proposed.*

Analysis - This is an existing site with established landscaping. Aside from the existing building, the remainder of the site has an existing drive aisle and with parking. No further landscaping is required on site.

h. Adequate open space is provided on-site or a public park including rails to trail is located within ¼ mile of the site and is accessible from the subject property (by for example, connection via a public sidewalk).

Applicant's response: *As noted in Criterion 5, an entrance to the Rails-to-Trails is approximately 300 feet from 402 Maryland Avenue.*

Analysis - There's no open space or public park on-site. A public sidewalk is proposed to be constructed along Maryland Avenue within the front property line. The site is less than two-hundred feet (200') from the Rails to Trails on the east side of the property via Maryland Avenue.

(4) Exemptions

1. ***Any project located within the Historic Overlay District shall continue to require the approval of the Historic District Commission via the applicable process.***

   Analysis - The site is not within the Historic Overlay District.

2. ***No variance may be granted from any of the standards listed in subsection B.***

   Analysis - The Applicant has not requested any variance.

E. Forest Conservation

Easton Forest Conservation Ordinance #718, Article III, § 31-3.2 Exemptions

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

Analysis - The development of this site is within the priority funding area that's within the proximity of residential dwellings. The overall site area is 14,375 square feet and is under the required 40,000 square foot minimum. Therefore, Forest Conservation is not required.

POLICY ANALYSIS:

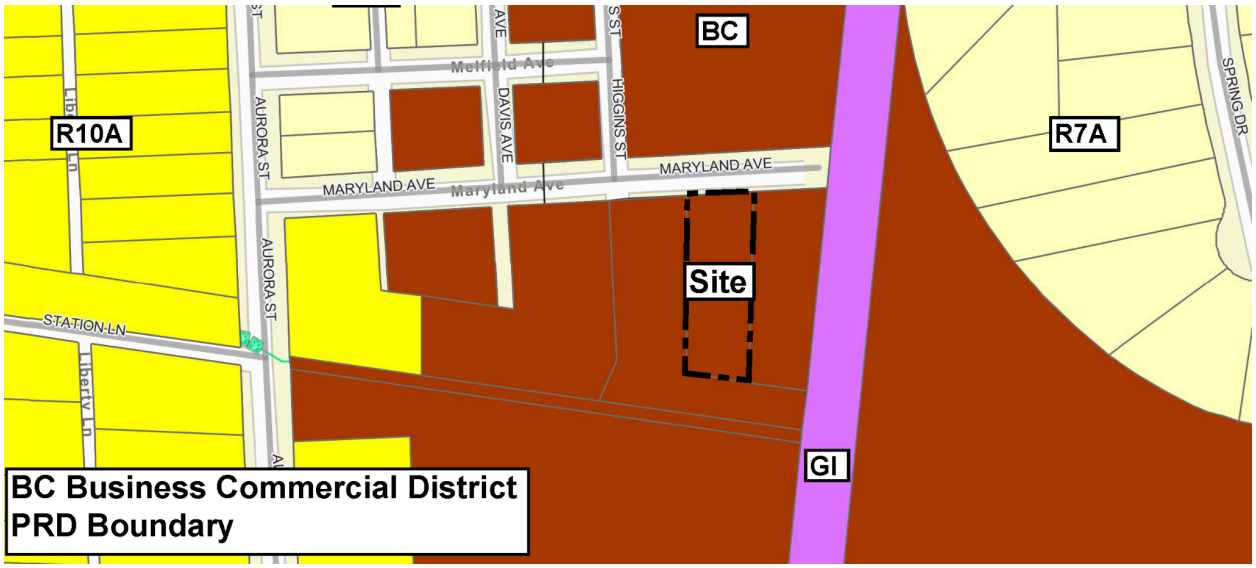


Figure 2: Zoning Map

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.

Analysis - The proposed subdivision meets the design requirements of the Town of Easton, including those described in the Town's Comprehensive Plan, Zoning Code, and any Design Guidelines.

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable-

Staff notes that this is an appropriate location for a walkable complex that's under the PR Overlay Zoning District, which is within close proximity to Rails to Trails.

(Principle #2) Natural features should determine design –

Staff notes that this redevelopment project consists of an existing building with parking and sidewalk access. The site maintains existing natural contours and drainage paths.

(Principle #3) Automobiles should not determine design –

Staff notes that the applicant has provided adequate off-street parking interior to the site. In addition there's on-street parking along Maryland Avenue on both sides of the right-of-way. The Applicant asserts that this parking is sufficient for the site's daily operation.

(Principle #4) Ample Open Space should be provided within & around neighborhoods –

Staff notes that the project does not provide adequate on-site open space; it is within close proximity to the Rails to Trails.

(Principle #5) Architecture should respect Easton's Historical Development –

Staff notes that this project is not within the Historic District.

(Principle #6) Signs should inform but not dominate –

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation. The existing building will indicate the unit and address for the public and fire/rescue services.

(Principle #7) Neighborhoods should contain a diversity of housing types –

Staff notes that the mix use of commercial and multi-family units offers a variety 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 –

This existing infill property is not a residential development. However, the project embraces the existing business commercial aspect that originated the parcel and incorporates it with residential use. Its close proximity to the Rails to Trails Path and the newly proposed Silo Square Subdivision, consisting of twenty-eight (28) townhomes, makes it an interesting place for residential use.

(Principle #9) Neighborhoods should connect –

Staff emphasizes that the Comprehensive Plan identifies Easton's older historic districts as having a diverse array of lot configurations and housing options, distinct from the uniform subdivisions of the past three decades. Emulating the connectivity of these older neighborhoods in new projects is vital for several reasons: providing varied transportation choices, fostering community through social interaction and walkability, enhancing safety via urban gridded streets that reduce vehicle speeds, and supporting sustainability through compact, vibrant environments where proximity to services encourages walking and cycling.

According to the Community Character chapter of the Comprehensive Plan, infill development is a key strategy for managing growth within existing Town boundaries. The benefits of infill and redevelopment include:

- *Reduced pressure to develop untouched greenfield sites;*
- *Enhanced mobility for non-drivers;*
- *Lower costs for providing public services compared to undeveloped areas;*
- *A greater availability of smaller housing units, providing affordable and low-maintenance options;*
- *Improved quality of life and new opportunities for Town residents;*
- *Environmental benefits and energy savings; and*
- *Alignment with State Smart Growth Policies.*

The Plan highlights that redevelopment requires careful attention to neighborhood impacts and compatibility. Key considerations for such projects include ensuring housing types harmonize with existing structures, implementing traffic calming measures, and establishing a seamless network for pedestrians. Staff notes that connectivity has been achieved via sidewalks along the north side of the property to provide a partial connection to Rails to Trails.

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 proposed development is outside the Historic District and is not subject to certain environmental constraints, as it is free of Non-Tidal Wetlands and steep slopes, and is not located

in the 100-Year Floodplain. This project includes the construction of five multi-family units within an existing commercial building.

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 - Adequate off-street parking is available, and the proposed use and activity are not anticipated to increase traffic hazards in the surrounding area.

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 BC zoning district and the PRD Boundary. The project involves converting the current structure into five (5) residential units, allocating three (3) apartments to the first floor and two (2) to the second floor. While the first-floor accessory office and existing attic and storage areas will remain unchanged, the Planned Redevelopment Overlay District permits a density of five (5) to twelve (12) units for middle housing or up to twenty (20) dwelling units for other residential developments. At 0.33 acres, the property's total proposed density is 5 dwelling units.

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.

RECOMMENDED CONDITIONS:

Staff recommends the Planning Commission approve the request with the following condition:

1. The applicant is to add the required bicycle spaces.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the request subject to staff's Condition of Approval.

OR

2. I move that the Planning Commission forward the application to the July 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 2025.04.11 Recorded LLR Plat, paper copy & PDF
2. 2025.05.12 January 2019 Recorded Deed, paper copy & PDF
3. 2026.05.07 PDR APPLICATION, paper copy & PDF
4. 2026.05.07 Planned Redevelopment Narrative, paper copy & PDF
5. 2026.05.29 ESDR Return Comments, paper copy & PDF
6. 2026.06.04 Comment Response Letter, paper copy & PDF
7. 2026.06.04 Transmittal Letter, paper copy & PDF
8. PLANS, paper copy & PDF

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

Planned Redevelopment Overlay Application

Application Type

Subdivision ☒ Site Plan ☐

Subdivision Information

Name				
Original Property Size	Acres	0.33	Square Feet	14,489
Number of Lots Proposed	No Change			

Site Plan Information

Property Size	Acres		Square Feet	
Structure's Floor Area			Structure's Square Feet	

Property Information

Address	402 Maryland Ave., Easton, MD 21601					
Tax Map	105	Grid	00EA	Parcel	2228	Lot
Deed Refernce:	Liber	2589	Folio	13		
Plat Reference:	Liber	153	Folio	51		
Zoning District	BC	Historic District	Y ☐	N ☒		
Source of Electricity	Easton Utilities					

Owner

Name	Walbridge Real Estate Investments LLC
Mailing Address	25973 Marengo Road, Easton, MD 21601
Telephone No.	Email

Surveyor / Engineer

Name	Jefferson Ewell Hubbard	License No.	363	Expiration Date	2025-08-03
Mailing Address	117 Bay Street, Easton MD 21601				
Telephone No.		Email			

Applicant or Agent

Name	Christian Chute
Mailing Address	7760 Bloomfield Rd., Easton, MD 21601
Telephone No.	Email

Request Details

Please describe the purpose of the request being including all information pertinent to said request.
Attach a formal letter detailing request.

Request to approve the new use of the property as an R2 occupancy. The owner has obtained a lot line revision in order to establish proper egress from the proposed bedroom windows on the first floor. Proposed R2 occupancy would include (5) bedroom apartments and additional office space.

- If the applicant is other than the owner, include a letter of certification from the owner.
- Attach five (5) copies of the recorded Deed conveying present ownership of the property.
- Attach seven (7) copies of scaled site plan with all dimensions of lot, setbacks, proposed improvements and the distances between improvements.
- Provide all information related to any restrictions imposed by Homeowner Associations, etc.
- Include any additional information related to the request being made..
- ESDR Review Letter
- $150 Fee Payment

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	(05.07.26)
Printed Name of Applicant or Agent	Christian Chute

For Office Use Only

Project Number	PR 25 - 01	Fee Received	$150.00
Application Number	2025 - 1461	Application Notification	06/11/2026
Filing Date	05/07/2026	Property Posting Date	06/03/2026
PC Meeting Date	06/18/2026	Notice(s) Published	06/03/2026
If ESDR, Date	05/27/2026		
Final Approval Date			
Recordation Date			

Revised 2-2019

c & c Architecture
7760 Bloomfield Road, Easton, MD 21601
410-253-0022

Project Site: 402 Maryland Ave.
Easton, MD 21601
Permit #: n/a
Letter Re: Narrative regarding Planned Redevelopment Application and renovation plans

DATE: (05.07.26)

History:

The three-story dwelling located at 402 Maryland Avenue is currently being used as a single dwelling unit and storage facility, R-3 and S-1/S-2 occupancies. There is also an accessory business use (office) on the first floor that will remain unchanged. The single dwelling unit is located on the second floor. The building does not currently have a sprinkler system. The property is not located in the Historic District and the property is zoned Business Commercial (BC).

Proposal:

The owner plans to renovate the current building to include a total of four (5) apartments, three (3) apartments on the first floor, and two (2) apartments on the second floor. The remainder of the existing space will continue to function as S1/S2 storage and attic space. The owner is planning on adding a sprinkler system to all R2 portions of the building. The owner has completed a minor revision plat to allow for proper egress from the proposed apartment on the first floor adjacent to parcel 2229. The scope of work is an interior renovation that will not alter the existing footprint of the building.

Christian Chute, AIA

PROPERTY OWNER

TAX MAP 105, PARCEL 2228

PROPERTY OWNER: WALBRIDGE REAL ESTATE INVESTMENTS LLC
25973 MARENGO ROAD
EASTON, MARYLAND 21601

PROPERTY ADDRESS: 402 MARYLAND AVENUE
EASTON, MARYLAND 21601

DEED REFERENCE: 2589/13
PLAT REFERENCE: 153/51

TAX MAP 105, PARCEL 2229

PROPERTY OWNER: WILLOW CONSTRUCTION, INC.
11161 E STATE ROAD 70
SUITE 110–10
LAKEWOOD RANCH, FLORIDA 34202

PROPERTY ADDRESS: 400 MARYLAND AVENUE
EASTON, MARYLAND 21601

DEED REFERENCE: 519/95
PLAT REFERENCE: 79/13 & 153/50

PROPERTY STATISTICS

TOTAL AREA TO BE SUBDIVIDED: 0.847 AC.± (36,877 SF)

WATER SUPPLY: TOWN OF EASTON
SEWAGE DISPOSAL: TOWN OF EASTON

ZONING CLASSIFICATION: BC (BUSINESS COMMERCIAL DISTRICT)
SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 30'
MINIMUM LOT SIZE: 40,000 SQ.FT.
MINIMUM LOT FRONTAGE: 100'

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE PROPERTY LINE BETWEEN TAX PARCEL 2228 AND TAX PARCEL 2229. NO NEW PARCEL WILL RESULT FROM THIS MINOR REVISION PLAT.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100–YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

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

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

GENERAL NOTES

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

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON OCTOBER 11, 2021 AND JANUARY 30, 2024.

THE SEWER LATERALS AND THE WATER LATERAL SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE TOWN OF EASTON.

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

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

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

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

ALL EASEMENTS SHOWN HEREON, UNLESS OTHERWISE LABELED AS "PRIVATE", ARE HEREBY DEDICATED FOR USE BY: (I) THE TOWN OF EASTON, (II) UTILITY COMPANIES, (III) SERVICE PROVIDERS, (IV) ANY OTHER PARTIES TO OR FOR WHOM SUCH RIGHTS ARE ESTABLISHED BY INSTRUMENTS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY.

A UTILITIES DISTRIBUTION RIGHT–OF–WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND TEN (10) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY AND FIVE (5) FEET IN WIDTH ON EACH SIDE OF SIDE LOT LINES.

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

REVISED TAX PARCEL 2228 AND REVISED TAX PARCEL 2229 ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

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

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO WILLOW CONSTRUCTION, INC. AND WALBRIDGE REAL ESTATE INVESTMENTS LLC THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED TO WILLOW CONSTRUCTION, INC. BY DEED DATED JANUARY 3, 1978 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 519, AT FOLIO 95 AND TO WALBRIDGE REAL ESTATE INVESTMENTS LLC BY DEED DATED JANUARY 15, 2019 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2589, AT FOLIO 13. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL, MY CURRENT EXPIRATION DATE IS AUGUST 3, 2025, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

JEFFERSON EWELL HUBBARD — DATE: 2/13/25
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

Date: 02/13/2025 – 8:59am User: scopp Project Manager: BCE
Drawing Path: J:\2023\0500\230568\Civil3D–230568\Dwg\Plots\VSP–PLTS–230568.dwg | MINOR REVISION PLAT
XREF File(s): RAR–BASE–230568/VLD–BASE–230568

OWNER'S CERTIFICATE

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY EASTON UTILITIES AND WILL AVAILABLE TO ALL LOTS OFFERED FOR SALE.

WILLOW CONSTRUCTION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

WILLOW CONSTRUCTION, INC.

WILLIAM W. DITMAN, PRESIDENT — DATE: 3/24/25

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF March 2025

NOTARY — DATE: 3-23-25

JERE ROBERT OUELLETTE
Commission # HH 622191
Expires December 17, 2028

MY COMMISSION EXPIRES 12-17-28

WALBRIDGE REAL ESTATE INVESTMENTS LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

WALBRIDGE REAL ESTATE INVESTMENTS LLC

RANDALL WALBRIDGE, MEMBER — DATE: 03-20-2025

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF March 25

NOTARY — DATE: 3/20/25

MY COMMISSION EXPIRES Jan 6 29

ALLISON MCKAY
Notary Public - State of Maryland
Caroline County
My Commission Expires Jan 6, 2029

TALBOT COUNTY HEALTH DEPARTMENT

REVISED PARCEL 2229 AND REVISED PARCEL 2228 AS SHOWN HEREON ARE SERVED BY COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND CODE OF MARYLAND REGULATIONS (COMAR) 26.04.03.

TALBOT COUNTY APPROVING AUTHORITY — DATE: 3/31/25

APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE: 04.09.25

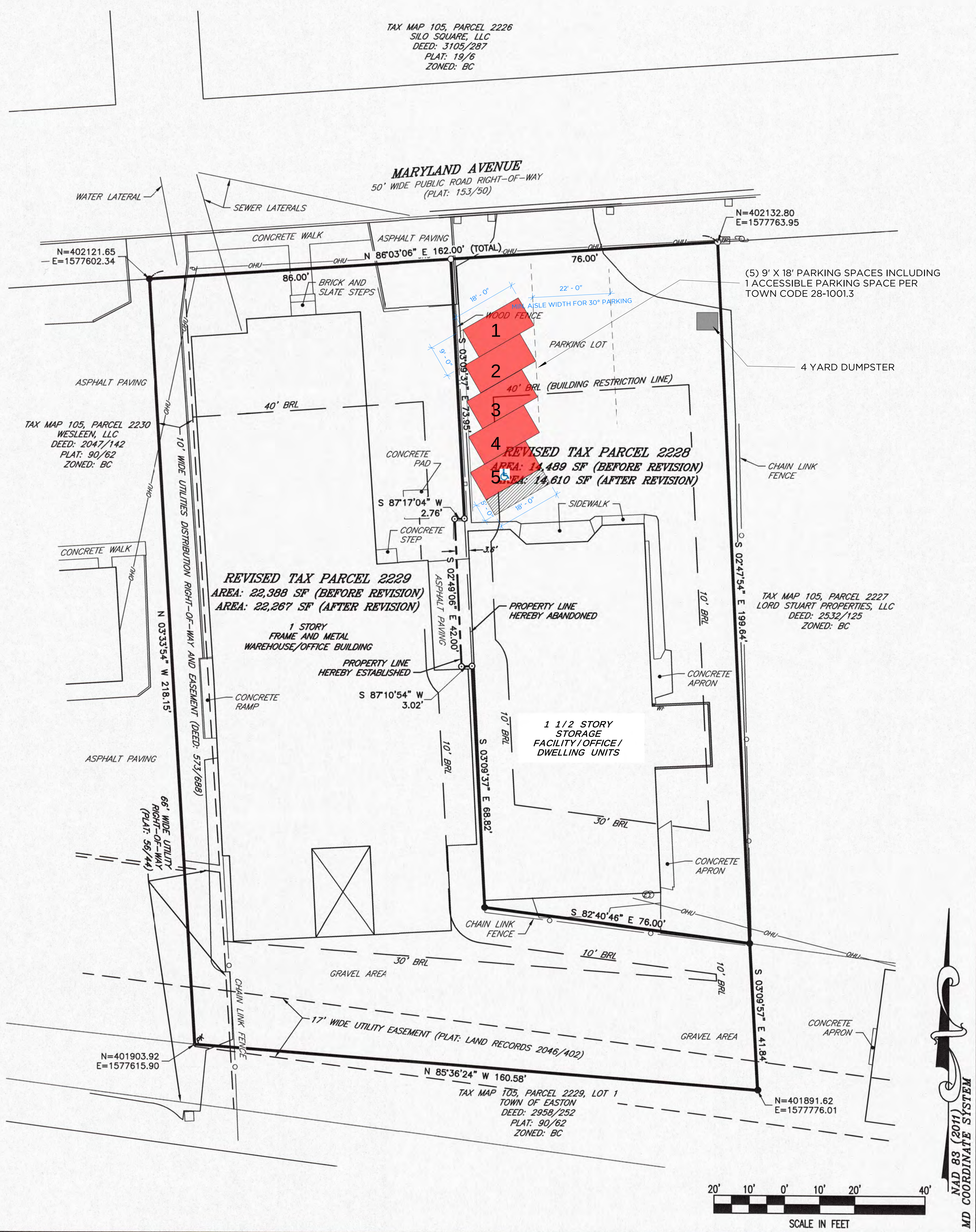
THE TOWN PLANNER — DATE: 4/4/25

LEGEND

HVAC UNIT
MAIL BOX
WATER METER
ROUND CATCH BASIN
STORM DRAIN MANHOLE
TELEPHONE PEDESTAL
ELECTRIC METER
GUY WIRE ANCHOR
UTILITY POLE
OVER HEAD UTILITY LINES
COMPUTED POINT
IRON ROD FOUND
IRON ROD SET
PK NAIL SET
PROPERTY LINES HEREBY ESTABLISHED



VICINITY MAP
SCALE: 1" = 500'



RECEIVED APR 1 1 2025 By

REVISIONS			
No.	DATE	DESCRIPTION	BY

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

KMD 93/31

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

SEAL
STATE OF MARYLAND — JEFFERSON EWELL HUBBARD — NO. 363 REGISTERED — PROPERTY LINE SURVEYOR
2/13/25 DATE

MINOR REVISION PLAT

ON THE LANDS OF WALBRIDGE REAL ESTATE INVESTMENTS LLC AND WILLOW CONSTRUCTION, INC.

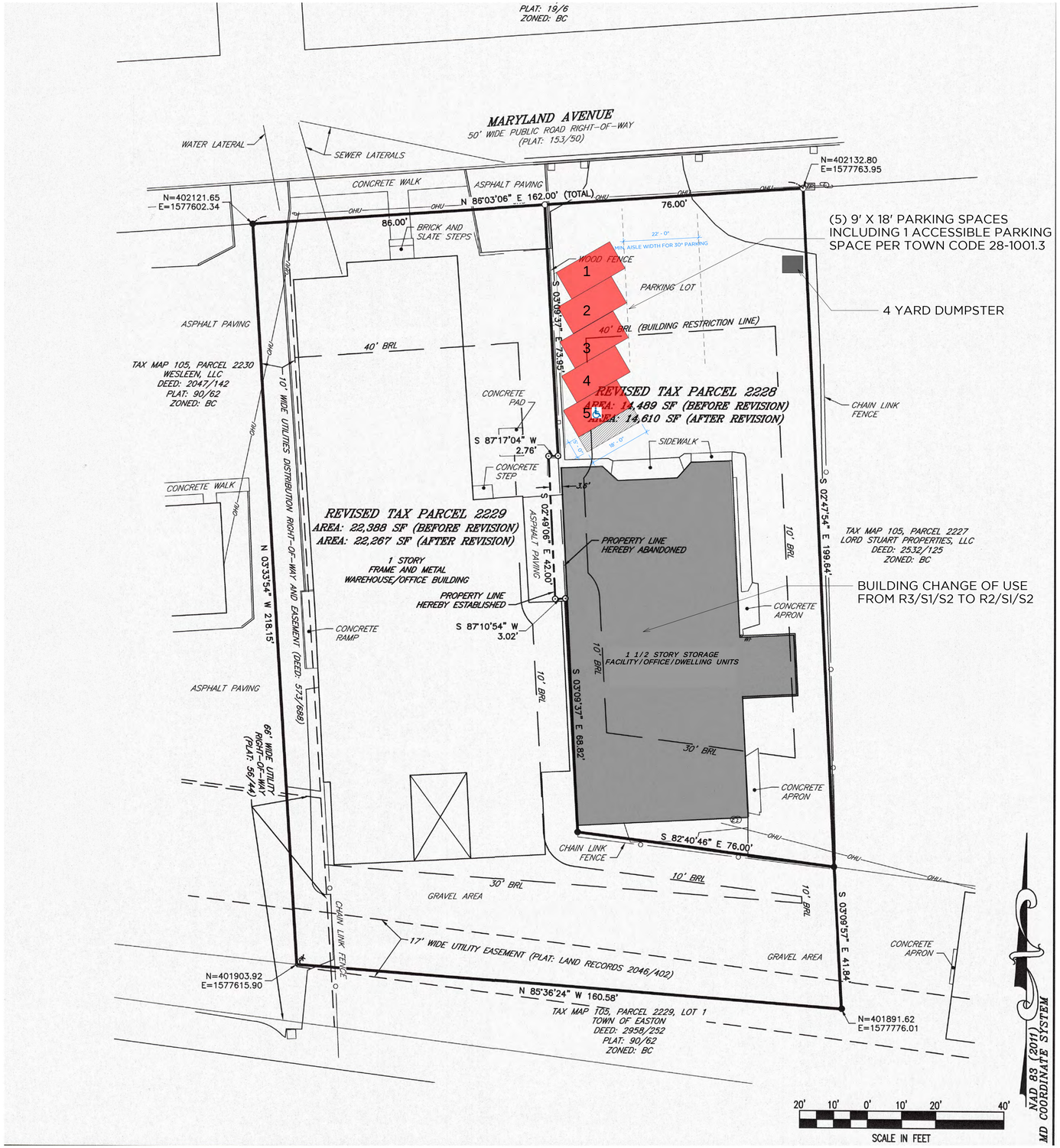
IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 105, PARCELS 2228 & 2229

ISSUED FOR:	DATE: BY:
AGENCY REVIEW	10–28–24 BCE
AGENCY REVIEW	02–13–25 BCE

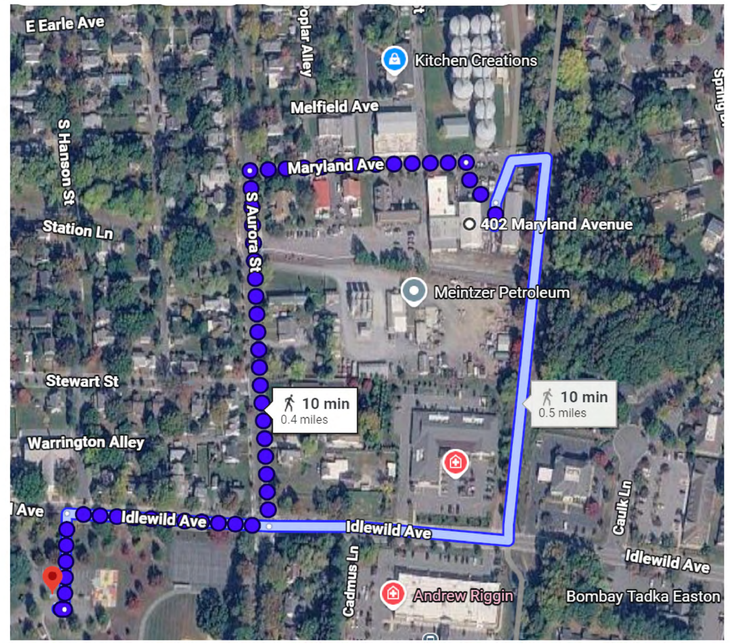
SP1.0

SHEET No. 1 OF 1
SCALE: AS NOTED
DATE: 02–13–25
JOB No. 230568
FILE No. 1625

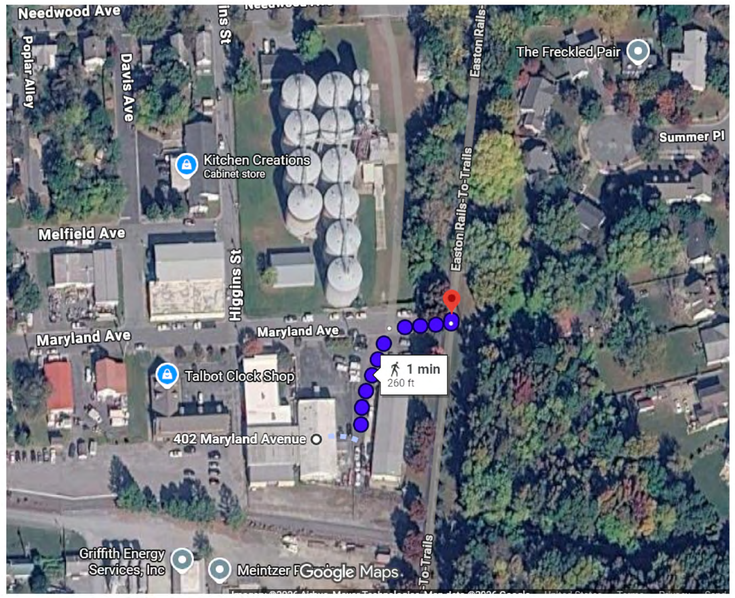
© LANE ENGINEERING, LLC



1 SP1.1 SITE PLAN EXISTING AND PROPOSED
1/16" = 1'-0"



2 SP1.1 PROXIMITY TO RAILS-TO-TRAILS



3 SP1.1 PROXIMITY TO IDLEWILD PARK

C + C ARCHITECTURE
7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022
christian@candcarchitecture.net

Architect's Seal

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SITE PLAN ENLARGED

CONSTRUCTION DOCUMENTS

Walbridge Renovation

402 Maryland Avenue
Easton, MD 21601

REVISIONS

Project number	2410
Date	(06.01.26)
Drawn by	CC

SP1.1

Scale As indicated

SYMBOL LEGEND

- 1 — DOOR NUMBER
- C — WINDOW LETTER
- A / A-1 — BUILDING SECTION DESIGNATION / REFERENCE DRAWINGS NUMBER
- A / A1.1 — DETAIL NUMBER / REFERENCE DRAWINGS NUMBER
- A / B A A1.1 D / C — INTERIOR ELEVATION NUMBER / REFERENCE DRAWING NUMBER
- 1 — REVISION
- ELEV. -4'-4" / HEIGHT TITLE
- HIDDEN LINE / REFERENCE DRAWING NUMBER
- HIDDEN LINE / REFERENCE DRAWING NUMBER
- CENTER LINE
- COLUMN LINE

MATERIALS LEGEND

- BRICK
- STEEL
- GRAVEL
- PLYWOOD
- CONCRETE
- CMU
- EARTH OR FILL
- INSULATION BATTS
- INSULATION SPRAY
- INSULATION RIGID
- PLASTER/ GYPSUM WALL BOARD
- WOOD (BLOCKING)
- WOOD (FRAMING)
- WOOD (FINISHED)

ABBREVIATIONS

@	AT OR AT EACH
A.C.	AIR CONDITIONER
A.F.F.	ABOVE FIRST FLOOR
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
B.F.F.	BELOW FIRST FLOOR
B.S.	BOTH SIDES
B.V.	BLOCK VENT
BD.	BOARD
BLDG.	BUILDING
BOT.	BOTTOM
CAB.	CABINET
CH.	CHANNEL
CL	CENTER LINE
CLG.	CEILING
CLOS.	CLOSET
CMU	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONT.	CONTINUOUS
CPT.	CARPET
CSK.	COUNTERSINK
D OR Ø	DIAMETER
D.H.	DOUBLE HUNG
D.S.	DOWNSPOUT
D.W.	DISHWASHER
DWG	CAD DRAWING
E.J.	EXPANSION JOINT
E.W.	EACH WAY
ELEC.	ELECTRIC
ELEV.	ELEVATION
EPS.	EXPANDED POLYSTYRENE
EQ.	EQUAL
EXP.	EXPANSION
F.D.	FLOOR DRAIN
F.P.	FIREPROOF
FIN.	FINISHED
FLG.	FLOORING
FPHB	FROST PROOF HOSEBIB
FT.	FOOT/FEET
FTC.	FLOOR TO CEILING
FTG.	FOOTING
G.S.	GRAVEL STOP
GA.	GAUGE, OR GAGE
GL.	GLASS
GWB	HEIGHT
H.W.	HOT WATER
H.W.H.	HOT WATER HEATER
HT.	HEIGHT
I.D.	INSIDE DIAMETER
INSUL.	INSULATION
LAM.	LAMINATED OR LAMINATE
LAV.	LAVATORY
LB.	POUND
LT.	LIGHT OR LIGHTING
M.O.	MASONRY OPENING
M.S.	MOP SINK
MAS.	MASONRY
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MTL.	METAL
N.I.C.	NOT IN CONTRACT
NO.	NUMBER
NTS	NOT TO SCALE
O.C.	ON CENTER
O.H.	OVERHEAD
OPG.	OPENING
OPP.	OPPOSITE
P.LAM	PLASTIC LAMINATE
P.T.	PRESSURE TREATED
PL	PLATE
PLAS.	PLASTIC
PTD.	PAINTED
PVB.	POLYVINYL BARRIER
R.	RADIUS
R.O.	ROUGH OPENING
REF	REFER, REFERENCE
REQ'D	REQUIRED
RES.	RESILIENT
REV.	REVERSE
RM.	ROOM
S.C.	SOLID CORE
S.S.	STAINLESS STEEL
SCHED.	SCHEDULE
SHT.	SHEET
SIM.	SIMILAR
SPEC.	SPECIFICATION(S)
SQ.FT.	SQUARE FEET
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
T&G	TONGUE AND GROOVE
T.	TREAD OR TOE
TBR.	TO BE REMOVED
TEMP.	TEMPERATURE
THRESH.	THRESHOLD
TYP.	TYPICAL
UL	UNDERWRITERS LABORATORY
V.I.F.	VERIFY IN FIELD
W.C.	WASH CLOSET
W.P.	WATERPROOF
W.R.	WATER RESISTANT
W/	WITH
WD.	WOOD
WDW..	WINDOW
WWF	WELDED WIRE FABRIC

NOTICE TO CONTRACTORS

All Contractors and/or their Subcontractors performing the work on the project premises shall be responsible for initiating, maintaining, and supervising a reasonably prudent safety program including, but not limited to the isolation of work areas and the prompt removal of any debris or tools, which might endanger other workers and/or occupants.

CONTRACT DOCUMENT NOTES

1. The Contract Documents includes the Architectural Set drawings. The Contract Documents are complimentary to each other and are to be coordinated with and used in combination to obtain complete construction information. Any information conflicts are to be brought to the attention of C and C Architecture before proceeding with any work.
2. All Record Document set of plans and elevations are drawn showing walls plumb and roof and floor level and does not indicate settlement or any deterioration. Dimensions in the Contract Documents may vary from existing and require field verification before proceeding with work. The General Contractor is responsible for site verifying all areas affected by construction.
3. If the General Contractor or any subs or trades require additional explanation for intended work, the General Contractor shall submit in writing a Request for Supplemental Instructions to C and C Architecture. No changes to intended work shall occur without written authorization from C and C Architecture. Failure to obtain written authorization shall invalidate any claim for additional compensation.
4. The Contract Documents with the most current date or dates represents the latest information available and supersedes and replaces, all previous documents, drawings, details, information, and features unless specifically stated in writing by C and C Architecture. Upon receipt, the General Contractor is responsible for distribution of the most current documents to all of his subcontractors and applicable personnel.

PROJECT INFORMATION

ARCHITECTURE FIRM:

c + c ARCHITECTURE
7760 BLOOFIELD ROAD
EASTON, MD 21601
410.253.0022
email: christian@candcarchitecture.net
Christian Chute, AIA, Project Architect

STRUCTURAL ENGINEER:

MORABITO CONSULTANTS
952 Ridgebrook Rd. Suite 1700
Sparks, MD 21152
410.467.9472
email: www.morabitoconsultants.com
Tony Morabito, PE

OWNER:

Walbridge Real Estate Investments LLC
25973 Marengo Road
Easton, MD 21601

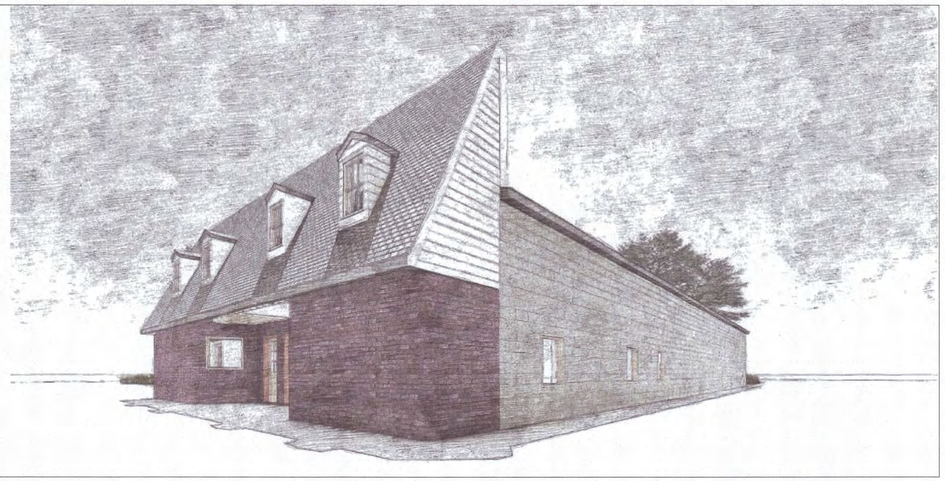
GENERAL CONTRACTOR:

Wallbridge Real Estate Investments LLC
25973 Marengo Road
Easton, MD 21601
(410) 829-0135
randallwalbridge@gmail.com
MHIC# 24727

402 Maryland Avenue

CONSTRUCTION DOCUMENT PHASE

PERMIT DRAWINGS



PROFESSIONAL CERTIFICATION

I certify that these documents were prepared or approved be my, and that I am a duly licensed architect under the laws of the State of Maryland, license number 20263.

Jonathan C. Chute, AIA
C and C Architecture

CODES COMPLIANCE

1. COMAR, Code of Maryland Regulations, latest edition COMAR 05.02.03.03(2).
2. International Residential Code 2021, latest edition, as amended by COMAR.
3. Town of Easton Building Code for Residential One and Two Family Dwellings under Chapter 6, Article III
4. State Fire Prevention Code
5. NFPA 70 National Electrical Code
6. International Fuel Gas Code as amended by COMAR
7. International Mechanical Code as amended by COMAR
8. International Plumbing Codoe as amended by COMAR
3. International Electrical Code as required by Town of Easton and COMAR.
8. International Energy and Conservation Code 2018.

GENERAL INFORMATION

1. PROPERTY LOCATION:
402 Maryland Ave.
Easton, MD 21601

2. TAX MAP / GRID / PARCEL:
0105 / 000EA / 228

3. PROPERTY ZONING CLASSICFICATION:
BC

4. CRITICAL AREA DESIGNATION:
n/a

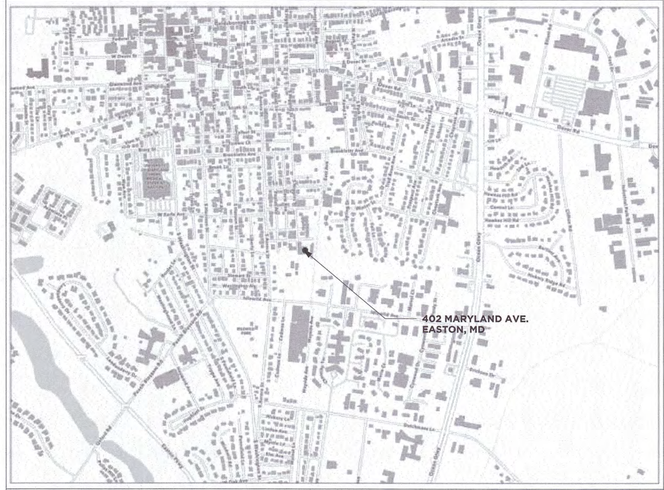
5. FLOODPLAIN CLASSIFICATION:
X

6. BUILDING TYPE:
VB

7. BUILDING USE GROUP:
R-2/S-2

DRAWING INDEX

SHEET #	SHEET	SHEET NAME
1	C	COVER PAGE
2	A1.0	GENERAL NOTES
3	SP1.0	SITE PLAN
4	RD1.0	FOUNDATION PLAN EXISTING
5	RD1.1	FLOOR PLANS EXISTING
6	RD1.2	FLOOR PLANS EXISTING
7	RD1.3	ROOF PLAN PROPOSED AND EX ISTING
8	RD2.1	ELEVATIONS EXISTING AND PROPOSED
9	RD2.2	EXISTING AND PROPOSED ELEVATIONS
10	D1.1	FIRST FLOOR DEMOLITION PLAN
11	D1.2	SECOND FLOOR DEMOLITION PLAN
12	F1.0	STRUCTURAL DETAILS AND FRAMING NOTES
13	F1.1	FIRST FLOOR FRAMING PLAN
14	F1.2	SECOND FLOOR FRAMING PLAN
15	F1.3	ROOF FRAMING PLAN
16	A1.1	FIRST FLOOR PLAN
17	A1.2	SECOND FLOOR PLAN
17	A1.2A	FIRE SEPERATION AND AREAS
18	A3.1	SECTIONS
19	A3.2	SECTIONS
20	A3.3	SECTIONS
21	A4.2	WALL TYPES
22	A6.1	SCHEDULES AND CODE REFERENCE
23	LS1.1	FIRST FLOOR PLAN
24	LS1.2	FIRST FLOOR PLAN



PROJECT SCOPE

THIS PROJECT CONSISTS OF THE FOLLOWING ITEMS:

1.	DOCUMENTING EXISTING CONDITIONS PRIOR TO CONSTRUCTION
2.	RENOVATION OF FIRST AND SECOND FLOOR APARTMENTS

C + C ARCHITECTURE
7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022
christian@candcarchitecture.net

STATE OF MARYLAND
JONATHAN C. CHUTE
20263
ARCHITECT

Architect's Seal

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COVER PAGE

CONSTRUCTION DOCUMENTS

Walbridge Renovation

402 Maryland Avenue
Easton, MD 21601

REVISIONS

Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	1 of 24

C

Scale: As indicated

FASTENER SCHEDULE

ROOF FRAMING

Joint Description	Fastener	Fastener Spacing Location and Number
Rafter to Top Plate (Toe Nailed) / 8-10 ft. Wall Hr. / 16" O.C. Rafter Spacing	3-8d Common Nails / H2.5A Rafter Tie	Each Rafter End
Rafter to Top Plate (Toe Nailed) / 8-10 ft. Wall Hr. / 16" O.C. Rafter Spacing	H2.5A Rafter / Truss Tie	Each Rafter End
Rafter to Top Plate (Toe Nailed) / 8-10 ft. Wall Hr. / 16" O.C. Rafter Spacing	H3 Rafter Truss Tie	Each Rafter End
Ceiling Joists to Top Plate	16d	16" O.C.
Ceiling Joists to Parallel Rafter (Face-nailed)	2-1 6d	-
Ceiling Joist Laps Over Partitions (Face-nailed)	3-8d or 2-16d	-
Collar Tie to Rafter (Face-nailed)	10d	Each End
Blocking to Rafter (Toe-nailed)	2-8d	Each End
Rim Board to Rafter (End-nailed)	10d	24" O.C.

WALL FRAMING

Joint Description	Fastener	Fastener Spacing Location and Number
Top Plate to Top Plate (Face-Nailed) - See Notes	2-16d	12" O.C.
Top Plates at Intersections (Face-nailed)	4-16d	Joints each sided
Stud to Stud (Face-Nailed)	2-16d	24" O.C.
Header to Header (Face-nailed)	16d	16" O.C. at edges
Top or Bottom Plate to Stud (End-nailed) 8-16 ft. Wall Ht. / 16" O.C. Stud Spacing	2-16d	Per Stud
Top or Bottom Plate to Stud (End-nailed) 8-20 ft. Wall Ht. / 16" O.C. Stud Spacing	3-16d	Per Stud
Bottom Plate to Floor Joist, Band Joist, End Joist, or Blocking (Face-nailed) - See Notes	2-16d	12" O.C.

FLOOR FRAMING

Joint Description	Fastener	Fastener Spacing, Location, and Number
Joist to Sill, Top Plate or Girder (Toe-nailed)	4-8d	Per Joist
Bridging to Joist (Toe-nailed)	2-8d	Each End
Blocking to Joist (Toe-nailed)	2-8d	Each End
Blocking to Sill or Top Plate (Toe-nailed)	3-16d	Each Block
Ledger Strip to Beam (Face-nailed)	3-16d	Each Joist
Joist on Ledger Beam	3-8d	Per Joist
Band Joist to Joist (End-nailed)	3-16d	Per Joist
Band Joist to Sill or Top Plate (Toe-nailed)	2-16d	12" O.C.

ROOF SHEATHING

Joint Description	Fastener	Fastener Spacing, Location, and Number
Structural Panels 16" O.C. Stud Spacing/Interior Zone/4'-0" Edge Zone	8d	6" Edge and 12" Field
Diagonal Board Sheathing 1x6 or 1x8/1x10 or Wider	2-8d / 3-8d	Per Support

CEILING SHEATHING

Joint Description	Fastener	Fastener Spacing, Location, and Number
1/2" Gypsum Wallboard	Drywall Screws	6" Edge and 12" Field
5/8" Gypsum Wallboard	Drywall Screws	6" Edge and 12" Field

WALL SHEATHING

Joint Description 6	Fastener	Fastener Spacing, Location, and Number
Structural Panels: Interior Zone / 40" Edge Zone	8d	6" Edge and 12" Field
Fiberboard Panels: 7/16" / 25/32" - See Note #2 :	6d / 8d	6" Edge and 12" Field
Gypsum Wallboard		
Hardboard	8d	6" Edge and 12" Field
Particleboard Panels	Reference Manufacturer's Specifications	Reference Manufacturer's Specifications
Diagonal Board Sheathing: 1x6 or 1x8 / 1x10 or Wider	2-8d / 3-8d	Per Support

FLOOR SHEATHING

Joint Description	Fastener	Fastener Spacing, Location, and Number
Structural Panels: 1" or Less	8d	6" Edge and 12" Field
Structural Panels: Greater than 1"	10d	6" Edge and 12" Field
Diagonal Board Sheathing: 1x6 or 1x8 / 1x10 or Wider	2-8d / 3-8d	Per Support

FASTENING NOTES

2. All nails are smooth-common, box or deformed shanks except where otherwise slated.
3. Staples are 16 gage wire and have a minimum 7/16" O.D. crown width.
4. Nails shall be spaced at not more than 6 inches O.C. at all supports where spans are 48 inches or greater.
5. 4'-0" x 8'-0" or 4'-0" x 9'-0" panels shall be applied vertically.
6. For regions having basic wind speed of 110mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48 inch distance from gable end walls, if mean roof height is more than 25 feet, up to 35 feet maximum. Also reference construction details for additional fastener requirements.
7. For regions having basic wind speed of 100mph or less, nails for attaching plywood and wood structural panel roof sheathing to gable end, wall framing shall be spaced 6 inches O.C. When basic wind speed is greater than 100mph, nails for attaching panel roof structural to intermediate supports shall be spaced 6 inches O.C. for minimum 48-inch distance from ridged, eaves, and gable end wall; and 4 inches O.C. to gable end wall framing.
8. Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.
9. This schedule is provided as a GENERAL GUIDE ONLY. Reference Construction Details for Additional Requirements. In special engineered construction, the fastener specified by the construction detail shall take precedent over fasteners shown in this schedule.

GENERAL NOTES

1. General Contractor (G.C.) shall check and verify all dimensions and conditions at job site and report any discrepancies to C and C Architecture prior to commencement of work.
2. G.C. shall furnish all labor materials, tools, supplies, equipment and services required, including hoisting to complete all the work described in the drawings and in the Specifications with exception of work designated N.I.C. (Not in Contract).
3. G.C. shall be responsible for the unloading, storage, and safekeeping of all building materials until the completion of the installation.
4. G.C. shall perform all work to conform with the latest edition of referenced International Building Code, as well as, all other applicable laws and regulations.
5. G.C. shall visit the site and become thoroughly acquainted with the existing conditions and the extent of the work as presented in the Contract Documents prior to the commencement of work.
6. G.C. shall be responsible for all inspections and certificate of occupancy.
7. G.C. shall be responsible for all areas affected by new construction shown on the drawings.
8. G.C. shall be responsible for the coordination of all trades on the job whether they are his or her own subcontractors or under separate contract.
9. All shop drawings shall be submitted to C and C Architecture for approval prior to fabrication or commencement of work. This includes but shall not be limited to Finishes, Cabinetwork, and Finish Carpentry. Approval of shop drawings by C and C Architecture does not relieve the G.C. or any Subcontractor from any responsibility to comply with drawings and the Contract Documents. Any approval of shop drawings by C and C architecture shall be deemed to be aesthetic only and not of any other element, including but not limited to structural and functional suitability, and product applicable codes and regulation.
10. The G.C. shall perform all Punch Listed items per the contract
11. The G.C. shall provide all temporary dustproof enclosures to keep adjacent areas completely free of dust, debris, and any other impediments to the normal use of these adjacent areas.
12. The G.C. shall be responsible for the daily removal of debris from the work site. There shall be no storage of excessive quantities of dirt, debris, rubbish or waste of any kind on the site.
13. In the event of any conflict between the General Notes and any of the attached or referenced Contract Documents, the G.C. shall not proceed without the written permission from C and C Architecture.
14. At the completion of the job, the G.C. shall be responsible for overall cleanup of the space, touching up minor damage or abrasions and leaving space ready for final inspection. Specifically included herein is the cleanup, touch up, and full and proper function of all hardware, glass windows sills, and mullions.
15. The G.C. shall perform all Punch Listed items at the end of the job within a two week period.
16. There shall be no substitutions of any material specified in these drawings without the prior expressed written approval of C and C Architecture or the Owner.
17. Typical notes refer to material, construction, and design applicable to all similar conditions unless specifically noted elsewhere in the Contract Documents.
18. All electrical installations shall conform to the latest applicable electrical code and all applicable laws and regulations.
19. Repair and touchup any trimwork, finish, wall, and structure damaged by construction.
20. The G.C. shall perform all new work and shall perform all work necessary to complying with the following maximum deviation: Standards for plumb and level: (a) Ceilings and Soffits: 1/8" per 20'-0" as measured in any direction by a metal straight edge of not less than 10'-0" in length. (b) Other building surfaces not otherwise designated, but specifically including walls and floors: 1/8" per 10-0" as measured in any direction by a metal straight edge of not less than 10'-0" in length.
21. Bottom of all spread footings to be a minimum of 2'-0" below original grade or approved compacted fill. If required, soil bearing capacity should be verified by a Registered Geotechnical Engineer and footings lowered or increased in size based on engineer's findings.
22. All concrete work to conform to ACI 301-R85, "Specifications for Structural Concrete for Buildings", and ACI 318-89, "Building Code Requirements for Reinforced Concrete." Concrete strength for all concrete shall have minimum of 3000 psi at 28 days unless noted. Concrete strength for exterior walks shall be 2500 psi at 28 days minimum. At 28 days minimum allowable slump shall be 5".
23. Concrete shall conform to ACI 305-R82, "Recommended Practice for Hot Weather Concreting" and ACI 306-R83, "Recommended Practice for Cold Weather Concreting." Formwork shall conform to ACI-347 latest edition, "Standard Recommended Practice for Concrete Formwork."
24. Aggregate for concrete shall be clean and well graded, compacted as required in the Contract Documents.
25. Deformed Bars reinforcing steel shall conform to ASTM A-615, Grade 60. Bends are to be fabricated per details. Provide a minimum of 3" cover for foundations poured on earth, 2 inch minimum cover for beams and columns, 3/4" minimum cover for slabs, and 1 1/2" minimum cover for all rebar in exposed concrete, unless noted. All beam and slab minimum extension into supports to conform to the latest edition of ACI recommendations and standards. Provide accessories and bar supports in accordance with ACI 315-80, "The Manual for Standard Practice for Detailing Reinforced Concrete Structures."
26. Welded Wire Fabric shall conform to ASTM A-185, Grade 60, unless noted. Place welded wire fabric mid-depth of slabs on grade and draped over supports in concrete slabs on centering. End laps of all welded wire fabric reinforcing shall be lapped minimum of 8".
27. All wide flange structural steel to conform to ASTM A-992. Structural steel pipes shall conform to ASTM A-53, Types E or S, Grade B (Fy = 35 ksi). Anchor bolts and bolts used in temporary erection connections shall conform to ASTM A-307-61T and ASTM A-325. All beam to column and connections with slotted and oversized holes shall have slip critical connectors. All other types of connections shall have bearing type connections.
28. All welds shall conform to all provisions of AWS D1.1-77, the American Welding Society "The Structural Welding Code". Shop coat all structural steel a minimum of 2 mil, Number 769 Grey by Rust-oleum, Tnemec, or Wesall Primer by Farboil Co.
29. Design Loads shall comply with the requirements of the latest edition of the IBC International Building Code and other referenced codes and specifications. All reference codes and specifications shall be the latest edition at the time of permit.
30. Design Loads shall comply with the requirements of the latest edition of the IBC International Building Code and other referenced codes and specifications. All reference codes and specifications shall be the latest edition at the time of permit.
31. All lumber in contact with soil, steel or concrete shall be pressure treated wood. All lumber incorporated into the structure shall be air or kiln-dried and shall contain no more than 19% moisture.
32. Provide head and pan flashing at all new window and doors. Flashing material as specified in Contract Documents and/or manufacturer's recommendations.
33. G.C. shall comply with the safety requirements of all local, state, and federal laws.
34. Reference Sheet C - Architectural Coversheet, for note regarding use for use and distribution of the Contract Documents and contractors' safety requirements.
35. All dissimilar metals shall be effectibley isolcated from each other to prevent molecular breakdown
36. Refer to drawings of all disciplines for equipment requiring concrete equipment pads. Provide such pads, coordinating their sizes and locations. Review locations with architect prior to installation.
37. Completely connect all equipment and provide all necessary appendages. Completed systems shall be fully operational.

Air Barrier & Insulation Requirements Per Table 402.4.1 of the 2018 IBC

COMPONENT	AIR BARRIER CRITERIA	INSULATION INSTALLATION CRITERIA
GENERAL REQUIREMENTS	THE CONTINUOUS AIR BARRIER SHALL BE INSTALLED IN THE BUILDING ENVELOPE. THE EXTERIOR THERMAL ENVELOPE CONTAINS A CONTINUOUS AIR BARRIER. BREAKS OR JOINTS IN THE AIR BARRIER SHALL BE SEALED.	AIR-PERMEABLE INSULATION SHALL NOT BE USED AS A SEALING MATERIAL.
CEILING/ATTIC	THE AIR BARRIER IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE INSULATION AND ANY GAPS IN THE AIR BARRIER SHALL BE SEALED. ACCESS OPENINGS, DROP DOWN STAIRS OR KNEE WALL DOORS TO UNONDITIONED ATTIC SPACES SHALL BE SEALED.	THE INSULATION IN ANY DROPPED CEILING/SOFFIT SHALL BE ALIGNED WITH THE AIR BARRIER.
WALLS	THE JUNCTION OF THE FOUNDATION AND SILL PLATE SHALL BE SEALED. THE JUNCTION OF THE TOP PLATE AND THE TOP OF EXTERIOR WALLS SHALL BE SEALED. KNEE WALLS SHALL BE SEALED.	CAVITIES WITHIN CORNERS AND HEADERS OF FRAME WALLS SHALL BE INSULATED BY COMPLETELY FILLING THE CAVITY WITH A MATERIAL HAVING THERMAL RESISTANCE OF R-3 PER INCH MIN. EXTERIOR THERMAL ENVELOPE INSULATION FOR FRAMED WALLS SHALL BE INSTALLED IN SUBSTANTIAL CONTACT AND CONTINUOUS ALIGNMENT WITH THE AIR BARRIER.
WINDOWS, SKYLIGHTS, AND DOORS	THE SPACE BETWEEN WINDOW/DOOR JAMBS AND FRAMING, AND SKYLIGHTS AND FRAMING SHALL BE SEALED.	
RIM JOISTS	RIM JOISTS SHALL INCLUDE THE AIR BARRIER	RIM JOISTS SHALL BE INSULATED
FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)	THE AIR BARRIER SHALL BE INSTALLED AT ANY EXPOSED EDGE OF INSULATION.	FLOOR FRAMING CAVITY INSULATION SHALL BE INSTALLED TO MAINTAIN PERMANENT CONTACT WITH THE UNDERSIDE OF SUBFLOOR DECKING, OR FLOOR FRAMING CAVITY INSULATION SHALL BE PERMITTED TO BE IN CONTACT WITH THE TOP SIDE OF SHEATHING OR CONTINUOUS INSULATION INSTALLED ON THE UNDERSIDE OF FLOOR FRAMING AND EXTENDS FROM THE BOTTOM TO THE TOP OF ALL PERIMETER FRAMING MEMBERS.
CRAWL SPACE WALLS	EXPOSED EARTH IN UNVENTED CRAWL SPACES SHALL BE CONVERED WITH A CLASS 1 VAPOR RETARDER WITH OVERLAPPING JOINTS TAPED.	WHERE PROVIDED INSTEAD OF FLOOR INSULATION, INSULATION SHALL BE PERMANENTLY ATTACHED TO THE CRAWL SPACE WALLS.
SHAFTS, PENETRATIONS	DUCT SHAFTS, UTILITY PENETRATIONS, AND FLUE SHAFTS OPENING TO EXTERIOR OR UNCONDITIONED SPACE SHALL BE SEALED.	
NARROW CAVITIES		BATTS IN NARROW CAVITIES SHALL BE CUT TO FIT, OR NARROW CAVITIES SHALL BE FILLED BY INSULATION THAT ON INSTALLATION READILY CONFORMS TO THE AVAILABLE CAVITY SPACE.
GARAGE SEPERATION	AIR SEALING SHALL BE PROVIDED BETWEEN THE GARAGES AND CONDITIONED SPACES.	
RECESSED LIGHTING	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE DRYWALL.	RECESSED LIGHT FIXTURES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE AIR TIGHT AND IC RATED.
PLUMBING AND WIRING		BATT INSULATION SHALL BE CUT NEATLY TO FIT AROUND WIRING AND PLUMBING IN EXTERIOR WALLS, OR INSULATION THAT ON INSTALLATION READILY CONFORMS TO AVAILABLE SPACE SHALL EXTEND BEHIND PIPING AND WIRING
SHOWER/TUB ON EXTERIOR WALL	THE AIR BARRIER INSTALLED AT EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL SEPERATE THEM FROM THE SHOWERS AND TUBS.	EXTERIOR WALLS ADJACENT TO SHOWERS AND TUBS SHALL BE INSULATED.
ELECTRICAL/PHONE BOX ON EXTERIOR WALL	THE AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIRSEALED BOXES SHALL BE INSTALLED.	
HVAC REGISTER BOOTS	HVAC REGISTER BOOTS THAT PENETRATE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO THE SUBFLOOR OR DRYWALL.	
CONCEALED SPRINKLERS	WHEN REQUIRED TO BE SEALED, CONCEALED FIRE SPRINKLERS SHALL ONLY BE SEALED IN A MANNER THAT IS RECOMMENDED BY THE MANUNFACTURER. CAULKING OR OTHER ADHESIVE SEALANTS SHALL NOT BE USED TO FILL VOIDS BETWEEN FIRE SPRINKLER COVER PLATES AND WALLS OR CEILINGS.	

Insulation & Fenestration Requirements by Component per Table 402.1.2 of the 2021 IBC

CLIMATE ZONE 4 except Marine	REQUIRED	PROVIDED
FENESTRATION U-FACTOR	0.32	.27
SKYLIGHT U-FACTOR	0.55	N/A
GLAZED FENESTRATION SHGC	0.4	.24
*CEILING R-VALUE	*49	R-49
WOOD FRAME WALL R-VALUE	20 OR 13+5	R-21
BASEMENT WALL R-VALUE, CONTINUOUS	10/13	N/A
FLOOR R-VALUE	19	N/A
MASS WALL R-VALUE, CONTINUOUS	8/13	N/A
SLAB R-VALUE AND DEPTH	10, 2'-0"	N/A
CRAWL SPACE WALL R-VALUE	10/13	10/13
*NOTES	MIN. R-30 IN CATHEDRAL CELING	N/A

C + C ARCHITECTURE
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410.253.0022
christian@candcarchitecture.net

STATE OF MARYLAND JONATHAN C. CHUTE 20263 ARCHITECT

Architect's Seal

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GENERAL NOTES

CONSTRUCTTION DOCUMENTS

Walbridge Renovation

402 Maryland Avenue
Easton, MD 21601

REVISIONS

Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	2 of 24

A1.0

Scale

PROPERTY OWNER

TAX MAP 105, PARCEL 2228

PROPERTY OWNER: WALBRIDGE REAL ESTATE INVESTMENTS LLC
25973 MARENGO ROAD
EASTON, MARYLAND 21601

PROPERTY ADDRESS: 402 MARYLAND AVENUE
EASTON, MARYLAND 21601

DEED REFERENCE: 2589/13
PLAT REFERENCE: 153/51

TAX MAP 105, PARCEL 2229

PROPERTY OWNER: WILLOW CONSTRUCTION, INC.
11161 E STATE ROAD 70
SUITE 110-10
LAKEWOOD RANCH, FLORIDA 34202

PROPERTY ADDRESS: 400 MARYLAND AVENUE
EASTON, MARYLAND 21601

DEED REFERENCE: 519/95
PLAT REFERENCE: 79/13 & 153/50

JERE ROBERT OUELLETTE
Commission # HH 622191
Expires December 17, 2028

PROPERTY STATISTICS

TOTAL AREA TO BE SUBDIVIDED: 0.847 AC.± (36,877 SF)

WATER SUPPLY: TOWN OF EASTON
SEWAGE DISPOSAL: TOWN OF EASTON

ZONING CLASSIFICATION: BC (BUSINESS COMMERCIAL DISTRICT)
SETBACKS:
FRONT: 40'
SIDE: 10'
REAR: 30'
MINIMUM LOT SIZE: 40,000 SQ.FT.
MINIMUM LOT FRONTAGE: 100'

PLAT PURPOSE

THE PURPOSE OF THIS PLAT IS TO REVISE PROPERTY LINE BETWEEN TAX PARCEL 2228 AND TAX PARCEL 2229. NO NEW PARCEL WILL RESULT FROM THIS MINOR REVISION PLAT.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C0189D FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

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

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

GENERAL NOTES

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

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON OCTOBER 11, 2021 AND JANUARY 30, 2024.

THE SEWER LATERALS AND THE WATER LATERAL SHOWN HEREON WERE TAKEN FROM THE BEST AVAILABLE INFORMATION PROVIDED BY THE TOWN OF EASTON.

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

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

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

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

ALL EASEMENTS SHOWN HEREON, UNLESS OTHERWISE LABELED AS "PRIVATE", ARE HEREBY DEDICATED FOR USE BY: (I) THE TOWN OF EASTON, (II) UTILITY COMPANIES, (III) SERVICE PROVIDERS, (IV) ANY OTHER PARTIES TO OR FOR WHOM SUCH RIGHTS ARE ESTABLISHED BY INSTRUMENTS RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY.

A UTILITIES DISTRIBUTION RIGHT-OF-WAY AND EASEMENT IS HEREBY DEDICATED TO THE TOWN OF EASTON IN AND OVER STRIPS OF LAND TEN (10) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY STREET OR ALLEY AND FIVE (5) FEET IN WIDTH ON EACH SIDE OF SIDE LOT LINES.

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

REVISED TAX PARCEL 2228 AND REVISED TAX PARCEL 2229 ARE SERVED BY PUBLIC WATER AND PUBLIC SEWER.

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

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

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, BELIEF AND INFORMATION, TO WILLOW CONSTRUCTION, INC. AND WALBRIDGE REAL ESTATE INVESTMENTS LLC THAT THE PLAN SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF PART OF THE LANDS CONVEYED TO WILLOW CONSTRUCTION, INC. BY DEED DATED JANUARY 3, 1978 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 519, AT FOLIO 95 AND TO WALBRIDGE REAL ESTATE INVESTMENTS LLC BY DEED DATED JANUARY 15, 2019 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 2589, AT FOLIO 13. THAT IT IS IN ACCORDANCE WITH DEEDS AND/OR PLATS OF RECORD. THIS PLAT HAS BEEN PREPARED BY ME PERSONALLY OR UNDER MY RESPONSIBLE CHARGE AND THAT I AM A DULY LICENSED PROPERTY LINE SURVEYOR UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 363, AND, SUBJECT TO BIENNIAL RENEWAL MY CURRENT EXPIRATION DATE IS AUGUST 3, 2025, AND COMPLIES WITH THE REQUIREMENTS AS SET FORTH IN REGULATION 09.13.06.12 OF THE MARYLAND MINIMUM STANDARDS OF PRACTICE FOR SURVEYORS. MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.

JEFFERSON LEWELL HUBBARD
REGISTERED PROPERTY LINE SURVEYOR
MARYLAND REGISTRATION No. 363
LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601

2/13/25
DATE

OWNER'S CERTIFICATE

PLANS FOR COMMUNITY WATER SUPPLY AND COMMUNITY SEWERAGE SYSTEMS OF THIS SUBDIVISION HAVE BEEN APPROVED BY EASTON UTILITIES AND WILL AVAILABLE TO ALL LOTS OFFERED FOR SALE.

WILLOW CONSTRUCTION, INC., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

WILLOW CONSTRUCTION, INC.

WILLIAM W. DITMAN, PRESIDENT — DATE 3/24/25

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 23 DAY OF March 2025

NOTARY — DATE 3-23-25

MY COMMISSION EXPIRES 12-17-28

WALBRIDGE REAL ESTATE INVESTMENTS LLC, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ADOPTS THIS SUBDIVISION PLAT.

WALBRIDGE REAL ESTATE INVESTMENTS LLC

RANDALL WALBRIDGE, MEMBER — DATE 03-20-2025

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS 20 DAY OF March 25

NOTARY — DATE 3/20/25

MY COMMISSION EXPIRES Jan 6 29

ALLISON MCKAY
Notary Public - State of Maryland
Caroline County
My Commission Expires Jan 6, 2029

TALBOT COUNTY HEALTH DEPARTMENT

REVISED PARCEL 2229 AND REVISED PARCEL 2228 AS SHOWN HEREON ARE SERVED BY COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE AND THEIR USE IS IN ACCORDANCE WITH TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND CODE OF MARYLAND REGULATIONS (COMAR) 26.04.03.

TALBOT COUNTY APPROVING AUTHORITY — DATE 3/31/25

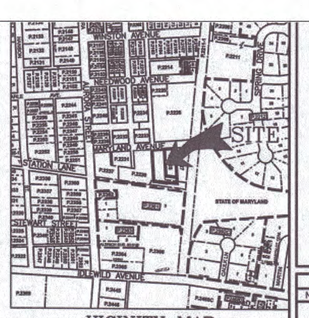
APPROVED:

CHAIRMAN OF PLANNING AND ZONING COMMISSION — DATE 04.09.25

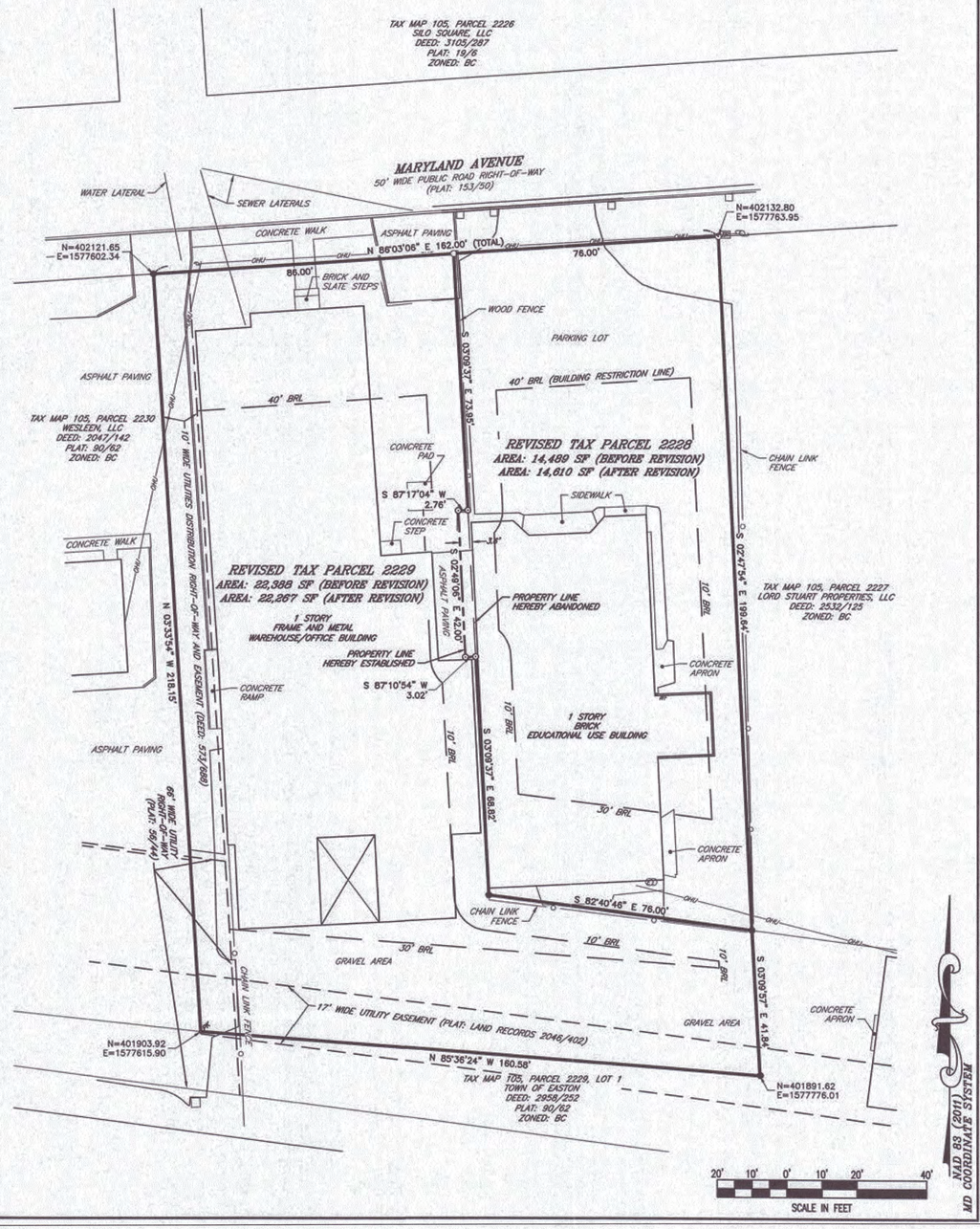
THE TOWN PLANNER — DATE 4/4/25

LEGEND

- HVAC UNIT
- MAIL BOX
- WATER METER
- ROUND CATCH BASIN
- STORM DRAIN MANHOLE
- TELEPHONE PEDESTAL
- ELECTRIC METER
- GUY WIRE ANCHOR
- UTILITY POLE
- OHU — OVER HEAD UTILITY LINES
- COMPUTED POINT
- IRON ROD FOUND
- IRON ROD SET
- PK NAIL SET
- PROPERTY LINES HEREBY ESTABLISHED



VICINITY MAP
SCALE: 1" = 500'



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

Kathleen M Duvall, Clerk
Circuit Court of Talbot County

KMD
93/31

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

SEAL

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

2/13/25
DATE

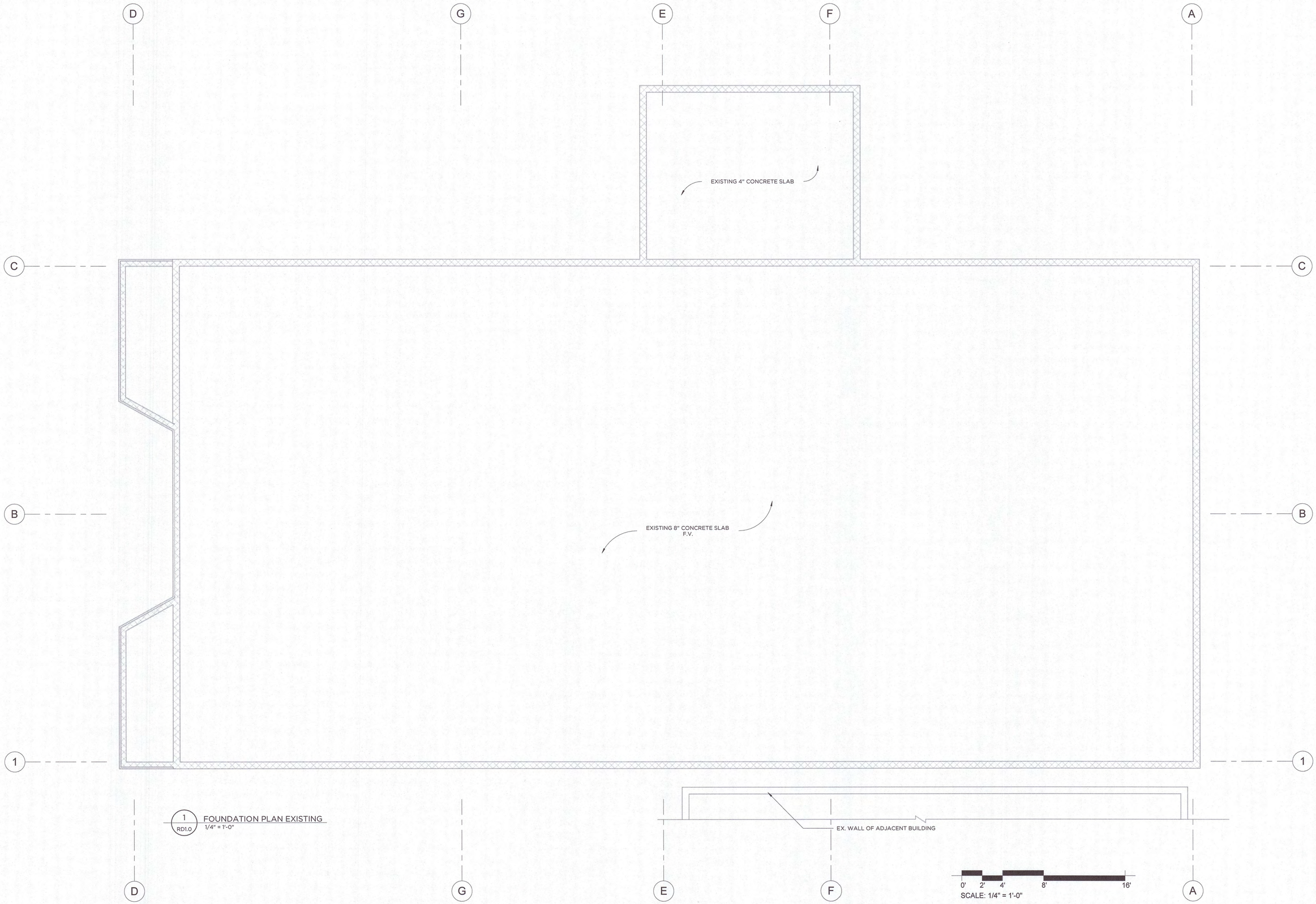
MINOR REVISION PLAT

ON THE LANDS OF
WALBRIDGE REAL ESTATE INVESTMENTS LLC AND WILLOW CONSTRUCTION, INC.
IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 105, PARCELS 2228 & 2229

ISSUED FOR:	DATE:	BY:
AGENCY REVIEW	10-28-24	BCE
AGENCY REVIEW	02-13-25	BCE

SP1.0

SHEET No. 1 OF 1	DATE: 02-13-25
SCALE: AS NOTED	JOB No. 230568
	FILE No. 1625



1 RD1.0 FOUNDATION PLAN EXISTING
1/4" = 1'-0"

C + C ARCHITECTURE
7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022
christian@candcarchitecture.net

STATE OF MARYLAND
CHRISTIAN CARLSON
21283
ARCHITECT

Architect's Seal

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FOUNDATION PLAN EXISTING

CONSTRUCTION DOCUMENTS

Walbridge Renovation

402 Maryland Avenue
Easton, MD 21601

REVISIONS

Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	4 of 24

RD1.0

Scale 1/4" = 1'-0"



1 RD1.1 FIRST FLOOR PLAN EXISTING
1/4" = 1'-0"

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Date	(04.25.25)
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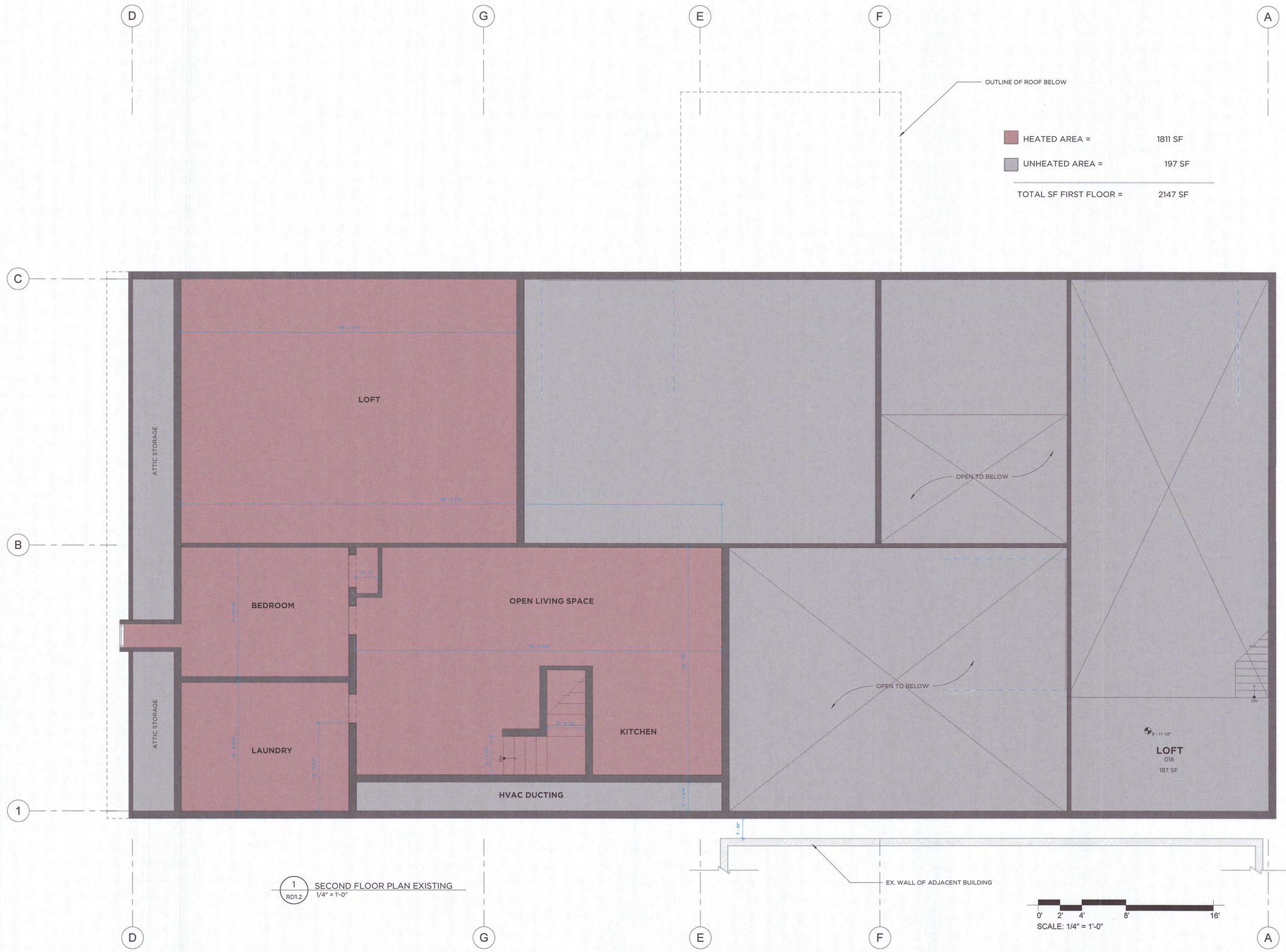
Sheet No.	5 of 24

RD1.1

Scale As indicated



1 RD1.2 SECOND FLOOR PLAN EXISTING
1/4" = 1'-0"

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FLOOR PLANS EXISTING

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Date	(04.25.25)
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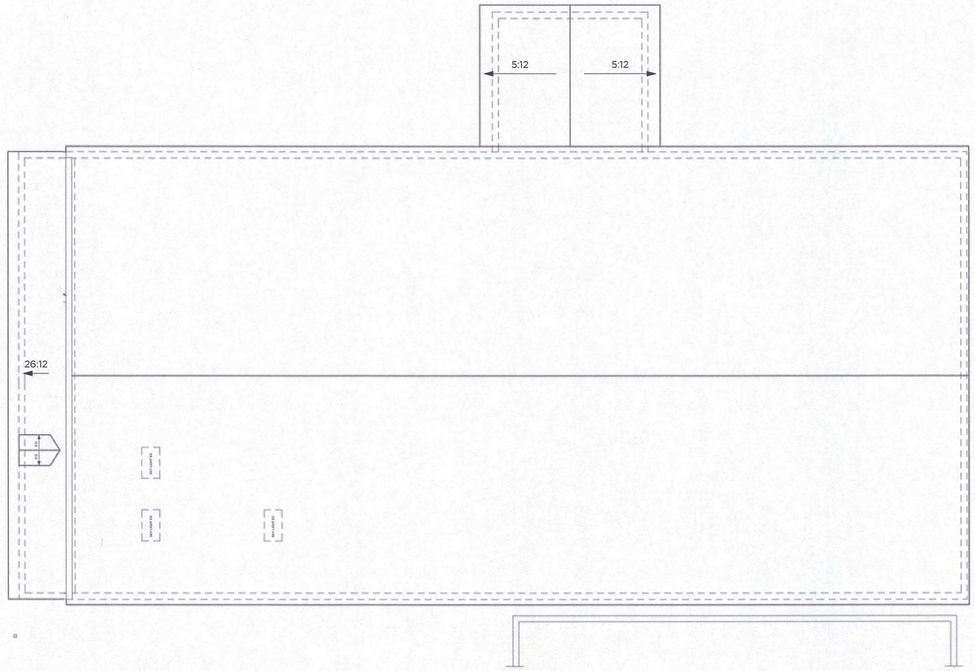
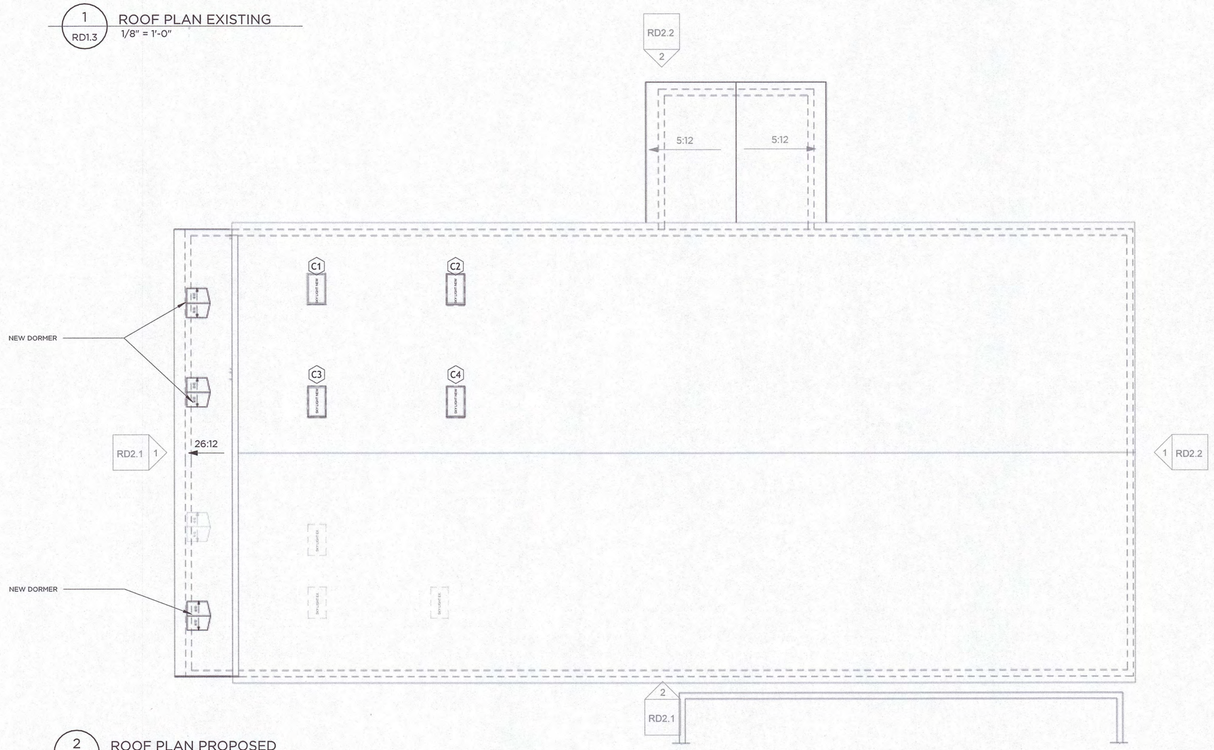
Sheet No.	6 of 24

RD1.2

Scale: As indicated



1 RD1.3 ROOF PLAN EXISTING
1/8" = 1'-0"



2 RD1.3 ROOF PLAN PROPOSED
1/8" = 1'-0"

0' 4' 8' 16' 32'

SCALE 1/8" = 1'-0"

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ROOF PLAN PROPOSED AND EX ISTING

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Date	(04.25.25)
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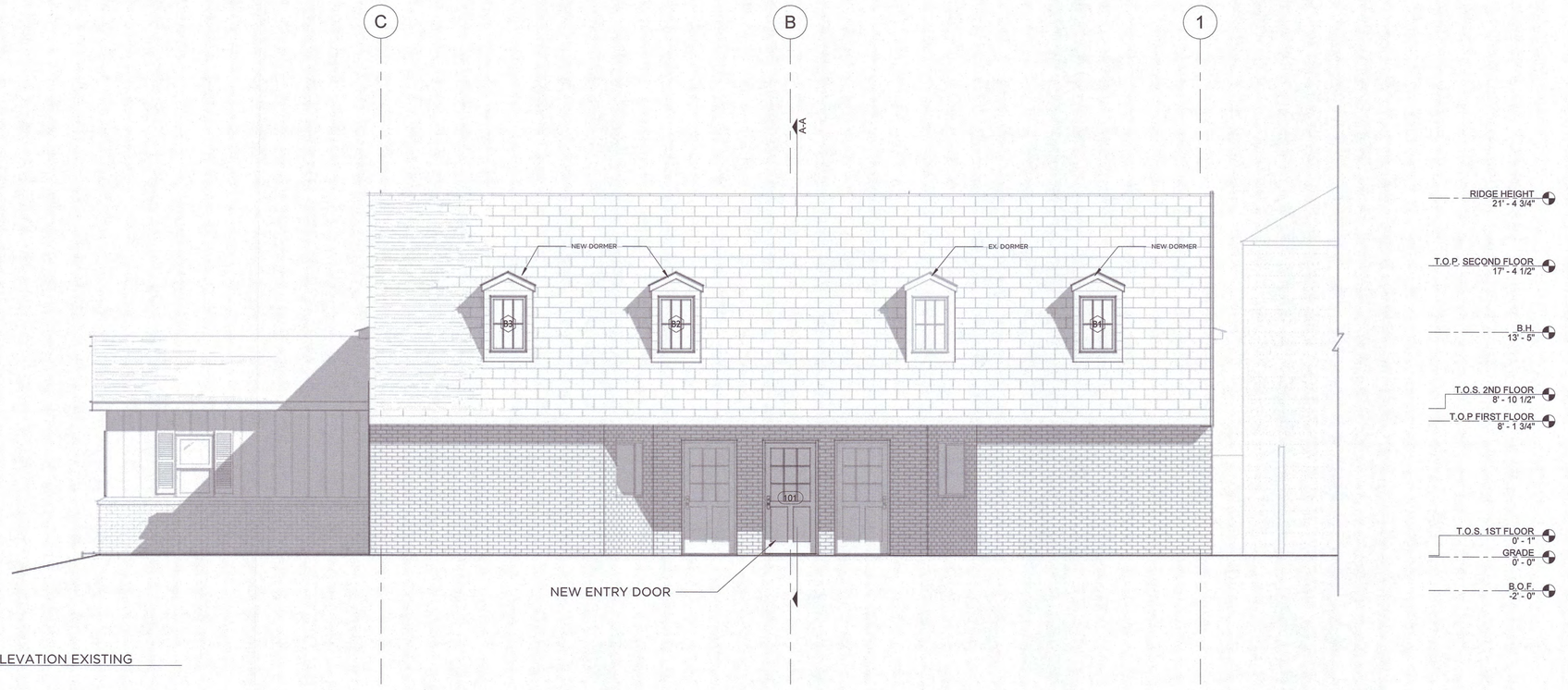
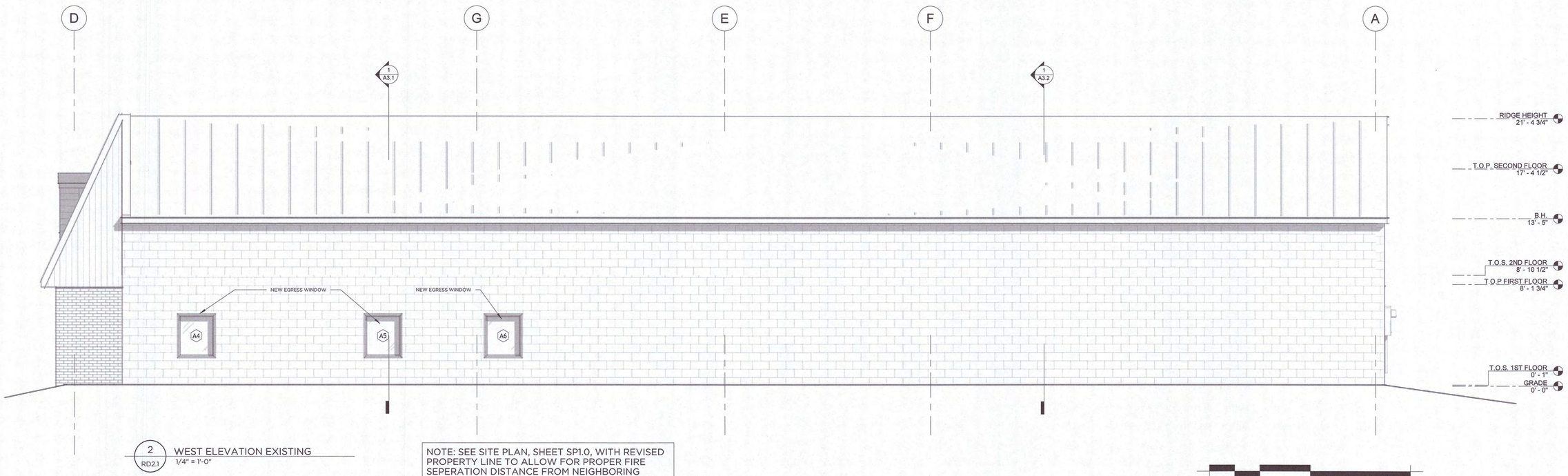
Sheet No.	7 of 24

RD1.3

Scale 1/8" = 1'-0"



1 RD2.1 NORTH ELEVATION EXISTING
1/4" = 1'-0"



2 RD2.1 WEST ELEVATION EXISTING
1/4" = 1'-0"

NOTE: SEE SITE PLAN, SHEET SP1.0, WITH REVISED PROPERTY LINE TO ALLOW FOR PROPER FIRE SEPERATION DISTANCE FROM NEIGHBORING PROPERTY

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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ELEVATIONS EXISTING AND PROPOSED

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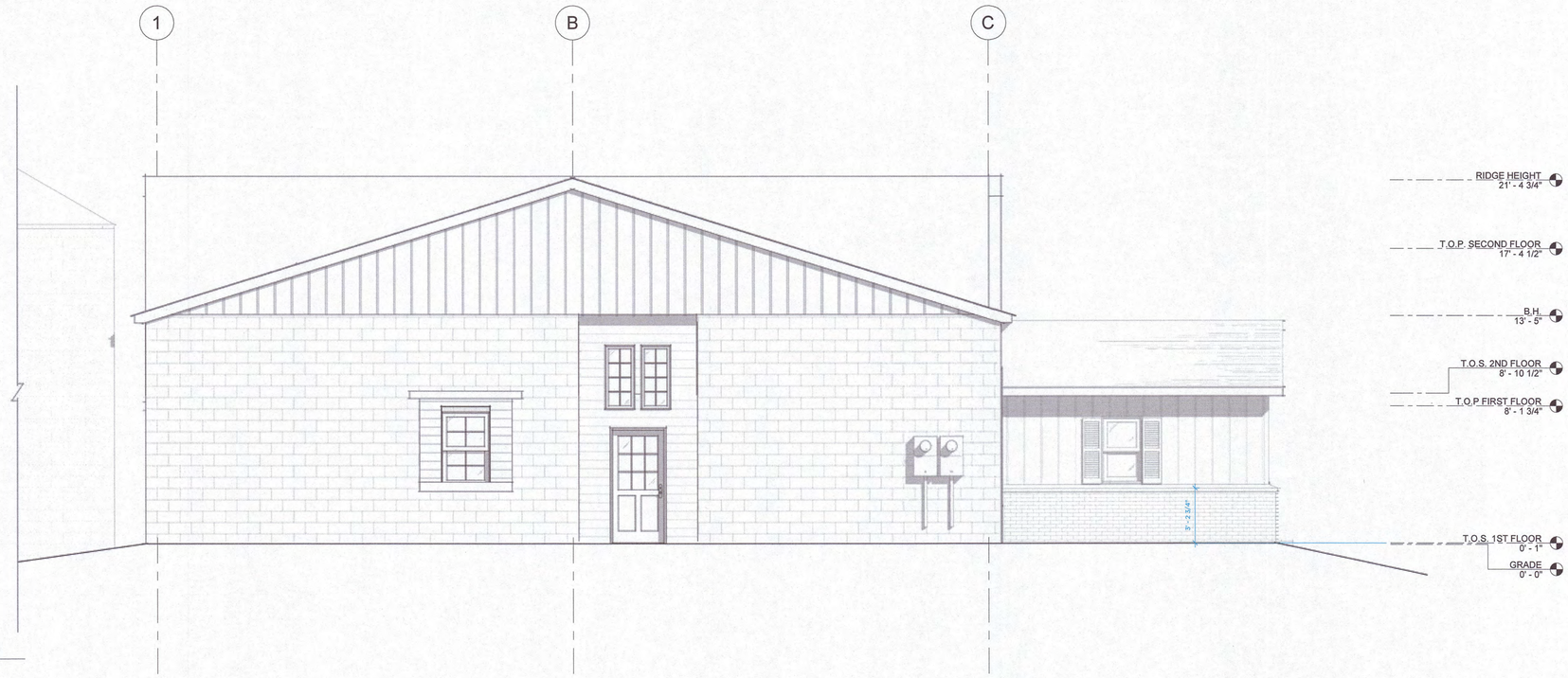
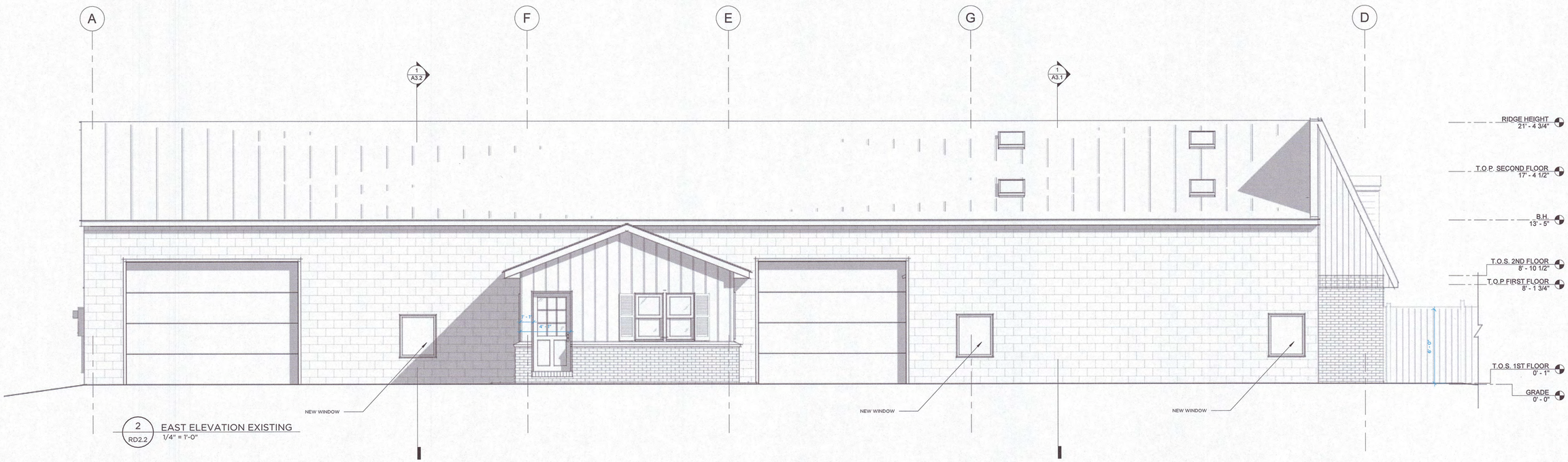
Date	(04.25.25
Drawn by	CC
Sheet No.	8 of 24

RD2.1

Scale 1/4" = 1'-0"



1 RD2.2 SOUTH ELEVATION EXISTING
1/4" = 1'-0"



2 RD2.2 EAST ELEVATION EXISTING
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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EXISTING AND PROPOSED ELEVATIONS

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Date	(04.25.25)
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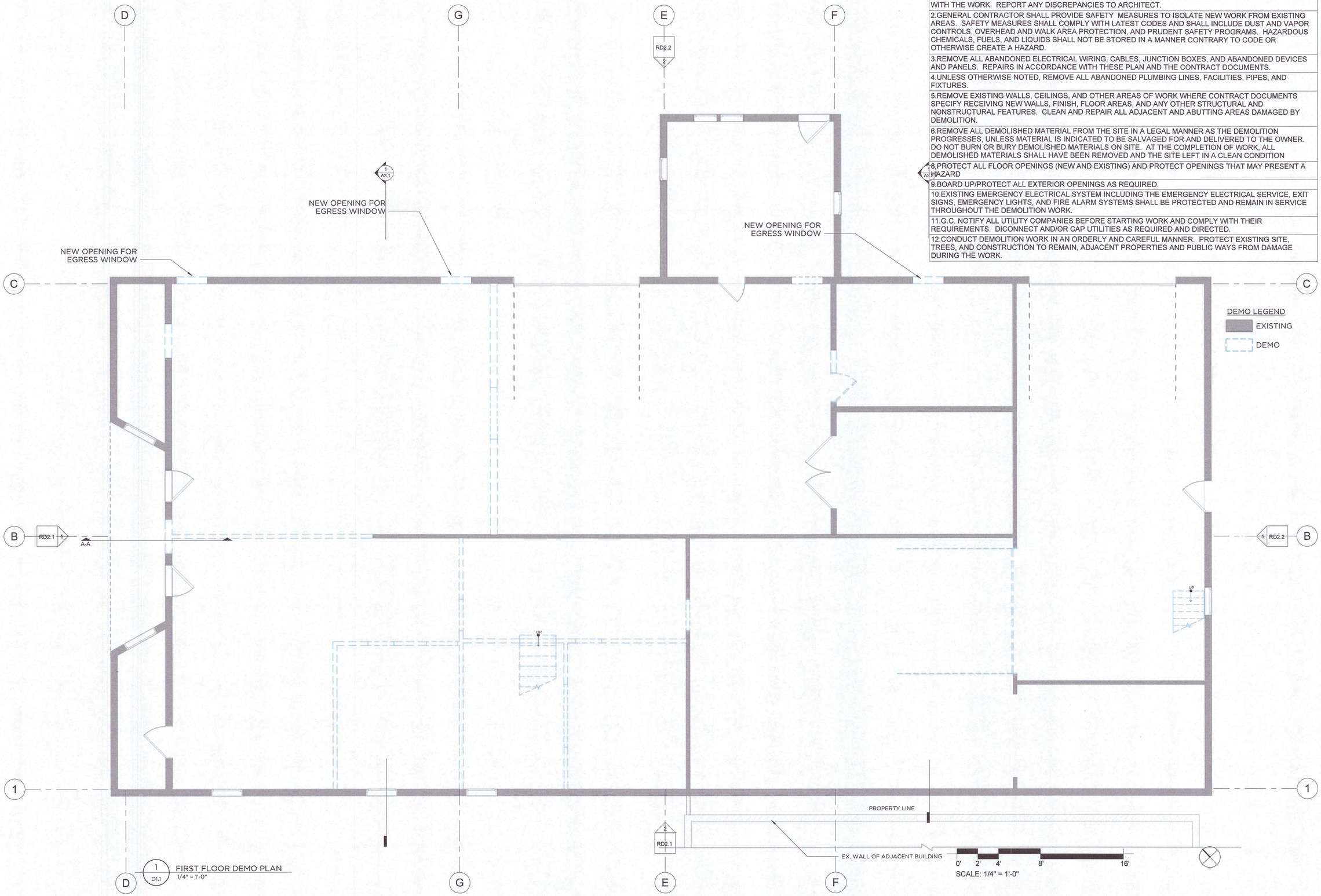
Sheet No.	9 of 24

RD2.2

Scale 1/4" = 1'-0"



1 D1.1 FIRST FLOOR DEMO PLAN
1/4" = 1'-0"

DEMO LEGEND
EXISTING
DEMO

DEMOLITION NOTES

1.COORDINATE DEMOLITION PLANS WITH NEW WORK. GENERAL CONTRACTOR SHALL EXAMINE THE EXISTING STRUCTURE AT THE AREA OF DEMOLITION AND CHECK ALL DIMENSIONS BEFORE PROCEEDING WITH THE WORK. REPORT ANY DISCREPANCIES TO ARCHITECT.

2.GENERAL CONTRACTOR SHALL PROVIDE SAFETY MEASURES TO ISOLATE NEW WORK FROM EXISTING AREAS. SAFETY MEASURES SHALL COMPLY WITH LATEST CODES AND SHALL INCLUDE DUST AND VAPOR CONTROLS, OVERHEAD AND WALK AREA PROTECTION, AND PRUDENT SAFETY PROGRAMS. HAZARDOUS CHEMICALS, FUELS, AND LIQUIDS SHALL NOT BE STORED IN A MANNER CONTRARY TO CODE OR OTHERWISE CREATE A HAZARD.

3.REMOVE ALL ABANDONED ELECTRICAL WIRING, CABLES, JUNCTION BOXES, AND ABANDONED DEVICES AND PANELS. REPAIRS IN ACCORDANCE WITH THESE PLAN AND THE CONTRACT DOCUMENTS.

4.UNLESS OTHERWISE NOTED, REMOVE ALL ABANDONED PLUMBING LINES, FACILITIES, PIPES, AND FIXTURES.

5.REMOVE EXISTING WALLS, CEILINGS, AND OTHER AREAS OF WORK WHERE CONTRACT DOCUMENTS SPECIFY RECEIVING NEW WALLS, FINISH, FLOOR AREAS, AND ANY OTHER STRUCTURAL AND NONSTRUCTURAL FEATURES. CLEAN AND REPAIR ALL ADJACENT AND ABUTTING AREAS DAMAGED BY DEMOLITION.

6.REMOVE ALL DEMOLISHED MATERIAL FROM THE SITE IN A LEGAL MANNER AS THE DEMOLITION PROGRESSES, UNLESS MATERIAL IS INDICATED TO BE SALVAGED FOR AND DELIVERED TO THE OWNER. DO NOT BURN OR BURY DEMOLISHED MATERIALS ON SITE. AT THE COMPLETION OF WORK, ALL DEMOLISHED MATERIALS SHALL HAVE BEEN REMOVED AND THE SITE LEFT IN A CLEAN CONDITION

8.PROTECT ALL FLOOR OPENINGS (NEW AND EXISTING) AND PROTECT OPENINGS THAT MAY PRESENT A HAZARD

9.BOARD UP/PROTECT ALL EXTERIOR OPENINGS AS REQUIRED.

10.EXISTING EMERGENCY ELECTRICAL SYSTEM INCLUDING THE EMERGENCY ELECTRICAL SERVICE, EXIT SIGNS, EMERGENCY LIGHTS, AND FIRE ALARM SYSTEMS SHALL BE PROTECTED AND REMAIN IN SERVICE THROUGHOUT THE DEMOLITION WORK.

11.G.C. NOTIFY ALL UTILITY COMPANIES BEFORE STARTING WORK AND COMPLY WITH THEIR REQUIREMENTS. DICONNECT AND/OR CAP UTILITIES AS REQUIRED AND DIRECTED.

12.CONDUCT DEMOLITION WORK IN AN ORDERLY AND CAREFUL MANNER. PROTECT EXISTING SITE, TREES, AND CONSTRUCTION TO REMAIN, ADJACENT PROPERTIES AND PUBLIC WAYS FROM DAMAGE DURING THE WORK.

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STATE OF MARYLAND JONATHAN C. CHUTE 20263 ARCHITECT

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FIRST FLOOR DEMOLITION PLAN

CONSTRUCTTION DOCUMENTS

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Project number	2410
Date	(04.25.25)
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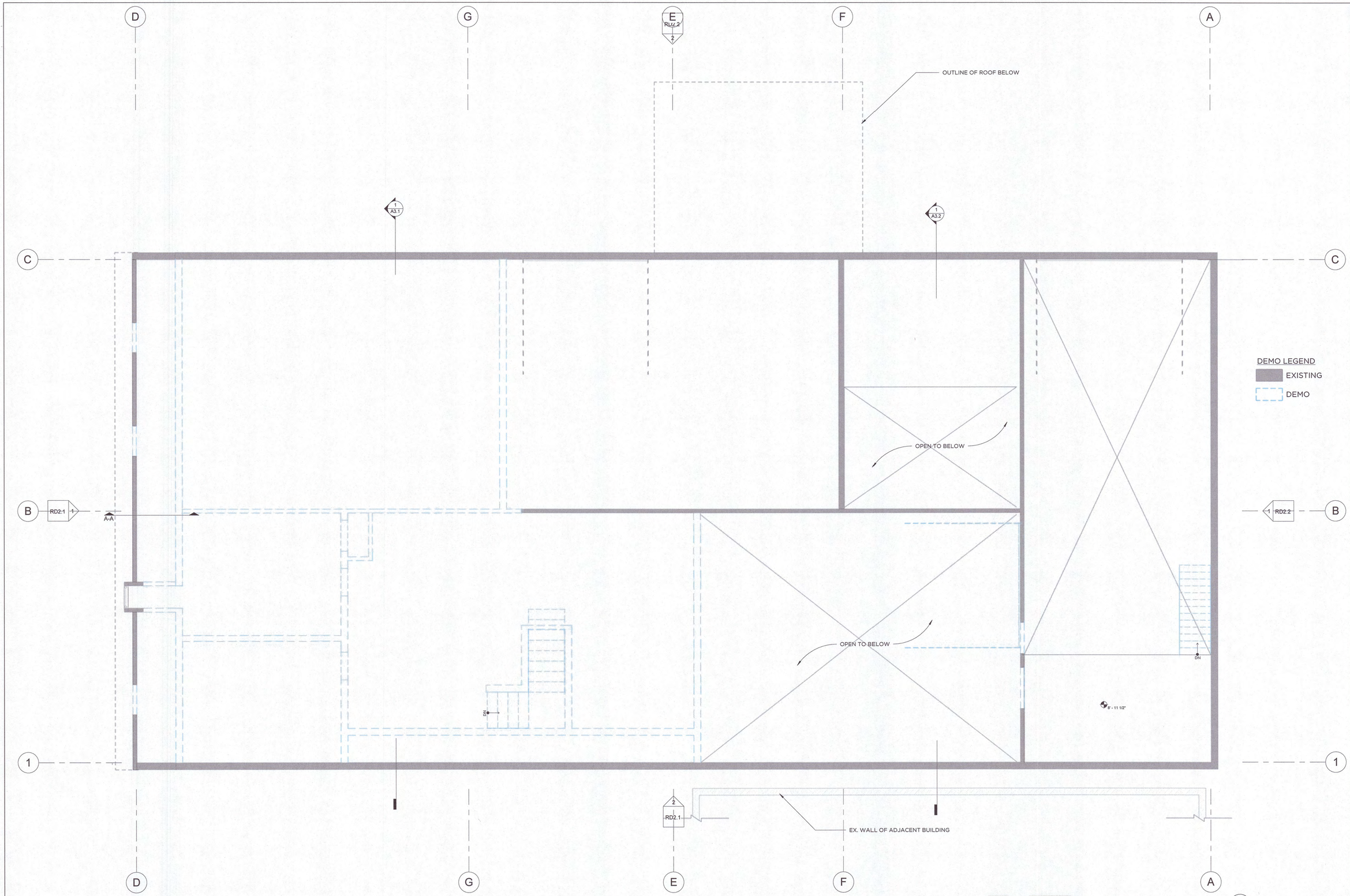
Sheet No.	10 of 24

D1.1

Scale As indicated



1 D1.2 SECOND FLOOR DEMO PLAN
1/4" = 1'-0"

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SECOND FLOOR DEMOLITION PLAN

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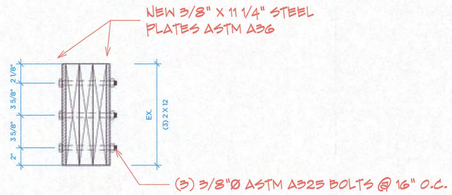
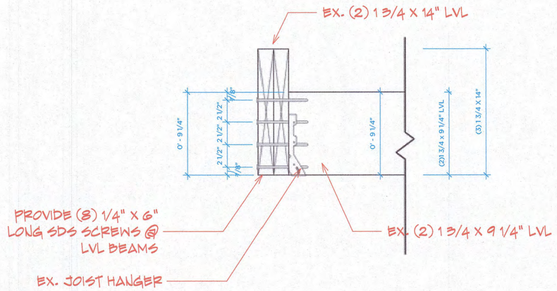
Sheet No.	11 of 24

D1.2

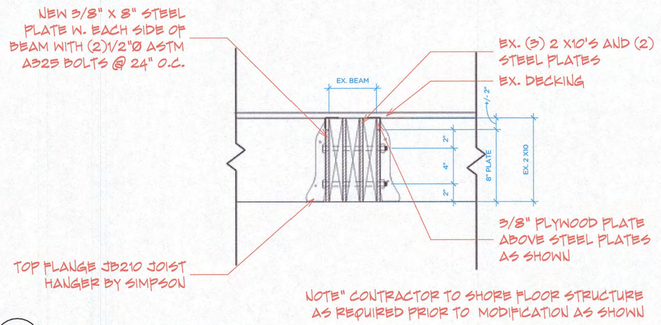
Scale: As indicated



1 F1.0 DETAIL 1 - STEEL PLATES @ EXISTING GIRDER
1 1/2" = 1'-0"



2 F1.0 DETAIL 2 - MICROLAM CONNECTION AT ROOF
1 1/2" = 1'-0"



3 F1.0 FLITCH BEAM MODIFICATION
1 1/2" = 1'-0"

GENERAL FRAMING NOTES:

PROVIDE DOUBLE WOOD PLATES AT THE TOP OF 2 X 6 STUD WALL @ 16" OC. WHERE STUD WALL IS SUPPORTING JOISTS @ 16" OC.. PROVIDE DOUBLE PLATE AT TOP OF 2 X 6 WALL SUPPORTING ROOF RAFTERS. PLEASE NOTE INTERIOR WALLS SHALL BE 2 x 4'S @ 16" OC..

LUMBER:

UNLESS OTHERWISE NOTED, WOOD CONSTRUCTION SHALL MEET CONSTRUCTION STANDARDS AND MATERIAL SPECIFICATIONS AS SET FORTH BY THE AMERICAN PLYWOOD ASSOCIATION FOR RESIDENTIAL AND COMMERCIAL CONSTRUCTION.

ALL LUMBER INCORPORATED INTO THE STRUCTURE SHALL BE AIR OR KILN-DRIED AND SHALL CONTAIN NO MORE THAN 19% MOISTURE. STRUCTURAL LUMBER: SPRUCE PINE FIR #2 OR BETTER FY-1200 PSI MIN E-1,500,000.

ALL WOOD IN DIRECT CONTACT WITH CONCRETE OR EARTH SHALL BE PRESSURE TREATED. ALL LUMBER USED FOR DECKING OR DECK FRAMING SHALL BE PRESSURE TREATED UNLESS NOTED OTHERWISE.

ALL WOOD STUDS & JOISTS SHALL BE NO. 1 OR NO. 2 SPRUCE PINE FIR WITH THE FOLLOWING MINIMUM PROPERTIES: Fb= 875 PSI., Fc= 1150 PSI., Fv= 135 PSI.

LEDGERS, BEAMS, & HEADERS:

LEDGERS SHALL BE PRESSURE TREATED WOOD TO MATCH JOIST DEPTH W/ GALVANIZED METAL JOIST HANGERS. LEDGERS SHALL BE BOLTED TO MASONRY WITH 1/2" DIAMETER ANCHOR BOLTS STAGGERED 32" OC T&B. LEDGERS SHALL BE BOLTED TO SOLID WOOD FRAMING WITH 1/2" DIAMETER LAG SCREWS WITH SAME SPACING. BOLT INSTALLATION SHALL INCLUDE OVERSIZE WASHERS WITH 2-1/2" EMBEDMENT MINIMUM INTO EA. STUD.

ALL BEAMS NOTED "W/ PLYWOOD" SHOULD HAVE ONE CONTINUOUS LAYER OF 1/2" PLYWOOD SANDWICHED BETWEEN EACH TWO 2x 'S, GLUED AND NAILED.

HEADERS TO HAVE DOUBLE STUD BEARING (TYP.) ALL BEARINGS TO CONTINUE TO FOOTING AND / OR FOUNDATION AT FULL WIDTH OF BEAM. SEE HEADER SCHEDULE FOR HEADER SIZES.

BEAM SCHEDULE NOTES:

1. STRUCTURAL WOOD BEAMS SHALL BE NO. 1 / NO. 2 SPRUCE-PINE-FIR WITH THE FOLLOWING MINIMUM PROPERTIES:

Fb	=	75 psi.
Fv	=	135 psi.
Fc	=	1150 psi.
$Fc^{\perp}$	=	425 psi.
E	=	1,400,000 psi.

2. SECURE MULTIPLE WOOD MEMBERS TOGETHER WITH (2) ROWS OF 16d COMMON NAILS AT 12" OC. USE GALVANIZED NAILS FOR ALL EXTERIOR BEAMS.
3. FOR LINTELS IN STUD WALLS, PROVIDE CONTINUOUS FULL LENGTH PLYWOOD PLATES MATCHING THE BEAM DEPTH TO ACHIEVE THE DESIRED WALL THICKNESS. PLATES NOT REQUIRED FOR BEAMS OUTSIDE OF STUD WALLS.
4. MICROLAM LVL BEAMS SHALL HAVE THE FOLLOWING MINIMUM PROPERTIES:

Fb	=	75 psi.
Fv	=	135 psi.
Fc	=	1150 psi.
$Fc^{\perp}$	=	425 psi.
E	=	1,400,000 psi.

5. SECURE MULTIPLE MICROLAM LVL MEMBERS TOGETHER WITH (2) ROWS OF TRUSSLOK SCREWS AT 12" OC. FOR MEMBERS 11-7/8" AND SHALLOWER. FOR MEMBERS DEEPER THAN 11-7/8", USE (3) ROWS OF TRUSSLOCK SCREWS AT 12" OC.
6. SECURE MULTIPLE END STUDS TOGETHER WITH 16d COMMON NAILS AT 8" OC STAGGERED.

TYPICAL CONNECTIONS:

SIMSON STRONG-TIE CONNECTORS PRODUCTS

1. ROOF JOIST / TRUSS CONNECTIONS TO TOP OF PLATES OR HEADERS ARE TO BE H2.5A WITH 8d COMMON NAILS IN ALL HOLES.
2. JOISTS AND RAFTER CONNECTIONS TO LEDGERS AND BEAMS OR TRUSS TO GIRDER TRUSS CONNECTIONS ARE TO BE 16 GAUGE JOIST HANGERS WITH 10d COMMON NAILS IN ALL HOLES. SIZE ACCORDING TO JOIST GEOMETRY. AT STEEL BEAMS SUPPORTING JOIST, PROVIDE SOLID BLOCKING IN BEAM CAVITIES ATTACHED WITH 1/2" BOLTS AT 24" OC. STAGGERED AND PROVIDE ALL REQUIRED HOLES IN BEAM WEB.
3. WOOD / LVL CONNECTIONS TO TOP OF POSTS ARE TO BE CC SERIES COLUMN CAPS WITH GEOMETRY AND SIZING ACCORDING TO BEAM WIDTH(S) AND BEARING CONDITIONS. PROVIDE 5/8" DIAMETER BOLTS AND WOOD SHIM PLATES AS REQUIRED.
4. WOOD / LVL BEAM TO BEAM CONNECTIONS ARE TO BE TYPE MEG, 7 GAUGE TOP FLANGE SADDLE HANGERS SIZED ACCORDING TO SUPPORTED BEAM WIDTH AND DEPTH.
5. POSTS TO MASONRY PIER CONNECTIONS ARE TO BE ABA / ABU / ABW STAND OFF POST BASE BY: SIMPSON STRONG TIE OR EQUAL. PROVIDE 5/8" HAS ROD WITH MINIMUM 6" EMBEDMENT INTO THE MASONRY PIER WITH HILTI HIT-HY 270 ADHESIVE.
6. LEDGER TO STUD WALL CONNECTIONS TO BE 1/2" DIAMETER LAG BOLT AT 24" OC. STAGGERED. LEDGER TO FOUNDATION CONNECTIONS TO BE 1/2" DIAMETER EXPANSION BOLTS AT 24" OC. STAGGERED.
7. FOR POSTS BEARING ON WOOD / PSL. BEAMS, PROVIDE CC SERIES COLUMN CAPS (INVERTED) WITH GEOMETRY AND SIZING ACCORDING TO POST AND BEAM WIDTHS. PROVIDE 5/8" DIAMETER BOLTS AND WOOD SHIM PLATES AS REQUIRED.
8. PIPE COLUMNS AT FOUNDATION WALLS TO HAVE 10" x 7" x 1/2" BASE PLATES WITH (4) 1/2" ANCHOR BOLTS. PIPE COLUMNS AT MASONRY PIERS ARE TO HAVE 10" x 10" x 1/2" BASE PLATES WITH (4) 1/2" ANCHOR BOLTS. WELD ALL BASE PLATES TO PIPE COLUMNS WITH 3/16" FILLET WELDS.
9. EXTERIOR SHEATHING TO BE ATTACHED TO 2" x 6" STUD WALLS WITH 8d NAILS AT 4" OC AT PANEL EDGES AND AT 6" OC. AT ALL INTERMEDIATE SUPPORTS.

