



Planning Commission MEETING AGENDA

Thursday, August 20, 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 July 16, 2026 Meeting.

3. Old Business

4. New Business

- a. **Application Number:** 2026 - 1771
Applicant: Neighborhood Service Center, Inc.
Location: 25 E. Dover Street
Tax Map 0103, Grid 00EA, Parcel 1221
- Zoning District:** CB
Request: Request to allow the Temporary Use of a Retail Thrift Store at 25 E. Dover Street. The Applicant is seeking approval to operate a retail thrift store at 25 E. Dover Street from April 30, 2026 to December 31, 2026.
- b. **Ordinance No. 863** — A formal Planning Commission recommendation to the Town Council for the adoption of a temporary moratorium on the application for, approval of, construction of, expansion of, or processing of, or issuance of building permits for the operation of emerging technologies commonly known as "data processing" centers, "data mining" centers or "data centers" (collectively, "Data Centers") within the Town of Easton for a period of twelve (12) months pending consideration and adoption of revised Zoning Ordinance provisions as the Town Council may consider advisable to promote the public health, safety and welfare.
- c. **Ordinance No. 864** — A formal Planning Commission recommendation to the Town Council for the amendment to the Town of Easton Zoning Ordinance to create the Use Data Center, and to provide Supplemental Standards associated with the Use.

5. Staff Item

- a. Applicant:** Town of Easton
Location: West Glenwood Avenue
Request: Review of the Easton Multi-Use Path Phase 3 (Rails-to-Trails) for consistency with the goals and objectives of the Town of Easton Comprehensive Plan.

6. Discussion Item

- a.** Easton Comprehensive Master Transportation Plan: Larry Marcus (Forward Progress) will present the scope of work for the Easton Comprehensive Master Transportation Plan, detailing traffic assessments and strategies to align future development with a resilient transportation network.

7. Adjournment



**Town of Easton Planning Commission
Draft Decision Summary**

Thursday, July 16, 2026 at 1:00 p.m.

Town Hall Chamber 2

14 S. Harrison Street, Easton, Maryland

Archived video of the meeting is available at:

[Town of Easton Agendas and Minutes](https://www.eastonmd.gov/Agendas/Agendas%20and%20Minutes)
[\(eastonmd.gov\)](https://www.eastonmd.gov/)

Attendance:

Commission Members:

Philip Toussaint, Chairperson
Michael Ports, Vice Chairperson
Tom Klein
William Ryall

Absent:

Commission Members:

Victoria McAndrews
Laurie Forster, Alternate

Staff:

Miguel Salinas, Planning and Zoning Director
Lynn B. Thomas AICP, Town Planner
Joseph Mayer, Plan Reviewer
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq., Town Attorney
Rick Van Emburgh P.E., Town Engineer
Samantha Smith, Planning Technician
Quinton Haddaway, Planning Intern

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

2. Decision Summary Review —

a. June 18, 2026 - The Commission requested the following addition to the draft decision summary:

i. Page 10: additional information regarding the Mobile Food Use location and duration requirements.

Chairperson Toussaint moved to approve the June 18, 2026 Decision Summary with amendments. Vice Chairperson Ports seconded the motion.

Vote 4 - 0 - 0 - 1

FOR: 4 - Toussaint, Ports, Klein, McAndrews, Ryall

AGAINST: 0

ABSTAIN: 0

ABSENT: 1 - McAndrews

3. Old Business — None

4. New Business

a. File No.: 2026 - 1750

Applicant: Lane Engineering LLC
on behalf of Talbot County Humane Society, Inc.

Location: 7894 & 7906 Ocean Gateway, Easton, MD 21601
Tax Map 0105, Grid 00EA, Parcels 1665 & 2987, Lots 1&2

Zoning: CG

Request: The Applicant is seeking 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 parking, stormwater management facilities, and landscaping. Parcels 1165 and 2987 will be consolidated to accommodate the proposed construction.

Background: On January 26, 1999, the Board of Zoning Appeals granted a Special Exception for a Commercial Kennel at 7894 Ocean Gateway, and a Variance from the 200 foot minimum setback from all property lines for buildings or runs associated with a kennel. This approval was subject to the condition that screening is provided from the view of adjacent parcels.

This project is anticipated to appear on the August 18, 2026 Board of Zoning Appeals agenda for a Special Exception pursuant to Section 28-201, use (2) 202 in Table 2.1 of the Zoning Ordinance to be utilized as an Animal Hospital or Veterinary Clinic* in the CG - Commercial General zoning district.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Lynn B. Thomas AICP, Town Planner

Applicant Presentation:

Brett Ewing, Lane Engineering LLC

Public Comment — None

Public Comment Written — None

Vice Chairperson Ports moved to approve the sketch site plan as submitted, and for a positive recommendation to the Board of Zoning Appeals for a Special Exception pursuant to Section 28-201, use (2) 202 in Table 2.1 of the Zoning Ordinance to be utilized as an Animal Hospital or Veterinary Clinic* in the CG - Commercial General zoning district. Chairperson Toussaint seconded the motion.

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

b. File No.: 2026 - 1732

Applicant: Davis, Bowen, & Friedel, Inc.
on behalf of Talbot County Roads Department

Location: 605 Port Street, Easton, MD 21601
Tax Map 0034, Grid 0009, Parcel 0034

Zoning: GI

Request: The Applicant is seeking 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.b.

Staff Presentation:

Joseph Mayer, Plan Reviewer
Miguel Salinas, Planning and Zoning Director
Sharon Van Emburgh, Esq., Town Attorney
Rick Van Emburgh P.E., Town Engineer

Applicant Presentation:

Bill Stagg on behalf of Talbot County Roads Department
Robert J. Duma P.E., Davis, Bowen, & Friedel, Inc.
Brian Moore, Talbot County Roads Department

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 condition:

- 1. The Applicant shall collaborate with the Town to establish the location of a designated access area or easement for a future sidewalk or multi-use pathway.**

Commissioner Ryall seconded the motion.

Vote 4 - 0 - 0 - 1

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

c. File No.: 2026 - 1751

Applicant: Davis Bowen & Friedel, Inc.
on behalf of Easton Utilities Commission

Location: 1 Medical Center Drive, Easton, MD 21601
Tax Map 0023, Grid 0129, Lot 3

Zoning: RH

Request: The Applicant is requesting 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.

Staff Presentation:

Joseph Mayer, Plan Reviewer

Miguel Salinas, Planning and Zoning Director

Applicant Presentation:

Robert J. Duma P.E., Davis, Bowen, & Friedel, Inc.

Aaron Goller, Easton Utilities Commission

Public Comment — None

Public Comment Written — None

Chairperson Toussaint moved to approve the supplemental waiver requests subject to the following condition:

- 1. The Applicant shall submit a comprehensive landscape plan for bufferyard 'B' detailing shrub plantings to mitigate the visibility of the chain link fence from the roadway, subject to staff review and approval.**

Commissioner Klein seconded the motion.

Vote 4 - 0 - 0 - 1

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

- d. **Recommendation to the Town Council for a Proposed Text Amendment for Accessory Dwelling Units (ADUs)** — In the 2025 Legislative Session, the State of Maryland enacted House Bill No. 1446 (HB1446), which imposes new requirements on local governments on the regulation of Accessory Dwelling Units (ADUs). Effective October 1, 2026, HB1446 mandates the creation of ADU laws, and prohibits local governments from imposing unreasonable restrictions on ADU development.

Continuing their review from the June 18, 2026 meeting, the Commission reviewed a revised draft of the proposed zoning text amendment. The ADU definition was revised to mirror the definition established by the State. The term “Granny Flat” was stricken from the language of the current Supplemental Standards, and three (3) new Supplemental Standards were added 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. Additionally, the previously proposed concept of a “Junior ADU” was stricken from the draft, as the language of the State legislation limits an ADU's floor area to a maximum of 75% of the principal structure.

The Commission revisited a possible framework for permitting ADUs per the requirements of the State law, and the recommendation of the Maryland Association of Realtors. The Commission was generally in favor of an amendment to the Table of Permissible Uses (Table 2.1) to outright permit ADUs (subject to Supplemental Standards) in the A-1, R-7A, R-10A, R-10M, and CB zoning districts, and to be outright prohibited in all remaining zoning districts.

Staff Presentation:

Lynn B. Thomas AICP, Town Planner
Miguel Salinas, Planning and Zoning Director
Nicholas Johnson AICP, Planner
Sharon Van Emburgh, Esq., Town Attorney

Public Comment — None

Public Comment Written — None

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

Vote	3 - 1 - 0 - 1
FOR:	3 - Toussaint, Ports, Ryall
AGAINST:	1 - Klein
ABSTAIN:	0
ABSENT:	1 - McAndrews

239 **5. Discussion Items** — None

240

241

242 **6. Adjournment** — Chairperson Toussaint moved to adjourn. Commissioner Klein
243 seconded the motion. The meeting was adjourned at 2:44 p.m.



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

Date of Hearing: August 20, 2026

4a

**PLANNING COMMISSION
PUBLIC HEARING
STAFF REPORT**

SUBJECT: 25 East Dover Street - Application for a temporary use permit allowing a non-profit organization to run a retail thrift shop in the Central Business Zoning District.

