Planning Commission
MEETING AGENDA

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

1. Call to Order

2. Approval of Minutes

a. Approval of the Draft Decision Summary from the June 18, 2026 Meeting.

3. Old Business

4. New Business

a.

Application Number:	2026 - 1750
Applicant:	Lane Engineering LLC on behalf of Talbot County Humane Society, Inc.
Location:	7906 & 7894 Ocean Gateway Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1&2
Zoning District:	CG
Request:	Sketch site plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new main office with associated facility improvements.

b.

Application Number:	2026 - 1732
Applicant:	Davis Bowen & Friedel, Inc. on behalf of the Talbot County Roads Department
Location:	605 Port Street Tax Map 0034, Grid 0009, Parcel 0034
Zoning District:	GI

	Request:	Sketch site plan approval for the construction of a new 8,000 square foot pole building to be utilized as storage for the Talbot County Roads Department. The Applicant is also seeking a supplemental waiver from Section 28-1014.6.F.2.a-c, the minimum planting location requirements for Industrial/Business and Service uses, Section 28-1014.7.E.2, the minimum bufferyard standards to buffer major roads, Section 28-1014.7.E.5, the minimum bufferyard standards for intense surrounding land uses, and landscape and buffering waivers from Section 28-1014.7 E.4.a & b.
c.	**Application Number:**	2026 - 1751
	Applicant:	Davis Bowen & Friedel, Inc.
	Location:	1 Medical Center Drive Tax Map 0017, Grid 0023, Parcel 0129, Lot 3
	Zoning District:	RH
	Request:	Supplemental waiver request from Section 28-1014.6 F.1, the minimum overall tree planting requirement for Industrial/Business and Service Uses, the minimum bufferyard requirements for major roads for non-residentially zoned land uses in Section 28-1014.7.E.2.a-c, and Section 28-1014.7.E.5.a-c, the minimum bufferyard standards for intense surrounding land uses. The Applicant is seeking to install water and wastewater infrastructure for the UM Shore Regional Medical Center.

d. Recommendation to the Town Council for a Proposed Zoning Text Amendment for Accessory Dwelling Units (ADUs) following the enactment of House Bill 1466 (2025).

5. Discussion Item

6. Adjournment

Town of Easton Planning Commission
Draft Decision Summary
Thursday, June 18, 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

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

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

2. **Decision Summary Review** —

Vice Chairperson Ports moved to approve the May 21, 2026 Decision Summary. Chairperson Toussaint seconded the motion.

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

3. **New Business**

   a. **File No.:** **2026 - 1747**
      Applicant: **Kelly Valin Architect**
      on behalf of 56 Canvasback LLC

Location: 29512 Canvasback Drive, Easton, MD 21601
Tax Map 0109, Grid 00EA, Parcel 4582, Lot 56
Zoning: CG
Request: The Applicant is requesting a supplemental waiver from Section 28-1001.3.C, the minimum number of off-street parking spaces. The Applicant is seeking a waiver of approximately ten (10) to fifteen (15) parking spaces from the minimum number of 41 parking spaces in order to accommodate the occupants of Units 1 and 6 (House of Worship) and the unoccupied spaces in Units 7 and 8 of the multi-tenant commercial property.

Background: The legally permitted uses within the multi-tenant property include Unit 2 (Massage Therapy) and Unit 5 (Automotive Repair Garage). Additionally, Units 3 and 4 were granted a Special Exception by the Board of Zoning Appeals for a House of Worship use (SE-734) subject to the condition that sufficient parking is provided if capacity exceeds 75 people.

Outstanding Issues: A series of compliance issues and missing occupancy information was identified following a Special Exception request for an Automotive Repair Garage in Unit 8. In order to resolve these issues, the Applicant must obtain a parking waiver for the uses currently occupying Units 1, 6, 7, and 8; and a Special Exception for the House of Worship use currently occupying Unit 6. Subsequent building code review will be required, and all outstanding Certificate of Occupancy permits must also be obtained.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner

Applicant Presentation:
Kelly Valin AIA

Public Comment:
David Cadell, 29556 Brant Court

Public Comment Written — None

Commissioner McAndrews moved to approve the supplemental waiver request subject to the following conditions:

1. **The waiver request shall be formally revised to nineteen (19) parking spaces from the forty one (41) spaces required for the total site. The request shall be further clarified to specify a waiver of nineteen (19) parking spaces from the requested ten (10) to fifteen (15) spaces specifically required for the House of Worship use.**

2. **The Applicant shall provide the mandatory eight (8) bicycle parking spaces.**

3. **The Applicant shall obtain a Special Exception for a House of Worship use for Units 1 and 6 from the Board of Zoning Appeals.**

4. **The Applicant will be required to resubmit a revised parking waiver if Units 7 and 8 are over the estimated six (6) parking spaces allocated for both units, or if a new tenant requires additional parking.**

Vice Chairperson Ports seconded the motion.

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

b. File No.: 2025 - 1464
Applicant: C&C Architecture
on behalf of Walbridge Real Estate Investments LLC
Location: 402 Maryland Avenue, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcel 2228
Zoning: BC (with a PR Overlay)
Request: The Applicant is seeking Planned Redevelopment approval for the renovation of the existing three-story structure to accommodate five (5) residential units and additional office and storage space in the Planned Redevelopment Overlay District (PR).

Staff Presentation:
Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner
Nicholas Johnson AICP, Planner

Applicant Presentation:
Christian Chute AIA
Randall Walbridge, Walbridge Real Estate Investments LLC

Public Comment:
Susan Walbridge, Walbridge Real Estate Investments LLC
Maury Schlesinger, 304 Winton Avenue

Public Comment Written:
Marie Nuthall, 310 S. Aurora Street

Chairperson Toussaint moved to approve the application subject to the following conditions:

1. **The Applicant shall provide the minimum three (3) on-site bicycle spaces.**

2. **The Applicant shall designate a minimum of two (2) additional off-street parking spaces.**

Commissioner Ryall seconded the motion.

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

c. File No.: 2026 - 1699
Applicant: Rauch Inc.
on behalf of Building African American Minds Inc. (BAAM)
Location: 406 Moton Street, Easton, MD 21601
Tax Map 0104, Grid 00EA, Parcel 1367B
Zoning: R-7A (with a PR Overlay)
Request: The Applicant is seeking 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 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.

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.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:
Paul Rodgers, Rauch Inc.
Brian Fitzgerald, Rauch Inc.

Public Comment — None
Public Comment Written — None

Vice Chairperson Ports moved to approve the sketch site plan and supplemental waiver request subject to the following conditions:

1. **The Owner shall obtain approval from the Easton Town Council to transfer ownership of Moton Street from the Town.**

Commissioner Klein seconded the motion.

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

4. Old Business

a. File No.: 2021 - 0473
Applicant: Armistead, Lee, Rust & Wright, P.A.
on behalf of D.R. Horton
Location: 29659 Matthewstown Road, Easton, MD 21601
Tax Map 0026, Grid 0020, Parcel 0045
Zoning: PUD with a base zoning district of A-1
Request: The Applicant is seeking architectural approval for the addition of three (3) 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).

Background: 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 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. On February 5, 2024, the Town Council approved Ordinance No. 803, revising the language of Chapter 28 which governs that a PUD approval shall now lapse at three (3) years if no action is taken by the owner or developer to start or cease construction between phases. On February 15, 2024, the Town of Easton Planning Commission reviewed an extension request for the previously approved PUD for the development of a mixed-use subdivision pursuant to Ordinance No. 773. The Commission voted unanimously to grant the PUD extension through December 31, 2024.

On December 19, 2024, the Planning Commission approved a set of six (6) architectural models subject to 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.

Staff Presentation:
Joseph Mayer, Plan Reviewer

Applicant Presentation:
Zachary A. Smith, Esq. Armistead, Lee, Rust & Wright. P.A
Greg Speakman, D.R. Horton

Public Comment — None
Public Comment Written — None

Commissioner Klein moved to approve the additional architectural models subject to 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.**

Vice Chairperson Ports seconded the motion.

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

b. 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). This project was tabled at the May 21, 2026 Planning Commission meeting pending the submission of a revised site plan and additional renderings and material samples which further detail the landscaping and water feature design.

Staff Presentation:
Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
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.

Public Comment:
Frank Gunsallus III, Finance Chair of St. Mark's United Methodist Church
Tina Jones

Public Comment Written:
Rachel L. Smith on behalf of the Talbot County Commission on Aging
Roger Bollman, 700 Port Street
Thomas Ledvina, 7585 Polly Hill Lane

Vice Chairperson Ports moved to approve the sketch site plan and architecture subject to the following condition:

1. **The Applicant shall designate additional ADA compliant pathways to the native meadow seating area.**

Commissioner Ryall seconded the motion.

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

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

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

ABSTAIN: 0
ABSENT: 0

Vice Chairperson Ports moved to forward a favorable recommendation to the Town Council for the waiving of the MXW Incentive & Bonus Fees. Commissioner Klein seconded the motion.

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

c. Maryland Department of Planning: Fiscal Year 2025 Annual Report — Mr. Lynn Thomas presented the draft 2025 Easton Planning Commission Annual Report as required by the State Land Use Article. The Commission is required to formally approve the Report for submission to the Maryland Department of Planning, with a copy to be filed with the Town Council. The State utilizes this data to assess the overall growth and development throughout the given year, focusing specifically on activity within Maryland's Priority Funding Areas (PFA); of which the Town of Easton is a designated part. Mr. Thomas summarized that 71 new residential permits were issued inside the PFA in the previous calendar year, accounting for a total of 71 total units. Mr. Thomas reported that there have been no substantial growth changes during the ongoing Comprehensive Plan update process. Additionally, many improvements to the planning and development process were previously addressed in the 2024 report as part of the Comprehensive Plan adaptation. The report outlines the Commission's work toward finalizing a new Plan in 2025, which has been submitted to the Town Council for approval. The report also notes two (2) Zoning Amendments which were not approved by the Town Council until the 2026 calendar year.

Staff Presentation:
Lynn B. Thomas AICP, Town Planner

Public Comment — None
Public Comment Written — None

Chairperson Toussaint moved to approve the 2025 Annual Report. Commissioner McAndrews seconded the motion.

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

5. Discussion Items

a. Potential Revisions to the Zoning Amendment: 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.

In continuation of their discussion on ADUs from the May 21, 2026 meeting, the Commission reviewed the assessment's recommendations. The Commission discussed a recommendation of the assessment to amend 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). The Commission deliberated on mechanisms to permit ADUs either by right or by Special Exception, indicating a preference to permit ADUs by right exclusively in residential areas. The Commission expressed an interest in establishing broad guidelines to outline their architectural oversight for ADUs, and the role of HOA covenant regulations. Staff advised that HB1466 prohibits deed restrictions and HOAs from banning or unreasonably restricting ADUs on lots designated for single-family detached homes. However, staff will conduct additional research to explore potential language.

The Commission considered a new definition for a "Junior ADU" which would exist within the existing walls of a single-family home; a recommendation previously endorsed by the Affordable Housing Task Force. However, the Commission supported the language of the State legislation, which would limit an ADU's floor area in the Supplemental Standards to a maximum of 75% of the primary dwelling unit's gross floor area. The Commission also reiterated their recommendation to uphold the existing requirement for owner-occupancy of the primary dwelling unit, and to allow no more than one (1) ADU on a given lot. An amendment incorporating the suggested language will be presented for formal review and discussion at a subsequent meeting.

b. 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.

Vice Chairperson Ports moved to forward a favorable recommendation to the Council for the adoption of the Zoning Code Amendment. Commissioner McAndrews seconded the motion.

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

6. **Adjournment** — Chairperson Toussaint moved to adjourn. Vice Chairperson Ports seconded the motion. The meeting was adjourned at 4:46 p.m.

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

Date of Hearing: July 16, 2026

4a

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT:	**7894 & 7906 Ocean Gateway**
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:	Talbot Humane Co. / Talbot County Humane Society, Inc.

DOCUMENT CREATED ON: June 26, 2026

PURPOSE: The applicant is seeking site plan approval from the Planning Commission to construct a new building to house the Talbot County Humane Society with associated improvements.

RECOMMENDATION: Staff supports Planning Commission approval of the proposed site plan subject to staff's recommended conditions (see below).

APPLICATION INFORMATION:	
APPLICANT: Talbot Humane Co. / Talbot County Humane Society, Inc.% Brad Hastings-Becker Morgan Group (Developer)	**REPRESENTATIVE:** Lane Engineering, LLC.: Brett Ewing & Alec Chosta Becker Morgan Group .: Brad Hastings

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 105, Grid 0000, Parcel 1665 & 2987	2.09

ACCEPTANCE DATE: June 29, 2026	**LOCATION:** 7894 & 7906 Ocean Gateway, Map 105, Parcel 1665 & 2987
EXISTING ZONING CG	**EXISTING LAND USE:** Commercial
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Commercial

CONTEXT:
Location/Site Access – The subject property is located along Ocean Gateway, fronting on the west side of the road.

Existing Conditions – The subject property is a commercial property currently utilized as the site of the Talbot County Humane Society.

Surrounding Properties

- 7871, 7872, & 7924 Ocean Gateway - CG
- 7891 Ocean Gateway - R-10A
- 314 Choptank Avenue - R-7A
- 900 High Street - R-7A



***Figure 1**: Vicinity Map*

PROPOSAL: The site is located on a previously developed area covered by impervious surface; existing walks, parking areas, drive aisles and commercial structures. This proposed project is to revitalize, redevelop, and combine Parcels 1665 Lots 1 & 2 and Parcel 2987 to accommodate a new building to house the Talbot County Humane Society with associated parking, stormwater management facilities and landscaping.

BACKGROUND:
On January 26, 1999, the Board of Zoning Appeals approved a Variance from the 200-foot minimum setback from all property lines for any buildings or runs associated with a kennel, along with a Special Exception for the use of a *'Commercial Kennel'*. The applicant was required to provide screening from the view of adjacent parcels.

The applicant submitted an application to the Easton Staff Development Review Committee on June 24, 2026.

The applicant is scheduled for a Special Exception for the August 18, 2026 Board of Zoning Appeals for the use of an '*Animal Hospital or Veterinary Clinic'*.

ZONING ANALYSIS:

A. Permissible Land Uses

28-201 Table 2.1							CG					
232	Animal Hospital or Veterinary Clinic*	--	--	--	--	--	SE	SE	P	--	--	

Analysis – The Applicant outlines the proposal as the construction of a new Talbot County Humane Society facility, featuring a primary building along with associated parking, landscaping, and stormwater management infrastructure. According to Table 2.1, Table of Permissible Uses, the project is categorized as an *"Animal Hospital or Veterinary Clinic,"* which is a permitted use subject to a 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				
11	Animal Hospital	1 per employee	1 per 200 sf GFA	–	

Total Site Parking Required:

Animal Hospital:

1 Space per employee required - Minimum
1 Space per 20 employees; 20 Spaces Required- Minimum
1 Space per 200 SF GFA required - Maximum
12,906 SF GFA/200 = 65 spaces required-Maximum

Total spaces Required- Minimum: 20
Total spaces Required- Maximum: 65
Total spaces provided: 48

Analysis - A total of forty-eight (48) off-street parking stalls have been designated by the applicant. Based on current and projected business activities, the owner anticipates that this allocation will sufficiently meet all future parking requirements.

C. Commercial General District Development Standards

Table 1. Development Standards		
CG Zoning District	**Standard**	**Proposed**
Setbacks	Front = 25 feet, 40' State Highway Side = 10 feet Rear = 15 feet	Front = 41 feet Side = 88/71 feet Rear – 32 feet
Lot Size (min.)	20,000 square feet	91,123 square feet

Lot Frontage (min.)	60 feet	335 feet
Building Envelope (min.)	20 feet x 30 feet	180 feet X 315 feet
Lot Coverage (max.)	50% (Lot Area)	15.2%
Height (max.)	50 feet	Not to exceed 50'
Bufferyard	Per the provisions of Section 28-1014 of the Zoning Ordinance.	Provided.

§ 306.2 of the Zoning Ordinance states that development within the Commercial General 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.***
- ***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.***
- ***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 CG - Commercial General District Area and meets the 28-306 Development Standards. Any comments or concerns from the ESDR review letters will be addressed during the Development Site Plan review.

D. 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 subject property, situated within a priority funding area, consists of an existing developed site already featuring impervious surfaces and utility connections. Spanning a total of 2.09 acres, the proposal includes a single-story building of 12,906 square feet, complemented by landscaping, parking, and stormwater management facilities. While the mandatory Forest Conservation requirement is calculated at 0.313 acres (13,656 square feet), the project aims to optimize density within this infill location while ensuring sufficient infrastructure. Notably, the

applicant's landscape design incorporates thirty-six deciduous shade/canopy trees, ten understory trees, and forty-four evergreen trees, exceeding the forest conservation requirement by 195%. 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:

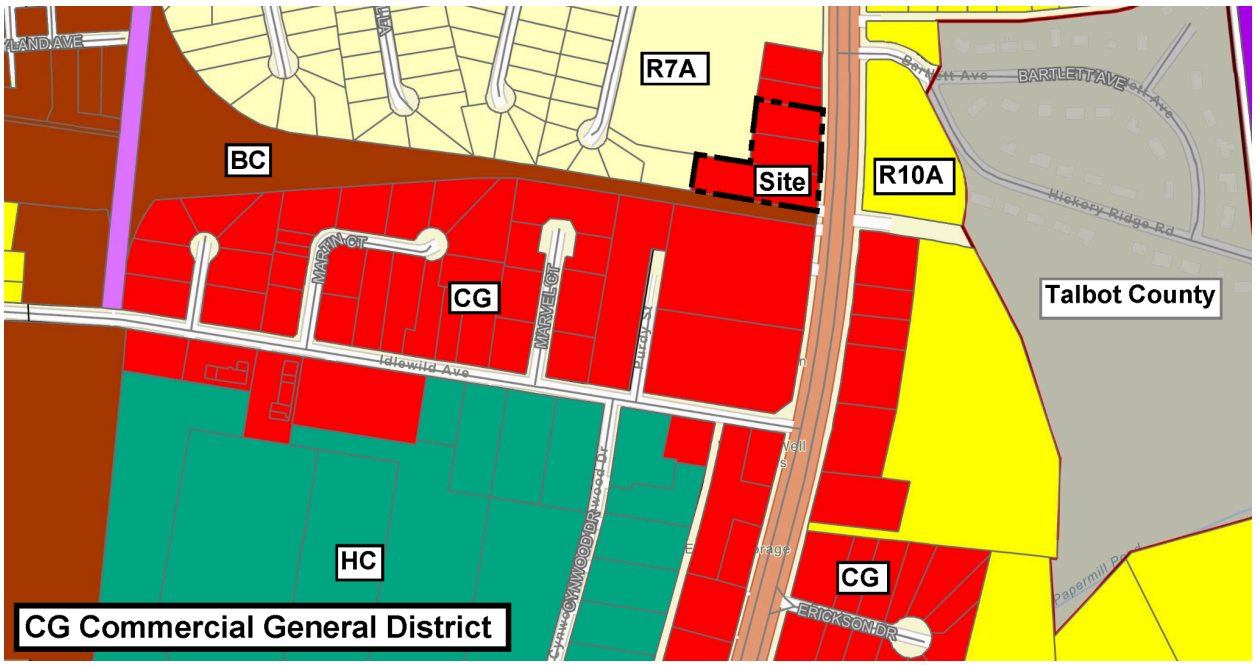


Figure 2: Zoning Map

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: *This development proposes the same use that exists on site today, the Talbot Humane Society on a commercially zoned property in the Route 50 corridor.*

Staff notes that the proposed development fits within the general commercial nature of Ocean Gateway.

(Principle #2) Natural features should determine design – *Applicant's response: No compelling natural features; site layout oriented to take advantage of natural drainage patterns.*

Staff notes that there are no compelling natural features on site.

(Principle #3) Automobiles should not determine design – *Applicant's response: Parking for the Humane Society provided, building orientation to compliment existing site is the primary design for this layout. Parking provided in permeable pavers to mitigate impacts.*

Staff notes that the applicant has provided 48 off-street parking spaces and fits well within the minimum and maximum vehicle space requirements.

(Principle #4) Ample Open Space should be provided within & around neighborhoods – *Applicant's response: Usable Open Space not applicable.*

Staff notes that open space is not applicable.

(Principle #5) Architecture should respect Easton's Historical Development – *Applicant's response: This application proposes architecture compatible with the Town of Easton's architectural palette and consistent with commercial buildings in the Route 50 corridor.*

(Principle #6) Signs should inform but not dominate – *Applicant's response: Signage to be simple per code.*

Staff notes that any proposed monument sign will require a Signage Application to be submitted prior to installation. Signs should inform but not dominate the area.

(Principle #7) Neighborhoods should contain a diversity of housing types – *Applicant's response: Not applicable to this project.*

(Principle #8) Residential neighborhoods should be interesting places – *Applicant's response: Not applicable to this project.*

(Principle #9) Neighborhoods should connect – *Applicant's response: The Town of Easton is currently pursuing pedestrian improvements in the adjacent (former) railroad right-of-way as part of a potential future Rails to Trails.*

Staff notes that although this Principle is primarily directed towards residential subdivisions, the Town is presently engaged in advancing pedestrian enhancements within the neighboring former railroad right-of-way, envisioned as a future Rails to Trails corridor.

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

Analysis - Situated outside both the Critical Area and the Historic District, the proposed site is part of a redevelopment initiative. This project intends to merge and revitalize Parcel 2987 and Parcels 1665 (Lots 1 & 2) to establish a new facility for the Talbot County Humane Society, complete with integrated landscaping, parking, and 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 - Surrounding traffic hazards will not be increased by the proposed activity or use. The site includes sufficient off-street parking, and the existing access road connecting to Ocean Gateway (MD RTE 50) will serve as the primary entrance.

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 - Redeveloping this site will not negatively affect the safety or health of individuals working or living nearby. Currently situated in a general commercial zone, the property is central to a revitalization strategy. The project aims to consolidate and upgrade Parcel 2987 and Parcels 1665 (Lots 1 & 2). These efforts will create a modern facility for the Talbot County Humane Society, featuring comprehensive stormwater management, new parking areas, and coordinated landscaping.

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

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

RECOMMENDED CONDITION:

Staff recommends that the Planning Commission approve the sketch site plan as well as a positive recommendation to the Board of Zoning Appeals for the Special Exception for the use 232 in Table 2.1 of Section 28-202 of the Ordinance for an Animal Hospital or Veterinary Clinic* in the CG-Commercial General zoning district.

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 table the application to the August 20th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2026.06.03 Concept SWM-7894 & 7906 Ocean Gateway-Talbot Humane, paper copy & PDF
2. 2026.06.03 ESDR Application-7894 & 7906 Ocean Gateway-Talbot Humane, paper copy & PDF
3. 2026.06.03 LLR Application-7894 & 7906 Ocean Gateway-Talbot Humane, paper copy & PDF
4. 2026.06.03 Site Plan Application-7894 & 7906 Ocean Gateway-Talbot Humane, paper copy & PDF
5. 2026.06.25 TOE ESDR Comments Return - Talbot Co. Humane Society, paper copy & PDF
6. 2026.06.29 Building Renderings -Talbot Co. Humane Society, paper copy & PDF
7. 2026.06.29 ESDR CommentResponseLetter - Talbot Co. Humane Society, paper copy & PDF
8. 2026.06.29 Sketch Site Plan - Talbot Co. Humane Society, paper copy & PDF

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

Site Plan, PUD, Planned Healthcare Application

Application Type

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

Subdivision Information

Name	Talbot Humane Society				
Original Property Size	Acres	2.09 AC±	Square Feet	91,123 SF±	
Telephone No.		Email			

Site Plan Information

Property Size	Acres	2.09 AC±	Square Feet	91,123 SF±
Structure's Floor Area	13,659 SF±	Structure's Square Feet	13,659 SF±	
Area of Disturbance	2.09 AC±	Number of Dwelling Units	0	

Property Information

Address	7906 & 7894 Ocean Gateway, Easton, MD 21601 (Parcel 1665 Lots 1 & 2 and Parcel 2987)						
Tax Map	105	Grid	0	Parcel	1665 & 2987	Lot	1 & 2
Deed Refernce:	Liber	2920	Folio	107			
Plat Reference:	Liber	76	Folio	44			
Base Zoning District	CG	Historic Y ☐ N ☒		Planned Redevelopment Y ☐ N ☒			
Source of Electricity	Easton						

Owner

Name	Talbot Humane Co. / Talbot County Humane Society, Inc.
Mailing Address	7894 Ocean Gateway, Easton, MD 21601
Telephone No.	Email

Applicant or Agent

Name	Brett Ewing, AICP, Lane Engineering, LLC
Mailing Address	117 Bay Street, Easton, MD 21601
Telephone No.	Email

Surveyor / Engineer

Name	Alec Chosta, P.E.	License No.	51461	Expiration Date	4/4/2028
Mailing Address	Lane Engineering, LLC, 117 Bay 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 6/3/2026

Printed Name of Applicant or Agent Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Planning Commission Required	Y ☒ N ☐		
Planning Commission Meeting Date	**07/16/2026**		
Sketch Approval Date		Project No.	**ESDR 26 - 08**
Prelim/Dev. Approval Date		Application No.	**2026 - 1750**
Final Approval Date		Sketch Fee Paid	**06/03/2026**
Recordation Date		Develop. Fee Paid	

Revised 02-2019

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

Subdivision & Property Line Adjustment Application

Application Type

Subdivision ☐ Minor Subdivision ☐ Lot Line Revision ☒

Subdivision Information

Name	7906 & 7894 Ocean Gateway, Easton, MD 21601 (Parcel 1665 Lots 1 & 2 and Parcel 2987)			
Property Size	Acres	2.09 AC±	Square Feet	91,123 SF±
Number of Lots Proposed	1 total, no new			

Property Information

Address	7906 & 7894 Ocean Gateway, Easton, MD 21601 (Parcel 1665 Lots 1 & 2 and Parcel 2987)						
Tax Map	105	Grid	0	Parcel	1665 & 2987	Lot	1 & 2
Deed Refernce:	Liber	2920	Folio	107			
Plat Reference:	Liber	76	Folio	44			
Zoning District	CG	Planned Redevelopment Y ☐ N ☒		Historic District Y ☐ N ☒			
Source of Electricity	Easton						

Owner

Name	Talbot Humane Co. / Talbot County Humane Society, Inc.
Mailing Address	7894 Ocean Gateway, Easton, MD 21601
Telephone No.	Email

Surveyor / Engineer

Name	Alec Chosta, P.E.	License No.	51461	Expiration Date	4/4/2028
Mailing Address	Lane Engineering, LLC, 117 Bay Street, Easton, MD 21601				
Telephone No.		Email			

Applicant or Agent

Name	Brett Ewing, AICP, Lane Engineering, LLC
Mailing Address	117 Bay Street, Easton, MD 21601
Telephone No.	Email

Additional Comments:

Proposed lot line abandonment between Parcels 1665 Lots 1 & 2 and Parcel 2978 for the purpose of redeveloping the Talbot County Humane Society.

Minimum Lot Size	20,000 SF	Minimum Lot Frontage	60 FT
Minimum Lot Envelope	20 FT X 30 FT	Existing Lot Coverage	11,093 SF±
		Proposed Lot Coverage	13,860 SF±

- ☐ ESDR Letter
- ☐ $200 Per Subdivided Lot Fee
- ☐ $500 Lot Line Revision Fee

Any modifications during review shall warrant an updated application.

I hereby certify that I have reviewed and satisfied the Town of Easton Subdivision Regulations Article 4, Procedures and Requirements and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent 

Date 6/3/2026

Printed Name of Applicant or Agent Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Planning Commission Y ☒ N ☐			
Planning Commission Meeting Date	**07/16/2026**		
PC Approval Date		Subdivision No.	**SD-502**
Conditions? Y / N		Application No.	**2026 - 1750**
Recordation Date		Fee Amount	**$500.00**
ESDR Y / N Date	**06/24/2026**	Review Fee Paid	**06/03/2026**
			Revised 02-2019

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

Easton Staff Development Review

Property Information

Address	7906 & 7894 Ocean Gateway, Easton, MD 21601 (Parcel 1665 Lots 1 & 2 and Parcel 2987)						
Tax Map	105	Grid	0	Parcel	1665 & 2987	Lot	1 & 2
Deed Refernce:	Liber	2920	Folio	107			
Plat Reference:	Liber	76	Folio	44			
Base Zoning District	CG	Historic District Y ☐ N ☒		Planning Redevelopment Y ☐ N ☒			

Purpose of Application / Description of Work:

Proposed project is to revitalize, redevelop, and combine Parcels 1665 Lots 1 & 2 and Parcel 2987 to accommodate a new building to house the Talbot County Humane Society.

Owner

Name	Talbot Humane Co. / Talbot County Humane Society, Inc.		
Mailing Address	7894 Ocean Gateway, Easton, MD 21601		
Telephone No.		Email	

Applicant / Agent

Name	Brett Ewing, AICP, Lane Engineering, LLC		
Mailing Address	117 Bay Street, Easton, MD 21601		
Telephone No.		Email	

Surveyor / Engineer

Name	Alec Chosta, P.E.	License No.	51461	Expiration Date	4/4/2028
Mailing Address	Lane Engineering, LLC, 117 Bay Street, Easton, MD 21601				
Telephone No.		Email			

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent 

Date 6/3/2026

Printed Name of Applicant or Agent Brett Ewing, AICP, Lane Engineering, LLC

For Office Use Only

Easton Staff Development Review Meeting Required Y ☒ N ☐

Easton Staff Development Review Meeting Date **06/24/2026** **2026 - 1750 / ESDR 26 - 08 / SD-502**

Completeness Check Date **06/04/2026**

Revisions/Resubmissions Required Y ☐ N ☐

Resubmission Date

Documents Received Y ☐ N ☐

Staff Determination

Scheduled for June ESDR/Prelim Review

Scheduled for July 16, 2026 Planning Commission

Planning Commission Requir(Y ☒ N ☐

BOZA Required Y ☐ N ☒

Historic District Commission Required Y ☐ N ☒

Resubmission for ESDR Required Y ☐ N ☒

Staff Signature Samantha N. Smith Date **07/01/2026**

Revised 02-2019

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

Easton Staff Development Review Worksheet

Date: June 24, 2026
Project: 7894 & 7906 Ocean Gateway - Talbot County Humane Society
To: Brett Ewing & Alec Chosta– Lane Engineering, LLC
CC: Talbot Humane Co./Talbot County Humane Society, Inc.

The Easton Staff Development Review (ESDR) Committee meeting was held on June 24th at 11:00 am. Staff reviewed the proposed building to house the Talbot County Humane Society. The site includes stormwater management features, parking, and landscaping, on the property located at 7894 & 7906 Ocean Gateway, also known as Tax Map 0105, Parcel 1665 & 2987, lots 1 & 2.

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.

Based on the ESDR sketch plan submission, the Staff did identify constraints which require action by the Board of Zoning Appeals.

The next Planning Commission meeting is scheduled for **Thursday, July 16, 2026 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Monday, June 29th 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**.

The next Board of Zoning Appeals meeting is scheduled for **Tuesday, August 18, 2026 at 9:00 am.** Submit additional documentation to the Planning and Zoning Department no later than Tuesday, July 21st at 1:00 pm. All files for presentation at the Board of Zoning Appeals need to be provided on a flash drive. In addition, provide a digital submittal (via email) of all supporting documents necessary for the Board of Zoning Appeals review, including **one paper copy**.

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: **June 23, 2026**
TO: **Brett Ewing & Alec Chosta–** Lane Engineering, LLC
Owner - Talbot Humane Co./Talbot County Humane Society, Inc.
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer
FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: 7906 & 7894 Ocean Gateway - Talbot Humane Society

We reviewed the **June 5, 2026** Development Site Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. Check the total number of canopy trees within Bufferyard 'B'. List total proposed plantings.

2. Label the total number of proposed canopy and evergreen trees for Bufferyard 'E' onto sheet 2 of 2.

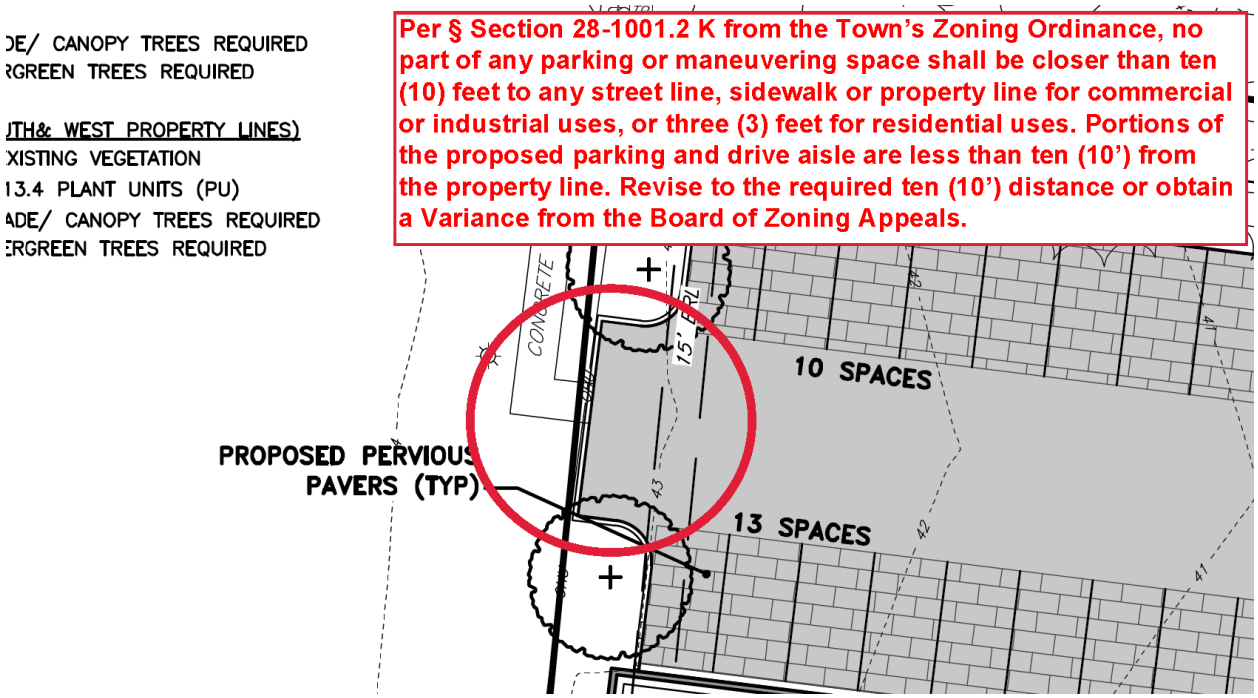
3. Per *§ Section 28-1001.2 K* from the Town's Zoning Ordinance, *no part of any parking or maneuvering space shall be closer than ten (10) feet to any street line, sidewalk or property line for commercial or industrial uses, or three (3) feet for residential uses.* Portions of the proposed parking and drive aisle are less than ten (10') from the property line. Revise design to the required ten (10') distance or obtain a Variance from the Board of Zoning Appeals. **See markup below.**

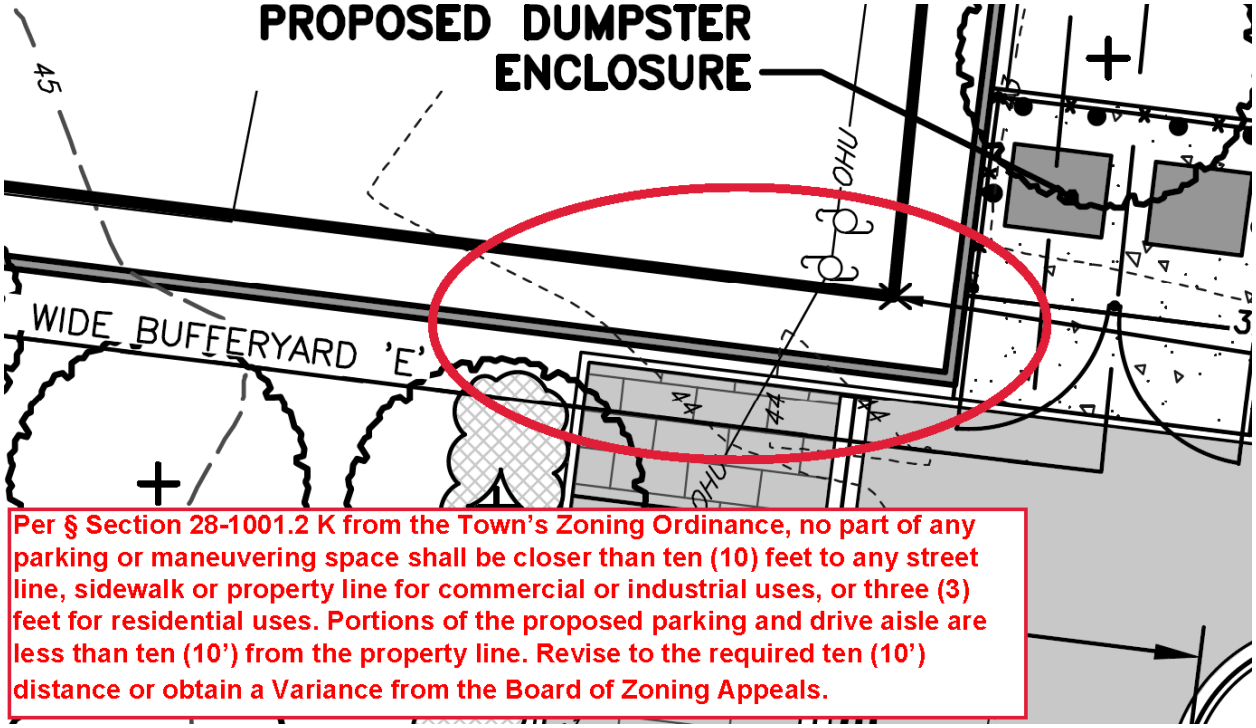
4. The property is situated within the Town of Easton's CG (Commercial, General) Zoning District, as defined by the Zoning Code and Map. An "animal hospital or veterinary clinic" is a permissible use in this district, provided it receives approval through a Special Exception granted by the Board of Zoning Appeals.

5. Adjust the width of all proposed drive aisles to meet the current twenty-five (25’) foot requirement.

6. Upon Sketch Site Plan approval from the Planning Commission, please submit the Subdivision & Property Line Adjustment Application for a Lot Line Revision to the Engineering Department for review.

Review Comment #3





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

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

DATE: **June 24, 2026**

TO: **Alec Chosta - Lane Engineering**

Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC

FROM: **Julie Carroll – DPW Engineering Division**

SUBJECT: **Talbot Humane Society**
Sketch Site Plan and Review
Sketch Stormwater Management Review

Our office reviewed the Application for the Subject project received on **6/4/2026**.

The **Sketch Site Plan** is **Acceptable with the following Conditions:**

1. The Existing Access Road is shown to be reconstructed on Sheet 1. However, on Sheet 2 it does not show this area to be reconstructed. This may affect Impervious Area and Stormwater Management Calculations as well.
2. The Architectural Plans appear to show additional concrete patio at the Event Space. Please label/clarify. This may affect Impervious Area and Stormwater Management Calculations as well.
3. We recommend widening the drive aisle and turning radius on the east side of the proposed Salliport to 25’ for better vehicle maneuverability.
4. We recommend coordination with the Fire Marshal for site circulation and general compliance prior to detailed Engineering Plans.

The **Sketch Stormwater Management Plan** is **Approved with the following Condition:**

5. Provide a Stormwater Management Easement on the existing Stormwater Management Pond prior to Grading Permit approval.

Planning Commission Recommendation

Site Plan Approval

(Re)Submission of all documents/plans shall be made via the online submission portal

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 06/16/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 7894 & 7906 Ocean Gateway
Project Name: Talbot County Humane Society
Phase: Easton Staff Development Review (ESDR)
SUBM: 1
Status: **APPROVED AS NOTED**

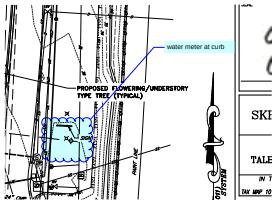
Easton Utilities Commission has reviewed the above referenced plans and determined the plans are **"Approved As Noted".**

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

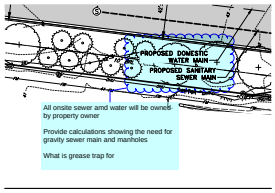
2026.06.03 Sketch Site Plan - 7894 & 7906 Ocean Gatway - Talbot Humane.pdf Markup Summary

Engineer (2)



Subject: Engineer
Page Label: [2] CSK-PLTS-250350-2 OF 2
Date: 6/11/2026 8:51:13 AM
Page Index: 2

water meter at curb



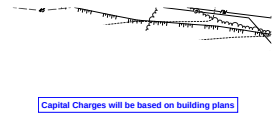
Subject: Engineer
Page Label: [2] CSK-PLTS-250350-2 OF 2
Date: 6/11/2026 8:55:52 AM
Page Index: 2

All onsite sewer amd water will be owned by property owner

Provide calculations showing the need for gravity sewer main and manholes

What is grease trap for

Engineering (1)



Subject: Engineering
Page Label: [2] CSK-PLTS-250350-2 OF 2
Date: 6/11/2026 8:55:09 AM
Page Index: 2

Capital Charges will be based on building plans

PROJECT NOTES

ZONING: CG (COMMERCIAL GENERAL DISTRICT)

SITE AREA: 2.09 AC± (91,123 SF±)

BUILDING SETBACKS:

		HUMANE SOCIETY
FRONT –	25' (40' FROM U.S. ROUTE 50)	41'±
REAR –	10'	32'±
SIDE –	10'	88'± & 71'±

MAXIMUM LOT COVERAGE: 50% (BY BUILDINGS)

MAXIMUM BUILDING HEIGHT: 50'

EXISTING CONDITIONS: A COMMERCIAL PROPERTY CURRENTLY UTILIZED AS THE SITE OF THE TALBOT COUNTY HUMANE SOCIETY.

PROPOSED DEVELOPMENT: THE PROPOSED PROJECT IS TO REVITALIZE, REDEVELOP, & COMBINE THE EXISTING PARCELS AS SHOWN HEREON TO ACCOMMODATE A NEW BUILDING TO HOUSE THE TALBOT COUNTY HUMANE SOCIETY.

STORMWATER MANAGEMENT: STORMWATER QUANTITY/QUALITY CONTROL WILL BE ADDRESSED THROUGH ESD FEATURES (PERMEABLE PAVERS) AS REQUIRED AND DETAILED IN THE CONCEPT SWM REPORT INCLUDED WITH THIS SKETCH SITE PLAN. THE PROPERTY IS WITHIN THE WINDMILL BRANCH WATERSHED.

LOT COVERAGE: 13,860 SF± (15.2%)

REFUSE/TRASH: DUMPSTER AREA AND SCREENING AS SHOWN HEREON.

SITE LIGHTING: EXISTING ONSITE. ALL PROPOSED LIGHTING, UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION, SHALL BE SHARP CUT-OFF SHIELDED LUMINARIES ON 18' HEIGHT POLES MAX. LIGHT SHALL NOT SHINE OFF-SITE AT LEVELS GREATER THAN A 1 FOOT CANDLE.

BUILDING HEIGHT: NOT TO EXCEED 50'

PROJECT NOTES

EXISTING PARKING: ANIMAL HOSPITAL @ 1/EMPLOYEE: 20 EMPLOYEES = 20 SPACES MINIMUM
ANIMAL HOSPITAL @ 1/200 SF GFA: 11,106 SF/200 = 56 SPACES MAXIMUM

48 REGULAR PARKING SPACES + 1 ADA ACCESSIBLE SPACES EXISTING

PROPOSED PARKING: ANIMAL HOSPITAL @ 1/EMPLOYEE: 20 EMPLOYEES = 20 SPACES MINIMUM
ANIMAL HOSPITAL @ 1/200 SF GFA: 12,906 SF/200 = 65 SPACES MAXIMUM

TOTAL SPACES PROVIDED: 48 SPACES PROVIDED
3 ADA ACCESSIBLE SPACES INCLUDED

BIKE RACKS REQUIRED: BIKE RACKS NOT REQUIRED FOR ANIMAL HOSPITAL USE.

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1– INTEGRATED USES ARE DESIRABLE– THIS DEVELOPMENT PROPOSES THE SAME USE THAT EXISTS ON SITE TODAY, THE TALBOT HUMANE SOCIETY ON A COMMERCIALLY ZONED PROPERTY IN THE ROUTE 50 CORRIDOR.

PRINCIPLE #2– NATURAL FEATURES SHOULD DETERMINE DESIGN– NO COMPELLING NATURAL FEATURES; SITE LAYOUT ORIENTED TO TAKE ADVANTAGE OF NATURAL DRAINAGE PATTERNS.

PRINCIPLE #3– AUTOMOBILES SHOULD NOT DETERMINE DESIGN– PARKING FOR THE HUMANE SOCIETY PROVIDED, BUILDING ORIENTATION TO COMPLIMENT EXISTING SITE IS PRIMARY DESIGN FOR THIS LAYOUT. PARKING PROVIDED IN PERMEABLE PAVERS TO MITIGATE IMPACTS.

PRINCIPLE #4– AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN & AROUND NEIGHBORHOODS– USABLE OPEN SPACE NOT APPLICABLE.

PRINCIPLE #5– ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT– THIS APPLICATION PROPOSES ARCHITECTURE COMPATIBLE WITH TOWN OF EASTON'S ARCHITECTURAL PALETTE AND CONSISTENT WITH COMMERCIAL BUILDINGS IN THE ROUTE 50 CORRIDOR.

PRINCIPLE #6– SIGNS SHOULD INFORM BUT NOT DOMINATE– SIGNAGE TO BE SIMPLE PER CODE.

PRINCIPLE #7– NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES– NOT APPLICABLE TO THIS PROJECT.

PRINCIPLE #8 RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES– NOT APPLICABLE TO THIS PROJECT.

PRINCIPLE #9– NEIGHBORHOODS SHOULD CONNECT– NOT APPLICABLE TO THIS PROJECT. THE TOWN OF EASTON IS CURRENTLY PURSUING PEDESTRIAN IMPROVEMENTS IN THE ADJACENT (FORMER) RAILROAD RIGHT-OF-WAY AS PART OF A POTENTIAL FUTURE RAILS TO TRAILS EXTENSION.

FOREST CONSERVATION REQUIREMENTS:

EXEMPT PER §31-3.2.O: AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA.

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

SECTION 1014.6.C.:

STREET TREES @ 1 TREE/70' OF STREET FRONTAGES = NOT APPLICABLE; NONE PROVIDED

SECTION 1014.6.F.:

1. OVERALL TREES: 1 TREE/3000 SQ FT DISTURBED AREA; 74,784 SF SQ FT/300 = 25 TREES REQUIRED; 25 PROVIDED

2.B. INTERIOR PARKING LOT PLANTINGS: 48 SPACES / 10 = 5 TREES REQUIRED; 5 TREES PROVIDED

2.C. PARKING LOT HEDGE: AS SHOWN

2.D.i. BUILDING FAÇADE PLANTINGS: ONE SHADE/ CANOPY TREE/20' OF APPLICABLE ENTRANCE FAÇADE ALONG US ROUTE NO. 50; FRONTAGE 133'/20 = 7 TREES REQUIRED; 7 TREES PROVIDED

2.D. SERVICE LOADING AREA SCREENING: PROVIDED AS SHOWN

SECTION 1014.7.E.:

25' WIDE LANDSCAPE BUFFERYARD 'B' (ALONG US ROUTE 50)
290 LF LESS ACCESS DRIVES AND PORTIONS OF EXISTING STORMWATER AREAS (146 LF)=
144 LF / 50' = 2.9 PLANT UNITS (PU)
2 SHADE/ CANOPY TREES X 2.9 PU = 6 SHADE/ CANOPY TREES REQUIRED
1 EVERGREEN TREES X 2.9 PU = 3 EVERGREEN TREES REQUIRED

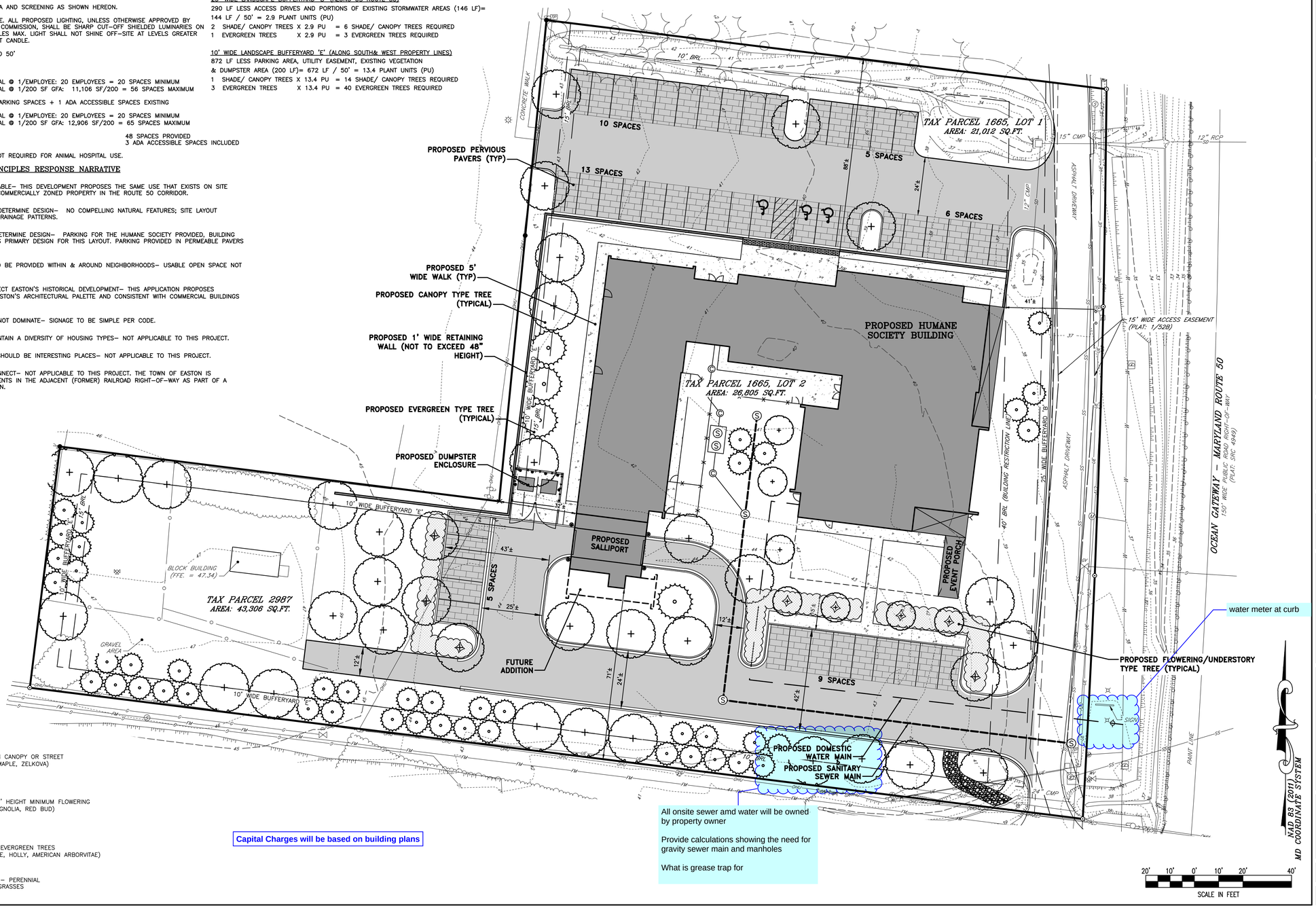
10' WIDE LANDSCAPE BUFFERYARD 'E' (ALONG SOUTH& WEST PROPERTY LINES)
872 LF LESS PARKING AREA, UTILITY EASEMENT, EXISTING VEGETATION
& DUMPSTER AREA (200 LF)= 672 LF / 50' = 13.4 PLANT UNITS (PU)
1 SHADE/ CANOPY TREES X 13.4 PU = 14 SHADE/ CANOPY TREES REQUIRED
3 EVERGREEN TREES X 13.4 PU = 40 EVERGREEN TREES REQUIRED

SWM QUANTITY SUMMARY CHART

POI	EX DA (ACRES)	PR DA (ACRES)	EX IMPERVIOUS (ACRES)	PR IMPERVIOUS (ACRES)	EX RCN	PR RCN	EX Tc (MINUTES)	PR Tc (MINUTES)	PRE 2 YEAR	POST 2 YEAR	WSE	PRE 10 YEAR	POST 10 YEAR	WSE	PRE 100 YEAR	POST 100 YEAR	WSE
1	0.13	0.18	0.12	0.10	95	79	6.00	6.00	0.48	0.36	--	0.78	0.75	--	1.14	1.23	--
2	0.79	0.37	0.22	0.21	72	80	10.50	13.30	0.62	0.54	--	1.55	1.11	--	2.82	1.84	--
3	0.54	0.48	0.38	0.32	87	86	6.00	6.00	1.57	1.33	--	2.82	2.42	--	4.33	3.75	--
4	0.63	1.07	0.33	0.23	83	71	6.00	9.20	1.55	1.14	--	2.96	2.84	--	4.71	5.20	--
							TOTAL		4.22	3.37	--	8.11	7.12	--	13.00	12.02	--

ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	TYPE OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDv (FT³)	ACTUAL ESDv (FT³)
TOTAL SITE	A-2	PERMEABLE PAVERS	ON-SITE	--	401875.42	1580118.09	0.176	--	0.176	1.0	1.0	1,155	1,503



LANDSCAPE LEGEND

2" CALIPER MINIMUM CANOPY OR STREET TREES (OAK, ELM, MAPLE, ZELKOVA)

1.25" CALIPER OR 7' HEIGHT MINIMUM FLOWERING TREES (CHERRY, MAGNOLIA, RED BUD)

7' HEIGHT MINIMUM EVERGREEN TREES (WHITE PINE, SPRUCE, HOLLY, AMERICAN ARBORVITAE)

LANDSCAPING MASS – PERENNIAL MIX WITH SHRUBS, GRASSES

PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

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

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

MISS UTILITY
DIG WITH CARE
CALL 811
KNOW WHAT'S BELOW
BEFORE YOU DIG CALL 1-800-441-8355 OR 811
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

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

PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 51461, Expiration Date: 04/04/2028.

SEAL

STATE OF MARYLAND — CHRISTOPHER J. LANE — 51461 — PROFESSIONAL ENGINEER

06-03-26
DATE

SKETCH SITE PLAN

FOR
TALBOT HUMANE SOCIETY

IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 106 PARCEL 1665 LOTS 1 & 2 & PARCEL 2987

ISSUED FOR:	DATE:	BY:
ESDR SUBMITTAL	06/03/26	BCE

SHEET No. 2 OF 2
SCALE: AS NOTED
JOB No. 250350
FILE No. B857

Date: 06/03/2026 – 10:30am User: barnes Project Manager: BCE
Drawing Path: C:\Users\barnes\AppData\Local\Temp\AcPublish_32464\CSK-PLTS-250350.dwg | 2 OF 2
XREF File(s): RAR-BASE-250350/VLD-BASE-250350/CSK-BASE-250350/VSF-BASE-250350/CBS-BASE-24J6-250350/HSL-BASE-250350/LUP-BASE-250350/CSW-BASE-250

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: June 24, 2026

Project; Talbot Human Co/Talbot Human Society Inc,
7894 Ocean Gateway, Easton, Maryland

A Town of Easton Building Permit is required for all new construction that involves alteration to an approved existing building.

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

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

  - Construction Documents (3 sets) for any new construction will be required. Documents must be prepared by a registered Maryland Registered Architect, with original plans signed and sealed. A code analysis completed by a Registered Maryland Architect including, classification (use group), construction type, and occupant loads must be completed and included with the application materials. (See Maryland Architectural Act- Comar sect. 3-101, 102, 103)
  - The Town of Easton, in accordance with the International Building Code Chapter 17, establishes a building inspections procedure that utilizes qualified, third-party professionals in addition to the Town's Building Inspectors. The purpose of this document is to establish the policy and guidelines for the construction process in accordance with the Building Code requirements and to:
    - Define the responsibility of all parties.
    - Standardize code application.
    - Provide for an orderly and systematic approach for updating standards that apply to the Special Inspections.
    - Set forth a guideline for Special Inspections.

    A copy of this can be found on the Towns Web Site
  - 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.

- 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.
- Pursuant to Town of Easton Ordinance 477, Chapter 9 Fire Protection, Article VII Security Key Lock Boxes, a lockbox shall be provided on the exterior of the building and shall be located as required by the chief of the Easton Volunteer Fire Department, Inc. (410-822-4848).
- An appointment may be set up with this department to review your permit application materials prior to permit application submission.

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

Lane Engineering, LLC

Established 1986

Civil Engineering • Land Planning • Land Surveyors

15 Washington Street
Cambridge, Maryland 21613
Tel 410-221-0818
Fax 410-476-9942

117 Bay Street
P.O. Box 1767
Easton, Maryland 21601
Tel 410-822-8003
Fax 410-822-2024

354 Pennsylvania Avenue
Centreville, Maryland 21617
Tel 410-758-2095
Fax 410-758-4422

June 29, 2026
Joseph A. Mayer
Town of Easton
14 S Harrison Street
Easton, MD 21601

Subject: Comment Response Letter No. 1 – 7906 Ocean Gateway

Dear Mr. Mayer,

We have reviewed the Town's ESDR Determination letter dated June 24, 2026 & corresponding plan review comments June 16, 2026 (Easton Utilities), June 23, 2026 (Planning & Zoning), & June 24, 2026 (Town Engineering) and have incorporated the input into our current Site Construction Plan set. Our responses are in order with your comment letters as follows:

Planning & Zoning – Sketch Site Plan

1. Plan updated.
2. Plan updated.
3. The parking lot to the north exists and is intended to be a replacement in kind that is coincident with the existing edge of pavement. All new parking areas updated to maintain a 10' setback from property line.
4. Special exception to be submitted separate and concurrent with the site plan.
5. All drive aisles updated to be 25' in width.
6. Acknowledged.

Easton Utilities – Sketch Site Plan

1. The water line shown on the concept plan is for proposed fire service. Notation added to plans identifying existing domestic meter service to be reused for new building (provided it meets flow requirements as dictated by the MEP & architect). It is understood that if this service is inadequate, a new meter & tap will need to be conducted on the main and the prior meter will need to be abandoned at the corporation stop.
2. Acknowledged all onsite utilities to be private ownership. Sanitary piping shown on the concept plan is schematic in nature and will be refined upon receipt of an interior plumbing plan from the project MEP, including any required calculations. The grease interceptor is to prevent animal hair from entering EUC's system from washdown areas.
3. Acknowledged.

Engineering Department – Sketch Site Plan

1. Mill and overlay now identified on sheet 1 for the existing shared access road. Mill and overlay is an activity that has no impact on stormwater quality or quantity calculations (no change to runoff conditions) – refer to MDE technical memo #4, dated January 19, 2018, for the state's position on resurfacing in-kind and without disturbance of underlying soil.
2. The area outlined is for a future building addition that will address stormwater requirements if/when it is constructed.
3. All drive aisles now updated to be 25' in width.

4. Suggestion noted. We will pursue fire marshal approval concurrent with technical design and as part of the building permit issuance.
5. Acknowledged, all stormwater areas (existing & proposed) to be placed under easement.

Thank you for your review of this project. Should you have any questions or need additional information, please contact me at 410-822-8003.

Sincerely,



Brett C. Ewing, AICP
Principal



BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - EAST ELEVATION

2025206.00
06.02.2026



BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - NORTH ELEVATION

2025206.00

06.02.2026



BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - WEST ELEVATION

2025206.00
06.02.2026



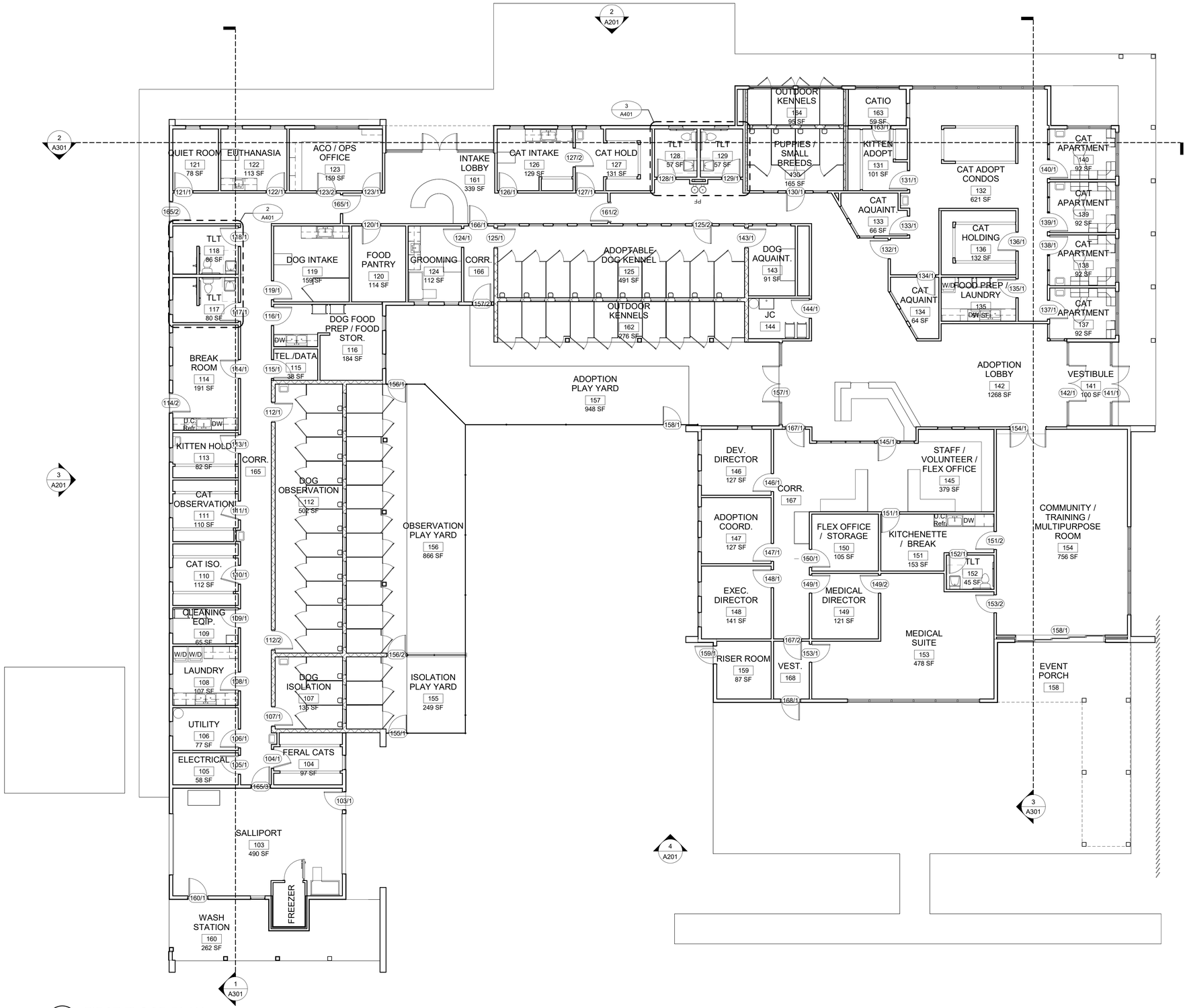
BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - SOUTH ELEVATION

2025206.00
06.02.2026

GENERAL NOTES

1. DIMENSIONS ARE TO EXTERIOR FACE OF CONCRETE, MASONRY, OR METAL STUD UNLESS OTHERWISE NOTED.
2. REFER TO A000-SERIES DRAWINGS FOR SLAB AND OTHER CONSTRUCTION TYPES AND TYPICAL DETAILS.
3. SEE A1## FOR ROOF PLAN
4. SEE A400-SERIES FOR ENLARGED PLANS AND SECTIONS.
5. SEE A6## FOR FINISH SCHEDULE AND LEGEND.
6. SEE A6## FOR DOOR SCHEDULE, DOOR TYPES AND HOLLOW METAL, CURTAINWALL, AND STOREFRONT TYPES.
7. COORDINATE REQUIREMENTS OF WORK WITH ALL OTHER TRADES.



1 FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 S Governors Ave
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main St, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

MORABITO CONSULTANTS, INC.
STRUCTURAL ENGINEER
952 RIDGEBROOK ROAD, SUITE 1700
SPARKS, MARYLAND 21152
410-467-2377

LANE ENGINEERING, INC.
CIVIL ENGINEER
117 BAY STREET
EASTON, MARYLAND 21601
410-822-8003 fax: 410-822-2024

PROJECT TITLE

TALBOT HUMANE SOCIETY

7906 OCEAN GATEWAY
EASTON, MD 21601

PRELIMINARY
ISSUED FOR S.D. SUBMISSION
NOT FOR CONSTRUCTION
NOT FOR PERMITS
ISSUED:

SHEET TITLE

FIRST FLOOR PLAN

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

ISSUE BLOCK

Mark	Date	Description

PROJECT NO:	2025206.00
DATE:	02/13/26
SCALE:	1/8" = 1'-0"
DRAWN BY: AJO	PROJ MGR: WES

A101

COPYRIGHT © 2026

6/3/2026 10:54:20 AM C:\Users\asakets\OneDrive - BECKER MORGAN GROUP C O PORT EXCHA\Desktop\2025206\00_render_saveout.rvt



BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - PERSPECTIVE 1

2025206.00

06.02.2026



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ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - PERSPECTIVE 2

2025206.00

06.02.2026

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ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - PERSPECTIVE 3

2025206.00

06.02.2026



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TALBOT HUMANE SOCIETY - PERSPECTIVE 4

2025206.00

06.02.2026

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

TALBOT HUMANE SOCIETY - PERSPECTIVE 5

2025206.00

06.02.2026

TAX MAP 105, PARCEL 1665, LOT 1

PROPERTY OWNER: TALBOT HUMANE CO.

PROPERTY ADDRESS: 7906 OCEAN GATEWAY
EASTON, MARYLAND 21601

DEED REFERENCE: 2920/107

PLAT REFERENCE: 76/44

TAX MAP 105, PARCEL 1665, LOT 2

PROPERTY OWNER: TALBOT HUMANE CO.

PROPERTY ADDRESS: OCEAN GATEWAY
EASTON, MARYLAND 21601

DEED REFERENCE: 2920/107

PLAT REFERENCE: 76/44

TAX MAP 105, PARCEL 2987

PROPERTY OWNER: TALBOT COUNTY HUMANE SOCIETY, INC.

PROPERTY ADDRESS: 7894 OCEAN GATEWAY
EASTON, MARYLAND 21601

DEED REFERENCE: 281/290

PLAT REFERENCE: 76/43

SITE 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, 2024.

THE IMPROVEMENTS SHOWN HEREON WERE FIELD LOCATED BY LANE ENGINEERING, LLC ON SEPTEMBER 24, 2025.

THE CONTOURS SHOWN HEREON WERE TAKEN FROM FIELD RUN TOPOGRAPHY BY LANE ENGINEERING, LLC ON SEPTEMBER 21, 2025.

THE TREE LINE SHOWN HEREON WAS TAKEN FROM 2022 TALBOT COUNTY AERIALS AND IS APPROXIMATE ONLY.

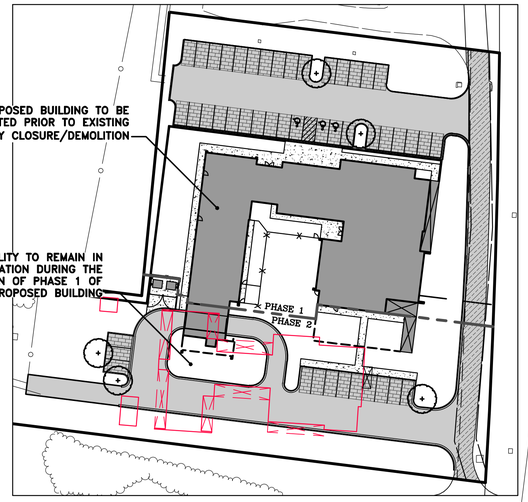
UNDERGROUND UTILITIES SHOWN HEREON WERE TAKE FROM FILES PROVIDED FROM EASTON UTILITIES COMMISSION AND ARE APPROXIMATE ONLY.

FLOOD DATA

THE PROPERTIES 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. 24041C0193C 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 INCLUDE 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
ZONES A, AE, AH, AO, AR, A99, V & VE – 1% ANNUAL CHANCE FLOOD
ZONE X (SHADED) – 0.2% ANNUAL CHANCE FLOOD
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

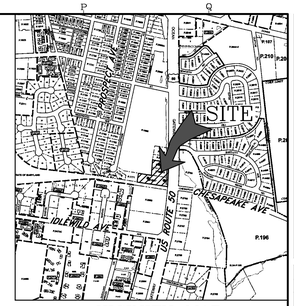
THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR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



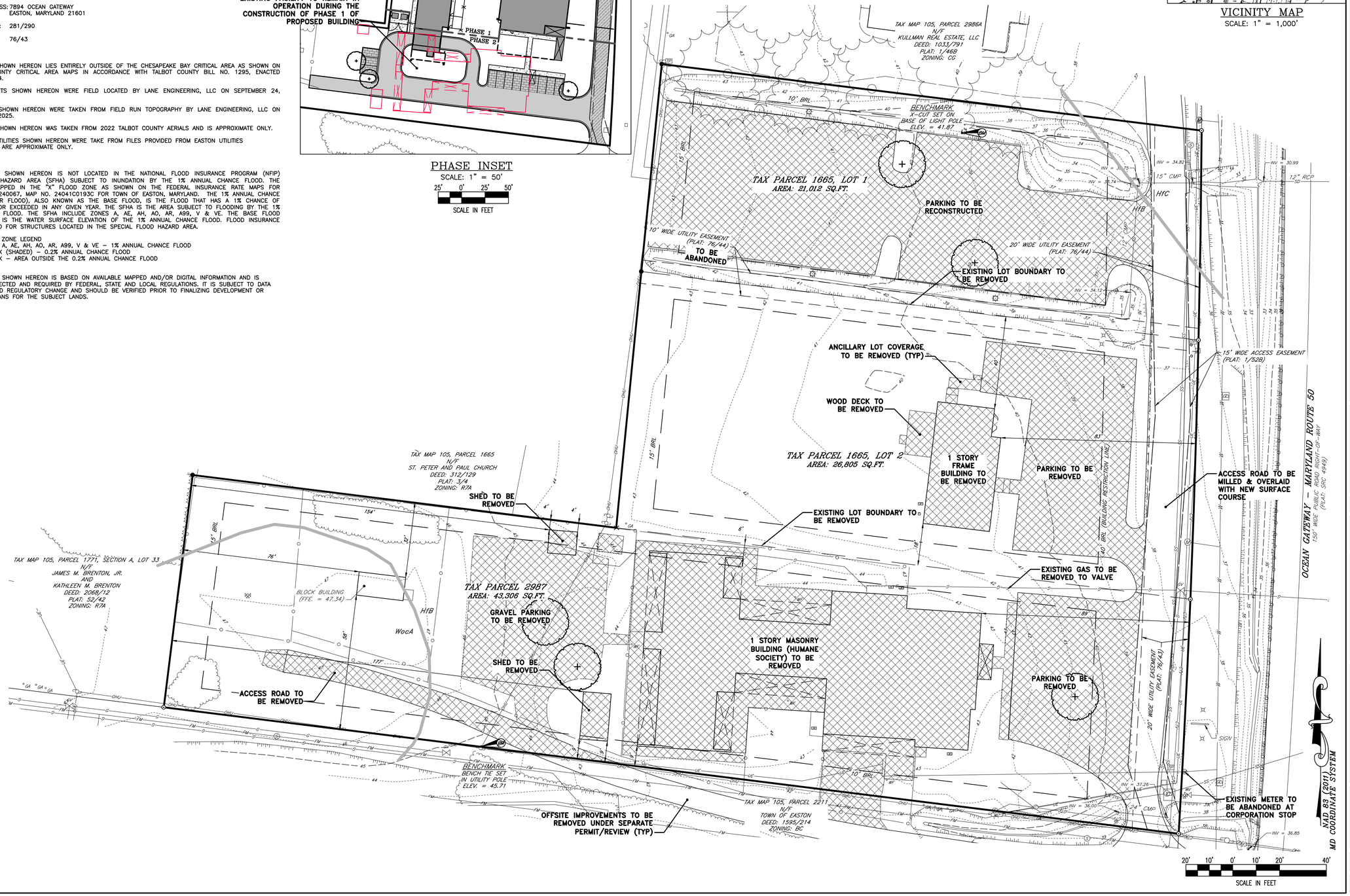
PHASE INSET
SCALE: 1" = 50'
25' 0' 25' 50'
SCALE IN FEET

LEGEND

MB	MAIL BOX	LP	LAMP POLE
HVAC	HVAC UNIT	OHU	OVER HEAD UTILITY LINES
GV	GAS SHUTOFF VALVE	GR	GUARD RAIL
SCO	SANITARY SEWER CLEAN OUT	F	FENCE
SMH	SANITARY SEWER MANHOLE	TL	APPROXIMATE TREE LINE
FH	FIRE HYDRANT	TOB	TOP OF BANK
WM	WATER METER	BOB	BOTTOM OF BANK
WV	WATER VALVE	10	MAJOR CONTOUR
WF	WATER FAUCET	7	MINOR CONTOUR
TP	TELEPHONE PEDESTAL		X-CUT FOUND
FL	FLOOD LIGHT		IRON ROD FOUND
ET	ELECTRIC TRANSFORMER		IRON ROD SET
EH	ELECTRIC HANDHOLE		COMPUTED POINT
GA	GUY WIRE ANCHOR	UP	UTILITY POLE



VICINITY MAP
SCALE: 1" = 1,000'



PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

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15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 51461 , Expiration Date: 04/04/2028.