INSPECTION:

1. ALL WORK SPECIFIED HEREIN SHALL BE INSPECTED IN ACCORDANCE WITH THE BUILDING CODE AND ALL LOCAL ORDINANCES
2. THE OWNER SHALL HIRE AN EXPERIENCED QUALIFIED INSPECTOR TO PERFORM ALL REQUIRED INSPECTION WORK.
3. INSPECTION SHALL CONSIST OF VISUAL OBSERVATIONS OF MATERIALS, EQUIPMENT OR CONSTRUCTION WORK FOR THE PURPOSE OF ASCERTAINING THAT THE WORK IS IN SUBSTANTIAL CONFORMANCE WITH THE CONTRACT DOCUMENTS AND WITH THE DESIGN INTENT.

morabito consultants
Structural Engineers I Parking Consultants
952 Ridgebrook Rd I Suite 1700
Sparks, MD 21152-9472
410.467.2377 I www.morabitoconsultants.com

STRUCTURAL DETAILS AND FRAMING NOTES

CONSTRUCTION DOCUMENTS

Walbridge Renovation

402 Maryland Avenue
Easton, MD 21601

REVISIONS

Project number	2410
Date	(04.25.25)
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Sheet No.	12 of 24

F1.0

Scale

HEADER SCHEDULE

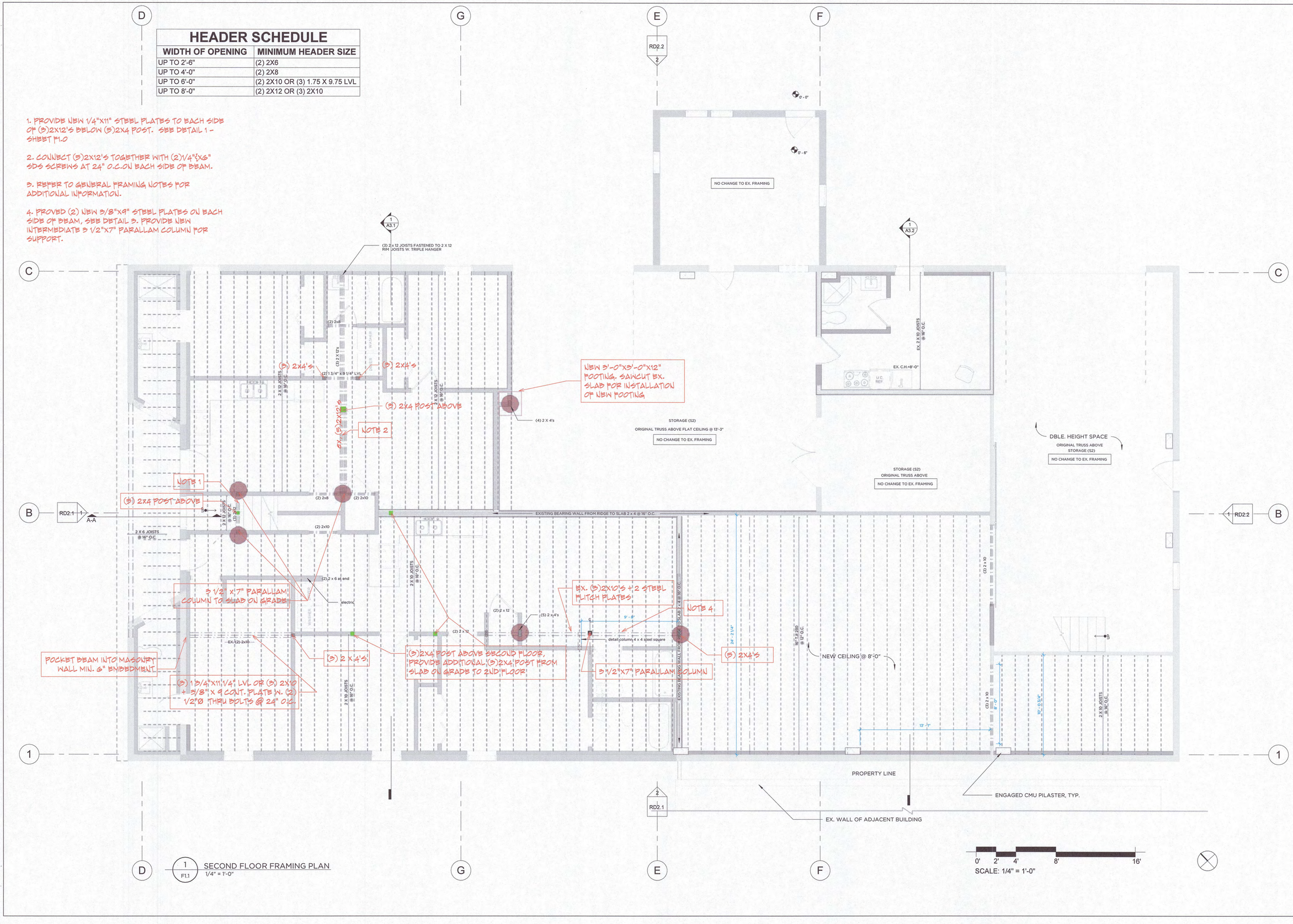
WIDTH OF OPENING	MINIMUM HEADER SIZE
UP TO 2'-6"	(2) 2X6
UP TO 4'-0"	(2) 2X8
UP TO 6'-0"	(2) 2X10 OR (3) 1.75 X 9.75 LVL
UP TO 8'-0"	(2) 2X12 OR (3) 2X10

1. PROVIDE NEW 1/4"X11" STEEL PLATES TO EACH SIDE OF (3)2X12'S BELOW (5)2X4 POST. SEE DETAIL 1 - SHEET F1.0

2. CONNECT (3)2X12'S TOGETHER WITH (2)1/4"X6" SDS SCREWS AT 24" O.C.ON EACH SIDE OF BEAM.

3. REFER TO GENERAL FRAMING NOTES FOR ADDITIONAL INFORMATION.

4. PROVED (2) NEW 3/8"X9" STEEL PLATES ON EACH SIDE OF BEAM, SEE DETAIL 3. PROVIDE NEW INTERMEDIATE 3 1/2"X7" PARALLAM COLUMN FOR SUPPORT.



1 F1.1 SECOND FLOOR FRAMING PLAN
1/4" = 1'-0"

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FIRST FLOOR FRAMING PLAN

CONSTRUCTION DOCUMENTS

Walbridge Renovation

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REVISIONS

Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	13 of 24

F1.1

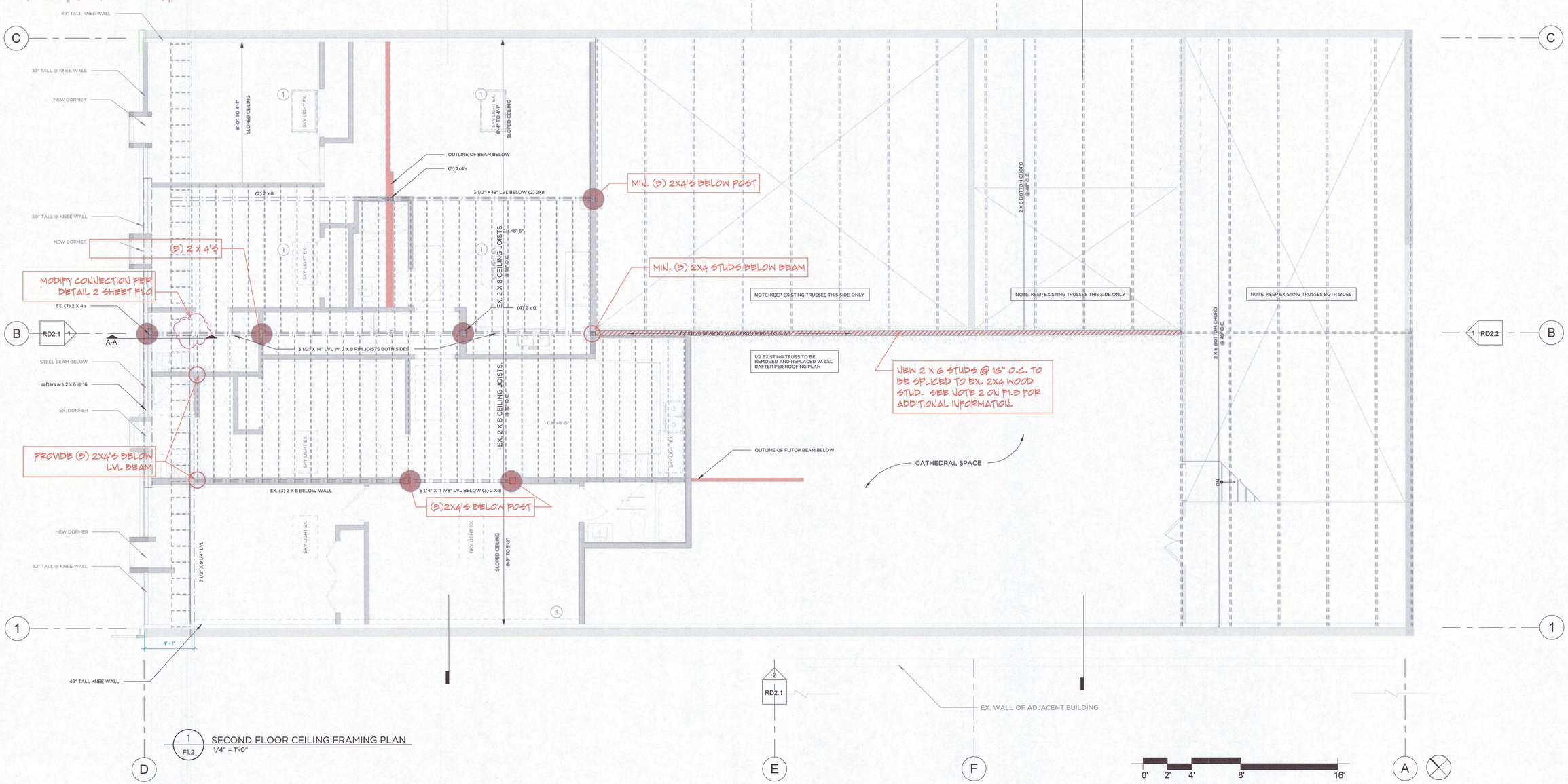
Scale

CEILING FRAMING PLAN

1. PROVIDE WOOD STUDS AS SPECIFIED BELOW BEAM BEARING. PROVIDE SAME SIZE WOOD STUDS TO EXTEND FROM FIRST FLOOR TO SECOND FLOOR AT LOCATIONS SHOWN ON F1.1.

2. REFER TO GENERAL FRAMING NOTES FOR ADDITIONAL INFORMATION ON SHEET F1.0

HEADER SCHEDULE	
WIDTH OF OPENING	MINIMUM HEADER SIZE
UP TO 2'-6"	(2) 2X6
UP TO 4'-0"	(2) 2X8
UP TO 6'-0"	(2) 2X10 OR (3) 1.75 X 9.75 LVL
UP TO 8'-0"	(2) 2X12 OR (3) 2X10



1 F1.2 SECOND FLOOR CEILING FRAMING PLAN
1/4" = 1'-0"

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SECOND FLOOR FRAMING PLAN

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REVISIONS	

Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	14 of 24

F1.2

Scale

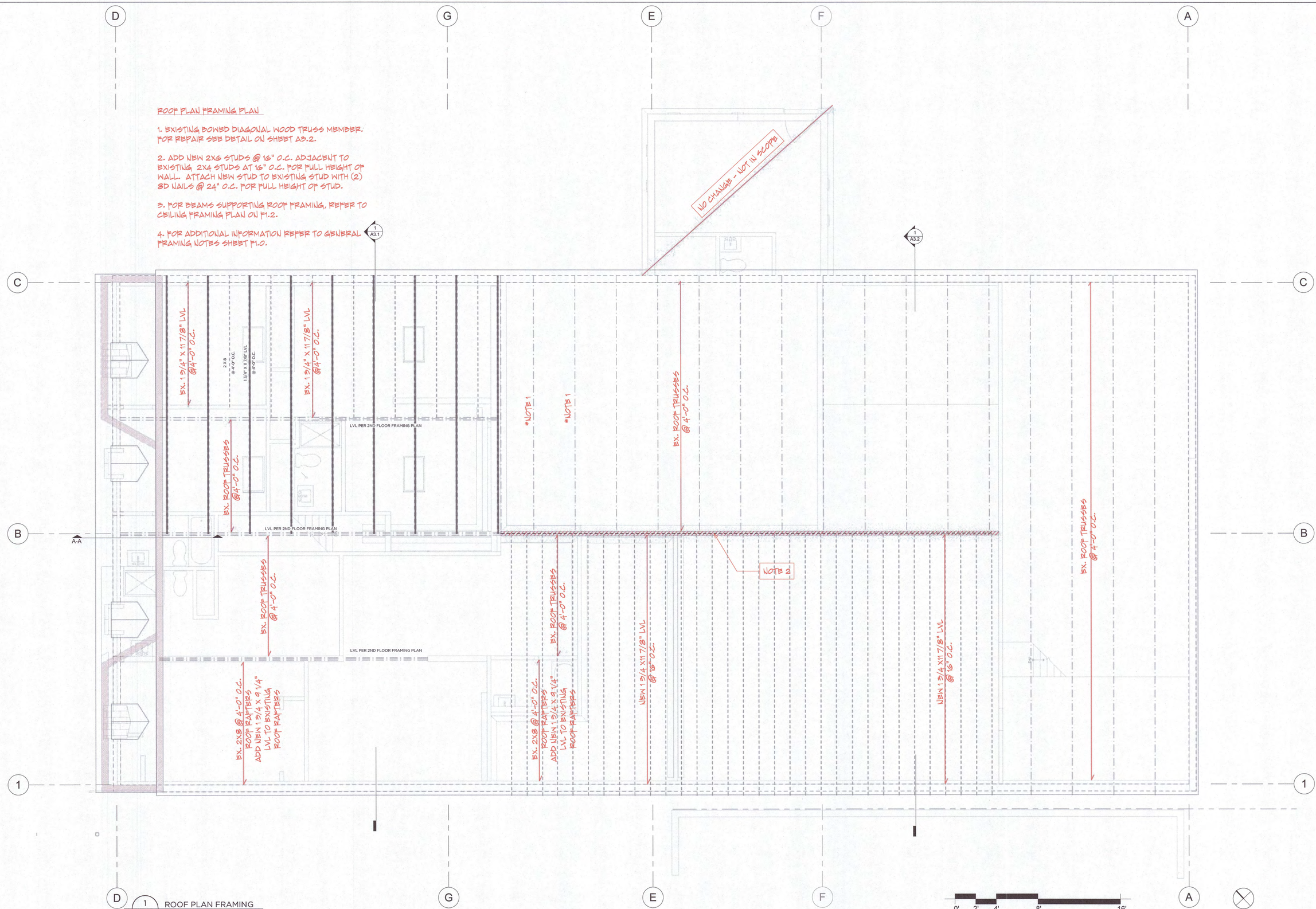
ROOF PLAN FRAMING PLAN

1. EXISTING BOWED DIAGONAL WOOD TRUSS MEMBER. FOR REPAIR SEE DETAIL ON SHEET A3.2.

2. ADD NEW 2X6 STUDS @ 16" O.C. ADJACENT TO EXISTING 2X4 STUDS AT 16" O.C. FOR FULL HEIGHT OF WALL. ATTACH NEW STUD TO EXISTING STUD WITH (2) 8D NAILS @ 24" O.C. FOR FULL HEIGHT OF STUD.

3. FOR BEAMS SUPPORTING ROOF FRAMING, REFER TO CEILING FRAMING PLAN ON F1.2.

4. FOR ADDITIONAL INFORMATION REFER TO GENERAL FRAMING NOTES SHEET F1.0.



D — 1 / F1.3 ROOF PLAN FRAMING
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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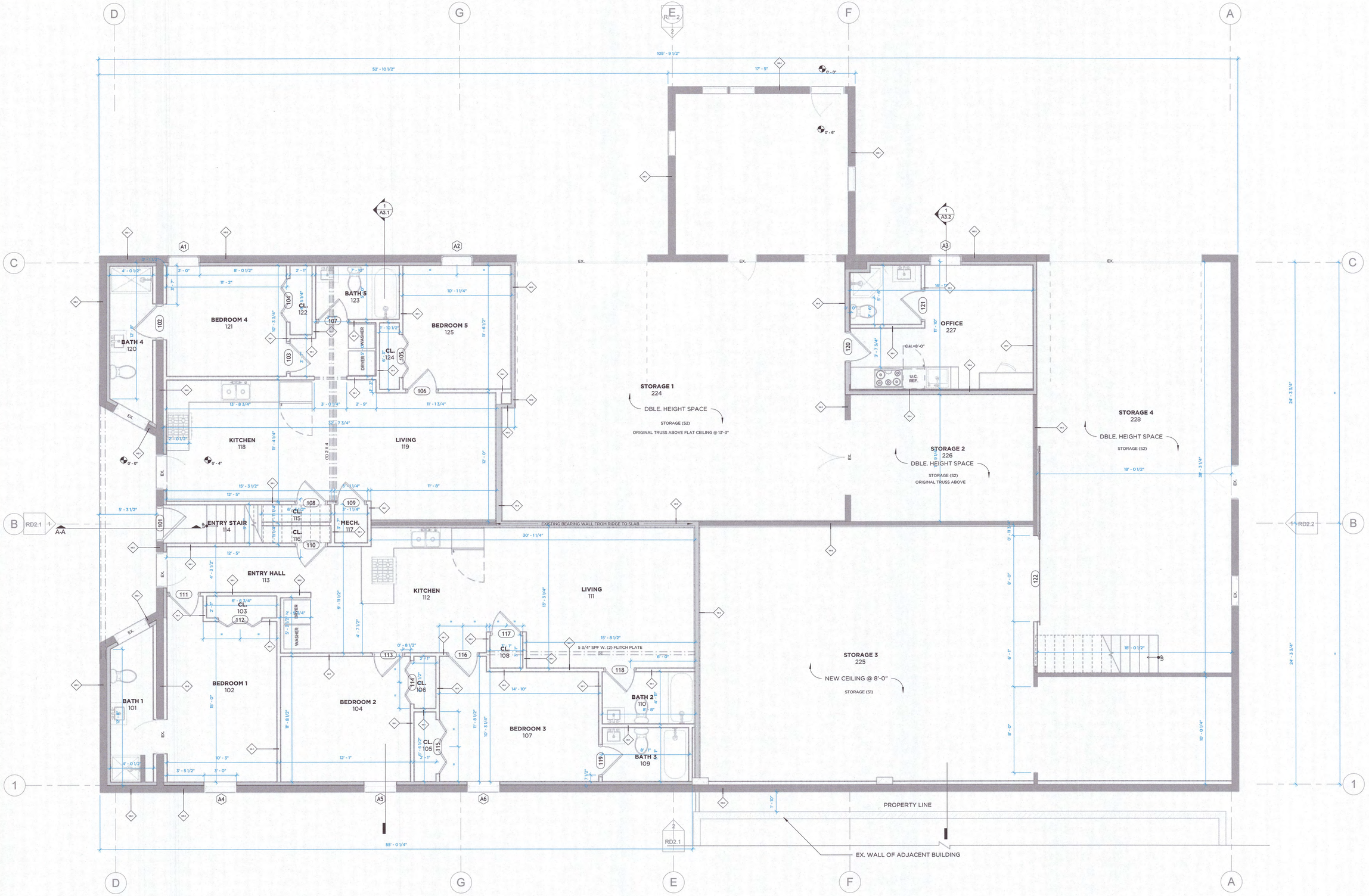
Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	15 of 24

F1.3

Scale



1 A1.1 FIRST FLOOR PLAN PROPOSED
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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FIRST FLOOR PLAN

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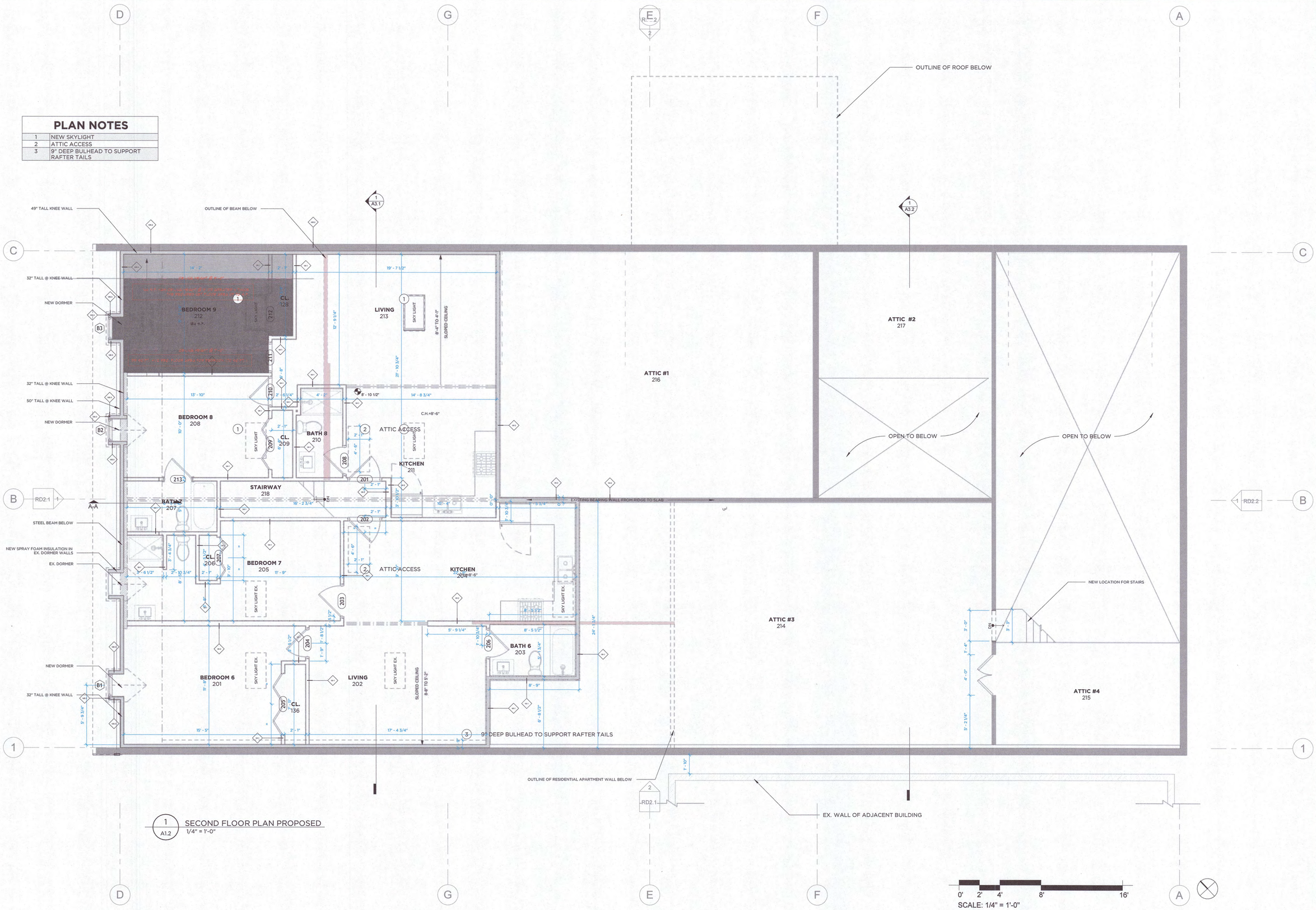
Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	16 of 24

A1.1

Scale 1/4" = 1'-0"

PLAN NOTES

1	NEW SKYLIGHT
2	ATTIC ACCESS
3	9" DEEP BULHEAD TO SUPPORT RAFTER TAILS



1 / A1.2 SECOND FLOOR PLAN PROPOSED
1/4" = 1'-0"

0' 2' 4' 8' 16'
SCALE: 1/4" = 1'-0"

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SECOND FLOOR PLAN

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Project number	2410
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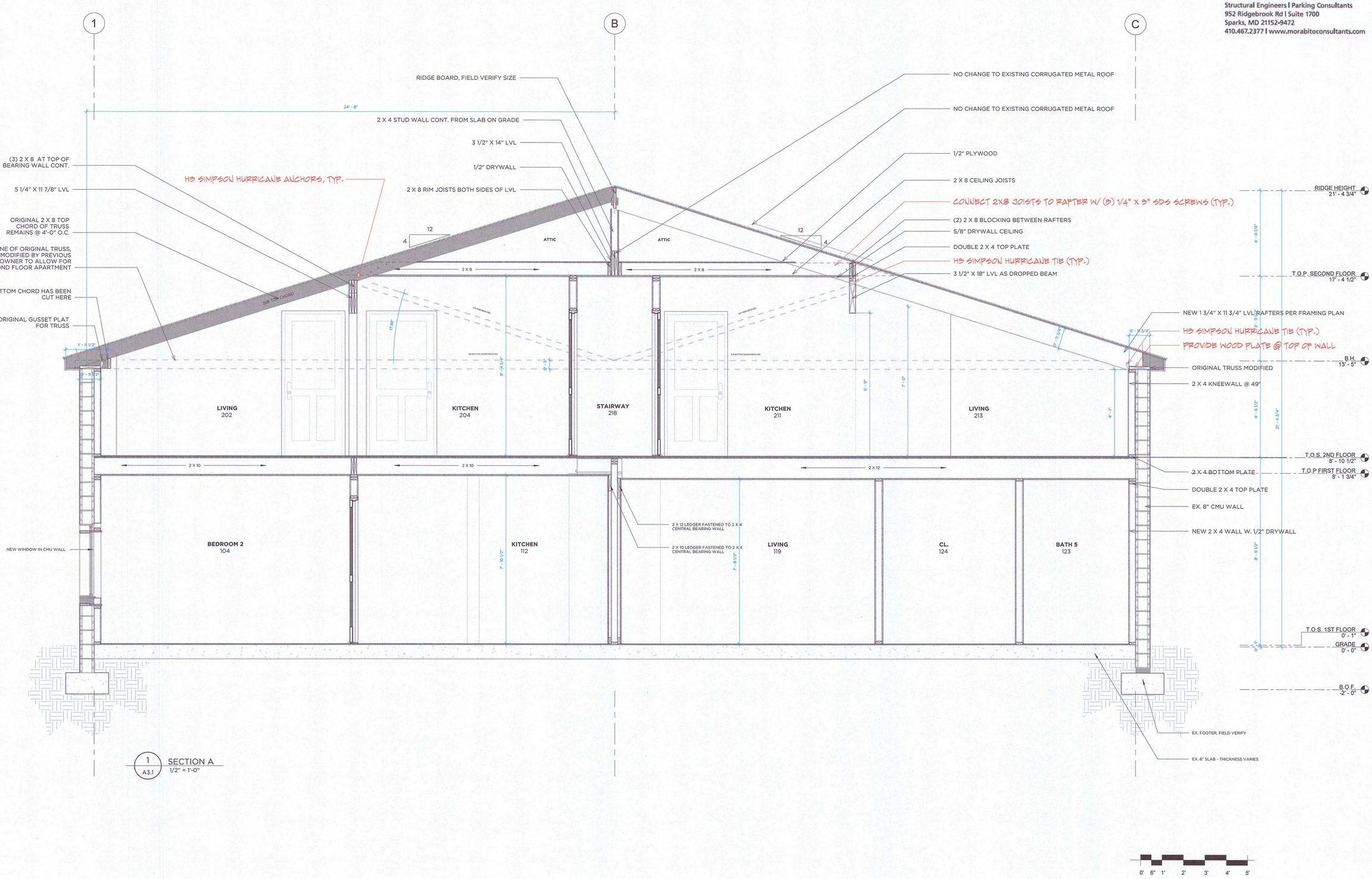
Drawn by	CC
Sheet No.	17 of 24

A1.2

Scale	As indicated



1 A3.1 SECTION A
1/2" = 1'-0"

0' 6" 1' 2' 3' 4' 5'
SCALE: 1/2" = 1'-0"

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Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	18 of 24

A3.1

Scale 1/2" = 1'-0"

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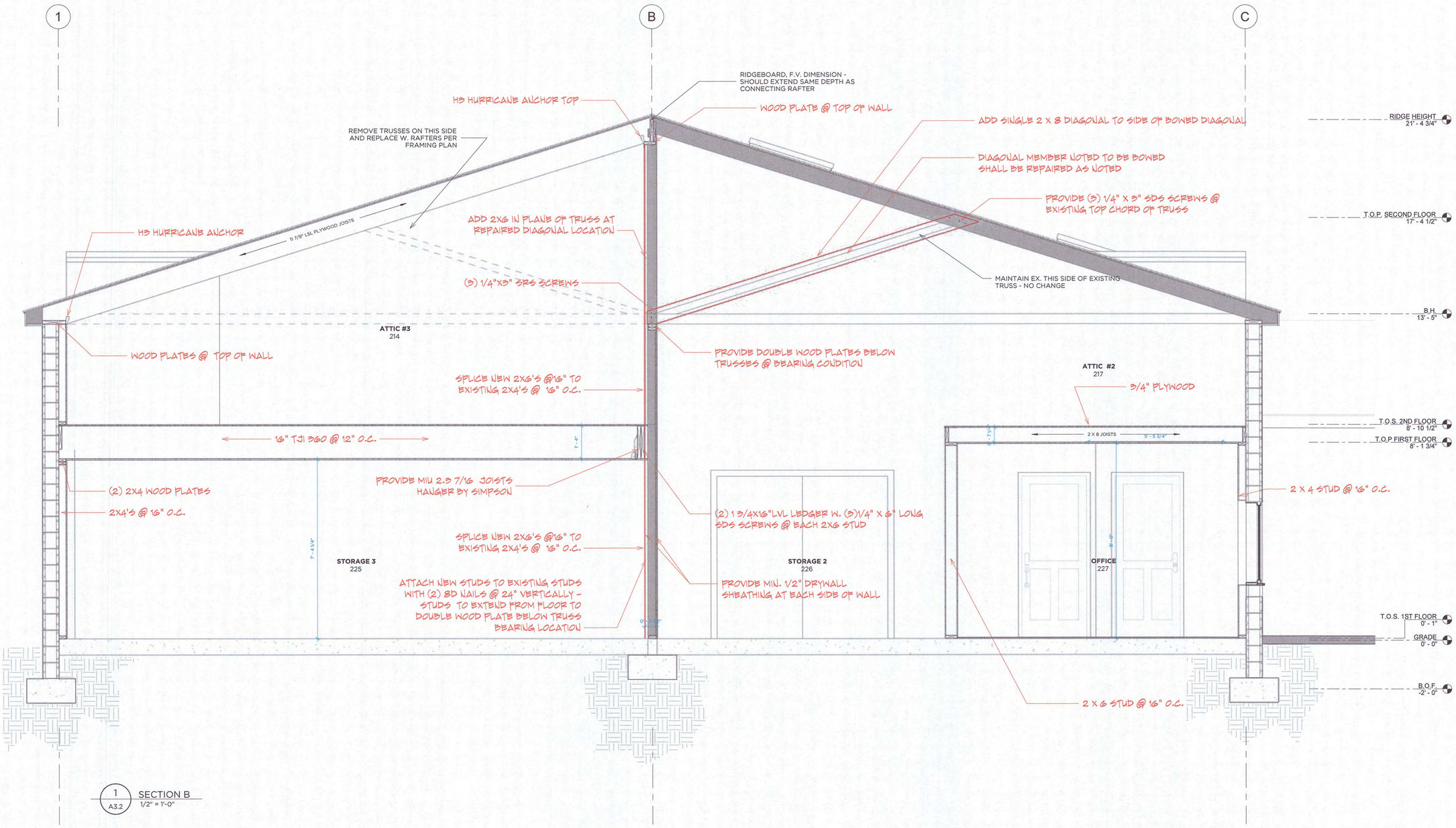

1 A3.2 SECTION B
1/2" = 1'-0"

0' 6" 1' 2' 3' 4' 5'
SCALE: 1/2" = 1'-0"

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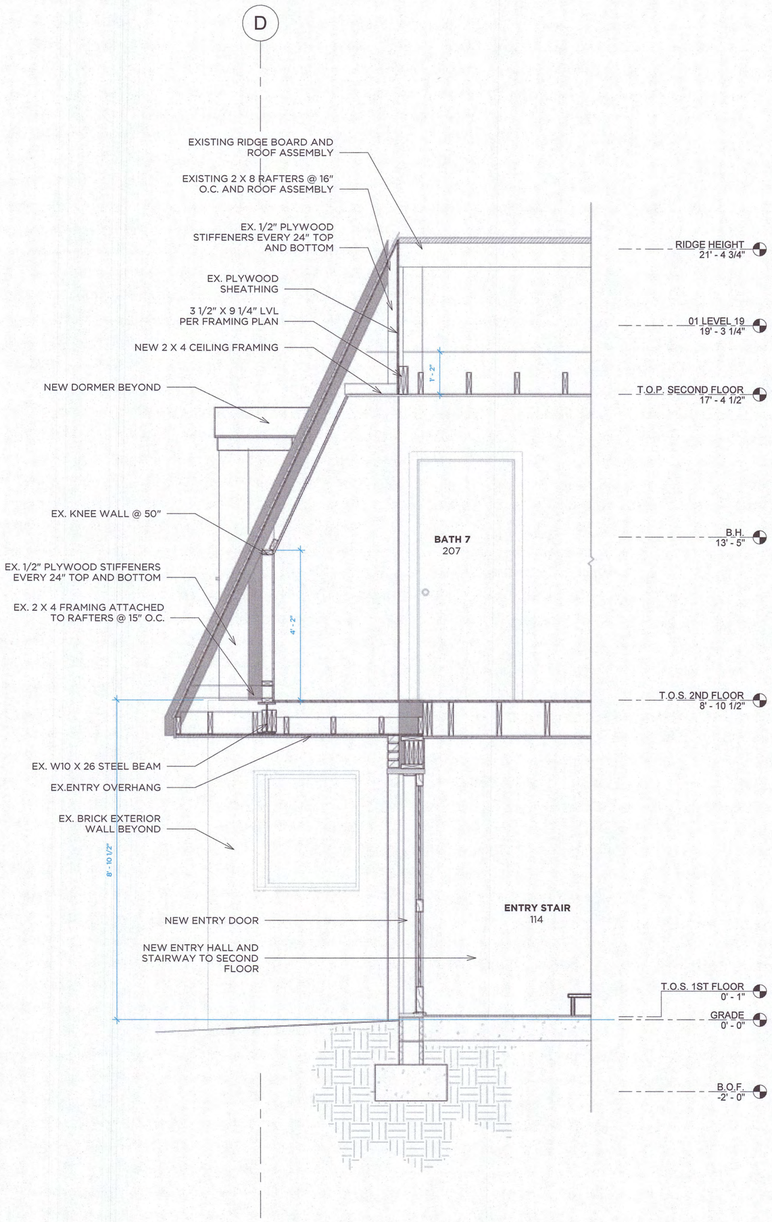
Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	19 of 24

A3.2

Scale 1/2" = 1'-0"



1 A3.3 SECTION A-A
1/2" = 1'-0"

0' 6" 1' 2' 3' 4' 5'
SCALE: 1/2" = 1'-0"

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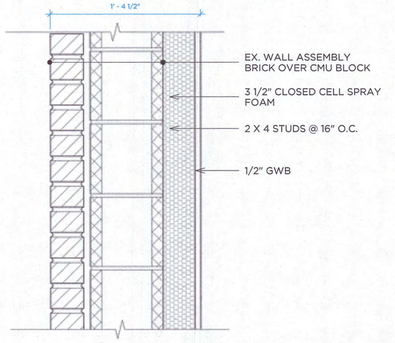
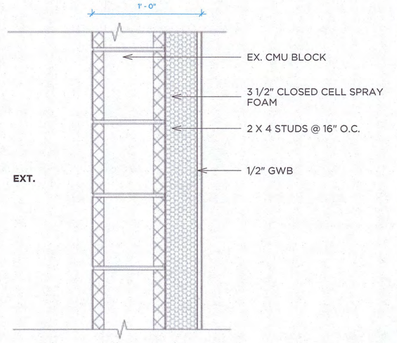
Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	20 of 24

A3.3

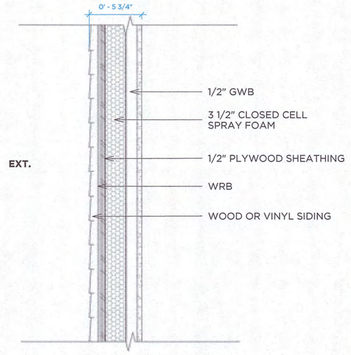
Scale 1/2" = 1'-0"



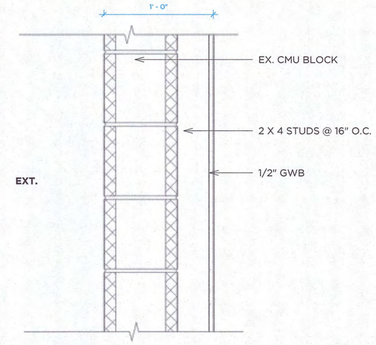
WE-1	+/- 16 1/2" WALL, BRICK, CMU, SPRAY FOAM, WOOD STUDS, GWB NOTE: 4 HR. FIRE RESISTANCE RATING, R-VALUE: R-23



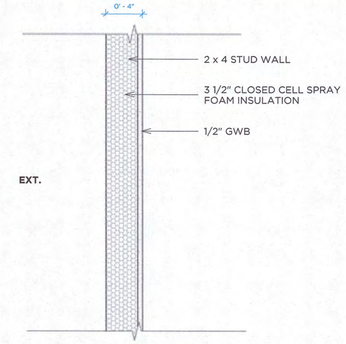
WE-2	12" WALL, CMU, SPRAY FOAM, WOOD STUDS, GWB NOTE: 2 HR. FIRE RESISTANCE RATING, R-VALUE: R-21



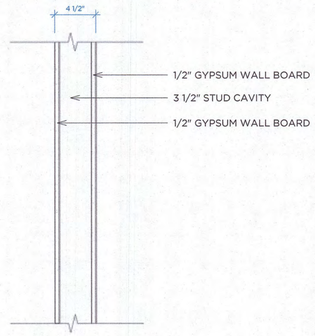
WE-3	+/- 5 3/4" WALL, SIDING, SHEATHING, SPRAY FOAM, WOOD STUDS, GWB NOTE: 1/2 HR. FIRE RESISTANCE RATING, R-VALUE: R-21



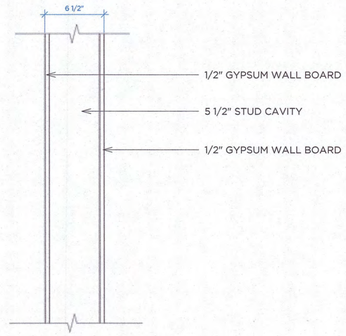
WE-4	12" WALL, CMU, WOOD STUDS, GWB NOTE: 2 HR. FIRE RESISTANCE RATING, R-VALUE: N/A



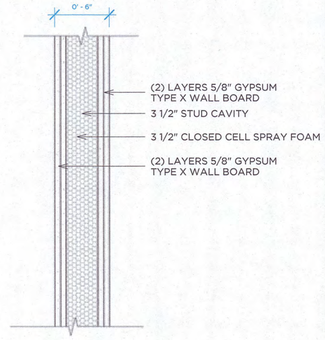
WE-5	4" WALL, BRICK, CMU, SPRAY FOAM, GWB NOTE: 4 HR. FIRE RESISTANCE RATING, R-23



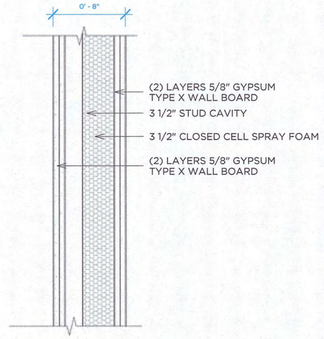
WI-1	4 1/2" WALL, WOOD STUDS, GWB NOTE: 1/2 FIRE RESISTANCE RATING, R-VALUE: N/A



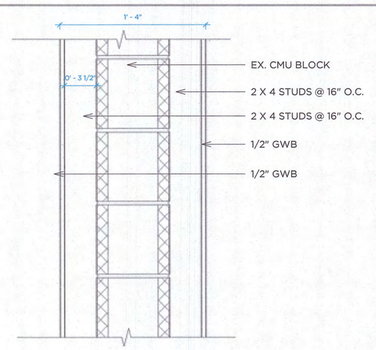
WI-2	6 1/2" WALL, WOOD STUDS, GWB NOTE: 1/2 FIRE RESISTANCE RATING, R-VALUE: N/A



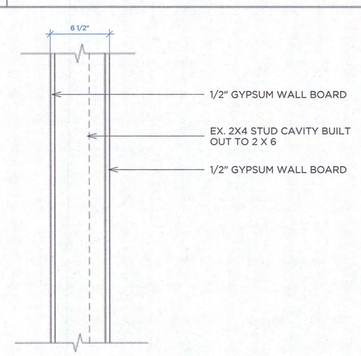
WI-3	6" WALL, WOOD STUDS, SPRAY FOAM, GWB NOTE: 2 HR. FIRE RESISTANCE RATING, R-VALUE: R-21



WI-4	8" WALL, WOOD STUDS, SPRAY FOAM, GWB NOTE: 2 HR. FIRE RESISTANCE RATING, R-VALUE: R-21



WI-5	16" WALL, CMU, WOOD STUDS, GWB 2 1/2 HR. FIRE RESISTANCE RATING, R-VALUE: N/A



WI-5	6 1/2" WALL, WOOD STUDS, GWB 1/2 HR. FIRE RESISTANCE RATING, R-VALUE: N/A

WINDOWS

WINDOW:	U FACTOR - .3
SOLAR HEAT GAIN COEFFICIENT:	.40
SKYLIGHT:	U-FACTOR - .55
MAX. FENESTRATION LEAKAGE:	.3 CFM / SQFT

WALLS

EXT. WALLS:	R-21 SPRAY FOAM
BASEMENT WALLS:	N/A
CRAWL SPACE WALLS:	N/A

FLOORS

FLOORS OVER UNCONDITIONED SPACES:	N/A
BASEMENT FLOOR:	N/A
HEATED SLAB ON GRADE	N/A

ROOFS

SOLAR REFLECTIVITY INDEX (SRI)	>/+ 64
UNVENTED FLAT ROOF	N/A
CEILING	R-49 SPRAY FOAM INSULATION

REQUIRED INSULATION VALUES

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Project number	241
Date	(04.25.25
Drawn by	CC
Sheet No.	21 of 24

A4.2

Scale 1 1/2" = 1'-0

DOOR SCHEDULE

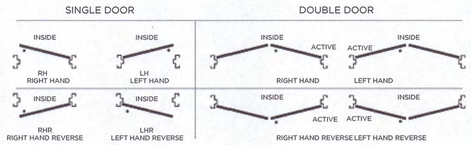
NO.	MANUFACTURER	MODEL	TYPE	HEIGHT	WIDTH	THICKNESS	DOOR MATERIAL	FRAME FINISH	COMMENTS
101	THERMATRU	SOLID CRAFT CANVAS		80"	36"	0' - 2 1/4"			
102	MASONITE	6 PANEL	SWING SIMPLE	80"	36"	0' - 1 3/8"	SOLID CORE	SMOOTH	
103	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
104	MASONITE	6 PANEL	BIFOLD	80"	48"	0' - 1 3/8"	HOLLOW CORE	SMOOTH	
105	MASONITE	6 PANEL	BIFOLD	80"	48"	0' - 1 3/8"	HOLLOW CORE	SMOOTH	
106	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
107	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
108	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
109	MASONITE	6 PANEL		80"	30"	0' - 1 3/8"	SOLID CORE	SMOOTH	
110	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
111	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
112	MASONITE	6 PANEL	BIFOLD	80"	48"	0' - 1 3/8"	HOLLOW CORE	SMOOTH	
113	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
114	MASONITE	6 PANEL	BIFOLD	80"	48"	0' - 1 3/8"	HOLLOW CORE	SMOOTH	
115	MASONITE	6 PANEL	BIFOLD	80"	60"	0' - 1 3/8"	HOLLOW CORE	SMOOTH	
116	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
117	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
118	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
119	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
120	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
121	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
122	TBD	TBD	SLIDING BARN DOOR	84"	96"	0' - 1 3/4"	TBD	TBD	
201	MASONITE	6 PANEL	SWING SIMPLE	80"	36"	0' - 1 3/8"	SOLID CORE	SMOOTH	
202	MASONITE	6 PANEL	SWING SIMPLE	80"	36"	0' - 1 3/8"	SOLID CORE	SMOOTH	
203	MASONITE	6 PANEL	SWING SIMPLE	80"	36"	0' - 1 3/8"	SOLID CORE	SMOOTH	
204	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
205	MASONITE	6 PANEL	BIFOLD	80"	72"	0' - 1 3/8"	HOLLOW CORE	SMOOTH	
206	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
207	MASONITE	6 PANEL	BIFOLD	80"	48"	0' - 1 3/8"	HOLLOW CORE	SMOOTH	
208	MASONITE	6 PANEL	SWING SIMPLE	80"	32"	0' - 1 3/8"	SOLID CORE	SMOOTH	
209	MASONITE	6 PANEL	BIFOLD	84"	60"	0' - 1 1/2"			

WINDOW SCHEDULE

MARK	COUNT	TYPE	MANUFACTURER	MODEL	MATERIAL	GLAZING TYPE	HEIGHT	WIDTH	SHGC (MAX)	U Factor (MAX)	NOTES
A	6	CASEMENT	ANDERSEN		VINYL	DOUBLE	3' - 6"	3' - 0"			
B	3	CASEMENT	ANDERSEN		VINYL	DOUBLE	3' - 4"	2' - 2"			
C	4	SKYLIGHT	VELUX		VINYL	DOUBLE	3' - 6"	2' - 0"			

DOOR HANDING CHART

+ INDICATES KEY SIDE



DOOR NOTES

1. GENERAL CONTRACTOR MAY PROVIDE ALTERNATE AND QUALIFY ANY SUBSTITUTIONS BASED ON COST. ALL SUBSTITUTIONS SHALL BE OF SAME QUALITY OR BETTER, AND OF SAME DESIGN WITH FINAL APPROVAL BY OWNER.
2. PROVIDE 2X WOOD OR MINERAL FIBER WOOL (ROCK WOOL) FIREBLOCKING FOR ALL VOID SPACES AND WHERE REQUIRED BY CODE.

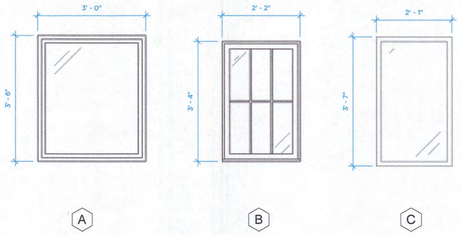
WINDOW NOTES

1. GENERAL CONTRACTOR MAY PROVIDE ALTERNATE AND QUALIFY ANY SUBSTITUTIONS BASED ON COST. ALL SUBSTITUTIONS SHALL BE OF SAME QUALITY OR BETTER, AND OF SAME DESIGN WITH FINAL APPROVAL BY OWNER
2. ALL NEW WINDOW GLAZING SHALL BE INSULATED LOW E4 OR EQUAL.
3. PROVIDE STOCK WINDOW JAMBS AND EXTENSIONS (PINE).
4. ALL EXISTING OPENINGS MUST BE MEASURED AND VERIFIED.
5. REVIEW FINAL WINDOW SCHEDULE WITH OWNER PRIOR TO ORDERING.

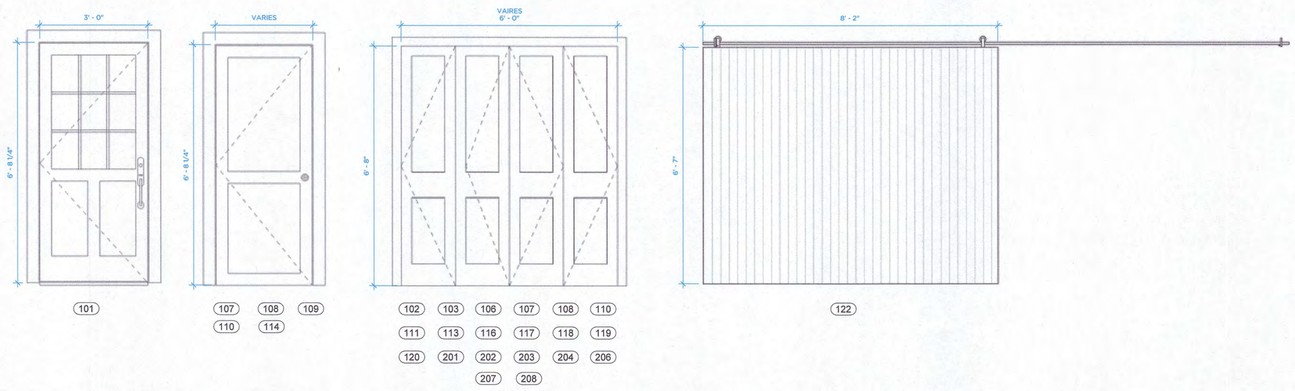
FINISH SCHEDULE NOTES

1. PROVIDE MINIMUM OF 1 BASE COAT AND 1 FINISH COAT AND 1 TOP COAT FOR ALL PAINT, STAIN, AND CLEAR COATS. SAND BETWEEN COATS.
2. GENERAL CONTRACTOR MAY PROVIDE ALTERNATES AND QUALIFY ANY SUBSTITUTIONS BASED ON COST. ALL SUBSTITUTIONS SHALL BE OF SAME QUALITY OR BETTER, AND OF SAME DESIGN WITH FINAL APPROVAL BY OWNER AND/OR ARCHITECT.
3. FOR CARPET, TILE AND RUBBER FLOORING, REFERENCE MANUFACTURER 'S SPECIFICATIONS FOR INSTALLATION OF UNDERLAYMENT. ALL BID COSTS SHALL INCLUDE THE MATERIAL, UNDERLAYMENT, AND LABOR – QUALIFY OR PROVIDE ALLOWANCES FOR ANY DEVIATIONS.
4. REVIEW ALL FINISHES AND FIXTURES WITH OWNER AND/OR ARCHITECT PRIOR TO ORDERING.
5. REVIEW PAINT MANUFACTURER, FINISH AND COLOR W/ OWNER.
6. SEAL ALL TILE AND GROUT BEFORE OR AFTER PER MANUFACTURER 'S RECOMMENDATIONS.

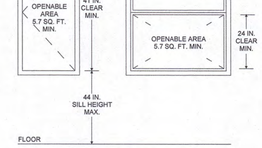
WINDOWS



DOORS



EMEGENCY ESCAPE & RESCUE WINDOW



CODE REQUIREMENTS AND COMPLIANCE - IBC 2021

GENERAL	OCCUPANCY	DESCRIPTION	CODE SECTION
USE GROUP - EXISTING	R2/S1	TWO DWELLING UNITS AND S1 STORAGE	IBC SECTION 310, 311
USE GROUP - PROPOSED	R2/S1	FOUR DWELLING UNITS AND S1 STORAGE	IBC SECTION 310, 311
FIRE PROTECTION (SPRINKLERS)		R2 PORTION OF BUILDING ONLY	IBC SECTION 903 (REQUIREMENTS) NFPA 13

TYPE OF CONSTRUCTION	TYPE	NOTE	CODE SECTION
EXISTING	VB	MASONRY AND WOOD FRAME	IBC TABLE 601

BUILDING AREA	EXISTING	PROPOSED	CODE SECTION
FIRST FLOOR	2,223 S.F. R2-HEATED, 2819 S.F. S1-UNHEATED	2,550 S.F. R2-HEATED, 2,492 S.F. S1-UNHEATED	N/A
SECOND FLOOR	1,811 S.F. R2 HEATED, 197 S.F.S1-UNHEATED	1,874 S.F. R2 HEATED, 1,446 S.F.S1-UNHEATED	N/A

REQUIRED SEPERATION OF OCCUPANCIES	OCCUPANCY	NOTE	CODE SECTION
2 HR.	R-2/S-1		IBC TABLE 508.4

SEPERATION WALLS	OCCUPANCY	NOTE	CODE SECTION
1/2 HR. FIRE PARTIONS	R-2	WALLS SEPERATING DWELLING UNITS W. AUTOMATIC SPRINKLER SYSTEM	IBC SECTION 420.2, 708.3

HORIZONTAL SEPERATION	OCCUPANCY	NOTE	CODE SECTION
1/2 HR. HORIZONTAL ASSEMBLIES	R-2	FLOORS SEPERATING DWELLING UNITS W. AUTOMATIC SPRINKLER SYSTEM	IBC SECTION 420.3. 711.2.4.3

MEANS OF EGRESS EXIT AND EXIT ACCESS	OCCUPANCY	NOTE	CODE SECTION
MAX. 125 FT.	R-2	W. SPRINKLER SYSTEM	TABLE 1006.2.1

FIRE-RESISTANCE RATINGS	OCCUPANCY	NOTE	CODE SECTION
FSD<10 FT.	R-2/S-1	W. SPRINKLER SYSTEM, EXTERIOR WALLS SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES	705.5

MAX. AREA OF EXTERIOR WALL OPENINGS	OCCUPANCY	NOTE	CODE SECTOIN
15%	R/2	3 FT. TO LESS THAN 5 FT.	TABLE 705.9

TABLE 1006.2.1. SPACES WITH ONE EXIT OR EXIST ACCESS DOORWAY

OCCUPANCY	MAX. OCCUPANT LOAD OF SPACE	MAXIMUM COMMON PATH OF EGRESS TRAVEL DISTANCE (FEET)		
		WITHOUT SPRKINKLER SYSTEM (FEET)		WITH SPRINKLER SYSTEM (FEET)
		OCCUPANT LOAD		
		OL ≤ 30	OL > 30	
R-2	20	N/A	N/A	125

TABLE 1006.3.4(1) STORIES WITH ONE EXIT OR ACCESS TO ONE EXIT FOR R-2 OCCUPANCIES

STORY	OCCUPANCY	MAXIMUM NUMBER OF DWELLING UNITS	MAXIMUM EXIT ACCESS TRAVEL DISTANCE
BASEMENT, FIRST, SECOND OR THIRD STORY ABOVE GRADE PLANE	R-2	4 DWELLING UNITS	125 FEET

C + C ARCHITECTURE
7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022
christian@candcarchitecture.net

STATE OF MARYLAND
CHRISTIAN C. CRUTE
22261
ARCHITECT

Architect's Seal

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SCHEDULES AND CODE REFERENCE

CONSTRUCTION DOCUMENTS

Walbridge Renovation

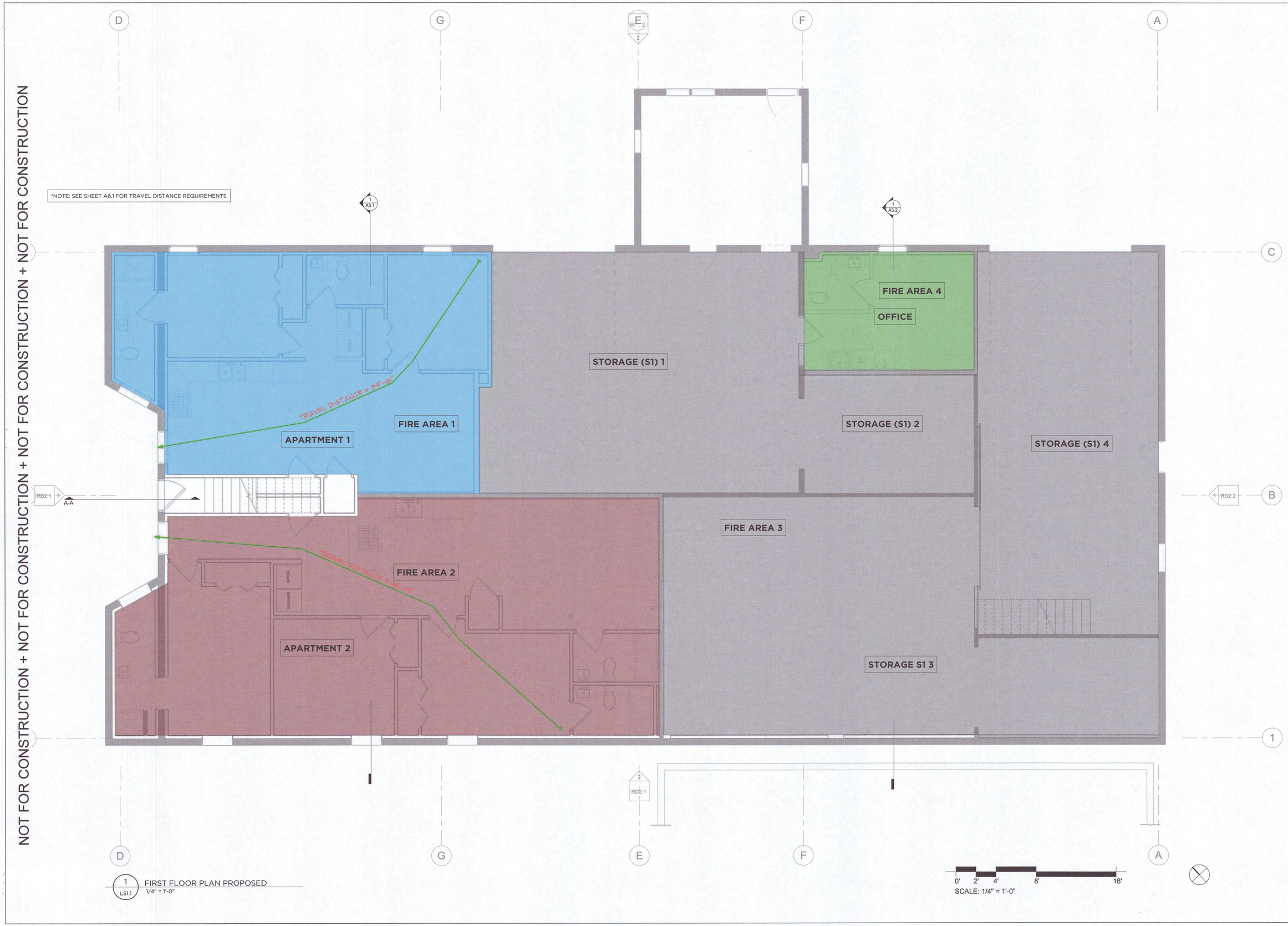
402 Maryland Avenue
Easton, MD 21601

REVISIONS

Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	22 of 24

A6.1

Scale: As indicated



1 LS1.1 FIRST FLOOR PLAN PROPOSED
1/4" = 1'-0"

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7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022
christian@candcarchitecture.net

STATE OF MARYLAND JONATHAN C. CHUTE 20263 ARCHITECT

Architect's Seal

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FIRST FLOOR PLAN

CONSTRUCTTION DOCUMENTS

Walbridge Renovation

402 Maryland Avenue
Easton, MD 21601

REVISIONS

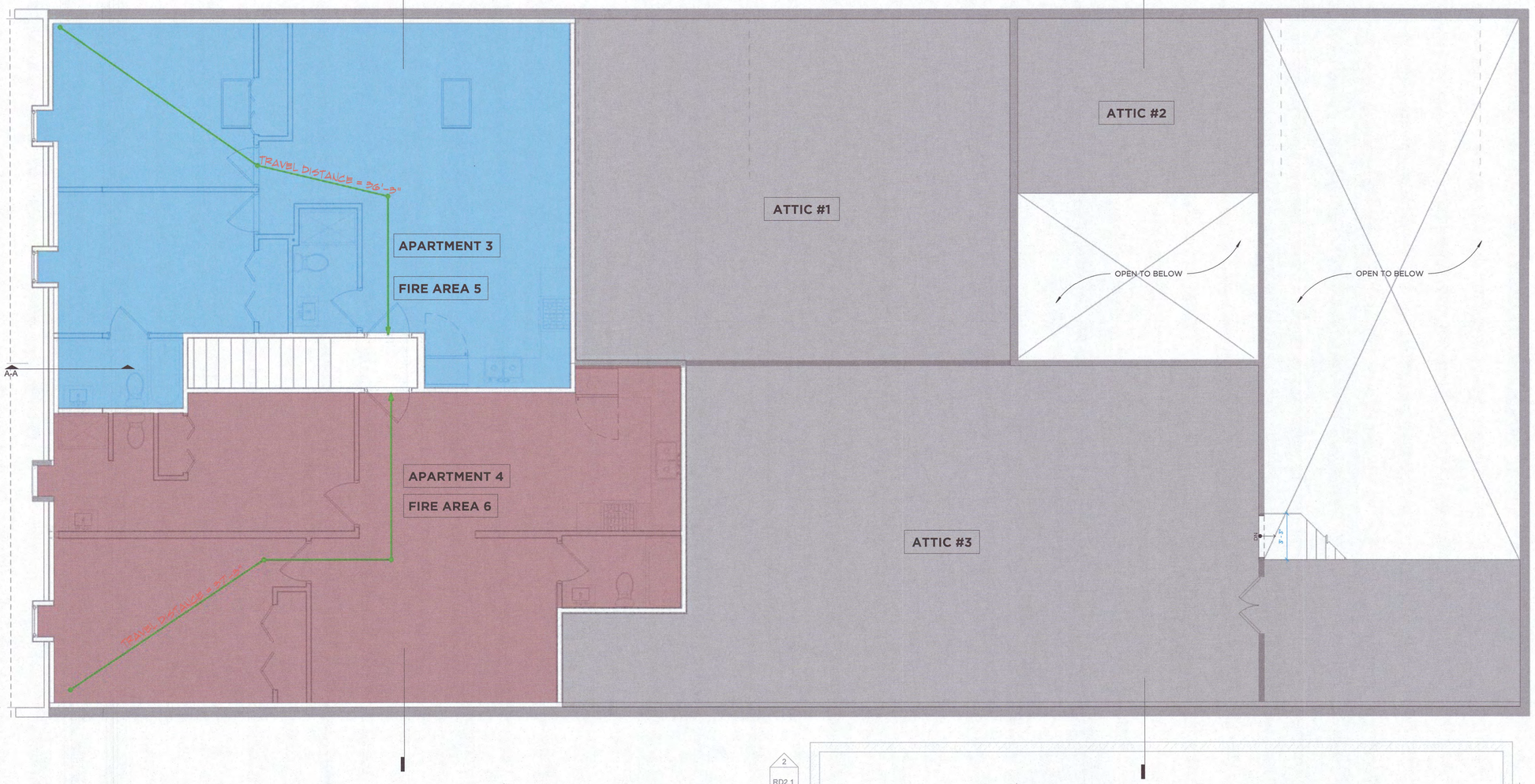
Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	23 of 24

LS1.1

Scale 1/4" = 1'-0"

NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION + NOT FOR CONSTRUCTION

*NOTE: SEE SHEET A6.1 FOR TRAVEL DISTANCE REQUIREMENTS



1 LS1.2 SECOND FLOOR PLAN PROPOSED LIFE SAFETY
1/4" = 1'-0"

C + C ARCHITECTURE
7760 BLOOMFIELD ROAD • EASTON, MD 21601
410.253.0022
christian@candcarchitecture.net

STATE OF MARYLAND JONATHAN C. CHUTE 20263 ARCHITECT

Architect's Seal

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FIRST FLOOR PLAN

CONSTRUCTTION DOCUMENTS

Walbridge Renovation

402 Maryland Avenue
Easton, MD 21601

REVISIONS

Project number	2410
Date	(04.25.25)
Drawn by	CC
Sheet No.	24 of 24

LS1.2

Scale 1/4" = 1'-0"

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

Easton Staff Development Review Worksheet

Date: May 27, 2026
Project: 402 Maryland Avenue
To: Christian Chute, C & C Architecture (Agent)
CC: Randall Walbridge % Walbridge Real Estate Investments (Owner)

The Easton Staff Development Review (ESDR) Committee meeting was held on May 27th at 11:00 am. Staff reviewed the proposed Planned Redevelopment Overlay Application. Situated at 402 Maryland Avenue (Tax Map 105, Parcel 2228), the subject property currently features a three-story structure. The existing use consists of a single second-floor dwelling unit alongside storage space. There's also an accessory business use (office) on the first floor that will remain unchanged. Under the proposed renovation plan, the building will be converted to accommodate five (5) residential units, with three (3) apartments designated for the first floor and two (2) for the second floor. The remaining areas of the building will be retained for use as attic and storage space.

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.

At this time, based on the ESDR sketch plan submission, Staff did not identify any constraints which would require action by the Board of Zoning Appeals.

The next Planning Commission meeting is scheduled for **Thursday, June 18, 2026 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Thursday, June 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

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

DATE: **May 26, 2026**
TO: **Christian Chute –** C & C Architecture (Agent)
Randall Walbridge - % Walbridge Real Estate Investments (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **402 Maryland Avenue**

We reviewed the **May 6, 2026** Planned Redevelopment Overlay Application Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Review #1

1. The property is situated within the Town of Easton's BC Business Commercial Zoning District and the Planned Redevelopment Overlay District(PRD), as defined by the Zoning Code and Map. The PRD allows for the Planning Commission to review and approve residential projects not exceeding 20 units or mixed use projects with commercial space not exceeding 7,500 sqft on the first floor and not exceeding 15 units on the upper floors. Per § Section 28-501 (C) 1 of the Town's Zoning Ordinance, *all projects requiring Planning Commission review shall be reviewed in accordance with the Site Plan Review process as specified in Article IX.* Please address the listed Approval Criteria
    - Adequate parking has been provided.
    - The project complies with any applicable design guidelines.
    - The project is consistent with the Comprehensive Plan and any applicable small area plans.
    - The development is harmonious with the character of the surrounding neighborhood.
    - Pedestrian and bicycle facilities are provided.
    - Sensitive environmental features are preserved.
    - All landscape improvements as specified in Article X are either provided or have obtained waiver from the applicable provisions by the Planning Commission.

- Adequate open space is provided on-site or a public park including rails to trail is located within ¼ mile of the site and is accessible from the subject property (by for example, connection via a public sidewalk).

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

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **May 19th, 2025**

TO: **Jarret Beyer – Applicant**
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Engineering Department**
SUBJECT: **402 Maryland Ave**
Revised PRD Application

Our Office has reviewed the 5/8/2025 application to renovate the interior of the existing building to include 5 apartments. Our office has no objection to this request.

A sidewalk plan was approved on 3/3/2026 and a cost estimate for sidewalk was approved on 3/11/2026. A bond has not been posted and a grading permit has not yet been issued.

P.O. Box 520, Easton, Maryland 21601
410-820-8822
Engineering@EastonMD.gov - www.EastonMD.gov

TOWN OF EASTON

PO Box 520
Easton, Maryland 21601
(410)-822-2526 Fax (410)-822-8738
Office of Building Inspection.

ESDR- Building Inspection and Permit Department Comments

Date: May 27, 2026

Project; Two-Story Mixed-Use R2/B

Address: 402 Maryland Ave - Easton, Maryland 21601
Owner: Walbridge Real Estate Investments LLC - Easton, Maryland 21601

A Town of Easton Building Permit is required for all new construction.

1. Contact this Department and verify current Building Codes including the Town of Easton's modifications prior to preparation of Building plans.

2. The following lists items required on the construction drawings in order to apply for a Building Permit.

    - Construction Documents (3 sets) for new construction will be required. Documents must be prepared by a licensed Maryland Registered Architect, with original plans signed and sealed. A code analysis completed by the Architect must include, classification (use group), construction type, and occupant loads. Other items that must be addressed by the construction documents will be structural strength, means of egress (include travel distance), facilities, stability, sanitation, light and ventilation, energy conservation and safety to life and property from **fire** and other hazards attributed to the built environment, **Accessibility**, and other safety requirements for public access.
    - **If new second floor construction will use existing first floor as structural support a certification from a Maryland licensed Structural Engineer stating existing structure will support new loads must be submitted with permit application.**
    - All mechanical, electrical, and plumbing permits as required must include construction documents signed and sealed by a professional engineer and by a responsible party for the contractor receiving the permit. Be sure the Town of Easton modifications are included. Section 6-16 of the Town Code.

State Fire Marshal, (410-822-7609) Approved plan review and inspections are required. It is your responsibility to contact them and make application.

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 05/28/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 402 Maryland Avenue
Project Name: 402 Maryland Avenue
Phase: Easton Staff Development Review (ESDR)
SUBM:
Status: **APPROVED**

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

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

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

c & c Architecture
7760 Bloomfield Road, Easton, MD 21601
410-253-0022

Project Site: 402 Maryland Ave.
Easton, MD, 21601

SUBJECT: Responses to Planning and Zoning Review Comments

DATE: (06.02.26)

FROM: Christian Chute for and on behalf of Randall Wallbridge c/o Wallbridge Investments (Owner)

ATTACHMENTS:
SP1.0
SP1.1

The following are responses to the Planning and Zoning Comments, dated May 26, 2026.

1. *Adequate parking has been provided:*

   The proposed project is in Easton's Business Commercial Zoning District (BC) and the Planned Redevelopment Overlay District (PRD). The proposed project is a multifamily dwelling unit with five apartments. The unused portion of the building will remain as S1 and S2 storage use. Per Article X. Supplemental Zone Regulations, Section 28-1001.3, a minimum of one vehicle per dwelling unit must be provided. The proposed project includes five parking spaces (including an accessible parking space). Per Section 28, Table 10.1, 30-degree parking spaces require twenty-two feet of Maneuvering Space for two-way traffic. The proposed parking space exceeds the Minimum Aisle Width. See attached sheets SP1.0 and SP1.1 for reference.

2. *The project complies with any applicable design guidelines:*

   Section 28-501 allows the Planning Commission to review and approve residential developments with up to 20 dwelling units. This project proposes the adaptive reuse of an existing pole-barn-style storage building, with no exterior changes other than the windows and doors needed for egress. The site is approximately three-quarters of a mile from the Avalon Theatre and downtown Easton. These new dwelling units will expand workforce and attainable housing in support of the Town's housing initiatives, including the South Downtown Subarea Plan and the Attainable Housing Task Force. A sidewalk plan has also been approved in response to Engineering Department comments.

3. *The project is consistent with the Comprehensive Plan and any applicable small area plans.*

   As the Comprehensive Plan notes, Easton is the county's largest municipality, with 44.2% of the population living within town limits. The adaptive reuse of 402 Maryland Avenue supports the Town's goals by promoting mixed-use development, walkability, and reinvestment in existing structures rather than new construction. Adding multifamily housing in the Business Commercial Zoning District also broadens housing choices and helps balance single-use subdivisions. The latest Comprehensive Plan draft notes that rising housing costs and a lack of affordable options already affect essential workers who increasingly find Easton out of reach. The proposed apartments at Maryland Avenue advance Maryland's planning principles by focusing growth in established population centers near existing infrastructure, encouraging walkability and reduced automobile dependence, supporting a mix of quality and attainable housing options, and reusing existing buildings to strengthen mixed-use neighborhoods.

4. *The development is harmonious with the character of the surrounding neighborhood.*

   402 Maryland Avenue is an existing building within an established mixed-use area that includes local businesses such as Kitchen Creations, The Talbot Clock Shop, and Easton Service Center, all of which are locally owned and operated. The Davis Arts Center, located across the street, supports a community of visual artists, musicians, writers, and craftspeople. The site also faces the future Easton Crossing development, which is expected to include 116 residential units. In this context, the proposed apartments at 402 Maryland Avenue are compatible with and support the continued evolution of a neighborhood that includes businesses, affordable and market-rate housing, and an artist cooperative.

5. *Pedestrian and bicycle facilities are provided:*

   As shown on Sheet SP1.1, an entrance to the Rails-to-Trails is approximately 300 feet from 402 Maryland Avenue. Idlewild Park is less than one-half mile away, and downtown Easton is less than one mile away. This proximity to parks and destinations encourages walking and biking and helps reduce residents' dependence on automobiles.

6. *Sensitive environmental features are preserved.*

   As noted above, all renovation work will occur within the existing building envelope. The only exterior changes are the addition of windows and doors required for egress.

7. *All landscape improvements as specified in Article X are either provided or have obtained waiver from the applicable provisions by the Planning Commission.*

   Because this project involves a change of use within an existing structure, with no changes to the exterior envelope or increase in lot coverage, no plantings are proposed.

8. *Adequate open space is provided on-site or a public park including rails-to-trails is located within ¼ mile of the site and is accessible from the subject property:*

   As noted in Criterion 5, an entrance to the Rails-to-Trails is approximately 300 feet from 402 Maryland Avenue.

VENTURE TITLE COMPANY, LLC
File No. **V-10621JAS**
Tax ID # **01 007505**

TALBOT COUNTY CIRCUIT COURT (Land Records) LMD 2589, p. 0013, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

This Deed, made this 15th day of January, 2019, by and between **MARY W. HAWKINS, as to an undivided one-quarter (1/4) interest** and **JRT PROPERTIES, LLC, a Maryland Limited Liability Company, as to an undivided three-quarters (3/4) interest,** GRANTORS, and **WALBRIDGE REAL ESTATE INVESTMENTS LLC, a Maryland Limited Liability Company,** GRANTEE.

Witnesseth –

That in consideration of the sum of Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00), which includes the amount of any outstanding Mortgage or Deed of Trust, if any, the receipt of which is hereby acknowledged, the said Grantors do hereby grant and convey to the said Grantee, in fee simple, all that lot of ground situate in the County of Talbot, State of Maryland and described as follows, that is to say:

All that lot or parcel of ground situate, lying and being in Earle's Addition to the Town of Easton, Talbot County, Maryland, and described as follows, that is to say:

BEGINNING for the same at the South side of Maryland Avenue at a point seventy-six (76) feet East of East Street, and running Easterly with the South side of Maryland Avenue, seventy-six (76) feet, thence Southerly and parallel with East Street one hundred ninety-five (195) feet to the line of right of way formerly of the Baltimore Chesapeake & Atlantic Railway, thence Westerly with said line of right of way to the Southeast corner of Lot No. 107, thence Northerly and parallel with said East Street one hundred eighty-two (182) feet to the place of beginning, being designated as Lot No. 108 on the Plat and Survey of Earle's Addition recorded among the Land Records of Talbot County, Maryland in Liber 153, folio 50.

Being the same property, described as Parcel Fourteenth, whereby an undivided 75% interest was conveyed unto JRT Properties, LLC, a Maryland Limited Liability Company from Jessica P. Fluharty, Roxanne L. Kleppinger and Thomas C. Kleppinger, Jr., by Deed dated August 2, 2018 and recorded among the Land Records of Talbot County, Maryland in Liber 2558, folio 156.

Also the same property, described as Parcel Fourteenth, whereby an undivided 75% interest was conveyed unto Jessica P. Fluharty, Roxanne L. Kleppinger and Thomas C. Kleppinger, Jr., from Jessica P. Fluharty, Personal Representative of the Estate of

TALBOT COUNTY FINANCE OFFICE
RECORDATION TAX
AMT: $ 3,000.00
DATE: 1/18/2019
INITIALS: SRZ and
Prop ID: 01-007505

CERTIFICATION IS MADE THAT ALL TAXES DUE ON THE PROPERTY INDICATED IN THIS DEED HAVE BEEN PAID.
FINANCE OFFICER OF TALBOT COUNTY
R ANDREW HOLLIS, FIN. OFFICER
DATE 1/18/2019

Thomas Clifton Kleppinger, Sr. (a/k/a Thomas C. Kleppinger) by Deed dated July 27, 2018 and recorded among the Land Records of Talbot County, Maryland in Liber 2553, folio 309.

Also being the same property whereby an undivided one-eighth interest was conveyed unto Mary W. Hawkins from Mary W. Hawkins, Personal Representative of the Estate of John C. Hawkins, Sr., by Deed dated May 16, 2008 and recorded among the Land Records of Talbot County, Maryland in Liber 1622, folio 635.

Also being the same property which was conveyed unto John C. Hawkins, Sr., as to an undivided one-eighth interest and Mary W. Hawkins, as to an undivided one-eighth interest from John S. Hawkins, Sr. and Mary W. Hawkins by Deed dated April 6, 2000 and recorded among the Land Records of Talbot County, Maryland in Liber 961, folio 095.

Also being the same property which was conveyed unto Thomas. C. Kleppinger, as to an undivided three-quarters interest and John C. Hawkins and Mary W. Hawkins, his wife, as tenants by the entireties, as to an undivided one-quarter interest from T. Earl Ewing Farm Implement & Hardware Corp., a Maryland Corporation by Deed dated January 30, 1984 and recorded among the Land Records of Talbot County, Maryland in Liber 583, folio 251.

Subject to covenants, easements and restrictions of record.

Together with the buildings and improvements thereon erected, made or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

To Have and To Hold the said tract of ground and premises above described and mentioned, and hereby intended to be conveyed, together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said WALBRIDGE REAL ESTATE INVESTMENTS LLC, a Maryland Limited Liability Company, in fee simple.

And the Grantors hereby covenant that they have not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that they will warrant specially the property hereby granted; and that they will execute such further assurances of the same as may be requisite.

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2589, p. 0014, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

In Witness Whereof, Grantors have caused this Deed to be properly executed and sealed the day and year first above written.

_____ _____(SEAL)
MARY W. HAWKINS

_____ JRT PROPERTIES, LLC, a Maryland Limited Liability Company

_____(SEAL)
By: Jessica P. Fluharty, General Manager

STATE OF MARYLAND }
COUNTY OF TALBOT } ss

I hereby certify that on this 15th day of January, 2019, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MARY W. HAWKINS, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the same for the purposes therein contained, and further acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

_____
Notary Public

My Commission Expires: 1/5/23

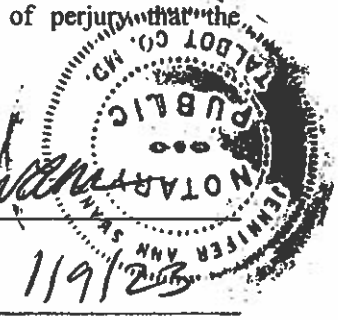
TALBOT CO. MD. PUBLIC NOTARY JENNIFER ANN SVEC

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2589, p. 0015, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

STATE OF MARYLAND }
COUNTY OF TALBOT } ss

I hereby certify that on this 15th day of January, 2019 before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JESSICA P. FLUHARTY, GENERAL MANAGER OF JRT PROPERTIES, LLC, and that as such officer, being authorized to do so, executed the aforegoing Deed for the purposes therein contained, by signing the name of the limited liability company, by herself as such General Manager, giving oath under penalties of perjury that the consideration recited herein is correct.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission Expires: 1/9/2023

THIS IS TO CERTIFY that the within Deed was prepared by, or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Ronald B. Lee, Esquire, Vice-President of
Venture Title Company, LLC

AFTER RECORDING, PLEASE RETURN TO:
VENTURE TITLE COMPANY, LLC
117 BAY STREET
EASTON, MD 21601

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2589, p. 0016, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: Mary W. Hawkins

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

402 Maryland Avenue, Easton, MD 21601

3. Reasons for Exemption

Resident Status

☑ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☐ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness

Mary W. Hawkins — 1-15-19

Name — **Date

Signature

3b. Entity Transferors

Witness/Attest

Name of Entity

By

Name — **Date

Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

19-49

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2589, p. 0017, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

MARYLAND FORM WH-AR

Certification of Exemption from Withholding Upon Disposition of Maryland Real Estate Affidavit of Residence or Principal Residence

2019

Based on the certification below, Transferor claims exemption from the tax withholding requirements of §10-912 of the Tax-General Article, Annotated Code of Maryland. Section 10-912 provides that certain tax payments must be withheld and paid when a deed or other instrument that effects a change in ownership of real property is presented for recordation. The requirements of §10-912 do not apply when a transferor provides a certification of Maryland residence or certification that the transferred property is the transferor's principal residence.

1. Transferor Information

Name of Transferor: JRT Properties, LLC, a Maryland Limited Liability Company

2. Description of Property (Street address. If no address is available, include county, district, subdistrict and lot numbers).

402 Maryland Avenue, Easton, MD 21601

3. Reasons for Exemption

Resident Status

☐ As of the date this form is signed, I, Transferor, am a resident of the State of Maryland.

☑ Transferor is a resident entity as defined in Code of Maryland Regulations (COMAR)03.04.12.02B(11), I am an agent of Transferor, and I have authority to sign this document on Transferor's behalf.

Principal Residence

☐ Although I am no longer a resident of the State of Maryland, the Property is my principal residence as defined in IRC 121 (principal residence for 2 (two) of the last 5 (five) years) and is currently recorded as such with the State Department of Assessments and Taxation.

Under penalty of perjury, I certify that I have examined this declaration and that, to the best of my knowledge, it is true, correct, and complete.

3a. Individual Transferors

Witness _____ Name _____ **Date

Signature _____

3b. Entity Transferors

Witness/Attest: [signature]

JRT Properties, LLC
Name of Entity

By: [signature]

Jessica P. Fluharty 7/15/19
Name **Date

General Manager
Title

** Form must be dated to be valid.

Note: Form is only valid if it was executed on the date the Property was transferred and is properly recorded with the Clerk of the Court.

To the Clerk of the Court: Only an un-altered Form WH-AR should be considered a valid certification for purposes of Section 10-912.

19-49

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2589, p. 0018, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2589, p. 0018a, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

LR - Deed (w Taxes)
Recording Fee no RT 20.00
Name: Hawkins-JRT Properties LLC/Walbridge Rea
Ref:
LR - Deed (with Taxes) Surcharge 40.00
LR - Deed State Transfer Tax 1,250.00
LR - County Transfer Tax - linked 2,500.00
LR - NR Tax - lkd 0.00
==========
SubTotal: 3,810.00
==========
Total: 4,050.00
01/18/2019 03:15 CC20-MG
#11547548 CC0205 - Talbot County/CC02.05.02 - Register 02

Kathleen M. Duvall, Clerk

Circuit Court for Talbot County

11 N. Washington St., Suite 16

Easton, Maryland 21601

License and Recording

410-822-2611 Ext. 4

DOCUMENT VALIDATION
(excluded from page count)

BOOK: 2589 PAGE: 19

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Talbot

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (☐ Check Box if addendum Intake Form is Attached.)

1 Deed 2 Deed of Trust	☐	Mortgage Lease	☐	Other Assign of Rents	☐	Other Sub Agr	

2 Conveyance Type Check Box

☒	Improved Sale Arms-Length [1]	☐	Unimproved Sale Arms-Length [2]	☐	Multiple Accounts Arms-Length [3]	☐	Not an Arms-Length Sale [9]

3 Tax Exemptions (if applicable) Cite or Explain Authority

Recordation	
State Transfer	
County Transfer	

4 Consideration and Tax Calculations

Consideration Amount		Finance Office Use Only Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	$ 250,000.00	Transfer Tax Consideration	$
Any New Mortgage	$ 175,000.00	X ( )% =	$
Balance of Existing Mortgage	$	Less Exemption Amount -	$
Other:	$	Total Transfer Tax =	$
Other:	$	Recordation Tax Consideration	$
		X ( ) per $500 =	$
Full Cash Value:	$	TOTAL DUE	$

5 Fees

Amount of Fees	Doc. 1	Doc. 2
Recording Charge	$ 20.00	$ 75.00
Surcharge	$ 40.00	$ 40.00
State Recordation Tax	$ 3,000.00	$
State Transfer Tax	$ 1,250.00	$
County Transfer Tax	$ 2,500.00	$
Other Assign of Rents	$ 60.00	$
Other Sub Agr	$ 60.00	$

Agent:

Tax Bill:

C.B. Credit:

Ag. Tax/Other:

6 Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG
01	007505	2558/156			☐ (5)

Subdivision Name	Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2): 402 MARYLAND AVENUE, EASTON, MD 21601

Other Property Identifiers (if applicable): | Water Meter Account No.:

Residential ☒ or Non-Residential ☐ | Fee Simple ☒ or Ground Rent ☐ | Amount: N/A

Partial Conveyance? ☐ Yes ☒ No | Description/Amt. of SqFt/Acreage Transferred: N/A

If Partial Conveyance, List Improvements Conveyed: N/A

7 Transferred From

Doc. 1 – Grantor(s) Name(s)	Doc. 2 – Grantor(s) Name(s)
MARY W. HAWKINS	WALBRIDGE REAL ESTATE INVESTMENTS LLC
JRT PROPERTIES, LLC, a Maryland Limited Liability Company	
Doc. 1 – Owner(s) of Record, if Different from Grantor(s)	Doc. 2 – Owner(s) of Record, if Different from Grantor(s)

8 Transferred To

Doc. 1 – Grantee(s) Name(s)	Doc. 2 – Grantee(s) Name(s)
WALBRIDGE REAL ESTATE INVESTMENTS LLC	W. David Morse, Trustee
	Charles E. Ruch, Trustee

New Owner's (Grantee) Mailing Address: 25973 MARENGO ROAD, EASTON, MD 21601

9 Other Names to Be Indexed

Doc. 1 – Additional Names to be Indexed (Optional)	Doc. 2 – Additional Names to be Indexed (Optional)
	SHORE UNITED BANK

10 Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Jennifer Swann

Firm: VENTURE TITLE COMPANY, LLC

Address: 117 BAY STREET

EASTON, MD 21601 Phone: ( )

☒ Return to Contact Person

☐ Hold for Pickup

☐ Return Address Provided

11 Assessment Information

IMPORTANT: *BOTH* THE ORIGINAL DEED *AND* A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

☐ Yes ☒ No Will the property being conveyed be the grantee's principal residence?

☐ Yes ☒ No Does transfer include personal property? If yes, identify:

☐ Yes ☒ No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Space Reserved for County Validation

Assessment Use Only – Do Not Write Below This Line

Terminal Verification | Agricultural Verification | Whole | Part | Tran. Process Verification

Transfer Number | Date Received: | Deed Reference: | Assigned Property No.:

Year	20	20	Geo	Map	Sub	Block
Land			Zoning	Grid	Plat	Lot
Buildings			Use	Parcel	Section	Occ. Cd.
Total			Town Cd.	Ex. St.	Ex. Cd.	

REMARKS:

Distribution: ☐ Clerk's Office ☐ Office of Finance ☐ SDAT ☐ Preparer

AOC-CC-300 (5/2007)

V-10621JAS

TALBOT COUNTY CIRCUIT COURT (Land Records) KMD 2589, p. 0019, MSA_CE91_2528. Date available 01/28/2019. Printed 05/11/2025.

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 3, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, June 18, 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 C&C Architecture (Applicant) has filed application 2025-1464 on behalf of Walbridge Real Estate Investments LLC (Owner) to request Planned Redevelopment approval for the renovation of the existing three-story structure to accommodate five (5) residential units and additional office space in the Planned Redevelopment Overlay District (PR). The property is located at 402 Maryland Avenue, also known as Tax Map 0105, Grid 00EA, Parcel 2228.

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
June 3, 2026

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

Date of Hearing: June 18, 2026

3c

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT: **Sketch Site Plan Review for 406 Moton Street**

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: Building African American Minds, Inc. % Derick W. Daly

DOCUMENT CREATED ON: May 27, 2026

PURPOSE: Building African American Minds, Inc. (Applicant), is seeking a sketch site plan approval for the construction of one main building that is mixed-use, one storage utility building for yard equipment, and one small shed for bikes, etc. Key site features include parking, accessible entries and paths, a dumpster enclosure with loading access, a traffic garden with a community garden, open space and stormwater management. The Applicant is also seeking landscape and buffering waivers from Zoning Code Sections *§ 28-1014.6 E.1, § 28-1014.7 D.6.*, and *§ 28-1014.7 E.5.a & b.*

RECOMMENDATION: Should the Planning Commission (Commission) approve the sketch site plan, staff recommends approval with a proposed condition (see below).

APPLICATION INFORMATION:	
APPLICANT: Building African American Minds, Inc. % Derick W. Daly	**REPRESENTATIVE:** Rauch Inc.: Brian Fitzgerald, Robert Rauch, Paul Rogers

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 104, Grid 0000E, Parcel 1367B	1.969

ACCEPTANCE DATE: May 4, 2026	**LOCATION:** 406 Moton Street
EXISTING ZONING R7A PUD Infill Boundary PRD Boundary	**EXISTING LAND USE:** Residential-Vacant Multifamily
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Residential

CONTEXT:
Location/Site Access – The subject property is located at the end of Moton Street which is adjacent to Jowite Street.

Existing Conditions – The subject property is vacant and can generally be described as approximately 1.96 acres consisting of three (3) abandoned apartment buildings.

Surrounding Properties
- 404, 406, 408, 410, 412, 414, 416, 418, 420, 422 & 500 Glenwood Avenue - R-7A
- 51 Jowite Street - R-7A
- 21 & 31 Jowite Street - MXW



***Figure 1**: Vicinity Map*

PROPOSAL: The Applicant is proposing to construct one main mixed-use building, one storage utility building for yard equipment, and one small shed for bikes, etc. Key site features include parking, accessible entries and paths, a dumpster enclosure with loading access, a traffic garden with a community garden, open space and stormwater management. The Applicant is requesting several landscape and buffering waivers under the Zoning Code. To meet commercial development disturbance-based planting requirements, a minimum of fifty-seven (57) trees must be planted, excluding required bufferyards. The Applicant seeks a waiver from *§ 28-1014.6 E.1* to apply remaining bufferyard plantings toward this total, thereby preserving open space for student recreation, a traffic garden, a community garden, and a reflection patio. Additionally, a waiver from *§ 28-1014.7 D.6* is requested to replace deciduous trees and shrubs with evergreens on the western boundary due to proximity of the stormwater management feature and the eastern boundary, due to the proximity of existing storm drains, sewers and additional underground utilities, modifications are required for the plantings. Finally, citing site constraints such as utility conflicts on the northern line and a public sidewalk and drainage ditch on the southern line, the Applicant seeks a waiver from *§ 28-1014.7 E.5.a & b* to position bufferyard units outside the standard ten-foot (10') Class 'E' Buffer Zone, utilizing interior plantings for northern screening and transplanting five (5) existing trees to be credited for the southern bufferyard.

BACKGROUND:
On March 27, 2026, the Applicant received approval from the Talbot County Soil Conservation District for the demolition of three (3) apartment buildings and sidewalks.

One April 22, 2026, the Applicant submitted an application to the Easton Staff Development Review Committee (ESDR) (please see attached ESDR Determination Letter).

On April 23, 2026, the applicant received approval for Grading Permit #26-21640 to remove 10,622 square feet of impervious area which includes three (3) apartment buildings and sidewalks.

On April 24, 2026, the applicant received approval for Demolition Permit #26-21417 to remove the three (3) apartment buildings and sidewalks.

One May 27, 2026, the applicant submitted an application to the ESDR (please see attached ESDR Determination Letter).

OUTSTANDING ISSUES:
There are no outstanding issues.

ZONING ANALYSIS:

A. Purpose

Section 28-501.A (Town Code).

> ***The purpose of the Planned Redevelopment Overlay District (PR) is to incentivize infill development, redevelopment, and adaptive reuse projects by streamlining the review of certain qualifying small-scale developments of former industrial sites and older areas within the Town of Easton. PR applications may be submitted only if the project is located within the Planned Redevelopment Overlay District. However, this mechanism is optional and shall not be required of all projects located within this zone. Projects not being developed in accordance with PR District standards shall be developed in accordance with the development standards of the underlying base zoning district.***
>
> ***The nature, size, scale or intensity of a proposed use may cause a particular site not to be suitable for a specific PR proposal. Therefore, there is no general presumption that an application for such a use at a particular location is valid, inures to the general benefit of the Town, is compatible with surrounding uses, or is in compliance with the Town's Comprehensive Plan or applicable Small Area Plans. Instead, each application will be evaluated according to its particular location and the degree to which the developer is willing or able to propose a development plan which ameliorates possible adverse impacts and furthers the goals and objectives of this Section and the Ordinance generally. Projects exceeding a certain scope and scale shall require an enhanced level of review and scrutiny to ensure that they remain compatible within the neighborhood in which they are proposed. Projects which exceed this threshold shall not be eligible for consideration as a PR project and may only be considered by other review options (e.g. a Zoning Map Amendment and site plan review or a Planned Unit Development).***

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 § 28-501.C.1.2.&3 of the

Town Code and shall represent the initial step in the PR 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

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
	Institutional or Community Facilities				
56	Schools, senior high or college	1.5 per classroom	2.5 per classroom	1 per 5 vehicle spaces	Plus any requirements for auditoriums or gymnasium
	Industrial Buildings				
40	Warehouse	1 per 2,000 sf GFA	1 space per 350 sf GFA	--	
49	Exhibition, conference or convention structure	1 per 6 seats or 1 per 50 sf of GFA if no permanent seats	1 per 4 seats or 1 per 30 sf of GFA if no permanent seats	1 per 20 vehicle spaces	

Total Site Parking Required (when not proposed as a PR application):
Schools, (HS+): 1.5 Spaces per classroom required-Minimum
1 classroom + 3 offices x 1.5 = 6 spaces required-Minimum
2.5 Spaces per dwelling unit required-Maximum
1 classroom + 3 offices x 2.5 = 10 spaces required-Maximum
Bicycle Spaces: 1 per 5 vehicle spaces required
34 vehicle spaces / 5 = 7 required bicycle spaces

Warehouse: 1 Space /2,000 SF GFA- Minimum
428 SF GFA/2,000 = 0 spaces required-Minimum
1 Space /350 SF GFA- Maximum
428 SF GFA/350 = 2 spaces required-Maximum

Conference: 1 Space per 6 seats or 1 per 50 sf of GFA if no permanent seats - Minimum
1,789 SF GFA/50 SF = 36 spaces required-Minimum
1 Space per 4 seats or 1 per 30 sf of GFA if no permanent seats - Maximum
1,789 SF GFA/30 SF = 60 spaces required-Maximum

Total Minimum required parking spaces = 42
Total Maximum required parking spaces = 72
Total parking spaces provided: 34

Total bicycle spaces required = 7
Total bicycle spaces provided: 7

Applicant's response: *The BAAM Academic Center and Athletic Centers are currently in use and have not experienced parking issues. Visitors and employees have previously used on-street parking on Jowite Street, off-street parking on Moton Street, the Easton Elementary School parking lot, and street parking in the surrounding neighborhood. The existing parking lot on the subject property has been used minimally in recent years, due to disrepair, building condemnation, stormwater flooding, and construction activities. Parking for the Athletic Center and Academic Center are expected to continue as they have previously operated, or improve with the proposed additional parking.*

The subject property is in the PRD Overlay Zone and is not subject to the requirements for off-street parking in the supplemental standards. Literal interpretation of the supplemental standards, based on the worst-case occupant load and use of the proposed building, including use of a 1,789 square foot of area for an open (standing room) Assembly (Events) Space, results in the following parking requirements: forty-two (42) minimum parking spaces and seventy-two (72) maximum parking spaces., including seven (7) bicycle spaces.

Based on the actual use of the BAAM small event space, the itemized requirement for 36-60 individual parking spaces exceeds the anticipated need for parking. Should BAAM use the event space for seated events, or a classroom, the number of required spaces would be considerably lower. Should the space be used as a small (Tenant) space, the required parking would further decrease.

Analysis - The adequacy of parking is part of the approval criteria per § 28-501.C.3. of the Town Code. The Applicant is proposing 34 off-street parking spaces which is nineteen (19%) less than the required forty-two (42) minimum parking spaces for projects not developed under the PR Overlay Zoning District. On-street parking is available along Jowite Avenue, eight (8) existing perpendicular parking spaces along Moton Street and additional on-street parking throughout the surrounding neighborhood. All of those areas are currently being utilized for the Applicant. In addition, the adjacent elementary school is also available for overflow during occasional events. Currently, there have been no complaints from the public in regards to the parking. The Applicant has demonstrated that they can provide parking spaces via on-site and off-site that meet the minimum requirements defined in § 28-1001.3.A of the Town Code. According to the Applicant, the proposed parking is sufficient for the site's daily operations.

C. R-7A Residential District Development Standards

Section 28-501.B.2(a)(b) & (c)i, Applicability under the Planned Redevelopment Overlay District, states that *the following projects are eligible to be reviewed and approved by the Planning Commission;*

a. Residential Projects

i. Construction of the middle housing type containing between five (5) and twelve (12) dwelling units.

ii. Residential development not exceeding (20) dwelling units.

b. *Commercial Projects*

i. Construction of non-residential uses that do not exceed 10,000 square feet of gross floor area.

ii. Changes of use within an existing structure to a use that is prohibited within the underlying zoning district where the underlying zoning is not R-7A or R-10A.

iii. Additions to existing commercial buildings that exceed 10% of the existing building's footprint but are less than 10,000 square feet of gross floor area.

c. *Mixed-Use/Other*

i. Development which consists of a commercial use on the ground floor and residential uses on subsequent floors provided the project does not exceed 7,500 square feet of commercial space and 15 dwelling units. Such development may not exceed three stories or forty-five (45) feet in height.

Table 1 below provides the applicant's proposed dimensional standards.

Table 1. Development Standards

R-7A Zoning District	Standard	Proposed (Planned Redevelopment Overlay)
Setbacks	Front = 15 feet Side = 8 feet Rear – 25 feet	Front = 15 feet Side = 8 feet Rear – 25 feet
Lot Size (min.)	A. The minimum lot size for all uses hereafter established shall be 7,500 square feet, except as modified below: 1. Minimum lot sizes – Up to 50% of the lots within an R-7A subdivision may be less than the required minimum lot size. Of these smaller lots, 75% must have a minimum lot size of at least 5,000 square feet.	85,769 square feet
Lot Frontage (min.)	2.Each lot hereinafter established shall have a minimum frontage on a public street or way of thirty (30) feet. However, houses served by rear alleys may front directly onto parks or public open space, which shall have perimeter sidewalks.	180 feet
Building Envelope (min.)	60 feet deep x 30 feet wide	164 x 436 feet
Lot Coverage (max.)	100% (Building Envelope) 50% (Rear Yard)	8.4%

Height (max.)	35 feet	35 feet +/-
Maximum Density	Single Family 3.5 dwelling units per acre. Multi-Family 8 dwelling units per acre.	Not Applicable.

§ 302.2 of the Zoning Ordinance states that development within the R-7A Residential District shall also meet these additional requirements:

- ***Off-Street Parking shall be provided for all uses in accordance with the standards of Section 28 – 1001.***

Analysis - The site falls under the R-7A - Residential District Area and meets the applicable § 28-302.2 Development Standards. The Applicant has demonstrated that off-street parking is sufficient.

D. REVIEW PROCESS

Section 28-501.C.
Development within the Planned Redevelopment Overlay District shall meet the following review process:

(1) For all projects to be reviewed administratively the review shall be conducted pursuant to the building permit review process.

Analysis - The Property requires Planning Commission approval.

(2) All projects requiring Planning Commission review shall be reviewed in accordance with the Site Plan Review Process as specified in Article IX.

Analysis - The Applicant has submitted a Planned Redevelopment Overlay Application for review/approval from the Planning Commission for Site Plan approval.

***(3) Approval Criteria*:**

a. Adequate parking has been provided.

Analysis - Parking adequacy is assessed under Town Code § 28-501.C.3. The Applicant proposes 34 off-street spaces, 19% below the 42-space minimum required for non-PR Overlay projects. However, on-street parking is available on Jowite Avenue and Moton Street, with overflow capacity at the adjacent elementary school. No public complaints have been recorded. The Applicant has shown that combined on-site and off-site parking meets § 28-1001.3.A requirements and is sufficient for daily operations.

b. The project complies with any applicable design guidelines.

Analysis - The proposed site improvements feature one main building that is mixed-use, one storage utility building for yard equipment, and one small shed for bikes, etc. Key site features include parking, accessible entries and paths, a dumpster enclosure with loading access, a traffic garden with a community garden. A core priority of the project is the management of open space and stormwater, utilizing the natural flow paths of the property and integrating with the surrounding storm drain system. Applicable design guidelines have been incorporated into the proposed site in accordance with the site plan requirements specified in § 28 – 901.3.B and C of the Town Code.

c. The project is consistent with the Comprehensive Plan and any applicable small area plans.

Analysis - Staff finds the Applicant's proposal consistent with the design principles of the Town of Easton's 2010 Comprehensive Plan, as further explained in the subsequent response. This integrated use is considered highly desirable given its proximity to existing town amenities and developed areas. The proposed layout effectively incorporates the site's natural features. Regarding environmental regulations, the project qualifies for Forest Conservation Exemption "O," as it involves activity on a previously developed site covered by impervious surfaces within a priority funding area. While parking is situated at the building's front, the property maintains significant screening from Jowite Road. The project's architectural style remains compatible with the established character of the Town of Easton. Staff notes that criteria regarding connectivity and the diversity of neighborhood housing types are not applicable to this specific location.

d. The development is harmonious with the character of the surrounding neighborhood.

Analysis - This infill development, which is an extension of the BAAM facility, is intended to create a harmonious character with the surrounding campus. The proposed site is located adjacent to the BAAM Gymnasium Building and Academic Center, as well as single-family dwellings and a multi-family apartment complex.

e. Pedestrian and bicycle facilities are provided.

Analysis - The Applicant is proposing seven (7) bicycle spaces and a walkable path towards the existing park.

f. Sensitive environmental features are preserved.

Analysis - The site, a redevelopment project, is situated 37% within the Critical Area's Intensely Developed Area (IDA). The total disturbed IDA portion is 0.73 acres, and this entire area will incorporate a Stormwater Management (SWM) Facility designed to meet the 10% pollutant level. There are no Non-Tidal Wetlands present on site. Furthermore, the site is free of steep slopes and is not located within the 100-Year Floodplain.

g. ***All landscape improvements as specified in Article X are either provided or have obtained waiver from the applicable provisions by the Planning Commission.***

Analysis - The Applicant is requesting several landscaping and buffering waivers from the Zoning Code, specifically regarding Sections *§ 28-1014.6 E.1*, *§ 28-1014.7 E.5.a & b*, and *§ 28-1014.7 D.6*. Regarding the overall tree requirements under Section *§ 28-1014.6 E.1*, the site necessitates fifty-seven (57) canopy trees. Due to constraints from sidewalks and utilities, the Applicant has provided twenty-nine (29) canopy trees. Staff believes the proposal fulfills the ordinance's intent by incorporating sixteen (16) understory and fifty-eight (58) evergreen trees throughout the property. For the Class 'E' Bufferyards mandated by Section *§ 28-1014.7 E.5.a & b*, Staff supports the following adjustments:

- On the northern boundary, Staff supports relocating vegetation outside the designated buffer zone to accommodate building sites and storm drains, as the full requirement of ten (10) canopy and twenty-nine (29) evergreen trees is met.
- On the southern boundary, Staff supports relocating trees to the site interior and granting credit for five (5) transplanted trees, citing limitations from utility lines, a sidewalk, and a flow path.

Finally, the Applicant seeks a waiver from Section *§ 28-1014.7 D.6* to utilize evergreen plantings instead of deciduous trees and shrubs along the western property line to screen the use and location of the stormwater management facility; and the eastern boundary, due to the proximity of existing storm drains, sewers and additional underground utilities, modifications are required for the plantings.

h. Adequate open space is provided on-site or a public park including rails to trail is located within ¼ mile of the site and is accessible from the subject property (by for example, connection via a public sidewalk).

Analysis - Adequate open space has been provided on-site along with sidewalk access to the adjacent Moton Park.

(4) Exemptions

1. Any project located within the Historic Overlay District shall continue to require the approval of the Historic District Commission via the applicable process.

Analysis - The site is not within the Historic Overlay District.

2. ***No variance may be granted from any of the standards listed in subsection B.***

Analysis - The Applicant has not requested any variance.

E. Forest Conservation

Easton Forest Conservation Ordinance #718, Article III, § 31-3.2 Exemptions

O. An activity on a previously developed area covered by impervious surface and located in the priority funding area.

Analysis - The site is within the priority funding area and is an existing developed area covered by impervious surface; abandoned multifamily buildings, road and utilities. The overall site area is 1.969 acres with a proposed 7, 000 SF multiuse school building with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.18 acres or 7,840 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. The submitted landscape plan includes twenty-nine (29) deciduous-shade/canopy trees, exceeding the required forest conservation area by one hundred-sixty (160%) percent. Based on the existing conditions and priority funding area, the staff supports the exemption under *Ordinance #718, Article III, § 31-3.2 Exemption, "O", an activity on a previously developed area covered by impervious surface and located in the priority funding area.*

POLICY ANALYSIS:

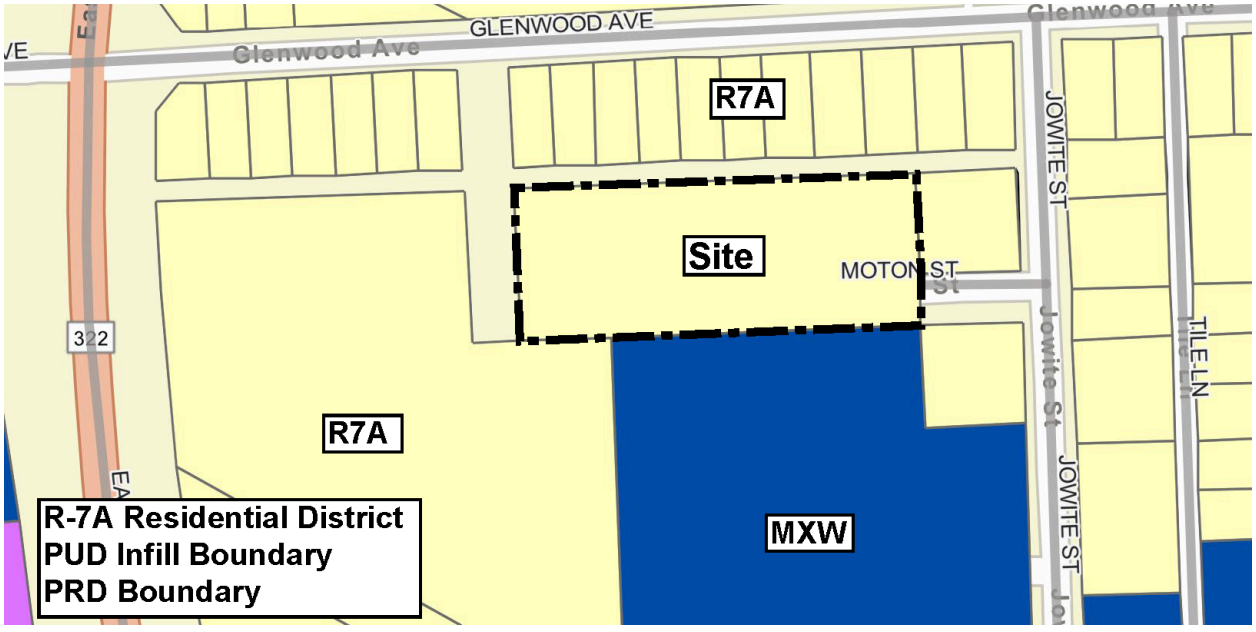


Figure 2: Zoning Map

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.

Analysis - The proposed site meets the design requirements of the Town of Easton, including those described in the Town's Comprehensive Plan, Zoning Code, and any Design Guidelines.

Town of Easton 2010 Comprehensive Plan Design Principles (Principle #1) Integrated uses are desirable- Applicant's response: *The proposed building features a walkable layout that consists of community gathering areas, open space, and environmental site design features such as a submerged gravel wetland.*

Staff notes that this is an appropriate location for a walkable complex that's under the PR Overlay Zoning District, which is within close proximity to Moton Park.

(Principle #2) Natural features should determine design – Applicant's response: *The site is developed to maintain existing natural contours and drainage paths.*

Staff notes that the redevelopment project is partially located within the Critical Area's Intensely Developed Area (IDA), encompassing 37% of the site. A Stormwater Management (SWM) Facility, designed to achieve the 10% pollutant reduction level, will cover the entire 0.73 acres of the disturbed IDA portion. Importantly, the site lacks Non-Tidal Wetlands, steep slopes, and is not situated within the 100-Year Floodplain.

(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. Building African American Minds, Inc. has shown that the proposed parking meets the minimum requirements as established in § 28-1001.3.A of the Town Code. The Applicant asserts that this parking is sufficient for the site's daily operation.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – Applicant's response: *This project provides open areas and green spaces throughout the site.*

Staff notes that Adequate open space has been provided on-site along with sidewalk access to the adjacent Moton Park.

(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 building will indicate the unit and address for the public and fire/rescue services.*

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 is not a neighborhood.*

(Principle #8) Residential neighborhoods should be interesting places – *Applicant's response: This project is not a residential development.*

(Principle #9) Neighborhoods should connect – *Applicant's response: This project is not a neighborhood.*

Staff notes that connectivity has been achieved via sidewalks along the south side of the property to provide a connection to Moton Park.

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 proposed development is outside the Historic District. However, a significant portion (37%) of the site is within the Intensely Developed Area (IDA) Critical Area. The project will disturb 0.73 acres of the IDA, and this entire area will be addressed with a Stormwater Management (SWM) Facility designed to achieve the 10% pollutant reduction standard. The site is not subject to certain environmental constraints, as it is free of Non-Tidal Wetlands and steep slopes, and is not located in the 100-Year Floodplain. This project includes the construction of a multi-use building and a variety of site features: adequate parking, accessible entries and paths, a dumpster enclosure with loading access, a traffic garden with a community garden, and a utility building/shed. The design also incorporates open space, landscaping, and the required stormwater management infrastructure.

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 - Adequate off-street parking is available, and the proposed use and activity are not anticipated to increase traffic hazards in the surrounding area.

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 R-7A zoned district. The proposed development would provide a construction of two new multi-use buildings and a variety of site features: adequate parking, accessible entries and paths, a dumpster enclosure with loading access, a traffic garden with a storage shed, a community garden, and a utility building/shed. The design also incorporates open space, landscaping, and the required stormwater management infrastructure. This infill development, which is an extension of the BAAM facility, is intended to create a harmonious character with the surrounding campus. The proposed site is located adjacent to the BAAM Gymnasium Building and Academic Center, as well as single-family dwellings and a multi-family apartment complex.

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 – 1014.7.D.6 BUFFERYARD STANDARDS
Bufferyard planting units and prescribed options shall be implemented as defined below, however, plant substitutions, berming proposals, etc., will be considered and may be approved by the Planning and Zoning Commission when it can be demonstrated that the screening or appearance benefits will equal or exceed the prescribed Bufferyard planting unit requirement.

Analysis - The Applicant seeks a waiver from Section *§ 28-1014.7 D.6* to utilize evergreen plantings instead of deciduous trees and shrubs along the western property line to screen the use and location of the stormwater management facility; and the eastern boundary, due to the proximity of existing storm drains, sewers and additional underground utilities, modifications are required for the plantings. Staff supports the replacement of the deciduous trees and shrubs along the western property line. The evergreen trees would provide year-round screening of the storm water facility.

28 – 1014.6.E.1.a BUFFERYARD STANDARDS

1. *Overall minimum tree plantings required (excluding required bufferyards) shall be based on site area to be disturbed. (Disturbed area includes all site areas except for existing forest retention and preservation, existing wetland preservation, significant non bufferyard areas of larger sites to be preserved in a natural state, and required bufferyard areas. The minimum tree requirement shall be:*

a. Disturbed area up to 11,00 sq. ft.	*1 tree/1000 sq. ft.*
11,001 to 100,000 sq. ft.	*1 tree/1500 sq. ft.*
>100,001 sq. ft.	*1 tree/2500 sq. ft.*

Analysis - Additionally, a waiver is requested from Section *§ 28-1014.6 E.1.a* regarding the fifty-seven (57) canopy trees required for the 85,826 SF site (at *1 tree/1500 sq. ft.*). The Applicant has provided twenty-nine (29) canopy trees, citing limitations from existing utility lines, the storm drain system, and the proposed sidewalk and flow path along the southern boundary. Despite these constraints, the Applicant's design meets the intent of the ordinance by adding sixteen (16) understory trees and fifty-eight (58) evergreen trees across the interior and bufferyards.

28 – 1014.7.E.5(a)(b) BUFFERYARD STANDARDS
Bufferyard 'E' (along non-street, exterior property lines adjoining more or less intense zoning or land use) The Planning and Zoning Commission may require additional buffering above the minimum standards listed below when the proposed or adjoining land uses are substantially incompatible.

a. 10' width
b. Plant unit: 1 shade/canopy and 3 evergreen trees
c. Option:
1. 2 shade/canopy trees and 8 large evergreen shrubs
2. 4 evergreen trees
3. wall/fence with 3 large evergreen shrubs

Analysis - Regarding Bufferyard 'E' on the northern side (Section *§ 28-1014.7 E.5.a*), the request involves placing vegetation outside the designated buffer zone due to existing storm drains and building placements. Staff supports this as the required total of ten (10) canopy and twenty-nine (29) evergreen trees is still being met. On the southern side (Section *§ 28-1014.7 E.5.a & b*), a waiver is sought to credit five (5) transplanted trees and move other plantings to the site interior instead of maintaining a ten-foot (10') bufferyard. Due to constraints such as electric, communication, and water lines, a flow path, and a proposed sidewalk, Staff supports this waiver for the remaining trees, noting these interior plantings contribute to the project's overall tree count. For the eastern boundary, the Applicant proposes substituting required canopy trees with thirty-two (32) evergreen shrubs (Section *§ 28-1014.7 E.5.a & b*); Staff supports this substitution given the proximity of sanitary sewers and storm drains.

G. Transfer of Moton Street to Applicant
Analysis - At the suggestion of the Engineering Department, the transfer of Moton Street to the Applicant would be amicable for the project, since the two adjacent parcels are owned by the Applicant. An Exhibit would be required when submitting to the Town Council for review/approval.

RECOMMENDED CONDITIONS:

Staff suggests the Planning Commission consider recommending the following condition for approval:

1. The Town will need to transfer Moton Street to the Applicant if approved by the Town Council.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the sketch site plan, subject to staff's Conditions of Approval.

OR

2. I move that the Planning Commission forward the application to the July 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2026-04-24 ESDR Determination & Comments, paper copy & PDF
2. 2026-05-28 ESDR Comments Return 506 Moton St BAAM, paper copy & PDF
3. 2026-06-01 Application - PRD Overlay - BAAM, paper copy & PDF
4. 2026-06-01 Application - Site Plan - BAAM, paper copy & PDF
5. 2026-06-01 Application - Waivers - BAAM, paper copy & PDF
6. 2026-06-01 Architectural Plans - BAAM, paper copy & PDF
7. 2026-06-01 Architectural Renderings - BAAM, paper copy & PDF
8. 2026-06-01 Concept Site Plan - BAAM, paper copy & PDF
9. 2026-06-01 Cover Letter - BAAM, paper copy & PDF
10. 2026-06-01 Transmittal - BAAM, paper copy & PDF
11. May 2026 SWM Report - BAAM, paper copy & PDF

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

Planned Redevelopment Overlay Application

Application Type

Subdivision ☐ Site Plan ☒

Subdivision Information

Name	BAAM - CAMPUS ANNEX			
Original Property Size	Acres	1.969	Square Feet	85,770 SF
Number of Lots Proposed	N/A			

Site Plan Information

Property Size	Acres	1.969	Square Feet	85,770 SF
Structure's Floor Area	7,000 SF		Structure's Square Feet	7,000 SF

Property Information

Address	406 MOTON STREET EASTON MARYLAND 21601						
Tax Map	0104	Grid	00EA	Parcel	1367B	Lot	
Deed Refernce:	Liber	03153	Folio	00290			
Plat Reference:	Liber	75	Folio	2			
Zoning District	R7A	Historic District	Y ☐	N ☒			
Source of Electricity	EASTON UTILITIES						

Owner

Name	BUILDING AFRICAN AMERICAN MINDS INC.
Mailing Address	P.O. BOX 1066 EASTON MARYLAND 21601
Telephone No.	Email

Surveyor / Engineer

Name	RAUCH INC.	License No.	11024	Expiration Date	JULY 24, 2026
Mailing Address	106 N HARRISON STREET EASTON MARYLAND 21601				
Telephone No.		Email			

Applicant or Agent

Name	RAUCH INC.
Mailing Address	106 N HARRISON STREET EASTON MARYLAND 21601
Telephone No.	Email

Request Details

Please describe the purpose of the request being including all information pertinent to said request.
Attach a formal letter detailing request.

THE PURPOSE OF THIS REQUEST IS TO OBTAIN SITE PLAN APPROVAL FOR REDEVELOPMENT OF THE BAAM PROPERTY LOCATED AT 406 MOTON STREET.

- If the applicant is other than the owner, include a letter of certification from the owner.
- Attach five (5) copies of the recorded Deed conveying present ownership of the property.
- Attach seven (7) copies of scaled site plan with all dimensions of lot, setbacks, proposed improvements and the distances between improvements.
- Provide all information related to any restrictions imposed by Homeowner Associations, etc.
- Include any additional information related to the request being made..
- ESDR Review Letter
- $500 Fee Payment

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	2026-05-05
Printed Name of Applicant or Agent	BRIAN FITZGERALD

For Office Use Only

Project Number	PR 26 - 01	Fee Received	06/04/2026
Application Number	2026 - 1699	Application Notification	06/11/2026
Filing Date	05/06/2026	Property Posting Date	06/03/2026
PC Meeting Date	06/02/2026	Notice(s) Published	06/03/2026
If ESDR, Date	05/27/2026		
Final Approval Date			
Recordation Date			

Revised 2-2019

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

Site Plan, PUD, Planned Healthcare Application

Application Type

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

Subdivision Information

Name					
Original Property Size	Acres		Square Feet		
Telephone No.		Email			

Site Plan Information

Property Size	Acres	1.969	Square Feet	85,770	
Structure's Floor Area	7,000		Structure's Square Feet	7,000	
Area of Disturbance	85,770		Number of Dwelling Units	1	

Property Information

Address	406 MOTON STREET EASTON MARYLAND 21601						
Tax Map	0104	Grid	00EA	Parcel	1367B	Lot	
Deed Refernce:	Liber	03153	Folio	00290			
Plat Reference:	Liber	75	Folio	2			
Base Zoning District	R7A	Historic	Y ☐	N ☒	Planned Redevelopment	Y ☒	N ☐
Source of Electricity	EASTON UTILITIES						

Owner

Name	BUILDING AFRICAN AMERICAN MINDS INC
Mailing Address	P.O. BOX 1066 EASTON MARYLAND 21601
Telephone No.	Email

Applicant or Agent

Name	RAUCH INC.
Mailing Address	106 N HARRISON STREET EASTON MARYLAND 21601
Telephone No.	Email

Surveyor / Engineer

Name	RAUCH INC.	License No.	11024	Expiration Date	JULY 24, 2026
Mailing Address	106 N HARRISON STREET EASTON MARYLAND 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	
Printed Name of Applicant or Agent	

For Office Use Only

Planning Commission Required	Y ☒ N ☐		
Planning Commission Meeting Date	06/18/2026		
Sketch Approval Date		Project No.	ESDR 26 - 05
Prelim/Dev. Approval Date		Application No.	2026 - 1699
Final Approval Date		Sketch Fee Paid	06/04/2026
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	406 Moton Street, Easton MD 21601						
Tax Map	0104	Grid	00EA	Parcel	1367B	Lot	N/A
Zoning District	R7A	PC Meeting Date		Historic District	Yes ☐	No	☐
Owner or Agent	BAAM & Rauch INC						
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).

Due to site constraints, we request a waiver to locate bufferyard plant units outside the area designated by the typical 10' wide class 'E' Buffer Zone.
On the northern property line: existing & proposed utilities conflict with the potential BY planting - we propose to move these in towards the interior, and outside of the utility zone.
On the south property line, a public sidewalk and drainage ditch restrict the space available to plant the BY - we propose to use these plantings in the interior, and to reinforce the north screen.

☐ Ordinance Section Supporting Waiver Request. 28-1014.7E

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 3-31-2026

Printed Name of Applicant or Agent Brian Fitzgerald

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	406 Moton Street, Easton MD 21601						
Tax Map	0104	Grid	00EA	Parcel	1367B	Lot	N/A
Zoning District	R7A	PC Meeting Date		Historic District	Yes ☐	No	☒
Owner or Agent	BAAM & Rauch INC						
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).

Waiver Request to fulfill disturbance-based planting requirement for Commercial Development. Although R7A, we posit that the appropriate landscape use is Commercial (CBD exempt). The site has no proposed residential units- and will be used as academic/mixed use. Code requires 57 disturbance-based trees (excluding bufferyard plantings). We ask that Bufferyard plantings credit towards this requirement. This allows fulfillment of code, while preserving open space for student outdoor recreation, and the proposed elements of traffic garden, community garden, and reflection patio. All other code plantings are met.

☒ Ordinance Section Supporting Waiver Request. 28-1014.6 E.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 [signature]

Date 3/31/2026

Printed Name of Applicant or Agent Brian Fitzgerald

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	406 Moton Street, Easton MD 21601						
Tax Map	0104	Grid	00EA	Parcel	1367B	Lot	N/A
Zoning District	R7A	PC Meeting Date		Historic District	Yes ☐	No ☐	
Owner or Agent	BAAM & Rauch INC						
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).

Waiver request to substitute deciduous trees or srhubs for evergreens. In cases where screening is not as critical, as in the west side, we propose to use more ecologically healthy plants.
Also on the east side bufferyard, we propose to use a mixture of deciduous instead of all evergreen.
On the south bufferyard, we request 5 transplanted trees credited to the bufferyard.