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: Neighborhood Service Center, Inc.% R.Andrew Hollis

DOCUMENT CREATED ON: July 27, 2026

PURPOSE: The applicant, a non-profit organization, is requesting temporary use authorization to operate a retail thrift store within the Central Business (CB) Zoning District. The purpose of this request is to allow the sale of donated furniture and household items for a temporary duration spanning from April 30, 2026, through December 31, 2026.

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

APPLICATION INFORMATION:	
APPLICANT: Neighborhood Service Center, Inc. % R. Andrew Hollis Dover Soul, LLC % Richard Marks (Owner)	REPRESENTATIVE: Neighborhood Service Center, Inc. % R. Andrew Hollis
PARCELS/ACREAGE:	
Parcel Information	Acreage
Map 103, Grid 00EA, Parcel 1221	0.112
ACCEPTANCE DATE: July 15, 2026	
LOCATION: 25 East Dover Street	
EXISTING ZONING CB, PUD Infill	EXISTING LAND USE: Retail Thrift Store
HISTORIC DISTRICT: Applicable	FUTURE LAND USE MAP: Commercial

CONTEXT:

Location/Site Access – The subject property is located on the north side of East Dover Street.

Existing Conditions – The subject property is currently a retail thrift store operated by a non-profit organization.

Surrounding Properties

- 18, 23, 29, & 30 East Dover Street – CB
- 8 North Washington Street - CB
- 9 & 13 North Harrison Street - CB



Figure 1: Vicinity Map

PROPOSAL: The applicant, Neighborhood Service Center, Inc., is a non-profit organization requesting a temporary use authorization to operate a retail thrift store within the CB Zoning District. The purpose of this request is to allow the sale of donated furniture and household items for a temporary duration spanning from April 30, 2026, through December 31, 2026. The applicant will be relocating the organization to another location prior to the temporary use deadline.

BACKGROUND: The applicant submitted a Zoning Certificate on July 15, 2026 for a Temporary Use Application to operate a retail thrift store within the CB Zoning District as a non-profit organization. The Town Zoning Ordinance §28-114 defines a *retail thrift or outlet store operated by a non-profit organization* as selling donated new or used goods to the public at reduced prices, aiming to produce revenue that supports the non-profit organization's activities. Since this specific use is prohibited in the CB Zoning District, the applicant must obtain temporary use authorization from the Commission.

ZONING ANALYSIS:

28-1306 TEMPORARY USE PERMITS

Temporary use permits may be approved by the Town Planner for specific uses identified in Article II of this Ordinance. Uses not listed as permissible on a temporary basis may be reviewed and permitted by the Planning and Zoning Commission. Application for the permit must be made at least ten (10) days prior to the event. Applicants shall furnish all information required by the Planner in order to make determination on the application.

Analysis- Per the Section of the Zoning Code cited above, the Commission is charged with reviewing and approving the duration of a temporary use for a retail thrift store selling donated furniture and household goods operating between April 30, 2026 through December 31, 2026. Any alteration to the request, such as the extension of the planned operation would require the applicant to return to the Commission for approval.

POLICY ANALYSIS:

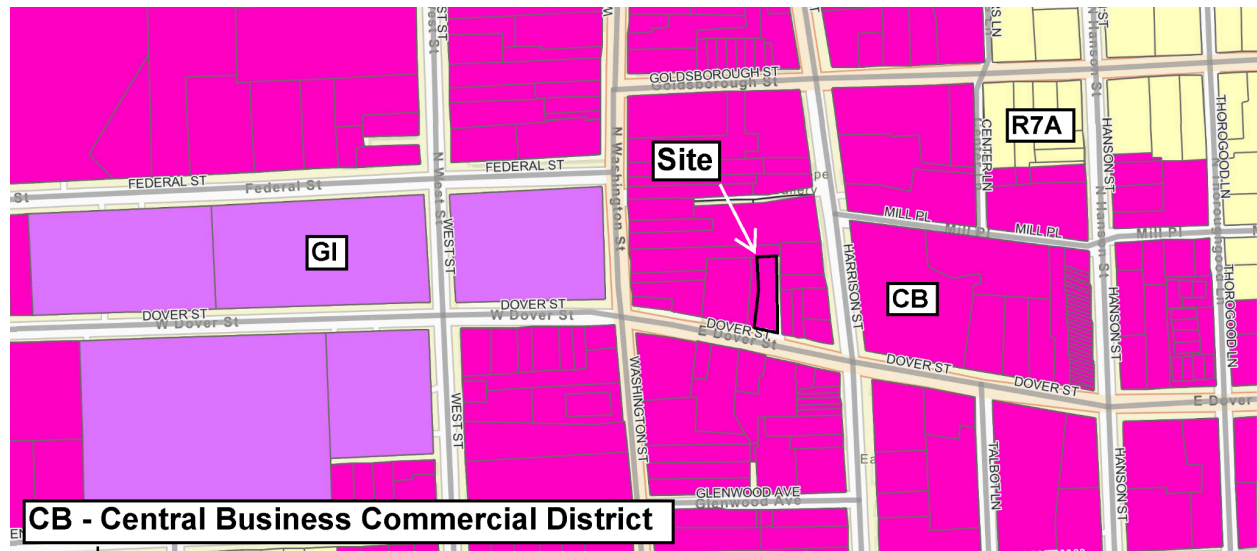


Figure 2: Zoning Map

RECOMMENDED CONDITION:

Staff has no recommended conditions.

DRAFT MOTIONS:

1. I move that the Planning Commission approve the request as submitted.

OR

2. I move that the Planning Commission table the application to the September 17th Commission meeting for further discussion.

OR

3. I move an alternate motion.

ATTACHMENTS:

1. 2026.07.15 ZC Temporary Use Application 2026-1771, paper copy & PDF



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

RECEIVED
JUL 15 2026
TOWN OF EASTON

Zoning Certificate

Application Type	
Zoning Verification Letter ☐	Temporary Use - Special Events ☒
Temporary Banner(s) ☐	Liquor License ☐

Property Owner	
Name	DOVER SOUL, LLC.
Mailing Address	205 GOLDSBOROUGH STREET, EASTON, MD. 21601
Telephone No.	[REDACTED] Email [REDACTED]

Property Information	
Address	25 E. DOVER STREET, EASTON, MD. 21601
Tax Map	0103 Grid 00EA Parcel 1221 Lot -
Deed Reference:	Liber 03223 Folio 00464
Plat Reference:	Liber 2 Folio 52
Existing Use	RETAIL THRIFT STORE
Zoning District	CB
Proposed Use	RETAIL THRIFT STORE
Planned Redevelopment	Y ☐ N ☐
Historic District	Y ☒ N ☐

Contractor (If Any)	
Name	N/A
License No.	
Expiration Date	
Mailing Address	
Telephone No.	
Email	
Type of Business	

Applicant or Agent	
Name	NEIGHBORHOOD SERVICE CENTER, INC.
Mailing Address	126 PORT STREET, EASTON, MD. 21601
Telephone No.	[REDACTED] Email [REDACTED]

Details of Request: Intended Use, Date(s), Event(s)

RETAIL THRIFT STORE SELLING DONATED FURNITURE AND HOUSEHOLD GOODS.
PLANNED OPERATION APRIL 30, 2026 -> DECEMBER 31, 2026

Liquor Class Requested	
Structure Start Date	
Event Start Date	
Previous Approvals PC / BOZA	Y ☐ N ☐

Please Attach Approvals

Any modifications during review shall warrant an updated application.

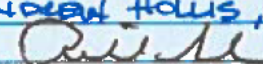
I do hereby solemnly declare and affirm that the information provided by this application and the documents attached hereto accurately represent the conditions of the request and that submission of an incomplete application will be returned for correction prior to processing.

Signature of Applicant or Agent

Date

Printed Name of Applicant or Agent

Signature of Property Owner

	NEIGHBORHOOD SERVICE CENTERS, INC.
14 July 26	
R. ANDREW HOLLIS, EX. DIRECTOR	
	Richard Marks

For Office Use Only

ZV 26 - 27

Application Date	07/15/2026	Application No.	2026-1771
Approval Date		Fee Amount Paid	\$50.00
		Date Fee Paid	07/15/2026

Revised 2-19-2019



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

August 5, 2026

Dear Resident,

The Easton Planning Commission (Commission) will hold a public meeting on **Thursday, August 20, 2026 at 1:00 p.m.** in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that Application 2026 - 1771 has been filed on behalf of Neighborhood Service Center, Inc. (Applicant) to request approval for the temporary use of a Retail Thrift Store Operated by a Non-Profit Organization at 25 E. Dover Street. The Applicant is requesting approval to temporarily operate a retail thrift store to sell donated furniture and household items at 25 E. Dover Street from April 30, 2026, to December 31, 2026. The property is located at 25 E. Dover Street, also known as Tax Map 0103, Grid 00EA, Parcel 1221, and is situated in the CB – Central Business District. The property is owned by Dover Soul LLC.