SEAL

06-29-26
DATE

EXISTING CONDITIONS & DEMOLITION PLAM

FOR
TALBOT HUMANE SOCIETY

IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 106 PARCEL 1665 LOTS 1 & 2 & PARCEL 2987

ISSUED FOR:	DATE:	BY:
ESDR SUBMITTAL	06/03/26	BCE
PLANNING COMMISSION	06/29/26	BCE

SHEET No. 1 OF 2
JOB No. 250350
SCALE: AS NOTED
FILE No. B857

© Lane Engineering, LLC

Date: 06/29/2026 - 11:25am User: barnes Project Manager: BCE
Drawing Path: J:\2025\0300\250350\Civil3D-250350\Dwg\Plats\CSK-PLTS-250350.dwg | 1 OF 2
XREF File(s): XAR-BASE-250350/XLD-BASE-250350/CSK-BASE-250350/YSF-BASE-250350/CBS-BASE-2436-250350/HSL-BASE-250350/LLP-BASE-250350/CSW-BASE-250350/RLD-EUC-BASE-250350

PROJECT NOTES

ZONING: CG (COMMERCIAL GENERAL DISTRICT)

SITE AREA: 2.09 AC± (91,123 SF±)

BUILDING SETBACKS:

		HUMANE SOCIETY
FRONT –	25' (40' FROM U.S. ROUTE 50)	41'±
REAR –	10'	32'±
SIDE –	10'	88'± & 71'±

MAXIMUM LOT COVERAGE: 50% (BY BUILDINGS)

MAXIMUM BUILDING HEIGHT: 50'

EXISTING CONDITIONS: A COMMERCIAL PROPERTY CURRENTLY UTILIZED AS THE SITE OF THE TALBOT COUNTY HUMANE SOCIETY.

PROPOSED DEVELOPMENT: THE PROPOSED PROJECT IS TO REVITALIZE, REDEVELOP, & COMBINE THE EXISTING PARCELS AS SHOWN HEREON TO ACCOMMODATE A NEW BUILDING TO HOUSE THE TALBOT COUNTY HUMANE SOCIETY.

STORMWATER MANAGEMENT: STORMWATER QUANTITY/QUALITY CONTROL WILL BE ADDRESSED THROUGH ESD FEATURES (PERMEABLE PAVERS) AS REQUIRED AND DETAILED IN THE CONCEPT SWM REPORT INCLUDED WITH THIS SKETCH SITE PLAN. THE PROPERTY IS WITHIN THE WINDMILL BRANCH WATERSHED.

LOT COVERAGE: 13,860 SF± (15.2%)

REFUSE/TRASH: DUMPSTER AREA AND SCREENING AS SHOWN HEREON.

SITE LIGHTING: EXISTING ONSITE. ALL PROPOSED LIGHTING, UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION, SHALL BE SHARP CUT-OFF SHIELDED LUMINARIES ON 18' HEIGHT POLES MAX. LIGHT SHALL NOT SHINE OFF-SITE AT LEVELS GREATER THAN A 1 FOOT CANDLE.

BUILDING HEIGHT: NOT TO EXCEED 50'

PROJECT NOTES

EXISTING PARKING: ANIMAL HOSPITAL @ 1/EMPLOYEE: 20 EMPLOYEES = 20 SPACES MINIMUM
ANIMAL HOSPITAL @ 1/200 SF GFA: 11,106 SF/200 = 56 SPACES MAXIMUM

48 REGULAR PARKING SPACES + 1 ADA ACCESSIBLE SPACES EXISTING

PROPOSED PARKING: ANIMAL HOSPITAL @ 1/EMPLOYEE: 20 EMPLOYEES = 20 SPACES MINIMUM
ANIMAL HOSPITAL @ 1/200 SF GFA: 12,906 SF/200 = 65 SPACES MAXIMUM

TOTAL SPACES PROVIDED: 48 SPACES PROVIDED
3 ADA ACCESSIBLE SPACES INCLUDED

BIKE RACKS REQUIRED: BIKE RACKS NOT REQUIRED FOR ANIMAL HOSPITAL USE.

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1– INTEGRATED USES ARE DESIRABLE– THIS DEVELOPMENT PROPOSES THE SAME USE THAT EXISTS ON SITE TODAY, THE TALBOT HUMANE SOCIETY ON A COMMERCIALLY ZONED PROPERTY IN THE ROUTE 50 CORRIDOR.

PRINCIPLE #2– NATURAL FEATURES SHOULD DETERMINE DESIGN– NO COMPELLING NATURAL FEATURES; SITE LAYOUT ORIENTED TO TAKE ADVANTAGE OF NATURAL DRAINAGE PATTERNS.

PRINCIPLE #3– AUTOMOBILES SHOULD NOT DETERMINE DESIGN– PARKING FOR THE HUMANE SOCIETY PROVIDED, BUILDING ORIENTATION TO COMPLIMENT EXISTING SITE IS PRIMARY DESIGN FOR THIS LAYOUT. PARKING PROVIDED IN PERMEABLE PAVERS TO MITIGATE IMPACTS.

PRINCIPLE #4– AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN & AROUND NEIGHBORHOODS– USABLE OPEN SPACE NOT APPLICABLE.

PRINCIPLE #5– ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT– THIS APPLICATION PROPOSES ARCHITECTURE COMPATIBLE WITH TOWN OF EASTON'S ARCHITECTURAL PALETTE AND CONSISTENT WITH COMMERCIAL BUILDINGS IN THE ROUTE 50 CORRIDOR.

PRINCIPLE #6– SIGNS SHOULD INFORM BUT NOT DOMINATE– SIGNAGE TO BE SIMPLE PER CODE.

PRINCIPLE #7– NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES– NOT APPLICABLE TO THIS PROJECT.

PRINCIPLE #8 RESIDENTIAL NEIGHBORHOODS SHOULD BE INTERESTING PLACES– NOT APPLICABLE TO THIS PROJECT.

PRINCIPLE #9– NEIGHBORHOODS SHOULD CONNECT– NOT APPLICABLE TO THIS PROJECT. THE TOWN OF EASTON IS CURRENTLY PURSUING PEDESTRIAN IMPROVEMENTS IN THE ADJACENT (FORMER) RAILROAD RIGHT-OF-WAY AS PART OF A POTENTIAL FUTURE RAILS TO TRAILS EXTENSION.

FOREST CONSERVATION REQUIREMENTS:

EXEMPT PER §31-3.2.O: AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA.

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING ORDINANCE:

SECTION 1014.6.C.:

STREET TREES @ 1 TREE/70' OF STREET FRONTAGES = NOT APPLICABLE; NONE PROVIDED

SECTION 1014.6.F.:

1. OVERALL TREES: 1 TREE/3000 SQ FT DISTURBED AREA; 74,784 SF SQ FT/300 = 25 TREES REQUIRED; 25 PROVIDED

2.B. INTERIOR PARKING LOT PLANTINGS: 48 SPACES / 10 = 5 TREES REQUIRED; 5 TREES PROVIDED

2.C. PARKING LOT HEDGE: AS SHOWN

2.D.i. BUILDING FAÇADE PLANTINGS: ONE SHADE/ CANOPY TREE/20' OF APPLICABLE ENTRANCE FAÇADE ALONG US ROUTE NO. 50; FRONTAGE 133'/20 = 7 TREES REQUIRED; 7 TREES PROVIDED

2.D. SERVICE LOADING AREA SCREENING: PROVIDED AS SHOWN

SECTION 1014.7.E.:

25' WIDE LANDSCAPE BUFFERYARD 'B' (ALONG US ROUTE 50)
290 LF LESS ACCESS DRIVES AND PORTIONS OF EXISTING STORMWATER AREAS (146 LF)=
144 LF / 50' = 2.9 PLANT UNITS (PU)
2 SHADE/ CANOPY TREES X 2.9 PU = 6 SHADE/ CANOPY TREES REQUIRED/ PROVIDED
1 EVERGREEN TREES X 2.9 PU = 3 EVERGREEN TREES REQUIRED/ PROVIDED

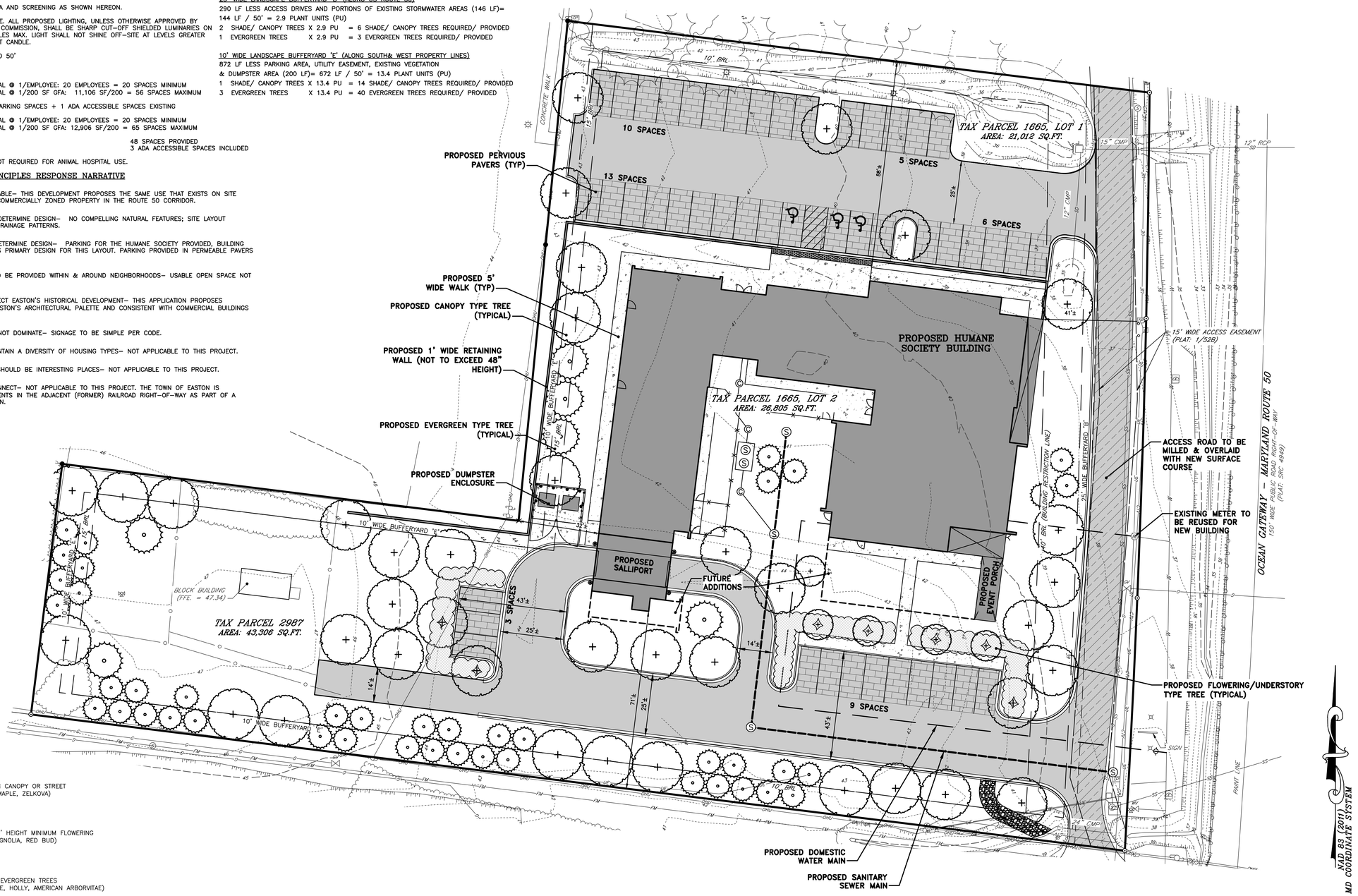
10' WIDE LANDSCAPE BUFFERYARD 'E' (ALONG SOUTH& WEST PROPERTY LINES)
872 LF LESS PARKING AREA, UTILITY EASEMENT, EXISTING VEGETATION
& DUMPSTER AREA (200 LF)= 672 LF / 50' = 13.4 PLANT UNITS (PU)
1 SHADE/ CANOPY TREES X 13.4 PU = 14 SHADE/ CANOPY TREES REQUIRED/ PROVIDED
3 EVERGREEN TREES X 13.4 PU = 40 EVERGREEN TREES REQUIRED/ PROVIDED

SWM QUANTITY SUMMARY CHART

POI	EX DA (ACRES)	PR DA (ACRES)	EX IMPERVIOUS (ACRES)	PR IMPERVIOUS (ACRES)	EX RCN	PR RCN	EX Tc (MINUTES)	PR Tc (MINUTES)	PRE 2 YEAR	POST 2 YEAR	WSE	PRE 10 YEAR	POST 10 YEAR	WSE	PRE 100 YEAR	POST 100 YEAR	WSE
1	0.13	0.18	0.12	0.10	95	79	6.00	6.00	0.48	0.36	--	0.78	0.75	--	1.14	1.23	--
2	0.79	0.37	0.22	0.21	72	80	10.50	13.30	0.62	0.54	--	1.55	1.11	--	2.82	1.84	--
3	0.54	0.48	0.38	0.32	87	86	6.00	6.00	1.57	1.33	--	2.82	2.42	--	4.33	3.75	--
4	0.63	1.07	0.33	0.23	83	71	6.00	9.20	1.55	1.14	--	2.96	2.84	--	4.71	5.20	--
							TOTAL		4.22	3.37	--	8.11	7.12	--	13.00	12.02	--

ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	TYPE OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID COORDINATE NAD 83 METERS NORTHING	MARYLAND GRID COORDINATE NAD 83 METERS EASTING	ESD PRACTICE TOTAL DRAINAGE AREA (ACRES)	ESD PRACTICE IMPERVIOUS DRAINAGE AREA (ACRES)	SURFACE AREA OF ESD PRACTICE (ACRES)	TARGET PE (IN)	ACTUAL PE (IN)	TARGET ESDv (FT³)	ACTUAL ESDv (FT³)
TOTAL SITE	A-2	PERMEABLE PAVERS	ON-SITE	--	401875.42	1580118.09	0.176	--	0.176	1.0	1.0	1,155	1,503



LANDSCAPE LEGEND

2" CALIPER MINIMUM CANOPY OR STREET TREES (OAK, ELM, MAPLE, ZELKOVA)

1.25" CALIPER OR 7' HEIGHT MINIMUM FLOWERING TREES (CHERRY, MAGNOLIA, RED BUD)

7' HEIGHT MINIMUM EVERGREEN TREES (WHITE PINE, SPRUCE, HOLLY, AMERICAN ARBORVITAE)

LANDSCAPING MASS – PERENNIAL MIX WITH SHRUBS, GRASSES

PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

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

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

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Lane Engineering, LLC
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PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 51461 , Expiration Date: 04/04/2028.

SEAL

DATE: 06/29/26

SKETCH SITE PLAN

FOR
TALBOT HUMANE SOCIETY

IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 106 PARCEL 1665 LOTS 1 & 2 & PARCEL 2987

ISSUED FOR:	DATE:	BY:
ESDR SUBMITTAL	06/03/26	BCE
PLANNING COMMISSION	06/29/26	BCE

SHEET No. 2 OF 2
SCALE: AS NOTED
JOB No. 250350
FILE No. B857

Date: 06/29/2026 – 11:25am User: barnes Project Manager: BCE
Drawing Path: J:\2025\0300\250350\Civil3D-250350\Dwg\Plots\CSK-PLTS-250350.dwg | 2 OF 2
XREF File(s): RAR-BASE-250350/XLD-BASE-250350/CSK-BASE-250350/VSI-BASE-250350/OBS-BASE-2436-250350/HSL-BASE-250350/LUP-BASE-250350/CSW-BASE-250350/SWM-BASE-250350/RLD-EUC-BASE-250350/CUP-BASE-250350

Lane Engineering, LLC

STORMWATER MANAGEMENT REPORT

TALBOT COUNTY HUMANE SOCIETY

TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR:

Becker Morgan Group c/o Brad A Hastings
312 W Main St, Suite 300, Salisbury, MD 21801
(410) 456-9100

PREPARED BY:

Alec F. Chosta, P.E.

DATE PREPARED:

June 3, 2026



06/03/2026

PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 51461, Expiration Date: 4/04/2028.

LANE ENGINEERING, LLC
117 BAY STREET
EASTON, MARYLAND 21601
410-822-8003

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APPENDIX A : HydroCAD Quantity Management Analysis

APPENDIX B : ESD Calculations

APPENDIX C: Drainage Area Maps

APPENDIX D: 2001 SSPP Student Parking Lot Plans on file with TOE

Introduction

This report addresses the impacts of stormwater runoff as a result of the proposed re-development of the Talbot County Humane Society site located in Easton, MD. This stormwater management plan incorporates the requirements of the 2000 Maryland Stormwater Design Manual Volumes I and II (Manual) as currently updated. This report addresses stormwater requirements and meets the intent of the guidelines and methodologies presented in the MDE document Environmental Site Design (ESD) Process & Computations dated July 2010.

General Site Information

The project reference is Tax Map 106, Tax Parcel 1665, Lots 1 & 2 and Parcel 2987 at 7906 Ocean Gateway with GC (General Commercial) zoning. The Limit of Disturbance (LOD) associated with the Humane Society re-development is 2.094 acres±. The project site is located entirely outside of the Chesapeake Bay Critical Area. Refer to the Site Improvement Plans for more detailed site information.

Figure 1: Aerial View of Site



Existing Conditions

The project site is comprised of the current Humane Society Building, an adjacent former dwelling (used as overflow office space for the Humane Society), and the former student parking for the Saints Peter & Paul Sports Fields. It is the intent of the project to abandon the property lines bifurcating these existing structures/uses.

Of note, the student parking lot was created in the early 2000s and has an existing stormwater feature that appears to be a Chapter 3 "Pocket Pond" or similar Water Quality (WQv) structure. At the time of this report, Lane Engineering and the Town are working to track down records of sizing criteria and other technical aspects of this facility. Due to the current ambiguity, this practice is excluded from the proposed project and any technical analysis at the concept stage – it will remain intact in its current condition unless & until more information becomes available to potentially retrofit current ESD standards/elements. See Appendix "D" for drawings of record.

The subject parcels and unrelated, adjacent, third-party properties utilize a shared Right-of-Way and commercial access point to US-50 that is to remain without significant alterations.

The site is predominantly mapped as Hambrook-Sassafras Complex (Hydrologic Group B) with a small portion of Woodstown Loam (Hydrologic Group C) according to the USDA soil maps.

Finally, existing impervious coverage (45,831 SF±) within the proposed project limits of (91,239 SF±) is in excess of 40%, qualifying the proposed project for stormwater redevelopment criteria.

Proposed Project

A new 12,906 SF± building with modern offices, kennels, medical facilities, and utilities will replace the existing Humane building, which is beyond its salvageable use. 47 parking spaces for guest and staff use will be provided. Due to the continuous need for operations, the current building will remain in operation for the duration of construction, with demolition of the existing building to occur later in the project.

In general, the existing use, function, and operation of the property will remain, but in a newly expanded facility to better suit community needs.

Stormwater Management

There are four primary drainage areas within the development area – providing lines of interest (LOI) or points of interest (POI) at opposite ends of the site. All study points ultimately discharge to the existing MDOT SHA swale adjacent to US-50, combining with other offsite sources of runoff not analyzed herein.

The stormwater management quality and quantity computations and management compliance are based on the overall proposed limits of disturbance (LOD) area, land cover and curve numbers, soil types, runoff characteristics and other parameters as required.

Stormwater Quantity Management

The existing property with the current Humane Society building is dominated by impervious coverage with runoff leaving the site completely unmanaged. Only the former student parking lot for the Saints Peter & Paul ball fields incorporated some form of stormwater management, not assessed herein. Under the baseline quantity controls described by the Manual, any reduction in lot coverage or other form of onsite management would provide an implicit reduction in the total 2- and 10-year runoff from the overall project. As the project is reducing lot coverage in the new layout, largely by providing or converting parking lot spaces to permeable pavers to satisfy ESD requirements, quantity management is readily achieved.

For the purposes of this concept report, the minimum functional conditions of the proposed pavers, as described in MDE's Environmental Site Design Process & Computations guidance, is assumed. Using permeable pavers throughout the project site and assuming a minimum effective reduced curve number (RCN) of 55 for pavers with a 12" stone base in Group B soils, the quantity goals are met. Additional geotechnical evaluation may indicate these pavers will function with a better RCN if onsite soils are more conducive to infiltration – additional stormwater methodology for quality and quantity may also become viable.

The site was analyzed using HydroCAD software, with the following results:

Study Point	***Peak Runoff (cfs)***					
	2-year		***10-year***		***100-year***	
	Pre	***Post***	***Pre***	***Post***	***Pre***	***Post***
1	0.48	0.36	0.78	0.75	1.14	1.23
2	0.62	0.54	1.55	1.11	2.82	1.84
3	1.57	1.33	2.82	2.42	4.33	3.75
4	1.55	1.14	2.96	2.84	4.71	5.20
Total Runoff Leaving Site	**4.22**	**3.37**	**8.11**	**7.12**	**13.00**	**12.02**
Goal met?	**3.37 < 4.22 (OK)**		**7.12 < 8.11 (OK)**		**--**	

As seen above, the peak runoff leaving the project site at all study points will be reduced under proposed conditions for the 2 and 10 year storm events.

Please see Appendices A for quantity management calculations and see Appendix C for drainage area maps.

Stormwater Quality Treatment

Existing coverage is 45,831± sf (50.23%) of a 2.094-acre (91,239± sf) project limits of disturbance. As such, the project qualifies for stormwater re-development (existing impervious coverage is greater than 40%) whereby half of all existing impervious surface (45,831 ± sf x ½ = 22,916± sf) must either be treated to a P_E of 1.0 inch or removed.

The proposed project, will employ significant alternative surfaces (permeable pavers) which are not considered impervious surfaces by the Manual. The result is a post construction lot coverage of 37,507± sf. Therefore, the proposed development results in a reduction in onsite impervious coverage by 8,324± sf which is deducted from the 22,916± sf impervious surface treatment target. The remaining coverage, 14,592± sf, in conjunction to a P_E of 1.0 inch is used to develop a site target of 1,155 cf.

The pavers will utilize a 12" stone base that provides 0.196 cf of ESD_v per square foot of pavement. Employing 7,666 sf of pavers throughout the site results in a treatment volume of 1,503 cf. Please see Appendix B for additional information.

The objective of stormwater quality treatment is to provide the target ESDv using Environmental Site Design (ESD) features/practices to the Maximum Extent Practicable (MEP) before utilizing structural stormwater practices from Chapter 3 of the Manual.

ESD Practices Evaluation

Alternative Surfaces

- Green Rooftops – The project employs a specific architectural aesthetic as part of their design. A green roof is not readily incorporated into this architecture and would also require significant maintenance in the long term. Portions of the roof may potentially host screened mechanical equipment.
- **Permeable Pavements** – Permeable pavements are ideal for redevelopment projects as they both reduce stormwater runoff and do not count towards onsite impervious coverage. Given site constraints and the desire to maximize the building footprint and current use, permeable pavements are ideal for this project.
- Reinforced Turf - Reinforced turf areas are commonly used for emergency equipment access or for areas that receive minimal vehicular use. Not applicable for a site dominated by vehicular use.

Nonstructural practices

- Disconnection of Rooftop Runoff – Not enough onsite greenspace (existing or proposed) to employ this practice to substantial effect.
- Disconnection of Non-Rooftop Runoff – Not enough onsite greenspace (existing or proposed) to employ this practice to substantial effect.
- Sheetflow to Conservation Area – Not applicable; No conservation areas are within or adjacent to the project.

Micro-scale practices

- Rainwater Harvesting – Opportunities for on-site reuse of harvested rainwater are limited. Operations and maintenance, especially during cold-weather periods, are also a concern.
- Submerged Gravel Wetlands – Onsite space is limited for micro-scale practices without reducing the overall functionality & onsite circulation of the project. Mapped soils do not support the use of this practice.
- Landscape Infiltration – There is potential for a form of infiltration-based practices. Additional soil investigation may present an opportunity to implement this practice in the preliminary design phase of this project, if in-situ conditions support it.
- Infiltration Berms – The requirements of the proposed development do not leave enough room for the implementation of this practice.
- Dry Wells – This could be a viable practice for portions of the new building's roof, contingent upon additional geotechnical investigations.
- Micro-Bioretention – Onsite space is limited for micro-scale practices without reducing the overall functionality & onsite circulation of the project.
- Rain Gardens – This practice is better suited for residential environments.
- Swales – swales do not fit within the constraints of the site.

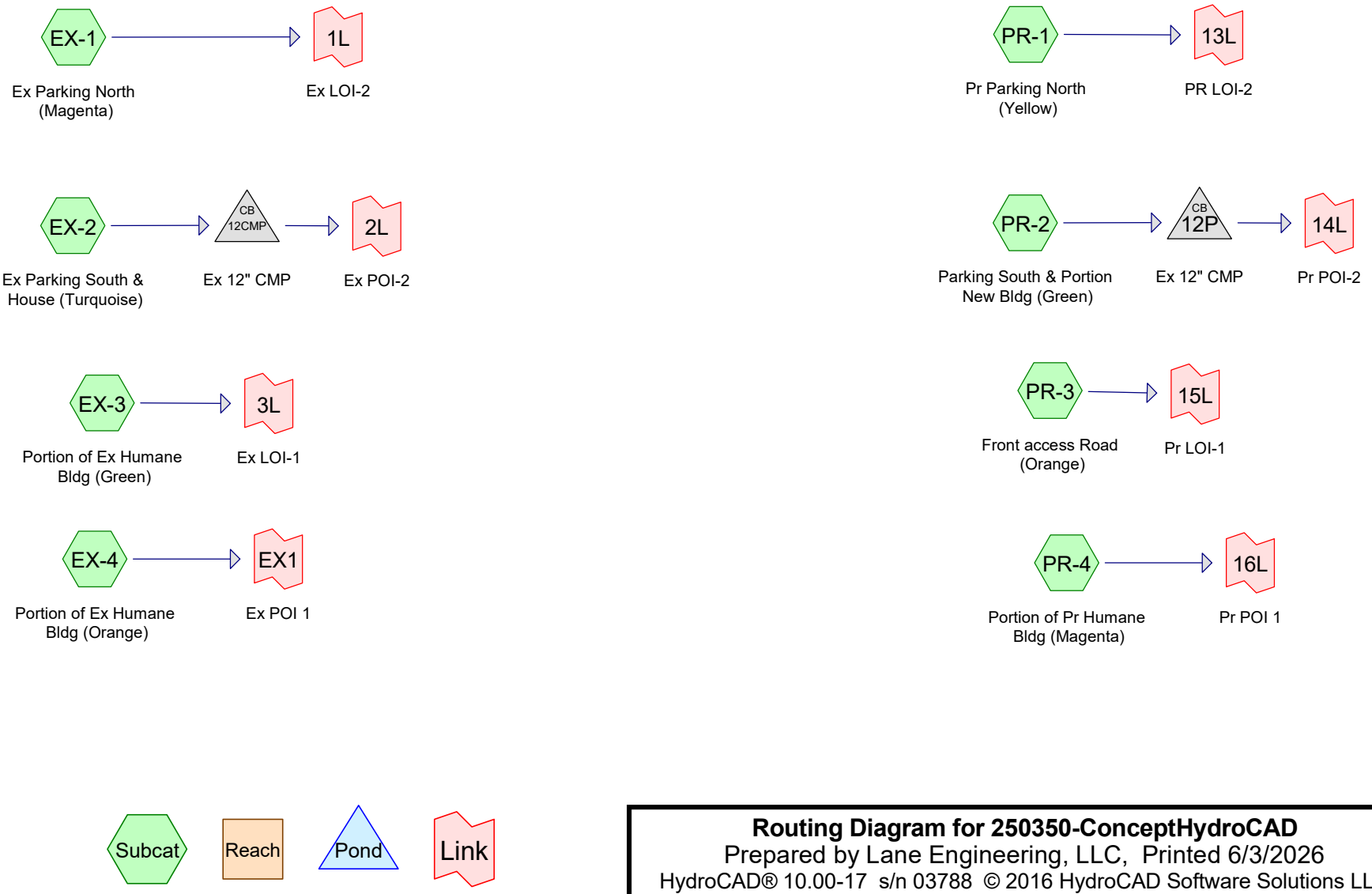
Permeable Pavers (A-2) are proposed to address the ESDv requirement. The total ESDv provided by these practices is 1,503 cf, which is greater than the 1,155 cf required. Therefore, ESD has been achieved to the MEP. Refer to Appendix B for calculations.

Conclusion

This stormwater management analysis indicates that the proposed design will successfully meet stormwater quality and quantity requirements. It is respectfully requested that the concept stormwater analysis and project design be approved as presented.

APPENDIX A

HYDROCAD QUANTITY MANAGEMENT ANALYSIS



Routing Diagram for 250350-ConceptHydroCAD
Prepared by Lane Engineering, LLC, Printed 6/3/2026
HydroCAD® 10.00-17 s/n 03788 © 2016 HydroCAD Software Solutions LLC

Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.746	61	>75% Grass cover, Good, HSG B (EX-1, EX-2, EX-3, EX-4, PR-1, PR-2, PR-3, PR-4)
0.350	74	>75% Grass cover, Good, HSG C (EX-2, EX-4, PR-4)
1.535	98	Bldg Roof & Parking Group B (EX-2, EX-3, EX-4, PR-2, PR-3, PR-4)
0.021	98	Bldg Roof & Parking Group C (EX-4, PR-4)
0.002	98	Bldg Roof Group C (EX-2)
0.138	98	Courtyard Roof via Rain Leader (PR-3)
0.216	98	Parking (EX-1, PR-1)
0.074	55	Perm. Pavers (PR-2)
0.106	55	Woods, Good, HSG B (PR-1, PR-4)
4.189	**79**	**TOTAL AREA**

Soil Listing (selected nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.000	HSG A	
1.852	HSG B	EX-1, EX-2, EX-3, EX-4, PR-1, PR-2, PR-3, PR-4
0.350	HSG C	EX-2, EX-4, PR-4
0.000	HSG D	
1.987	Other	EX-1, EX-2, EX-3, EX-4, PR-1, PR-2, PR-3, PR-4
4.189		**TOTAL AREA**

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	1.746	0.350	0.000	0.000	2.096	>75% Grass cover, Good	EX-1, EX-2, EX-3, EX-4, PR-1, PR-2, PR-3, PR-4
0.000	0.000	0.000	0.000	1.535	1.535	Bldg Roof & Parking Group B	EX-2, EX-3, EX-4, PR-2, PR-3, PR-4
0.000	0.000	0.000	0.000	0.021	0.021	Bldg Roof & Parking Group C	EX-4, PR-4
0.000	0.000	0.000	0.000	0.002	0.002	Bldg Roof Group C	EX-2
0.000	0.000	0.000	0.000	0.138	0.138	Courtyard Roof via Rain Leader	PR-3
0.000	0.000	0.000	0.000	0.216	0.216	Parking	EX-1, PR-1
0.000	0.000	0.000	0.000	0.074	0.074	Perm. Pavers	PR-2
0.000	0.106	0.000	0.000	0.000	0.106	Woods, Good	PR-1, PR-4
0.000	**1.852**	**0.350**	**0.000**	**1.987**	**4.189**	**TOTAL AREA**	

Pipe Listing (selected nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	12CMP	34.12	33.74	45.6	0.0083	0.025	12.0	0.0	0.0
2	12P	34.12	33.74	45.6	0.0083	0.025	12.0	0.0	0.0

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-1: Ex Parking North (Magenta) Runoff Area=5,738 sf 93.05% Impervious Runoff Depth>2.84"
Tc=6.0 min CN=95 Runoff=0.48 cfs 0.031 af

Subcatchment EX-2: Ex Parking South & House (Turquoise) Runoff Area=34,549 sf 27.79% Impervious Runoff Depth>1.05"
Flow Length=409' Slope=0.0350 '/' Tc=16.6 min CN=72 Runoff=0.62 cfs 0.069 af

Subcatchment EX-3: Portion of Ex Humane Bldg (Green) Runoff Area=23,662 sf 70.32% Impervious Runoff Depth>2.09"
Tc=6.0 min CN=87 Runoff=1.57 cfs 0.095 af

Subcatchment EX-4: Portion of Ex Humane Bldg (Orange) Runoff Area=27,291 sf 52.17% Impervious Runoff Depth>1.77"
Tc=6.0 min CN=83 Runoff=1.55 cfs 0.092 af

Subcatchment PR-1: Pr Parking North (Yellow) Runoff Area=7,665 sf 53.32% Impervious Runoff Depth>1.48"
Tc=6.0 min CN=79 Runoff=0.36 cfs 0.022 af

Subcatchment PR-2: Parking South & Portion New Bldg (Green) Runoff Area=16,297 sf 55.51% Impervious Runoff Depth>1.55"
Flow Length=215' Tc=13.3 min CN=80 Runoff=0.54 cfs 0.048 af

Subcatchment PR-3: Front access Road (Orange) Runoff Area=20,757 sf 67.50% Impervious Runoff Depth>2.01"
Tc=6.0 min CN=86 Runoff=1.33 cfs 0.080 af

Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta) Runoff Area=46,520 sf 22.27% Impervious Runoff Depth>1.00"
Flow Length=367' Tc=9.2 min CN=71 Runoff=1.14 cfs 0.089 af

Pond 12CMP: Ex 12" CMP Peak Elev=34.67' Inflow=0.62 cfs 0.069 af
12.0" Round Culvert n=0.025 L=45.6' S=0.0083 '/' Outflow=0.62 cfs 0.069 af

Pond 12P: Ex 12" CMP Peak Elev=34.63' Inflow=0.54 cfs 0.048 af
12.0" Round Culvert n=0.025 L=45.6' S=0.0083 '/' Outflow=0.54 cfs 0.048 af

Link 1L: Ex LOI-2 Inflow=0.48 cfs 0.031 af
Primary=0.48 cfs 0.031 af

Link 2L: Ex POI-2
Inflow=0.62 cfs 0.069 af
Primary=0.62 cfs 0.069 af

Link 3L: Ex LOI-1
Inflow=1.57 cfs 0.095 af
Primary=1.57 cfs 0.095 af

Link 13L: PR LOI-2
Inflow=0.36 cfs 0.022 af
Primary=0.36 cfs 0.022 af

Link 14L: Pr POI-2
Inflow=0.54 cfs 0.048 af
Primary=0.54 cfs 0.048 af

Link 15L: Pr LOI-1
Inflow=1.33 cfs 0.080 af
Primary=1.33 cfs 0.080 af

Link 16L: Pr POI 1
Inflow=1.14 cfs 0.089 af
Primary=1.14 cfs 0.089 af

Link EX1: Ex POI 1
Inflow=1.55 cfs 0.092 af
Primary=1.55 cfs 0.092 af

Total Runoff Area = 4.189 ac Runoff Volume = 0.526 af Average Runoff Depth = 1.51"
54.34% Pervious = 2.276 ac 45.66% Impervious = 1.913 ac

Summary for Subcatchment EX-1: Ex Parking North (Magenta)

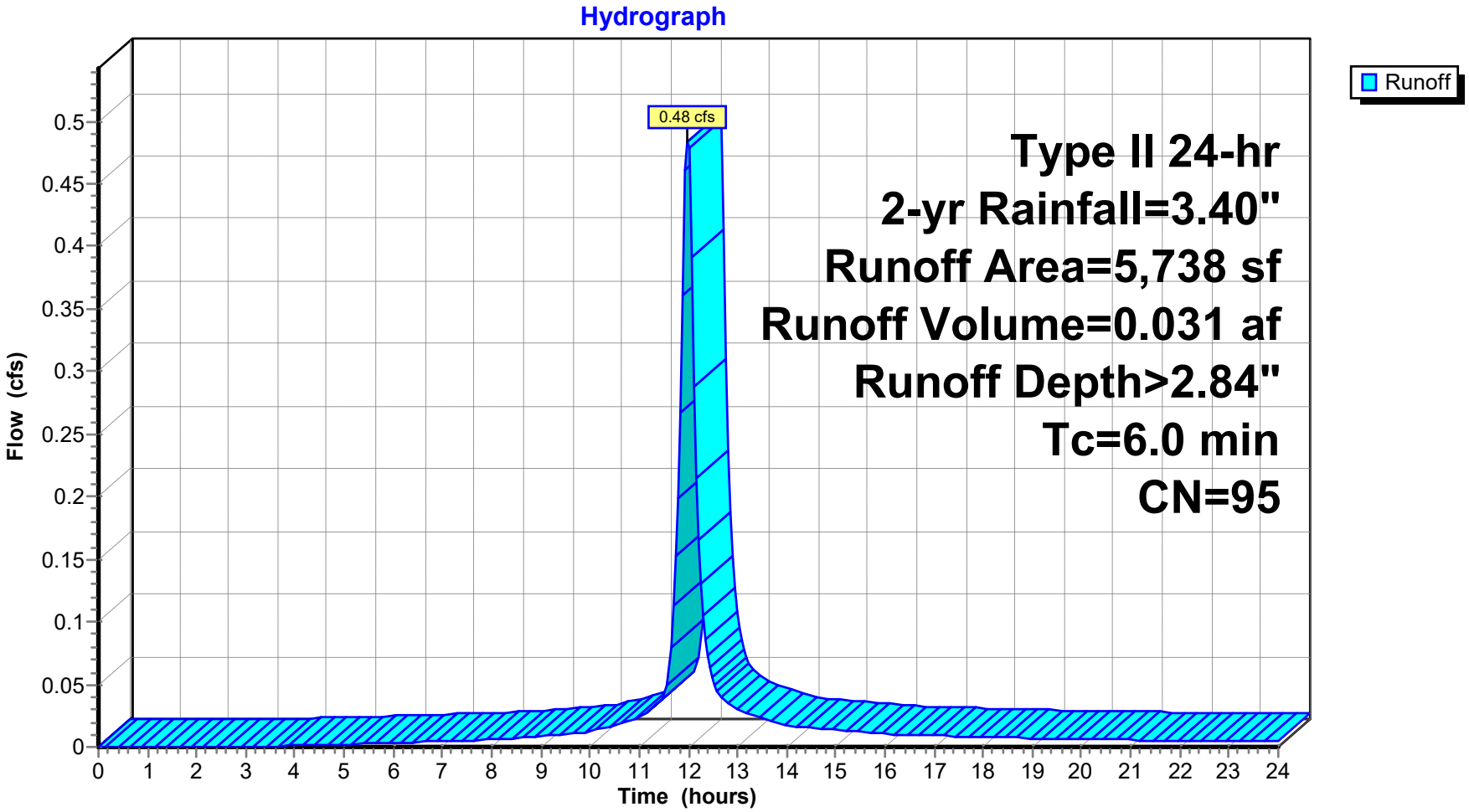
Runoff = 0.48 cfs @ 11.98 hrs, Volume= 0.031 af, Depth> 2.84"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	5,339	98	Parking
	399	61	>75% Grass cover, Good, HSG B
	5,738	95	Weighted Average
	399		6.95% Pervious Area
	5,339		93.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-1: Ex Parking North (Magenta)



Summary for Subcatchment EX-2: Ex Parking South & House (Turquoise)

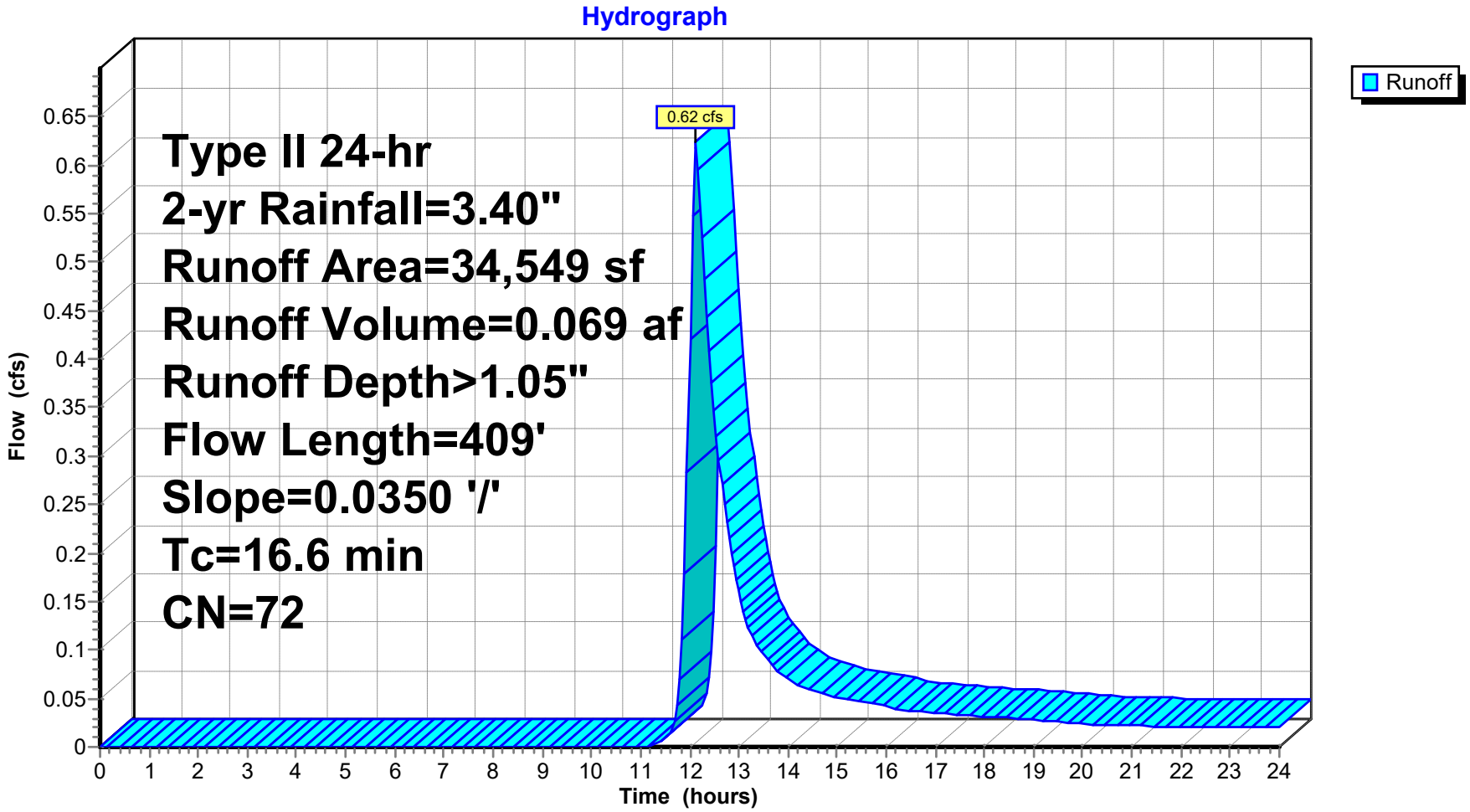
Runoff = 0.62 cfs @ 12.12 hrs, Volume= 0.069 af, Depth> 1.05"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
	22,564	61	>75% Grass cover, Good, HSG B
*	93	98	Bldg Roof Group C
	2,383	74	>75% Grass cover, Good, HSG C
*	9,509	98	Bldg Roof & Parking Group B
	34,549	72	Weighted Average
	24,947		72.21% Pervious Area
	9,602		27.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	150	0.0350	0.24		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 3.40"
0.2	43	0.0350	3.01		**Shallow Concentrated Flow, Lawn** Unpaved Kv= 16.1 fps
5.9	216	0.0350	0.61	1.16	**Channel Flow, Parking lot swale** Area= 1.9 sf Perim= 10.1' r= 0.19' n= 0.150 Sheet flow over Short Grass
16.6	409	Total			

Subcatchment EX-2: Ex Parking South & House (Turquoise)



Summary for Subcatchment EX-3: Portion of Ex Humane Bldg (Green)

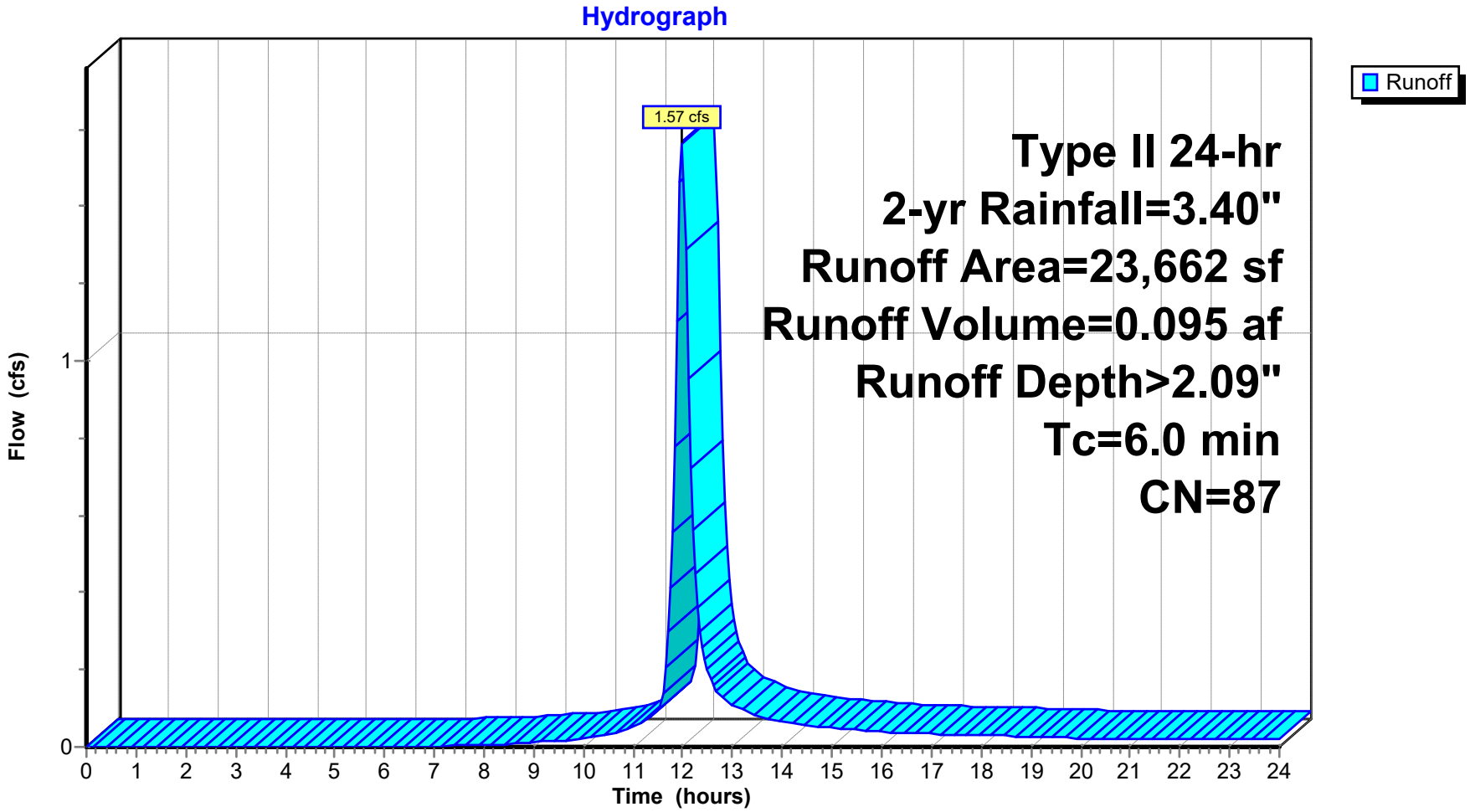
Runoff = 1.57 cfs @ 11.99 hrs, Volume= 0.095 af, Depth> 2.09"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
	7,022	61	>75% Grass cover, Good, HSG B
*	16,640	98	Bldg Roof & Parking Group B
	23,662	87	Weighted Average
	7,022		29.68% Pervious Area
	16,640		70.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-3: Portion of Ex Humane Bldg (Green)



Summary for Subcatchment EX-4: Portion of Ex Humane Bldg (Orange)

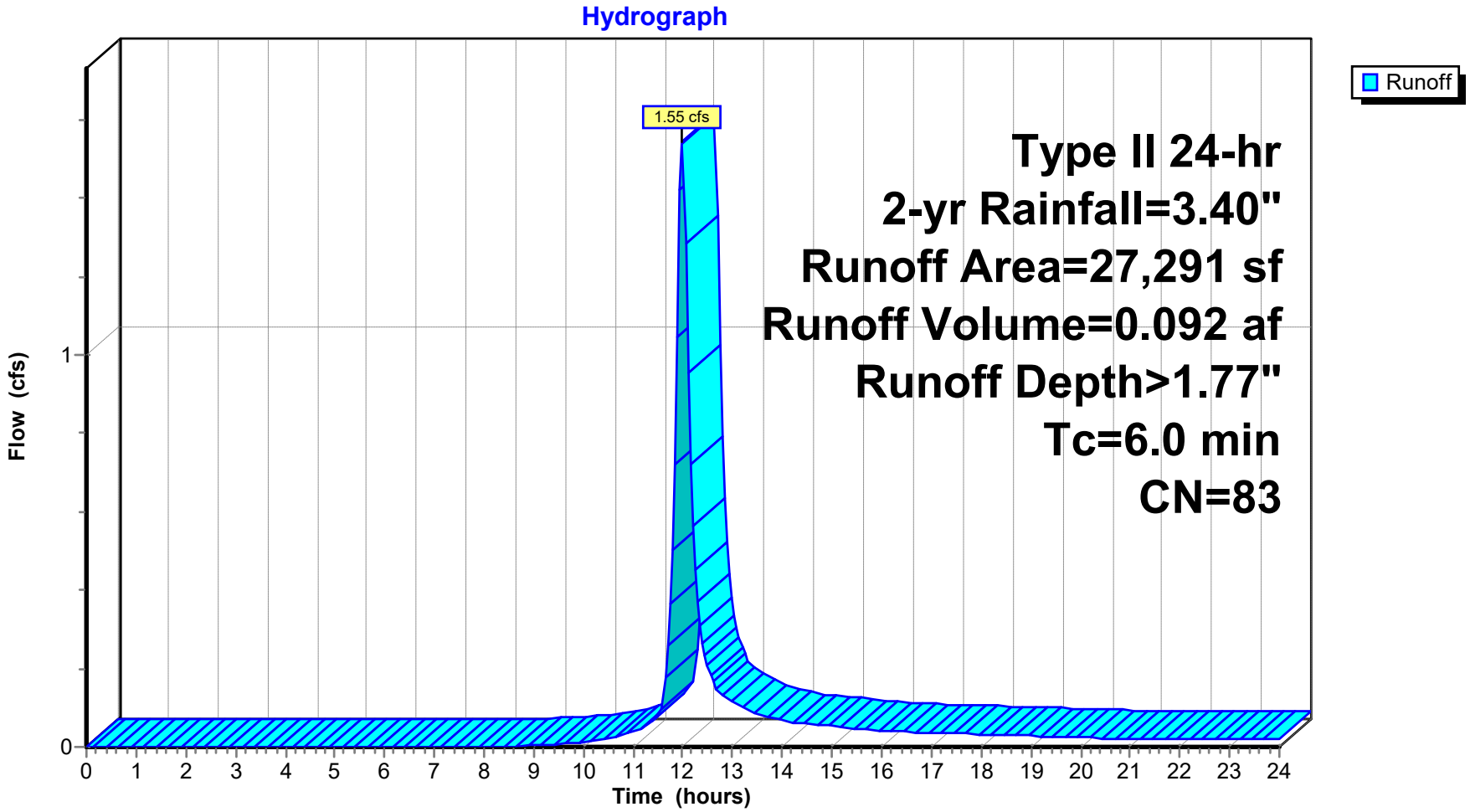
Runoff = 1.55 cfs @ 11.99 hrs, Volume= 0.092 af, Depth> 1.77"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
	4,936	74	>75% Grass cover, Good, HSG C
*	732	98	Bldg Roof & Parking Group C
*	13,506	98	Bldg Roof & Parking Group B
	8,117	61	>75% Grass cover, Good, HSG B
	27,291	83	Weighted Average
	13,053		47.83% Pervious Area
	14,238		52.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-4: Portion of Ex Humane Bldg (Orange)



Summary for Subcatchment PR-1: Pr Parking North (Yellow)

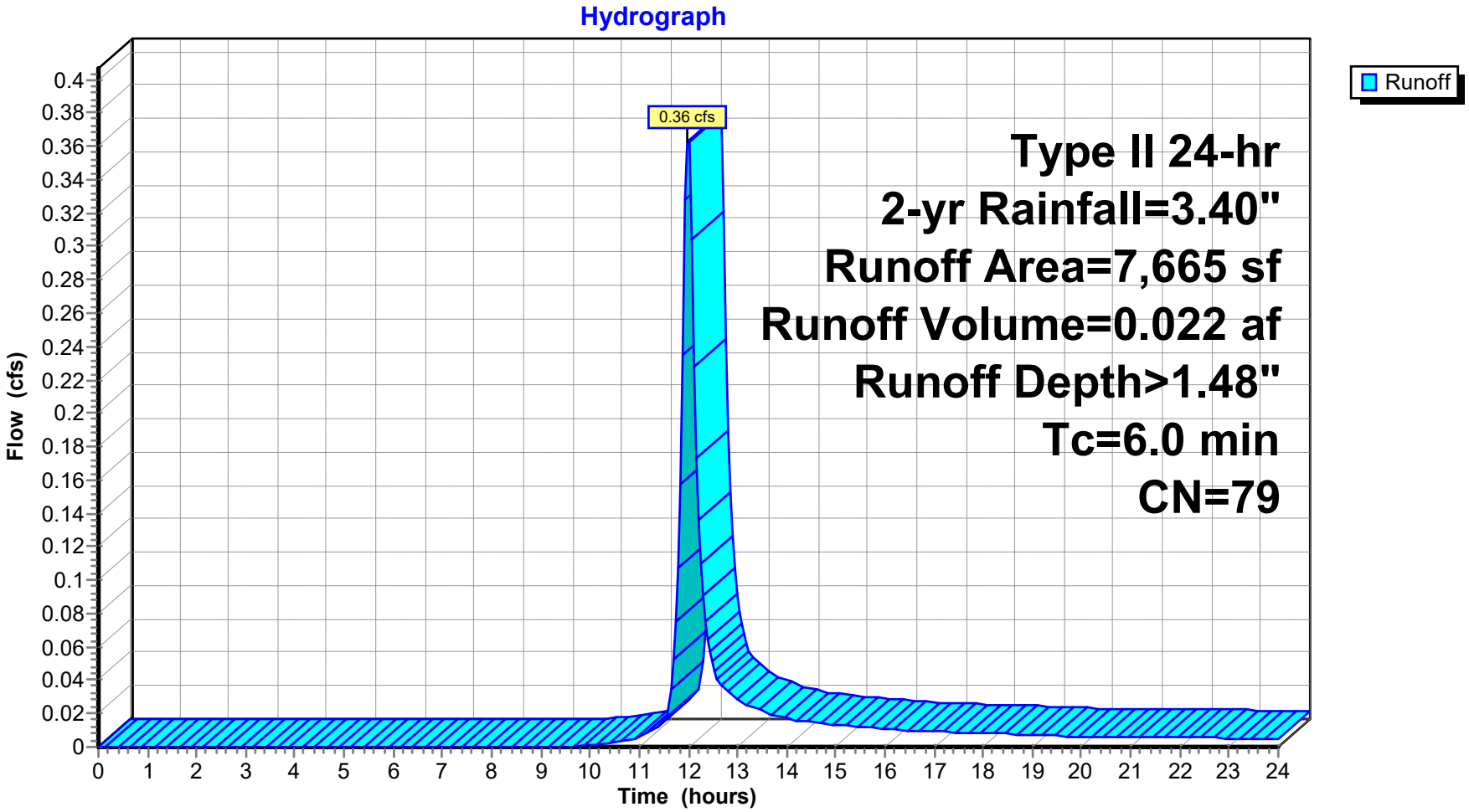
Runoff = 0.36 cfs @ 11.99 hrs, Volume= 0.022 af, Depth> 1.48"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
*	4,087	98	Parking
	1,148	61	>75% Grass cover, Good, HSG B
	2,430	55	Woods, Good, HSG B
	7,665	79	Weighted Average
	3,578		46.68% Pervious Area
	4,087		53.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment PR-1: Pr Parking North (Yellow)



Summary for Subcatchment PR-2: Parking South & Portion New Bldg (Green)

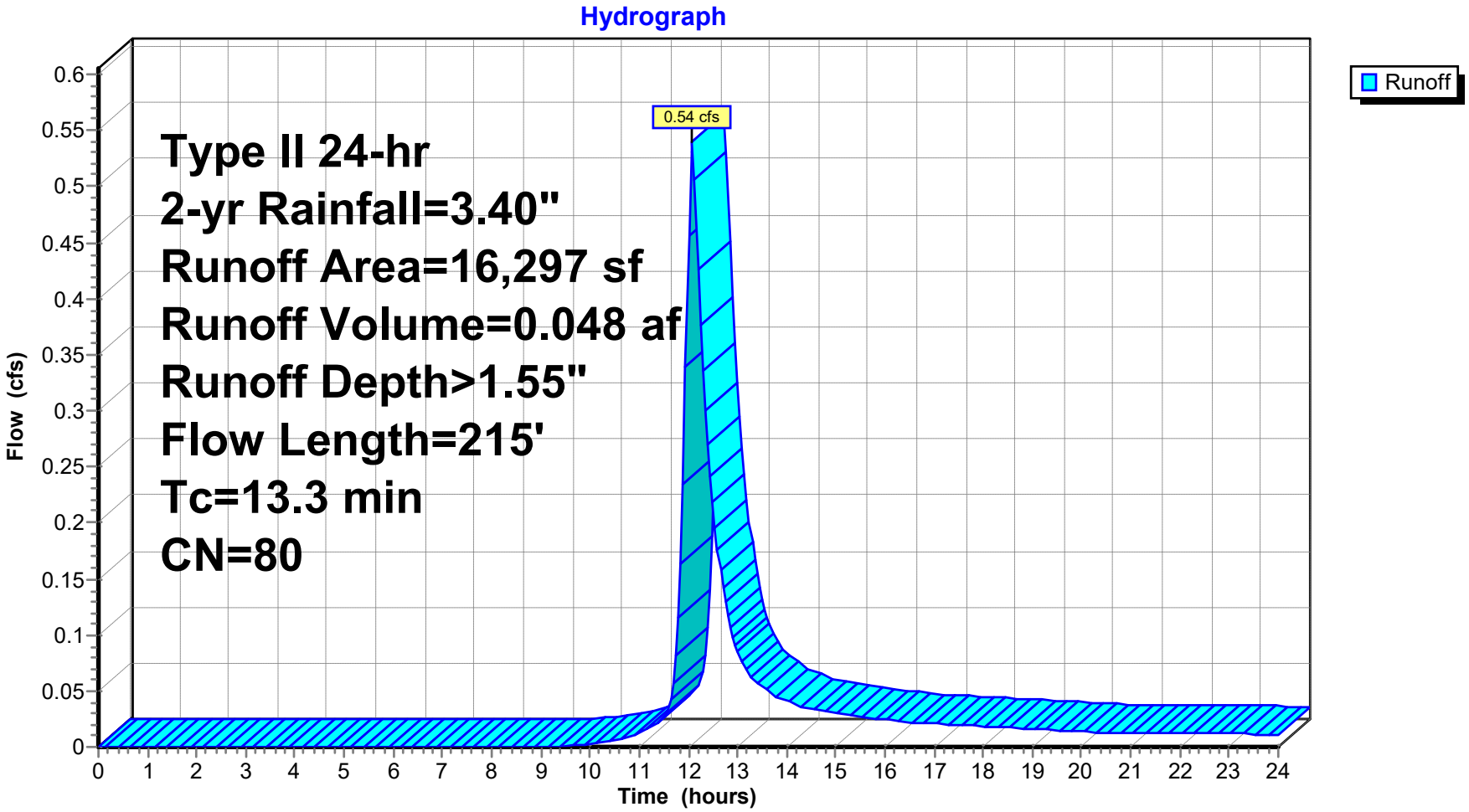
Runoff = 0.54 cfs @ 12.07 hrs, Volume= 0.048 af, Depth> 1.55"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
	4,028	61	>75% Grass cover, Good, HSG B
*	9,047	98	Bldg Roof & Parking Group B
*	3,222	55	Perm. Pavers
	16,297	80	Weighted Average
	7,250		44.49% Pervious Area
	9,047		55.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	64	0.0200	1.30		**Sheet Flow, asphalt** Smooth surfaces n= 0.011 P2= 3.40"
11.4	47	0.0200	0.07		**Sheet Flow, pavers** Woods: Light underbrush n= 0.400 P2= 3.40"
1.1	104	0.0060	1.57		**Shallow Concentrated Flow, gutter** Paved Kv= 20.3 fps
13.3	215	Total			

Subcatchment PR-2: Parking South & Portion New Bldg (Green)



Summary for Subcatchment PR-3: Front access Road (Orange)

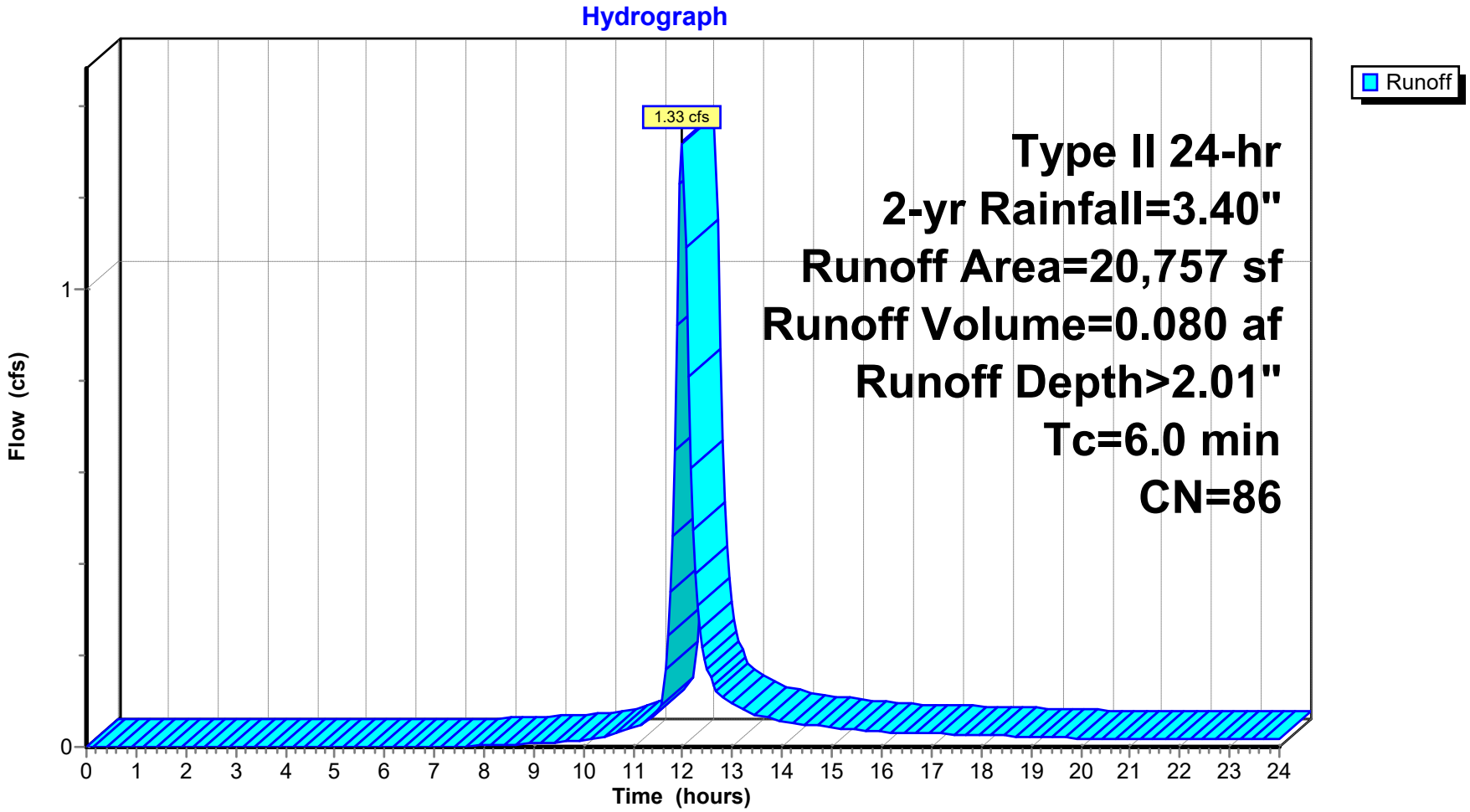
Runoff = 1.33 cfs @ 11.99 hrs, Volume= 0.080 af, Depth> 2.01"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
	6,746	61	>75% Grass cover, Good, HSG B
*	8,015	98	Bldg Roof & Parking Group B
*	5,996	98	Courtyard Roof via Rain Leader
	20,757	86	Weighted Average
	6,746		32.50% Pervious Area
	14,011		67.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment PR-3: Front access Road (Orange)



Summary for Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta)

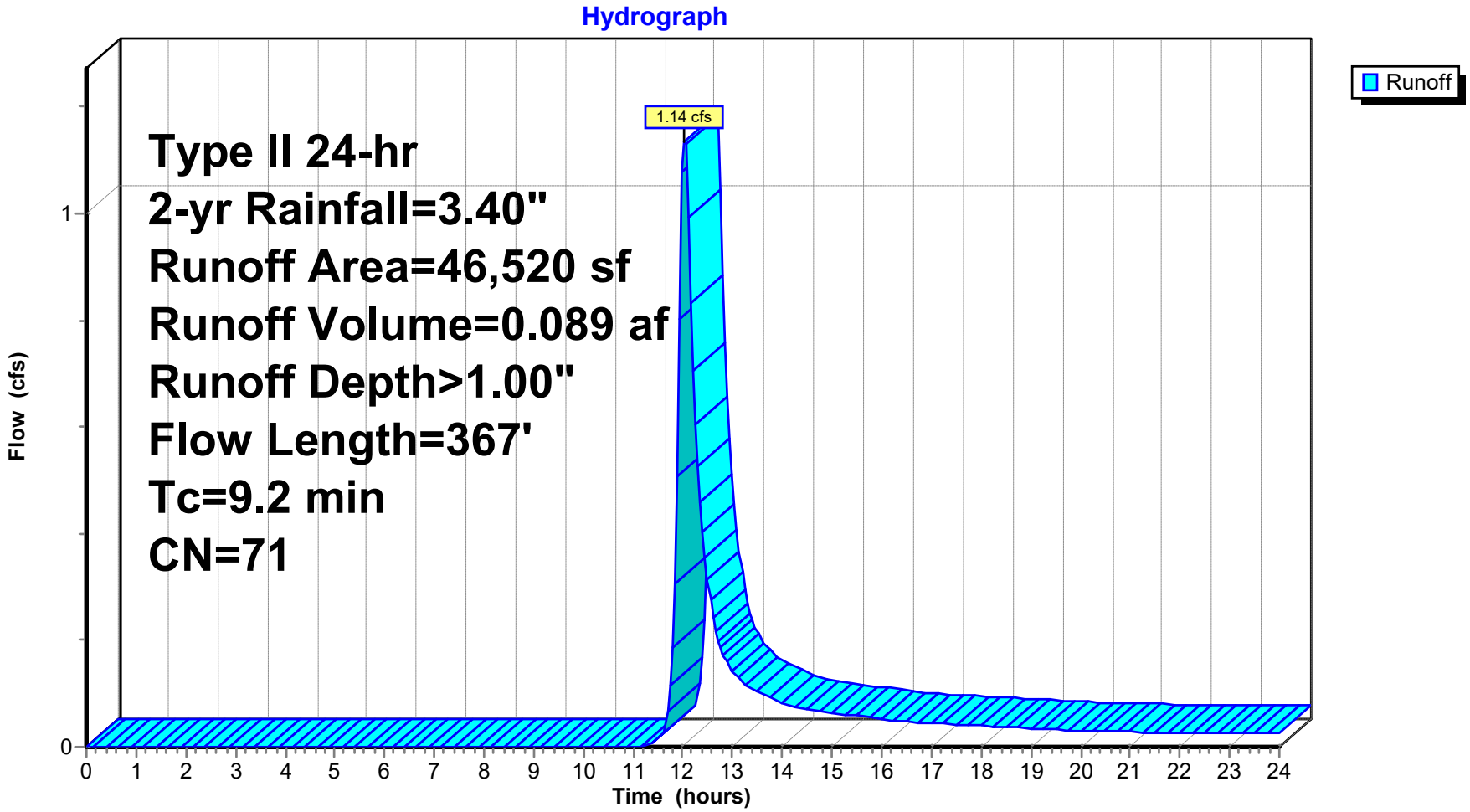
Runoff = 1.14 cfs @ 12.04 hrs, Volume= 0.089 af, Depth> 1.00"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 2-yr Rainfall=3.40"

	Area (sf)	CN	Description
	7,939	74	>75% Grass cover, Good, HSG C
*	204	98	Bldg Roof & Parking Group C
*	10,157	98	Bldg Roof & Parking Group B
	26,027	61	>75% Grass cover, Good, HSG B
	2,193	55	Woods, Good, HSG B
	46,520	71	Weighted Average
	36,159		77.73% Pervious Area
	10,361		22.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	150	0.1000	0.36		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 3.40"
2.3	217	0.0060	1.57		**Shallow Concentrated Flow, gutterpan** Paved Kv= 20.3 fps
9.2	367	Total			

Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta)



Summary for Pond 12CMP: Ex 12" CMP

[57] Hint: Peaked at 34.67' (Flood elevation advised)

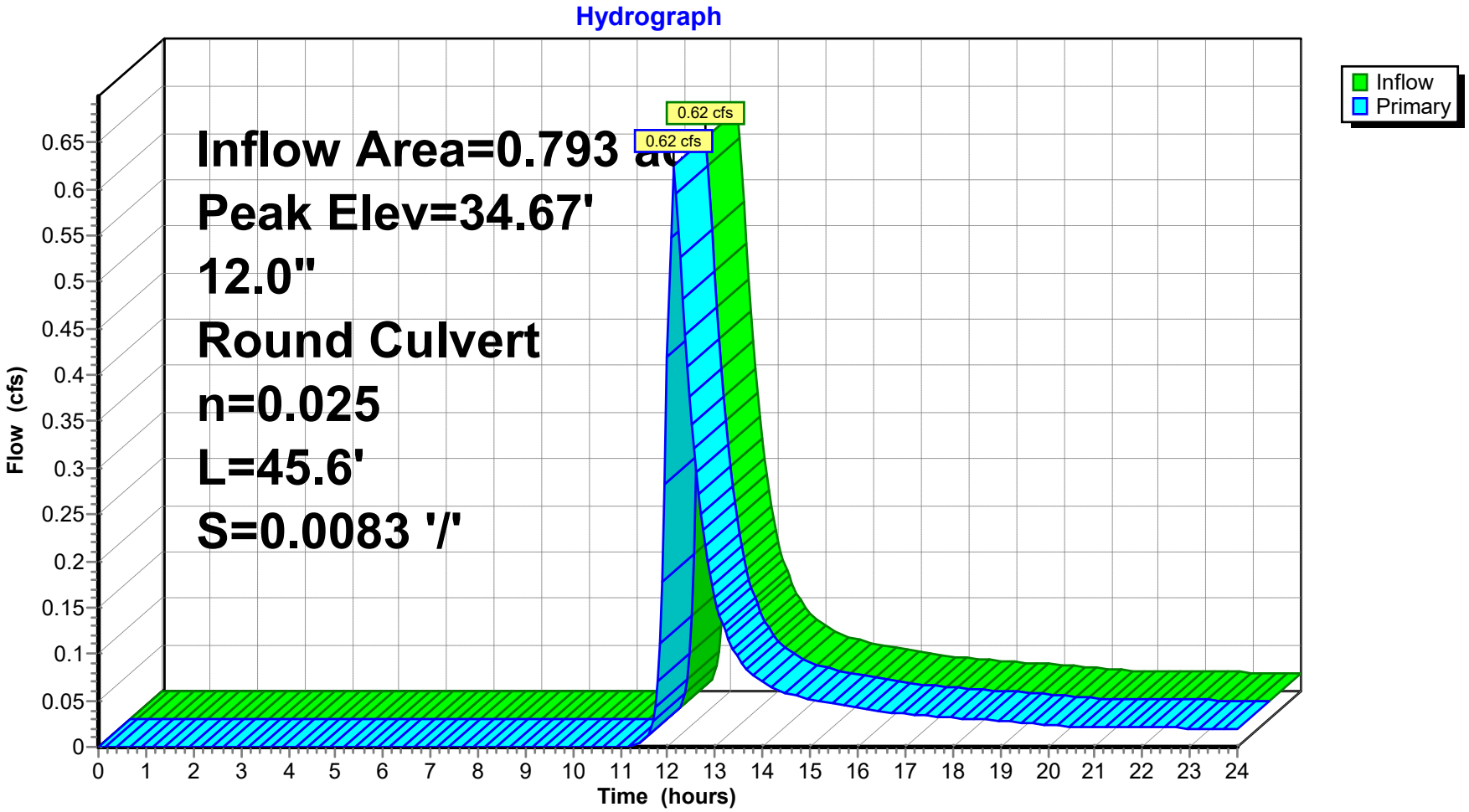
Inflow Area = 0.793 ac, 27.79% Impervious, Inflow Depth > 1.05" for 2-yr event
Inflow = 0.62 cfs @ 12.12 hrs, Volume= 0.069 af
Outflow = 0.62 cfs @ 12.12 hrs, Volume= 0.069 af, Atten= 0%, Lag= 0.0 min
Primary = 0.62 cfs @ 12.12 hrs, Volume= 0.069 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 34.67' @ 12.12 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	34.12'	**12.0" Round Ex 12" CMP** L= 45.6' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 34.12' / 33.74' S= 0.0083 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=0.62 cfs @ 12.12 hrs HW=34.67' TW=0.00' (Dynamic Tailwater)
↑—**1=Ex 12" CMP** (Barrel Controls 0.62 cfs @ 2.01 fps)