☐ Ordinance Section Supporting Waiver Request. 28 1014.7 D. 6

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 3-31-2026

Printed Name of Applicant or Agent Brian Fitzgerald



AERIAL PERSPECTIVE

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

BAAM - MOTON
ESDR Submission 02
05-06-2026

RAUCH inc.
Engineering | Survey | Architecture | Environmental

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EXTERIOR FINISHES ARE BASED ON THE MATERIALS AT THE BAAM ATHLETIC CENTER

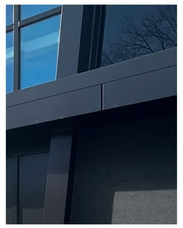


EXTERIOR WALLS AND ROOF - TYPICAL:
STEEL CORRUGATED SIDING PANELS
PROFILE TBD (PBR SHOWN)
PAINTED WHITE

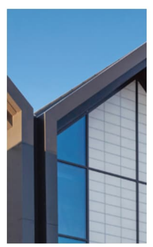


EXTERIOR WALLS - ENTRY:
HIGH PRESSURE LAMINATE

EXTERIOR WINDOWS AND DOORS:
BLACK FINISH
ALUMINUM (PAINTED)
FIBERGLASS (OR EQUAL)



ENTRY CANOPY:
ACM PANEL CLADDING - BLACK
PAINTED STRUCTURAL STEEL
COLUMNS - BLACK
OR
ALUMINUM CLAD COLUMNS





CLERESTORY FENESTRATION
KALWALL TRANSLUCENT PANELS
SHOJI STYLE



ENTRY PERSPECTIVE
DAYLIGHT

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

BAAM - MOTON
ESDR Submission 02
05-06-2026

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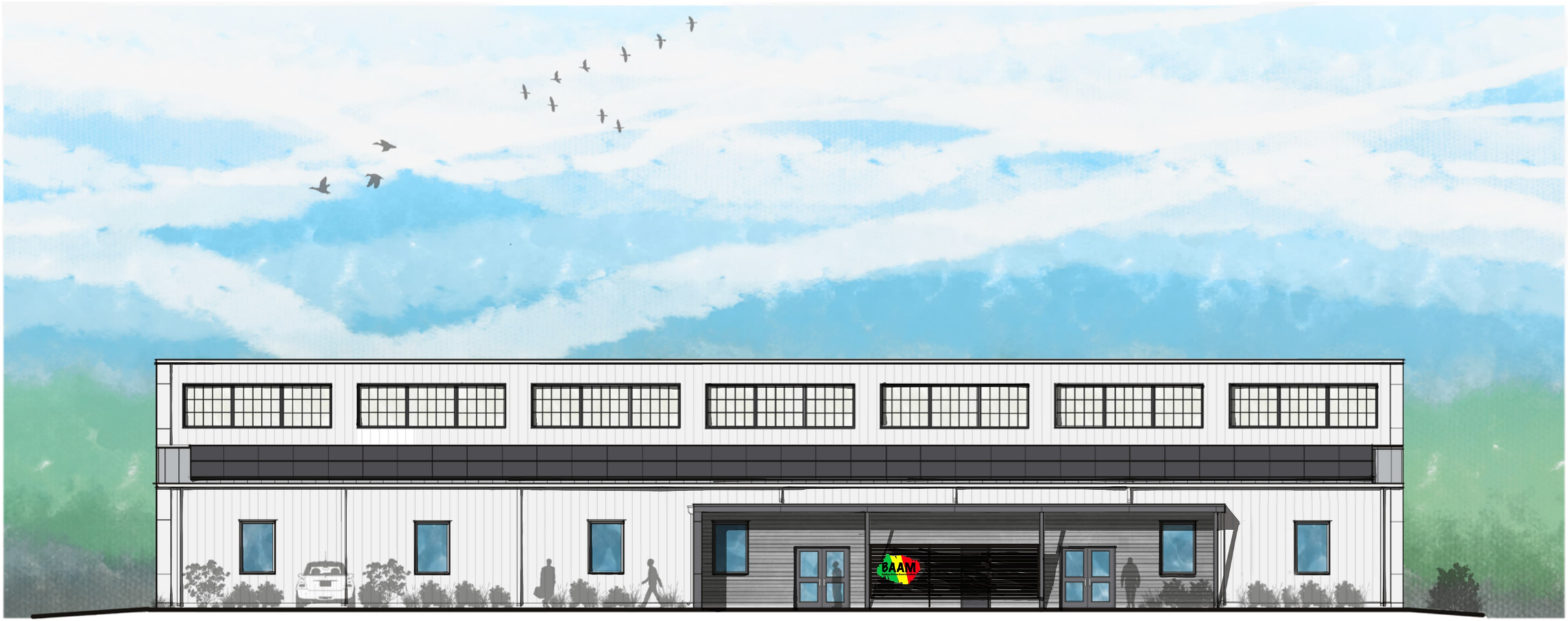

SOUTH ELEVATION

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

BAAM - MOTON
ESDR Submission 02
05-06-2026

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CONCEPT SECTION

NOTE:
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BAAM - MOTON
ESDR Submission 02
05-06-2026

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LOBBY AND CORRIDOR INTERIOR

NOTE:
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ESDR Submission 02
05-06-2026

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CTE CLASSROOM INTERIOR

NOTE:
Conceptual imagery only. Final design is subject to change and will remain compliant with Town requirements.

BAAM - MOTON
ESDR Submission 02
05-06-2026

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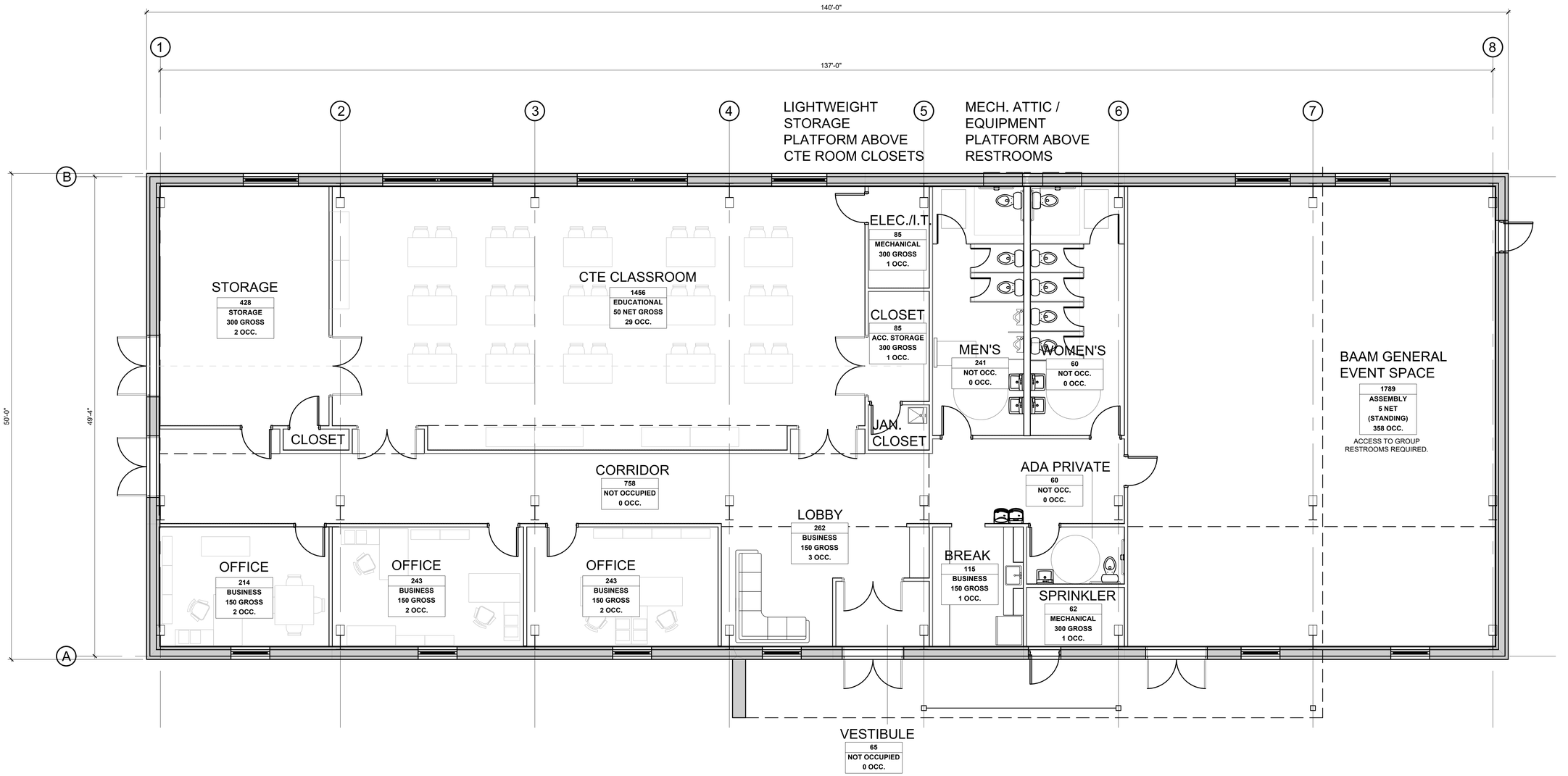

1 FLOOR PLAN

Scale: 3/16" = 1'- 0"

PRELIMINARY DESIGN SUBJECT TO CHANGE AS DETERMINED BY TOWN REQUIREMENTS

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BAAM
MOTON STREET REDEVELOPMENT

TAX MAP 0104, GRID 000EA, PARCEL 1367B

ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR:
BUILDING AFRICAN AMERICAN MINDS, INC.
C/O DINA DALY

RAUCH inc
office: 410.770.9081
email: design@raucheng.com | web: www.raucheng.com
108 N. Harrison St - Easton, MD 21601

PROFESSIONAL CERTIFICATION:

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 05/06/2026

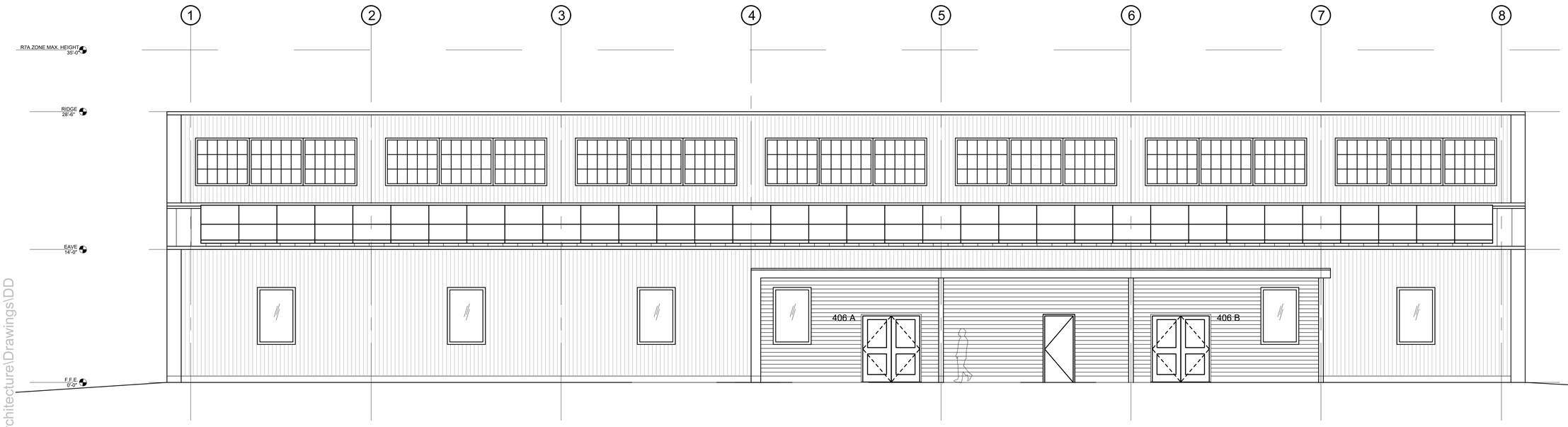
SCALE: AS SHOWN

DRAWN BY: ZS, PR

DESIGNED BY: PR

APPROVED BY: AS SHOWN

SHEET NO.:
DD - A 101



1 SOUTH ELEVATION

Scale: 3/16" = 1'- 0"

PRELIMINARY DESIGN SUBJECT TO CHANGE AS DETERMINED BY TOWN REQUIREMENTS

Z:\+Projects\260047 - BAAM - Moton Park, Easton, MD\Architecture\Drawings\DD

BAAM
MOTON STREET REDEVELOPMENT

TAX MAP 0104, GRID 000EA, PARCEL 1367B

ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR:
BUILDING AFRICAN AMERICAN MINDS, INC.
C/O DINA DALY

RAUCH inc.
office: 410.770.9081
email: design@rauchengineering.com | web: www.rauchengineering.com
106 N. Harrison St - Easton, MD 21601

PROFESSIONAL CERTIFICATION:

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 05/06/2026

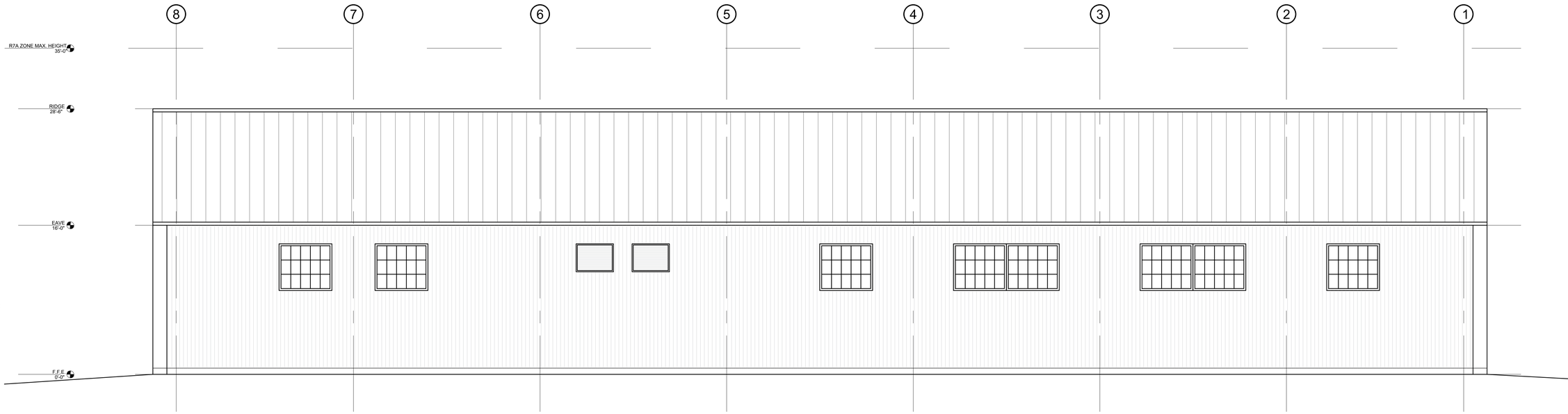
SCALE: AS SHOWN

DRAWN BY: ZS, PR

DESIGNED BY: PR

APPROVED BY: AS SHOWN

SHEET NO.:
DD - A 201



1 NORTH ELEVATION

Scale: 3/16" = 1'- 0"

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BAAM
MOTON STREET REDEVELOPMENT

TAX MAP 0104, GRID 000EA, PARCEL 1367B

ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR:
BUILDING AFRICAN AMERICAN MINDS, INC.
C/O DINA DALY

RAUCH inc.

office: 410.770.9081
email: design@raucheng.com | *web:* www.raucheng.com
106 N. Harrison St. Easton, MD 21601

PROFESSIONAL CERTIFICATION:

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 05/06/2026

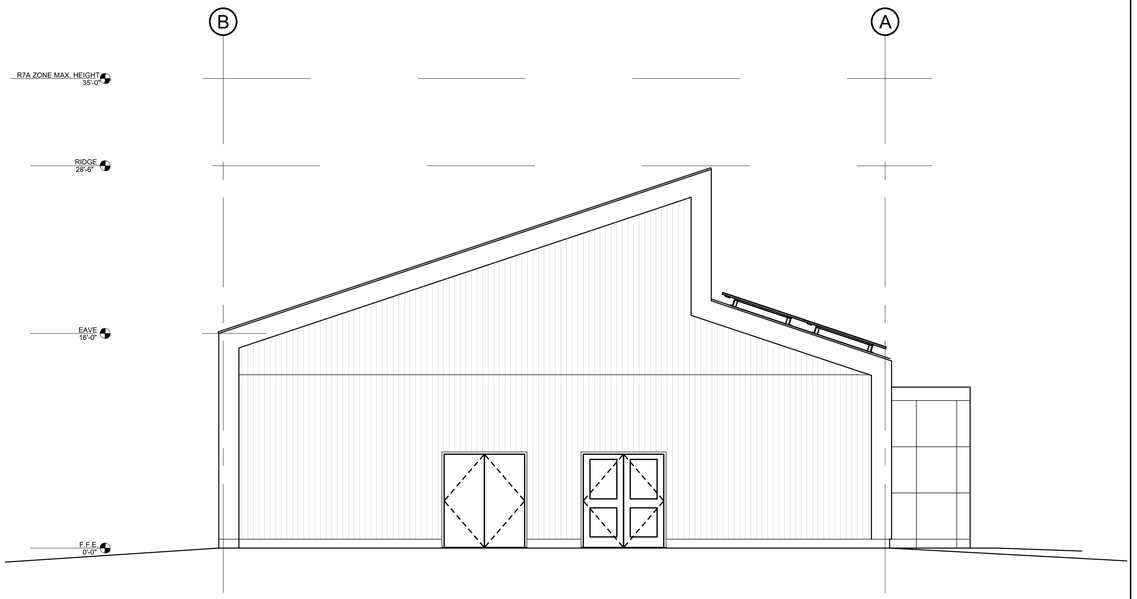
SCALE: AS SHOWN

DRAWN BY: ZS, PR

DESIGNED BY: PR

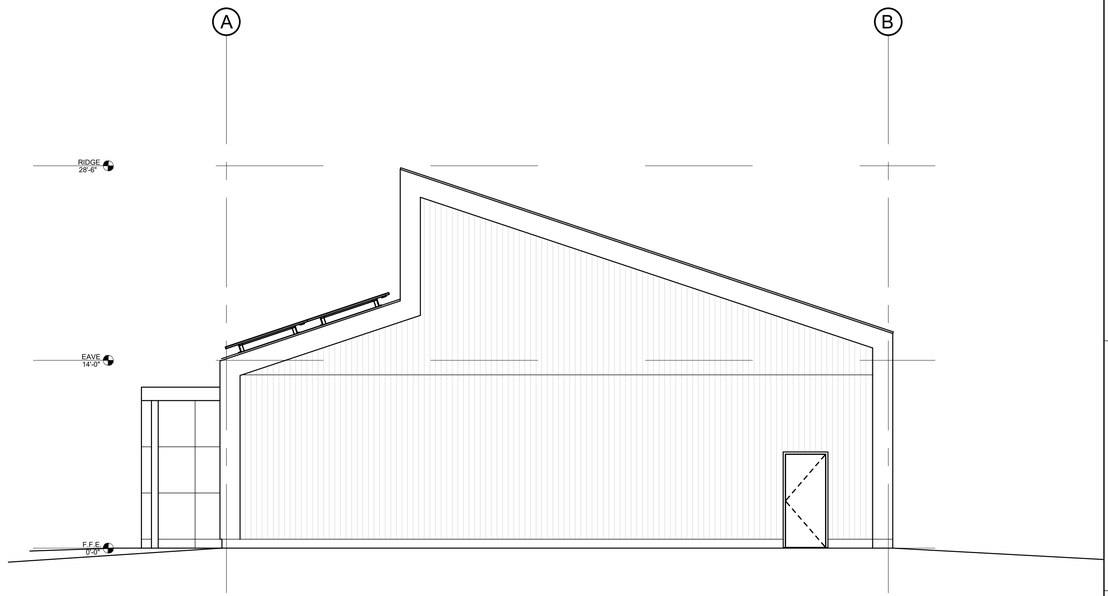
APPROVED BY: AS SHOWN

SHEET NO.:
DD - A 202



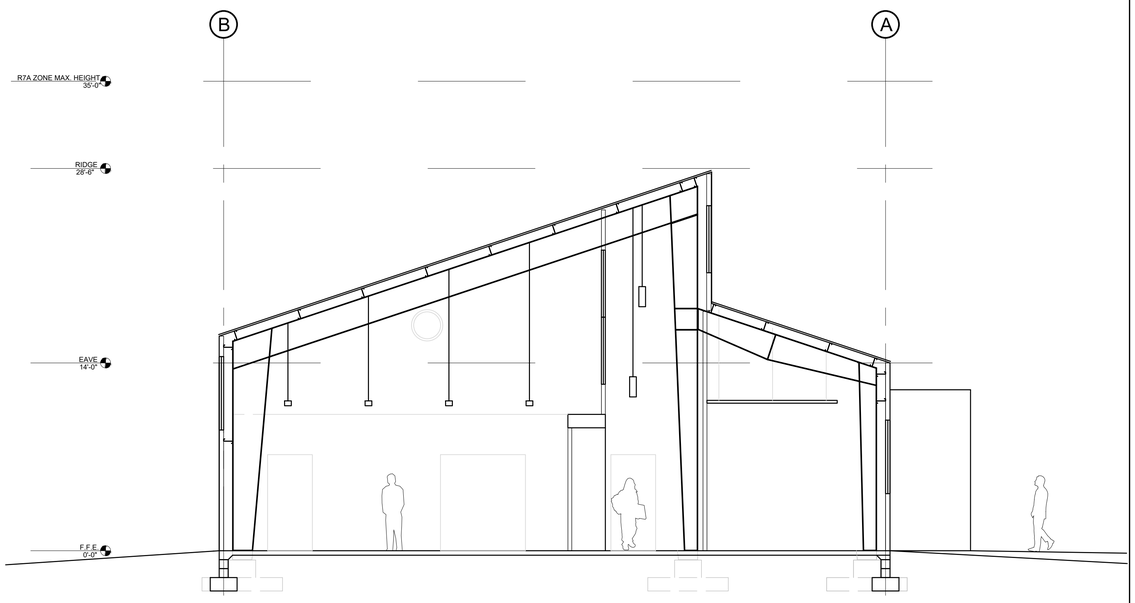
1 WEST ELEVATION

Scale: 3/16" = 1'- 0"



2 EAST ELEVATION

Scale: 3/16" = 1'- 0"



3 SECTION

Scale: 3/16" = 1'- 0"

PRELIMINARY DESIGN SUBJECT TO CHANGE AS DETERMINED BY TOWN REQUIREMENTS

BAAM
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TAX MAP 0104, GRID 000EA, PARCEL 1367B

ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

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DD - A 203

Z:\+Projects\260047 - BAAM - Moton Park, Easton, MD\Architecture\Drawings\DD

BAAM - CAMPUS ANNEX REDEVELOPMENT

CONCEPT SITE PLAN

FOR

BUILDING AFRICAN AMERICAN MINDS INC

EASTON, TALBOT COUNTY, MARYLAND 21601

PROJECT DATA

PROPERTY ADDRESS:	406 MOTON STREET EASTON, MD 21601
LATITUDE:	38° 46' 21.15" N
LONGITUDE:	-76° 08' 41.08" W
DEED REFERENCE:	03153 / 00290
PLAT REFERENCE:	75 / 2
TAX MAP/ GRID/ PARCEL:	0104 / 00EA / 1367B
ZONING CLASSIFICATION:	R7A / PRD & PUD INFILL
EXISTING USE:	CENSUS BLOCK: 2012 BLOCK GROUP: 2 CENSUS TRACT: 960300 (M) MUNICIPAL TYPE - APARTMENTS (SUBSIDIZED HOUSING)
PROPOSED USE:	(EC) EXEMPT COMMERCIAL TYPE - MULTI-USE SCHOOL BUILDING
TOTAL SITE AREA:	1.969 ACRES
EXISTING OPEN SPACE:	1.431 AC / 62,337 SF
PROPOSED SWM AREA:	0.098 AC / 4,312 SF
LIMITS OF DISTURBANCE:	1.970 AC / 85,826 SF
EXISTING IMPERVIOUS:	27%
PROPOSED IMPERVIOUS:	42%
PROPOSED SETBACKS:	FRONT - 15' SIDE - 8' REAR - 25'
MINIMUM LOT SIZE:	7,500 SF
LOT COVERAGE MAXIMUM:	100% WITHIN BUILDING ENVELOPE
LOT COVERAGE PROPOSED:	8.4% (BUILDING COVERAGE)
BUILDING HEIGHT MAXIMUM:	35'
BUILDING HEIGHT PROPOSED:	28' 6"
MIN. BUILDING ENVELOPE:	60' DEEP X 30' WIDE
VARIANCE REQUIRED:	N/A

THIS SITE PLAN DESIGN ADHERES TO ALL OF THE TOWN'S ZONING ORDINANCE FOR PLANNED REDEVELOPMENT OVERLAY DISTRICT APPROVAL CRITERIA PER SECTION 28-501 C.3.

PARKING CALCULATIONS

MINIMUM PARKING SPACES:	42 SPACES
MAXIMUM PARKING SPACES:	72 SPACES
PROPOSED PARKING ON SITE:	34 SPACES INCLUDING (2) ADA HANDICAP SPACES W/ (1) ADA VAN ACCESSIBLE AISLE
PARKING PROVIDED ELSEWHERE:	8 SPACES - MOTON ST NORTH OF BAAM ACADEMIC CENTER EASTON ELEMENTARY SCHOOL JOWITE STREET
MINIMUM BICYCLE PARKING:	3 SPACES (1 PER 10 VEHICLE SPACES)
PROPOSED BICYCLE PARKING:	7 SPACES

THE PROPOSED PARKING ON-SITE IS ADEQUATE TO SUPPORT THE ACTIVITIES OF THE PROPOSED MULTI-USE ACADEMIC BUILDING. PLEASE SEE PARKING CALCULATIONS TABLE ON G-100 AND THE PARKING STATEMENT ON SHEET G-200.

PROJECT NOTES

FOREST CONSERVATION:	EXEMPT PER SECTION 31-3.2 FROM THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE #718 EXEMPTION "O" - THE PROPOSED ACTIVITY IS ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND IS LOCATED WITHIN THE PRIORITY FUNDING AREA.
FEMA FLOOD MAPS:	PANEL 24041C0189D
WATERSHED:	LOWER CHOPTANK 021304030465

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

THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION: IDA

SURVEY DATUM

HORIZONTAL:	NAD83
VERTICAL:	NAVD88
DATE OF SURVEY:	FEBRUARY 2026
BENCHMARK:	EXISTING SEWER CLEANOUT
LOCATION:	404004.1340' NORTHING 1573510.8380' EASTING
ELEVATION:	13.742'

CONTACT INFORMATION

OWNER/DEVELOPER:	BUILDING AFRICAN AMERICAN MINDS INC. P.O. BOX 1066 EASTON, MD 21601 (443) 496-3034
ENGINEER:	RAUCH INC 106 N HARRISON ST EASTON, MARYLAND 21601 (410)770-9081

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 NOTES:

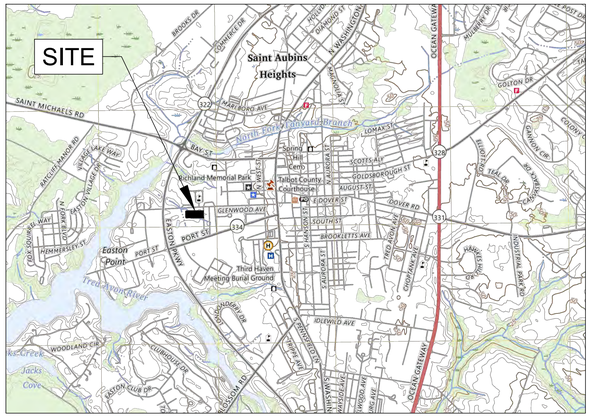
FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION MUST BE COMPLETE WITHIN:

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

ENVIRONMENTAL NOTES:

1. THE PROJECT SITE IS LOCATED WITHIN THE IDA CRITICAL AREA
   A. DEVELOPMENT ACTIVITIES HAVE BEEN DESIGNED TO MINIMIZE DESTRUCTION OF FOREST AND WOODLAND VEGETATION; SEE PLANS FOR MINIMIZED DISTURBANCE OF TREES.
   B. ALL DEVELOPMENT AND REDEVELOPMENT ACTIVITIES WILL INCLUDE STORMWATER MANAGEMENT TECHNOLOGIES THAT REDUCE POLLUTANT LOADINGS BY AT LEAST 10 PERCENT (10%) BELOW THE LEVEL OF POLLUTION ON THE SITE PRIOR TO DEVELOPMENT/ REDEVELOPMENT. PLEASE SEE SWM REPORT FOR VERIFICATION.
2. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
3. STEEP SLOPES ARE NOT PRESENT ON SITE
4. NON TIDAL WETLANDS ARE NOT PRESENT ON THIS PORTION OF THE PROJECT



VICINITY MAP

SCALE: 1" = 2000'

TABLE OF CONTENTS

SHEET NO.	DRAWING TITLE
G-100	COVER SHEET
G-200	LEGEND
V-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-101	OVERALL SITE PLAN
C-201.01	EROSION & SEDIMENT CONTROL PLAN
C-201.02	STORMWATER EXISTING - QA MAP
C-201.03	STORMWATER PROPOSED - QA MAP
C-205.01 - .02	EROSION & SEDIMENT CONTROL DETAILS
C-205.03	STORMWATER MANAGEMENT DETAILS
L-101	ILLUSTRATIVE LANDSCAPE PLAN

SEQUENCE OF CONSTRUCTION

1. NOTIFY MDE AT (410) 901-4020
   TALBOT CONSERVATION DISTRICT AT (410) 822-1583
   TOE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION AT (410) 820-8822
2. PRE-CONSTRUCTION MEETING.
3. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER PLANS.
4. DEMO PER PLAN.
5. INSTALL STORMWATER MANAGEMENT NETWORK.
6. INSTALL UTILITIES.
7. START SITE GRADING.
8. CONSTRUCT CURBS INDICATED ON THE PLANS.
9. INSTALL BASE PAVEMENT
10. CONSTRUCT SIDEWALK AND BUILDINGS AS INDICATED ON THE PLANS.
11. CONSTRUCT SUBMERGED GRAVEL WETLAND AREA. DO NOT FINALIZE CONSTRUCTION OF THIS UNTIL EARTH DISTURBANCE IS COMPLETE.
12. PERMANENTLY STABILIZE REMAINING AREAS.
13. MAINTAIN ALL PERIMETER CONTROLS AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION HAS BEEN COMPLETELY ESTABLISHED.
14. 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
TOE DEPT. OF PUBLIC WORKS ENG. DIVISION	410-820-8822
TALBOT 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.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).

1. UTILIZATION OF ENVIRONMENTAL SITE DESIGN
2. MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
3. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
4. EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
5. EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
6. IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
7. IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
8. EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL)

DESIGN PRINCIPLES FOR EASTON

(COMPREHENSIVE PLAN, PG. 29-31)

1. **INTEGRATED USES ARE DESIRABLE** - THE PROPOSED BUILDING FEATURES A WALKABLE LAYOUT THAT CONSISTS OF COMMUNITY GATHERING AREAS, OPEN SPACE, AND ENVIRONMENTAL SITE DESIGN FEATURES SUCH AS A SUBMERGED GRAVEL WETLAND.
2. **NATURAL FEATURES SHOULD DETERMINE DESIGN** - THE SITE IS DEVELOPED TO MAINTAIN EXISTING NATURAL CONTOURS AND DRAINAGE PATHS.
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 AREAS AND GREEN SPACES THROUGHOUT THE SITE.
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 BUILDING WILL INDICATE THE UNIT AND ADDRESS FOR THE PUBLIC AND FIRE/RESCUE SERVICES.
7. **NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES** - THIS PROJECT IS NOT A NEIGHBORHOOD.
8. **RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES** - THIS PROJECT IS NOT A RESIDENTIAL DEVELOPMENT.
9. **NEIGHBORHOODS SHOULD CONNECT** - THIS PROJECT IS NOT A NEIGHBORHOOD.

THE TOWN OF EASTON

TOWN APPROVING AUTHORITY _____ DATE _____

OWNERS CERTIFICATION

I, _____, AUTHORIZED REPRESENTATIVE FOR COMMISSIONERS OF EASTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY APPROVE AND ADOPT THIS PLAN OF INFRASTRUCTURE IMPROVEMENTS.

_____ DATE

_____ (PRINTED NAME HERE)

_____ TITLE

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.

PARKING CALCULATIONS

USE PER ORDINANCE	SPACE	AREA ON SITE (SF)	REQUIRED MINIMUM	REQUIRED MAXIMUM
SCHOOL (HS+)	BAAM CTE CLASSROOM	1,456	2	5
OFFICES	BAAM SUPPORT OFFICES	3,327	3	5
WAREHOUSE	BAAM OVERFLOW STORAGE	428	1	2
CONFERENCE	BAAM SMALL EVENT SPACE	1,789	36	60
	TOTAL:		42	72
	BICYCLE SPACES			7

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	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467	5848
TOTAL				85826	23489			5467	5848

DRAINAGE AREA SUMMARY CHART

DA#	DA EXISTING (ACRES)	DA PROPOSED (ACRES)	IMPERVIOUS AREA EXISTING (ACRES)	IMPERVIOUS AREA PROPOSED (ACRES)	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	ESDv TARGET (CF)	ESDv ACTUAL (CF)
1	85826	85826	0.539	0.841	81	84	26.2	16.5	3.01	0.64	-2.37	6.05	5.24	-0.81	5467	5848
TOTAL	85826	85826	0.539	0.841											5467	5848

BAAM
Building African American Minds

COVER SHEET

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

RAUCH inc
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchorg.com
Phone: 410 770 9081 | Fax: 410 770 3867

REVISIONS

REV. #	DATE	DESCRIPTION
1		

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

6-May-26

MISS UTILITY OF DELMARVA — IT'S THE LAW! — 811

DATE:	05/06/2026
SCALE:	AS SHOWN
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: G-100

Z:\+PROJECTS\2600\47 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\2600\47C-101-SET-SHEETCHPLAN.DWG

LINETYPES

	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS	45	45
MINOR CONTOURS	44	44
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
TOPOGRAPHY BREAKLINE		
CATCHMENT AREA		
Tc FLOW PATH		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
FENCELINE WOOD		
FENCELINE STEEL		X X
TREELINE/VEGETATION		
ROADWAY CENTERLINE		
HIGHWAY BARRIER		
UTILITIES		
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
TELEPHONE LINE	T	T
GAS PIPE LINE	G	G
COMMUNICATIONS (FIBER, ETC)	C	CTV
WATER PIPE	W	W
STORMWATER PIPE		
UNDERDRAIN		
SANITARY SEWER	SS	SS
FORCE MAIN SEWER	FM	FM
ENVIRONMENTAL		
WETLAND LINE		
FLOOD PLANE 100/500 YR		FP 100
MEAN HIGH WATER	MHW	MHW
MEAN LOW WATER	MLW	MLW
CRITICAL AREA BOUNDARY	CAB	CAB
BUFFER 25'/100'	25'	25'
SOILS BOUNDARY		
EROSION AND SEDIMENT CONTROL		
SILT FENCE	SF	SF
SUPER SILT FENCE	SSF	SSF
SILT FENCE ON PAVEMENT	SFOP	SFOP
LIMITS OF DISTURBANCE	LOD	LOD
LOD & SILT FENCE	LOD/SF	LOD/SF
LOD & SUPER SILT FENCE	LOD/SSF	LOD/SSF
LOD & SILT FENCE ON PAVEMENT	LOD/SFOP	LOD/SFOP
STANDARD INLET PROTECTION	SIP	SIP
AT-GRADE INLET PROTECTION	AGIP	AGIP
CURB INLET PROTECTION	CIP	CIP
SWM EASEMENT 5'/10'		
CONIFEROUS TREE		
DECIDUOUS TREE		
SPOT ELEVATION	X39.01	X 39.00
LAND SLOPE	0.41%	0.41%
BENCHMARK	ELEV: 123	

SYMBOLS

	PROPOSED	EXISTING
FLARED END SECTION		
YARD INLET	YI	YI
CURB INLET	CI	CI
CUSTOM INLET	CuI	CuI
NYLOPLAST INLET	N	N
STORM DRAIN MANHOLE	D	D
SANITARY SEWER MANHOLE	S	S
CLEANOUT	C	C
SEPTIC TANK	ST	ST
WATER METER	WM	WM
WATER VALVE	WV	WV
FIRE HYDRANT		
WELL	W	W
WATER GATE VALVE	GV	GV
ELECTRIC METER	EM	EM
TELEPHONE PEDESTAL	T	T
ELECTRIC TRANSFORMER	X	X
HEAT PUMP	HP	HP
UTILITY POLE		
GUY WIRE		
ELECTRIC MANHOLE	E	E
TELECOMM. MANHOLE	T	T
GAS LID	G	G
GAS VALVE	GAS VALVE	GAS VALVE
STUB		
BOREHOLE/MONITORING WELL		
FLAG POLE		
BOLLARD		
SIGN		
STREET LIGHT		
FENCE POST		
MAILBOX	MB	MB

HATCHES

- ASPHALT
- GRAVEL
- CONCRETE
- RIPRAP/ROCK
- ESD BED BOTTOM
- BRICK PAVING
- EXISTING,TO BE DEMOLISHED
- STEEP SLOPES
- ROOFTOP/NON-ROOFTOP DISCONNECT

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AGIP	AT GRADE INLET PROTECTION
@	AT
BC	BACK OF CURB
BM	BENCHMARK
BRL	BUILDING RESTRICTION LINE
CES	CONCRETE END SECTION
C/O	CLEAN OUT
CHRD	CHORD
CI	CURB INLET
CIP	CURB INLET PROTECTION
CL	CENERLINE
CMP	CORRUGATED METAL PIPE
CuI	CUSTOM INLET
CY	CUBIC YARD
DI	DUCTILE IRON
E	EAST
EL/ELEV	ELEVATION
EP	EDGE OF PAVE
ESC	EROSION AND SEDIMENT CONTROL
EX	EXISTING
FES	FLARED END SECTION
FFE	FINISHED FLOOR ELEVATION
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FOOT
GFA	GROSS FLOOR AREA
GPD	GALLONS PER DAY
GV	GATE VALVE
HDPE	HIGH DENSITY POLYETHYLENE
I	INLET
INV	INVERT
KV	KILOVOLTS
L	ARC LENGTH
LF	LINEAR FEET
LOD	LIMITS OF DISTURBED AREA
LT	LEFT
MAX	MAXIMUM
MBR	MICRO-BIORETENTION
MD	MARYLAND
MEP	MECHANICAL, ELECTRICAL, AND PLUMBING
MH	MANHOLE
MHW	MEAN HIGH WATER
MIN	MINIMUM
MLW	MEAN LOW WATER
MSHA	MARYLAND STATE HIGHWAY ADMINISTRATION
MUTCD	MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES
N	NORTH
NO	NUMBER
PC	POINT OF CURVATURE
PE	POLYETHYLENE
PERF	PERFORATED
PR	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
Q	DISCHARGE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCN	RUNOFF CURVE NUMBER
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SCE	STABILIZED CONSTRUCTION ENTRANCE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
Sf	FRICTION SLOPE
SF	SILT FENCE
SHA	STATE HIGHWAY ADMINISTRATION
SIP	STANDARD INLET PROTECTION
SQ	SQUARE
SS	SANITARY SEWER
SSF	SUPER SILT FENCE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWM	STORM WATER MANAGEMENT
TAN	TANGENT
TB	THRUST BLOCK
TBR	TO BE REMOVED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TP	TAX PARCEL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UL	UNDERGROUND LIGHT CABLE
UT	UNDERGROUND TELEPHONE
V	VELOCITY
W	WEST
W/	WITH

PARKING ADEQUACY ANALYSIS:

BAAM MOTON "ANNEX" (THIS PROJECT)

1 FACILITY USES:

57	SCHOOL (HS+)	BAAM CAREER AND TECHNOLOGY EDUCATION CENTER
15	OFFICES	BAAM SUPPORT OFFICES
41	WAREHOUSE (STORAGE)	BAAM OVERFLOW STORAGE
50	CONFERENCE/CONVENTION	BAAM SMALL EVENT SPACE

2 NUMBER OF EMPLOYEES: 5 EMPLOYEES (ESTIMATED)

3 BUILDING DESIGN CAPACITY

EDUCATIONAL	30 OCCUPANTS
BUSINESS	10 OCCUPANTS
ASSEMBLY INC. OUTDOOR AREAS	390 OCCUPANTS
STORAGE	8 OCCUPANTS
UTILITY	3 OCCUPANTS
TOTAL DESIGN CAPACITY	441 OCCUPANTS

4 SF SALES / SERVICE AREAS

NOT APPLICABLE	
CTE CLASSROOM	1456 SF
BAAM STORAGE	428 SF
BAAM EVENT SPACE	1789 SF

5 PARKING SPACES PROPOSED: 34 SPACES

6 PARKING SPACES PROVIDED ELSEWHERE: 8 SPACES — MOTON ST NORTH OF BAAM ACADEMIC CENTER

EASTON ELEMENTARY SCHOOL — AGREEMENT FOR BAAM STAFF TO UTILIZE EES PARKING LOT

JOWITE STREET

7 HOURS OF OPERATION

M-F, 8:00-3:30 — COINCIDES WITH THE BAAM ACADEMIC CENTER HOURS
OCCASIONAL EVENING AND WEEKEND EVENTS
SHARED EVENTS WITH BAAM ATHLETIC AND ACADEMIC CENTER
BAAM ATHLETIC CENTER HOURS: M-F, 11-9pm, SAT 10-9pm

8 JUSTIFICATION

THE BAAM ACADEMIC CENTER AND ATHLETIC CENTERS ARE CURRENTLY IN USE AND HAVE NOT EXPERIENCED PARKING ISSUES. VISITORS AND EMPLOYEES HAVE PREVIOUSLY USED ON-STREET PARKING ON JOWITE STREET, OFF-STREET PARKING ON MOTON ST., THE EASTON ELEMENTARY SCHOOL PARKING LOT, AND STREET PARKING IN THE SURROUNDING NEIGHBORHOOD. THE EXISTING PARKING LOT ON THE SUBJECT PROPERTY HAS BEEN USED MINIMALLY IN RECENT YEARS, DUE TO DISREPAIR, BUILDING CONDEMNATION, STORMWATER FLOODING, AND CONSTRUCTION ACTIVITIES. PARKING FOR THE ATHLETIC CENTER AND ACADEMIC CENTER ARE EXPECTED TO CONTINUE AS THEY HAVE PREVIOUSLY OPERATED, OR IMPROVE WITH THE PROPOSED ADDITIONAL PARKING.

THE SUBJECT PROPERTY IS IN THE PRD OVERLAY ZONE AND IS NOT SUBJECT TO THE REQUIREMENTS FOR OFF-STREET PARKING IN THE SUPPLEMENTAL STANDARDS. LITERAL INTERPRETATION OF THE SUPPLEMENTAL STANDARDS, BASED ON THE WORST-CASE OCCUPANT LOAD AND USE OF THE PROPOSED BUILDING, INCLUDING USE OF 1789 SF OF AREA FOR AN OPEN (STANDING ROOM) ASSEMBLY (EVENTS) SPACE, RESULTS IN THE FOLLOWING PARKING REQUIREMENTS:

USE PER ORDINANCE	SPACE	MIN.	MAX.
SCHOOL (HS+)	BAAM CTE CLASSROOM	2	5
OFFICES	BAAM SUPPORT OFFICES	3	5
WAREHOUSE	BAAM OVERFLOW STORAGE	1	2
CONFERENCE	BAAM SMALL EVENT SPACE	36	60
	TOTAL	42	72
	BICYCLE SPACES:		7

BASED ON THE ACTUAL USE OF THE BAAM SMALL EVENT SPACE, THE ITEMIZED REQUIREMENT FOR 36-60 INDIVIDUAL PARKING SPACES EXCEEDS THE ANTICIPATED NEED FOR PARKING.
SHOULD BAAM USE THE EVENT SPACE FOR SEATED EVENTS, OR AS A CLASSROOM, THE NUMBER OF REQUIRED SPACES WOULD BE CONSIDERABLY LOWER. SHOULD THE SPACE BE USED AS A SMALL BUSINESS (TENANT) SPACE, THE REQUIRED PARKING WOULD FURTHER DECREASE.

LEGEND

BAAM - CAMPUS ANNEX

BUILDING AFRICAN AMERICAN MINDS INC.

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

RAUCH inc.
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Web: www.rauch-inc.com | Email: design@rauchorg.com
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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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA 811

DATE:	05/06/2026
SCALE:	1" = 30'
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: **G-200**

Z:\PROJECTS\280047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\280047C-101-SET-SHEETCHPLAN.DWG

NAD 83

0 20' 40'

EXISTING SITE FEATURES

1. PROPERTY LINE
2. ADJACENT PROPERTY LINE
3. EXISTING BUILDING
4. PAVED ROAD
5. BENCHMARK - EXISTING WATER METER
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. EXISTING SETBACKS
9. EXISTING UNDERGROUND ELECTRIC & COMMUNICATIONS CABLE TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN
11. EXISTING WATER PIPE TO REMAIN
12. EXISTING STORMWATER PIPE TO REMAIN
13. EXISTING SANITARY SEWER PIPE TO REMAIN

DEMOLITION FEATURES

1. LIMIT OF DISTURBANCE
2. STABILIZED CONSTRUCTION ENTRANCE - PER DETAIL ON SHEET C-205.01
3. SILT FENCE (TYP.) - PER DETAIL ON SHEET C-205.01
4. EXISTING GRAVEL PARKING LOT TO BE REMOVED
5. EXISTING DUMPSTER FENCE TO BE REMOVED
6. ABANDON ALL EXISTING WATER AND SEWER CONNECTIONS, CLEANOUTS, AND METER PITS AT THE MAIN PER EUC GUIDELINES
7. COORDINATE WITH EUC TO REMOVE OR RELOCATE EXISTING TRANSFORMER
8. APPROXIMATE LOCATION OF EXISTING TREES TO BE REMOVED
9. EXISTING FIRE HYDRANT AND VALVE TO BE REMOVED AND WATER LINE TO BE ABANDONED AT THE MAIN PER EUC GUIDELINES

PROPERTY DATA

AA BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A

BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
ZONE R7A

CC BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1366- B/P: 02371/00018
ZONE R7A

DD EASTON PARKWAY LIMITED PARTNERSHIP
M/G/P: 0104/00EA/1367A - B/P: 00573/00363
ZONE MXW

EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

MtcB C
MtcA C
UbB C
PARCEL 1367B
1.969 ACRES ±
IDA CRITICAL AREA LINE
NUMSEEN STREET
60' WIDE PUBLIC ROW
PIT LANE
24' WIDE PUBLIC ROW
MOTON STREET
60' WIDE PUBLIC ROW
JOWITE STREET
EXISTING UTILITY EASEMENT
25' REAR SETBACK
8' SIDE SETBACK
15' FRONT SETBACK
20' SIDE SETBACK
25' BRL
15' BRL
8' BRL
8320 PRIMARY
CABLE MAIN
EX 2-IN GP
EX 4-IN DIP
EX 8-IN VCP
EX 24-IN RCP
EX SSMH
RIM ELEV: 14.13'
INV IN: UNKWN
INV OUT: UNKWN
EX SDMH
RIM ELEV: 13.05'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX SSMH
RIM ELEV: 12.97'
INV IN: UNKWN
INV OUT: UNKWN
EXISTING SANITARY CLEANOUT & 4-IN VCP TO BE ABANDONED AT MAIN PER EUC GUIDELINES
EX UG CABLE
EX 8320 UG PRIMARY
EX 1 PHASE 50 kVA TBR
EX SCO TBR
EX UG SECONDARY
EX 1 PHASE 50 kVA
EX 6-IN DIP
EX 8320 UG PRIMARY
EXISTING 2-IN PVC WATER & METER TO BE ABANDONED AT THE MAIN PER EUC GUIDELINES
EXISTING 4-IN PVC WATER & METER TO BE ABANDONED AT THE MAIN PER EUC GUIDELINES
EX. FIRE HYDRANT TO REMAIN
EX. WATER VALVE
EX 24-IN YARD INLET
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EXISTING UTILITY EASEMENT
EX 24-IN RCP
EX 8-IN VCP
EX 6-IN DIP
EX 25kV UG PRIMARY
EX 3 PHASE 150 kVA
EX 4-IN PVC
EX SSMH
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX GAS SERVICE
72-IN YARD INLET
ABONDONED UG PRIMARY
EX UG SECONDARY
EX UG CABLE
EX 3 PHASE 150 KVA
EX YARD INLET
SIZE UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
ELEV: 13.742'
EX 4-IN VCP
EX GAS
EX 15-IN RCP
EX SDMH
RIM ELEV: 13.50'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX 25kV UG PRIMARY
EX 3 PHASE 150 kVA
EX 4-IN PVC
EX SSMH
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX GAS SERVICE
EX SDMH
RIM ELEV: 14.00'
INV IN: UNKWN
INV OUT: UNKWN
CAUTION: FIBER OPTIC CABLES IN THE AREA
NOTE: ABANDON ALL WATER AND SANITARY SEWER SERVICES AT THE MAIN BEFORE DEMOLITION PROCEEDS.
SCE
AA
BB
CC
DD
EE

EXISTING CONDITIONS & DEMOLITION PLAN

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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Expiration Date: July 24, 2026

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
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MISS UTILITY OF DELMARVA
CALL BEFORE YOU DIG
811

DATE:	05/06/2026
SCALE:	1" = 20'
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.:
V-101

Z:\+PROJECTS\260047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\260047C-101-SET-SHEETS\PLAN.DWG

NAD 83

0 20' 40'

EXISTING SITE FEATURES

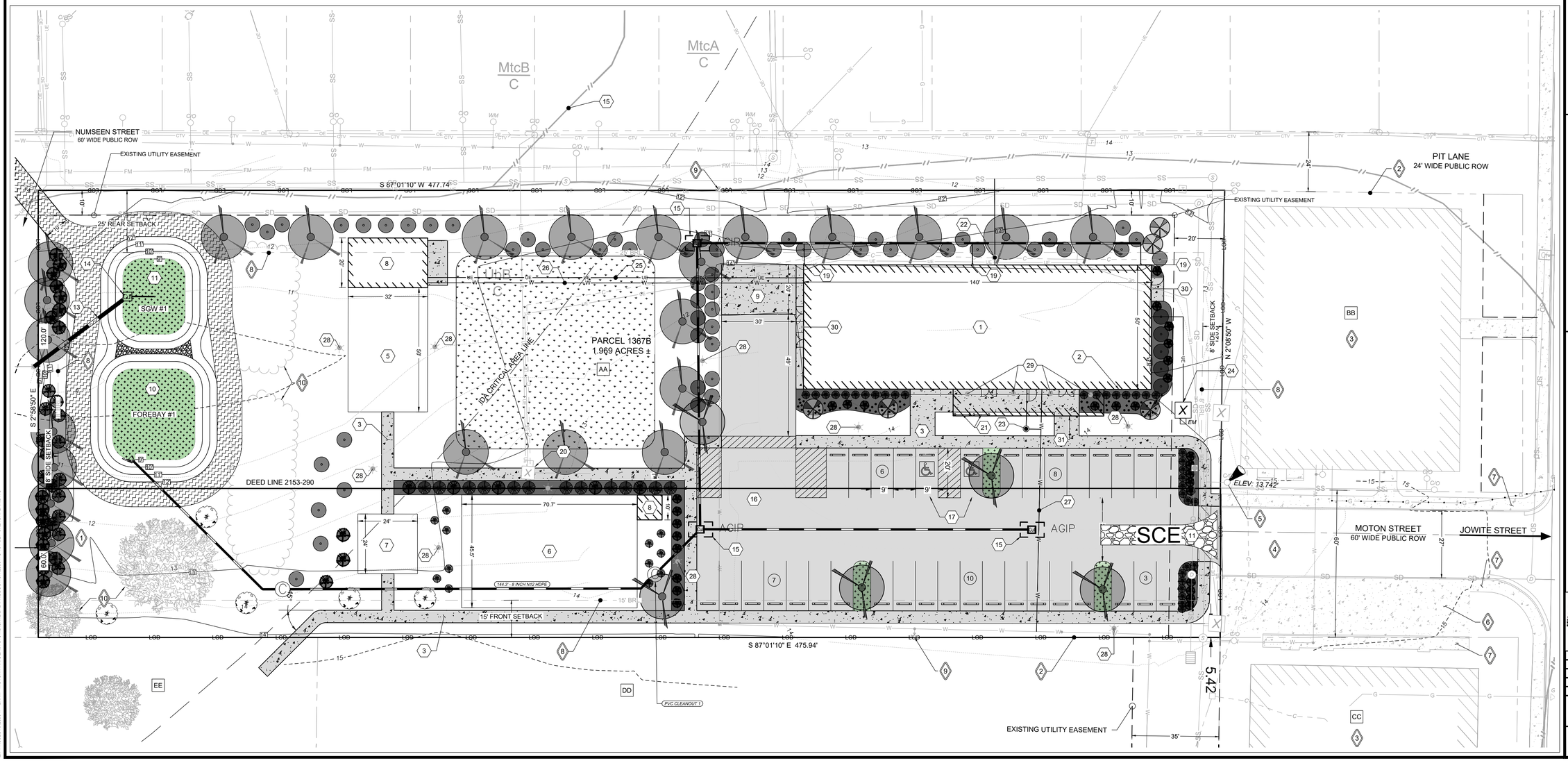
1. PROPERTY LINE
2. ADJACENT PROPERTY LINE
3. EXISTING BUILDING
4. PAVED ROAD
5. BENCHMARK - EXISTING SEWER CLEANOUT
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. EXISTING SETBACKS
9. EXISTING FIRE HYDRANT TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

PROPOSED SITE FEATURES

1. PROPOSED BUILDING - BAAM SUITE & CAREPACKS SUITE
2. PROPOSED OVERHEAD DOOR VEHICLE ACCESS
3. CONCRETE SIDE WALK
4. LOADING ZONE
5. COMMUNITY GARDEN
6. TRAFFIC GARDEN
7. REFLECTION PATIO
8. EQUIPMENT SHED
9. DUMPSTER ENCLOSURE
10. FOREBAY #1
11. SUBMERGED GRAVEL WETLAND #1 PER DETAILS ON SHEET C-205.03
12. V SWALE
13. 15-IN OUTFALL CULVERT - PER DETAILS ON SHEET C-205.03
14. OUTFALL STRUCTURE - PER DETAILS ON SHEET C-205.03
15. YARD INLET - PER DETAILS ON SHEET C-205.03
16. PAVED PARKING AREA
17. ADA PARKING SPACES WITH VAN ACCESS AISLE
18. PROPOSED TREES & PLANTINGS - SEE SHEET L-101
19. DOWNSPOUT LOCATIONS
20. COORDINATE WITH EUC TO RESIZE/ RELOCATE EXISTING SINGLE PHASE TRANSFORMER
21. BICYCLE PARKING STALLS
22. SANITARY SEWER CLEANOUT AND 4-INCH SERVICE TO PROPOSED BUILDING
23. WATER METER AND 2-INCH SERVICE TO PROPOSED BUILDING
24. THREE PHASE TRANSFORMER, ELECTRICAL METER, AND 2-INCH CONDUIT TO PROPOSED BUILDING
25. 2-INCH ELECTRIC CONDUIT FROM PROPOSED BUILDING TO PROPOSED SHED
26. 1-INCH WATER SERVICE FROM PROPOSED BUILDING TO PROPOSED SHED
27. 6-INCH FIRE WATER LINE FROM PROPOSED BUILDING TO EXISTING MAIN
28. SITE POLE LIGHT FULL CUTOFF
29. CANOPY DOWN LIGHT
30. WALL PACK LIGHT FULL CUTOFF
31. FULL CANOPY

PROPERTY DATA

AA	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1376B- B/P: 03153/00290 ZONE R7A
BB	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1365- B/P: 02551/00184 ZONE R7A
CC	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1366- B/P: 02371/00018 ZONE R7A
DD	EASTON PARKWAY LIMITED PARTNERSHIP M/G/P: 0104/00EA/1367A - B/P: 00573/00363 ZONE MXW
EE	TOWN OF EASTON M/G/P: 0104/00EA/0000 - B/P: 00548/00380 ZONE R7A



OVERALL SITE PLAN

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID OOEA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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Expiration Date: July 24, 2026

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA CALL BEFORE YOU DIG

811

DATE:	05/06/2026
SCALE:	1" = 20'
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-101

Z:\+PROJECTS\260047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\260047C-101-SET-SKETCHPLAN.DWG

NAD 83

0 20' 40'

EXISTING SITE FEATURES

1. PROPERTY LINE
2. ADJACENT PROPERTY LINE
3. EXISTING BUILDING
4. PAVED ROAD
5. BENCHMARK - EXISTING SEWER CLEANOUT
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. EXISTING SETBACKS
9. EXISTING FIRE HYDRANT TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

EROSION & SEDIMENT CONTROL FEATURES

1. STABILIZED CONSTRUCTION ENTRANCE - PER DETAIL ON SHEET C-205.01
2. SILT FENCE (TYP.) - PER DETAIL ON SHEET C-205.01
3. AT GRADE INLET PROTECTION - PER DETAIL ON SHEET C-205.01

EROSION AND SEDIMENT CONTROL

SILT FENCE	SF
SUPER SILT FENCE	SSF
SILT FENCE ON PAVEMENT	SFOP
LIMITS OF DISTURBANCE	LOD
LOD & SILT FENCE	LOD/SF
LOD & SUPER SILT FENCE	LOD/SSF
LOD & SILT FENCE ON PAVEMENT	LOD/SFOP
STANDARD INLET PROTECTION	SIP
AT-GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
SWM EASEMENT 5'/10'	

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

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ZONE R7A

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M/G/P: 0104/00EA/1366- B/P: 02371/00018
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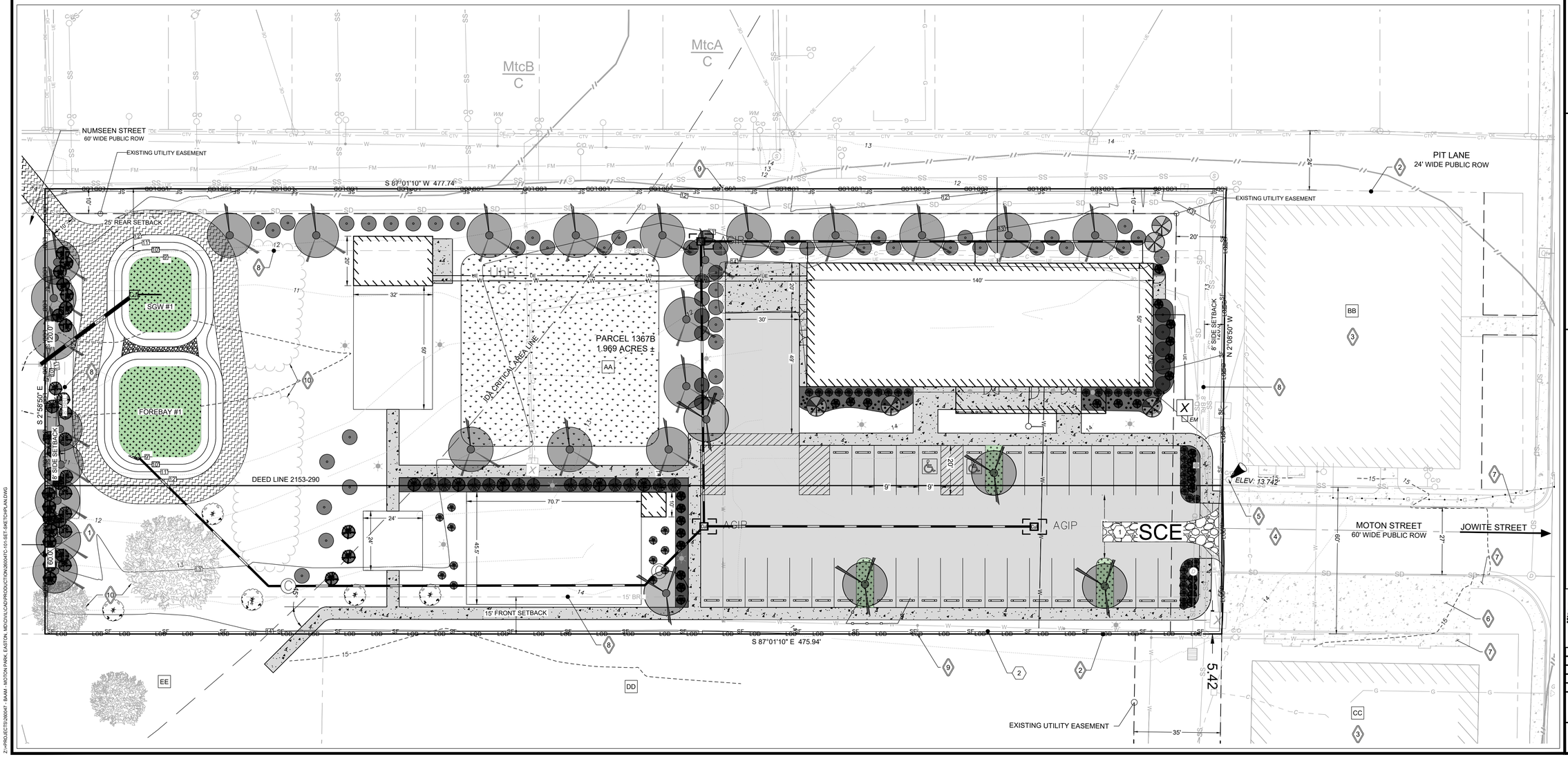
ZONE MXW

EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A



EROSION & SEDIMENT CONTROL PLAN

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

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DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-201.01

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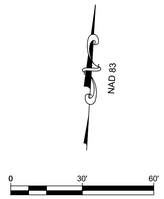

EXISTING SITE FEATURES

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9. EXISTING FIRE HYDRANT TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

LEGEND

FLOWPATH

DRAINAGE AREA

SOILS BOUNDARY

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

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M/G/P: 0104/00EA/1365- B/P: 02551/00184
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EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

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STORMWATER EXISTING - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104 , GRID 00EA , PARCEL 1367B

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REVISIONS

REV. #	DATE	DESCRIPTION
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MISS UTILITY OF DELMARVA
811

DATE:	05/06/2026
SCALE:	1" = 30'
DRAWN BY:	VJK
DESIGNED BY:	VJK
APPROVED BY:	BBF

SHEET NO.:
C-201.02

NAD 83

0 30' 60'

STORMWATER MANAGEMENT FEATURES

1. FOREBAY #1
2. SUBMERGED GRAVEL WETLAND #1
3. SGW OUTFALL STRUCTURE
4. 15-IN HDPE SGW OUTFALL CULVERT
5. 15-IN HDPE SGW CONVEYANCE CULVERT
6. DOWNSPOUT LOCATIONS
7. COLLECTION UNDERDRAIN
8. STONE WEIR
9. CLASS I RIP-RAP PROTECTION PER DETAIL

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	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467	5848
TOTAL				85826	23489			5467	5848

LEGEND

FLOWPATH

DRAINAGE AREA

SOILS BOUNDARY

PROPERTY DATA

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ZONE MXW

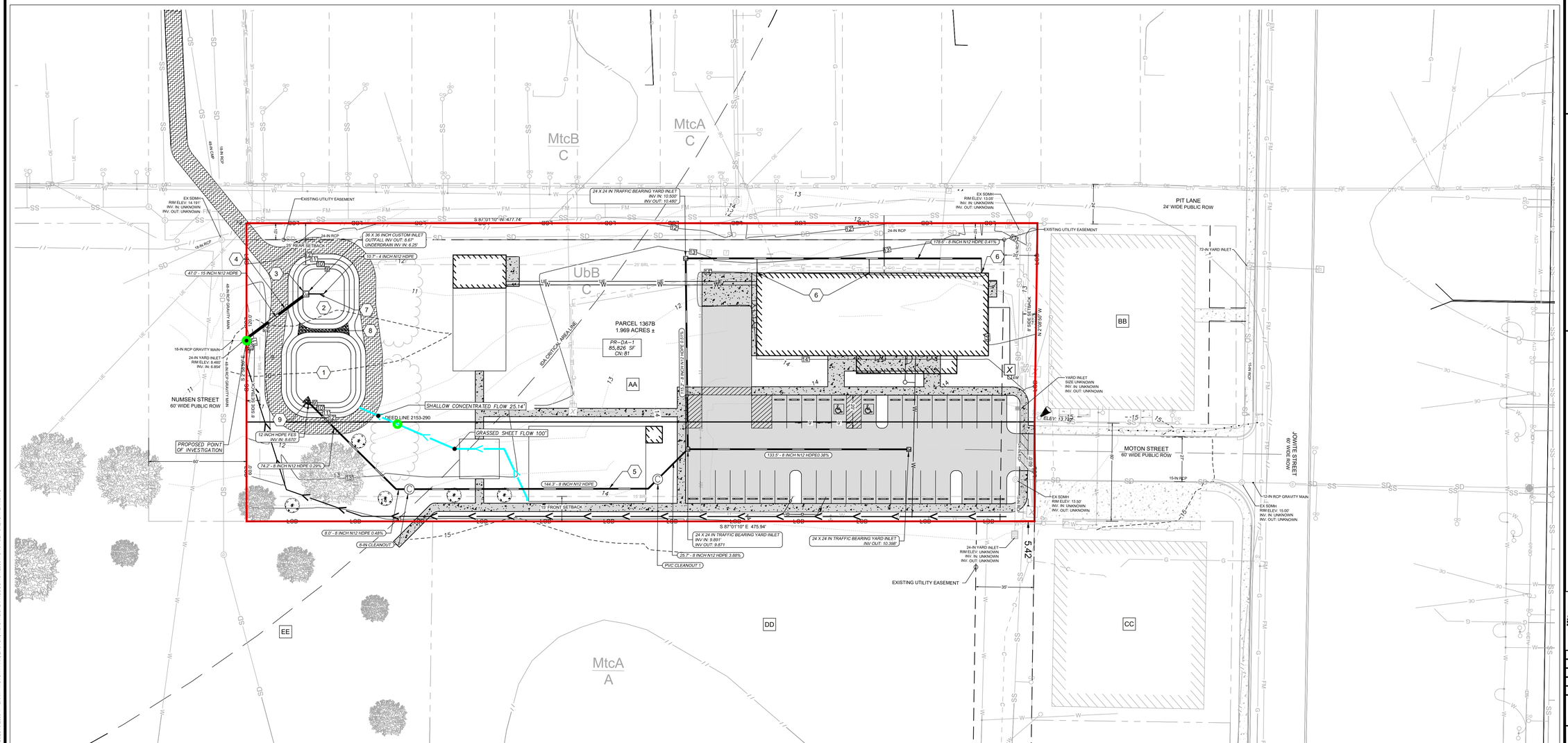
EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

DRAINAGE AREA SUMMARY CHART

DA #	DA EXISTING (ACRES)	DA PROPOSED (ACRES)	IMPERVIOUS AREA EXISTING (ACRES)	IMPERVIOUS AREA PROPOSED (ACRES)	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	ESDv TARGET (CF)	ESDv ACTUAL (CF)
1	85826	85826	0.539	0.841	81	84	26.2	16.5	3.01	0.64	-2.37	6.05	5.24	-0.81	5467	5848
TOTAL	85826	85826	0.539	0.841											5467	5848

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes



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STORMWATER PROPOSED - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

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Phone: 410 770 8081 | 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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	05/06/2026
SCALE:	1" = 30'
DRAWN BY:	VJK
DESIGNED BY:	VJK
APPROVED BY:	BBF

SHEET NO.: C-201.03

GENERAL NOTES

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
DORCHESTER COUNTY DPW__________410-228-2920
DORCHESTER COUNTY SCD__________410-228-3733
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.

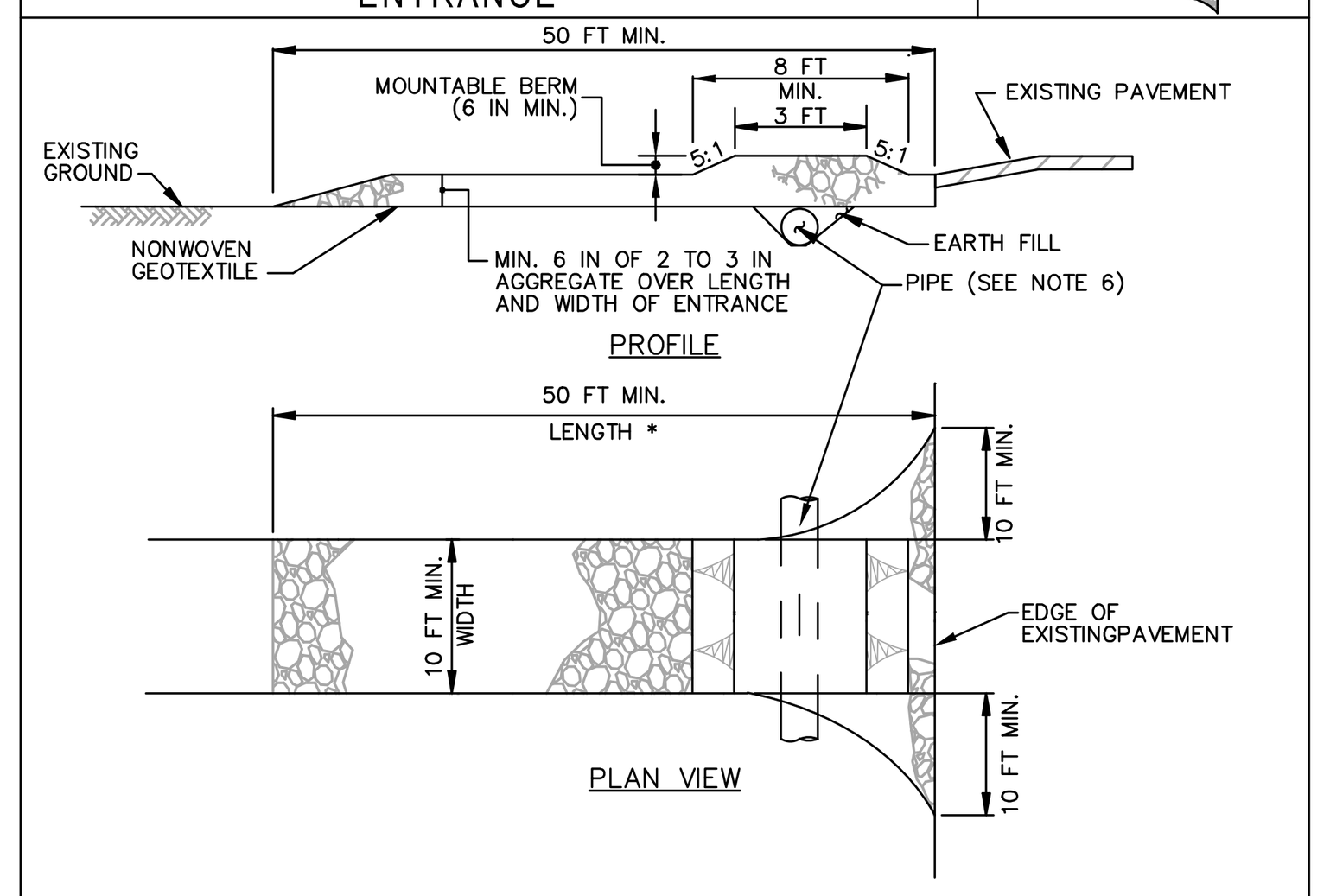
ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTORS EXPENSE.

CLEARING & GRUBBING NOTES :

1. ALL TREES TO BE LOGGED AND STUMPS TO BE REMOVED.
2. ALL AREAS/HOLES WHERE A STUMP ONCE WAS IS TO BE FILLED IN TO MEET SURROUNDING GRADES.
3. CLEARING AND GRUBBING SHALL INCLUDE ALL TREES. BUSH, DEBRIS, ROAD MATERIAL AND ORGANIC MATERIALS TO BE REMOVED.

DETAIL B-1 STABILIZED CONSTRUCTION ENTRANCE

STANDARD SYMBOL: SCE



CONSTRUCTION SPECIFICATIONS

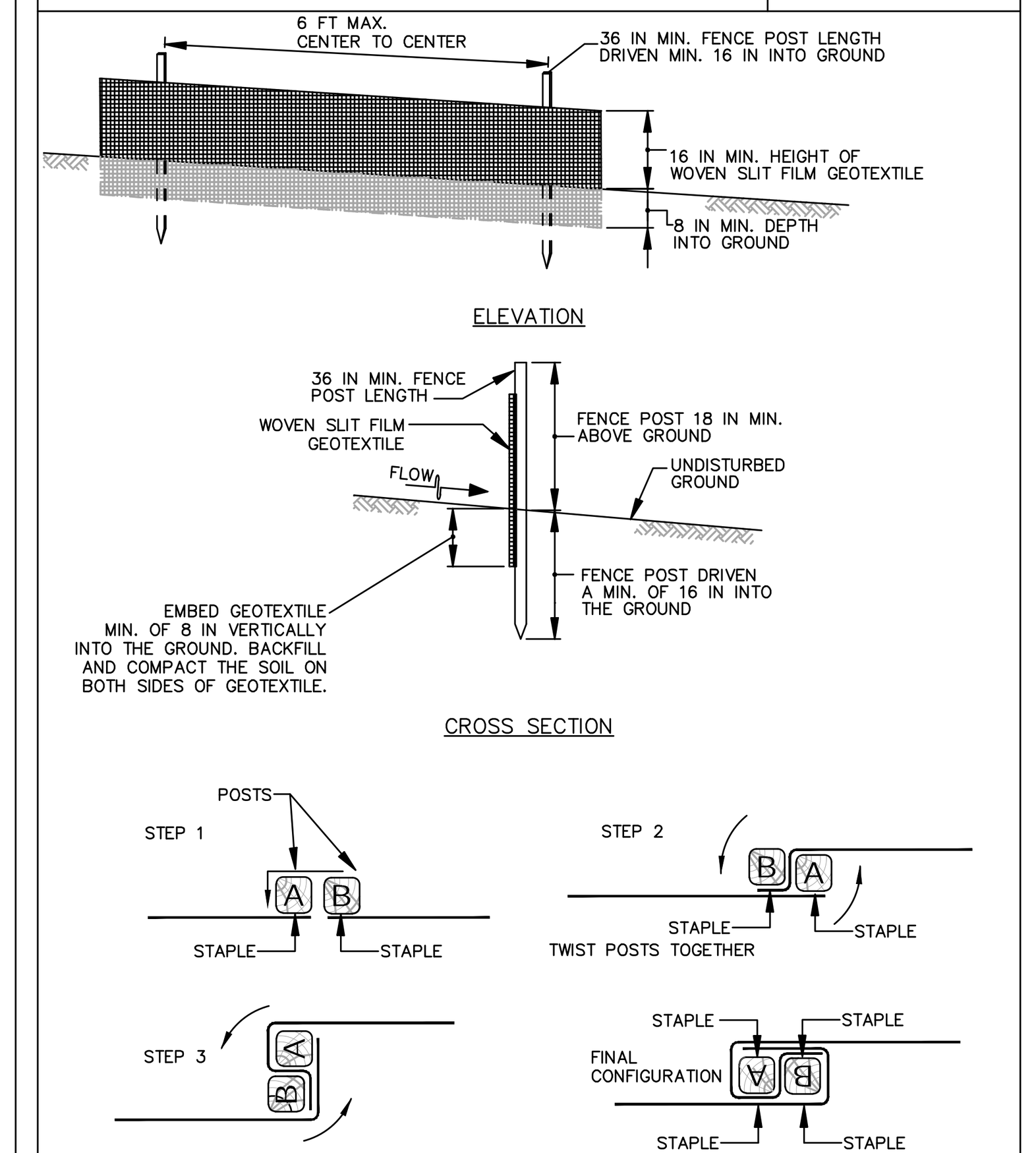
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: —SF—



JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

1 OF 2

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: —SF—

CONSTRUCTION SPECIFICATIONS

1. USE WOOD POSTS 1¾ X 1¾ ± 1/16 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

2 OF 2

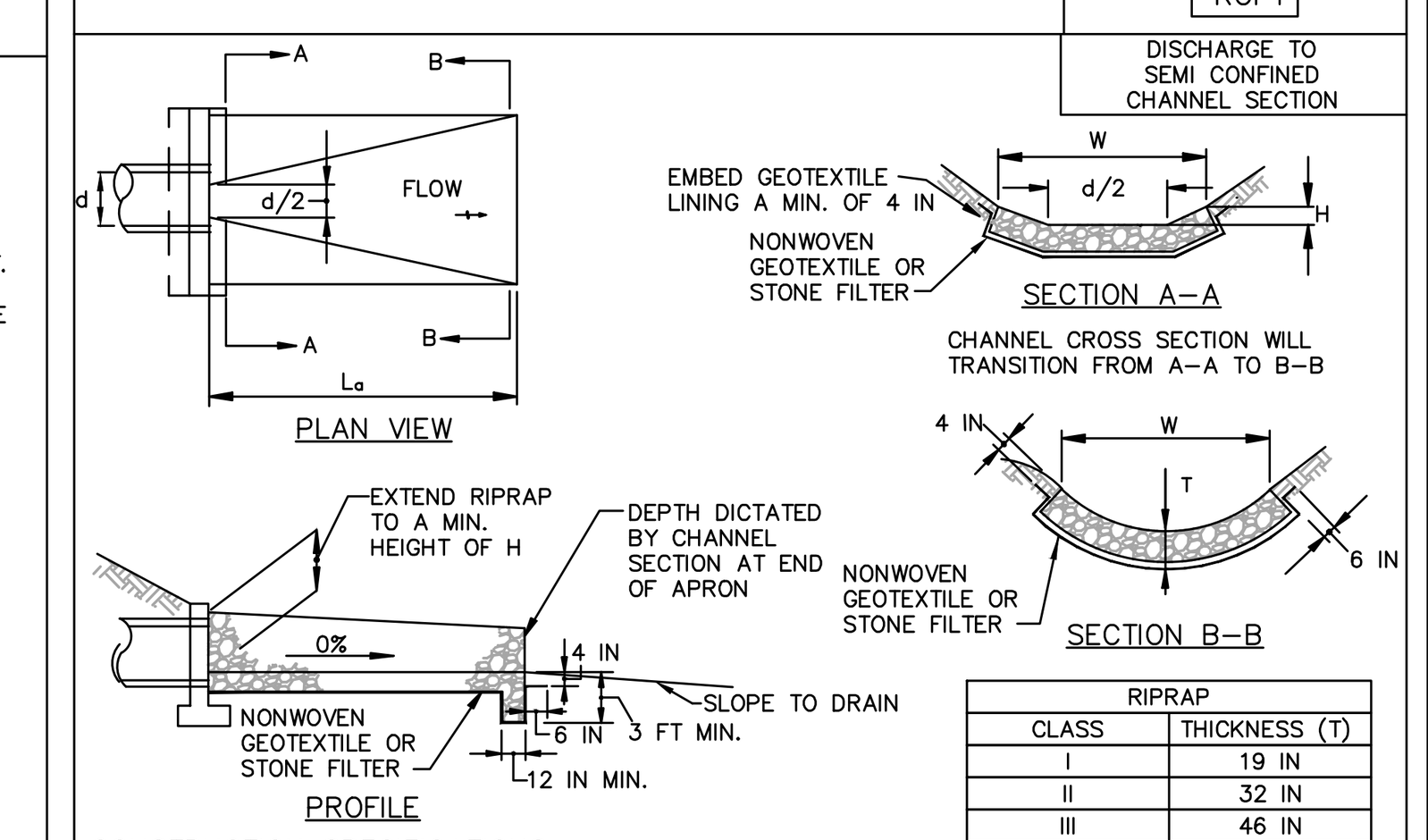
MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL D-4-1-A ROCK OUTLET PROTECTION I

STANDARD SYMBOL: ROP1

DISCHARGE TO SEMI CONFINED CHANNEL SECTION



RIPRAP	
CLASS	THICKNESS (T)
I	19 IN
II	32 IN
III	46 IN

CONSTRUCTION SPECIFICATIONS

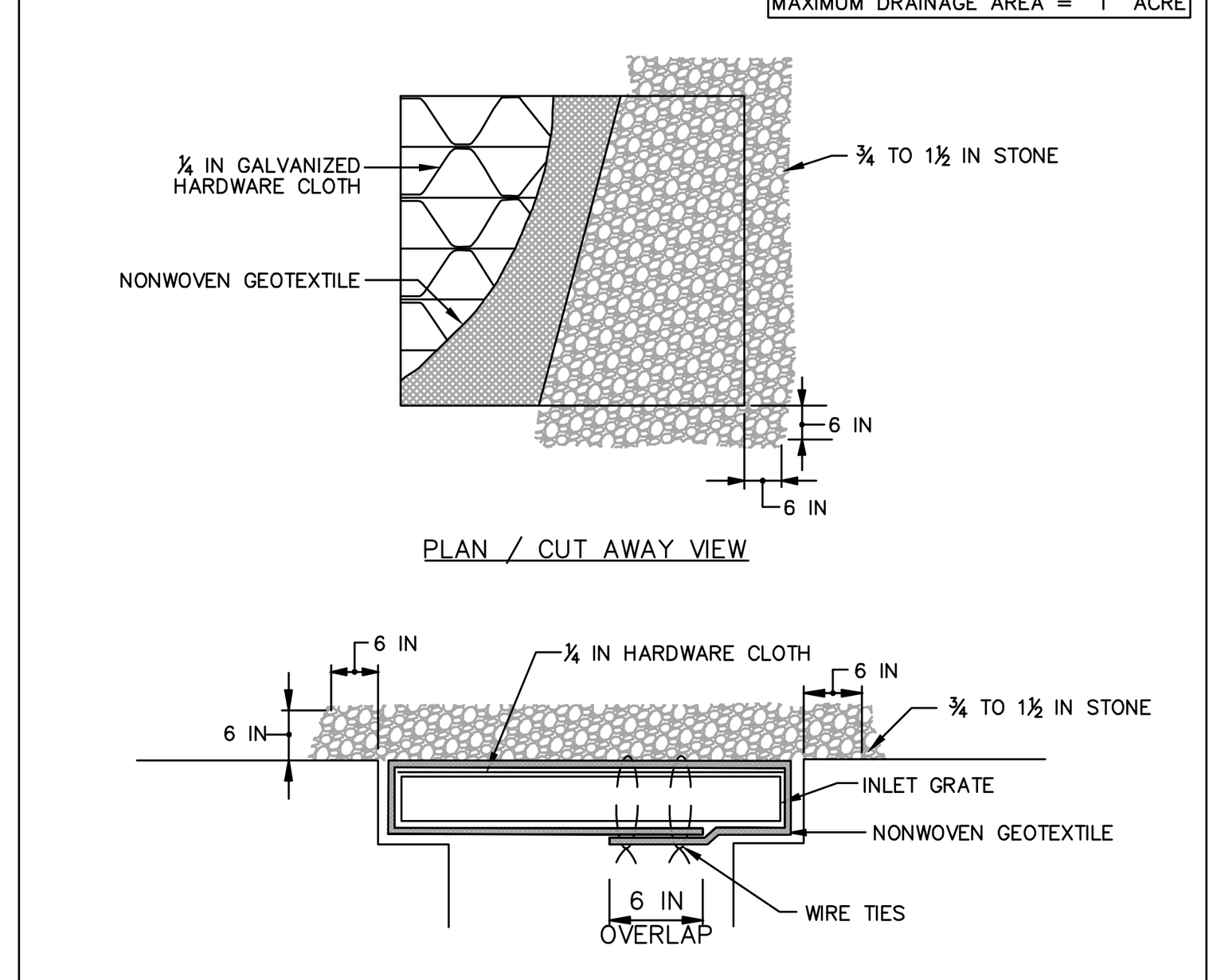
1. RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.
2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
3. PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (3/8 TO 1½ INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL.
4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF THE RIPRAP.
5. CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY.
6. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
7. CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.
8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-9-2 AT-GRADE INLET PROTECTION

STANDARD SYMBOL: AGIP



CONSTRUCTION SPECIFICATIONS

1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
3. PLACE CLEAN ¾ TO 1½ INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOGGING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

EROSION & SEDIMENT CONTROL DETAILS

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID OOEA, PARCEL 1367B
ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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

6-May-26

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

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG — 811

DATE:	05/06/2026
SCALE:	N.T.S.
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-205.01

Z:\+PROJECTS\260047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\260047C-101-SET-SKETCHPLAN.DWG

Table B.1: Temporary Seeding for Site Stabilization

Plant Species	Seeding Rate 1/		Seeding Depth 2/ (inches)	Recommended Seeding Dates by Plant Hardiness Zone 3/		
	lb/ac	lb/1000 ft²		5b and 6a	6b	7a and 7b
Cool-Season Grasses						
Annual Ryegrass (*Lolium perenne ssp. multiflorum*)	40	1.0	0.5	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Barley (*Hordeum vulgare*)	96	2.2	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Oats (*Avena sativa*)	72	1.7	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Wheat (*Triticum aestivum*)	120	2.8	1.0	Mar 15 to May 31; Aug 1 to Sep 30	Mar 1 to May 15; Aug 1 to Oct 15	Feb 15 to Apr 30; Aug 15 to Nov 30
Cereal Rye (*Secale cereale*)	112	2.8	1.0	Mar 15 to May 31; Aug 1 to Oct 31	Mar 1 to May 15; Aug 1 to Nov 15	Feb 15 to Apr 30; Aug 15 to Dec 15
Warm-Season Grasses						
Foxtail Millet (*Setaria italica*)	30	0.7	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14
Pearl Millet (*Pennisetum glaucum*)	20	0.5	0.5	Jun 1 to Jul 31	May 16 to Jul 31	May 1 to Aug 14

NOTES:

1/ Seeding rates for the warm-season grasses are in pounds of Pure Live Seed (PLS). Actual planting rates shall be adjusted to reflect percent seed germination and purity, as tested. Adjustments are usually not needed for the cool-season grasses.

Seeding rates listed above are for temporary seedings, when planted alone. When planted as a nurse crop with permanent seed mixes, use 1/3 of the seeding rate listed above for barley, oats, and wheat. For smaller-seeded grasses (annual ryegrass, pearl millet, foxtail millet), do not exceed more than 5% (by weight) of the overall permanent seeding mix. Cereal rye generally should not be used as a nurse crop, unless planting will occur in very late fall beyond the seeding dates for other temporary seedings. Cereal rye has allelopathic properties that inhibit the germination and growth of other plants. If it must be used as a nurse crop, seed at 1/3 of the rate listed above.

Oats are the recommended nurse crop for warm-season grasses.

2/ For sandy soils, plant seeds at twice the depth listed above.

3/ The planting dates listed are averages for each Zone and may require adjustment to reflect local conditions, especially near the boundaries of the zone.

B-4 STANDARDS AND SPECIFICATIONS
FOR
VEGETATIVE STABILIZATION

Definition

Using vegetation as cover to protect exposed soil from erosion.

Purpose

To promote the establishment of vegetation on exposed soil.

Conditions Where Practice Applies

On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization;
and permanent stabilization.

Effects on Water Quality and Quantity

Stabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas.

Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation will
increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.

Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.

**Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching,
and vegetative establishment.**

Adequate Vegetative Establishment

Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and reseedings within the planting season.

1. Adequate vegetative stabilization requires 95 percent groundcover.

2. If an area has less than 40 percent groundcover, restabilize following the original recommendations for lime, fertilizer, seedbed preparation, and seeding.

3. If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates originally specified.

4. Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

**EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS
FOR VEGETATIVE STABILIZATION**

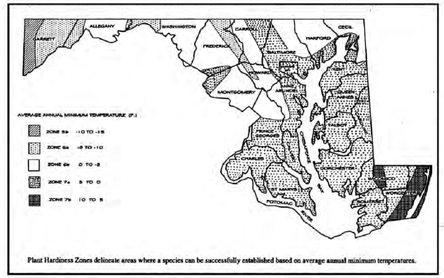
1. Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven (7) days as to all other disturbed or graded areas on the project site not under active grading.
2. All temporary erosion and sediment control devices are to be provided as indicated on this plan, with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
3. Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
4. Temporary seeding shall be accomplished between February 15th through April 30th, or August 15th through November 30th. During other times, temporary mulching shall be provided.
5. Temporary seeding shall conform to the following applications: 436 lbs. per acre of 10-20-20; 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disking or other suitable means. Annual ryegrass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

Seed Mixture (For Hardiness Zone 7a) (From Table B.1)					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths		
	ANNUAL RYEGRASS	50#	2/15 - 4/30 8/15 - 11/30	½"	436 lb/ac 10 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf
	BARLEY OATS WHEAT CEREAL RYE	96# 72# 120# 112#	2/15 - 4/30 / 8/15 - 11/30 2/15 - 4/30 / 8/15 - 11/30 2/15 - 4/30 / 8/15 - 11/30 2/15 - 4/30 / 8/15 - 12/15	1" 1" 1" 1"		
	FOXTAIL MILLET PEARL MILLET	30# 20#	5/1 - 8/14 5/1 - 8/14	½" ½"		

6. Mulching shall be unchopped, unrotted, small grain straw applied at a rate of 2-2½ tons per acre. Anchor mulch with a mulch anchoring tool on the Contour. Wood cellulose fiber may be used for anchoring straw at a rate of 750 lbs. per acre mixed with water at a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water, or with a synthetic liquid binder according to manufacturer recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to attain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
7. Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications: Permanent seeding for sites having disturbed over five (5) acres shall use fertilizer rates recommended by a soil testing agency and the recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for conditions other than listed above shall be performed at the rates and dates as provided in the Permanent Seeding Summary Table below. Fertilizer and lime amendments shall be incorporated into the top 3"-5" of the soil by disking or other suitable means. Mulching shall be accomplished as discussed in Item #6 of these specifications.

Seed Mixture (For Hardiness Zone 7a) (From Table B.3)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl Rate (lbs/ac)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
7	CREEPING RED FESCUE KENTUCKY BLUEGRASS	60# 15#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"	45 lb/ac 1lb/ 1000 sf	90 lb/ac 2lb/ 1000 sf	90 lb/ac 2lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sq
8	TALL FESCUE	100#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"				
9	TALL FESCUE KENTUCKY BLUEGRASS PERRENIAL RYEGRASS	60# 40# 20#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"				

8. Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
9. All areas remaining or intended to remain disturbed for longer than seven (7) days shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in developing areas for critical area stabilization.
10. It will be the responsibility of the Contractor or Subcontractor to notify the Engineer of any deviation from this plan. Any change made in this plan without written authorization from the Engineer will place responsibility of said change on the Contractor or Subcontractor.



Plant Hardiness Zones delineate areas where a species can be successfully established based on average annual minimum temperatures.

Figure B.3: U.S.D.A. Plant Hardiness Zones

B-4-2 STANDARDS AND SPECIFICATIONS
FOR
SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

Definition

The process of preparing the soils to sustain adequate vegetative stabilization.

Purpose

To provide a suitable soil medium for vegetative growth.

Conditions Where Practice Applies

Where vegetative stabilization is to be established.

Criteria

A. Soil Preparation

1. Temporary Stablization
   a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
   b. Apply fertilizer and lime as prescribed on the plans.
   c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.

2. Permanent Stablization
   a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
      i. Soil pH between 6.0 and 7.0.
      ii. Soluble salts less than 500 parts per million (ppm).
      iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lovegrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
      iv. Soil contains 1.5 percent minimum organic matter by weight.
      v. Soil contains sufficient pore space to permit adequate root penetration.
   b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
   c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
   d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
   e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

B. Topsoiling

1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.

2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.

3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
   a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
   b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
   c. The original soil to be vegetated contains material toxic to plant growth.
   d. The soil is so acidic that treatment with limestone is not feasible.

4. Areas having slopes steeper than 2:1 require special consideration and design.

5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
   a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1½ inches in diameter.
   b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
   c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.

6. Topsoil Application
   a. Erosion and sediment control practices must be maintained when applying topsoil.
   b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
   c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.

C. Soil Amendments (Fertilizer and Lime Specifications)

1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.

2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.

3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydroseeding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.

4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.

5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

B-4-3 STANDARDS AND SPECIFICATIONS
FOR
SEEDING AND MULCHING

Definition

The application of seed and mulch to establish vegetative cover.

Purpose

To protect disturbed soils from erosion during and at the end of construction.

Conditions Where Practice Applies

To the surface of all perimeter controls, slopes, and any disturbed area not under active grading.

Criteria

A. Seeding

1. Specifications
   a. All seed must meet the requirements of the Maryland State Seed Law. All seed must be subject to re-testing by a recognized seed laboratory. All seed used must have been tested within the 6 months immediately preceding the date of sowing such material on any project. Refer to Table B.4 regarding the quality of seed. Seed tags must be available upon request to the inspector to verify type of seed and seeding rate.
   b. Mulch alone may be applied between the fall and spring seeding dates only if the ground is frozen.The appropriate seeding mixture must be applied when the ground thaws.
   c. Inoculants: The inoculant for treating legume seed in the seed mixtures must be a pure culture of nitrogen fixing bacteria prepared specifically for the species. Inoculants must not be used later than the date indicated on the container. Add fresh inoculants as directed on the package. Use four times the recommended rate when hydroseeding. Note: It is very important to keep inoculant as cool as possible until used. Temperatures above 75 to 80 degrees Fahrenheit can weaken bacteria and make the inoculant less effective. Sod or seed must not be placed on soil which has been treated with soil sterilants or chemicals used for weed control until sufficient time has elapsed (14 days min.) to permit dissipation of phyto-toxic materials.
2. Application
   a. Dry Seeding: This includes use of conventional drop or broadcast spreaders.
      i. Incorporate seed into the subsoil at the rates prescribed on Temporary Seeding Table B.1, Permanent Seeding Table B.3, or site-specific seeding summaries.
      ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction. Roll the seeded area with a weighted roller to provide good seed to soil contact.
   b. Drill or Cultipacker Seeding: Mechanized seeders that apply and cover seed with soil.
      i. Cultipacking seeders are required to bury the seed in such a fashion as to provide at least 1/4 inch of soil covering. Seedbed must be firm after planting.
      ii. Apply seed in two directions, perpendicular to each other. Apply half the seeding rate in each direction.
   c. Hydroseeding: Apply seed uniformly with hydroseeder (slurry includes seed and fertilizer).
      i. If fertilizer is being applied at the time of seeding, the application rates should not exceed the following: nitrogen, 100 pounds per acre total of soluble nitrogen; P2O5 (phosphorous), 200 pounds per acre; K2O (potassium), 200 pounds per acre.
      i. Lime: Use only ground agricultural limestone (up to 3 tons per acre may be applied by hydroseeding). Normally, not more than 2 tons are applied by hydroseeding at any one time. Do not use burnt or hydrated lime when hydroseeding.
      iii. Mix seed and fertilizer on site and seed immediately and without interruption.
      iv. When hydroseeding do not incorporate seed into the soil.

B. Mulching

1. Mulch Materials (in order of preference)
   a. Straw consisting of thoroughly threshed wheat, rye, oat, or barley and reasonably bright in color. Straw is to be free of noxious weed seeds as specified in the Maryland Seed Law and not musty, moldy, caked, decayed, or excessively dusty. Note: Use only sterile straw mulch in areas where one species of grass is desired.
   b. Wood Cellulose Fiber Mulch (WCFM) consisting of specially prepared wood cellulose processed into a uniform fibrous physical state.
      i. WCFM is to be dyed green or contain a green dye in the package that will provide an appropriate color to facilitate visual inspection of the uniformly spread slurry.
      ii. WCFM, including dye, must contain no germination or growth inhibiting factors.
      iii. WCFM materials are to be manufactured and processed in such a manner that the wood cellulose fiber mulch will remain in uniform suspension in water under agitation and will blend with seed, fertilizer and other additives to form a homogeneous slurry. The mulch material must form a blotter-like ground cover, on application, having moisture absorption and percolation properties and must cover and hold grass seed in contact with the soil without inhibiting the growth of the grass seedlings.
      iv. WCFM material must not contain elements or compounds at concentration levels that will be phyto-toxic.
      v. WCFM must conform to the following physical requirements: fiber length of approximately 10 millimeters, diameter approximately 1 millimeter, pH range of 4.0 to 8.5, ash content of 1.6 percent maximum and water holding capacity of 90 percent minimum.

2. Application
   a. Apply mulch to all seeded areas immediately after seeding.
   b. When straw mulch is used, spread it over all seeded areas at the rate of 2 tons per acre to a uniform loose depth of 1 to 2 inches. Apply mulch to achieve a uniform distribution and depth so that the soil surface is not exposed. When using a mulch anchoring tool, increase the application rate to 2.5 tons per acre.
   c. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1500 pounds per acre. Mix the wood cellulose fiber with water to attain a mixture with a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
3. Anchoring
   a. Perform mulch anchoring immediately following application of mulch to minimize loss by wind or water. This may be done by one of the following methods (listed by preference), depending upon the size of the area and erosion hazard:
      i. A mulch anchoring tool is a tractor drawn implement designed to punch and anchor mulch into the soil surface a minimum of 2 inches. This practice is most effective on large areas, but is limited to flatter slopes where equipment can operate safely. If used on sloping land, this practice should follow the contour.
      ii. Wood cellulose fiber may be used for anchoring straw. Apply the fiber binder at a net dry weight of 750 pounds per acre. Mix the wood cellulose fiber with water at a maximum of 50 pounds of wood cellulose fiber per 100 gallons of water.
      iii. Synthetic binders such as Acrylic DLR (Agro-Tack), DCA-70, Petroset, Terra Tax II, Terra Tack AR or other approved equal may be used. Follow application rates as specified by the manufacturer. Application of liquid binders needs to be heavier at the edges where wind catches mulch, such as in valleys and on crests of banks. Use of asphalt binders is strictly prohibited.
      iv. Lightweight plastic netting may be stapled over the mulch according to manufacturer recommendations. Netting is usually available in rolls 4 to 15 feet wide and 300 to 3,000 feet long.

EROSION & SEDIMENT CONTROL DETAILS

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchorg com
Phone: 410 770 8081 | Fax: 410 770 3867

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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

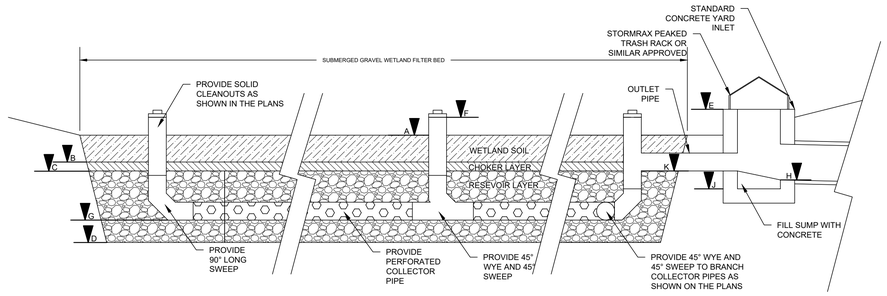
DATE:	3/2/2026
SCALE:	N/A
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.:
C-205.02

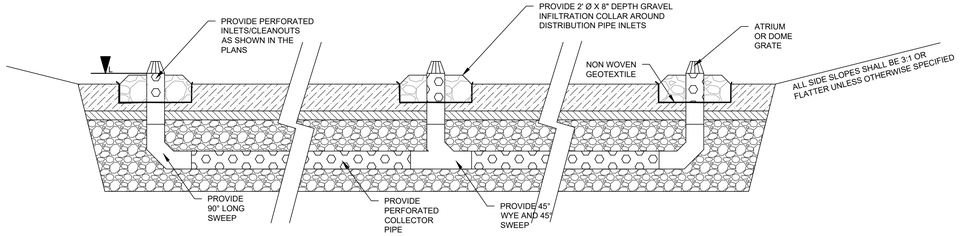
Z:\+PROJECTS\260047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\260047C-101-SET-SKETCHPLAN.DWG

SUBMERGED GRAVEL WETLAND
STANDARD DETAIL N.T.S.

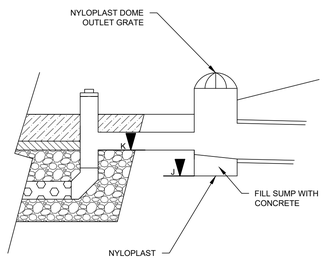
COLLECTION LINE DETAIL



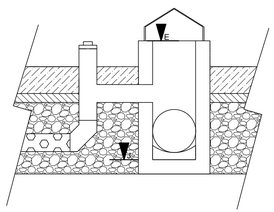
DISTRIBUTION LINE DETAIL



ALTERNATE NYLOPLAST OUTLET STRUCTURE DETAIL

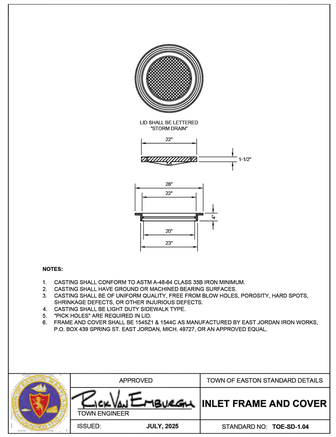


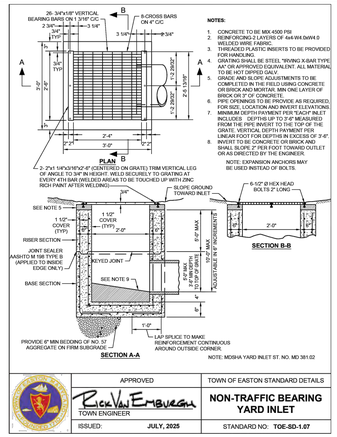
OUTLET STRUCTURE INSIDE WETLAND BED

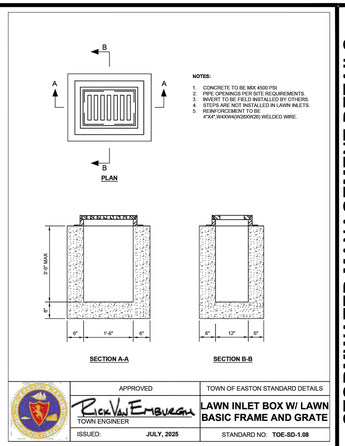


NOTES:
- WETLAND SOILS SHALL BE LOW Ksat SOIL (0.1-0.01 FT/DAY) CONTAINING ±50%SILT/CLAY, ±25% SAND, ±25% ORGANIC CONTENT
- ALL PIPES SHALL BE SDR-35 OR SCHEDULE 40 UNLESS SHOWN
- FILTER FABRIC IS NOT USED BETWEEN SOIL AND CHOKER STONE OR GRAVEL AND CHOKER STONE
- PERFORATIONS SHALL BE ⅜" Ø @ 6" o/c AROUND THE CIRCUMFERENCE OF THE PIPE
- CHOKER STONE SHALL BE PEA GRAVEL OR #8 STONE, WASHED AND FREE OF FINES
- RESERVOIR GRAVEL SHALL BE ¾" RIVER GRAVEL OR #57 CRUSHED STONE, WASHED AND FREE OF FINES
- YARD INLETS SHALL BE FOUNDED ON 6" NO 57 STONE ATTOP GEOTEXTILE FILTER - COMPACT SUBGRADE.

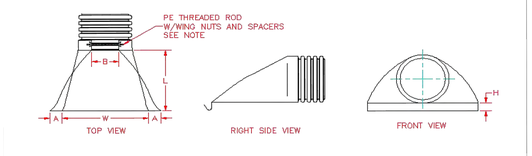
SUBMERGED GRAVEL WETLAND		
PRACTICE NAME		SGW #1
	COMPONENT	ELEVATION - FT
A	SUBMERGED GRAVEL WETLAND	9.00
B	CHOKER TOP	8.33
C	RESEVOIR TOP	8.00
D	RESERVOIR BOTTOM	6.00
E	RIM	11.00
G	COLLECTION & DISTRIBUTION UNDERDRAIN INVERT	6.25
H	OUTLET PIPE INVERT	8.67
I	OUTLET STRUCTURE BOTTOM	5.25
J	IWS ELEVATION	8.67
	COLLECT & DISTRIBUTE PIPES	4"
	OUTLET STRUCTURE SIZE + TYPE	36"X36" CONC.
	OUTLET PIPE SIZE + TYPE	15" HDPE
	BED AREA	709 SF







FLARED END SECTIONS



PART #	PIPE SIZE	A	B(MAX)	H	L	W
1015NP	10 in (250 mm)	3.8 in (95 mm)	10.0 in (254 mm)	6.5 in (165 mm)	28.0 in (711 mm)	34.5 in (876 mm)
1215NP	12 & 15 (300 & 375mm)	6.5 in (165 mm)	10.0 in (254 mm)	6.5 in (165 mm)	25.0 in (635 mm)	29.0 in (737 mm)
1810NP	18 in (450 mm)	7.5 in (191 mm)	15.0 in (381 mm)	6.5 in (165 mm)	32.0 in (813 mm)	35.0 in (889 mm)
2410NP	24 in (600 mm)	7.5 in (191 mm)	18.0 in (457 mm)	6.5 in (165 mm)	36.0 in (914 mm)	45.0 in (1143 mm)
3015NP	30 in (750 mm)	7.5 in (191 mm)	12.0 in (305 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)
3615NP	36 in (900 mm)	7.5 in (191 mm)	25.0 in (635 mm)	8.6 in (218 mm)	58.0 in (1473 mm)	63.0 in (1600 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL
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ADS Advanced Drainage Systems, Inc.

DRAWING #:	6070	
DRAWN BY:	JCB	04.17.07
APPROVED BY:	JCB	04.30.07
REVISIONS:	TJR	6/7/2016

PIPE SCHEDULE
PROPOSED STORMWATER

PIPE NAME	SIZE AND MATERIAL	LENGTH	SLOPE	UPSTREAM STRUCTURE AND INVERT	DOWNSTREAM STRUCTURE AND INVERT
DOWNSPOUTS - INLET 1	8 INCH N12 HDPE	178.63'	0.41%	INV. 12.18'	STORM INLET 1 INV. 11.46'
INLET 1 - INLET 3	8 INCH N12 HDPE	115.20'	0.51%	STORM INLET 1 INV. 11.46'	STORM INLET 3 INV. 10.87'
INLET 2 - INLET 3	8 INCH N12 HDPE	133.54'	0.38%	STORM INLET 2 INV. 11.38'	STORM INLET 3 INV. 10.87'
SGW OUTFALL CULV - EX STORM INLET	15 INCH N12 HDPE	46.97'	0.71%	SGW OUTFALL STRUCTURE INV. 8.67'	INV. 8.34'
UNDERDRAIN - SGW OUTFALL STRUCTURE	4 INCH N12 HDPE	10.66'	0.00%	INV. 6.25'	SGW OUTFALL STRUCTURE INV. 6.25'
INLET 3 - CLEANOUT 1	8 INCH N12 HDPE	25.75'	3.88%	PVC CLEANOUT 1 INV. 10.87'	STORM INLET 3 INV. 9.87'
CLEANOUT 2 - 45 DEG BEND	8 INCH N12 HDPE	8.00'	0.48%	PVC CLEANOUT 2 INV. 9.25'	45-DEG BEND INV. 9.21'
45-DEG BEND - FOREBAY	8 INCH N12 HDPE	74.20'	0.29%	45-DEG BEND INV. 9.21'	OUTFALL FOREBAY INV. 9.00'
45-DEG BEND - CLEANOUT 2	8 INCH N12 HDPE	144.27'	-8.54%	45-DEG BEND INV. -0.33'	PVC CLEANOUT 2 INV. 11.99'
CLEANOUT 1 - 45-DEG BEND	8 INCH N12 HDPE	8.00'	-5.22%	PVC CLEANOUT 1 INV. -0.33'	45-DEG BEND INV. 0.08'

STRUCTURE SCHEDULE
PROPOSED STORMWATER

STRUCTURE NAME	LOCATION	STRUCTURE TYPE AND SIZE	CONNECTED PIPES	RIM ELEVATION
45-DEG BEND	N403947.13, E1573277.80	???	CLEANOUT 1 - 45-DEG BEND INV IN = 0.084 45-DEG BEND - CLEANOUT 2 INV OUT = -0.334	0.86
45-DEG BEND	N403937.54, E1573125.82	???	CLEANOUT 2 - 45 DEG BEND INV IN = 9.213 45-DEG BEND - FOREBAY INV OUT = 9.213	9.96
OUTFALL FOREBAY	N403986.47, E1573070.03	12" HDPE FES	45-DEG BEND - FOREBAY INV IN = 9.000	9.71
PVC CLEANOUT 1	N403953.12, E1573283.11	8 in CLEANOUT	INLET 3 - CLEANOUT 1 INV OUT = 10.870 CLEANOUT 1 - 45-DEG BEND INV OUT = -0.334	12.35
PVC CLEANOUT 2	N403938.04, E1573133.81	8 in CLEANOUT	45-DEG BEND - CLEANOUT 2 INV IN = 11.992 CLEANOUT 2 - 45 DEG BEND INV OUT = 9.251	13.48
SGW OUTFALL STRUCTURE	N404051.91, E1573064.31	36 x 36 inch Rectangular Structure	UNDERDRAIN - SGW OUTFALL STRUCTURE INV IN = 6.250 SGW OUTFALL CULV - EX STORM INLET INV OUT = 8.670	10.36
STORM INLET 1	N404087.29, E1573291.94	24 x 24 inch Rectangular Structure	DOWNSPOUTS - INLET 1 INV IN = 11.459 INLET 1 - INLET 3 INV OUT = 11.459	12.51
STORM INLET 2	N403980.38, E1573433.49	24 x 24 inch Rectangular Structure	INLET 2 - INLET 3 INV OUT = 11.377	12.42
STORM INLET 3	N403972.39, E1573300.19	24 x 24 inch Rectangular Structure	INLET 2 - INLET 3 INV IN = 10.870 INLET 3 - CLEANOUT 1 INV IN = 9.871 INLET 1 - INLET 3 INV IN = 10.870	11.92

STORMWATER MANAGEMENT DETAILS

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchengr.com
Phone: 410 770 8081 | Fax: 410 770 3867

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

6-May-26

REVISIONS		
REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	3/2/2026
SCALE:	N.T.S.
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-205.03

Z:\+PROJECTS\800047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\2800\47C-101-SET-SHEETCHIPLAN.DWG

NAD 83

0 20' 40'

EXISTING SITE FEATURES

1. PROPERTY LINE
2. EASEMENT
3. BUILDING TO REMAIN
4. PAVED ROAD
5. ADJACENT PROPERTY LINE
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. BUILDING SETBACKS

PROPOSED UTILITY FEATURES

1. 2-INCH ELECTRICAL CONDUIT
2. 1-INCH DOMESTIC COLD WATER FEED
3. (1) 4-INCH ELECTRICAL CONDUIT & (1) 2 1/2-INCH COMM
4. 2-INCH DOMESTIC COLD WATER FEED & METER
5. 6-INCH FIRE WATER LINE
6. 4-INCH SANITARY SEWER
7. SANITARY SEWER CLEANOUT
8. SITE POLE LIGHT FULL CUTOFF
9. CANOPY DOWN LIGHT
10. WALL PACK LIGHT FULL CUTOFF
11. TIE INTO EXISTING 6-INCH DIP
12. TIE INTO 8-INCH VCP
13. PROPOSED 3 PHASE PAD - 150 kVA

PROPERTY DATA

AA BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A

BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
ZONE R7A

CC BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1366- B/P: 02371/00018
ZONE R7A

DD EASTON PARKWAY LIMITED PARTNERSHIP
M/G/P: 0104/00EA/1367A - B/P: 00573/00363
ZONE MXW

EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

EXISTING UTILITY EASEMENT
EX 8-IN VCP
S 87°01'10" W 477.74'
EX 24-IN RCP
25' REAR SETBACK
EX 24-IN DOP
8320 PRIMARY
CABLE MAIN
EX 2-IN GP
EX 4-IN DIP
EX SSMH
RIM ELEV: 14.13'
INV IN: UNKWN
INV OUT: UNKWN
CABLE MAIN
8320 PRIMARY
8320 PRIMARY
CABLE MAIN
EX SDMH
RIM ELEV: 13.05'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX SSMH
RIM ELEV: 12.97'
INV IN: UNKWN
INV OUT: UNKWN
PIT LANE
24' WIDE PUBLIC ROW
EX 8-IN VCP
EX UG CABLE
EX 24-IN RCP
25kV UG PRIMARY
EXISTING UTILITY EASEMENT
EX 8320 UG PRIMARY
EX UG CABLE
PROPOSED 4-INCH PVC SEWER SERVICE AND CLEANOUT
PROPOSED 2-INCH CONDUIT
PROPOSED 1-INCH DCW
EX 8320 UG PRIMARY
PARCEL 1367B
1.969 ACRES ±
IDA CRITICAL AREA LINE
EX 6-IN DIP
EX 1 PHASE
50 kVA
EX UG SECONDARY
DEED LINE 2153-290
PROPOSED
(1) 4-INCH CONDUIT
(1) 1-1/2-INCH COMM
PROP. 3 PHASE
150 kVA
PROPOSED
2-INCH DCW
EX 24-IN RCP
EX 8-IN VCP
ABONDONED UG PRIMARY
72-IN YARD INLET
EX UG SECONDARY
EX UG CABLE
EX 3 PHASE
150 kVA
EX YARD INLET
SIZE UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
ELEV: 13.742'
EX 4-IN VCP
EX GAS
PROPOSED
6-INCH FIRE
MOTON STREET
60' WIDE PUBLIC ROW
JOWITE STREET
EX SDMH
RIM ELEV: 13.50'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX 25kV UG PRIMARY
EX 3 PHASE
150 kVA
EX 4-IN PVC
EX 15-IN RCP
EX 15-IN RCP
EX. FIRE HYDRANT
TO REMAIN
EX. WATER
VALVE
EX 24-IN YARD INLET
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EXISTING UTILITY EASEMENT
EX SSMH
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX GAS SERVICE
EX 4-IN PVC
S 87°01'10" E 475.94'
NUMSEEN STREET
60' WIDE PUBLIC ROW
EX SDMH
RIM ELEV: 14.00'
INV IN: UNKWN
INV OUT: UNKWN
15' FRONT SETBACK
8' SIDE SETBACK
S 2°58'50" E 120.0'
N 2°58'50" W 120.0'
BASEBALL
BOREBAY #1
144.3' - 8 INCH NYJ HDPE
(PVC CLEANOUT-T)
BB
CC
DD
EE

UTILITY PLAN

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

RAUCH inc.
Engineering | Survey | Architecture | Environmental
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Phone: 410 770 8081 | Fax: 410 770 3867

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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA
811

DATE:	05/06/2026
SCALE:	1" = 20'
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.:
C-401

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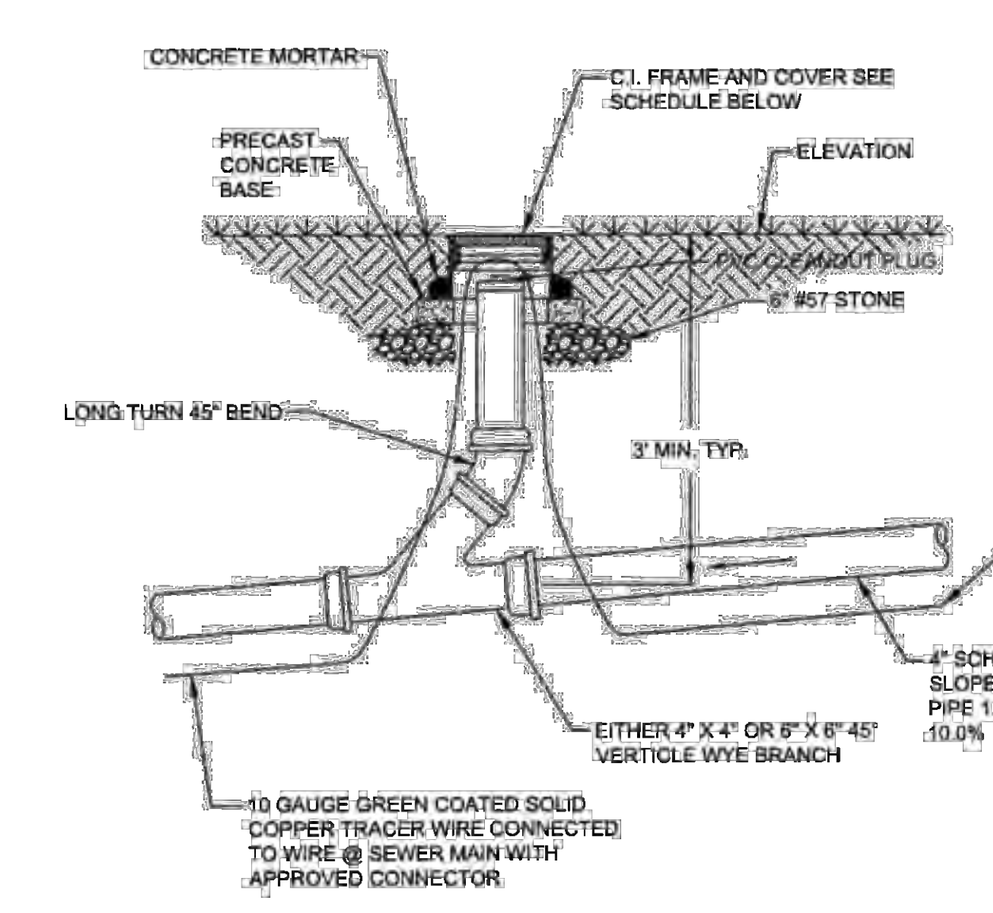

FRAME AND COVER REQUIRED (NON TRAFFIC BEARING)	
PIPE SIZE	CASTING NUMBER
4"	EAST JORDAN IRON WORKS NO. 1570
6"	EAST JORDAN IRON WORKS NO. 1566

NOTES:

1. SERVICE CONNECTION SHALL BE PERPENDICULAR TO MAIN.
2. WARNING TAPE SHALL BE 12" ABOVE PIPE AND 12" BELOW GROUND SURFACE.
3. USE CLASS 50 DUCTILE IRON FOR SERVICES WITH LESS THAN 3' OF COVER.
4. NO SPLICES ON TRACER WIRE. MECHANICAL CONNECTORS ONLY IN CLEANOUTS.
5. EMBED PIPE IN #57 STONE FROM 6" BELOW INVERT TO 2" ABOVE CROWN.
6. SEWER LATERAL SHALL BE 6" FROM THE MAIN TO THE PROPERTY LINE.
7. PROVIDE 12" OF SLACK TRACER WIRE INSIDE CLEANOUT FRAME.