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
August 5, 2026**

ORDINANCE NO. 863

AN ORDINANCE OF THE TOWN OF EASTON ADOPTING A TEMPORARY MORATORIUM ON THE APPLICATION FOR, APPROVAL OF, CONSTRUCTION OF, EXPANSION OF, PROCESSING OF, OR ISSUANCE OF BUILDING PERMITS FOR THE OPERATION OF A DATA CENTER WITHIN THE TOWN OF EASTON FOR A PERIOD OF TWELVE (12) MONTHS PENDING CONSIDERATION AND ADOPTION OF REVISED ZONING ORDINANCE PROVISIONS AND SUCH OTHER LEGISLATION AS THE TOWN COUNCIL MAY CONSIDER ADVISABLE TO PROMOTE THE PUBLIC HEALTH, SAFETY AND WELFARE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Local Government Article §5-202 to enact such ordinances as it deems necessary in order to assure the good government of the municipality, and to protect the health, comfort and convenience of the citizens of the municipality; and

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Local Government Article §5-213 to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code (the “Zoning Ordinance”); and

WHEREAS, the Town of Easton is authorized by *Maryland Annotated Code*, Land Use Article §4-102 to develop and adopt zoning restrictions to promote the health, safety, morals or general welfare of the community, including the location and use of buildings, signs, structures and land; and

WHEREAS, the Town requires time to ensure that the appropriate study and desired public input can be obtained on the potential impacts of emerging technologies commonly

known as “data processing” centers, “data mining” centers or “data centers” (collectively, “Data Centers”), including, but not limited to: existing and future local energy demands; negative impacts to the surrounding environment, including wetlands, streams, rivers, flood plains, or environmentally sensitive areas; negative impacts to public health and peaceful enjoyment of Town residents; negative impacts to parks and recreational facilities; the visual impact on surrounding properties; and appropriate measures to mitigate such impacts before establishing effective and enduring textual amendments to the Zoning Ordinance and other legislation related to Data Centers; and

WHEREAS, pursuant to Senate Bill 116, the potential environmental, energy, and economic impacts of Data Center development in the State of Maryland are also under review by the State through an ongoing multiagency assessment as enacted by the General Assembly of Maryland, with a final report due on or before September 1, 2026; and

WHEREAS, the Town’s Code currently does not contain regulations regarding Data Centers; and

WHEREAS, the acceptance and processing of applications and/or site plans and/or issuance of other zoning approvals or business licenses for Data Centers, before appropriate study of the matter, obtaining desired public input, and consideration and approval of meaningful and effective Town ordinances and regulations governing the matter, would frustrate the Town’s ability to protect the health, safety, and welfare of the residents and visitors to the Town and be adverse to the orderly business development of the Town; and

WHEREAS, the Town Council has determined that a temporary moratorium, for a term of twelve (12) months, is necessary and in the interest of the present and future residents of the Town whose health, safety and well-being may be prejudiced by the unregulated operation of Data Centers within the Town; and

WHEREAS, the Town Council has determined that a temporary moratorium for a term of twelve (12) month is a reasonable length of time to study, receive input and adopt any revisions to the Zoning Ordinance and other legislation necessary; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its _____ meeting and has recommended that the Town Council approve this Ordinance.

NOW, THEREFORE, the Town of Easton hereby ordains that:

Section 1. For the purposes of this ordinance, the term “Data Center” shall mean “a facility used primarily for the storage, management, processing, mining and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.”

Section 2. A moratorium on the application for, consideration of, approval of, construction of, expansion of, processing of, or issuance of permits for Data Centers, is hereby imposed for a period of twelve (12) months.

Section 3. During the moratorium, the Town (including the Town Planner’s office, the Building Department, the Planning and Zoning Commission, the Board of Appeals, the Town staff, and the Town Council) shall not process, consider, review, or approve any

application, permit, license, or other approval under the Town Zoning Ordinance for Data Centers.

Section 4. The moratorium shall apply to applications currently pending before the Town, as well as, applications filed after the effective date of this Ordinance.

Section 5. This moratorium is adopted to allow sufficient time for the Town to accomplish the following:

- a. Receive public input;
- b. Consider any revisions to the Zoning Ordinance;
- c. Consider what, if any, other legislation is appropriate to regulate Data Centers;
- d. Obtain expert advice and assistance as necessary;
- e. Obtain such other studies and reports as necessary to identify and address the impact of Data Centers; and
- f. Consider all such other matters as the Town Council, Planning and Zoning Commission, and Town staff deem appropriate.

Section 6. The Town Council shall have and reserves the right to extend or modify this moratorium on Data Centers for such additional period or periods and on such terms and conditions as it deems necessary for the health, safety and welfare of the citizens of the Town of Easton.

Section 7. If any section, subsection, sentence, clause or phrase of this Ordinance is, for any reason, held to be unconstitutional, such decision shall not affect the validity of the

remaining portions of this Ordinance, which can be given effect without the invalid section, subsection, sentence, clause or phrase, and to that end, all provisions of this Ordinance are hereby declared to be severable.

Section 8. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry	-
Rankin	-
Montgomery	-
Davis	-
Abbatiello	-

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____
Megan J. M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.

ORDINANCE NO. 864

AN ORDINANCE OF THE TOWN OF EASTON AMENDING THE TOWN OF
EASTON ZONING ORDINANCE TO CREATE THE USE DATA CENTER
AND TO PROVIDE SUPPLEMENTAL STANDARDS ASSOCIATED WITH
THE USE

INTRODUCED BY _____

WHEREAS, the Town of Easton is authorized by Maryland Land Use Article §4.01 *et seq.* to enact and administer a zoning ordinance, which ordinance is Chapter 28 of the Easton Town Code; and

WHEREAS, the Town of Easton is authorized by Maryland Land Use Article §§4.04 and 4.05 to amend, supplement, modify or repeal sections of the zoning ordinance; and

WHEREAS, the Town Council recognizes the potential significant planning, zoning, property and secondary effects surrounding or arising from the location and operation of Data Centers; and

WHEREAS, the Town's current Zoning Ordinance makes no specific or particular provisions for Data Centers and does not provide for it as a specific use; and

WHEREAS, the Town is considering adopting Ordinance 863, which would place a moratorium on Data Centers; and

WHEREAS, the purpose of the moratorium is to prohibit Data Centers to ensure that the Town has sufficient time to conduct the appropriate study and receive desired public input before establishing effective and enduring textual amendments to the Comprehensive Plan, Zoning Ordinance and/or other regulations of the Town, as may be necessary; and

WHEREAS, in order to ensure that Data Centers do not circumvent the purpose for the moratorium by locating as a permitted use in the Town, the Town Council wishes to amend the

Zoning Ordinance to preclude such a possibility during the moratorium period; and

WHEREAS, the Easton Planning and Zoning Commission considered the matter at its _____ meeting and has recommended that the Town Council approve this Ordinance.

NOW, THEREFORE, the Town of Easton hereby ordains that the sections of the Town of Easton Zoning Code (Chapter 28 of the Town Code) set forth below be amended as hereinafter provided (Language to be deleted from the existing Ordinance is indicated in ~~striketrough~~ format and language to be added is indicated by **highlighted** text):

Section 1: Article I, Section 28-114, definitions, is hereby amended by adding the following new definition of the use “Data Center:”

Data Center - a facility used primarily for the storage, management, processing, mining and transmission of digital data, which houses computer or network equipment, systems, servers, appliances, and other associated components related to digital data storage and operations.”

Section 2: Article II, Section 201, Table 2.1 is hereby amended to add the use Data Center, as follows:

Miscellaneous/ Combination/ Hybrid Uses

Uses	A-1	R-7A	R-10A	R-10M	CB	CG	CL	BC	I	G/I	NOTES
Agriculture*	P	P	P	P	--	--	P	P	P	P	
Buildings in excess of height or size limitations	--	--	--	--	--	--	SE	--	--	SE	
Cannabis Related Uses											

Cannabis Dispensary*	--	--	--	--	SE	SE	--	--	--	--	
Cannabis Growing Facility*	--	--	--	--	--	--	--	SE	SE	--	
Cannabis on-site consumption establishment*	--	--	--	--	--	--	--	--	--	--	
Cannabis Processing Facility*	--	--	--	--	--	--	--	SE	SE	--	
Data Center*	--	--	--	--	--	--	--	--	--	--	
Donation Bins*	--	--	--	--	SE	SE	SE	SE	SE	--	
Donation Center*	--	--	--	--	SE	SE	SE	SE	SE	--	

Section 3. Article X, Subsection 1007.A is amended to add the following new Supplemental Standard (the existing sections shall be renumbered accordingly) as follows:

(3) Data Center

a. The Easton Town Council enacted a moratorium on Data Centers on _____, 2026 pursuant to Ordinance Number 863 for the purpose of establishing appropriate rules and regulations regarding this use. This moratorium is expected to expire on _____ unless extended by the Council.

b. During the life of this moratorium including any extension thereto, no applications for Data Centers shall be accepted or processed by the Town of Easton.