Pond 12CMP: Ex 12" CMP



Summary for Pond 12P: Ex 12" CMP

[57] Hint: Peaked at 34.63' (Flood elevation advised)

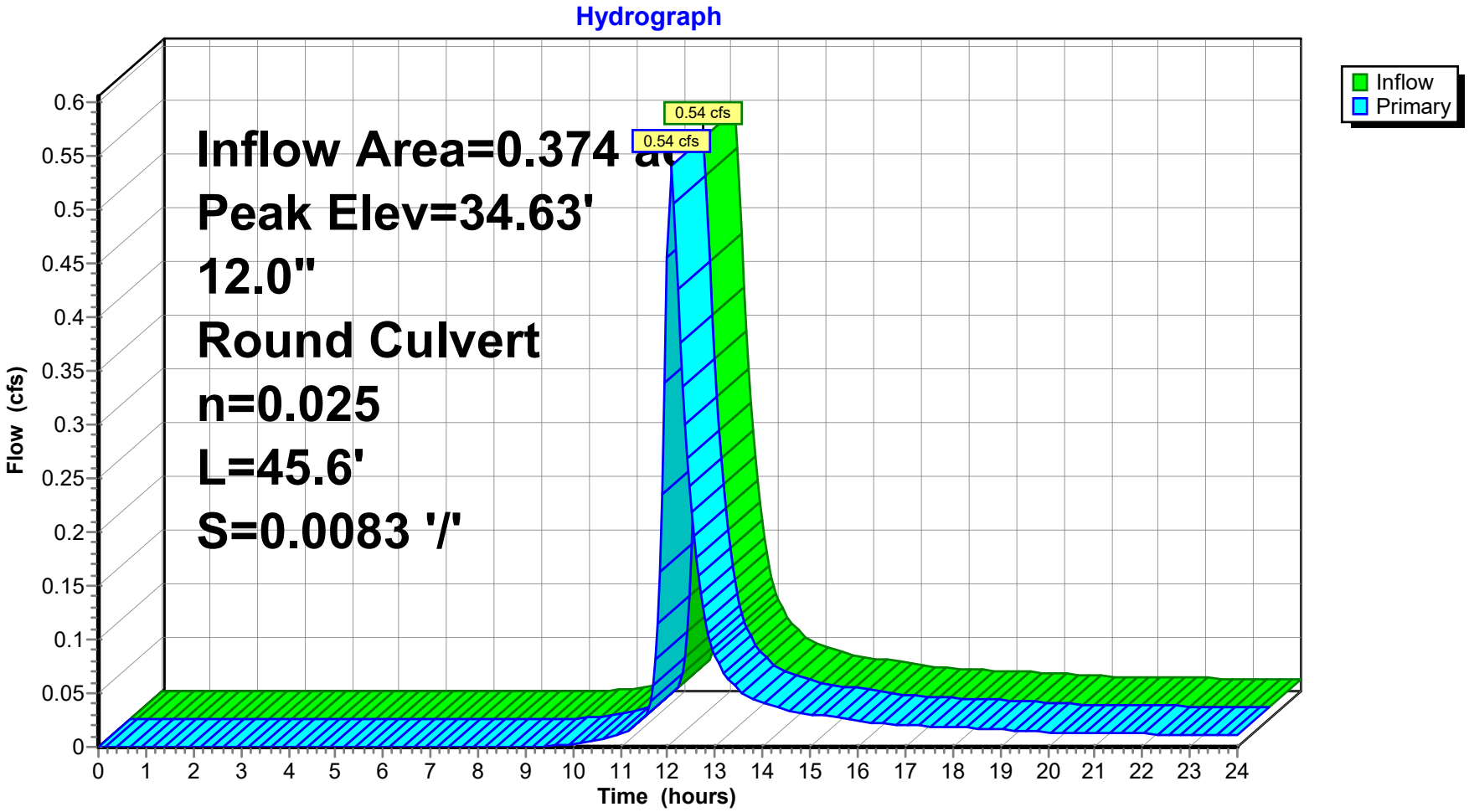
Inflow Area = 0.374 ac, 55.51% Impervious, Inflow Depth > 1.55" for 2-yr event
Inflow = 0.54 cfs @ 12.07 hrs, Volume= 0.048 af
Outflow = 0.54 cfs @ 12.07 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min
Primary = 0.54 cfs @ 12.07 hrs, Volume= 0.048 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 34.63' @ 12.07 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	34.12'	**12.0" Round Ex 12" CMP** L= 45.6' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 34.12' / 33.74' S= 0.0083 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=0.53 cfs @ 12.07 hrs HW=34.63' TW=0.00' (Dynamic Tailwater)
1=Ex 12" CMP (Barrel Controls 0.53 cfs @ 1.93 fps)

Pond 12P: Ex 12" CMP

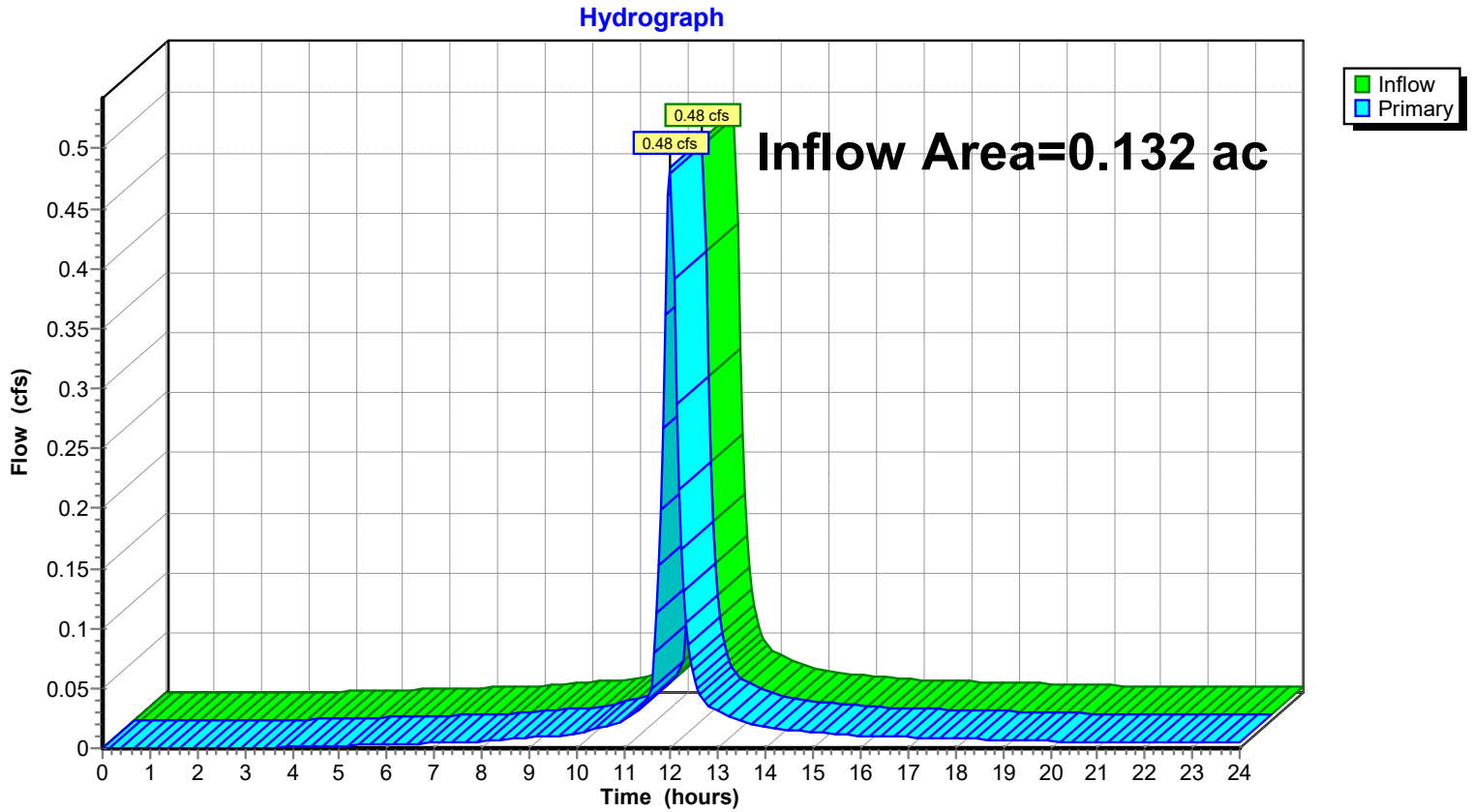


Summary for Link 1L: Ex LOI-2

Inflow Area = 0.132 ac, 93.05% Impervious, Inflow Depth > 2.84" for 2-yr event
Inflow = 0.48 cfs @ 11.98 hrs, Volume= 0.031 af
Primary = 0.48 cfs @ 11.98 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Ex LOI-2

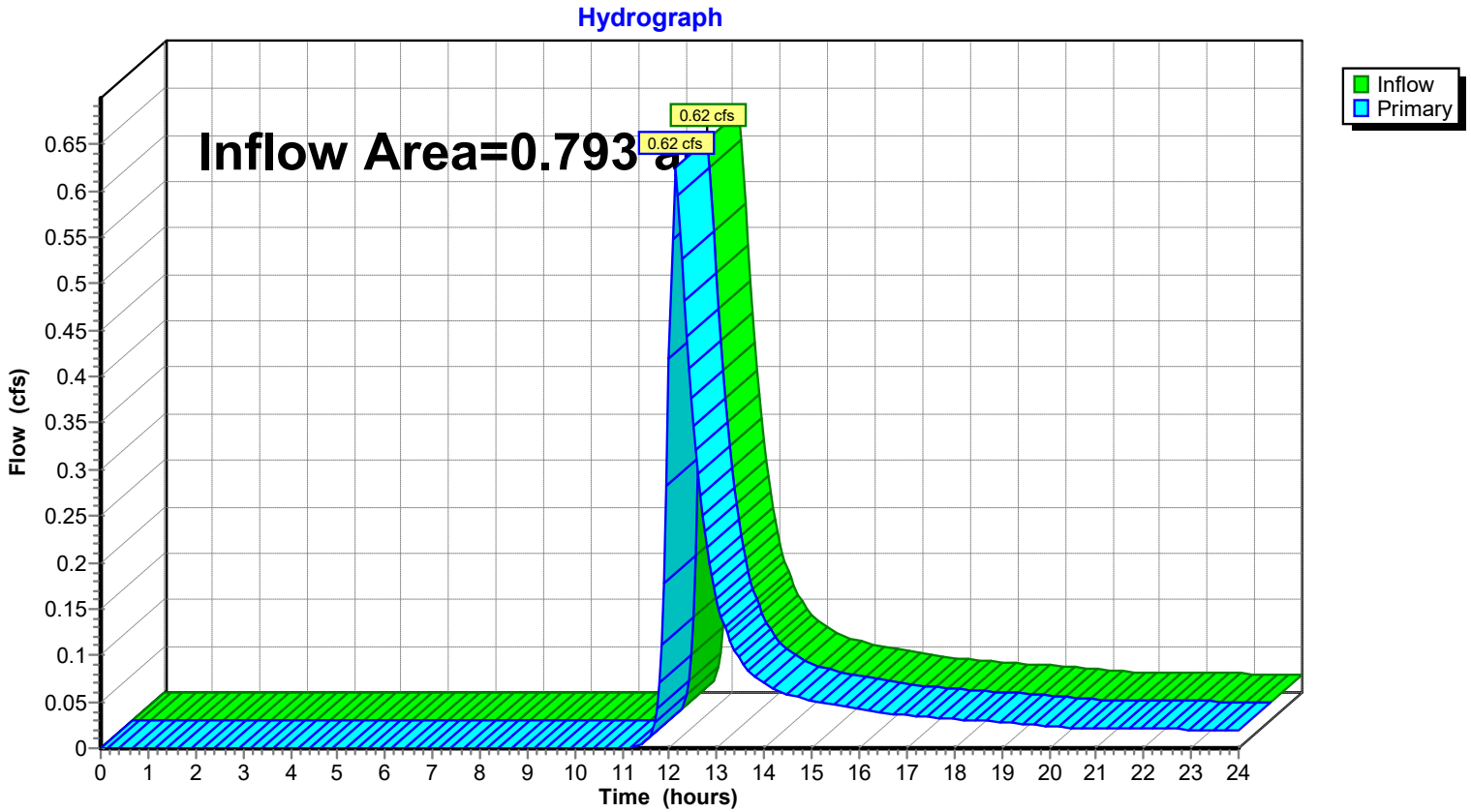


Summary for Link 2L: Ex POI-2

Inflow Area = 0.793 ac, 27.79% Impervious, Inflow Depth > 1.05" for 2-yr event
Inflow = 0.62 cfs @ 12.12 hrs, Volume= 0.069 af
Primary = 0.62 cfs @ 12.12 hrs, Volume= 0.069 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: Ex POI-2

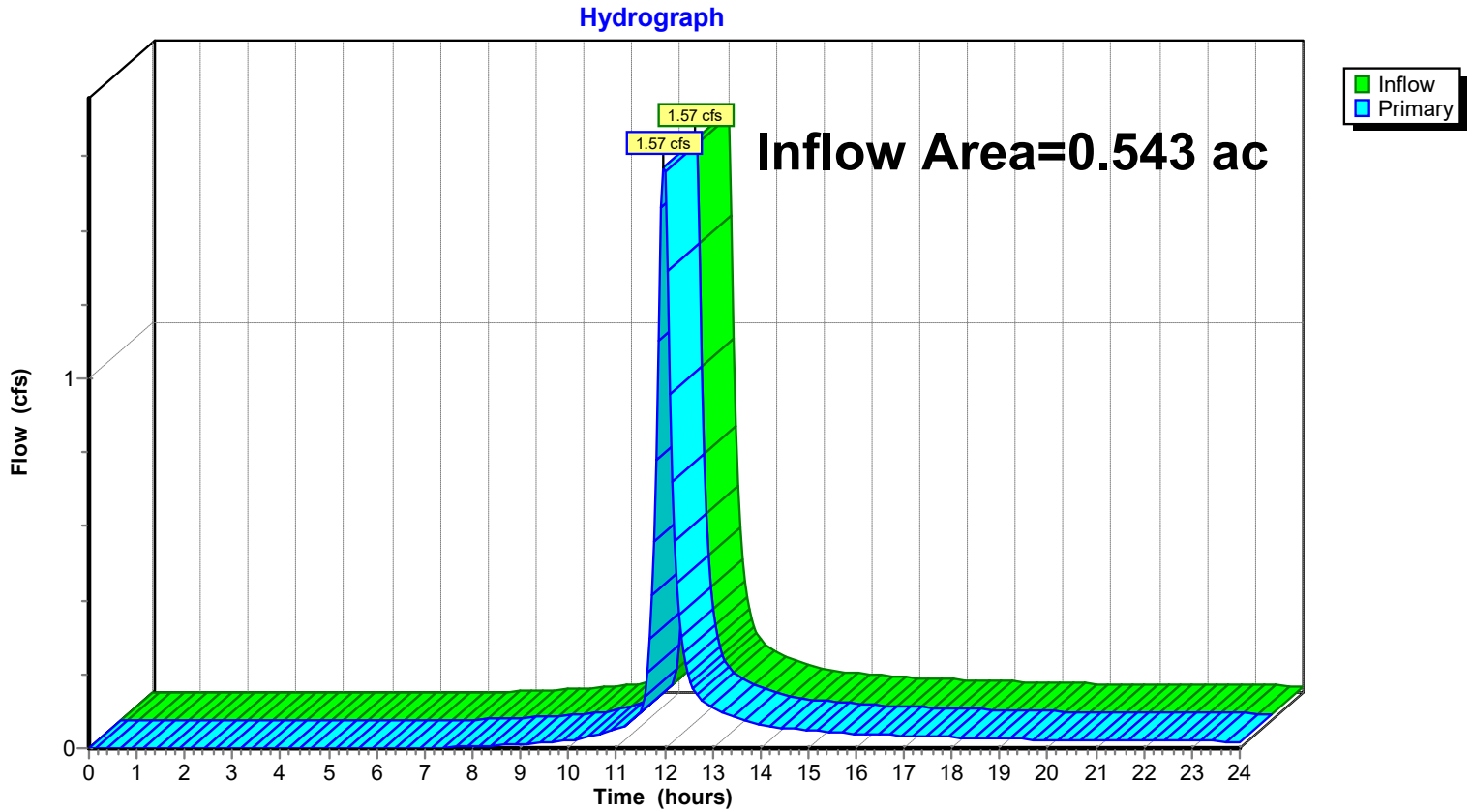


Summary for Link 3L: Ex LOI-1

Inflow Area = 0.543 ac, 70.32% Impervious, Inflow Depth > 2.09" for 2-yr event
Inflow = 1.57 cfs @ 11.99 hrs, Volume= 0.095 af
Primary = 1.57 cfs @ 11.99 hrs, Volume= 0.095 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: Ex LOI-1

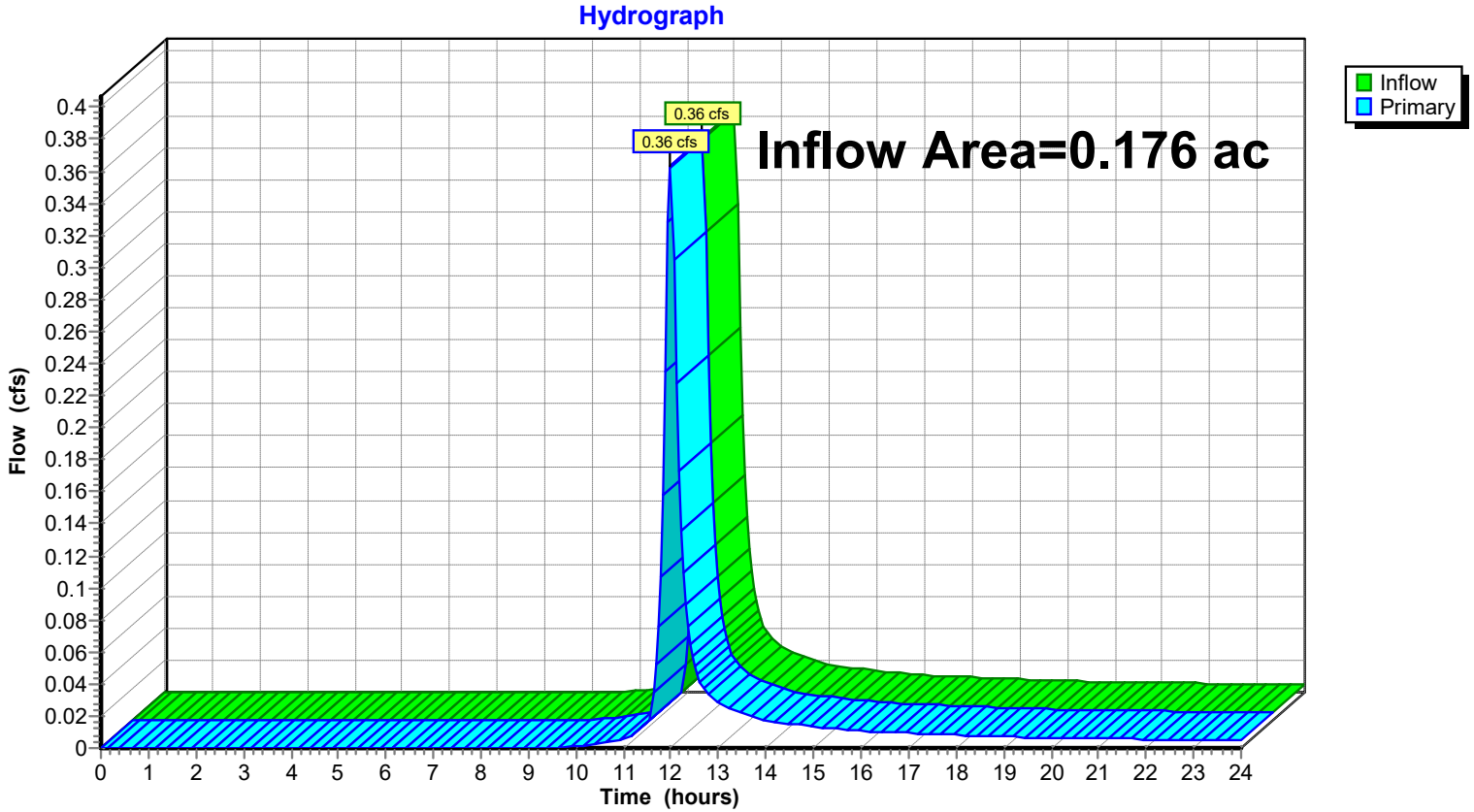


Summary for Link 13L: PR LOI-2

Inflow Area = 0.176 ac, 53.32% Impervious, Inflow Depth > 1.48" for 2-yr event
Inflow = 0.36 cfs @ 11.99 hrs, Volume= 0.022 af
Primary = 0.36 cfs @ 11.99 hrs, Volume= 0.022 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 13L: PR LOI-2

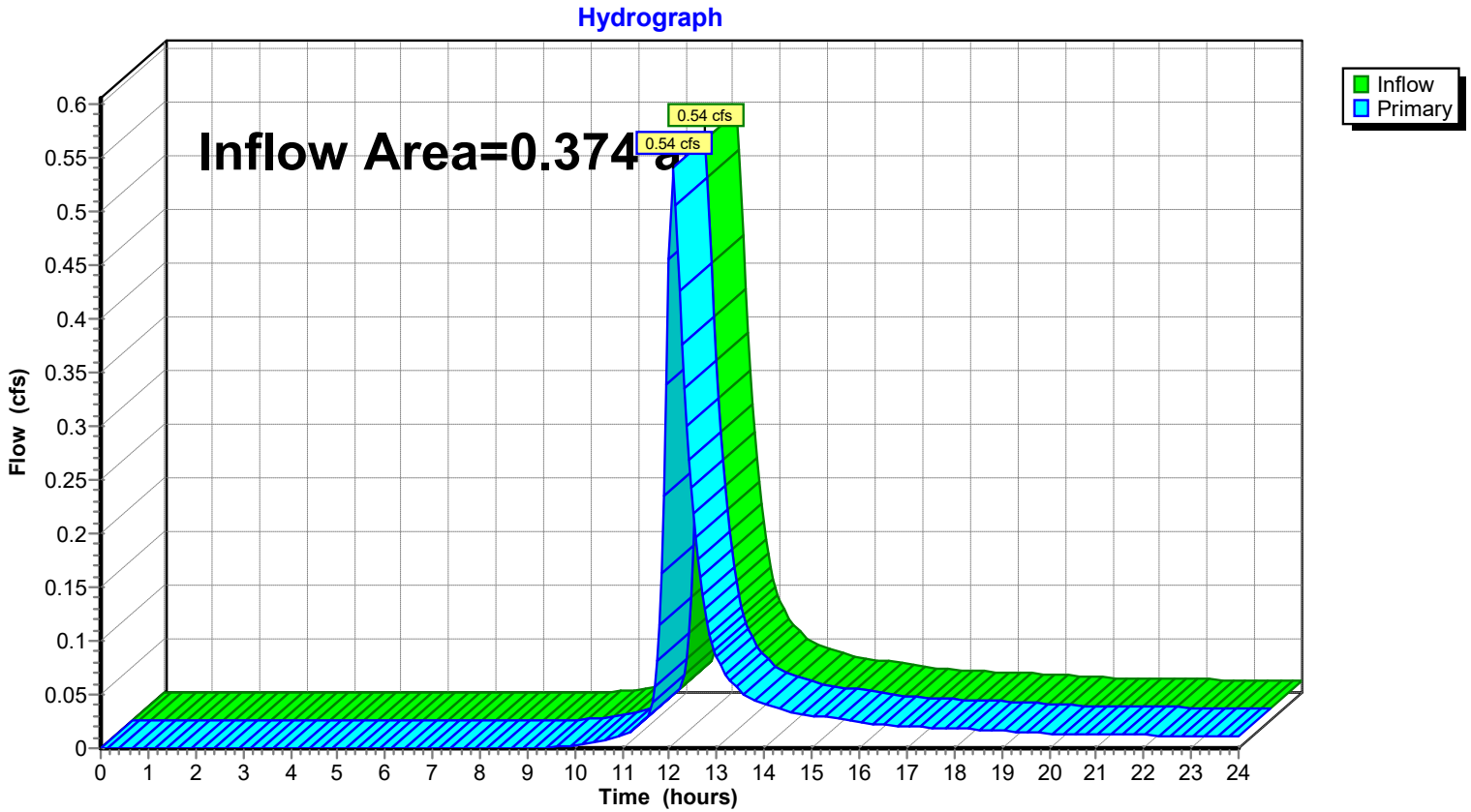


Summary for Link 14L: Pr POI-2

Inflow Area = 0.374 ac, 55.51% Impervious, Inflow Depth > 1.55" for 2-yr event
Inflow = 0.54 cfs @ 12.07 hrs, Volume= 0.048 af
Primary = 0.54 cfs @ 12.07 hrs, Volume= 0.048 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 14L: Pr POI-2

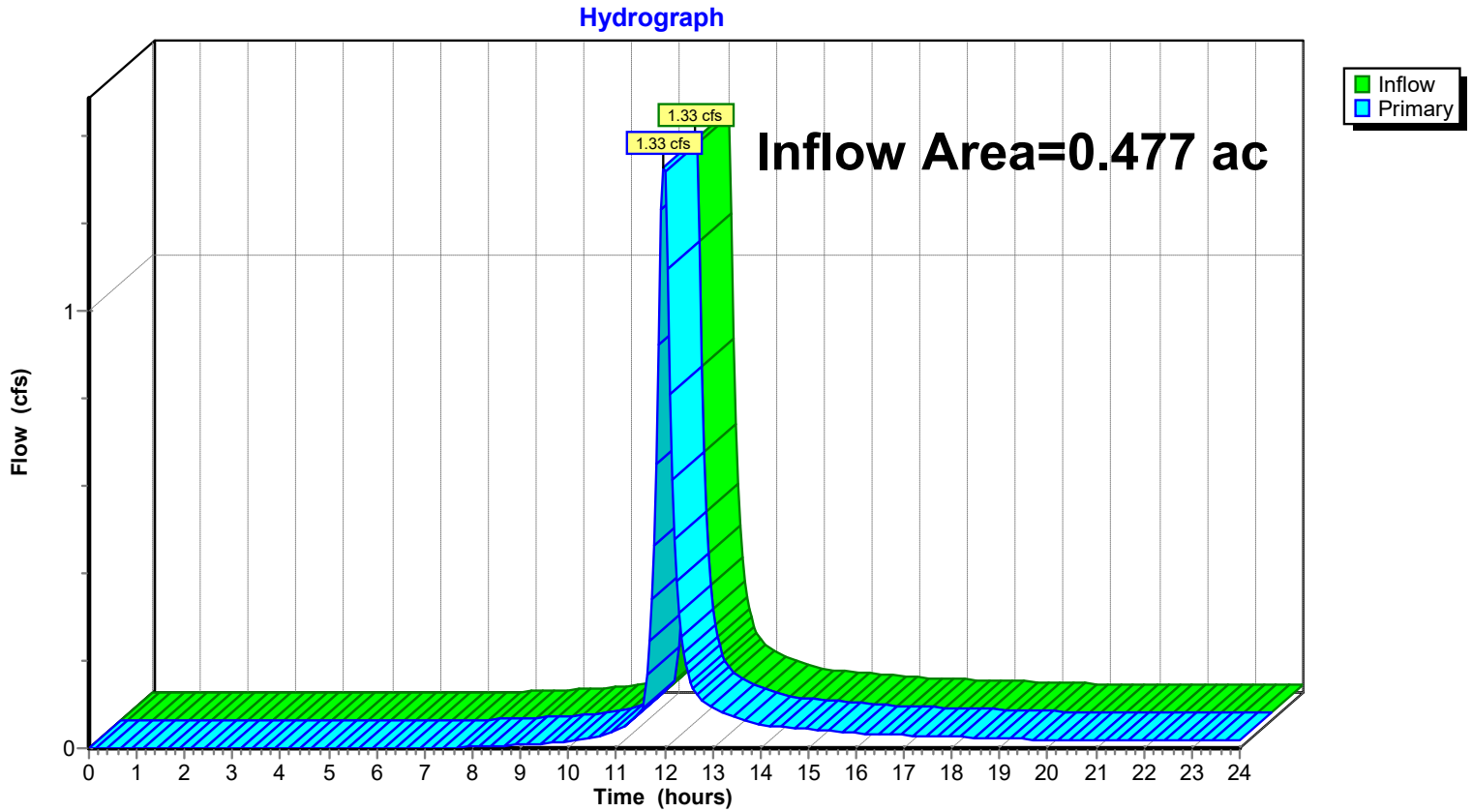


Summary for Link 15L: Pr LOI-1

Inflow Area = 0.477 ac, 67.50% Impervious, Inflow Depth > 2.01" for 2-yr event
Inflow = 1.33 cfs @ 11.99 hrs, Volume= 0.080 af
Primary = 1.33 cfs @ 11.99 hrs, Volume= 0.080 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 15L: Pr LOI-1

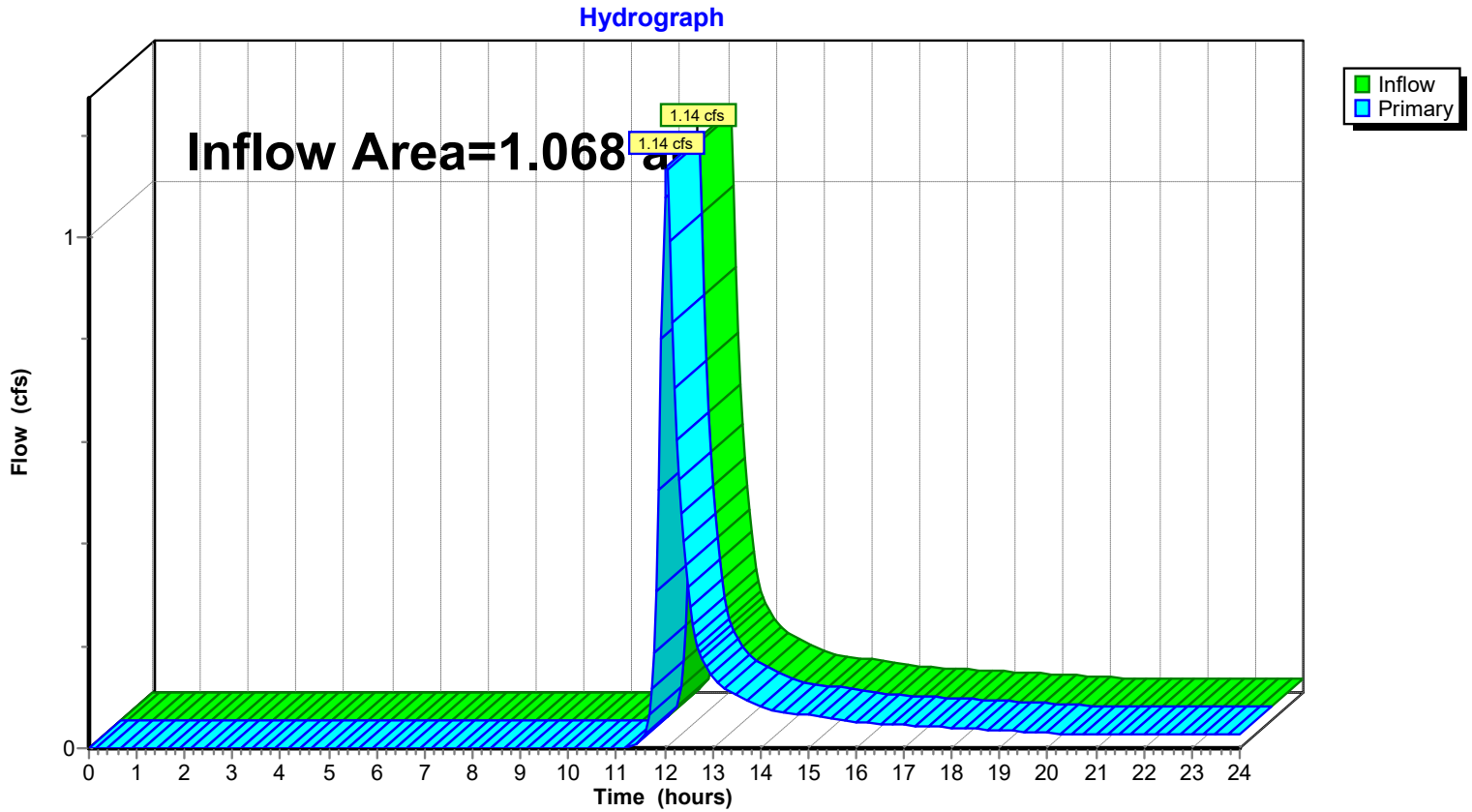


Summary for Link 16L: Pr POI 1

Inflow Area = 1.068 ac, 22.27% Impervious, Inflow Depth > 1.00" for 2-yr event
Inflow = 1.14 cfs @ 12.04 hrs, Volume= 0.089 af
Primary = 1.14 cfs @ 12.04 hrs, Volume= 0.089 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 16L: Pr POI 1

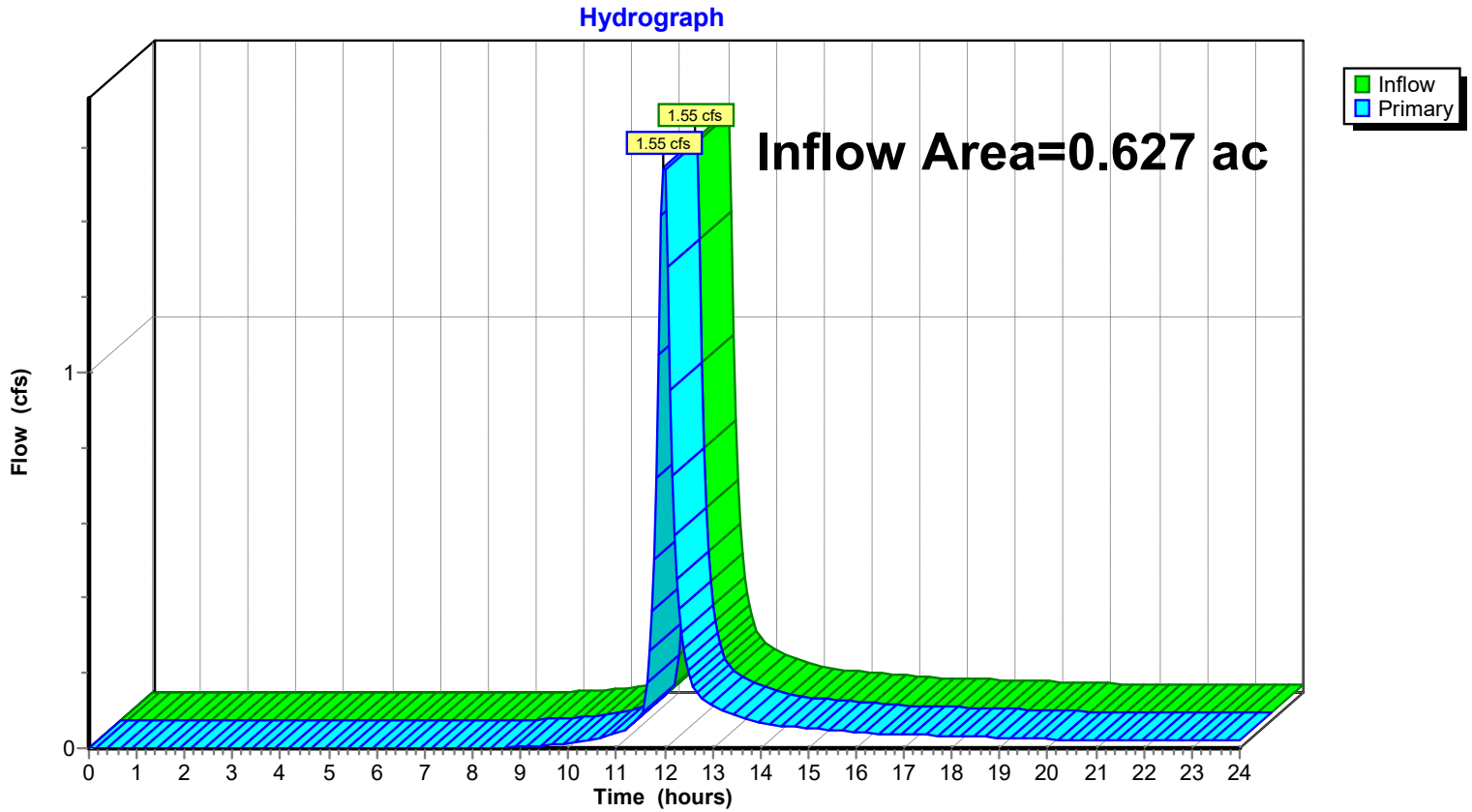


Summary for Link EX1: Ex POI 1

Inflow Area = 0.627 ac, 52.17% Impervious, Inflow Depth > 1.77" for 2-yr event
Inflow = 1.55 cfs @ 11.99 hrs, Volume= 0.092 af
Primary = 1.55 cfs @ 11.99 hrs, Volume= 0.092 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX1: Ex POI 1



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-1: Ex Parking North (Magenta) Runoff Area=5,738 sf 93.05% Impervious Runoff Depth>4.71"
Tc=6.0 min CN=95 Runoff=0.78 cfs 0.052 af

Subcatchment EX-2: Ex Parking South & House (Turquoise) Runoff Area=34,549 sf 27.79% Impervious Runoff Depth>2.41"
Flow Length=409' Slope=0.0350 '/' Tc=16.6 min CN=72 Runoff=1.55 cfs 0.159 af

Subcatchment EX-3: Portion of Ex Humane Bldg (Green) Runoff Area=23,662 sf 70.32% Impervious Runoff Depth>3.84"
Tc=6.0 min CN=87 Runoff=2.82 cfs 0.174 af

Subcatchment EX-4: Portion of Ex Humane Bldg (Orange) Runoff Area=27,291 sf 52.17% Impervious Runoff Depth>3.44"
Tc=6.0 min CN=83 Runoff=2.96 cfs 0.180 af

Subcatchment PR-1: Pr Parking North (Yellow) Runoff Area=7,665 sf 53.32% Impervious Runoff Depth>3.06"
Tc=6.0 min CN=79 Runoff=0.75 cfs 0.045 af

Subcatchment PR-2: Parking South & Portion New Bldg (Green) Runoff Area=16,297 sf 55.51% Impervious Runoff Depth>3.14"
Flow Length=215' Tc=13.3 min CN=80 Runoff=1.11 cfs 0.098 af

Subcatchment PR-3: Front access Road (Orange) Runoff Area=20,757 sf 67.50% Impervious Runoff Depth>3.74"
Tc=6.0 min CN=86 Runoff=2.42 cfs 0.149 af

Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta) Runoff Area=46,520 sf 22.27% Impervious Runoff Depth>2.34"
Flow Length=367' Tc=9.2 min CN=71 Runoff=2.84 cfs 0.208 af

Pond 12CMP: Ex 12" CMP Peak Elev=35.08' Inflow=1.55 cfs 0.159 af
12.0" Round Culvert n=0.025 L=45.6' S=0.0083 '/' Outflow=1.55 cfs 0.159 af

Pond 12P: Ex 12" CMP Peak Elev=34.89' Inflow=1.11 cfs 0.098 af
12.0" Round Culvert n=0.025 L=45.6' S=0.0083 '/' Outflow=1.11 cfs 0.098 af

Link 1L: Ex LOI-2 Inflow=0.78 cfs 0.052 af
Primary=0.78 cfs 0.052 af

Link 2L: Ex POI-2
Inflow=1.55 cfs 0.159 af
Primary=1.55 cfs 0.159 af

Link 3L: Ex LOI-1
Inflow=2.82 cfs 0.174 af
Primary=2.82 cfs 0.174 af

Link 13L: PR LOI-2
Inflow=0.75 cfs 0.045 af
Primary=0.75 cfs 0.045 af

Link 14L: Pr POI-2
Inflow=1.11 cfs 0.098 af
Primary=1.11 cfs 0.098 af

Link 15L: Pr LOI-1
Inflow=2.42 cfs 0.149 af
Primary=2.42 cfs 0.149 af

Link 16L: Pr POI 1
Inflow=2.84 cfs 0.208 af
Primary=2.84 cfs 0.208 af

Link EX1: Ex POI 1
Inflow=2.96 cfs 0.180 af
Primary=2.96 cfs 0.180 af

Total Runoff Area = 4.189 ac Runoff Volume = 1.064 af Average Runoff Depth = 3.05"
54.34% Pervious = 2.276 ac 45.66% Impervious = 1.913 ac

Summary for Subcatchment EX-1: Ex Parking North (Magenta)

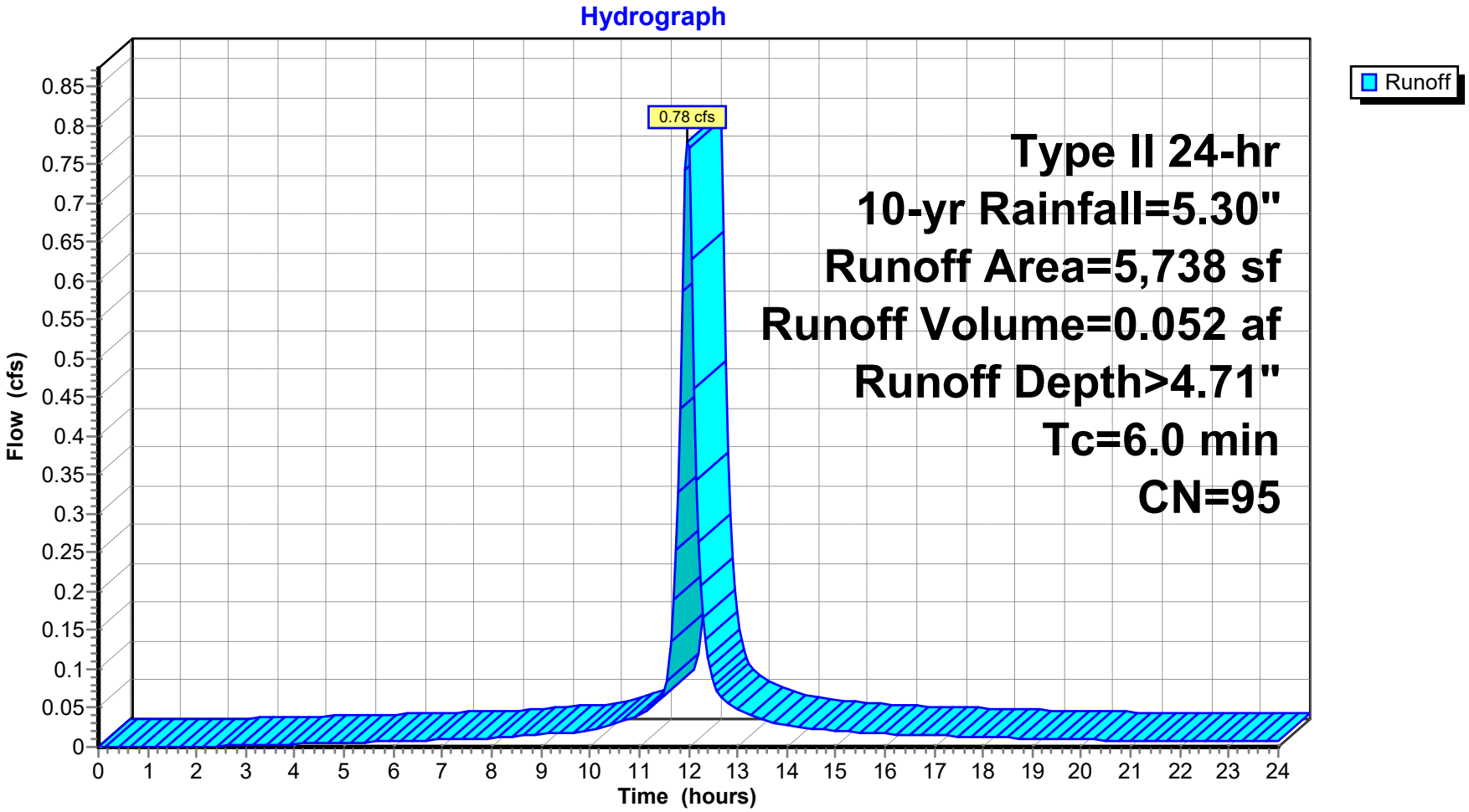
Runoff = 0.78 cfs @ 11.98 hrs, Volume= 0.052 af, Depth> 4.71"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	5,339	98	Parking
	399	61	>75% Grass cover, Good, HSG B
	5,738	95	Weighted Average
	399		6.95% Pervious Area
	5,339		93.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-1: Ex Parking North (Magenta)



Summary for Subcatchment EX-2: Ex Parking South & House (Turquoise)

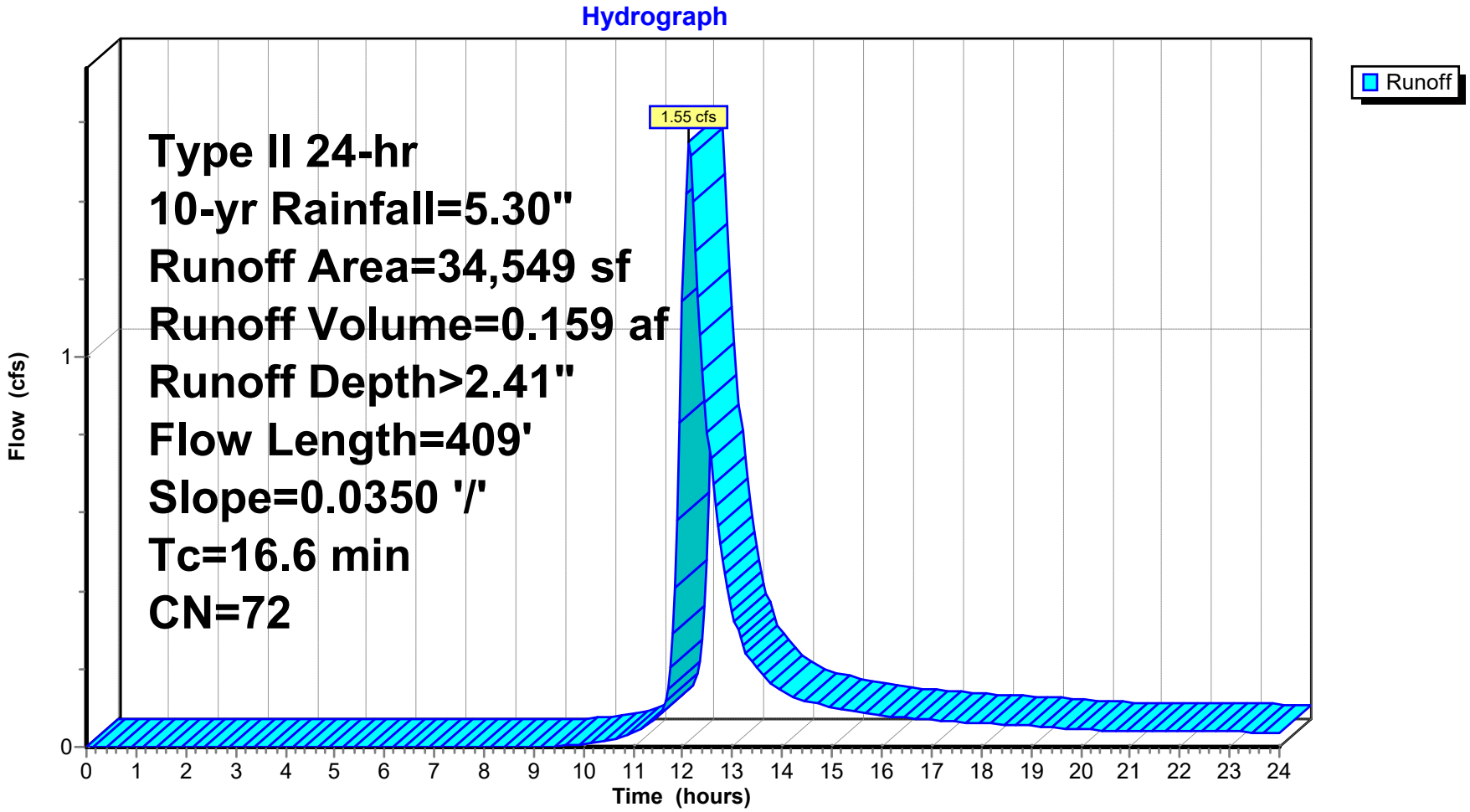
Runoff = 1.55 cfs @ 12.11 hrs, Volume= 0.159 af, Depth> 2.41"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
	22,564	61	>75% Grass cover, Good, HSG B
*	93	98	Bldg Roof Group C
	2,383	74	>75% Grass cover, Good, HSG C
*	9,509	98	Bldg Roof & Parking Group B
	34,549	72	Weighted Average
	24,947		72.21% Pervious Area
	9,602		27.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	150	0.0350	0.24		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 3.40"
0.2	43	0.0350	3.01		**Shallow Concentrated Flow, Lawn** Unpaved Kv= 16.1 fps
5.9	216	0.0350	0.61	1.16	**Channel Flow, Parking lot swale** Area= 1.9 sf Perim= 10.1' r= 0.19' n= 0.150 Sheet flow over Short Grass
16.6	409	Total			

Subcatchment EX-2: Ex Parking South & House (Turquoise)



Summary for Subcatchment EX-3: Portion of Ex Humane Bldg (Green)

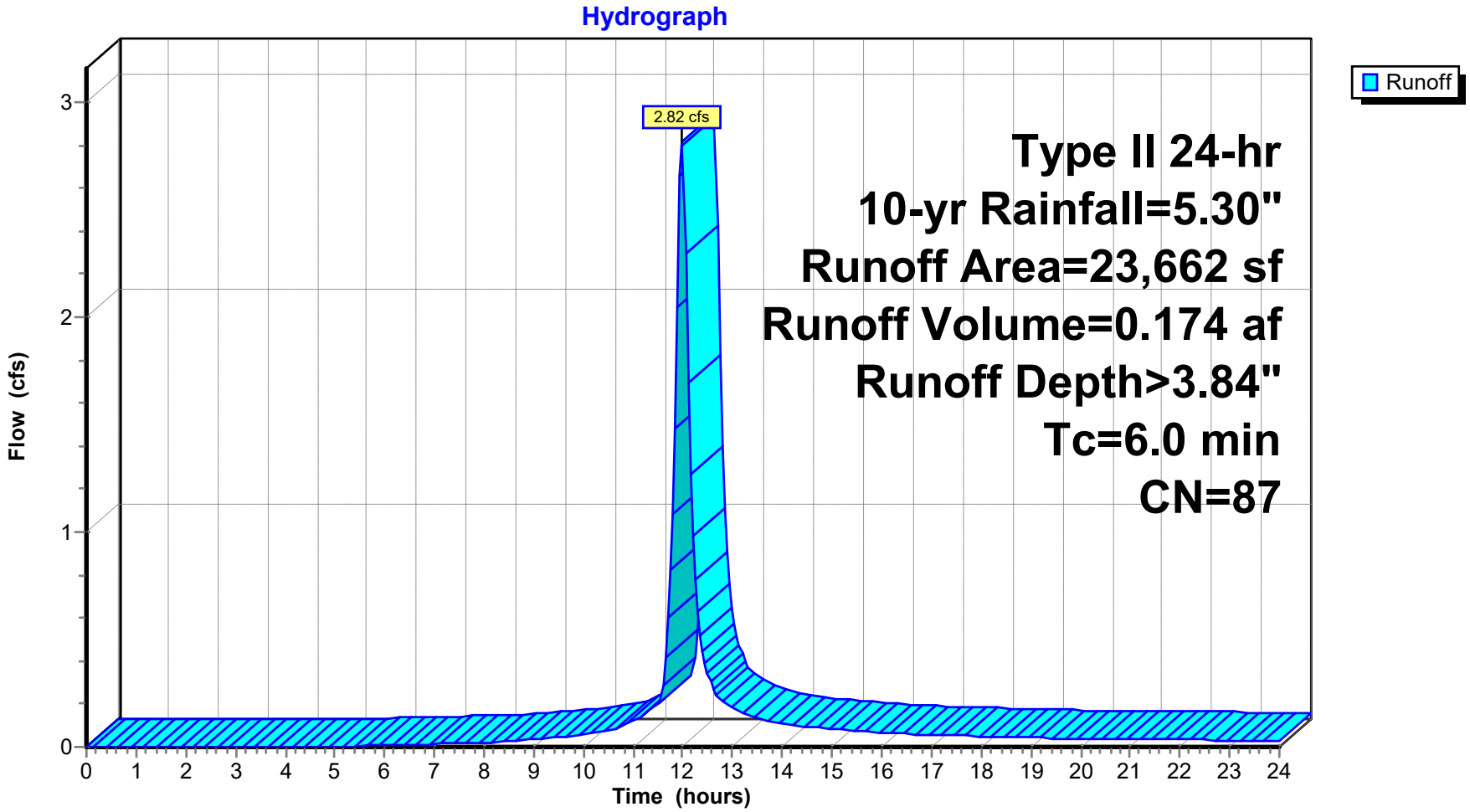
Runoff = 2.82 cfs @ 11.99 hrs, Volume= 0.174 af, Depth> 3.84"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
	7,022	61	>75% Grass cover, Good, HSG B
*	16,640	98	Bldg Roof & Parking Group B
	23,662	87	Weighted Average
	7,022		29.68% Pervious Area
	16,640		70.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-3: Portion of Ex Humane Bldg (Green)



Summary for Subcatchment EX-4: Portion of Ex Humane Bldg (Orange)

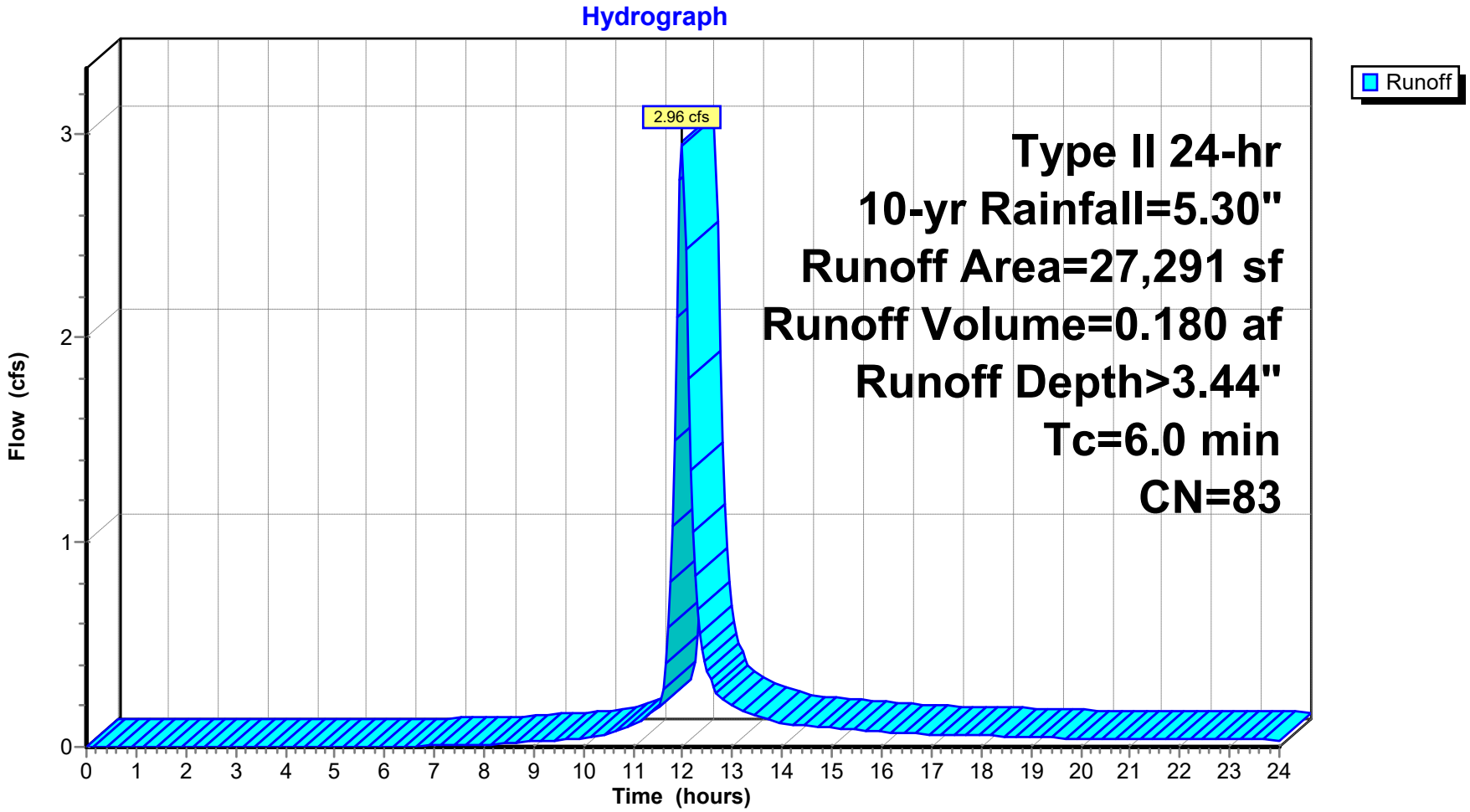
Runoff = 2.96 cfs @ 11.99 hrs, Volume= 0.180 af, Depth> 3.44"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
	4,936	74	>75% Grass cover, Good, HSG C
*	732	98	Bldg Roof & Parking Group C
*	13,506	98	Bldg Roof & Parking Group B
	8,117	61	>75% Grass cover, Good, HSG B
	27,291	83	Weighted Average
	13,053		47.83% Pervious Area
	14,238		52.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-4: Portion of Ex Humane Bldg (Orange)



Summary for Subcatchment PR-1: Pr Parking North (Yellow)

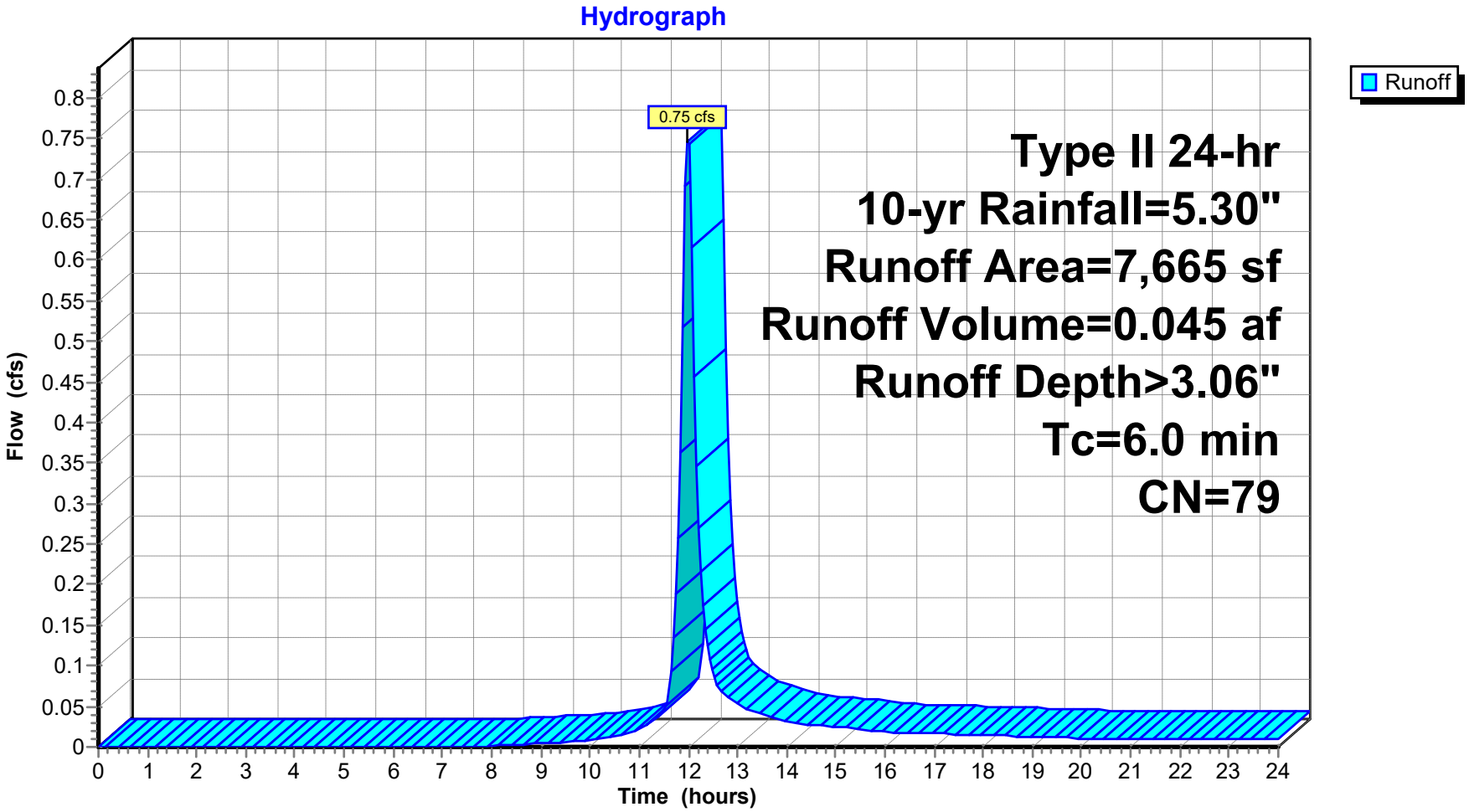
Runoff = 0.75 cfs @ 11.99 hrs, Volume= 0.045 af, Depth> 3.06"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
*	4,087	98	Parking
	1,148	61	>75% Grass cover, Good, HSG B
	2,430	55	Woods, Good, HSG B
	7,665	79	Weighted Average
	3,578		46.68% Pervious Area
	4,087		53.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment PR-1: Pr Parking North (Yellow)



Summary for Subcatchment PR-2: Parking South & Portion New Bldg (Green)

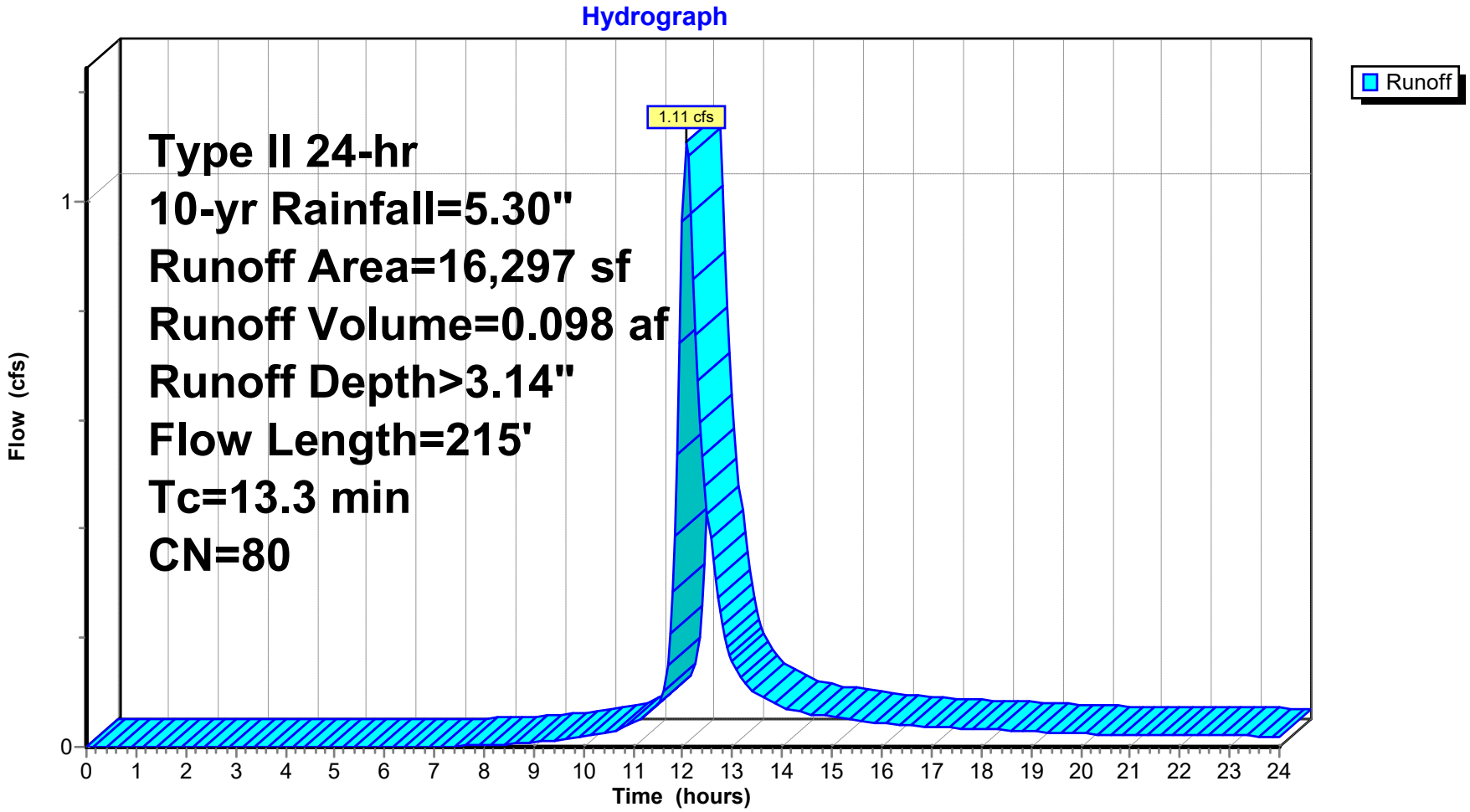
Runoff = 1.11 cfs @ 12.07 hrs, Volume= 0.098 af, Depth> 3.14"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
	4,028	61	>75% Grass cover, Good, HSG B
*	9,047	98	Bldg Roof & Parking Group B
*	3,222	55	Perm. Pavers
	16,297	80	Weighted Average
	7,250		44.49% Pervious Area
	9,047		55.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	64	0.0200	1.30		**Sheet Flow, asphalt** Smooth surfaces n= 0.011 P2= 3.40"
11.4	47	0.0200	0.07		**Sheet Flow, pavers** Woods: Light underbrush n= 0.400 P2= 3.40"
1.1	104	0.0060	1.57		**Shallow Concentrated Flow, gutter** Paved Kv= 20.3 fps
13.3	215	Total			

Subcatchment PR-2: Parking South & Portion New Bldg (Green)



Summary for Subcatchment PR-3: Front access Road (Orange)

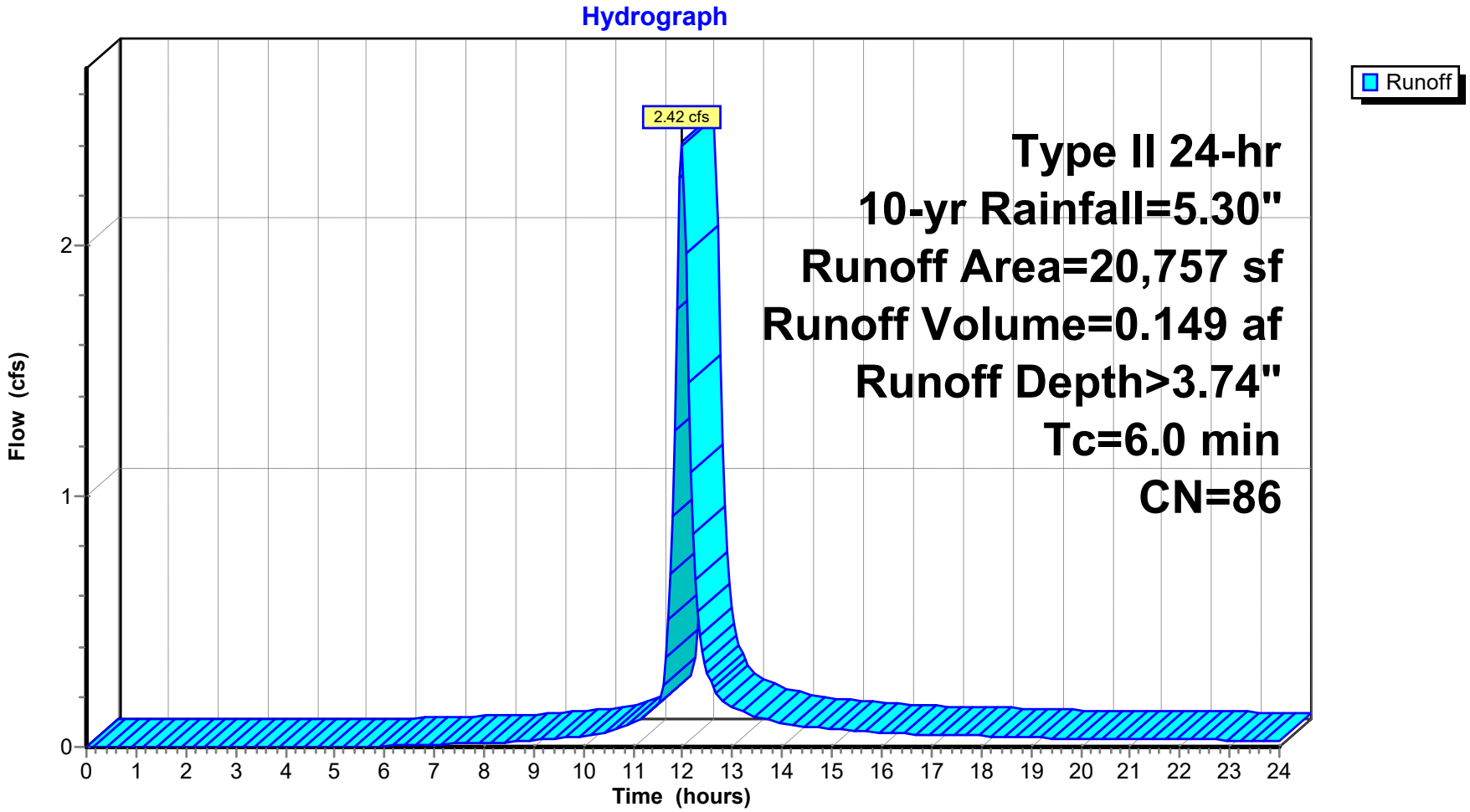
Runoff = 2.42 cfs @ 11.99 hrs, Volume= 0.149 af, Depth> 3.74"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
	6,746	61	>75% Grass cover, Good, HSG B
*	8,015	98	Bldg Roof & Parking Group B
*	5,996	98	Courtyard Roof via Rain Leader
	20,757	86	Weighted Average
	6,746		32.50% Pervious Area
	14,011		67.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment PR-3: Front access Road (Orange)



Summary for Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta)

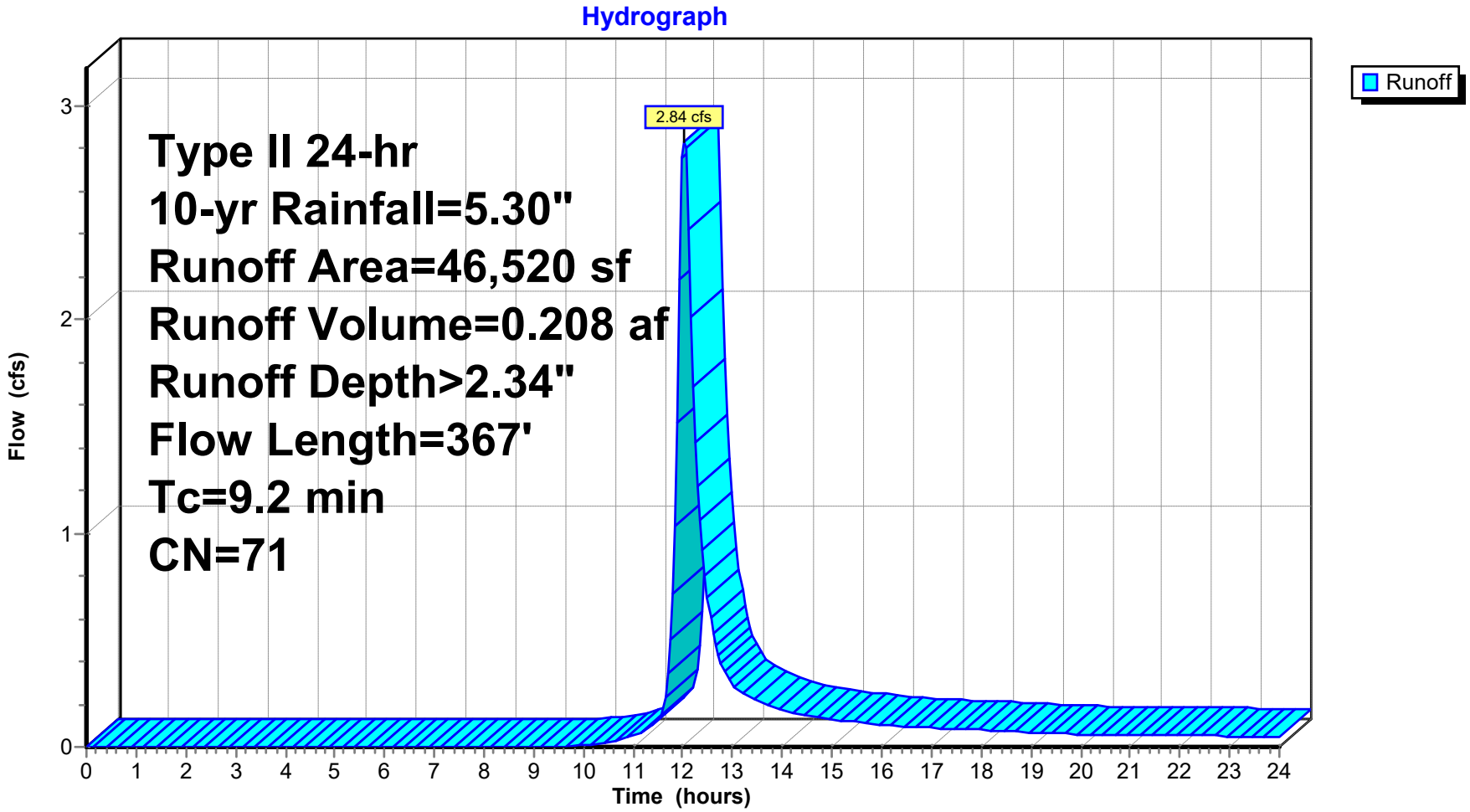
Runoff = 2.84 cfs @ 12.03 hrs, Volume= 0.208 af, Depth> 2.34"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 10-yr Rainfall=5.30"