Life. Made better.™
APPROVAL — EU ENGINEERING DEPARTMENT — DATE 1/31/2024 — REVISED
EASTON UTILITIES STANDARD DETAILS
GRAVITY SEWER CLEANOUTS
ISSUED: JANUARY 2024 — STANDARD NO.: SS-102.1

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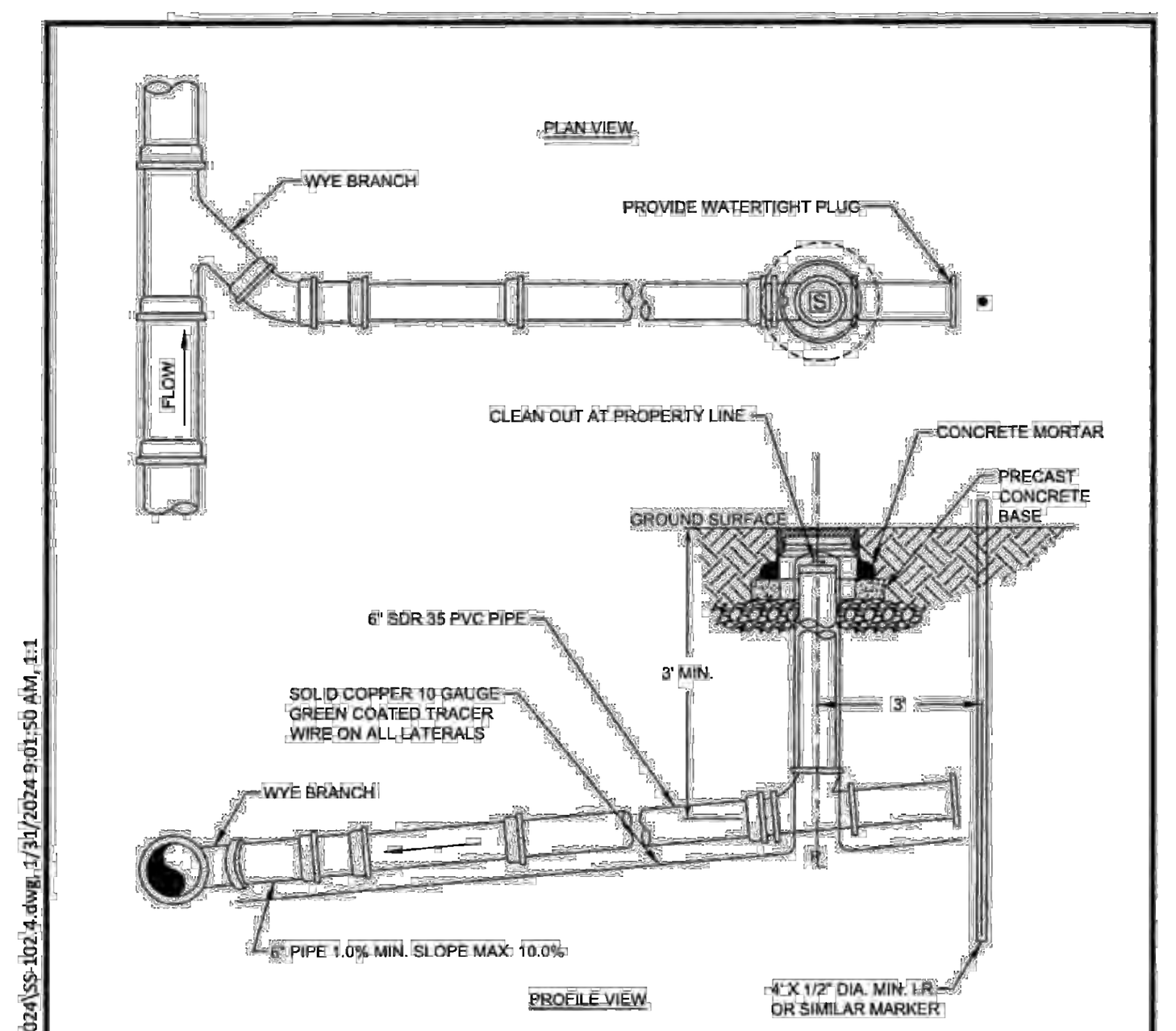

NOTES:

1. SERVICE CONNECTION SHALL BE PERPENDICULAR TO MAIN.
2. WARNING TAPE SHALL BE 12" ABOVE PIPE AND 12" BELOW GROUND SURFACE.
3. USE CLASS 50 DUCTILE IRON FOR SERVICES WITH LESS THAN 3' OF COVER.
4. NO SPLICES ON TRACER WIRE. MECHANICAL CONNECTORS ONLY IN CLEANOUTS.
5. EMBED PIPE IN #57 STONE FROM 6" BELOW INVERT TO 2" ABOVE CROWN.

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APPROVAL — EU ENGINEERING DEPARTMENT — DATE 1/31/2024 — REVISED
EASTON UTILITIES STANDARD DETAILS
SEWER COLLECTION SYSTEM SEWER HOUSE SERVICE
ISSUED: JANUARY 2024 — STANDARD NO.: SS-102.4

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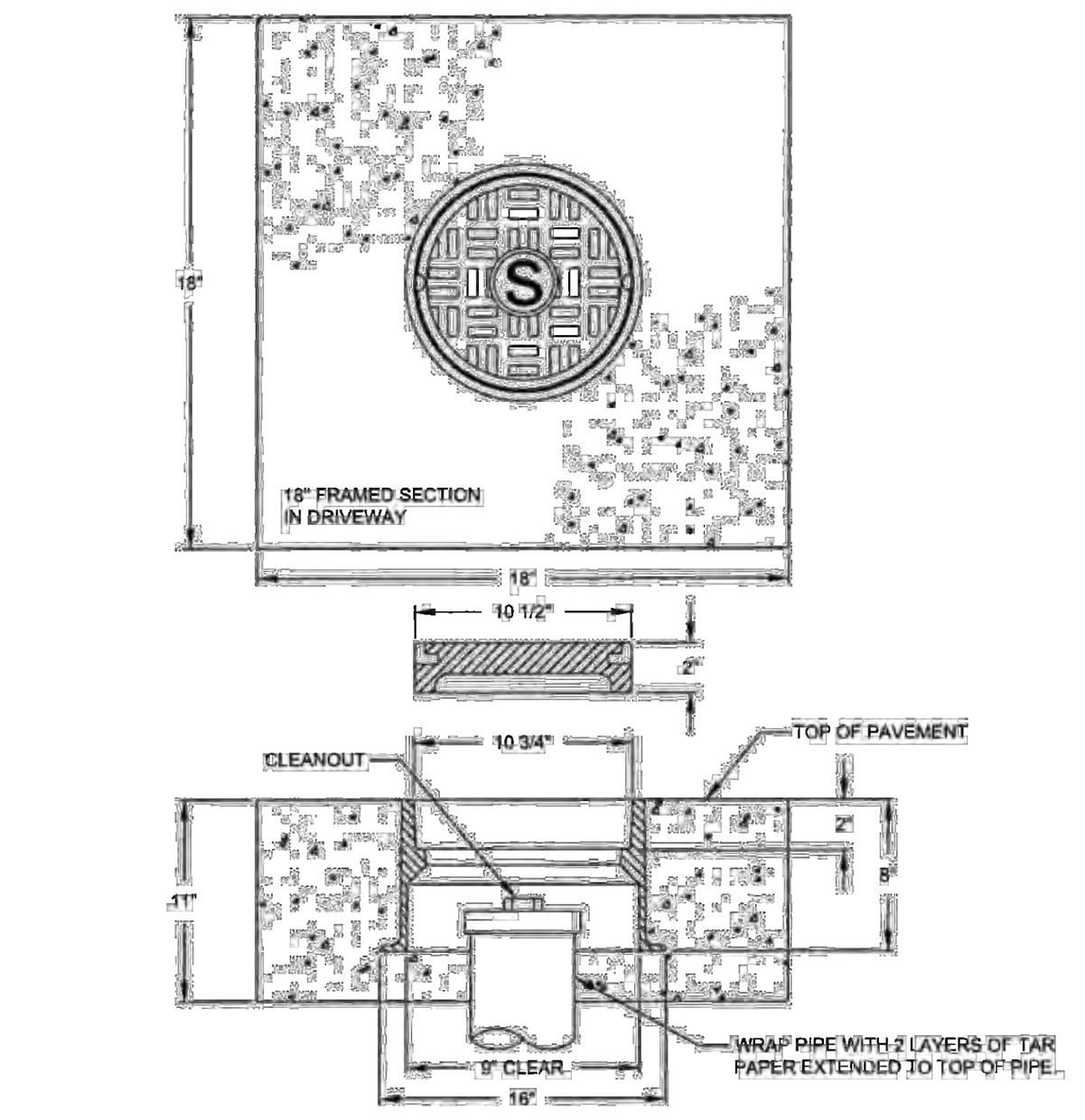

NOTES:

1. ALL CASTINGS SHALL CONFORM TO ASTM A48-76 CLASS 35B IRON MINIMUM.
2. CASTING SHALL HAVE GROUND OR MACHINED BEARING SURFACES.
3. CASTING SHALL BE OF UNIFORM QUALITY, FREE FROM BLOW HOLES, POROSITY, HARD SPOTS, SHRINKAGE DEFECTS, OR OTHER INJURIOUS DEFECTS.
4. CASTING SHALL BE HEAVY DUTY ROADWAY TYPE.
5. CASTING SHALL BE 1565Z FRAME AND 1565 COVER AS MANUFACTURED BY EAST JORDAN IRON WORKS OR AN APPROVED EQUAL.
6. ASSEMBLY TO BE USED IN ROADWAYS, SIDEWALKS, DRIVEWAYS AND ALL OTHER PAVED AREAS.

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APPROVAL — EU ENGINEERING DEPARTMENT — DATE 1/31/2024 — REVISED
EASTON UTILITIES STANDARD DETAILS
TRAFFIC BEARING CLEANOUT COVER
ISSUED: JANUARY 2024 — STANDARD NO.: SS-102.8

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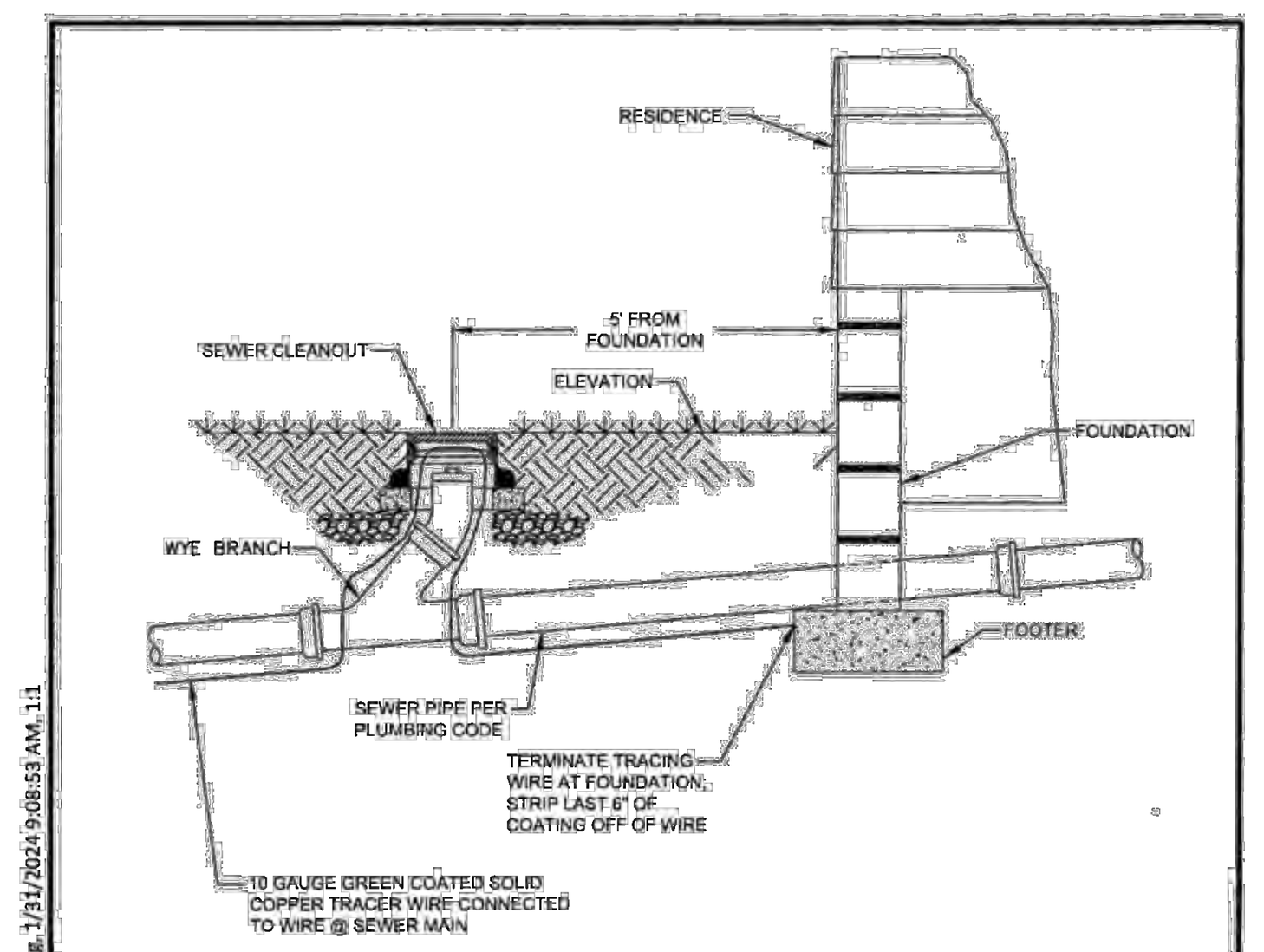
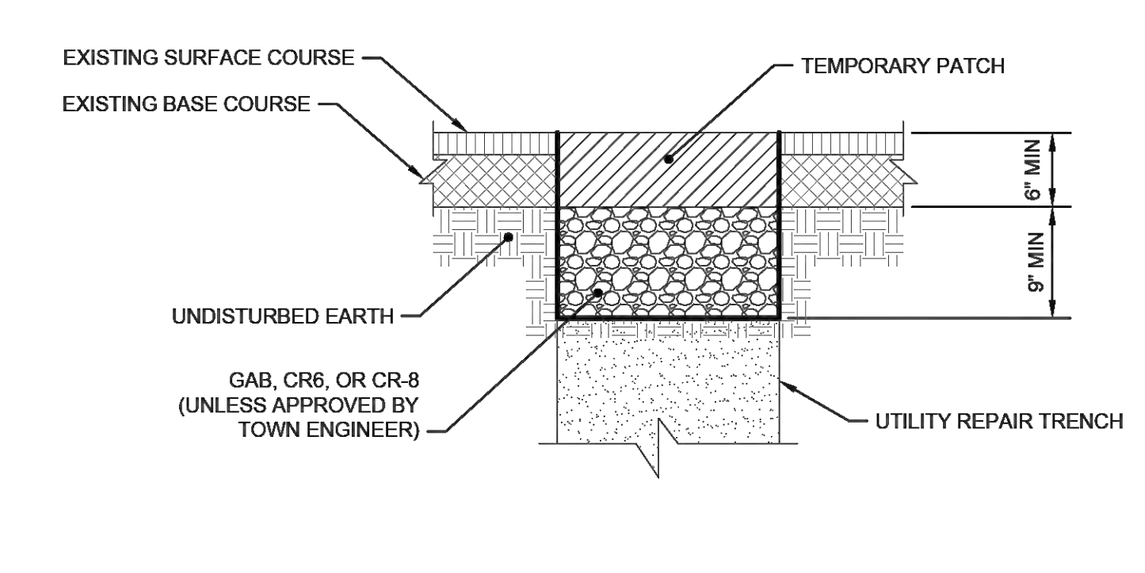


NOTES:

1. SERVICE CONNECTION SHALL BE PERPENDICULAR TO MAIN.
2. ADD DETECTOR TAPE TO ALL PIPE.
3. USE CLASS 50 DUCTILE IRON FOR SERVICES WITH LESS THAN 3' OF COVER.
4. NO SPLICES ON TRACER WIRE. MECHANICAL CONNECTORS ONLY IN CLEANOUTS.
5. EMBED PIPE IN #57 STONE FROM 6" BELOW INVERT TO 2" ABOVE CROWN.
6. INSTALLATION OF SEWER LATERAL INTO FOUNDATION PER TOWN OF EASTON BUILDING AND PLUMBING CODE.
7. PROVIDE VIDEO INSPECTION OF LATERAL FROM CLEANOUT AT HOUSE/STRUCTURE, TO MAIN.

Life. Made better.™
APPROVAL — EU ENGINEERING DEPARTMENT — DATE 1/31/2024 — REVISED
EASTON UTILITIES STANDARD DETAILS
SEWER HOUSE CONNECTION
ISSUED: JANUARY 2024 — STANDARD NO.: SS-102.2



NOTES:

1. PAVEMENT SHALL BE SAW CUT TO THE FULL DEPTH OF THE EXISTING PAVEMENT SECTION. ALL CUTS SHALL BE MADE IN STRAIGHT LINES.
2. TEMPORARY PATCH SHALL BE ONE OF THE FOLLOWING, PLACED AND COMPACTED IN LIFTS. (REFER TO TOE-R-1.01 FOR LIFT THICKNESS).
   a. GAB (CR6 OR CR8 MAY BE USED IN LIEU OF GAB)
   b. 9.5MM,12.5MM, OR 19.5MM HMA
   c. COLD PATCH
3. GAB MUST BE COMPACTED TO 95% MODIFIED PROCTOR, BASE/SURFACE PAVE MUST BE COMPACTED TO 92% MODIFIED PROCTOR.
4. A TEMPORARY GAB PATCH MUST BE CONVERTED TO COLD PATCH OR SUPERPAVE WITHIN 1 WEEK OF COMPLETION OF TRENCH WORK, UNLESS APPROVED BY THE TOWN ENGINEER.
5. TEMPORARY TRENCH RESTORATION MUST BE CONVERTED TO A PERMANENT TRENCH RESTORATION WITHIN 30 DAYS OF COMPLETION OF TRENCH WORK, UNLESS APPROVED BY THE TOWN ENGINEER. TEMPORARY TRENCH RESTORATION DONE AFTER NOVEMBER 20TH MUST BE CONVERTED TO A PERMANENT TRENCH RESTORATION BEFORE MAY 30TH OF THE FOLLOWING YEAR.
6. TEMPORARY RESTORATION MUST BE INSPECTED AND MAINTAINED EVERY 30 DAYS UNTIL THE PERMANENT RESTORATION IS COMPLETED. AN INSPECTION AND MAINTENANCE LOG MUST BE MAINTAINED.
7. CONTRACTOR MUST CONFIRM LIMITS OF PATCH REQUIRED WITH THE TOWN ENGINEER PRIOR TO START OF PATCH WORK.
8. A GEOTECHNICAL ENGINEER IS REQUIRED TO PROVIDE TESTING IN TRAFFIC BEARING AREAS. A VISUAL INSPECTION MAY BE PERFORMED IN NON-TRAFFIC BEARING AREAS.

APPROVED — Rick Van Emburgh — TOWN ENGINEER
TOWN OF EASTON STANDARD DETAILS
TEMPORARY PAVEMENT REPAIR FOR UTILITY TRENCHES
ISSUED: JULY, 2025 — STANDARD NO: TOE-R-3.02

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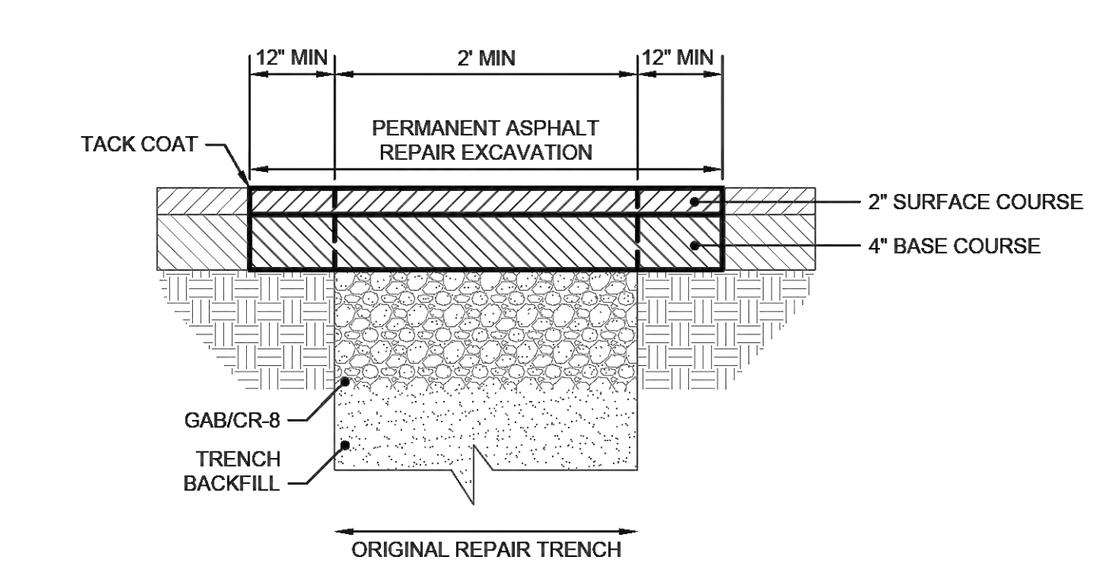

NOTES:

1. PAVEMENT SHALL BE SAW CUT TO THE FULL DEPTH OF THE EXISTING PAVEMENT SECTION. ALL CUTS SHALL BE MADE IN STRAIGHT LINES.
2. IF PATCH FALLS WITHIN 2' OF EXISTING CURB OR EDGE OF PAVING, CONTINUE RESTORATION TO EXISTING CURB OR EDGE OF PAVING.
3. GAB MUST BE COMPACTED TO 95% MODIFIED PROCTOR, BASE/SURFACE PAVE MUST BE COMPACTED TO 92% MODIFIED PROCTOR.
4. SURFACE COURSE: 2" OF 9.5MM SUPERPAVE.
   BASE COURSE: 4" OF 9.5MM, 12.5MM OR 19.0MM SUPERPAVE.
   (REFER TO TOE-R-1.01 FOR LIFT THICKNESS).
5. ADDITIONAL MILL AND OVERLAY MAY BE REQUIRED WHEN MULTIPLE PAVEMENT REPAIRS ARE LOCATED IN THE SAME RELATIVE VICINITY. LIMITS OF MILL AND OVERLAY, WHEN REQUIRED, WILL BE DETERMINED BY THE TOWN ENGINEER.
6. WHEN SURFACE AREAS OF REPAIR EXCEEDS 100 SF, THE 2" SURFACE COURSE SHALL EXTEND THE ENTIRE WIDTH OF THE TRAVEL LANE(S) AND/OR SHOULDER LIMITS OF MILL AND OVERLAY, WHEN REQUIRED, WILL BE DETERMINED BY THE TOWN ENGINEER.
7. CONTRACTOR MUST CONFIRM LIMITS OF PATCH REQUIRED WITH THE TOWN ENGINEER PRIOR TO START OF PATCH WORK.
8. ALL TEMPORARY PATCH ASPHALT MUST BE REMOVED PRIOR TO CONVERTING TO PERMANENT ASPHALT PAVEMENT REPAIR.
9. LIMIT OF ASPHALT PAVING SHALL EXTEND TO PATCHES WITHIN 20' OF MINIMUM ASPHALT LIMITS.

APPROVED — Rick Van Emburgh — TOWN ENGINEER
TOWN OF EASTON STANDARD DETAILS
PERMANENT PAVEMENT REPAIR FOR UTILITY TRENCHES
ISSUED: JULY, 2025 — STANDARD NO: TOE-R-3.03

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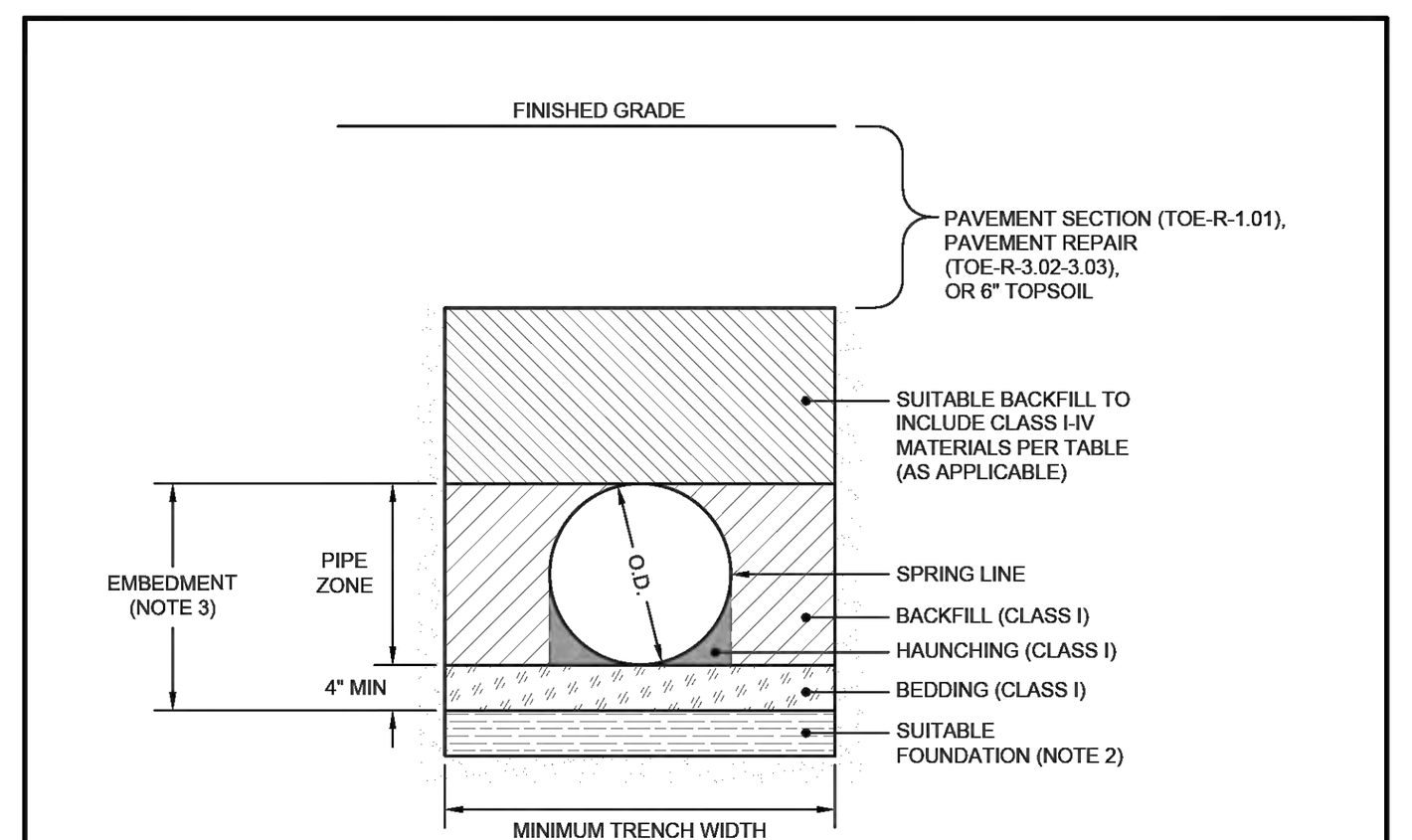

SOIL CLASS	UNITED SOIL CLASSIFICATION SYSTEM	MIN. SPD %
CLASS I	CRUSHED ANGULAR ROCK, OPEN-GRADED (e.g. #57 STONE)	DUMPED AND VIBRATED
CLASS II	CLEAN, COARSE GRAINED SOILS (e.g. SW, SP, GW, GP)	85%
CLASS III	COARSE GRAINED SOILS WITH FINES (e.g. GM, GC, SM, SC)	90%
CLASS IV	FINE GRAINED SOILS (e.g. CL, ML) GEOTECH. EVAL. REQUIRED	95%
CLASS V	NOT FOR USE (e.g. MH, CH, OL, OH, PT)	N/A

NOTES:

1. MINIMUM TRENCH WIDTH IS EQUAL TO O.D.+16", OR O.D.x1.25+12". SPACE BETWEEN PIPE AND TRENCH MUST BE GREATER THAN WIDTH OF COMPACTION EQUIPMENT.
2. IF EXISTING FOUNDATION CONDITIONS ARE UNSUITABLE, REMOVE UNSUITABLE MATERIAL AND REPLACE WITH CLASS I-III SOILS. CLASS III SOILS SHOULD NOT BE USED WHERE WATER IS PRESENT IN TRENCH.
3. EMBED PIPE UTILIZING CLASS I-IV SOILS AND COMPACT TO ACHIEVE MIN. STANDARD PROCTOR DENSITY. CLASS III-IV CAN ONLY BE USED WHEN SIEVE TEST ANALYSIS RESULTS HAVE BEEN PROVIDED TO TOWN ENGINEER AND WITH TOWN ENGINEER APPROVAL.
4. WHEN GROUNDWATER OR SURFACE RUNOFF IS PRESENT, DEWATER TO MAINTAIN STABILITY OF NATIVE AND IMPORTED MATERIALS. MAINTAIN WATER BELOW PIPE FOUNDATION TO PROVIDE A STABLE TRENCH BOTTOM.
5. DURING HAUNCHING, CONTRACTOR SHALL CAREFULLY WORK GRAVEL DOWN AROUND THE BOTTOM OF THE PIPE.
6. NON-WOVEN GEOTEXTILE SHALL BE PLACED ON TOP OF CLASS I MATERIAL (E.G. #57 STONE) TO PREVENT FINES FROM MIGRATING INTO VOID AREAS WHEN THE DEPTH OF STONE EXCEEDS 24".
7. THE TOWN ENGINEER CAN, AT THEIR DISCRETION, REQUIRE GEOTECHNICAL TESTING TO ENSURE REQUIRED COMPACTION IS ACHIEVED.

APPROVED — Rick Van Emburgh — TOWN ENGINEER
TOWN OF EASTON STANDARD DETAILS
TRENCH DETAIL (THERMOPLASTIC PIPE)
ISSUED: JULY, 2025 — STANDARD NO: TOE-R-3.01a

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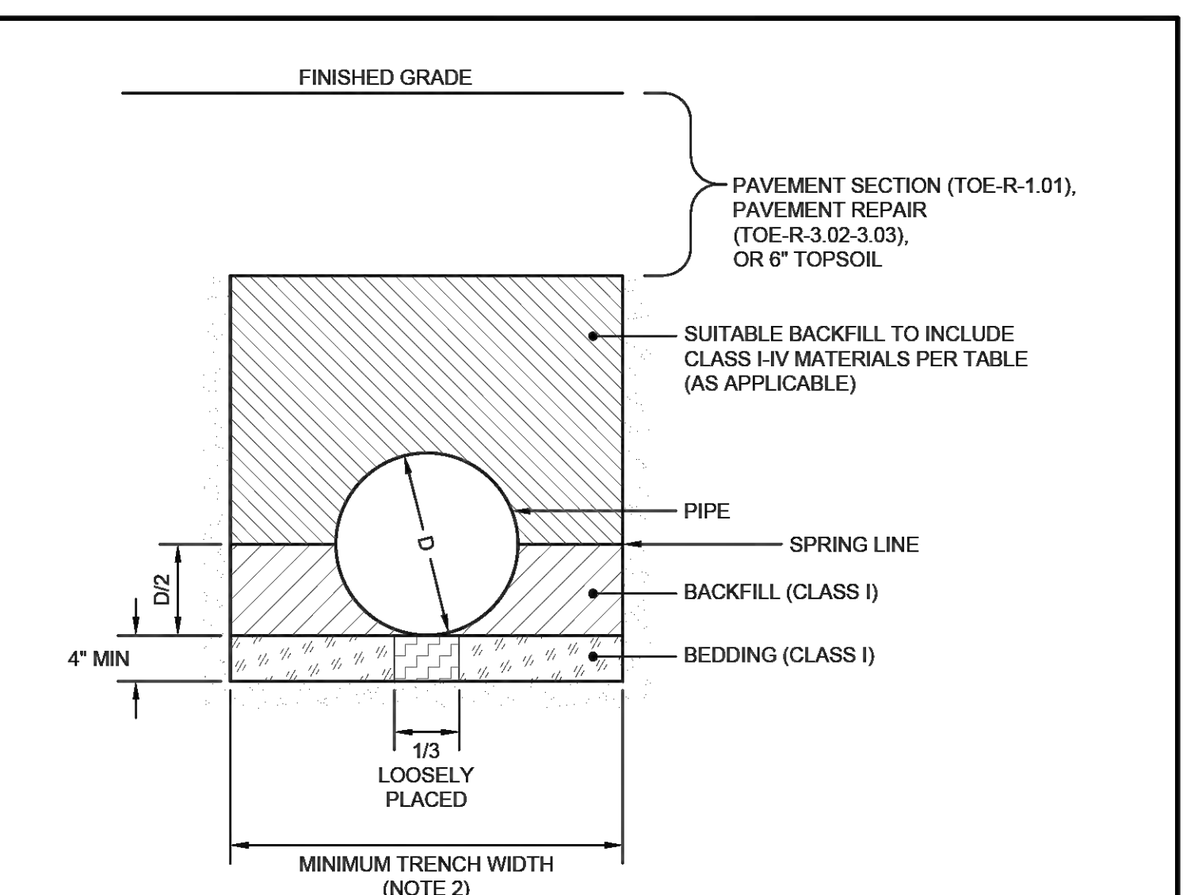

SOIL CLASS	UNITED SOIL CLASSIFICATION SYSTEM	MIN. SPD %
CLASS I	CRUSHED ANGULAR ROCK, OPEN-GRADED (e.g. #57 STONE)	DUMPED AND VIBRATED
CLASS II	CLEAN, COARSE GRAINED SOILS (e.g. SW, SP, GW, GP)	85%
CLASS III	COARSE GRAINED SOILS WITH FINES (e.g. GM, GC, SM, SC)	90%
CLASS IV	FINE GRAINED SOILS (e.g. CL, ML) GEOTECH. EVAL. REQUIRED	95%
CLASS V	NOT FOR USE (e.g. MH, CH, OL, OH, PT)	N/A

NOTES:

1. FOR CIRCULAR PIPE USE ONLY. FOR ALL OTHER PIPE SHAPES, PROVIDE TRENCH DETAIL TO TOWN ENGINEER FOR APPROVAL.
2. WIDTH OF TRENCH EXCAVATION SHOULD BE AS NARROW AS POSSIBLE, WITH SIDE CLEARANCE ADEQUATE ENOUGH TO INSURE PROPER COMPACTION ON BOTH SIDES OF THE PIPE.
3. BEDDING AND BACKFILL MATERIAL SHALL BE COARSE AGGREGATE MEETING THE REQUIREMENTS OF ASHTO M43-SIZE #57, UNLESS OTHERWISE SPECIFIED BY THE PIPE MANUFACTURER AND APPROVED BY THE TOWN ENGINEER.
4. DURING HAUNCHING, CONTRACTOR SHALL CAREFULLY WORK GRAVEL DOWN AROUND THE BOTTOM OF THE PIPE.
5. IN NON-STRUCTURAL AREAS, FILL CR6 OR BRG TO 6" BELOW FINISHED GRADE, PLACED AND COMPACTED IN 12" LIFTS TO 95% MODIFIED PROCTOR. TOP 6" SHALL BE TOPSOIL.
6. NON-WOVEN GEOTEXTILE SHALL BE PLACED ON TOP OF CLASS I MATERIAL (E.G. #57 STONE) TO PREVENT FINES FROM MIGRATING INTO VOID AREAS WHEN THE DEPTH OF STONE EXCEEDS 24".
7. THE TOWN ENGINEER CAN, AT THEIR DISCRETION, REQUIRE GEOTECHNICAL TESTING TO ENSURE REQUIRED COMPACTION IS ACHIEVED.

APPROVED — Rick Van Emburgh — TOWN ENGINEER
TOWN OF EASTON STANDARD DETAILS
TRENCH DETAIL (REINFORCED CONCRETE PIPE)
ISSUED: JULY, 2025 — STANDARD NO: TOE-R-3.01b

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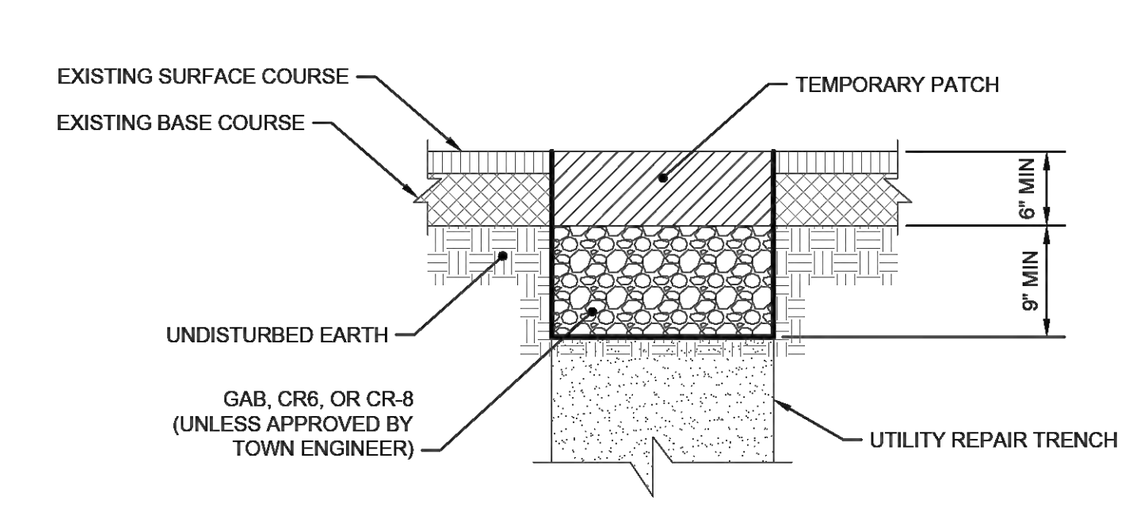

NOTES:

1. PAVEMENT SHALL BE SAW CUT TO THE FULL DEPTH OF THE EXISTING PAVEMENT SECTION. ALL CUTS SHALL BE MADE IN STRAIGHT LINES.
2. TEMPORARY PATCH SHALL BE ONE OF THE FOLLOWING, PLACED AND COMPACTED IN LIFTS. (REFER TO TOE-R-1.01 FOR LIFT THICKNESS).
   a. GAB (CR6 OR CR8 MAY BE USED IN LIEU OF GAB)
   b. 9.5MM,12.5MM, OR 19.5MM HMA
   c. COLD PATCH
3. GAB MUST BE COMPACTED TO 95% MODIFIED PROCTOR, BASE/SURFACE PAVE MUST BE COMPACTED TO 92% MODIFIED PROCTOR.
4. A TEMPORARY GAB PATCH MUST BE CONVERTED TO COLD PATCH OR SUPERPAVE WITHIN 1 WEEK OF COMPLETION OF TRENCH WORK, UNLESS APPROVED BY THE TOWN ENGINEER.
5. TEMPORARY TRENCH RESTORATION MUST BE CONVERTED TO A PERMANENT TRENCH RESTORATION WITHIN 30 DAYS OF COMPLETION OF TRENCH WORK, UNLESS APPROVED BY THE TOWN ENGINEER. TEMPORARY TRENCH RESTORATION DONE AFTER NOVEMBER 20TH MUST BE CONVERTED TO A PERMANENT TRENCH RESTORATION BEFORE MAY 30TH OF THE FOLLOWING YEAR.
6. TEMPORARY RESTORATION MUST BE INSPECTED AND MAINTAINED EVERY 30 DAYS UNTIL THE PERMANENT RESTORATION IS COMPLETED. AN INSPECTION AND MAINTENANCE LOG MUST BE MAINTAINED.
7. CONTRACTOR MUST CONFIRM LIMITS OF PATCH REQUIRED WITH THE TOWN ENGINEER PRIOR TO START OF PATCH WORK.
8. A GEOTECHNICAL ENGINEER IS REQUIRED TO PROVIDE TESTING IN TRAFFIC BEARING AREAS. A VISUAL INSPECTION MAY BE PERFORMED IN NON-TRAFFIC BEARING AREAS.

APPROVED — Rick Van Emburgh — TOWN ENGINEER
TOWN OF EASTON STANDARD DETAILS
TEMPORARY PAVEMENT REPAIR FOR UTILITY TRENCHES
ISSUED: JULY, 2025 — STANDARD NO: TOE-R-3.02

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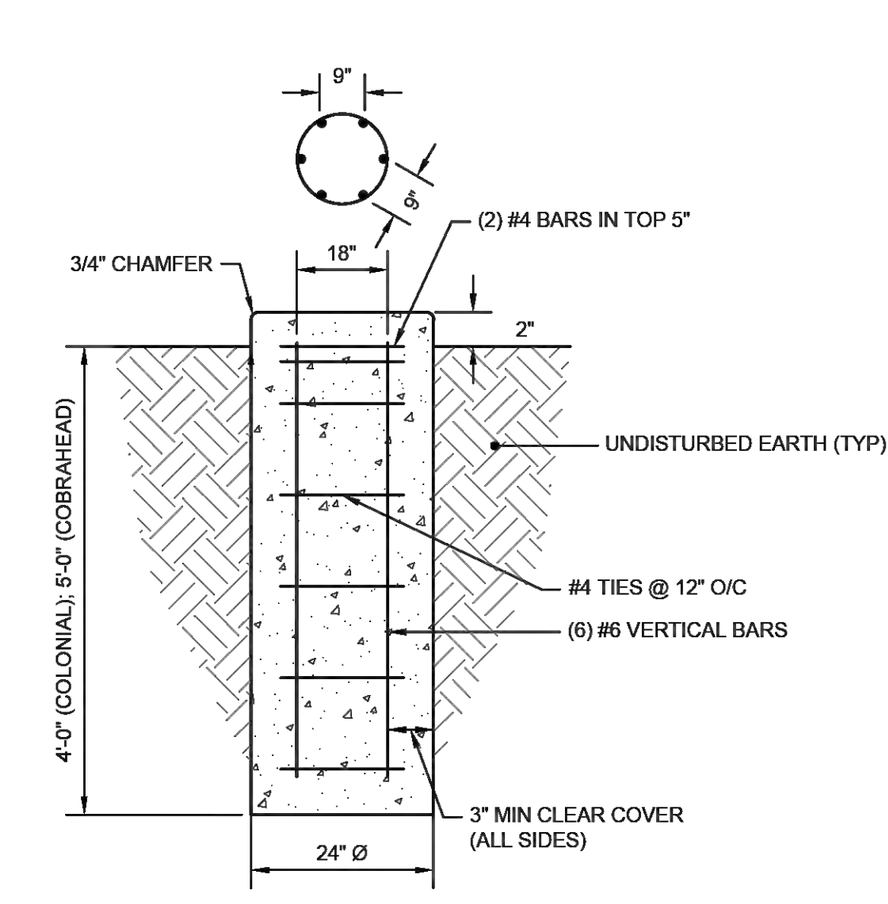

NOTES:

1. ANCHOR BOLTS SHALL BE PER MANUFACTURER RECOMMENDATION.
2. CONCRETE SHALL BE 5,000 PSI.

APPROVED — Rick Van Emburgh — TOWN ENGINEER
TOWN OF EASTON STANDARD DETAILS
STREET LIGHT FOUNDATION
ISSUED: JULY, 2025 — STANDARD NO: TOE-R-7.05

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UTILITY DETAILS

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID OOEA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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

6-May-26

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.

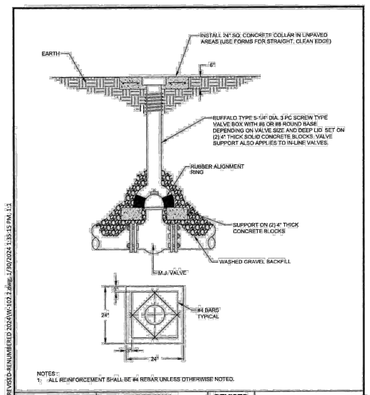
License No. 11024
Expiration Date: July 24, 2026

REVISIONS

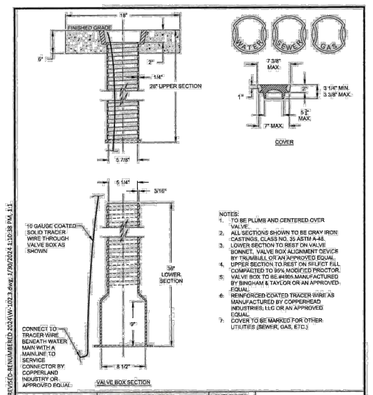
REV. #	DATE	DESCRIPTION
1		

DATE:	05/06/2026
SCALE:	N.T.S.
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

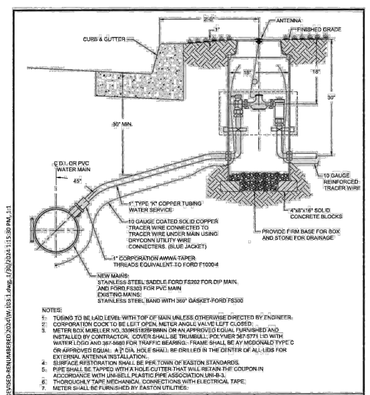
SHEET NO.: C-405.01



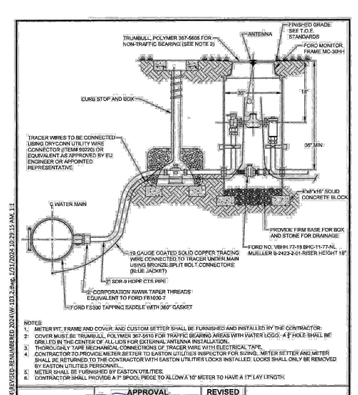
APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU ENGINEERING DEPARTMENT DATE: 1/31/2024		GATE VALVE BOX ASSEMBLY
ISSUED: JANUARY 2024		STANDARD NO.: W-102.2



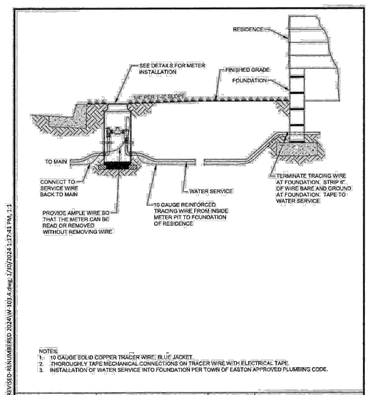
APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU ENGINEERING DEPARTMENT DATE: 1/31/2024		SCREW TYPE VALVE BOX
ISSUED: JANUARY 2024		STANDARD NO.: W-102.3



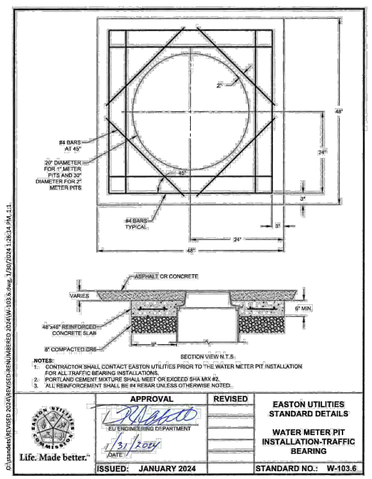
APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU ENGINEERING DEPARTMENT DATE: 1/31/2024		1" WATER SERVICE
ISSUED: JANUARY 2024		STANDARD NO.: W-103.1



APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU ENGINEERING DEPARTMENT DATE: 1/31/2024		2" WATER SERVICE INSTALLATION
ISSUED: JANUARY 2024		STANDARD NO.: W-103.2



APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU ENGINEERING DEPARTMENT DATE: 1/31/2024		WATER SERVICE CONNECTION
ISSUED: JANUARY 2024		STANDARD NO.: W-103.4



APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU ENGINEERING DEPARTMENT DATE: 1/31/2024		WATER METER PIT INSTALLATION-TRAFFIC BEARING
ISSUED: JANUARY 2024		STANDARD NO.: W-103.6

UTILITY DETAILS

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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 8081 | 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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — ONE CALL BEFORE YOU DIG — 811

DATE:	05/06/2026
SCALE:	N.T.S.
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-405.02

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N

0 30' 60'

TREE KEY:

- LARGE CANOPY/SHADE
- PARKING LOT CANOPY TREE
- UNDERSTORY TREE
- EVERGREEN TREES
- MEDIUM SHRUB / SMALL TREE
- EVERGREEN SHRUB
- SMALL BORDER SHRUB PLUGS (**HP**)
- MULCH BED
- GROUNDCOVER PLANTINGS
- EXISTING TREE
- TRANSPLANT EXISTING TREE

LANDSCAPING CODE ORDINANCE:

28-1014.6.E.1 - OVERALL MINIMUM TREE PLANTINGS REQUIRED (EXCLUDING REQUIRED BUFFERYARDS) SHALL BE BASED ON SITE AREA TO BE DISTURBED.

28.1014.6.E.2.A - INTERNAL, ON-LOT PUBLIC OR PRIVATE STREET TREE PLANTINGS - ONE (1) PER SHADE/CANOPY TREE PER 35' OF STREET CENTERLINE LENGTH. TREES TO BE PLANTED WITHIN 15' OF CURB LINE. STREETS INTEGRATED WITHIN THE PARKING LOT SHALL BE INCLUDED UNDER THE INTERIOR PARKING LOT PLANTING REQUIREMENT.

28.1014.6.E.2.B - INTERIOR PARKING LOT PLANTINGS - 1 TREE PER 7.5 SPACES TO BE PLANTED WITHIN THE INTERIOR OR THE PARKING LOT. TREES SHALL BE LOCATED WITHIN THE PARKING BAYS SO THAT NO MORE THAN 15 PARKING SPACES FORM AN UNINTERRUPTED ROW. TREES SHALL BE PLANTED WITHIN AN AREA OF PERVIOUS SPACE OF AT LEAST 64 SQ. FT. ALLOCATED PER TREE, WITH NO DIMENSION OF ANY PARKING LOT PLANTING ISLAND LESS THAN 6'.

28.1014.6.E.2.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 STREET OR ALLEY FRONTAGES AND ALONG ALL OR PORTIONS OF SIDES VISIBLE FROM STREETS OR ALLEYS, EXCLUDING THE BUILDING OR FACILITY ACCESS SIDE(S). SHRUBS SHALL BE SPACED TO FORM A CONTINUOUS HEDGE WITHIN 5 YEARS. REQUIRED BUFFERYARDS MAY REPLACE ALL OR PART OF THIS REQUIREMENT WHEN THE APPLICANT CAN DEMONSTRATE THAT EFFECTIVE SCREENING WILL BE ACHIEVED.

28.1014.6.E.D - BUILDING FACADE PLANTINGS - THE LANDSCAPE IMPROVEMENT PLAN SHALL INCORPORATE TREE, SHRUB, GROUNDCOVER AND ACCENT PLANTINGS AROUND ENTRANCE POINTS, ALONG THE ENTRANCE FACE(S) OF BUILDING(S) AN/OR WITHIN THE ADJACENT PEDESTRIAN PAVING AREAS.

28.1014.6.E.F - 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 OF 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 APPEARANCE.

28-1014.7 - BUFFERYARDS:

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.

PLANT LIST:

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SPECIFICATION
NATIVE CANOPY TREES				
AR	2	ACER RUBRUM	RED MAPLE	2" CALIPER
BN	3	BETULA NIGRA	RIVER BIRCH	2" CALIPER
QC	2	QUERCUS COCCINEA	SCARLET OAK	2" CALIPER
QW	7	QUERCUS PHELLOS	WILLOW OAK	2" CALIPER
QP	10	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER
TA	5	TILIA AMERICANA 'BOULEVARD'	BASSWOOD	2" CALIPER
NATIVE EVERGREEN TREES				
IO	6	ILEX OPACA	AMERICAN HOLLY	1.25" CALIPER
JV	27	JUNIPERUS VIRGINIANA 'GLAUCA'	REDCEDAR	1.25" CALIPER
TS	25	THUJA OCCIDENTALIS 'SMARAGD'	AMERICAN ARBORVITAE	1.25" CALIPER
NATIVE UNDERSTORY TREES				
MV	6	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.25" CALIPER
CV	10	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	3-4' #10
NATIVE SHRUBS				
CO	16	CEPHALANTHUS OCCIDENTALIS	BUTTONBUSH	3-4' #10
IV	24	ITEA VIRGINICA 'HENRY'S GARNET"	SWEETSPIRE	3-4' #10
IG	19	ILEX GLABRA 'SHAMROCK'	INKBERRY	#5
VD	19	VIBURNUM DENTATUM	ARROWWOOD	3-4' #10
MP	6	MORELLA PENSYLVANICA	NORTHERN BAYBERRY	3-4' #10
RA	16	RHUS AROMATICA 'GRO-LO'	FRAGRANT SUMAC	#3
CA	6	CALLICARPA AMERICANA	AMERICAN BEAUTYBERRY	#5
HP	50	HYPERICUM PROLIFICUM	ST JOHNS WORT	2" PLUG
STORMWATER PLANTS				
VC	12	VACINIUM CORYMBOSUM	HIGHBUSH BLUEBERRY	#3
PV	400	PANICUM VIGRATUM	SWITCHGRASS	2" PLUG
AI	400	ASCLEPIAS INCARNATA	SWAMP MILKWEED	1 QUART
AN	400	ASTER NON-ANGLIAE	NEW ENGLAND ASTER	1 QUART

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

COMMERCIAL/OFFICE USES (EXCLUDING CBD ZONING DISTRICT)

§ 28 1014.6 E.1 - PROVIDED WITH WAIVER APPROVAL
1 TREE / 1,500 SF
DISTURBANCE: 85,826 SF = 57 TREES REQUIRED
INCLUDING BUFFERYARDS: 87 TREES PROVIDED

§ 28 1014.6 E.2.A - NOT APPLICABLE

§ 28 1014.6 E.2.B - PROVIDED
# OF PARKING SPACES: 34 / 7.5 = 4.53 TREES
1 TREE PER 7.5 PARKING SPACES
34 / 7.5 = 4.53 TREES = 5 TREES PROVIDED

§ 28 1014.6 E.2.C - EXEMPT
PARKING LOT SCREENING FROM ADJACENT ROADS:
EAST ENTRANCE SCREENED USING EAST SIDE BUFFERYARD

§ 28 1014.6 E.2.D - PROVIDED
1 TREE PER 50' OF FRONT BUILDING FACADE
BUILDING FACADE PLANTINGS: 140' / 50 = 2.72 = 3 TREES
LANDSCAPE BEDS COVER 25% OF BUILDING FACADE = 35' OF GARDEN BED

§ 28 1014.6 E.2.E - PROVIDED
SERVICE AREAS: SCREENED VIA BUFFERYARDS
NO ADDITIONAL PLANTINGS NECESSARY

§ 28 1014.6 E.2.F - PROVIDED
SHRUB & GROUNDCOVER PLANTINGS:
INCLUDED AROUND BUILDING & PARKING LOT TREE STALLS/BAYS

BUFFERYARD STANDARDS

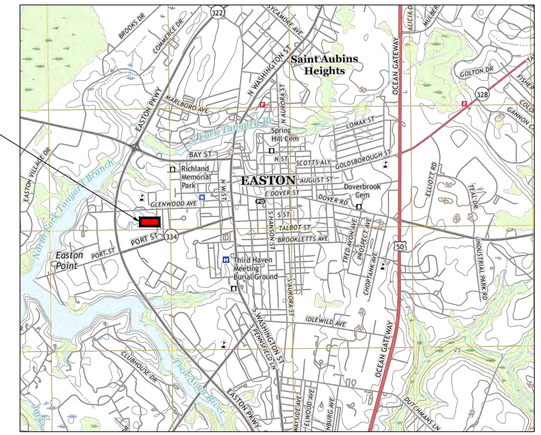
§ 28 1014.7.E

BUFFERYARD 'E' (ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE)

10' WIDTH
PLANT UNIT: 1 SHADE CANOPY TREE & 3 EVERGREEN TREES
OPTION: 2 SHADE/CANOPY TREES & 8 LARGE EVERGREEN SHRUBS
OPTION: 4 EVERGREEN TREES
OPTION: WALL/FENCE WITH 3 LARGE EVERGREEN SHRUBS

- NORTH EDGE: 9.55 PLANTING UNITS (10):
  MET: *10 CANOPY TREES, 30 EVERGREEN TREES.*
  WAIVER REQUESTED FOR BUFFERYARD LOCATION DUE TO BUILDING & UTILITIES.
- WEST EDGE: 3.6 PLANTING UNITS (4)
  MET: *8 SHADE TREES PROVIDED; 32 SHRUBS PROVIDED;*
  WAIVER REQUESTED TO SUBSTITUTE EVERGREEN SHRUBS FOR FOR DECIDUOUS.
- SOUTH EDGE: 9.55 PLANTING UNITS (10)
  MET: *6 SHADE TREES PROVIDED W/ 40 LARGE SHRUBS* (5 PU)
  16 EVERGREEN TREES PROVIDED (4 PU)
  1 CANOPY, 3 EVERGREEN TREES (1 PU)
  WAIVER REQUESTED TO RE-LOCATE PLANTINGS TO INTERIOR IN LIEU OF S. 10' BUFFERYARD & CREDIT 5 TRANSPLANTED TREES AS CANOPY CREDIT.
- EAST EDGE: 3.6 PLANTING UNITS (4)
  MET: 8 EVERGREEN TREES PROVIDED (6 EVERGREEN, 2 DECIDUOUS)
  32 EVERGREEN SHRUBS PROVIDED
  WAIVER REQUESTED TO SUBSTITUTE EVERGREEN SHRUBS FOR TREES.

SITE



VICINITY MAP
SCALE: 1" = 1,000'

WAIVER SUMMARY:

- TO RE-LOCATE SOUTHERN BUFFERYARD 'E' THROUGHOUT THE SITE DUE TO SPACE-CONSTRAINTS.
- TO UTILIZE 5 RECENTLY TRANSPLANTED TREES IN THE NORTHERN BUFFERYARD AS CREDIT TO THE PROPOSED NORTHERN BUFFERYARD.
- TO RE-LOCATE NORTHERN EDGE BUFFERYARD PLANTINGS OUTSIDE OF THE 1-' BUFFERYARD DUE TO SPACE-CONSTRAINTS.
- TO CREDIT 20 SHRUBS AS 2 OF 4 PLANTING UNITS FOR EASTERN BUFFERYARD.
- TO INCLUDE THE TREES PROPOSED IN BUFFERYARDS AS CREDIT TOWARDS TOTAL SITE PLANTINGS (BASED OFF DISTURBANCE – 57 TREES REQUIRED).

ILLUSTRATIVE LANDSCAPE PLAN

OF THE LANDS OF

BAAM MOTON PARK

TAX MAP , GRID , PARCEL
EASTON,TALBOT COUNTY, MARYLAND
PREPARED FOR BAAM

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 8081 | Fax: 410 770 3667

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	5/6/2026
SCALE:	1" = 30'
DRAWN BY:	GJR
DESIGNED BY:	GJR
APPROVED BY:	

SHEET NO.: L-101

Z:\PROJECTS\2800\7 - BAAM - MOTON PARK, EASTON, MD\LANDSCAPE\AUTOCAD\2800\7L-100-PRODUCTION.DWG

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: 406 Moton Street
To: Mr. Brian Fitzgerald, Rauch Inc.
CC: Building African American Minds, Inc. (BAAM) - (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 Planned Redevelopment Development (Infill) application. The site includes two multi-use buildings on the property located at 406 Moton Street, also known as Tax Map 104, Parcel 1367B.

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: **BAAM Moton Street Redevelopment**
Sketch Site Plan & Sketch Stormwater Management Review

Our office has reviewed the Application for the Subject project received on 4/1/2026 and have the following comments:

Site & ROW Improvements

1. **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*.
2. **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.
3. **SHEET C-205.1:** Update references from Dorchester County.
4. Show the visibility triangles at the entrance to the site from Moton Street on all sheets.
5. Label the ownership and width of all Right of Ways on all sheets.
6. Is there any intended bus access to the property? If so, how will bus parking and maneuvering areas be addressed?
7. Extend the sidewalk shown on the south of the property to the existing trail in Moton Park.
8. Label the size and dimension of all stormdrain on all sheets.
9. Equipment Shed building footprint is shown in the existing Utility Easement and on top of the existing stormdrain and will need to be revised.
10. Trees are not permitted in a utility easement where stormdrain is located. Remove the proposed trees shown in the utility easement.
11. Architectural rendering has trees shown in the ROW (Pit Lane). Please revise.
12. Does the utility easement on the east side of the property extend to the southern property line? If not, provide a drainage easement over areas where stormdrain exists on site.
13. I recommend transferring Moton Street to the applicant. I further recommend this property be added to the existing property, not a private road. This ultimately would require Town Council approval. If pursued, an exhibit showing this will be required.
14. In future submissions, provide an accessibility exhibit sheet indicating the code applied to all accessibility standards.

15. Please note, a grading permit for the demolition of this site is being issued with the acknowledgement that Stormwater Management is being addressed in this proposed improvement plan.

Stormwater Management

16. How will access to the Stormwater Facilities be provided? Trees appear to block all access.
17. Is a submerged gravel wetland the most ideal stormwater management feature for this redevelopment site and location? We recommend including a fence at this location for safety.
18. Provide outlet protection from the stormdrain to the submerged gravel wetland.
19. The Stormwater Management report page 3 says "Proposed conditions during the 2-, 10-, and 100-year storm events have been analyzed and show postconstruction peak flows are more than preconstruction peak flows at the Study Points". The charts provided show a reduction. Please revise the stormwater management report to be consistent with the information provided.

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

Planning Commission Recommendation

Approve the Site Plan with the following conditions:

1. Extend the proposed sidewalk to the existing trail in Moton Park.
2. Landscaping and building footprints are revised to not impact stormdrain and drainage easements.
3. Transfer Moton Street to the Applicant if approved by Town Council.

END OF DOCUMENT

EASTON UTILITIES

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Easton Utilities Commission

Plan Review Comments

Date: April 22, 2026
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 406 Moton
Project Name: BAAM Apartments
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

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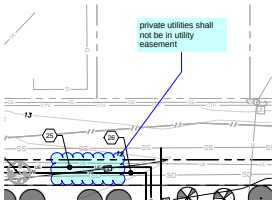
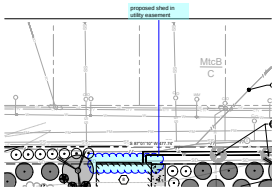
2026.04.01 Concept Site Plan - BAAM-Moton.pdf Markup Summary 4-22-2026

Engineer (7)



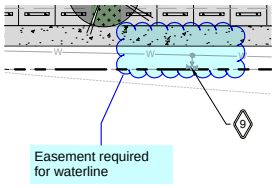
Subject: Engineer
Page Label: [4] 260047C-101-SET-SKETCHPLAN-C-101
Date: 4/21/2026 3:29:33 PM
Page Index: 4

private utilities shall not be in utility easement



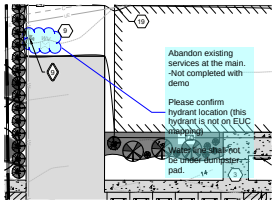
Subject: Engineer
Page Label: [4] 260047C-101-SET-SKETCHPLAN-C-101
Date: 4/21/2026 3:30:17 PM
Page Index: 4

proposed shed in utility easement



Subject: Engineer
Page Label: [4] 260047C-101-SET-SKETCHPLAN-C-101
Date: 4/21/2026 3:41:06 PM
Page Index: 4

Easement required for waterline

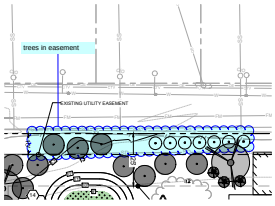


Subject: Engineer
Page Label: [4] 260047C-101-SET-SKETCHPLAN-C-101
Date: 4/21/2026 4:20:11 PM
Page Index: 4

Abandon existing services at the main. -Not completed with demo

Please confirm hydrant location (this hydrant is not on EUC mapping)

Water line shall not be under dumpster pad.



Subject: Engineer
Page Label: [4] 260047C-101-SET-SKETCHPLAN-C-101
Date: 4/21/2026 3:48:37 PM
Page Index: 4

trees in easement

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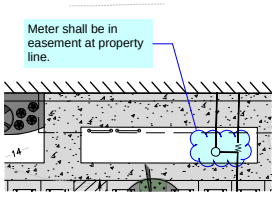
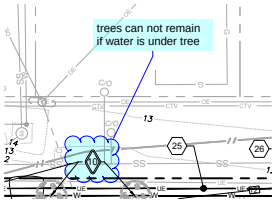


Subject: Engineer
Page Label: [5] 260047C-101-SET-SKETCHPLAN-C-201.01
Date: 4/21/2026 3:47:58 PM
Page Index: 5

Meter shall be in easement at property line.



Subject: Engineer
Page Label: [4] 260047C-101-SET-SKETCHPLAN-C-101
Date: 4/21/2026 4:21:15 PM
Page Index: 4

trees can not remain if water is under tree

NAD 83

0 20' 40'

EXISTING SITE FEATURES

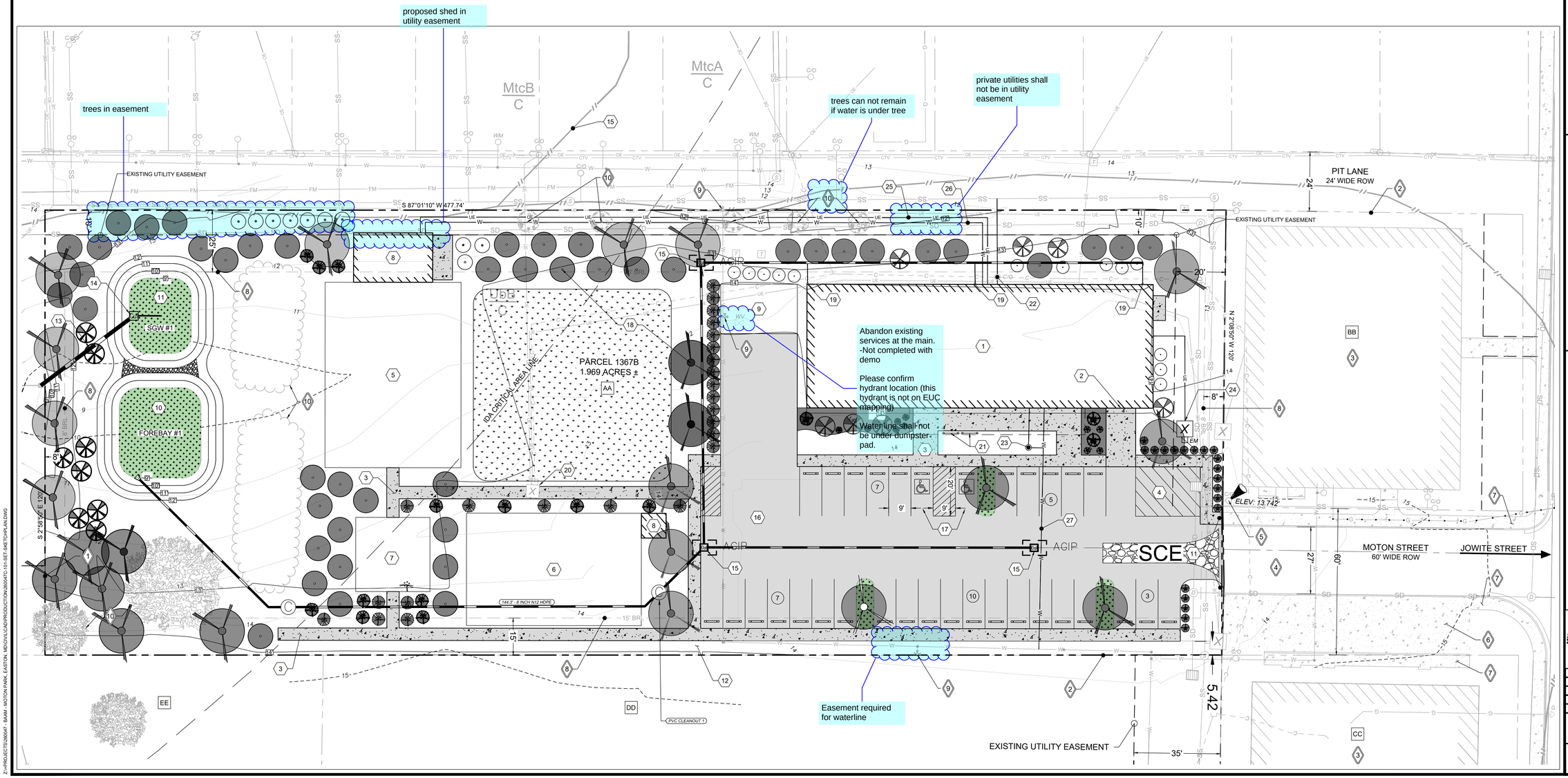
1. PROPERTY LINE
2. ADJACENT PROPERTY LINE
3. EXISTING BUILDING
4. PAVED ROAD
5. BENCHMARK - EXISTING SEWER CLEANOUT
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. EXISTING SETBACKS
9. EXISTING FIRE HYDRANT TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

PROPOSED SITE FEATURES

1. PROPOSED BUILDING - BAAM SUITE & CAREPACKS SUITE
2. PROPOSED OVERHEAD DOOR VEHICLE ACCESS
3. CONCRETE SIDE WALK
4. LOADING ZONE
5. COMMUNITY GARDEN
6. TRAFFIC GARDEN
7. REFLECTION PATIO
8. EQUIPMENT SHED
9. DUMPSTER ENCLOSURE
10. FOREBAY #1
11. SUBMERGED GRAVEL WETLAND #1 SEE DETAILS ON SHEET C-205.03
12. V SWALE
13. 15-IN OUTFALL CULVERT - SEE DETAILS ON SHEET C-205.03
14. OUTFALL STRUCTURE - SEE DETAILS ON SHEET C-205.03
15. YARD INLET - SEE DETAILS ON SHEET C-205.03
16. PAVED PARKING AREA
17. ADA PARKING SPACES WITH VAN ACCESS AISLE
18. PROPOSED TREES & PLANTINGS - SEE SHEET L-101
19. DOWNSPOUT LOCATIONS
20. COORDINATE WITH EUC TO RESIZE/ RELOCATE EXISTING SINGLE PHASE TRANSFORMER
21. BICYCLE PARKING STALLS
22. SANITARY SEWER CLEANOUT AND 4-INCH SERVICE TO PROPOSED BUILDING
23. WATER METER AND 2-INCH SERVICE TO PROPOSED BUILDING
24. THREE PHASE TRANSFORMER, ELECTRICAL METER, AND 2-INCH CONDUIT TO PROPOSED BUILDING
25. 2-INCH ELECTRIC CONDUIT FROM PROPOSED BUILDING TO PROPOSED SHED
26. 1-INCH WATER SERVICE FROM PROPOSED BUILDING TO PROPOSED SHED
27. 6-INCH FIRE WATER LINE FROM PROPOSED BUILDING TO EXISTING MAIN

PROPERTY DATA

AA	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1376B- B/P: 03153/00290
BB	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1365- B/P: 02551/00184
CC	BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1366- B/P: 02371/00018
DD	EASTON PARKWAY LIMITED PARTNERSHIP M/G/P: 0104/00EA/1367A - B/P: 00573/00363
EE	TOWN OF EASTON M/G/P: 0104/00EA/0000 - B/P: 00548/00380



OVERALL SITE PLAN

BUILDING AFRICAN AMERICAN MINDS INC.

MOTON STREET IMPROVEMENTS

TAX MAP 0104, GRID OOEA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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

31-Mar-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA CALL BEFORE YOU DIG

811

DATE:	03/30/2026
SCALE:	1" = 20'
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-101

Z:\+PROJECTS\260047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\260047C-101-SET-SKETCHPLAN.DWG

NAD 83

0 20' 40'

EXISTING SITE FEATURES

1. PROPERTY LINE
2. ADJACENT PROPERTY LINE
3. EXISTING BUILDING
4. PAVED ROAD
5. BENCHMARK - EXISTING SEWER CLEANOUT
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. EXISTING SETBACKS
9. EXISTING FIRE HYDRANT TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

EROSION & SEDIMENT CONTROL FEATURES

1. STABILIZED CONSTRUCTION ENTRANCE - SEE DETAIL ON SHEET C-205.01
2. SILT FENCE (TYP.) - SEE DETAIL ON SHEET C-205.01
3. AT GRADE INLET PROTECTION - SEE DETAIL ON SHEET C-205.01

EROSION AND SEDIMENT CONTROL

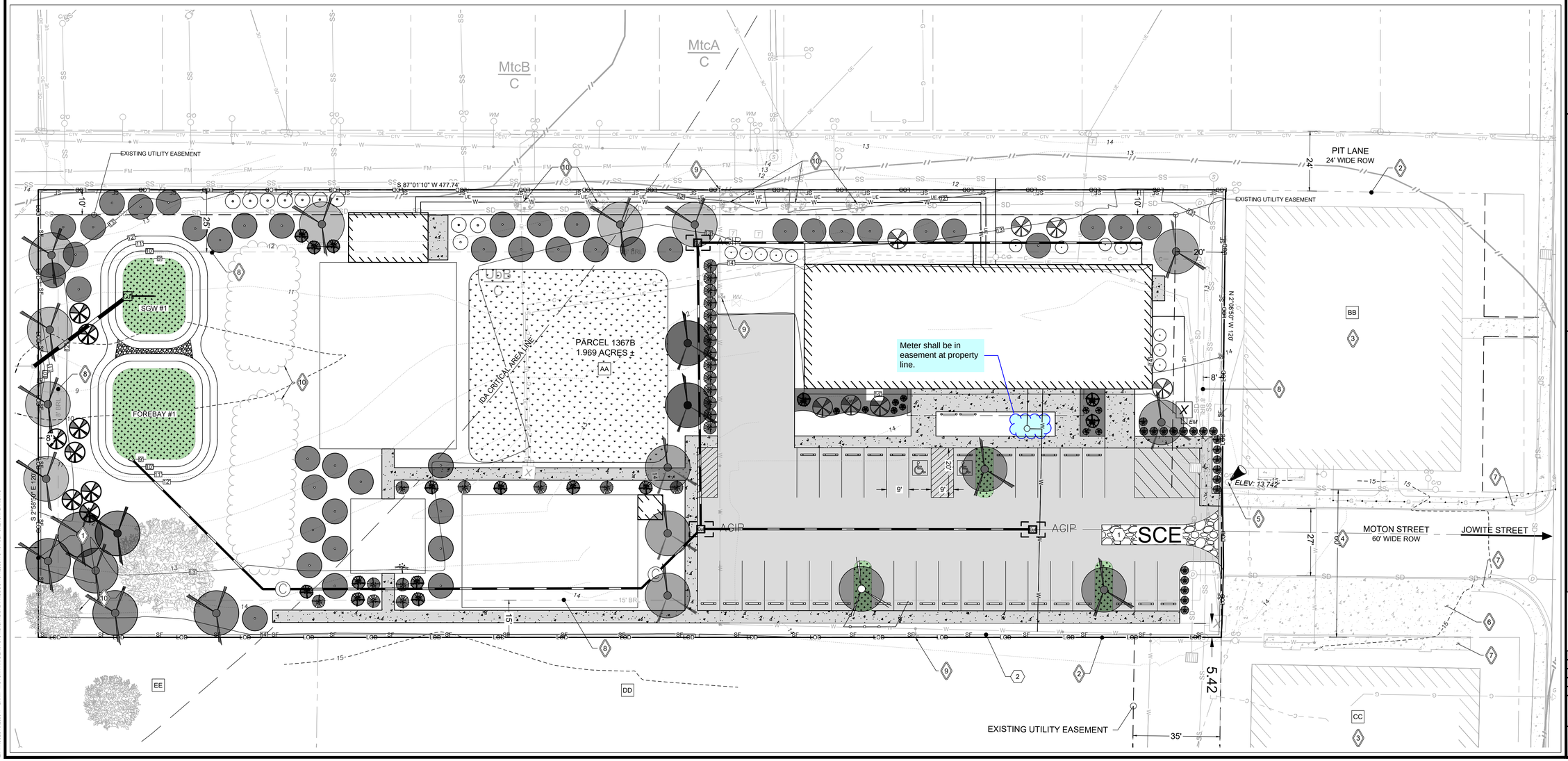
SILT FENCE	SF
SUPER SILT FENCE	SSF
SILT FENCE ON PAVEMENT	SFOP
LIMITS OF DISTURBANCE	LOD
LOD & SILT FENCE	LOD/SF
LOD & SUPER SILT FENCE	LOD/SSF
LOD & SILT FENCE ON PAVEMENT	LOD/SFOP
STANDARD INLET PROTECTION	SIP
AT-GRADE INLET PROTECTION	AGIP
CURB INLET PROTECTION	CIP
SWM EASEMENT 5'/10'	

PROPERTY DATA

- AA BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1376B- B/P: 03153/00290
- BB BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1365- B/P: 02551/00184
- CC BUILDING AFRICAN AMERICAN MINDS INC. M/G/P: 0104/00EA/1366- B/P: 02371/00018
- DD EASTON PARKWAY LIMITED PARTNERSHIP M/G/P: 0104/00EA/1367A - B/P: 00573/00363
- EE TOWN OF EASTON M/G/P: 0104/00EA/0000 - B/P: 00548/00380

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes



Z:\+PROJECTS\20047 - BAAM - MOTON PARK EASTON, MD\CIVIL\CAD\PRODUCTION\20047C-10-SET-SKETCHPLAN.DWG

EROSION & SEDIMENT CONTROL PLAN

BUILDING AFRICAN AMERICAN MINDS INC.

MOTON STREET IMPROVEMENTS

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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 8081 | 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

31-Mar-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — DIG SAFE BEFORE YOU DIG — 811

DATE:	03/30/2026
SCALE:	1" = 20'
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-201.01

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

DATE: **April 8, 2026**
TO: **Robert Rauch & Brian Fitzgerald –** Rauch, Inc. (Agent)
Building African American Minds, Inc. (BAAM) - (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **406 Moton Street**

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. Indicate within the Parking Calculations the minimum and maximum parking space requirements for the designated use.

2. Provide an overall response to the vehicle space design within the Parking Calculations on sheet G-100. Verify, in a statement, that the proposed parking on-site is adequate to support the proposed C.T.E Classroom, Storage, Carepacks and Office uses. Provide data that supports the correlation between the parking demand and the square foot area of the proposed buildings.

3. Per § Section 28-501 C.3.(a) through (h) from the Town's Zoning Ordinance, respond to the development requirements and add statements onto sheet G-100.

4. Add the total ground floor area and the number of stories for both the Multi-Use School Building and the Equipment Shed to the *Project Data* section on sheet G-100.

5. For each proposed structure on plan views, provide exterior dimensions.

6. Verify any proposed exterior lighting on plan views. Additionally, per § Section 28-308.2 J from the Town's Zoning Ordinance, *all on-site lighting unless approved otherwise by the Planning and Zoning Commission shall be low cut-off shielded luminaries at 18' height and light shall not shine off-site at levels greater than 1-foot candle.* Add a reference note within Site Data.

7. Dimension the drive aisle within the parking area.

8. Identify the zoning district boundaries for the neighboring properties, specifying whether they are R7A or MXW, and include the overlay district information.

9. *The Easton Forest Conservation Ordinance #718, Article III, § 31-3.2 Exemptions O. An activity on a previously developed area covered by impervious surface and located in the priority funding area.* The site is within the priority funding area and is an existing developed area covered by impervious surface; abandoned multifamily buildings, road and utilities. The overall site area is 1.969 acres with a proposed 7, 000 SF multiuse school building with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.18 acres or 7,840 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. The submitted landscape plan includes twenty-three (23) deciduous-shade/canopy trees, exceeding the required forest conservation area by one hundred-seventeen (117%) percent. Additionally, the proposed site area contains forty-nine (49) evergreen trees and seven (7) understory trees. Based on the existing conditions and priority funding area, the staff supports the exemption under *Ordinance #718, Article III, § 31-3.2 Exemption, "O", an activity on a previously developed area covered by impervious surface and located in the priority funding area.*

10. On sheet L-100, check the number count of plant material shown within the plant list and verify the labeling on the plan view. The plan view shows plant symbols that overlap. Please revise the plan to correct this issue.

11. The landscaping shown on the Overall Site Plan, sheet C-101, does not match with the Illustrative Landscape Plan, sheet L-100. Verify and revise applicable plans.

12. There's a landscape island depicted on the Illustrative Landscape Plan, sheet L-100, blocking the entrance to the proposed overhead door vehicle access. Please remove it. **See mark-up below.**

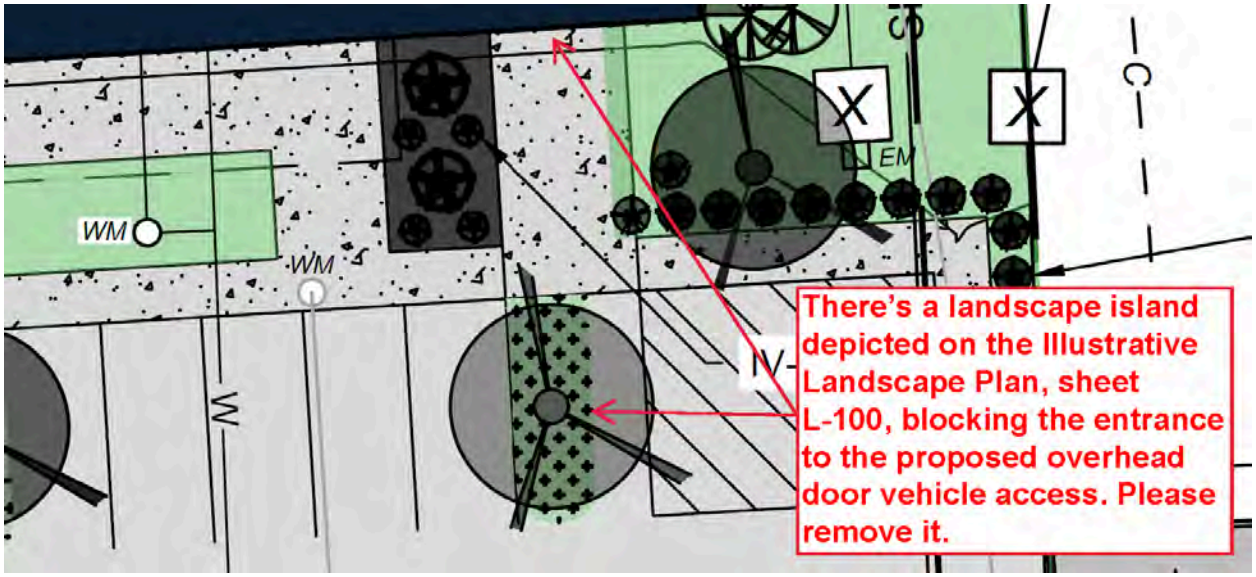
13. Ensure the bearing and distance are shown along the southern tract boundary on all plan views. In addition, verify the tract boundary distances for both the East and West sides.

14. Elaborate on your waiver request for Bufferyard 'E' along the north side of the property to include both location and plant substitution. You proposed to use five (5) existing canopy trees, three (3) proposed canopy trees and substituting eight (8) additional evergreen trees for the remaining two (2) required shade/canopy trees. The plan currently proposes twenty-four (24) evergreen trees, but twenty-nine (29) are required. Please ensure the total number of evergreen trees accounts for the mandatory twenty-nine. The waiver requests for the north and south side will need to be specific to the ordinance section *§ 28-1014.7 E.a.b. or c.1 through 3.*

15. Submit the Planned Redevelopment Overlay Application and the corresponding review

fee *before* presenting any documents to the Planning Commission.

Review Comment #12



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

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

Easton Staff Development Review Worksheet

Date: May 27, 2026
Project: 406 Moton Street
To: Mr. Brian Fitzgerald, Rauch Inc.
CC: Building African American Minds, Inc. (BAAM) - (Owner)
CC: Mr. Robert Rauch, Rauch Inc.

The Easton Staff Development Review (ESDR) Committee meeting was held on May 27th at 11:00 am. Staff reviewed the proposed Planned Redevelopment Development (Infill) application. The site includes two multi-use buildings on the property located at 406 Moton Street, also known as Tax Map 104, Parcel 1367B.

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.

At this time, based on the ESDR sketch plan submission, Staff did not identify any constraints which would require action by the Board of Zoning Appeals.

The next Planning Commission meeting is scheduled for **Thursday, June 18, 2026 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Thursday, June 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

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: May 15, 2026
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 406 Moton Street
Project Name: BAAM Apartments
Phase: Sketch Site Plan
SUBM: 2
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

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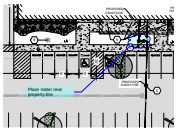
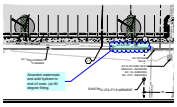
Pages from 2026-05-06 Site Plan.pdf Markup Summary

C-401 (2)



Subject: Engineer
Page Label: C-401
Page Index: 3
Date: 5/14/2026 9:12:11 AM

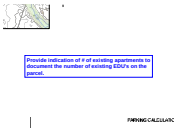
Place meter near property line



Subject: Engineer
Page Label: C-401
Page Index: 3
Date: 5/14/2026 9:14:00 AM

Abandon watermain and add hydrant to end of main. (at 90 degree fitting.

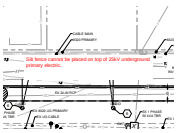
G-100 (1)



Subject: Engineering
Page Label: G-100
Page Index: 1
Date: 5/14/2026 9:08:50 AM

Provide indication of # of existing apartments to document the number of existing EDU's on the parcel.

V-101 (1)



Subject: Electric
Page Label: V-101
Page Index: 2
Date: 5/13/2026 8:47:40 AM

Silt fence cannot be placed on top of 25kV underground primary electric.

BAAM - CAMPUS ANNEX REDEVELOPMENT

CONCEPT SITE PLAN

FOR

BUILDING AFRICAN AMERICAN MINDS INC

EASTON, TALBOT COUNTY, MARYLAND 21601

PROJECT DATA

PROPERTY ADDRESS:	406 MOTON STREET EASTON, MD 21601
LATITUDE:	38° 46' 21.15" N
LONGITUDE:	-76° 08' 41.08" W
DEED REFERENCE:	03153 / 00290
PLAT REFERENCE:	75 / 2
TAX MAP/ GRID/ PARCEL:	0104 / 00EA / 1367B
ZONING CLASSIFICATION:	R7A / PRD & PUD INFILL
EXISTING USE:	CENSUS BLOCK: 2012 BLOCK GROUP: 2 CENSUS TRACT: 960300 (M) MUNICIPAL TYPE - APARTMENTS (SUBSIDIZED HOUSING)
PROPOSED USE:	(EC) EXEMPT COMMERCIAL TYPE - MULTI-USE SCHOOL BUILDING
TOTAL SITE AREA:	1.969 ACRES
EXISTING OPEN SPACE:	1.431 AC / 62,337 SF
PROPOSED SWM AREA:	0.098 AC / 4,312 SF
LIMITS OF DISTURBANCE:	1.970 AC / 85,826 SF
EXISTING IMPERVIOUS:	27%
PROPOSED IMPERVIOUS:	42%
PROPOSED SETBACKS:	FRONT - 15' SIDE - 8' REAR - 25'
MINIMUM LOT SIZE:	7,500 SF
LOT COVERAGE MAXIMUM:	100% WITHIN BUILDING ENVELOPE
LOT COVERAGE PROPOSED:	8.4% (BUILDING COVERAGE)
BUILDING HEIGHT MAXIMUM:	35'
BUILDING HEIGHT PROPOSED:	28' 6"
MIN. BUILDING ENVELOPE:	60' DEEP X 30' WIDE
VARIANCE REQUIRED:	N/A

THIS SITE PLAN DESIGN ADHERES TO ALL OF THE TOWN'S ZONING ORDINANCE FOR PLANNED REDEVELOPMENT OVERLAY DISTRICT APPROVAL CRITERIA PER SECTION 28-501 C.3.

PARKING CALCULATIONS

MINIMUM PARKING SPACES:	42 SPACES
MAXIMUM PARKING SPACES:	72 SPACES
PROPOSED PARKING ON SITE:	34 SPACES INCLUDING (2) ADA HANDICAP SPACES W/ (1) ADA VAN ACCESSIBLE AISLE
PARKING PROVIDED ELSEWHERE:	8 SPACES - MOTON ST NORTH OF BAAM ACADEMIC CENTER EASTON ELEMENTARY SCHOOL JOWITE STREET
MINIMUM BICYCLE PARKING:	3 SPACES (1 PER 10 VEHICLE SPACES)
PROPOSED BICYCLE PARKING:	7 SPACES

THE PROPOSED PARKING ON-SITE IS ADEQUATE TO SUPPORT THE ACTIVITIES OF THE PROPOSED MULTI-USE ACADEMIC BUILDING. PLEASE SEE PARKING CALCULATIONS TABLE ON G-100 AND THE PARKING STATEMENT ON SHEET G-200.

PROJECT NOTES

FOREST CONSERVATION:	EXEMPT PER SECTION 31-3.2 FROM THE TOWN OF EASTON FOREST CONSERVATION ORDINANCE #718 EXEMPTION "O" - THE PROPOSED ACTIVITY IS ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND IS LOCATED WITHIN THE PRIORITY FUNDING AREA.
FEMA FLOOD MAPS:	PANEL 24041C0189D
WATERSHED:	LOWER CHOPTANK 021304030465

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

THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION: IDA

SURVEY DATUM

HORIZONTAL:	NAD83
VERTICAL:	NAVD88
DATE OF SURVEY:	FEBRUARY 2026
BENCHMARK:	EXISTING SEWER CLEANOUT
LOCATION:	404004.1340' NORTHING 1573510.8380' EASTING
ELEVATION:	13.742'

CONTACT INFORMATION

OWNER/DEVELOPER: BUILDING AFRICAN AMERICAN MINDS INC.
P.O. BOX 1066
EASTON, MD 21601
(443) 496-3034

ENGINEER: RAUCH INC
106 N HARRISON ST
EASTON, MARYLAND 21601
(410)770-9081

HYDROLOGY NOTES:

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

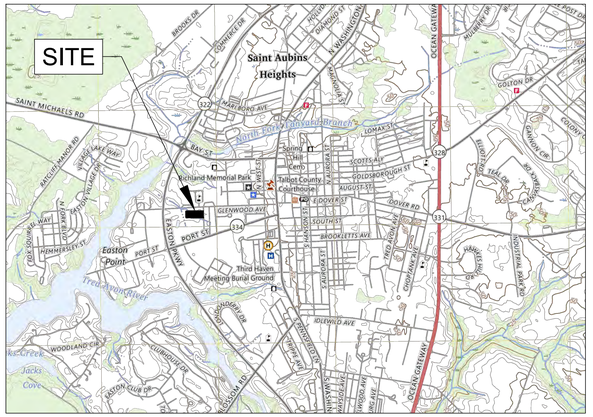
STANDARD STABILIZATION NOTES:

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION 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

ENVIRONMENTAL NOTES:

1. THE PROJECT SITE IS LOCATED WITHIN THE IDA CRITICAL AREA
   A. DEVELOPMENT ACTIVITIES HAVE BEEN DESIGNED TO MINIMIZE DESTRUCTION OF FOREST AND WOODLAND VEGETATION; SEE PLANS FOR MINIMIZED DISTURBANCE OF TREES.
   B. ALL DEVELOPMENT AND REDEVELOPMENT ACTIVITIES WILL INCLUDE STORMWATER MANAGEMENT TECHNOLOGIES THAT REDUCE POLLUTANT LOADINGS BY AT LEAST 10 PERCENT (10%) BELOW THE LEVEL OF POLLUTION ON THE SITE PRIOR TO DEVELOPMENT/ REDEVELOPMENT. PLEASE SEE SWM REPORT FOR VERIFICATION.
2. THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
3. STEEP SLOPES ARE NOT PRESENT ON SITE
4. NON TIDAL WETLANDS ARE NOT PRESENT ON THIS PORTION OF THE PROJECT



VICINITY MAP
SCALE: 1" = 2000'

TABLE OF CONTENTS

SHEET NO.	DRAWING TITLE
G-100	COVER SHEET
G-200	LEGEND
V-101	EXISTING CONDITIONS & DEMOLITION PLAN
C-101	OVERALL SITE PLAN
C-201.01	EROSION & SEDIMENT CONTROL PLAN
C-201.02	STORMWATER EXISTING - QA MAP
C-201.03	STORMWATER PROPOSED - QA MAP
C-205.01 - .02	EROSION & SEDIMENT CONTROL DETAILS
C-205.03	STORMWATER MANAGEMENT DETAILS
L-101	ILLUSTRATIVE LANDSCAPE PLAN

Provide indication of # of existing apartments to document the number of existing EDU's on the parcel.

THE TOWN OF EASTON

TOWN APPROVING AUTHORITY _____ DATE _____

OWNERS CERTIFICATION

I, _____, AUTHORIZED REPRESENTATIVE FOR COMMISSIONERS OF EASTON, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY APPROVE AND ADOPT THIS PLAN OF INFRASTRUCTURE IMPROVEMENTS.

_____ DATE

_____ (PRINTED NAME HERE)

_____ TITLE

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.

PARKING CALCULATIONS

USE PER ORDINANCE	SPACE	AREA ON SITE (SF)	REQUIRED MINIMUM	REQUIRED MAXIMUM
SCHOOL (HS+)	BAAM CTE CLASSROOM	1,456	2	5
OFFICES	BAAM SUPPORT OFFICES	3,327	3	5
WAREHOUSE	BAAM OVERFLOW STORAGE	428	1	2
CONFERENCE	BAAM SMALL EVENT SPACE	1,789	36	60
		TOTAL:	42	72
		BICYCLE SPACES:		7

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	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467	5848
TOTAL				85826	23489			5467	5848

DRAINAGE AREA SUMMARY CHART

DA #	DA EXISTING (ACRES)	DA PROPOSED (ACRES)	IMPERVIOUS AREA EXISTING (ACRES)	IMPERVIOUS AREA PROPOSED (ACRES)	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	ESDv TARGET (CF)	ESDv ACTUAL (CF)
1	85826	85826	0.539	0.841	81	84	26.2	16.5	3.01	0.64	-2.37	6.05	5.24	-0.81	5467	5848
TOTAL	85826	85826	0.539	0.841											5467	5848

SEQUENCE OF CONSTRUCTION

1. NOTIFY MDE AT (410) 901-4020
   TALBOT CONSERVATION DISTRICT AT (410) 822-1583
   TOE DEPARTMENT OF PUBLIC WORKS ENGINEERING DIVISION AT (410) 820-8822
2. PRE-CONSTRUCTION MEETING.
3. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES PER PLANS.
4. DEMO PER PLAN.
5. INSTALL STORMWATER MANAGEMENT NETWORK.
6. INSTALL UTILITIES.
7. START SITE GRADING.
8. CONSTRUCT CURBS INDICATED ON THE PLANS.
9. INSTALL BASE PAVEMENT
10. CONSTRUCT SIDEWALK AND BUILDINGS AS INDICATED ON THE PLANS.
11. CONSTRUCT SUBMERGED GRAVEL WETLAND AREA. DO NOT FINALIZE CONSTRUCTION OF THIS UNTIL EARTH DISTURBANCE IS COMPLETE.
12. PERMANENTLY STABILIZE REMAINING AREAS.
13. MAINTAIN ALL PERIMETER CONTROLS AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION HAS BEEN COMPLETELY ESTABLISHED.
14. 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
TOE DEPT. OF PUBLIC WORKS ENG. DIVISION	410-820-8822
TALBOT 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.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).

1. UTILIZATION OF ENVIRONMENTAL SITE DESIGN
2. MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
3. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
4. EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
5. EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
6. IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
7. IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
8. EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL)

DESIGN PRINCIPLES FOR EASTON

(COMPREHENSIVE PLAN, PG. 29-31)

1. **INTEGRATED USES ARE DESIRABLE** - THE PROPOSED BUILDING FEATURES A WALKABLE LAYOUT THAT CONSISTS OF COMMUNITY GATHERING AREAS, OPEN SPACE, AND ENVIRONMENTAL SITE DESIGN FEATURES SUCH AS A SUBMERGED GRAVEL WETLAND.
2. **NATURAL FEATURES SHOULD DETERMINE DESIGN** - THE SITE IS DEVELOPED TO MAINTAIN EXISTING NATURAL CONTOURS AND DRAINAGE PATHS.
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 AREAS AND GREEN SPACES THROUGHOUT THE SITE.
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 BUILDING WILL INDICATE THE UNIT AND ADDRESS FOR THE PUBLIC AND FIRE/RESCUE SERVICES.
7. **NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES** - THIS PROJECT IS NOT A NEIGHBORHOOD.
8. **RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES** - THIS PROJECT IS NOT A RESIDENTIAL DEVELOPMENT.
9. **NEIGHBORHOODS SHOULD CONNECT** - THIS PROJECT IS NOT A NEIGHBORHOOD.

COVER SHEET

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchinc.com
Phone: 410 770 9081 | Fax: 410 770 3867

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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	05/06/2026
SCALE:	AS SHOWN
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: G-100

Z:\PROJECTS\2800\7 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\2800\47C-101-SET-SHEET\HPLAN.DWG

NAD 83

0 20' 40'

EXISTING SITE FEATURES

1. PROPERTY LINE
2. EASEMENT
3. BUILDING TO REMAIN
4. PAVED ROAD
5. ADJACENT PROPERTY LINE
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. BUILDING SETBACKS

PROPOSED UTILITY FEATURES

1. 2-INCH ELECTRICAL CONDUIT
2. 1-INCH DOMESTIC COLD WATER FEED
3. (1) 4-INCH ELECTRICAL CONDUIT & (1) 2 1/2-INCH COMM
4. 2-INCH DOMESTIC COLD WATER FEED & METER
5. 6-INCH FIRE WATER LINE
6. 4-INCH SANITARY SEWER
7. SANITARY SEWER CLEANOUT
8. SITE POLE LIGHT FULL CUTOFF
9. CANOPY DOWN LIGHT
10. WALL PACK LIGHT FULL CUTOFF
11. TIE INTO EXISTING 6-INCH DIP
12. TIE INTO 8-INCH VCP
13. PROPOSED 3 PHASE PAD - 150 kVA

PROPERTY DATA

AA BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A

BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
ZONE R7A

CC BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1366- B/P: 02371/00018
ZONE R7A

DD EASTON PARKWAY LIMITED PARTNERSHIP
M/G/P: 0104/00EA/1367A - B/P: 00573/00363
ZONE MXW

EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

EXISTING UTILITY EASEMENT
8320 PRIMARY
CABLE MAIN
EX 2-IN GP
EX 4-IN DIP
EX 8-IN VCP
EX SSMH
RIM ELEV: 14.13'
INV IN: UNKWN
INV OUT: UNKWN
S 87°01'10" W 477.74'
EX 24-IN RCP
EX 8320 PRIMARY
EX UG CABLE
EX SDMH
RIM ELEV: 13.05'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
25kV UG PRIMARY
EX SSMH
RIM ELEV: 12.97'
INV IN: UNKWN
INV OUT: UNKWN
PIT LANE
24' WIDE PUBLIC ROW
EX 24-IN RCP
EX 24-IN RCP
EX 8-IN VCP
EX 24-IN RCP
EX 8320 UG PRIMARY
EX UG CABLE
EX 8-IN VCP
EX 24-IN RCP
EX 8-IN VCP
EX 24-IN RCP
EX 8-IN VCP
EX 24-IN RCP

NAD 83

0 20' 40'

EXISTING SITE FEATURES

1. PROPERTY LINE
2. ADJACENT PROPERTY LINE
3. EXISTING BUILDING
4. PAVED ROAD
5. BENCHMARK - EXISTING WATER METER
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. EXISTING SETBACKS
9. EXISTING UNDERGROUND ELECTRIC & COMMUNICATIONS CABLE TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN
11. EXISTING WATER PIPE TO REMAIN
12. EXISTING STORMWATER PIPE TO REMAIN
13. EXISTING SANITARY SEWER PIPE TO REMAIN

DEMOLITION FEATURES

1. LIMIT OF DISTURBANCE
2. STABILIZED CONSTRUCTION ENTRANCE - PER DETAIL ON SHEET C-205.01
3. SILT FENCE (TYP.) - PER DETAIL ON SHEET C-205.01
4. EXISTING GRAVEL PARKING LOT TO BE REMOVED
5. EXISTING DUMPSTER FENCE TO BE REMOVED
6. ABANDON ALL EXISTING WATER AND SEWER CONNECTIONS, CLEANOUTS, AND METER PITS AT THE MAIN PER EUC GUIDELINES
7. COORDINATE WITH EUC TO REMOVE OR RELOCATE EXISTING TRANSFORMER
8. APPROXIMATE LOCATION OF EXISTING TREES TO BE REMOVED
9. EXISTING FIRE HYDRANT AND VALVE TO BE REMOVED AND WATER LINE TO BE ABANDONED AT THE MAIN PER EUC GUIDELINES

PROPERTY DATA

AA — BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A

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ZONE R7A

MtcB C
MtcA C
UbB C
PARCEL 1367B
1.969 ACRES ±
IDA CRITICAL AREA LINE
NUMSEEN STREET
60' WIDE PUBLIC ROW
PIT LANE
24' WIDE PUBLIC ROW
MOTON STREET
60' WIDE PUBLIC ROW
JOWITE STREET
EXISTING UTILITY EASEMENT
25' REAR SETBACK
8' SIDE SETBACK
15' FRONT SETBACK
25' BRL
8' BRL
15' BRL
8320 PRIMARY
CABLE MAIN
EX 2-IN GP
EX 4-IN DIP
EX 8-IN VCP
EX SSMH
RIM ELEV: 14.13'
INV IN: UNKWN
INV OUT: UNKWN
EX 24-IN RCP
EX 8320 UG PRIMARY
EX UG CABLE
EX UG SECONDARY
EX 1 PHASE
50 kVA TBR
EX SCO TBR
EX 6-IN DIP
EX 6-IN PVC
EX 6-IN VCP
EX 4-IN VCP
EX 4-IN PVC
EX 15-IN RCP
EX 24-IN YARD INLET
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX. WATER VALVE
EX. FIRE HYDRANT TO REMAIN
EXISTING 2-IN PVC WATER & METER TO BE ABANDONED AT THE MAIN PER EUC GUIDELINES
EXISTING 4-IN PVC WATER & METER TO BE ABANDONED AT THE MAIN PER EUC GUIDELINES
EX SDMH
RIM ELEV: 13.05'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX SSMH
RIM ELEV: 12.97'
INV IN: UNKWN
INV OUT: UNKWN
EX SDMH
RIM ELEV: 13.50'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX 25kV UG PRIMARY
EX 3 PHASE
150 kVA
EX SSMH
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX SDMH
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
72-IN YARD INLET
ABONDONED UG PRIMARY
EX UG SECONDARY
EX UG CABLE
EX 3 PHASE
150 kVA
EX YARD INLET
SIZE UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
ELEV: 13.742
EX GAS
EX GAS SERVICE
EX 4-IN PVC
EX 15-IN RCP
EX 24-IN RCP
EX 24-IN YARD INLET
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
EX SDMH
RIM ELEV: 14.00'
INV IN: UNKWN
INV OUT: UNKWN
EXISTING UTILITY EASEMENT
35'
20'
542
SCE
CAUTION: FIBER OPTIC CABLES IN THE AREA
NOTE: ABANDON ALL WATER AND SANITARY SEWER SERVICES AT THE MAIN BEFORE DEMOLITION PROCEEDS.
Silt fence cannot be placed on top of 25kV underground primary electric.
AA
BB
CC
DD
EE

EXISTING CONDITIONS & DEMOLITION PLAN

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104, GRID 00EA, PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	05/06/2026
SCALE:	1" = 20'
DRAWN BY:	VJK
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: V-101

Z:\+PROJECTS\2600\47 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\2600NTC-101-SET-SKETCHPLAN.DWG

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

DATE: **May 19, 2026**
TO: **Robert Rauch & Brian Fitzgerald –** Rauch, Inc. (Agent)
Building African American Minds, Inc. (BAAM) - (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **406 Moton Street**

We reviewed the **May 6, 2026** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #2

1. The applicant seeks a landscaping waiver from Section *§ 28-1014.7 E.5.a (Bufferyard 'E')* to place plants outside the northern buffer zone due to building locations and an existing storm drain. As the applicant is still providing the full required count of ten (10) canopy and twenty-nine (29) evergreen trees, Staff supports the request.
2. A landscaping and buffering waiver has been requested for the property's south side under Section *§ 28-1014.7 E.5.a & b (Bufferyard 'E')*. The applicant seeks to relocate required plantings to the site interior and credit five (5) transplanted trees as canopy trees, rather than maintaining the ten-foot (10') bufferyard. Although ten (10) canopy trees and twenty-nine (29) evergreen trees are required, Staff supports a waiver for the remaining trees due to site constraints like existing water, communication, and electric lines, a proposed sidewalk, and a flow path. Additionally, these interior plantings already count toward the project's overall tree requirements.

3. For the east side, the applicant seeks a waiver from Section *§ 28-1014.7 E.5.a & b (Bufferyard 'E')*. They propose substituting thirty-two (32) evergreen shrubs for required canopy trees. Staff supports this because of nearby storm drains and sanitary sewers.

4. The proposed plantings along the west side of the property consists of eight (8) canopy trees and thirty-two (32) large evergreen shrubs which is within compliance with Town Zoning Ordinance Section *§ 28-1014.7 E.5.c.1 (Bufferyard 'E').* A waiver request is not required.

5. The applicant has requested a waiver from Town Zoning Ordinance Section *§ 28-1014.6 E.1 Overall minimum tree plantings required (excluding required bufferyards) shall be based on site area to be disturbed. (Disturbed area includes all site areas except for existing forest retention and preservation, existing wetland preservation, significant non bufferyard areas of larger sites to be preserved in a natural state, and required bufferyard areas. The minimum tree requirement shall be:*

    a. Disturbed area up to 11,00 sq. ft. 1 tree/1000 sq. ft.

    11,001 to 100,000 sq. ft. 1 tree/1500 sq. ft.

    >100,001 sq. ft. 1 tree/2500 sq. ft.

   The 85,826 SF site requires *1 tree/1500 sq. ft.,* totalling fifty-seven (57) canopy trees. The applicant has provided twenty-nine (29) canopy trees. There are multiple site constraints, including an existing water line and storm drain system, underground communication and electric cables, and a proposed sidewalk located adjacent to the southern boundary. Planting is further restricted by a proposed flow path along the southern property line. Due to existing site conditions, the applicant's design captures the spirit and intent of the plantings with the addition of fifty-eight (58) evergreen trees and sixteen (16) understory trees within the bufferyards and interior site.

6. Revise the Waiver Summary note on sheet L-101 to read; *To re-locate northern edge bufferyard plantings outside of the **10'** bufferyard due to space-constraints.*

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

DATE: **May 28th, 2026**

TO: **Brian Fitzgerald - Applicant**

CC: **Sierra Clem - Engineering Division**

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

SUBJECT: **BAAM 406 Moton Street Redevelopment**
Sketch Site Plan & Sketch Stormwater Management Review

Our office has reviewed the Application for the Subject project received on 5/7/2026 and have the following comments:

Site & ROW Improvements

1. **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*.
2. **SHEET C-205.1:** Update references from Dorchester County.
3. Label the ownership and width of all Right of Ways on all sheets.
4. Is there any intended bus access to the property? If so, how will bus parking and maneuvering areas be addressed?
5. Label the size and dimension of all stormdrain on all sheets.
6. I recommend transferring Moton Street to the applicant. I further recommend this property be added to the existing property, not a private road. This ultimately would require Town Council approval. If pursued, an exhibit showing this will be required.
7. In future submissions, provide an accessibility exhibit sheet indicating the code applied to all accessibility standards.
8. Update the LOD to include the offsite pedestrian path to Moton Park.
9. Please note, a grading permit for the demolition of this site is being issued with the acknowledgement that Stormwater Management is being addressed in this proposed improvement plan.

Stormwater Management

10. Is a submerged gravel wetland the most ideal stormwater management feature for this redevelopment site and location? We recommend including a fence at this location for safety.
11. Provide outlet protection from the stormdrain to the submerged gravel wetland. Revise the graphics so that the rock outlet protection is visible on sheet C-201.01 and all Sheets.
12. The Stormwater Management report page 3 says "Proposed conditions during the 2-, 10-, and 100-year storm events have been analyzed and show postconstruction peak flows are more than preconstruction peak flows at the Study Points". The charts provided show a reduction. Please revise the

stormwater management report to be consistent with the information provided.

13. In Future submissions, provide sections through the submerged gravel wetland extending 10 beyond the LOD and Property Line, and 10’ beyond the access path.
14. In Future submissions, provide stromdrain profiles with 10-year Hydraulic Grade Lines

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

The **Sketch Site Plan** is acceptable to the Engineering Department.

Planning Commission Recommendation

Approve the Site Plan with the following conditions:

1. Transfer Moton Street to the Applicant if approved by Town Council.

END OF DOCUMENT

RAUCH inc.
engineering design & development services

STORMWATER MANAGEMENT ANALYSIS

FOR

MOTON STREET

PREPARED FOR

BUILDING AFRICAN AMERICAN MINDS INC.

PREPARED BY
RAUCH, INC
106 N. HARRISON STREET
EASTON, MD 21601

5TH of May 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.

05/05/2026

ROBERT D. RAUCH, LICENCE NO. 11024 DATE
EXPIRATION DATE 7/24/2026

106 N. Harrison Street - Easton, MD 21601
office: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com

Stormwater Management Narrative

RAUCH inc.
engineering design & development services

STORMWATER MANAGEMENT ANALYSIS – NARRATIVE

EXISTING CONDITIONS

The project site under analysis is in the town of Easton, Maryland, in Talbot County. It is bordered by Jowite Street, Pit Lane ROW, Numseen Street ROW, and is bisected by Moton Street, and Moton Street ROW.

The site's existing conditions feature a remaining gravel parking lot on the southeast corner of the property within the Moton Street ROW. The remainder of the site is open space. The soil composition is moderately well drained HSG C soil.

Water drainage patterns are a combination of sheet flow and shallow concentrated flow that feeds into yard inlets at the southeast end of the site on both sides of the existing gravel parking entrance and on the western side of the property within the Numseen Street ROW.

PROPOSED CONDITIONS

Moton Street improvements are proposing one new BAAM buildings with connected pedestrian walking paths that perimeter a proposed community garden, reflection patio, traffic garden, and equipment storage buildings.

The proposed building, sidewalk, parking area, and impervious landscape features will require treatment for quality management.

Proposed conditions during the 2-year and 10-year storm events have been analyzed and show postconstruction peak flows are less than preconstruction peak flows at the Study Points.

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	MARYLAND GRID COORDINATE (NAD 83)		BMP DRAINAGE AREA	IMPERVIOUS AREA	TARGET PE	ACTUAL PE	TARGET ESDv	ACTUAL ESDv
	STRUCTURE NAME	METERS		(SF)	(SF)	(IN)	(IN)	(CF)	(CF)
		NORTHING	EASTING						
SGW-1	SUBMERGED GRAVEL WETLAND	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467	5848
TOTAL				85826	23489			5467	5848

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.

The eastern portion of the site drains entirely into a forebay on the western side of the site via a series of yard inlets. From there, the flow moves to the submerged gravel wetland which then discharges into the town's storm pipe system via the existing storm drain located within the Numseen Street ROW.

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	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	EXISTING	PROPOSED	CHANGE	EXISTING	PROPOSED	CHANGE	TARGET	ACTUAL
	(ACRES)	(ACRES)	(ACRES)	(ACRES)			(MINUTES)	(MINUTES)	(CFS)	(CFS)		(CFS)	(CFS)		(CF)	(CF)
1	85826	85826	0.539	0.841	81	84	26.2	16.5	3.01	0.64	-2.37	6.05	5.24	-0.81	5467	5848
TOTAL	85826	85826	0.539	0.841											5467	5848

NATURAL AREA PRESERVATION

The stormwater management facilities for this project have been designed to preserve natural areas such as existing tree lines 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.

ESD Calculations

VERSION 4.2

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 1/6/2019 Rauch Inc.

Project Name:	**Moton Street Improvements**
Date:	**24-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 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)	*85826*
Existing SITE Impervious Area (acres or sq-ft)	*23489*
SITE percent impervious	27%
Development Category (for ESD)	**New Development**

LOD Area, A (acres)	1.97
Existing LOD Impervious Surface Area (acres)	0.54
Proposed LOD Impervious Surface Area (acres)	0.82
Rainfall Depth, P (in)	1.0

Existing LOD Imperviousness, I_{pre}	27%
Proposed LOD Imperviousness, I_{post}	42%

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)	0.99

Redevelopment:

Predevelopment Runoff Coefficient, Rv_{pre}	0.30
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	1.43
Post-Development Runoff Coefficient, Rv_{post}	0.42
Average Annual Post-Development Load, L_{post} (lbs P / yr)	2.05
Removal Requirement, RR (lbs P / yr)	**0.76**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

% Soil Type A	0%	RCN Soil Type A	62.63
% Soil Type B	0%	RCN Soil Type B	75.98
% Soil Type C	100%	RCN Soil Type C	84.33
% Soil Type D	0%	RCN Soil Type D	87.33

Target Pre-Developed Condition, RCN_{woods}	70.00000	Post-Developed Condition, RCN	84.33

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)	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)	0.76
ESD Runoff Volume, ESDv (cf)	**5,467**
Site Rainfall Target, P_E (in)	**1.80**
Total Treatment Volume (cf)	**5,467**

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	85,826	8,265	5101	5,848	7,518

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

Drainage Area Treated (sf)	85,826

WQv or ESDv Treated (cf) using ESD practices	5,848
P_E achieved (inches)	1.93
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**

New Development Water Quality Volume Requirements

Required Treatment Area (acres)	1.97
Runoff Coefficient, Rv	0.42
Water Quality Volume, WQv (cf)	**3,037**

Entire ESDv Treated Through Environmental Site Design? YES

Total Treatment Volume: 5,467 VOID RATIO: 0.4

Volume Treated: 5,848

M-2

	Direct drainage				Indirect drainage																				
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 (%)	Phosporous removal remaining for CA
		42%	1.80					Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)			Submerged Gravel Wetlands									0.00
Forebay #1	85,826	0.428	5510	8,265	0	0	8265	1,150	2,014	2	0	3,164	5,101	2	C/D	60%	60.62%	2.06	1.25	0.81	1.03	83.42%	
		0%	1.00					Bed Surface Area (sf)	Top of Ponding Surface Area (sf)	Ponding Depth (ft)	Media Depth (ft)												
Submerged Gravel Wetlands	0	0.05	0	0	85826	5101	5101	709	1,408	2	2	2,684	2,417		C/D	60%	66.58%	1.27	0.85	0.43	1.42	91.63%	
Total	85,826			8,265		5,101						5,848	7,518			60%	62.89%	3.34	2.10	1.24	1.18	86.87%	

Design Guidence:

Conveyance: Pretreated stormwater enters via piped or overland flow and discharges into the gravel-filled chamber. A perforated pipe (4 to 6-inch preferred) at the base of the gravel layer allows for flow-through conditions and maintains a constant water surface elevation. Discharges that exceed the ESD_v exit to a stable outfall at non-erosive velocities. These systems should be located off-line.

Treatment: Submerged gravel wetlands shall meet the following conditions:

Pretreatment shall be provided for 10% of the total ESD_v.

The gravel substrate shall be no deeper than four feet .

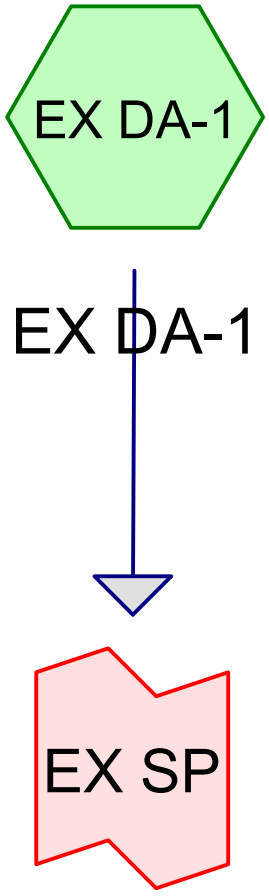
Temporary ponding depth shall not be greater than the tolerance levels of the wetland vegetation.

Observation Wells: *An observation well consisting of an anchored, six-inch diameter perforated pipe shall be required. The top of the observation well shall be at least six inches above grade.*

Landscaping: *A minimum of three different types of wetland species shall be provided.* Replacement plantings may be necessary.