Section 4. In accordance with Article II Section 9 of the Easton Town Charter, this ordinance shall become effective twenty (20) calendar days after approval by the Mayor or passage of this ordinance by the Council over the Mayor's veto.

Curry -
Rankin -
Montgomery -
Davis -
Abbatiello -

I hereby certify that the above Ordinance was passed by a yea and nay vote of the Council this _____ day of _____, 2026.

Don Abbatiello, Town Council President

Delivered to the Mayor by me this _____ day of _____, 2026.

Kathy M. Ruf, Town Clerk

APPROVED:

Date: _____

Megan J.M. Cook, Mayor

EFFECTIVE DATE: _____, 2026.

GENERAL NOTES

1. TOPOGRAPHIC DATA WAS OBTAINED BY FINK, WHITTEN AND ASSOCIATES, LLC IN NOVEMBER 2021. NO PROPERTY CORNERS WERE LOCATED.
2. HORIZONTAL DATUM: NAD 83.
3. PROPERTY, EASEMENT, AND BUILDING RESTRICTION LINES SHOWN WERE TAKEN FROM CAD FILES PROVIDED BY THE TOWN OF EASTON. PROPERTY LINES SHOWN ARE APPROXIMATE ONLY AND ARE NOT TO BE CONSTRUED AS A PROPERTY LINE SURVEY.
4. THE SEWER MANHOLE, LATERAL AND UNDERGROUND UTILITIES SHOWN FOR THE EAST HALF OF THE SITE WERE TRACED FROM A G.I.S. MAP PROVIDED BY EASTON UTILITIES. THE LOCATION OF THESE UTILITIES IS APPROXIMATE ONLY AND THE DEPTHS ARE UNKNOWN.
5. BEFORE ANY EXCAVATION IS PERFORMED, CONTRACTOR SHALL CALL "MISS UTILITY" (1-800-441-8355) AND EASTON UTILITIES (302-645-6228) 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
6. KEEP EXISTING UTILITIES IN SERVICE TO THE EXTENT POSSIBLE. COORDINATE ISOLATION OF EXISTING WATER MAIN AND SEWER WITH EASTON UTILITIES AND NOTIFY AFFECTED BUSINESSES AND RESIDENTS AT LEAST 48 HOURS IN ADVANCE.
7. THE FAILURE TO SHOW ON THE CONTRACT DOCUMENTS ANY EXISTING UTILITIES SHALL NOT RELIEVE THE CONTRACTOR OF HIS OR HER RESPONSIBILITIES OF DETERMINING THE LOCATION OF THESE UTILITIES. INTERRUPTION OF SERVICE SHALL BE REPAIRED BY THE CONTRACTOR ACCORDING TO EASTON UTILITIES SPECIFICATIONS. EASTON UTILITIES SHALL BE NOTIFIED OF ANY DAMAGE TO ANY UTILITIES.

PROJECT NOTES

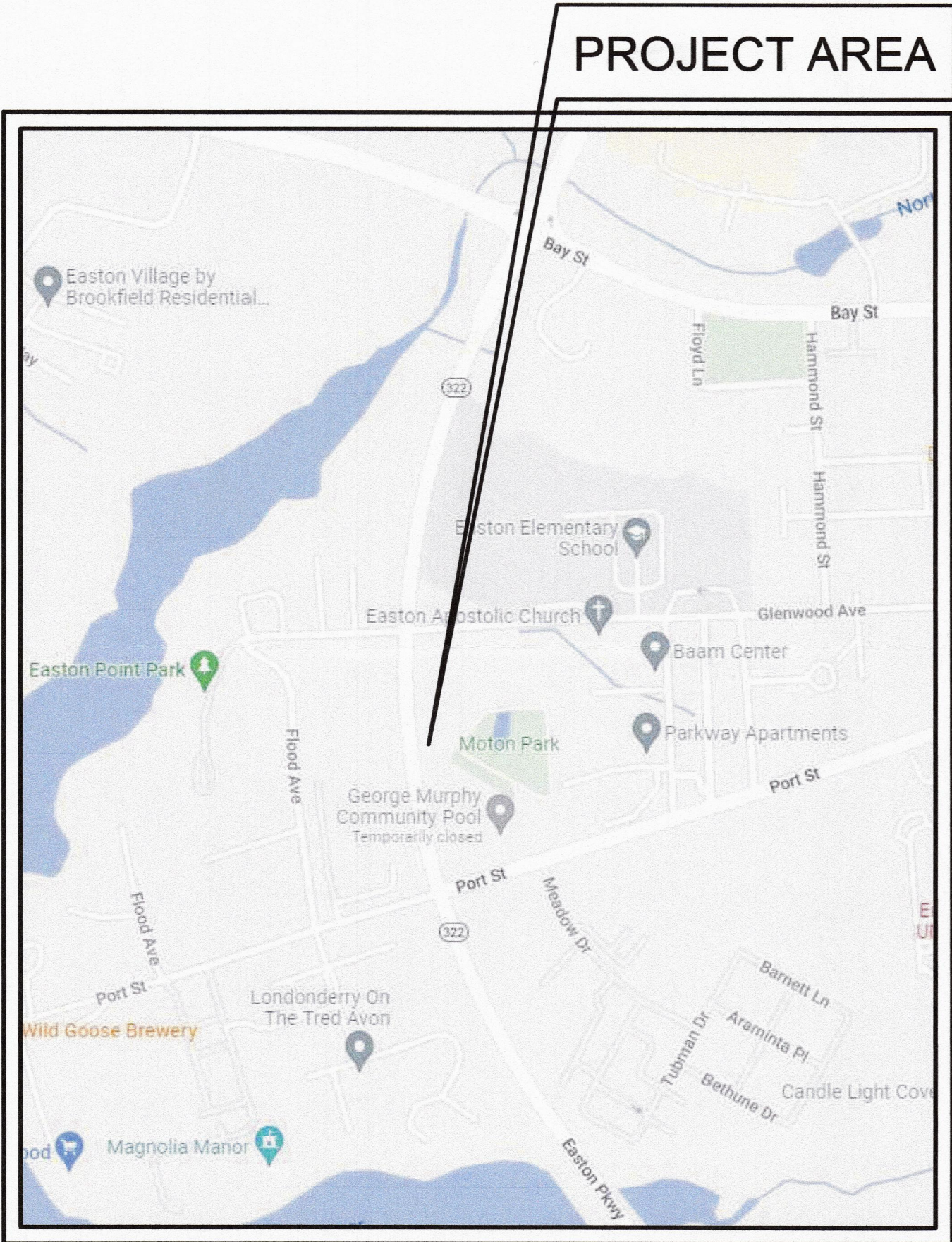
1. A PORTION OF THE SITE IS LOCATED WITHIN THE CRITICAL AREA BOUNDARY (IDA).
2. LIMIT OF DISTURBANCE = 33,816 SQUARE FEET (±0.78 ACRE).
3. CUT = 250 CY; FILL = 250 CY