	Area (sf)	CN	Description
	7,939	74	>75% Grass cover, Good, HSG C
*	204	98	Bldg Roof & Parking Group C
*	10,157	98	Bldg Roof & Parking Group B
	26,027	61	>75% Grass cover, Good, HSG B
	2,193	55	Woods, Good, HSG B
	46,520	71	Weighted Average
	36,159		77.73% Pervious Area
	10,361		22.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	150	0.1000	0.36		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 3.40"
2.3	217	0.0060	1.57		**Shallow Concentrated Flow, gutterpan** Paved Kv= 20.3 fps
9.2	367	Total			

Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta)



Summary for Pond 12CMP: Ex 12" CMP

[57] Hint: Peaked at 35.08' (Flood elevation advised)

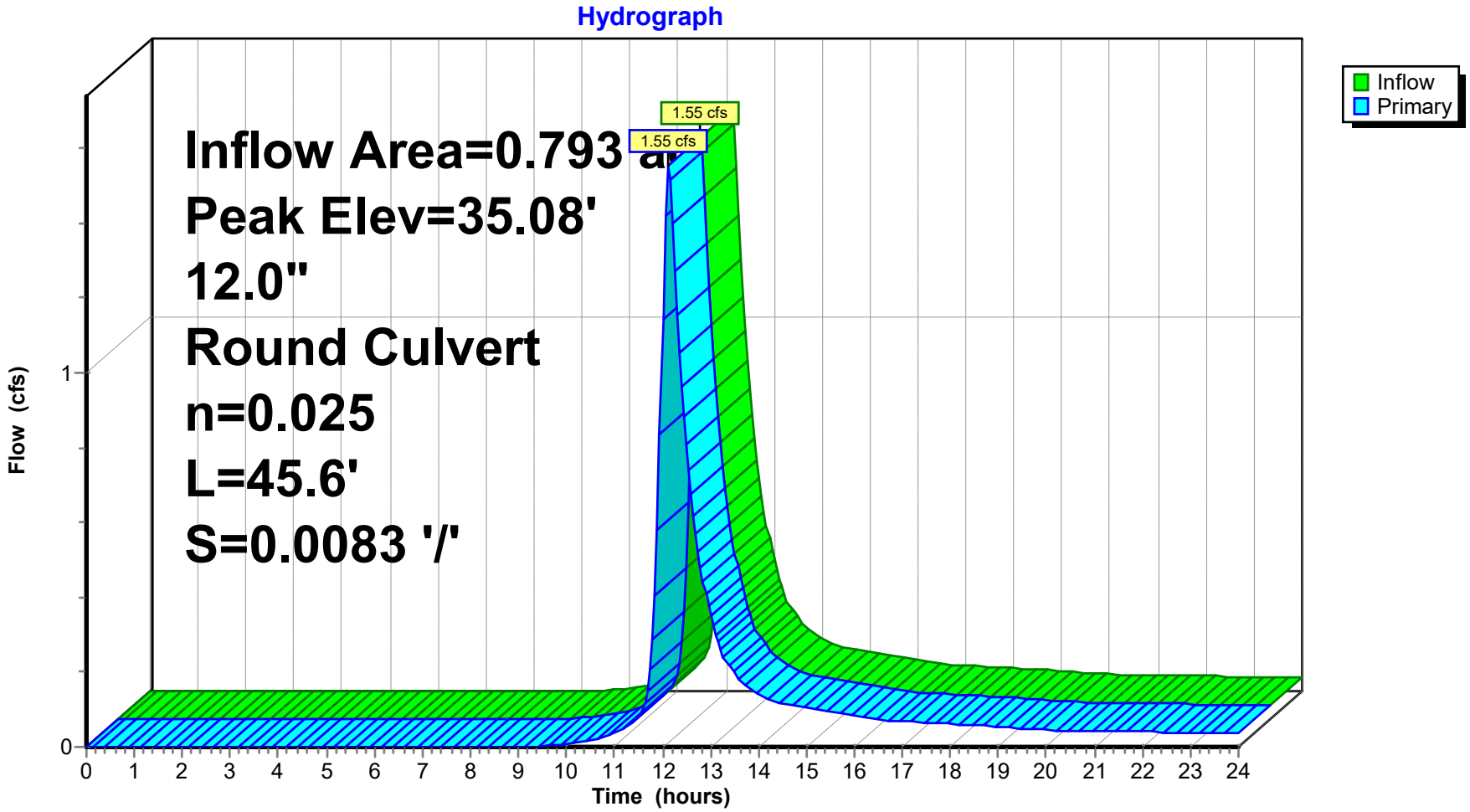
Inflow Area = 0.793 ac, 27.79% Impervious, Inflow Depth > 2.41" for 10-yr event
Inflow = 1.55 cfs @ 12.11 hrs, Volume= 0.159 af
Outflow = 1.55 cfs @ 12.11 hrs, Volume= 0.159 af, Atten= 0%, Lag= 0.0 min
Primary = 1.55 cfs @ 12.11 hrs, Volume= 0.159 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 35.08' @ 12.11 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	34.12'	**12.0" Round Ex 12" CMP** L= 45.6' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 34.12' / 33.74' S= 0.0083 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=1.54 cfs @ 12.11 hrs HW=35.07' TW=0.00' (Dynamic Tailwater)
1=Ex 12" CMP (Barrel Controls 1.54 cfs @ 2.56 fps)

Pond 12CMP: Ex 12" CMP



Summary for Pond 12P: Ex 12" CMP

[57] Hint: Peaked at 34.89' (Flood elevation advised)

Inflow Area = 0.374 ac, 55.51% Impervious, Inflow Depth > 3.14" for 10-yr event
Inflow = 1.11 cfs @ 12.07 hrs, Volume= 0.098 af
Outflow = 1.11 cfs @ 12.07 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.0 min
Primary = 1.11 cfs @ 12.07 hrs, Volume= 0.098 af

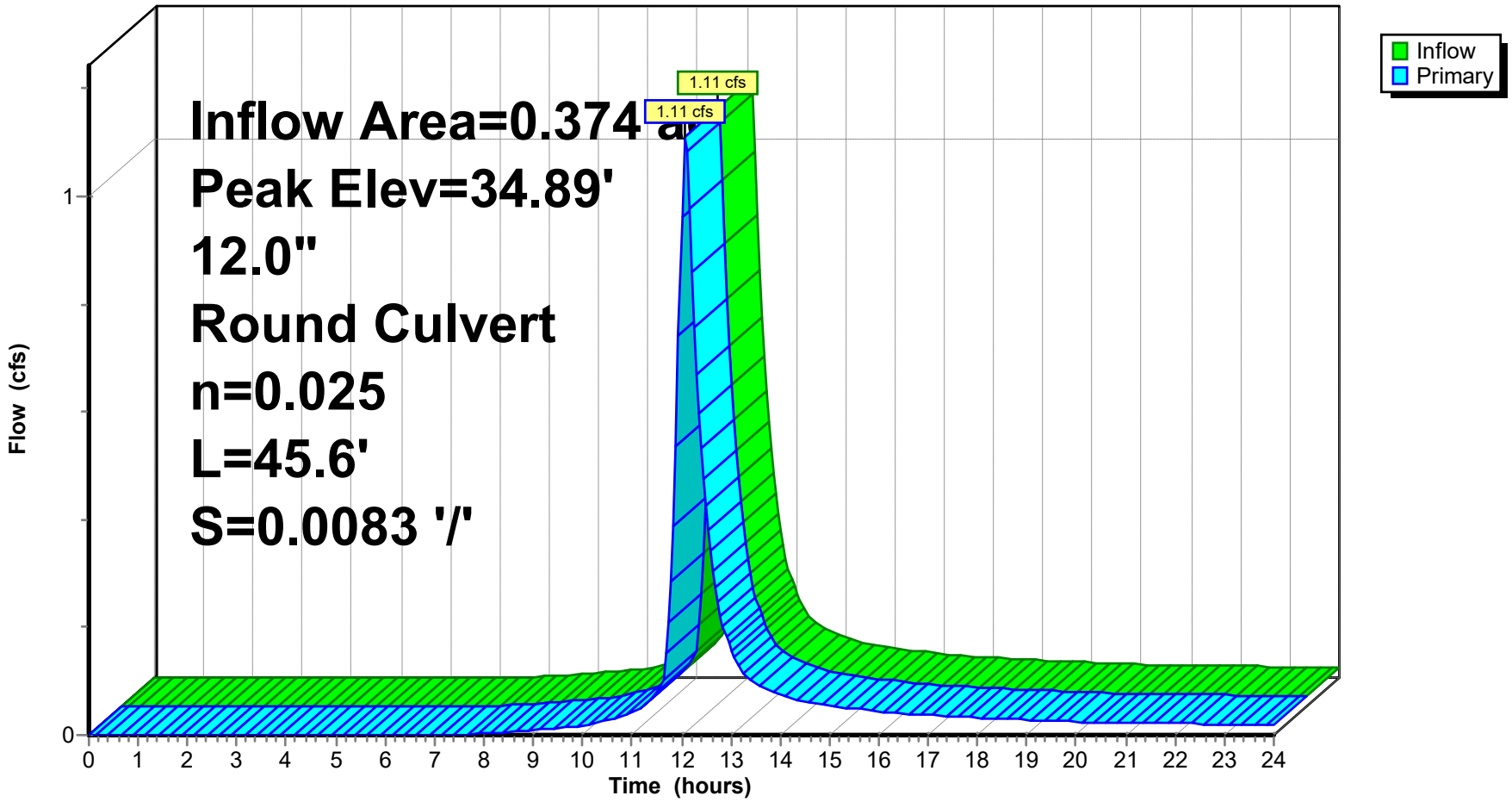
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 34.89' @ 12.07 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	34.12'	**12.0" Round Ex 12" CMP** L= 45.6' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 34.12' / 33.74' S= 0.0083 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=1.09 cfs @ 12.07 hrs HW=34.88' TW=0.00' (Dynamic Tailwater)
1=Ex 12" CMP (Barrel Controls 1.09 cfs @ 2.35 fps)

Pond 12P: Ex 12" CMP

Hydrograph

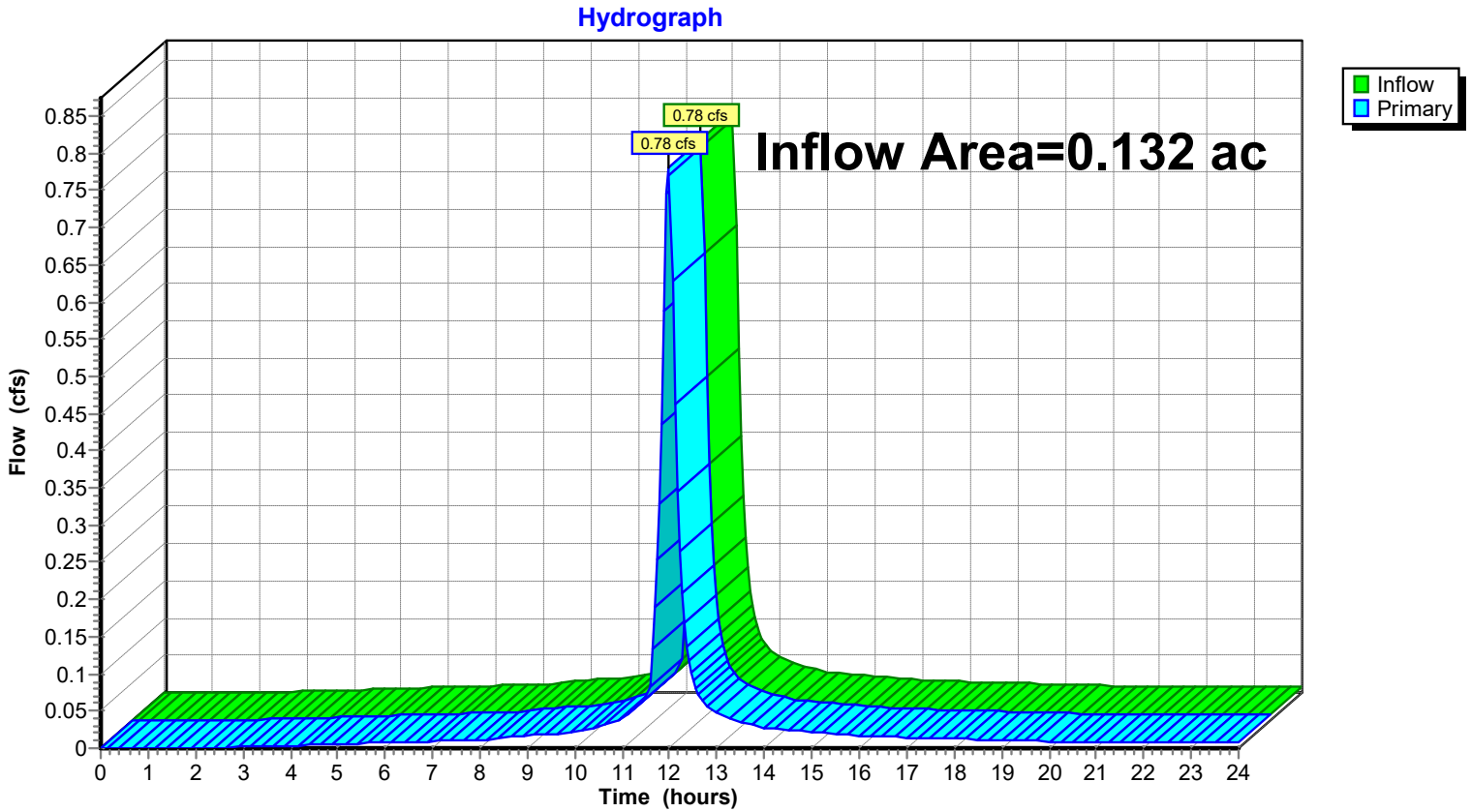


Summary for Link 1L: Ex LOI-2

Inflow Area = 0.132 ac, 93.05% Impervious, Inflow Depth > 4.71" for 10-yr event
Inflow = 0.78 cfs @ 11.98 hrs, Volume= 0.052 af
Primary = 0.78 cfs @ 11.98 hrs, Volume= 0.052 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Ex LOI-2

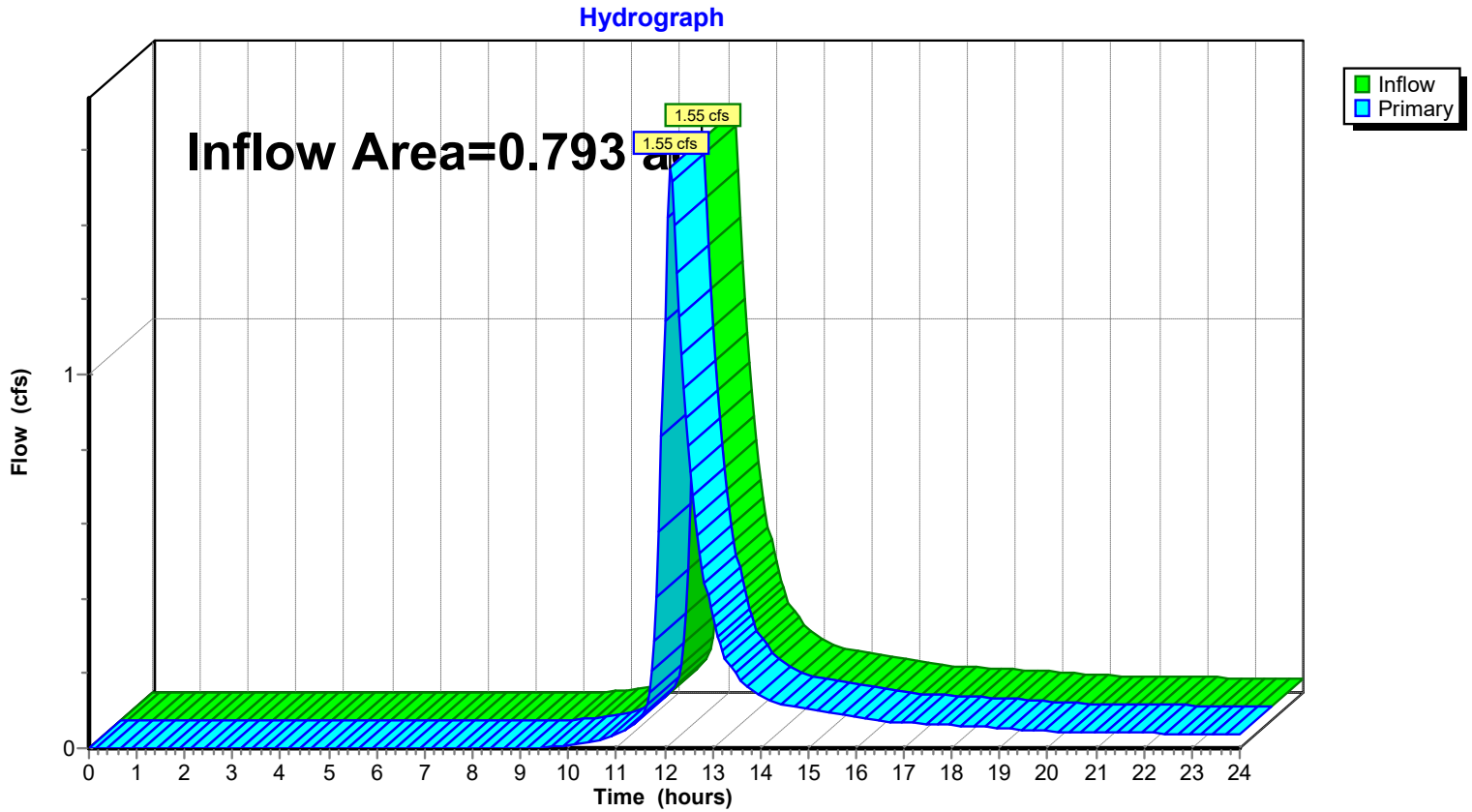


Summary for Link 2L: Ex POI-2

Inflow Area = 0.793 ac, 27.79% Impervious, Inflow Depth > 2.41" for 10-yr event
Inflow = 1.55 cfs @ 12.11 hrs, Volume= 0.159 af
Primary = 1.55 cfs @ 12.11 hrs, Volume= 0.159 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: Ex POI-2

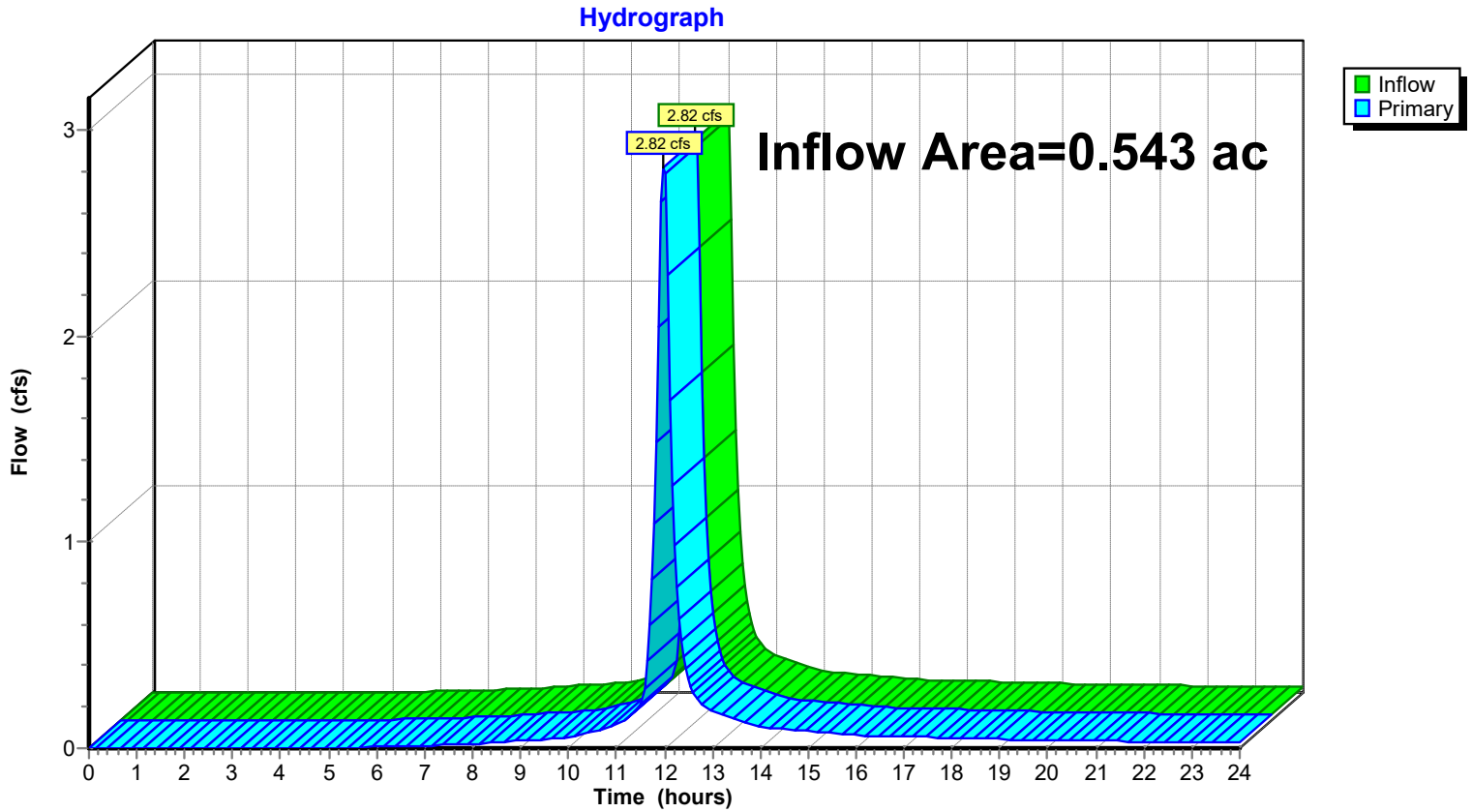


Summary for Link 3L: Ex LOI-1

Inflow Area = 0.543 ac, 70.32% Impervious, Inflow Depth > 3.84" for 10-yr event
Inflow = 2.82 cfs @ 11.99 hrs, Volume= 0.174 af
Primary = 2.82 cfs @ 11.99 hrs, Volume= 0.174 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: Ex LOI-1

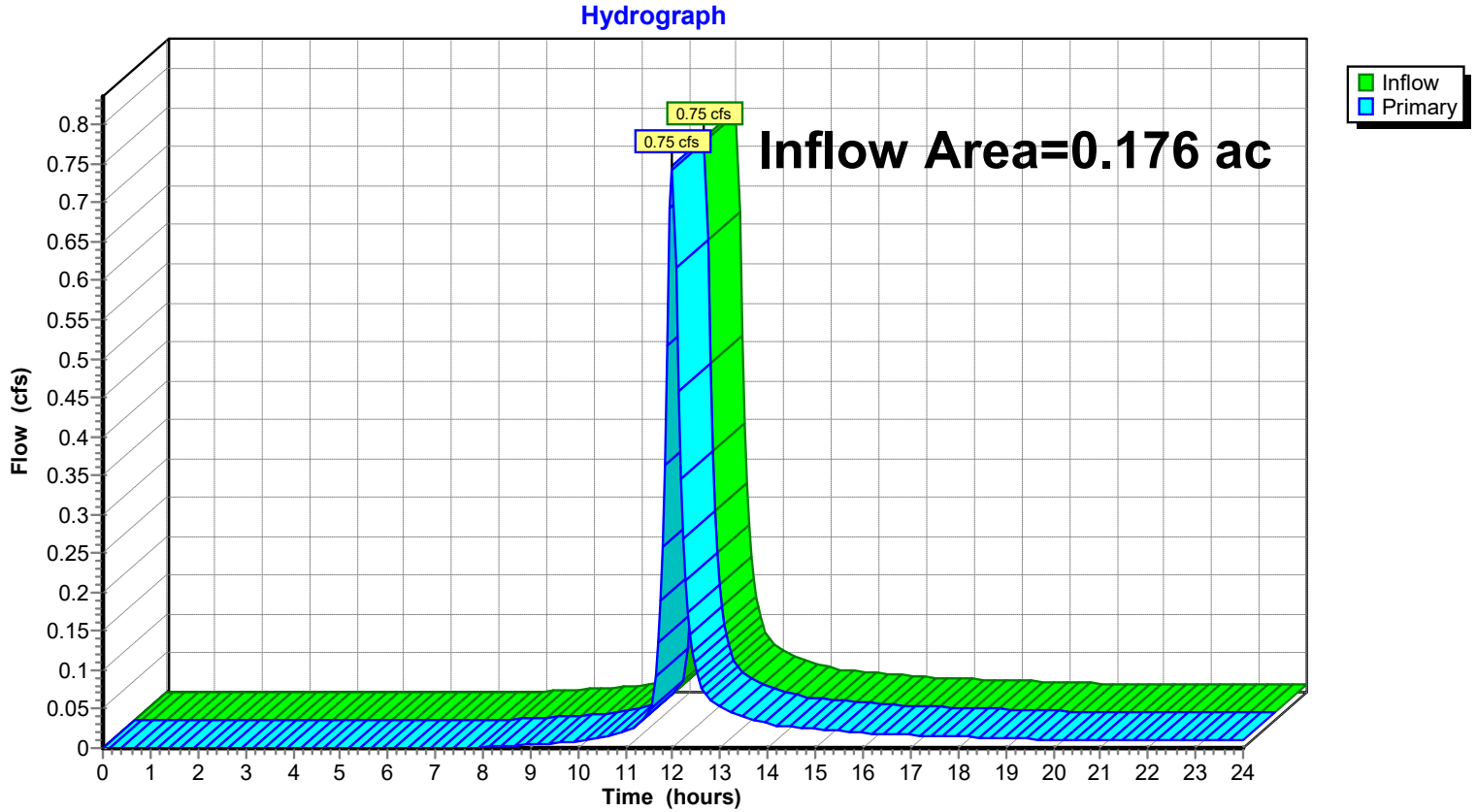


Summary for Link 13L: PR LOI-2

Inflow Area = 0.176 ac, 53.32% Impervious, Inflow Depth > 3.06" for 10-yr event
Inflow = 0.75 cfs @ 11.99 hrs, Volume= 0.045 af
Primary = 0.75 cfs @ 11.99 hrs, Volume= 0.045 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 13L: PR LOI-2

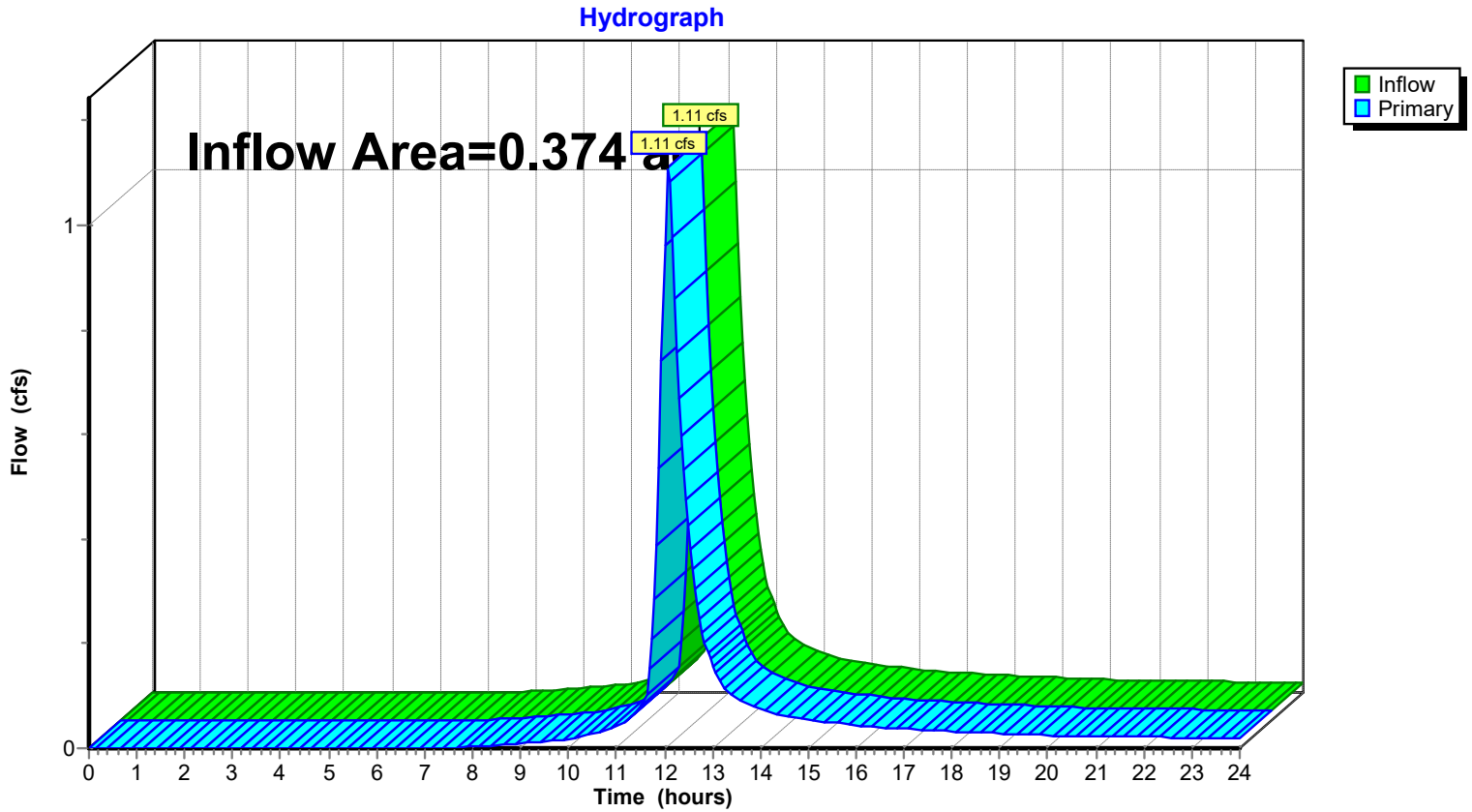


Summary for Link 14L: Pr POI-2

Inflow Area = 0.374 ac, 55.51% Impervious, Inflow Depth > 3.14" for 10-yr event
Inflow = 1.11 cfs @ 12.07 hrs, Volume= 0.098 af
Primary = 1.11 cfs @ 12.07 hrs, Volume= 0.098 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 14L: Pr POI-2

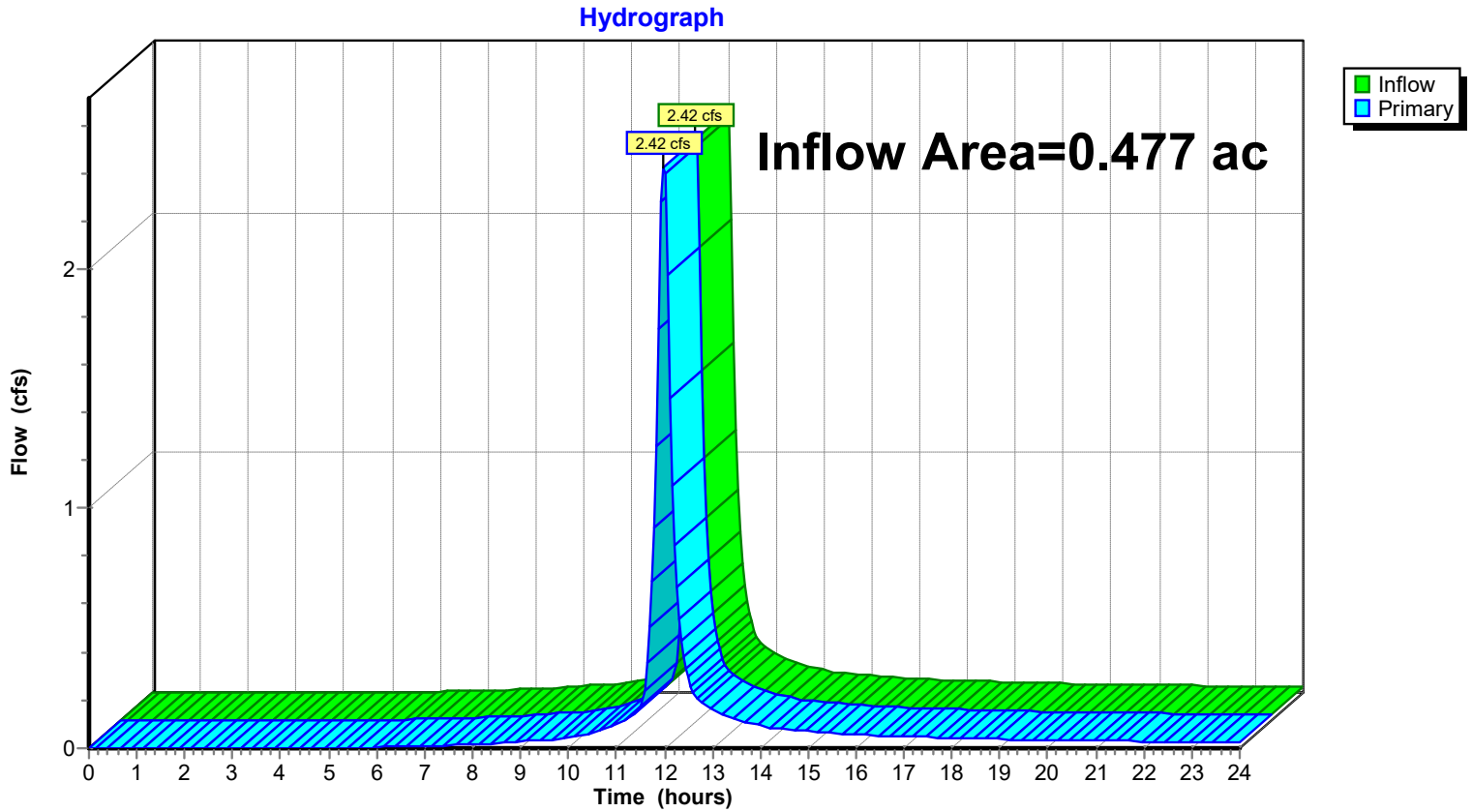


Summary for Link 15L: Pr LOI-1

Inflow Area = 0.477 ac, 67.50% Impervious, Inflow Depth > 3.74" for 10-yr event
Inflow = 2.42 cfs @ 11.99 hrs, Volume= 0.149 af
Primary = 2.42 cfs @ 11.99 hrs, Volume= 0.149 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 15L: Pr LOI-1

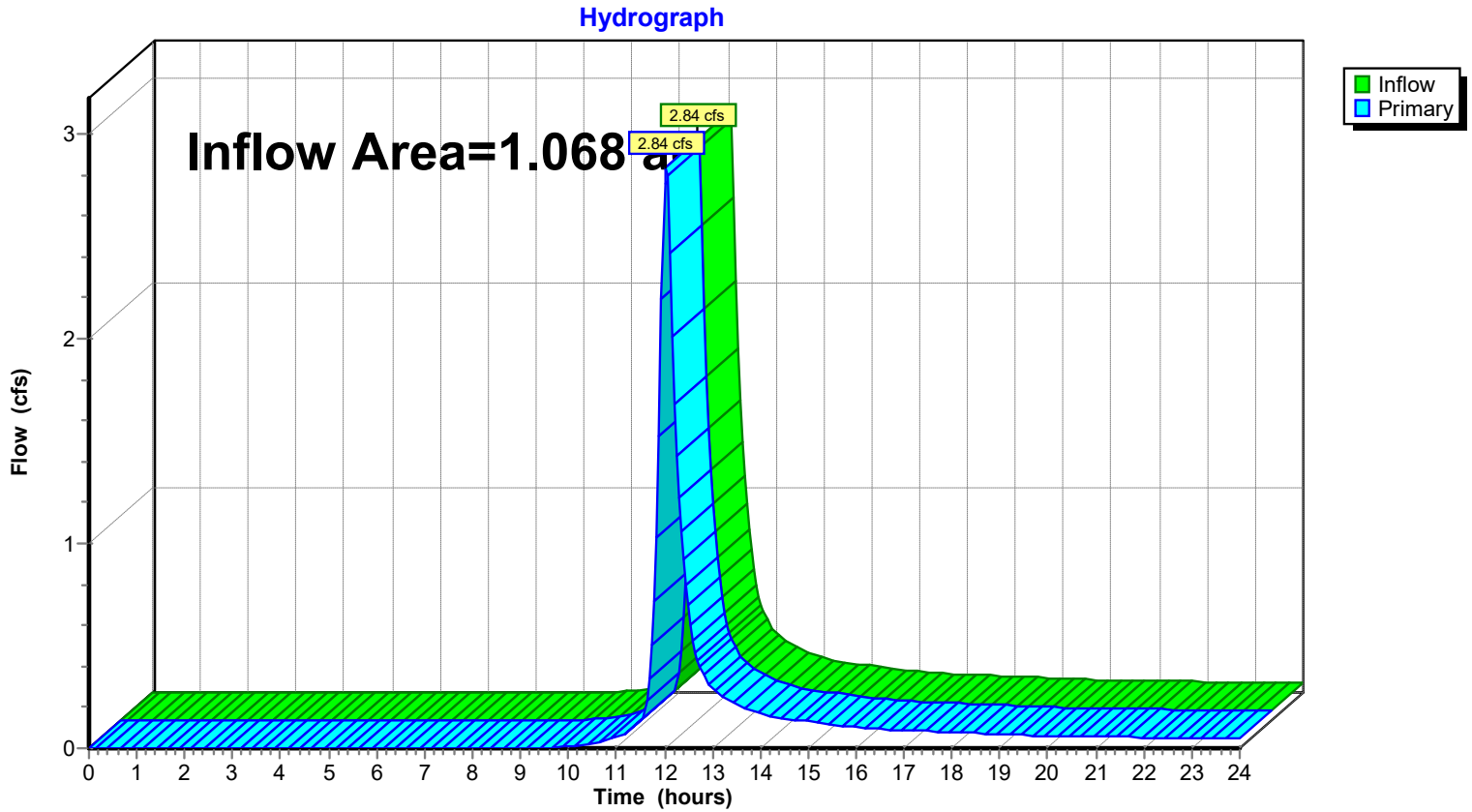


Summary for Link 16L: Pr POI 1

Inflow Area = 1.068 ac, 22.27% Impervious, Inflow Depth > 2.34" for 10-yr event
Inflow = 2.84 cfs @ 12.03 hrs, Volume= 0.208 af
Primary = 2.84 cfs @ 12.03 hrs, Volume= 0.208 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 16L: Pr POI 1

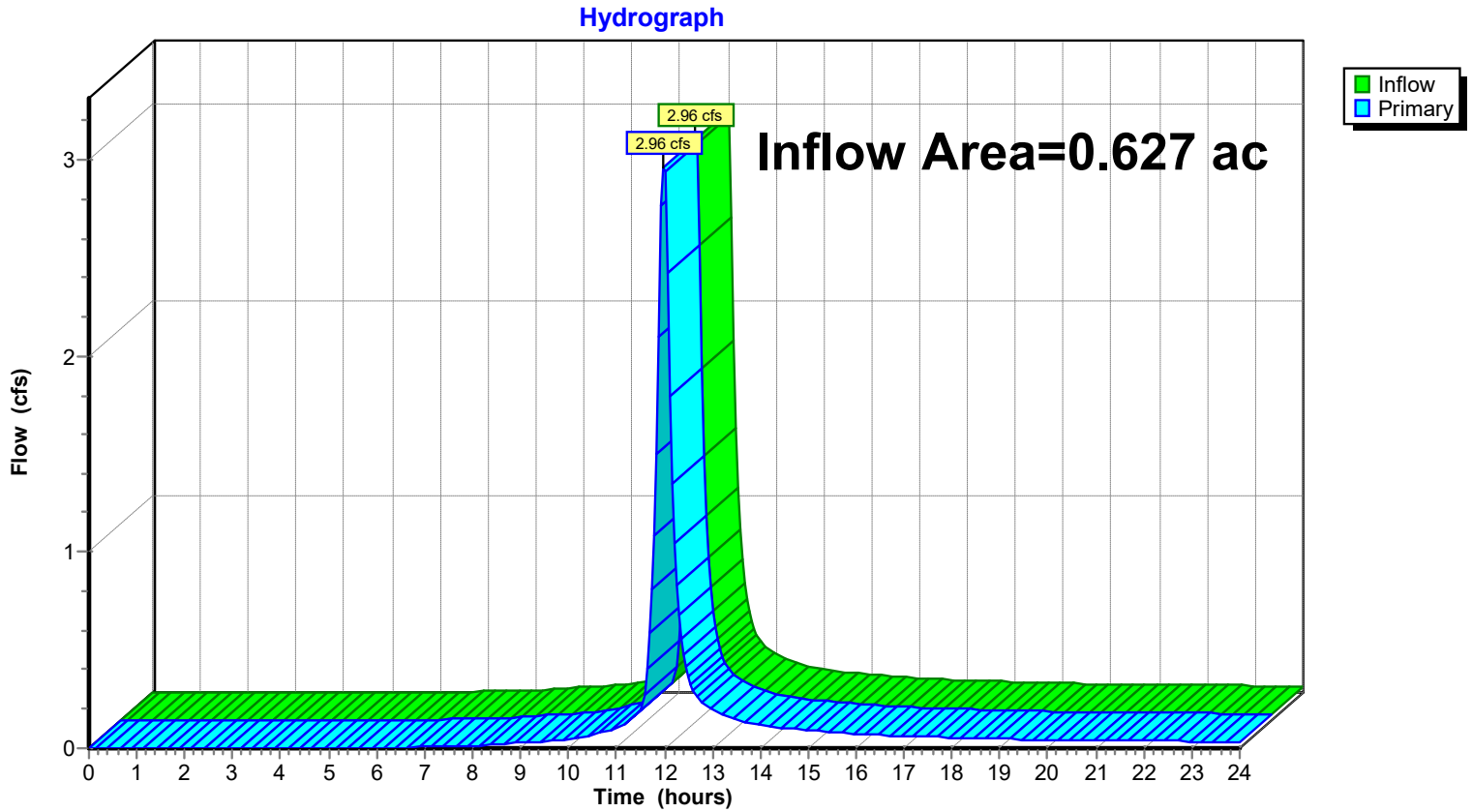


Summary for Link EX1: Ex POI 1

Inflow Area = 0.627 ac, 52.17% Impervious, Inflow Depth > 3.44" for 10-yr event
Inflow = 2.96 cfs @ 11.99 hrs, Volume= 0.180 af
Primary = 2.96 cfs @ 11.99 hrs, Volume= 0.180 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX1: Ex POI 1



Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points
Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment EX-1: Ex Parking North (Magenta) Runoff Area=5,738 sf 93.05% Impervious Runoff Depth>6.99"
Tc=6.0 min CN=95 Runoff=1.14 cfs 0.077 af

Subcatchment EX-2: Ex Parking South & House (Turquoise) Runoff Area=34,549 sf 27.79% Impervious Runoff Depth>4.32"
Flow Length=409' Slope=0.0350 '/' Tc=16.6 min CN=72 Runoff=2.82 cfs 0.285 af

Subcatchment EX-3: Portion of Ex Humane Bldg (Green) Runoff Area=23,662 sf 70.32% Impervious Runoff Depth>6.05"
Tc=6.0 min CN=87 Runoff=4.33 cfs 0.274 af

Subcatchment EX-4: Portion of Ex Humane Bldg (Orange) Runoff Area=27,291 sf 52.17% Impervious Runoff Depth>5.59"
Tc=6.0 min CN=83 Runoff=4.71 cfs 0.292 af

Subcatchment PR-1: Pr Parking North (Yellow) Runoff Area=7,665 sf 53.32% Impervious Runoff Depth>5.13"
Tc=6.0 min CN=79 Runoff=1.23 cfs 0.075 af

Subcatchment PR-2: Parking South & Portion New Bldg (Green) Runoff Area=16,297 sf 55.51% Impervious Runoff Depth>5.23"
Flow Length=215' Tc=13.3 min CN=80 Runoff=1.84 cfs 0.163 af

Subcatchment PR-3: Front access Road (Orange) Runoff Area=20,757 sf 67.50% Impervious Runoff Depth>5.93"
Tc=6.0 min CN=86 Runoff=3.75 cfs 0.236 af

Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta) Runoff Area=46,520 sf 22.27% Impervious Runoff Depth>4.22"
Flow Length=367' Tc=9.2 min CN=71 Runoff=5.20 cfs 0.375 af

Pond 12CMP: Ex 12" CMP Peak Elev=36.18' Inflow=2.82 cfs 0.285 af
12.0" Round Culvert n=0.025 L=45.6' S=0.0083 '/' Outflow=2.82 cfs 0.285 af

Pond 12P: Ex 12" CMP Peak Elev=35.22' Inflow=1.84 cfs 0.163 af
12.0" Round Culvert n=0.025 L=45.6' S=0.0083 '/' Outflow=1.84 cfs 0.163 af

Link 1L: Ex LOI-2 Inflow=1.14 cfs 0.077 af
Primary=1.14 cfs 0.077 af

Link 2L: Ex POI-2
Inflow=2.82 cfs 0.285 af
Primary=2.82 cfs 0.285 af

Link 3L: Ex LOI-1
Inflow=4.33 cfs 0.274 af
Primary=4.33 cfs 0.274 af

Link 13L: PR LOI-2
Inflow=1.23 cfs 0.075 af
Primary=1.23 cfs 0.075 af

Link 14L: Pr POI-2
Inflow=1.84 cfs 0.163 af
Primary=1.84 cfs 0.163 af

Link 15L: Pr LOI-1
Inflow=3.75 cfs 0.236 af
Primary=3.75 cfs 0.236 af

Link 16L: Pr POI 1
Inflow=5.20 cfs 0.375 af
Primary=5.20 cfs 0.375 af

Link EX1: Ex POI 1
Inflow=4.71 cfs 0.292 af
Primary=4.71 cfs 0.292 af

Total Runoff Area = 4.189 ac Runoff Volume = 1.777 af Average Runoff Depth = 5.09"
54.34% Pervious = 2.276 ac 45.66% Impervious = 1.913 ac

Summary for Subcatchment EX-1: Ex Parking North (Magenta)

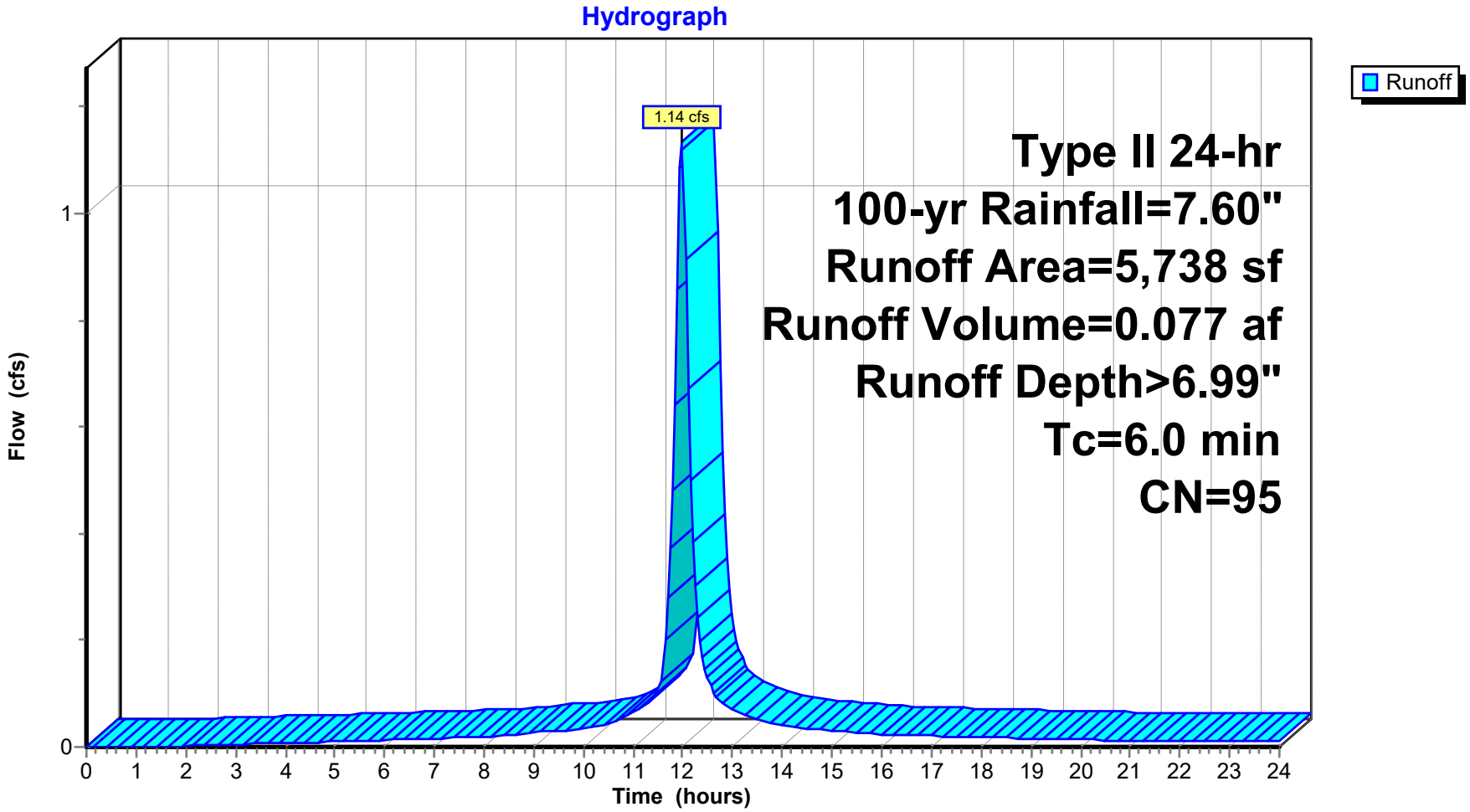
Runoff = 1.14 cfs @ 11.98 hrs, Volume= 0.077 af, Depth> 6.99"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	5,339	98	Parking
	399	61	>75% Grass cover, Good, HSG B
	5,738	95	Weighted Average
	399		6.95% Pervious Area
	5,339		93.05% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-1: Ex Parking North (Magenta)



Summary for Subcatchment EX-2: Ex Parking South & House (Turquoise)

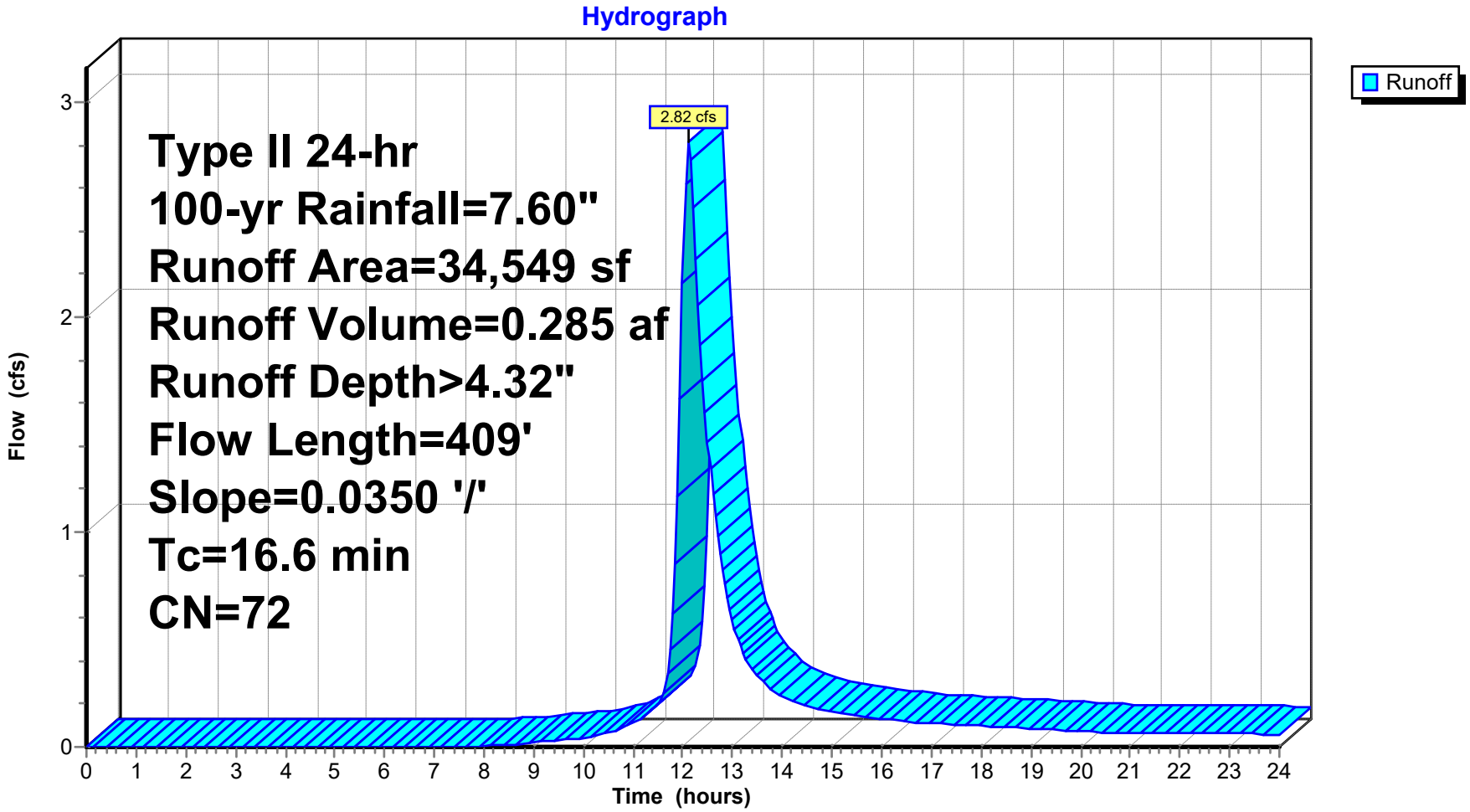
Runoff = 2.82 cfs @ 12.11 hrs, Volume= 0.285 af, Depth> 4.32"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
	22,564	61	>75% Grass cover, Good, HSG B
*	93	98	Bldg Roof Group C
	2,383	74	>75% Grass cover, Good, HSG C
*	9,509	98	Bldg Roof & Parking Group B
	34,549	72	Weighted Average
	24,947		72.21% Pervious Area
	9,602		27.79% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
10.5	150	0.0350	0.24		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 3.40"
0.2	43	0.0350	3.01		**Shallow Concentrated Flow, Lawn** Unpaved Kv= 16.1 fps
5.9	216	0.0350	0.61	1.16	**Channel Flow, Parking lot swale** Area= 1.9 sf Perim= 10.1' r= 0.19' n= 0.150 Sheet flow over Short Grass
16.6	409	Total			

Subcatchment EX-2: Ex Parking South & House (Turquoise)



Summary for Subcatchment EX-3: Portion of Ex Humane Bldg (Green)

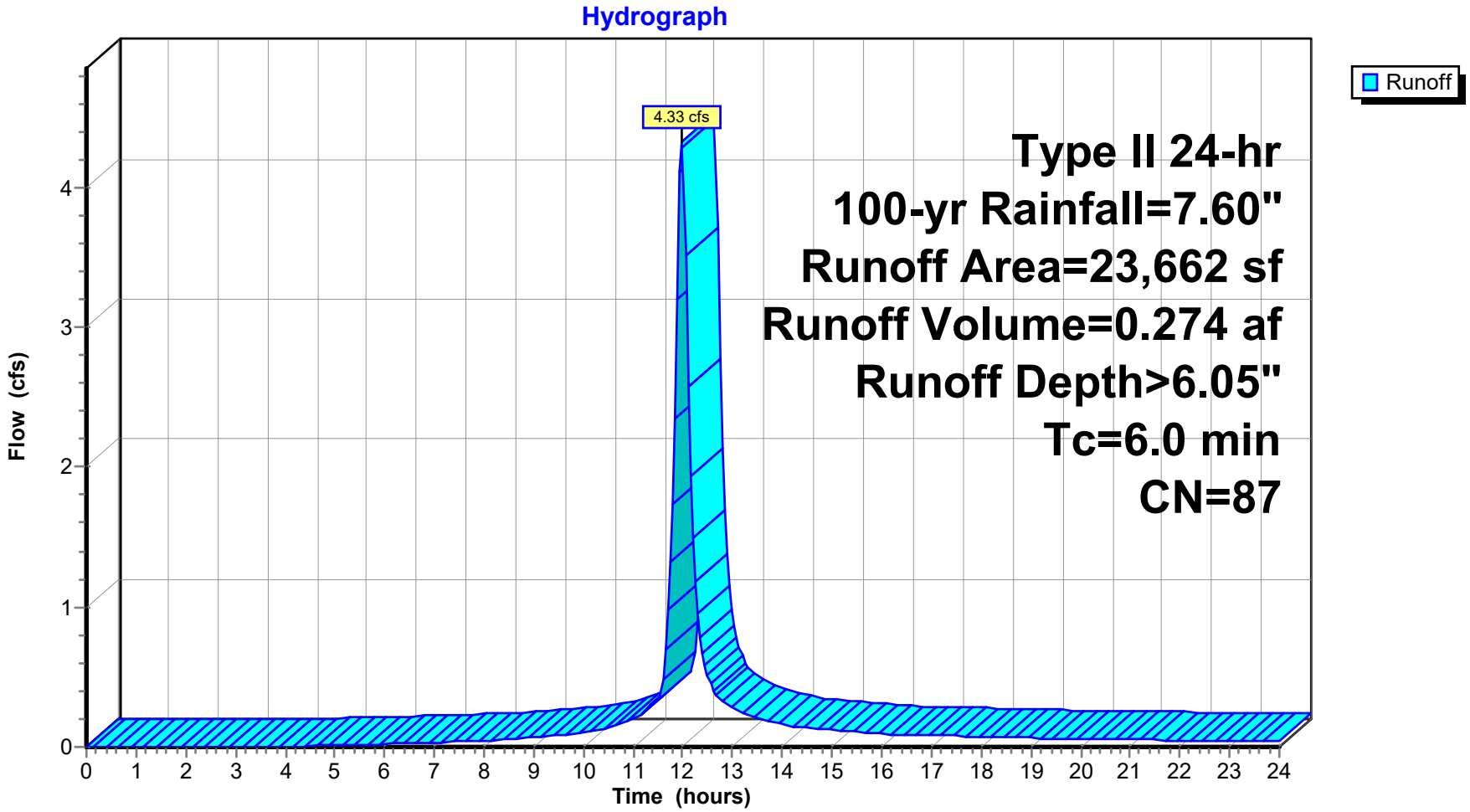
Runoff = 4.33 cfs @ 11.98 hrs, Volume= 0.274 af, Depth> 6.05"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
	7,022	61	>75% Grass cover, Good, HSG B
*	16,640	98	Bldg Roof & Parking Group B
	23,662	87	Weighted Average
	7,022		29.68% Pervious Area
	16,640		70.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-3: Portion of Ex Humane Bldg (Green)



Summary for Subcatchment EX-4: Portion of Ex Humane Bldg (Orange)

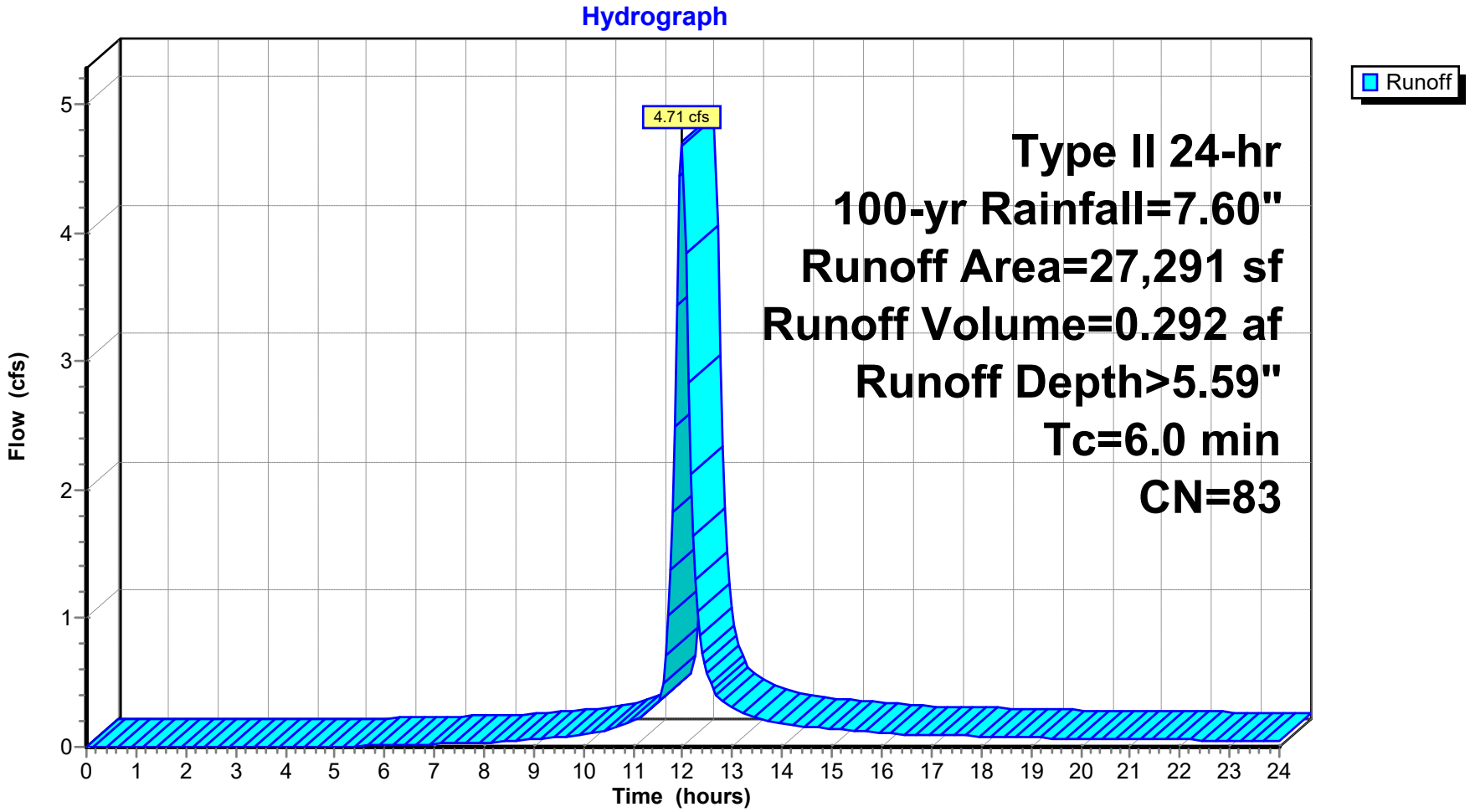
Runoff = 4.71 cfs @ 11.99 hrs, Volume= 0.292 af, Depth> 5.59"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
	4,936	74	>75% Grass cover, Good, HSG C
*	732	98	Bldg Roof & Parking Group C
*	13,506	98	Bldg Roof & Parking Group B
	8,117	61	>75% Grass cover, Good, HSG B
	27,291	83	Weighted Average
	13,053		47.83% Pervious Area
	14,238		52.17% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment EX-4: Portion of Ex Humane Bldg (Orange)



Summary for Subcatchment PR-1: Pr Parking North (Yellow)

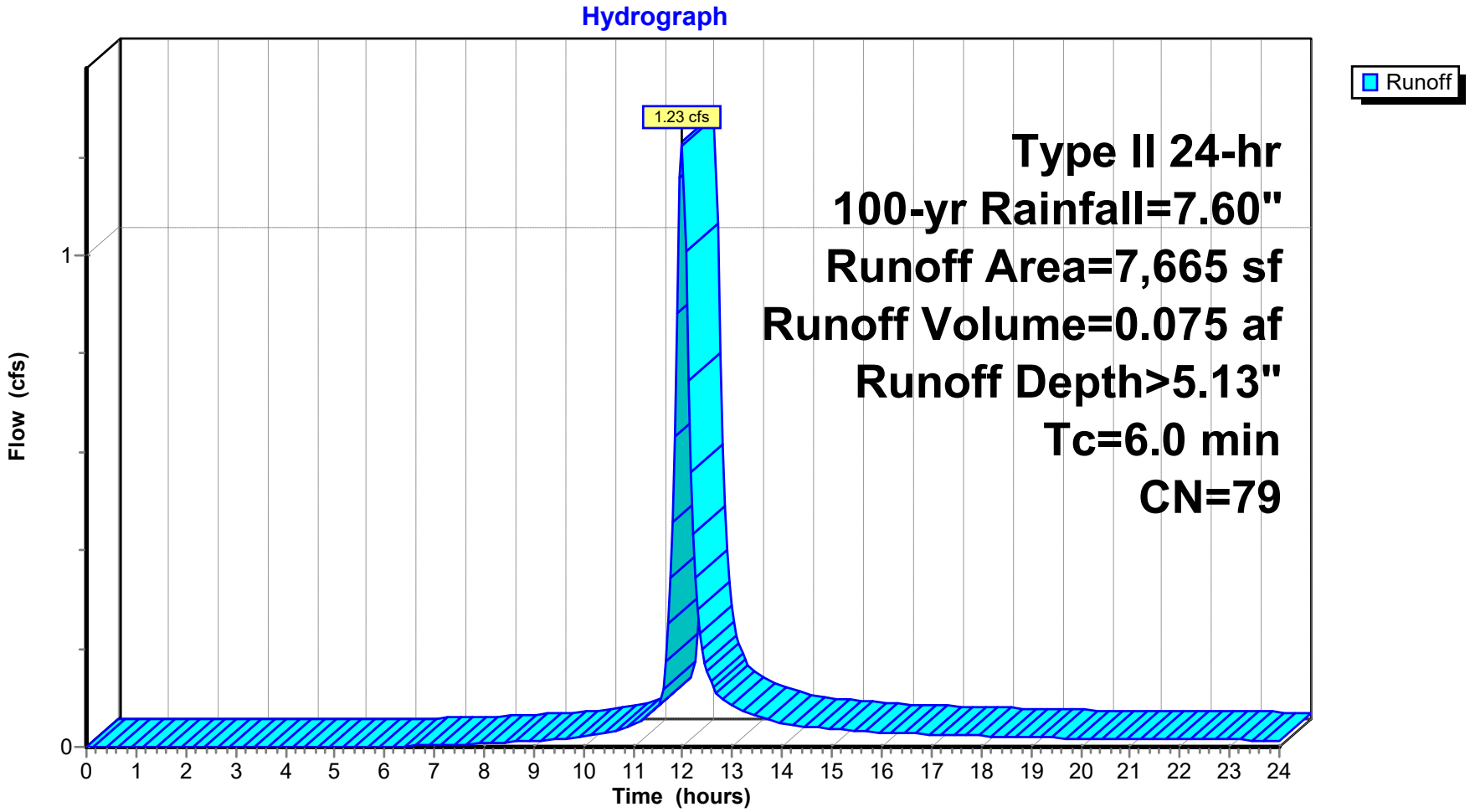
Runoff = 1.23 cfs @ 11.99 hrs, Volume= 0.075 af, Depth> 5.13"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
*	4,087	98	Parking
	1,148	61	>75% Grass cover, Good, HSG B
	2,430	55	Woods, Good, HSG B
	7,665	79	Weighted Average
	3,578		46.68% Pervious Area
	4,087		53.32% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment PR-1: Pr Parking North (Yellow)



Summary for Subcatchment PR-2: Parking South & Portion New Bldg (Green)

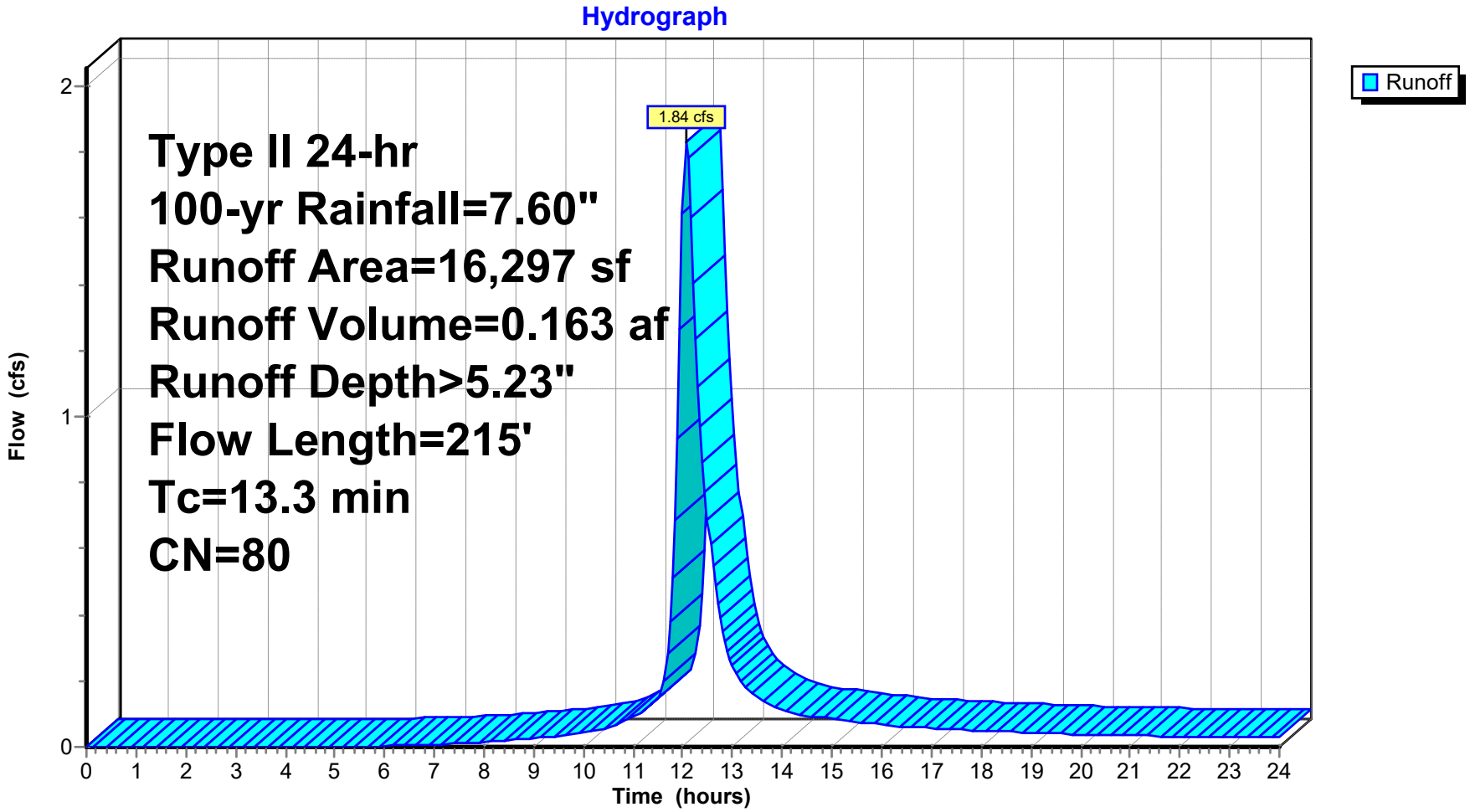
Runoff = 1.84 cfs @ 12.07 hrs, Volume= 0.163 af, Depth> 5.23"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
	4,028	61	>75% Grass cover, Good, HSG B
*	9,047	98	Bldg Roof & Parking Group B
*	3,222	55	Perm. Pavers
	16,297	80	Weighted Average
	7,250		44.49% Pervious Area
	9,047		55.51% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.8	64	0.0200	1.30		**Sheet Flow, asphalt** Smooth surfaces n= 0.011 P2= 3.40"
11.4	47	0.0200	0.07		**Sheet Flow, pavers** Woods: Light underbrush n= 0.400 P2= 3.40"
1.1	104	0.0060	1.57		**Shallow Concentrated Flow, gutter** Paved Kv= 20.3 fps
13.3	215	Total			

Subcatchment PR-2: Parking South & Portion New Bldg (Green)



Summary for Subcatchment PR-3: Front access Road (Orange)