Analysis of Existing Conditions

EXISTING



Subcat Reach Pond Link

Routing Diagram for 260047-Phase2
Prepared by Rauch Inc, Printed 3/25/2026
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 EX DA-1: EX DA-1 Runoff Area=85,826 sf 27.37% Impervious Runoff Depth>1.48"
Flow Length=229' Tc=26.2 min CN=81 Runoff=3.01 cfs 0.244 af

Link EX SP: EX SP Inflow=3.01 cfs 0.244 af
Primary=3.01 cfs 0.244 af

Total Runoff Area = 1.970 ac Runoff Volume = 0.244 af Average Runoff Depth = 1.48"
72.63% Pervious = 1.431 ac 27.37% Impervious = 0.539 ac

Summary for Subcatchment EX DA-1: EX DA-1

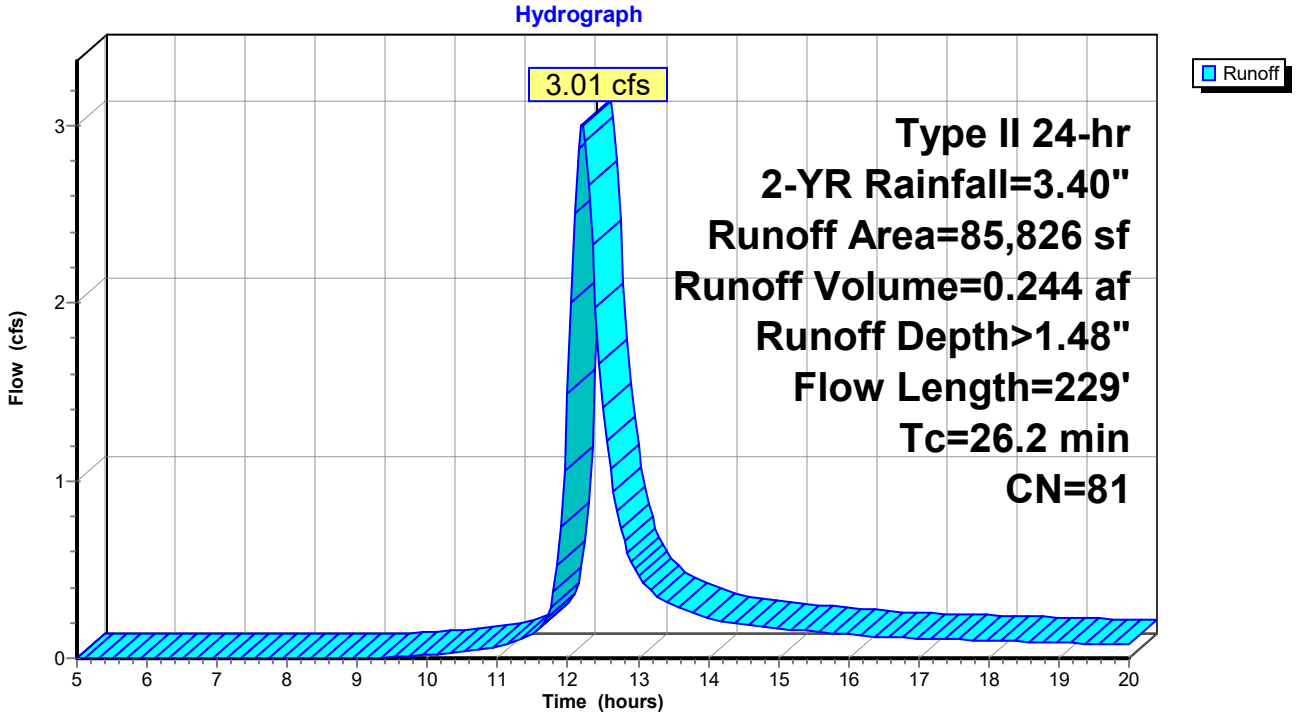
Runoff = 3.01 cfs @ 12.20 hrs, Volume= 0.244 af, Depth> 1.48"
Routed to Link EX SP : EX SP

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
*	12,866	98	Gravel parking, HSG C
	62,337	74	>75% Grass cover, Good, HSG C
	9,427	98	Roofs, HSG C
	1,196	98	Paved parking, HSG C
	85,826	81	Weighted Average
	62,337		72.63% Pervious Area
	23,489		27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.1	100	0.0045	0.07		**Sheet Flow, GRASSED SHEET FLOW** Grass: Dense n= 0.240 P2= 3.40"
1.1	129	0.0150	1.97		**Shallow Concentrated Flow, GRASSED SHALLOW CONCENTRAT** Unpaved Kv= 16.1 fps
26.2	229	Total			

Subcatchment EX DA-1: EX DA-1

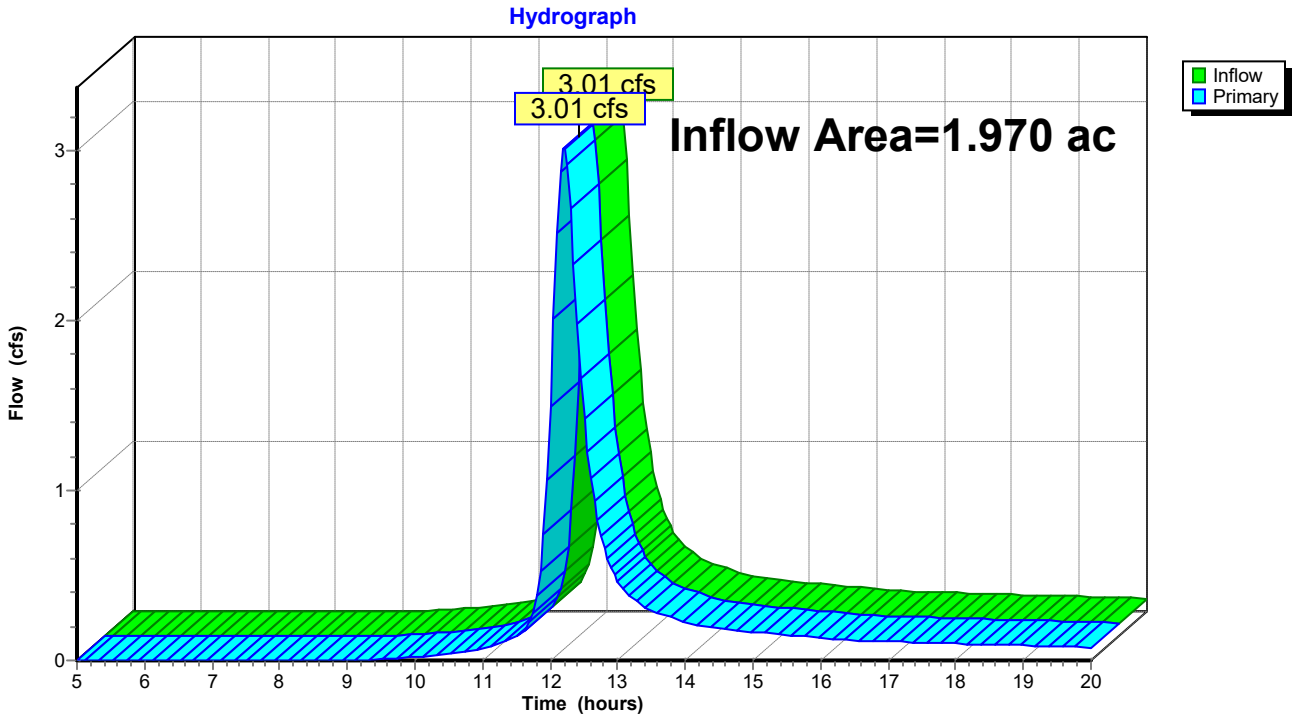


Summary for Link EX SP: EX SP

Inflow Area = 1.970 ac, 27.37% Impervious, Inflow Depth > 1.48" for 2-YR event
Inflow = 3.01 cfs @ 12.20 hrs, Volume= 0.244 af
Primary = 3.01 cfs @ 12.20 hrs, Volume= 0.244 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX SP: EX SP



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 DA-1: EX DA-1 Runoff Area=85,826 sf 27.37% Impervious Runoff Depth>3.00"
Flow Length=229' Tc=26.2 min CN=81 Runoff=6.05 cfs 0.493 af

Link EX SP: EX SP Inflow=6.05 cfs 0.493 af
Primary=6.05 cfs 0.493 af

Total Runoff Area = 1.970 ac Runoff Volume = 0.493 af Average Runoff Depth = 3.00"
72.63% Pervious = 1.431 ac 27.37% Impervious = 0.539 ac

Summary for Subcatchment EX DA-1: EX DA-1

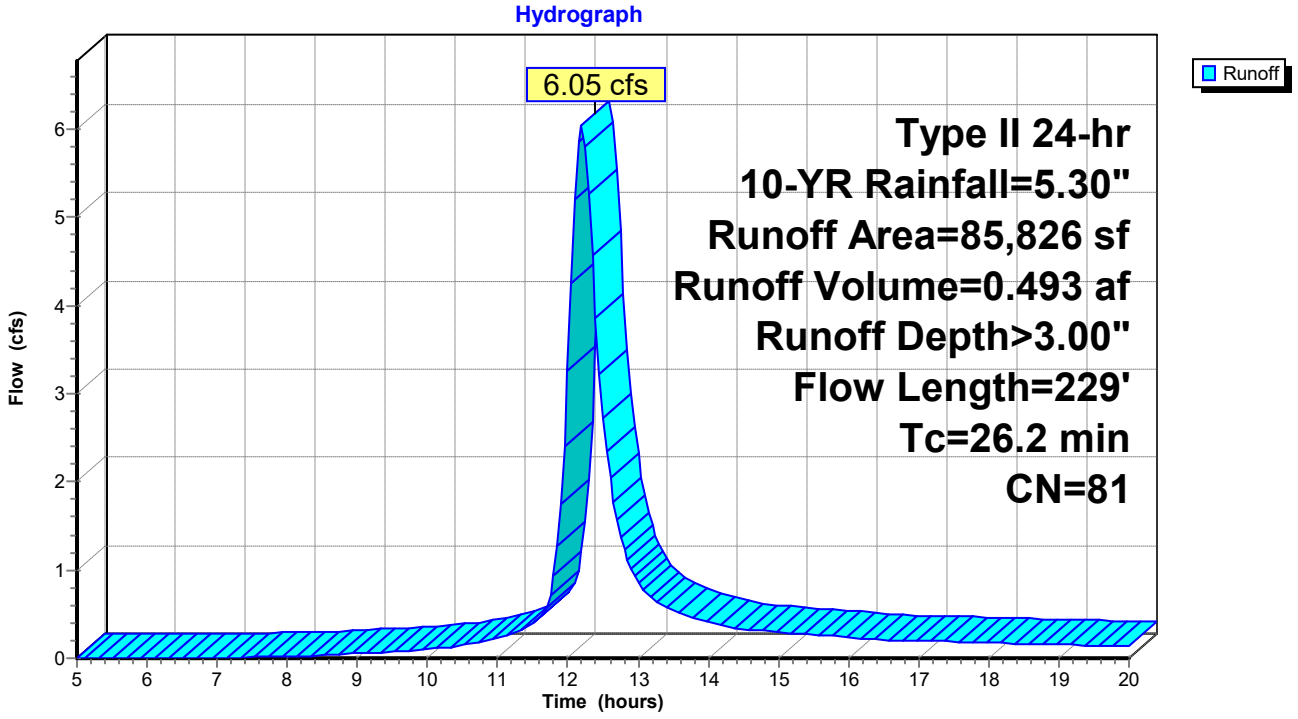
Runoff = 6.05 cfs @ 12.20 hrs, Volume= 0.493 af, Depth> 3.00"
Routed to Link EX SP : EX SP

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
*	12,866	98	Gravel parking, HSG C
	62,337	74	>75% Grass cover, Good, HSG C
	9,427	98	Roofs, HSG C
	1,196	98	Paved parking, HSG C
	85,826	81	Weighted Average
	62,337		72.63% Pervious Area
	23,489		27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.1	100	0.0045	0.07		**Sheet Flow, GRASSED SHEET FLOW** Grass: Dense n= 0.240 P2= 3.40"
1.1	129	0.0150	1.97		**Shallow Concentrated Flow, GRASSED SHALLOW CONCENTRAT** Unpaved Kv= 16.1 fps
26.2	229	Total			

Subcatchment EX DA-1: EX DA-1

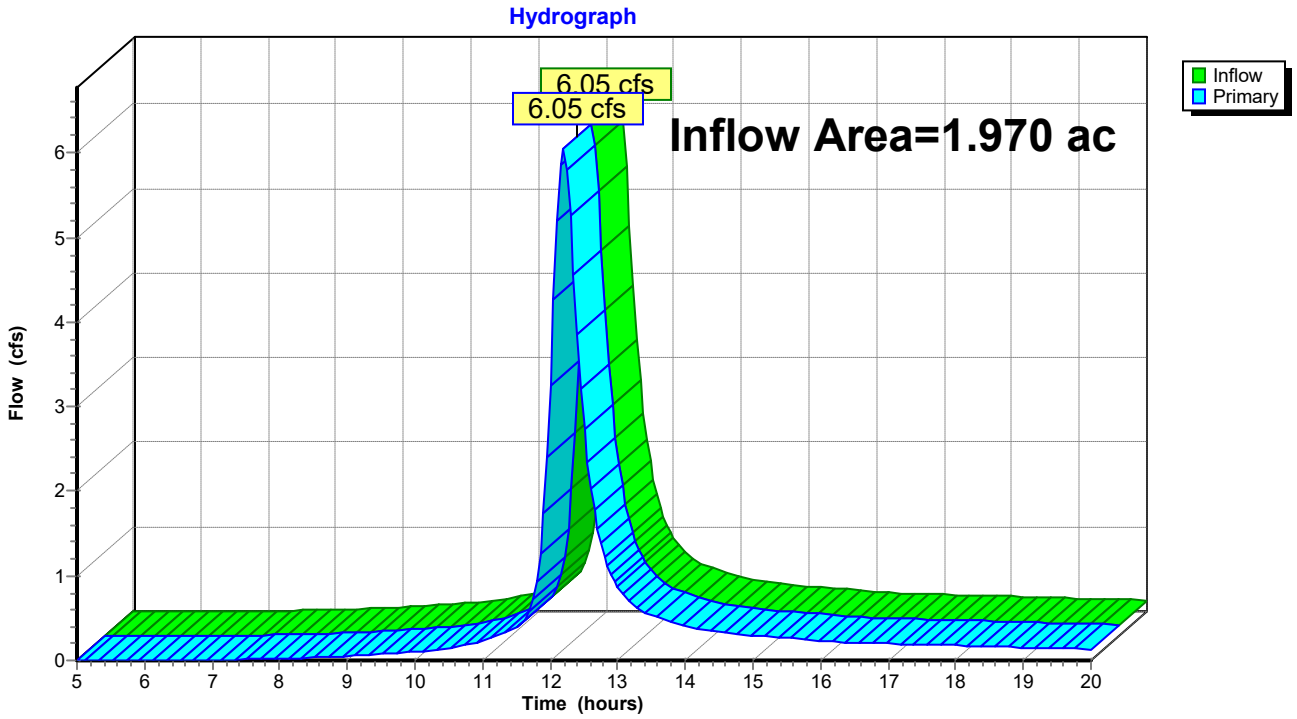


Summary for Link EX SP: EX SP

Inflow Area = 1.970 ac, 27.37% Impervious, Inflow Depth > 3.00" for 10-YR event
Inflow = 6.05 cfs @ 12.20 hrs, Volume= 0.493 af
Primary = 6.05 cfs @ 12.20 hrs, Volume= 0.493 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX SP: EX SP



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 DA-1: EX DA-1 Runoff Area=85,826 sf 27.37% Impervious Runoff Depth>4.99"
Flow Length=229' Tc=26.2 min CN=81 Runoff=9.88 cfs 0.819 af

Link EX SP: EX SP Inflow=9.88 cfs 0.819 af
Primary=9.88 cfs 0.819 af

Total Runoff Area = 1.970 ac Runoff Volume = 0.819 af Average Runoff Depth = 4.99"
72.63% Pervious = 1.431 ac 27.37% Impervious = 0.539 ac

Summary for Subcatchment EX DA-1: EX DA-1

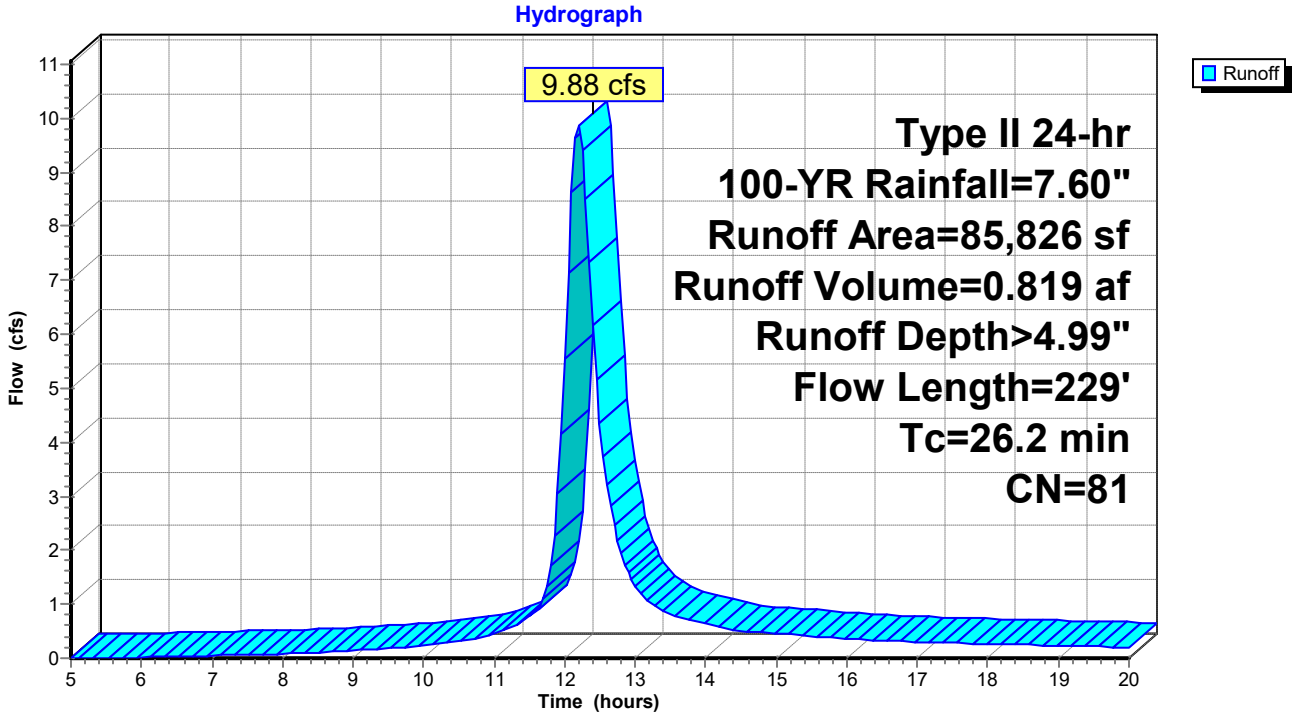
Runoff = 9.88 cfs @ 12.19 hrs, Volume= 0.819 af, Depth> 4.99"
Routed to Link EX SP : EX SP

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 100-YR Rainfall=7.60"

	Area (sf)	CN	Description
*	12,866	98	Gravel parking, HSG C
	62,337	74	>75% Grass cover, Good, HSG C
	9,427	98	Roofs, HSG C
	1,196	98	Paved parking, HSG C
	85,826	81	Weighted Average
	62,337		72.63% Pervious Area
	23,489		27.37% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
25.1	100	0.0045	0.07		**Sheet Flow, GRASSED SHEET FLOW** Grass: Dense n= 0.240 P2= 3.40"
1.1	129	0.0150	1.97		**Shallow Concentrated Flow, GRASSED SHALLOW CONCENTRAT** Unpaved Kv= 16.1 fps
26.2	229	Total			

Subcatchment EX DA-1: EX DA-1

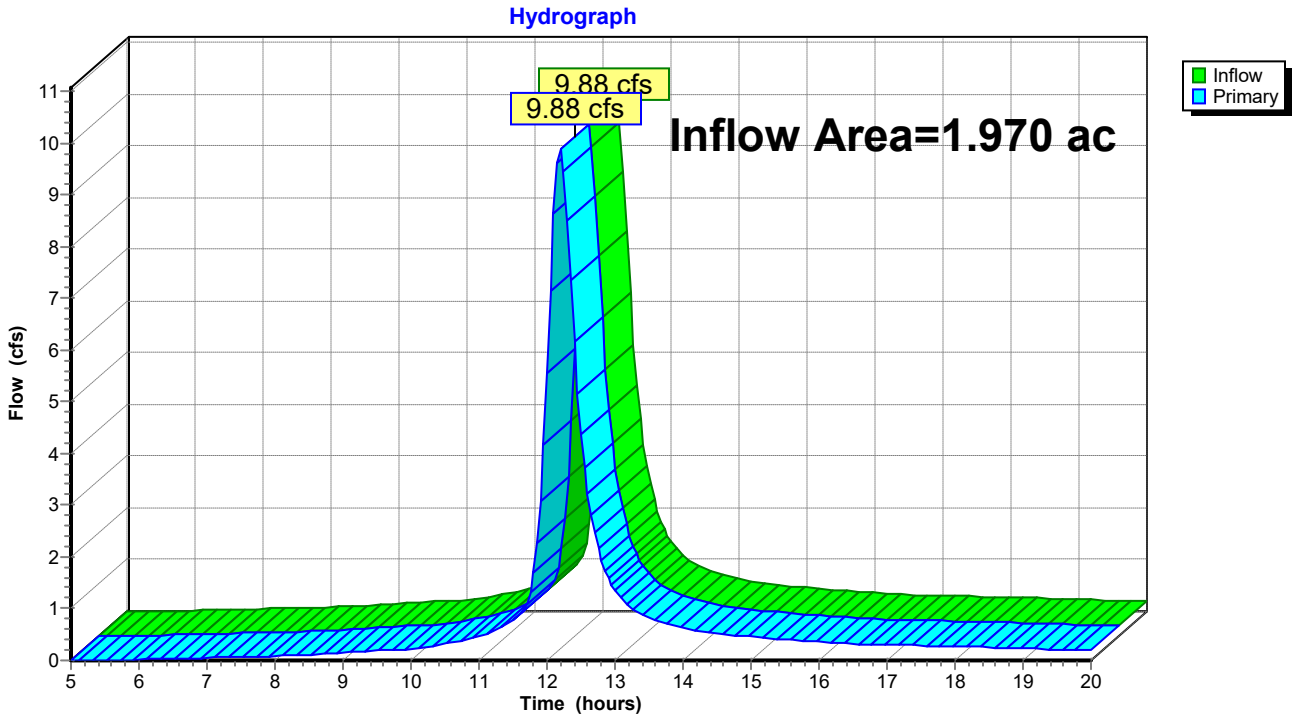


Summary for Link EX SP: EX SP

Inflow Area = 1.970 ac, 27.37% Impervious, Inflow Depth > 4.99" for 100-YR event
Inflow = 9.88 cfs @ 12.19 hrs, Volume= 0.819 af
Primary = 9.88 cfs @ 12.19 hrs, Volume= 0.819 af, Atten= 0%, Lag= 0.0 min

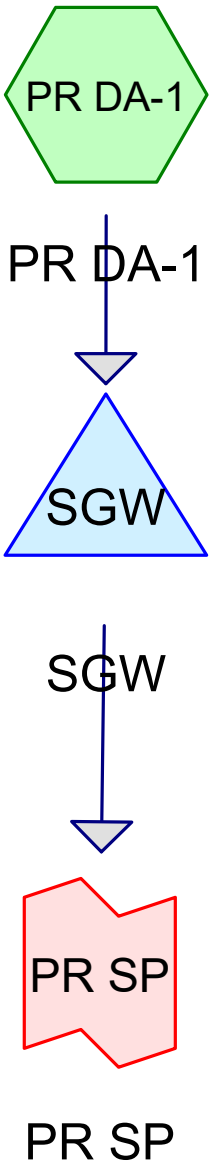
Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link EX SP: EX SP



Analysis of Proposed Conditions

PROPOSED



Subcat Reach Pond Link

Routing Diagram for 260047-Phase2
Prepared by Rauch Inc, Printed 3/25/2026
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 DA-1: PR DA-1 Runoff Area=85,826 sf 42.69% Impervious Runoff Depth>1.70"
Flow Length=125' Tc=16.5 min CN=84 Runoff=4.48 cfs 0.280 af

Pond SGW: SGW Peak Elev=10.98' Storage=6,642 cf Inflow=4.48 cfs 0.280 af
Outflow=0.64 cfs 0.290 af

Link PR SP: PR SP Inflow=0.64 cfs 0.290 af
Primary=0.64 cfs 0.290 af

Total Runoff Area = 1.970 ac Runoff Volume = 0.280 af Average Runoff Depth = 1.70"
57.31% Pervious = 1.129 ac 42.69% Impervious = 0.841 ac

Summary for Subcatchment PR DA-1: PR DA-1

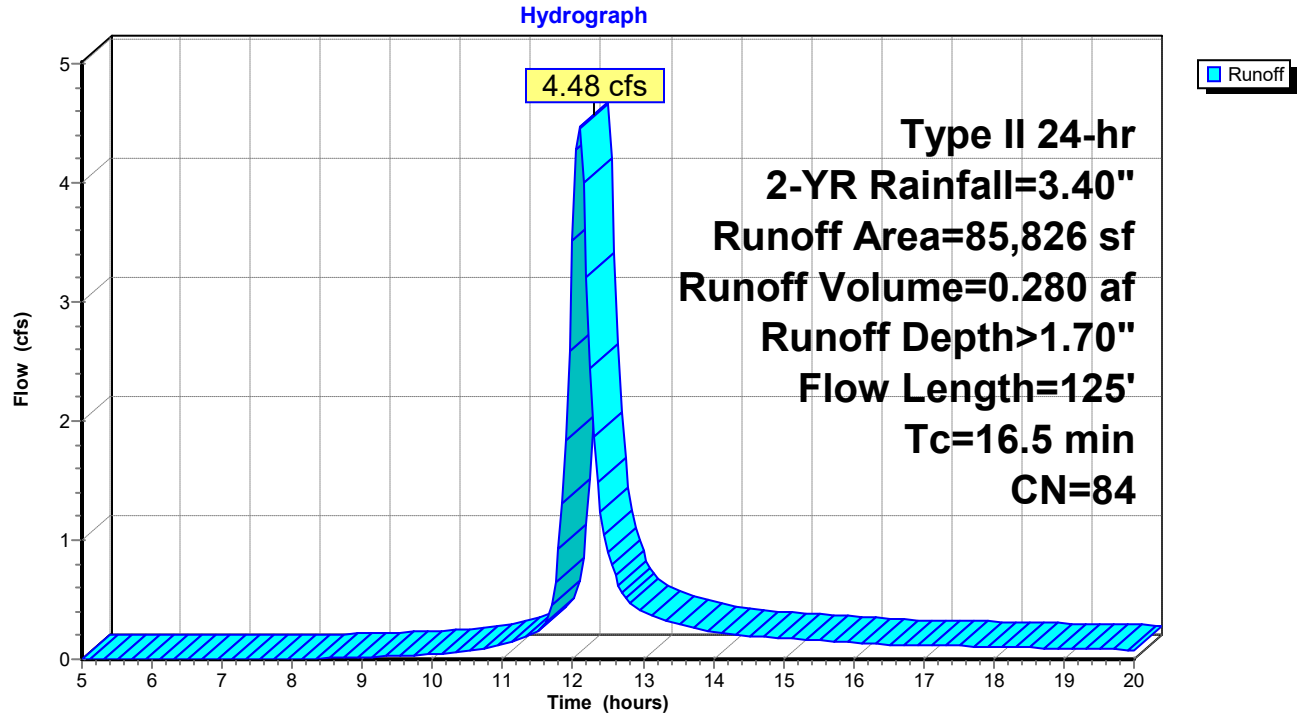
Runoff = 4.48 cfs @ 12.09 hrs, Volume= 0.280 af, Depth> 1.70"
Routed to Pond SGW : SGW

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
	14,681	98	Paved parking, HSG C
	7,220	98	Roofs, HSG C
*	5,590	98	Concrete Sidewalk, HSG C
*	8,239	98	Concrete Patio/Landscaping, HSG C
	912	98	Water Surface, HSG C
	49,184	74	>75% Grass cover, Good, HSG C
	85,826	84	Weighted Average
	49,184		57.31% Pervious Area
	36,642		42.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	100	0.0136	0.10		**Sheet Flow, GRASSED SHEET FLOW** Grass: Dense n= 0.240 P2= 3.40"
0.3	25	0.0079	1.43		**Shallow Concentrated Flow, SCF GRASS** Unpaved Kv= 16.1 fps
16.5	125	Total			

Subcatchment PR DA-1: PR DA-1



Summary for Pond SGW: SGW

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 1.70" for 2-YR event
Inflow = 4.48 cfs @ 12.09 hrs, Volume= 0.280 af
Outflow = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af, Atten= 86%, Lag= 33.1 min
Primary = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af
Routed to Link PR SP : PR SP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 9.17' Surf.Area= 1,974 sf Storage= 1,828 cf
Peak Elev= 10.98' @ 12.64 hrs Surf.Area= 3,412 sf Storage= 6,642 cf (4,814 cf above start)

Plug-Flow detention time= 141.0 min calculated for 0.247 af (88% of inflow)
Center-of-Mass det. time= 57.3 min (848.4 - 791.1)

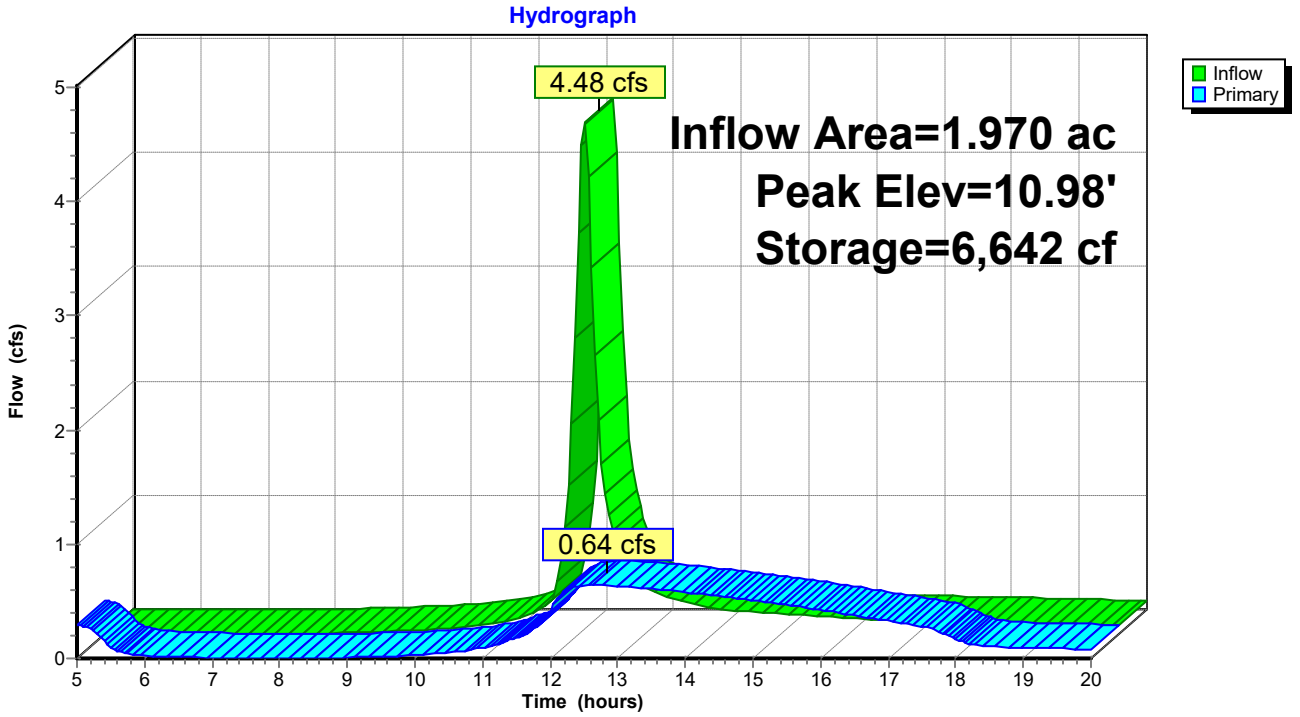
Volume	Invert	Avail.Storage	Storage Description
#1	5.99'	10,573 cf	**Custom Stage Data - SGW & FB (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5.99	709	97.7	0.0	0	0	709
6.00	709	97.7	40.0	3	3	710
8.99	1,858	223.0	40.0	1,481	1,484	3,943
9.00	1,858	223.0	100.0	19	1,502	3,946
9.99	2,584	260.7	100.0	2,189	3,691	5,416
10.00	2,584	260.7	100.0	26	3,717	5,419
10.99	3,422	298.4	100.0	2,963	6,680	7,119
11.00	3,422	298.4	100.0	34	6,715	7,122
12.00	4,312	266.9	100.0	3,858	10,573	8,567

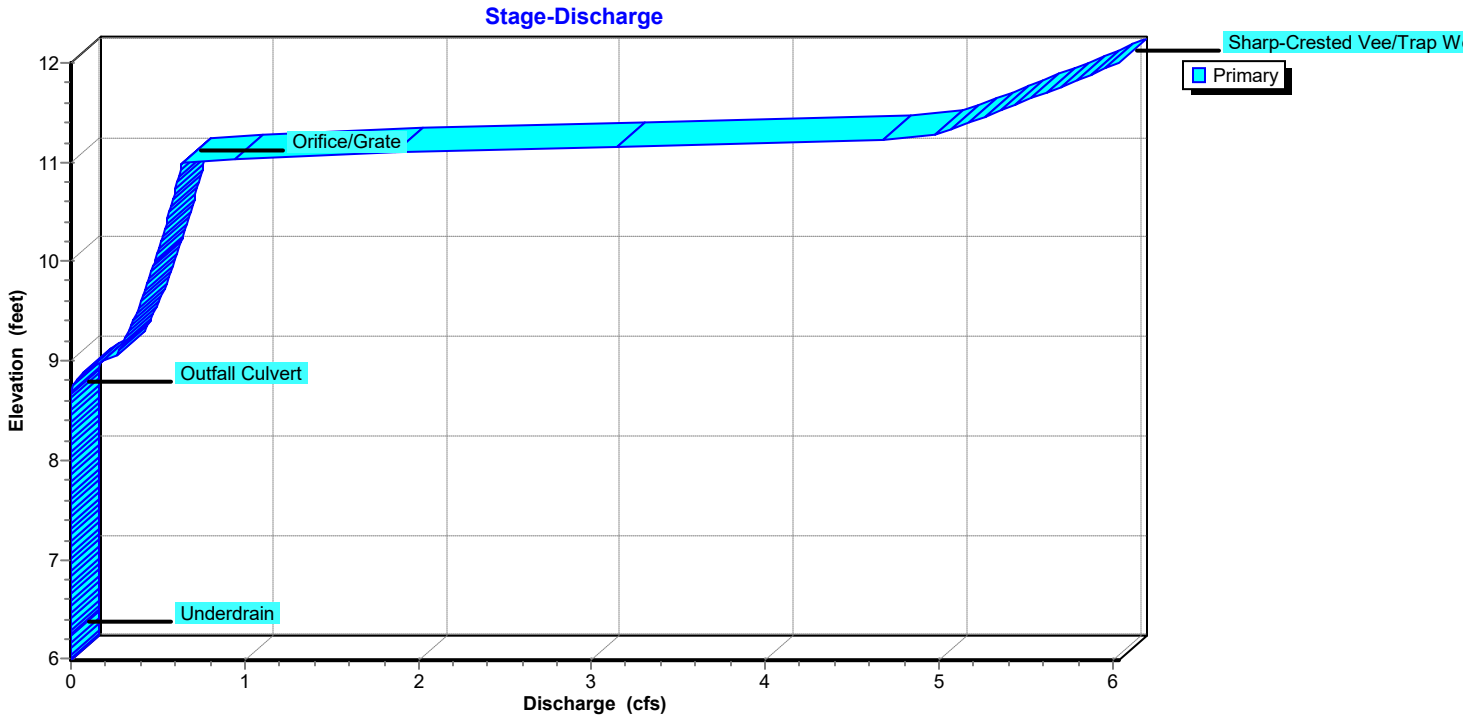
Device	Routing	Invert	Outlet Devices
#1	Primary	8.67'	**15.0" Round Outfall Culvert** L= 52.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 8.67' / 8.50' S= 0.0033 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Device 1	11.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	12.00'	**266.9' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#4	Device 1	6.25'	**4.0" Round Underdrain** L= 10.7' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 6.25' / 6.25' S= 0.0000 '/' Cc= 0.900 n= 0.009 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.64 cfs @ 12.64 hrs HW=10.98' (Free Discharge)
- **1=Outfall Culvert** (Passes 0.64 cfs of 4.46 cfs potential flow)
  - **2=Orifice/Grate** (Controls 0.00 cfs)
  - **4=Underdrain** (Inlet Controls 0.64 cfs @ 7.32 fps)
- **3=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

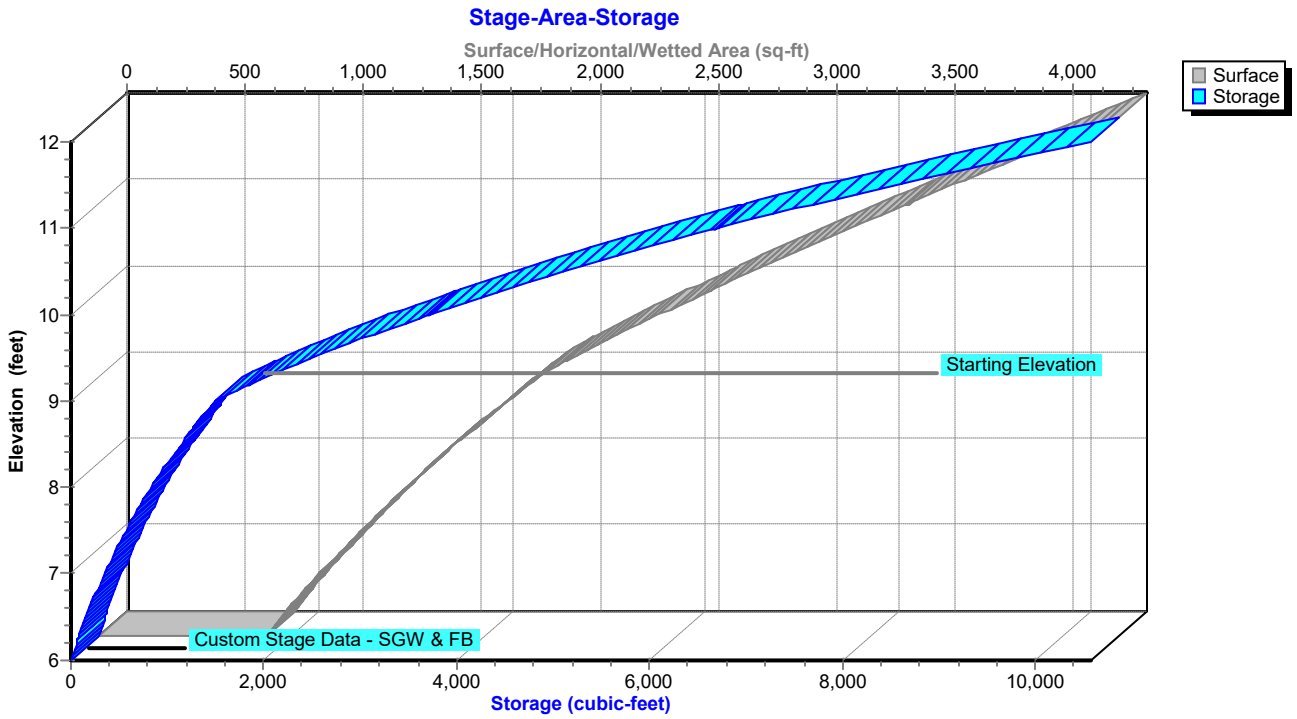
Pond SGW: SGW



Pond SGW: SGW



Pond SGW: SGW

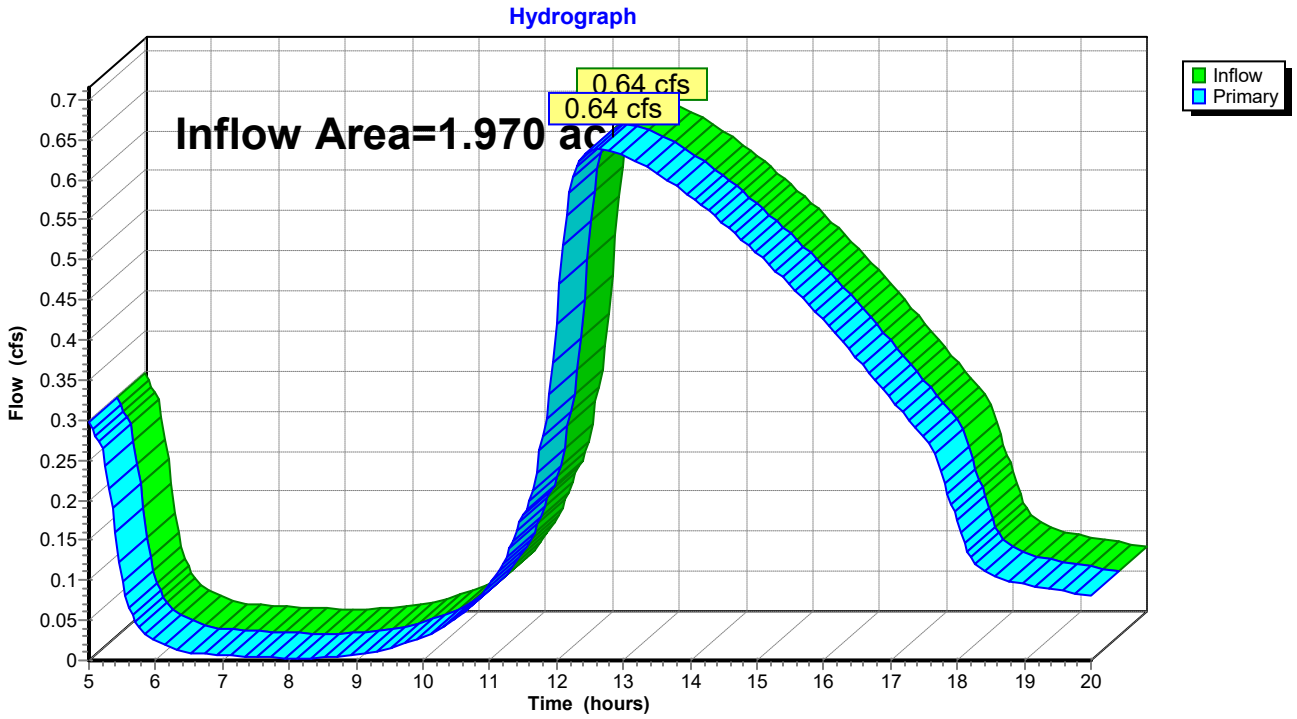

Stage-Area-Storage
Surface/Horizontal/Wetted Area (sq-ft)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
4,000
Surface
Storage
12
11
10
9
8
7
6
Elevation (feet)
Starting Elevation
Custom Stage Data - SGW & FB
0
2,000
4,000
6,000
8,000
10,000
Storage (cubic-feet)

Summary for Link PR SP: PR SP

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 1.77" for 2-YR event
Inflow = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af
Primary = 0.64 cfs @ 12.64 hrs, Volume= 0.290 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR SP: PR SP



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 DA-1: PR DA-1 Runoff Area=85,826 sf 42.69% Impervious Runoff Depth>3.30"
Flow Length=125' Tc=16.5 min CN=84 Runoff=8.47 cfs 0.541 af

Pond SGW: SGW Peak Elev=11.44' Storage=8,321 cf Inflow=8.47 cfs 0.541 af
Outflow=5.24 cfs 0.550 af

Link PR SP: PR SP Inflow=5.24 cfs 0.550 af
Primary=5.24 cfs 0.550 af

Total Runoff Area = 1.970 ac Runoff Volume = 0.541 af Average Runoff Depth = 3.30"
57.31% Pervious = 1.129 ac 42.69% Impervious = 0.841 ac

Summary for Subcatchment PR DA-1: PR DA-1

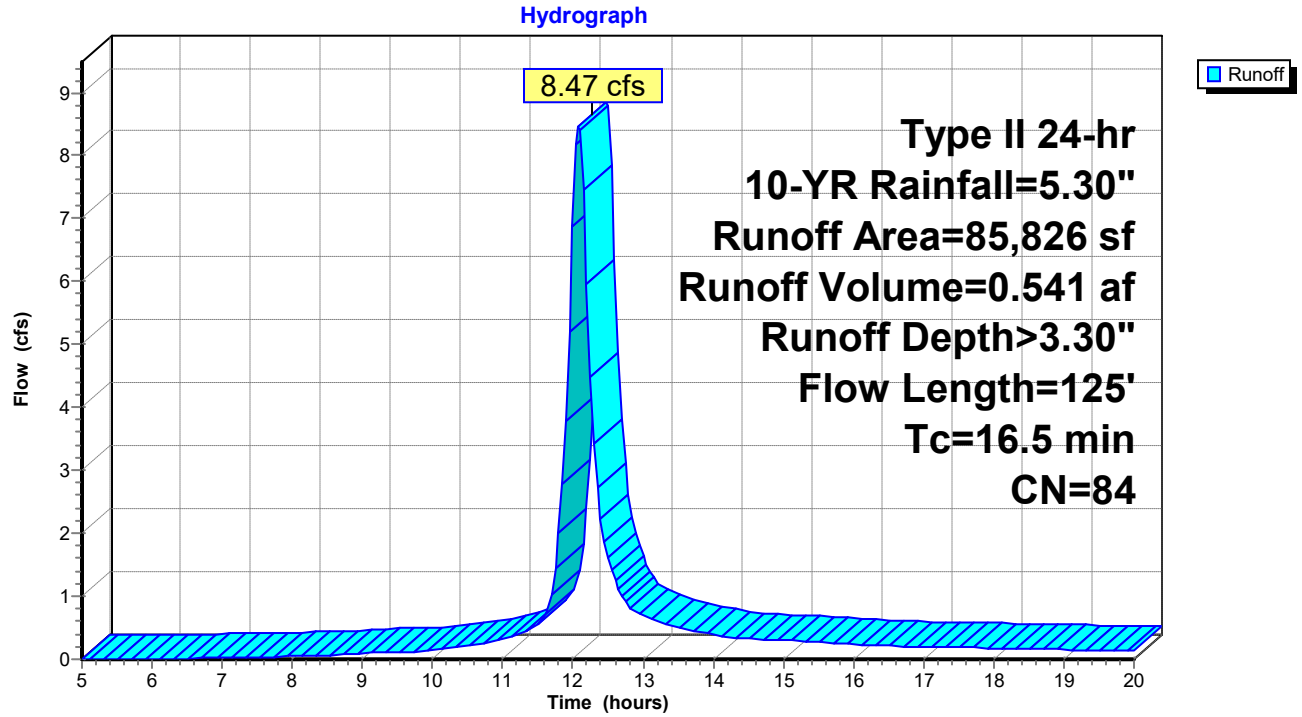
Runoff = 8.47 cfs @ 12.08 hrs, Volume= 0.541 af, Depth> 3.30"
Routed to Pond SGW : SGW

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
	14,681	98	Paved parking, HSG C
	7,220	98	Roofs, HSG C
*	5,590	98	Concrete Sidewalk, HSG C
*	8,239	98	Concrete Patio/Landscaping, HSG C
	912	98	Water Surface, HSG C
	49,184	74	>75% Grass cover, Good, HSG C
	85,826	84	Weighted Average
	49,184		57.31% Pervious Area
	36,642		42.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	100	0.0136	0.10		**Sheet Flow, GRASSED SHEET FLOW** Grass: Dense n= 0.240 P2= 3.40"
0.3	25	0.0079	1.43		**Shallow Concentrated Flow, SCF GRASS** Unpaved Kv= 16.1 fps
16.5	125	Total			

Subcatchment PR DA-1: PR DA-1



Summary for Pond SGW: SGW

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 3.30" for 10-YR event
Inflow = 8.47 cfs @ 12.08 hrs, Volume= 0.541 af
Outflow = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af, Atten= 38%, Lag= 8.4 min
Primary = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af
Routed to Link PR SP : PR SP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 9.17' Surf.Area= 1,974 sf Storage= 1,828 cf
Peak Elev= 11.44' @ 12.22 hrs Surf.Area= 3,805 sf Storage= 8,321 cf (6,493 cf above start)

Plug-Flow detention time= 100.7 min calculated for 0.506 af (94% of inflow)
Center-of-Mass det. time= 51.2 min (827.6 - 776.4)

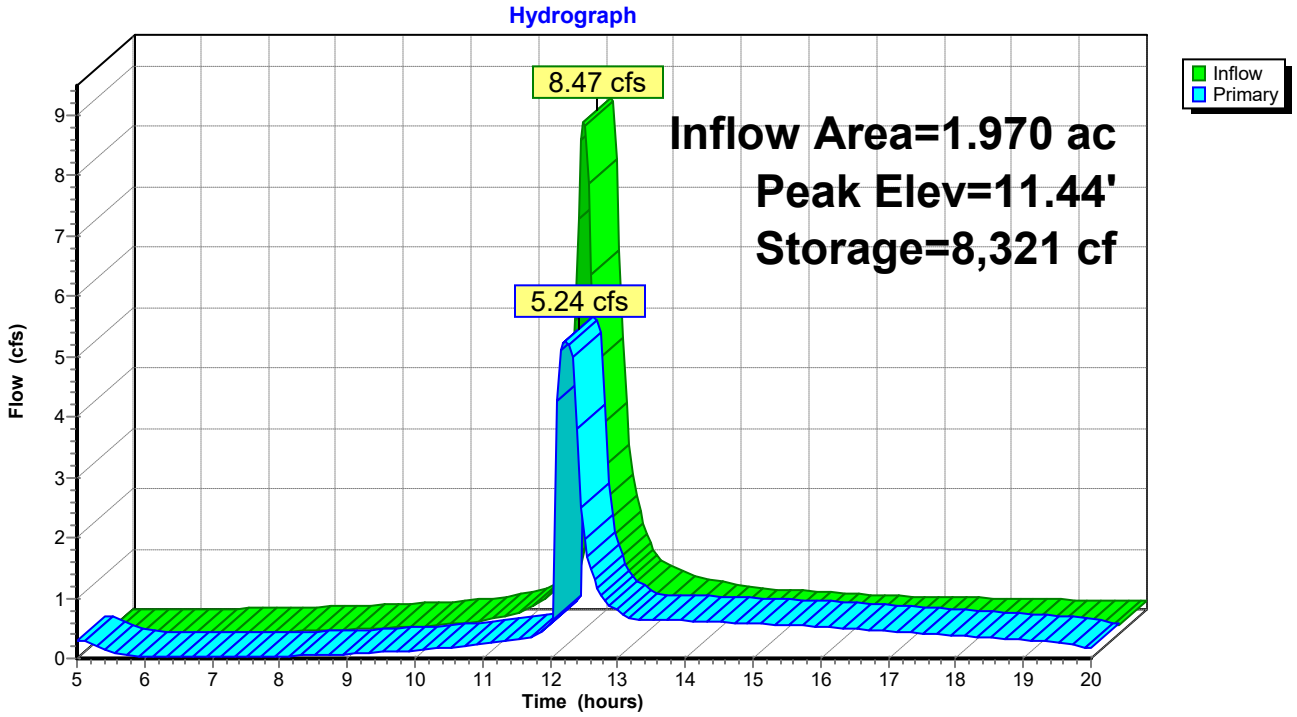
Volume	Invert	Avail.Storage	Storage Description
#1	5.99'	10,573 cf	**Custom Stage Data - SGW & FB (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Voids (%)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
5.99	709	97.7	0.0	0	0	709
6.00	709	97.7	40.0	3	3	710
8.99	1,858	223.0	40.0	1,481	1,484	3,943
9.00	1,858	223.0	100.0	19	1,502	3,946
9.99	2,584	260.7	100.0	2,189	3,691	5,416
10.00	2,584	260.7	100.0	26	3,717	5,419
10.99	3,422	298.4	100.0	2,963	6,680	7,119
11.00	3,422	298.4	100.0	34	6,715	7,122
12.00	4,312	266.9	100.0	3,858	10,573	8,567

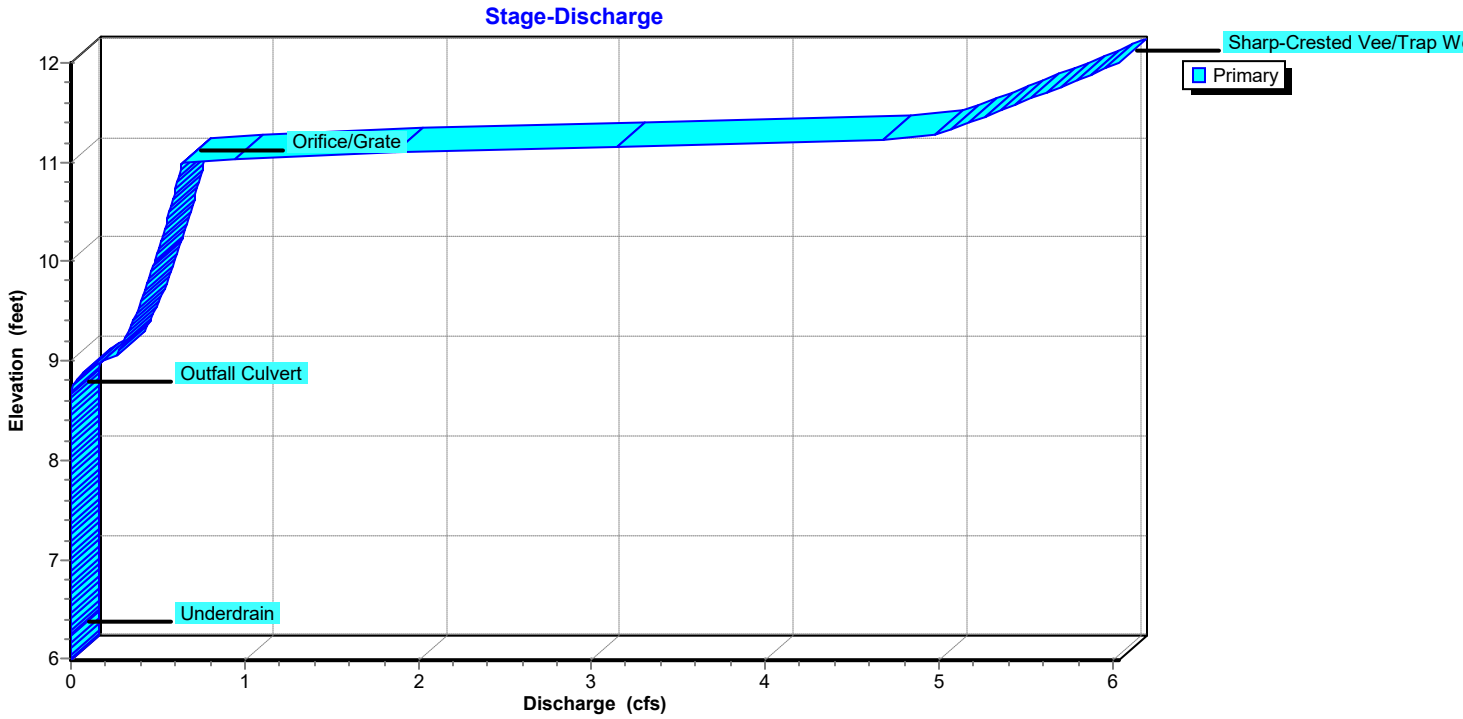
Device	Routing	Invert	Outlet Devices
#1	Primary	8.67'	**15.0" Round Outfall Culvert** L= 52.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 8.67' / 8.50' S= 0.0033 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 1.23 sf
#2	Device 1	11.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	12.00'	**266.9' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#4	Device 1	6.25'	**4.0" Round Underdrain** L= 10.7' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 6.25' / 6.25' S= 0.0000 '/' Cc= 0.900 n= 0.009 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=5.23 cfs @ 12.22 hrs HW=11.44' (Free Discharge)
- **1=Outfall Culvert** (Barrel Controls 5.23 cfs @ 4.26 fps)
  - **2=Orifice/Grate** (Passes < 11.28 cfs potential flow)
  - **4=Underdrain** (Passes < 0.70 cfs potential flow)
- **3=Sharp-Crested Vee/Trap Weir** (Controls 0.00 cfs)

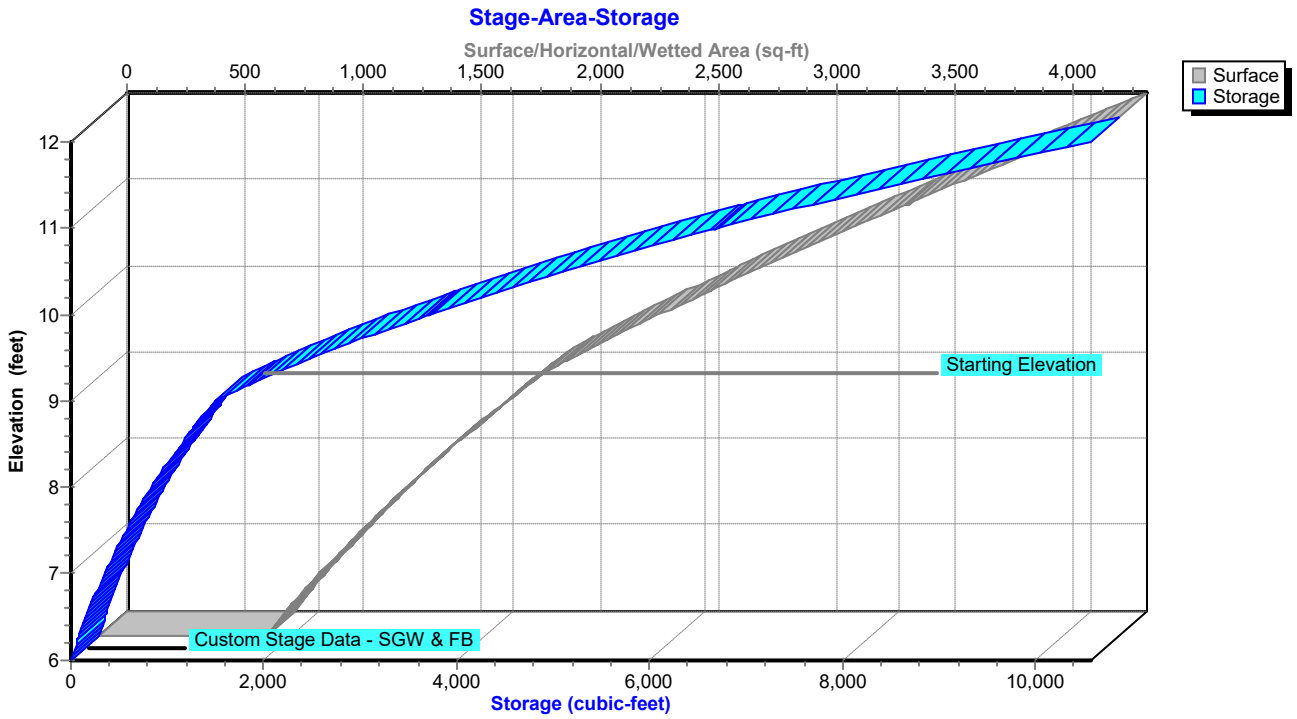
Pond SGW: SGW



Pond SGW: SGW



Pond SGW: SGW

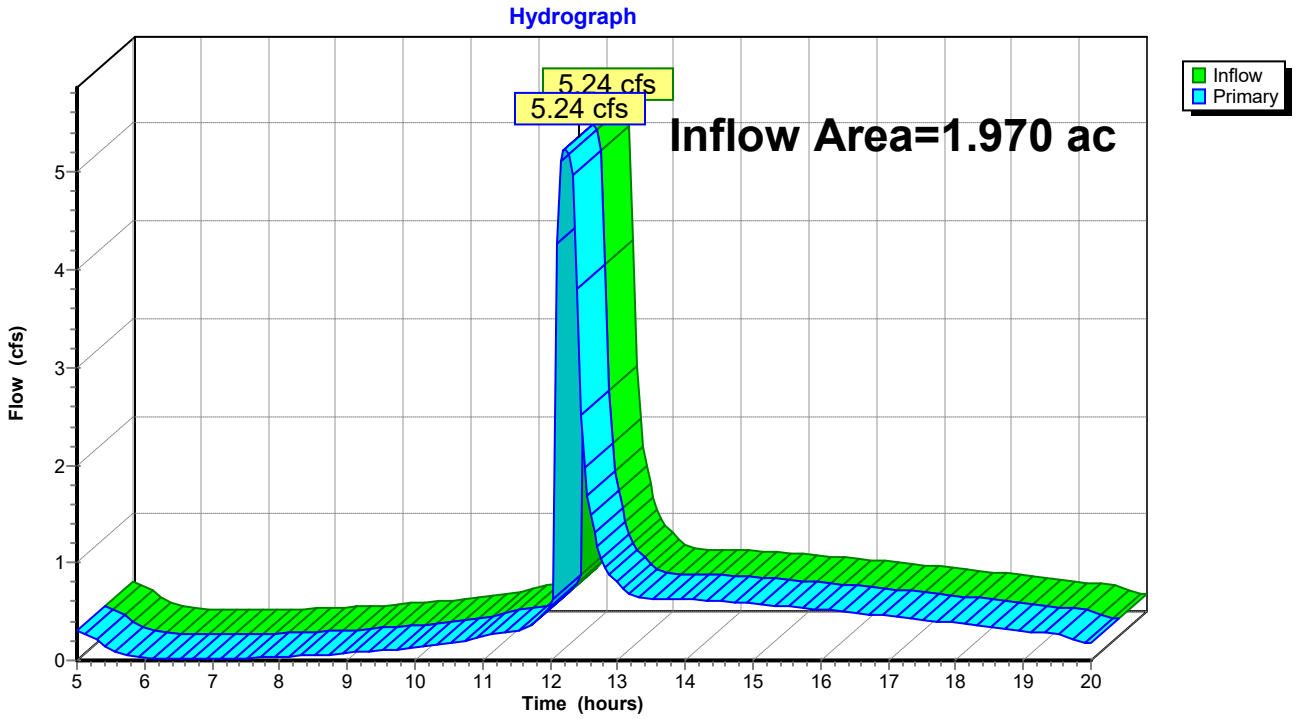

Stage-Area-Storage
Surface/Horizontal/Wetted Area (sq-ft)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
4,000
Surface
Storage
12
11
10
9
8
7
6
Elevation (feet)
Starting Elevation
Custom Stage Data - SGW & FB
0
2,000
4,000
6,000
8,000
10,000
Storage (cubic-feet)

Summary for Link PR SP: PR SP

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 3.35" for 10-YR event
Inflow = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af
Primary = 5.24 cfs @ 12.22 hrs, Volume= 0.550 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR SP: PR SP



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 DA-1: PR DA-1 Runoff Area=85,826 sf 42.69% Impervious Runoff Depth>5.34"
Flow Length=125' Tc=16.5 min CN=84 Runoff=13.38 cfs 0.877 af

Pond SGW: SGW Peak Elev=12.06' Storage=10,573 cf Inflow=13.38 cfs 0.877 af
Outflow=18.88 cfs 0.865 af

Link PR SP: PR SP Inflow=18.88 cfs 0.865 af
Primary=18.88 cfs 0.865 af

Total Runoff Area = 1.970 ac Runoff Volume = 0.877 af Average Runoff Depth = 5.34"
57.31% Pervious = 1.129 ac 42.69% Impervious = 0.841 ac

Summary for Subcatchment PR DA-1: PR DA-1

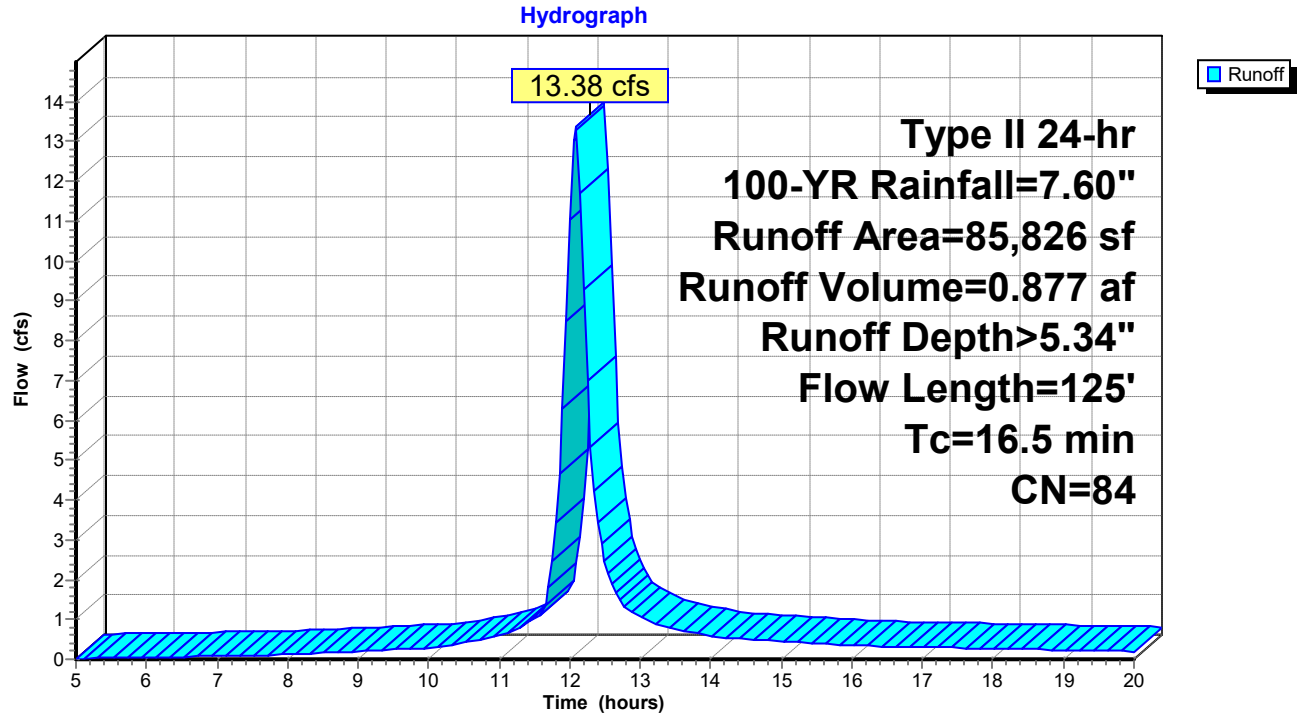
Runoff = 13.38 cfs @ 12.08 hrs, Volume= 0.877 af, Depth> 5.34"
Routed to Pond SGW : SGW

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 100-YR Rainfall=7.60"

	Area (sf)	CN	Description
	14,681	98	Paved parking, HSG C
	7,220	98	Roofs, HSG C
*	5,590	98	Concrete Sidewalk, HSG C
*	8,239	98	Concrete Patio/Landscaping, HSG C
	912	98	Water Surface, HSG C
	49,184	74	>75% Grass cover, Good, HSG C
	85,826	84	Weighted Average
	49,184		57.31% Pervious Area
	36,642		42.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
16.2	100	0.0136	0.10		**Sheet Flow, GRASSED SHEET FLOW** Grass: Dense n= 0.240 P2= 3.40"
0.3	25	0.0079	1.43		**Shallow Concentrated Flow, SCF GRASS** Unpaved Kv= 16.1 fps
16.5	125	Total			

Subcatchment PR DA-1: PR DA-1



Summary for Pond SGW: SGW

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 5.34" for 100-YR event
Inflow = 13.38 cfs @ 12.08 hrs, Volume= 0.877 af
Outflow = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af, Atten= 0%, Lag= 4.1 min
Primary = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af
Routed to Link PR SP : PR SP

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Starting Elev= 9.17' Surf.Area= 1,974 sf Storage= 1,828 cf
Peak Elev= 12.06' @ 12.14 hrs Surf.Area= 4,312 sf Storage= 10,573 cf (8,745 cf above start)

Plug-Flow detention time= 80.6 min calculated for 0.823 af (94% of inflow)
Center-of-Mass det. time= 38.7 min (804.0 - 765.3)

Volume	Invert	Avail.Storage	Storage Description
#1	5.99'	10,573 cf	**Custom Stage Data - SGW & FB (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)
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6.00	709	97.7	40.0	3	3	710
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9.00	1,858	223.0	100.0	19	1,502	3,946
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10.99	3,422	298.4	100.0	2,963	6,680	7,119
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12.00	4,312	266.9	100.0	3,858	10,573	8,567

Device	Routing	Invert	Outlet Devices
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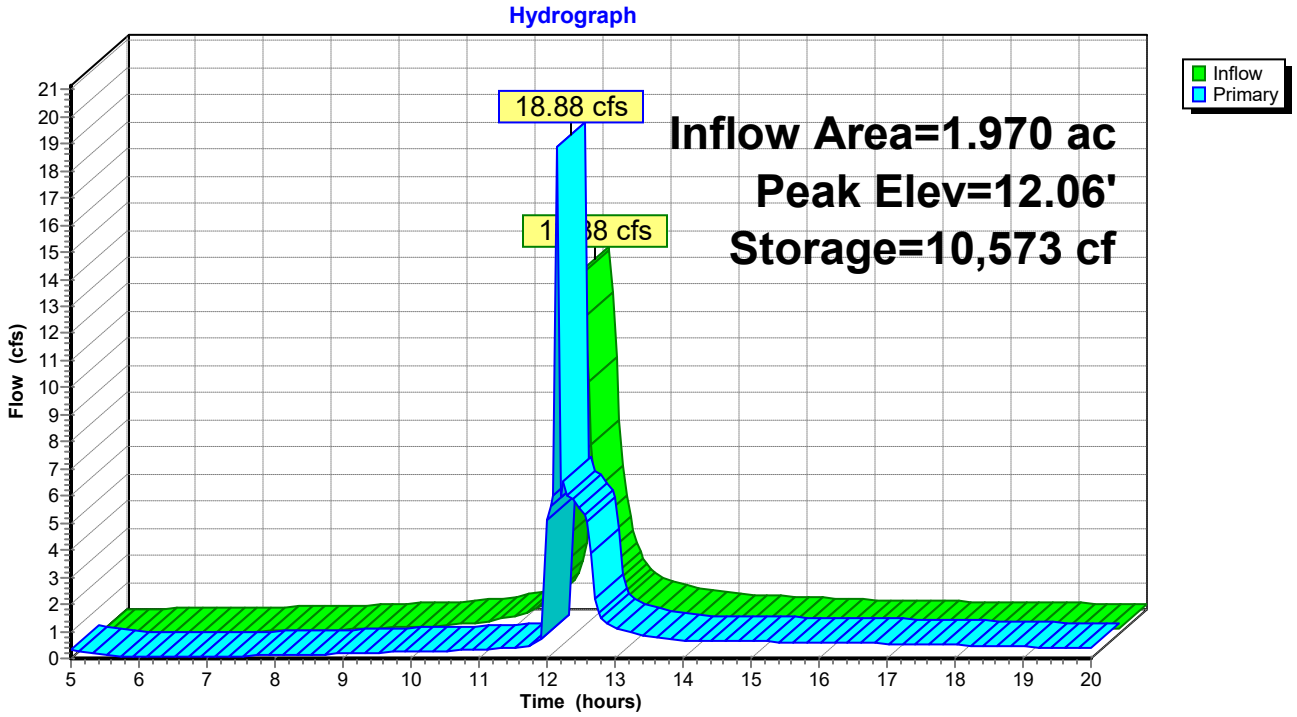
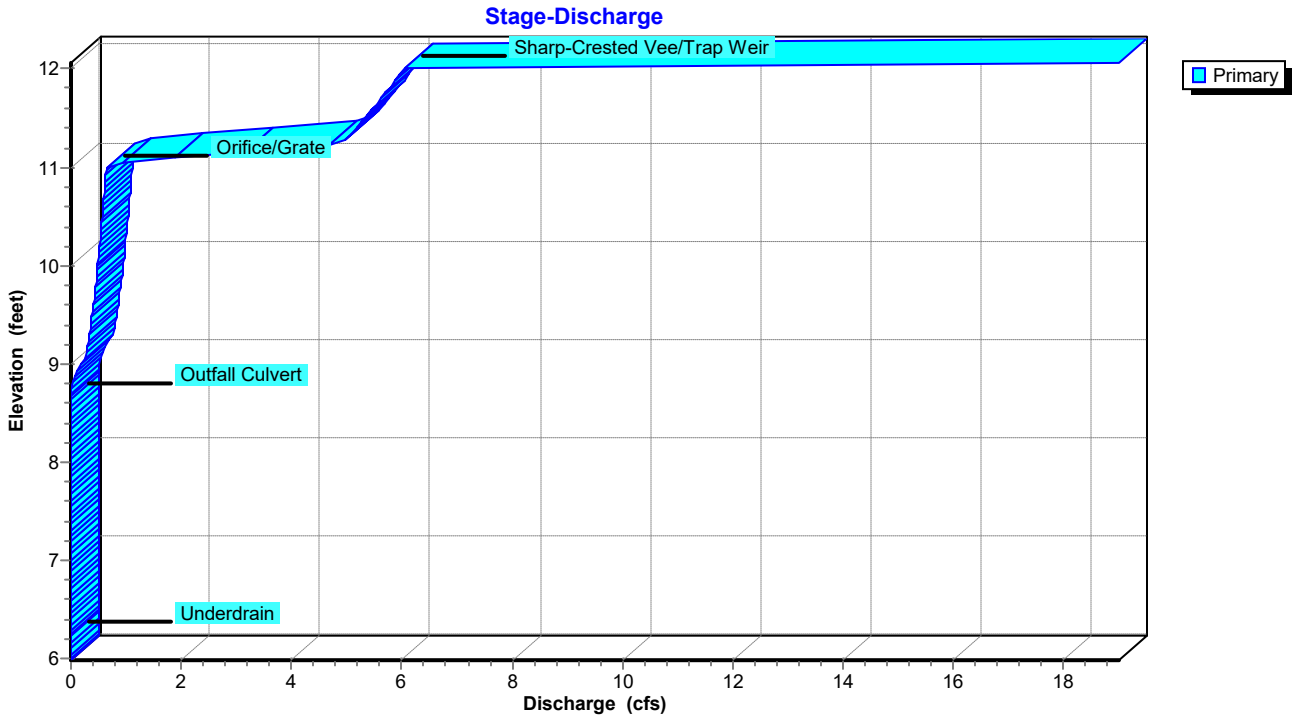
#2	Device 1	11.00'	**36.0" x 36.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads
#3	Primary	12.00'	**266.9' long Sharp-Crested Vee/Trap Weir** Cv= 2.62 (C= 3.28)
#4	Device 1	6.25'	**4.0" Round Underdrain** L= 10.7' CPP, square edge headwall, Ke= 0.500 Inlet / Outlet Invert= 6.25' / 6.25' S= 0.0000 '/' Cc= 0.900 n= 0.009 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=18.78 cfs @ 12.15 hrs HW=12.06' (Free Discharge)
- **1=Outfall Culvert** (Barrel Controls 6.12 cfs @ 4.99 fps)
  - **2=Orifice/Grate** (Passes < 42.79 cfs potential flow)
  - **4=Underdrain** (Passes < 0.77 cfs potential flow)
- **3=Sharp-Crested Vee/Trap Weir** (Weir Controls 12.66 cfs @ 0.80 fps)

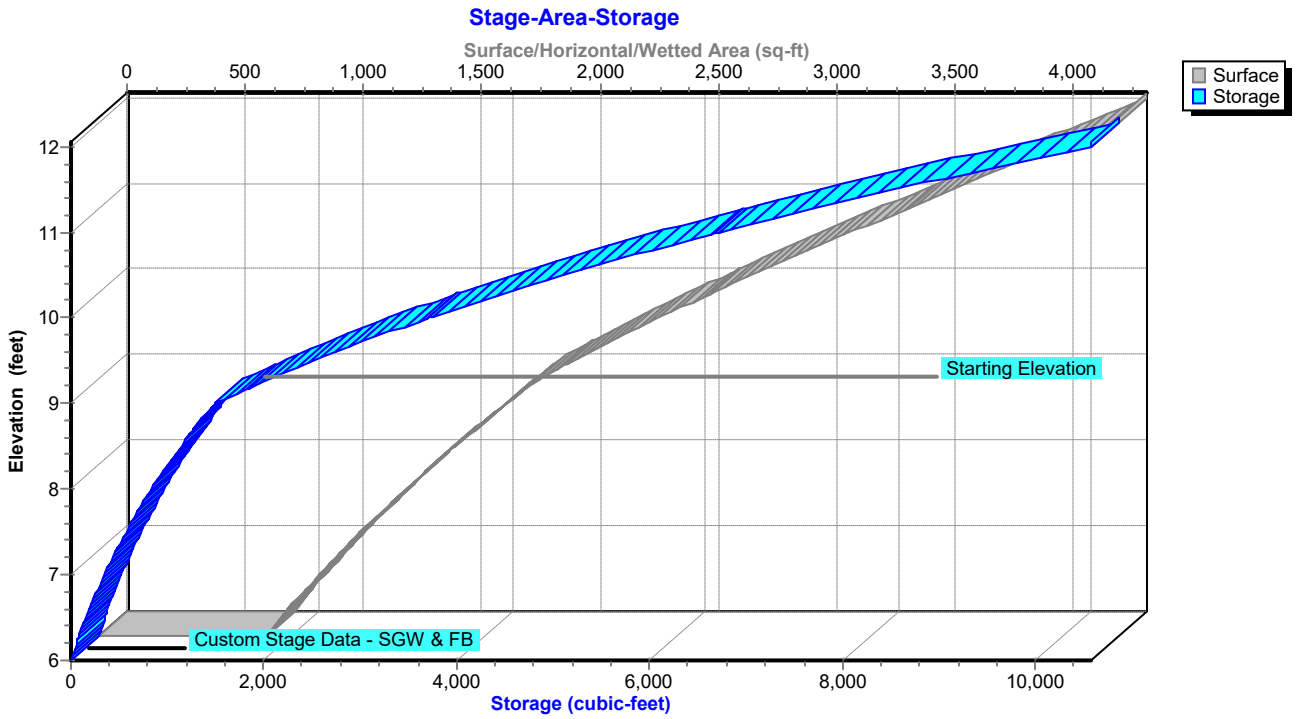
Pond SGW: SGW



Pond SGW: SGW



Pond SGW: SGW

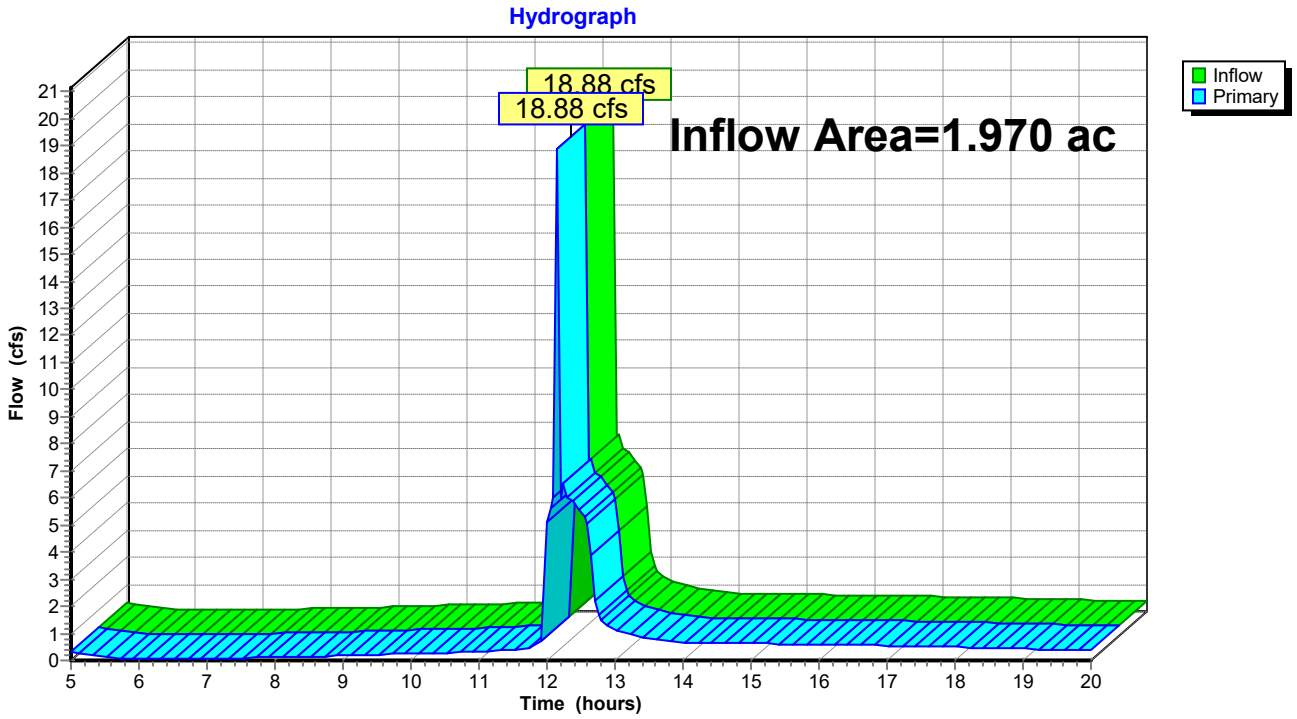

Stage-Area-Storage
Surface/Horizontal/Wetted Area (sq-ft)
0
500
1,000
1,500
2,000
2,500
3,000
3,500
4,000
Surface
Storage
12
11
10
9
8
7
6
Elevation (feet)
Starting Elevation
Custom Stage Data - SGW & FB
0
2,000
4,000
6,000
8,000
10,000
Storage (cubic-feet)

Summary for Link PR SP: PR SP

Inflow Area = 1.970 ac, 42.69% Impervious, Inflow Depth > 5.27" for 100-YR event
Inflow = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af
Primary = 18.88 cfs @ 12.15 hrs, Volume= 0.865 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs

Link PR SP: PR SP



Stormwater Drainage Area Maps

NAD 83

0 30' 60'

EXISTING SITE FEATURES

1. PROPERTY LINE
2. ADJACENT PROPERTY LINE
3. EXISTING BUILDING
4. PAVED ROAD
5. BENCHMARK - EXISTING SEWER CLEANOUT
6. PAVED PARKING LOT
7. CONCRETE SIDEWALK
8. EXISTING SETBACKS
9. EXISTING FIRE HYDRANT TO REMAIN
10. APPROXIMATE LOCATION OF EXISTING TREES/ TREELINE TO REMAIN

LEGEND

FLOWPATH

DRAINAGE AREA

SOILS BOUNDARY

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
MtcB	Mattapex silt loam, 2 to 5 percent slopes	C	0.49	Yes

PROPERTY DATA

AA BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A

BB BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1365- B/P: 02551/00184
ZONE R7A

CC BUILDING AFRICAN AMERICAN MINDS INC.
M/G/P: 0104/00EA/1366- B/P: 02371/00018
ZONE R7A

DD EASTON PARKWAY LIMITED PARTNERSHIP
M/G/P: 0104/00EA/1367A - B/P: 00573/00363
ZONE MXW

EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

PARCEL 1367B
1.969 ACRES ±

EX-DA-1
85,826 SF
CN:84

GRASSED SHEET FLOW 100'

SHALLOW CONCENTRATED FLOW 129.38'

EXISTING POINT OF INVESTIGATION

DEED LINE 2153-290

IDA CRITICAL AREA LINE

S 87°01'10" W 477.74'

S 87°01'10" E 475.94'

N 2°05'50" W 5.42'

NUMSEN STREET
60' WIDE PUBLIC ROW

MOTON STREET
60' WIDE PUBLIC ROW

PIT LANE
24' WIDE PUBLIC ROW

JOWITE STREET
W. VARIES ROW

EXISTING UTILITY EASEMENT

25' REAR SETBACK

15' FRONT SETBACK

6' SIDE SETBACK

EX SDMH
RIM ELEV: 14.191'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN

EX SDMH
RIM ELEV: 13.05'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN

EX SDMH
RIM ELEV: 13.50'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN

EX SDMH
RIM ELEV: 15.00'
INV. IN: UNKNOWN
INV. OUT: UNKNOWN

24-IN YARD INLET
RIM ELEV: 8.460'
INV. IN: 6.804'

24-IN YARD INLET
RIM ELEV: UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN

YARD INLET
SIZE UNKNOWN
INV. IN: UNKNOWN
INV. OUT: UNKNOWN
ELEV: 13.72'

72-IN YARD INLET

12-IN RCP GRAVITY MAIN

18-IN RCP GRAVITY MAIN

24-IN RCP

18-IN RCP

15-IN RCP

48-IN CMP

MtcB C

MtcA C

UbB C

MtcA A

STORMWATER EXISTING - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.

BAAM - CAMPUS ANNEX

TAX MAP 0104 , GRID 00EA , PARCEL 1367B

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

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 8081 | 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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA
CALL BEFORE YOU DIG
811

DATE:	05/06/2026
SCALE:	1" = 30'
DRAWN BY:	VJK
DESIGNED BY:	VJK
APPROVED BY:	BBF

SHEET NO.:
C-201.02

Z:\+PROJECTS\260047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\260047C-101-SET-SKETCHPLAN.DWG

NAD 83

0 30' 60'

STORMWATER MANAGEMENT FEATURES

1. FOREBAY #1
2. SUBMERGED GRAVEL WETLAND #1
3. SGW OUTFALL STRUCTURE
4. 15-IN HDPE SGW OUTFALL CULVERT
5. 15-IN HDPE SGW CONVEYANCE CULVERT
6. DOWNSPOUT LOCATIONS
7. COLLECTION UNDERDRAIN
8. STONE WEIR
9. CLASS I RIP-RAP PROTECTION PER DETAIL

BMP SUMMARY CHART

BMP ID	TYPE OF ESD PRACTICE / STRUCTURE NAME	MARYLAND GRID COORDINATE (NAD 83) METERS NORTHING	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	404030.3830'	1573076.2565'	85826	23489	1.8	1.93	5467	5848
TOTAL				85826	23489			5467	5848

LEGEND

FLOWPATH

DRAINAGE AREA

SOILS BOUNDARY

PROPERTY DATA

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M/G/P: 0104/00EA/1376B- B/P: 03153/00290
ZONE R7A

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ZONE MXW

EE TOWN OF EASTON
M/G/P: 0104/00EA/0000 - B/P: 00548/00380
ZONE R7A

DRAINAGE AREA SUMMARY CHART

DA #	DA EXISTING (ACRES)	DA PROPOSED (ACRES)	IMPERVIOUS AREA EXISTING (ACRES)	IMPERVIOUS AREA PROPOSED (ACRES)	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	ESDv TARGET (CF)	ESDv ACTUAL (CF)
1	85826	85826	0.539	0.841	81	84	26.2	16.5	3.01	0.64	-2.37	6.05	5.24	-0.81	5467	5848
TOTAL	85826	85826	0.539	0.841											5467	5848

SITE SOIL DATA

Map Unit Symbol	Name	Hydrologic Soil Group	K-Factor	Hydric?
UbB	Udorthents, borrow area, 0 to 5 percent slopes	C	0.37	Yes
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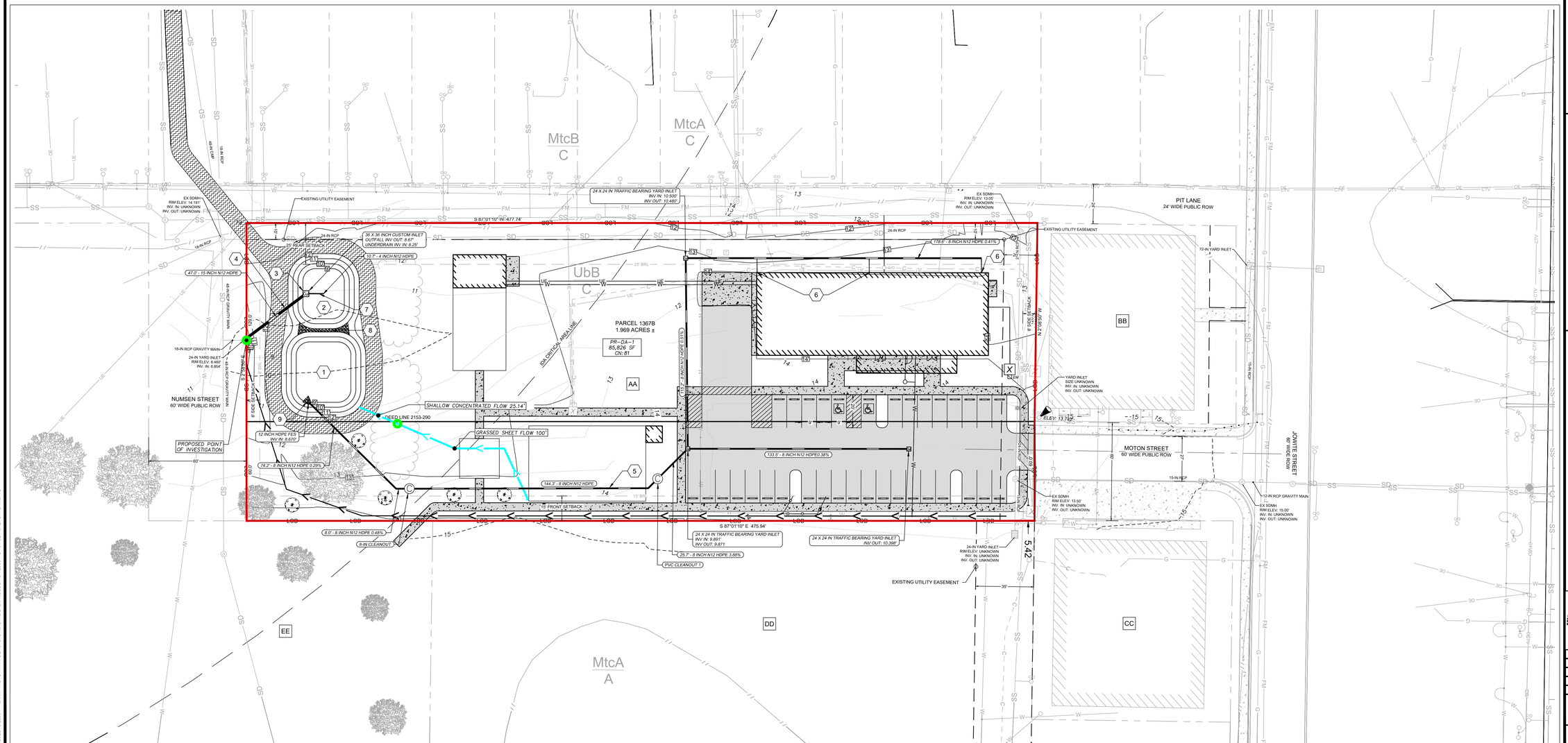

STORMWATER PROPOSED - QA MAP

BUILDING AFRICAN AMERICAN MINDS INC.

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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

6-May-26

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA 811

DATE:	05/06/2026
SCALE:	1" = 30'
DRAWN BY:	VJK
DESIGNED BY:	VJK
APPROVED BY:	BBF

SHEET NO.: C-201.03

Z:\PROJECTS\260047 - BAAM - MOTON PARK, EASTON, MD\CIVIL\CAD\PRODUCTION\260047C-101-SHEET\DRP-LAN.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



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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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Talbot County, Maryland.....13
MtcA—Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain.....13
MtcB—Mattapex silt loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain.....14
UbB—Udorthents, borrow area, 0 to 5 percent slopes.....16
References.....18

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.

Soil Map



Map Scale: 1:1,210 if printed on A landscape (11" x 8.5") sheet.

N

Meters
0 15 30 60 90

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	1.7	29.6%
MtcB	Mattapex silt loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	0.4	7.2%
UbB	Udorthents, borrow area, 0 to 5 percent slopes	3.6	63.1%
Totals for Area of Interest		**5.8**	**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

MtcB—Mattapex silt loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwx
Landscape: Lowlands, uplands, coastal plains
Elevation: 0 to 100 feet
Mean annual precipitation: 41 to 50 inches
Mean annual air temperature: 52 to 58 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, uplands, 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: 2 to 5 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): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Ecological site: F153CY020MD - Moist Loess Upland
Hydric soil rating: No

Minor Components

Nassawango

Percent of map unit: 10 percent
Landscape: Uplands, lowlands
Landform: Bay terraces, Flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: F153CY030MD - Well Drained Loess Upland
Hydric soil rating: No

Crosiadore

Percent of map unit: 5 percent
Landscape: Lowlands
Landform: Flats, Shallow depressions
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153CY020MD - Moist Loess Upland

Hydric soil rating: No

Othello, drained

Percent of map unit: 5 percent
Landscape: Coastal plains
Landform: Depressions, Flats, Swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Ecological site: F149AY090NJ - Coastal Plain Hardwood Swamp
Hydric soil rating: Yes

UbB—Udorthents, borrow area, 0 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1vh0s
Landscape: Uplands, lowlands
Elevation: 0 to 150 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

Udorthents, borrow area, and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Udorthents, Borrow Area

Setting

Landscape: Uplands, lowlands
Landform: Flats, Knolls
Anthropogenic Feature: Borrow pits
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Fluviomarine sediments fluviomarine deposits

Typical profile

AC - 0 to 2 inches: loam
C - 2 to 80 inches: sandy loam

Properties and qualities

Slope: 0 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Very low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to very high (0.06 to 19.98 in/hr)
Depth to water table: About 20 to 40 inches

Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Udorthents, loamy

Percent of map unit: 10 percent
Landscape: Coastal plain uplands
Landform: Broad interstream divides
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Talf
Anthropogenic features: Fills
Down-slope shape: Linear, convex
Across-slope shape: Linear
Hydric soil rating: No

Askecksy, drained

Percent of map unit: 5 percent
Landscape: Uplands, lowlands
Landform: Flats, Depressions, Swales
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153DY130MD - Sandy Coastal Plain Swamp
Hydric soil rating: Yes

Water

Percent of map unit: 5 percent
Landscape: Coastal plains
Anthropogenic features: Borrow pits
Hydric soil rating: No

Klej

Percent of map unit: 5 percent
Landscape: Coastal plains, uplands
Landform: Flats, Shallow depressions
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Ecological site: F153DY150NJ - Moist Sandy Upland
Hydric soil rating: No

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TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 3, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, June 18, 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 - 1699 on behalf of Building African American Minds Inc. (BAAM) to request sketch site plan approval for the construction of two (2) new mixed-use buildings and associated facility improvements. The Applicant is also seeking landscaping waivers from Section 28-1014.7 E.5.a for the northern buffer, Section 28-1014.7 E.5.a & b for the eastern and southern buffers, and Section 28-1014.6.E.1 for the overall minimum tree plantings required. The property is located within the Planned Redevelopment Overlay District (PR District) and has been submitted for review pursuant to that process. The property is located at 406 Moton Street, also known as Tax Map 0104, Grid 00EA, Parcel 1367B.

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
June 3, 2026

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

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

DATE: JUNE 11, 2026

SUBJECT: ANNUAL REPORT

Attached, please find the Planning Commission's Annual report of activities in Calendar Year 2025. I have filled in all of the requested information but for a couple of cells for which we do not currently collect the requested data. This is merely a reporting mechanism, but if anything is unclear, or if there is anything you would like to add above and beyond these basic requirements, we certainly may do so. We just need to adopt whatever you come up with at this month's meeting.

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.

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 X

1. If no, explain why not, such as, no substantial growth changes.

There have been no substantial growth changes and we have been in the midst of a Comprehensive Plan Update. The DCA included in the Draft Comprehensive Plan was reviewed by MDP and other State agencies as part of the required review process. A copy of this section of the Plan from an earlier Draft is attached to this Report. The earlier version is provided as it goes into greater detail concerning the calculations than the Planning Commission approved version.

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 X N ☐

Yes, via the County review component of the review process. We will also share pursuant to the annual School Facilities Master Plan review process.

(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)	2,744	6,773	9,517

***** - SEE attached excerpt from Municipal Growth Element Draft version for discussion of residential development capacity in Easton**

ATTACHMENT FROM DRAFT VERSION OF EASTON COMPREHENSIVE PLAN

CAPACITY FOR DEVELOPMENT WITHIN EXISTING TOWN LIMITS

This subsection of the Plan delves into the more technical realm of Planning mentioned in the Introduction to the Element. One of the more recent requirements for Comprehensive Plans is to estimate the capacity for development within the existing Town boundaries. This requires that we look at undeveloped land, land suitable for infill development, and land with potential for redevelopment. In order to complete this exercise, certain assumptions have to be made concerning each of these types of development. For example, we are assuming that future development will occur at a more urban density than has occurred in recent years. At a minimum we will assume that we can achieve a density of 3.5 dwelling units per acre (3.5 du/ac), the minimum required to satisfy the requirements of being designated a Primary Funding Area (PFA). We have also used guidance provided by the MD Department of Planning in their Models and Guidelines Series publication "Estimating Residential Development Capacity." Finally, some assumptions are based on our past experience with development review in Easton. The following table walks through the development of our estimate for residential development capacity within the current Town limits:

Estimating Residential Development Potential in Easton

A. Estimate Infill/Redevelopment/Build-out Potential (i.e. what we could get with no additional annexations)

Look back at the "Priority Development Areas" from current (2010) Comp Plan

Area 1 – ~~SSPP – non-residential (institutional)~~

Area 2 – Brooks Farm (in-Town portion)

Area 3 – Hospital-owned Oxford Road site (purchased by Talbot County in 2024, likely removing it from consideration for development)

Area 4 – Ashby Commons (89 du approved)

Area 5 – ~~Easton Commons Site (non-residential)~~

Area 6 – ~~Waterside Village (non-residential)~~

Area 7 – Alvin Lapides Property

Area 8 - Easton Point

Area 2 - 252 units approved in 2022

Area 7 – (Approx. 20 ac zoned residential, assumed to be multifamily [assume Londonderry density of 4.0 du/ac] x 4.0 du/ac x .75) = 60 units

Area 8* - 332 units (residential units reflected in the Port Street Small Area Plan. NOTE: This includes lands not within the Town of easton. For the purpose of this projection, they are treated as being within Town Limits)

Total estimated possible units from Priority Development Areas in 2004 Plan = 644

B. Other Parcels with Infill Potential

Unimproved parcels ≥ 1 acre (using same build-out factors as above) = (49.9 ac x 3.5 x .75 = 131)units

Unimproved parcels ≥ 1 acre in the PR District (substituting the PR density of a max. 40 du/ac for 3.5 in the equation above) = (3.3 ac x 40 x .75) = 99 units

# of unimproved residentially-zoned parcels < 1 ac (assume one triplex middle housing type per parcel) = 94 parcels x 3 units = 282 units

Total estimated possible "other" infill units = 512

C. Completion of Approved or Pending Project

Residential Projects Under Construction = 189 units

Residential Projects Under Review = 415 units (excludes Area 2 (Brooks Farm - Four Seasons) and Area 3 (Poplar Hill) which are already counted above)

Total Units in Approved/Pending Projects = 604

D. Downtown Residential Development Potential (per AKRF study) = 100

E. Redevelopment Potential (Parcels w/ improvements assessed at ≤ $50,000; = 63.7 acres x 3.5 du/ac x 0.75) = 167 – 158 existing units = 9 (net new units) + 875 units from Table ____ below = 884

Total Infill/Redevelopment/Build-out Potential (A+B+C+D+E) = 2,744 units

**** - As of June 11, 2024**

Table _____ Redevelopment Target Areas		
Project/Area	Acres	Potential Residential Units (acres x 30 du/ac x 0.75)
Hospital	14.84	334
Easton Plaza (Parking lot)	12.456	280
Perdue - Brookletts	6.548	147
Brookletts Building	1.787	40
Perdue - Maryland Ave	2.36	53
Safeway	1.46	21 (net, after deducting 12 units already included in the AKRF Study)

The net result is that our best estimate is that we can accommodate 2,744 more dwelling units within the Town, without the need to add any additional land for residential development (other than the portions of Easton Point per item A 8 that are currently beyond Town Limits). Obviously it is not as simple as saying we do not need to add any land for growth until these units are built. There will be some parcels that have environmental constraints making it difficult to develop. We have accounted for the more obvious such lands, but there is undoubtedly more that will not be as evident until we are actually reviewing a development proposal for such sites. There will also be the landowner who has no interest in developing, at least for the time being. Finally, simple supply and demand economics dictate that at some point some of the growth areas will need to be tapped or housing prices will escalate, thereby exacerbating an already serious problem in Easton. This is a problem we will have to grapple with when we ultimately reach the limits of the urban growth boundary, but while we have growth areas available, it would seem unwise to artificially inflate housing prices by

restricting supply, though for the current Planning period, it seems new annexation is not necessary.

The 2,744 represents a slight increase from the 2,492 units projected in the 2010 Plan, despite 14 years of growth The increase is primarily the result of the addition of Area 8 (Easton Point) as a "Priority Development Area" and a more detailed analysis of redevelopment potential through the inclusion of specific properties believed to possess significant opportunities for redevelopment (Table ___ above). This is offset by the removal of "Area 3" as a potential for development as the result of its purchase by Talbot County.

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	83	0	83
2.Gross Acres of Existing Lots in Row 1	No Data for this indicator	0	
3.Net Acres of Existing Lots in Row 1	No Data for this indicator	0	
4.Total Minor Subdivisions Approved	12	0	12
5.Total Minor Subdivision Lots Approved	1	0	1
6.Total Residential Units Approved in Minor Subdivisions*	1	0	1
7.Gross Acres of All Approved Minor Subdivisions	40.915	0	40.915
8.Net Lot Area** in Acres of All Approved Minor Subdivisions	40.915	0	40.915
9.Total Major Subdivisions Approved	0	0	0
10.Total Major Subdivision Lots Approved	0	0	0
11.Total Residential Units Approved in Major Subdivisions	0	0	0
12.Gross Acres of All Approved Major Subdivisions	0	0	0
13.Net Lot Area** in Acres of All Approved Major Subdivisions	0	0	0
14.Total Residential Units Approved (Minor + Major Subdivisions + Existing Lots)	83	0	83
15.Total Residential Units Constructed (CofO)	83	0	83
16.Total Residential Units Demolished***	1	0	1
17.Total Residential Units Reconstructed/Replaced***	82	0	82

* 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	1	0	1
2.Total Net Acres of Development Parcels in Row 1	40.915	0	40.95
3.Total Net Acres of Existing Lots in Row 1	40.991	0	40.915

**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	82	0	82
2.Gross Acres of Existing Lots in Row 1	Date not collected		
3.Net Acres of Existing Lots in Row 1			
4.Total Units Approved (Major + Minor Subdivisions + Existing Lots + Units in Commercial Site Plans)	83	0	83
5. % of Total Units (Approved Residential Units)	100%	0%	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	3	0	3
2.Gross Acres of All Approved Commercial Site Plans	7.668	0	7.668
3.Gross Building Area Approved in Square Feet for Commercial Site Plans	26,905 sq. ft.	0	26,905
Building Permits			
5.Total Commercial Building Permits Issued	40	0	40
6.Gross Building Area Constructed in Square Feet for issued Building Permits	Data not Collected		
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	N/A	N/A	N/A

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 X

However, bicycle and pedestrian facilities, needs, etc., are included in the Transportation Element of our Comprehensive Plan. We are also in the process of developing a Complete Streets Plan. Both are well on the way to formal adoption.

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 X

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 X

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.

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

Date of Meeting: June 18, 2026

4b

PLANNING COMMISSION
SUPPLEMENTAL ITEM

SUBJECT:	**Request Architectural approval for the addition of proposed house models pursuant to a previously approved Planned Unit Development (PUD) site plan for the development of the Gannon Range Community (Ordinance No. 773).**
ELECTION WARD:	Ward 2
CRITICAL ACTION DATE:	At the pleasure of the Commission
STAFF CONTACTS:	Joseph Mayer, Plan Reviewer Miguel Salinas, Director of Planning and Zoning
DOCUMENT CREATED ON:	June 8, 2026

PURPOSE: The PUD approval for the Gannon Range community per the Town of Easton Ordinance No. 773 requires the applicant, D.R. Horton, to provide a greater variety of home design and architectural styles subject to the approval of the Easton Planning and Zoning Commission (Commission). The applicant is seeking approval from the Commission for three (3) additional housing products that will provide more architectural variations.

RECOMMENDATIONS:

Planning Commission: The Town Council, at their February 21, 2021 meeting, moved (3-2) to approve Ordinance 773, granting the application of D.R.Horton, Inc. for a Planned Unit Development (PUD) under the provisions of the Easton Zoning Ordinance, effective March 13, 2022. The PUD approval requires D.R.Horton to propose additional architectural elevations for the community, to be reviewed by the Commission under Ordinance 773, Condition No. 7 in Section E of the Finding of Fact; *"The Town Council believes that the Applicant should provide greater variety of home design and variation of architectural styles than what was provided with the PUD application. The specific elevations for the home designs shall be subject to the approval of the Easton Planning and Zoning Commission."*

Staff: Should the Commission approve the proposed house products, staff recommends approval with a condition (see below).

UPDATE:

On December 20, 2023, the Improvement Plans for Gannon Range were approved.

On February 5, 2024, the Town Council approved Ordinance 803, amending Chapter 28 of the Town Code (Zoning), revising the language governing the treatment of approved PUDs that do not start, or cease construction, between phases in multi-phased projects. Under the new ordinance, a PUD approval will lapse at three (3) years (rather than the previous 2 years) if no action is taken by the owner or developer indicating that they plan to begin construction of the development.

On February 15, 2024, the Commission reviewed an extension request for a previously approved PUD application pursuant to Ordinance No. 773 for the development of a mixed-use subdivision. The Commission voted 5-0 to grant the PUD extension request through December 31, 2024.

On August 9, 2024, the Final Plat Phase 1 "Gannon Range" was recorded; KMD 92/96.

On September 5, 2024, the Forest Stand Delineation Plan was approved.

On October 17, 2024, the Commission reviewed the application to request approval for six (6) proposed architectural models pursuant to the previously approved PUD site plan for the development of the Gannon Range community (Ordinance No. 773). The Commission voted 5 - 0 to table the application pending the submission of additional architectural products that provide a greater variety in the home design including side-load garages, driveway options, and an enhanced variation of architectural styles.

On December 19, 2024, the Commission reviewed the application to request approval for six (6) proposed architectural models pursuant to the previously approved PUD site plan for the development of the Gannon Range community (Ordinance No. 773). The Commission voted 4 - 0 to approve the additional architectural models with the following condition:

1. In order to ensure a variety of house designs and styles along all streets, models shall not be constructed on lots directly next to one another, including corner lots sharing a side or back property line. In addition, the same model cannot be constructed on lots directly across the street.

ISSUES: There are no outstanding issues.

POLICY ANALYSIS:

§28 – 1007.1 RESIDENTIAL USES

16. Single-Family Detached Dwelling Units

a. Similarity Restricted

No building permit shall be issued for any new single-family dwelling unit, which is similar in appearance to any dwelling unit near the proposed building, as further defined below.

b. Exemptions

The following dwelling units or projects shall be exempt from the provisions of this Section:

1. *Dwellings for which a building permit was approved before the effective date of these Regulations, including dwellings that are being remodeled, reconstructed, or replaced after damage by fire, flood, or other casualty.*
2. *Subdivisions already in progress, and developing under the provisions of Section 28 – 106 (applicability).*
3. *Multi-family projects, including apartments.*
4. *Planned Unit Development or Planned Redevelopment Projects in which similarity of architectural form and style among dwelling units is clearly indicated in the Plans for such projects and such similarity is determined by the approving body to be integral to the success of a unified plan.*

c. Calculations of Differences in Appearance

1. *Differences in bulk and massing shall be reviewed for two (2) lots on either side of the proposed unit on the same side of the street.*
2. *Where lots are interrupted by an intervening street, parkland or similar feature of at least fifty (50) feet in width, no review shall be necessary.*
3. *The proposed unit shall be considered different from any vacant lot for which no building permit has been issued without requiring further documentation.*

d. Differentiation

The proposed unit shall differ from each other house in at least four (4) of the ten (10) criteria listed below, unless the units differ with respect to the number of full stories (#2) then only #2 is required.

1. *The unit is a different housing type.*
    a. *Single-family detached;*
    b. *Zero lot line (where allowed);*
    c. *Single-family attached; or*
    d. *Single-family detached rotated ninety (90) degrees (i.e. the narrower façade fronts the street as opposed to the wider façade).*
2. *The unit differs in the number of full stories.*
3. *The unit is served by a different type of garage.*
    a. *Front-load garage;*
    b. *Side-load garage;*
    c. *Rear-load garage;*
    d. *Detached garage;*
    e. *Carport; or*

f. No Garage.

4. *The unit has a different roof type*
    a. Gable
    b. Hip;
    c. Gambrel
    d. Mansard;
    e. Roof types a through d rotated ninety (90) degrees; or
    f. Flat.

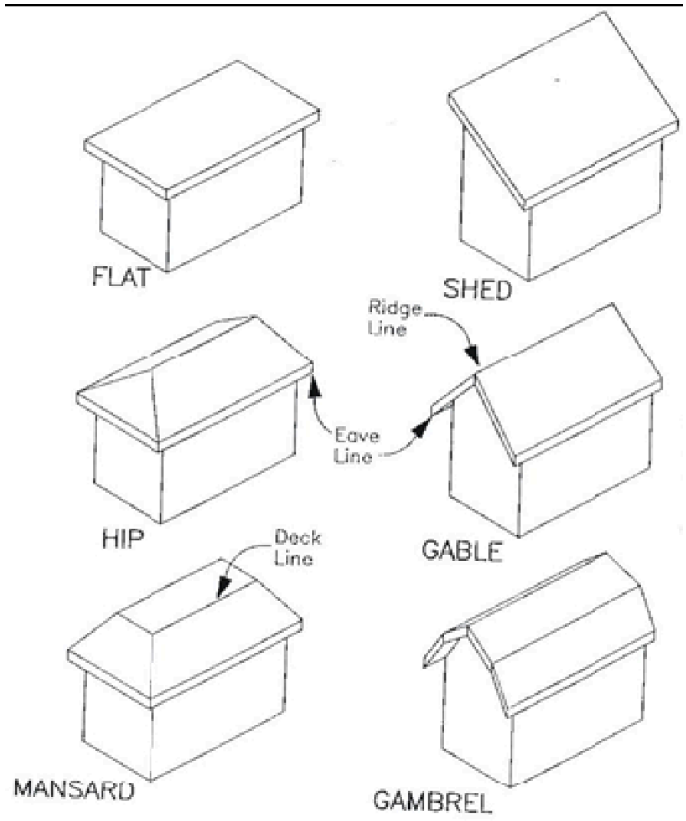


Figure 10.1 Sample Roof Types

5. *The unit has variation in the articulation of the front façade.*
    a. Garage setback from the front façade of at least four (4) feet;
    b. Covered, open walled porch of at least six (6) feet in depth extending at least thirty-three (33) percent of the width of the front façade; or
    c. Other articulations of the front façade are at least four (4) feet in depth, extending at least thirty-three (33) percent of the width of the front façade.
6. *The units have different cladding materials.*
7. *The units utilize different window sizing and groupings.*
8. *The units differ in the number of dormers.*
9. *The unit includes the addition of a bay window that projects a minimum of one foot*

from the front wall, as measured from the ground up.

10. *There is a change of a roof pitch of at least two units of change as measured by a roof's vertical rise over its horizontal span (e., 6/12 pitch to 8/12 pitch) between units.*
11. *Although not required, differentiation in color between adjacent homes is strongly encouraged.*

e. *Permit Review*

i. *Acceptable documentation may include photographs of the other structures in question (no building elevations are required).*

ii. *A subdivision or phase thereof may be reviewed as a whole for conformity with this requirement, provided that adequate documentation to ensure conformity is submitted with the plat. Such documentation is not required to be recorded as part of the plat.*

Analysis - The applicant has illustrated that the approved subdivision incorporates a mix of lot sizes across the property, allowing for a range of house types and dimensions as depicted in the provided elevation renderings and model selections. In response to the Town Council's request for more architectural diversity than was initially presented in the PUD application, these additional designs remain subject to approval by the Commission. Staff finds that the architectural documents and renderings comply with the residential standards set forth in §28 – 1007.1 of the Town of Easton Zoning Ordinance. Specifically, the proposed models differentiate from one another by meeting at least four of the ten criteria required under §28 – 1007.1.1.16.d. During the permitting process, Town Staff will conduct a final review to ensure that each single-family dwelling is not too similar in appearance to existing or proposed units in the immediate vicinity.

RECOMMENDED CONDITION:

Staff recommends the Commission approve the request with the following condition:

- In order to ensure a variety of house designs and styles along all streets, models cannot be constructed on lots directly next to one another, including corner lots sharing a side or back property line. In addition the same model cannot be constructed on lots directly across the street.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the additional architectural elevations for the Gannon Range community subject to staff's Condition of Approval.

OR

2. I move that the Planning Commission continue the application to the July 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2022.03.13 PUD Ordinance 773, paper copy & PDF
2. 2022.03.17 Planning Commission Minutes Final, paper copy & PDF
3. 2026.05.29 Destin_DE, paper copy & PDF
4. 2026.05.29 Ellerbe Brochure Draft (2), paper copy & PDF
5. 2026.05.29 Hampshire_DE_Basement, paper copy & PDF
6. 2026.05.29 Salinas Ltr (Additional Architecture for Gannon Range), paper copy & PDF

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

DATE: **June 8th, 2026**

TO: **Zach Smith– Applicant**
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Development Project Manager**
SUBJECT: **Gannon Range**
Revision - Architecture Version Additions

Our office has reviewed the Application for the Subject project received on 6/1/2026. Our office has no comment or objection to the addition of the architecture models Destin, Hampshire and Ellerbe.

TOWN OF EASTON

Planning & Zoning Department
P.O. Box 520
Easton, Maryland 21601

December 23, 2024

Mr. Zachary A. Smith, *Esq*
Armistead, Lee, Rust & Wright. P.A.
114 Bay Street, Building C
Easton, Maryland 21601

Re: **Application 2021 - 0473**
29659 Matthewstown Road - Gannon Range
Tax Map 0026, Grid 0020, Parcel 0045
Easton, Maryland 21601

Mr. Smith,

At their regularly scheduled meeting on December 19, 2024, the Town of Easton Planning Commission (Commission) reviewed the above application to request approval for six (6) proposed architectural models pursuant to a previously approved Planned Unit Development (PUD) site plan for the development of the Gannon Range community (Ordinance No. 773).

The Commission voted 4 - 0 to approve the additional architectural models with the following condition:

1. In order to ensure a variety of house designs and styles along all streets, models shall not be constructed on lots directly next to one another, including corner lots sharing a side or back property line. In addition, the same model cannot be constructed on lots directly across the street.

Any person aggrieved by this decision may, within thirty (30) days of the Planning Commission's decision, file an appeal with the Town Planner and with the Board of Zoning Appeals specifying the grounds thereof. Should you have questions concerning the above finding, please contact this office at 410-822-1943.

Sincerely,

Samantha N. Smith

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

CC: Gannon Family, LLC (D.R. Horton - Contract Purchaser)

ARMISTEAD, LEE, RUST & WRIGHT, P.A.
ATTORNEYS AT LAW

114 Bay Street, Building C
Easton, Maryland 21601

Telephone: (410) 819-8989
Facsimile: (410) 822-4787

Email Address
zachsmith@alrwlaw.com

May 29, 2026

VIA E-MAIL DELIVERY TO: msalinas@eastonmd.gov

Easton Planning Commission
c/o Miguel Salinas
14 S. Harrison Street
Easton Maryland 21601

Re: Additional Architecture for Gannon Range

Dear Miguel:

As we recently discussed, D.R. Horton would like to begin offering three (3) additional housing products within the Gannon Range community. We believe that these additional products will provide even more architectural variation within the community, which is obviously an important design objective for the Town. The additional products are shown on the brochures enclosed herewith, and include the following models: Ellerbe, Hampshire and Destin. As shown on the information sheets provided for each product, each model has multiple elevations, which should help to provide even greater architectural variation within the community.

Please share this correspondence with the Planning Commission and include this item on the Planning Commission's June 18th agenda. If any further information and/or discussion may be needed at this time, please contact me at 410-819-8989 or zachsmith@alrwlaw.com. Thank you in advance for your assistance with this matter.

Sincerely,

Zach A. Smith

enclosures

D·R·HORTON
America's Builder

Hampshire

4 bed | 3 bath | 2 car | 2 story | 3,233 sq ft



Elevation D



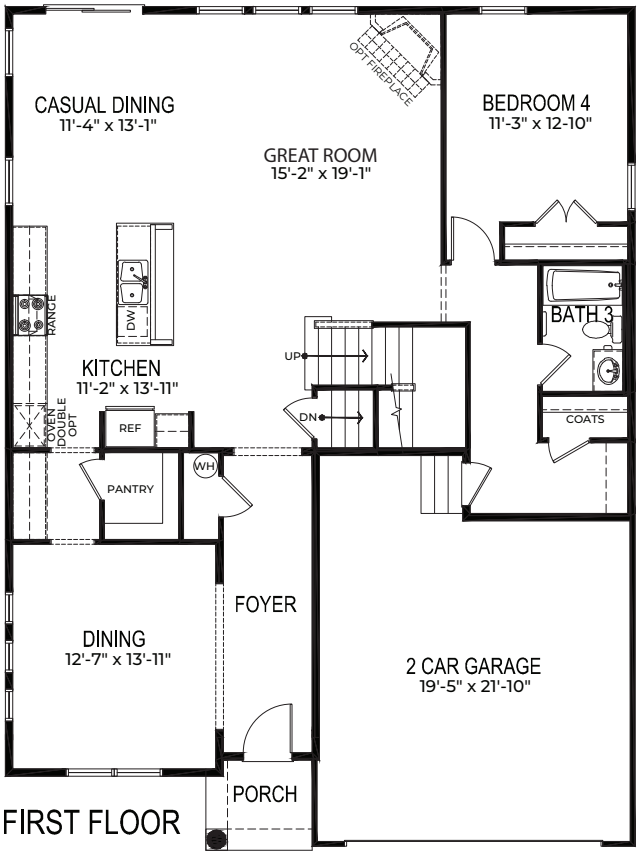
Elevation E

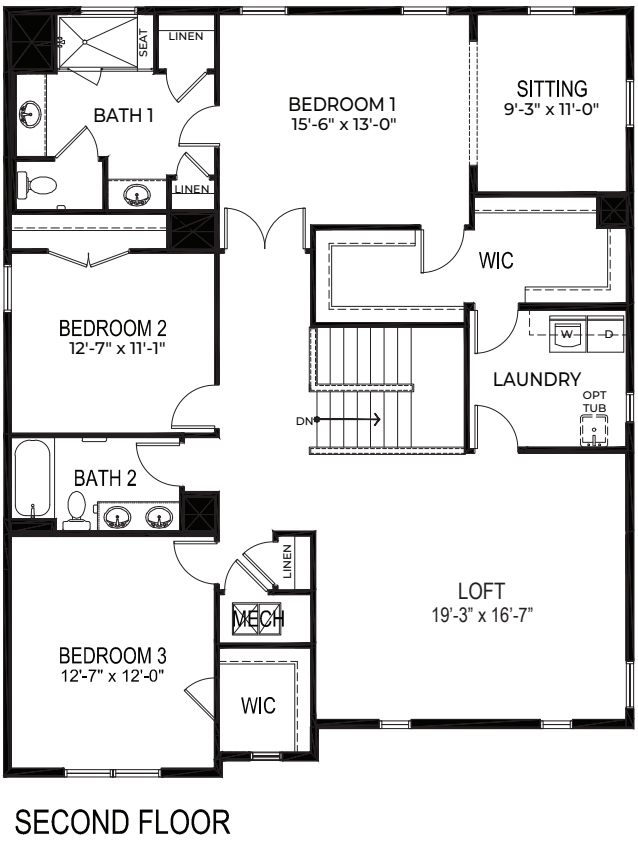


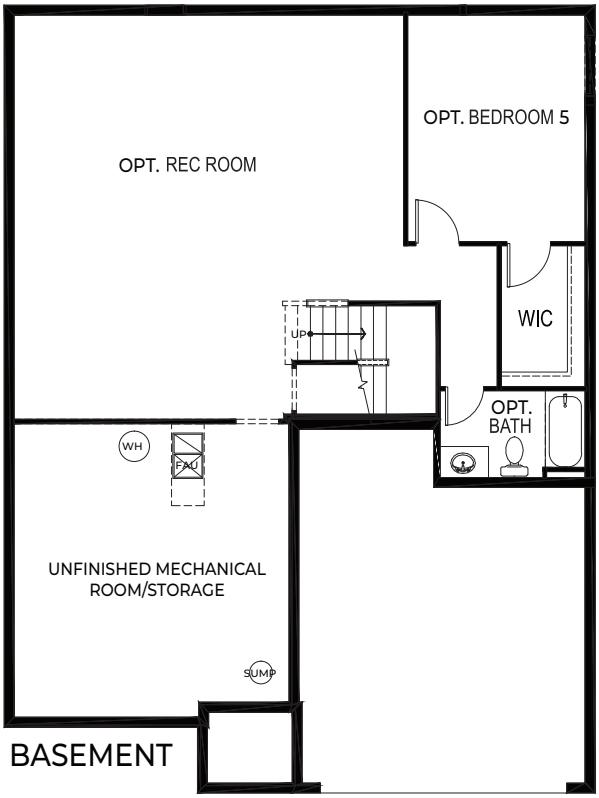
Elevation H

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Square footage dimensions are approximate. Buyer should conduct his or her own investigation of the present and future availability of school districts and school assignments. D.R. Horton has no control or responsibility for any changes to school districts or school assignments should they occur in the future.

D·R·HORTON
America's Builder







D·R·HORTON
America's Builder

Destin

3 bed | 3 bath | 3 car | 1 story | 2,309 sq ft



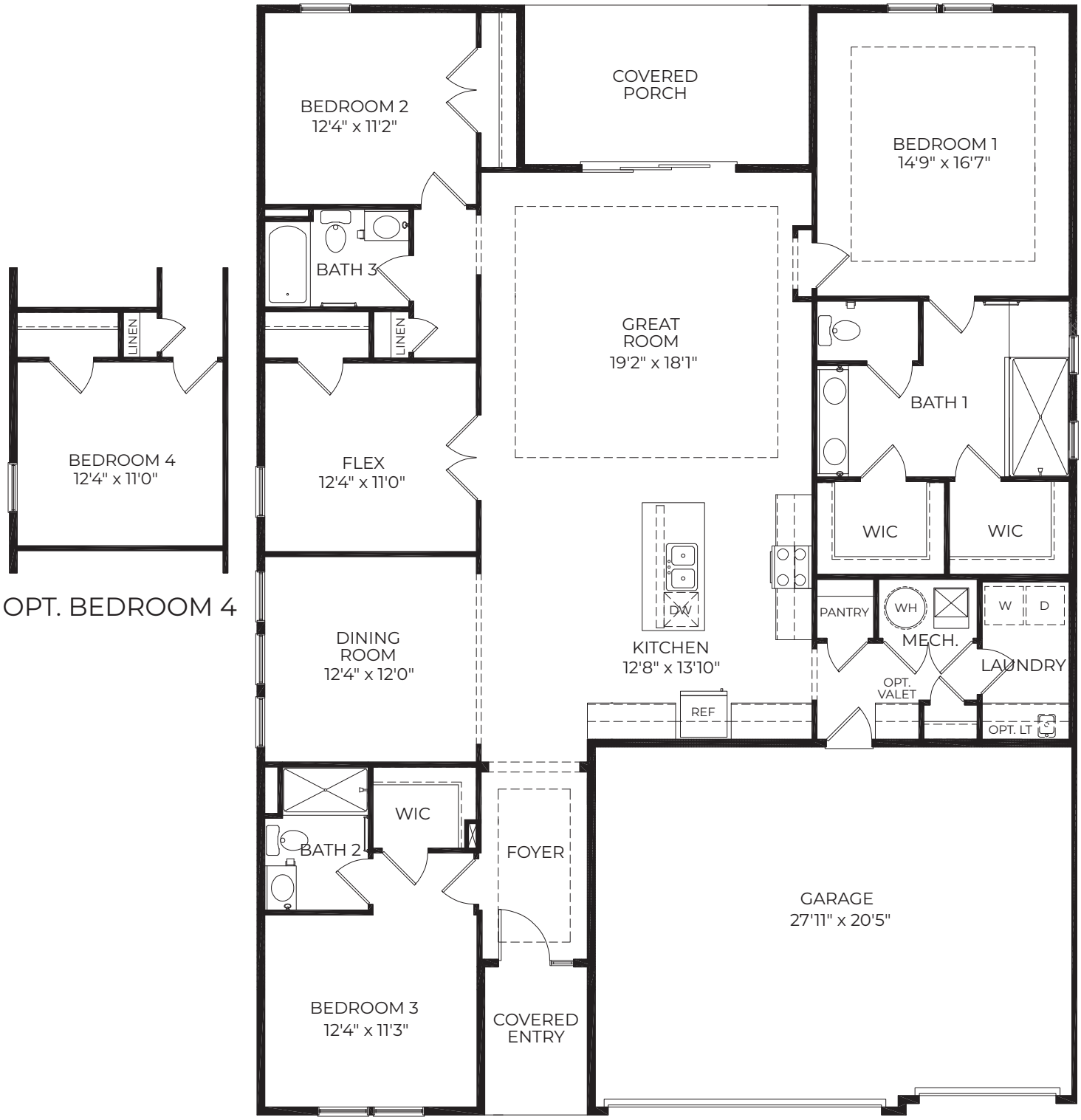
Elevation A3



Elevation B3

D.R. Horton is an Equal Housing Opportunity Builder. Home and community information, including pricing, included features, terms, availability and amenities, are subject to change and prior sale at any time without notice or obligation. Pictures, photographs, colors, features, and sizes are for illustration purposes only and will vary from the homes as built. Elevations and exterior materials may vary. Square footage dimensions are approximate.