LEGEND

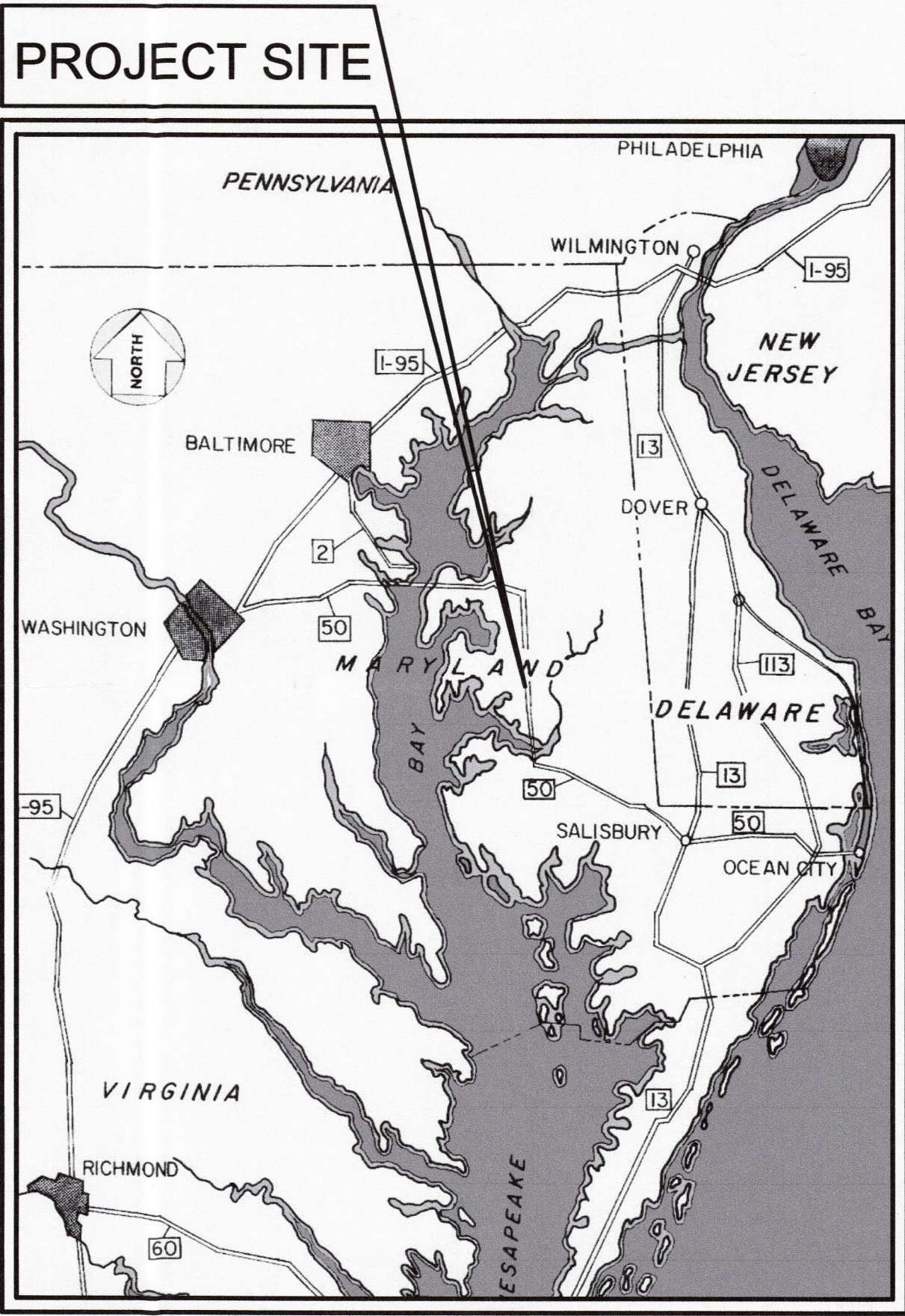
EXISTING	PROPOSED	
N/A	---	PROPERTY AND/OR RIGHT-OF-WAY LINE
N/A	---	EASEMENT LINE
---	---	CRITICAL AREA LINE
---	---	CRITICAL AREA LAND USE CLASSIFICATION LINE
---	---	ELEVATION CONTOUR
---	---	SPOT ELEVATION
---	---	PAVEMENT
---	---	CONCRETE CURB
---	---	CONCRETE SURFACE
---	---	GRAVEL SURFACE
---	---	EDGE OF BRUSH OR WOODS
---	---	TREE
---	---	FENCE
---	---	MAILBOX
---	---	CENTERLINE OF DITCH OR SWALE
---	---	STORM DRAIN PIPE
---	---	STORM DRAIN MANHOLE
---	---	UTILITY POLE WITH GUY WIRE
---	---	ELECTRIC VAULT
---	---	OVERHEAD ELECTRIC LINE
---	---	UNDERGROUND ELECTRIC LINE
---	---	TELEPHONE PEDESTAL
---	---	UNDERGROUND TELEPHONE LINE
---	---	UNDERGROUND FIBER OPTIC LINE
---	---	WATER MAIN
---	---	WATER METER
---	---	FIRE HYDRANT
---	---	SANITARY SEWER MAIN
---	---	GAS MAIN
N/A	---	LIMIT OF DISTURBANCE

EASTON MULTI-USE PATH
PHASE 3
CONSTRUCTION PLANS
TOWN OF EASTON, MARYLAND

GMB File No. 210236



LOCATION MAP
SCALE: NONE



VICINITY MAP
SCALE: 1" = 20 MILES

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

MAY 2022

CONTACT INFO:

OWNER/APPLICANT:

TOWN OF EASTON
14 SOUTH HARRISON STREET
P.O. BOX 520
EASTON, MARYLAND 21601
PHONE: 410-820-8822

CIVIL ENGINEER:

GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MD 21801
PHONE: 410-742-3115
CONTACT: BRENT R. JETT, P.E.

LIST OF DRAWINGS

G1.0	COVER SHEET
C1.0	PROPOSED EROSION AND SEDIMENT CONTROL PLAN
C1.1	SECTION 1 SITE PLAN AND PROFILE
C1.2	SECTION 2 SITE PLAN AND PROFILE
C1.3	SITE PLAN CRITICAL LOCATIONS
C1.4 AND C1.5	PATH PROFILES
C2.1 AND C2.2	PATH DETAILS
C3.1	SEDIMENT & EROSION CONTROL DETAILS

The following items have been addressed to meet the requirements of the GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).

- 1) Utilization of environmental site design
- 2) Maintenance of limits of disturbance to protect natural areas
- 3) Control of construction equipment and vehicles
- 4) Evaluation and appropriate limitation of site clearing
- 5) Evaluation and designation of site area for phasing or sequencing
- 6) Identification of soils at high risk for erosion and advanced stabilization techniques to be used
- 7) Identification of steep slopes and designation of limitations on clearing them
- 8) Evaluation and designation of stabilization requirements and time limits and protection measures for discharges to the Chesapeake Bay, impaired waters or waters with an established Total Maximum Daily Load (TMDL).

REVIEWED FOR THE TALBOT SOIL CONSERVATION DISTRICT MEETS TECHNICAL REQUIREMENTS

APPROVED:

TALBOT SOIL CONSERVATION DISTRICT

NOTE: THE TALBOT SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE EROSION AND SEDIMENT 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 HIS 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.

PRINTS ISSUED FOR:
REVIEW

DATE

REVISIONS

NO.

11/03/23

TOWN AND EASTON UTILITIES COMMENTS

1

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND

COVER SHEET

SCALE : AS NOTED

DESIGN BY : BRJ

DRAWN BY : TMG/JWK

CHECKED BY : SLM

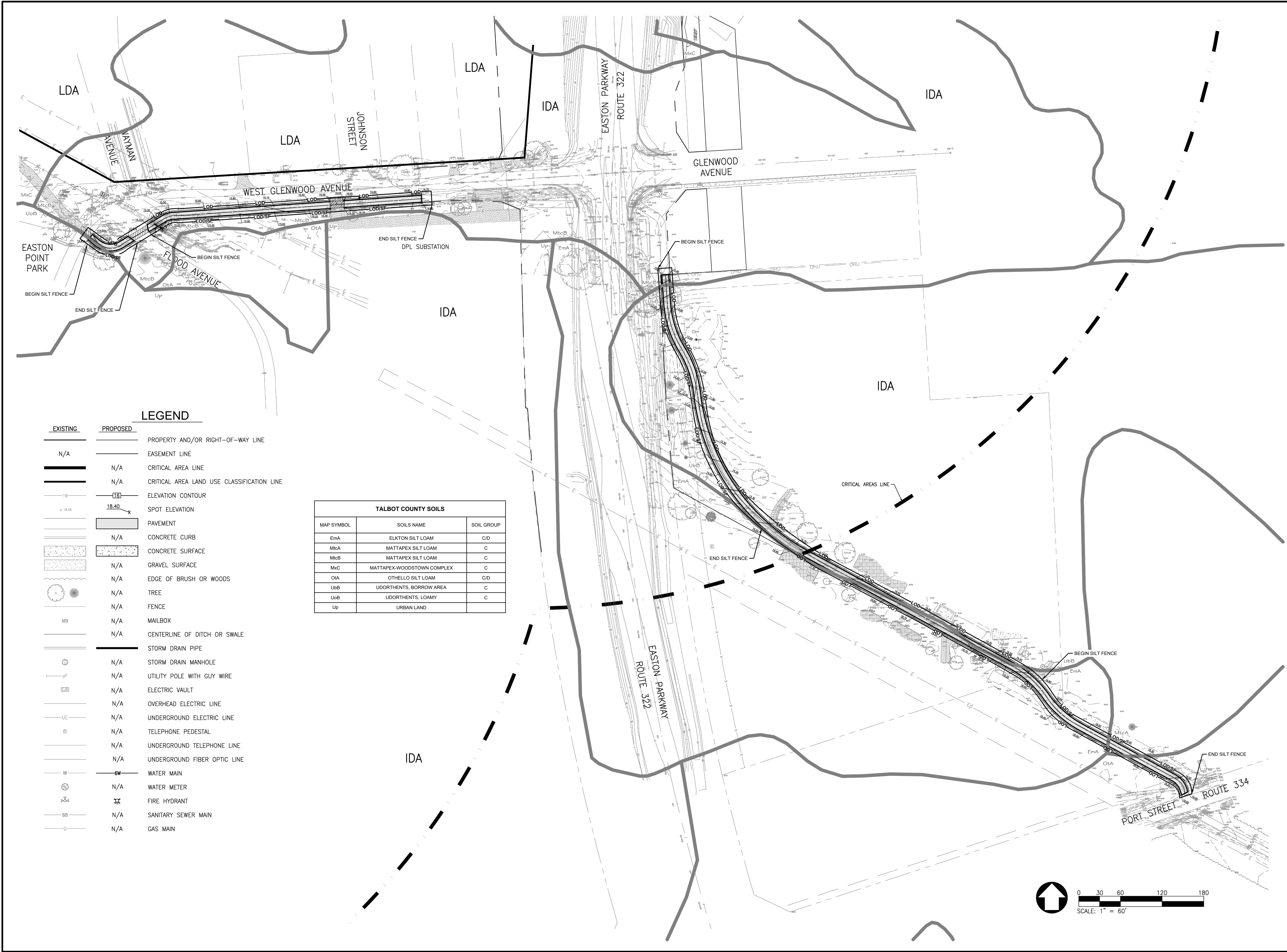
GMB FILE : 210236

DATE : MAY 2022

SHEET NO.