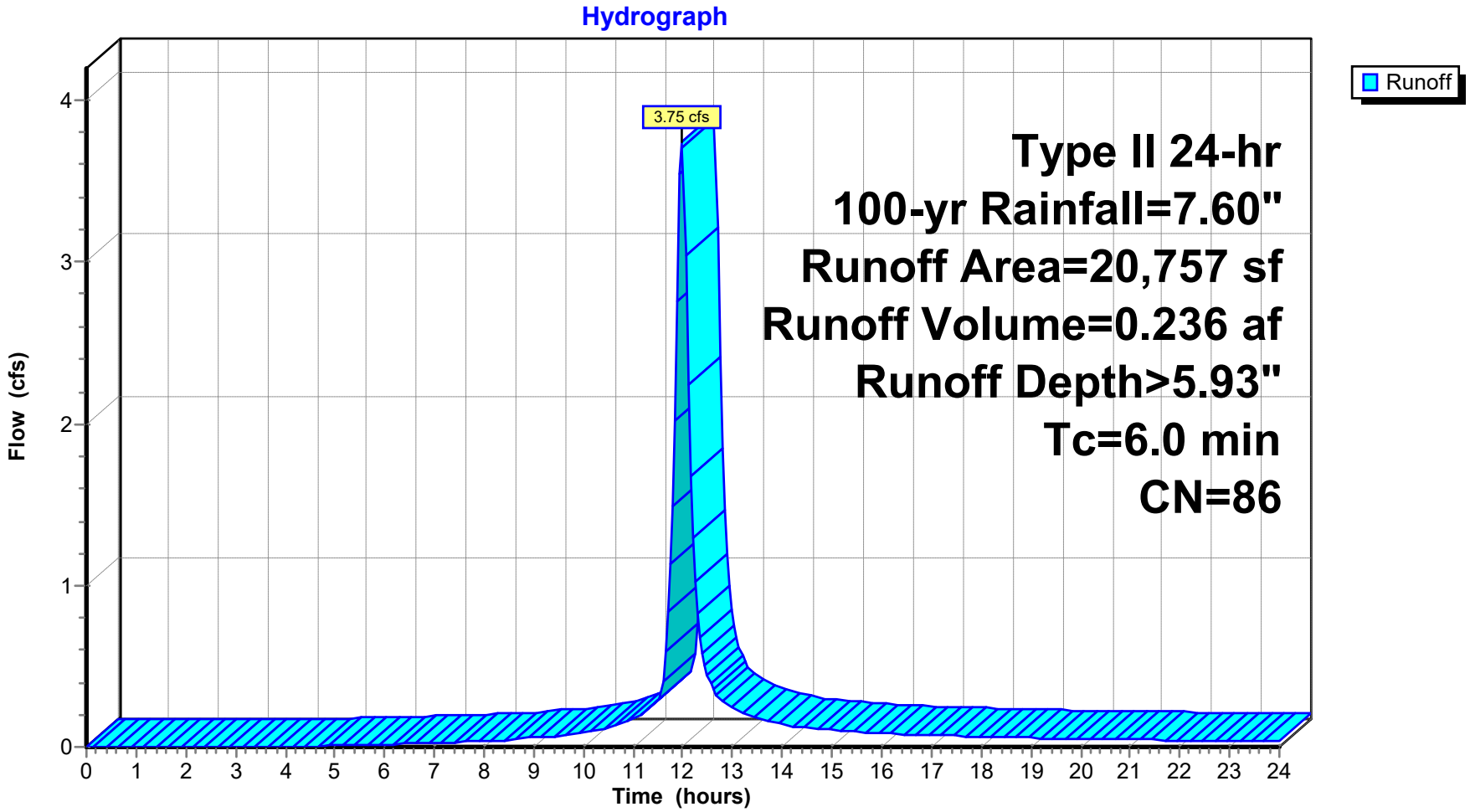
Runoff = 3.75 cfs @ 11.98 hrs, Volume= 0.236 af, Depth> 5.93"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
	6,746	61	>75% Grass cover, Good, HSG B
*	8,015	98	Bldg Roof & Parking Group B
*	5,996	98	Courtyard Roof via Rain Leader
	20,757	86	Weighted Average
	6,746		32.50% Pervious Area
	14,011		67.50% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Min Tc per TR-55**

Subcatchment PR-3: Front access Road (Orange)



Summary for Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta)

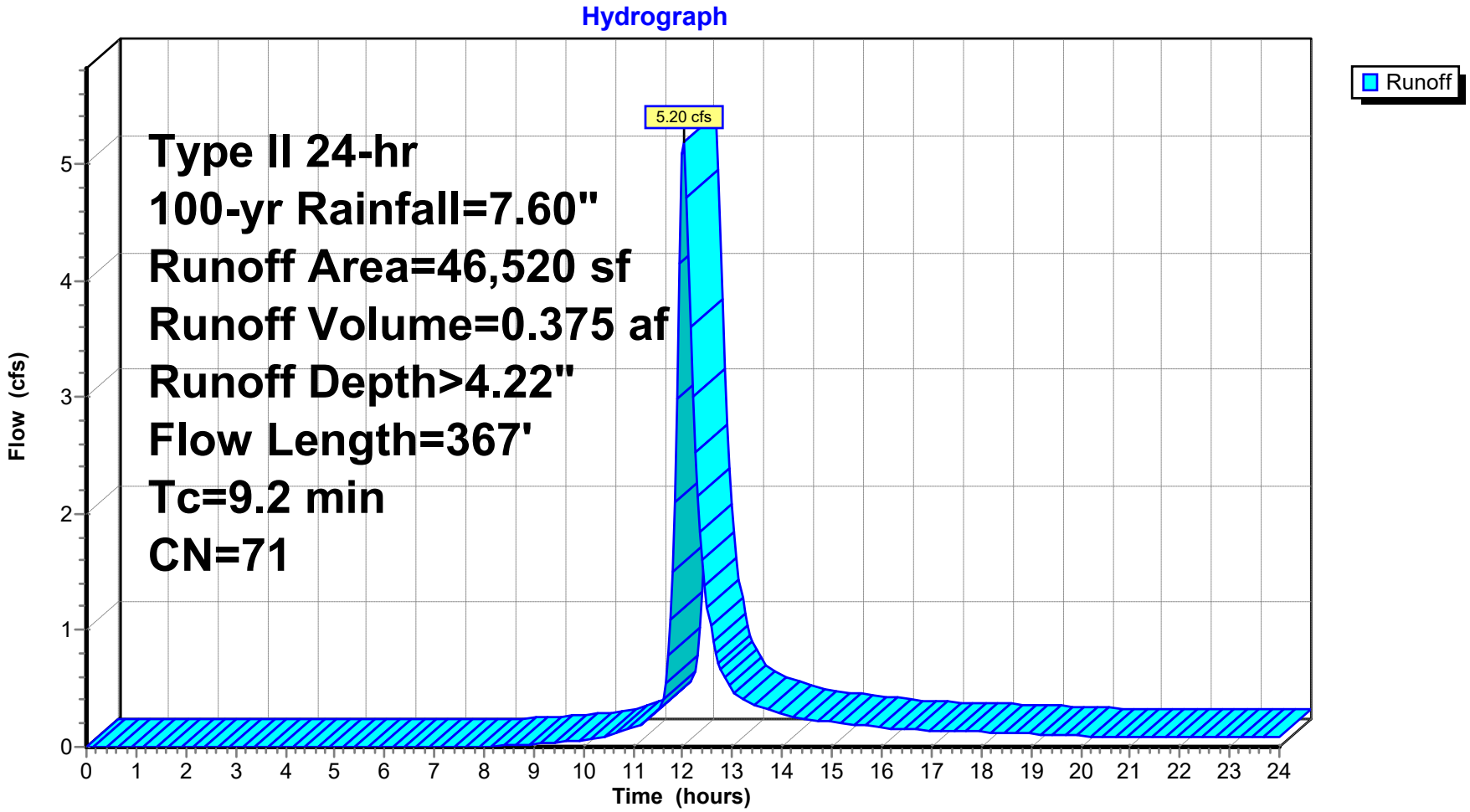
Runoff = 5.20 cfs @ 12.02 hrs, Volume= 0.375 af, Depth> 4.22"

Runoff by SCS TR-20 method, UH=Delmarva, Weighted-CN, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type II 24-hr 100-yr Rainfall=7.60"

	Area (sf)	CN	Description
	7,939	74	>75% Grass cover, Good, HSG C
*	204	98	Bldg Roof & Parking Group C
*	10,157	98	Bldg Roof & Parking Group B
	26,027	61	>75% Grass cover, Good, HSG B
	2,193	55	Woods, Good, HSG B
	46,520	71	Weighted Average
	36,159		77.73% Pervious Area
	10,361		22.27% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.9	150	0.1000	0.36		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 3.40"
2.3	217	0.0060	1.57		**Shallow Concentrated Flow, gutterpan** Paved Kv= 20.3 fps
9.2	367	Total			

Subcatchment PR-4: Portion of Pr Humane Bldg (Magenta)



Summary for Pond 12CMP: Ex 12" CMP

[57] Hint: Peaked at 36.18' (Flood elevation advised)

Inflow Area = 0.793 ac, 27.79% Impervious, Inflow Depth > 4.32" for 100-yr event
Inflow = 2.82 cfs @ 12.11 hrs, Volume= 0.285 af
Outflow = 2.82 cfs @ 12.11 hrs, Volume= 0.285 af, Atten= 0%, Lag= 0.0 min
Primary = 2.82 cfs @ 12.11 hrs, Volume= 0.285 af

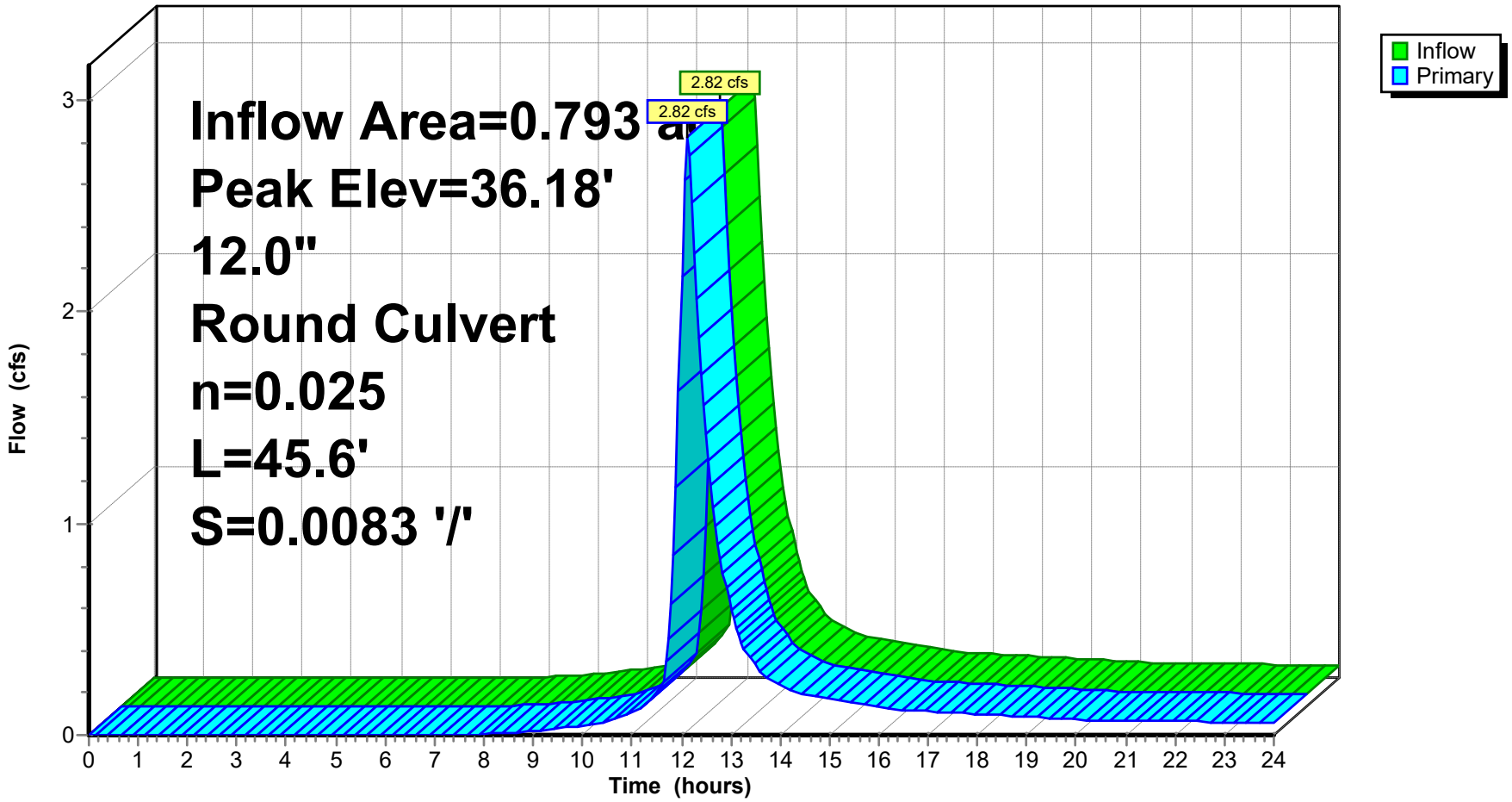
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 36.18' @ 12.11 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	34.12'	**12.0" Round Ex 12" CMP** L= 45.6' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 34.12' / 33.74' S= 0.0083 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=2.80 cfs @ 12.11 hrs HW=36.16' TW=0.00' (Dynamic Tailwater)
1=Ex 12" CMP (Barrel Controls 2.80 cfs @ 3.57 fps)

Pond 12CMP: Ex 12" CMP

Hydrograph



Summary for Pond 12P: Ex 12" CMP

[57] Hint: Peaked at 35.22' (Flood elevation advised)

Inflow Area = 0.374 ac, 55.51% Impervious, Inflow Depth > 5.23" for 100-yr event
Inflow = 1.84 cfs @ 12.07 hrs, Volume= 0.163 af
Outflow = 1.84 cfs @ 12.07 hrs, Volume= 0.163 af, Atten= 0%, Lag= 0.0 min
Primary = 1.84 cfs @ 12.07 hrs, Volume= 0.163 af

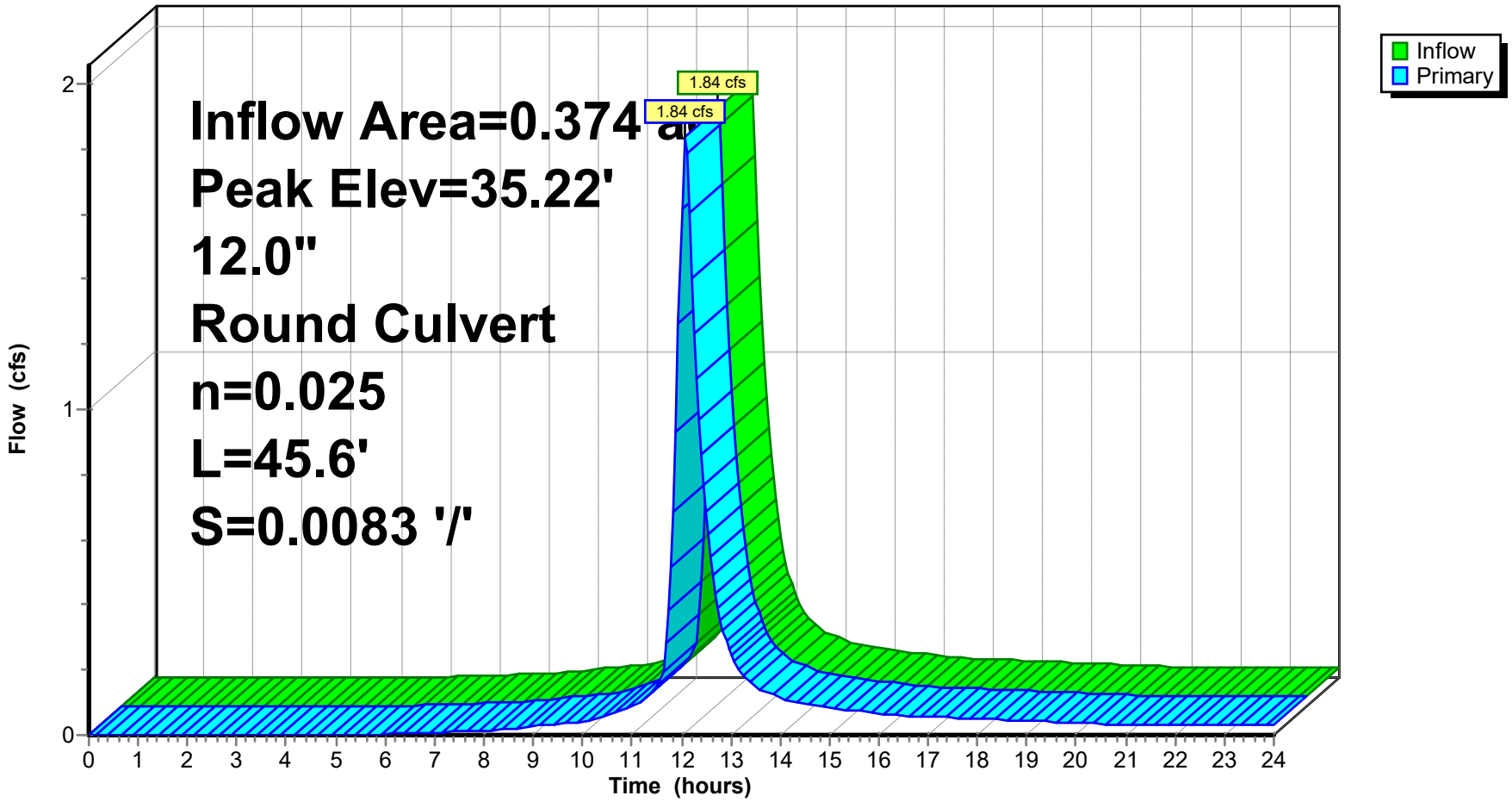
Routing by Dyn-Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Peak Elev= 35.22' @ 12.07 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	34.12'	**12.0" Round Ex 12" CMP** L= 45.6' CMP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 34.12' / 33.74' S= 0.0083 '/' Cc= 0.900 n= 0.025 Corrugated metal, Flow Area= 0.79 sf

Primary OutFlow Max=1.81 cfs @ 12.07 hrs HW=35.20' TW=0.00' (Dynamic Tailwater)
↑—**1=Ex 12" CMP** (Barrel Controls 1.81 cfs @ 2.65 fps)

Pond 12P: Ex 12" CMP

Hydrograph

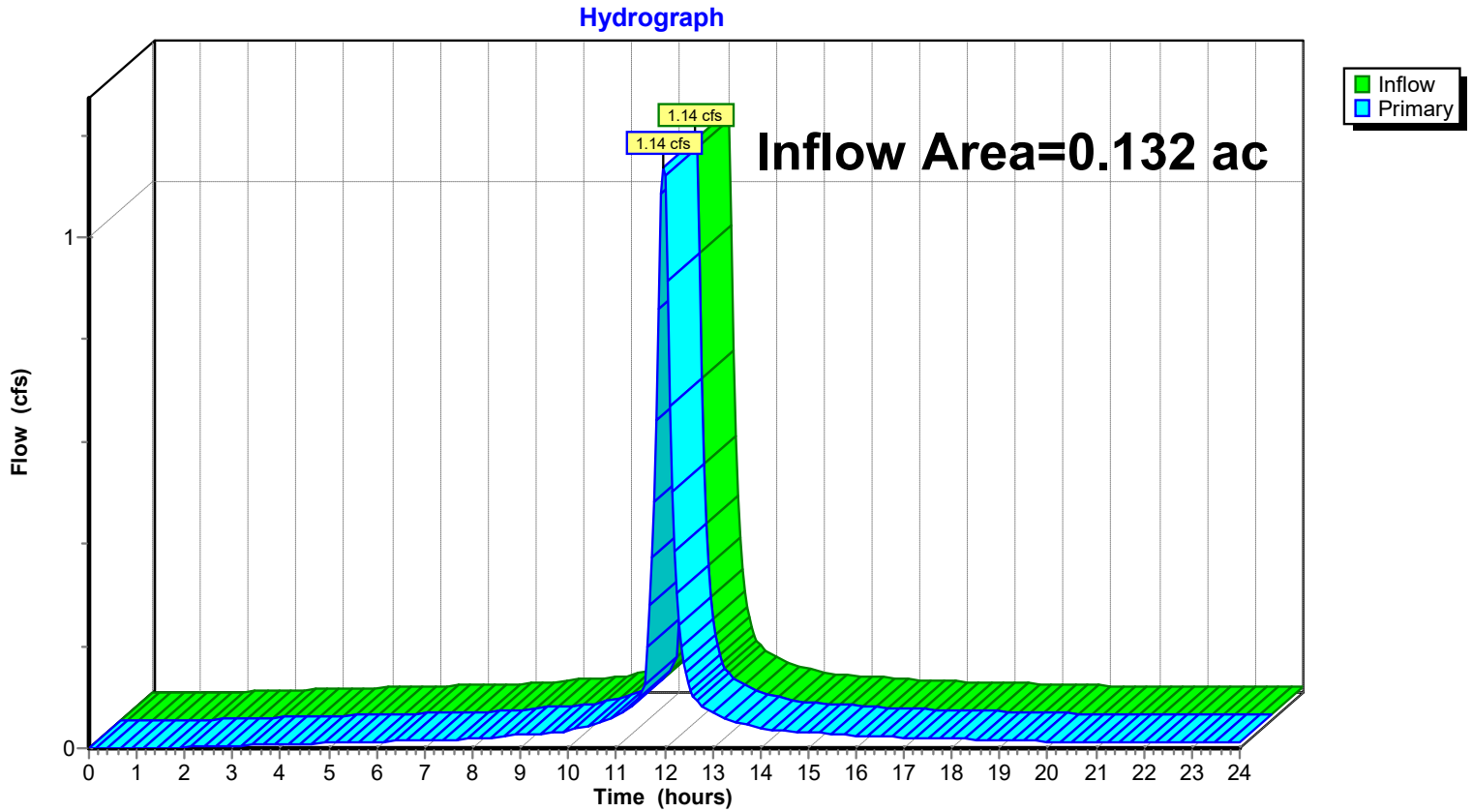


Summary for Link 1L: Ex LOI-2

Inflow Area = 0.132 ac, 93.05% Impervious, Inflow Depth > 6.99" for 100-yr event
Inflow = 1.14 cfs @ 11.98 hrs, Volume= 0.077 af
Primary = 1.14 cfs @ 11.98 hrs, Volume= 0.077 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 1L: Ex LOI-2

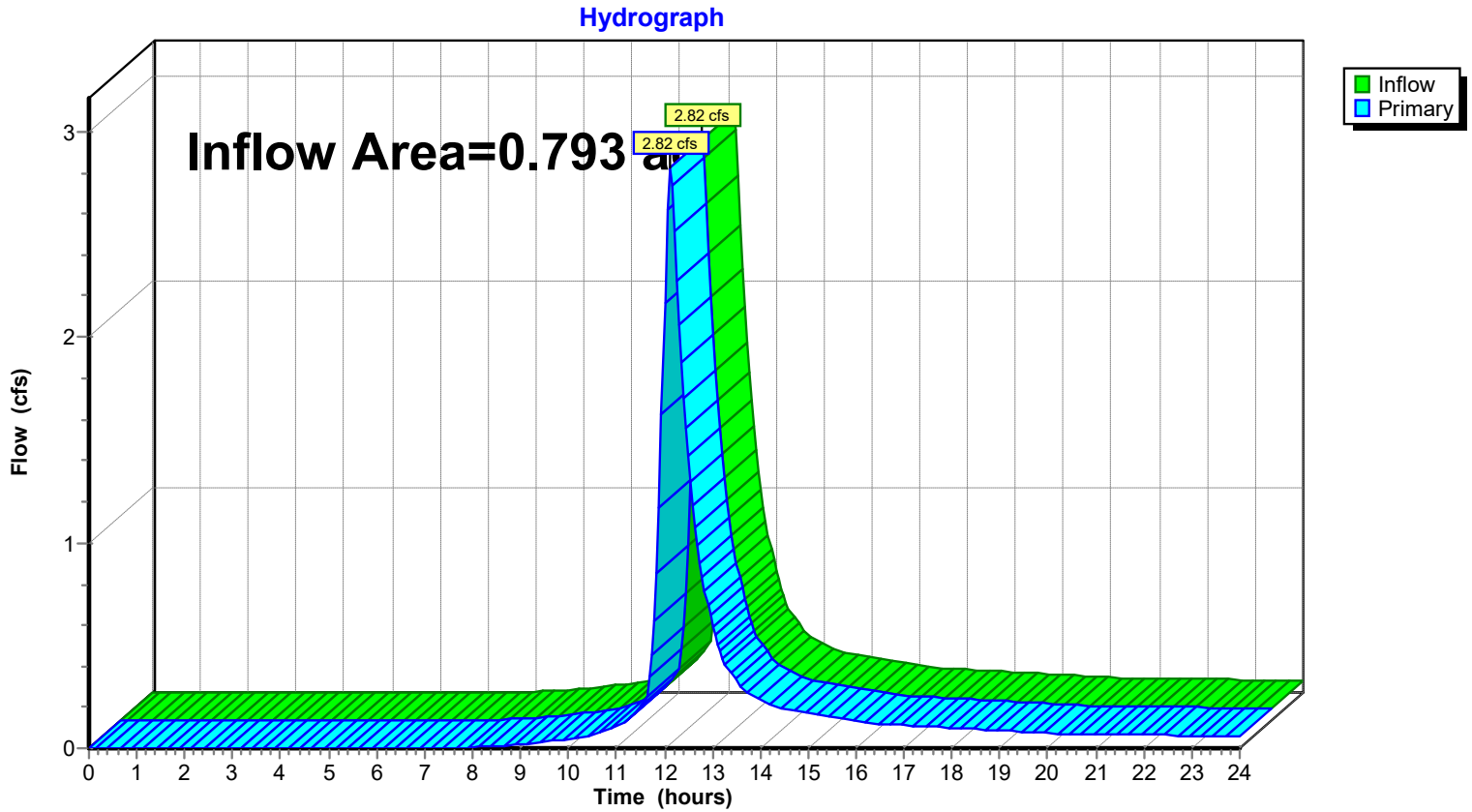


Summary for Link 2L: Ex POI-2

Inflow Area = 0.793 ac, 27.79% Impervious, Inflow Depth > 4.32" for 100-yr event
Inflow = 2.82 cfs @ 12.11 hrs, Volume= 0.285 af
Primary = 2.82 cfs @ 12.11 hrs, Volume= 0.285 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 2L: Ex POI-2

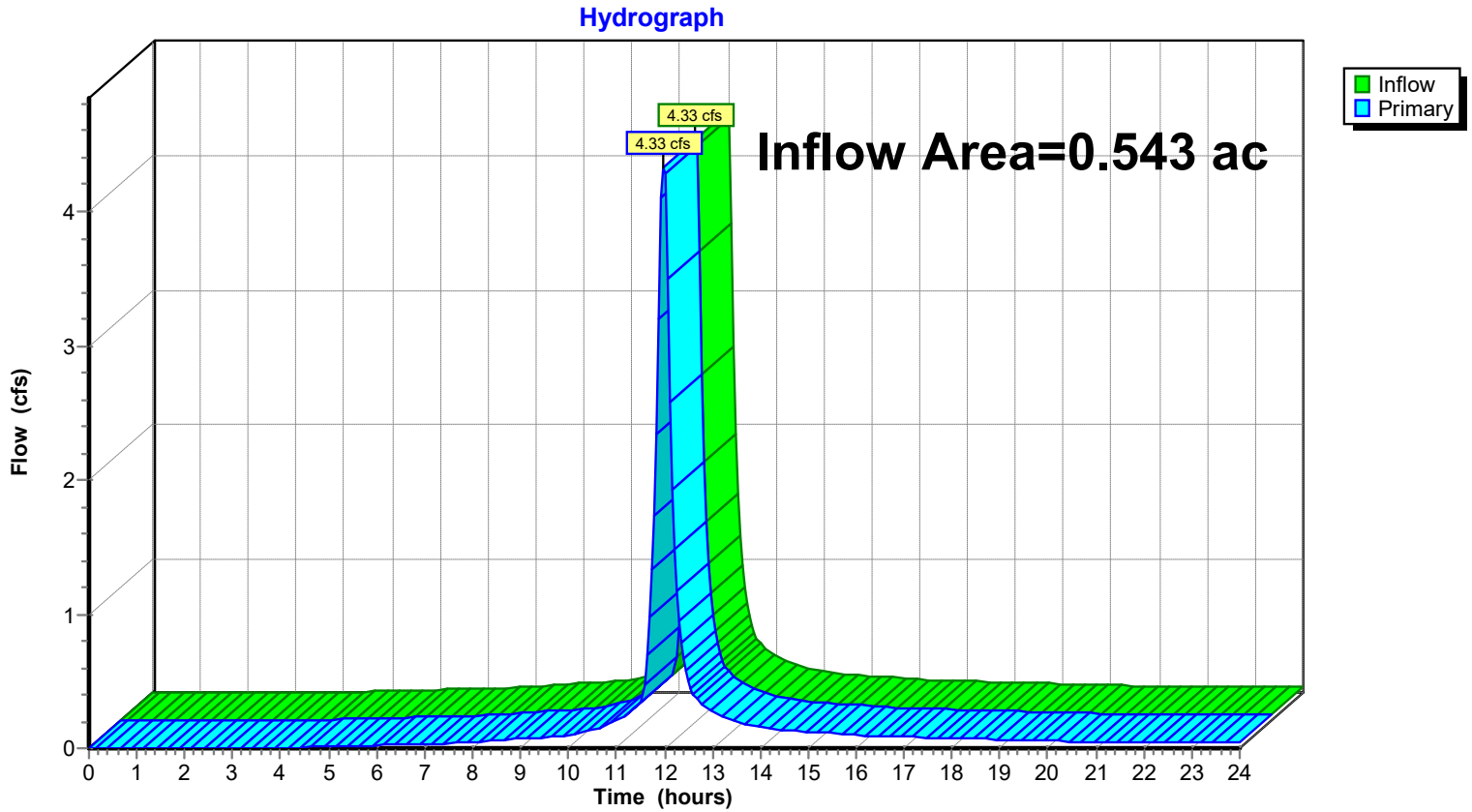


Summary for Link 3L: Ex LOI-1

Inflow Area = 0.543 ac, 70.32% Impervious, Inflow Depth > 6.05" for 100-yr event
Inflow = 4.33 cfs @ 11.98 hrs, Volume= 0.274 af
Primary = 4.33 cfs @ 11.98 hrs, Volume= 0.274 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 3L: Ex LOI-1

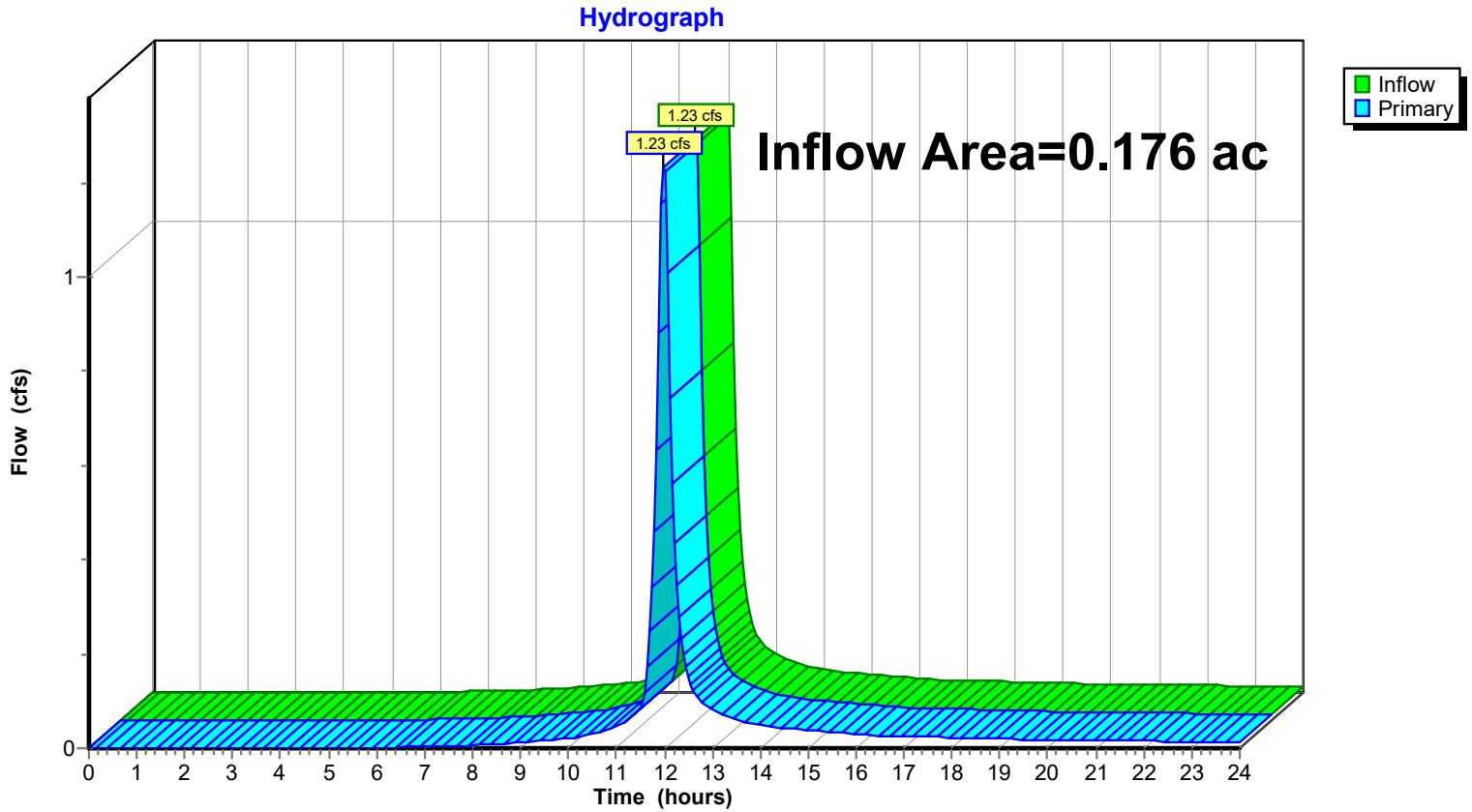


Summary for Link 13L: PR LOI-2

Inflow Area = 0.176 ac, 53.32% Impervious, Inflow Depth > 5.13" for 100-yr event
Inflow = 1.23 cfs @ 11.99 hrs, Volume= 0.075 af
Primary = 1.23 cfs @ 11.99 hrs, Volume= 0.075 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 13L: PR LOI-2

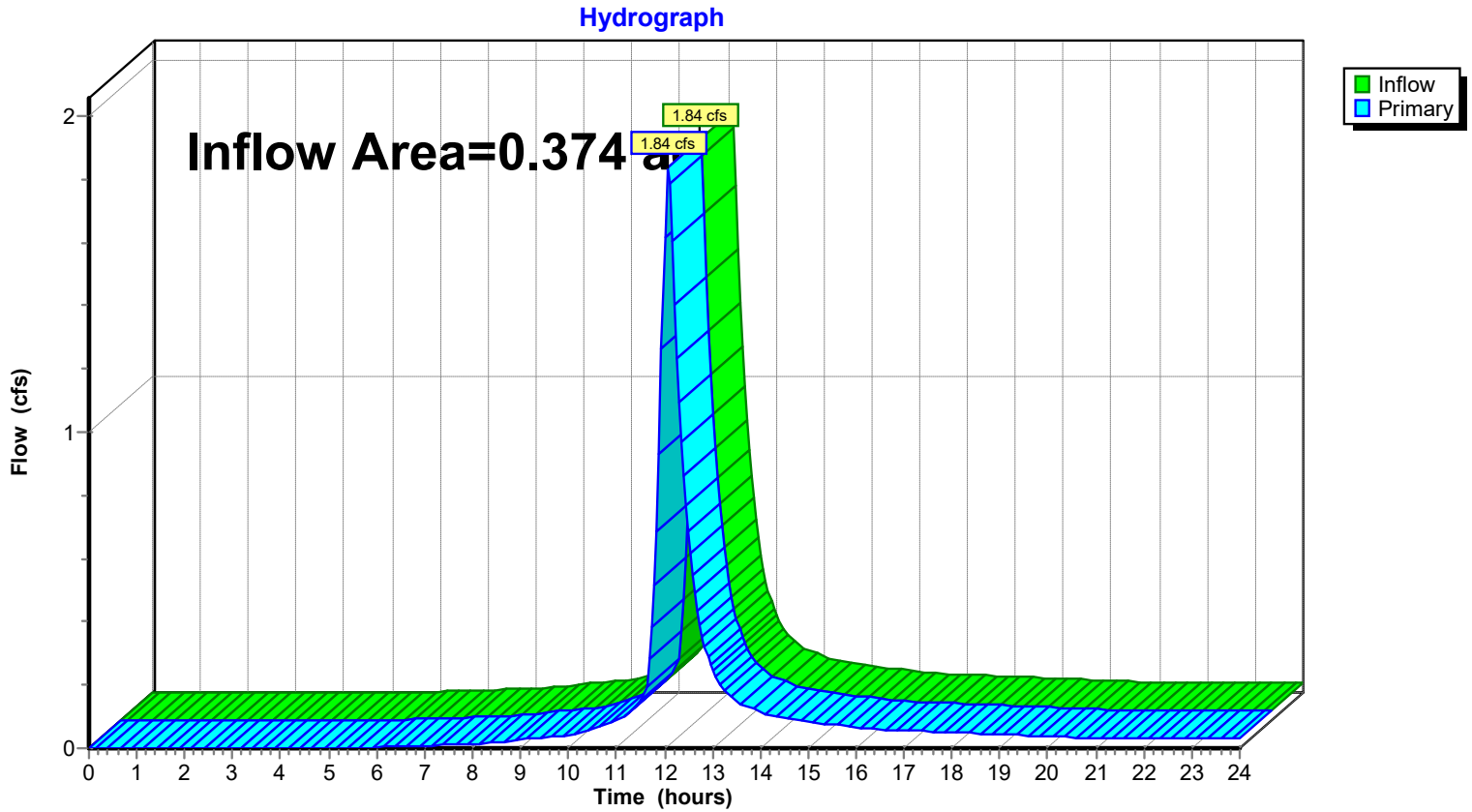


Summary for Link 14L: Pr POI-2

Inflow Area = 0.374 ac, 55.51% Impervious, Inflow Depth > 5.23" for 100-yr event
Inflow = 1.84 cfs @ 12.07 hrs, Volume= 0.163 af
Primary = 1.84 cfs @ 12.07 hrs, Volume= 0.163 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 14L: Pr POI-2

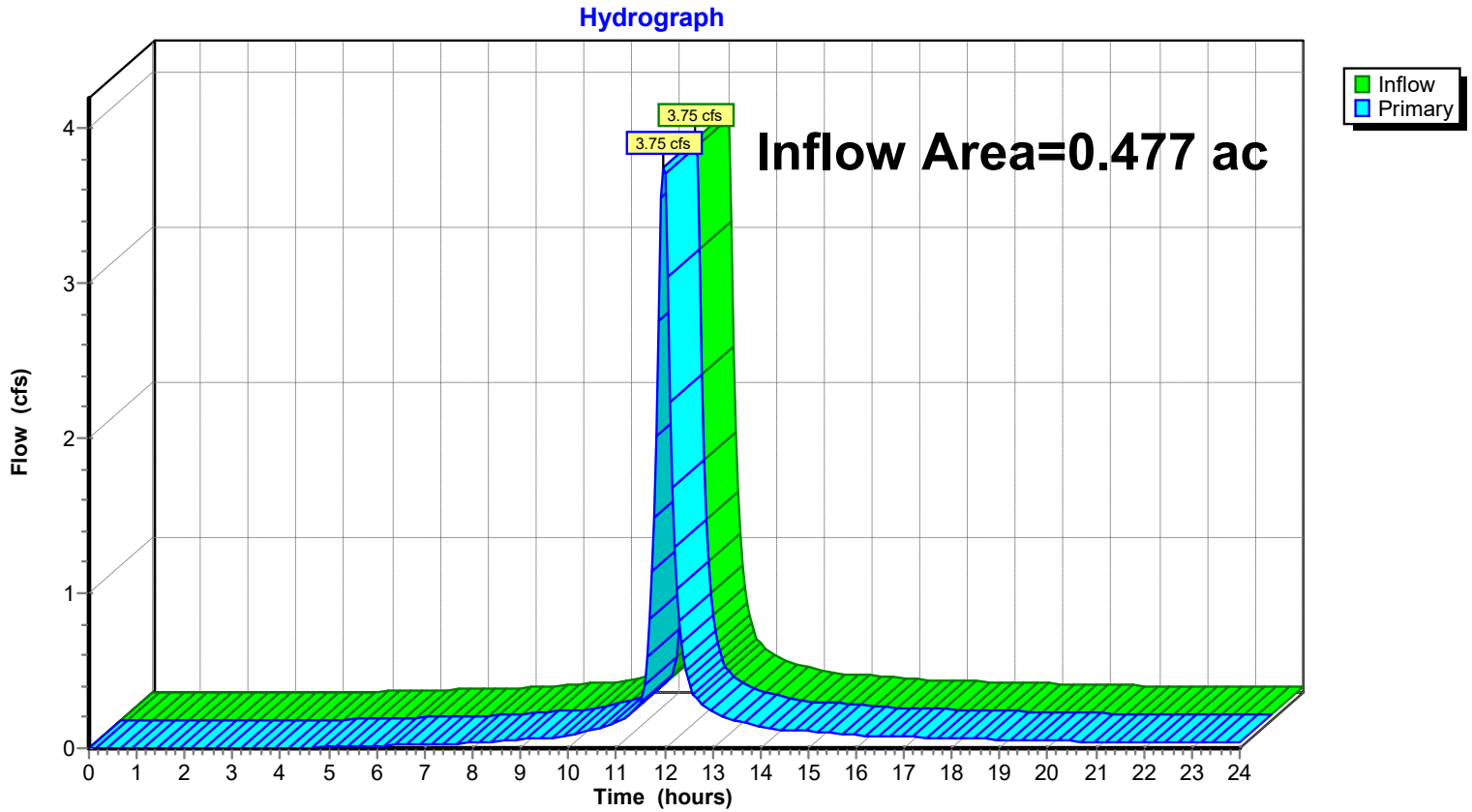


Summary for Link 15L: Pr LOI-1

Inflow Area = 0.477 ac, 67.50% Impervious, Inflow Depth > 5.93" for 100-yr event
Inflow = 3.75 cfs @ 11.98 hrs, Volume= 0.236 af
Primary = 3.75 cfs @ 11.98 hrs, Volume= 0.236 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 15L: Pr LOI-1

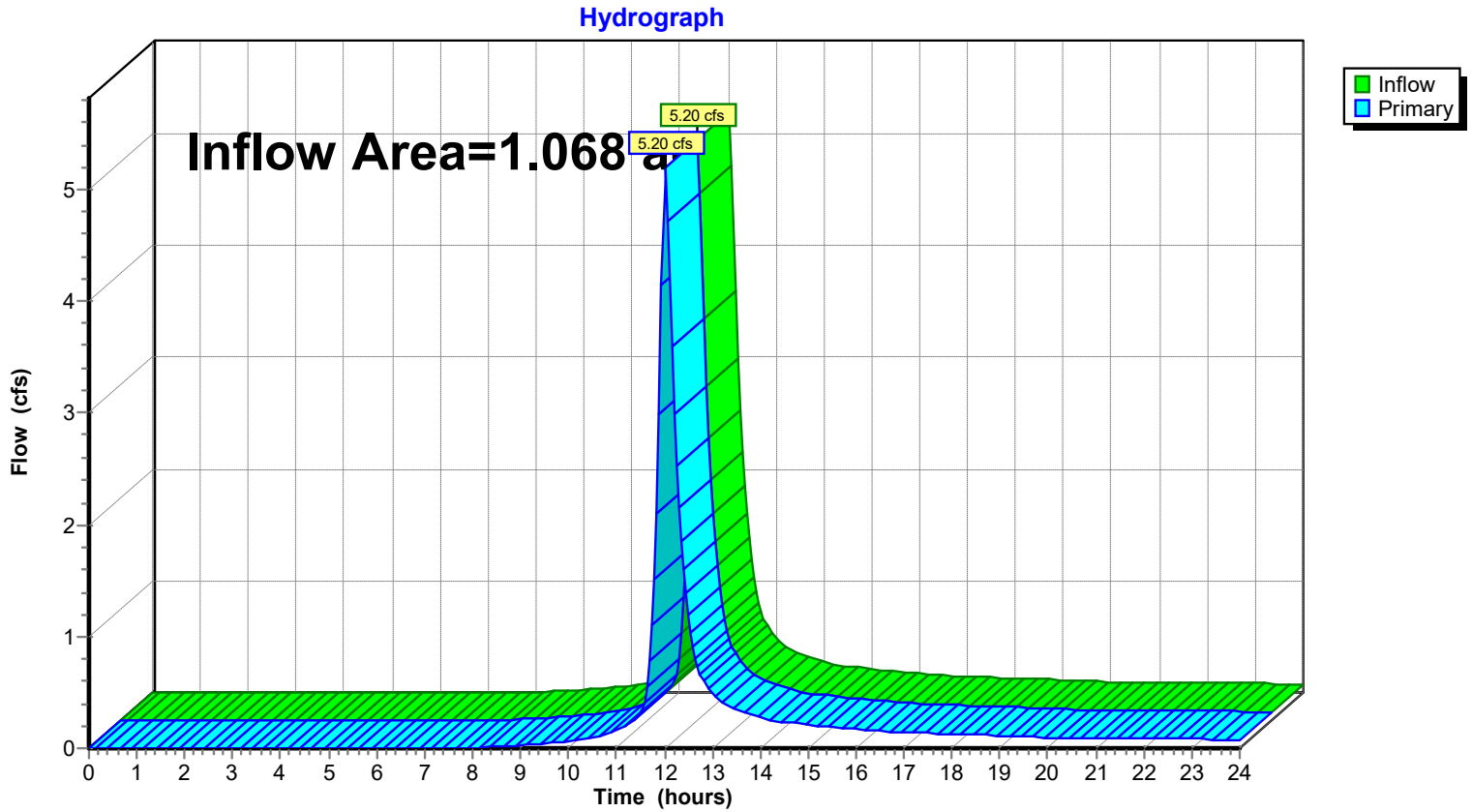


Summary for Link 16L: Pr POI 1

Inflow Area = 1.068 ac, 22.27% Impervious, Inflow Depth > 4.22" for 100-yr event
Inflow = 5.20 cfs @ 12.02 hrs, Volume= 0.375 af
Primary = 5.20 cfs @ 12.02 hrs, Volume= 0.375 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link 16L: Pr POI 1

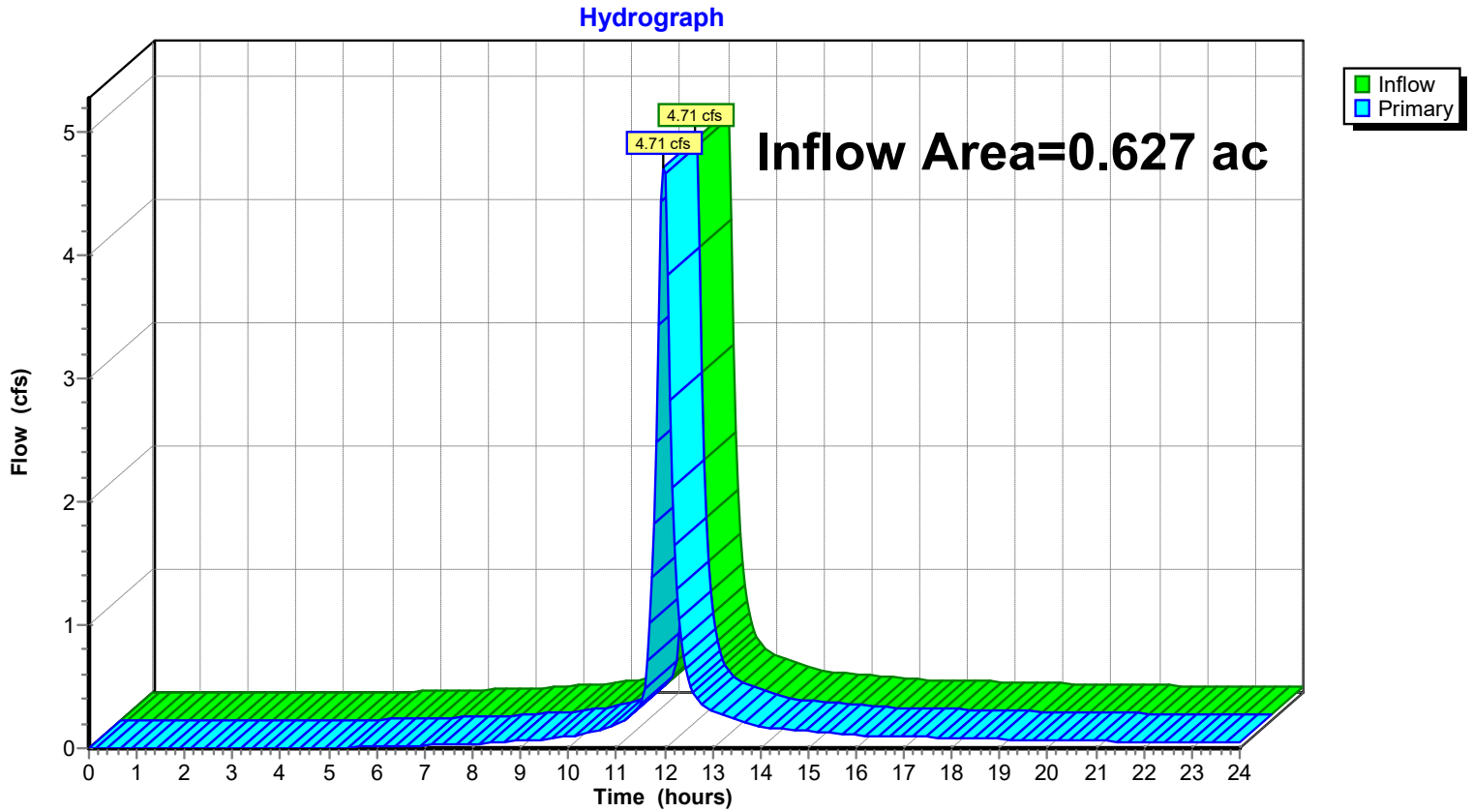


Summary for Link EX1: Ex POI 1

Inflow Area = 0.627 ac, 52.17% Impervious, Inflow Depth > 5.59" for 100-yr event
Inflow = 4.71 cfs @ 11.99 hrs, Volume= 0.292 af
Primary = 4.71 cfs @ 11.99 hrs, Volume= 0.292 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Link EX1: Ex POI 1



APPENDIX B

ESD CALCULATIONS

ESD SITE TARGET

EARTHEN DISTURBANCE (LOD) = 91,239 SF;

EXISTING IMPERVIOUS 45,831 SF (50.23%); PROJECT QUALIFIES FOR REDEVELOPMENT ($I_{EXISTING}$ >40%)

TREAT, TO A P_E OF 1.0", OR REMOVE 50% OF EXISTING IMPERVIOUS SURFACE:

HALF EXISTING COVERAGE = 45,831 SF X ½ = 22,916 SF TO BE TREATED OR REMOVED

PROPOSED DEVELOPMENT = 37,507 SF; 8,324 SF REMOVED

REMAINING IMPERVIOUS TO BE TREATED = 14,592 SF

R_V = 0.95, P_E = 1.0"

$ESD_{V\ (HALF\ EXISTING)} = \frac{(Pe)(Rv)(A)}{12} = \frac{(1.0)(0.95)(14{,}592)}{12}$ = **1,155 CF**

PERMEABLE PAVERS (A-2)

PER MDE ENVIRONMENTAL SITE DESIGN (ESD) PROCESS & COMPUTATIONS TABLE 1

12" GRAVEL SUBBASE YIELDS 0.196 ESD_V PER FT^2 IN GROUP "B" SOILS

7,666 SF X 0.196 CF/SF = **1,503 CF**

APPENDIX C

DRAINAGE AREA MAPS

LEGEND

MAIL BOX		LAMP POLE	
HVAC UNIT	OHU	OVER HEAD UTILITY LINES	OHU
GAS SHUTOFF VALVE	GV	GUARD RAIL	
SANITARY SEWER CLEAN OUT		FENCE	
SANITARY SEWER MANHOLE		APPROXIMATE TREE LINE	
FIRE HYDRANT		TOP OF BANK	
WATER METER	WM	BOTTOM OF BANK	
WATER VALVE		MAJOR CONTOUR	10
WATER FAUCET	WF	MINOR CONTOUR	7
TELEPHONE PEDESTAL	TP	X-CUT FOUND	
FLOOD LIGHT		IRON ROD FOUND	
ELECTRIC TRANSFORMER		IRON ROD SET	
ELECTRIC HANDHOLE		COMPUTED POINT	
GUY WIRE ANCHOR	GA	UTILITY POLE	

TALBOT COUNTY SOILS

MAP SYMBOL	SOILS NAME	HYDRIC SOILS	K FACTOR	SOIL GROUP
HfB	HAMBROOK-SASSAFRAS COMPLEX		0.37	B
HfC	HAMBROOK-SASSAFRAS COMPLEX		0.32	B
WoA	WOODSTOWN LOAM	*	0.32	C

* POSSIBLE SMALL AREAS OF HYDRIC SOIL INCLUSIONS SUBJECT TO FIELD VERIFICATION.

STORMWATER MANAGEMENT DRAINAGE AREA TABLE

AREA #	AREA (SF)	TOTAL Tc (MINUTES)	IMPERVIOUS (%)	DESCRIPTION
EX-1	5,738	6.00	93.05	HALF FMR SSPP STUDENT PARKING
EX-2	34,549	10.50	27.79	HALF FMR SSPP STUDENT PARKING & OVERFLOW OFFICE
EX-3	23,662	6.00	70.32	PORTION OF EX HUMANE BLDG & ACCESS ROAD
EX-4	27,291	6.00	52.17	QUARTER OF PROJECT SITE

SWM PRE-DEVELOPMENT DISCHARGES (CFS)

STUDY POINT	Q_2	Q_{10}	Q_{100}
1	0.48	0.78	1.14
2	0.62	1.55	2.82
3	1.57	2.82	4.33
4	1.55	2.96	4.71
TOTAL	4.22	8.11	13.00



PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

WARNING!!

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

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

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

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
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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

PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 51461 , Expiration Date: 04/04/2028.

SEAL

STATE OF MARYLAND · PETER C. CROSBY · 51461 · PROFESSIONAL ENGINEER

DATE

EXISTING CONDITIONS DRAINAGE AREA MAP

FOR
TALBOT HUMANE SOCIETY

IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 106 PARCEL 1665 LOTS 1 & 2 & PARCEL 2987

ISSUED FOR:	DATE: BY:
ESDR SUBMITTAL	06/03/26 BCE

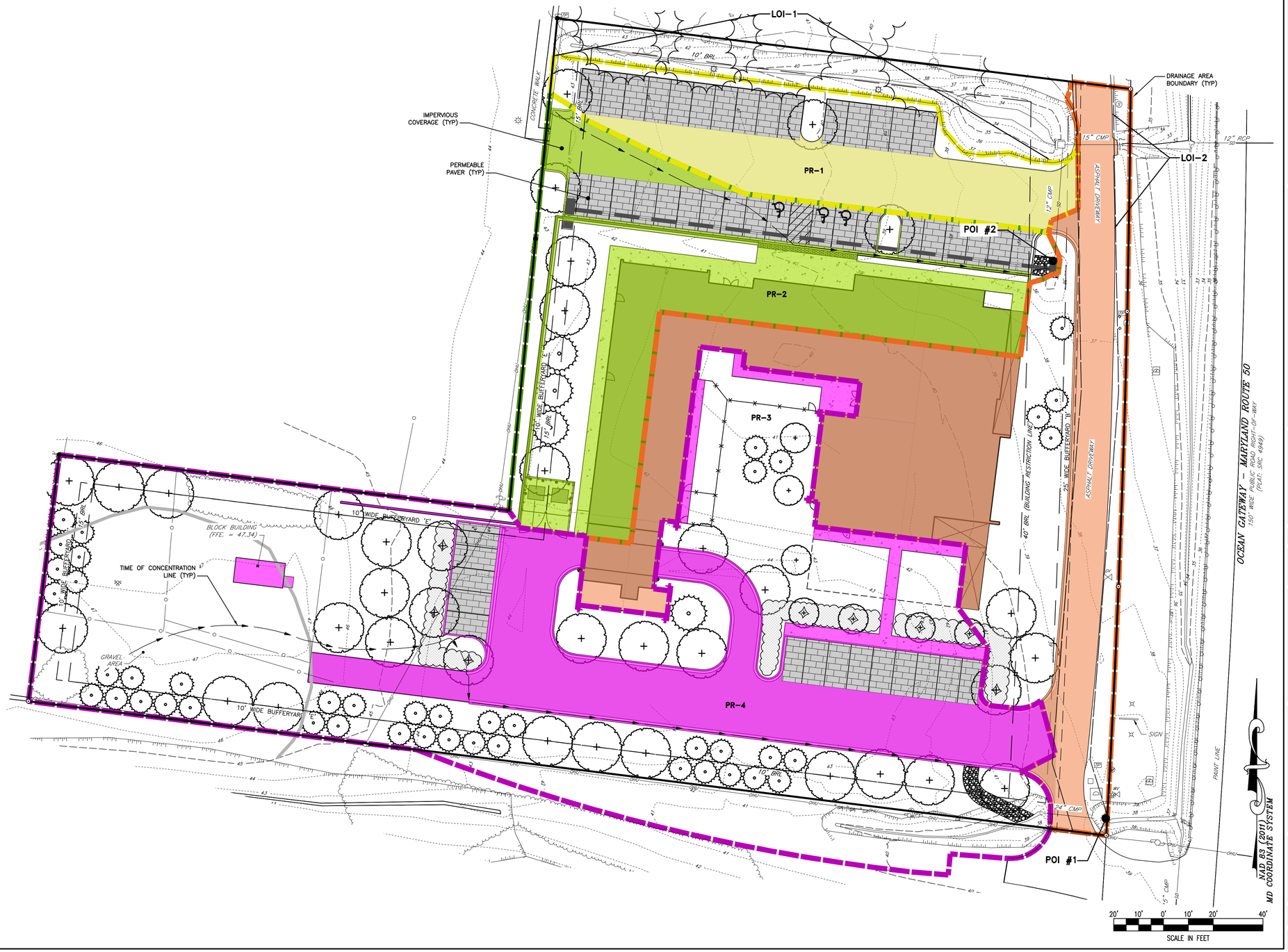
SHEET No. 1 OF 2
SCALE: AS NOTED
JOB No. 250350
FILE No. B857

© Land Consultants, LLC

Date: 06/03/2026 - 9:30am User: achosta Project Manager: BCE
Drawing Path: J:\2025\0300\250350\Civil3D-250350\Dwg\Plots\CDA-PLTS-250350.dwg | 1 OF 2
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STORMWATER MANAGEMENT DRAINAGE AREA TABLE				
AREA #	AREA (SF)	TOTAL Tc (MINUTES)	IMPERVIOUS (%)	DESCRIPTION
PR-1	7,665	6.00	53.32	HALF PARKING
PR-2	16,297	13.30	55.51	PORTION OF NEW BUILDING & PARKING
PR-3	20,757	6.00	67.50	EX ACCESS & BLDG ROOF VIA COLLECTOR SYSTEM
PR-4	46,520	9.20	22.27	SOUTHERN PARKING

SWM POST-DEVELOPMENT DISCHARGES (CFS)			
STUDY POINT	Q_2	Q_{10}	Q_{100}
1	0.36	0.75	1.23
2	0.54	1.11	1.84
3	1.33	2.42	3.75
4	1.14	2.84	5.20
TOTAL	3.37	7.12	12.02



PLANS ARE ISSUED FOR REVIEW ONLY

PLANS ARE NOT APPROVED FOR CONSTRUCTION

REVISIONS TO APPROVED PLANS			
No.	DATE	DESCRIPTION	BY

WARNING!!

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

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

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

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@lecinc.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

PROFESSIONAL CERTIFICATION: I hereby certify that this document was prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 51461 , Expiration Date: 04/04/2028.

SEAL

STATE OF MARYLAND
PETER C. CROSBY
51461
PROFESSIONAL ENGINEER

DATE

PROPOSED CONDITIONS DRAINAGE AREA MAP

FOR
TALBOT HUMANE SOCIETY

IN THE TOWN OF EASTON, WARD 4
TALBOT COUNTY, MARYLAND
TAX MAP 106 PARCEL 1665 LOTS 1 & 2 & PARCEL 2987

ISSUED FOR:	DATE: BY:
ESDR SUBMITTAL	06/03/26 BCE

SHEET No. 2 OF 2
SCALE: AS NOTED
JOB No. 250350
FILE No. B857

Land Development Consultants

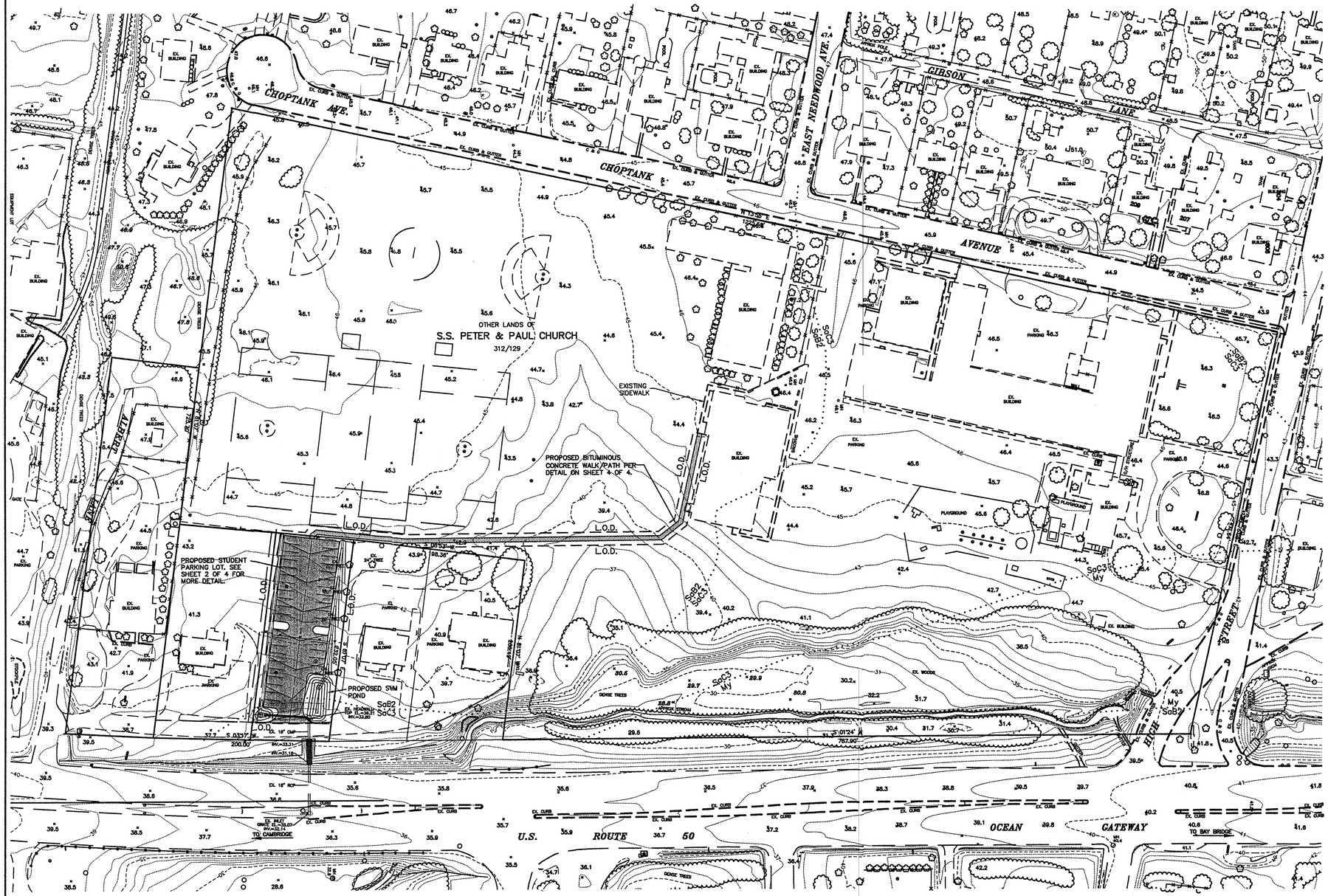
Date: 06/03/2026 - 9:30am User: achosta Project Manager: BCE
Drawing Path: J:\2025\0300\250350\Civil\3D-250350\Dwg\Plots\CDA-PLTS-250350.dwg | 2 OF 2
XREF File(s): RAR-BASE-250350/XLU-BASE-250350/CSH-BASE-250350/VSF-BASE-250350/CBS-BASE-2438-250350/HSL-BASE-250350/LLP-BASE-250350/CSW-BASE-250350/RLD-EUC-BASE-250350/CUP-BASE-250350/COA-PLTS-250350/XDA-BASE-250350

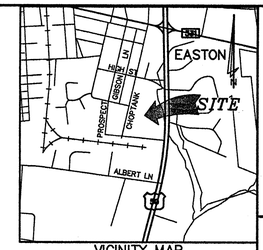
APPENDIX D

2001 SSPP STUDENT PARKING LOT PLANS ON FILE WITH TOE

OWNER
STS. PETER & PAUL CHURCH
215 GOLDSBOROUGH STREET
EASTON, MARYLAND 21601
PHONE NO. 1-410-

ENGINEER
McCRONE, INC.
207 N. LIBERTY STREET
CENTREVILLE, MARYLAND 21617
PHONE NO. 1-410-758-2237





VICINITY MAP
SCALE: 1" = 1,000'

NOTES:

1. THE PURPOSE OF THIS SITE PLAN IS TO RECEIVE APPROVAL FROM THE TOWN OF EASTON PLANNING COMMISSION FOR THE PROPOSED STUDENT PARKING LOT.
2. PROPERTY LINES SHOWN HEREON ARE BASED ON A PLAT BY KASTENHUBER AND ANDERSON ENTITLED "MAP SHOWING A PORTION OF 'CARROLLS ADDITION' PURCHASED BY SS. PETER & PAUL CHURCH." DATED: MARCH, 1954.
3. SOIL TYPES AND CONFIGURATIONS ARE TAKEN FROM THE U.S. DEPARTMENT OF AGRICULTURE, SCS 1966 SOIL SURVEY OF TALBOT COUNTY, MD SHEET NO. -
4. THIS SITE IS NOT LOCATED WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR THE TOWN OF EASTON, MARYLAND TALBOT COUNTY, PANEL NO. 240067 0002, DATED: SEPTEMBER 28, 1984. ZONE "C".
5. TOPOGRAPHY SHOWN HEREON IS A COMBINATION OF AERIAL TOPOGRAPHY AND FIELD RUN TOPOGRAPHY.
6. SETBACKS FOR CG ZONE: **GENERAL COMMERCIAL DISTRICT**
   FRONT = 25'
   REAR = 15'
   SIDE = 15'

SITE STATISTICS

CURRENT ZONING - CG - GENERAL COMMERCIAL DISTRICT
FOR DEED REFERENCE, SEE 312/129
SITE IS NOT LOCATED WITHIN THE CRITICAL AREA
SITE IS NOT LOCATED WITHIN THE 100 Yr. FLOOD PLAIN
PROPOSED USE - STUDENT PARKING LOT
TAX MAP - 105, BLOCK - 17, PARCEL - 1665, LOT 2

AREA OF SITE		= 0.482 AC.±
AREA IN CRITICAL AREA		= 0.000 AC.±
AREA IN 100 YEAR FLOOD PLAIN		= 0.000 AC.±
MAXIMUM LOT COVERAGE	(50% OF SITE)	= 0.241 AC.±
EXISTING LOT COVERAGE	(8% OF SITE)	= 0.040 AC.±
PROPOSED LOT COVERAGE	(61% OF SITE)	= 0.294 AC.±
EXISTING IMPERVIOUS AREA		= 0.040 AC.±
PROPOSED IMPERVIOUS AREA		= 0.254 AC.±

LEGEND

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- x 13.11 — EXISTING SPOT ELEVATION
- 46 — EXISTING CONTOUR
- 13x11 — PROPOSED SPOT ELEVATION
- 46 — PROPOSED CONTOUR
- EXISTING UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION)
- EXISTING UNDERGROUND TELEPHONE LINE (APPROXIMATE LOCATION)
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING BUSH/SHRUB
- EXISTING TREE
- EXISTING WOODS/TREE LINE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING HYDRANT
- EXISTING TRAFFIC FLOW ARROW
- PROPOSED TRAFFIC FLOW ARROW
- PROPOSED HANDICAPPED PARKING SPACE
- SF — PERIMETER SILT FENCE
- L.O.D. — LIMIT OF DISTURBANCE

AREA SHOWN ▨ SHALL BE 3" BITUMINOUS CONCRETE ON 6" CR-6 ON COMPACTED SUBGRADE.

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TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS
TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY
U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE
TALBOT SOIL CONSERVATION DISTRICT

DATE
SEAL

McCRONE
ENGINEERING □ ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING □ CONSTRUCTION SERVICES
207 NORTH LIBERTY STREET
CENTREVILLE, MARYLAND
(410) 758-2237
ANNAPOLIS-<CENTREVILLE-ELKTON-SALISBURY-SOUTHERN MARYLAND

DATE	REVISION
8-14-01	PER TOWN COMMENTS

DATE: JUNE, 2001
JOB NO. D10102259
FOLDER REF 2351
SCALE 1"=60'
DRAWN BY T. VANA
DESIGNED BY: WTD, JR.
APPROVED BY: WTD, JR.

OVERALL SITE PLAN.

FOR A STUDENT PARKING LOT FOR

S.S. PETER & PAUL CHURCH

IN THE TOWN OF EASTON
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR: STEPHEN F. GARLAND CUSTOM HOMES

SHEET NO. - 1 OF 4
CADD FILE - 01259S01

AREA SHOWN [▒▒▒] SHALL BE 3" BITUMINOUS CONCRETE ON 6" CR-6 ON COMPACTED SUBGRADE.

LEGEND

- DENOTES DEED POINT (UNLESS OTHERWISE NOTED)
- x 13.11 — EXISTING SPOT ELEVATION
- 46 — EXISTING CONTOUR
- 13x11 — PROPOSED SPOT ELEVATION
- 46 — PROPOSED CONTOUR
- —E—E— EXISTING UNDERGROUND ELECTRIC LINE (APPROXIMATE LOCATION)
- —T—T— EXISTING UNDERGROUND TELEPHONE LINE (APPROXIMATE LOCATION)
- EXISTING TELEPHONE PEDESTAL
- EXISTING OVERHEAD UTILITY LINE
- EXISTING UTILITY POLE
- EXISTING BUSH/SHRUB
- EXISTING TREE
- EXISTING WOODS/TREE LINE
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING HYDRANT
- EXISTING TRAFFIC FLOW ARROW
- PROPOSED TRAFFIC FLOW ARROW
- PROPOSED HANDICAPPED PARKING SPACE
- SF — PERIMETER SILT FENCE
- L.O.D. — LIMIT OF DISTURBANCE

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EXISTING OVERHEAD UTILITY LINE

PROPOSED BITUMINOUS CONCRETE WALK/PATH PER DETAIL ON SHEET 4 OF 4.

OTHER LANDS OF S.S. PETER & PAUL CHURCH 312/129

PROPOSED TRAPEZOIDAL DITCH WITH 2' BOTTOM WIDTH @ 3:1 SIDE SLOPES @ 3.0% STABILIZE DITCH BOTTOM AND SIDE SLOPES WITH TOPSOIL, SEED, MULCH AND "CURLEX" EXCELSIOR MATTING PER DETAIL ON SHEET 4 OF 4.

EXISTING 10' UTILITY EASEMENT

PROPOSED PARKING BUMPER PER DETAIL ON SHEET 4 OF 4. TYPICAL

OTHER LANDS OF S.S. PETER & PAUL CHURCH 312/129

N/F LANDS OF TALBOT COUNTY HUMANE SOCIETY 281/290

N 81°07'00" W 239.56'

PROPOSED TRAPEZOIDAL DITCH WITH 2' BOTTOM WIDTH @ 3:1 SIDE SLOPES @ 3.0% STABILIZE DITCH BOTTOM AND SIDE SLOPES WITH TOPSOIL, SEED, MULCH AND "CURLEX" EXCELSIOR MATTING PER DETAIL ON SHEET 4 OF 4.

N/F LANDS OF LITTLE RASCALS, LLC. 937/509

N/F LANDS OF DEWEY H. REED, III 867/728

PROPOSED RIP RAP INFLOW PROTECTION DEVICE PER DETAIL ON SHEET 4 OF 4.

PROPOSED STORMWATER MANAGEMENT POND WITH 3:1 SIDE SLOPES. STABILIZE SLOPES WITH TOPSOIL, SEED, MULCH AND "CURLEX" EXCELSIOR MATTING PER DETAIL ON SHEET 4 OF 4.

EXISTING CONCRETE HEADWALL TO BE REMOVED.

PROPOSED SINGLE "MR" INLET TO BE CONSTRUCTED OVER EXISTING 18" CMP. TOP OF GRATE EL. = 36.00 INV. = 2' TRAPEZOIDAL NOTCH = 35.00 PER DETAIL ON SHEET 4 OF 4.

PROPOSED INV.= 34.38

EXISTING GRAVEL DRIVEWAY TO ACT AS A STABILIZED CONSTRUCTION ENTRANCE.

L.O.D.

MATCH EXISTING GRADE

PROPOSED INV.= 33.80

EX. 18" CMP

EXISTING 20' UTILITY EASEMENT

TO ALBERT LANE

REGRADE EXISTING DITCH TO NEW CULVERT INVERT AND INFLOW PROTECTION DEVICE PER DETAIL ON SHEET 4 OF 4.

BENCH MARK NAIL ELEV. = 36.14

INV.=33.31

PROVIDE 48 LF OF 12" RCP (CL-III) WITH END SECTION (SOUTH) @ 1.20%

INV.=31.18

EXCAVATE 19" OF EXISTING SOIL TO ACCOMMODATE THE PROPOSED 19" THICK CLASS 1 RIP RAP LINING PER M.D.E. DETAIL 26 (MODIFIED) FOR ROCK OUTLET PROTECTION II. PER DETAIL ON SHEET 4 OF 4.