D·R·HORTON
America's Builder



OPT. BEDROOM 4

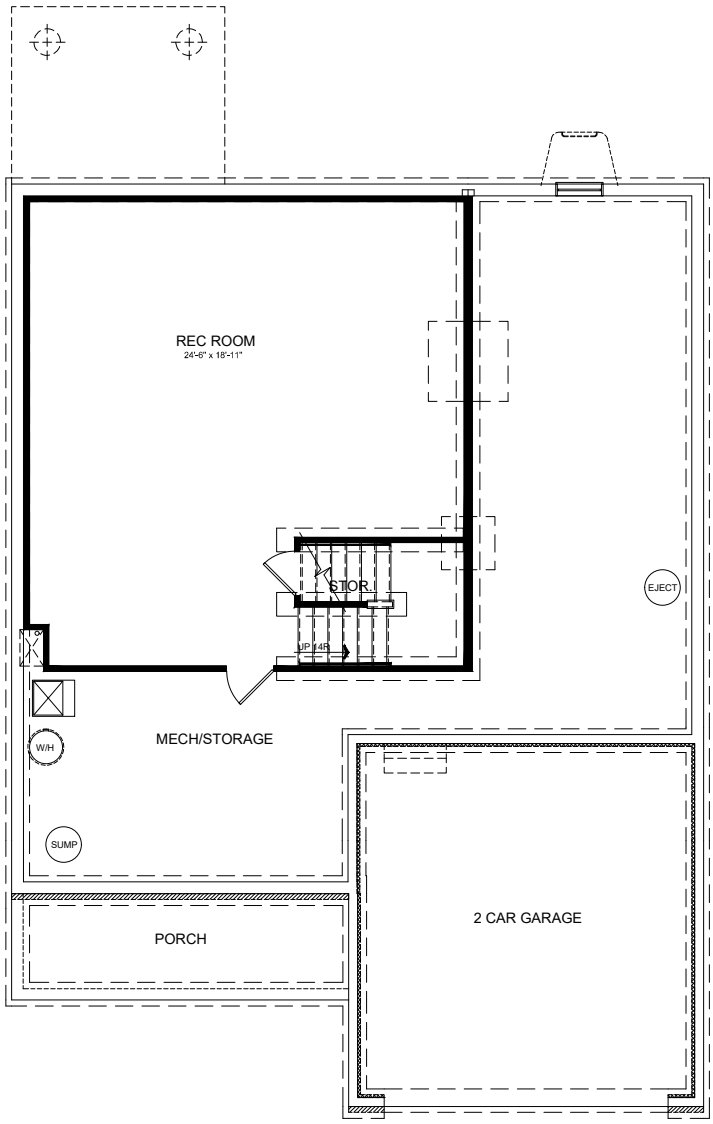

Ellerbe Cove - EL01
Elevation A3
Color Package EXCSTL09


Ellerbe Cove - EL01
Elevation B3
Color Package EXTRAD02

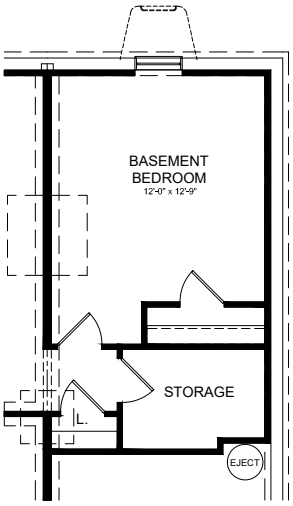

Ellerbe Cove - EL01
Elevation C3
Color Package EXCSTL03


Ellerbe Cove - EL01
Elevation D3
Color Package EXCSTL06

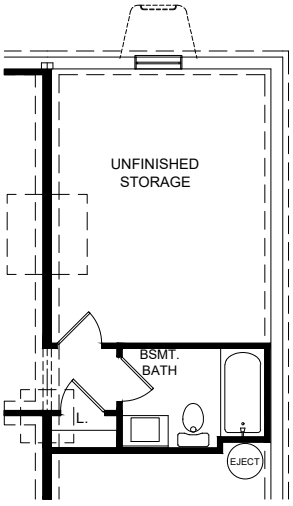

Ellerbe Cove - EL01
Elevation F3
Color Package EXTRAD03



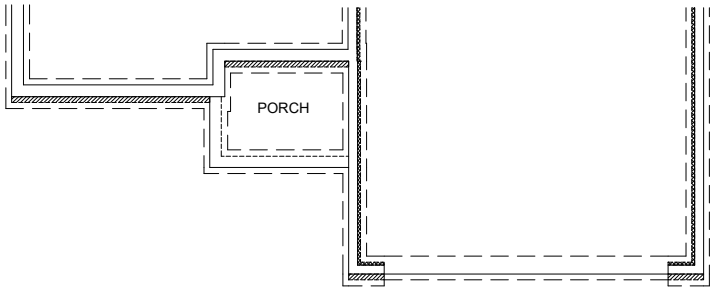
BASEMENT FLOOR PLAN
W/ ELEVS. "A", "B", "D", & "E"



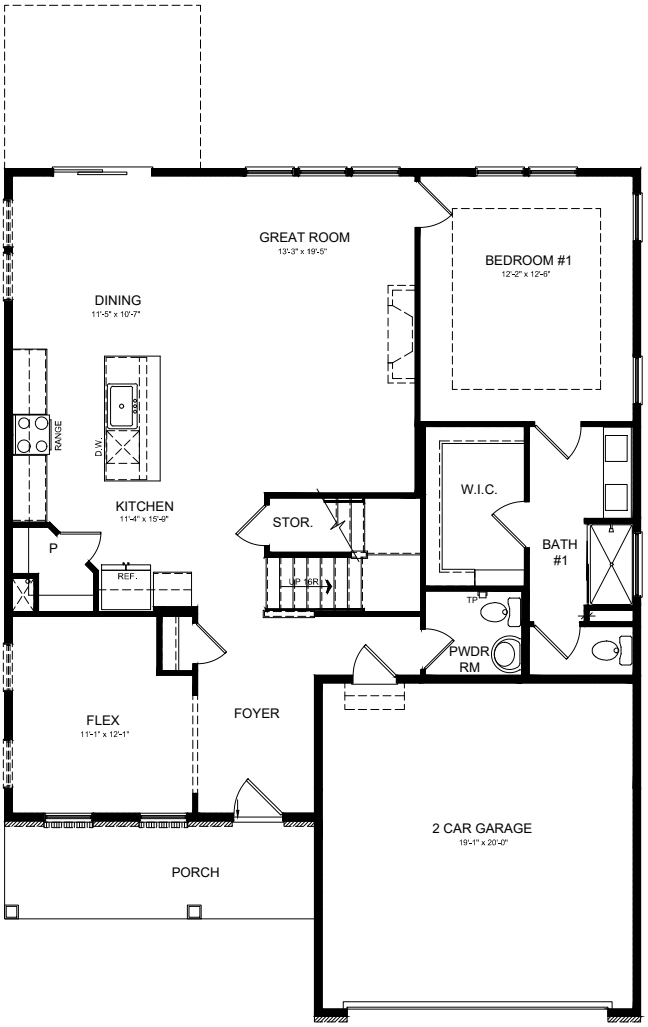
BASEMENT FLOOR PLAN
W/ OPT. BASEMENT BEDROOM



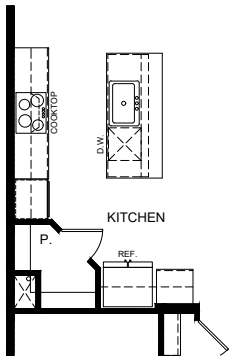
BASEMENT FLOOR PLAN
W/ OPT. BASEMENT BATH



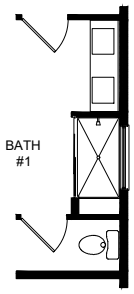
BASEMENT FLOOR PLAN
W/ ELEVS. "C" & "F"



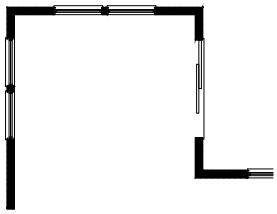
FIRST FLOOR PLAN
W/ ELEVS. "A", "B" & "E"



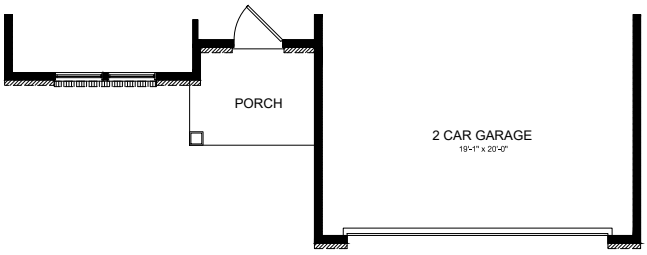
FIRST FLOOR PLAN
W/ OPT. ALT. KITCHEN



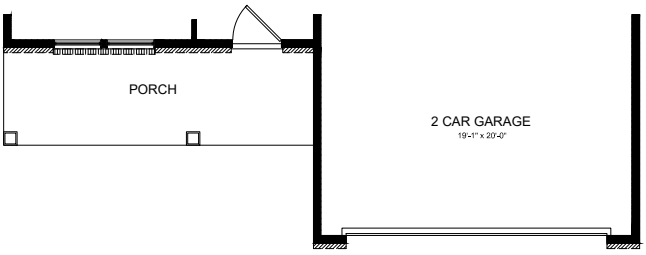
FIRST FLOOR PLAN
W/ OPT. DELUXE SHOWER



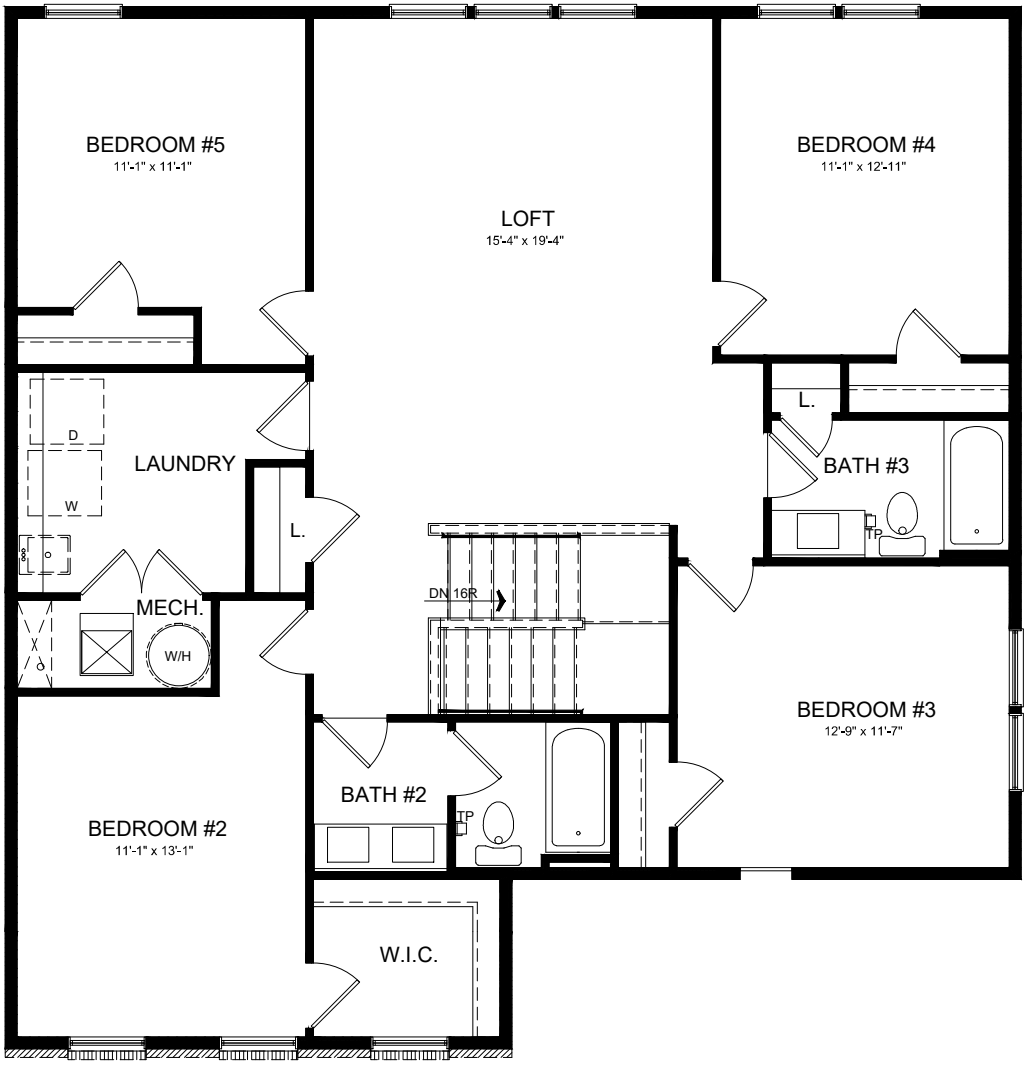
FIRST FLOOR PLAN
W/ OPT. SUN ROOM



FIRST FLOOR PLAN
W/ ELEVS. "C" & "F"

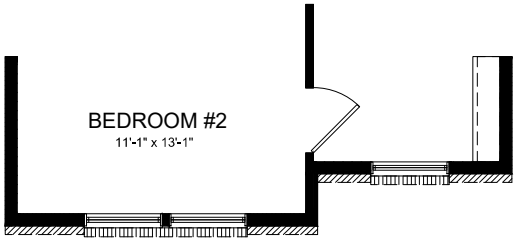


FIRST FLOOR PLAN
W/ ELEV. "D"



SECOND FLOOR PLAN

W/ ELEVS. "A", "B", & "E"



SECOND FLOOR PLAN

W/ ELEVS. "C", "D", & "F"

Planning Commission
MEETING MINUTES

Thursday, March 17, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

Call to Order

Members Present:
Mr. Paul Weber-Chairman, Ms. Jennifer Dindinger-Vice Chairperson, Mr. Talbot Bone, Mr. William Ryal, and Mr. Philip Toussaint

Member Present (via zoom)
Ms. Victoria McAndrews

Staff Present:
Mr. Lynn Thomas-Town Planner, Ms. Katie Reedy-Director of Site Development, Mr. Joseph Mayer-Plan Reviewer, Nicolas Johnson-Planner 1

Staff Not Present:
Mr. Rick VanEmburgh-Town Engineer and Ms. Sharon VanEmburgh-Town Attorney

Approval of Minutes.

Approval of Minutes from previous meeting: 2022-02-17 Meeting Minutes.

Upon motion by Mr. Bone and seconded by Mr. Ryall, the Commission voted 5-0 to approve the February 17, 2022 minutes with corrections.

New Business

Applicant:	Rauch, Inc. c/o Brian Fitzgerald
Owner:	BAAM Academic Center
Location:	31 Jowite Street
Nature of Request:	Applicant requests Site Plan and Architectural approval. In addition, approval of building setbacks is requested. The proposed site includes the demolition of the existing school, proposed infrastructure improvements and construction of a new school.

Mr. Paul Rogers, Mr. Brian Fitzgerald and Ms. Virginia Richardson from Rauch Inc., Mr. Derick Daly from Polaris Ministries & Polaris Academies, Ms. Dina Daly and Mr. William Ryan from BAAM LLC,Mr. Kendrick Daley, President of Naima Ventures, Mr. Chris Daley, Project Manager of Jack Construction, and Mr. Romont Fletcher, Construction Assistant from Naima Ventures were present to represent the request of Naima LLC. The request was for site plan review and approval. The Applicants also requested the establishment of unique setbacks under the provisions of the Planned Redevelopment Overlay District. The sits is within the PR Overlay.

Mr. Rogers opened the discussion by reviewing the proposed site and its architectural design. The site includes the demolition of the existing school, proposed infrastructure improvements and construction of a new school. The Commission discussed architecture, parking requirements, building codes, after-school activities and outdoor recreation. Projections for the number of staff and students, trash pad location, utility connections, building height and proposed setbacks were also discussed.

Upon motion by Ms. Dindinger and seconded by Mr. Bone , the Commission voted 5-0 to approve the PR Site Plan, architectural design and setback request with the following conditions: the red, green and yellow stripes should only extend up to the height of the awning on the east side of the building, the front setback is approved at 15', the rear setback is approved at 5' and the side setbacks are approved at 8', the building height is to be set at 55' and verify that all proposed landscaping will be native plants.

Old Business

Applicant:	Rauch, Inc. c/o Brian Fitzgerald
Owner:	Naima Ventures, LLC
Location:	35 & 43 Clay Street

Nature of Request:	Establish building setback lines for the redevelopment of both parcels.

Mr. Paul Rogers, Mr. Brian Fitzgerald and Ms. Virginia Richardson from Raugh Inc., Mr. Derick Daly from Polaris Ministries & Polaris Academies, Mr. Kendrick Daly, President of Naima Ventures, Mr. Chris Daly, Project Manager of Jack Construction, and Mr. Romont Fletcher, Construction Assistant from Naima Ventures was present to represent Naima LLC. This request was a follow-up from a previous meeting and sought approval of uniquely established setbacks under the flexibility offered via the Planned Redevelopment Overlay District development standards. The subject property is within the PR Overlay.

The Applicant and Commission discussed the need for reduced setbacks, fence location and notification of a 5' setback to adjacent owners.

Upon motion by Ms. Dindinger and seconded by Ms. McAndrews , the Commission voted 5-0 to approve the request for a 5' side yard setback.

Applicant:	Lowe's Home Centers, Inc. c/o Laura Grissinger
Owner:	Lowe's Home Centers, Inc.
Location:	501 Glebe Road
Nature of Request:	Request a permanent location for outside storage.

The item was withdrawn from the Agenda.

Applicant:	Armistead, Lee, Rust & Wright, P.A. c/o Zach Smith
Owner:	Rise Up Dover Road, LLC
Location:	625 Dover Road
Nature of Request:	Temporary Use Approval for Tent

Mr. Zach Smith from Armistead, Lee, Rust & Wright, P.A. was present to represent Rise Up Dover Road LLC.

The Applicant and the Commission discussed the extension of the temporary use approval for a tent. Mr. Smith reviewed the history of this application. He explained that the extension is necessary to accommodate unforeseen delays associated with the project, most notably from the Supply Chain issues that are plaguing the country.

Upon motion by Mr. Ryall and seconded by Mr. Bone, the Commission voted 5-0 approving the request as submitted, allowing the tent to remain until November 30, 2022.

Applicant:	Armistead, Lee, Rust, & Wright, P.A. c/o Zach Smith
Owner:	Gannon Family, LLC (D.R. Horton-Contract Purchaser)
Location:	29659 Matthewstown Road
Nature of Request:	Request approval of the revised sketch plan, as approved by the Town Council.

Mr. Zach Smith from Armistead, Lee, Rust & Wright, P.A. was present to represent Gannon Family LLC.

The Applicant and the Commission discussed the request to approve the revised sketch subdivision plat to be consistent with the PUD site plan that was approved by the Town Council. The PUD process was discussed. It was noted that additional housing products will be submitted for architectural review at a future date.

The Chair opened the floor to the public for comment.

Mr. Derick Daley from Aspire discussed the dire need for housing.

Upon motion by Ms. Dindinger and seconded by Ms. McAndrews, the Commission voted 3-2, approving the revised sketch plat, to be consistent with the PUD site plan approved by the Town Council.

Adjournment.
Discussion Item

Workshop discussion concerning Subdivision Regulations.
The Commission discussed the agenda for the upcoming Ward 3 Neighborhood Meeting and possibly wrapping up the Subdivision Regulations for Affordable Housing during the next scheduled Planning Commission Meeting.

Adjourment:
The meeting ended at 3:27 pm.

ORDINANCE NO. 773

AN ORDINANCE OF THE TOWN OF EASTON GRANTING THE APPLICATION OF D.R. HORTON, INC. FOR A PLANNED UNIT DEVELOPMENT UNDER THE PROVISIONS OF THE EASTON ZONING ORDINANCE

INTRODUCED BY Mr. Silverstein

WHEREAS, the Town of Easton is authorized by the Land Use Article of the Maryland Annotated Code (the "Code") to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

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

WHEREAS, Section 28-701 of the Easton Zoning Ordinance authorizes the Easton Town Council to approve, deny and amend Planned Unit Development ("PUD") zoning districts in order to encourage the development of land in certain areas of the Town according to a total development concept incorporating a detailed development plan; and

WHEREAS, D.R. Horton, Inc. submitted an application for a PUD as described in the Town Council's findings of fact supporting this Ordinance and shown in detail on the plans referenced and attached hereto as Exhibit "A" (collectively, the "PUD Plan").

WHEREAS, the Easton Town Council held a duly noticed public hearing regarding the PUD application and this Ordinance on November 1, 2021, November 15, 2021, and December 6, 2021; and

WHEREAS, for the reasons expressed in the findings of fact of the Town Council, which are attached to this Ordinance as Exhibit "B", the Town Council concludes that the request for the PUD should be granted.

NOW, THEREFORE, the Town of Easton hereby ordains:

Section 1. The Findings of Fact attached hereto as Exhibit "B" are hereby incorporated into this Ordinance by reference.

Section 2. The application of D.R. Horton, Inc. for a PUD as depicted by Exhibit "A" and described by Exhibit B is hereby approved subject to the conditions set forth in Exhibit "B".

Section 3. Severability. The Easton Town Council intends that, if a court of competent jurisdiction issues a final decision holding that any part of this ordinance is invalid, the remaining provisions hereof remain in full force and effect.

Section 4. In accordance with Article II, Section 9 of the Easton Town Charter, this ordinance shall become effective on the later of (a) twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto; or (b) the effective date of Ordinance 774 to amend the Subdivision Regulations to allow the waiver of the alley requirement for PUDs.

Silverstein	-	Yea
Abbatiello	-	Nay
Engle	-	Yea
Davis	-	Yea
Cook	-	Nay

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this 21st day of February, 2022.

Megan J. M. Cook, Town Council President

Delivered to the Mayor by me this 21st day of February, 2022.

Kathy M. Ruf

Kathy M. Ruf, Town Clerk

APPROVED: February 21, 2022

Date: February 21, 2022

Robert C. Willey

Robert C. Willey, Mayor

EFFECTIVE DATE: March 13, 2022.

EXHIBIT "A"

The following materials are referred to as the "PUD Plan":

"PUD SKETCH PLAN FOR 'THE ESTATES AT GANNON FARM' IN THE TOWN OF EASTON TALBOT COUNTY, MD" (Sheets 1-5) prepared by Lane Engineering, LLC and dated August 24, 2001.

COPIES ARE ON FILE AT THE TOWN OFFICE

PUD SKETCH PLAN
FOR
"THE ESTATES AT GANNON FARM"
IN THE TOWN OF EASTON
TALBOT COUNTY, MD

SITE PLAN DATA

OWNER: GANNON FAMILY, LLC
C/O GREG GANNON
9706 LONGWOODS ROAD
EASTON, MD 21601
(410) 822-0069

DEVELOPER: D.R. HORTON DELAWARE
C/O KEVIN PRENDERVILLE
679 SOUTH CARTER RD, SUITE 1
SMYRNA, DE 19977
(908) 812-3310

PROPERTY: TAX MAP 26 GRID 20 TAX PARCEL 45
29659 MATTHEWSTOWN ROAD
EASTON, MD 21601

DEED: 2410/143

PLAT: 22/41

CURRENT ZONING: A1

PROPOSED ZONING: PUD

SITE AREA: 76.274 ACRES TOTAL;
2.000 ACRES ALLOCATED TO COMMERCIAL LAND USE
74.274 ACRES AVAILABLE FOR RESIDENTIAL USE

EXISTING DEVELOPMENT:
THE ENTIRETY OF THE PARCEL IS CURRENTLY AGRICULTURAL TILLED FARM LAND.

PROPOSED DEVELOPMENT:
200 SINGLE FAMILY RESIDENTIAL LOTS SUBDIVISION W/ A 2 ACRE COMMERCIAL PARCEL FOR FUTURE USE. THE PROJECT OFFERS THREE DIFFERENT RESIDENTIAL LOT TYPES BASED ON SIZE, GARDEN HOMESITES, MEADOW HOMESITES, AND COUNTRY HOMESITES.

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

SETBACKS PROPOSED:

GARDEN HOMESITES: MINIMUM LOT SIZE – 6,900 SF

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

MEADOW HOMESITES: MINIMUM LOT SIZE – 7,500 SF

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

COUNTRY HOMESITES: MINIMUM LOT SIZE – 8,500 SF

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

THE MINIMUM FRONTAGE, HEIGHT AND YARD REQUIREMENTS WILL REMAIN CONSISTENT WITH THE TOWN'S BASE RESIDENTIAL ZONING DISTRICT STANDARDS.

PARKING REQUIRED: SINGLE FAMILY DETACHED DWELLING – 10'x35' DRIVEWAY (350 SF)

PARKING PROVIDED: SINGLE FAMILY DETACHED DWELLING – 20'x25' DRIVEWAY (500 SF)

OPEN/GREEN SPACE: 24.226 ACRES (32% OF SITE) PROVIDED, CONSISTING OF:
- 2.109 ACRES OF GREEN ALLEYS (FOR SWM USE/CONVEYANCE)
- 12.728 ACRES OF STORMWATER MANAGEMENT AREA
- 5.954 ACRES OF COMMUNITY PARK SPACE (PASSIVE & ACTIVE)
- 3.435 ACRES OF FOREST CONSERVATION AREA (EXCLUDES STREET TREE CREDIT)

SITE LIGHTING; ALL PROPOSED SITE LIGHTING SHALL BE SHARP CUTOFF LUMINAIRES ON MAXIMUM 18' HIGH POLES RESULTING IN NO MORE THAN 1-FOOT-CANDLE OF LIGHT AT PROPERTY PERIMETER.

STORMWATER MANAGEMENT: QUANTITY CONTROL IS ADDRESSED. QUALITY TREATMENT ADDRESSED BY PROVIDING ENVIRONMENTAL SITE DESIGN IN ACCORDANCE WITH CHAPTER 5 OF THE MARYLAND STORMWATER DESIGN MANUAL, PROVIDING ESDV TO THE MAXIMUM EXTENT PRACTICABLE (MEP).

APPLICATION COMPLIANCE: §801 H (1) (A) THROUGH (H)

A) PROPOSED DEVELOPMENT LAYOUT– PROVIDED AS SHOWN HEREON

B) 5.954 ACRES OF LAND DESIGNATED AS COMMUNITY PARK SPACE, 11.629 ACRES (INCLUDES STREET TREE & BUFFERYARD CREDIT AREA) OF LAND TO BE AFFORESTED AND PROTECTED AS FOREST CONSERVATION AREA.

C) THE PLAN DEPICTS PARKING FOR RESIDENTIAL LOTS. COMMERCIAL PARCEL IS FUTURE USE.

D) TYPE OF DWELLING UNITS ARE DESCRIBED.

E) RESIDENTIAL LOTS ARE DEPICTED ON THE PLAN.

F) LAND USE TABULATIONS AS FOLLOWS:

COMMERCIAL PARCEL	–	2.000 AC± (3% OF SITE)
LOTS (200)	–	34.562 AC± (46% OF SITE)
RIGHTS-OF-WAY(S)	–	15.486 AC± (21% OF SITE)
STORMWATER MANAGEMENT	–	12.728 AC± (17% OF SITE)
PARK AREAS	–	5.954 AC± (8% OF SITE)
FCA (INCLUDES STREET TREE & BUFFERYARD CREDITS)	–	11.629 AC± (5% OF SITE)

G) RESIDENTIAL DENSITY TABULATION– 200 RESIDENTIAL LOTS PROPOSED; 1,220 (16/ACRE) ALLOWED

H) ARCHITECTURAL ELEVATIONS OF 10 DIFFERENT HOUSE MODELS ARE INCLUDED WITH THIS SUBMITTAL.

I) PROPOSED ROAD AND SIDEWALK DESIGN PROVIDED ON PLAN AND COMPLIANT WITH TOWN STANDARDS.

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1– INTEGRATED USES ARE DESIRABLE– THIS DEVELOPMENT PROPOSAL ESTABLISHES WORKFORCE HOUSING AT A TIME WHEN DEMAND IS HIGH BUT SUPPLY IS EXTREMELY LOW. EASTON'S HOUSING MARKET IS IN NEED OF A NEW COMMUNITY WITH HOUSING OPPORTUNITIES PROVIDED HEREIN.

PRINCIPLE #2– NATURAL FEATURES SHOULD DETERMINE DESIGN– NO SIGNIFICANT NATURAL FEATURES EXIST ONSITE; SITE LAYOUT IS DICTATED BY MAXIMIZING DENSITY, COMPLIANCE WITH TOWN ZONING AND SUBDIVISION DESIGN STANDARDS, REDUCING IMPACTS TO NEIGHBORING PROPERTIES AND PROVIDING IDEAL LOCATIONS FOR COMMUNITY PARK SPACE.

PRINCIPLE #3– AUTOMOBILES SHOULD NOT DETERMINE DESIGN– COMMUNITY DESIGN FOCUSES ON PARKS/GREEN SPACE AS MAIN FOCAL POINTS AND TO REDUCE IMPACTS TO NEIGHBORING PROPERTIES. SIDEWALKS PROVIDED THROUGHOUT TO IMPROVE PEDESTRIAN MOVEMENT. ESTABLISHING WORKFORCE HOUSING WHEN MARKET SUPPLY IS LOW IS CRUCIAL TO MAINTAINING EASTON'S ECONOMIC DIVERSITY.

PRINCIPLE #4– AMPLE OPEN SPACE SHOULD BE PROVIDED– THE PROJECT COMPLIES WITH THE TOWN'S PUD STANDARDS OF 30% OPEN SPACE, REQUIRED PARK SPACE OF 5.510 ACRES (1,200 SF/LOT) AND THE FOREST CONSERVATION REQUIREMENTS OF 11.44 ACRES. THE PARK SPACE AREAS WILL PROVIDE ADEQUATE PASSIVE AND ACTIVE RECREATIONAL OPPORTUNITIES FOR THE RESIDENTS.

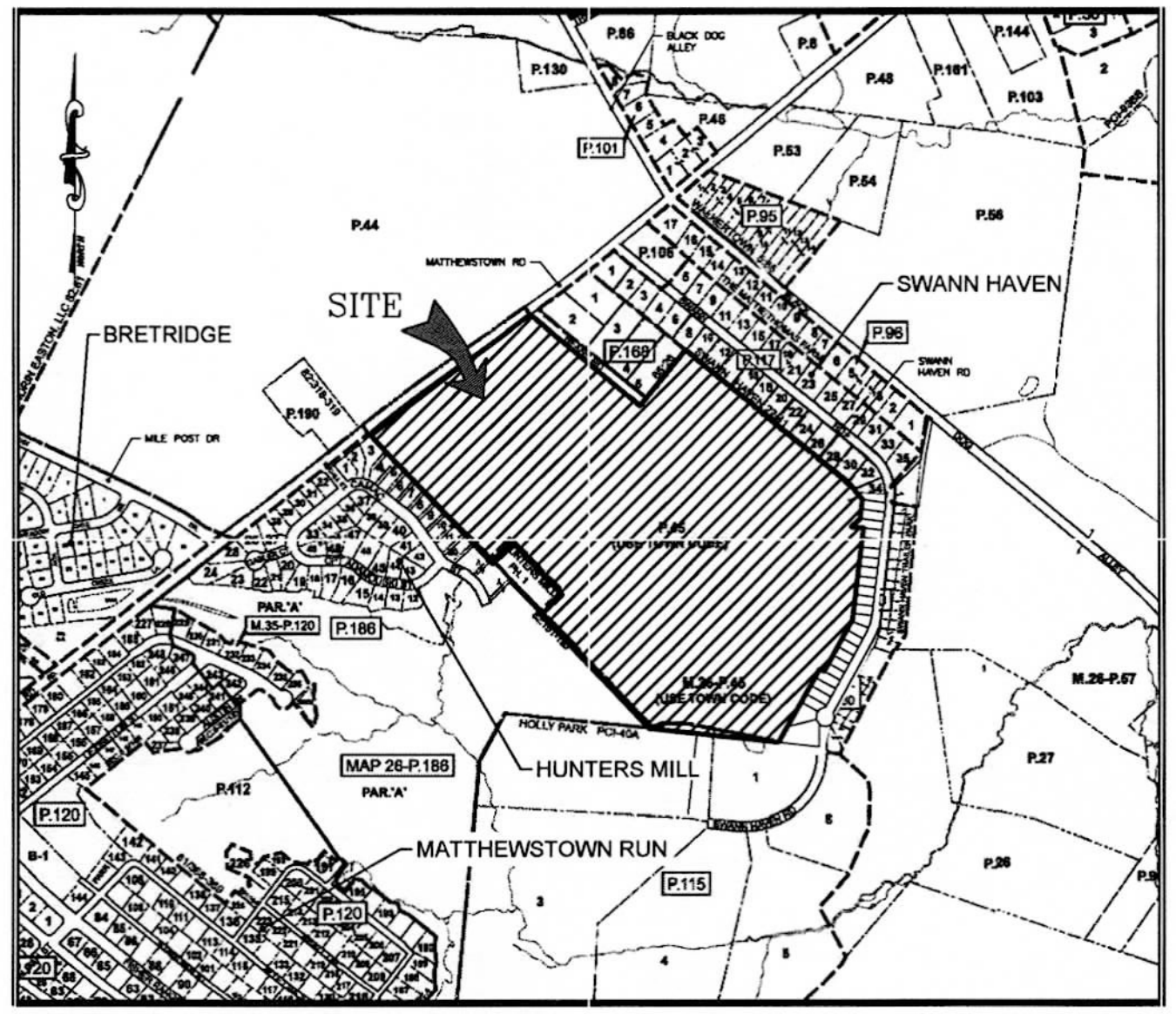
PRINCIPLE #5– ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT– THIS APPLICATION PROPOSES ARCHITECTURE COMPATIBLE WITH EASTON'S WORKFORCE HOUSING, SINGLE FAMILY DEVELOPMENTS AND UTILIZES MATERIALS AND DETAILING COMMONLY FOUND THROUGH-OUT EASTON; REQUIRING INTRICATE DESIGN AND/OR MATERIAL MAY INFLATE THE PRICE POINT ABOVE TARGETED DEMOGRAPHIC.

PRINCIPLE #6– SIGNS SHOULD INFORM BUT NOT DOMINATE– SIGNAGE WILL COMPLY WITH BASE ZONING REQUIREMENTS.

PRINCIPLE #7– NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES– TEN (10) DWELLINGS OPTIONS, EACH WITH MULTIPLE EXTENSION OPTIONS, ARE AVAILABLE FROM THE DEVELOPER/APPLICANT.

PRINCIPLE #8 RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES– COMMUNITY PARKS INTEGRATED THROUGHOUT THE DEVELOPMENT TO ENHANCE THE CHARACTER OF THE NEIGHBORHOOD.

PRINCIPLE #9– NEIGHBORHOODS SHOULD CONNECT– TWO VEHICULAR ACCESS POINTS FOR FUTURE INTERCONNECTION ARE PROPOSED; COMMUNITY PROVIDES SIDEWALKS THROUGHOUT TO IMPROVE PEDESTRIAN MOVEMENT AND ACCESS TO COMMUNITY PARK SPACE.

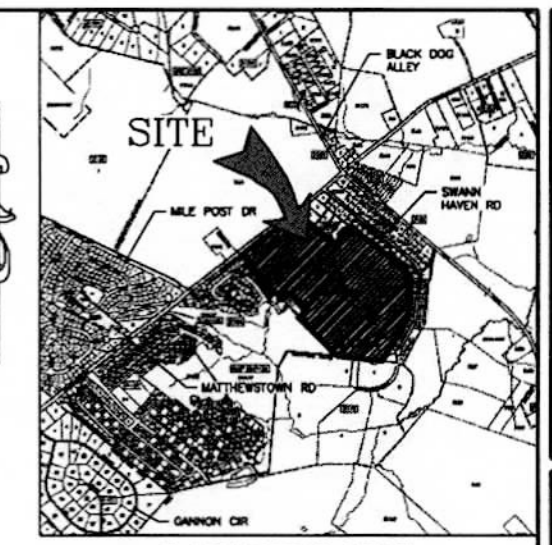


VICINITY MAP

600' 300' 0' 300' 600' 1,200'
SCALE IN FEET

INDEX OF SHEETS

SHEET No.	TITLE
1	COVER SHEET & PROJECT NOTES
2	EXISTING CONDITIONS & SIMPLIFIED FSD
3	PUD CONCEPT & LAND USE PLAN
4	STREET HIERARCHY & SECTIONS



LOCATION MAP
SCALE: 1" = 2,000'

TOWN OF EASTON REGULATORY REQUIREMENTS
LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

SECTION 1014.6.A.:

1. STREET TREES @ 1 TREE/25' OF STREET CENTERLINE LENGTH = 11,051 LF / 25 = 442 TREES REQUIRED

2. BUFFERYARDS PER 1014.7.E.

40' WIDE LANDSCAPE BUFFERYARD 'A' (ALONG A PORTION OF MATTHEWSTOWN ROAD)
656 LF / 50' = 13.12 PLANT UNITS (PU)

2 SHADE/ CANOPY TREES X 13.12 PU = 26 SHADE/ CANOPY TREES REQUIRED (26 PROPOSED)
2 EVERGREEN TREES X 13.12 PU = 26 EVERGREEN TREES REQUIRED (26 PROPOSED)
10 LARGE SHRUBS X 13.12 PU = 131 LARGE SHRUBS REQUIRED (131 PROPOSED)

25' WIDE LANDSCAPE BUFFERYARD 'B' (ALONG COMMERCIAL PARCEL ON MATTHEWSTOWN ROAD)
310 LF / 50' = 6.20 PLANT UNITS (PU)

2 SHADE/ CANOPY TREES X 6.20 PU = 12 SHADE/ CANOPY TREES REQUIRED (12 PROPOSED)
1 EVERGREEN TREE X 6.20 PU = 6 EVERGREEN TREES REQUIRED (6 PROPOSED)

20' WIDE LANDSCAPE BUFFERYARD 'C' (ALONG A PORTION OF BEANS ROAD)
511 LF / 50' = 10.22 PLANT UNITS (PU)

1 SHADE/ CANOPY TREE X 10.22 PU = 10 SHADE/ CANOPY TREES REQUIRED (10 PROPOSED)
2 EVERGREEN TREES X 10.22 PU = 20 EVERGREEN TREES REQUIRED (20 PROPOSED)
5 LARGE SHRUBS X 10.22 PU = 51 LARGE SHRUBS REQUIRED (51 PROPOSED)

15' WIDE LANDSCAPE BUFFERYARD 'D' (ALONG COMMERCIAL PARCEL ALONG BEANS ROAD)
236 LF / 50' = 4.72 PLANT UNITS (PU)

1 SHADE/ CANOPY TREE X 4.72 PU = 5 SHADE/ CANOPY TREES REQUIRED (5 PROPOSED)
1 EVERGREEN TREE X 4.72 PU = 5 EVERGREEN TREES REQUIRED (5 PROPOSED)
5 SHRUBS X 4.72 PU = 24 LARGE SHRUBS REQUIRED (24 PROPOSED)

10' WIDE LANDSCAPE BUFFERYARD 'E' (ALONG BOUNDARY PERIMETER AS NOTED)
6,288 LF / 50' = 125.76 PLANT UNITS (PU)

1 SHADE/ CANOPY TREE X 125.76 PU = 126 SHADE/ CANOPY TREES REQUIRED (126 PROPOSED)
3 EVERGREEN TREES X 125.76 PU = 377 EVERGREEN TREES REQUIRED (377 PROPOSED)

FOREST CONSERVATION REQUIREMENTS

SIMPLIFIED FOREST STAND DELINEATION NARRATIVE

THE PROPOSED PUD SKETCH PLAN REQUIRES THE OWNER TO DEMONSTRATE FOREST CONSERVATION COMPLIANCE. THE 76.27 ACRE PROPERTY AS SHOWN IS ENTIRELY OPEN FIELD IMMEDIATELY NORTHEAST OF THE SUBDIVISION HUNTERS MILL AND ON THE SOUTH SIDE OF MATTHEWSTOWN ROAD (MD ROUTE 328). THE SITE LIES AT THE EDGE OF AN URBANIZING AREA WITHIN THE TOWN OF EASTON AND IS BOUNDED BY RESIDENTIAL DEVELOPMENT GENERALLY TO THE WEST, EAST AND SOUTH. THE PROPERTY IS LOCATED JUST NORTH OF THE TOWN'S EAST SIDE COLLECTOR, MILE POST ROAD AND IS IDEALLY SUITED FOR RESIDENTIAL DEVELOPMENT. THE SITE IS AN OPEN FIELD WITH NO EXISTING FOREST AND GENERALLY DRAINS TO THE SOUTH WEST AND SOUTH EAST. THERE IS EXISTING FOREST TO THE SOUTH WEST OF THE PROPERTY ADJACENT TO THE SITE. NO OTHER FEATURES CHARACTERIZE THE SITE. THE TOTAL/NET TRACT IS COMPRISED OF THE SUBJECT PROPERTY (76.27 ACRES) FOR PURPOSES OF FOREST CONSERVATION FOR THIS PROJECT. THERE IS NO FOREST ON-SITE. IN ORDER TO SATISFY FOREST CONSERVATION REQUIREMENTS, THE OWNER IS REQUIRED TO PLANT/AFFOREST A TOTAL OF 11.44 ACRES.

PRELIMINARY SIMPLIFIED FOREST CONSERVATION NARRATIVE

THE OWNER PROPOSES TO SUBDIVIDE THE PROPERTY TO CREATE 200 RESIDENTIAL LOTS. THE TOTAL/NET TRACT CONSISTS OF THE SUBJECT PROPERTY (76.27 ACRES) FOR PURPOSES OF FOREST CONSERVATION FOR THIS PROJECT. THE OWNER IS REQUIRED TO PLANT A TOTAL OF 11.44 ACRES TO MEET FOREST CONSERVATION REQUIREMENTS. THE AFFORESTATION REQUIREMENTS SHALL BE MET THROUGH OPEN SPACE PLANTINGS, BUFFERYARD AND STREET TREE AFFORESTATION CREDITS PER THE FOREST CONSERVATION OVERLAPPING REQUIREMENTS (SECTION 1014.5), PROVIDED ON-SITE AND SHALL BE PLACED UNDER A LONG TERM PROTECTIVE EASEMENT AND RECORDED WITHIN THE LAND RECORDS OF TALBOT COUNTY.

STATEMENT OF PURPOSE & INTENT

THE PURPOSE OF THESE PLANS IS TO OBTAIN PUD SKETCH SITE PLAN APPROVAL.

SITE ADDRESS

29659 MATTHEWSTOWN ROAD
EASTON, MD 21601

OWNER
GANNON FAMILY, LLC
C/O GREG GANNON
9706 LONGWOODS ROAD
EASTON, MD 21601
(410) 822-0069

DEVELOPER

D.R. HORTON DELAWARE
C/O KEVIN PRENDERVILLE
679 SOUTH CARTER RD, SUITE 1
SMYRNA, DE 19977
(908) 812-3310

LAND PLANNER/CIVIL ENGINEER

LANE ENGINEERING, LLC
C/O BRETT C. EWING, AICP
C/O TIMOTHY W. GLASS, PE
117 BAY STREET
EASTON, MD 21601
[redacted]

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No.	DATE	DESCRIPTION	BY

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SEAL

DATE

COVER SHEET & PROJECT NOTES

"THE ESTATES AT GANNON FARM"
ON THE LANDS OF
GANNON FAMILY, LLC

IN THE TOWN OF EASTON, MARYLAND
TALBOT COUNTY, MARYLAND
TAX MAP 26 GRID 20 PARCEL 45

ISSUED FOR:	DATE:	BY:
PUD SKETCH SITE PLAN	05/05/21	BCE
TOWN COUNCIL	08/24/21	BCE
PUD FINAL APPROVAL	03/03/22	BCE

SHEET No. 1 OF 4
DATE:
JOB No. 210109
SCALE: AS NOTED
FILE No. 1659

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Date: 03/02/2022 – 4:33pm User: jcarroll Project Manager: BEC
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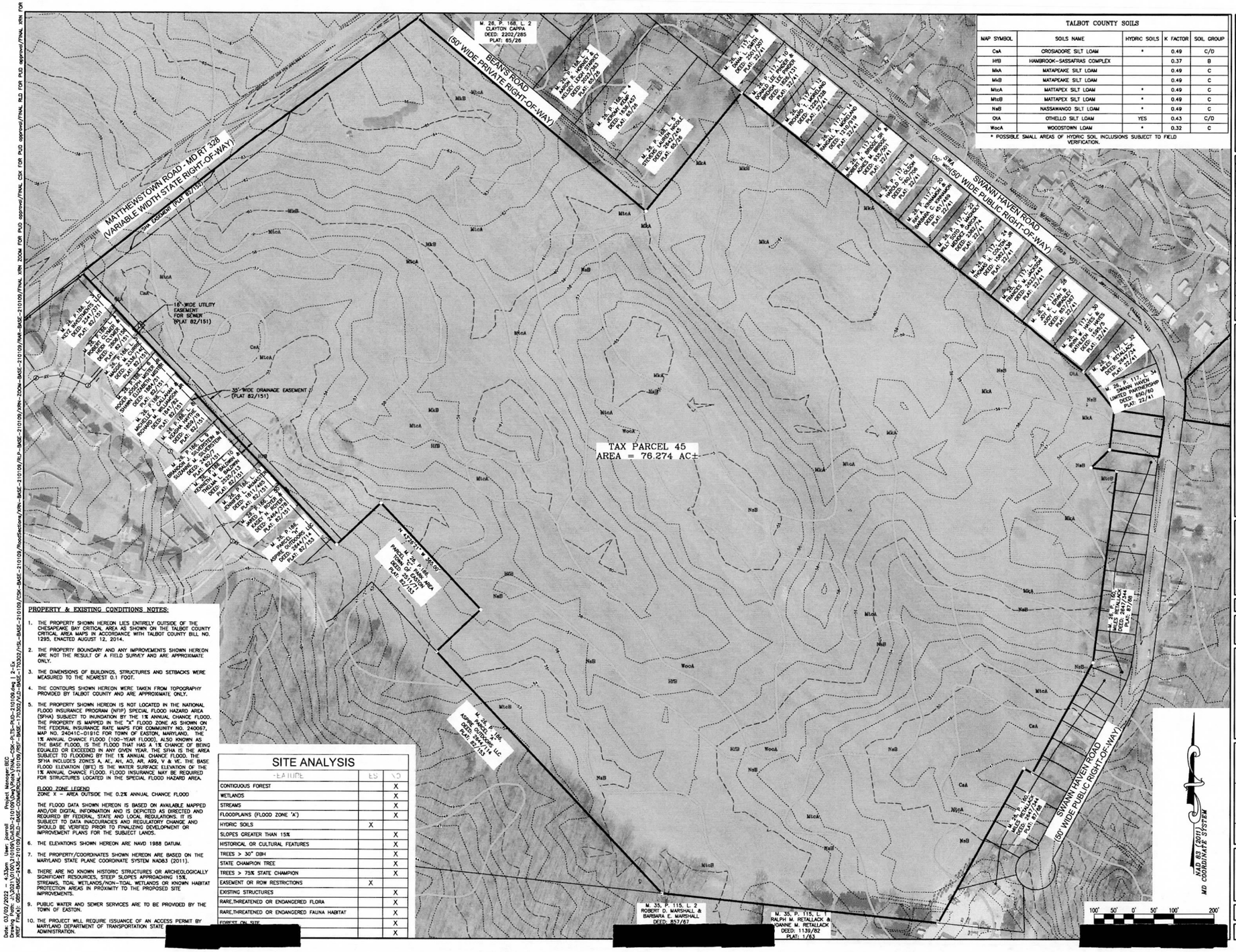

TALBOT COUNTY SOILS				
MAP SYMBOL	SOILS NAME	HYDRIC SOILS	K FACTOR	SOIL GROUP
CaA	CROSIADORE SILT LOAM	*	0.49	C/D
HfB	HAMBROOK-SASSAFRAS COMPLEX		0.37	B
MkA	MATAPEAKE SILT LOAM		0.49	C
MkB	MATAPEAKE SILT LOAM		0.49	C
MtcA	MATTAPEX SILT LOAM	*	0.49	C
MtcB	MATTAPEX SILT LOAM	*	0.49	C
NaB	NASSAWANGO SILT LOAM	*	0.49	C
OtA	OTHELLO SILT LOAM	YES	0.43	C/D
WocA	WOODSTOWN LOAM	*	0.32	C

* POSSIBLE SMALL AREAS OF HYDRIC SOIL INCLUSIONS SUBJECT TO FIELD VERIFICATION.

PROPERTY & EXISTING CONDITIONS NOTES:

1. THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL NO. 1295, ENACTED AUGUST 12, 2014.
2. THE PROPERTY BOUNDARY AND ANY IMPROVEMENTS SHOWN HEREON ARE NOT THE RESULT OF A FIELD SURVEY AND ARE APPROXIMATE ONLY.
3. THE DIMENSIONS OF BUILDINGS, STRUCTURES AND SETBACKS WERE MEASURED TO THE NEAREST 0.1 FOOT.
4. THE CONTOURS SHOWN HEREON WERE TAKEN FROM TOPOGRAPHY PROVIDED BY TALBOT COUNTY AND ARE APPROXIMATE ONLY.
5. THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240067, MAP NO. 24041C-0191C FOR TOWN OF EASTON, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

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

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

6. THE ELEVATIONS SHOWN HEREON ARE NAVD 1988 DATUM.
7. THE PROPERTY/COORDINATES SHOWN HEREON ARE BASED ON THE MARYLAND STATE PLANE COORDINATE SYSTEM NAD83 (2011).
8. THERE ARE NO KNOWN HISTORIC STRUCTURES OR ARCHEOLOGICALLY SIGNIFICANT RESOURCES, STEEP SLOPES APPROACHING 15%, STREAMS, TIDAL WETLANDS/NON-TIDAL WETLANDS OR KNOWN HABITAT PROTECTION AREAS IN PROXIMITY TO THE PROPOSED SITE IMPROVEMENTS.
9. PUBLIC WATER AND SEWER SERVICES ARE TO BE PROVIDED BY THE TOWN OF EASTON.
10. THE PROJECT WILL REQUIRE ISSUANCE OF AN ACCESS PERMIT BY MARYLAND DEPARTMENT OF TRANSPORTATION STATE ADMINISTRATION.

SITE ANALYSIS

FEATURE	YES	NO
CONTIGUOUS FOREST		X
WETLANDS		X
STREAMS		X
FLOODPLAINS (FLOOD ZONE 'A')		X
HYDRIC SOILS	X	
SLOPES GREATER THAN 15%		X
HISTORICAL OR CULTURAL FEATURES		X
TREES > 30" DBH		X
STATE CHAMPION TREE		X
TREES > 75% STATE CHAMPION		X
EASEMENT OR ROW RESTRICTIONS	X	
EXISTING STRUCTURES		X
RARE,THREATENED OR ENDANGERED FLORA		X
RARE,THREATENED OR ENDANGERED FAUNA HABITAT		X
FOREST ON SITE		X

REVISIONS			
No.	DATE	DESCRIPTION	BY

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304 Pennsylvania Ave., Centreville, MD 21617 (410) 758-2095

SEAL

DATE

EXISTING CONDITIONS & SIMPLIFIED FSD

"THE ESTATES AT GANNON FARM"
ON THE LANDS OF
GANNON FAMILY, LLC

IN THE TOWN OF EASTON, MARYLAND
TALBOT COUNTY, MARYLAND
TAX MAP 26 GRID 20 PARCEL 45

ISSUED FOR:	DATE:	BY:
PUD SKETCH SITE PLAN	05/05/21	BCE
TOWN COUNCIL	08/24/21	BCE
PUD FINAL APPROVAL	03/03/22	BCE

SHEET No. 2 OF 4 | DATE:
SCALE: AS NOTED | JOB No. 210109 | FILE No. 1659

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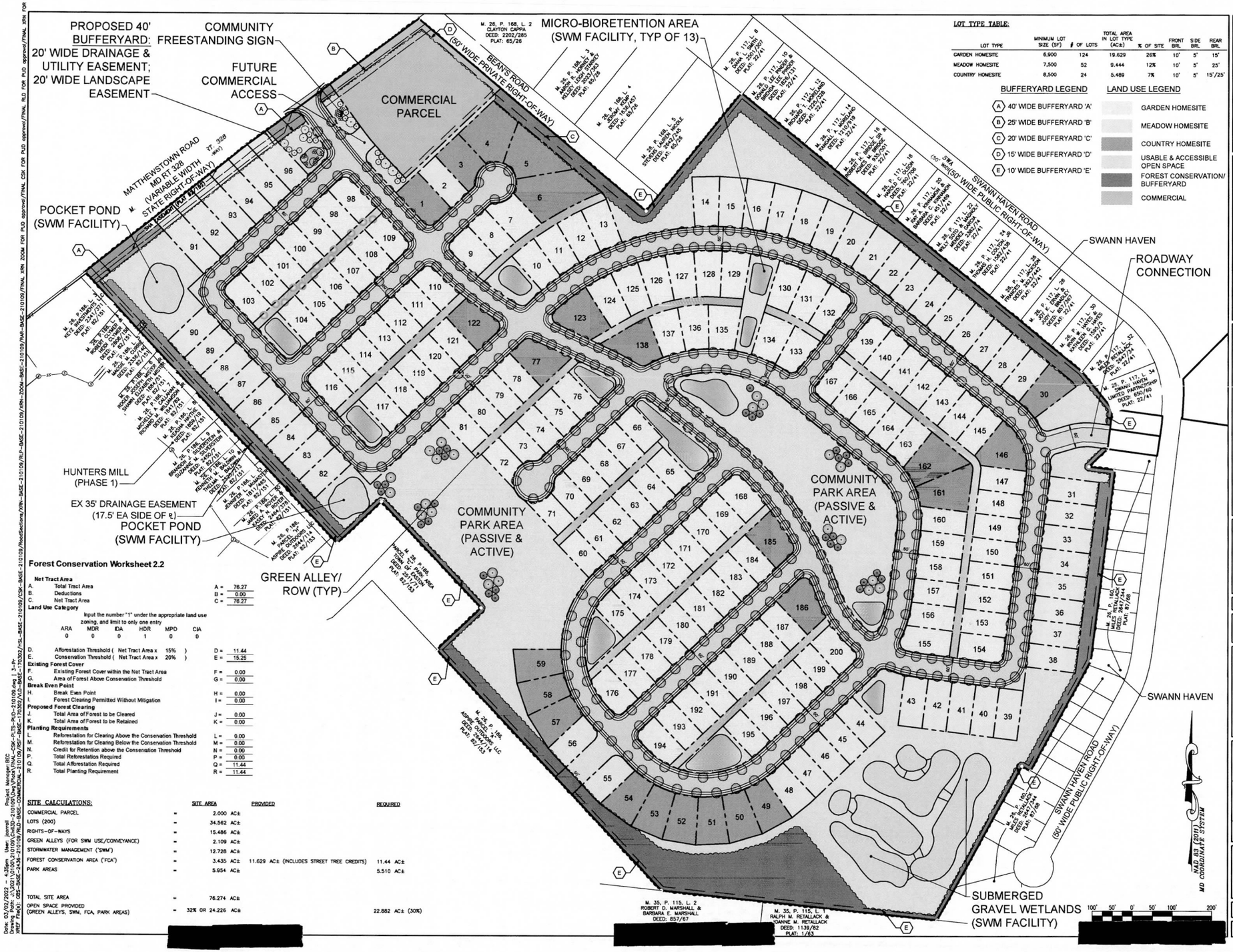

LOT TYPE TABLE:

LOT TYPE	MINIMUM LOT SIZE (SF)	# OF LOTS	TOTAL AREA IN LOT TYPE (AC±)	% OF SITE	FRONT BRL	SIDE BRL	REAR BRL
GARDEN HOMESITE	6,900	124	19.629	26%	10'	5'	15'
MEADOW HOMESITE	7,500	52	9.444	12%	10'	5'	25'
COUNTRY HOMESITE	8,500	24	5.489	7%	10'	5'	15'/25'

BUFFERYARD LEGEND

- (A) 40' WIDE BUFFERYARD 'A'
- (B) 25' WIDE BUFFERYARD 'B'
- (C) 20' WIDE BUFFERYARD 'C'
- (D) 15' WIDE BUFFERYARD 'D'
- (E) 10' WIDE BUFFERYARD 'E'

LAND USE LEGEND

- GARDEN HOMESITE
- MEADOW HOMESITE
- COUNTRY HOMESITE
- USABLE & ACCESSIBLE OPEN SPACE
- FOREST CONSERVATION/ BUFFERYARD
- COMMERCIAL

Forest Conservation Worksheet 2.2

Net Tract Area

A.	Total Tract Area	A =	76.27
B.	Deductions	B =	0.00
C.	Net Tract Area	C =	76.27

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 =	11.44
E.	Conservation Threshold (Net Tract Area x 20%)	E =	15.25
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
I.	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 =	11.44
R.	Total Planting Requirement	R =	11.44

SITE CALCULATIONS:		SITE AREA	PROVIDED	REQUIRED
COMMERCIAL PARCEL	=	2.000 AC±		
LOTS (200)	=	34.562 AC±		
RIGHTS-OF-WAYS	=	15.486 AC±		
GREEN ALLEYS (FOR SWM USE/CONVEYANCE)	=	2.109 AC±		
STORMWATER MANAGEMENT ("SWM")	=	12.728 AC±		
FOREST CONSERVATION AREA ("FCA")	=	3.435 AC±	11.629 AC± (INCLUDES STREET TREE CREDITS)	11.44 AC±
PARK AREAS	=	5.954 AC±		5.510 AC±
TOTAL SITE AREA	=	76.274 AC±		
OPEN SPACE PROVIDED (GREEN ALLEYS, SWM, FCA, PARK AREAS)	=	32% OR 24.226 AC±		22.882 AC± (30%)

REVISIONS

No.	DATE	DESCRIPTION	BY

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SEAL

DATE

PUD CONCEPT & LAND USE PLAN

"THE ESTATES AT GANNON FARM"
ON THE LANDS OF
GANNON FAMILY, LLC
IN THE TOWN OF EASTON, MARYLAND
TALBOT COUNTY, MARYLAND
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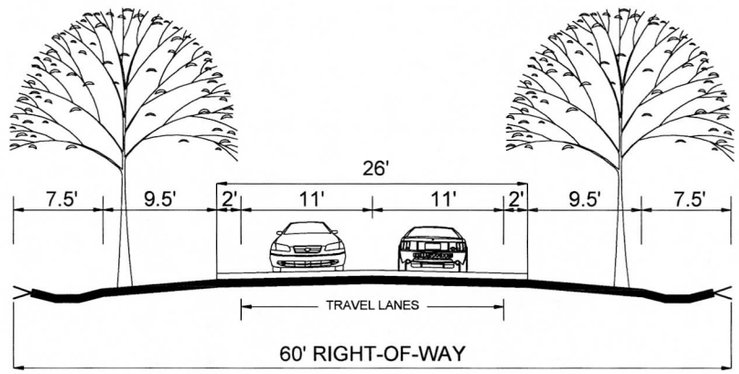
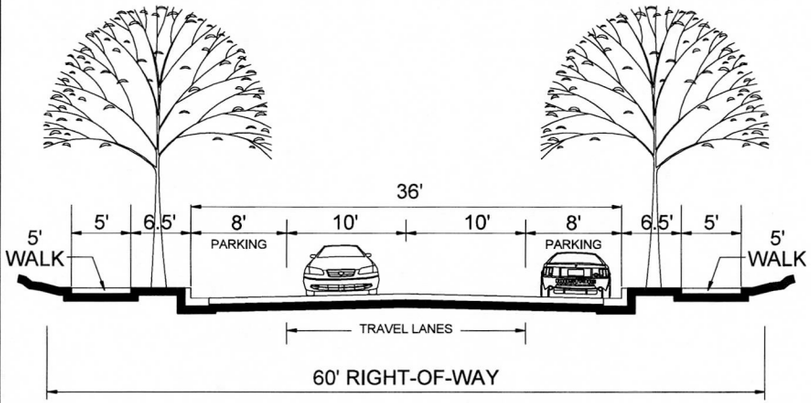
SHEET No. 3 OF 4
DATE:
JOB No. 210109
SCALE: AS NOTED
FILE No. 1659



RESIDENTIAL COLLECTOR SECTION NTS

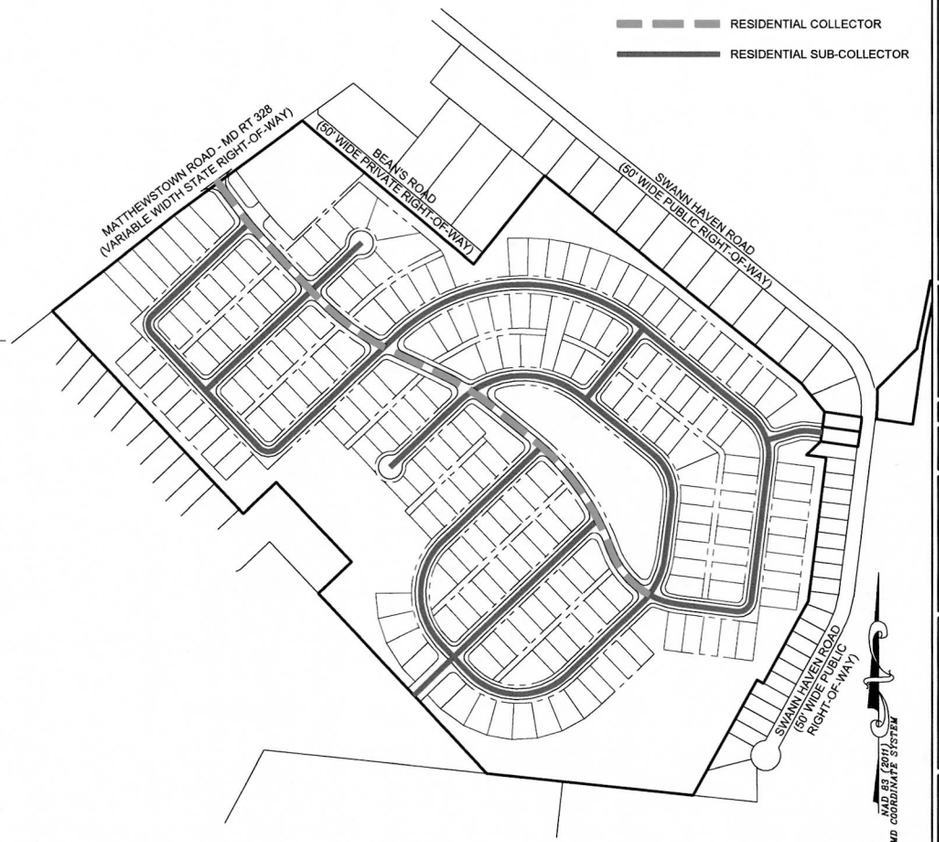


RESIDENTIAL SUB-COLLECTOR SECTION NTS

STREET HIERARCHY

RESIDENTIAL COLLECTOR

RESIDENTIAL SUB-COLLECTOR



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SEAL

DATE

STREET HIERARCHY & SECTIONS

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ON THE LANDS OF
GANNON FAMILY, LLC

IN THE TOWN OF EASTON, MARYLAND
TALBOT COUNTY, MARYLAND
TAX MAP 26 GRID 20 PARCEL 45

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TOWN COUNCIL	08/24/21	BCE
PUD FINAL APPROVAL	03/03/22	BCE

SHEET No. 4 OF 4

DATE:

SCALE: AS NOTED

JOB No. 210109

FILE No. 1659

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EXHIBIT "B" TO ORDINANCE NO. 773

IN THE MATTER OF	:	BEFORE THE
	:	
THE APPLICATION OF	:	EASTON TOWN COUNCIL
	:	
D.R. HORTON, INC.	:	

FINDINGS OF FACT

During meetings of the Easton Town Council held on November 1, 2021, November 15, 2021, and December 6, 2021, a public hearing was held on the application of D.R. Horton, Inc. (the "Applicant" and/or "Developer") to establish a planned unit development ("PUD") in the Town of Easton for 200 single family residential homes and a two-acre commercial parcel. The PUD is located on Matthewstown Road and is Parcel 45 on Talbot County Tax Map 26 (the "Property"). The Applicant is the Contract Purchaser. The Property is owned by Gannon Family, LLC. The Property is more commonly known as 29659 Matthewstown Road, Easton, Maryland.

The Property and the proposed PUD are more particularly shown on plans entitled "PUD SKETCH PLAN FOR 'THE ESTATES AT GANNON FARM' IN THE TOWN OF EASTON TALBOT COUNTY, MD" (Sheets 1-5) prepared by Lane Engineering, LLC and dated August 24, 2001 (collectively, the "PUD Plan").

A. The PUD Application and the Public Hearing.

The Property is 76.274 acres more or less and is currently zoned A-1 under the Easton Zoning Ordinance. The Property is located on the Southeast side of Matthewstown Road. The Property is bounded on the north by a farm and farmhouse. To the Northeast is the Swann Haven Mobile Home Park. To the Southeast is a wooded parcel of land. To the South is a small residential subdivision. To the West is the Hunter's Mill residential subdivision and a wooded parcel, and further west is the Matthewstown Run residential subdivision. Across Matthewstown Road to the west is the Bretridge residential subdivision. The Applicant is requesting permission to build 200 single family residences on the Property and to carve out a two-acre commercial piece. No details were provided for proposed development of the commercial parcel, so any development on that portion of the Property will require a PUD Amendment. The Planning and Zoning Commission ("Planning Commission") reviewed the request and found the proposed PUD to be consistent with the Comprehensive Plan and recommended approval of the PUD to the Town Council conditioned on four items being addressed. The Planning Commission also reviewed and approved the sketch plan. However, the sketch plan was revised during the Town Council's process, and will need to go back to the Planning Commission for additional review and approval.

The Applicant was represented by Brett Ewing, AICP of Lane Engineering, LLC, Zach Smith, Esquire of Armistead, Lee, Rust, and Wright, and Jay Heilman, representative of D.R. Horton, Inc. who presented both testimonial and documentary evidence in support of the application. Following the close of the public hearing, during its regularly scheduled meeting on December 6, 2021, the Town Council developed a consensus concerning the application. The Council instructed the Town Attorney to prepare findings of fact reflecting these opinions and comments. In so doing, the Town Attorney has reviewed the evidence presented to the Council solely in the context of this application in order to set out the basis for the Council's decision.

B. Legal Background.

The Town of Easton Zoning Ordinance as recently updated (the "Ordinance") establishes the Planned Unit Development (PUD) Zoning District for "carefully planned residential, mixed use and certain commercial developments at appropriate locations" in Easton.

The standards and regulations for PUD districts are found in Article VII of the Ordinance. Section 28-701.A of the Ordinance explains that the PUD regulations are intended:

> . . . to allow all aspects of a PUD District to be subject to public review and control by the Town with specific provisions to be made on a case-by-case basis for adequate open space, architectural appearance, the height, bulk and location of buildings, required public facilities, and a variety of housing types, densities, and/or compatible commercial or industrial uses as a part of a detailed development plan.

Section 28-701 sets out various development standards and procedures and, finally, establishes the standards by which PUD applications are reviewed by the Town Council. Section 28-701.C sets forth the uses that are permitted in a PUD District. Specifically, Section 28-701.C(1) provides that "Residential uses of all types" are permitted in a PUD District and 28-701.C(2) provides that Commercial uses in the A-1 District "shall be oriented to benefit the residents of the community and the Town." Section 28-701.G articulates eight specific development standards and a chart with varying standards for minimum size, maximum size, maximum residential density, and minimum open space requirement depending on the type of PUD being requested. In this case, the PUD-General is being proposed.

The PUD application procedure is described by Section 28-701.H. Upon receipt of a written recommendation by the Planning Commission, the Council shall conduct a public hearing on the application. The Council shall consider, but is not bound by, the recommendation of the Commission. The Ordinance establishes nine standards that must be met as precondition to granting an application. If the Council affirmatively finds that all

preconditions have been met, the Council is then authorized but not required to grant the application. In making its decision, the Council:

> "may consider, in addition to the factors outlined above [i.e., the criteria set out in Section 28-701.H(3)A], other factors it deems appropriate including but not limited to the degree to which the proposed development:
>
> 1. helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs;
>
> 2. promotes health, safety, morals, order, convenience, prosperity, and general welfare; including among other things, adequate provisions for traffic, the promotion of public safety, adequate provisions for light and air, conservation of natural resources, the prevention of environmental pollution, the promotion of the healthful and convenient distribution of population;
>
> 3. exemplifies good civic design and arrangement and the stewardship of the Chesapeake Bay and the land as a universal ethic;
>
> 4. encourages the conservation of resources, including a reduction in resource consumption;
>
> 5. is located in a location suitable for it given existing and reasonably foreseeable development; and
>
> 6. encourages appropriate and sustainable economic growth."

These six enumerated standards are paraphrases of the statement of intent of the Ordinance found in Section 28-103. In short, the Ordinance sets out a two-step decision-making process: first, the Council must determine whether or not an application satisfies certain minimum criteria and, if it does, then the Council considers whether to grant or deny the application based upon relevant factors including the degree to which the application satisfies the standards enunciated by the General Assembly as goals for land use planning in this State.

C. Does the Proposed Development Meet the Minimum Criteria Set Out in the Easton Zoning Ordinance for PUD Development?

As required by Section 28-701.H(3)A of the Ordinance, the Town Council makes the following findings of fact with regard to the application[1]:

[1] Given that no specific proposal was made for the commercial parcel proposed as part of the PUD, the findings articulated herein relate to the residential portion of the PUD only. Any future development in the commercial portion shall require a PUD Amendment and will have to satisfy all of the required findings for the commercial

1. The Town Council finds that the property was properly posted and that adequate legal notice of the public hearing was published in the Easton Star-Democrat.

2. The Town Council finds that the proposed development conforms to applicable standards set forth in this Zoning Ordinance for planned unit developments. In particular, the Town Council finds that the development standards set forth in Section 28-701.G of the Ordinance are satisfied as follows:

(1) The land comprising the Property is in one ownership. Specifically, the Property is owned by Gannon Family, LLC. The contract purchaser is D.R. Horton, Inc., the Applicant.

(2) The Property is of a configuration suitable for the development proposed. The size and configuration of the Property and the proposed site plan are suitable to accommodate the proposed 200 single family residential homes in a manner consistent with applicable Town design guidelines and requirements.

(3) Public water and sewer systems are available to the Property for service of the PUD.

(4) The Property is adjacent to adequate transportation facilities capable of serving existing traffic and that expected to be generated by the proposed development. The PUD site has frontage on Matthewstown Road. Matthewstown Road is a state road so the entrance and improvements required to Matthewstown Road are governed by the State Highway Administration ("SHA"). However, the Town Council requests that the Town Engineer communicate its preference to SHA. Specifically, the Town Council would like SHA to require the Applicant to construct acceleration and deceleration lanes to the entrance into the development and a dedicated left hand turn lane into the development when traveling southwest on Matthewstown Road. In addition, the Town Council believes that it is important for there to be multiple points of access to communities and interconnectivity between neighborhoods. Therefore, the Applicant shall construct an access to Swann Haven Road at the location designated as "Roadway Connection" on the PUD Concept & Land Use Plan. In addition, the Town Council is requiring the developer to designate and set aside land for a potential future connection to the property to the west of the Property. The Planning Commission shall approve the exact location of the access.

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development proposed.

(5) The owners or developers must begin construction of the development within two years after final approval. If there is no action on the part of the applicant at any point in the process for a period of two years, the zoning shall revert to its previous classification unless a time extension is requested and granted by the Planning Commission.

(6) The setback, lot size, lot coverage, height, minimum frontage, minimum open space and yard requirements are as shown on the PUD Plan and reproduced here for convenience:

SETBACKS PROPOSED:

GARDEN HOMESITES: MINIMUM LOT SIZE – 6,900 SF

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

MEADOW HOMESITES: MINIMUM LOT SIZE – 7,500 SF

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

COUNTRY HOMESITES: MINIMUM LOT SIZE – 8,500 SF

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

THE MINIMUM FRONTAGE, HEIGHT AND YARD REQUIREMENTS WILL REMAIN CONSISTENT WITH THE TOWN'S BASE RESIDENTIAL ZONING DISTRICT STANDARDS.

(7) The off-street parking required for single family detached dwellings is a driveway at least 10 feet wide and 35 feet long. The Applicant is proposing driveways of 20 feet wide by 25 feet long which provide increased parking area.

(8) The off-street parking requirements for major retail or shopping center use are not applicable.

(9) The property is 76.274 acres in size which satisfies the 5-acre minimum size requirement.

(10) Since the property is a PUD-General, there is no maximum size applicable.

(11) The proposed density is 2.62 dwelling units per acre, which is significantly less than the 16 dwelling units per acre permissible.

(12) The Applicant is proposing 22.882 acres for open space which is exactly the 30% open space required for PUD-General.

In summary, as is more specifically set forth above, the Town Council finds that the proposed PUD complies with applicable Development Standards in the Ordinance.

3. The proposed PUD is not necessarily superior to or more innovative than conventional development. In fact, it is very similar to a conventional development that could occur in R-10A Residential zoning. However, the Property is zoned Agricultural (A-1). In the A-1 zoning, the minimum lot size is one acre. By granting the PUD, the developer will be able to reach a density closer to Smart Growth standards without adding significant adverse impacts to public health, safety or the environment. The Town has not had a new residential subdivision of this size in quite a few years. With the shortage of available housing particularly in the price range for this project, this PUD provides a greater public benefit without the adverse impacts.

4. By letter dated August 23, 2021, the Easton Planning Commission made a favorable recommendation to the Town Council conditioned on the following four items:

a. The proposed PUD site plan shall be revised to comply with the alley requirement of the Town's Subdivision Regulations, as the flexibility afforded by the PUD does not extend to provisions of the Subdivision Regulations and we do not believe the application warrants the relief from this standard provided by these regulations (either there are too few lots proposed for alleys to be feasible or the standard poses a hardship for the Applicant);

b. A determination that two points of ingress/egress are sufficient in this instance to meet the objectives of connectivity called for in the Comprehensive Plan. Specifically, connections off of Matthewstown Road and to the Swann Haven Subdivision are deemed sufficient;

c. The Developer shall be responsible for the buildout of these remaining ingress/egress accesses subject to approval by the Town and Talbot County; and

d. The Developer shall provide some amount of greater variety in the home design including some models with rear garages/rear access and a variation of architectural styles.

The Town Council does not agree with the Planning Commission on condition a, b, and part of d, but does agree with c and part of d. Specifically, as to the alleys in condition a, the Town Council has simultaneously introduced legislation to amend the Subdivision Regulations to allow for the alley requirement to be waived for this PUD since this subdivision is not adjacent to other subdivisions that are served by alleys.

With respect to condition b, the Town Council believes that in addition to the ingress/egress to Matthewstown Road and to the Swann Haven Subdivision, the Applicant

shall preserve the ability to connect to the neighboring wooded property which is Parcel 186 on Talbot County Tax Map 26.

For condition d, since the Town Council is waiving the requirement for alleys, the Town Council does not believe that models with rear garages and rear access are required, but does agree that the Developer shall provide greater variety in the home design and variations of architectural styles, which is also included as a condition to these Findings of Fact.

5. Based upon the recommendation of the Planning Commission and information contained within the record, the Council finds that the proposed PUD conforms to the Town's Comprehensive Plan.

The Plan is intended to serve as the guide for land use decisions of the Town and articulates many broad policy issues and objectives intended to apply on a town-scale. The Plan has an entire chapter devoted to Housing. The Plan recognizes the problems in the housing market in Easton as housing cost, housing quality, and housing availability. (Plan p. 133).

Finally, at the end of the Housing Chapter in the Plan, the Town establishes Housing Goals and Objectives. Among them are to "Establish design standards and require physical distribution of different housing types that provide visual interest and a smooth blend of affordable housing in the community"; "Achieve a density that creates a sense of place, uses infrastructure efficiently, produces pedestrian-friendly neighborhoods and accommodates plans for transit." (Plan p. 140). The Council believes that the proposed PUD advances these goals and that the proposed PUD conforms with the Plan.

6. The proposed PUD, in conjunction with existing and reasonably anticipated development in the neighborhood surrounding the site for the proposed PUD, will not interfere with the adequate and orderly provision of public services to the area. Adequate water and sewer services to serve the proposed PUD exist and are within relatively close proximity to the Property. The Applicant will provide the utility extension that is necessary to connect the PUD to Town services. The Town's wastewater treatment plant has adequate capacity to serve the PUD. The Property currently has a "S2/W2" classification in the Talbot County Comprehensive Water and Sewer Plan. The Applicant will need to have the Property reclassified to "S1/W1".

7. The Town Council finds that the proposed PUD will not cause unacceptable traffic congestion or hazards either in or near the site for the proposed PUD development or elsewhere in the Town or Talbot County. The primary access to the Property will be from Matthewstown Road with a secondary access point connecting to the Swann Haven community and the potential for an additional secondary access point connecting to the west of the Property.

A Traffic Impact Analysis ("TIA") was conducted by Mike Lenhart, P.E. PTOE and President of Lenhart Traffic Consulting, Inc. in July 2018 and updated in October 2020. The TIA analysis concludes that all intersections studied will operate at a Level of Service A after the PUD is completed. Matthewstown Road is a state road and the entrance and required improvements will be governed by the State Highway Administration ("SHA"). The Town Council requests that the Town Engineer communicate its preference to SHA. Specifically, the Town Council would like SHA to require the Applicant to construct acceleration and deceleration lanes to the entrance into the development and a dedicated left hand turn lane into the development when traveling southwest on Matthewstown Road. The Applicant will continue to work with SHA and the Town Engineer to determine the specific design of the entrance.

The Town Council does not make this finding regarding traffic lightly. A previous PUD approved for this same property was vetoed by the Mayor due, in large part, to the inadequacy of the transportation system at the time. Since then, a number of improvements have been made on Matthewstown Road between Black Dog Alley and Route 50. In addition, this PUD is proposing significantly less units than the previous PUD proposal.

8. The record contains no indication that there are any features of ecological, historical, or cultural significance on the Property, and the Council so finds. Ecologically, stormwater management techniques and practices that comply with State and local regulations and protect sensitive, downstream resources are proposed.

9. The Town Council finds that the proposed PUD is compatible with existing development in the surrounding neighborhood and with development reasonably anticipated to occur in the neighborhood in terms of size, scale, design, and appearance. The surrounding developments are residential. The site is identified as residential use on the Future Land Use Map in the Town's Comprehensive Plan and will contain single family residential homes, consistent with the housing on all adjacent properties. Although consistent with adjacent housing types, a Town compliant landscaped bufferyard is proposed to help soften the impact on adjoining properties.

10. The proposed PUD will not adversely affect the value of property in the neighborhood surrounding the site. There is a significant demand for residential units in the Town of Easton. The values for Easton real estate have been escalating.

D. Should the Town Council Exercise Its Legislative Discretion To Grant The Application?

The Council finds that the Applicant has met the minimum criteria for granting a PUD application. The Council has further concluded that it is appropriate for it to exercise its legislative discretion to grant the application.

The Council finds that the proposed PUD helps accomplish the coordinated, adjusted, and harmonious development of the Town and its environs in accordance with present and future needs and is located in a location suitable for its given existing and reasonably foreseeable development.

The Council further finds that the PUD is located in a location suitable for it given existing and reasonably foreseeable development and encourages appropriate and sustainable economic growth. The demand for housing in Easton outweighs the current supply. The PUD will enhance housing opportunities in the Town of Easton.

Based on the foregoing, the Town Council finds approval of the PUD to be in the public interest, subject to the conditions set forth below.

E. Conditions.

The following conditions are binding on the Applicant and any successor developer(s) of the land located within this PUD district:

1. To advance the Town's objectives related to making housing more affordable, the Developer shall establish a program for the community that offers closing assistance for individuals who are active military, law enforcement, firefighters, healthcare professionals, educators and/or social workers, whereby the developer pays the following closing costs associated with the purchase of a new home within the community, provided that the buyer(s) uses the developer's preferred lender: (i) cash contribution towards buyer's closing costs in an amount not less than 2% of the purchase price for the new home, and (ii) interest rate buy down of not less than one-quarter (0.25) of one (1) percentage point.

2. In furtherance of the Town's objected for affordable housing, the Applicant shall pay a fee to the Town's Affordable Housing Fund in the amount of Three Thousand Dollars ($3,000.00) per lot payable at the time of application for a building permit for each lot.

3. Given that the Town Council has agreed to waive the requirement for alleys in accordance with the ordinance amending the Subdivision Regulations effective simultaneously with the PUD Ordinance, the Town Council believes that widening the proposed street sections to a 60-feet wide right of way with 36 feet wide street section (typical cross section for residential sub-collector street) is more appropriate to provide some on-street parking.

4. The Applicant shall construct a pedestrian pathway along the north side of the residential collector street that is shown on the site plan. The Applicant shall also establish and designate, to the Town, an easement along the entire frontage of the Property along Matthewstown Road for a future pedestrian pathway to be designed and constructed in accordance with the Maryland State Highway Administration. The easement shall be established prior to any building permit being issued for the Property.

5. Subject to approval by Talbot County, the Developer shall construct a vehicular connection, in accordance with applicable Town and County standards, between the community and Swann Haven Road in the location shown on the site plan. Provided that approval from Talbot County has been obtained, the vehicular connection shall be built concurrent with the construction of other roadways within the community. If the approval from Talbot County has not been obtained prior to the construction of the other roadways in the community, then the Applicant shall be required to continue to keep a bond in place to cover the cost of construction of the improvements until such time as the approval from Talbot County has been obtained and the road connection constructed to the Town's satisfaction.

6. Developer shall plat a 60-foot right-of-way on the Property to provide for a future vehicular connection between the Property and the adjoining Parcel 186 on Talbot County Tax Map 26. The right-of-way shall be platted and dedicated to the Town simultaneously with the approval and recordation of the final plat for the Property, but the Applicant shall not be required to construct the road within the right-of-way.

7. The Town Council believes that the Applicant should provide a greater variety of home design and variation of architectural styles than what was provided with the PUD application. The specific elevations for the home designs shall be subject to the approval of the Easton Planning and Zoning Commission.

VOTING TO GRANT THE APPLICATION:

Alan I. Silverstein

Ron E. Engle

Rev. Elmer Davis

VOTING TO DENY THE APPLICATION:

Megan J. M. Cook, President

Don Abbatiello

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

June 3, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, June 18, 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 Armistead, Lee, Rust & Wright, P.A. (Applicant) is anticipated to return before the Commission on behalf of D.R. Horton (Owner) and pursuant to Application 2021 - 0473 to propose additional architectural elevations for the development of a previously approved Planned Unit Development (PUD) site plan for the Gannon Range PUD subdivision. The subject property is located at 29659 Matthewstown Road, also known as Tax Map 0026, Grid 0020, Parcel 0045. On February 21, 2022, the Town Council approved Ordinance No. 773, granting the application for a PUD under the provisions of the Easton Zoning Ordinance, effective March 13, 2022. Condition No. 7 in Section E of the Council's Finding of Fact stipulates that the Applicant should provide a greater variation of architectural styles than what was provided in the PUD application to which shall be subject to the approval of the Easton Planning and Zoning Commission.

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
June 3, 2026

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

Date of Meeting: June 18, 2026

4c

PLANNING COMMISSION
SUPPLEMENTAL ITEM

SUBJECT:	**Revised 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
DOCUMENT CREATED ON:	June 9, 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:

Planning Commission: The Commission, at their May 21, 2026 meeting, moved (5-0) to table the sketch site plan and waiver request subject to conditions, which requires the applicant to return to the Commission for sketch site plan approval.

Staff: Should the Planning Commission (Commission) approve the sketch site plan, staff has no recommended conditions.

UPDATE:

On May 21, 2026, the Town of Easton Planning Commission (Commission) reviewed the application to request sketch site plan 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.

The Commission voted 5 - 0 to table the sketch site plan and continue discussion to the next meeting with the following recommendations:

- Suggest removing the water feature and replacing it with additional canopy trees to enhance the landscaping
- The applicant shall investigate appropriate measures to minimize bird strike
- Provide street level renderings of proposed landscaping at the intersection of Port Street and Easton Parkway with mature plantings
- The Applicant shall provide samples of siding materials

On June 4, 2026, Osprey Property Company II, LLC submitted the revised sketch site plan along with architectural renderings and elevations. Per the Planning Commission's request the applicant has responded to the recommendations.

- The proposed pond and fountain were replaced with canopy trees, native meadow plantings, and resident seating. The Applicant believes the revision creates a more functional, resident-focused environment. This change increases landscaping at the northwest corner near Easton Parkway and Port Street, addressing visual concerns and providing outdoor recreation for senior residents. The enhanced landscaping better aligns with Town objectives and minimizes waiver requests.

- The Applicant believes bird-safe glass is unnecessary for this project, which has already absorbed significant costs from eliminating the pond, expanding landscaping, and upgrading to fiber cement siding. Unlike large commercial buildings with glass curtain walls, this senior multifamily development features a traditional design with a conventional window-to-wall ratio. Bird-safe glazing is not required by Town zoning, building codes, or development standards, nor has it been mandated for comparable affordable housing projects elsewhere. Because the MXW district necessitates large custom windows, requiring bird-safe treatments would impose substantial expenses and potentially compromise the building's architectural integrity. Therefore, we respectfully request that bird-safe glass not be required.

- As requested by the Planning Commission, the Applicant has submitted additional street-level renderings depicting the project from both Port Street and Easton Parkway. They have also modified the previously submitted birds eye view renderings.

- Responding to the Planning Commission, the applicant has upgraded the exterior from vinyl to fiber cement siding. The enhanced durability of a cementitious product represents a premium improvement. Despite the increased cost, the Applicant will incorporate this material into the design.

Specific materials per ***Section 28-312.4.3(E)a through i (Town Code)*** will be checked 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. See staff's review below:

Section 28-312.4.3(E)a through i

a. Roofing (Compliant): The roof details specify high-durability **composition architectural shingles** across all main roof forms, accented by pre-finished metal valley flashing.

b. Soffits (Compliant): The construction details use a smooth **fiber-cement soffit board** system along all roof overhangs and deep eaves, which doubles as an air barrier interface

c. Gutters & Downspouts (Compliant): The roof assembly drawings integrate pre-finished **ogee-profile metal gutters** feeding down into rectangular metal downspouts, which connect to structural heavy-duty downspout boots at grade level

d. Cladding (Compliant): The facade splits materials horizontally in a traditional manner. The lower level is built out in a **smooth brick and split-stone masonry veneer**, while the upper levels feature a **fiber-cement lap siding system** with standard horizontal exposure.

e. Windows (Compliant): The design uses energy-efficient **vinyl double-hung sash windows** detailed with traditional exterior muntin profile grid lines, satisfying both Easton's visual rules and the project's strict ENERGY STAR Multifamily efficiency limits.

f. Doors (Compliant): The primary entryways and unit egress doors utilize **steel and fiberglass composite frames** built with traditional stile-and-rail proportions

g. Shutters (Compliant): Accent gables feature traditional **composite paneled louvered shutters** scaled precisely to match the height and width of the corresponding window sash.

h. Columns (Compliant): The main front entry portal and the rear community terrace utilize **informal square wooden box columns** wrapped in white composite trim moldings.

i. Railings (Compliant): The pedestrian ramps and accessible rear terrace pathways use heavy-duty, painted **square metal picket railings** made from solid bar stock steel.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDED CONDITIONS:

Should the Planning Commission approve the site plan, staff recommends the following 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 July 16th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2026.06.04 Osprey-Port Street Senior Multifamily - Aerial Renderings, paper copy & PDF
2. 2026.06.04 Osprey-Port Street Senior Multifamily - Meadow St Renderings, paper copy & PDF
3. Osprey-Port Street Senior Multifamily - 2D Elevations - 2026-05-29, paper copy & PDF
4. Osprey-Port Street Senior Multifamily - Aerial Rendering 1, paper copy & JPG
5. Osprey-Port Street Senior Multifamily - Aerial Rendering 2, paper copy & JPG
6. Osprey-Port Street Senior Multifamily - Aerial Rendering 3, paper copy & JPG
7. Osprey-Port Street Senior Multifamily - Architectural FULL Schematic Set, paper copy & PDF
8. Osprey-Port Street Senior Multifamily - Architectural Schematic Design and Elevations, paper copy & PDF
9. Osprey-Port Street Senior Multifamily - ESDR Comment Response Letter, paper copy & PDF
10. Osprey-Port Street Senior Multifamily - Meadow St Rendering 1, paper copy & PDF
11. Osprey-Port Street Senior Multifamily - Meadow St Rendering 2, paper copy & PDF
12. Osprey-Port Street Senior Multifamily - Meadow St Rendering 3, paper copy & PDF
13. Osprey-Port Street Senior Multifamily - PC Civil Plans - 2026-06-03, paper copy & PDF
14. Osprey-Port Street Senior Multifamily - PC Comment Response Letter, paper copy & PDF
15. Osprey-Port Street Senior Multifamily - PC Comment Response Letter, paper copy & PDF
16. Osprey-Port Street Senior Multifamily - TIS - 2026-03-02, paper copy & PDF
17. Osprey-Port Street Senior Multifamily - TOE Site Plan Application, paper copy & PDF
18. Osprey-Port Street Senior Multifamily - Traffic Concepts, Inc. 2026-4-24 Response, paper copy & PDF
19. Osprey-Port Street Senior Multifamily - Waiver - Bufferyards, paper copy & PDF
20. Osprey-Port Street Senior Multifamily - Waiver - Site Plantings, paper copy & PDF
21. Osprey-Port Street Senior Multifamily - Waiver - Street Trees, paper copy & PDF

May 20, 2026

Osprey Property Company II LLC
c/o Mark Keeley
Traffic Concepts, Inc.
7525 Connelley Drive, Suite B
Hanover, MD 21076

RE: Talbot County
MD 334
Osprey Senior Multifamily
SHA Tracking No. 26APTA004XX
Mile Point: 0.01

Dear Mr. Keeley,

Thank you for the opportunity to review the TIS for the proposed Osprey Senior Multifamily development located along MD 334 in Talbot County. The Maryland Department of Transportation State Highway Administration (SHA) has reviewed the plans, and we are pleased to provide the following comments**.**

If you have any questions regarding the comments, please contact the Reviewer directly using the contact information that has been provided.

Traffic Forecasting and Analysis Division (TFAD): (Elham Shayanfar, eshayanfar@mdot.maryland.gov)

- TFAD recognizes that the development is not required to prepare a TIS based on SHA guidelines and is in agreement with the results of the safety and capacity analysis. However, if a resubmission occur, please address the following comments:
- If there are no approved developments to be included in the analysis, please clearly state that in the report.
- Page 7: TFAD has been advising that TIS analyses should rely on growth rates derived from travel demand models rather than historical growth trends, as the models account for anticipated future development and population/employment growth. The travel demand model shows an annual growth rate of approximately 1% at this location, which is consistent with the assumed 2% growth over the two-year project horizon. Please revise the text to put emphasis on the model-based growth assumption.
- Please show the intersection control at the site access on Exhibit 2, consistent with the other study intersections shown in the exhibit.

Traffic Development and Planning Division (TDSD): (Jordyn Gee, 410-787-7624, jgee1@mdot.maryland.gov)

- Please verify the growth rate with the Travel Forecasting and Analysis Division.

Access Permits:

Further TIS submittal should reflect the above comments. **TIS submission must be made through the SHA Salesforce electronic submission portal link located at** https://roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=57. TIS submittal should contain the plans, point-by point response to the comments above and supporting documentation in PDF. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the project status via the SHA Access Management web page at https://roads.maryland.gov/mdotsha/pages/amd.aspx. If you have any questions or require additional information, please contact Mr. Henry R. Dierker III at 410-810-3244, by using our toll-free number (in Maryland only) at 1-800-637-9740, or via email at hdierker@mdot.maryland.gov.

Sincerely,

Richard Baker
Assistant District Engineer Traffic

Cc: Mr. J. Clark, Osprey Property Company II LLC
Mr. Brian Fitzgerald, Rauch Engineering, Inc.
Ms. Sierra Clem, Town of Easton
Ms. Samatha Smith, Town of Easton

May 27, 2026

Osprey Property Company II LLC
c/o Brian Fitzgerald
Rauch Engineering, Inc.
106 N. Harrison Street
Easton, MD 21601

RE: Talbot County
MD 334
Osprey Senior Multifamily
SHA Tracking No. 26APTA004XX
Mile Point: 0.01

Dear Mr. Fitzgerald,

Thank you for the opportunity to review the proposed Osprey Senior Multifamily development located along MD 334 in Talbot County. The Maryland Department of Transportation State Highway Administration (SHA) has reviewed the plans, and we are pleased to provide the following comments**.**

If you have any questions regarding the comments, please contact the Reviewer directly using the contact information that has been provided.

Historical Cultural Resources (HCR): (Olivier Brunet, 410-545-8507, obrunet@mdot.maryland.gov)

- The project **does not** have the potential to affect significant cultural resources, and **consultation with MHT is not required**. My assessment is included below.
  - SHA Archaeologists Lisa Kraus and Olivier Brunet assessed the potential of the project area based on review of Maryland Historical Trust's Medusa Cultural Resource Information System, aerial photographs, historic maps, tax parcel data, and street view imagery. No prior archaeological surveys included the project area, and no sites have been recorded there. There are no architectural resources or structures over 50 years of age within the project area. Given the absence of eligible sites or structures, the project is unlikely to affect any intact or potentially significant cultural resources. Consultation with MHT is not required.

Plats and Surveys Division (PSD): (Timothy Reed, 410-545-0388, treed4@mdot.maryland.gov)

- Sheet C-100
  - Label coordinates at extents of entrance
- Sheet G-100 & C-100
  - Site Data, NAD83/91 or NAD83/2011
- Sheet G-100 or V-100
  - Provide a table of survey control points with Northing, Easting, Elevation, & Description
- All Plan Sheets
  - Show survey control points graphically

District Maintenance: (Marlin Hayman, 410-822-3525, fhayman@mdot.maryland.gov)

- Our comment is that the addition of these homes will result in a minimum of 72 additional vehicles regularly using and turning through this roadway network.
  - Current conditions of the existing roadway is displaying an increasement of potholes and deteriorating pavement conditions.
  - With the addition of these new homes, traffic volume will increase and the existing infrastructure will continue to take a beating, which will likely accelerate the deterioration of the roadway.
  - The area identified in the attached exhibit should be milled and repaved as part of this project. It is anticipated that residents will primarily use MD 322 and turn onto Port Street to access the development, making this section of roadway especially susceptible to increased wear and damage.

Design Technical Services Division (DTSD): (CJ Andrzejewski, 410-545-2803, candrzejewski@mdot.maryland.gov)

- It has been determined that no pedestrian facilities are being installed along the State highway on this project.
  - As long as no pedestrian facilities are added and/or changed in the design and/or construction phase, an ADA Field Verification will not be required.
- The plans reviewed for the subject project **are compliant** with the SHA Bicycle Policy and Design Guidelines.
  - Please provide all future plan submittals for review for ADA and Bicycle Compliance.

Drainage and Stormwater Management (D&SWM): (David Heckman, 410-316-2336, dheckman@jmt.com)

To date no comments received, when comments are received, they will be forwarded at once.

Regional Intermodal and Planning Division (RIPD): (David Schlie, 410-545-5674, dschlie@mdot.maryland.gov)

- The State's fiscally unconstrained Highway Needs Inventory (HNI), the State's long-range plan, includes projects that are critical to Maryland's transportation needs. The HNI includes a project for a divided highway reconstruction along MD 322 from US 50 south of Easton to US 50 north of Easton. If and when such improvements proceed, they may affect right-of-way.
- The State's fiscally constrained FY 2026-2031 Consolidated Transportation Program (CTP) includes projects under construction and/or development and evaluation. The CTP includes no projects affecting SHA facilities analyzed in this TIS.

Access Permits:

Further plan submittal should reflect the above comments. **Plan submission must be made through the SHA Salesforce electronic submission portal link located at** https://roads.maryland.gov/mdotsha/pages/Index.aspx?PageId=57. Plan submittal should contain the plans, point-by point response to the comments above and supporting documentation in PDF. Please reference the SHA tracking number on future submissions. Please keep in mind that you can view the project status via the SHA Access Management web page at https://roads.maryland.gov/mdotsha/pages/amd.aspx. If you have any questions or require additional information, please contact Mr. Henry R. Dierker III at 410-810-3244, by using our toll-free number (in Maryland only) at 1-800-637-9740, or via email at hdierker@mdot.maryland.gov.

Sincerely,

Richard Baker
Assistant District Engineer Traffic

Cc: Mr. J. Clark, Osprey Property Company II LLC
Mr. Mark Keeley, Traffic Concepts, Inc.
Ms. Sierra Clem, Town of Easton
Ms. Samatha Smith, Town of Easton

Attachment: Screenshot_15-5-2026_google image

RAUCH inc.
Engineering | Survey | Architecture | Environmental

Wednesday, June 3, 2026

Town of Easton
9030 Mistletoe Dr
Easton, MD 21601

RE: Osprey – Port Street Senior Multifamily
Planning Commission Comment Responses

The Port Street Senior Multifamily project team appreciates the Town of Easton Planning Commission's thoughtful feedback during the May 2026 meeting and have carefully evaluated each of the comments and recommendations provided. To be responsive to the Commission's concerns, as well as those expressed by members of the public, we have revised the project and prepared the following responses to each of the items identified for further consideration. We agree that many of the suggestions are improvements and can benefit the project. Unfortunately, this is a proposed affordable housing project for seniors and implementing these changes may make the project infeasible. We are requesting that the Planning Commission approve the plans with the proposed changes as we continue to finalize our construction costs and financing plans. These changes add over $500,000 to the project and we will be requesting Town legislation to reduce bonus provision fees that will assist in covering the additional costs incurred by making these changes.

1. Removal of Pond/Fountain Feature and Addition of Resident Green Space - In response to comments from the Planning Commission, we have eliminated the previously proposed pond and fountain feature and replaced it with additional canopy trees, enhanced landscaping, native meadow plantings, and seating areas for residents. Originally, the dirt from the pond was being used to balance the site. Although this will cost over $100,000 in additional imported dirt, we agree that the revised design creates a more attractive, functional, and resident-focused outdoor environment.

2. Canopy Trees and Enhanced Landscaping – By eliminating the pond and fountain feature, we are able to increase the amount of canopy trees and landscaping at the northwest corner of the property, particularly near the intersection of Easton Parkway and Port Street. This revision addresses the Commission's concerns regarding the visual appearance of the project from Easton Parkway and Port Street, as well as adding an outdoor recreational area for senior residents. We agree that the additional landscaping will enhance the overall appearance of the project, better align the development with the Town's landscaping objectives, and minimize the extent of waiver requests.

3. Street-Level Renderings from Port Street and Easton Parkway - As requested by the Planning Commission, we have prepared and submitted additional street-level renderings

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email: design@raucheng.com | web: www.raucheng.com

depicting the project from both Port Street and Easton Parkway. We have also modified the previously submitted birds eye view renderings.

4. Building Siding Materials - In response to comments from the Planning Commission, we have revised the exterior building materials and now propose to utilize fiber cement siding in place of the previously proposed vinyl siding. Although we believe we can achieve the same aesthetic appearance of the building with traditional vinyl products, we recognize that a cementitious product is considered a premium exterior material due to its enhanced durability. Despite significantly higher pricing, we agree it would be an improvement to the building and will incorporate it into the design.

5. Bird-Safe Glass - After careful consideration, we do not believe incorporating bird-safe glass is appropriate or necessary for this project. As noted above, the project has already absorbed substantial additional costs associated with the elimination of the pond feature, expanded landscaping, and the upgrade to fiber cement siding. Adding bird-safe glazing would impose additional costs without providing a meaningful benefit in the context of this development. Bird-safe glass is most commonly utilized in large commercial and institutional buildings featuring extensive glass curtain walls or highly reflective facades that present elevated bird-strike risks. By contrast, this project is a traditional senior multifamily residential building with a conventional window-to-wall ratio and architectural design that differs significantly from the types of structures typically associated with bird collision concerns. Furthermore, bird-safe glazing is not required by the Town's zoning regulations, development standards, or building code requirements, nor has it been required on comparable affordable housing developments in other jurisdictions where we have worked. The MXW zoning district already requires increased building heights and ceiling dimensions, which necessitate larger custom window systems. Requiring bird-safe treatments for those custom windows would create a substantial additional expense while potentially diminishing the architectural appearance of the building. For these reasons, we respectfully request that bird-safe glass not be required as part of this project.

6. Bonus Provision Fees (Unit Count and Building Height) - As part of our efforts to respond to Planning Commission feedback, we have incorporated several significant project enhancements, including:

- Elimination of the pond and fountain feature;
- Expanded landscaping and canopy tree plantings;
- Creation of additional resident outdoor amenity space; and
- Upgrade from vinyl siding to fiber cement siding.

Collectively, these revisions result in a meaningful increase in project costs. Port Street Senior is an affordable housing development, so maintaining financial feasibility remains

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critically important. The project is already subject to significant cost pressures associated with affordable housing construction, financing requirements, and long-term affordability restrictions. We realize the Planning Commission cannot waive fees; however, we ask that the Commissioners support our efforts in pursuing fee waivers for this project. As currently calculated, these fees are expected to total $440,000 despite the project's consistency with the goal of the MXW zoning. Relief from these fees would help offset the cost of the upgrades made in response to Planning Commission comments while preserving the project's overall financial feasibility. Given the substantial public benefit provided by this project, including the creation of much-needed affordable housing for seniors, we believe flexibility regarding the bonus provision fees would be appropriate and would further the Town's housing and community development objectives.

Conclusion and Request for Approval

We believe these extensive revisions demonstrate our deep commitment to collaboration and responsiveness. The project delivers a substantial public benefit by providing high-quality, much-needed affordable housing for Easton's senior residents.

We respectfully request approval of the Port Street Senior project plans as submitted.

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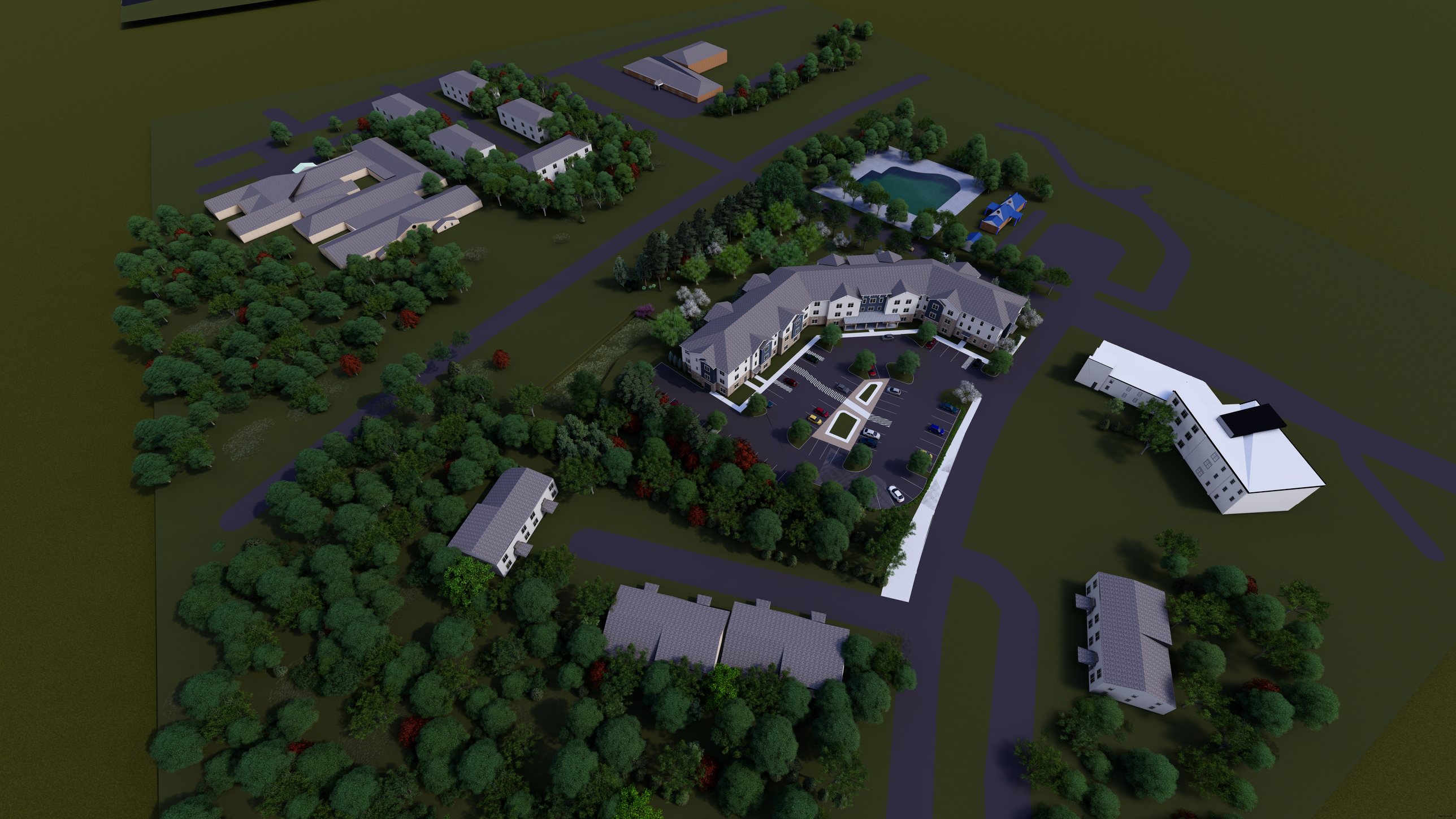







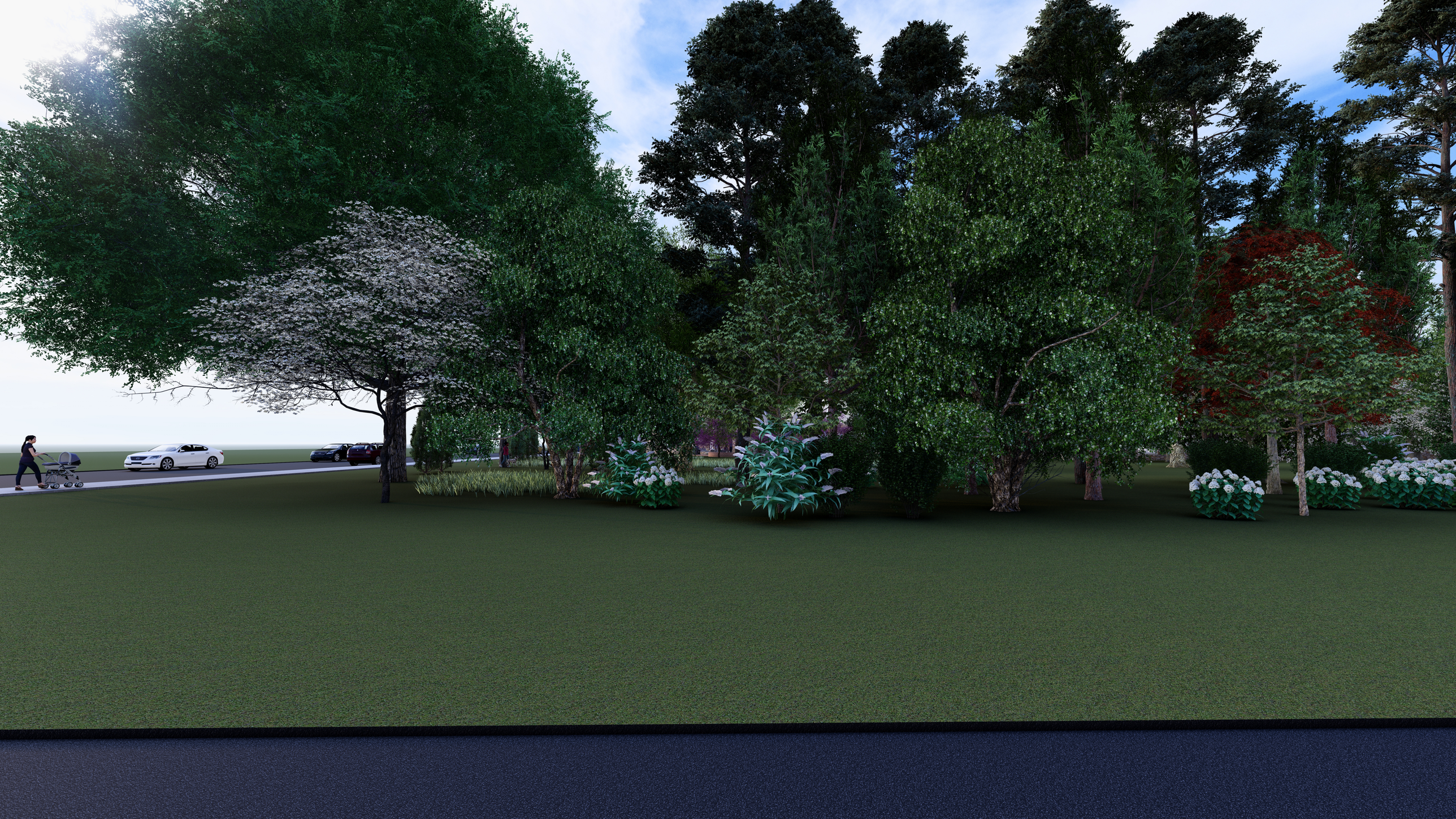



H6 FRONT ELEVATION
Scale: 1/16"=1"



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

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. 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.
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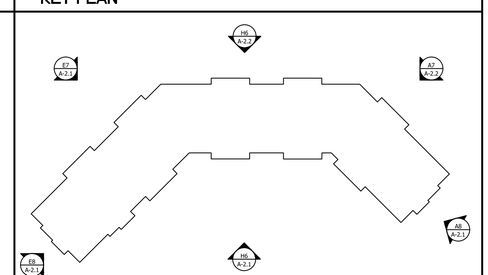
ELEVATION KEY

- A MANUFACTURED COBBLESTONE VENEER
- A2 MANUFACTURED STONE HEADER
- B MANUFACTURED WAINSCOT STONE CAP
- C1 FIBER CEMENT VERTICAL SIDING COLOR MIDNIGHT BLUE
- C2 FIBER CEMENT HORIZONTAL SIDING COLOR COLONIAL WHITE
- D FIXED FIBER CEMENT LOUVER – WHITE
- E ENERGY STAR WINDOWS
- F 3 1/2" FIBER CEMENT 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

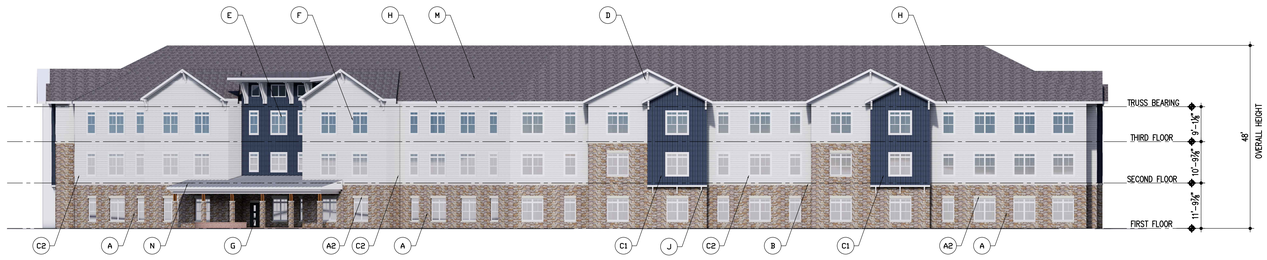
PROJECT	SHEET
PORT ST	A-2.2
DATE: 05/29/26	
SCALE:	



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
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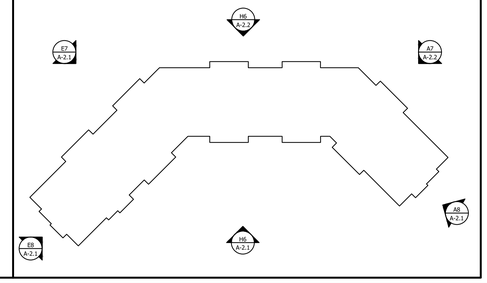

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STUDIO K ARCHITECTURE
7806 JAKI TER
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PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

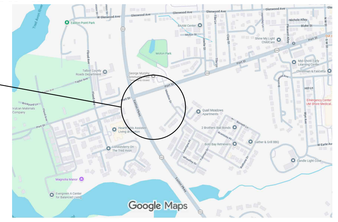
TALBOT COUNTY

PROJECT	SHEET
PORT ST	A-2.3
DATE 05/29/26	
SCALE	

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
DETAILS IN PLAN/SECTION
NAME
ROOM NUMBER
REVISION: TYPE = A.S.I./ P.R./C.C.D./ADD.
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

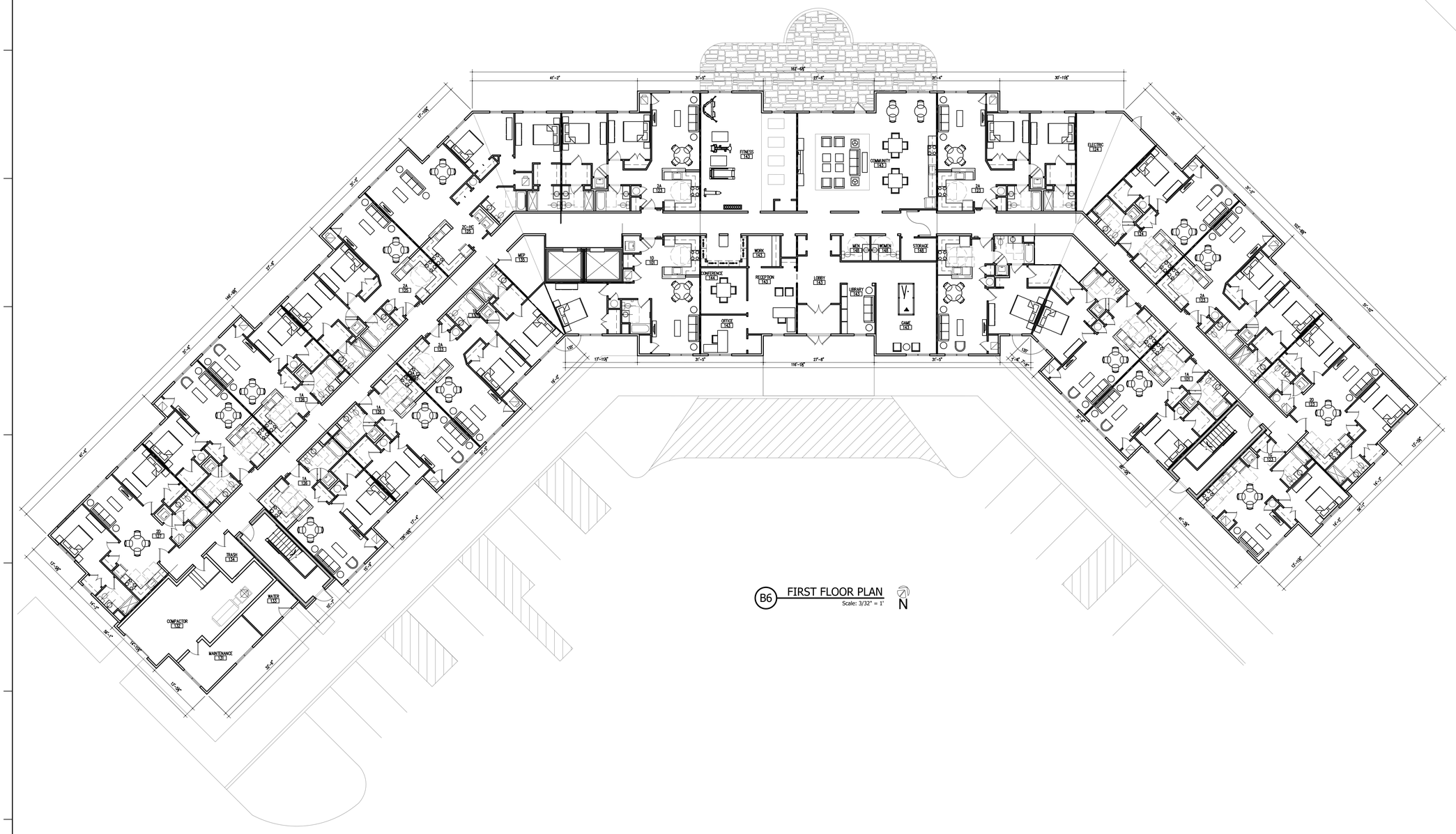
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/10/26

STUDIO K ARCHITECTURE
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	SHEET: A-TS
DATE: 03/12/26	
SCALE: NOT TO SCALE	



B6 FIRST FLOOR PLAN
Scale: 3/32" = 1'

N

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: FIRST FLOOR BUILDING PLAN

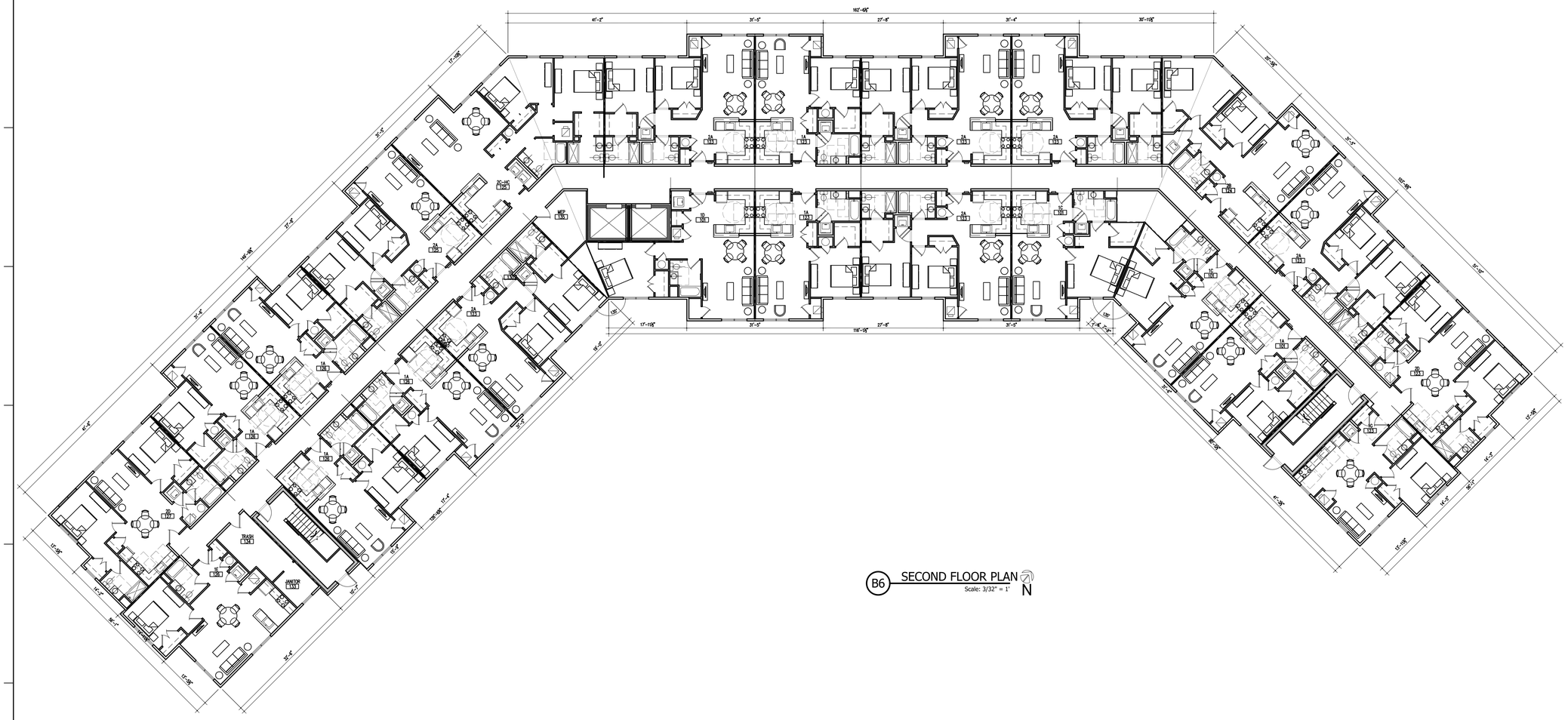
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/01/26

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-1.1



B6 SECOND FLOOR PLAN
Scale: 3/32" = 1'

N

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: SECOND FLOOR BUILDING PLAN

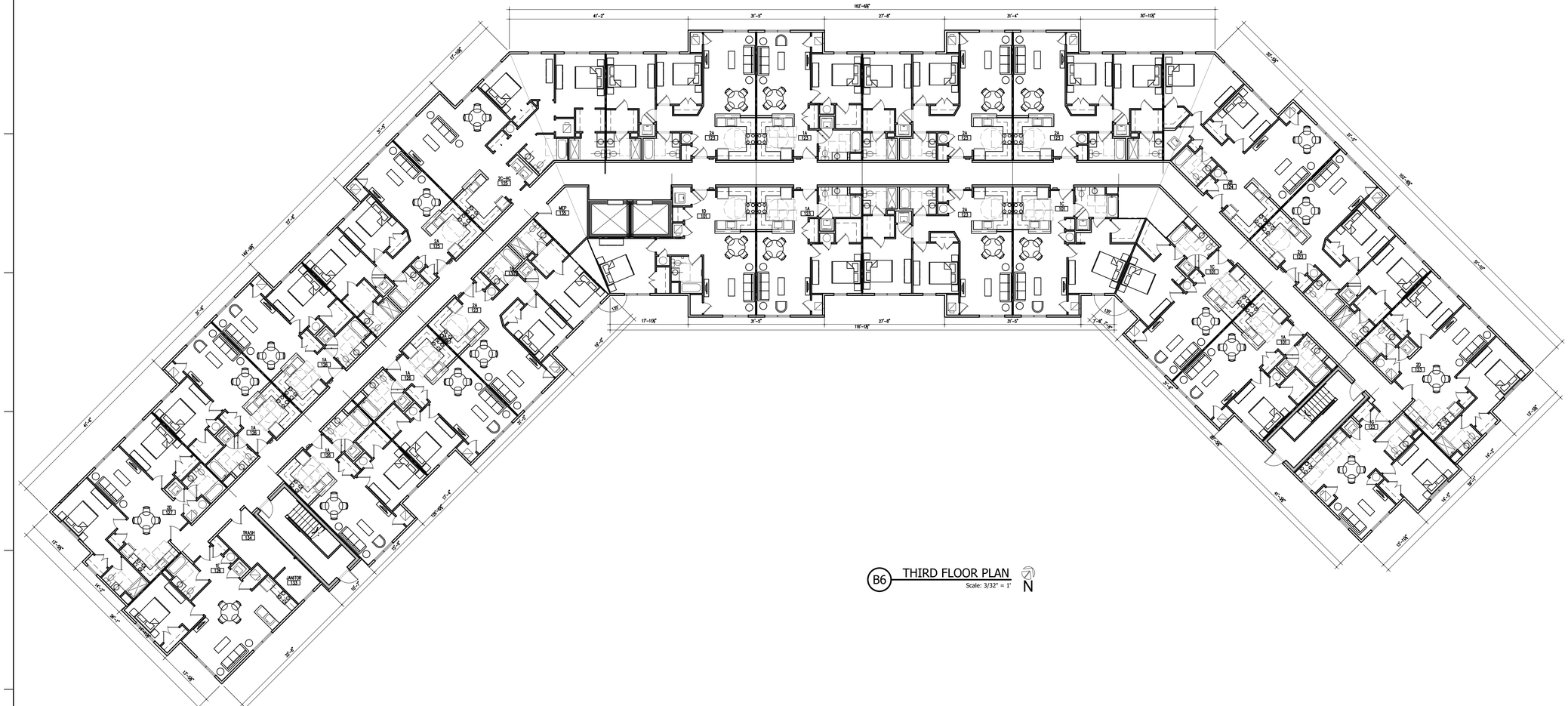
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/01/26

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-1.2
DATE: 03/12/26	
SCALE:	



B6 THIRD FLOOR PLAN
Scale: 3/32" = 1'

N

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: THIRD FLOOR BUILDING PLAN

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/01/26

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-1.3
DATE: 03/12/26	
SCALE:	



E6 RENDERED PERSPECTIVE
Scale: NTS



A3 RENDERED PERSPECTIVE
Scale: NTS



A8 RENDERED PERSPECTIVE
Scale: NTS

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: PERSPECTIVE RENDERINGS

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/01/26

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

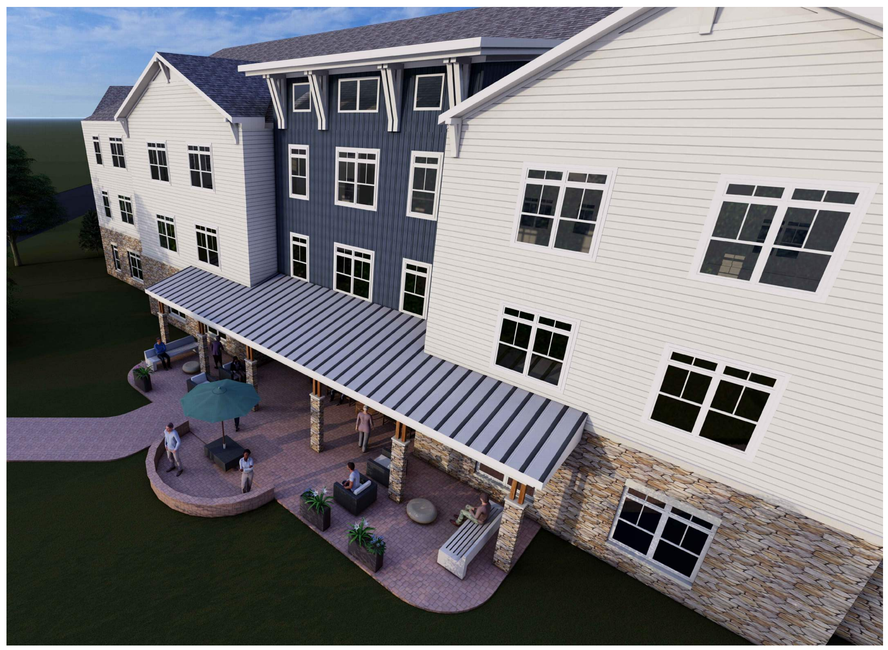
PROJECT NAME AND ADDRESS
PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

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

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: REAR PERSPECTIVE RENDERINGS

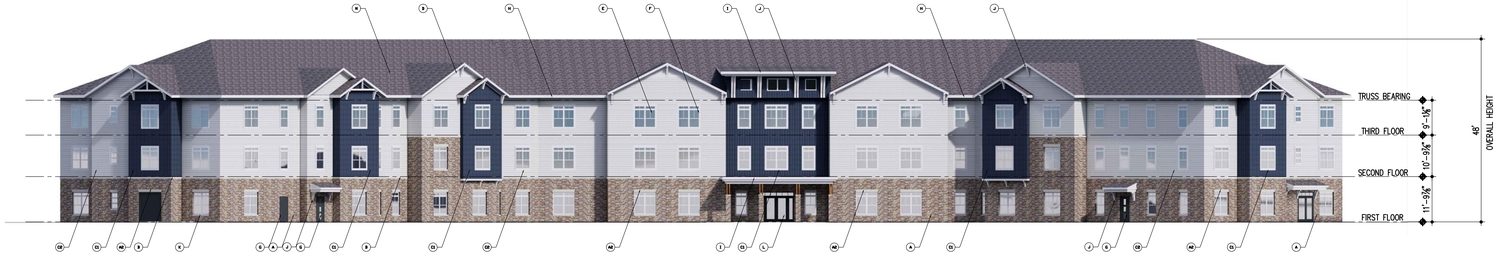
NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/01/26

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-2.1



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



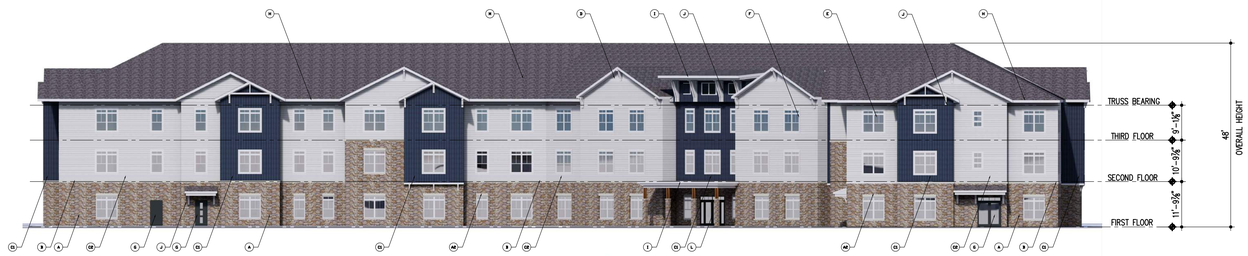
E2 FRONT SIDE PERSPECTIVE
Scale: NTS



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

1. Project will be designed to comply with currently adopted State and local building codes,which includes the 2021 International Energy Conservation Code (IECC), MD COMAR 05.02.02,and the Uniform Federal Accessibility Standards (UFAS).
2. The design team has extensive experience with the energy efficiency goals of DHCD, and will work cooperatively with the applicant's certified RESNET Rater. The Rater will provide review of the design documents, modeling services, field observations and final testing and inspection.
3. The design documents will include pest and rodent preventative measures. In addition, a pest management program will be implemented by the management company.
4. The project will be constructed with Architectural grade asphalt shingle roofing that provides a minimum of 30 year warranty.
5. Entry doors will be hollow metal with polyurethane core for improved durability and thermal resistance.
6. Project specifications will include detailed installation instructions including a requirement to comply with manufacturer's instructions.