EX. 18" RCP

EX. CURB

EX. INLET GRATE EL.=35.07 INV.=32.14

U.S. ROUTE 50 OCEAN GATEWAY

SaB2 SaC3

MH 32.8

PIPE

TANK

TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS

TALBOT SOIL CONSERVATION DISTRICT

TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS FOR PERMIT AND EROSION CONTROL REVIEW ONLY

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE

DATE — SEAL

McCRONE

ENGINEERING □ ENVIRONMENTAL SCIENCES

LAND PLANNING & SURVEYING □ CONSTRUCTION SERVICES

207 NORTH LIBERTY STREET
SUITE 100
CENTREVILLE, MARYLAND
(410) 758-2237

ANNAPOLIS-CENTREVILLE-ELKTON-SALISBURY-SOUTHERN MARYLAND

SCALE	1"=20'	DRAWN BY:	T. VANA
DATE	AUGUST, 2001	DESIGNED BY:	WTD, JR.
JOB NO.	D1010259	APPROVED BY:	WTD, JR.
FOLDER REF	2351		

DATE	REVISION
8-14-01	PER TOWN COMMENTS

SITE, GRADING, SEDIMENT & EROSION CONTROL PLAN

FOR A STUDENT PARKING LOT FOR

S.S. PETER & PAUL CHURCH

IN THE TOWN OF EASTON
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR: STEPHEN F. GARLAND CUSTOM HOMES

SHEET NO. — 2 OF 4

CADD FILE — 01259S02

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	SPACING
A	PINUS STROBUS	EASTERN WHITE PINE	3	7'-7.5' TALL, B&B	AS SHOWN
B	QUERCUS PALUSTRIS	PIN OAK	2	2"-2.5" CAL., B&B	AS SHOWN
C	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	2	2"-2.5" CAL., B&B	AS SHOWN
AA	BERBERIS THUNBERGII 'ROSE GLOW'	ROSE GLOW BARBERRY	27	18"-24" TALL, B&B	5' ON CENTER
BB	EUONYMUS KAIUTSCHOVICUS 'SIEBOLDIANA'	SEIBOLD SPREADING EUONYMUS	29	2'-3' TALL, B&B	5' ON CENTER
CC	TAXUS X MEDIA DENSIFORMIS	DENSE YEW	9	18"-24"TAL, B&B	5' ON CENTER
DD	WEIGELA FLORIDA 'VARIEGATA NANA'	VARIEGATED WEIGELA	7	18"-24" TALL, B&B	5' ON CENTER

PLANTING SPECIFICATIONS

A. MATERIALS

(1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS.

THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELEY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM.

PLANTS SHALL NOT BE PRUNED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DISFIGURING KNOTS OR FREST CUTS OVER 1 1/2" WILL BE REJECTED.

NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.

(2) TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY; IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION.

(3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PEATMOSS.

(4) STAKING MATERIALS: GUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

(5) WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER, BROWN IN COLOR WITH CRINKLED SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

(1) "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.

(2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

(1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.

(2) DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATION OF PLANTING AREAS:

STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN

E. PLANTING OPERATIONS:

SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL, WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS.

SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.

PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.

PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANGLED FROM THE BOTTOM OF THE BALL ONLY.

MULCH ALL PITS AND BEDS WITH A TWO INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

F. STAKING, WRAPPING AND PRUNING:

STAKING SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSTED OF OFF SITE BY THE CONTRACTOR.

WRAP DECIDUOUS TREE TRUNKS STARTING AT THE BASE OF THE TREE UP TO THE FIRST BRANCH. REMOVE WRAPPING AT THE END OF THE GUARENTEE PERIOD.

PRUNE PLANTS AT THE TIME OF PLANTING AS DIRECTED BY THE LANDSCAPE ARCHITECT/DESIGNER TO REMOVE 1/5 TO 1/3 OF THE FOLIAGE. REMOVE ALL DEAD WOOD, SUCKERS, OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

G. GUARANTEE:

ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED.

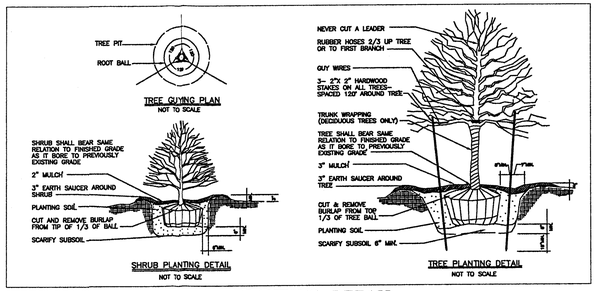
H. SEEDING:

ALL AREAS REMAINING DISTURBED AFTER CONSTRUCTION, PAVING AND INSTALLATION OF THE LANDSCAPING ARE TO SEEDED.

A) SEED BED PREPARATION: APPLY 25LBS. OF 10-10-10 FERTILIZER PER 1000 SQ.FT. HARROW OR DISC INTO SOIL TO A DEPTH OF 3-4 INCHES. APPLY PULVERIZED GROUND LIMESTONE, 50LBS. PER 1000 SQ. FT.
B) SEEDINGS: APPLY 4.5LBS PER 1000 SQ. FT. OF KENTUCKY 31 TALL FESCUE OR A SUITABLE COMPARABLE MIX ON A MOIST SEED BED WITH SUITABLE EQUIPMENT.
C) MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORMLY MULCH ENTIRE AREA WITH UNDERWEATHERED SMALL GRAIN STRAW AT A RATE OF 1 1/2"-2" TONS PER ACRE.

FOR BEST RESULTS, SEEDING SHOULD BE PERFORMED BETWEEN FEB. 1ST AND APRIL 30TH OR AUG. 15TH TO OCT. 31ST.

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PLANTING DETAIL

NOTES TO CONTRACTOR

1. LANDSCAPE INSTALLER SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. INSTALLER SHALL INSURE THAT FINAL GRADES HAVE BEEN ESTABLISHED AND THE SITE IS READY FOR LANDSCAPE INSTALLATION.

2. LANDSCAPE INSTALLER SHALL MAINTAIN THE LANDSCAPE IMPROVEMENT AREAS IN A CLEAN CONDITION, REMOVING DEBRIS DAILY AND AT THE COMPLETION OF THE INSTALLATION.

3. INSTALLER SHALL LAYOUT ALL BEDS AND POSITION PLANTS PER THE PLANS. ADJUST AS REQUIRED FOR FIELD CONDITIONS. REPORT SIGNIFICANT ADJUSTMENTS TO THE OWNER FOR APPROVAL PRIOR TO PLANT INSTALLATION. ALL BED AREAS SHALL BE SPRAYED WITH HERBICIDE AS NEEDED TO KILL AND/OR REMOVE ALL WEED OR GRASS VEGETATION.

4. EXCEPT FOR TREE SPADE INSTALLATIONS, ALL TREE PITS SHALL BE EXCAVATED TO A DEPTH SO THAT THE ROOT BALL WILL REST ON SOLID SOIL AT THE PROPER HEIGHT. STREET TREES PLANTING PITS SHALL BE EXCAVATED AND WORKED IN A RECTANGULAR FORM WITH THE SMALL DIMENSION TWICE THE DIAMETER OF THE ROOT BALL AND THE LARGE DIMENSION AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. OPEN AREA TREE PITS SHALL BE EXCAVATED TO A MINIMUM DIMENSION OF TWICE THE ROOTBALL WIDTH. TREES PLANTED ON SLOPES OR SIDE SWALES SHALL BE INSTALLED AT A HEIGHT RELATING TO THE UP HILL SIDE OF THE PIT, AND MOUNDED WITH SOIL AROUND THE LOWER SIDE. ALL SIDES AND BOTTOM OF TREE PLANTING PITS SHALL BE SCARIFIED OR LOOSENED TO PERMIT ROOT GROWTH. EXCAVATED SOILS THAT HAVE BEEN PREVIOUSLY UNDISTURBED SHALL BE LOOSENED AND UTILIZED FOR BACKFILL. COMPACTED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FRIABLE NATIVE SOILS FROM THE REGION.

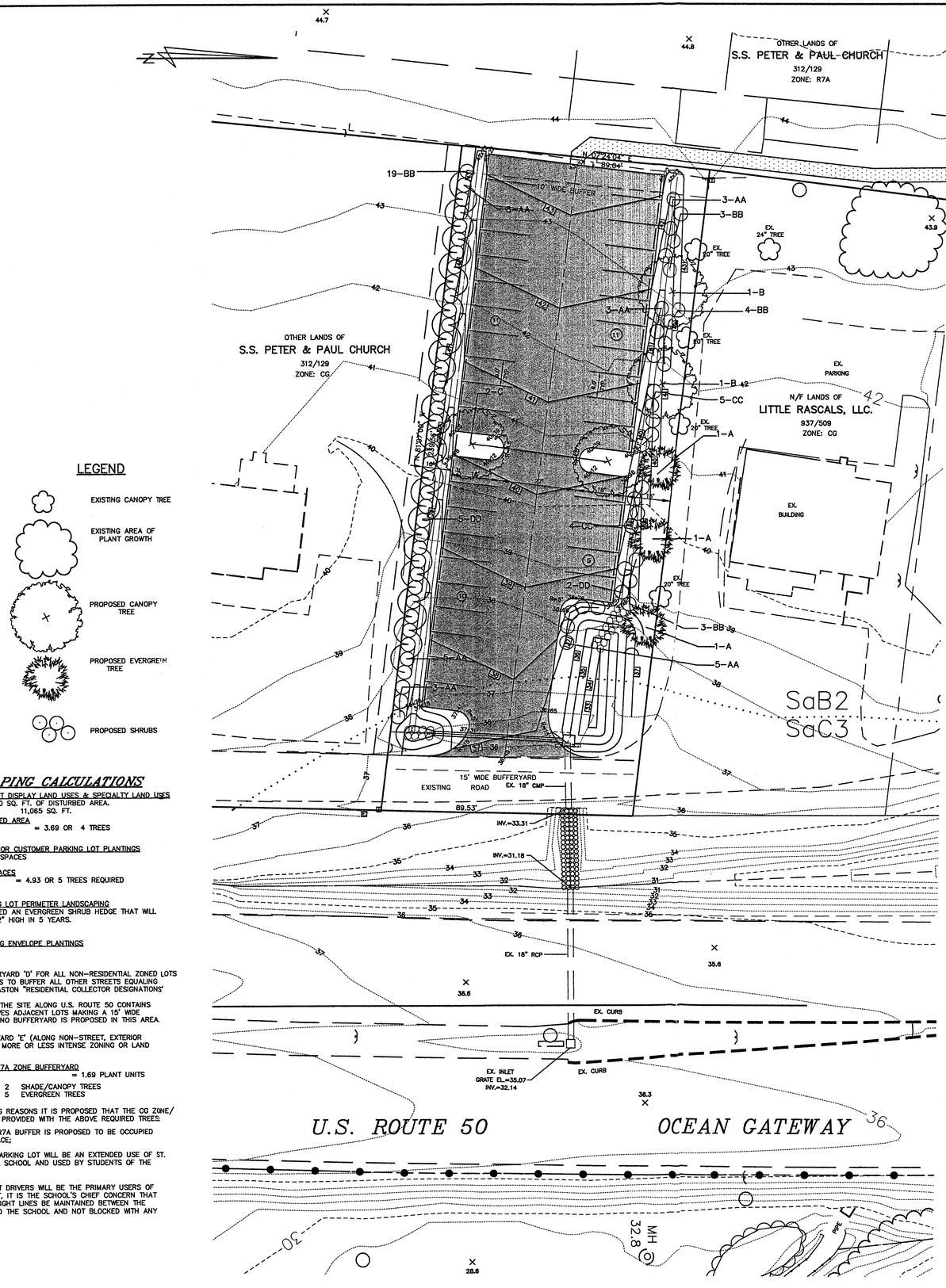
5. ALL SHRUB PLANTING PITS, LANDSCAPE BEDS AND PLANTING MASS AREAS SHALL BE WORKED TO A DEPTH OF 12" (OR RAISED SLIGHTLY TO ACHIEVE A 12" FRIABLE SOIL DEPTH). SHRUB PLANTING AREAS SHALL BE WORKED TO 12" MINIMUM OUTSIDE THE ROOT BALL.

6. ALL LANDSCAPE BEDS SHALL BE "v" EDGED AND MULCHED WITH MINIMUM 3" DOUBLE SHREDDED HARDWOOD BARK MULCH, OR APPROVED EQUAL. MULCH TO FENCE LINES OR BACK OF CURBS WHERE APPROPRIATE TO ELIMINATE NARROW GRASS AREAS. AVOID MULCH PILED AGAINST TREE TRUNKS, ETC.

7. ALL TREES TO BE STAKED AND GUYED WITH HARDWOOD STAKES, MINIMUM OF TWO (2)-FIVE FEET LONG, OR OTHER APPROVED GUYING SYSTEM. STAKES SHALL BE DRIVEN INTO STABLE SOILS. PROVIDE WIRE GUYS WITH RUBBER PROTECTANT OR OTHER APPROVED INDUSTRY PRACTICE.

8. LANDSCAPE INSTALLER SHALL MAINTAIN ALL PLANT MATERIALS THROUGH THE COMPLETION OF THE LANDSCAPE INSTALLATION, AND THEN AS REQUIRED BY THE OWNER.

9. ALL THE COMPLETION OF THE LANDSCAPE INSTALLATION (OR BY PHASED COMPLETION IF PROVIDED FOR ON THE PLAN), THE OWNER, OR HIS DESIGNATED REPRESENTATIVE SHALL REQUEST AN INSPECTION BY TOWN OF EASTON.



LANDSCAPING CALCULATIONS

SECTION 615.6.G – LARGE LOT DISPLAY LAND USES & SPECIALTY LAND USES
REQUIRES 1 TREE PER 3000 SQ. FT. OF DISTURBED AREA.
DISTURBED SITE AREA: 11,065 SQ. FT.

11,065 SQ. FT. OF DISTURBED AREA / 3000 = 3.69 OR 4 TREES

SECTION 615.6.G.1.a. – INTERIOR CUSTOMER PARKING LOT PLANTINGS
REQUIRES 1 TREE PER 7.5 SPACES

37 PROPOSED PARKING SPACES / 7.5 = 4.93 OR 5 TREES REQUIRED

SECTION 615.6.G.b – PARKING LOT PERIMETER LANDSCAPING
PARKING LOTS ARE REQUIRED AN EVERGREEN SHRUB HEDGE THAT WILL GROW TO A MINIMUM OF 42" HIGH IN 5 YEARS.

SECTION 615.6.G.c. – BUILDING ENVELOPE PLANTINGS
NOT APPLICABLE

SECTION 615.7.E.4 – BUFFERYARD 'D' FOR ALL NON-RESIDENTIAL ZONED LOTS OR LAND USE APPLICATIONS TO BUFFER ALL OTHER STREETS EQUALING OR EXCEEDING TOWN OF EASTON "RESIDENTIAL COLLECTOR DESIGNATIONS"

NOTE: THE EAST END OF THE SITE ALONG U.S. ROUTE 50 CONTAINS A PUBLIC ROAD THAT SERVES ADJACENT LOTS MAKING A 15' WIDE BUFFERYARD IMPOSSIBLE. NO BUFFERYARD IS PROPOSED IN THIS AREA.

SECTION 615.7.E.5 – BUFFERYARD 'E' (ALONG NON-STREET, EXTERIOR PROPERTY LINES ADJOINING MORE OR LESS INTENSE ZONING OR LAND USE).

84.5 L.F. OF CG ZONE/R7A ZONE BUFFERYARD / 50 = 1.69 PLANT UNITS

1.69 X 1 = 1.69 OR 2 SHADE/CANOPY TREES
3 = 5.07 OR 5 EVERGREEN TREES

NOTE: FOR THE FOLLOWING REASONS IT IS PROPOSED THAT THE CG ZONE/R7A ZONE BUFFER NOT BE PROVIDED WITH THE ABOVE REQUIRED TREES:

1. 23% OF THE CG/R7A BUFFER IS PROPOSED TO BE OCCUPIED BY PAVED SURFACE;
2. THE PROPOSED PARKING LOT WILL BE AN EXTENDED USE OF ST. PETER AND PAUL SCHOOL AND USED BY STUDENTS OF THE SCHOOL;
3. BECAUSE STUDENT DRIVERS WILL BE THE PRIMARY USERS OF THE PARKING LOT, IT IS THE SCHOOL'S CHIEF CONCERN THAT UNOBSTRUCTED SIGHT LINES BE MAINTAINED BETWEEN THE PARKING LOT AND THE SCHOOL AND NOT BLOCKED WITH ANY SCREENING.

TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS

TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS
FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE

TALBOT SOIL CONSERVATION DISTRICT

DATE

SEAL

McCRONE
ENGINEERING ◻ ENVIRONMENTAL SCIENCES
LAND PLANNING & SURVEYING ◻ CONSTRUCTION SERVICES
207 NORTH LIBERTY STREET
SUITE 100
CENTREVILLE, MARYLAND
(410) 758-2237
ANNAPOLIS-CENTREVILLE-EASTON-SALISBURY-SOUTHERN MARYLAND

SCALE	1"=50'
DRAWN BY:	JONES
DESIGNED BY:	
APPROVED BY:	

DATE	REVISION
8-14-01	PER TOWN COMMENTS

DATE JUNE, 2001
JOB NO. D1010259
FOLDER REF 2351

LANDSCAPE PLAN

FOR A PARKING LOT FOR

S.S. PETER & PAUL CHURCH

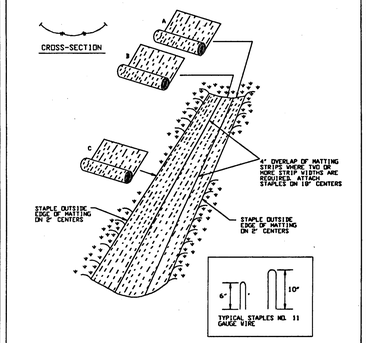
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR: STEPHEN F. GARLAND CUSTOM HOMES

SHEET NO. — 3 OF 4

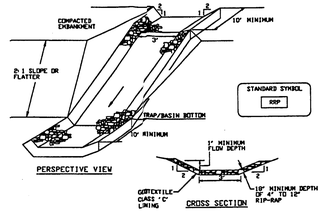
CADD FILE — 01259S03

DETAIL 30 - EROSION CONTROL MATTING



U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 29 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 5 - RIP-RAP INFLOW PROTECTION



Construction Specifications

1. Rip-rap lined inflow channels shall be 1' in depth, have a trapezoidal cross section with 2:1 or flatter side slopes and 2' (min.) bottom width. The channel shall be lined with 4" to 12" rip-rap to a depth of 18".

2. Filter cloth shall be installed under all rip-rap. Filter cloth shall be Geotextile Class C.

3. Entrance and exit sections shall be installed as shown on the detail section.

4. Rip-rap used for the lining may be recycled for permanent outlet protection if the basin is to be converted to a stormwater management facility.

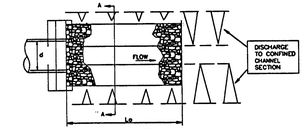
5. Gabion Inflow Protection may be used in lieu of Rip-rap Inflow Protection.

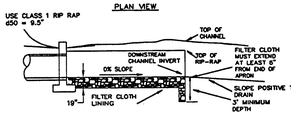
6. Rip-rap should blend into existing ground.

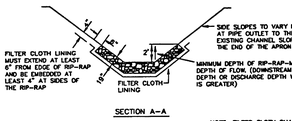
7. Rip-rap Inflow Protection shall be used where the slope is between 4:1 and 10:1, for slopes flatter than 10:1 use Earth Dike or Temporary Swale lining criteria.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE E - 3 - 2	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL 26 - ROCK OUTLET PROTECTION II

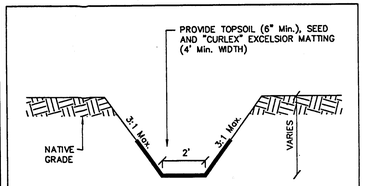






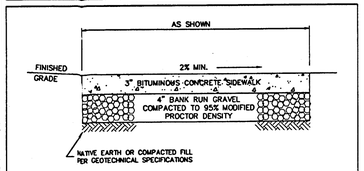
NOTE: FILTER CLOTH SHALL BE GEOTEXTILE CLASS 'C'

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 18 - 9	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



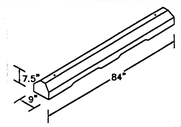
TYPICAL "TRAPEZOIDAL" SECTION

NOT TO SCALE



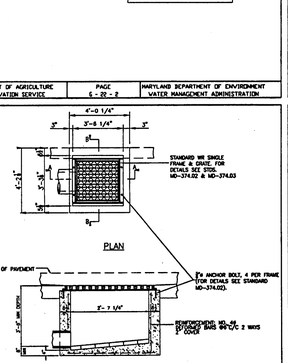
BITUMINOUS CONCRETE WALK DETAIL

NOT TO SCALE



7'-0" LONG - 370 LBS. TWO 5/8" X 18" ANCHOR PINS.
SPECIFICATIONS FOR QUALITY: SMOOTH STEEL FORM FINISH, HIGH STRENGTH-4500 P.S.I.

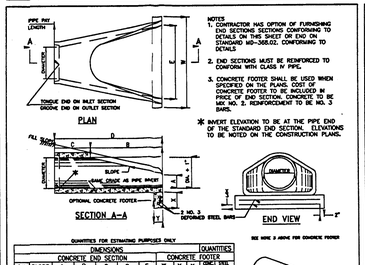
STANDARD PARKING BUMPER



MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

SINGLE WR INLET

STANDARD NO. MD-374.06



NOTES
1. CONTRACTOR HAS OPTION OF FURNISHING END SECTIONS CONFORMING TO DETAILS ON THIS SHEET OR END ON STANDARD MD-368.02, CONFORMING TO DETAILS
2. END SECTIONS MUST BE REINFORCED TO CONFORM WITH CLASS IV PIPE.
3. CONCRETE FOOTER SHALL BE USED WHEN SPECIFIED ON THE PLANS. COST OF CONCRETE FOOTER TO BE INCLUDED IN PRICE OF END SECTION. CONCRETE TO BE MIX NO. 2. REINFORCEMENT TO BE NO. 3 BARS.
* INVERT ELEVATION TO BE AT THE PIPE END OF THE STANDARD END SECTION. ELEVATIONS TO BE NOTED ON THE CONSTRUCTION PLANS.

QUANTITIES FOR ESTIMATING PURPOSES ONLY

DIMENSIONS										CONCRETE END SECTION	CONCRETE FOOTER	QUANTITIES	
DIA.	SLOPE	A	B	C	D	E	W	X	Y				
12"	3:1	4"	2'-0"	4'-0"	6'-0"	2'-6"	3'-0"	12"	8"	0.08	24.00		
15"	3:1	6"	2'-4"	5'-10"	6'-2"	2'-6"	3'-6"	12"	8"	0.10	26.50		
18"	3:1	10"	2'-8"	6'-10"	6'-2"	2'-6"	4'-0"	12"	8"	0.11	33.00		
21"	3:1	8"	3'-0"	7'-11"	6'-1"	2'-6"	4'-6"	12"	8"	0.13	37.50		
24"	3:1	11"	3'-7"	9'-6"	6'-3"	2'-6"	5'-0"	12"	8"	0.17	42.00		
27"	3:1	10"	4'-2"	10'-4"	6'-1"	2'-6"	5'-6"	12"	8"	0.19	46.00		
30"	3:1	11'-1"	4'-5"	11'-10"	6'-3"	3'-0"	6'-0"	15"	9"	0.21	51.00		
36"	3:1	1'-2"	5'-3"	13'-7"	6'-3"	3'-0"	7'-0"	15"	9"	0.23	55.50		
38"	3:1	1'-3"	5'-5"	14'-1"	6'-2"	3'-0"	7'-3"	15"	9"	0.25	62.25		
42"	3:1	1'-9"	5'-0"	15'-10"	6'-3"	3'-6"	7'-9"	15"	9"	0.27	66.75		
48"	3:1	2'-1"	6'-0"	17'-8"	6'-3"	3'-6"	8'-6"	15"	9"	0.47	73.50		
54"	2.4:1	2'-5"	5'-2"	7'-10"	8'-0"	7'-0"	9'-0"	18"	12"	0.50	78.00		
60"	2:1	2'-7"	4'-11"	5'-8"	8'-7"	8'-0"	9'-6"	18"	12"	0.53	82.50		
66"	2:1	2'-4"	5'-6"	1'-3"	8'-3"	8'-6"	10'-0"	18"	12"	0.56	87.00		
72"	2:1	2'-10"	6'-6"	1'-5"	8'-3"	9'-0"	10'-6"	18"	12"	0.60	93.75		

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
STANDARD CONCRETE END SECTION ROUND CONCRETE PIPE

STANDARD NO. MD-368.01

ROCK OUTLET PROTECTION II

Construction Specifications

1. The subgrade for the filter, rip-rap, or gabion shall be prepared to the required lines and grades. Any fill required in the subgrade shall be compacted to a density of approximately that of the surrounding undisturbed material.

2. The rock or gravel shall conform to the specified grading limits when installed respectively in the rip-rap or filter.

3. Geotextile shall be protected from punching, cutting, or tearing. Any damage other than an occasional small hole shall be repaired by placing another piece of geotextile over the damaged part or by completely replacing the geotextile. All overlaps whether for repairs or for joining two pieces of geotextile shall be a minimum of one foot.

4. Stone for the rip-rap or gabion outlets may be placed by equipment. They shall be constructed to the full course thickness in one operation and in such a manner as to avoid displacement of underlying materials. The stone for rip-rap or gabion outlets shall be delivered and placed in a manner that will ensure that it is reasonably homogeneous with the smaller stones and spalls filling the voids between the larger stones. Rip-rap shall be placed in a manner to prevent damage to the filter blanket or geotextile. Hand placement will be required to the extent necessary to prevent damage to the permanent works.

5. The stone shall be placed so that it blends in with the existing ground. If the stone is placed too high then the flow will be forced out of the channel and scour adjacent to the stone will occur.

U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE	PAGE F - 18 - 96	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DEVELOPERS CERTIFICATE

I HEREBY CERTIFY THAT: 1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND; 2. THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION WILL HAVE A CERTIFICATE OF TRAINING AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT; AND 3. THE DEVELOPER WILL PROVIDE THE DISTRICT ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.

SIGNATURE _____ DATE _____

STS. PETER & PAUL CHURCH
215 GOLDSBOROUGH STREET
EASTON, MARYLAND, 21601

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 seven (7) 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 fourteen days (14) as to all other disturbed or graded areas on the project site.

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 1st through April 30th, or August 15th through November 1st. During other times, temporary mulching shall be provided.

5.) Temporary seeding shall conform to the following applications: 600 lbs. per acre of 10-10-10; 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 Mixtures (For Hazard Zone 7A) (From Table 35)					Fertilizer Rate (10-10-10)	Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths		
	ANNUAL RYEGRASS	50 lbs.	2/1-4/30 8/15-11/1	1/4" to 1/2"	600 lb/ac (5 lb/ 1000 sf	2 tons/ac (100 lb/ 1000 sf

6.) Mulching shall be unchopped, unrotted, small grain straw applied at a rate of 2-2 1/2 tons per acre. Anchor mulch with a mulch anchoring tool on the contour, or with wood cellulose fiber at 750 lbs. per acre net dry weight or 50 lbs. of wood cellulose fiber per 100 gals. of water, or with a synthetic liquid binder according to manufacturer recommendations.

7.) Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through November 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 be disking or other suitable means. Mulching shall be accomplished as discussed in item #6 of these specifications.

Seed Mixtures (For Hazard Zone 7A) (From Table 35)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	N	P205	K20	
10	BOB TALL FESCUE, 20% HARD FESCUE	120 lbs 30 lbs.	3/1-5/15 8/15-11/15	1/4" to 1/2"	90 lb/ac (2 lb/ 1000 sf	175 lb/ac (4 lb/ 1000 sf	175 lb/ac (4 lb/ 1000 sf	2 tons/ac (100 lb/ 1000 sf

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 fourteen (14) 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.

PHASE OF CONSTRUCTION

1. CONTACT THE MARYLAND DEPARTMENT OF THE ENVIRONMENT INSPECTOR AT 410-901-4020 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITIES.

2. STRIP THE TOPSOIL FROM THE LIMITS OF THE PARKING LOT AND DISPOSE OF OFF-SITE AT AN APROVED SITE.

3. INSTALL THE 12" RCP WITH END SECTION. MODIFY THE EXISTING CONCRETE HEADWALL TO ACCOMODATE THE 12" RCP.

4. INSTALL RIP RAP INLFOW PROTECTION DEVICES AT THE LOCATIONS SHOWN.

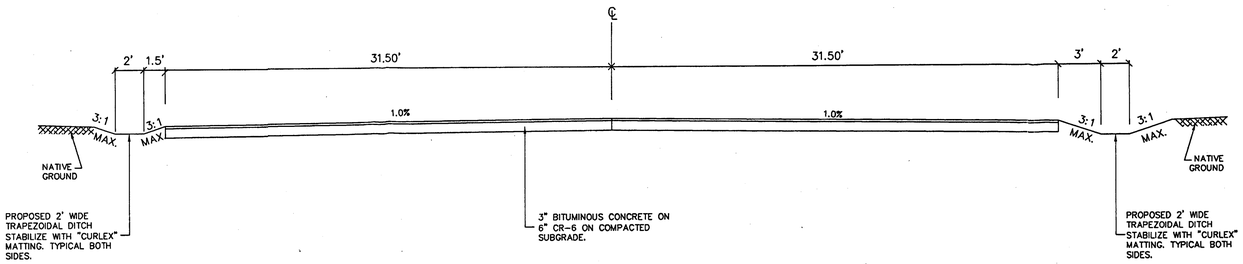
5. GRADE PARKING LOT TO SUBGRADE AND PLACE CR-6 BASE.

6. PLACE BITUMOUS CONCRETE BASE AND SURFACE COURSE.

7. STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED, AND MUCLH PER SPECS ON THIS SHEET.

S.C.S. NOTES

1. SOIL TYPES ARE: SASSAFRAS SANDY LOAM (SaB2), SASSAFRAS SANDY LOAM (SoC3)
2. TOTAL SITE AREA = 0.48 AC.±
3. TOTAL AREA TO BE DISTURBED = APPROX. 0.58 AC.±
4. TOTAL AREA TO BE SEEDED = APPROX. 0.24 AC.±



TYPICAL STREET SECTION

SCALE 1" = 5'

TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS

TALBOT SOIL CONSERVATION DISTRICT

TOWN OF EASTON DEPARTMENT OF PUBLIC WORKS
FOR SEDIMENT AND EROSION CONTROL REVIEW ONLY

U.S.D.A. NATURAL RESOURCES CONSERVATION SERVICE

DATE _____ SEAL

McCRONE
ENGINEERING □ ENVIRONMENTAL SCIENCES
PLANNING & SURVEYING □ CONSTRUCTION SERVICES
LAND PLANNING
207 NORTH LIBERTY STREET
SUITE 100
CENTREVILLE, MARYLAND
(410) 758-2237
ANNAPOLIS-CENTREVILLE-ELKTON-SALISBURY-SOUTHERN MARYLAND

SCALE	AS SHOWN
DRAWN BY:	M. O'CONNELL
DESIGNED BY:	WTD, Jr
APPROVED BY:	WTD, Jr

DATE	REVISION
8-14-01	PER TOWN COMMENTS

DATE	AUGUST, 2001
JOB NO.	01D01259
FOLDER REF	2351

MISCELLANEOUS NOTES AND DETAILS

FOR A STUDENT PARKING LOT FOR

STS. PETER & PAUL CHURCH

IN THE TOWN OF EASTON

IN THE TOWN OF EASTON, TALBOT COUNTY, MARYLAND

PREPARED FOR: STS. PETER & PAUL CHURCH

SHEET NO. — 4 OF 4

CADD FILE — 01259S04

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

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

July 1, 2026

Dear Resident,

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

This letter is sent to inform you that Lane Engineering LLC (Applicant) has filed application 2026 - 1750 on behalf of Talbot County Humane Society, Inc. (Owner) to request sketch site plan approval for the redevelopment of the existing Talbot County Humane Society facility, and the construction of a new 13,659 square foot main office with associated facility improvements. The property is located at 7906 and 7894 Ocean Gateway, also known as Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1& 2, and is situated in the CG - Commercial General zoning district. The Applicant is also seeking a lot line abandonment between Parcels 1665 Lots 1 & 2, and Parcel 2987 for the purpose of redeveloping the Talbot County Humane Society.

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

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

Date of Hearing: July 16, 2026

4b

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT: **Sketch Site Plan Review for 605 Port 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: Talbot County Roads Department % Brian Moore

DOCUMENT CREATED ON: July 1, 2026

PURPOSE: Talbot County Roads Department (Applicant), is seeking sketch site plan approval for the construction of a 8,000 square foot equipment storage building. In addition, the applicant is seeking landscape and buffering waiver from Chapters 28 –1014.6.F.2(a**),** (b) & (c) 28 – 1014.7.E.2(b)1-3, 28 –1014.7.E.4(b), and 28 –1014.7.E.5(a), (b) & (c)1-3 of the Zoning Code.

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

APPLICATION INFORMATION:	
APPLICANT: Talbot County Roads Department % Brian Moore	**REPRESENTATIVE:** Davis, Bowen & Friedel Inc.: Robert Duma

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 034, Grid 0009, Parcel 0034	6.08

ACCEPTANCE DATE: June 29, 2026	**LOCATION:** 605 Port Street
EXISTING ZONING G/I	**EXISTING LAND USE:** Talbot County Operations Center
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Institutional

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

Existing Conditions – Occupying roughly 6.08 acres, the property serves as the Talbot County operations center. On-site structures include an equipment storage building, a material storage building, and a small equipment storage shed. Additionally, the property is situated within the Intensely Developed Area (IDA) of the Critical Area.

Surrounding Properties
- Glenwood Avenue, Parcel 99 - MXW
- 672 W. Glenwood Avenue - MXW
- 700 Port Street - HC
- Port Street, Parcel 77 - MXW
- 501 Port Street - MXW & R-7A
- Brickyard Lane, Parcel 192 - Talbot County
- Port Street, Parcel 219 - Talbot County



***Figure 1**: Vicinity Map*

PROPOSAL: The applicant is proposing to construct a 1-story three (3) sided storage building with associated stormwater management and landscaping. The current site serves as the Talbot County operations center. On-site structures include an equipment storage building, a material storage building, and a small equipment storage shed. The applicant is also seeking a landscape and buffering waiver from Chapters 28 –1014.6.F.2(a**),** (b) & (c) 28 – 1014.7.E.2(b)1-3, 28 – 1014.7.E.4(b), and 28 – 1014.7.E.5(a), (b) & (c)1-3 of the Zoning Code.

BACKGROUND: The applicant submitted an application to the Easton Staff Development Review Committee (ESDR) on May 27, 2026 and June 24, 2026 (please see attached ESDR Determination Letters).

OUTSTANDING ISSUES:

There are no outstanding issues.

ZONING ANALYSIS:

A. Permissible Land Uses

28-201 Table 2.1										**G/I**		
263	Multiple Uses*	--	--	--	--	P	P	P	P	P		

28-201 Table 2.1												G/I
304	Fire, Rescue, or Police Stations	SE	SE	SE	SE	SE	SE	SE	SE	P		

Analysis – The proposed structure is presented and described by the Applicant as a one (1)-story three (3) sided storage building categorized as *"Multiple Uses"* which is permitted by-right within Table 2.1 Table of Permissible Uses. The overall existing site is categorized as a *"Multiple Uses"* and *"Fire, Rescue, or Police Stations"*.

B. Off-Street Parking

28-1001.3 Parking Requirements

	Use/Activity	Minimum Vehicle Spaces	Maximum Vehicle Spaces	Minimum Bicycle Spaces	Notes
	Industrial Buildings				
40	Warehouse	1 per 2000 sf GFA	1 per 350 sf GFA	–	
	Institutional or Community Facilities				
59	Public Safety, fire and rescue, or police station	1 per employee + 1 per each 3 personnel on normal shift + 1 per 200 sf usable office space	–	3% of number of vehicle parking spaces	

Existing

Warehouse:
(Large Equipment Storage Building)
1space per 2,000 sf GFA required - Minimum
11,318 SF GFA/2,000 = 6 spaces required-Minimum
1space per 350 sf GFA required - Maximum
11,318 SF GFA/350 = 32 spaces required-Maximum

Warehouse:
(Small Equipment Storage Building)
1space per 2,000 sf GFA required - Minimum
3,200 SF GFA/2,000 = 2 spaces required-Minimum
1space per 350 sf GFA required required - Maximum
3,200 SF GFA/350 = 9 spaces required-Maximum

Warehouse:
(Material Storage Building)
1space per 2,000 sf GFA required - Minimum
7,500 SF GFA/2,000 = 4 spaces required-Minimum
1space per 350 sf GFA required required - Maximum
7,500 SF GFA/350 = 21 spaces required-Maximum

Public Safety, fire and rescue, or:
police station
1 space per employee- Minimum +
30 employees x 1 = 30 spaces +

	1 space per each 3 personnel on normal shift + 18 personnel/3 = 6 spaces + 1 space per 200 sf of usable office space 1,800 sf office space/200 = 9 spaces 45 spaces required - Minimum
Bicycle Spaces:	3% of number of vehicle parking spaces required 45 spaces x 3% = 1 required bicycle space

Proposed

Warehouse: (Storage Building)	1space per 2,000 sf GFA required - Minimum 8,000 SF GFA/2,000 = 4 spaces required-Minimum 1space per 350 sf GFA required required - Maximum 8,000 SF GFA/350 = 23 spaces required-Maximum

Total Minimum required parking spaces = 61
Total Maximum required parking spaces = 130
Total parking spaces provided: 66 existing spaces

Total bicycle spaces required for the existing operations center (Public Safety) = 1
Total bicycle spaces provided: 0

Analysis- The site currently features sixty-six (66) off-street parking spaces. According to regulations, the minimum required parking spaces for the proposed storage structure and existing structure are satisfied with the existing spaces. There are no specific bicycle parking mandates for the proposed building of that type. Currently, the total number of existing parking spaces exceeds the minimum requirement by 1.08%. The Applicant asserts that the available parking is sufficient for daily site operations and has confirmed compliance with the minimum standards set forth in § 28-1001.3.A of the Town Code.

C. Government/Institutional District Development Standards

Table 1. Development Standards

GI Zoning District	Standard	Proposed (Planned Redevelopment Overlay)
Setbacks	Front = 40 feet Side = 15 feet Rear – 30 feet	Front = 40 feet Side = 15 feet Rear – 30 feet
Lot Size (min.)	40,000 square feet	264,844 square feet
Lot Frontage (min.)	100 feet	439 & 606 feet
Lot Coverage (max.)	50% (Lot Area)	16%
Height (max.)	Fifty (50) feet. The Planning and Zoning Commission may	25’-10” feet +/-

	approve buildings up to sixty (60) feet in height during site plan review.	

§ 310.2 of the Zoning Ordinance states that development within the Government/Institutional District shall also meet these additional requirements:

- ***No more than one principal use shall be permitted outright on an individual lot. Multiple permitted uses that are complimentary and customarily found in combination may be approved for the same lot via the Special Exception process, as specified in Section 28 – 1303.5 B of this Ordinance.***
- ***Off-Street Parking and Loading – Off-street parking and loading shall be provided for all uses in accordance with the standards of Section 28 – 1001, subject to the following:***

    1. ***Joint Use off-site parking shall be permitted in the RH District in accordance with Section 28 – 1001.4 of the Ordinance. During site plan review and approval, the Planning and Zoning Commission may approve off-site and/or share***

Analysis - The site falls under the G/I - Government/Institutional District Area and meets the § 28-310.2 Development Standards.

D. 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. The overall site area is 6.08 acres with a proposed 8,000 SF Storage Building, existing 12,800 SF 9-1-1 Call Center building, existing 11,367 SF Equipment Storage Building, existing 3,650 SF Equipment Shed, existing 2,000 SF Radio Base building and 7,500 SF Material Storage building with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.912 acres or 39,726 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. 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:

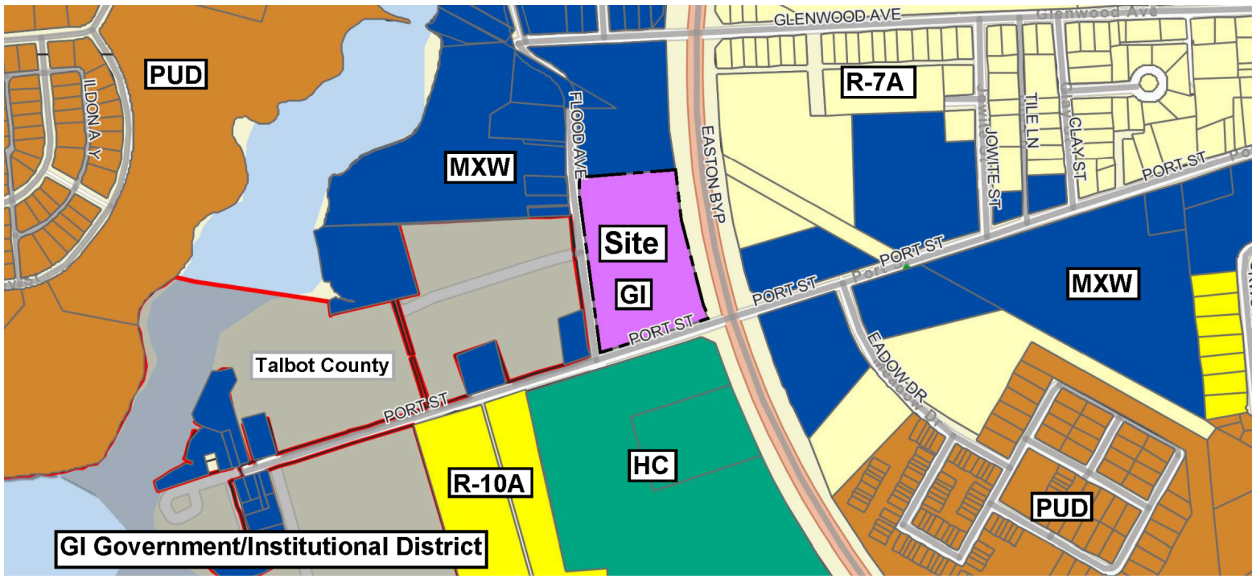


Figure 2: Zoning Map

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 - *Situated within the Government/Institutional Zoning District, the proposed project is in close proximity to the Rails-to-Trails along Port Street, offering a framework for the general improvement, rehabilitation, and redevelopment of specific sectors in the Town of Easton.*

(Principle #2) Natural features should determine design – *Staff has observed that 45% of the property is located within the Intensely Developed Area (IDA) of the Critical Area. On-site stormwater management is proposed. Notably, there are no steep slopes or Non-Tidal Wetlands present, and the location is outside of the 100-Year Floodplain.*

(Principle #3) Automobiles should not determine design – *The applicant has provided adequate off-street parking interior to the site.*

(Principle #4) Ample Open Space should be provided within & around neighborhoods – *Staff notes that open space is not applicable.*

(Principle #5) Architecture should respect Easton's Historical Development – *Staff observes that the architecture is influenced by existing on-site buildings, even though the project is located outside the Historic District.*

(Principle #6) Signs should inform but not dominate – *It is noted by Staff that a Signage Application must be submitted before any monument sign is installed. Signs are intended to provide information without overwhelming the surrounding environment.*

(Principle #7) Neighborhoods should contain a diversity of housing types – *This design principle is not applicable to the proposed project.*

(Principle #8) Residential neighborhoods should be interesting places – *This design principle is not applicable to the proposed project.*

(Principle #9) Neighborhoods should connect – *Staff notes that although this Principle is primarily directed towards residential subdivisions, future connectivity for the surrounding area along Port Street will be provided. Site Plan approval by the Planning Commission is recommended by the staff to be contingent upon the applicant providing access for future sidewalk installation.*

Applicant's response to the recommended design principles: *This plan conforms to the Recommended Design Principles for Easton as noted in the Comprehensive Plan. This plan includes: integrated uses, natural resources, automobiles not determining design, ample open spaces, architecture respecting Easton's history, signs inform, diverse housing, interesting residential places, and connected neighborhoods. The proposed project integrates the principles where feasible. However, many of the principles are not applicable to this project due to the nature of the project. The project is a government storage building located in an industrial area in Town and well screened from view. The proposed building follows the existing architectural style of the buildings already on the site. The building will house equipment for servicing the County Roads. No signage is proposed with the proposed project. All references to residential developments are not applicable.*

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

Analysis - The site is not within the Historic District. However 45% of the site is within the IDA (Intensely Developed Area) Critical Area.

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

Analysis - The proposed use and activity will not increase traffic hazards in the surrounding area. Adequate off-street parking is provided.

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 - The surrounding area will not experience any negative consequences from the development. Since the existing parcel is situated in a Government/Institutional zoning district, the proposed plan aims to enhance the current facility by adding a storage building and appropriate stormwater management measures. Essentially, the things intended to be stored in the new building are already on-site but stored in the open. The proposed building will allow them to be stored out of the weather in an enclosed structure. This should be an aesthetic improvement to the "neighborhood."

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.

E. Supplemental Waiver Request: Landscaping & Buffering

28 – 1014.6.F.2(a) LANDSCAPE IMPROVEMENTS
Interior Parking Lot Plantings- 1 tree per 10 spaces to be planted within the interior of the parking lot, see ***Figure 10-7.*** *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'.*

Analysis - The applicant is seeking a landscape waiver from Zoning Code Section 28-1014.6.F.2(a). While the code mandates one (1) tree for every ten (10) parking spots, the site's sixty-six (66) existing spaces currently require seven (7) trees. Four (4) trees are already in place within the thirty-four (34) space front parking lot. The other parking spots are situated in the stock yard area. Considering the operational requirements of the equipment shed and storage buildings, as well as the existing Bufferyard 'B' plantings adjacent to the parking spaces, staff supports the request to waive the remaining three (3) required trees.

28 – 1014.6.F.2(b) LANDSCAPE IMPROVEMENTS
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 frontages and along all, or portions of sides visible from a street, 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.

Analysis - A landscape waiver from Section 28-1014.6.F.2(b) of the Zoning Code has been requested by the applicant. The proposed 8,000-square-foot structure is required to provide off-street parking meeting Section 28-1001 standards, which is being satisfied through the use of the existing parking area. While a portion of the lot bordering MD RT 322 normally requires an evergreen shrub hedge or an extension of Bufferyard 'B,' the applicant's proposal for a modified bufferyard in this location would eliminate the need for the hedge. Staff supports this waiver request, contingent upon the Planning Commission's approval of the modified Bufferyard 'B'.

28 – 1014.6.F.2(c) LANDSCAPE IMPROVEMENTS

Building Envelope Plantings- the entrance facade(s) and other facades visible from a street shall incorporate tree plantings within 50' of these building facades. These plantings shall be located to accent entrance and visitor areas, and sited to lessen the visual impact of monolithic building masses. The minimum tree planting requirement shall equal or exceed one (1) deciduous, shade/canopy tree per twenty feet (20') of the affected facade(s) perimeter. ***See Figure 10-9.***

option: substitute 1.5 evergreen or understory tree for 1 shade/canopy tree up to 50% of required minimum. (Note: plant type and form shall respond to the adjacent building form and mass. Large or tall buildings shall incorporate larger, taller tree species and forms.

Analysis - The applicant has submitted a request for a landscape waiver from Zoning Code Section 28-1014.6.F.2(c). The proposed structure, intended for equipment parking, is designed as a three-sided open-front shed, with the exception of three garage bay doors. Building envelope plantings are deemed unnecessary because of the facility's operational nature and its obscured location. Staff recommends approval of this waiver, noting that the entrance facade is appropriately accented by the existing plantings at the operation center's front facade and the proposed modified Bufferyard 'D'.

28 – 1014.7.E.2(b)1-3 BUFFERYARD STANDARDS

Bufferyard 'B'(for non-residentially zoned lots or land use applications to buffer Major Roads as described in Zoning Ord., Sec. 28 – 1010).

a. 25' width
b. Plant unit:
2 shade/canopy trees and 1 evergreen tree
c. Options:
1. *Average 3' berm, reduce evergreen tree height to 5'*
2. *Substitute 1.5 understory trees for 1 evergreen tree for maximum 50% of required evergreen trees.*

Analysis - The applicant is seeking a landscape and buffering waiver pursuant to Chapter 28-1014.7.E.2(b) of the Zoning Code. While much of the property frontage already features significant deciduous and evergreen vegetation, a 120-foot section remains unplanted. Under the standard requirements of Section 28-1014.7.E.2(b), the applicant would be mandated to provide five (5) canopy trees and two (2) evergreen trees. Instead, the proposal includes the installation of six (6) canopy trees and requests the substitution of the required evergreen trees with twenty

(20) large shrubs to achieve the necessary screening. Given the extensive number of large shrubs proposed, Staff supports this modified bufferyard design.

28 – 1014.7.E.4(b) BUFFERYARD STANDARDS

Bufferyard 'D' (for all non-residentially zoned lots or land use applications (excluding CR zoned parcels) to buffer all other streets equaling or exceeding Town of Easton "Residential Collector Designation)

a. 15' width
b.Plant unit: 1 shade/canopy trees, 1 evergreen trees & 5 shrubs
Note: when this Bufferyard is located between a parking lot and street r/w, delete the shrub requirement

Analysis - The applicant is requesting a landscape and buffering waiver from Section 28-1014.7.E.4(b) of the Zoning Code. While a significant portion of the property's frontage contains mature, large shrubs, a 190-foot segment is currently unplanted. Under the standard requirements of Section 28-1014.7.E.4(b), the applicant is mandated to plant four (4) canopy trees, four (4) evergreen trees, and twenty (20) shrubs. The current proposal involves the installation of seven (7) canopy trees. As for the shrub requirement, approximately fifteen (15) large shrubs and fifteen (15) moderate shrubs are already established along the bufferyard. This existing vegetation exceeds the minimum shrub requirement by 150%. Because the proposed plantings and existing greenery align with the design requirements' spirit and intent, Staff supports the requested modification of the bufferyard.

28 – 1014.7.E.5(a), (b) & (c)1-3 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 - A waiver from the landscaping and buffering requirements of the Zoning Code, specifically Chapter 28-1014.7.E.5(a) through (c), has been sought by the applicant. According to the application, the bufferyard in question is situated along the rear property line and is shared with an adjacent Delmarva Power facility. Staff acknowledges that granting a waiver for Bufferyard E is necessary due to physical constraints, including existing structures, gravel access drives, and the installation of perimeter drainage swales for stormwater control. Staff recommends support for this request based on the combination of necessary stormwater infrastructure and the intensity of neighboring land uses.

28 – 1016 SIDEWALKS
Construction of sidewalks shall be required for any application involving new construction of 5,000 square feet or more of gross floor area. For projects involving no new construction or construction of less than 5,000 square feet of gross floor area, dedication to the Town of Easton of an easement for the eventual construction of sidewalks shall be required.

Analysis - Connectivity for the surrounding area along Port Street will be provided at a future time by the Town via a sidewalk and Rails to Trails. Rather than the applicant constructing the sidewalk and then having it demolished in order to construct final design for access along Port Street, staff recommends the applicant provide designated access area/easement for future sidewalk/muti-use path.

RECOMMENDED CONDITIONS:
Staff suggests the Planning Commission consider recommending the following condition for Sketch Site Plan approval:

1. The applicant provides a designated access area/easement for future sidewalk/multi-use path.

Staff suggests the Planning Commission approve all requested waivers as submitted.

DRAFT MOTION FOR SKETCH SITE PLAN:

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 August 20th Commission meeting for further discussion.

OR

3. I move an alternate motion.

DRAFT MOTION FOR WAIVERS:

1. I move that the Planning Commission approve all requested waivers as submitted.

OR

2. I move that the Planning Commission forward the application to the August 20th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2026-05-29 000 - Talbot County ESDR, paper copy & PDF
2. 2026-06-03 000 - Design Principles Statement - 605 Port Street - Port Street Storage, paper copy & PDF
3. 2026-06-25 000 - TOE ESDR Comments Return, paper copy & PDF
4. 2026-06-29 001 - Transmittal, paper copy & PDF
5. 2026-06-29 002 - PC Application - 605 Port Street, paper copy & PDF
6. 2026-06-29 003 - Interior Parking Lot Trees Supplemental Waiver - 605 Port Street, paper copy & PDF
7. 2026-06-29 004 - Bufferyard B Supplemental Waiver - 605 Port Street, paper copy & PDF
8. 2026-06-29 005 - Bufferyard D Supplemental Waiver - 605 Port Street, paper copy & PDF
9. 2026-06-29 006 - Bufferyard E Supplemental Waiver - 605 Port Street, paper copy & PDF
10. 2026-06-29 007 - Parking Lot Hedge Supplemental Waiver - 605 Port Street, paper copy & PDF
11. 2026-06-29 008 - Building Envelope Plantings Supplemental Waiver - 605 Port Street, paper copy & PDF
12. 2026-06-29 009 - Site Plan Application - 605 Port Street, paper copy & PDF
13. 2026-06-29 010 - Project Plans - 605 Port Street, paper copy & PDF

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

PLANNING COMMISSION CONCEPT, USE, AND DESIGN APPLICATION

SITE INFORMATION

STRUCTURE'S FLOOR AREA	8000		STRUCTURE'S SQUARE FEET	8000	
AREA OF DISTURBANCE	0.15		NUMBER OF DWELLING UNITS	0	
PROPERTY SIZE	ACRES	6.08	SQUARE FOOTAGE	264844	
ADDRESS	605 Port Street, Easton, MD 21601-0000				
TAX MAP	0034	GRID 0009	PARCEL 0034	LOT N/A	
ZONING DISTRICT	G/I	HISTORIC DISTRICT: Y ☐ N ☐		PLANNED REDEVELOPMENT: Y ☐ N ☐	
OTHER INFORMATION					
EXISTING USE	Government/Utility				

OWNER

NAME	Brian Moore, Superintendent, Talbot County Roads Department		
MAILING ADDRESS	605 Port Street, Easton, Maryland 21601		
TELEPHONE NO.		EMAIL	

APPLICANT/AGENT

NAME	Robert J. Duma, P.E., Associate		
MAILING ADDRESS	106 N. Washington Street, Suite 103, Easton, Maryland 21601		
TELEPHONE NO.		EMAIL	

GENERAL INFORMATION:

Construct a pole building for the Talbot County Roads Department equipment storage.

A NY MODIFICATIONS DURING REVIEW SHALL WARRANT AN UPDATED APPLICATION.

I DO HEREBY SOLEMNLY DECLARE AND AFFIRM THAT THE INFORMATION PROVIDED BY THIS APPLICATION AND THE DOCUMENTS ATTACHED HERETO ACCURATELY REPRESENT THE CONDITIONS OF THE REQUEST AND THAT SUBMISSION OF AN INCOMPLETE APPLICATION WILL BE RETURNED FOR CORRECTION PRIOR TO PROCESSING.

SIGNATURE OF APPLICANT OR AGENT	
DATE	06/29/2026
PRINTED NAME OF APPLICANT OR AGENT	Robert J. Duma

For Office Use Only

Planned Commission Meeting Date	07/19/2026	**2026 - 1732**
Review Fee Amount		
Review Fee Paid Date		
ESDR Y / N Date	06/24/2026	

Revised 11-2021

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

Site Plan, PUD, Planned Healthcare Application

Application Type

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

Subdivision Information

Name	N/A				
Original Property Size	Acres	N/A		Square Feet	N/A
Telephone No.	N/A		Email	N/A	

Site Plan Information

Property Size	Acres	6.08		Square Feet	264,844
Structure's Floor Area	8000		Structure's Square Feet	8000	
Area of Disturbance	0.1532		Number of Dwelling Units	0	

Property Information

Address	605 Port Street, Easton, Maryland 21601						
Tax Map	0034	Grid	0009	Parcel	0034	Lot	N/A
Deed Refernce:	Liber	635		Folio	555		
Plat Reference:	Liber	N/A		Folio	N/A		
Base Zoning District	GI	Historic	Y ☐	N ☑	Planned Redevelopment	Y ☐	N ☑
Source of Electricity	Easton Utilities						

Owner

Name	Brian Moore, Superintendent, Talbot County Roads Department		
Mailing Address	605 Port Street, Easton, Maryland 21601		
Telephone No.		Email	

Applicant or Agent

Name	Robert J. Duma, P.E., Associate		
Mailing Address	106 N. Washington Street, Suite 103, Easton, Maryland 21601		
Telephone No.		Email	

Surveyor / Engineer

Name	Robert J. Duma,	License No.	38830	Expiration Date	12/29/2026
Mailing Address	106 N. Washington Street, Suite 103, 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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E.

For Office Use Only

Planning Commission Required	Y ☒ N ☐		
Planning Commission Meeting Date	07/16/2026		
Sketch Approval Date		Project No.	ESDR 26 - 06
Prelim/Dev. Approval Date		Application No.	2026-1732
Final Approval Date		Sketch Fee Paid	
Recordation Date		Develop. Fee Paid	

Revised 02-2019

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPARTMENT
TOWN OF EASTON, TALBOT COUNTY, MARYLAND
DBF# 1503A039

JUNE 3, 2026

STATEMENT DESCRIBING THE EXTENT TO WHICH THE APPLICATION COMPLIES WITH THE RECOMMENDED DESIGN PRINCIPLES FOR EASTON

Principle #1 – Integrated Uses are Desirable
Principle #2 – Natural Features Should Determine Design
Principle #3 – Automobiles should not Determine Design
Principle #4 – Ample Open Spaces should be provided within and Around Neighborhoods
Principle #5 – Architecture Should Respect Easton's Historic Development
Principle #6 – Signs should Inform but not Dominate
Principle #7 – Neighborhoods Should Contain a Diversity of Housing Types
Principle #8 – Residential Developments Should be Interesting Places
Principle #9 – Neighborhoods Should Connect

This plan set conforms to the Recommended Design Principles for Easton as noted in the Comprehensive Plan. This plan includes: integrated uses, natural resources, automobiles not determining design, ample open spaces, architecture respecting Easton's history, signs inform, diverse housing interesting residential places, and connected neighborhoods. The proposed project integrates the principles where feasible. However, many of the principles are not applicable to this project due to the nature of the project. The project is a government storage building located in an industrial area in Town and well screened from view. The proposed building follows the existing architectural style of the buildings already on the site. The building will house equipment for servicing the County Roads. No signage is proposed with the proposed project. All references to residential developments are not applicable.

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	605 Port Street, Easton, Maryland 21601						
Tax Map	0034	Grid	0009	Parcel	0046	Lot	0034
Zoning District	GI	PC Meeting Date	7/16/2026	Historic District	Yes ☐	No	☑
Owner or Agent	Talbot County Roads Department						
Mailing Address	605 Port Street, Easton, Maryland 21601						
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).

Per the Town's Ordinance 28-1014.6.F.2.A., interior parking lot plantings are required to be planted in the interior of the parking lot. A waiver is being requested for this project from this requirment as no parking is required for the proposed structure.

☑ Ordinance Section Supporting Waiver Request. 28.1014.6.F.2.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

Date 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

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	605 Port Street, Easton, Maryland 21601						
Tax Map	0034	Grid	0009	Parcel	0046	Lot	0034
Zoning District	GI	PC Meeting Date	7/16/2026	Historic District	Yes ☐	No	☑
Owner or Agent	Talbot County Roads Department						
Mailing Address	605 Port Street, Easton, Maryland 21601						
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).

Per the Town's Ordinance 28-1014.7.E.2., Bufferyard B along MD RTE 332 shall meet the Town requirements. This Bufferyard is currently substantially vegetated with evergreen and decidious trees along most of the property frontage. Approx. 120 feet of the property frontage that is not currently vegetated will be screened with wax myrtles and viburnums. This species is not within the ordinance but will still allow for proper screening along the remaining of the property frontage. Therefore, a supplemental waiver request is being submitted for this project.

☑ Ordinance Section Supporting Waiver Request. 28.1014.7.E.2.

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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

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	605 Port Street, Easton, Maryland 21601						
Tax Map	0034	Grid	0009	Parcel	0046	Lot	0034
Zoning District	GI	PC Meeting Date	7/16/2026	Historic District	Yes ☐	No	☑
Owner or Agent	Talbot County Roads Department						
Mailing Address	605 Port Street, Easton, Maryland 21601						
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).

Per the Town's Ordinance 28-1014.7.E.4., Bufferyard D along Port Street shall meet the Town requirments. This bufferyard is significantly distant from the proposed building and does not seem applicable for this project.

☑ Ordinance Section Supporting Waiver Request. 28.1014.7.E.4.

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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

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

Supplemental Waiver Request Application

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Sidewalk ☐	Parking Spaces ☐	Parking/Aisle Dimension ☐
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Zoning District	GI	PC Meeting Date	7/16/2026	Historic District	Yes ☐	No	☑
Owner or Agent	Talbot County Roads Department						
Mailing Address	605 Port Street, Easton, Maryland 21601						
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).

Per the Town's Ordinance 28-1014.7.E.5., Bufferyard E shall meet the Town requirments. This bufferyard is located along the back of the property and is shared with another adjoining property (Delmarva Power). This bufferyard has intense surrounding land uses and a supplemental waiver request application is being submitted.

☑ Ordinance Section Supporting Waiver Request. 28.1014.7.E.5.

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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

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	605 Port Street, Easton, Maryland 21601						
Tax Map	0034	Grid	0009	Parcel	0046	Lot	0034
Zoning District	GI	PC Meeting Date	7/16/2026	Historic District	Yes ☐	No	☑
Owner or Agent	Talbot County Roads Department						
Mailing Address	605 Port Street, Easton, Maryland 21601						
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).

Per the Town's Ordinance 28-1014.6.F.2.b., parking lot hedges shall meet the Town requirement. No parking is required for the proposed structure, therefore, a supplemental waiver request is being submitted from this requirment.

☑ Ordinance Section Supporting Waiver Request. 28.1014.6.F.2.b.

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: Robert J. Duma

Date: 06/29/2026

Printed Name of Applicant or Agent: Robert J. Duma, P.E., Associate

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	605 Port Street, Easton, Maryland 21601						
Tax Map	0034	Grid	0009	Parcel	0046	Lot	0034
Zoning District	GI	PC Meeting Date	7/16/2026	Historic District	Yes ☐	No	☑
Owner or Agent	Talbot County Roads Department						
Mailing Address	605 Port Street, Easton, Maryland 21601						
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).

Per the Town's Ordinance 28-1014.6.F.2.c., building envelope plantings shall meet the Town requirements. Except for three (3) garage bay doors, the proposed buidling is a 3-sided open front shed for equipment parking. Due to its operational function and hidden location, no building envelope plantings are needed and will be more effective located as proposed along the Port Street frontage of the property. A supplemental waiver request is being requested from the Town requirments.

☑ Ordinance Section Supporting Waiver Request. 28.1014.6.F.2.c.

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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

PORT STREET STORAGE BUILDING

TALBOT COUNTY ROADS DEPT.

TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DBF#1503A039

JUNE 2026

PLANNING COMMISSION SUBMISSION

DATA COLUMN

1	TAX MAP ID	NO.: 0034, GRID: 0009, PARCEL: 0034
2	DEED REFERENCE	BOOK: 00635, PAGE: 00555
3	APPROXIMATE PROJECT CENTER	LATITUDE 38.771264° / LONGITUDE 76.0882767°
4	ENGINEER	DAVIS, BOWEN & FRIEDEL, INC. 106 N. WASHINGTON STREET SUITE 103 EASTON, MARYLAND 21601 ROBERT J. DUMA, P.E. PHONE: 410-770-4744
	OWNER	TALBOT COUNTY MARYLAND 11 N WASHINGTON ST. EASTON, MARYLAND 21601 PHONE: 410-440-8010 FAX: 410-770-8007
5	DATUM	HORIZONTAL: NAD 83 (MD STATE PLANE) / VERTICAL: NAVD 88
7	LAND USE	EXISTING: PUBLIC WORKS MAINTENANCE / PROPOSED: PUBLIC WORKS MAINTENANCE
8	UTILITY PROVIDERS *(WATER & SEWER IS EXISTING AT THE SITE, NOT PROPOSED FOR THE BUILDING)*	SEWER: EASTON UTILITIES / WATER: EASTON UTILITIES / GAS: N/A / ELECTRIC: EASTON UTILITIES
9	POSTED SPEED LIMIT	PORT STREET (EASTON) 30 MPH
10	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 24041C0189C, REVISED JULY 20, 2016.
11	GROUNDWATER RECHARGE	THE PROPERTY IS LOCATED WITHIN AN AREA OF GOOD GROUNDWATER RECHARGE
12	WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
13	WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS.
14	CRITICAL AREA	THE PROPERTY IS LOCATED WITHIN THE INTENSELY DEVELOPED AREAS (IDA) DESIGNATION
15	COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE TOWN PRIORITY FUNDING AREA.
16	ZONING	GI - GOVERNMENTAL/INSTITUTIONAL DISTRICT

17 CODE COMPLIANCE (GI)

	REQUIRED	PROPOSED
FRONT SETBACK	40 FT	40 FT
REAR SETBACK	30 FT	30 FT
SIDE SETBACK	15 FT	15 FT
MINIMUM LOT SIZE	40,000 SF (0.9183 AC)	40,000 SF (0.9183 AC)
LOT FRONTAGE	100 FT	100 FT
MAXIMUM DENSITY	3 DWELLING UNITS	3 DWELLING UNITS
MAXIMUM BUILDING HEIGHT	50 FT (3 STORIES)	25'-10" +/-
LOT COVERAGE	≤20,000 SF (0.4591 AC)	TBD

PARKING

USE/ACTIVITY	DECRIPTION	MINIMUM	SQUARE FOOTAGE	REQUIRED	PROVIDED
EXISTING					
COMMUNITY (PUBLIC SAFETY, FIRE AND RESCUE, OR POLICE STATION)	OPERATIONS CENTER	1 PER EMPLOYEE + 1 PER EACH 3 PERSONNEL ON NORMAL SHIFT + 1 PER 200 SF USABLE OFFICE SPACE	12,954 SF (1,800 SF OFFICE)	45	22
INDUSTRIAL (WAREHOUSE)	LARGE EQUIPMENT STORAGE BUILDING	1 SPACE PER 2,000 SF GFA	11,316	6	11
INDUSTRIAL (WAREHOUSE)	SMALL EQUIPMENT STORAGE SHED	1 SPACE PER 2,000 SF GFA	3,200	2	11
INDUSTRIAL (WAREHOUSE)	MATERIAL STORAGE BUILDING	1 SPACE PER 2,000 SF GFA	7,500	4	11
PROPOSED					
INDUSTRIAL (WAREHOUSE)	PROPOSED STORAGE BUILDING	1 SPACE PER 2,000 SF GFA	8,000	4	11
TOTALS				61	66
BICYCLE STORAGE	NO BICYCLE STORAGE PROPOSED - NO STAFF WILL OCCUPY, STORAGE BUILDING ONLY.				

18 AREAS

	EXISTING	PROPOSED
SITE AREA	264,844.8 SF (6.08 AC) (100.00%)	264,844.8 SF (6.08 AC) (100.00%)
WOODS	AS SHOWN	NO CHANGE
IMPERVIOUS COVER	264,844.8 SF (6.08 AC) (100.00%)	263,291.8 SF (6.04 AC) (99.4%)
BUILDING	37,317 SF (0.8567 AC) (14.09%)	8,000 SF

19 LIGHTING

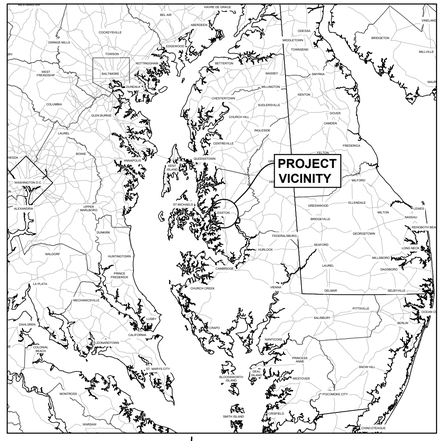
ANY OUTDOOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE ONLY ONTO THE MINI-WAREHOUSE FACILITY AND MAY BE OF SUFFICIENT INTENSITY TO DISCLOSURE VANDALISM AND THEFT. SAID LIGHTING AND GLARE SHALL BE DEFLECTED, SHADED, AND FOCUSED AWAY FROM ALL ADJOINING PROPERTY, THERE SHALL BE NO MORE THAN 1.0 FOOT-CANDLE AROUND THE PERIMETER OF THE BUILDING.

20 FOREST CONSERVATION

THE SITE IS WITHIN THE PRIORITY FUNDING AREA AND IS AN EXISTING DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE. THE OVERALL SITE IS 6.08 ACRES WITH AN EXISTING IMPERVIOUS SURFACE OF 37,317 SF AND A PROPOSED 8,000 SF IMPERVIOUS SURFACE FOR THE PROPOSED STORAGE BUILDING. THE SITE HAS ASSOCIATED PARKING, STORMWATER MANAGEMENT, AND LANDSCAPING. THE INTENT OF THE PROJECT IS TO MAXIMIZE DENSITY WITH THE INFILL AREA AND PROVIDE ADEQUATE FACILITIES TO ACCOMMODATE THE SITE. THE PROJECT FALLS EXEMPTION "O" IN THE EASTON FOREST CONSERVATION ORDINANCE #718, ARTICLE III, SECTION 31-3.2, WHICH STATES THE FOLLOWING: "AN ACTIVITY ON A PREVIOUSLY DEVELOPED AREA COVERED BY IMPERVIOUS SURFACE AND LOCATED IN THE PRIORITY FUNDING AREA.

RECOMMENDED DESIGN PRINCIPLES

THIS PLAN SET CONFORMS TO THE RECOMMENDED DESIGN PRINCIPLES FOR EASTON AS NOTED IN THE COMPREHENSIVE PLAN. THE PLAN INCLUDES: INTEGRATED USES, NATURAL RESOURCES, AUTOMOBILES NOT DETERMINING DESIGN, AMPLE OPEN SPACES, ARCHITECTURE RESPECTING EASTON'S HISTORY, SIGNS INFORM, DIVERSE HOUSING, INTERESTING RESIDENTIAL PLACES, AND CONNECTED NEIGHBORHOODS.



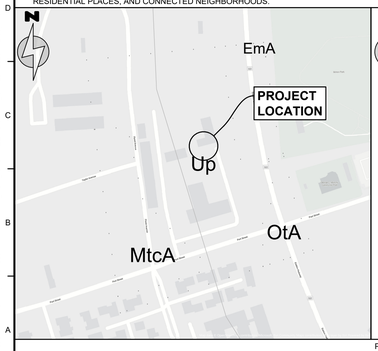
VICINITY MAP
SCALE: 1" = 100,000'
0' 100,000' 200,000' 300,000'



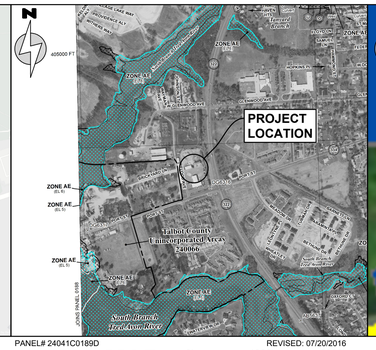
LOCATION MAP
SCALE: 1" = 6,000'
0' 6,000' 12,000' 18,000'

IMPACT STATEMENT

THE BUILDING ARCHITECTURE IS A STANDARD POLE BUILDING TO BE USED FOR THE ROADS DEPARTMENT STORAGE. THE BUILDING WILL BE USED AND OPERATED BY THE TALBOT COUNTY ROADS DEPARTMENT. THE BUILDING OPERATIONS WILL NOT RESULT IN NOXICOUS OR OFFENSIVE ODORS. THE PROPOSED BUILDING WILL NOT CONTAIN ANY WATER OR SEWER FACILITIES, ONLY MINIMAL ELECTRICAL FACILITIES AS NECESSARY. AS A RESULT, AIR AND NOISE POLLUTION WILL NOT BE FORESEEN AS AN ISSUE. TRAFFIC GENERATION BY THE BUILDING WILL BE MINIMAL AND ONLY AS NECESSARY BY THE EMPLOYEES OF THE TALBOT COUNTY ROADS DEPARTMENT USING THE FACILITY. VISITORS ARE NOT TO BE ANTICIPATED. ENTRANCES AND EXITS ARE ADEQUATE.

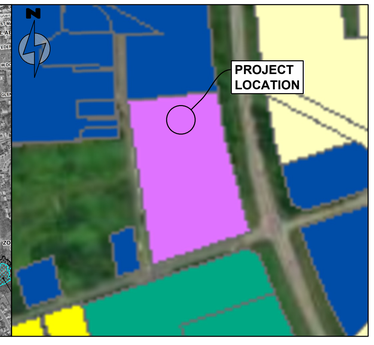


SOILS MAP
SCALE: 1" = 300'
0' 300' 600'



PANEL# 24041C0189D REVISED: 07/20/2016

FEMA MAP
SCALE: 1" = 1000'
0' 1000' 2000'



ZONING MAP
SCALE: 1" = 300'
0' 300' 600'

SOILS DATA

LABEL	SOIL	TYPE
EmA	ELKTON SILT LOAM, 0-2% SLOPES	C/D
MtcA	MATTAPEX SILT LOAM, 0-2% SLOPES, MID-ATLANTIC COASTAL PLAIN	C
OtA	OTHELLO SILT LOAMS, 0-2% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
Up	URBAN LAND	--

SOIL CLASSIFICATION OBTAINED FROM WEB SOIL SURVEY PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, VERSION 22 ISSUED SEPTEMBER 9, 2025.

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

INDEX OF DRAWINGS

Sheet Number	Sheet Title
C-001	TITLE SHEET
C-002	LEGEND & NOTES
C-003	OVERALL SITE PLAN
V-101	EXISTING CONDITIONS PLAN
C-101	SITE PLAN
A-201	PROPOSED ELEVATIONS
A-901	3D RENDERING

ENGINEER'S STATEMENT

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. 38830, EXPIRATION DATE: 12/29/26.