3.13.2 ADDITIONAL CRITERIA FOR NEW CONSTRUCTION AND GUT REHAB

1. This project will be certified under the current Energy Star Multi-Family NC program.
2. Windows will be Energy Star qualified vinyl single hung.
3. Paving at the dumpster pad, the access drive to the dumpster, and any turns or return path of the garbage truck route will equal local requirements for standard duty residential roadway, or provide eight inches stone topped with five inches of bituminous asphalt.

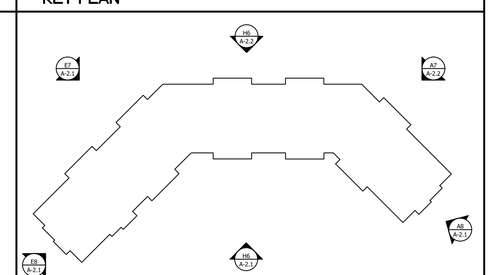
4.6 DEVELOPMENT QUALITY ENHANCEMENTS

1. 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.
2. 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).
3. 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.
4. Individual units, common areas and community spaces are well designed for comfortable living and tenant activities. Layouts are efficient, with practical traffic flow, and provide adequate space for furniture placement.

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	04/01/26

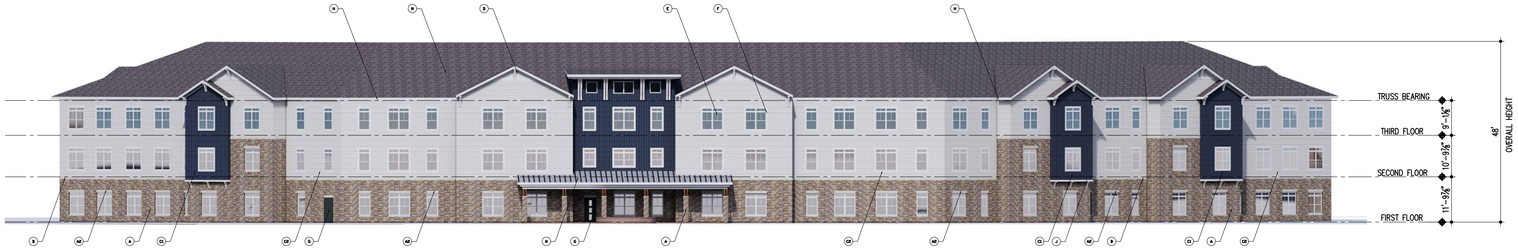
STUDIO K ARCHITECTURE
7806 JAKI TER
GLEN BURNIE, MD 21060
301.935.5195
STUDIO_K@VERIZON.NET

PROJECT NAME AND ADDRESS

PORT STREET SENIOR
101 MEADOW DRIVE
EASTON, MD 21601

TALBOT COUNTY

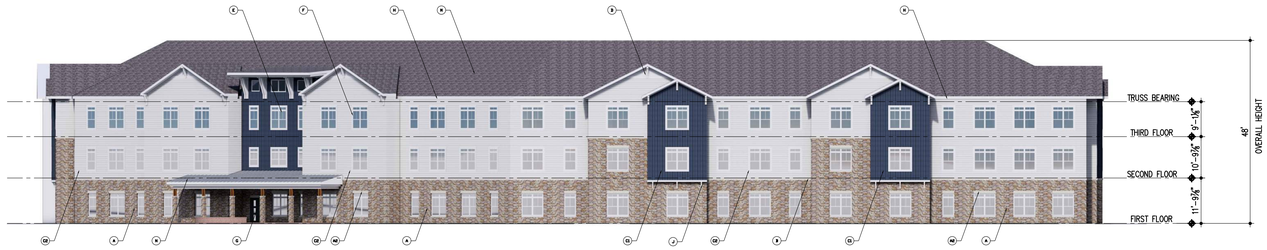
PROJECT	SHEET
PORT ST	A-2.2
DATE: 03/12/26	
SCALE:	



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



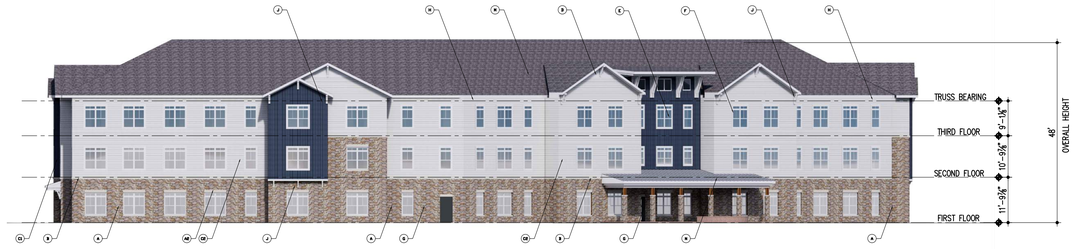
E2 REAR SIDE PERSPECTIVE
Scale: NTS



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



A2 REAR SIDE PERSPECTIVE
Scale: NTS



A7 REAR SIDE ELEVATION
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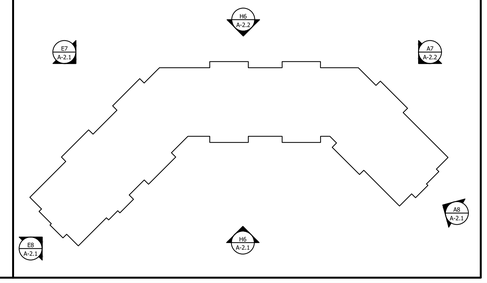
- E ENERGY STAR VINYL WINDOWS
- F 3 1/2" VINYL WINDOW TRIM
- G HM DOOR W/ POLYURETHANE CORE
- H PREFORMED ALUMINUM GUTTER
- I LOW-SLOPE ROOF
- J STRUCTURAL KNEE BRACKETS
- K INSULATED STEEL ROLLUP DOOR
- L HOLLOW METAL ENTRY DOOR
- M ARCHITECTURAL GRADE ROOF SHINGLES
- N STANDING SEAM METAL ROOF

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

DRAWING NAME: EXTERIOR ELEVATIONS

NO.	REVISION	DATE
#2		
#1	SCHEMATIC SET	04/01/26

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-2.3
DATE: 03/12/26	
SCALE:	

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: VACANT
FUTURE 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: 415 CY
FILL: 8,187 CY
NET CUT/FILL: 7,772 CY (FILL)
EXISTING IMPERVIOUS: 0%
PROPOSED IMPERVIOUS: 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

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

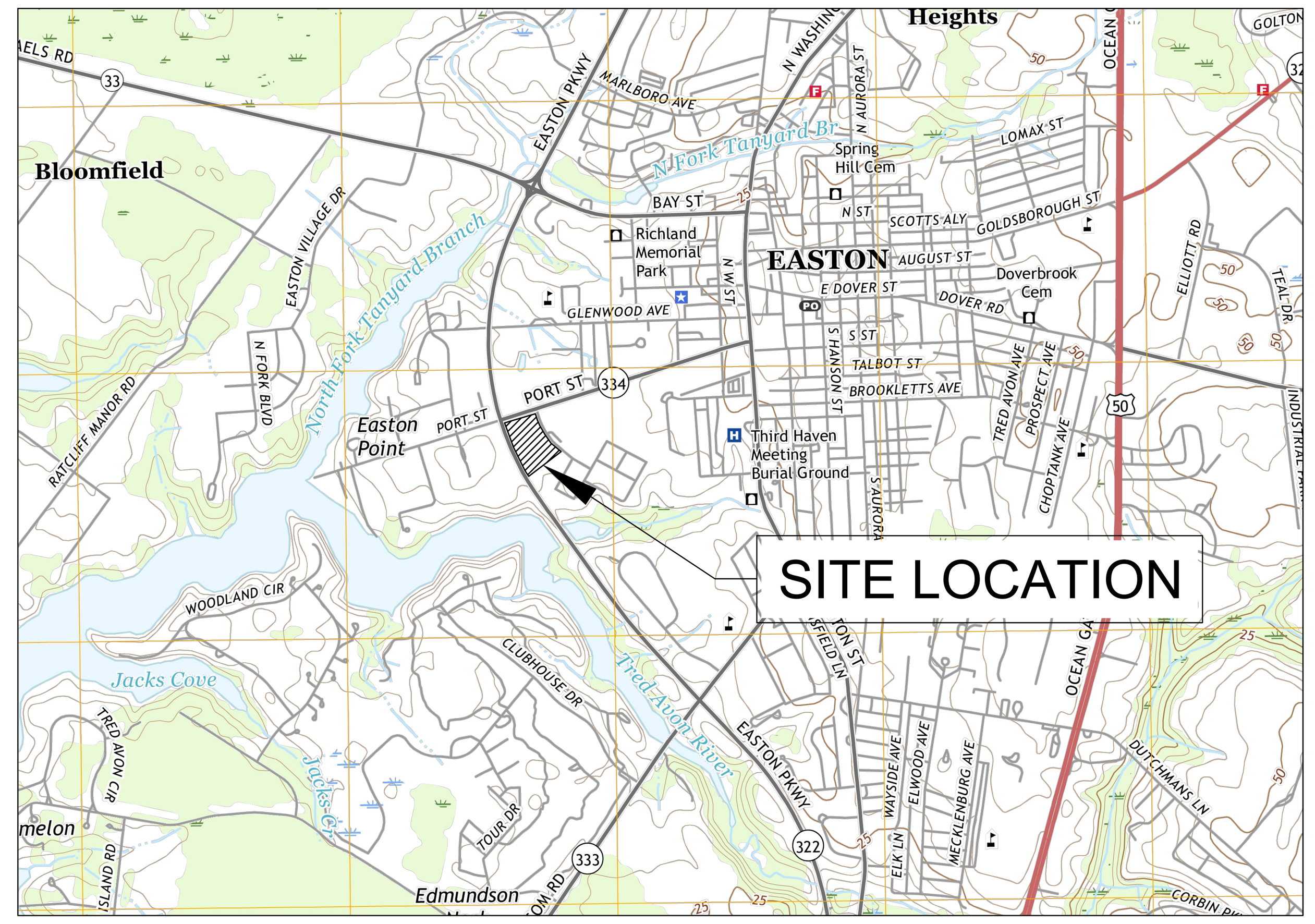
12,511 SF x $9.50 = $118,856.88

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



VICINITY MAP
SCALE: 1" = 2000'

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 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 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.
7. **NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES** - THIS PROJECT WILL CONSIST OF A SINGLE MULTI-FAMILY RESIDENTIAL STRUCTURE, AND THEREFORE IS NOT CONSIDERED A NEIGHBORHOOD.
8. **RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES** - 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.
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.

DRAINAGE AREA SUMMARY CHART

DA #	DA EXISTING (ACRES)	DA PROPOSED (ACRES)	IMPERVIOUS AREA EXISTING (ACRES)	IMPERVIOUS AREA PROPOSED (ACRES)	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	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	402707.78	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%

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

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.

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

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.

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.

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

STATE OF MARYLAND ROBERT D. RAUCH 11024 PROFESSIONAL ENGINEER
05-28-2026
PRELIMINARY FOR REVIEW ONLY

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

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA CALL BEFORE YOU DIG 811

DATE:	5/28/2026
SCALE:	AS SHOWN
DRAWN BY:	AF
DESIGNED BY:	AF
APPROVED BY:	

SHEET NO.: G-100

DESIGN DEVELOPMENT

Z:\+PROJECTS\260036 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CAD\PRODUCTION\260036C-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	W
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: 00986/00719 ZONE MXW

NAD 83

0 60' 120'

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: 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

05-28-2026

PRELIMINARY
FOR REVIEW ONLY

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG

811

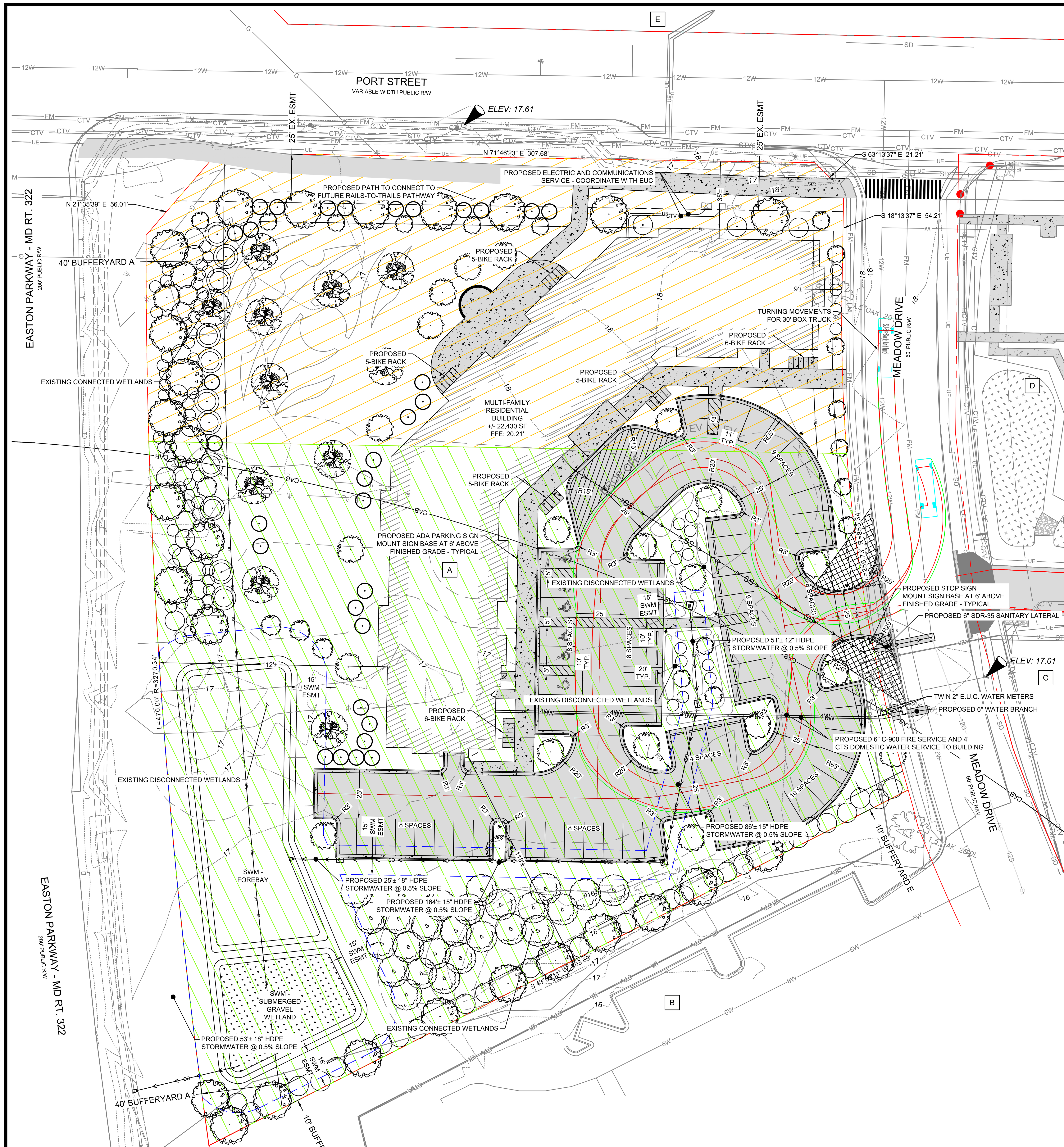
DATE:	5/28/2026
SCALE:	1" = 60'
DRAWN BY:	AF
DESIGNED BY:	AF
APPROVED BY:	

SHEET NO.: V-100

DESIGN DEVELOPMENT

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

Z:\+PROJECTS\260036 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CAD\PRODUCTION\260036C-SET-PC.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

Z:\+PROJECTS\260036 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CAD\PRODUCTION\260036C-SET-PC.DWG

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		
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)
- 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)

CONTACT INFORMATION

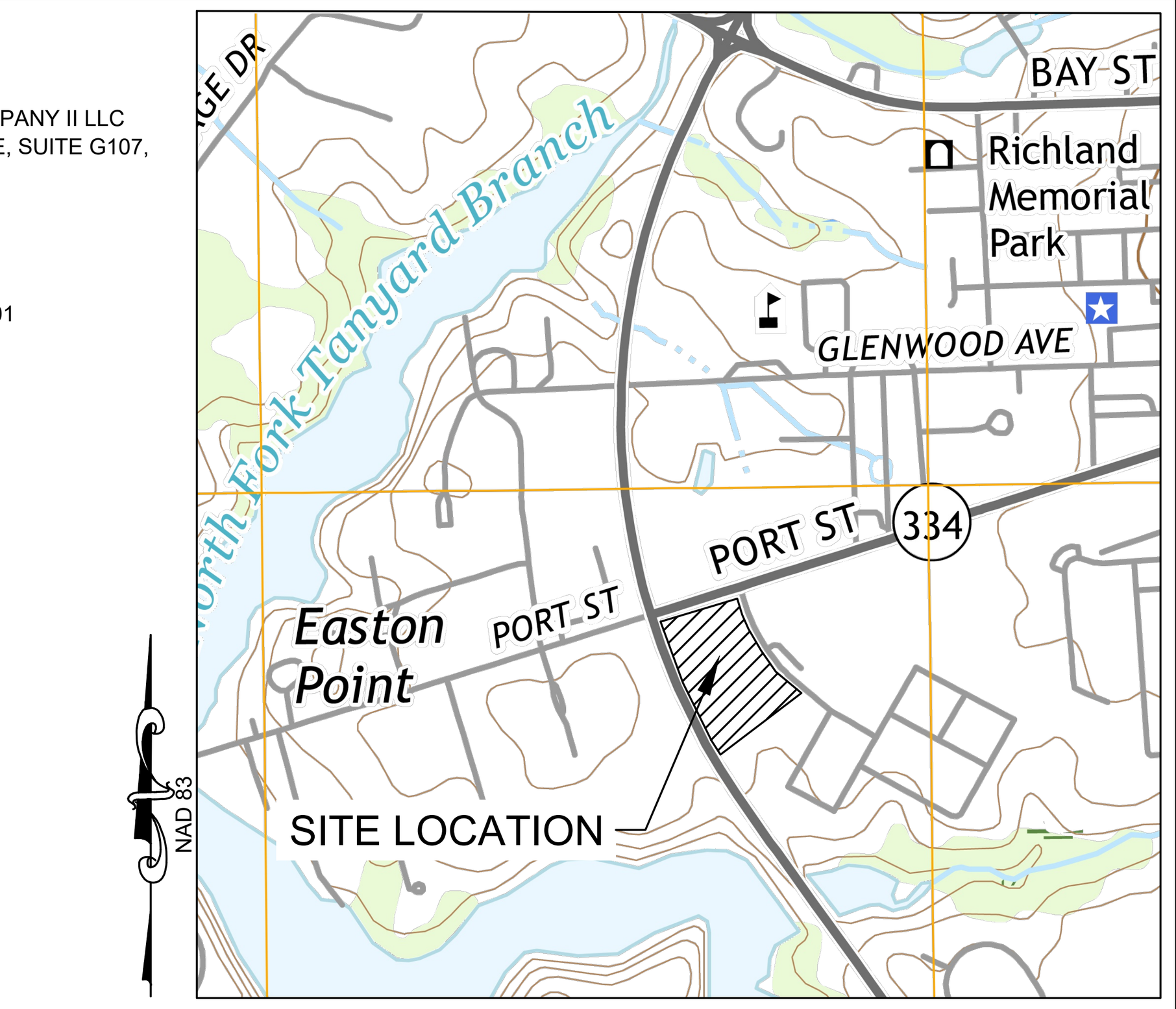
OWNER/DEVELOPER: OSPREY PROPERTY COMPANY II LLC
16 GREENMEADOW DRIVE, SUITE G107,
TIMONIUM, MD 21093
(443) 509-0989

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

EXISTING



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.
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 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 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.
7. **NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES** - THIS PROJECT WILL CONSIST OF A SINGLE MULTI-FAMILY RESIDENTIAL STRUCTURE, AND THEREFORE IS NOT CONSIDERED A NEIGHBORHOOD.
8. **RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES** - 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.
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.

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: 415 CY
FILL: 8,187 CY
NET CUT/FILL: 7,772 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
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Phone: 410 770 9081 | Fax: 410 770 3667

STATE OF MARYLAND — ROBERT D. RAUCH — 11024 — PROFESSIONAL ENGINEER
05-28-2026
PRELIMINARY FOR REVIEW ONLY

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

REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — CALL BEFORE YOU DIG — 811

DATE:	5/28/2026
SCALE:	AS SHOWN
DRAWN BY:	AF
DESIGNED BY:	AF
APPROVED BY:	

SHEET NO.: C-100

DESIGN DEVELOPMENT

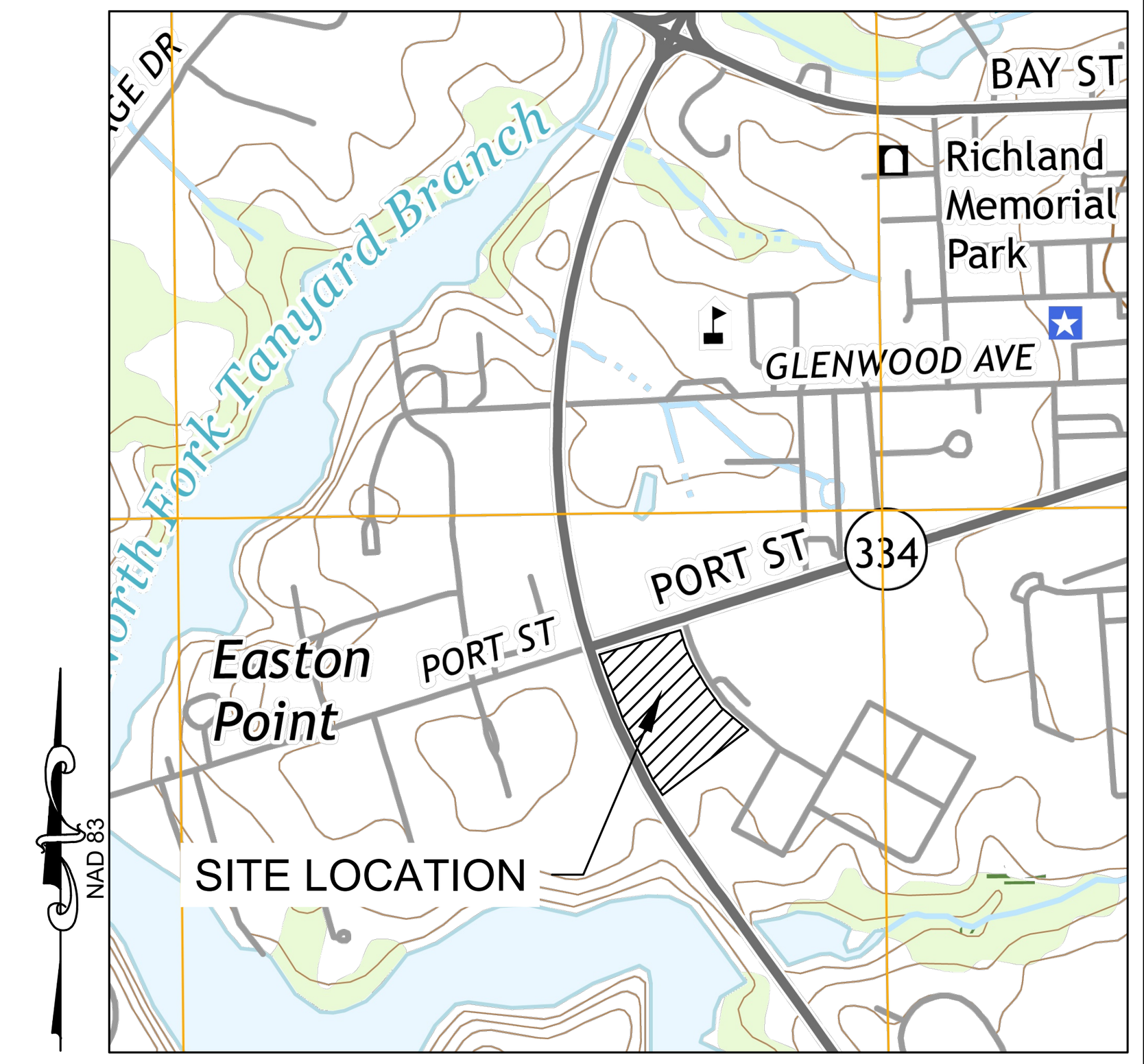


SYMBOLS

	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		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
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 **(127 PROVIDED)***

§ 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)**
- *WAVIER 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:
12,000 SF / 400 SF PER NATIVE DECIDUOUS, SHADE/CANOPY TREE CREDIT = 30 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:

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.

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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.

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

NAD 83

0 30' 60'

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
I.	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

ADDITIONAL PLANTINGS PER PLANNING COMMISSION REVISION:

- CANOPY TREE
- UNDERSTORY/DECIDUOUS TREE
- EVERGREEN CANOPY TREE
- EVERGREEN MEDIUM TREE
- PROPOSED PICNIC TABLE
- PROPOSED SEATING BENCH
- NATIVE WILD MEADOW

BUFFERYARD, PARKING & STREET TREE KEY:

- LARGE CANOPY/SHADE
- PARKING LOT TREE
- STREET TREE
- MEDIUM / SMALL DECIDUOUS
- INTERIOR PLANTING TREE
- EVERGREEN TREES
- MEDIUM SHRUB / SMALL TREE
- EVERGREEN SHRUB
- EXISTING TREE

PLANT SCHEDULE:

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	21	QUERCUS NIGRA	WATER OAK	2" CALIPER
QS	6	QUERCUS STELLATA	POST OAK	2" CALIPER
QP	11	QUERCUS PHELLOS	WILLOW 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
PW	11	PINUS STROBUS	WHITE PINE	1.25" CALIPER
TN	19	THUJA NIGRA	AMERICAN ARBORVITAE	1.25" CALIPER
NATIVE UNDERSTORY TREES				
AC	13	AMELANCHIER CANDENSIS 'TRAZAM'	TRADITION SERVICEBERRY	1.25" CALIPER
HV	3	HAMAMELIS VIRGINIANA	WITCH HAZEL	3-4' #10
MV	16	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	4-5' #15
CC	7	CERCIS CANADENSIS	REDBUD	4-5' #15
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 NON-ANGLIAE	NEW ENGLAND ASTER	1 QUART

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: 106 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)
2	5/28/2026	REVISIONS PER PLANNING COMMISSION - ADDITIONAL TREES

MISS UTILITY OF DELMARVA CALL BEFORE YOU DIG 811

DATE:	6/2/2026
SCALE:	1" = 30'
DRAWN BY:	GJR
DESIGNED BY:	GJR
APPROVED BY:	

SHEET NO.: L-1

DESIGN DEVELOPMENT

Z:\+PROJECTS\260036 – OSPREY PROPERTY – PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CAD\LINEWORK\260036C-CLNSCP.DWG

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

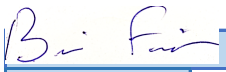
Name	RAUCH inc - Brian Fitzgerald
Mailing Address	106 N. Harrison Street, Easton, MD 21601
Telephone No.	Email

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 4/30/25

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

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

TABLE OF CONTENTS

		PAGE
EXECUTIVE SUMMARY		**1**
INTRODUCTION		**2**
EXHIBIT 1	SITE LOCATION	
EXHIBIT 2	LANE CONFIGURATION	
EXISTING CONDITION		**5**
EXHIBIT 3	EXISTING TRAFFIC VOLUMES	
BACKGROUND CONDITION		**7**
EXHIBIT 4	PROJECTED GROWTH RATES	
EXHIBIT 5	TOTAL BACKGROUND TRAFFIC VOLUMES	
FUTURE CONDITION		**10**
EXHIBIT 6	SITE GENERATED TRAFFIC	
EXHIBIT 7	TOTAL FUTURE TRAFFIC VOLUMES	
SAFETY STUDY		**13**
EXHIBIT 8	BUS STOP LOCATIONS	
INTERSECTION CAPACITY ANALYSIS		**16**
QUEUING ANALYSIS		**18**
CONCLUSIONS AND RECOMMENDATIONS		**19**

APPENDICES

APPENDIX I	INTERSECTION CAPACITY CALCULATIONS
I-A	- CRITICAL LANE VOLUME ANALYSIS
I-B	- HCM REPORTS – SIGNALIZED INTERSECTIONS
I-C	- HCM REPORTS – UNSIGNALIZED INTERSECTIONS
APPENDIX II	I-TMS HISTORICAL TRAFFIC DATA
APPENDIX III	TRAFFIC COUNT INFORMATION
APPENDIX IV	SCOPING LETTER & SITE DATA
APPENDIX V	TRANSIT DATA
APPENDIX VI	CRASH DATA



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.

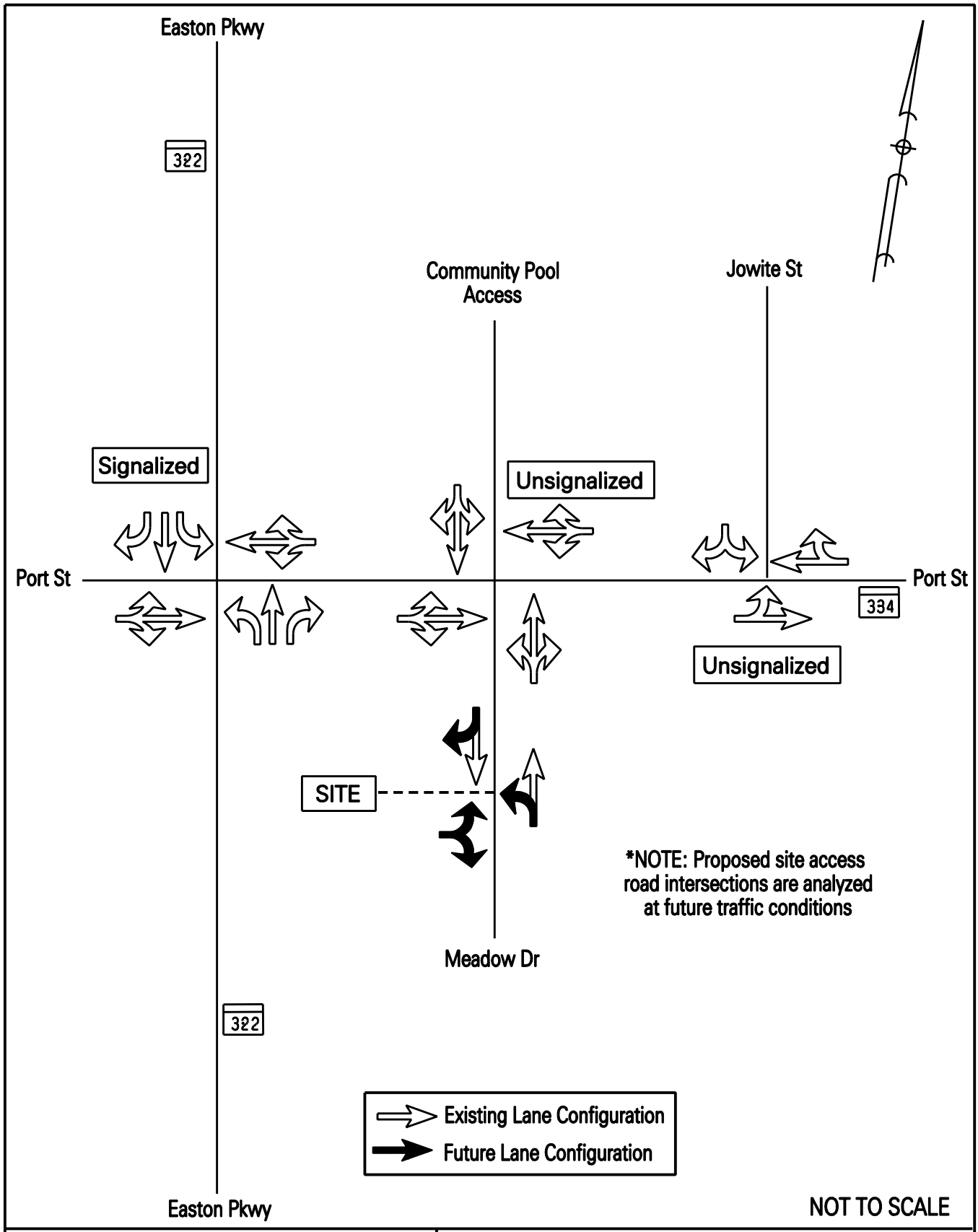


Key Intersections:
1. MD 322 @ MD 334
2. MD 334 @ Meadow Dr
3. MD 334 @ Jowite St

● – Intersection Studied

TRAFFIC CONCEPTS, INC.
325 Gambrills Road
Suite E
Gambrills, Maryland 21054
410-923-7101

EXHIBIT 1
Site Location



TRAFFIC CONCEPTS, INC. 7525 Connelley Drive Suite B Hanover, Maryland 21076 410-760-2911	EXHIBIT 2 Lane Configuration



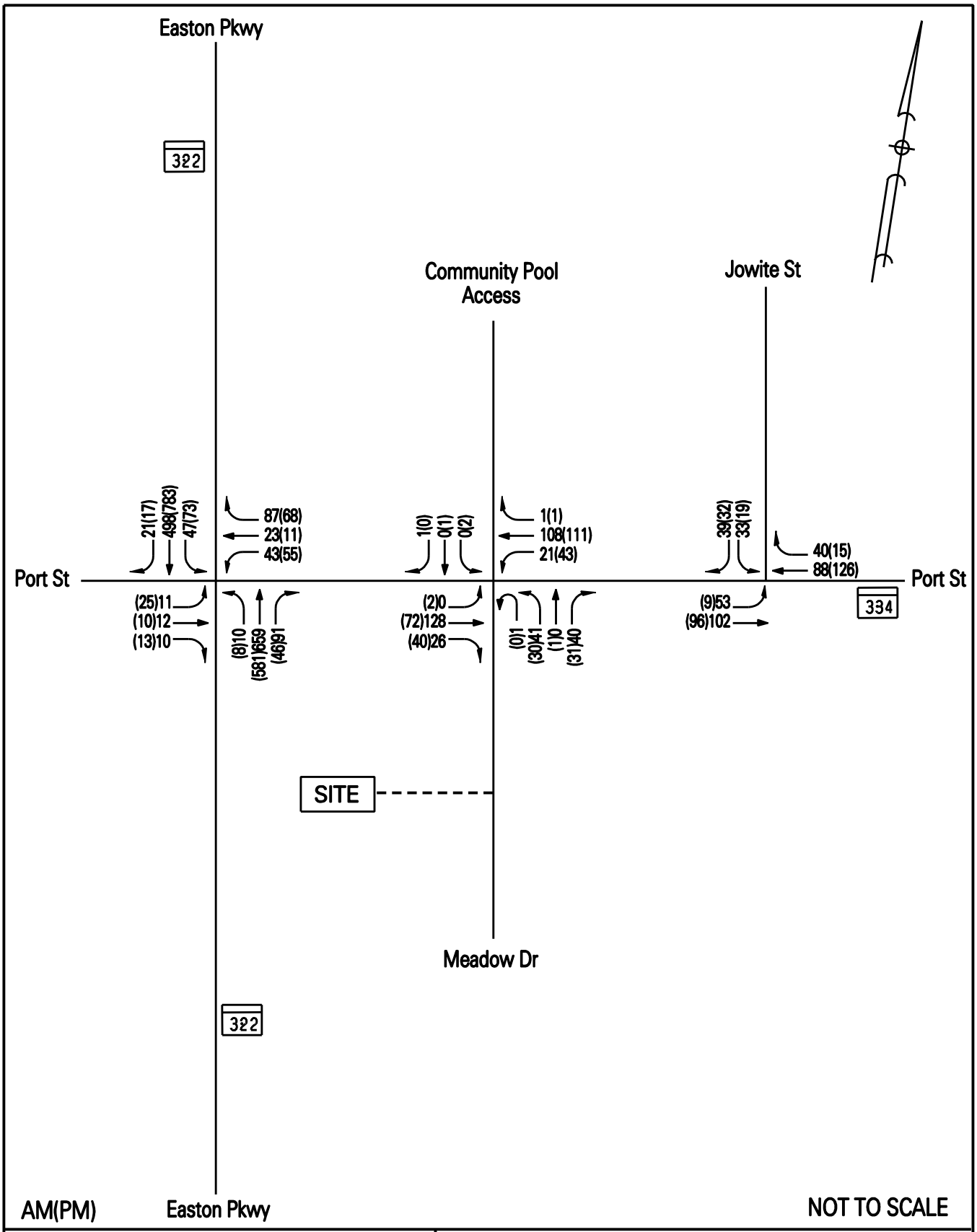
EXISTING CONDITION

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



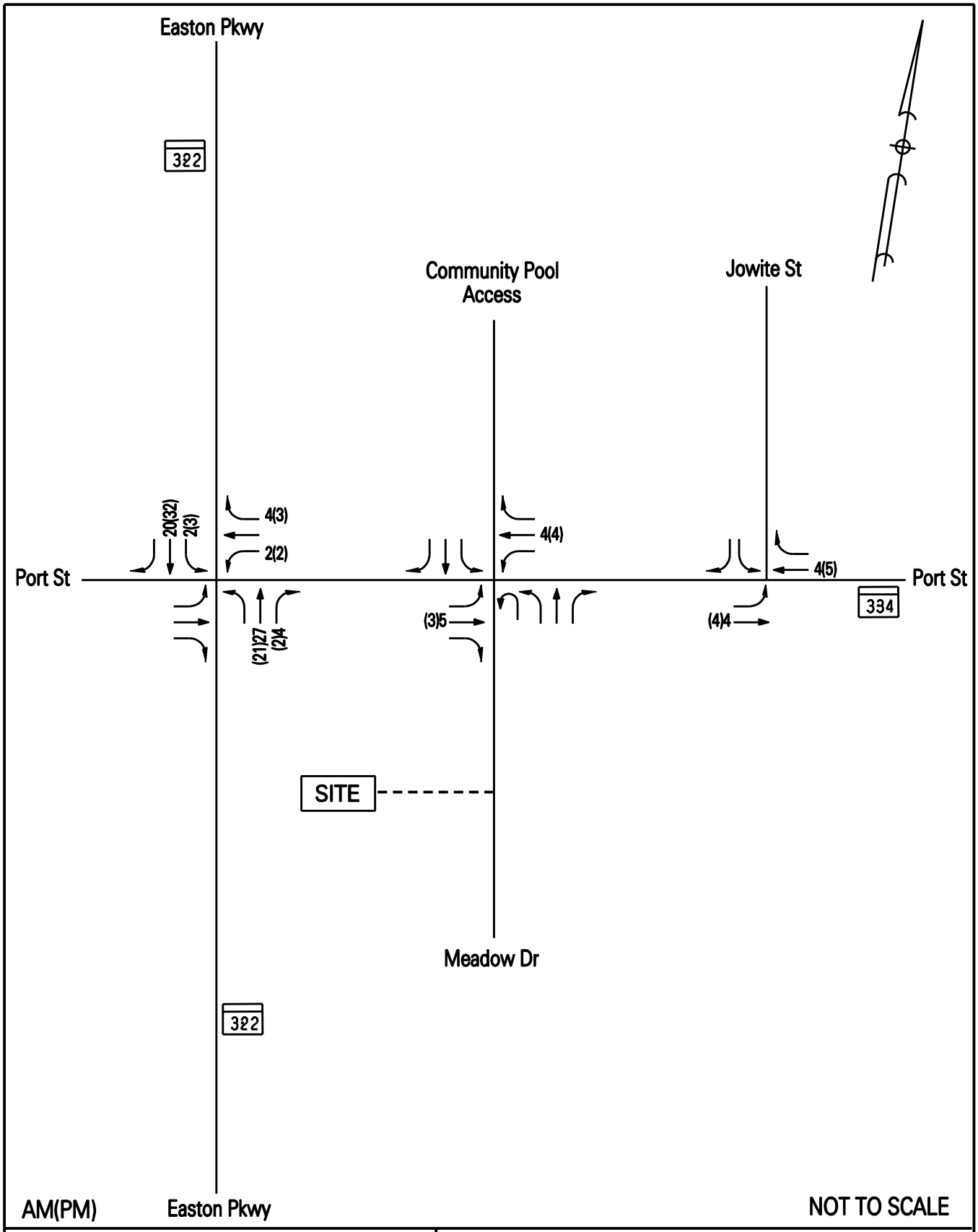
BACKGROUND CONDITION

BACKGROUND CONDITION

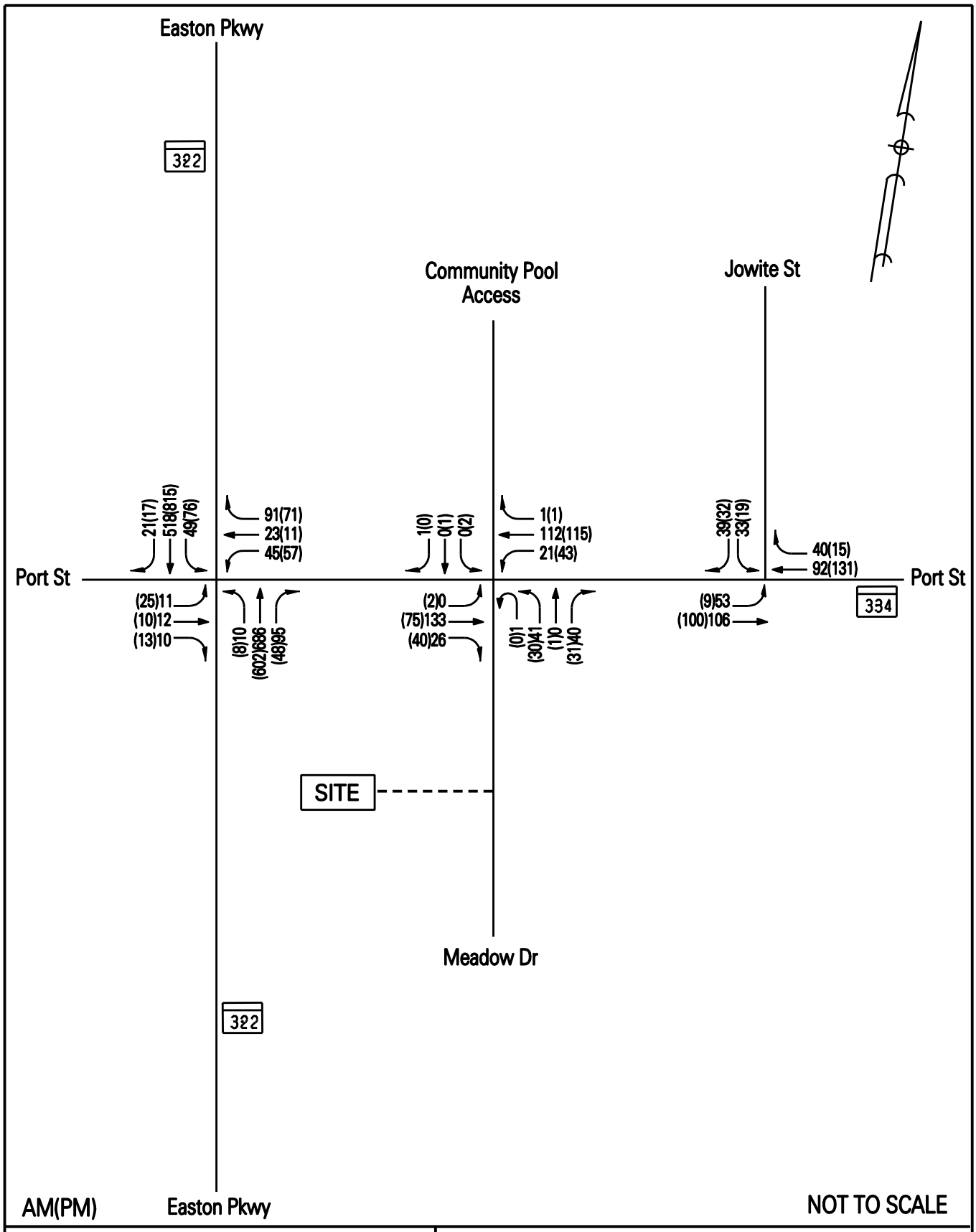
The background traffic conditions evaluate the key intersections with consideration given to a regional growth rate and trips generated by other approved developments that are not yet constructed.

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

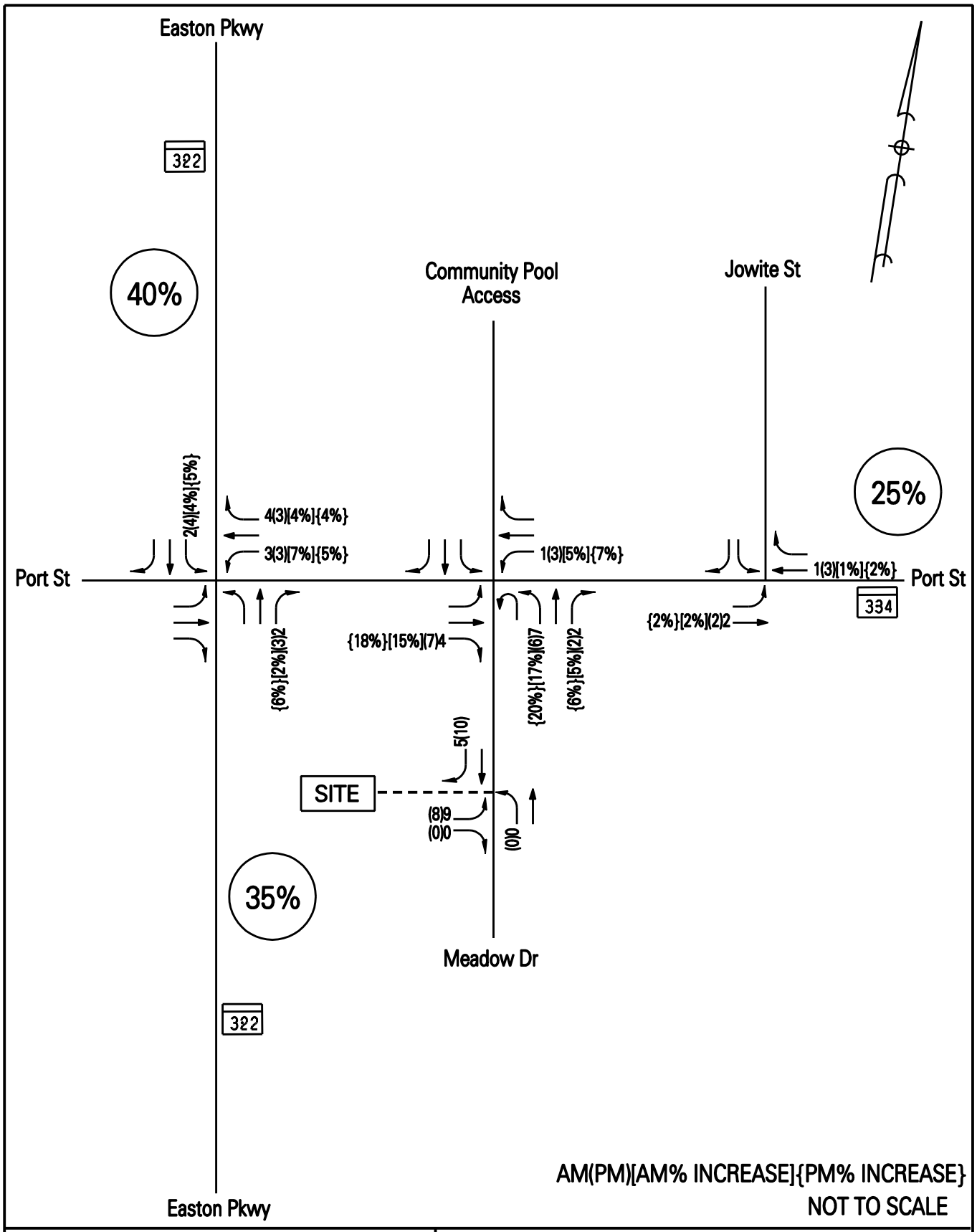
The future condition analysis determines the new site generated trips and analyzes the key intersections with the total future traffic volumes.

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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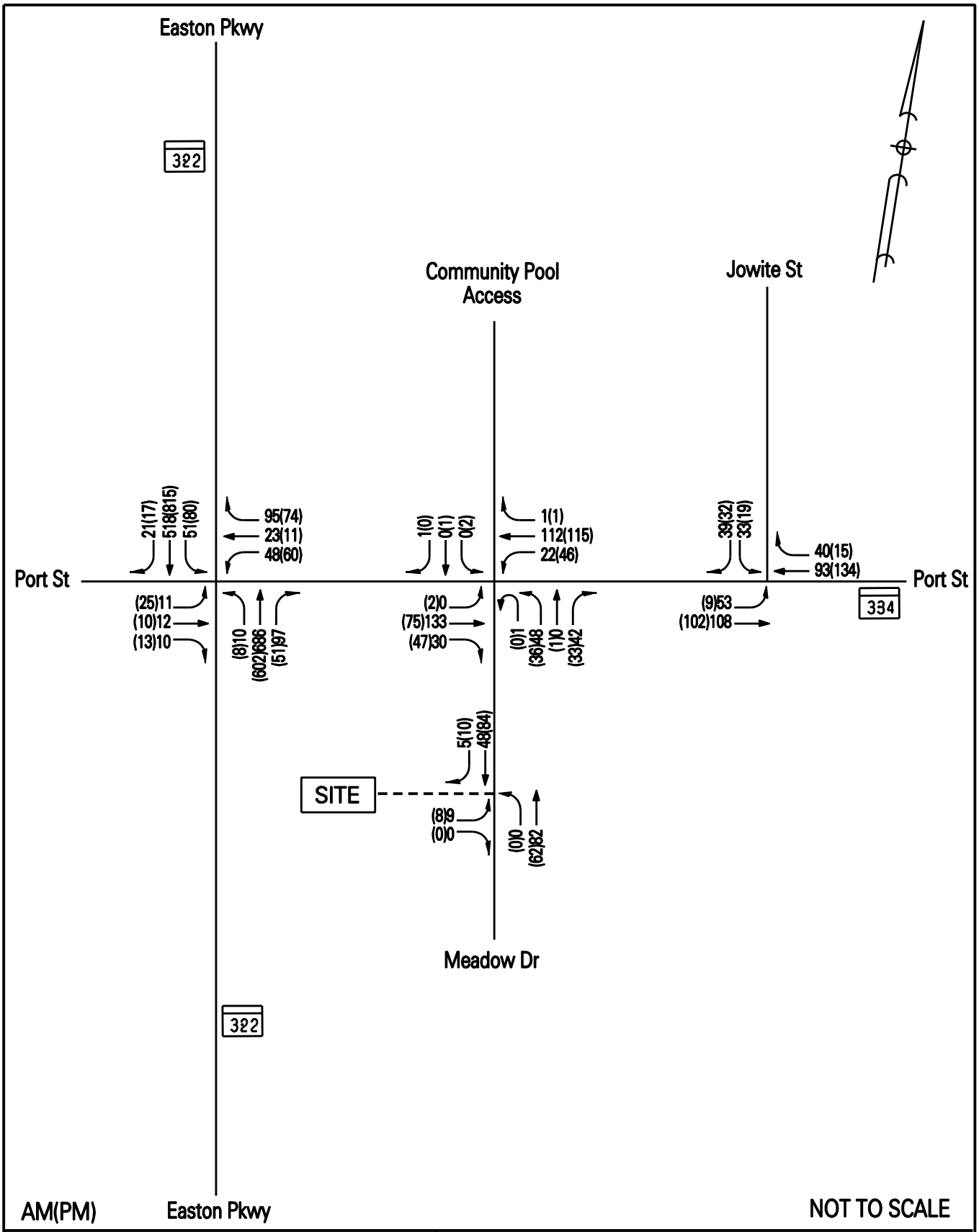
Suite B
Hanover, Maryland 21076
410-760-2911

EXHIBIT 6
Site Generated Traffic



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Hanover, Maryland 21076
410-760-2911

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

TRAFFIC CONCEPTS, INC.
325 Gambrills Road
Suite E
Gambrills, Maryland 21054
410-923-7101

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.

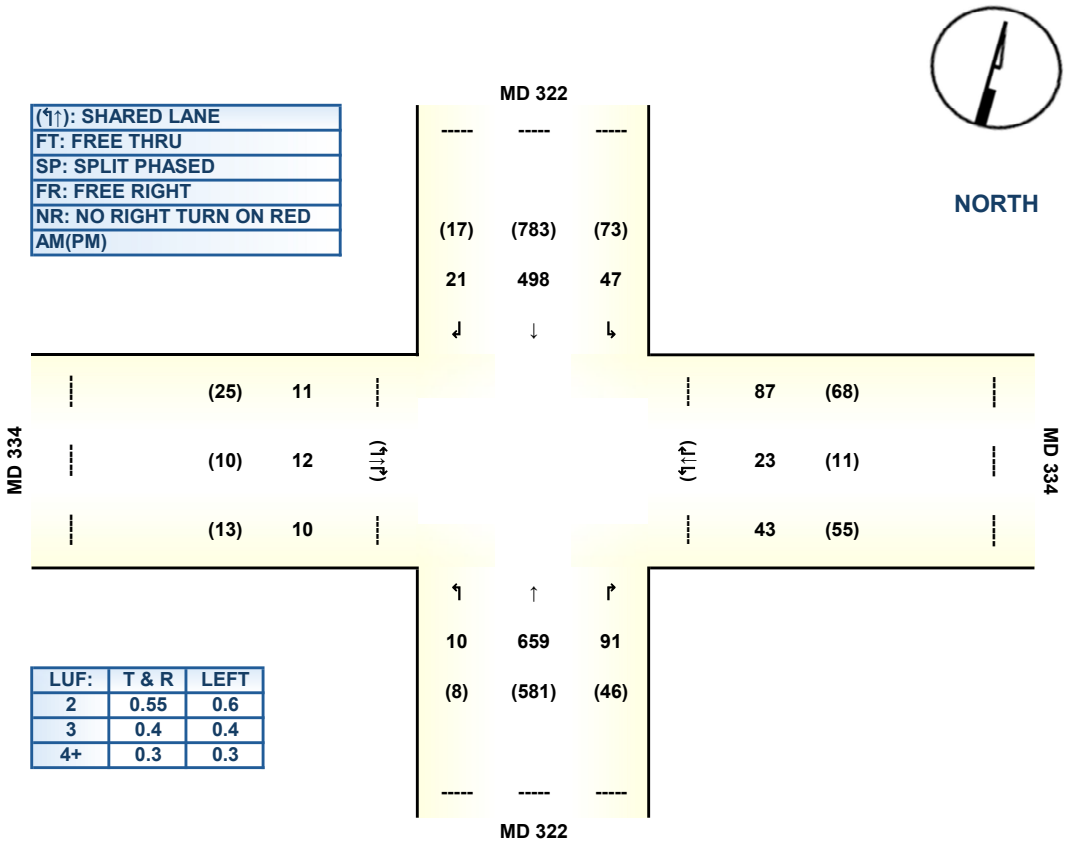


APPENDIX I-A

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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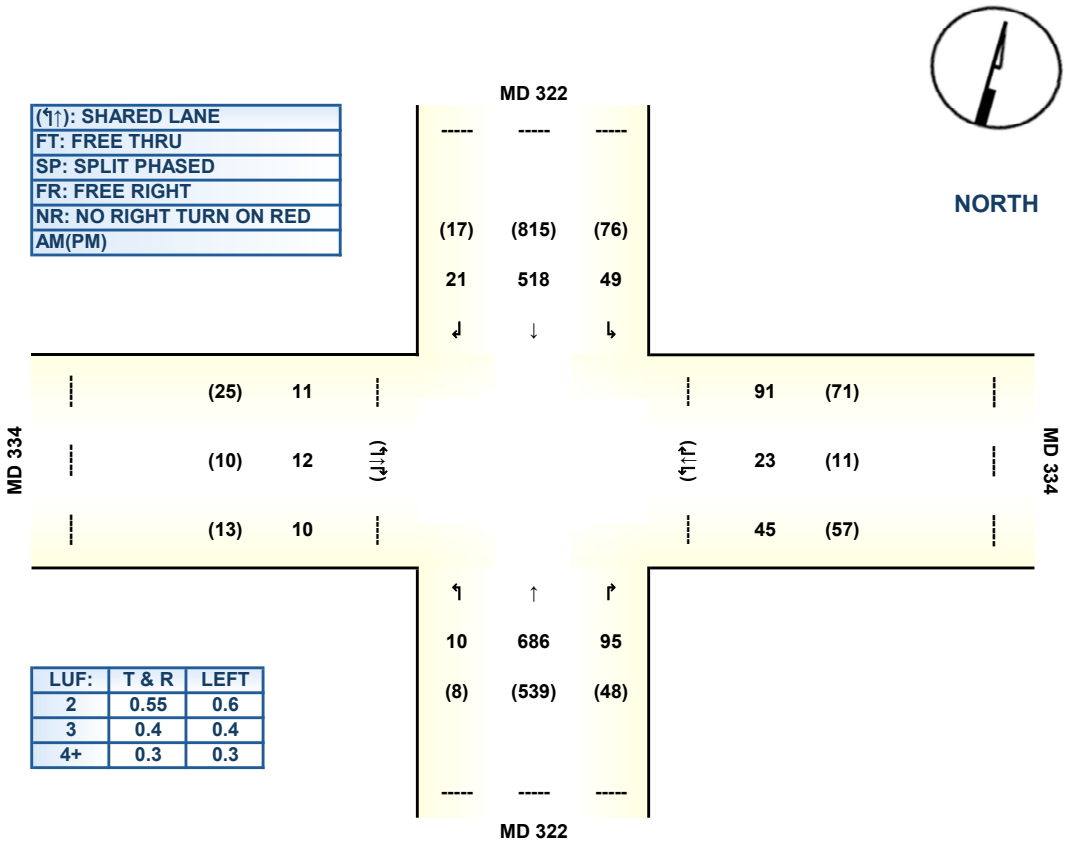
CRITICAL LANE ANALYSIS

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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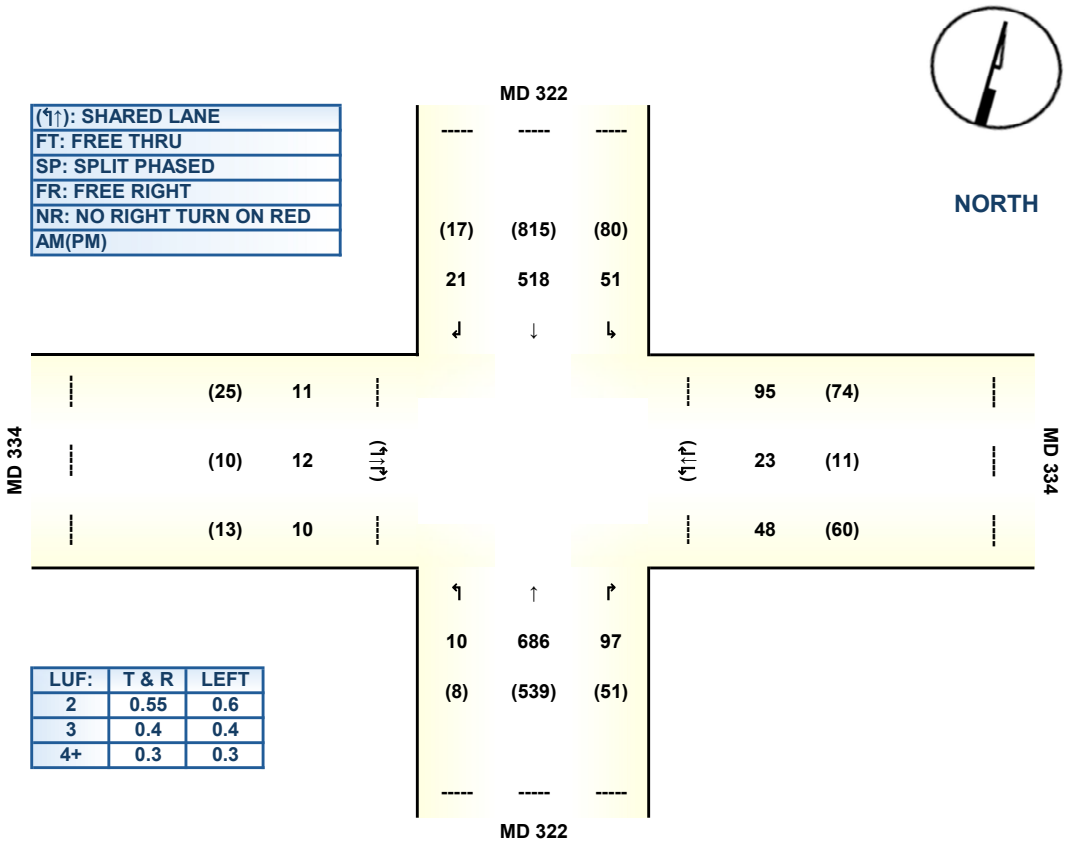
CRITICAL LANE ANALYSIS

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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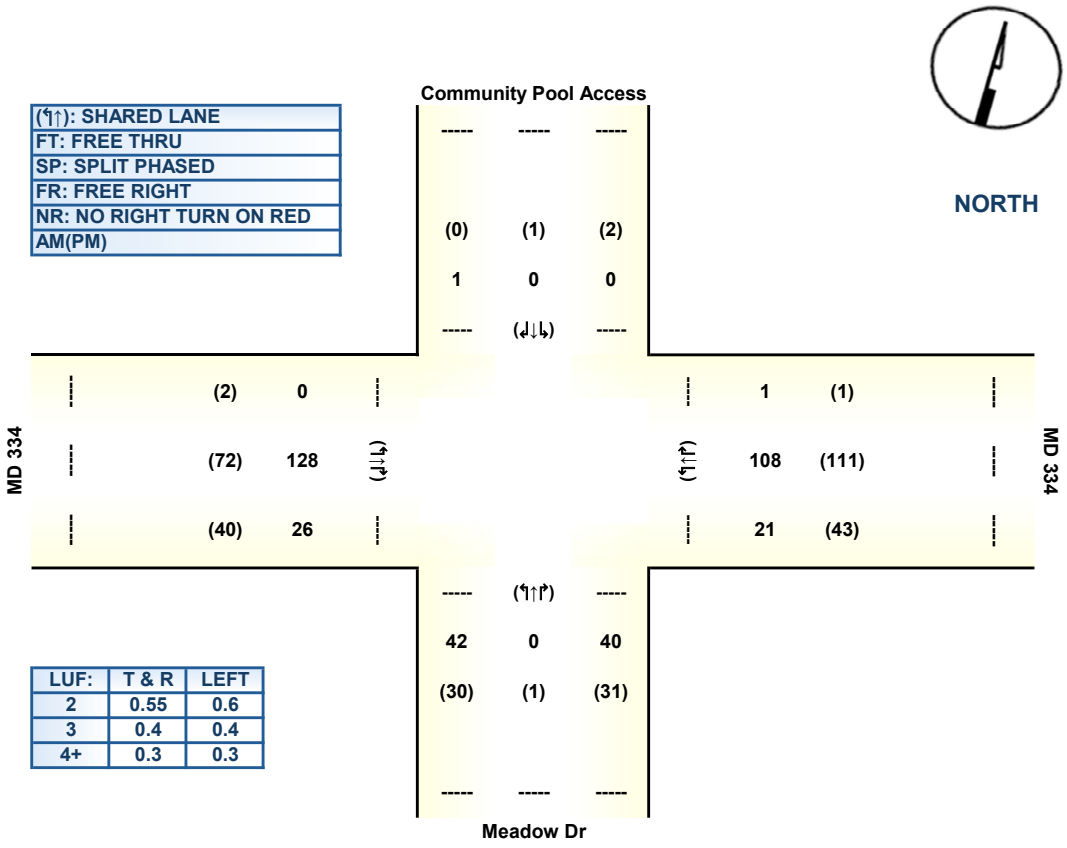
CRITICAL LANE ANALYSIS

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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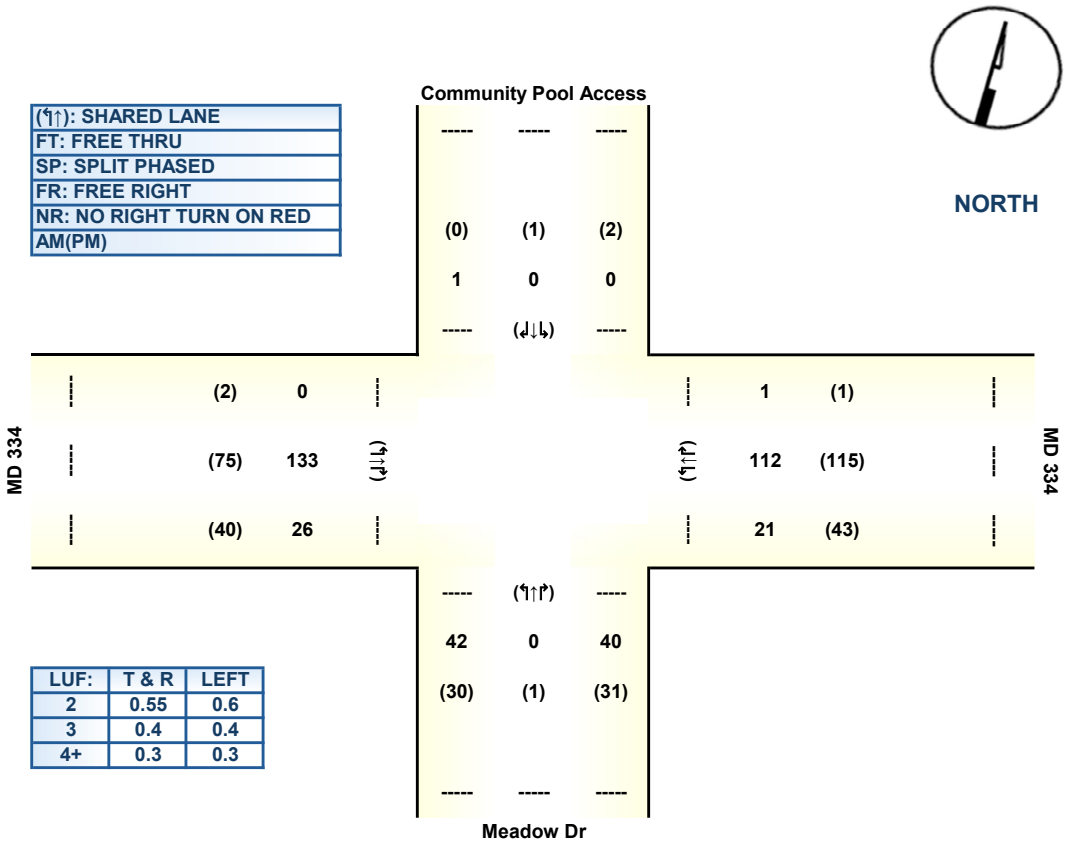
CRITICAL LANE ANALYSIS

INTERSECTION: MD 334 AT MEADOW DR

PREPARED BY: I. HALSALL **CONDITION: BACKGROUND**



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	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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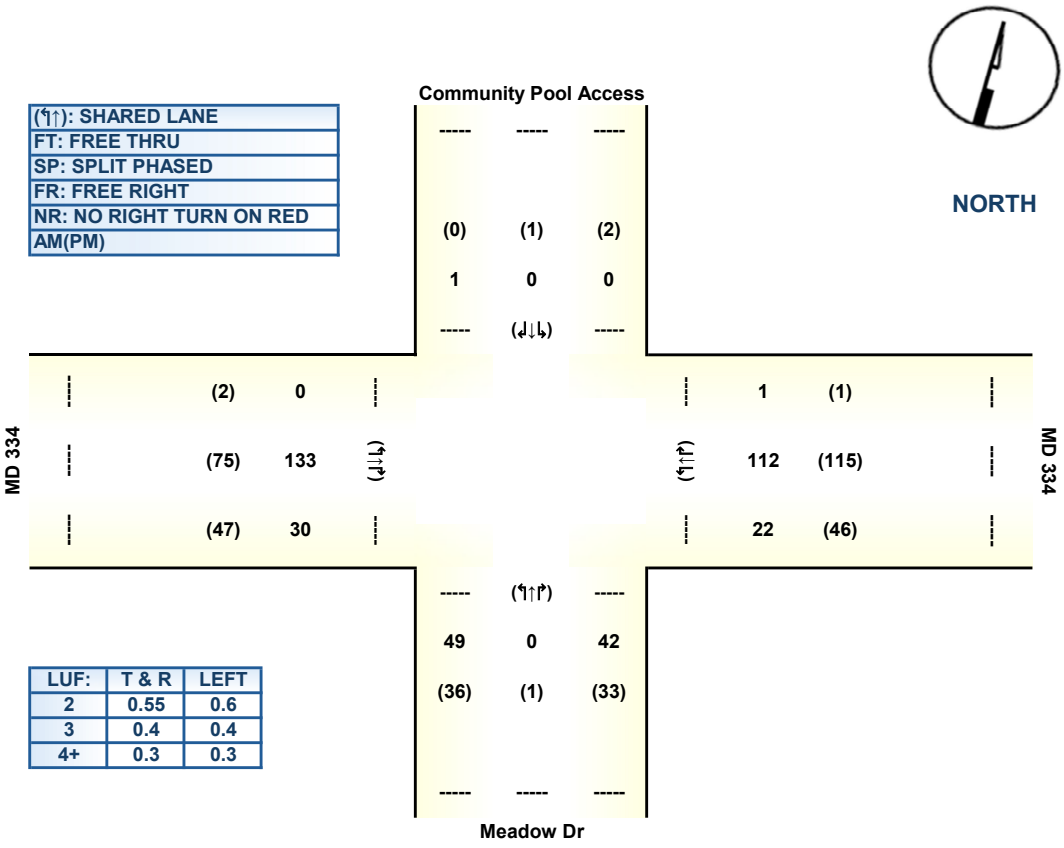
CRITICAL LANE ANALYSIS

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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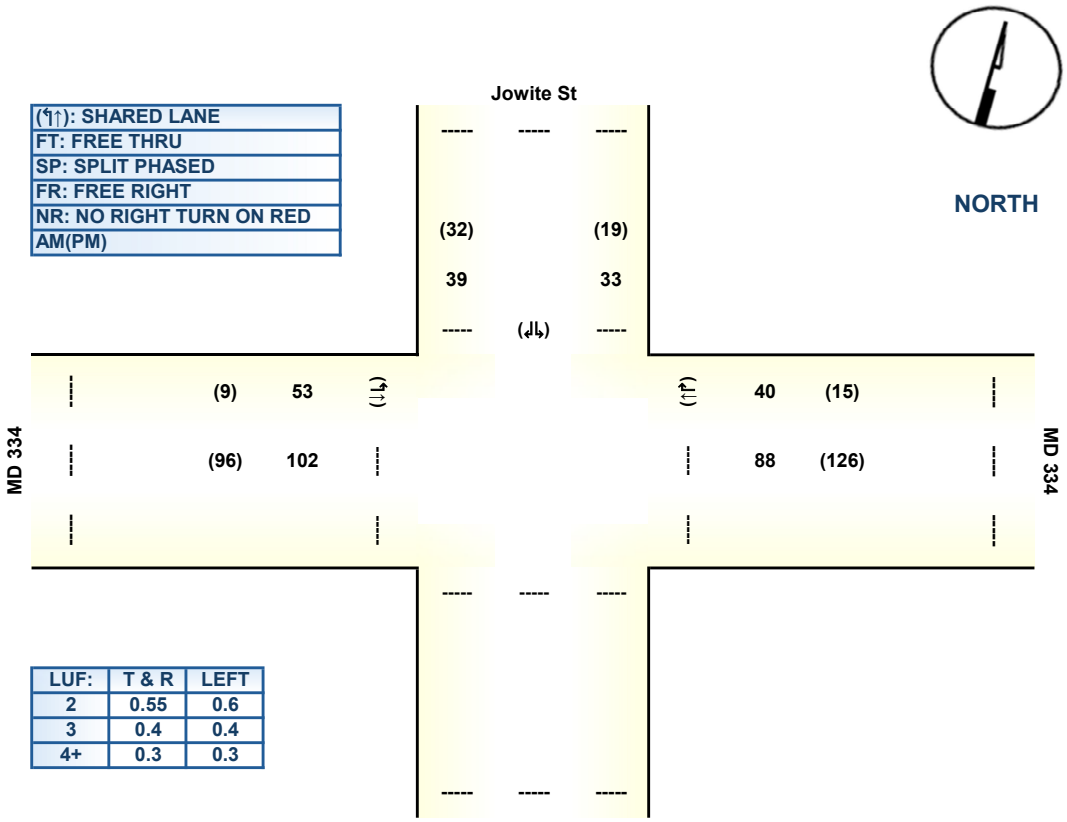
CRITICAL LANE ANALYSIS

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
	WB		(88 + 40) * 1	+ 53 * 1	= 181*	253
PM	NB					
	SB		(19 + 32) * 1		= 51*	
	EB	9 * 1.1 = 10	(10 + 96) * 1		= 106	A
	WB		(126 + 15) * 1	+ 9 * 1	= 150*	201

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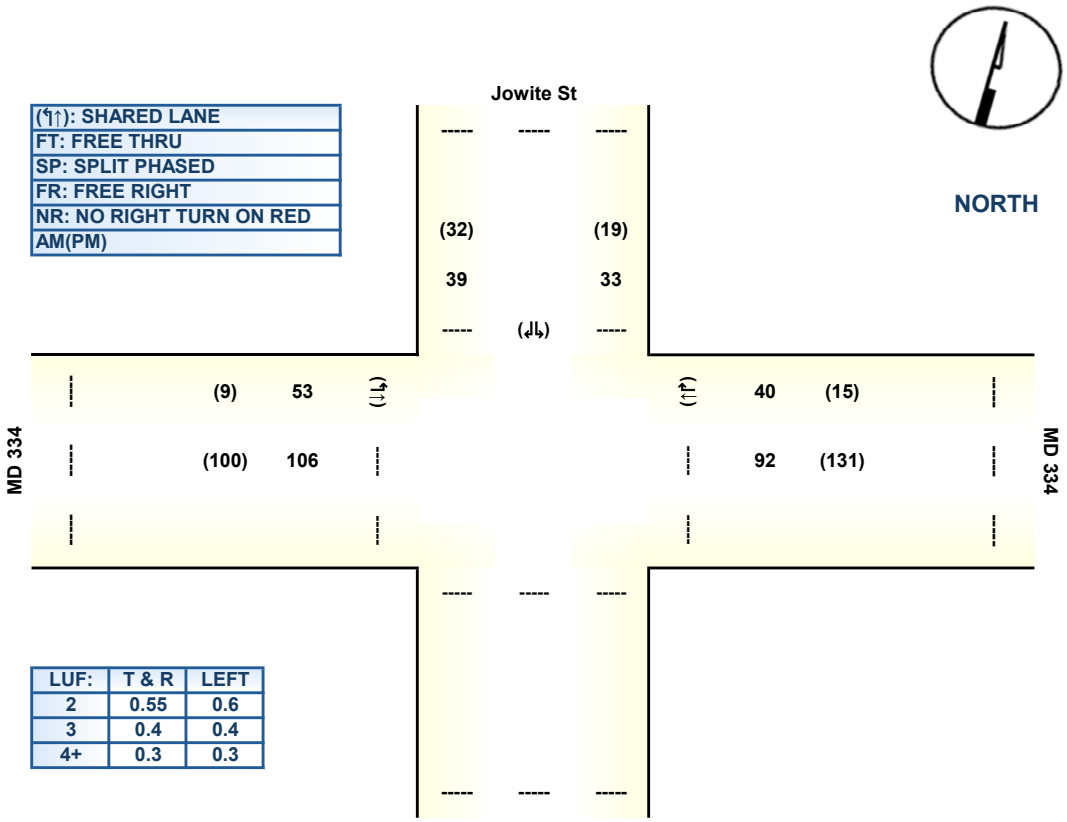
CRITICAL LANE ANALYSIS

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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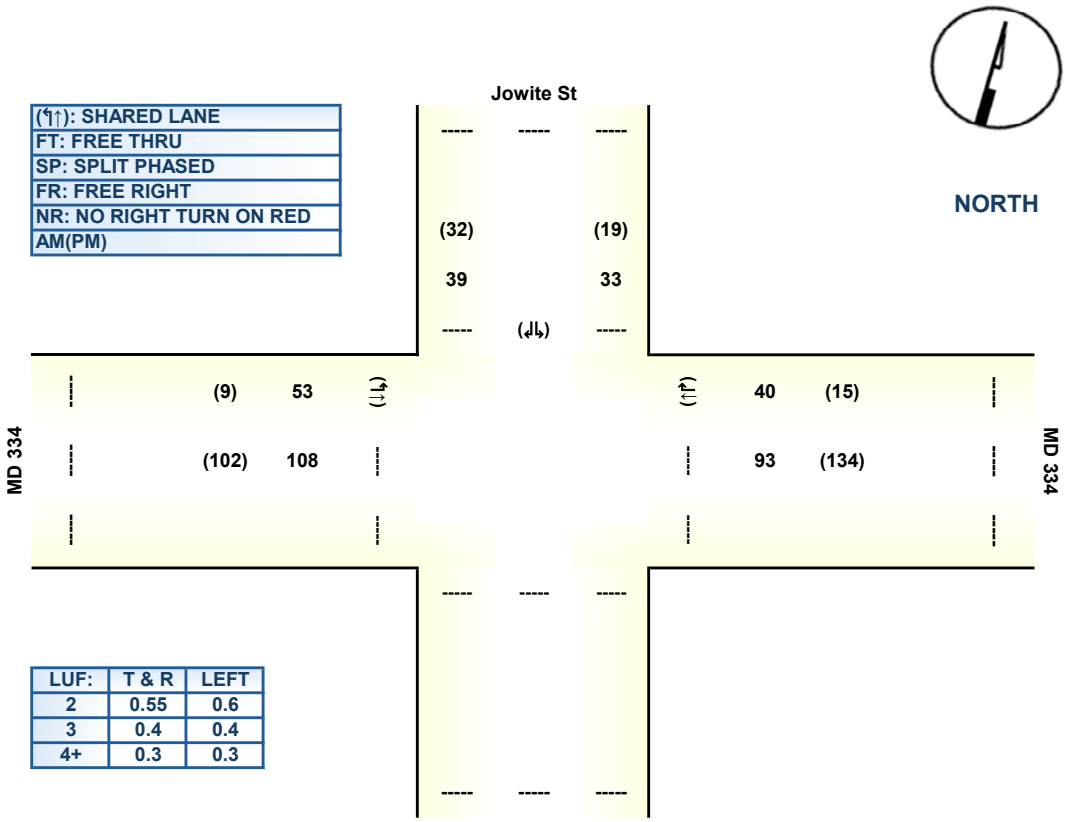
CRITICAL LANE ANALYSIS

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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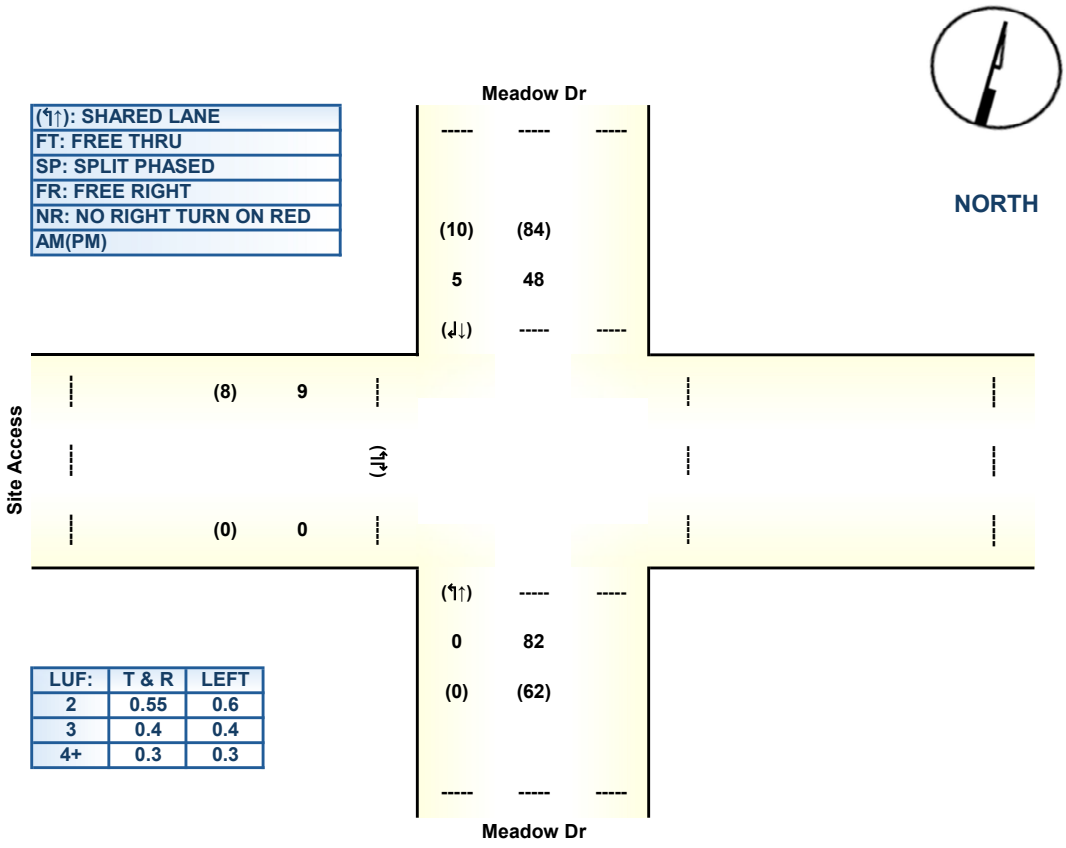
CRITICAL LANE ANALYSIS

INTERSECTION: MEADOW DR AT SITE ACCESS

PREPARED BY: I. HALSALL **CONDITION: FUTURE**



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					

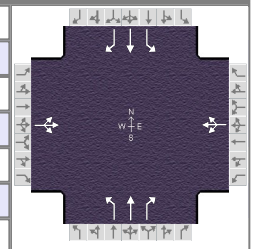
M:\ 4317



APPENDIX I-B

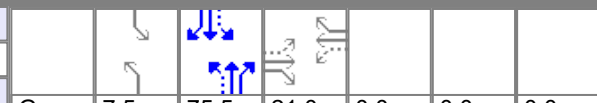
HCS Signalized Intersection Input Data

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					

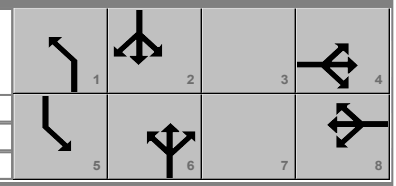


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	43	23	87	10	659	91	47	498	21

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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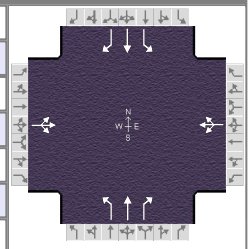
HCS Signalized Intersection Results Summary

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

							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		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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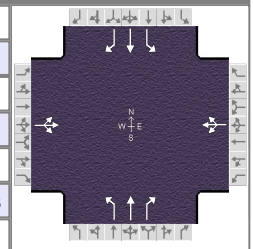
HCS Signalized Intersection Input Data

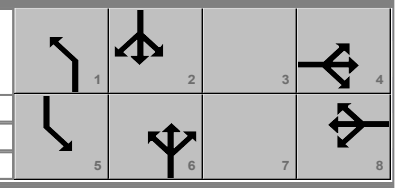
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 4:30
Intersection	MD 322 @ 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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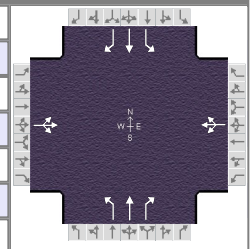
HCS Signalized Intersection Results Summary

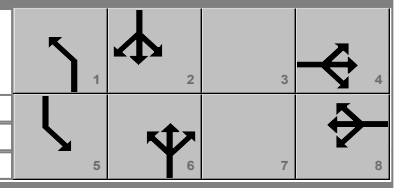
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Existing	Analysis Period	1> 4:30
Intersection	MD 322 @ 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

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		5.1		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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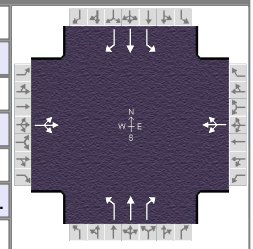
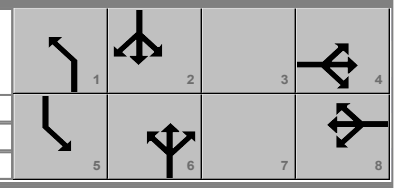
HCS Signalized Intersection Input Data

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	Green	7.5	75.5	21.0	0.0	0.0	0.0			
Uncoordinated	No	Simult. Gap E/W	On	Yellow	3.5	5.5	4.0	0.0	0.0	0.0			
Force Mode	Fixed	Simult. Gap N/S	On	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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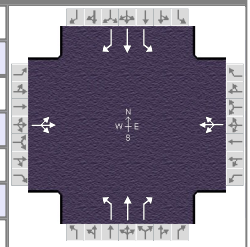
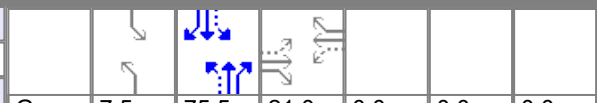
HCS Signalized Intersection Results Summary

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					

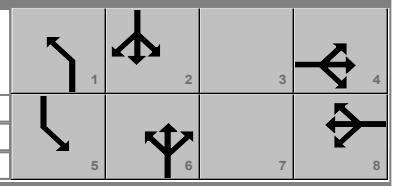


Demand Information	EB			WB			NB			SB		
Approach Movement	L	T	R	L	T	R	L	T	R	L	T	R
Demand (*v*), veh/h	11	12	10	45	23	91	10	686	95	49	518	21

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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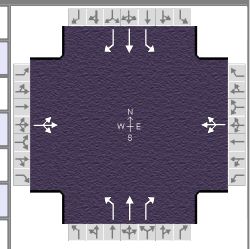
HCS Signalized Intersection Input Data

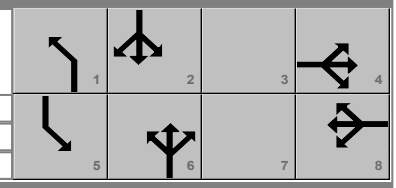
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Background	Analysis Period	1> 4:30
Intersection	MD 322 @ 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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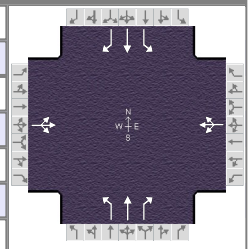
HCS Signalized Intersection Results Summary

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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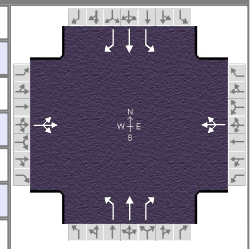
HCS Signalized Intersection Input Data

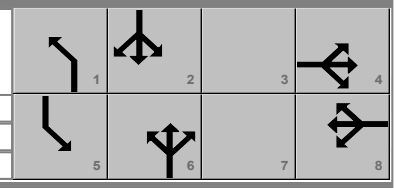
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Future	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 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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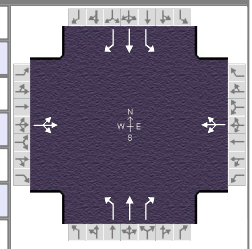
HCS Signalized Intersection Results Summary

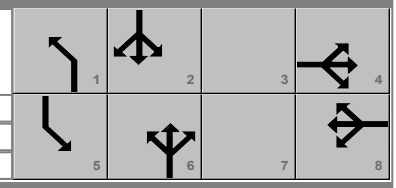
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	AM Peak	PHF	0.93
Urban Street		Analysis Year	Future	Analysis Period	1> 7:30
Intersection	MD 322 @ MD 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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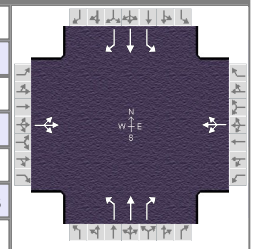
HCS Signalized Intersection Input Data

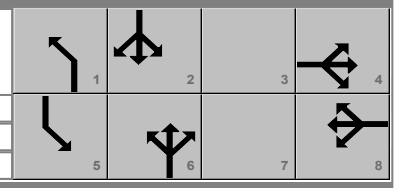
General Information				Intersection Information	
Agency	Traffic Concepts, Inc.			Duration, h	0.250
Analyst	I. Halsall	Analysis Date	2/19/2026	Area Type	Other
Jurisdiction	Town of Easton, MD	Time Period	PM Peak	PHF	0.92
Urban Street		Analysis Year	Future	Analysis Period	1> 4:30
Intersection	MD 322 @ MD 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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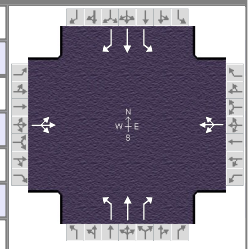
HCS Signalized Intersection Results Summary

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

							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		5.2		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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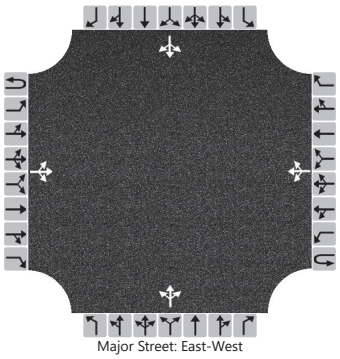
APPENDIX I-C

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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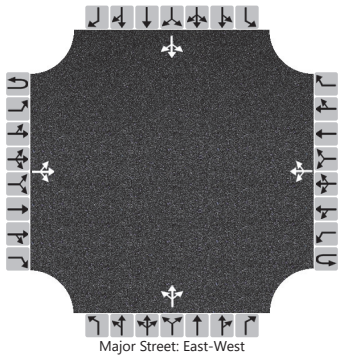
HCS Two-Way Stop-Control Report

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

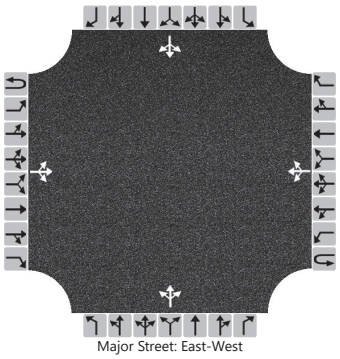
General Information

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

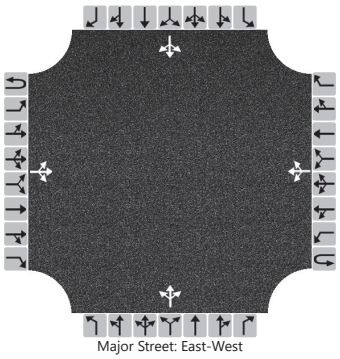
General Information

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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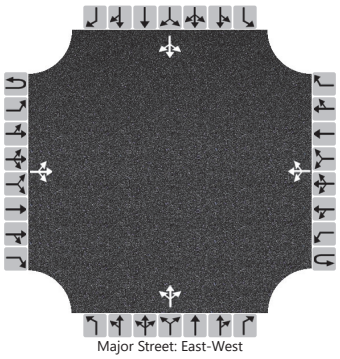
HCS Two-Way Stop-Control Report

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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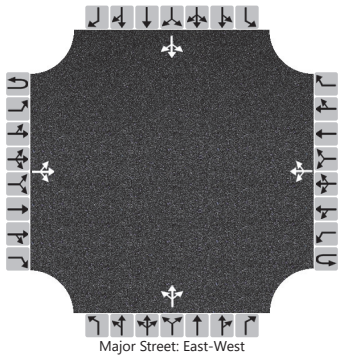
HCS Two-Way Stop-Control Report

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

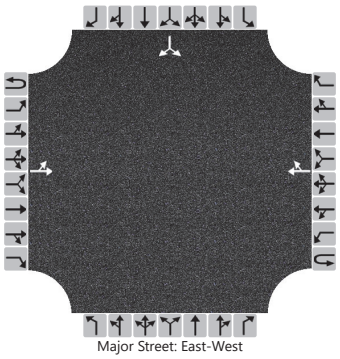
General Information

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

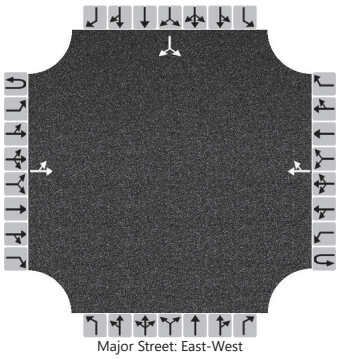
General Information

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

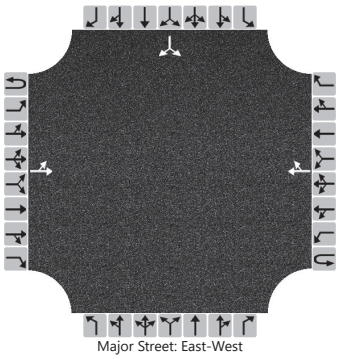
General Information

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

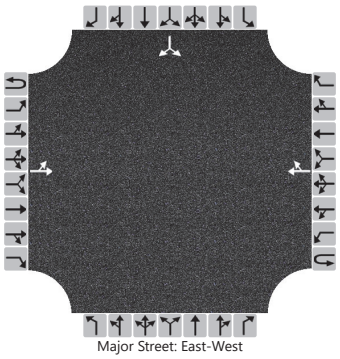
General Information

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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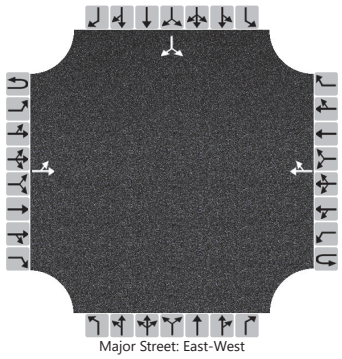
HCS Two-Way Stop-Control Report

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

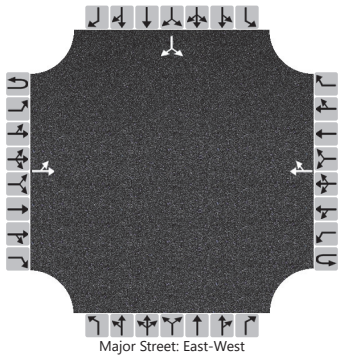
General Information

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

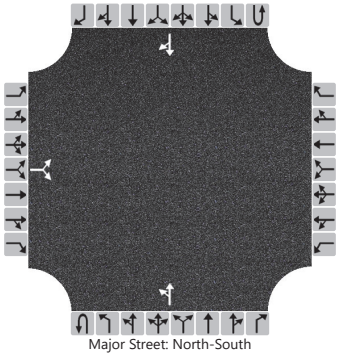
General Information

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

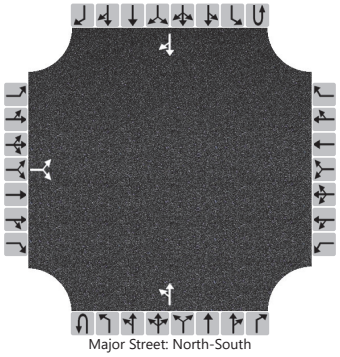
General Information

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

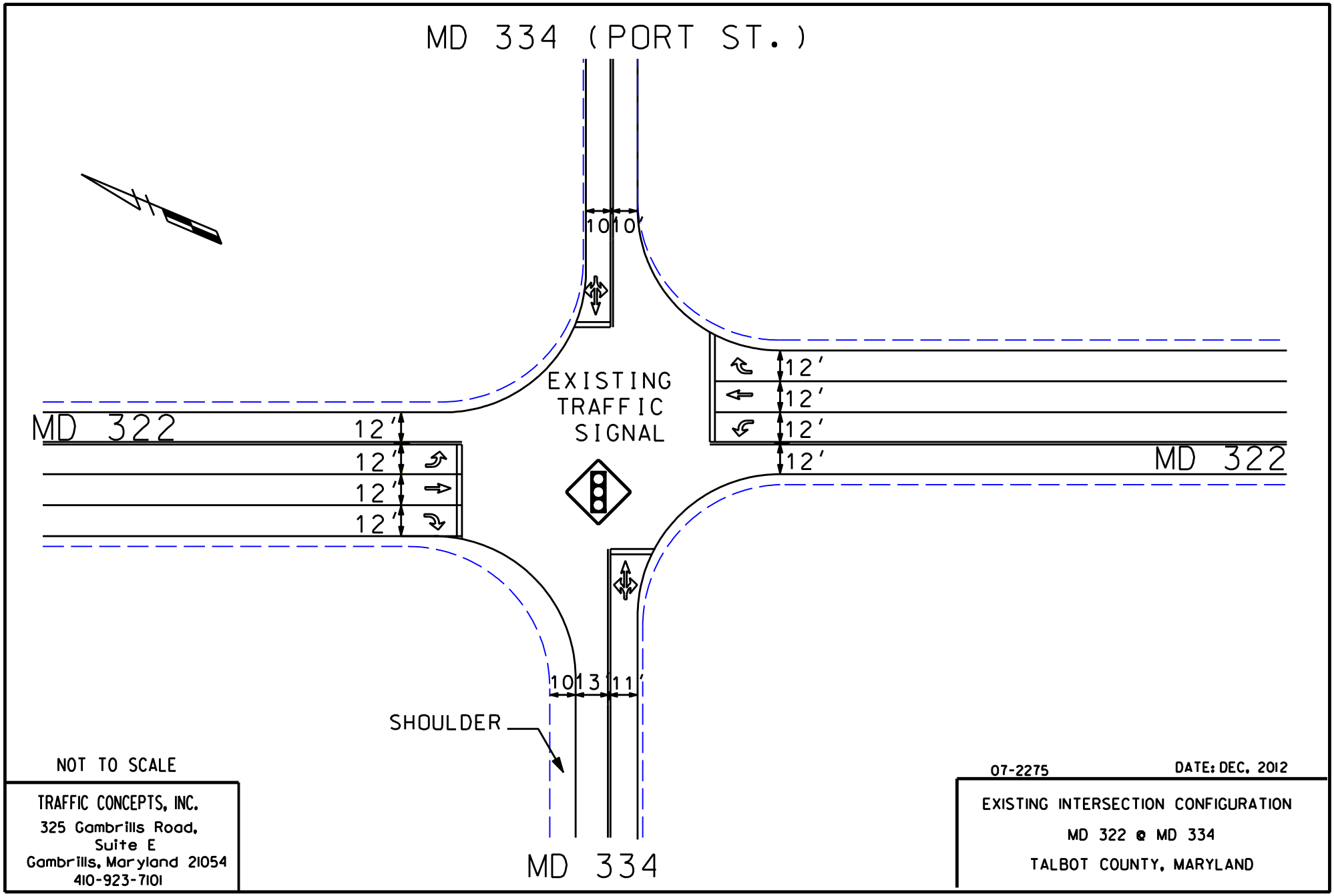
WEATHER: CLEAR | DAY: THURSDAY

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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MD 334 (Port St) @ Meadow Dr
Town of Easton, MD
Google Earth
Image © 2026 Airbus
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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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410-760-2911
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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**	

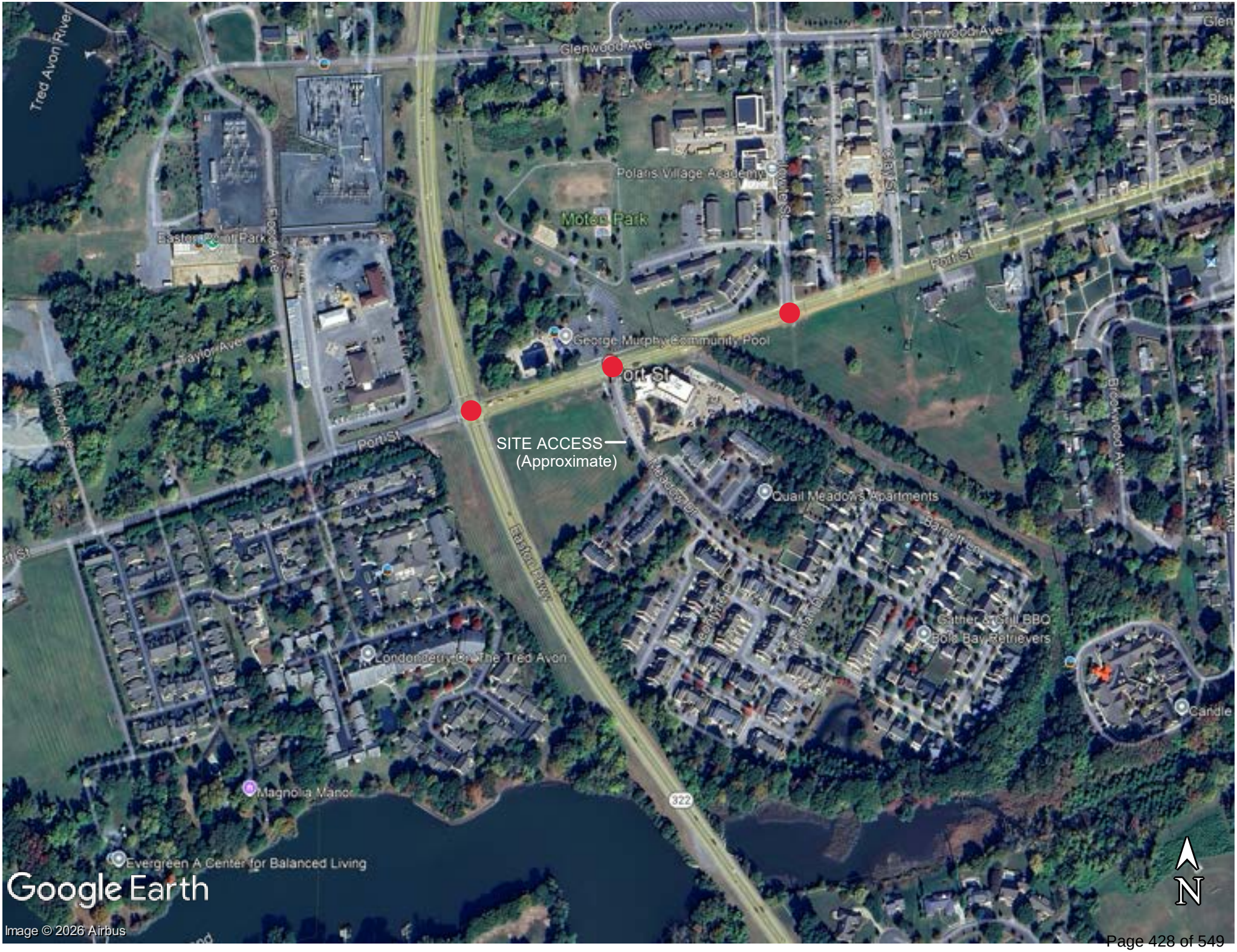
Source: ITE, Trip Generation Manual, 12th Edition (ITE)

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
Taylor Ave
George Murphy Community Pool
Port St
SITE ACCESS
(Approximate)
Quail Meadows Apartments
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	–	–	–	–	–

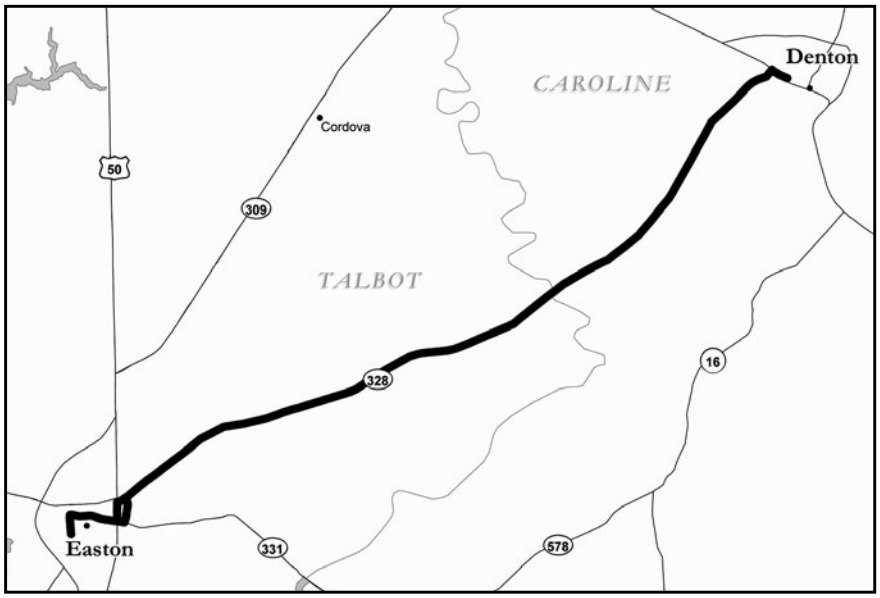
Walmart Transfer to Route 4,5,7,9,11,C & D

** 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

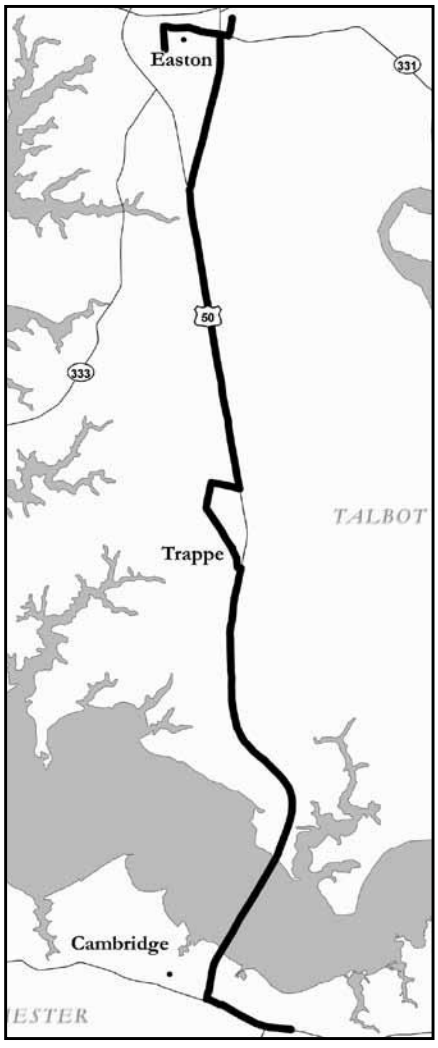
** Call-in at least two hours prior to pick up time, no later than 3 PM. 410-221-1910
– No bus service at this time
Route in service M-F, 6:00 AM-6:15 PM
DEVIATED ROUTE: Buses deviate ¾ mile around route corridor for anyone calling in. Must provide 2 hour advance notice. Call for rate information.

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

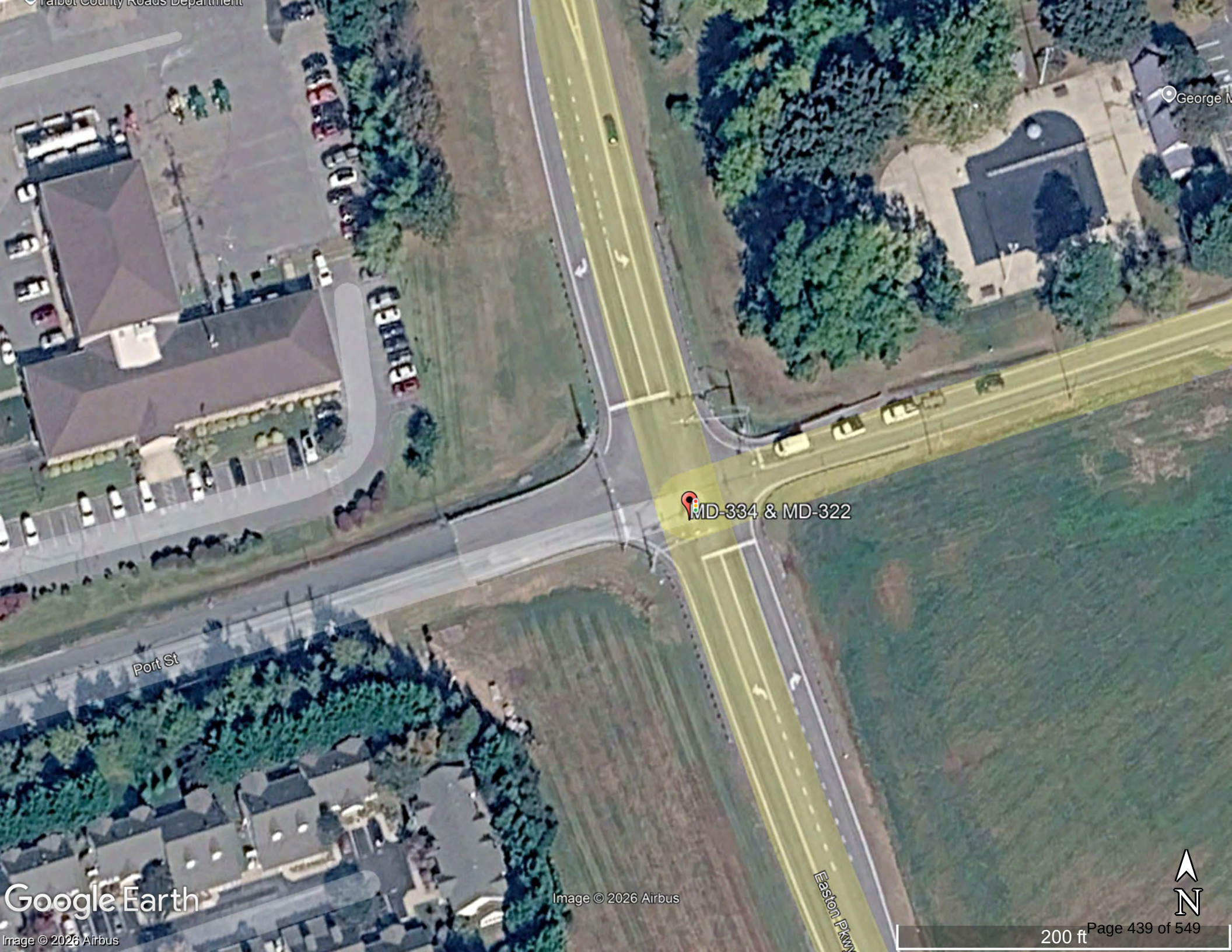
Additional Instructions or Remarks:

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


Talbot County Roads Department
George M
MD-334 & MD-322
Port St
Easton Pkwy
Google Earth
Image © 2026 Airbus
Image © 2026 Airbus
N
200 ft

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 !