6/29/2026
ROBERT J. DUMA, P.E. — DATE
DAVIS, BOWEN & FRIEDEL, INC.
106 N. WASHINGTON STREET, SUITE 103
EASTON, MARYLAND 21601

OWNER'S STATEMENT

I, UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER'S REPRESENTATIVE — DATE

OWNER:
LANDS OF TALBOT COUNTY
11 N. WASHINGTON STREET
EASTON, MARYLAND 21601

REVIEWED FOR THE TALBOT SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

SHAWN D. SMITH, DISTRICT MANAGER — DATE
TALBOT SOIL CONSERVATION DISTRICT

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 ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATION

I, HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING 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 FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR

2: ANY RESPONSIBLE PERSONENEL INVOLVED IN THE 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 TOWN OF EASTON ENGINEER

NAME — DATE

APPROVED TOWN OF EASTON PLANNER

NAME — DATE

APPROVED EASTON UTILITIES ENGINEER

NAME — DATE

STATE OF MARYLAND — ROBERT J. DUMA — No. 38830 — PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of MD. License No. 38830 Expiration Date: 12-29-26

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS
6/29/2026	PLANNING COMMISSION SUBMISSION

Date: JUNE 2026
Scale: AS SHOWN
Dwn.By: RJD
Proj.No.: 1503A039

TITLE SHEET

Dwg.No.: **C-001**

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2026

\\ras1\east\Civil\1503A Talbot County\1503A039 Port Street Storage Bldg\CAD\SHEETS\C-001.dwg Jun 29, 2026 - 12:06pm CARN

GENERAL NOTES

1. BEFORE ANY EXCAVATION IS PERFORMED, THE CONTRACTOR SHALL CONTACT "MISS UTILITY" OF DELMARVA AT 1-800-441-8355, AT LEAST THREE (3) WORKING DAYS PRIOR TO EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED.
2. THE TOWN OF EASTON MUST BE NOTIFIED IN WRITING FIVE (5) BUSINESS DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED PLANS.
3. A WRITTEN "NOTICE TO PROCEED" MUST BE OBTAINED FROM A PRE-CONSTRUCTION MEETING SCHEDULED WITH THE TOWN OF EASTON BEFORE BEGINNING CONSTRUCTION. 48 HOURS NOTICE IS REQUIRED TO SCHEDULE A PRE-CONSTRUCTION MEETING AND OBTAIN A WRITTEN "NOTICE TO PROCEED".
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION.

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS	410-770-8170
TALBOT SOIL CONSERVATION DISTRICT	410-822-1344
DAVIS, BOWEN & FRIEDEL, INC.	410-770-4744
TOWN OF EASTON	410-820-8822

5. THE TOWN OF EASTON RESERVES THE RIGHT TO REQUIRE STRUCTURAL MODIFICATIONS TO THE SITE WORK FOLLOWING PERMIT ISSUANCE IF, IN THE OPINION OF THE TOWN, SUCH MODIFICATIONS ARE NECESSARY TO CORRECT DEFICIENCIES IN THE PLAN.
6. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND PROJECT SPECIFICATIONS.
7. NO OCCUPANCY PERMIT SHALL BE ISSUED UNTIL ALL IMPROVEMENTS (ROADS, DRAINAGE, STORMWATER MANAGEMENT, ETC.) HAVE BEEN COMPLETED AND THE AS-BUILT PLANS HAVE BEEN ACCEPTED BY THE TOWN OF EASTON.
8. APPROVAL OF THESE PLANS BY THE TOWN OF EASTON IS NOT A REPRESENTATION, GUARANTEE OR WARRANTY OF ANY KIND AND SHALL CREATE NO LIABILITY UPON THE TOWN, ITS OFFICIALS OR EMPLOYEES.
9. THE CONTRACTOR SHALL OBTAIN COPIES OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS AND VERIFY ALL BUILDING DIMENSIONS BEFORE BEGINNING CONSTRUCTION. COORDINATE ALL SITE WORK WITH THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS.
10. THESE DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
11. AN "AS-BUILT/RECORD" PLAN SHALL BE PROVIDED TO THE TOWN OF EASTON WITHIN THIRTY (30) DAYS AFTER COMPLETION OF CONSTRUCTION.
12. WHENEVER EXCAVATION DISRUPTS GUY WIRES OR ENDANGERS ANY EXISTING TELEPHONE, POWER OR LIGHT POLE, THE POLE SHALL BE BRACED IN ACCORDANCE WITH REQUIREMENTS OF THE OWNER OF THE POLE.
13. CONSTRUCTION FOR ALL PUBLIC UTILITIES, MUST BE IN ACCORDANCE WITH THE LATEST TALBOT COUNTY DEPT. OF PUBLIC WORKS STANDARD DETAILS AND THE "CONSTRUCTION AND MATERIAL SPECIFICATIONS FOR UTILITY AND ROADWAY CONSTRUCTION".
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING THE STAKEOUT NECESSARY FOR THE INSTALLATION OF THE BUILDING. ALL STAKEOUT TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF MARYLAND.
15. CONSTRUCTION OF ROADS, LOT AND SITE GRADING SHALL CONFORM TO EROSION AND SEDIMENT CONTROL REQUIREMENTS DEFINED ON THE SEDIMENT CONTROL PLAN DRAWINGS.
16. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE OWNER'S SATISFACTION, AT THE CONTRACTORS EXPENSE.
17. THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION OR SEDIMENTS CONTROL MEASURES AS IT DEEMS NECESSARY.
18. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS, ETC. PRIOR TO PLACING PAVING.
19. DISCREPANCIES
    A. THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER OF ANY DISCREPANCIES DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS.
    B. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY.
    C. THE ENGINEER WILL REVIEW THE CONTRACTOR'S FINDING TO CONFIRM THE DISCREPANCY.
    D. THE ENGINEER, WILL ISSUE NEW INSTRUCTIONS AS SOON AS POSSIBLE TO RELIEVE THE DISCREPANCY.
    E. THE CONTRACTOR SHALL RESOLVE ANY DISCREPANCY BEFORE START OF WORK OR CONTINUATION AFTER THE DISCREPANCY ARISES.''
35. ON-SITE TOPOGRAPHIC SURVEY BY DAVIS, BOWEN, & FRIEDEL, INC., APRIL, 2026. HORIZONTAL DATUM IS MARYLAND STATE PLANE, NAD 83/91. VERTICAL DATUM IS NAVD 88.
36. THE SITE IS NOT LOCATED WITHIN AN AREA OF 100 YEAR FLOOD BASED UPON INFORMATION OBTAINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD BOUNDARY AND FLOODWAY MAP, FEMA PANEL NUMBER 24041C0189D, DATED JULY 20, 2016.
37. THERE ARE NO WETLANDS LOCATED WITHIN THE PROJECT LIMITS.
38. THIS SITE IS LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA AS DEFINED BY THE MARYLAND DEPARTMENT OF NATURAL RESOURCES CRITICAL AREA BOUNDARY MAP VIEWER.
39. DURING THE PROCESS OF THE JOB, THE CONTRACTOR SHALL KEEP A CAREFUL RECORD AT THE JOB SITE OF ALL CHANGES AND CORRECTIONS TO THE INFORMATION SHOWN ON THE CONTRACT DRAWING(S) AND THE STORMWATER MANAGEMENT PLAN DRAWING(S). PRIOR TO BACKFILL, THE CONTRACTOR SHALL ENTER SUCH CHANGES AND CORRECTIONS ON ONE SET OF RED LINE AS-BUILT DRAWINGS. THE RED LINE AS-BUILT DRAWINGS SHALL INDICATE, IN ADDITION TO ALL CHANGES AND CORRECTIONS, ALL SUBSURFACE STRUCTURES/UTILITIES INSTALLED OR UNCOVERED, REFERENCED TO PERMANENTLY FIXED SURFACE STRUCTURES. PRIOR TO TESTING OF THE UTILITY/UTILITIES AND ACCEPTANCE OF THE SWM FACILITIES INVOLVED UNDER THE CONTRACT, THE CONTRACTOR SHALL SUBMIT, CONCURRENTLY, TO THE OWNER ONE SET OF RED LINE AS-BUILT DRAWINGS SHOWING THE AFOREMENTIONED DATA AND ONE COPY OF THE RED LINE AS-BUILT DRAWINGS TO THE TOWN OF EASTON. SHOULD THE CONTRACTOR FAIL TO MAINTAIN RED LINE AS-BUILT DRAWING(S), THE OWNER MY BE REQUIRED TO HIRE A PRIVATE LOCATOR AND MAY BE REQUIRED TO TEST PIT THE MAINS AT THE DISCRETION OF THE TALBOT COUNTY ENGINEER. PARTIAL ACCEPTANCE OF THE PUBLIC UTILITIES AND ACCEPTANCE OF THE STORMWATER MANAGEMENT FACILITY MAY MAY BE DELAYED PENDING RECEIPT OF THIS INFORMATION.
40. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.

APPROVED TOWN OF EASTON ENGINEER

NAME _____ DATE _____

APPROVED EASTON UTILITIES ENGINEER

NAME _____ DATE _____

APPROVED TOWN OF EASTON PLANNER

NAME _____ DATE _____

DEMOLITION NOTES

1. MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-441-8355.
2. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION, REMOVAL, AND DISPOSING IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES, OF ALL ABOVE GROUND STRUCTURES, UNDERGROUND STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THE REMAINING PLANS CAN BE CONSTRUCTED. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE ROAD WAY, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
5. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
6. MARYLAND REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR TO PERFORM. ADDITIONAL COSTS WILL BE NEGOTIATED WITH THE OWNER.
7. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING ALL FEES, PERMITS AND CHARGES.
8. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
9. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, ETC., TO THE BEST PRACTICES.
10. PRIOR TO DEMOLITION OCCURRING, EROSION CONTROL DEVICES ARE TO BE INSTALLED AS DETAILED ON THE SEQUENCE OF CONSTRUCTION.

MANMADE ROADSIDE FEATURES

FEATURE DESCRIPTION	ID	EXISTING	PROPOSED
BOLLARD		○	○
CURB, TYPE 1-4	C		
CURB OPENING	CO		
CURB OPENING W/ SIDEWALK	COSW		
FENCE - CHAINLINK OR STRANDED	F	X X	X X
LAMP AND POST - RESIDENTIAL			
MAILBOX		MB	MB
TRAFFIC SIGN AND POST			

DRAINAGE FEATURES

FEATURE DESCRIPTION	ID	EXISTING	PROPOSED
FLARED END SECTION	FES		
DRAINAGE MANHOLE	MH	Ⓓ	◎
DRAINAGE INLET	DI		
DIRECTIONAL FLOW ARROW			
RIPRAP	RR	CLASS I RIPRAP	CLASS I RIPRAP
DRAINAGE PIPE	P		
UNDERDRAIN	UD		
UNDERDRAIN OUTLET	UDO		
SAFETY END SECTION	PC-M		
BIOFILTRATION SWALE			BFS BFS BFS
DITCH CENTERLINE			
DRAINAGE JUNCTION BOX	JB	J.B.	
DRAINAGE PIPE HEADWALL			

IDENTIFIERS

FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	ABC
ABANDON BY OTHERS	ABO
ADJUST BY CONTRACTOR	AC
ADJUST BY OTHERS	AO
CONVERT TO JUNCTION BOX	CJB
CONVERT TO DRAINAGE MANHOLE	CMH
DO NOT DISTURB	DNB
PEDESTRIAN CONNECTION / TYPE	PC
PEDESTRIAN CONNECTION / TYPE WITHOUT DETECTABLE WARNING SYSTEM	PC-N
RELOCATE BY CONTRACTOR	RLC
RELOCATE BY OTHERS	RLO
REMOVE BY CONTRACTOR	RMC
REMOVE BY OTHERS	RMO

NATURAL FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
SHRUBBERY		
TREE - CONIFEROUS		
TREE - DECIDUOUS		
TREE LINE		
CONTOUR ELEVATION LABEL	24	24
ELEVATION	24.24	

SURVEY CONTROL AND MONUMENTATION

FEATURE DESCRIPTION	EXISTING	PROPOSED
SURVEY BENCHMARK LOCATION		
IRON ROD WITH CAP SET		◉ IRCS
CONCRETE MONUMENT (STONE FOUND)	☐ CMF ☐ SF	○ IPF
IRON PIPE FOUND	⊗ IRF	
IRON ROD FOUND	○ IPF	

RIGHT-OF-WAY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
BUILDING SETBACK LINE		
PERMANENT EASEMENT	+ + + + + +	PE PE
PROPERTY LINE		
RIGHT-OF-WAY BASELINE	1+00	1+00
RIGHT-OF-WAY LINE	EX-R/W	R/W
TAX DITCH RIGHT-OF-WAY		-TAX R/W-
TEMPORARY CONSTRUCTION EASEMENT		TCE TCE

MISCELLANEOUS FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
LIMIT OF DISTURBANCE		LOD LOD
SILT FENCE		SF SF
WETLANDS BOUNDARY LINE	WET WET	
WETLANDS		
WETLANDS BUFFER LINE	EX-10WLB	10WLB 10WLB
VEGETATION BUFFER LINE	EX-10VB	10VB 10VB
GENERAL BUFFER LINE	EX-10BZ	10BZ 10BZ
FORESTED BUFFER LINE	EX-10FB	10FB 10FB
LANDSCAPE BUFFER LINE	EX-10LB	10LB 10LB
SIDEWALK / SHARED USE PATH		

UTILITY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
ELECTRIC - ABOVE GROUND	EX-OHE	OHE OHE
ELECTRIC - UNDERGROUND	EX-UGE	UGE UGE
ELECTRIC MANHOLE	E	
ELECTRIC METER	EM	
ELECTRIC TRANSFORMER		
GAS - UNDERGROUND	EX-G EX-G	2G 2G 2G
GAS MANHOLE	G	
GAS METER	GM	
GAS VALVE	GV	
LIGHT POLE		
RAILROAD TRACKS		
SANITARY MAIN	EX-8S EX-8S	8SS 8SS
SANITARY SEWER MANHOLE	Ⓢ	Ⓒ
SOIL BORING LOCATION		
TELEPHONE TEST POINT	T	
UTILITY POLE GUY WIRE ANCHOR		
UTILITY POLE		
WATER MAIN	EX-W EX-W	8W 8W
WATER - FIRE HYDRANT		
WATER VALVE		
WATER METER / LATERAL		W.M.
SANITARY SEWER CLEANOUT / LATERAL		

STATE OF MARYLAND — ROBERT J. DUMAIS — No. 39830 — PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of MD. License No. 38830 Expiration Date: 12-29-26

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
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MILFORD, DELAWARE 302.424.1441
EASTON, MARYLAND 410.770.4744

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS

Date: JUNE 2026
Scale: NOT TO SCALE
Dwn.By: RJD
Proj.No.: 1503A039

LEGEND & NOTES

Dwg.No.: **C-002**

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N/F
MUNICIPAL PUBLIC WORKS
TOWN OF EASTON
M:0034, GRID:0009, PARCEL:0170
DEED:569/639

N/F
DELMARVA POWER AND LIGHT
COMPANY OF MARYLAND
M:0034, GRID:0009, PARCEL:0099
DEED:438/537

15' BUILDING RESTRICTION LINE (BRL)

PR. 200'X40' STORAGE BUILDING, SEE SHEETS C-101 & A-201 FOR ADDITIONAL INFORMATION

EX. RADIO BASE BUILDING

15' BUILDING RESTRICTION LINE (BRL)

40' BUILDING RESTRICTION LINE (BRL)

EX. EQUIPMENT SHED

EX. MATERIAL STORAGE BUILDING

CRITICAL AREA BOUNDARY

EX. ON-SITE PARKING, TYP.

N/F
BLUE WATER ILLUMINATION LLC
M:0034, GRID:0009, PARCEL:0192
DEED:2686/447

N/F
TALBOT COUNTY MARYLAND
M:0034, GRID:0009, PARCEL:0034
DEED: 635/555

10 VIBURNUM @ 6' O.C.

2 RED MAPLE, 2 WILLOW OAK

10 WAX MYRTLE @ 6' O.C.

1 RED MAPLE, 1 WILLOW OAK

N/F
SCHULTZ GLADYS GAY KNOPP TERYE R
M:0034, GRID:0009, PARCEL:0219
DEED:2171/130

40' BUILDING RESTRICTION LINE (BRL)

4 RED MAPLE, 3 WILLOW OAK

TOWN OF EASTON MUNICIPAL BOUNDARY

N/F
RETIREMENT COMMUNITY OF EASTON INC
M:0034, GRID:0015, PARCEL:0093
DEED:2745/219

Brickyard Ln

Ford Ave

Easton Pkwy

Port St

322

334

Meadow Dr

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APPROVED TOWN OF EASTON ENGINEER

NAME DATE

APPROVED TOWN OF EASTON PLANNER

NAME DATE

APPROVED EASTON UTILITIES ENGINEER

NAME DATE

OVERALL SITE PLAN

SCALE: 1" = 50'

0' 50' 100' 150'

NOTES: CONTRACTOR TO FIELD VERIFY PLACEMENT OF ALL PLANTINGS, TREES, AND SHRUBS DURING CONSTRUCTION.

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PROFESSIONAL ENGINEER

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PORT STREET STORAGE BUILDING

TALBOT COUNTY ROADS DEPT.

TOWN OF EASTON, TALBOT COUNTY, MARYLAND

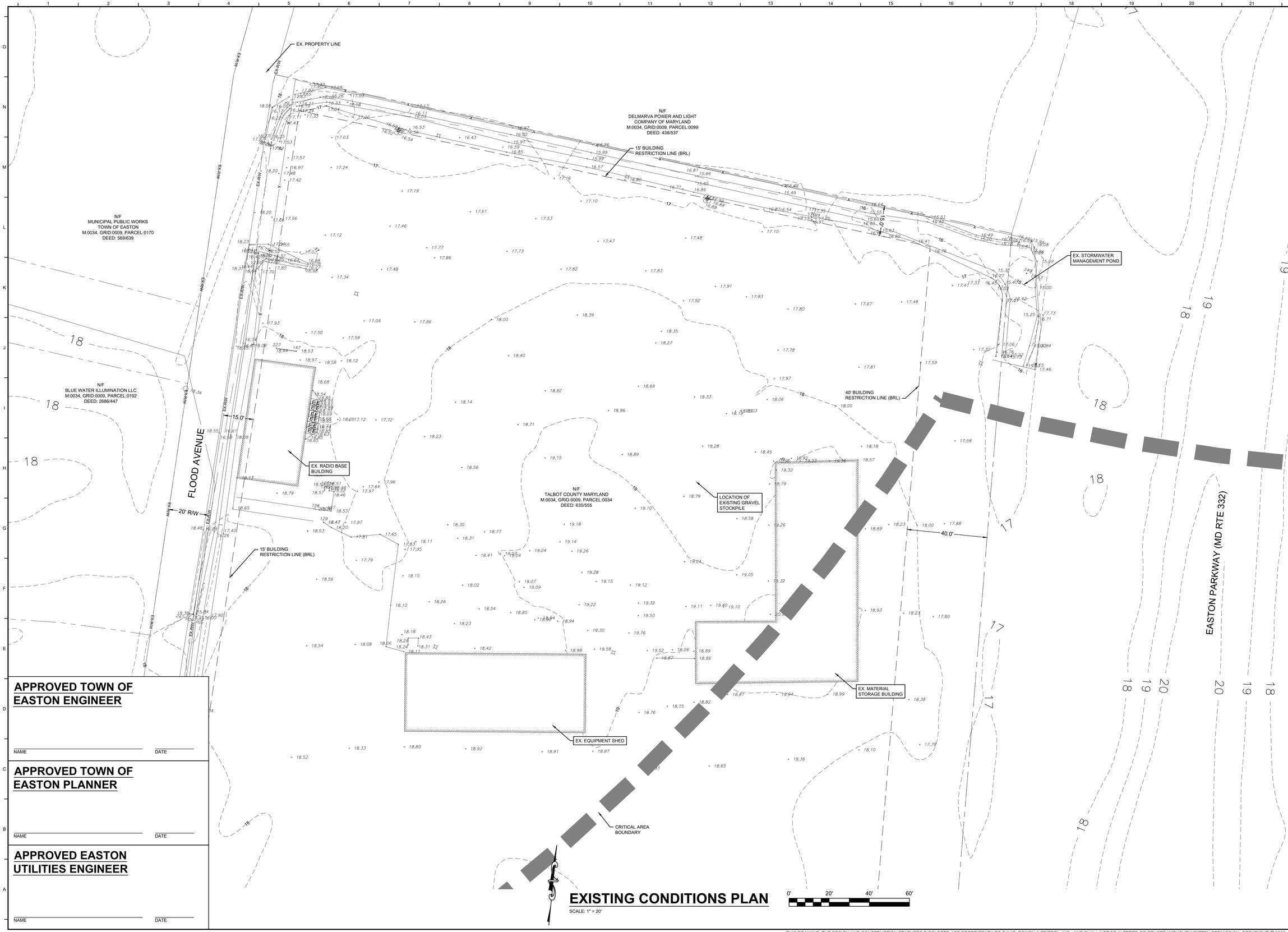
DATE	COMMENTS

Date: JUNE 2026
Scale: 1" = 50'
Dwn.By: RJD
Proj.No.: 1503A039

OVERALL SITE PLAN

Dwg.No.: **C-003**

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EXISTING CONDITIONS PLAN

SCALE: 1" = 20'

0' 20' 40' 60'

APPROVED TOWN OF EASTON ENGINEER

NAME DATE

APPROVED TOWN OF EASTON PLANNER

NAME DATE

APPROVED EASTON UTILITIES ENGINEER

NAME DATE

STATE OF MARYLAND
ROBERT J. DUNN
LIC. No. 38830
PROFESSIONAL ENGINEER

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SALISBURY, MARYLAND 410.543.9091

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS

Date: JUNE 2026
Scale: 1" = 20'
Dwn.By: RJD
Proj.No.: 1503A039

EXISTING CONDITIONS PLAN

Dwg.No.: **V-101**

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SITE NOTES

(A) PR. 200'X40' STORAGE BUILDING
(B) PR. CONCRETE BOLLARD, TYP.
(C) PR. 5' CONCRETE SIDEWALK

N/F
MUNICIPAL PUBLIC WORKS
TOWN OF EASTON
M:0034, GRID:0009, PARCEL:0170
DEED: 569/639

N/F
BLUE WATER ILLUMINATION LLC
M:0034, GRID:0009, PARCEL:0192
DEED: 2686/447

N/F
TALBOT COUNTY MARYLAND
M:0034, GRID:0009, PARCEL:0034
DEED: 635/555

N/F
DELMARVA POWER AND LIGHT COMPANY OF MARYLAND
M:0034, GRID:0009, PARCEL:0099
DEED: 438/537

15' BUILDING RESTRICTION LINE (BRL)
PROPOSED GRASSED AREA (BMP 1278)
LIMIT OF DISTRUBANCE (LOD)
PR. CONCRETE FLOOR SLAB IN GARAGE AREA
FF=18.50'
EX. GRAVEL TO REMAIN UNDER PR. STORAGE BUILDING
PROPOSED GRASSED AREA (BMP 1278)
40' BUILDING RESTRICTION LINE (BRL)
15' BUILDING RESTRICTION LINE (BRL)
CRITICAL AREA BOUNDARY
FLOOD AVENUE
EASTON PARKWAY (MD RTE 332)
20' R/W
107.0'
70.6'
40.0'
15.0'
±598.2' TO SOUTH PROPERTY LINE

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SITE PLAN

SCALE: 1" = 20'

0' 20' 40' 60'

SITE NOTES:
1. NO ADDITIONAL REFUSE COLLECTION AREAS ARE PROPOSED WITH THIS PROJECT.

NOTES: THE LIMIT OF DISTURBANCE FOR STORMWATER MANAGEMENT HAS BEEN CALCULATED USING THE EARTH DISTURBANCE REQUIRED TO INSTALL THE CONCRETE SLAB FOR THE BUILDING. THE PROPOSED GRASSED AREA IS 50% OF THIS LIMIT OF DISTURBANCE FOR THE REDUCTION OF IMPERVIOUS AREA REQUIRED FOR STORMWATER MANAGEMENT REDEVELOPMENT REGULATIONS. PERMANENT SEEDING SUMMARY SHALL BE FOLLOWED ON SHEET C-402

APPROVED TOWN OF EASTON ENGINEER
NAME DATE

APPROVED TOWN OF EASTON PLANNER
NAME DATE

APPROVED EASTON UTILITIES ENGINEER
NAME DATE

STEP 3: CALCULATE PHOSPHOROUS REMOVAL REQUIREMENT, RR FOR CRITICAL AREA SITES

DEVELOPMENT CATEGORY (FOR 10%)	REDEVELOPMENT
REDEVELOPMENT	
PREDEVELOPMENT RUNOFF COEFFICIENT, Rv_{pre}	0.95
PHOSPHORUS MEAN CONCENTRATION, C (mg/L)	0.30
AVERAGE ANNUAL PREDEVELOPMENT LOAD, L_{pre}(lbs P / yr)	0.36
POST-DEVELOPMENT RUNOFF COEFFICIENT, Rv_{post}	0.46
AVERAGE ANNUAL POST-DEVELOPMENT LOAD, L_{post}(lbs P /yr)	0.17
REMOVAL REQUIREMENT, RR (lbs P / yr)	-0.15

SITE IMPERVIOUSNESS & WATER QUALITY VOLUME, WQv (REDEVELOPMENT)

SITE AREA, A (ACRES)	0.15
EXISTING IMPERVIOUS SURFACE AREA (ACRES)	0.15
PROPOSED IMPERVIOUS SURFACE AREA (ACRES)	0.070
RAINFALL DEPTH, P (IN)	1.00
EXISTING IMPERVIOUSNESS, Ipre	100.00%
PROPOSED IMPERVIOUSNESS, Ipost	46.00%
REQUIRED TREATMENT AREA (ACRES)	0.00
RUNOFF COEFFICIENT (Rv)	0.95
WATER QUALITY VOLUME, WQv (CF)	0

STATE OF MARYLAND
ROBERT J. DUNN
LICENSE No. 38830
PROFESSIONAL ENGINEER

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PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

COMMENTS
DATE

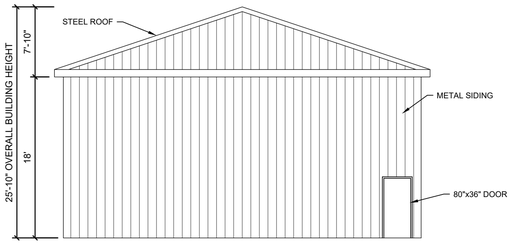
Date: JUNE 2026
Scale: 1" = 20'
Dwn.By: RJD
Proj.No.: 1503A039

SITE PLAN

Dwg.No.: **C-101**

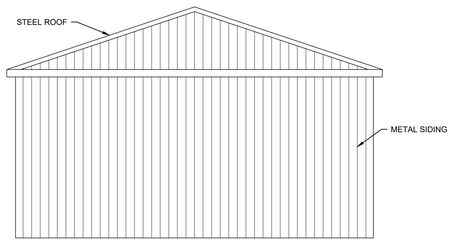
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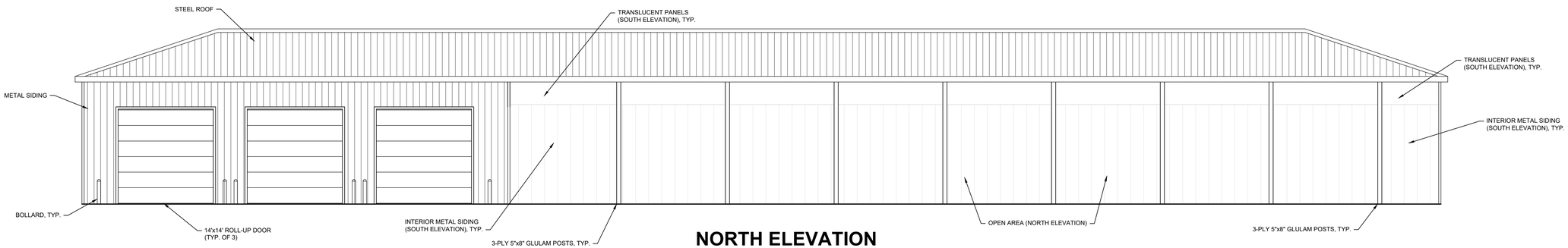
WEST ELEVATION

SCALE: 1/8" = 1'-0"



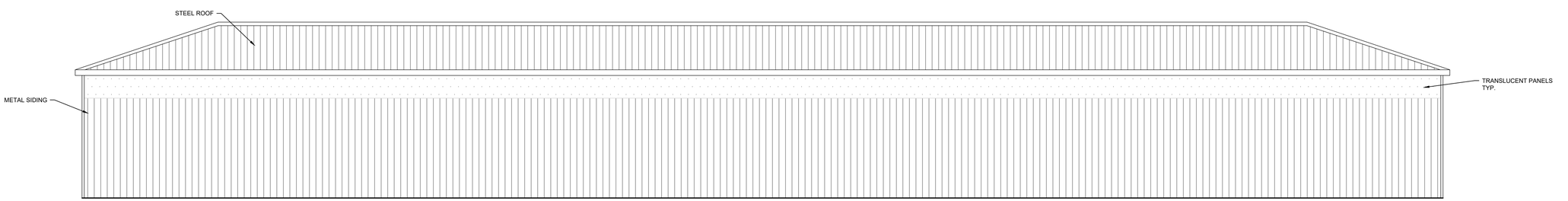
EAST ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"

GENERAL NOTES:
ARCHITECTURAL ELEVATIONS PROVIDED AS AN APPROXIMATION OF THE GENERAL BUILDING HEIGHT AND SHAPE. FINAL ARCHITECTURAL PLANS AND ELEVATIONS TO BE PROVIDED BY BUILDING MANUFACTURER.

0' 8'
SCALE: 1/8" = 1'-0"

STATE OF MARYLAND
ROBERT J. DUNN
LIC. No. 38830
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of MD. License No. 38830 Expiration Date: 12-29-26

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MILFORD, DELAWARE 302.424.1441
SALISBURY, MARYLAND 410.543.9091

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, MARYLAND

DATE	COMMENTS

Date: JUNE 2026
Scale: 1/8" = 1'-0"
Dwn.By: RJD
Proj.No.: 1503A039

PROPOSED ELEVATIONS

Dwg.No.: **A-201**

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3D RENDERING

SCALE: NOT TO SCALE

GENERAL NOTES:
ARCHITECTURAL RENDERINGS PROVIDED AS AN APPROXIMATION OF THE GENERAL BUILDING CHARACTER. FINAL ARCHITECTURAL PLANS AND ELEVATIONS TO BE PROVIDED BY BUILDING MANUFACTURER.

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ROBERT J. DUNN, JR.
LIC. No. 38830
PROFESSIONAL ENGINEER

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SALISBURY, MARYLAND 410.543.9091

PORT STREET STORAGE BUILDING

TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS

Date: JUNE 2026
Scale: NOT TO SCALE
Dwn.By: RJD
Proj.No.: 1503A039

3D RENDERING

Dwg.No.: A-901

\\eas1\eas\Civil\1503A Talbot County\1503A039 Port Street Storage Bldg\CAD\SHEET\A-201.dwg Jun 29, 2026 - 12:07pm CARN

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: 605 Port Street
To: Robert Duma, Davis, Bowen & Friedel, Inc. (Agent)
CC: Brian Moore % Talbot County Roads Department (Owner)

The Easton Staff Development Review (ESDR) Committee meeting was held on May 27th at 11:00 am. Staff reviewed the proposed Site Plan application. The site includes an equipment storage building on the property located at 605 Port Street, also known as Tax Map 034, Parcel 0034.

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 will need to return to ESDR for 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 ESDR meeting is scheduled for **Wednesday, June 24, 2026 at 11:00 am.** Submit all documentation to the Planning and Zoning Department no later than Wednesday, June 3rd at 12:00 pm. All files for presentation at the ESDR meeting need to be provided by digital submission (via email) of all supporting documents necessary for the review, including **three 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: 05/28/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 605 Port Street
Project Name: Talbot County Roads Department - Pole Building
Phase: Easton Staff Development Review (ESDR)
SUBM:
Status: **APPROVED AS NOTED**

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

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

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

Life. Made better.™

2026-05-06 Site Plan and Elevations - 605 Port Street - Port Street Storage.pdf Markup Summary

Engineering (1)

YLAND



Subject: Engineering
Page Label: C-001 - TITLE SHEET
Date: 5/27/2026 9:39:44 AM
Page Index: 1

If water or sewer are placed into the structure, capital charges may be required. Assessments would occur with the building department review.

PORT STREET STORAGE BUILDING

TALBOT COUNTY ROADS DEPT.

TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DBF#1503A039

MAY 2026

ESDR PLAN SUBMISSION

If water or sewer are placed into the structure, capital charges may be required. Assessments would occur with the building department review.

DATA COLUMN

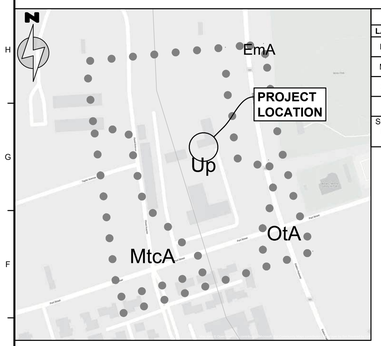
1	TAX MAP ID	NO.: 0034, GRID: 0009, PARCEL: 0034
2	DEED REFERENCE	BOOK: 00635, PAGE: 00555
3	APPROXIMATE PROJECT CENTER	LATITUDE 38.771264° / LONGITUDE 76.0882767°
4	ENGINEER	DAVIS, BOWEN & FRIEDEL, INC. 106 N. WASHINGTON STREET SUITE 103 EASTON, MARYLAND 21601 ROBERT J. DUMA, P.E. PHONE: 410-770-4744
	OWNER	TALBOT COUNTY MARYLAND 11 N WASHINGTON ST. EASTON, MARYLAND 21601 PHONE: 410-440-8010 FAX: 410-770-8007
5	DATUM	HORIZONTAL: NAD 83 (MD STATE PLANE) / VERTICAL: NAVD 88
7	LAND USE	EXISTING: PUBLIC WORKS MAINTENANCE / PROPOSED: PUBLIC WORKS MAINTENANCE
8	UTILITY PROVIDERS *(WATER & SEWER IS EXISTING AT THE SITE, NOT PROPOSED FOR THE BUILDING)*	SEWER: EASTON UTILITIES / WATER: EASTON UTILITIES / GAS: N/A / ELECTRIC: EASTON UTILITIES
9	POSTED SPEED LIMIT	PORT STREET (EASTON) 30 MPH
10	FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 24041C0189C, REVISED JULY 20, 2016.
11	GROUNDWATER RECHARGE	THE PROPERTY IS LOCATED WITHIN AN AREA OF GOOD GROUNDWATER RECHARGE
12	WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
13	WETLANDS	THE PROPERTY IS IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS.
14	CRITICAL AREA	THE PROPERTY IS LOCATED WITHIN THE INTENSELY DEVELOPED AREAS (IDA) DESIGNATION
15	COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE TOWN PRIORITY FUNDING AREA.
16	ZONING	GI - GOVERNMENTAL/INSTITUTIONAL DISTRICT

17 CODE COMPLIANCE (GI)	REQUIRED	PROPOSED
FRONT SETBACK	40 FT	40 FT
REAR SETBACK	30 FT	30 FT
SIDE SETBACK	15 FT	15 FT
MINIMUM LOT SIZE	40,000 SF (0.9183 AC)	40,000 SF (0.9183 AC)
LOT FRONTAGE	100 FT	100 FT
MAXIMUM DENSITY	3 DWELLING UNITS	3 DWELLING UNITS
MAXIMUM BUILDING HEIGHT	50 FT (3 STORIES)	25'-10" +/-
LOT COVERAGE	20,000 SF (0.4591 AC)	TBD
PARKING	NO ADDITIONAL PARKING PROPOSED - NO STAFF WILL OCCUPY, STORAGE BUILDING ONLY.	
BICYCLE STORAGE	NO BICYCLE STORAGE PROPOSED - NO STAFF WILL OCCUPY, STORAGE BUILDING ONLY.	

18 AREAS	EXISTING	PROPOSED
SITE AREA	264,844.8 SF (6.08 AC) (100.00%)	264,844.8 SF (6.08 AC) (100.00%)
WOODS	AS SHOWN	NO CHANGE
IMPERVIOUS COVER	264,844.8 SF (6.08 AC) (100.00%)	263,291.8 SF (6.04 AC) (99.4%)
BUILDING	N/A	8,000 SF

19 LIGHTING

ANY OUTDOOR LIGHTING SHALL BE SHIELDED TO DIRECT LIGHT AND GLARE ONLY ONTO THE MINI-WAREHOUSE FACILITY AND MAY BE OF SUFFICIENT INTENSITY TO DISCLOSURE VANDALISM AND THEFT. SAID LIGHTING AND GLARE SHALL BE DEFLECTED, SHADED, AND FOCUSED AWAY FROM ALL ADJOINING PROPERTY.

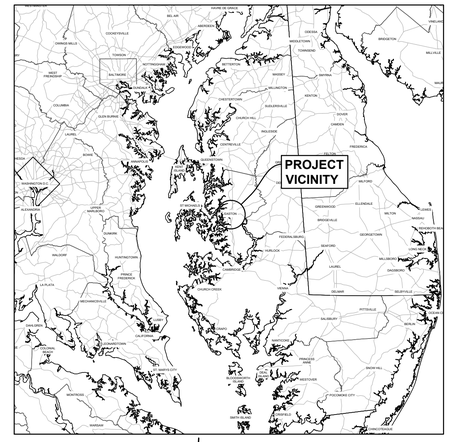


SOILS DATA

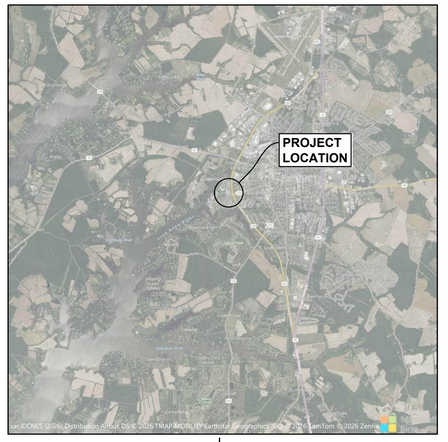
LABEL	SOIL	TYPE
EmA	ELKTON SILT LOAM, 0-2% SLOPES	C/D
MtcA	MATTAPEX SILT LOAM, 0-2% SLOPES, MID-ATLANTIC COASTAL PLAIN	C
OtA	OTHELLO SILT LOAMS, 0-2% SLOPES, MID-ATLANTIC COASTAL PLAIN	C/D
Up	URBAN LAND	--

SOIL CLASSIFICATION OBTAINED FROM WEB SOIL SURVEY PREPARED BY THE U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE, VERSION 22 ISSUED SEPTEMBER 9, 2025.

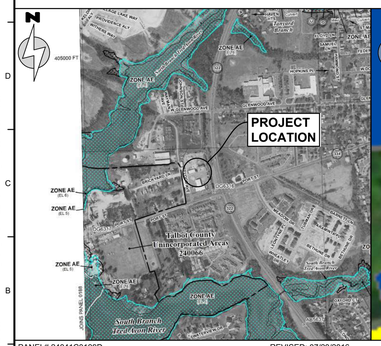
SOILS MAP
SCALE: 1" = 300'
0' 300' 600'



VICINITY MAP
SCALE: 1" = 100,000'
0' 100,000' 200,000' 300,000'

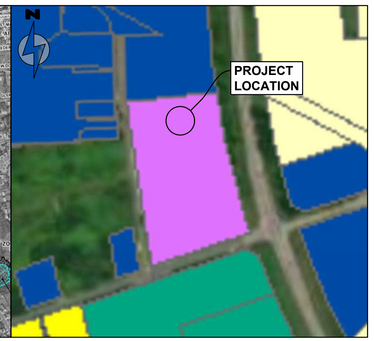


LOCATION MAP
SCALE: 1" = 6,000'
0' 6,000' 12,000' 18,000'



PANEL# 24041C0189D REVISED: 07/20/2016

FEMA MAP
SCALE: 1" = 1000'
0' 1000' 2000'



ZONING MAP
SCALE: 1" = 300'
0' 300' 600'

IMPACT STATEMENT

THE BUILDING ARCHITECTURE IS A STANDARD POLE BUILDING TO BE USED FOR THE ROADS DEPARTMENT STORAGE. THE BUILDING WILL BE USED AND OPERATED BY THE TALBOT COUNTY ROADS DEPARTMENT. THE BUILDING OPERATIONS WILL NOT RESULT IN NOXIOUS OR OFFENSIVE ODORS. THE PROPOSED BUILDING WILL NOT CONTAIN ANY WATER OR SEWER FACILITIES. ONLY MINIMAL ELECTRICAL FACILITIES AS NECESSARY. AS A RESULT, AIR AND NOISE POLLUTION WILL NOT BE FORESEEN AS AN ISSUE. TRAFFIC GENERATION BY THE BUILDING WILL BE MINIMAL AND ONLY AS NECESSARY BY THE EMPLOYEES OF THE TALBOT COUNTY ROADS DEPARTMENT USING THE FACILITY. VISITORS ARE NOT TO BE ANTICIPATED. ENTRANCES AND EXITS ARE ADEQUATE.

RECOMMENDED DESIGN PRINCIPLES

THIS PLAN SET CONFORMS TO THE RECOMMENDED DESIGN PRINCIPLES FOR EASTON AS NOTED IN THE COMPREHENSIVE PLAN. THE PLAN INCLUDES: INTEGRATED USES, NATURAL RESOURCES, AUTOMOBILES NOT DETERMINING DESIGN, AMPLE OPEN SPACES, ARCHITECTURE RESPECTING EASTON'S HISTORY, SIGNS INFORM, DIVERSE HOUSING, INTERESTING RESIDENTIAL PLACES, AND CONNECTED NEIGHBORHOODS.

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
C-001	TITLE SHEET
C-002	LEGEND & NOTES
C-003	OVERALL SITE PLAN
V-101	EXISTING CONDITIONS PLAN
C-101	SITE PLAN
C-401	EROSION & SEDIMENT CONTROL PLAN
C-402	EROSION & SEDIMENT CONTROL DETAILS & NOTES
C-501	SITE DETAILS
A-201	PROPOSED ELEVATIONS

REVIEWED FOR THE TALBOT SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

SHAWN D. SMITH, DISTRICT MANAGER — DATE
TALBOT SOIL CONSERVATION DISTRICT

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 ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATION

I, HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING 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 FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE REPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.
2. ANY RESPONSIBLE PERSONNEL INVOLVED IN THE 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.

ENGINEER'S STATEMENT

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. 38830, EXPIRATION DATE: 12/29/26.

ROBERT J. DUMA, P.E. — 05/06/2026 DATE
DAVIS, BOWEN & FRIEDEL, INC.
106 N. WASHINGTON STREET, SUITE 103
EASTON, MARYLAND 21601

OWNER'S STATEMENT

I, UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER'S REPRESENTATIVE — DATE

OWNER:
LANDS OF TALBOT COUNTY
11 N. WASHINGTON STREET
EASTON, MARYLAND 21601

APPROVED TOWN OF EASTON ENGINEER

NAME — DATE

APPROVED TOWN OF EASTON PLANNING & ZONING

NAME — DATE

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of MD. License No. 38830 Expiration Date: 12-29-26

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

PORT STREET STORAGE BUILDING
TALBOT COUNTY ROADS DEPT.
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS
5/6/2026	ESDR PLAN SUBMISSION

Date: MAY 2026
Scale: AS SHOWN
Dwn.By: RJD
Proj.No.: 1503A039

TITLE SHEET

Dwg.No.: **C-001**

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT © 2026

\\ess1\vaa\Civil\1503A_Talbot County\1503A039 Port Street Storage Bldg\CAD\SHEETS\C-001.dwg May 06, 2026 - 10:26am dumr

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

DATE: **May 14, 2026**
TO: **Robert Duma –** Davis, Bowen & Friedel, Inc. (Agent)
Brian Moore - % Talbot County Roads Department (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **605 Port Street - Storage Building**

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 #1

1. Please indicate and label any proposed designated refuse collection areas on the plan view.

2. Per § Section 28-901.3 A.11 from the Town's Zoning Ordinance and per Appendix B, Sketch Plan Submittal Checklist requires *conceptual building elevations or renderings illustrating the character, scale, and materials of all proposed structures. Such elevations or renderings shall be sealed by a licensed professional as described above.* Provide a color elevation for the exterior of the proposed buildings.

3. Per § Section 28-901.3 A.12 from the Town's Zoning Ordinance, *digital 3D renderings accurately depict all building facades as well as those on all buildings within 200 feet in either direction on the same block as the proposed building.* The applicant will need to provide a 3D rendering of the proposed storage shed.

4. Per Appendix B, Sketch Plan Submittal Checklist, *a statement describing the extent to which the application complies with the Recommended Design Principles for Easton set forth on pages 29-31 of the Comprehensive Plan.* List all nine design principles and provide a statement.

5. There's a designated existing parking facility. Show the total number of existing parking spaces for the parking facility. Indicate within the Data Column, sheet C-001, the overall parking spaces, including the minimum and **maximum** parking space

requirements for each designated use on site (existing & proposed).

6. Per Appendix B, Sketch Plan Submittal Checklist requires, *general location and description (r.e. Intended function, proposed species. etc.) of proposed landscaping.* List the proposed native species on a plan view and a Landscape Legend. Include proposed landscaping within the Sketch Site Plan. In addition, provide a basic list of native plant species. Address applicable landscape requirements and bufferyards for the site. The applicant may choose to adhere to the landscape requirements or obtain a Supplemental Waiver Request Application for Landscaping & Buffering from the Planning Commission. Any waiver request should only reference the specific items from the Zoning Ordinance.

7. Provide dimensions between the proposed building and all adjacent property lines.

8. Dimension the existing road widths on all applicable plan views.

9. Complete a Site Plan Application prior to submitting documents to the Planning Commission.

10. *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. The overall site area is 6.08 acres with a proposed 8,000 SF Storage Building, existing 12,800 SF 9-1-1 Call Center building, existing 11,367 SF Equipment Storage Building, existing 3,650 SF Equipment Shed, existing 2,000 SF Radio Base building and 7,500 SF Material Storage building with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.912 acres or 39,726 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. 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.* Please add a brief description of the exemption within the Data Column, sheet C-001.

11. Check Item #17 within the Data Column on sheet C-001. There is no required or proposed density within the GI Zoning District. The lot coverage is determined by all buildings and structures not to exceed fifty percent (50%). Provide the total coverage of both existing and proposed buildings and structures.

12. *Per § Section 28-1002.1 A&B from the Town's Zoning Ordinance, (A) In any zone in connection with every building or part thereof having a gross floor area of four thousand (4,000) square feet or more, which is to be occupied by manufacturing, storage, warehouse, goods display or sales, mortuary, or other uses similarly requiring the receipt and distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building or use at least one (1)*

off-street loading space plus one (1) additional such loading space for each ten thousand (10,000) square feet of gross floor area or major fraction thereof. (B) Each loading space shall be not less than ten (10) feet in width and forty-five (45) feet in length, and shall have a minimum overhead clearance of fourteen (14) feet. Provide an adequate loading space for the proposed storage building.

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

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **May 29th, 2026**
TO: **Brian Moore – Talbot County**
Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC
FROM: **Sierra Clem – Engineering Department**
SUBJECT: **605 Port Street - Storage Building**
Sketch Site Plan and Review
Sketch Stormwater Management Review

Our office has reviewed the Application for the Subject project received on 5/7/2026. The **Sketch Site Plan** and **Sketch Stormwater Management Plan** should be revised to address the following comments:

1. Include Limit of Disturbance (LOD) value on the site plan. There is a different LOD shown on Sheet C-101 and the ESC C-401.
2. If gravel is to be removed and replaced with grass, this area should be included in the LOD on all sheets.
3. Property and proposed improvements are located within the Critical Area IDA. Calculations addressing 10% are required.
4. Redevelopment Calculations: The plans indicate 0.07ac decrease in impervious cover. Please label and include the SF of the impervious cover in the LOD, and the impervious cover that is to be removed within this LOD that will satisfy the redevelopment requirement.
5. Sheet C-001: Revise the Site Lighting Comment to say that there will be no more than 1.0 foot-candle around the perimeter.
6. Verify property line location along Flood Avenue, recent exhibit attached.
7. Label the width and ownership of all Right of Ways in view (Port, Brickyard, Flood).
8. Spot elevations are illegible in some locations.
9. Add a sheet showing full existing conditions plan in addition to the view where the proposed work is occurring.
10. Show all stormdrain adjacent to the site - Flood Ave and Port Street.
11. Label the SWM feature BMP 1278.
12. Show all existing building footprints on all sheets.
13. **SHEET C-402 SEQUENCE OF CONSTRUCTION:** Add the step which identifies removal of existing gravel.
14. The **Sketch Site Plan** and **Sketch Stormwater Management Plan** should be revised and resubmitted prior to going to Planning Commission.

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

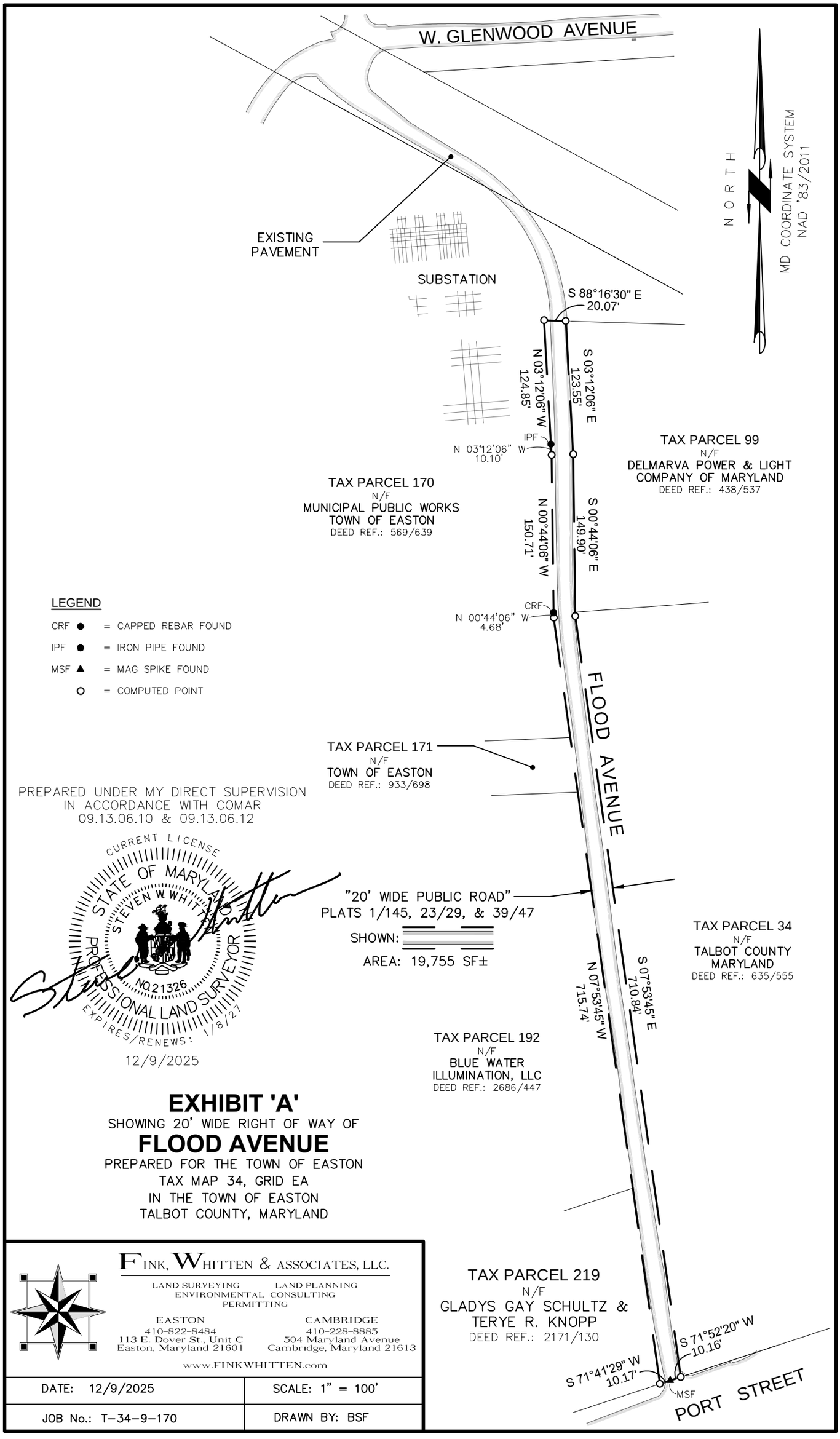


EXHIBIT 'A'

SHOWING 20' WIDE RIGHT OF WAY OF

FLOOD AVENUE

PREPARED FOR THE TOWN OF EASTON
TAX MAP 34, GRID EA
IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND

FINK, WHITTEN & ASSOCIATES, LLC.
LAND SURVEYING LAND PLANNING
ENVIRONMENTAL CONSULTING
PERMITTING
EASTON
410-822-8484
113 E. Dover St., Unit C
Easton, Maryland 21601
CAMBRIDGE
410-228-8885
504 Maryland Avenue
Cambridge, Maryland 21613
www.FINKWHITTEN.com

DATE: 12/9/2025	SCALE: 1" = 100'
JOB No.: T-34-9-170	DRAWN BY: BSF

FINK, WHITTEN & ASSOCIATES, LLC
Land Surveying • Land Planning • Environmental Consulting • Permitting
www.finkwhitten.com

504 Maryland Avenue
Cambridge, MD 21613
410-228-8885 phone
410-228-8845 fax

113 E. Dover Street
Unit C, 1st Floor
Easton, MD 21601
410-822-8484 phone

December 9, 2025

EXHIBIT "B"
20' WIDE RIGHT OF WAY OF
FLOOD AVENUE
In the Town of Easton
Talbot County, Maryland

20' WIDE RIGHT OF WAY

BEGINNING AT A MAG SPIKE FOUND, SAID MAG SPIKE BEING ON THE CENTERLINE OF THE 20' WIDE RIGHT OF WAY OF FLOOD AVENUE, SAID MAG SPIKE BEING AT THE SOUTHERN TERMINUS OF FLOOD AVENUE, THE SAID SOUTHERN TERMINUS BEING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PORT STREET; THENCE WITH THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF PORT STREET

(1) S 71°41'29" W A DISTANCE OF 10.17' TO A POINT; THENCE LEAVING THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF PORT STREET AND RUNNING WITH THE WESTERLY RIGHT OF WAY LINE OF THE SAID FLOOD AVENUE, SAID RIGHT OF WAY BEING 20' WIDE, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

(2) N 07°53'45" W A DISTANCE OF 715.74' TO A POINT; THENCE

(3) N 00°44'06" W A DISTANCE OF 150.71' TO A POINT, PASSING THROUGH A CAPPED REBAR FOUND 4.68' FROM THE BEGINNING THEREOF; THENCE

(4) N 03°12'06" W A DISTANCE OF 124.85' TO A POINT, PASSING THROUGH AN IRON PIPE FOUND 10.10' FROM THE BEGINNING THEREOF, SAID POINT BEING AT THE NORTHERN TERMINUS OF SAID 20' WIDE RIGHT OF WAY OF FLOOD AVENUE, SAID POINT BEING ON THE SOUTHERN DIVISION LINE OF THE LAND OF MUNICIPAL PUBLIC WORKS TOWN OF EASTON (DEED REF.: LIBER 569, FOLIO 639); THENCE WITH THE SAID LAND OF MUNICIPAL PUBLIC WORKS TOWN OF EASTON AND THE SAID NORTHERN TERMINUS OF THE 20' WIDE RIGHT OF WAY OF FLOOD AVENUE

(5) S 88°16'30" E A DISTANCE OF 20.07' TO A POINT AND THE EASTERLY RIGHT OF WAY LINE OF FLOOD AVENUE; THENCE WITH THE SAID EASTERLY RIGHT OF WAY LINE FOR FLOOD AVENUE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

(6) S 03°12'06" E A DISTANCE OF 123.55' TO A POINT; THENCE

(7) S 00°44'06" E A DISTANCE OF 149.90' TO A POINT; THENCE

(8) S 07°53'45" E A DISTANCE OF 710.84' TO A POINT, SAID POINT BEING ON THE AFORESAID SOUTHERN TERMINUS OF FLOOD AVENUE AND THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF PORT STREET; THENCE WITH THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF PORT STREET

(9) S 71°52'20" W A DISTANCE OF 10.16' TO THE POINT OF BEGINNING, SAID HEREIN DESCRIBED LAND CONTAINING AN AREA OF 19,755 SQUARE FEET, MORE OR LESS.

Steven W. Whitten
Professional Land Surveyor MD. 21326
Current License Expires 1/8/2027



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

Easton Staff Development Review Worksheet

Date: June 24, 2026
Project: 605 Port Street
To: Robert Duma, Davis, Bowen & Friedel, Inc.
CC: Brian Moore, Talbot County Roads Department

The Easton Staff Development Review (ESDR) Committee meeting was held on June 24th at 11:00 am. Staff reviewed the proposed pole building for equipment storage. Situated at 605 Port Street (Tax Map 0034, Parcel 34), the property incorporates specific features for stormwater management.

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, July 16, 2026 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Monday, June 29th 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: **June 22, 2026**
TO: **Robert Duma –** Davis, Bowen & Friedel, Inc. (Agent)
Brian Moore - % Talbot County Roads Department (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **605 Port Street - Storage Building**

We reviewed the **June 5, 2026** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. Submit a Supplemental Waiver Request Application for Landscaping & Buffering for the Planning Commission to review/approve. Any waiver request should only reference the specific items from the Zoning Ordinance. See comments below in reference to your Waiver Request Letter:

   1. Applicants Waiver request: ***28-901.3.A.9****- Proposed Landscaping. Waiver requested. The proposed structure is well hidden at the back of the site with surrounding buildings and existing perimeter landscape providing sufficient buffering. On site Landscaping is not practical due to the nature of the roads, depot yard activities, equipment movement and similar.*

   Staff notes that § 28-901.3.A.9 is intended for general Sketch Plan items to be included at submission and not listed as a waiver request. Specific details from the supplemental standards are to be identified for a waiver request from proposed landscaping.

   2. Applicants Waiver request: ***28-901.3.A.10****- Proposed Parking Layouts. Waiver requested. No new vehicle parking is proposed; no new employees or vehicles will be added to the site's land use intensity- the building simply covers existing machinery storage with a roof.*

§ 28-901.3.A.10 is intended for general Sketch Plan items to be included at submission and not listed as a waiver request. Specific details from the supplemental standards are to be identified for a waiver request for parking spaces.

3. Applicants Waiver request: ***28-1001.3.A****. #41- Off Street Parking. Waiver Requested. 4 spaces required; 0 new spaces provided; no additional staff, no additional vehicles, more than ample parking onsite.*

A waiver request from § 28-1001.3.A. #41 for parking spaces is possible depending on the parking calculations for minimum and maximum spaces. There are sixty-six (66) existing parking spaces for the entire parking facility. Indicate within the Data Column, sheet C-001, the overall parking spaces for each building (existing & proposed), including the minimum and **maximum** parking space requirements for each designated use per Section 28-1001.3.A of the Town's Zoning Ordinance. Upon providing your calculations, the number of requested parking spaces to be waived can be determined. Complete and submit a Supplemental Waiver Request Application for Parking Spaces, along with the required application fee.

4. Applicants Waiver request: ***28-1002.1.A*** *Off Street Loading. Waiver Requested. No loading function associated with this equipment storage shed.*

Given the intended use of the proposed storage building, a waiver from the off-street loading requirements of § 28-1002.1.A is deemed unnecessary.

5. Applicants Waiver request: ***28-1014.A*** *Landscape and Buffering. Waiver Requested. No landscaping is proposed for the several reasons cited herein, so no Sketch Landscape Plan provided.*

§ Section 28-1014.A is not a specific supplemental standard to be waived.

6. Applicants Waiver request: ***28.1014.6.F.1*** *Overall Trees Required. Waiver Requested. 3 trees required, but the inherent busy activity of the roads yard prevents reasonable locations for tree plantings on-site.*

Staff notes that there's ample room for the placement of canopy trees within the existing parking lot.

7. Applicants Waiver request: ***28.1014.6.F.2.a****. Interior Parking Lot Trees. Waiver Requested. No new parking lot is proposed.*

The planting requirement is one (1) tree per ten (10) spaces. Overall there's sixty-six (66) existing parking spaces that require seven (7) street trees. Please

verify the total amount of existing trees planted and determine if a waiver is required or additional plantings can meet the requirement.

8. Applicants Waiver request: **28.1014.6.F.2.b**. Parking Lot Hedge. Waiver Requested. No new parking lot is proposed.

The existing parking adjacent to MD RT 322 would require a hedge or the extension of Bufferyad 'B' would replace this requirement.

9.Applicants Waiver request: 28.1014.6.F.2.c. Building Envelope Plantings. Waiver Requested. Except for 3 garage door bay accesses, this building is a 3-side open front shed for equipment parking and ingress/egress. Due to its operational function and hidden location, no building envelope plantings are warranted.

Potential locations for plantings could be located at the front end of the site.

*10.Applicants Waiver request: **28.1014.7.E.2** Bufferyard B to Buffer Major Roads. Waiver requested. This Bufferyard along MD RT 322 is substantially vegetated along most of the property frontage, and it obscures public views to the proposed storage building.*

The portion of existing trees adjacent to the proposed storage building is well screened. However, the existing front office is not screened at all along MD RT 322 and portions of the rear storage area can be seen from the intersection of Port Street and MD RT 322. Consider screening the open area or specifically detail the existing conditions when requesting a waiver from Bufferyard B.

*11. Applicants Waiver request: **28.1014.7.E.5** Bufferyard E to buffer "more or less" intense surrounding land uses. Waiver Requested. First, this "land use" is not intense- it is a storage shed providing a roof over existing equipment storage. The abutting land uses are all industrial in nature.*

Staff recognizes that a waiver from Bufferyard E is essential, given the existing conditions—such as buildings and gravel drives—and the placement of drainage swales for stormwater management along the property's perimeter.

12. Applicants Waiver request: 28-1016.E. Sidewalks required. Waiver Requested. Someday, when the land use on Port Street evolves a pedestrian connection is warranted and can be integrated into Port Street redevelopment plans. The County might even be required to participate then. Until that time, we respectfully request a Waiver from this requirement.

Requesting a waiver from sidewalks along Port Street is not applicable. Approval at the Planning Commission Meeting for sidewalk along Port Street will be contingent upon the applicant providing access for future sidewalk installation

2. A landscaping and buffering waiver will need to be requested for the property's south side under Section *§ 28-1014.7 E.4.a & b (Bufferyard 'D')* along Port Street or the applicant can provide the required plant species.

3. Provide dimensions between the proposed building and all adjacent property lines.

4. Complete a Site Plan Application, including required fee, prior to submitting documents to the Planning Commission.

5. *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. The overall site area is 6.08 acres with a proposed 8,000 SF Storage Building, existing 12,800 SF 9-1-1 Call Center building, existing 11,367 SF Equipment Storage Building, existing 3,650 SF Equipment Shed, existing 2,000 SF Radio Base building and 7,500 SF Material Storage building with associated parking, stormwater management and landscaping. Required Forest Conservation would be 0.912 acres or 39,726 square feet. The intent of the project is to maximize density within the infill area and provide adequate facilities to accommodate the site. 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.* **Please add a brief description of the exemption within the Data Column, sheet C-001.**

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

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

DATE: **June 24, 2026**

TO: **Robert Duma– DBF**

Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC

FROM: **Julie Carroll – DPW Engineering Division**

SUBJECT: **Talbot County 911**
Sketch Site Plan and Review
Sketch Stormwater Management Review

Our office reviewed the Application for the Subject project received on **5/7/2026**.

The **Sketch Site Plan** is **Acceptable with the following Conditions:**

1. **All Sheets -** Include separate Approval Signature Blocks for the Town Engineer, Town Planner, and Easton Utilities Engineer.
2. **Sheet C-001**: Revise the Site Lighting Comment to say that there will be no more than 1.0 foot-candle around the perimeter. *(This was a Comment #5 in our 5/29/2026 Review Letter).*
3. Verify property line location along Flood Avenue, recent exhibit attached. *(This was a Comment #6 in our 5/29/2026 Review Letter).*
4. Label the width and ownership of all Right of Ways in view (Port, Brickyard, Flood). *(This was a Comment #7 in our 5/29/2026 Review Letter).*
5. Show all stormdrain adjacent to the site - Flood Ave and Port Street. *(This was a Comment #10 in our 5/29/2026 Review Letter).*
6. Label the SWM feature BMP 1278. *(This was a Comment #11 in our 5/29/2026 Review Letter).*

The **Sketch Stormwater Management Plan** is **Approved with the following Condition:**

7. **SHEET C-402 SEQUENCE OF CONSTRUCTION:** Add removal of existing gravel. *(This was a Comment #13 in our 5/29/2026 Review Letter).*

Planning Commission Recommendation

Site Plan Approval

(Re)Submission of all documents/plans shall be made via the online submission portal

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date: 06/16/26
To: Sierra Clem, Nancy Pinkney
From: Kia Gibbs on behalf of Aaron Goller, PE
Address: 605 Port Street
Project Name: Talbot County Roads Department
Phase: Easton Staff Development Review (ESDR)
SUBM: 2
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

14 South Harrison Street
Easton, Maryland 21601

July 1, 2026

Dear Resident,

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

This letter is sent to inform you that Davis, Bowen & Friedel, Inc. (Applicant) has filed application 2026 - 1732 on behalf of Talbot County (Owner) to request sketch site plan approval for the construction of a new 8,000 square foot pole building to be utilized as storage for the Talbot County Roads Department. The Applicant is also seeking a supplemental waiver from Section 28-1014.6.F.2.a-c, the minimum planting location requirements for Industrial/Business and Service uses, Section 28-1014.7.E.2, the minimum bufferyard standards to buffer major roads, Section 28-1014.7.E.5, the minimum bufferyard standards for intense surrounding land uses, and landscape and buffering waivers from Section 28-1014.7 E.4.a & b. The property is located at 605 Port Street, also known as Tax Map 0034, Grid 0009, Parcel 0034, and is situated in the G/I - Governmental Institutional 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
July 1, 2026

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

Date of Hearing: July 16, 2026

4c

PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT

SUBJECT:	**1 Medical Drive - Lot 3,Parcel B**
ELECTION WARD:	Ward 1
CRITICAL ACTION DATE:	At the pleasure of the Commission
STAFF CONTACTS:	Joseph Mayer, Plan Reviewer Miguel Salinas, Director of Planning and Zoning
APPLICANT:	Easton Utilities % Aaron Goller

DOCUMENT CREATED ON: June 26, 2026

PURPOSE: The applicant is seeking a landscape and buffering waiver from Chapters 28 –1014.6.F.1, 28 – 1014.7.E.2(a), (b) & (c)1-2, and 28 –1014.7.E.5(a), (b) & (c)1-3 of the Zoning Code.

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

APPLICATION INFORMATION:	
APPLICANT: Easton Utilities % Aaron Goller (Owner)	**REPRESENTATIVE:** Davis, Bowen & Friedel, Inc. (Agent) % Robert Duma

PARCELS/ACREAGE:

Parcel Information	Acreage
Map 0017, Grid 0023, Parcel 0129	0.41

ACCEPTANCE DATE: June 29, 2026	**LOCATION:** 1 Medical Center Drive, Map 0017, Parcel 0129, Lot 3-Parcel B
EXISTING ZONING RH	**EXISTING LAND USE:** UMMS Regional Shore Medical Center.
HISTORIC DISTRICT: Not Applicable	**FUTURE LAND USE MAP:** Institutional

CONTEXT:
Location/Site Access – The subject property is located along Medical Center Drive situated on the west side of Ocean Gateway.

Existing Conditions – The subject property is a vacant lot within the UMMS Regional Shore Medical Center.

Surrounding Properties
- Parcel 129, Ocean Gateway - RH



Figure 1: Vicinity Map

PROPOSAL: The applicant proposes constructing utility infrastructure on a developed site at the UMMS Regional Shore Medical Center. This project includes a sewage pumping station, an electric transformer, a natural gas-powered generator, and vital water, sewer, and electric utilities, alongside an asphalt driveway, site gravel, and a stormwater management facility. The property currently has no above-grade buildings, and its perimeter is fully secured and screened by a chain-link fence with vinyl privacy slats.

To facilitate the development, the applicant is requesting landscaping and buffering waivers from Zoning Code Chapters 28–1014.6.F.1, 28–1014.7.E.2(a), (b) & (c)1-2, and 28–1014.7.E.5(a), (b) & (c)1-3 based on the following details:

- Zoning Code Section 28-1014.6.F.1: A landscape waiver is sought from the requirement to plant six (6) trees, which is based on the standard of one tree per 3,000 square feet of disturbed area.
- Zoning Code Chapter 28-1014.7.E.2(a), (b) & (c)1-2 (Bufferyard B): A landscaping and buffering waiver is requested for the MD RTE 662C frontage. Although a chain-link fence with vinyl privacy slats currently screens this area, a 19-foot-wide space between the proposed fencing and the 30-foot drainage and utility easement is available and can accommodate the required four (4) canopy trees and two (2) evergreen trees.
- Zoning Code Chapter 28-1014.7.E.5(a) through (c) (Bufferyard E): A landscaping and buffering waiver is requested along the side and rear borders of the property due to physical constraints caused by the proposed access drive, utilities, gravel surfaces, and perimeter stormwater drainage swales.

BACKGROUND: The applicant submitted an application to the Easton Staff Development Review Committee on June 24, 2026.

ZONING ANALYSIS:

A. Permissible Land Uses

§ Section 28-311.3 Permitted Uses

F Miscellaneous uses

3. Private utility, infrastructure and maintenance facilities;

4. Public utility uses and structures;

Analysis – The proposal submitted by the Applicant entails establishing utility infrastructure, which consists of an electric transformer, a sewage pumping station, a natural gas-powered generator, and required electric, water, and sewer utilities, along with site gravel, an asphalt driveway, and a facility for stormwater management. No above-grade buildings are located on the property, and a chain-link fence featuring vinyl privacy slats provides full security and screening around the perimeter. Under § Section 28-311.3.F.4 of Permitted Uses, this development is classified as *"Miscellaneous, public utility uses and structures,"* which represents a permitted use.

B. RH District Development Standards

Table 1. Development Standards		
RH Zoning District	**Standard**	**Proposed**
Setbacks	Front = 30 feet Side = 15 feet Rear = 15 feet	***See Section 28-311.2.C.4a&b listed below***
Lot Size (min.)	10,000 square feet	18,077 square foot
Lot Frontage (min.)	60 feet	100 feet +/-
Building Envelope (min.)	60 feet x 40 feet	70 feet x 135 feet

Development shall also meet these additional Development Standard requirements from Section 28-311.2 of the Zoning Ordinance.

Analysis - The site falls under the RH - Regional Healthcare District Area and meets the 28-311.2 Development Standards. Any comments or concerns from the ESDR review letters will be addressed during the Development Site Plan review.

C. Forest Conservation

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

Analysis - Forest Conservation was previously satisfied under the Forest Conservation Easement Agreement Book 3156, Page 160.

POLICY ANALYSIS:

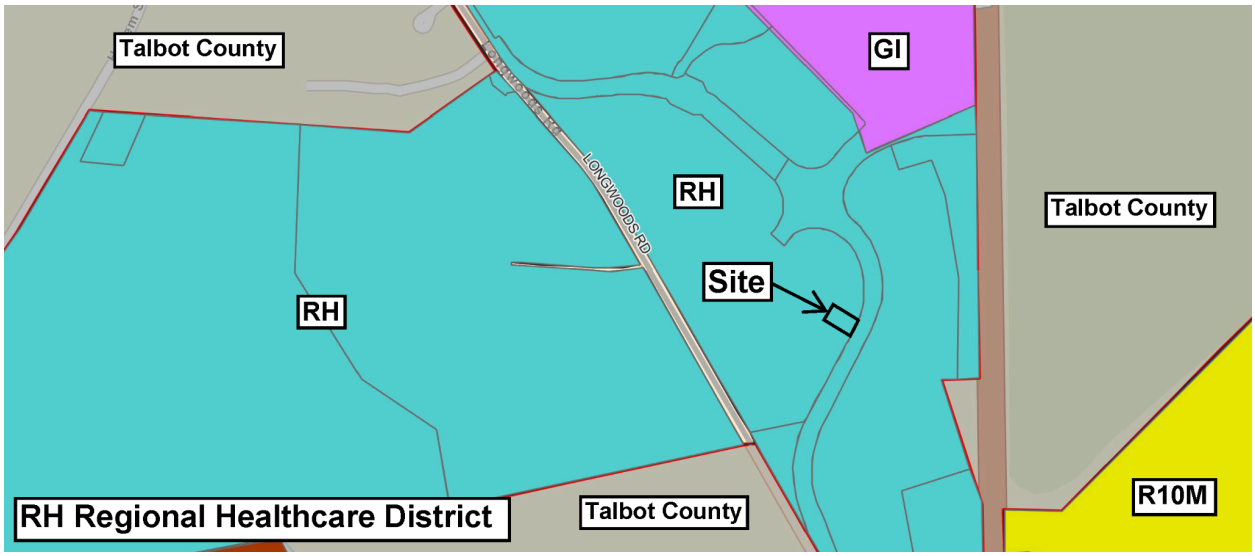


Figure 2: Zoning Map

D. Supplemental Waiver Request: Landscaping & Buffering

28 – 1014.6.F.1 LANDSCAPE IMPROVEMENTS
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 one (1) tree per 3000 sq. ft. of disturbed area.

Analysis - A landscape waiver from Zoning Code Section 28-1014.6.F.1 is being requested by the applicant. Under this section, the code requires one (1) tree for each 3,000 sq. ft. of disturbed site area, which translates to a requirement of six (6) trees for this project. However, the compact parcel is fully allocated for utility infrastructure, including a sewage pumping station, an electric transformer, a natural gas powered generator, and essential water, sewer, and electric utilities, as well as an asphalt driveway, site gravel, and a stormwater management facility. The site contains no above-grade buildings, and its perimeter is secured and screened by a chain-link fence equipped with vinyl privacy slats. Because the interior of the property contains critical underground utilities, planting trees in this area could interfere with the public utility's operations. Consequently, due to the intricate network of underground infrastructure and the presence of graded drainage swales designed to direct runoff to the stormwater facility, staff recommends supporting the waiver request for the six (6) required trees.

28 – 1014.7.E.2(a),(b) & (c)1-2 BUFFERYARD STANDARDS

Bufferyard 'B'(for non-residentially zoned lots or land use applications to buffer Major Roads as described in Zoning Ord., Sec. 28 – 1010).

a. 25' width
b. Plant unit:
2 shade/canopy trees and 1 evergreen tree
c. Options:
1. Average 3' berm, reduce evergreen tree height to 5'
2. Substitute 1.5 understory trees for 1 evergreen tree for maximum 50% of required evergreen trees.

Analysis - Pursuant to Chapter 28-1014.7.E.2(a), (b) & (c)1-2 of the Zoning Code, the applicant is requesting a landscape and buffering waiver. Although a chain-link fence with vinyl privacy slats currently screens the property frontage along MD RTE 662C, there is a 19-foot-wide area available between the proposed fencing and the 30-foot drainage and utility easement. This provides sufficient space to accommodate the required four (4) canopy trees and two (2) evergreen trees. Accordingly, staff does not support a full waiver of these code requirements. Instead, staff recommends a modified bufferyard width of 19 feet (reduced from the standard 25 feet), subject to the applicant installing all mandatory plantings.

28 – 1014.7.E.5(a),(b) & (c)1-3 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 - The applicant has requested a waiver from the landscaping and buffering criteria specified in the Zoning Code, under Chapter 28-1014.7.E.5(a) through (c). The application indicates that the relevant bufferyard runs along the side and rear borders of the property. Due to the physical limitations imposed by the proposed access drive, utilities, gravel surfaces, and the installation of perimeter stormwater drainage swales, staff recognizes that a waiver for Bufferyard E is essential. Given the interplay of the required stormwater management infrastructure and the positioning of multiple utilities, staff recommends supporting this waiver request.

RECOMMENDED CONDITION:

Staff recommends that the Planning Commission approve the landscape waiver from Zoning Code Section 28-1014.6.F.1 and Chapter 28-1014.7.E.5(a) through (c) as requested by the applicant. Staff does not support a full waiver of Chapter 28-1014.7.E.2(a), (b) & (c)1-2 of the Zoning Code.Instead, staff recommends a modified bufferyard width of 19 feet (reduced from the standard 25 feet), subject to the applicant installing all mandatory plantings.

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 table the application to the August 20th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:
1. 2026-06-29 001 - Transmittal (1), paper copy & PDF
2. 2026-06-29 002 - Planning Commission Application - UMMS, paper copy & PDF
3. 2026-06-29 003 - Bufferyard B Supplemental Waiver - UMMS, paper copy & PDF
4. 2026-06-29 004 - Bufferyard E Supplemental Waiver - UMMS, paper copy & PDF
5. 2026-06-29 005 - Overall Trees Required Supplemental Waiver - UMMS, paper copy & PDF
6. 2026-06-29 006 - Site Plan Application - UMMS, paper copy & PDF
7. 2026-06-29 007 - Project Plans - UMMS, paper copy & PDF
8. 2026-06-29 008 - TOE ESDR Comments Return - UMMS, paper copy & PDF

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

PLANNING COMMISSION CONCEPT, USE, AND DESIGN APPLICATION

SITE INFORMATION

STRUCTURE'S FLOOR AREA	0		STRUCTURE'S SQUARE FEET	0	
AREA OF DISTURBANCE	5.66		NUMBER OF DWELLING UNITS	0	
PROPERTY SIZE	ACRES	0.41	SQUARE FOOTAGE	17,860	
ADDRESS	1 Medical Center Drive, Easton, Maryland 21601				
TAX MAP	0017	GRID 0023	PARCEL 0129	LOT 3	
ZONING DISTRICT	RH	HISTORIC DISTRICT: Y ☐ N ☑		PLANNED REDEVELOPMENT: Y ☐ N ☑	
OTHER INFORMATION					
EXISTING USE	Vacant				

OWNER

NAME	Aaron K. Goller, P.E., Senior Engineer, Easton Utilities		
MAILING ADDRESS	201 N Washington Street, Easton, Maryland 21601		
TELEPHONE NO.		EMAIL	

APPLICANT/AGENT

NAME	Robert J. Duma, P.E., Associate		
MAILING ADDRESS	106 N. Washington Street, Suite 103, Easton, Maryland 21601		
TELEPHONE NO.		EMAIL	

GENERAL INFORMATION:

Work includes the construction of a sewage pumping station, stormwater management features, natural gas powered generator, electrical transformer, water/sewer/electric utilties, asphalt driveway, and site gravel.

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	Robert J. Duma
DATE	6-29-2026
PRINTED NAME OF APPLICANT OR AGENT	Robert J. Duma

For Office Use Only

Planned Commission Meeting Date	07/16/2026	2026 - 1751
Review Fee Amount		
Review Fee Paid Date		
ESDR Y / N Date	06/24/2026	

Revised 11-2021

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

Site Plan, PUD, Planned Healthcare Application

Application Type

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

Subdivision Information

Name	N/A				
Original Property Size	Acres	N/A	Square Feet	N/A	
Telephone No.	N/A	Email	N/A		

Site Plan Information

Property Size	Acres	0.41	Square Feet	17,859.6	
Structure's Floor Area	N/A	Structure's Square Feet	N/A		
Area of Disturbance	0.4618	Number of Dwelling Units	N/A		

Property Information

Address	1 Medical Center Drive, Easton, MD 21601						
Tax Map	0017	Grid	0023	Parcel	0129	Lot	3
Deed Refernce:	Liber	03177	Folio	00279			
Plat Reference:	Liber	83	Folio	458			
Base Zoning District	RH	Historic	Y ☐	N ☑	Planned Redevelopment	Y ☐	N ☑
Source of Electricity	Easton Utilties						

Owner

Name	Easton Utilities Commission		
Mailing Address	201 N Washington Street, Easton, MD 21601		
Telephone No.		Email	

Applicant or Agent

Name	Robert J. Duma, P.E.		
Mailing Address	106 N. Washington Street, Easton, MD 21601		
Telephone No.		Email	

Surveyor / Engineer

Name	Robert J. Duma, P	License No.	38830	Expiration Date	12/29/2026
Mailing Address	106 N. Washington 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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E.

For Office Use Only

Planning Commission Required	Y ☒ N ☐		
Planning Commission Meeting Date	07/16/2026		
Sketch Approval Date		Project No.	ESDR 26-09
Prelim/Dev. Approval Date		Application No.	2026-1751
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	1 Medical Center Drive, Easton, Maryland 21601						
Tax Map	0017	Grid	0023	Parcel	0129	Lot	
Zoning District	RH	PC Meeting Date		Historic District	Yes ☐	No ☑	
Owner or Agent	Easton Utilities / Aaron K. Goller, P.E., Asst. Manager of Engineering						
Mailing Address	201 N. Washington Street, Easton, MD 21601						
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).

Per the Town's Ordinance 28-1014.7.E.2., Bufferyard B shall meet the Town's requirments. Bufferyard B for the site is located along relocated MD RTE 662C, which is the front of the property. The site will be surrounded by chain link fence with vinyl slats. This will allow for the necessary screening along the perimeter, therefore a supplemental waiver request is being submitted.

☑ Ordinance Section Supporting Waiver Request. 28-1014.7.E.2.

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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

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	1 Medical Center Drive, Easton, Maryland 21601						
Tax Map	0017	Grid	0023	Parcel	0129	Lot	
Zoning District	RH	PC Meeting Date		Historic District	Yes ☐	No ☑	
Owner or Agent	Easton Utilities / Aaron K. Goller, P.E., Asst. Manager of Engineering						
Mailing Address	201 N. Washington Street, Easton, MD 21601						
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).

Per the Town's Ordinance 28-1014.7.E.5., Bufferyard E shall meet the Town's requirments. With the nature of the site being a public utility on a small parcel of land, Bufferyard E will negatively affect the operation of the wastewater utility and can cause maintenance issues. Therefore, a supplemental waiver request application is being submitted.

☑ Ordinance Section Supporting Waiver Request. 28-1014.7.E.5.

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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

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

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Owner or Agent	Easton Utilities / Aaron K. Goller, P.E., Asst. Manager of Engineering						
Mailing Address	201 N. Washington Street, Easton, MD 21601						
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).

Per the Town's Ordinance 28-1014.6.F.1., The overall trees required based on the site disturbance shall meet the Town's requirements. The project does not have any above grade buildings and the project fencing has vinyl privacy slats. The parcel dedicated for use by Easton Utilities is small and does not have adequate space for additional trees. Additionally, trees can affect operation of the public utility and are not desirable around critical infrastructure. We therefore request a waiver from this requirement.

☑ Ordinance Section Supporting Waiver Request. 28-1014.6.F.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 06/29/2026

Printed Name of Applicant or Agent Robert J. Duma, P.E., Associate

WATER & WASTEWATER INFRASTRUCTURE DESIGN FOR THE UMMS REGIONAL SHORE MEDICAL CENTER

EASTON UTILITIES

TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DBF#3306A011

JUNE 2026

PLANNING COMMISSION SUBMISSION

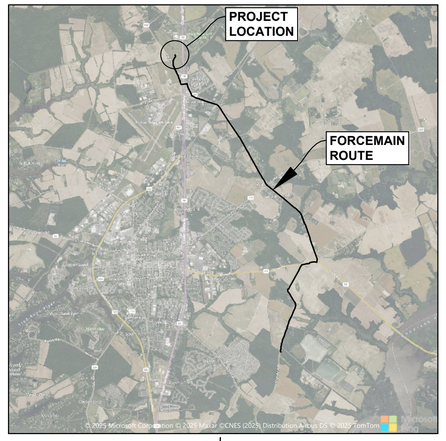


VICINITY MAP

SCALE: 1" = 100,000'

0' 100,000' 200,000' 300,000'

INDEX OF DRAWINGS	
Sheet Number	Sheet Title
G-001	TITLE SHEET
G-002	LEGEND & NOTES
G-004	KEY MAP
C-101	PUMP STATION SITE PLAN
C-102	PUMP STATION PLAN & SECTION
C-109	POST STORMWATER MANAGEMENT PLAN



LOCATION MAP

SCALE: 1" = 6,000'

0' 6,000' 12,000' 18,000'

ENGINEER'S STATEMENT

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. 38830, EXPIRATION DATE: 12/29/26.

ROBERT J. DUMA, P.E. — 06/29/2026 DATE

DAVIS, BOWEN & FRIEDEL, INC.
106 N. WASHINGTON STREET, SUITE 103
EASTON, MARYLAND 21601

OWNER'S STATEMENT

I, UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER'S REPRESENTATIVE — 6-10-26 DATE

OWNER:
EASTON UTILITIES COMMISSION
201 N. WASHINGTON ST.
EASTON, MARYLAND 21601

APPROVED TALBOT COUNTY ENGINEER:

NAME — DATE

APPROVED TOWN OF EASTON ENGINEER:

NAME — DATE

APPROVED TOWN OF EASTON PLANNING AND ZONING:

NAME — DATE

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

EASTON UTILITIES COMMISSION
Life. Made better.
EASTON UTILITIES COMMISSION
201 N. WASHINGTON ST.
EASTON, MARYLAND 21601
410-822-6110

ESC STATEMENT OF PURPOSE

THE PROJECT CONSISTS OF SITE DISTURBANCE AS WELL AS LINEAR PIPELINE DISTURBANCES IN R.O.W.S AND EASEMENTS. THE NECESSARY EROSION AND SEDIMENT CONTROL PRACTICES AND MEASURES WILL BE TAKEN TO MINIMIZE SEDIMENT RUNOFF AND SOIL EROSION. ALL EROSION AND SEDIMENT CONTROL DESIGN AND DEVICES SHALL MEET THE APPROPRIATE REQUIREMENTS OF THE 2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.

Gipe Associates, Inc.
CONSULTING ENGINEERS
Mechanical | Electrical | Plumbing

STATEMENT OF PURPOSE & INTENT

THE PURPOSE OF THESE PLANS IS TO OBTAIN PROJECT APPROVALS AND PROVIDE NECESSARY INFORMATION TO CONSTRUCT A NEW WASTEWATER PUMP STATION, PRESSURIZED SEWER TRANSMISSION SYSTEM, & WATER DISTRIBUTION SYSTEM. THE PROJECT INTENDS TO SERVE THE NEW UMMS REGIONAL SHORE MEDICAL CENTER AND AREAS OF FUTURE DEVELOPMENTS.

RECOMMENDED DESIGN PRINCIPLES

THE PROPOSED PROJECT UTILIZES THE EXISTING SITE DESIGN AND TOPOGRAPHY WHERE POSSIBLE. THE EXISTING TOPOGRAPHY AND PERVIOUS AREAS ARE KEPT WHERE POSSIBLE. THE PROPOSED FEATURES ARE NECESSARY IMPROVEMENTS FOR THE CRITICAL INFRASTRUCTURE FOR THE PROPOSED PROJECT. THE PROPOSED PROJECT WILL SERVE THE NEW UMMS REGIONAL SHORE MEDICAL CENTER. THE PROCESS AND SITE DESIGN WILL PROVIDE A NICE RELIEF TO THE TOWN OF EASTON SEWER AND WATER TRANSMISSION SYSTEMS.

REVIEWED FOR THE TALBOT SOIL CONSERVATION AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

SHAWN D. SMITH, DISTRICT MANAGER — DATE
TALBOT SOIL CONSERVATION DISTRICT

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 ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPER'S CERTIFICATION

I, HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING 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 FROM THIS PLAN. ANY CHANGE MADE IN 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 THE 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.

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of Maryland, License No. 38830 Expiration Date: 12-29-26

STATE OF MARYLAND — ROBERT J. DUMA — LIC. No. 38830 — PROFESSIONAL ENGINEER

DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS · ENGINEERS · SURVEYORS
EASTON, MARYLAND 410.770.4744 | MILFORD, DELAWARE 302.424.1441 | SALISBURY, MARYLAND 410.543.9091

WATER & WASTEWATER INFRASTRUCTURE DESIGN FOR THE UMMS REGIONAL SHORE MEDICAL CENTER
EASTON UTILITIES
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS
06/29/2026	PLANNING COMMISSION SUBMISSION

Date: JUNE 2026
Scale: AS SHOWN
Dwn.By: NLC
Proj.No.: 3306A011

TITLE SHEET

Dwg.No.: **G-001**

P:\3306A Easton Utilities\3306A011 UMMS\CAD\SHEETS\G-001.dwg Jun 29, 2026 - 9:24am GARN

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GENERAL NOTES

1. TOPOGRAPHIC SURVEY PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC., SEPTEMBER 2025 ON MARYLAND STATE PLANE, SOUTH ZONE COORDINATE/NAD83. BENCHMARKS ARE AS SHOWN ON PLANS. VERTICAL DATUM IS ON NAVD88.
2. ACCORDING TO FEMA/FIRM FLOOD MAP 24041C0180D, 24041C0185C, 24041C0191C, 24041C0192D, 24041C0193C, 24041C0194D, 24041C0310D, AND 24041C0306C, DATED 8/5/2013 AND 7/20/2016, PROJECT DISTURBANCES ARE IN ZONE AE AND ZONE X, ELEVATION 4 FEET.
3. BEFORE ANY EXCAVATION IS PERFORMED, CONTRACTOR SHALL CALL MISS. UTILITY AT 1-800-441-8355 AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
4. EXISTING UTILITY LOCATIONS ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION, AND ARE SHOWN ONLY FOR THE CONTRACTOR'S CONVENIENCE. THE CONTRACTOR SHALL TEST PIT TO VERIFY LOCATION, SIZE, MATERIALS AND INVERT OF ALL EXISTING UTILITIES. ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION, WHETHER OR NOT SHOWN ON THE DRAWINGS, SHALL BE REPAIRED BY THE CONTRACTOR, TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
5. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE OWNER OR ENGINEER.
6. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE CONTRACT DOCUMENTS, INCLUDING PLANS, SPECIFICATIONS, AND EASTON UTILITIES CONSTRUCTION DETAILS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ENGINEER'S ATTENTION FOR CLARIFICATION PRIOR TO SUBMITTING A BID.
7. THE CONTRACT DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED, AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
8. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL RIGHT-OF-WAY LINES AND EASEMENTS PRIOR TO BEGINNING CONSTRUCTION AS NECESSARY FOR CONSTRUCTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN TOWN RIGHT-OF-WAYS OR PERMISSION OBTAINED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL TEMPORARY CONSTRUCTION EASEMENTS NECESSARY TO COMPLETE THE WORK. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUTS NECESSARY FOR THE INSTALLATION OF THE WORK.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.
10. WHENEVER EXCAVATION DISRUPTS GUY WIRES OR ENDANGERS EXISTING UTILITY POLES, THE POLE SHALL BE BRACED AND/OR GUY WIRES RELOCATED IN ACCORDANCE WITH THE UTILITY OWNER'S REQUIREMENTS AT THE CONTRACTOR'S EXPENSE.
11. CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION TO PROTECT ALL TREES, SHRUBS, AND LANDSCAPING FROM DAMAGE DURING CONSTRUCTION OPERATIONS UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED. DAMAGED LANDSCAPING SHALL BE REPLACED IN-KIND, TO THE SATISFACTION OF THE PROPERTY OWNER.
12. CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET, OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO: SIGNS, LANDSCAPING, CULVERTS, FENCES, PROPERTY MARKERS, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS ENCOUNTERED. ALL ASSOCIATED COST SHALL BE INCLUDED IN THE APPROPRIATE PRICES BID.
13. ALL PAVING, DRIVEWAYS, STORMDRAINS, STRUCTURES, CASTINGS, ETC., NOT DESIGNATED FOR REPLACEMENT, DAMAGED BY THE CONTRACTOR, SHALL BE REMOVED AND REPLACED IN-KIND AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL TOPSOIL, SEED AND MULCH ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION, ACCORDING TO THE EROSION AND SEDIMENT CONTROL PLAN AND/OR THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
15. FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED SIZE AND ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION AND IS NOT GUARANTEED. ACTUAL SIZES AND ANGLES MAY VARY DUE TO FIELD CONDITIONS.
16. CONTRACTOR SHALL MAINTAIN UTILITY SERVICE TO USERS AT ALL TIMES. WHEN TEMPORARY INTERRUPTIONS ARE NECESSARY, THEY SHALL BE KEPT TO A MINIMUM. 48 HOURS NOTICE SHALL BE GIVEN TO THE TOWN AND PROPERTY OWNERS PRIOR TO SERVICE TRANSFERS OR ANY SERVICE DISRUPTIONS. WHERE CONNECTIONS TO THE EXISTING SYSTEM ARE REQUIRED, THE CONTRACTOR SHALL PROVIDE ALL COUPLINGS, SLEEVES, AND ADAPTERS NECESSARY TO MAKE THE CONNECTION WITHIN THE PRICES BID. THE TOWN PERSONNEL SHALL OPERATE ALL VALVES AND EQUIPMENT RELATING TO THE WATER SYSTEM. HRSD SHALL OPERATE EXISTING WASTEWATER VALVES AND EQUIPMENT.
17. CONTRACTOR SHALL MAINTAIN VEHICULAR SERVICE TO USERS AT ALL TIMES. WHEN TEMPORARY INTERRUPTIONS ARE NECESSARY, THEY SHALL BE KEPT TO A MINIMUM. 48 HOURS NOTICE SHALL BE GIVEN TO THE TOWN AND PROPERTY OWNERS.
18. CONTRACTOR TO MAINTAIN A MINIMUM 18" VERTICAL CLEARANCE BETWEEN SEWER AND WATER PIPING, WITH WATER ABOVE SEWER WHERE FEASIBLE UNLESS OTHERWISE SHOWN ON THE DRAWINGS. MAINTAIN 10' HORIZONTAL SEPARATION, OUTSIDE OF PIPE TO OUTSIDE OF PIPE, BETWEEN PARALLEL WATER AND SEWER PIPING, WHERE MINIMUM CLEARANCES CANNOT BE MAINTAINED, WATER MAIN SHALL BE DEFLECTED TO GAIN CLEARANCE FROM SEWER, AS DETERMINED BY THE ENGINEER, FOR A MINIMUM OF 10' CENTERED ON THE CROSSING. SEWER MAIN JOINTS SHALL BE PLACED AS FAR AS IS PRACTICABLE FROM THE WATER CROSSING. SEWER MAIN SHALL BE INSTALLED WITH 12" VERTICAL CLEARANCE FROM ALL OTHER UTILITIES, INCLUDING STORMWATER. SEWER MAINS SHALL HAVE A MINIMUM OF 3' OF COVER. WATER MAINS SHALL HAVE A MINIMUM OF 3.5' OF COVER. FORCE MAINS SHALL HAVE A MINIMUM OF 4' OF COVER, WHERE MINIMUM VERTICAL CLEARANCE CANNOT BE MAINTAINED, PIPE MATERIAL TRANSITION TO DI AND CONCRETE ENCASEMENT OF ONE UTILITY MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER.
19. CONTRACTOR SHALL MAKE ACCOMMODATIONS WITH TRAFFIC CONTROL FOR EMERGENCY VEHICLES AT ALL TIMES DURING THIS PROJECT.

UTILITY NOTES

1. A MINIMUM OF 10 FEET HORIZONTAL CLEARANCE SHALL BE PROVIDED BETWEEN WATER LINES AND SEWER LINES. A MINIMUM VERTICAL CLEARANCE OF 18 INCHES SHALL BE PROVIDED AT WATER AND SEWER CROSSINGS. ALL OTHER CROSSINGS SHALL BE A MINIMUM OF 12 INCHES UNLESS OTHERWISE NOTED. IF MINIMUM CLEARANCE CANNOT BE OBTAINED, A CONCRETE ENCASEMENT SHALL BE INSTALLED ON THE LOWER UTILITY, FOR A MINIMUM OF 10 FEET ON EITHER SIDE OF THE CROSSING.
2. FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION AND IS NOT GUARANTEED. ACTUAL ANGLE MAY VARY DUE TO FIELD CONDITIONS. USE OF ADDITIONAL FITTINGS SHALL BE AUTHORIZED BY THE ENGINEER.
3. CONTRACTOR TO MAINTAIN A MINIMUM OF 3 FEET OF COVER OVER ALL NEW GRAVITY SEWER LINES.
4. CONTRACTOR TO MAINTAIN A MINIMUM OF 42 INCHES OF COVER OVER WATER MAINS.
5. CONTRACTOR TO MAINTAIN A MINIMUM OF 48 INCHES OF COVER OVER FORCEMAINS.
6. CONTRACTOR TO MAINTAIN 10 FEET OF HORIZONTAL SEPERATION FROM EXISTING WATER WELLS PER MARYLAND COMAR 26.04.04 WITH A PASSING LEAKAGE TEST AND USING FUSIBLE PIPE WITH NO DISCERNIBLE JOINTS.

TRAFFIC NOTES

1. CONTRACTOR IS RESPONSIBLE FOR SITE SAFETY TO INCLUDE VEHICULAR AND PEDESTRIAN SAFETY AT ALL TIMES.
2. PROVISIONS SHALL BE MADE WITH APPROPRIATE SIGNAGE PROVIDED AS NEEDED, TO ALLOW ACCESS TO PROPERTIES BY RESIDENTS.
3. CONTRACTOR SHALL NOTIFY THE TOWN OF EASTON AND EMERGENCY MANAGEMENT SERVICES PRIOR TO ANY ROAD CLOSURES AND SHALL COORDINATE TRAFFIC PATTERNS TO MINIMIZE TRANSPORTATION DISRUPTION.
4. EASTON UTILITIES, OR THE ENGINEER, SHALL RETAIN THE RIGHT TO REQUIRE REVISIONS TO TEMPORARY TRAFFIC CONTROL MEASURES BEING PRACTICES IN THE EVENT THERE EXISTS A POTENTIAL SAFETY OR ACCESS ISSUE RESULTING FROM CONSTRUCTION ACTIVITIES.

PUMP STATION DESIGN NOTES

1. WET WELL AND SYSTEM PIPE SIZING IS FOR CURRENT AND PROJECTED FLOWS TOTALING 760 EDUs.
2. PUMP SIZING IS FOR CURRENT FLOWS TOTALING 684 EDUs.
3. THE NEW GANNON RANGE PUMP STATION, EXISTING CHAPEL ROAD PUMP STATION, AND EXISTING HYDE PARK PUMP STATION ARE INCLUDED IN THE PROJECTED FUTURE FLOWS.

PUMP STATION SITE DATA

1. TAX MAP ID: M: 0017 G: 0023 P: 0129 LOT: 3
2. DEED REFERENCE: 3177/279
3. APPROXIMATE PROJECT CENTER: LAT: 38°49'19.05"N LONG: 76° 3'45.48"W
4. OWNER / DEVELOPER:
   EASTON UTILITIES COMMISSION
   201 NORTH WASHINGTON STREET
   EASTON, MD 21601
   CONTACT: AARON GOLLER, P.E., SENIOR ENGINEER
   PHONE: (410)-822-6110
   EMAIL: agoller@eucmail.com
5. CONTRACTOR:
   TO BE DETERMINED
6. ENGINEER:
   DAVIS, BOWEN & FRIEDEL, INC.
   106 NORTH WASHINGTON STREET
   EASTON, MD 21601
   CONTACT: ROBERT J. DUMA, P.E., ASSOCIATE / SENIOR CIVIL ENGINEER
   PHONE: (410) 770-4744
   FAX: (410) 770-4515
   EMAIL: rjd@dbfinc.com
7. PROJECT SITE LOCATION:
   NEAR PROPOSED UMMS REGIONAL SHORE MEDICAL, EASTON, MD 21601
8. DATUM: NAVD 83 (MD STATE PLAN) HORIZONTAL, NAVD 88 VERTICAL
9. TYPE OF DEVELOPMENT:
   SEWAGE PUMP STATION SERVING THE PROPOSED UMMS REGIONAL SHORE MEDICAL CENTER
10. PLAT REFERENCE:
    83/458
11. ZONING CLASSIFICATION:

EXISTING	PROPOSED
RH (REGIONAL HEALTHCARE DISTRICT)	RH

12. LAND USE:

EXISTING	PROPOSED
VACANT	PUBLIC UTILITY (PERMITTED UNDER MISC. USES)

13. UTILITY PROVIDERS:

SEWER	WATER	TRASH	ELECTRIC	GAS
EUC	EUC	PRIVATE/N/A	EUC	EUC

14. PUMP STATION SITE ACREAGE:
    ±0.41 ACRES
15. EXISTING CONDITIONS:
    THE SITE IS CURRENTLY UNDEVELOPED
16. PROPOSED DEVELOPMENT:
    PUMP STATION TO SERVE THE PROPOSED UMMS REGIONAL SHORE MEDICAL CENTER IN ADDITION TO SERVING ANY FUTURE DEVELOPMENT. EXISTING AND PROPOSED FUTURE FLOW PROJECTIONS PROVIDED BY EASTON UTILITIES
17. PROPOSED STORMWATER MANAGEMENT:
    BIO-SWALE (ON-SITE)
18. PROPOSED IMPERVIOUS AREA:
    6,720.8909 SF (0.1543 AC) ~32.60%
19. POSTED SPEED LIMIT: 35 MPH (LONGWOODS ROAD)
20. FLOODPLAIN: THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 24041C0180D EFFECTIVE 07/20/2016.
21. GROUNDWATER RECHARGE: NO KNOWN GROUNDWATER RECHARGE AREAS ARE LOCATED ON THE PROPERTY.
22. WELLHEAD PROTECTION AREA: THE PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
23. WETLANDS: WETLANDS ARE NOT FOUND ONSITE
24. CODE COMPLIANCE

CODE COMPLIANCE	REQUIRED	PROPOSED
FRONT SETBACK	30 FT.	30 FT.
SIDE SETBACK	15 FT.	15 FT.
REAR SETBACK	15 FT.	15 FT.
LOT COVERAGE	40%	40%
MAXIMUM BUILDING HEIGHT	35 FT.	N/A
OPEN SPACE	15%	15%
LOT SIZE	10,000 SF MIN.	+/-17,859 SF

25. FOREST CONSERVATION: PREVIOUSLY SATISFIED UNDER THE FOREST CONSERVATION EASEMENT AGREEMENT BOOK 3156, PAGE 160.

MANMADE ROADSIDE FEATURES

FEATURE DESCRIPTION	ID	EXISTING	PROPOSED
BOLLARD		○	○
CURB, TYPE 1-4	C		
CURB OPENING	CO		
CURB OPENING W/ SIDEWALK	COW		
FENCE - CHAINLINK OR STRANDED	F	X X	X X
LAMP AND POST - RESIDENTIAL			
MAILBOX		MB	MB
TRAFFIC SIGN AND POST			

DRAINAGE FEATURES

FEATURE DESCRIPTION	ID	EXISTING	PROPOSED
FLARED END SECTION	FES		
DRAINAGE MANHOLE	MH	Ⓓ	Ⓓ
DRAINAGE INLET	DI		
DIRECTIONAL FLOW ARROW			
RIPRAP	RW		
DRAINAGE PIPE	P		
UNDERDRAIN	UW		
UNDERDRAIN OUTLET	UDO		
SAFETY END SECTION	RC-A		
BIOFILTRATION SWALE			BFS BFS BFS
DITCH CENTERLINE			
DRAINAGE JUNCTION BOX	JB	J.B.	
DRAINAGE PIPE HEADWALL			

IDENTIFIERS

FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	ABC
ABANDON BY OTHERS	ABO
ADJUST BY CONTRACTOR	ADJC
ADJUST BY OTHERS	ADJO
CONVERT TO JUNCTION BOX	CVJB
CONVERT TO DRAINAGE MANHOLE	CMH
DO NOT DISTURB	DND
PEDESTRIAN CONNECTION / TYPE	PC
PEDESTRIAN CONNECTION / TYPE WITHOUT DETECTABLE WARNING SYSTEM	PC-A
RELOCATE BY CONTRACTOR	RLC
RELOCATE BY OTHERS	RLO
REMOVE BY CONTRACTOR	RMC
REMOVE BY OTHERS	RMO

NATURAL FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THICKET		
SHRUBBERY		
TREE - CONIFEROUS		
TREE - DECIDUOUS		
TREE LINE		
CONTOUR ELEVATION LABEL	24	24
ELEVATION	x 24.24	

SURVEY CONTROL AND MONUMENTATION

FEATURE DESCRIPTION	EXISTING	PROPOSED
SURVEY BENCHMARK LOCATION		
IRON ROD WITH CAP SET		◉ IRCS
CONCRETE MONUMENT (STONE FOUND)	☐ CMF ☐ SF	○ IPF
IRON PIPE FOUND	⊗ IRF	
IRON ROD FOUND	○ IPF	

RIGHT-OF-WAY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
BUILDING SETBACK LINE		
PERMANENT EASEMENT	++ ++ ++	PE PE
PROPERTY LINE		R
RIGHT-OF-WAY BASELINE	1+00	1+00
RIGHT-OF-WAY LINE	EX-R/W	R/W
TAX DITCH RIGHT-OF-WAY		TAX R/W
TEMPORARY CONSTRUCTION EASEMENT		TCE TCE

MISCELLANEOUS FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
LIMIT OF DISTURBANCE		LOD LOD
SILT FENCE		SF SF
WETLANDS BOUNDARY LINE	WET WET	
WETLANDS		
WETLANDS BUFFER LINE	EX-10WLB	10WLB 10WLB
VEGETATION BUFFER LINE	EX-10VB	10VB 10VB
GENERAL BUFFER LINE	EX-10BZ	10BZ 10BZ
FORESTED BUFFER LINE	EX-10FB	10FB 10FB
LANDSCAPE BUFFER LINE	EX-10LB	10LB 10LB
SIDEWALK / SHARED USE PATH		

UTILITY FEATURES

FEATURE DESCRIPTION	EXISTING	PROPOSED
ELECTRIC - ABOVE GROUND	EX-OHE	OHE OHE
ELECTRIC - UNDERGROUND	EX-UGE	UGE UGE
ELECTRIC MANHOLE	E	
ELECTRIC METER	EM	
ELECTRIC TRANSFORMER		
GAS - UNDERGROUND	EX-G EX-G	2G 2G 2G
GAS MANHOLE	G	
GAS METER	GM	
GAS VALVE	GV	
LIGHT POLE		
RAILROAD TRACKS		
SANITARY MAIN	EX-SS EX-SS	8SS 8SS
SANITARY SEWER MANHOLE	Ⓢ	Ⓢ
SOIL BORING LOCATION		
TELEPHONE TEST POINT	T	
UTILITY POLE GUY WIRE ANCHOR		
UTILITY POLE		
WATER MAIN	EX-W EX-W	8W 8W
WATER - FIRE HYDRANT		
WATER VALVE		
WATER METER / LATERAL		W.M.
SANITARY SEWER CLEANOUT / LATERAL		

STATE OF MARYLAND
ROBERT J. DUMA
No. 38830
PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer in the laws of the State of Maryland, License No. 38830 Expiration Date: 12-29-26

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WATER & WASTEWATER INFRASTRUCTURE DESIGN FOR THE UMMS REGIONAL SHORE MEDICAL CENTER

EASTON UTILITIES
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS

Date: JUNE 2026
Scale: NOT TO SCALE
Dwn.By: NLC
Proj.No.: 3306A011

LEGEND & NOTES

Dwg.No.: **G-002**

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KEY MAP

SCALE: 1" = 1,500'

0' 1,500' 3,000' 4,500'

PLAN SET NOTE

SHEETS CS101-CS128 AND CW101-CW104 ARE PART OF A LARGER REGIONAL PROJECT AND HAVE NOT BEEN INCLUDED IN THIS PLAN SET. THESE TEMPORARY LINEAR DISTURBANCES FOR PIPELINE INSTALLATION FOLLOW MD-SHA RIGHT-OF-WAYS, TALBOT COUNTY RIGHT-OF-WAYS, AND PRIVATE UTILITY EASEMENTS.

STATE OF MARYLAND
ROBERT J. DUMAS
LIC. No. 38830
PROFESSIONAL ENGINEER

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WATER & WASTEWATER INFRASTRUCTURE DESIGN FOR THE UMMS REGIONAL SHORE MEDICAL CENTER EASTON UTILITIES
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS

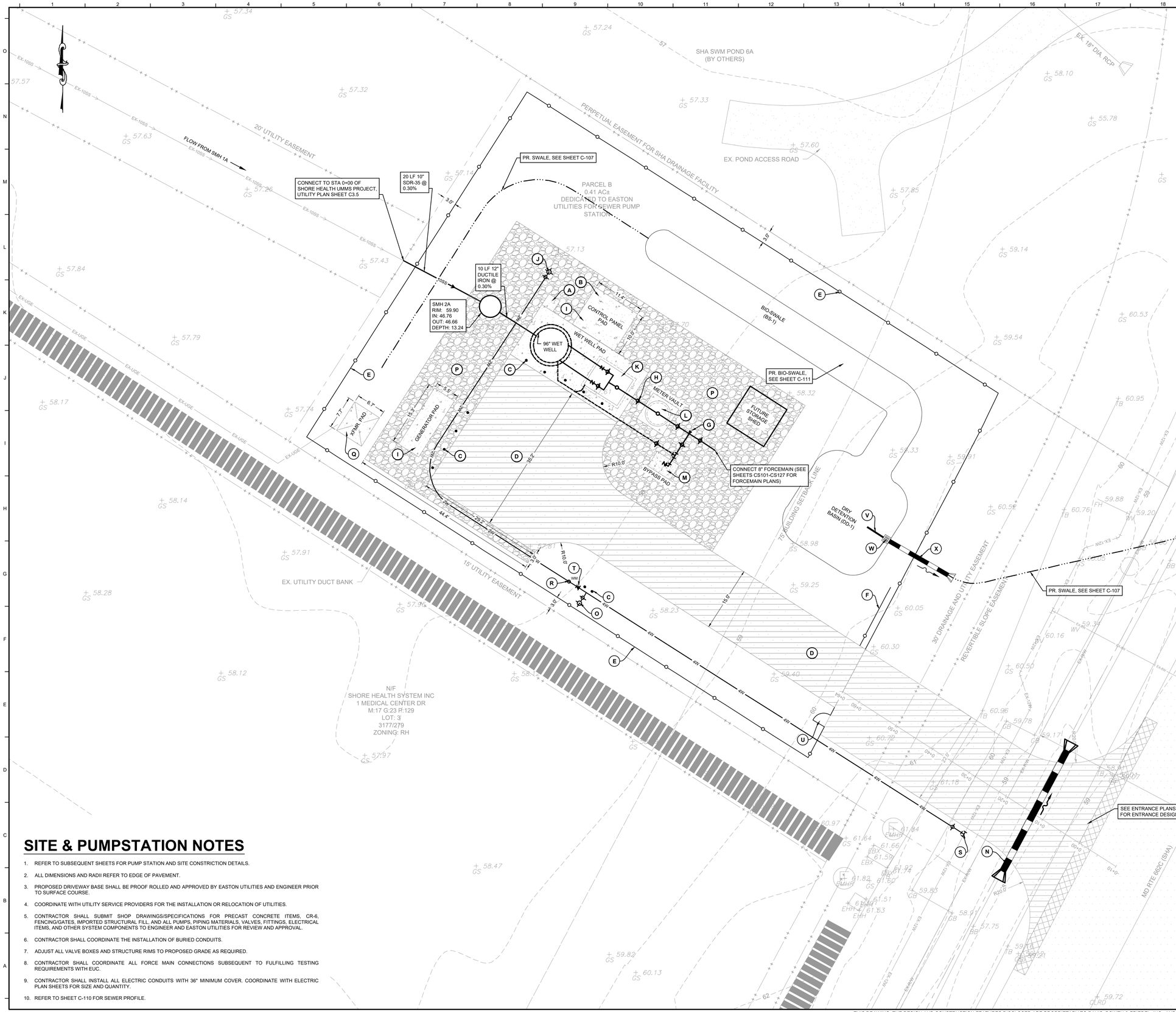
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Dwn.By: NLC
Proj.No.: 3306A011

KEY MAP

Dwg.No.: G-004

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SITE & UTILITY NOTES:

A. 3' X 3' CONCRETE PAD FOR MUFFIN MONSTER HYDRAULIC POWER RACK PER EQUIPMENT PAD DETAIL
B. COORDINATE INSTALLATION OF NEMA 4X PUMP CONTROL & ELECTRICAL CABINET PER ELECTRICAL PLANS
C. BOLLARD PER DETAIL, TYP.
D. ASPHALT PER SECTION DETAIL
E. 6' PERIMETER CHAIN LINK FENCE
F. 6' CANTILEVER SLIDING GATE
G. THRUST BLOCK PER DETAIL, 17' WIDE
H. GATE VALVES W/ VALVE BOXES
I. CONCRETE SLAB PER DETAILS. PROVIDE FULL DEPTH EXPANSION MATERIAL AT SLAB INTERFACE
J. FROST PROOF YARD HYDRANT PER DETAIL W/ ISOLATION VALVE
K. PRECAST VALVE VAULT PER DETAIL
L. PRECAST METER VAULT PER DETAIL
M. 6" EMERGENCY BYPASS PER DETAIL
N. 31 LF OF 14"x23" HERCP III, SEE ENTRANCE PLANS
O. 4" BARRELL HYDRANT W/ ISOLATION VALVE
P. GRAVEL AREA, SEE DETAIL
Q. TRANSFORMER PAD, SEE ELECTRICAL DETAILS AND COORDINATE SIZE WITH EQUIPMENT MANUFACTURER. CONTRACTOR TO LOCATE CONDUIT AND REROUTE AS NECESSARY TO ENTER TRANSFORMER PAD PER DETAIL. CONDUIT SHALL HAVE NO MORE THAN 4 90° BENDS IN ENTIRE RUN
R. 2" WATER METER (WM)
S. 4"X12" TAPPING TEE & VALVE
T. 2"X4" REDUCER
U. 3' SWINGING MANGATE
V. 4" ADS N-12
W. OUTFALL STRUCTURE W/ GRATE & TRASH RACK PER DETAIL
X. 12" ADS N-12

SITE & PUMPSTATION NOTES

1. REFER TO SUBSEQUENT SHEETS FOR PUMP STATION AND SITE CONSTRICTION DETAILS.
2. ALL DIMENSIONS AND RADII REFER TO EDGE OF PAVEMENT.
3. PROPOSED DRIVEWAY BASE SHALL BE PROOF ROLLED AND APPROVED BY EASTON UTILITIES AND ENGINEER PRIOR TO SURFACE COURSE.
4. COORDINATE WITH UTILITY SERVICE PROVIDERS FOR THE INSTALLATION OR RELOCATION OF UTILITIES.
5. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS/SPECIFICATIONS FOR PRECAST CONCRETE ITEMS, CR-6, FENCING/GATES, IMPORTED STRUCTURAL FILL, AND ALL PUMPS, PIPING MATERIALS, VALVES, FITTINGS, ELECTRICAL ITEMS, AND OTHER SYSTEM COMPONENTS TO ENGINEER AND EASTON UTILITIES FOR REVIEW AND APPROVAL.
6. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF BURIED CONDUITS.
7. ADJUST ALL VALVE BOXES AND STRUCTURE RIMS TO PROPOSED GRADE AS REQUIRED.
8. CONTRACTOR SHALL COORDINATE ALL FORCE MAIN CONNECTIONS SUBSEQUENT TO FULFILLING TESTING REQUIREMENTS WITH EUC.
9. CONTRACTOR SHALL INSTALL ALL ELECTRIC CONDUITS WITH 36" MINIMUM COVER. COORDINATE WITH ELECTRIC PLAN SHEETS FOR SIZE AND QUANTITY.
10. REFER TO SHEET C-110 FOR SEWER PROFILE.

STATE OF MARYLAND — ROBERT J. CULP — LIC. No. 38830 — PROFESSIONAL ENGINEER

Professional Certification. I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional ENGINEER in the laws of the State of Maryland, License No. 38830 Expiration Date: 12-29-26

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SALISBURY, MARYLAND 410.543.9091
MILFORD, DELAWARE 302.424.1441

WATER & WASTEWATER INFRASTRUCTURE DESIGN FOR THE UMMS REGIONAL SHORE MEDICAL CENTER EASTON UTILITIES TOWN OF EASTON, TALBOT COUNTY, MARYLAND

DATE	COMMENTS

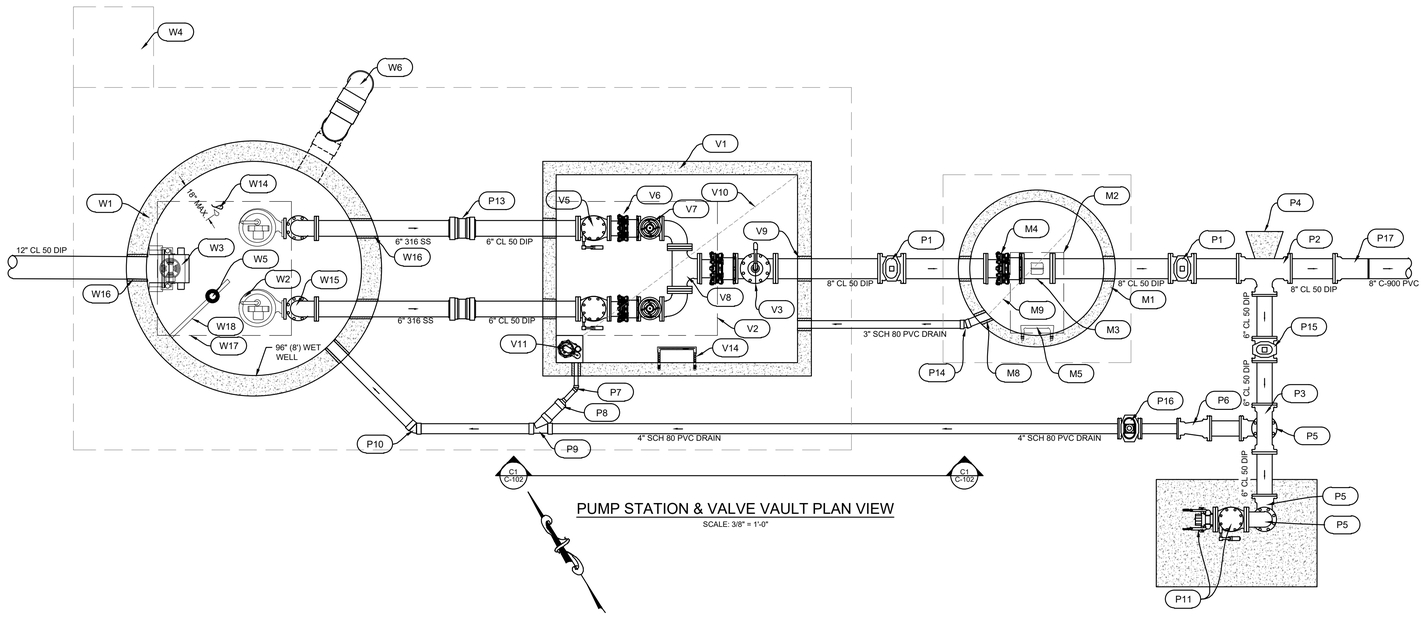
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Proj.No.: 3306A011

PUMP STATION SITE PLAN

Dwg.No.: C-101

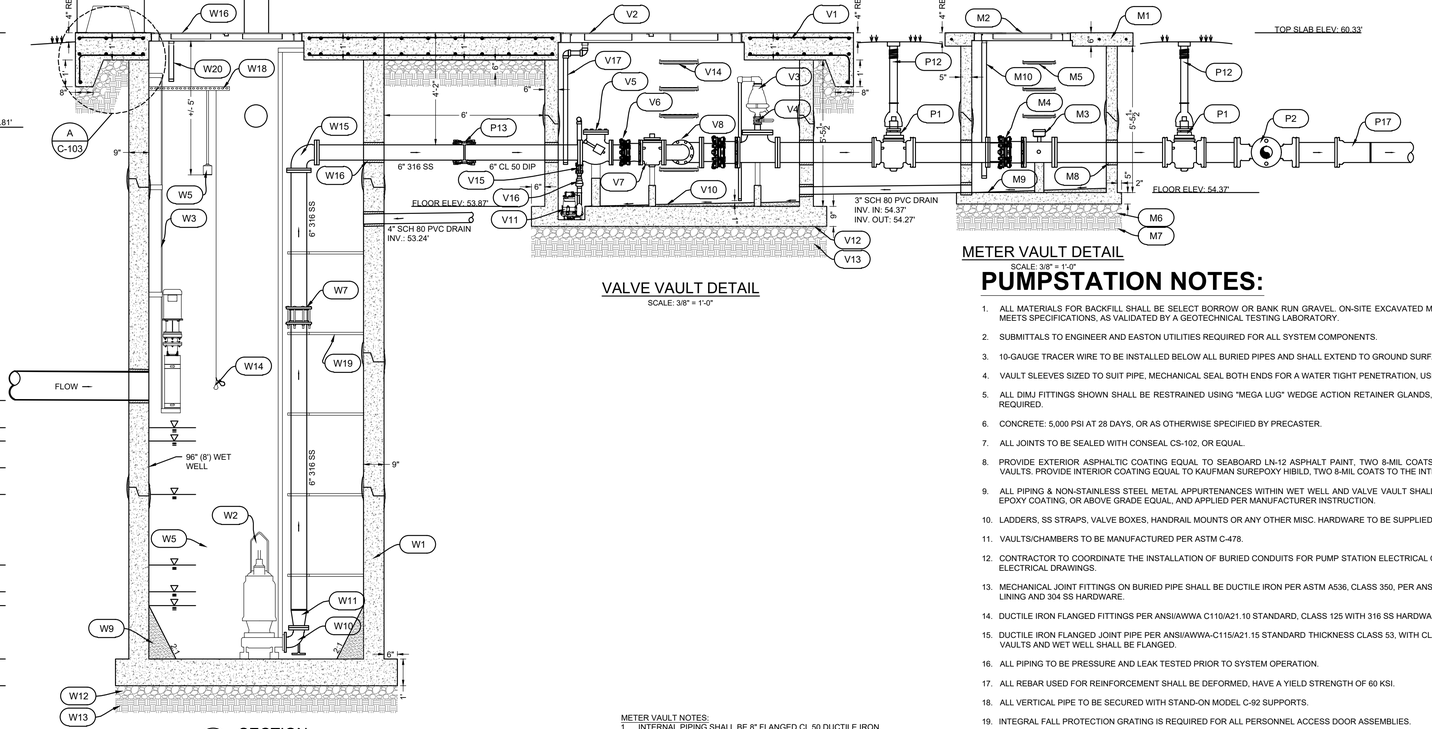
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PUMP STATION & VALVE VAULT PLAN VIEW

SCALE: 3/8" = 1'-0"



WET WELL SCHEDULE

W1	96" (8') DIAMETER PRE-CAST CONCRETE WET WELL
W2	EBARA GRINDER PUMPS (TYP. OF 2)
W3	MUFFIN MONSTER HYDRAULIC COMMINUTOR MODEL 30005-0012 W/ BYPASS SCREEN CHAMBER W/ FIELD CUT 316 SS SLIDING RAIL SYSTEM
W4	MUFFIN MONSTER HYDRAULIC POWER PACK PARKER 5HP TEFC 10 GAL W/SS FABRICATED CLAMSHELL ENCLOSURE, PROVIDE ACTIVE VENTILATION
W5	SIEMENS ECHOMAX XPS-10 TRANSDUCER #7ML1115-0EA30
W6	10" Ø SCH. 10 WELDED 304 SS GOOSENECK VENT W/ BIRD SCREEN & LINK SEAL GASKET
W7	DRESSER COUPLING, STYLE 38 STAINLESS STEEL (TYP. OF 2)
W8	STAND-ON CLAMPS, TYP.
W9	FIELD PLACED CHAMFER USING TYPE S NON-SHRINK GROUT
W10	4" FL 316 SS BASE ELBOW
W11	4" X 6" WELDED 316 SS REDUCER
W12	6" GRAVEL BEDDING
W13	UNDISTURBED EARTH
W14	EMERGENCY HIGH HIGH WATER FLOAT
W15	6" FL 316 SS 90° BEND, TYP.
W16	A-LOK GASKET, TYP. ALL PIPE OPENINGS
W17	60"x60" DOUBLE LEAF HALLIDAY W2S6060 ACCESS W/ PROTECTIVE GRATING
W18	UNISTRUT P1000T-1-5/8"X1-5/8"X36", 12 GAUGE, METAL FRAMING STRUT, SLOTTED, FIELD CUT
W19	STAND-ON CLAMPS, TYP.
W20	2" SCH. 40 PVC ACCESS HATCH DRAIN

VALVE VAULT SCHEDULE

V1	5,000 PSI PRECAST CONCRETE VALVE VAULT
V2	72"X60" DOUBLE LEAF HALLIDAY W2S7260 ACCESS W/ PROTECTIVE GRATING
V3	A.R.I. D-025 (HDPE), 2" NPT INLET, 1" NPT OUTLET; SECURE TO SIDE OF VALVE VAULT USING SS STAND-ON CLAMP; VENT TO 12" ABOVE FLOOR
V4	2" BRASS QUARTER TURN VALVE W/ 2" BRASS UNION
V5	WEIGHTED ARM, AIR CUSHIONED SWING CHECK VALVE; 6" APCO CVS6000A(AC) (TYP. OF 2)
V6	ROMAC DJ405 DISMANTLING JOINT (TYP. OF 3)
V7	6" DEZURIK PLUG VALVE W/ WRENCH HANDLE (TYP. OF 2)
V8	6"X6"X8" FL DI TEE
V9	A-LOK GASKET, TYP. ALL PIPE OPENINGS
V10	FIELD PLACED TYPE S NON-SHRINK GROUT SLOPED TO SUMP PIT
V11	1/2 HP SUBMERSIBLE SUMP PUMP, ZOELLER PUMP MODEL 95-0001
V12	6" GRAVEL BEDDING
V13	UNDISTURBED EARTH
V14	M.A. INDUSTRIES PS-3-PFC MANHOLE STEPS, TYP.
V15	1-1/2" ISOLATION VALVE
V16	1-1/2" CHECK VALVE
V17	2" SCH. 40 PVC ACCESS HATCH DRAIN

METER VAULT SCHEDULE

M1	5,000 PSI PRECAST CONCRETE METER VAULT
M2	24"X36" SINGLE LEAF HALLIDAY W1S2436 ACCESS W/ PROTECTIVE GRATING
M3	8" SIEMENS SITRANS FM MAG 5100 FLOW METER
M4	ROMAC DJ405 DISMANTLING JOINT
M5	PRECAST MAHOLE STEPS, TYP.
M6	6" GRAVEL BEDDING
M7	UNDISTURBED EARTH
M8	A-LOK GASKET, TYP. ALL PIPE OPENINGS
M9	FIELD PLACED TYPE S NON-SHRINK GROUT SLOPED TO DRAIN PIPE
M10	2" SCH. 40 PVC ACCESS HATCH DRAIN

YARD PIPING SCHEDULE

P1	8" MUELLER A-2361 RWGV 350WMJXMJ
P2	8"X8"X6" MJ DI TEE
P3	6"X6"X6" MJ DI TEE
P4	THRUST BLOCK PER DETAIL
P5	6" MJ DI 90° BEND
P6	4"X6" MJ DI REDUCER
P7	1-1/2" SCH 80 PVC 45° BEND
P8	1-1/2"X4" SCH 80 PVC REDUCER
P9	4" SCH 80 PVC WYE
P10	4" SCH 80 PVC 45° BEND
P11	6" GODWIN FEMALE CONNECTION & WEIGHTED ARM SWING CHECK VALVE; 6" DEZURIK APCO CVS6000A(AC), PER DETAIL
P12	THREE PIECE SCREW TYPE VALVE BOX
P13	6" XTRA FLEX RESTRAINED JOINT HIGH DEFLECTION FITTING (TYP. OF 2)
P14	3" SCH 80 PVC 22° BEND
P15	6" MUELLER A-2361 RWGV 350MJXMJ
P16	4" MUELLER A-2361 RWGV 350MJXMJ
P17	8" MJDIXPVC ADAPTER

PUMPSTATION NOTES:

1. ALL MATERIALS FOR BACKFILL SHALL BE SELECT BORROW OR BANK RUN GRAVEL, ON-SITE EXCAVATED MATERIAL MAY BE USED FOR BACKFILL IF IT MEETS SPECIFICATIONS, AS VALIDATED BY A GEOTECHNICAL TESTING LABORATORY.
2. SUBMITTALS TO ENGINEER AND EASTON UTILITIES REQUIRED FOR ALL SYSTEM COMPONENTS.
3. 10-GAUGE TRACER WIRE TO BE INSTALLED BELOW ALL BURIED PIPES AND SHALL EXTEND TO GROUND SURFACE AT STRUCTURES AND VALVE BOXES.
4. VAULT SLEEVES SIZED TO SUIT PIPE, MECHANICAL SEAL BOTH ENDS FOR A WATER TIGHT PENETRATION, USING LINK-SEAL, OR EQUAL.
5. ALL DIMJ FITTINGS SHOWN SHALL BE RESTRAINED USING "MEGA LUG" WEDGE ACTION RETAINER GLANDS, OR APPROVED EQUAL. 304 SS HARDWARE REQUIRED.
6. CONCRETE: 5,000 PSI AT 28 DAYS, OR AS OTHERWISE SPECIFIED BY PRECASTER.
7. ALL JOINTS TO BE SEALED WITH CONSEAL CS-102, OR EQUAL.
8. PROVIDE EXTERIOR ASPHALTIC COATING EQUAL TO SEABOARD LN-12 ASPHALT PAINT, TWO 8-MIL COATS ON WET WELL, FLOW METER AND VALVE VAULTS. PROVIDE INTERIOR COATING EQUAL TO KAUFMAN SUREPOXY HIBILD, TWO 8-MIL COATS TO THE INTERIOR OF WET WELL AND VALVE VAULT.
9. ALL PIPING & NON-STAINLESS STEEL METAL APPURTENANCES WITHIN WET WELL AND VALVE VAULT SHALL BE COATED WITH 2 COATS OF A TNEMEC EPOXY COATING, OR ABOVE GRADE EQUAL, AND APPLIED PER MANUFACTURER INSTRUCTION.
10. LADDERS, SS STRAPS, VALVE BOXES, HANDRAIL MOUNTS OR ANY OTHER MISC. HARDWARE TO BE SUPPLIED AND INSTALLED BY CONTRACTOR IN FIELD.
11. VAULTS/CHAMBERS TO BE MANUFACTURED PER ASTM C-478.
12. CONTRACTOR TO COORDINATE THE INSTALLATION OF BURIED CONDUITS FOR PUMP STATION ELECTRICAL CONTROL AND COMMUNICATION, REFER TO ELECTRICAL DRAWINGS.
13. MECHANICAL JOINT FITTINGS ON BURIED PIPE SHALL BE DUCTILE IRON PER ASTM A536, CLASS 350, PER ANSI/AWWA C153/A21.53 WITH DOUBLE CEMENT LINING AND 304 SS HARDWARE.
14. DUCTILE IRON FLANGED FITTINGS PER ANSI/AWWA C110/A21.10 STANDARD, CLASS 125 WITH 316 SS HARDWARE.
15. DUCTILE IRON FLANGED JOINT PIPE PER ANSI/AWWA-C115/A21.15 STANDARD THICKNESS CLASS 53, WITH CLASS 125 FITTINGS. PIPE AND FITTINGS WITH VAULTS AND WET WELL SHALL BE FLANGED.
16. ALL PIPING TO BE PRESSURE AND LEAK TESTED PRIOR TO SYSTEM OPERATION.
17. ALL REBAR USED FOR REINFORCEMENT SHALL BE DEFORMED, HAVE A YIELD STRENGTH OF 60 KSI.
18. ALL VERTICAL PIPE TO BE SECURED WITH STAND-ON MODEL C-92 SUPPORTS.
19. INTEGRAL FALL PROTECTION GRATING IS REQUIRED FOR ALL PERSONNEL ACCESS DOOR ASSEMBLIES.
20. VALVE AND METER VAULT PIPE SUPPORTS AND CONCRETE BASES TO BE FIELD FIT AND INSTALLED AS SHOWN.
21. 1/2 HP SUBMERSIBLE SUMP PUMP, ZOELLER PUMP MODEL 95-0001, OR EQUAL. PIPE TO BYPASS ASSEMBLY DRAIN USING 1-1/2" SCH 80 PVC, PROVIDE PVC UNION IN VAULT FOR PUMP REMOVAL.
22. ALL HARDWARE IN THE PUMP STATION SHALL BE STAINLESS STEEL.

METER VAULT NOTES:
1. INTERNAL PIPING SHALL BE 8" FLANGED CL 50 DUCTILE IRON.
2. TOP SLAB IS NON-TRAFFIC BEARING.
3. METER SHALL BE 8" SIEMENS MAG 5100W SENSOR WITH MAG5000 TRANSMITTER. REMOTE MOUNT TRANSMITTER AT PANEL. SEE ELECTRICAL SITE PLAN FOR PVC CONDUIT SIZE AND LOCATION, TO BE CAST INTO STRUCTURE.
4. METER VAULT FLOOR SHALL BE 6" HIGHER THAN VALVE VAULT FLOOR AND BE SLOPED TO 3" SCH 80 PVC DRAIN PIPE AS NOTED

0' 1' 2' 3' 4'
3/8"

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WATER & WASTEWATER INFRASTRUCTURE DESIGN FOR THE UMMS REGIONAL SHORE MEDICAL CENTER
EASTON UTILITIES
TOWN OF EASTON, TALBOT COUNTY, MARYLAND

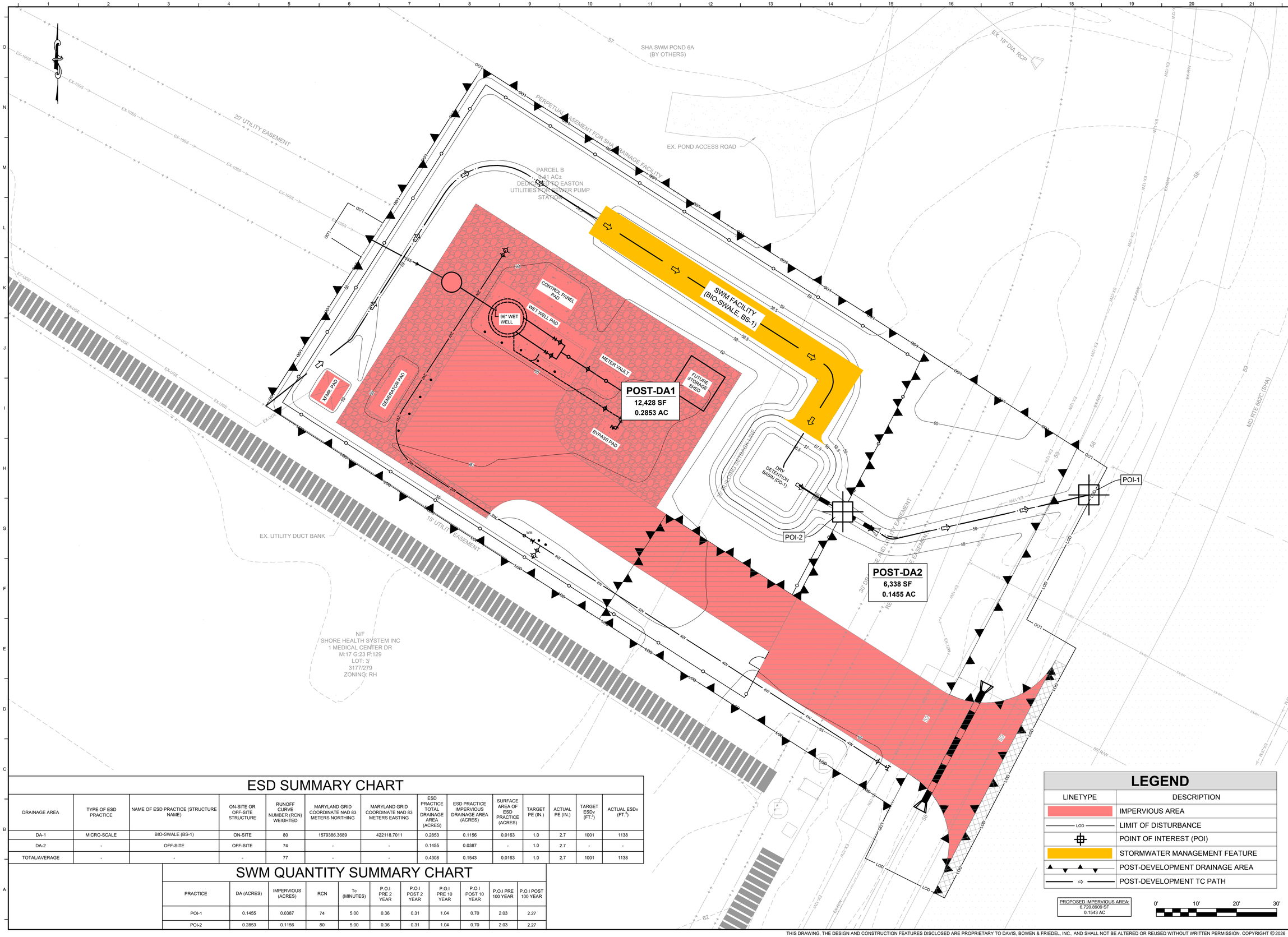
DATE	COMMENTS

Date: JUNE 2026
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Proj.No.: 3306A011

PUMP STATION PLAN & SECTION

Dwg.No.: C-102

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SHA SWM POND 6A
(BY OTHERS)
EX. 18"-DIA. RCP
EX. POND ACCESS ROAD
20' UTILITY EASEMENT
PERPETUAL EASEMENT FOR SHA DRAINAGE FACILITY
PARCEL B
4.11 AC±
DEDICATED TO EASTON
UTILITIES FOR BEINER PUMP
STATION
SWM FACILITY
(BIO-SWALE, BS-1)
CONTROL PANEL PAD
WET WELL PAD
96" WET WELL
METER VAULT
FUTURE STORAGE SHED
GENERATOR PAD
XFMR. PAD
BYPASS PAD
POST-DA1
12,428 SF
0.2853 AC
DRY DETENTION BASIN (DD-1)
POI-1
POI-2
POST-DA2
6,338 SF
0.1455 AC
15' UTILITY EASEMENT
EX. UTILITY DUCT BANK
EX. 10" DIA. WATER MAIN
EX. 8" DIA. SEWER MAIN
EX. 12" DIA. WATER MAIN
EX. 8" DIA. WATER MAIN
EX. 6" DIA. WATER MAIN
EX. 4" DIA. WATER MAIN
EX. 4" DIA. SEWER MAIN
EX. 2" DIA. WATER MAIN
EX. 1" DIA. WATER MAIN
EX. 1" DIA. SEWER MAIN
EX. 1" DIA. GAS MAIN
EX. 3" DIA. GAS MAIN
EX. 2" DIA. GAS MAIN
EX. 4" DIA. GAS MAIN
EX. 6" DIA. GAS MAIN
EX. 8" DIA. GAS MAIN
EX. 12" DIA. GAS MAIN
EX. 16" DIA. GAS MAIN
EX. 18" DIA. GAS MAIN
EX. 24" DIA. GAS MAIN
EX. 30" DIA. GAS MAIN
EX. 36" DIA. GAS MAIN
EX. 42" DIA. GAS MAIN
EX. 48" DIA. GAS MAIN
EX. 54" DIA. GAS MAIN
EX. 60" DIA. GAS MAIN
EX.

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

Easton Staff Development Review Worksheet

Date: June 24, 2026
Project: Water & Wastewater Infrastructure for the UMMS Regional Shore Medical Center
To: Robert Duma, Davis, Bowen & Friedel, Inc.
CC: Aaron Goller, Easton Utilities

The Easton Staff Development Review (ESDR) Committee meeting was held on June 24th at 11:00 am. Staff reviewed the proposed water & wastewater infrastructure. The site includes stormwater management features, natural gas powered generator, and electric transformer, on the property located at 1 Medical Center Drive, also known as Tax Map 0017, Parcel 129.

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.

Based on the ESDR sketch plan submission, the Staff did identify constraints which require action by the Board of Zoning Appeals.

The next Planning Commission meeting is scheduled for **Thursday, July 16, 2026 at 1:00 pm.** Submit all documentation to the Planning and Zoning Department no later than Monday, June 29th 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: **June 22, 2026**
TO: **Robert Duma –** Davis, Bowen & Friedel, Inc. (Agent)
Aaron Goller - % Easton Utilities (Owner)
Cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick VanEmburgh – Town Engineer

FROM: **Joseph A. Mayer -** Plan Reviewer, Planning & Zoning Department
SUBJECT: **Water & Wastewater Infrastructure for the UMMS Regional Shore Medical Center**

We reviewed the **June 5, 2026** Sketch Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan Review #1

1. Because no primary structure is currently being proposed for this location, a Supplemental Waiver Request Application for § Section 28-901.3 A.12 of the Town's Zoning Ordinance—which concerns *digital 3D renderings that accurately represent all building facades as well as those of every building within 200 feet in either direction on the same block*—is not necessary.

2. A Supplemental Waiver Request Application for parking is not necessary. The proposed driveway provides adequate parking spaces.

3. Provide a Supplemental Waiver Request Application for Landscaping & Buffering. Ensure any request specifically cites applicable Zoning Ordinance provisions, such as *§ Section 28-1014.6.F.1* regarding minimum tree planting requirements*; § Section 28-1014.7.E.2,a-c* pertaining to Bufferyard 'B'*; and § Section 28-1014.7.E.5,a-c* concerning Bufferyard 'E'. Please provide a detailed description for each request. There may be an opportunity to provide plantings between the proposed detention basin and existing 30' Drainage & Utility Easement and/or provide some type of screening on the fence. Please investigate.

4. Per *§ Section 28-1001.2 K* from the Town's Zoning Ordinance, *no part of any parking or maneuvering space shall be closer than ten (10) feet to any street line, sidewalk or property line for commercial or industrial uses, or three (3) feet for residential uses.*

Portions of the proposed driveway are nine (9’) from the property line. Revise the driveway to the required ten (10’) distance or obtain a Variance from the Board of Zoning Appeals.

5. Show the designated zoning district for each adjacent parcel.

6. Please note within the Site Data on sheet G-002 that Forest Conservation was previously satisfied under the Forest Conservation Easement Agreement Book 3156, Page 160.

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

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

DATE: **June 24, 2026**

TO: **Robert Duma– DBF**

Cc: **Rick Van Emburgh – Town Engineer**
Lynn Thomas – Town Planner
Aaron Goller – EUC

FROM: **Julie Carroll – DPW Engineering Division**

SUBJECT: **Hospital - Forcemain and Pump Station**
Sketch Site Plan and Review
Sketch Stormwater Management Review

Our office reviewed the Application for the Subject project received on **6/3/2026**.

The majority of the impacts proposed for these improvements happen outside the Town Boundary and along County owned and maintained roads. A copy of any approvals from Talbot County should be sent to our office.

The **Sketch Site Plan** is **Acceptable with the following Conditions:**

1. **All Sheets -** Include separate Approval Signature Blocks for the Town Engineer, Town Planner, and Easton Utilities Engineer.
2. **Sheet G-004** - Add the Town of Easton Town Boundary.

The **Sketch Stormwater Management Plan** is **Approved with the following Conditions:**

3. **Sheet C-106 - SEQUENCE OF CONSTRUCTION #1** - Add Town of Easton DPW Engineering Division (410-820-8822).
4. **Sheet C-106 - SEQUENCE OF CONSTRUCTION** - Add the Construction of the Bio-Swale.
5. **Sheet C-109 - SWM QUANTITY SUMMARY CHART** - Add the 100-Year Storm.
6. **Sheet C-111 - PROFILE A-A -** The proposed grade is lower than the existing ditch grade at Station 2+75.
7. **Sheet C-111 -** The SWM Landscape Plan must be signed and sealed by a licensed landscape architect prior to site plan approval.

Planning Commission Recommendation

Waiver Approval

(Re)Submission of all documents/plans shall be made via the online submission portal

TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

July 1, 2026

Dear Resident,

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

This letter is sent to inform you that Davis, Bowen & Friedel, Inc. (Applicant) has filed application 2026 - 1751 on behalf of Easton Utilities Commission to request a supplemental waiver request from Section 28-1014.6 F.1, the minimum overall tree planting requirement for Industrial/Business and Service Uses, the minimum bufferyard requirements for major roads for non-residentially zoned land uses in Section 28-1014.7.E.2.a-c, and Section 28-1014.7.E.5.a-c, the minimum bufferyard standards for more or intense surrounding zoning or land uses. The Applicant is seeking to install water and wastewater infrastructure for the UM Shore Regional Medical Center. The property is located at 1 Medical Center Drive, also known as Tax Map 0017, Grid 0023, Parcel 0129, Lot 3, and is situated in the RH - Regional Healthcare 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

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

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

DATE: JULY 7, 2026

SUBJECT: ACCESSORY DWELLING UNITS - ZONING CODE CHANGES REQUIRED

This memorandum is intended to bring the Commission's discussion concerning potential amendments of our Accessory Dwelling Unit (ADU) regulations to conclusion so that any proposed Zoning Code Amendments can be forwarded to the Town Council and leave them sufficient time to complete their legislative process and enact any such amendments by the October 1, 2026 deadline for local governments to do so.

I believe the Commission was onboard with most of the changes outlined in the Attachment when we met in June, but there was at least one issue still up in the air. That concerned the way in which we permit ADUs (i.e, either outright or via SE). The attachment proposes to make them outright permitted per our original understanding of State Law and the recommendation of the MD Board of Realtors. That, or any of the other proposed revisions, can easily be modified if the Commission as a whole decides to do so. We do, however, need to bring this to a conclusion at this meeting in order to best guarantee that we satisfy the legislatively mandated deadline to do so.

You will note that we have dropped consideration of the "Junior ADU" concept at this time. This is based on the determination that the recently enacted State Law seems to preclude the idea since the definition requires that ADUs be permitted up to 75% of the floor area of the Principal Structure. We are also proposing to amend the Supplemental Standards for ADUs to allow no more than one on a given lot,, per the recommendation of the Maryland Board of Realtors.

ATTACHMENT A

(1) Amend the Table of Permitted Uses to make ADUs permitted by right in every zoning district in which Single Family Detached homes are permitted by right 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) Amend our Supplemental Standard for what is presently listed as "Granny Flat/Accessory Dwelling Unit (ADU)" by striking the term Granny Flat, as follows:

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.

(3) Amend the definition of ADU to be consistent with the State Law. Our new definition would become:

Accessory Dwelling Unit (ADU) - A secondary dwelling unit that is:

- On the same lot, parcel, or tract as a primary single-family detached dwelling unit and
- Not greater than 75% of the size of and subordinate in use to the primary single-family detached dwelling unit.

(4) Further amend the Supplemental Standards for Accessory Dwelling Units to comply with the State Law or recommended Best Practices (as suggested by Maryland Board of realtors), as follows:

Section 28-1007 1 7:

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. Either the principal residence ~~associated with the application for~~ or the ~~an~~ ADU ~~granny flat~~ must be occupied by the owner of the property.

e. The ADU floor area should not be greater than 75% of the gross floor area of the primary dwelling unit.

f. No more than 2 bedrooms are permitted in an ADU.

g. An ADU should have a direct exterior access that is separate from the existing primary dwelling. The Town Planner shall have discretion to waive this requirement if the entrance does not go into or through the primary dwelling unit