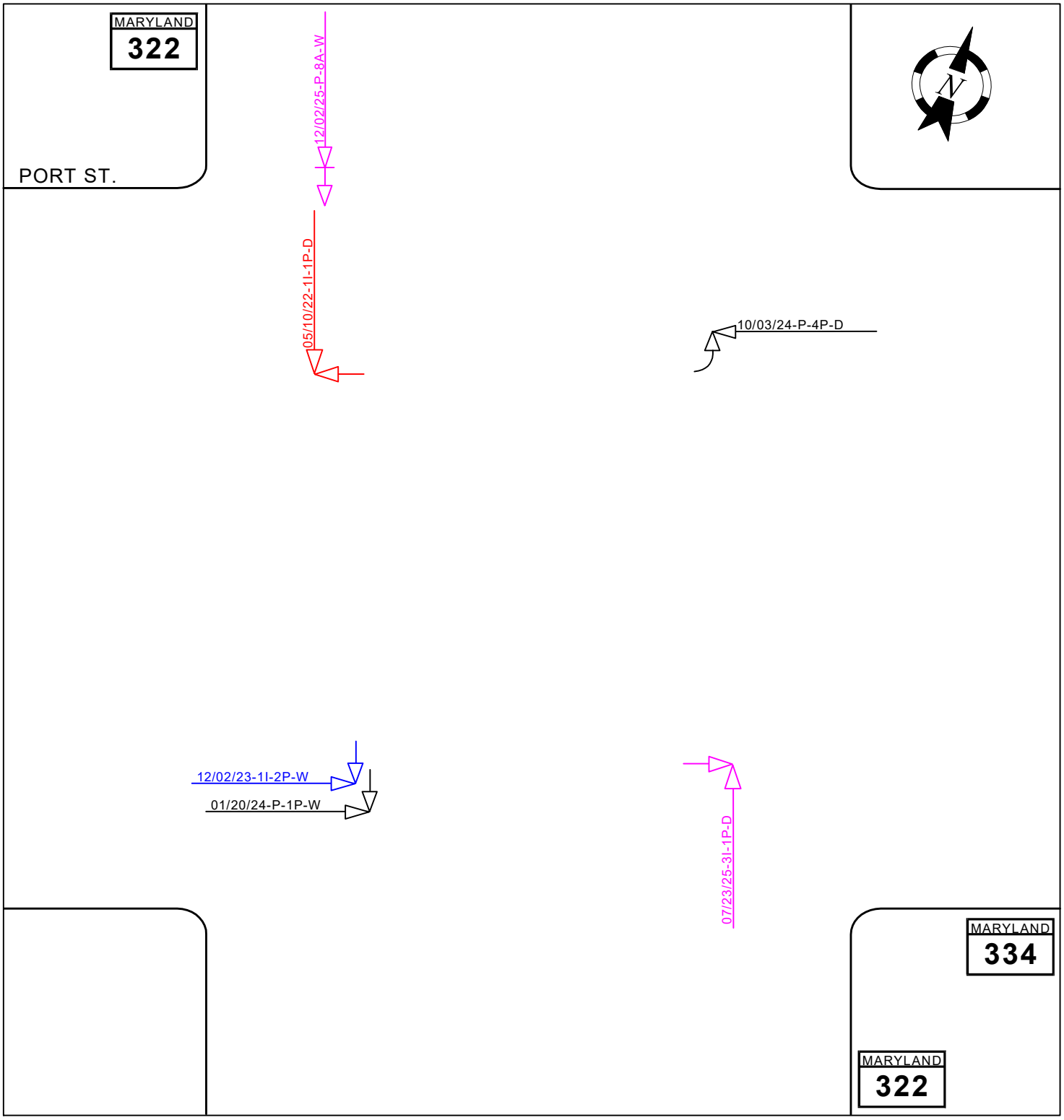
MilePt	Int Rel	Date	Severity	Time	Light	Surface	Alc Rel	FixObj	Collision	Movement V1	Movement V2	Probable Cause
MD322												
2.410	☐	05102022	1 Injured	01P	Day	Dry			ANGLE	WS	SS	Other or Unknown
2.410	☐	12022023	1 Injured	02P	Day	Wet			ANGLE	SS	ES	Fail to obey traffic signal
2.410	☐	01202024	Property	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


George Murphy Community Pool
Port St
MD-334 & Meadow Dr
334
Port St
Meadow Dr
Meadow Dr
480
102
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.

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
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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 — 03/27/2026 DATE
EXPIRATION DATE 7/24/2026

106 N. Harrison Street - Easton, MD 21601
office: 410.770.9081 | fax: 410.770.3667
email: design@raucheng.com | web: www.raucheng.com

RAUCH inc.

TABLE OF CONTENTS

SECTION 1……...Stormwater Management Narrative

SECTION 2…….Existing & Proposed Stormwater Drainage Area Plans

SECTION 3……ESD Water Quality Calculations

SECTION 4……Pre/Post-Development Quantity Calculations

SECTION 5……...……..Soil Report

Appendix A.....Rational Method Spreadsheet for Existing and Proposed Pipes

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Phone: 410.770.9081 | Fax: 410.770.3667

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_{woods}	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_{woods}	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**

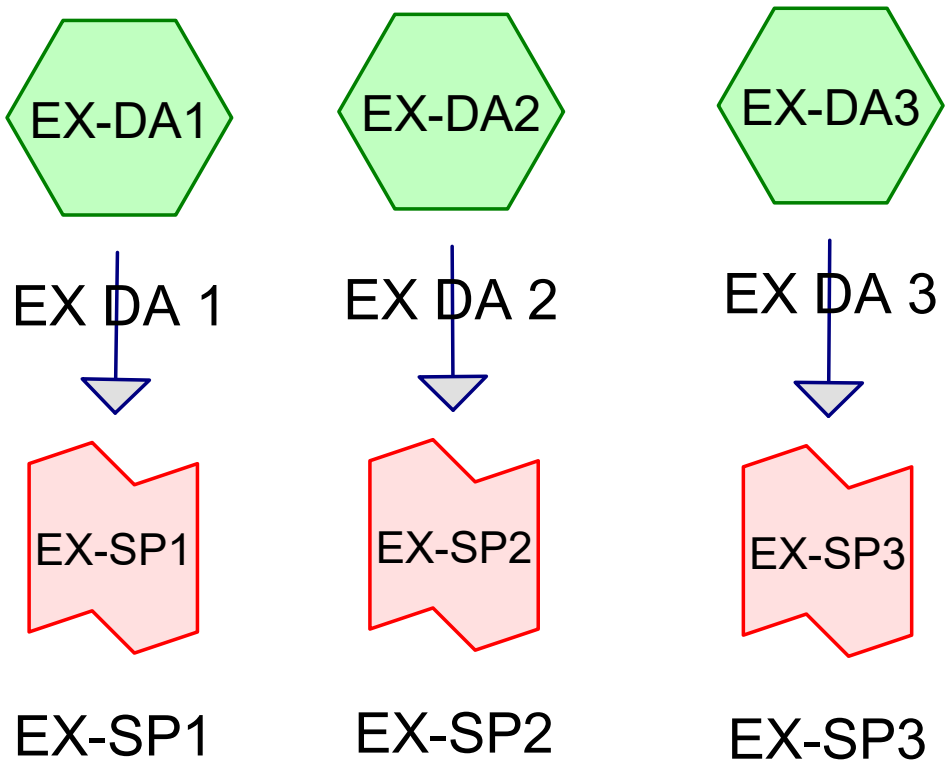
New Development Water Quality Volume Requirements

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

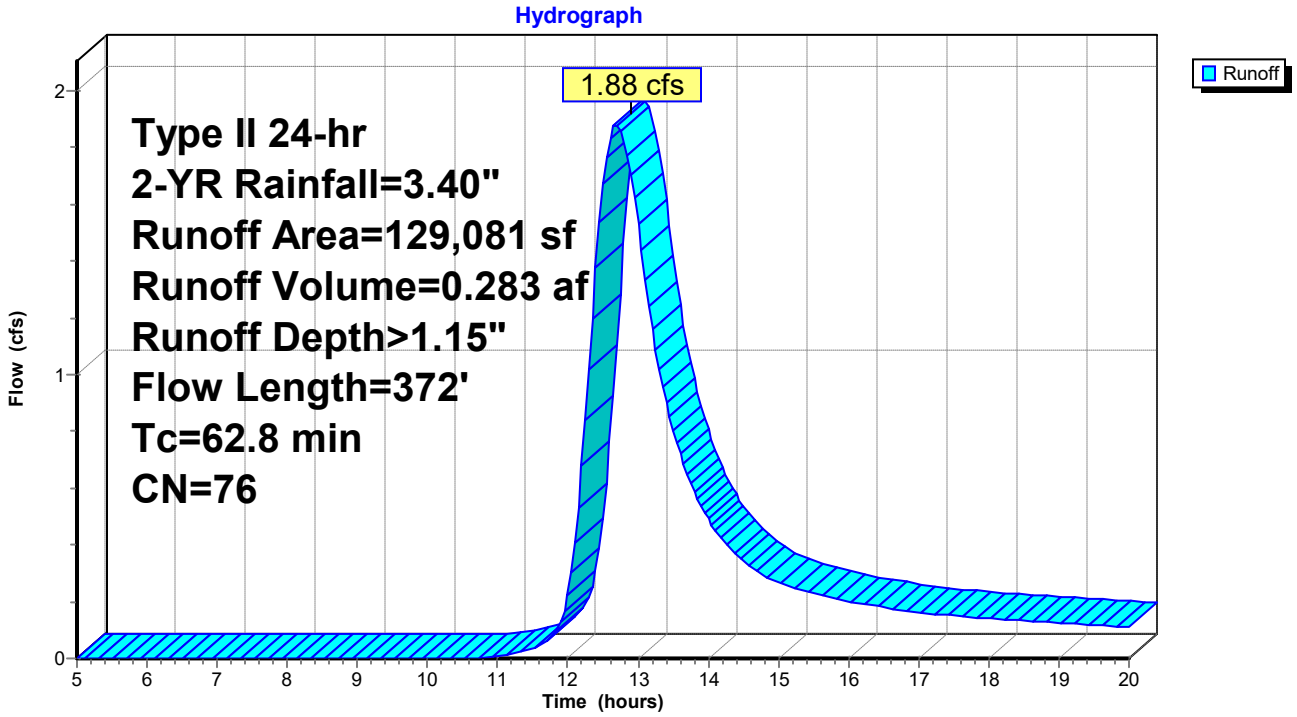
Runoff = 1.88 cfs @ 12.69 hrs, Volume= 0.283 af, Depth> 1.15"
Routed to Link EX-SP1 : EX-SP1

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

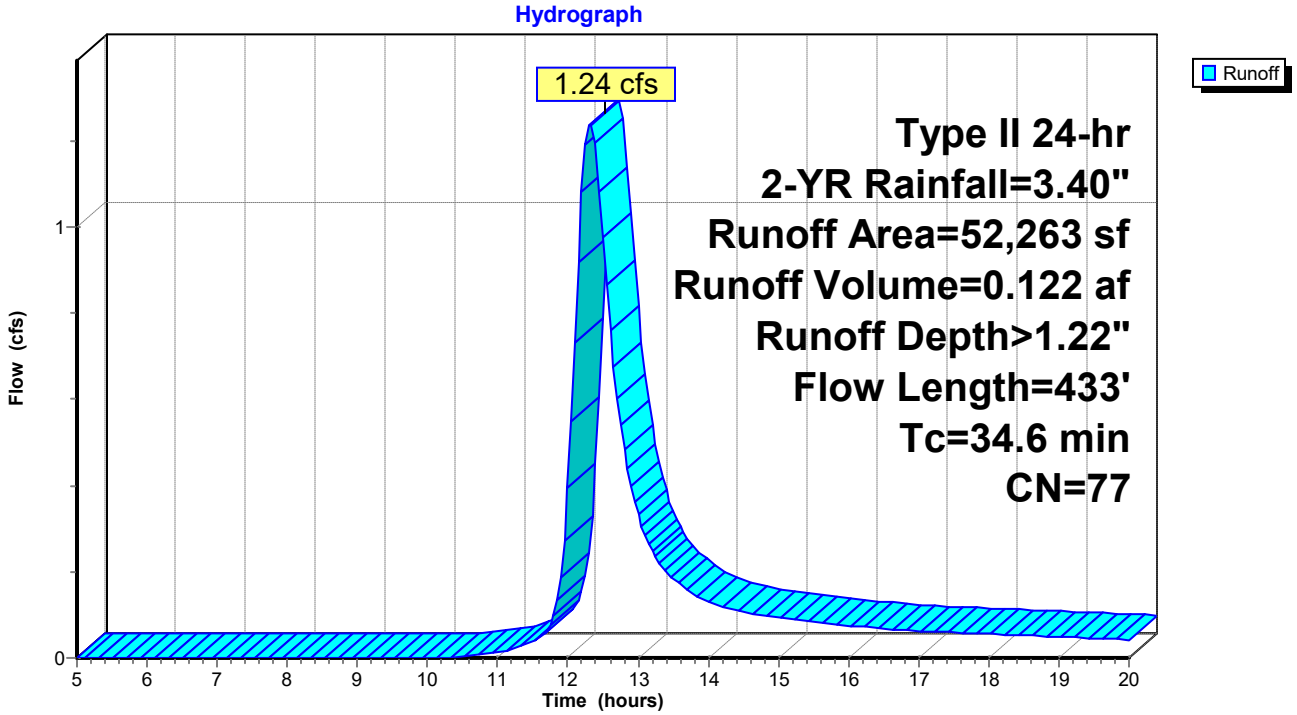
Runoff = 1.24 cfs @ 12.32 hrs, Volume= 0.122 af, Depth> 1.22"
Routed to Link EX-SP2 : EX-SP2

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

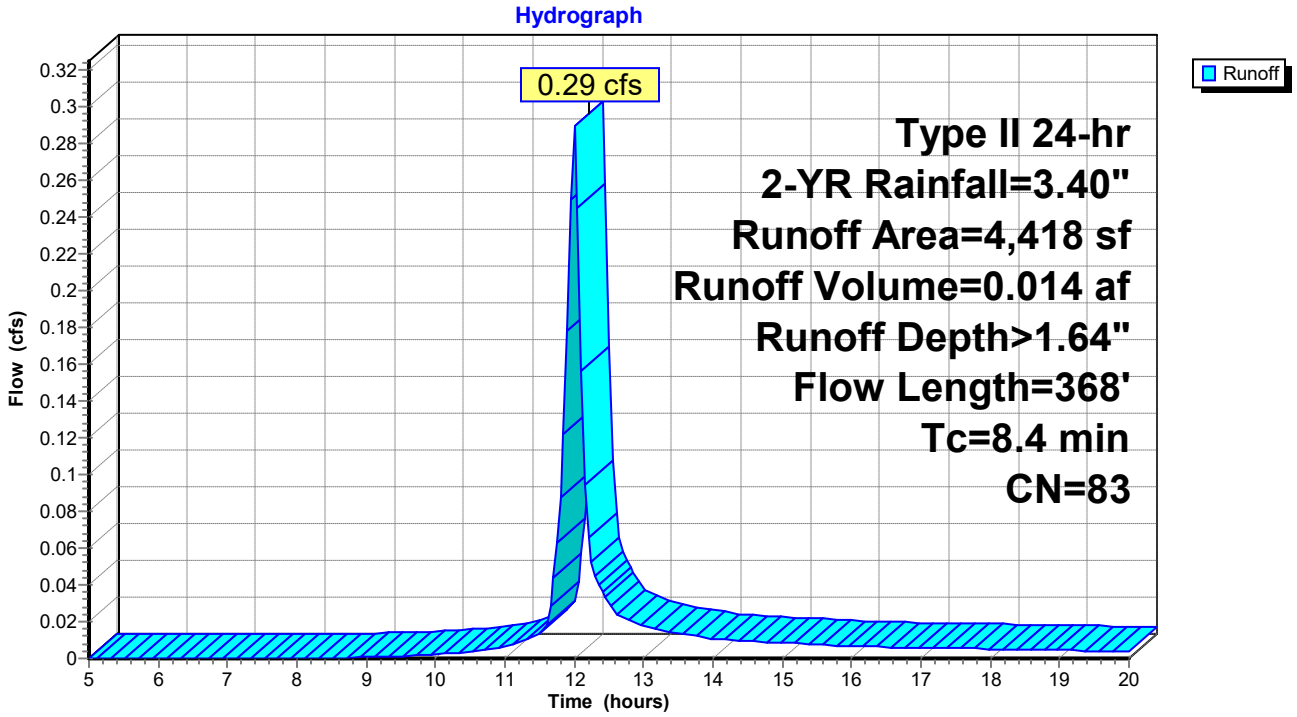
Runoff = 0.29 cfs @ 12.00 hrs, Volume= 0.014 af, Depth> 1.64"
Routed to Link EX-SP3 : EX-SP3

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

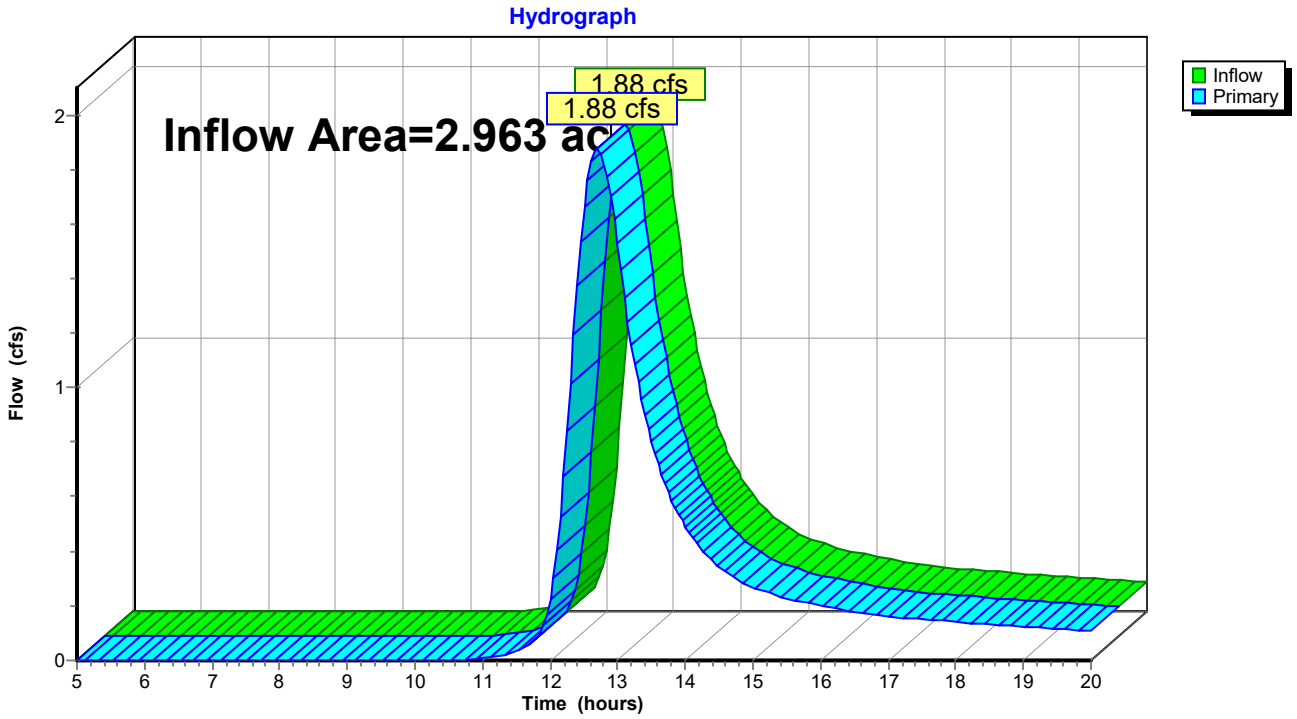


Summary for Link EX-SP1: EX-SP1

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

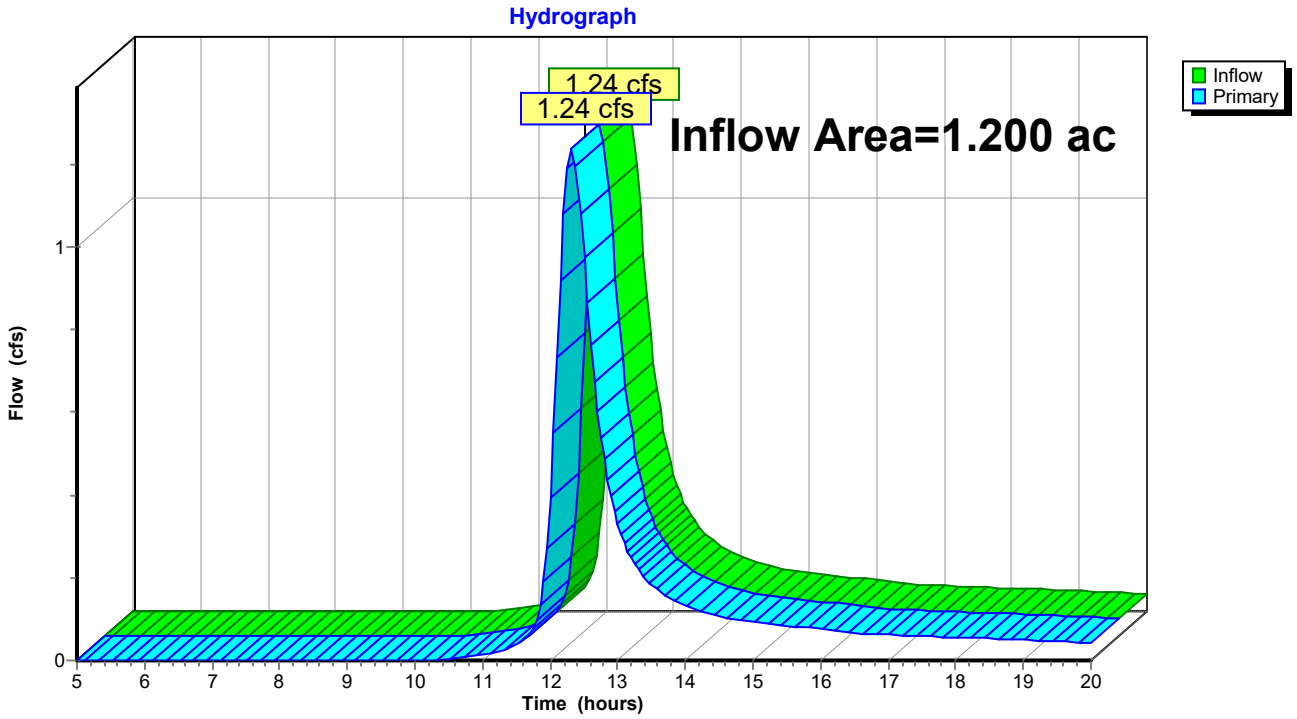


Summary for Link EX-SP2: EX-SP2

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

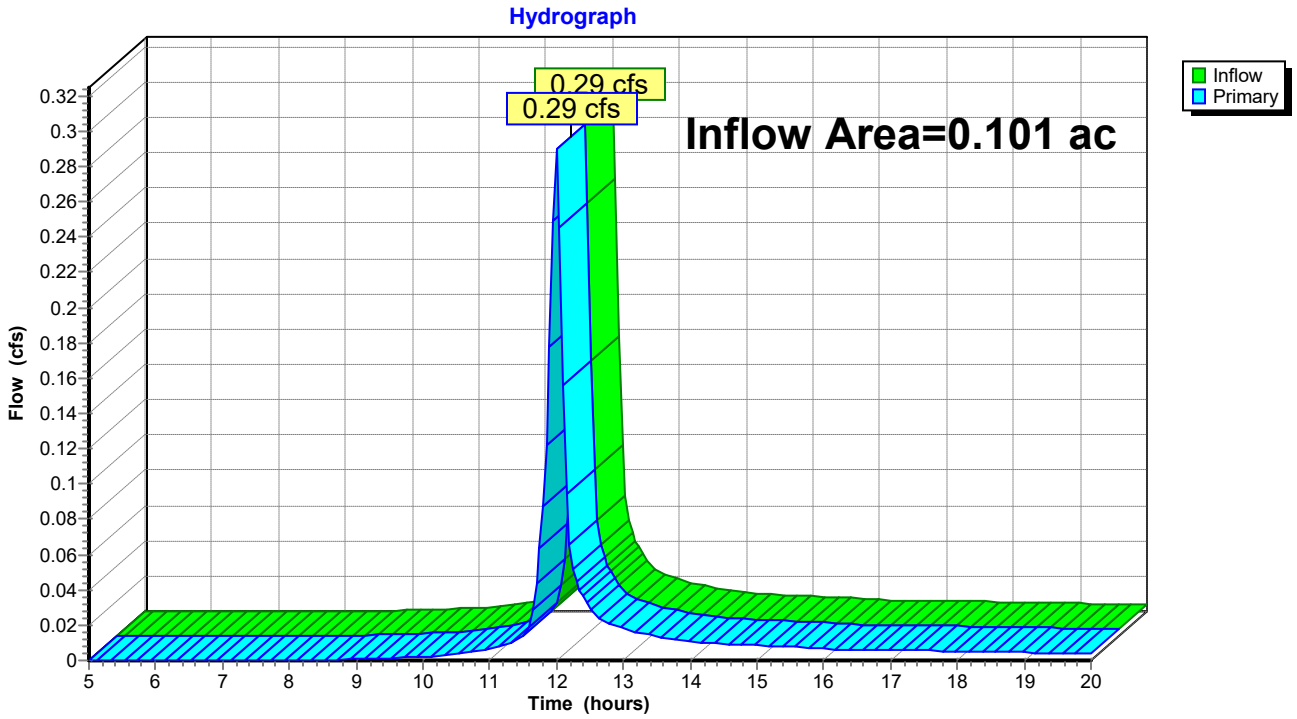


Summary for Link EX-SP3: EX-SP3

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

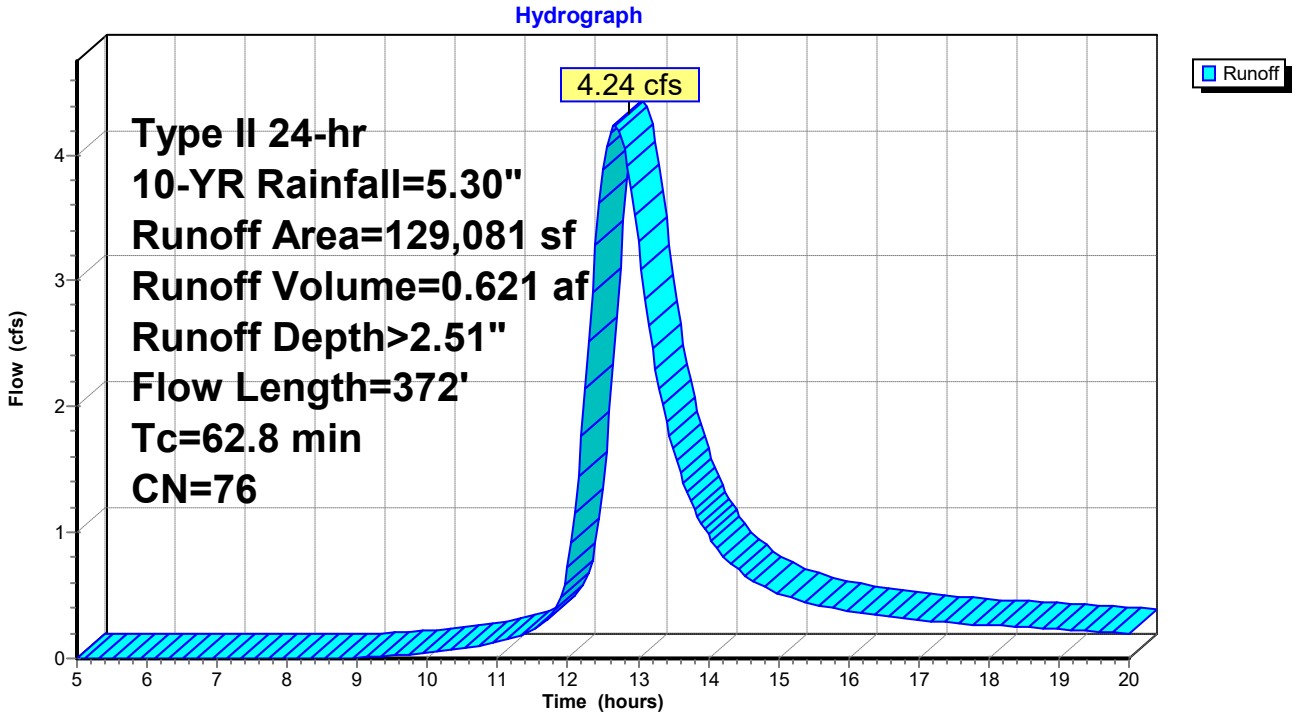
Runoff = 4.24 cfs @ 12.66 hrs, Volume= 0.621 af, Depth> 2.51"
Routed to Link EX-SP1 : EX-SP1

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

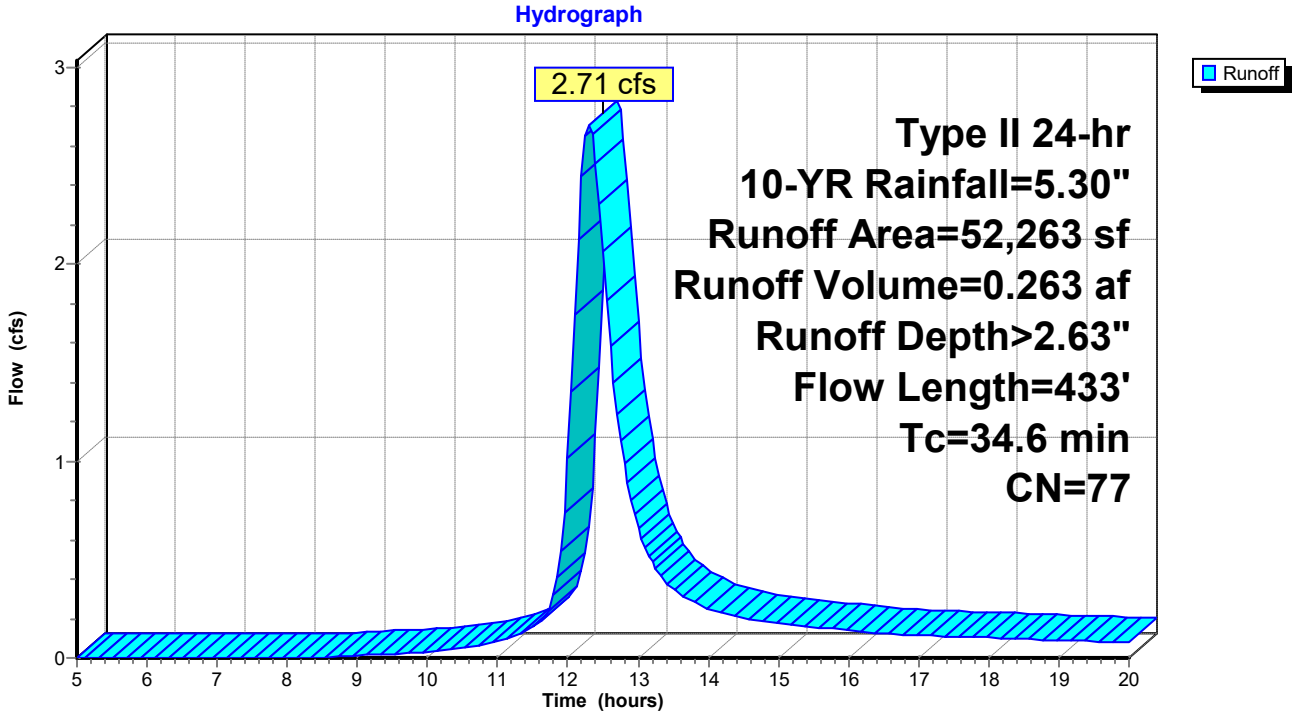
Runoff = 2.71 cfs @ 12.30 hrs, Volume= 0.263 af, Depth> 2.63"
Routed to Link EX-SP2 : EX-SP2

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

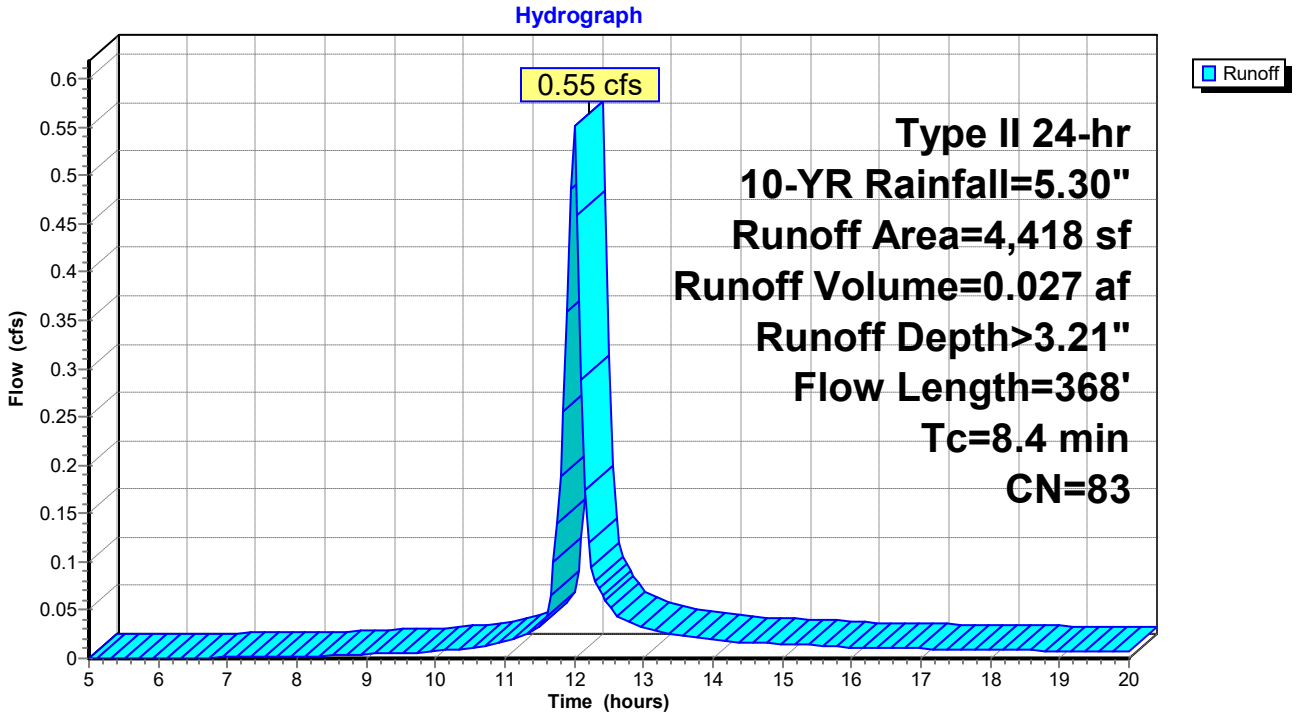
Runoff = 0.55 cfs @ 12.00 hrs, Volume= 0.027 af, Depth> 3.21"
Routed to Link EX-SP3 : EX-SP3

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

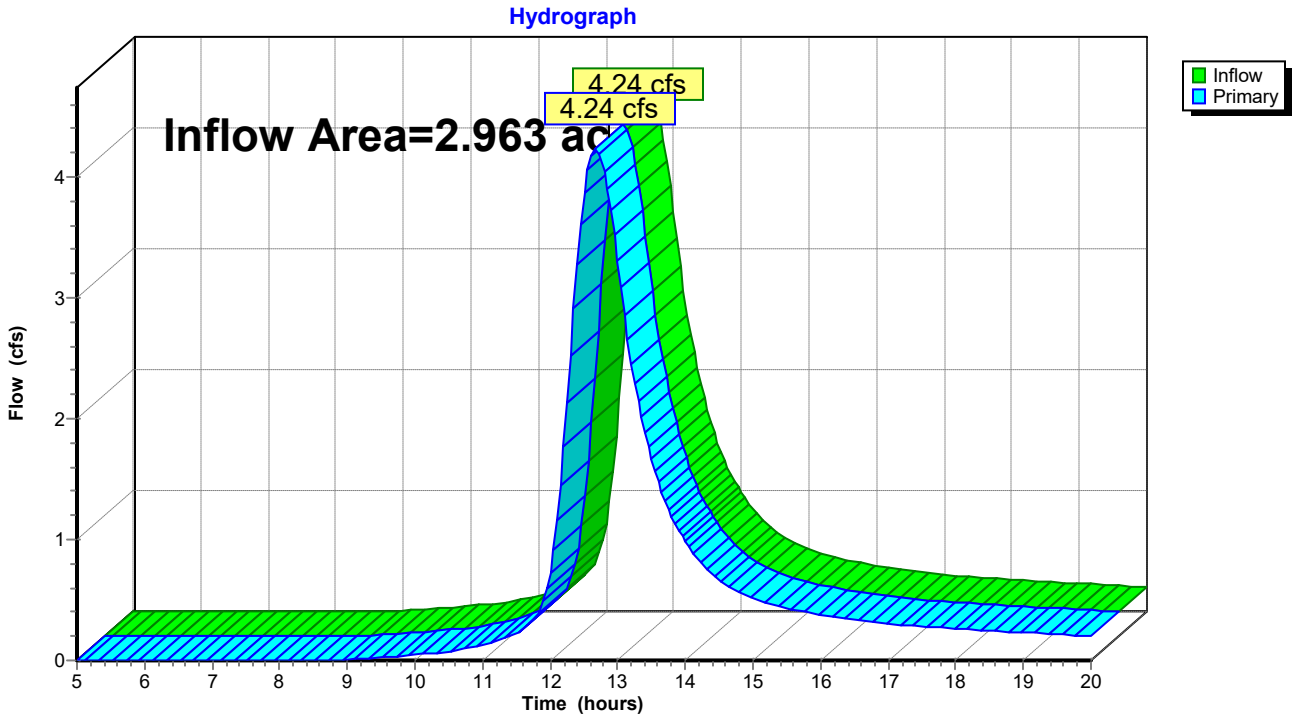


Summary for Link EX-SP1: EX-SP1

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

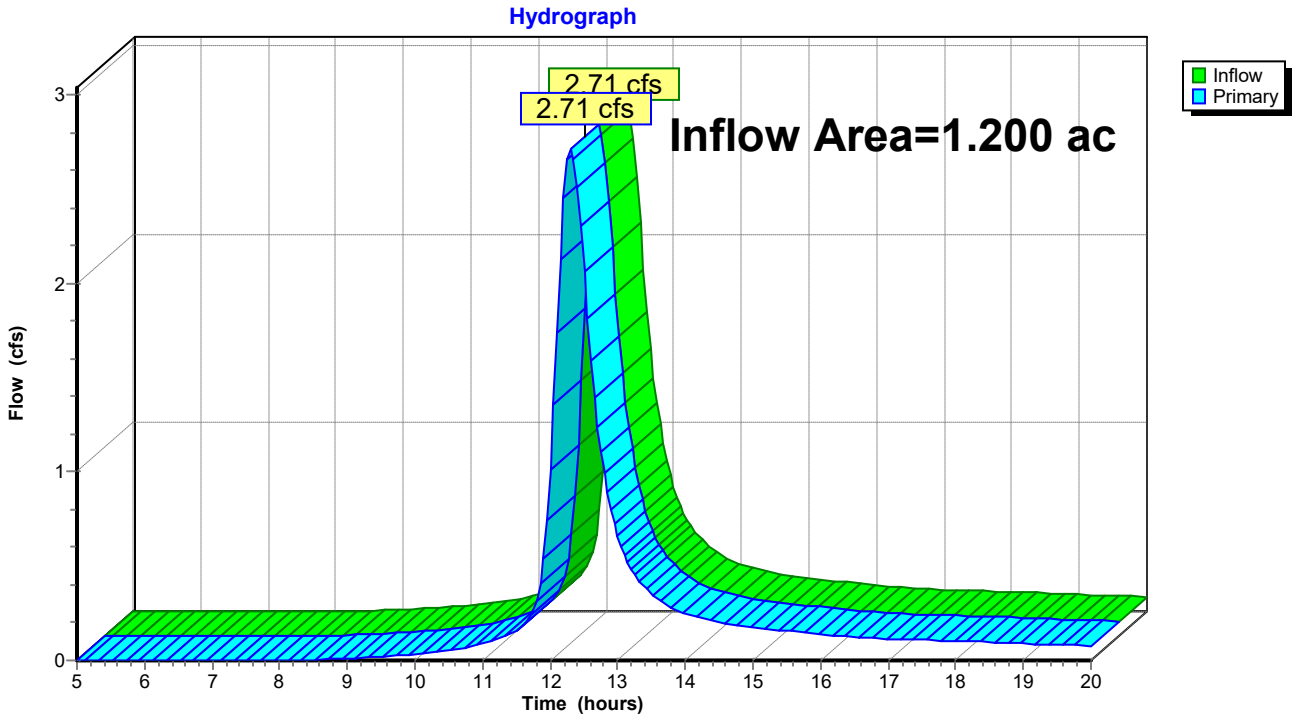


Summary for Link EX-SP2: EX-SP2

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

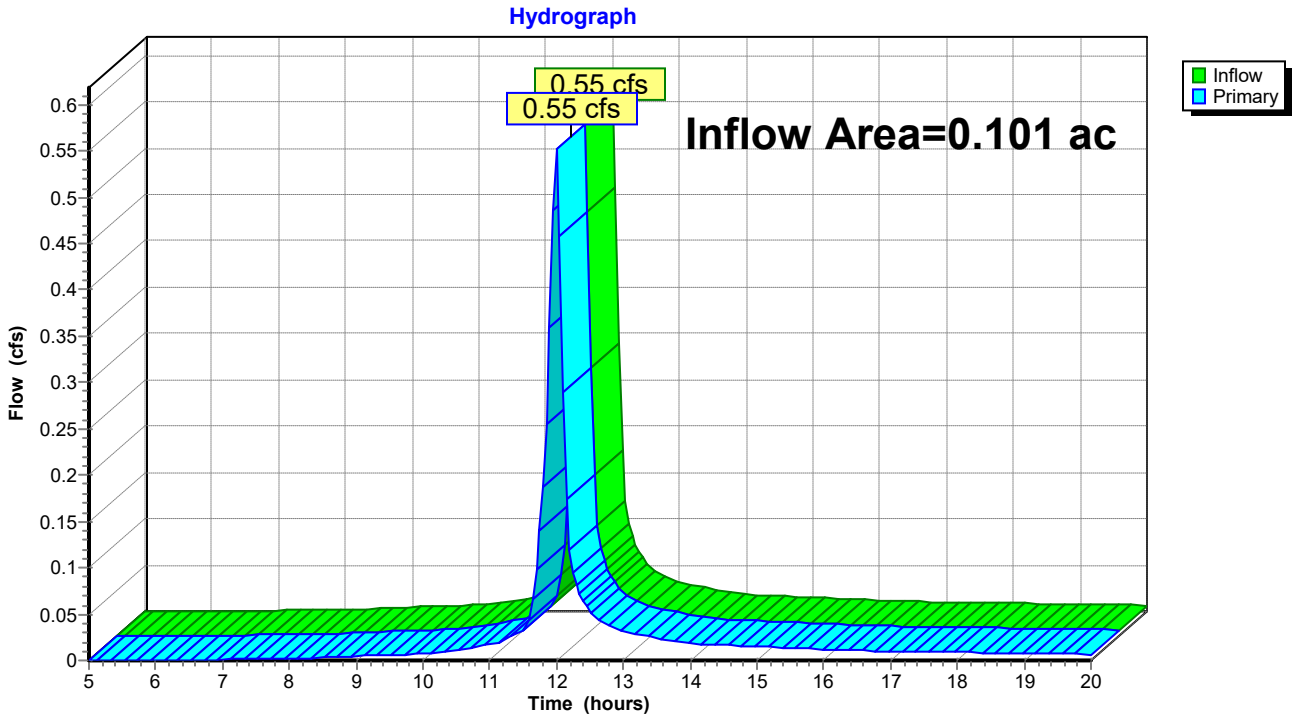


Summary for Link EX-SP3: EX-SP3

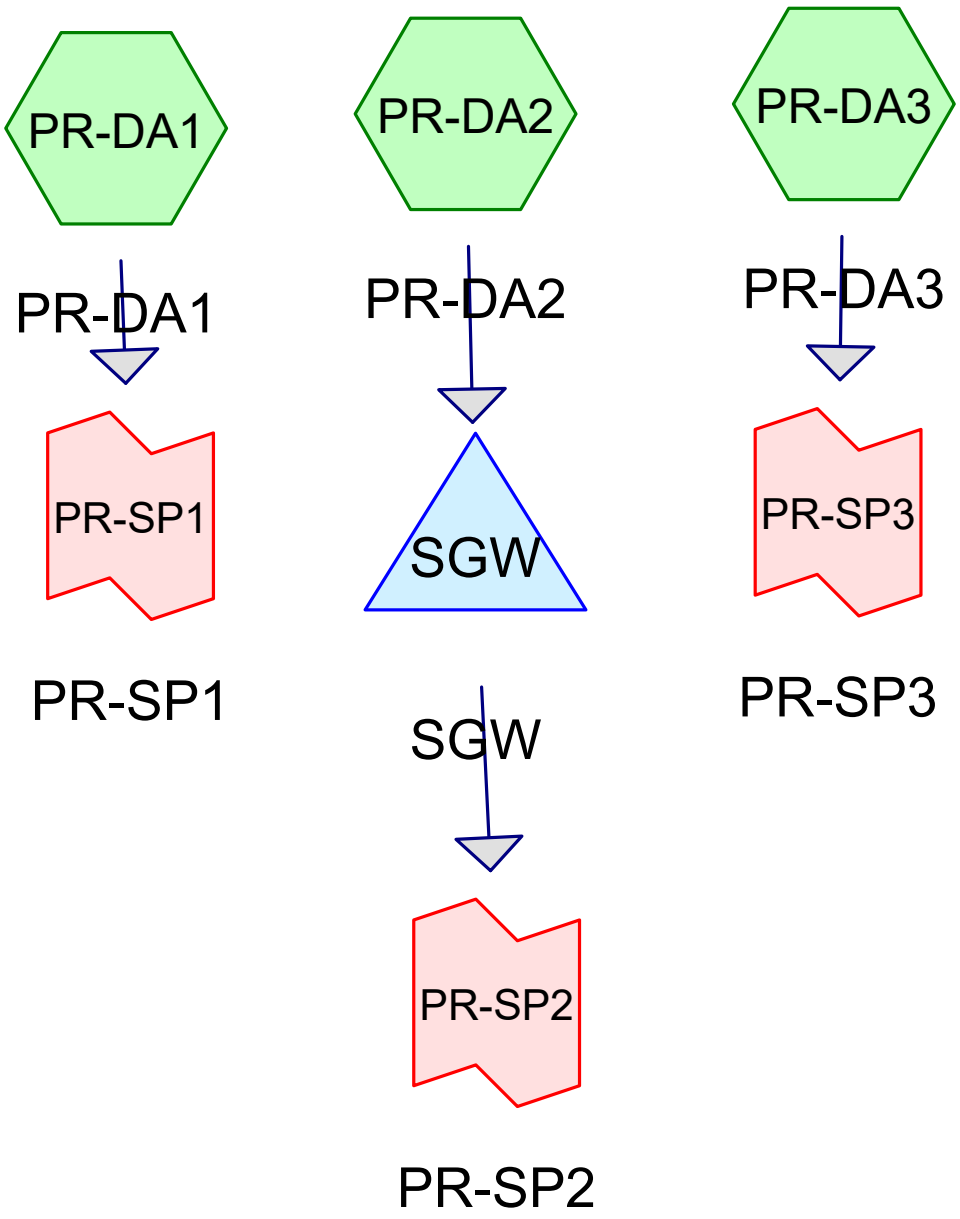
Inflow Area = 0.101 ac, 37.78% Impervious, Inflow Depth > 3.21" for 10-YR event
Inflow = 0.55 cfs @ 12.00 hrs, Volume= 0.027 af
Primary = 0.55 cfs @ 12.00 hrs, Volume= 0.027 af, Atten= 0%, Lag= 0.0 min

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

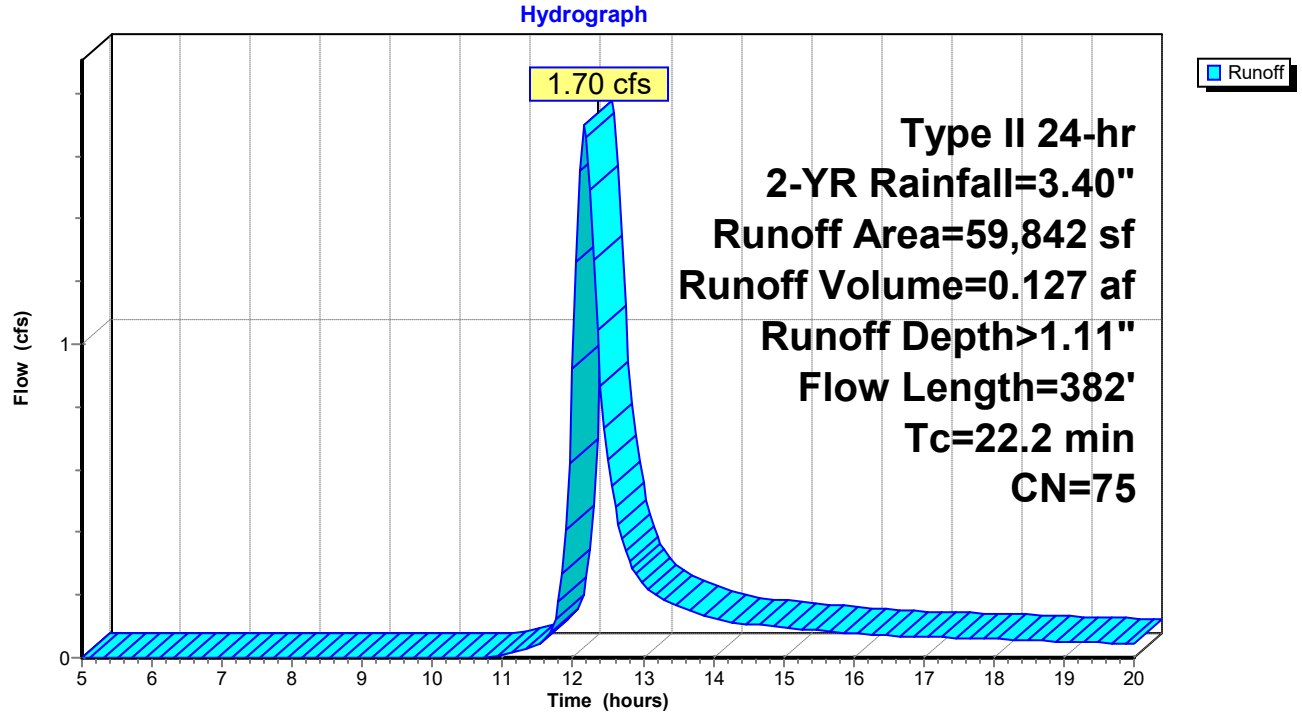
Runoff = 1.70 cfs @ 12.16 hrs, Volume= 0.127 af, Depth> 1.11"
Routed to Link PR-SP1 : PR-SP1

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

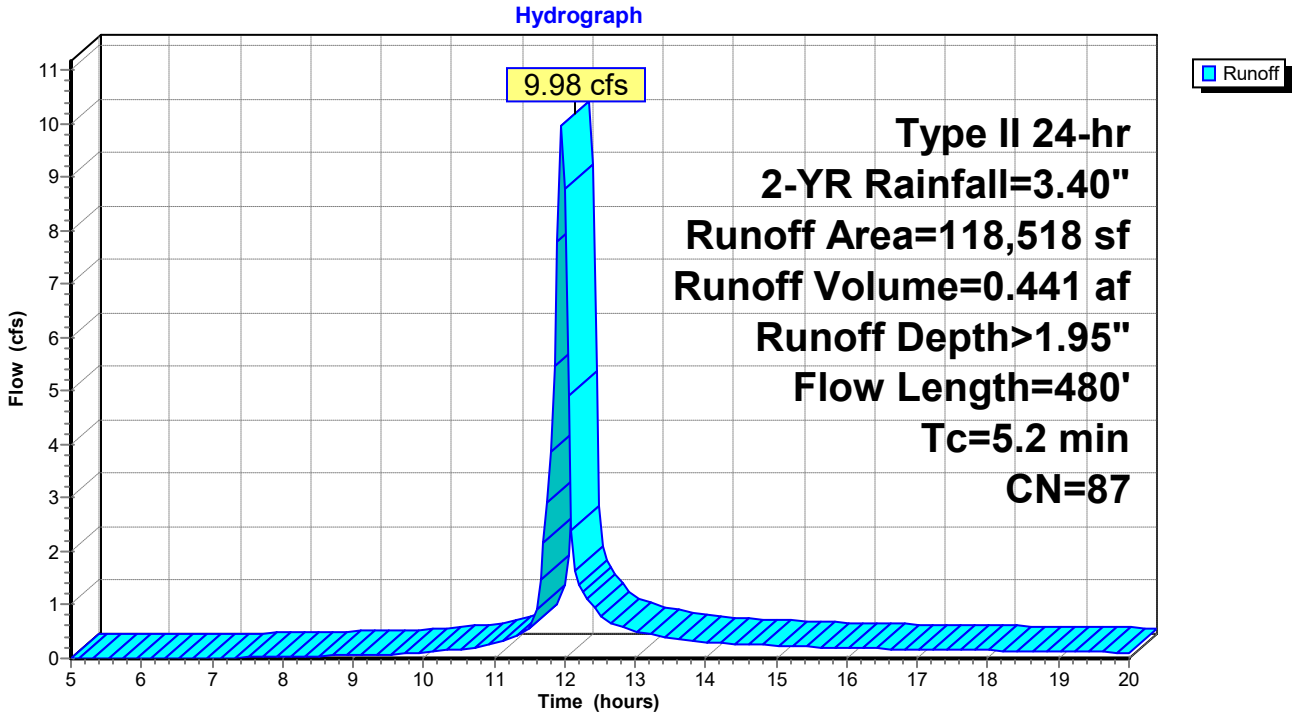
Runoff = 9.98 cfs @ 11.96 hrs, Volume= 0.441 af, Depth> 1.95"
Routed to Pond SGW : SGW

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

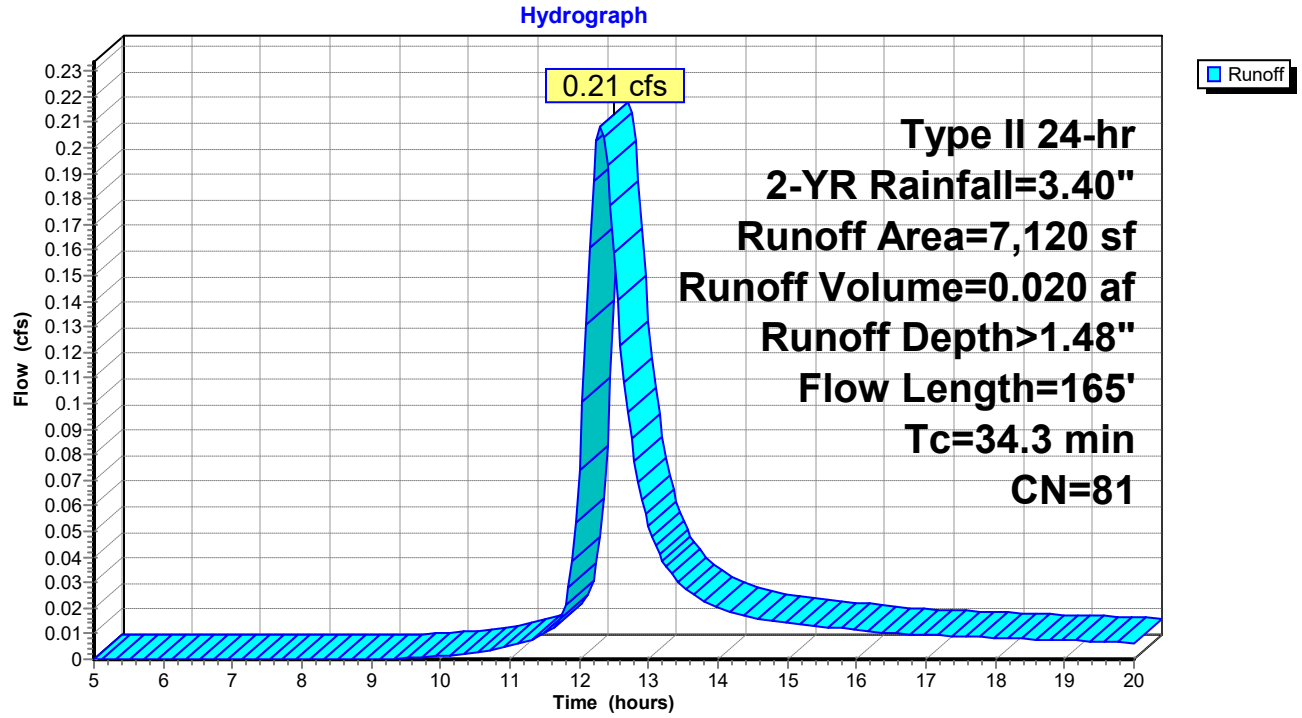
Runoff = 0.21 cfs @ 12.30 hrs, Volume= 0.020 af, Depth> 1.48"
Routed to Link PR-SP3 : PR-SP3

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)

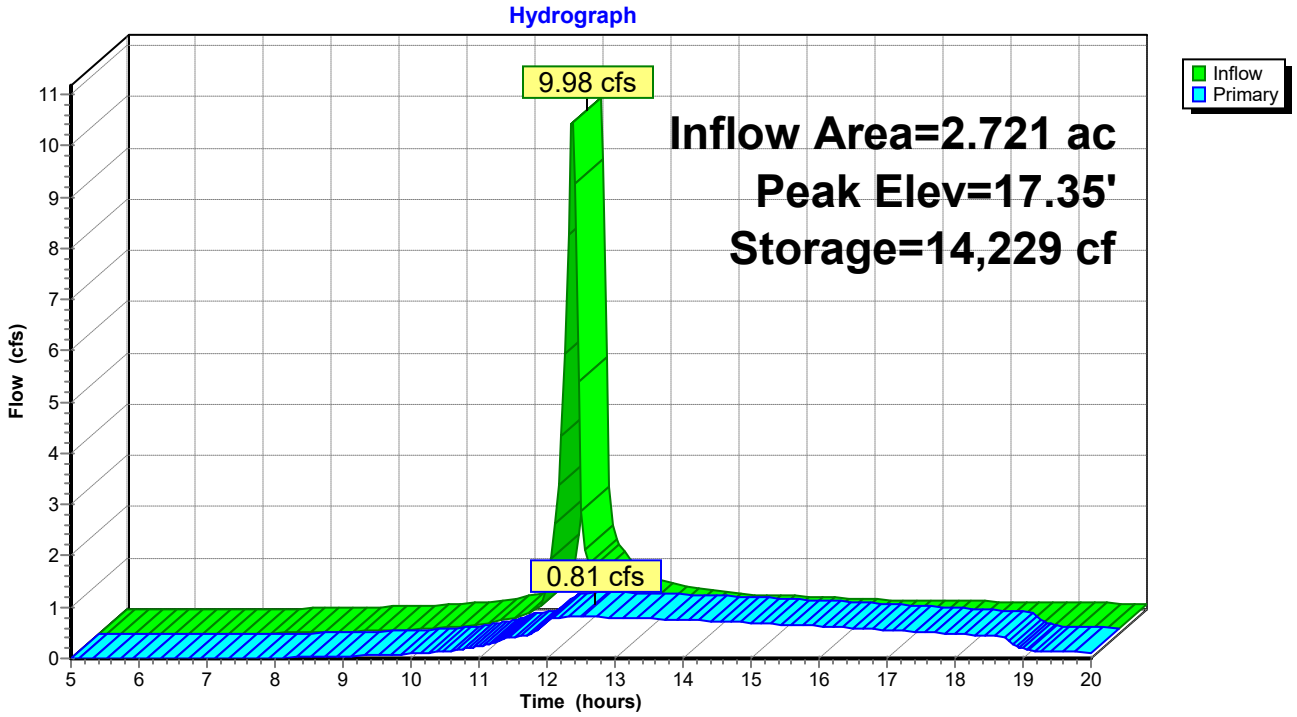
Volume	Invert	Avail.Storage	Storage Description
#1	11.49'	36,129 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

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

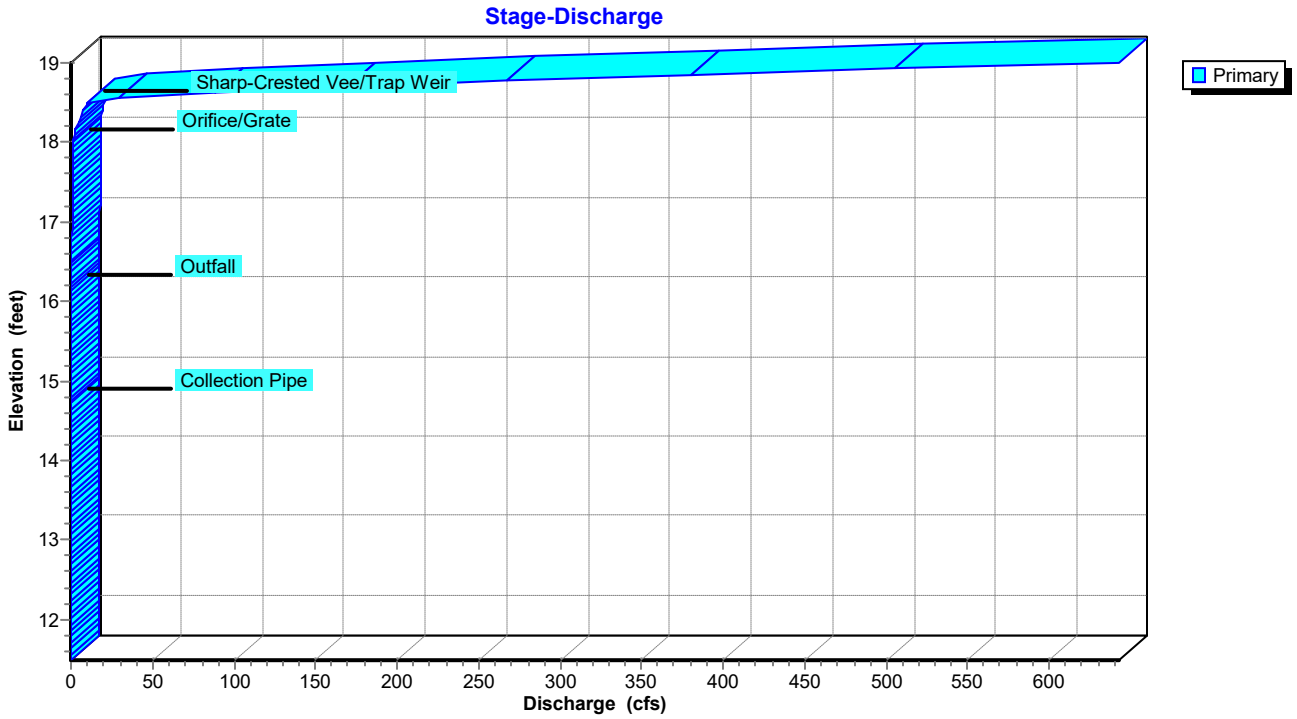
Device	Routing	Invert	Outlet Devices
#1	Primary	16.17'	**18.0" Round Outfall** L= 53.0' Box, headwall w/3 square edges, Ke= 0.500 Inlet / Outlet Invert= 16.17' / 15.91' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Device 1	18.00'	**24.0" x 24.0" Horiz. Orifice/Grate** 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)

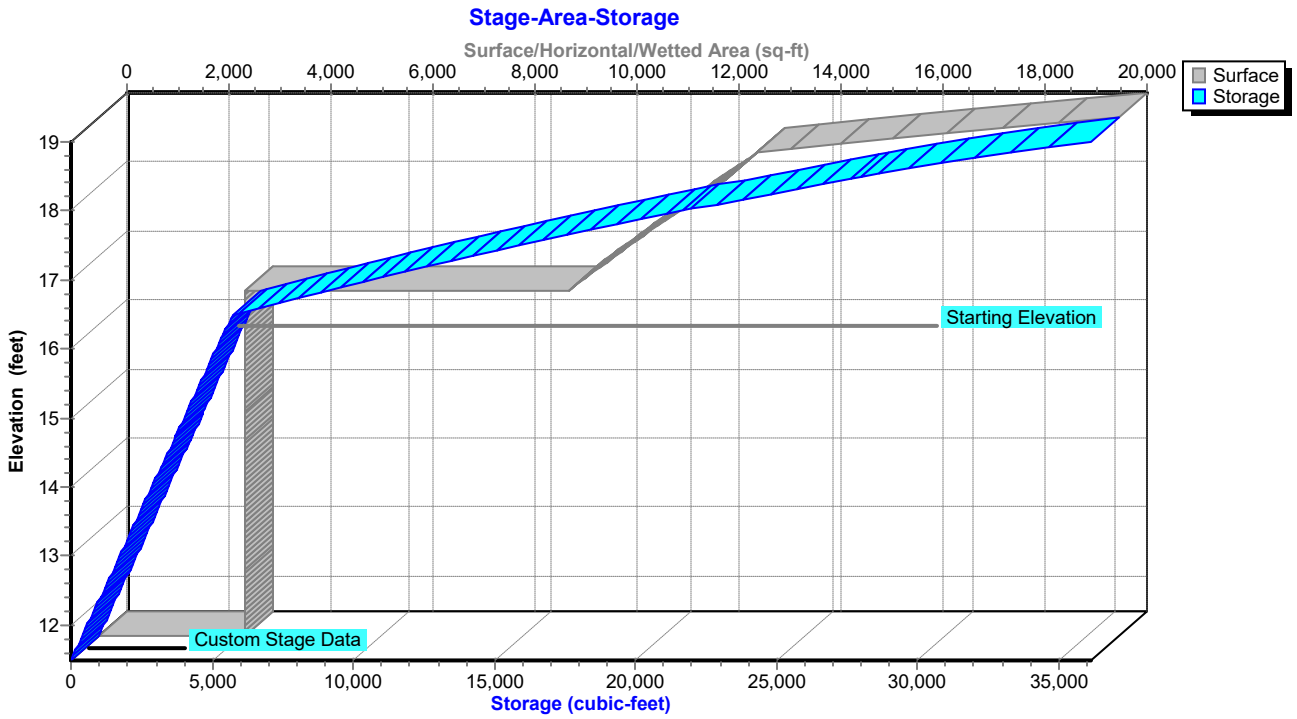
Pond SGW: SGW



Pond SGW: SGW



Pond SGW: SGW

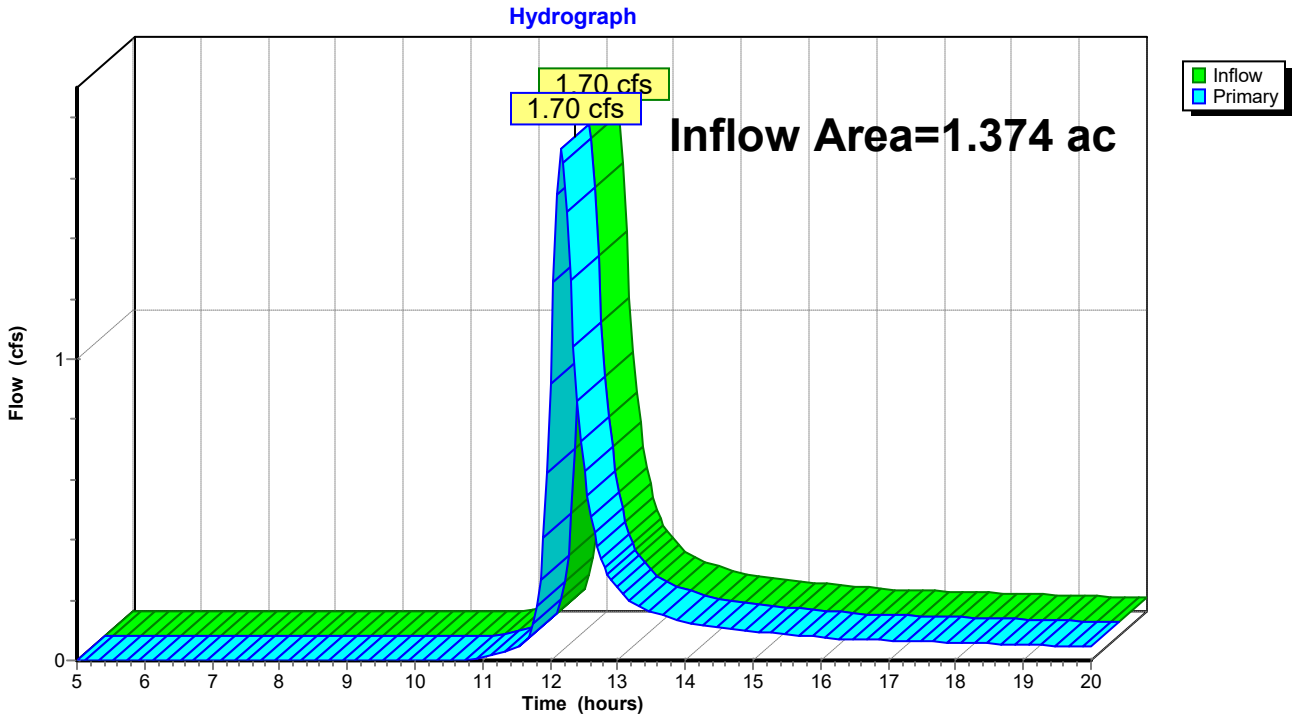

Stage-Area-Storage
Surface/Horizontal/Wetted Area (sq-ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
20,000
Surface
Storage
19
18
17
16
15
14
13
12
Elevation (feet)
Starting Elevation
Custom Stage Data
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
Storage (cubic-feet)

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

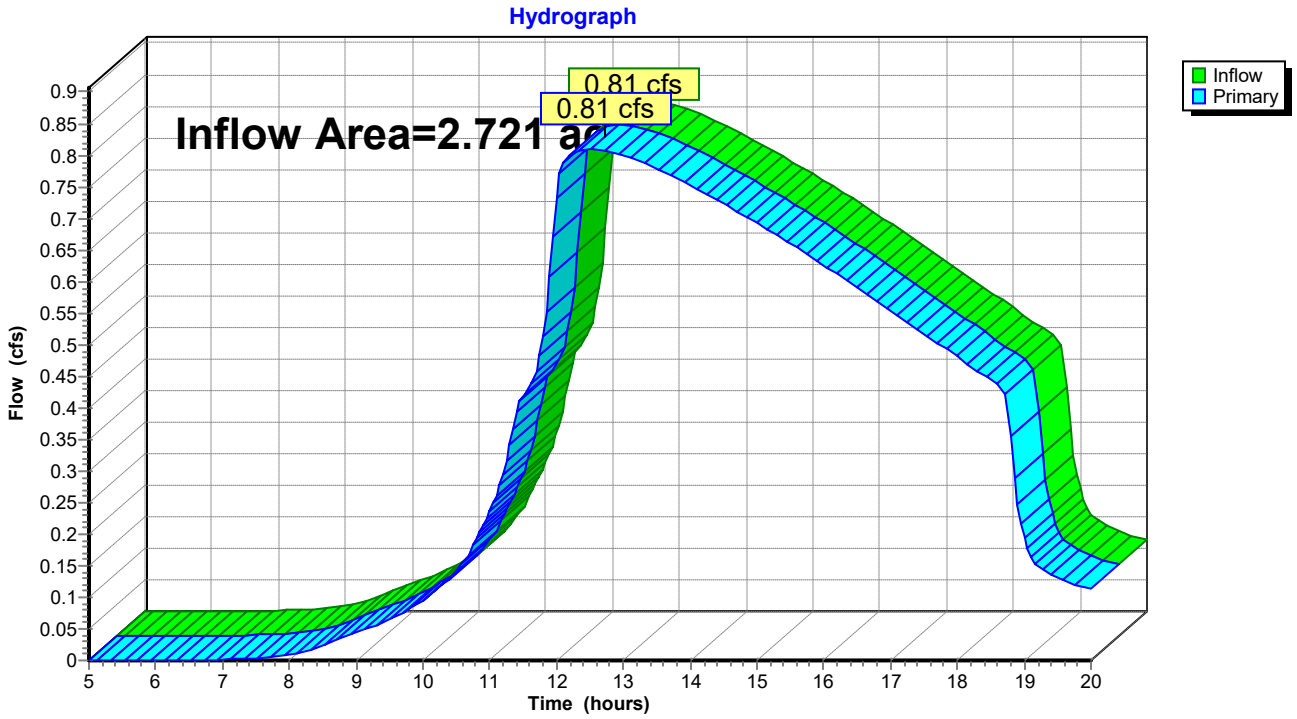


Summary for Link PR-SP2: PR-SP2

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

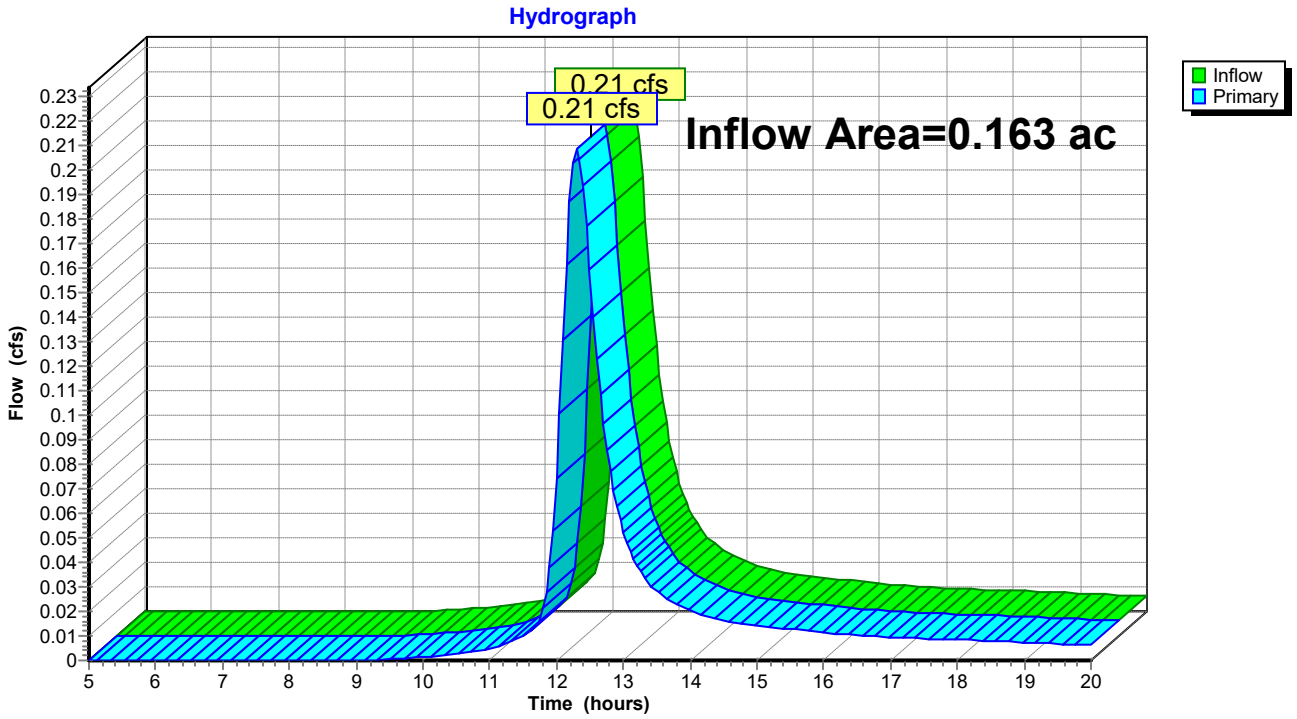


Summary for Link PR-SP3: PR-SP3

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

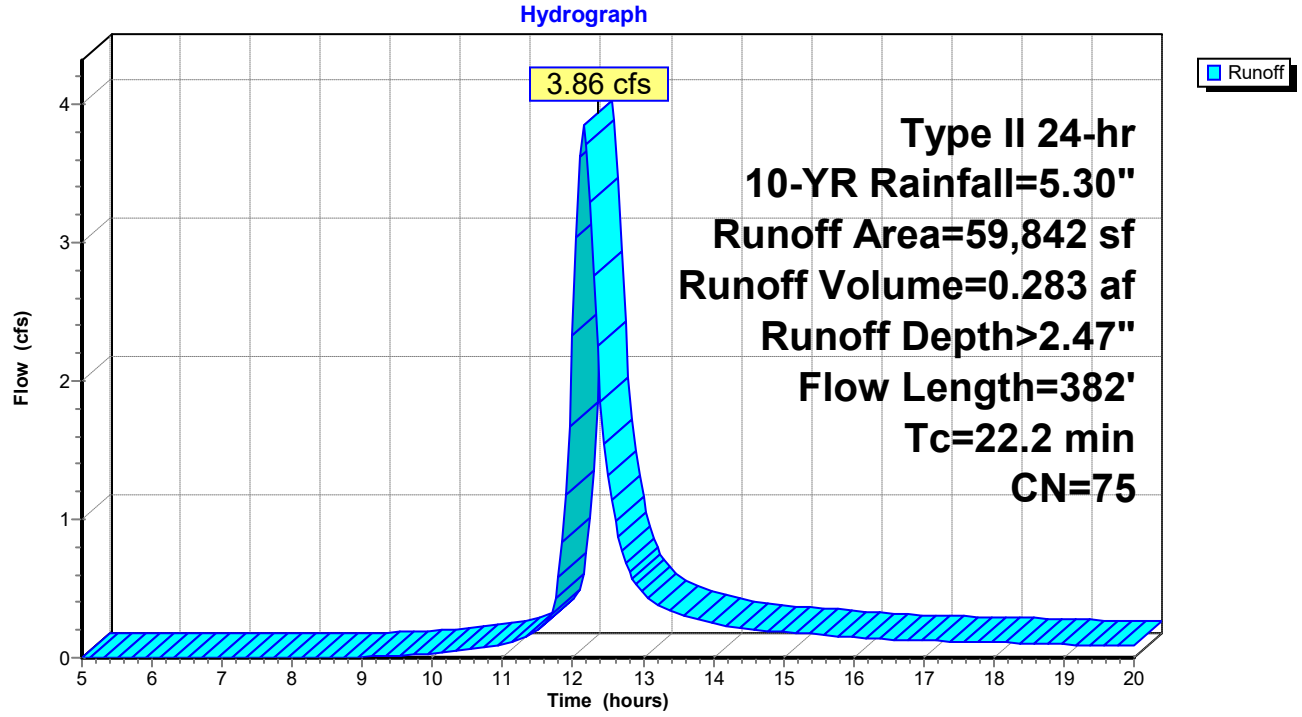
Runoff = 3.86 cfs @ 12.16 hrs, Volume= 0.283 af, Depth> 2.47"
Routed to Link PR-SP1 : PR-SP1

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

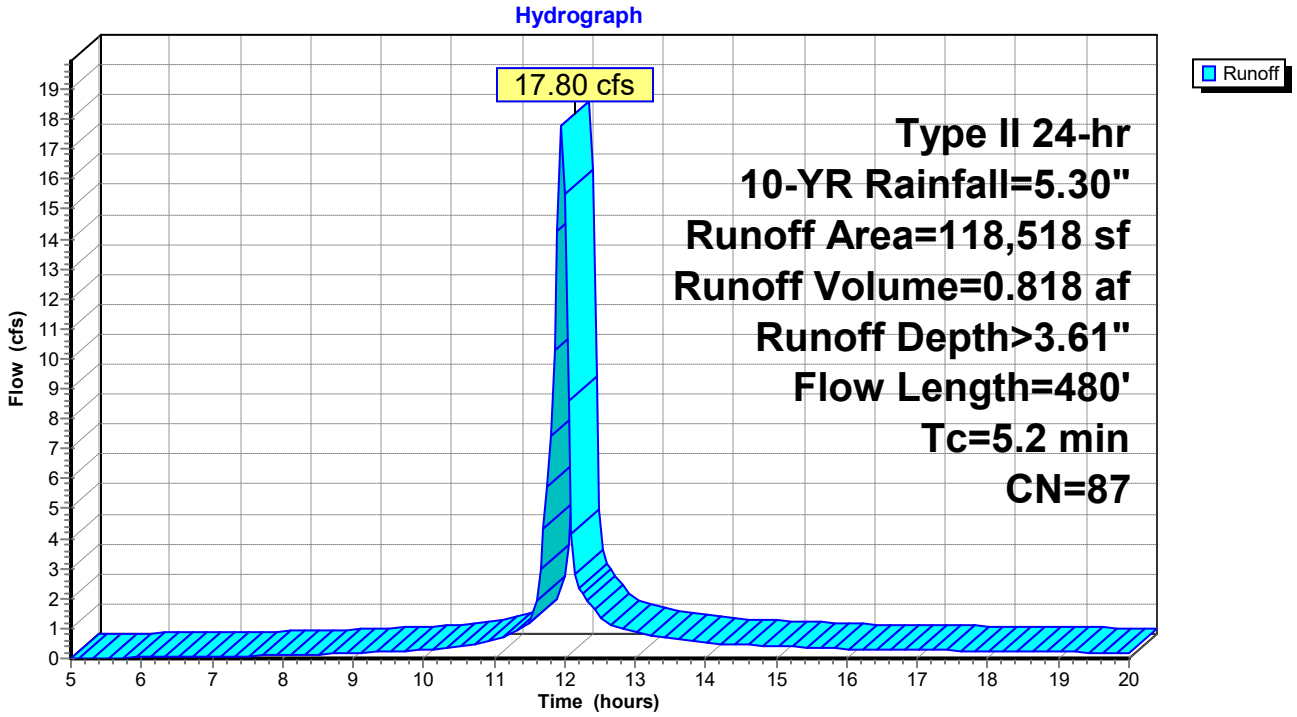
Runoff = 17.80 cfs @ 11.96 hrs, Volume= 0.818 af, Depth> 3.61"
Routed to Pond SGW : SGW

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

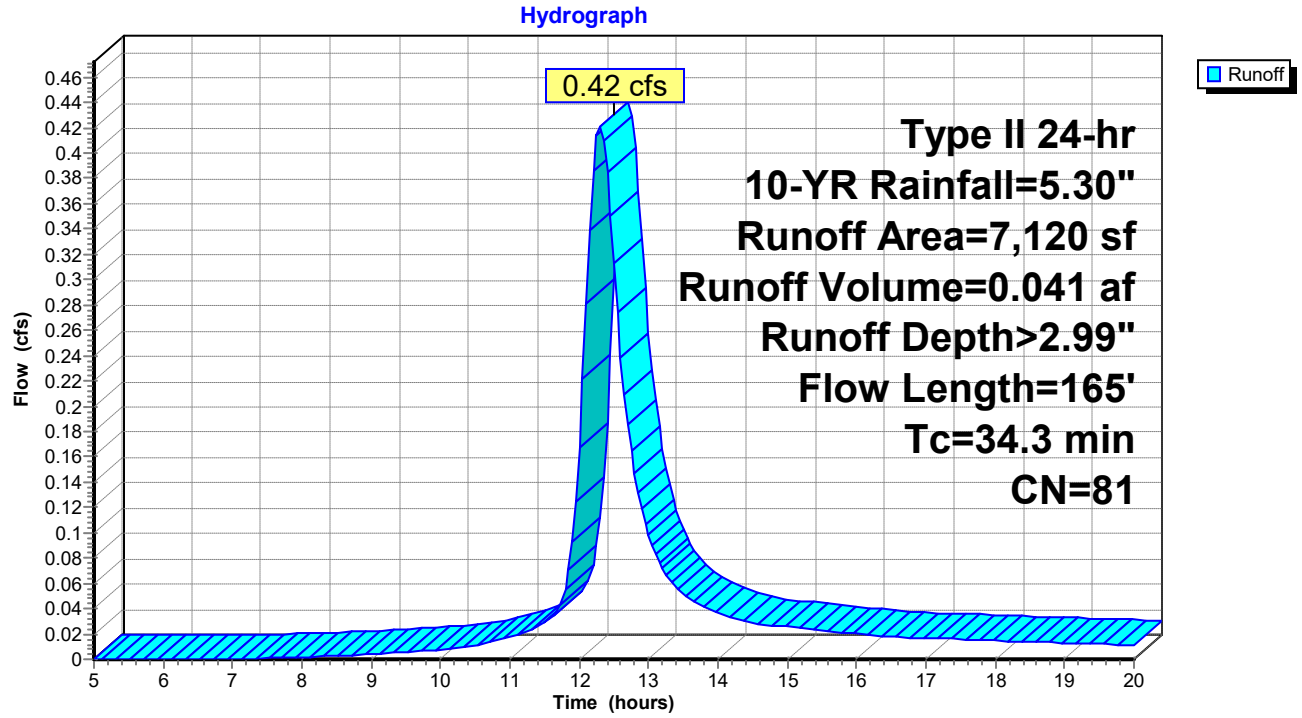
Runoff = 0.42 cfs @ 12.29 hrs, Volume= 0.041 af, Depth> 2.99"
Routed to Link PR-SP3 : PR-SP3

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)

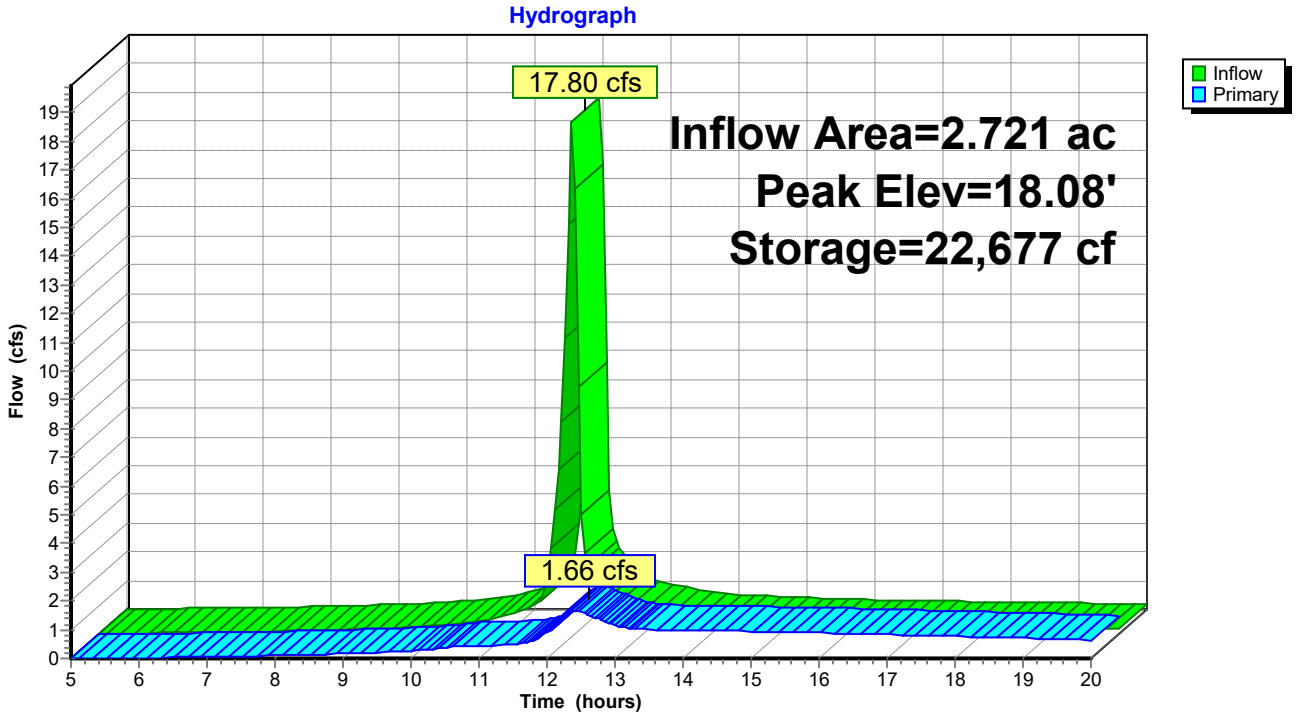
Volume	Invert	Avail.Storage	Storage Description
#1	11.49'	36,129 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

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

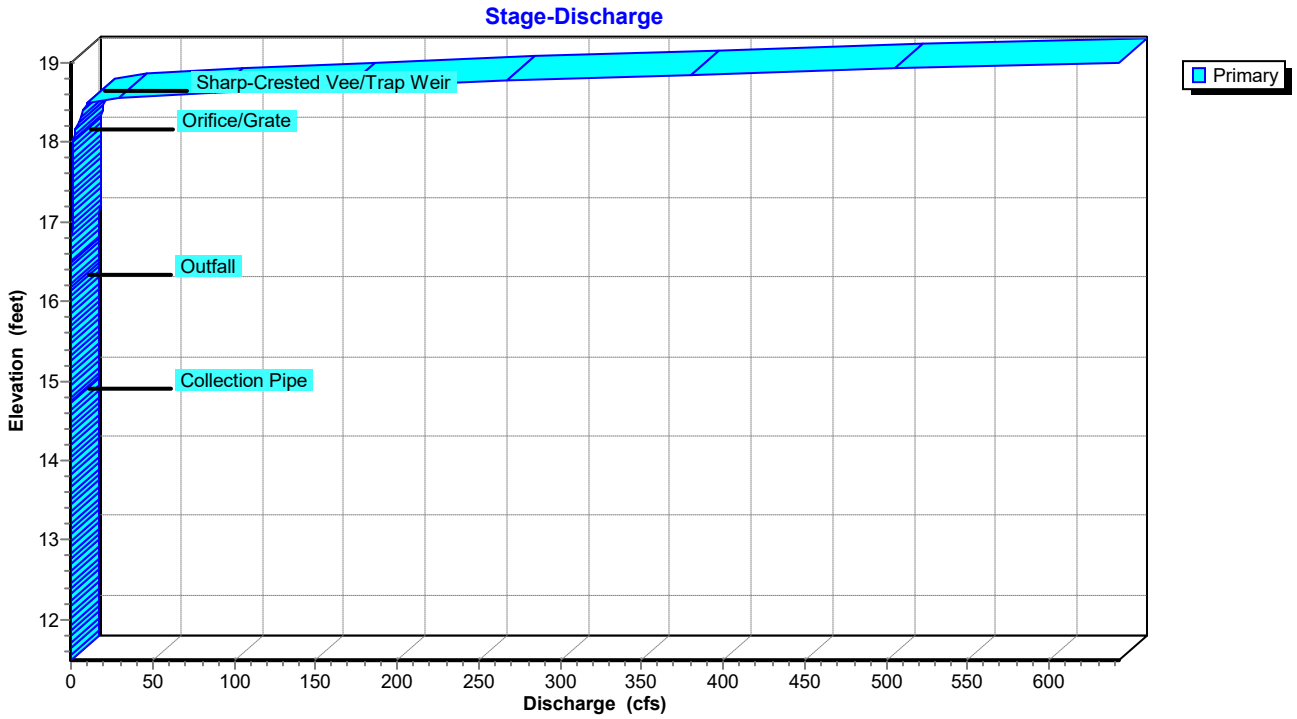
Device	Routing	Invert	Outlet Devices
#1	Primary	16.17'	**18.0" Round Outfall** L= 53.0' Box, headwall w/3 square edges, Ke= 0.500 Inlet / Outlet Invert= 16.17' / 15.91' S= 0.0049 '/' Cc= 0.900 n= 0.012 Corrugated PP, smooth interior, Flow Area= 1.77 sf
#2	Device 1	18.00'	**24.0" x 24.0" Horiz. Orifice/Grate** 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)

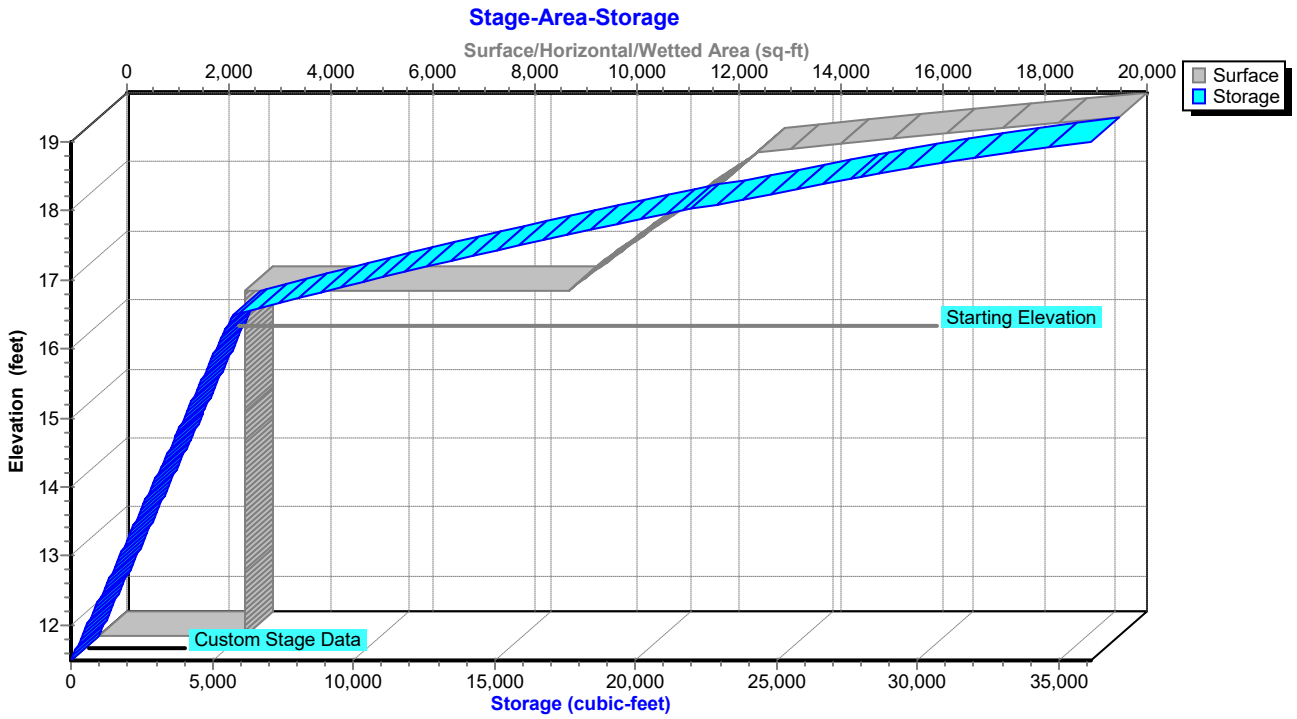
Pond SGW: SGW



Pond SGW: SGW



Pond SGW: SGW

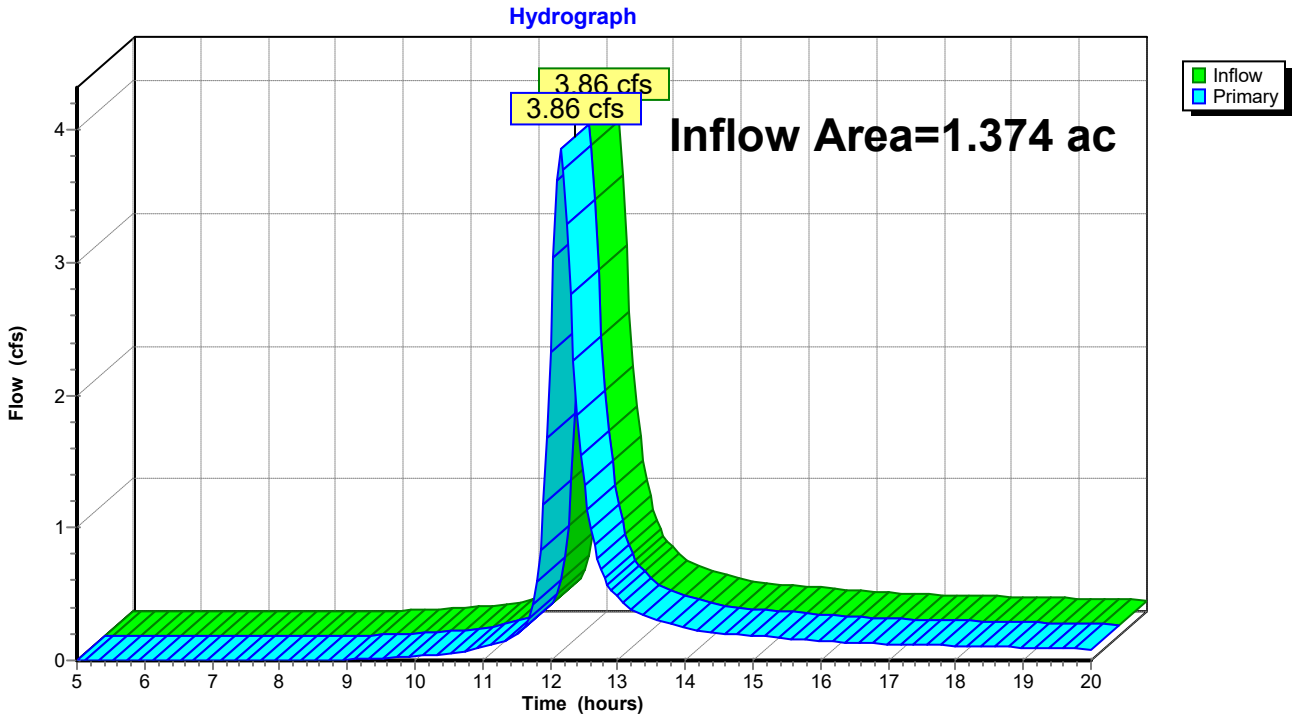

Stage-Area-Storage
Surface/Horizontal/Wetted Area (sq-ft)
0
2,000
4,000
6,000
8,000
10,000
12,000
14,000
16,000
18,000
20,000
Surface
Storage
19
18
17
16
15
14
13
12
Elevation (feet)
Starting Elevation
Custom Stage Data
0
5,000
10,000
15,000
20,000
25,000
30,000
35,000
Storage (cubic-feet)

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

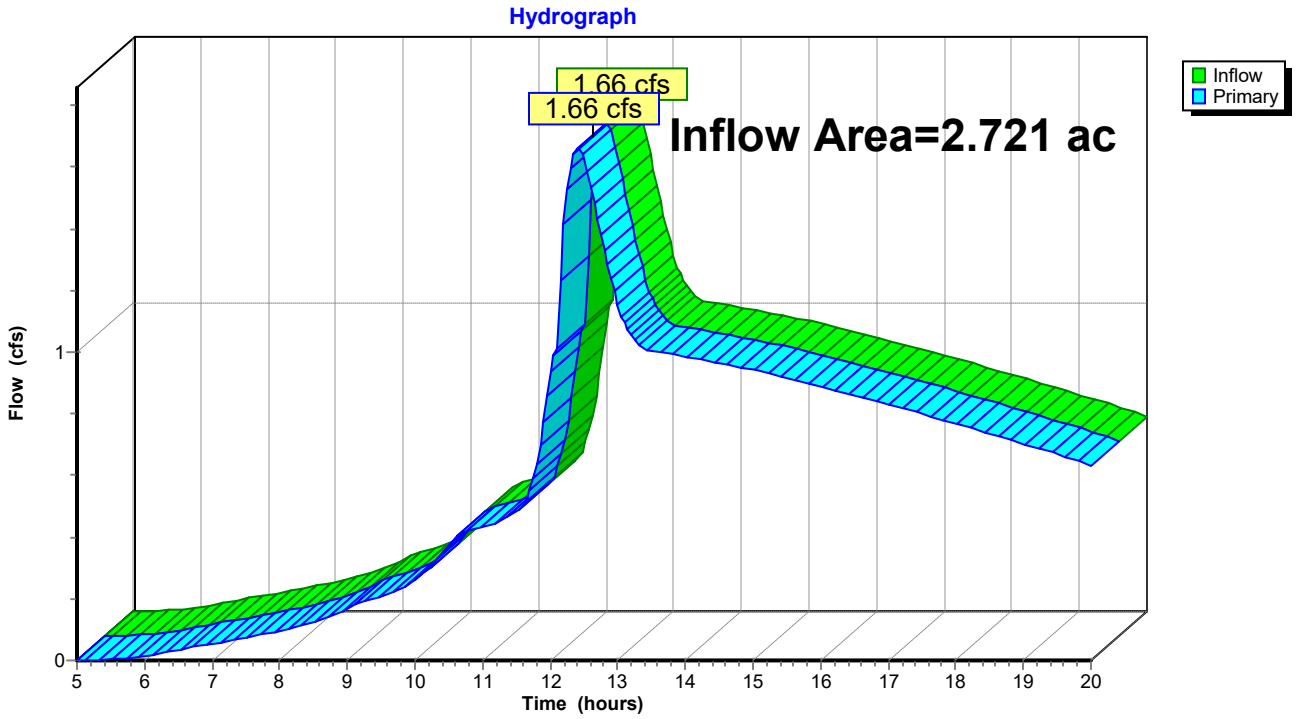


Summary for Link PR-SP2: PR-SP2

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

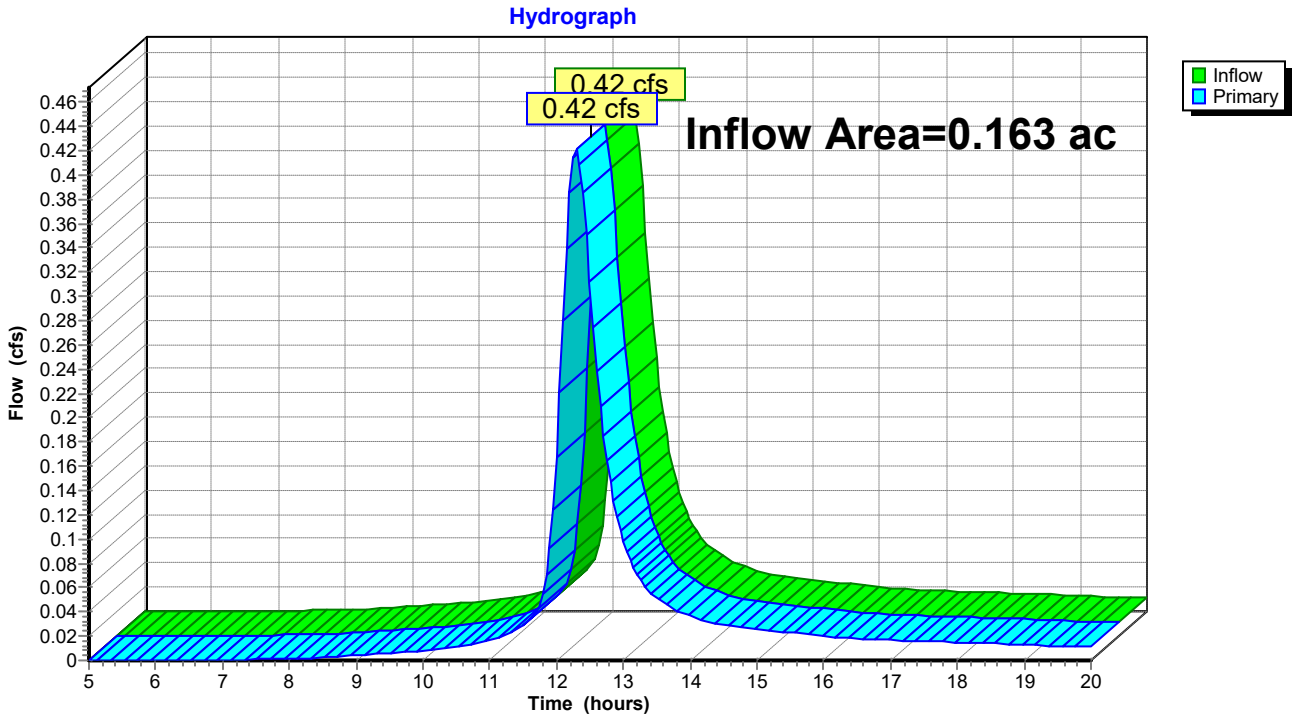


Summary for Link PR-SP3: PR-SP3

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: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchenq.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.

PRELIMINARY
FOR REVIEW ONLY

License No. 11024
Expiration Date: July 24, 2026

26-Mar-26

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\26036 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CALCULATIONS\STORMWATER\26036C-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: 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.

PRELIMINARY
FOR REVIEW ONLY

License No. 11024
Expiration Date: July 24, 2026

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\26036 - OSPREY PROPERTY - PORT STREET MULTIFAMILY\+DEPARTMENTS\CIVIL\CALCULATIONS\STORMWATER\26036C-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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Contents

Preface.....2
How Soil Surveys Are Made.....5
Soil Map.....8
Soil Map.....9
Legend.....10
Map Unit Legend.....11
Map Unit Descriptions.....11
Talbot County, Maryland.....13
MtcA—Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain.....13
OtA—Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain.....14
Up—Urban land.....17
References.....18

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.

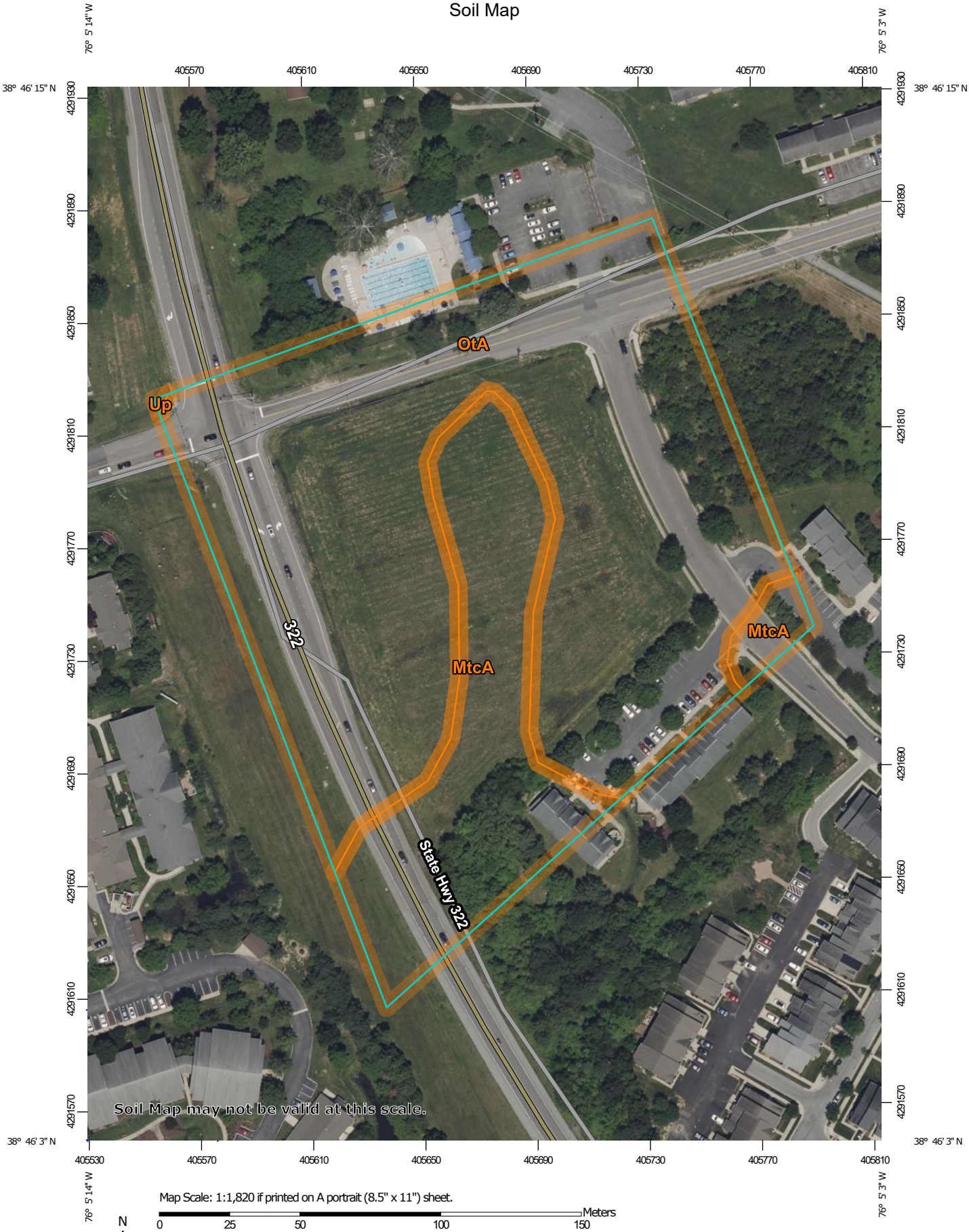
Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree 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.
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

June 3, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, June 18, 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. This is a continuation of the May 21, 2026 Planning Commission meeting.

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
June 3, 2026

TALBOT COUNTY COMMISSION ON THE AGING
C/O TALBOT COUNTY SENIOR CENTER at BROOKLETTS PLACE
400 BROOKLETTS AVENUE
EASTON, MARYLAND 21601
PHONE: 410-822-2869

Rachel L. Smith
CHAIRPERSON

TCCOA@TALBOTCOUNTYMD.GOV

May 27, 2026

Town of Easton Planning Commission

14 S. Harrison Street

Easton, MD 21601

RE: Osprey Point Affordable Senior Housing Development (Port Street)

Dear Chairperson Toussaint and Commission Members,

I am writing to you today in my capacity as the Chairperson of the Talbot County Commission on Aging to follow up on the comments I shared during the May 21st meeting.

First, I want to formally commend the Commission. I fully agree with the thorough and incisive questions you directed toward the developer. It is clear we are all aligned on a fundamental truth: Easton desperately needs more affordable senior housing. However, building the structure is only the first step; we must ensure that our seniors actually receive the vital services they need to thrive. Achieving this will require the developer, town officials, and community partners to work in close, ongoing synchronization.

We also greatly appreciate your firm insistence on knowing the long-term operational plan once the developer completes construction. To illustrate why this is so critical, one need only look at the ongoing challenges at Parkview. The Commission on Aging has been receiving complaints and calls for help from Parkview residents for years. While our organization does everything possible to assist and point residents in the right direction, many of these systemic issues stem directly from how the property is managed and from the operating company's policies. We cannot allow those mistakes to be repeated at this new building.

It is our strong hope that St. Mark’s will play a major role in ensuring this new building remains truly affordable and properly equipped with the right supportive services. Given the exceptional job they have done with St. Mark’s Village, they are a proven, trusted entity. We strongly encourage the town to ensure that St. Mark’s remains a central partner throughout the lifetime of this new community.

To safeguard our town's seniors, I strongly urge the Commission members to ensure that all of these service requirements, management standards, and long-term partnership frameworks are explicitly included in the

legally binding contracts with both the initial developer and the management company that takes control of the building upon completion.

Thank you for your dedication to our community and your continued advocacy for Easton’s senior residents.

Sincerely,

Rachel L. Smith, Chairperson and members of the Talbot County Commission on Aging

6/11/26

To: Easton Planning Commission

Application for a 64 unit apartment building on the SE corner of the Port St. and Rte 322 intersection

I have read this application and have the following comments for the 6/18/26 meeting:

- **Tree Waivers** – The application asks for several tree waivers. For example, I believe one ordinance requires 3 trees per unit and a waiver has been requested. **To what?** The applicant should cite specifically what they propose for your approval.
- **Construction Materials** – At least, the exterior of the building should make it something the Town can be proud of in 50 years. Construction Cost should not be the only consideration. No faux siding or vinyl siding.
- **Massing** – Three stories will could make the building overwhelming on that corner; more than any other building along 322 and right up against residential. Two stories would be more appropriate.
- **Traffic** – The application includes an extensive traffic study that seems to conclude that there will be little impact of the complex on the Port St/322 intersection. As a resident of Londonderry who uses that intersection every day, I can assure you that there will be an impact. Port St has no turn lanes so traffic can be backed up by any opposing vehicle. It is not uncommon to miss one or more light cycles now; it can only get worse. The problem is not predictable but is certainly worse in the daylight weekday hours. Future development at Easton Point will add to the problem. Death by a 1000 cuts. Perhaps the solution is a contribution to a traffic mitigation fund for that intersection.

Regards,

Roger Bollman, 700 Port St, 410-382-5457, bollman@goeaston.net

Former Chairman of the Easton Historic District Commission

Former Chairman of the Easton Tree Board

Former Vice Chair of the Talbot County Public Works Advisory Board

RECEIVED
JUN 11 2026
TOWN OF EASTON

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

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

DATE: JUNE 9, 2026

SUBJECT: ACCESSORY DWELLING UNITS - ZONING CODE CHANGES REQUIRED

The following will update the memorandum dated May 11, 2026 and included in your packet for the May meeting. I have simply added staff comments (indicated in red font) to the optional suggested revisions you may consider. The bulk of the document is copied in full from last month, although I have dropped all the supportive material that was included in that memo.

####################

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.*

Staff Comment - Strongly agree with the recommendation that the owner can occupy either dwelling. We are supportive of dropping the ownership requirement altogether. Given that the intent of the law is to do so, and it would presumably assist in needed lower-priced units, it may be worth considering.

(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.*

Staff Comment - Agree in theory with the recommendation, but concerned about who determines what is "adequate" and what that means, particularly since given other required changes, this will become an administrative determination.

(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.*

Staff Comment - No issue with limiting to a maximum of either 75% of the gfa of the primary unit or 1,200 sq. ft., whichever is less. If we also allow for a Junior ADU (see below) there would be a second, smaller limit on the second ADU.

(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.*

Staff comment - No issue with making this a supplemental standard for this use.

(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.*

Staff Comment - Again, no issue adding this as a supplemental standard for ADUs.

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.

Staff notes that Junior ADUs offer the simplest and most affordable housing option that may require no fire separation, can have shared utilities, and includes a basic kitchen which reduces development costs. Oftentimes spare bedrooms can be converted or repurposed to a Junior ADU which in theory does not expand the primary home's planned occupancy.

Staff Comment - Staff supports the Attainable Housing Task Force's recommendations r.e. Junior ADUs subject to consultation with Easton Utilities and the Town's Building Inspection Department. To effectuate this change, we should take the following actions:

1. Define Junior ADU. A suggestion is:

Junior ADU - a small, semi-independent living space created entirely within the walls of a proposed or existing primary single-family residence or an attached

garage with a separate entrance for the unit. Junior ADUs are only allowed on lots with one single-family detached home.

2. Amend the Table of Permissible uses to add Junior ADUs and indicate that they are Permitted by right in the R-10A and R-7A Zoning Districts.

3. Add the following Supplemental Standards for Junior ADU:

- Only one Junior ADUs is permitted per lot and shall be limited to a maximum size of 500 square feet of gross floor area.
- A Junior ADU must have an efficiency kitchen with a sink, food preparation counter, and a cooking facility for smaller appliances, food preparation counter, and storage cabinets. The bathroom may be shared within the main home provided there is interior access.
- In order to have a Junior ADU, the owner of the property must reside in either the primary structure or the primary ADU.
- The Junior ADU must have an entrance to the outside from the Junior ADU.
- No new parking is required for a Junior ADU.
- If converting a garage to a Junior ADU, replacement parking is required for the main home.
- Short-term rentals are prohibited for Junior ADUs.

Finally, the AHTF also recommended allowing ADUs in non-residential zoning districts. This would very simply be accomplished by further amending the Table of Permissible Uses to indicate this use is Permitted by right in whichever of the non-residential districts you think is appropriate. Because ADUs are, by definition, associated with a dwelling unit, the impact would be limited to the likely handful of non-conforming single-family homes located in commercial or industrial zoning districts. Given the greater intensity of uses in such districts, allowing ADUs in those situations where the single family homes already exist, makes sense.

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.

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

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

DATE: JUNE 9, 2026

SUBJECT: MOBILE FOOD USES - ZONING CODE AMENDMENTS

This memorandum is provided as a follow-up to a discussion item at your May meeting. You will recall that at that time, Sharon and I provided an update on the issue of Mobile Food uses. We shared a copy of Council Resolution 6217, which extended the provisions of the "Pilot Program: for such uses until Sep 2, 2026. The Council has directed staff to draft the legislative changes necessary to make the provisions of the Pilot Program permanent. As some of the changes involve the Zoning Code, you will need to review and consider such changes and forward a recommendation to the Council.

In order to facilitate the provisions of the Pilot Program, only a couple of changes to the Zoning Code are required, as follows:

1. Amend the Table of Permissible Uses,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
	Household Living											
226	Mobile Food Uses*	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	~~T~~	

USE	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
	–	–	–	–	–	P	P	P	P	P	

2. Amend the Supplemental Standards for Mobile Food Uses, as follows:

a. These regulations shall apply only to Mobile Food Uses located on private property. Mobile Food Uses operated on public property (e.g. streets or sidewalks) are regulated elsewhere in Chapter 19 of the Easton Town Code.

b. Mobile Food Uses shall comply with all applicable health codes and operators shall provide proof of health department approval upon application for a ~~Temporary Use~~ Mobile Food Use License.

c. ~~Mobile food uses shall operate in association with another approved Temporary Use (e.g. a Special Event, Carnival, etc…). An~~ Two exceptions to the standards of the subsections below are: ~~exception to this standard shall be~~ (1) Mobile Food Uses that are primarily intended to serve work crews at active construction sites and (2) Mobile Food Uses that function as catering for a specific private event. In such cases, these Mobile Food Uses must still comply with paragraphs a and b above, but are exempt from the paragraphs below regarding location and operational requirements.

1. LOCATION REQUIREMENTS

d. ~~Mobile food uses shall not remain at any one location for more than two (2) days more than the duration of the Special Event (or other permitted Temporary Use) with which it is associated. The two (2) additional days are provided to allow for set-up and take-down of the mobile food unit, not for additional days of operation.~~ Mobile Food Uses shall not locate within three hundred (300) feet of the principal building entrance of an existing restaurant (includes Restaurant, carry-out/delicatessen, Restaurant, fast food, Restaurant, nightclub, and Restaurant, sit down as defined elsewhere in this Zoning Code).

e. Mobile Food Uses shall only operate with the permission of the property owner, which permission shall be included with the license application.

f. A map to scale shall be submitted with the application that shows the location of all 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 a Mobile Food Use wishes to operate.

g. 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.

h. 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.

i. Mobile Food Uses may rotate between approved private parcels, but may not remain in the same location for more than 24 hours.

2. OPERATIONAL REQUIREMENTS

j. The license issued to the Applicant shall be clearly and prominently displayed at the Mobile Food Use.

k. 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.

l. 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 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 Unit. Electronic or illuminated signs are prohibited.

m. Mobile Food Uses shall not provide tables, chairs,, or other furniture outside of the Mobile Food Use.

n. Mobile Food Uses shall only sell food and non-alcoholic beverages.

o. Mobile food Use operators shall maintain the cleanliness of the area around the Mobile Food Use during its hours of operation.

p. The Mobile Food Use license holder and/or property owner shall be the responsible party for any violation of this subsection. A license may be revoked, suspended, modified or not renewed by the Town for failure to comply with the provisions of this Subsection, or any provision of the Code of the Town of Easton.