G1.0

© COPYRIGHT 2022 GEORGE, MILES & BUHR, LLC



LEGEND

EXISTING	PROPOSED	
N/A		PROPERTY AND/OR RIGHT-OF-WAY LINE
		EASEMENT LINE
	N/A	CRITICAL AREA LINE
	N/A	CRITICAL AREA LAND USE CLASSIFICATION LINE
18	18.40	ELEVATION CONTOUR
x 15.43	x 18.40	SPOT ELEVATION
		PAVEMENT
N/A		CONCRETE CURB
		CONCRETE SURFACE
	N/A	GRAVEL SURFACE
	N/A	EDGE OF BRUSH OR WOODS
	N/A	TREE
	N/A	FENCE
	N/A	MAILBOX
	N/A	CENTERLINE OF DITCH OR SWALE
		STORM DRAIN PIPE
	N/A	STORM DRAIN MANHOLE
	N/A	UTILITY POLE WITH GUY WIRE
	N/A	ELECTRIC VAULT
	N/A	OVERHEAD ELECTRIC LINE
UE	N/A	UNDERGROUND ELECTRIC LINE
	N/A	TELEPHONE PEDESTAL
	N/A	UNDERGROUND TELEPHONE LINE
	N/A	UNDERGROUND FIBER OPTIC LINE
W	SW	WATER MAIN
	N/A	WATER METER
		FIRE HYDRANT
SS	N/A	SANITARY SEWER MAIN
G	N/A	GAS MAIN

TALBOT COUNTY SOILS		
MAP SYMBOL	SOILS NAME	SOIL GROUP
EmA	ELKTON SILT LOAM	C/D
MtCA	MATTAPEX SILT LOAM	C
MtCB	MATTAPEX SILT LOAM	C
MxC	MATTAPEX-WOODSTOWN COMPLEX	C
OtA	OTHELLO SILT LOAM	C/D
UbB	UDORTHERTS, BORROW AREA	C
UoB	UDORTHERTS, LOAMY	C
Up	URBAN LAND	



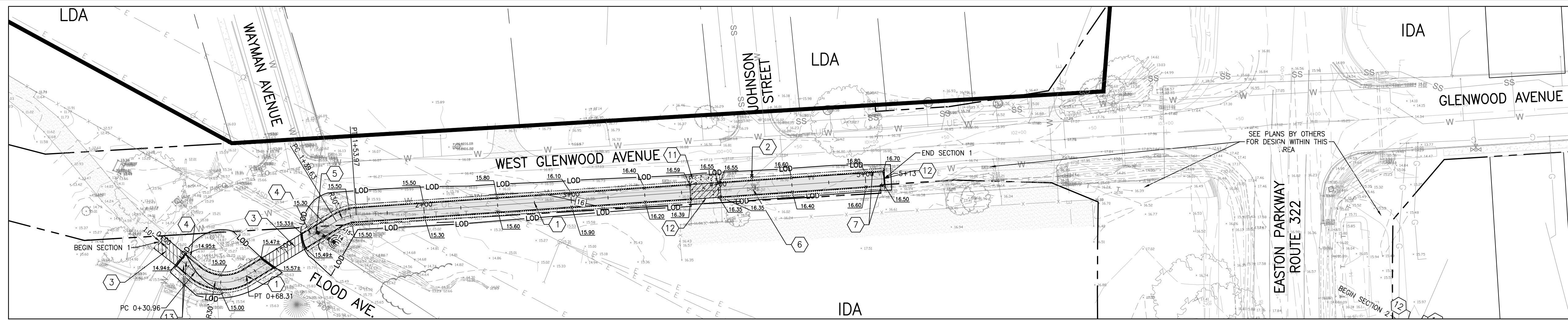
0 30 60 120 180
SCALE: 1" = 60'

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY, BATHONE & SEABOARD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-948-5790
www.gmbnet.com

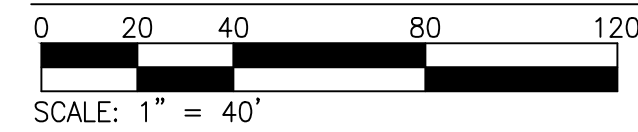
EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND

PROPOSED
EROSION AND
SEDIMENT
CONTROL PLAN

SCALE : 1" = 60'
DESIGN BY : BRJ
DRAWN BY : TMG,JWK
CHECKED BY : SLM
GMB FILE : 210236
DATE : MAY 2022
SHEET NO.
C1.0

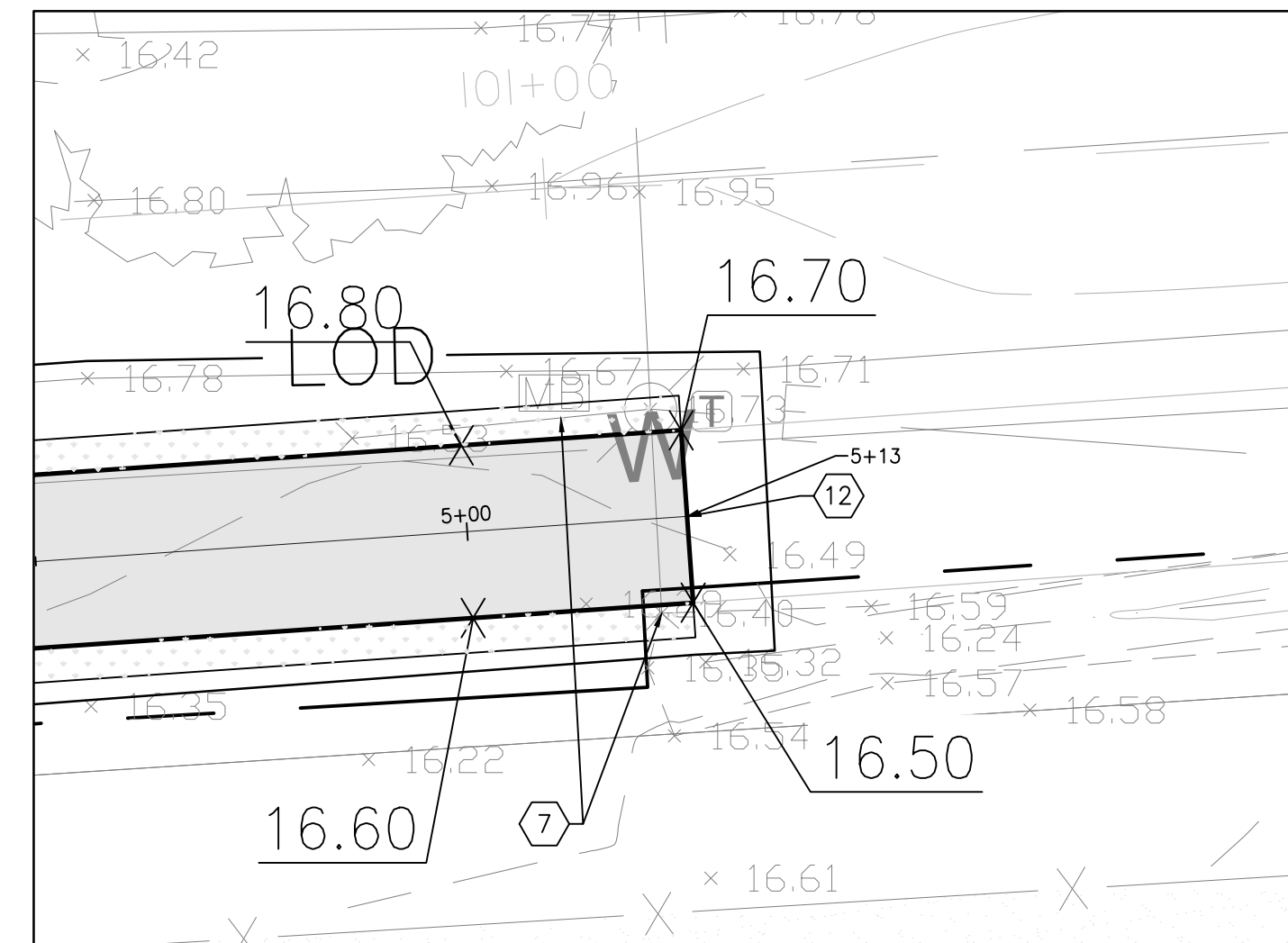


MULTI-USE PATH - SECTION 1 - WEST GLENWOOD AVENUE SITE PLAN

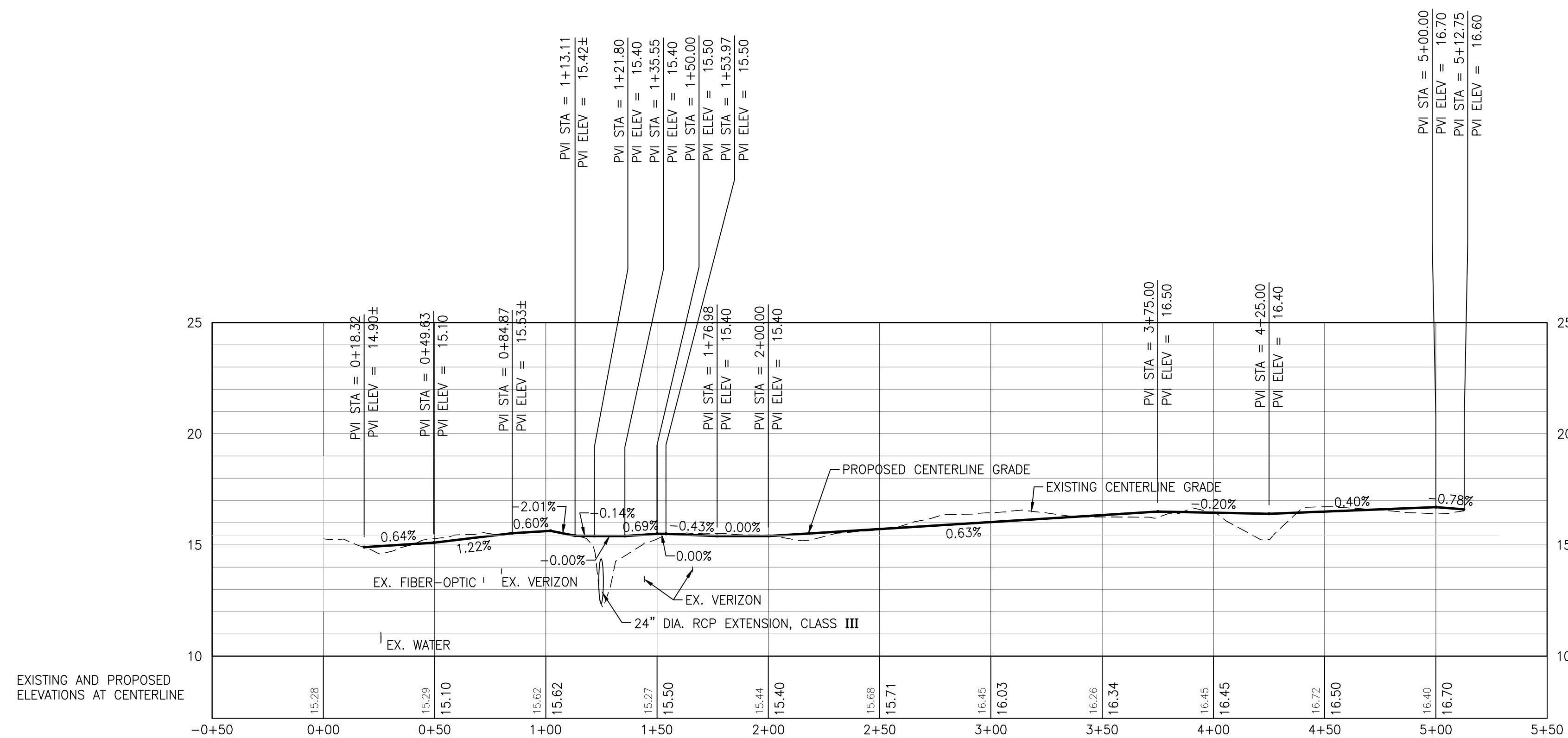
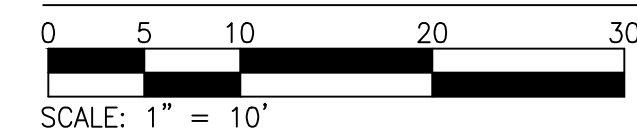


CONSTRUCTION NOTES

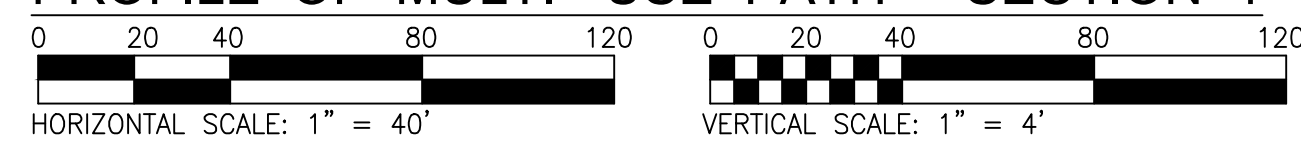
- 1 10' WIDE MULTI-USE PATH, TYPICAL. INSTALL PER DETAIL ON SHEET C2.2.
- 2 INSTALL RELOCATED FIRE HYDRANT. SEE STANDARD FIRE HYDRANT DETAIL W-400 ON SHEET C2.1.
- 3 STRIPE CROSSWALK WITH THERMOPLASTIC. SEE TOWN STANDARD DETAIL TOE-R-8.02 ON SHEET C2.1.
- 4 RELOCATE EXISTING SIGN.
- 5 CONNECT PROPOSED 24" RCP TO EXISTING 24" RCP AND EXTEND ± 15 L.F. AT SAME SLOPE. RE-GRADE END OF EXISTING DITCH.
- 6 RELOCATE EXISTING FIRE HYDRANT. COORDINATE WITH UTILITY COMPANY.
- 7 RELOCATE EXISTING GUY WIRE(S). COORDINATE WITH UTILITY COMPANY.
- 8 REMOVE EXISTING TREE(S) AND ITS ROOT SYSTEM, AND ANY LANDSCAPE BEDS, IN THEIR ENTIRETY.
- 9 RELOCATE EXISTING FENCE. COORDINATE WITH THE TOWN OF EASTON.
- 10 MAINTAIN ACCESS TO EXISTING MANHOLES AND VALVES. RAISE/LOWER RIM TO PROPOSED MULTI-USE PATH.
- 11 INSTALL CONCRETE APRON UP TO PROPOSED MULTI-USE PATH. STRIPE CROSSWALK WITH THERMOPLASTIC.
- 12 TIE-INTO EXISTING AND PROPOSED PATHS DESIGNED BY OTHERS. PROVIDE SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY GRADING ISSUES. SEE TOWN STANDARD DETAIL TOE-R-4.02 ON SHEET C2.1.
- 13 INSTALL REMOVABLE BOLLARDS. SEE DETAIL ON SHEET C2.2.



MULTI-USE PATH - END OF SECTION 1 PLAN DETAIL



PROFILE OF MULTI - USE PATH - SECTION 1

[illegible]

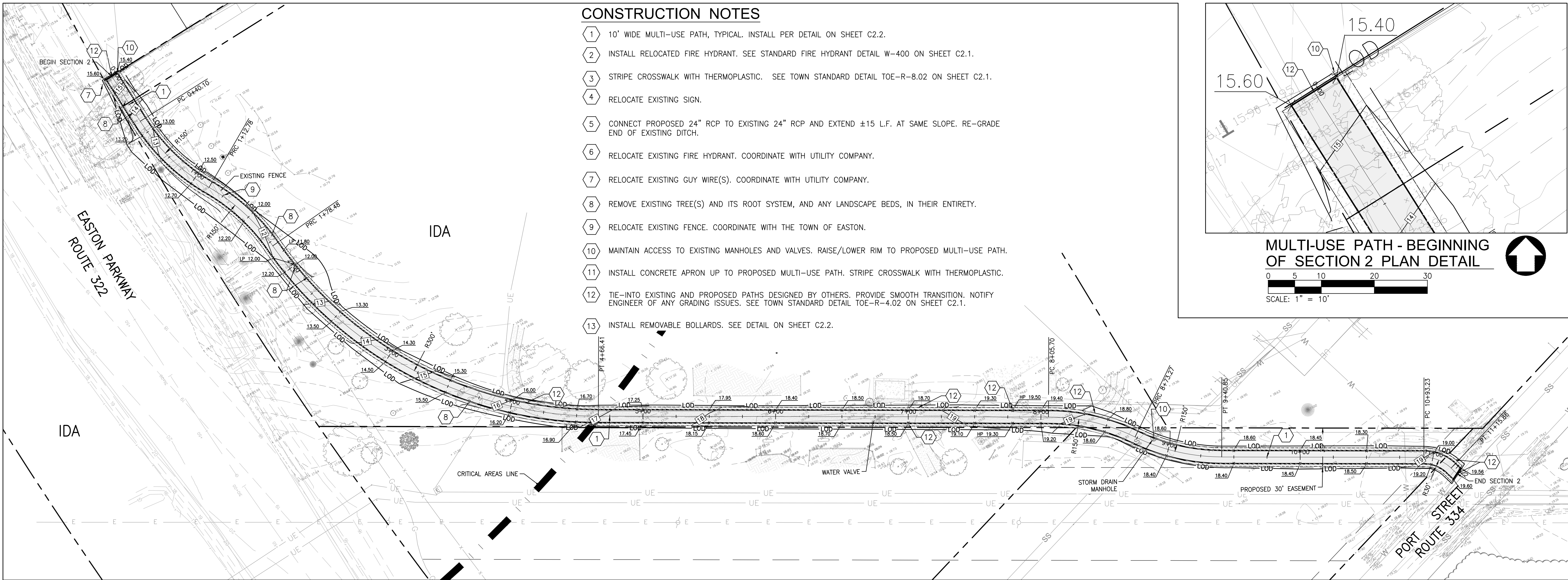
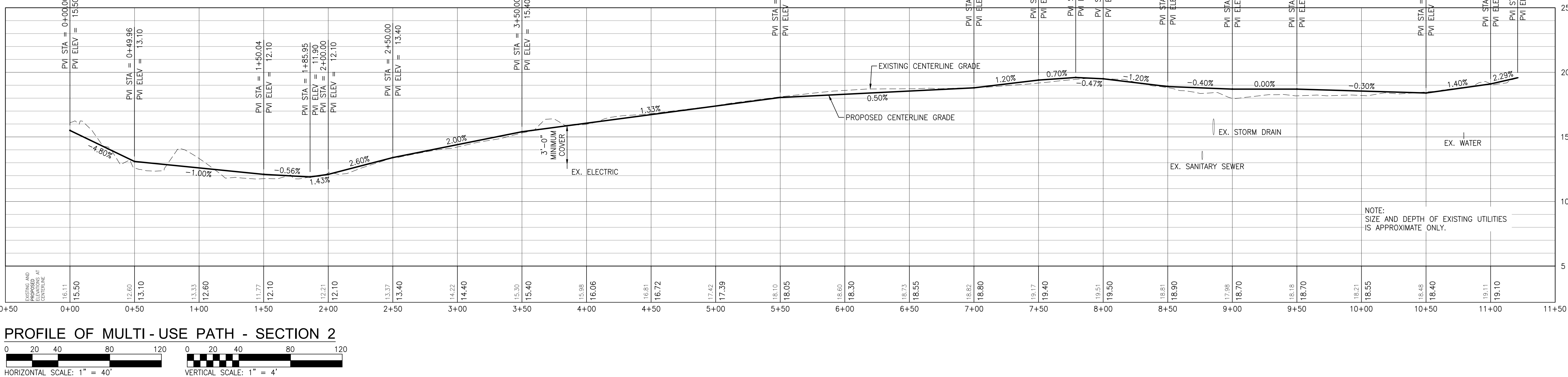
GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SPANORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND

SECTION 1 SITE PLAN AND PROFILE

SCALE : AS SHOWN	SHEET NO. C1.1
DESIGN BY : BRJ	
DRAWN BY : TMG,JWK	
CHECKED BY : SLM	
GMB FILE : 210236	
DATE : JULY 2023	

PEN1=RED
0.00 INCHES (1.0mm)
PEN2=GREEN
0.01 INCHES (25mm)
PEN3=BLUE
0.02 INCHES (50mm)
PEN4=ORANGE
0.04 INCHES (10mm)
PEN5=WHITE
0.08 INCHES (20mm)



MULTI-USE PATH - SECTION 2 - EASTON PARKWAY (ROUTE 322) SITE PLAN



PRINTS ISSUED FOR:
REVIEW

DATE	11/03/23
REVISIONS	TOWN AND EASTON UTILITIES COMMENTS
NO.	1

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND

SECTION 2
SITE PLAN
AND
PROFILE

SCALE: AS SHOWN	SHEET NO.
DESIGN BY: BRJ	C1.2
DRAWN BY: TMG/JWK	
CHECKED BY: SLM	
GMB FILE: 210236	
DATE: MAY 2022	

C:\Projects\2021\210236 Multi Use Path Phase 3\Drawings\Working Sets\C1.3 Site Plan Critical Locations.dwg, 11/23/2022, John W. King

PEN1=RED
(.001 INCHES (10mm))

PEN2=YELLOW
(.007 INCHES (18mm))

PEN3=GREEN
(.010 INCHES (25mm))

PEN4=ORANGE
(.014 INCHES (35mm))

PEN5=BLUE
(.027 INCHES (70mm))

PEN6=WHITE
(.039 INCHES (100mm))

CONSTRUCTION NOTES

- 1

10' WIDE MULTI-USE PATH, TYPICAL. INSTALL PER DETAIL ON SHEET C2.2.
- 2

(LEFT BLANK)
- 3

STRIPE CROSSWALK WITH THERMOPLASTIC.
- 4

RELOCATE EXISTING SIGN.
- 5

24" RCP, CONNECT TO EXISTING STORM PIPE IN DITCH AND EXTEND +/-15 LF. RE-GRADE EXISTING DITCH.
- 6

RELOCATE EXISTING FIRE HYDRANT. COORDINATE WITH UTILITY COMPANY.
- 7

RELOCATE EXISTING GUY WIRE(S). COORDINATE WITH UTILITY COMPANY.
- 8

REMOVE EXISTING TREE(S) AND ITS ROOT SYSTEM, AND ANY LANDSCAPE BEDS, IN THEIR ENTIRETY.
- 9

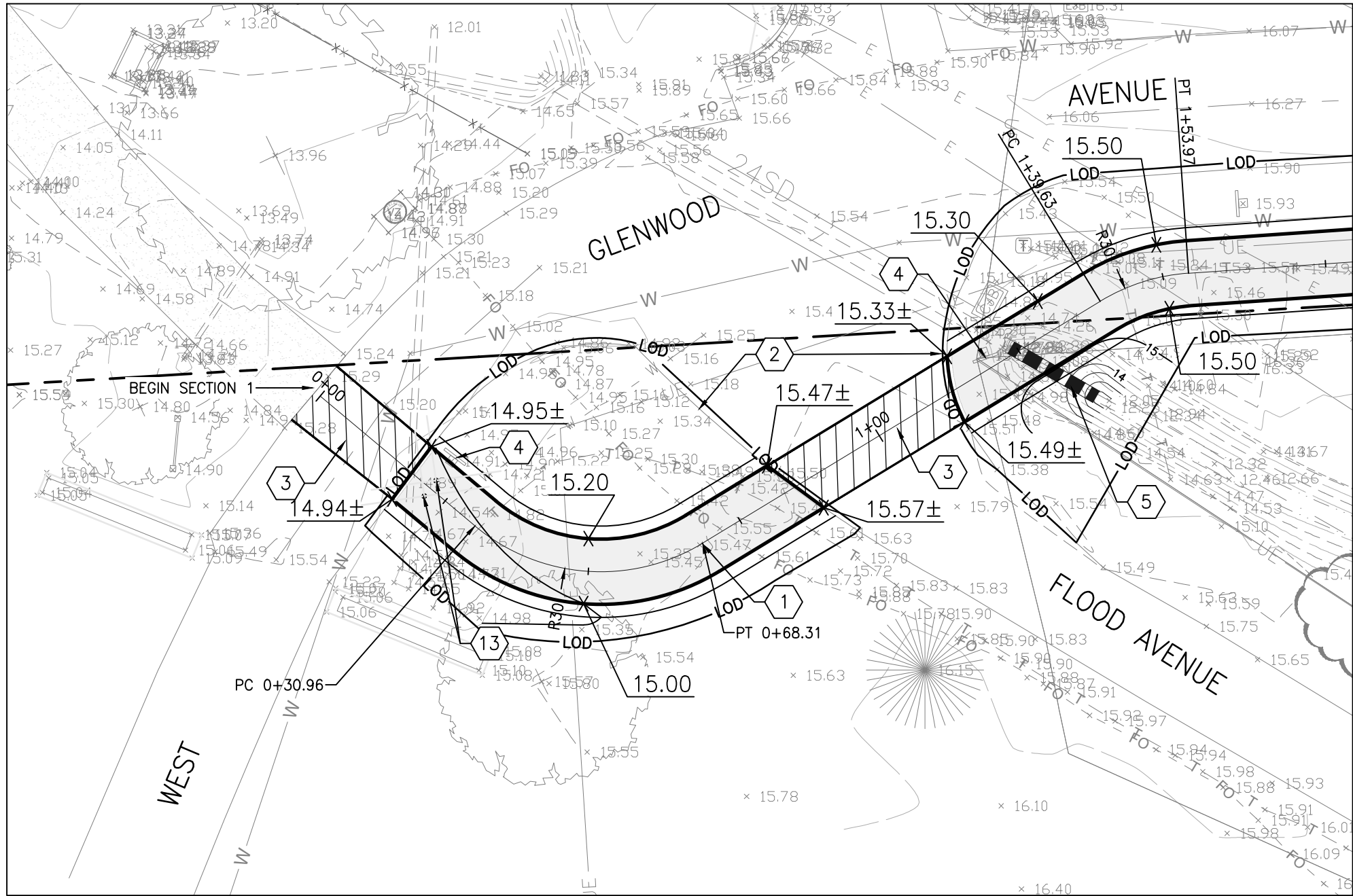
RELOCATE EXISTING FENCE. COORDINATE WITH THE TOWN OF EASTON.
- 10

MAINTAIN ACCESS TO EXISTING MANHOLES AND VALVES. RAISE/LOWER RIM TO PROPOSED MULTI-USE PATH.
- 11

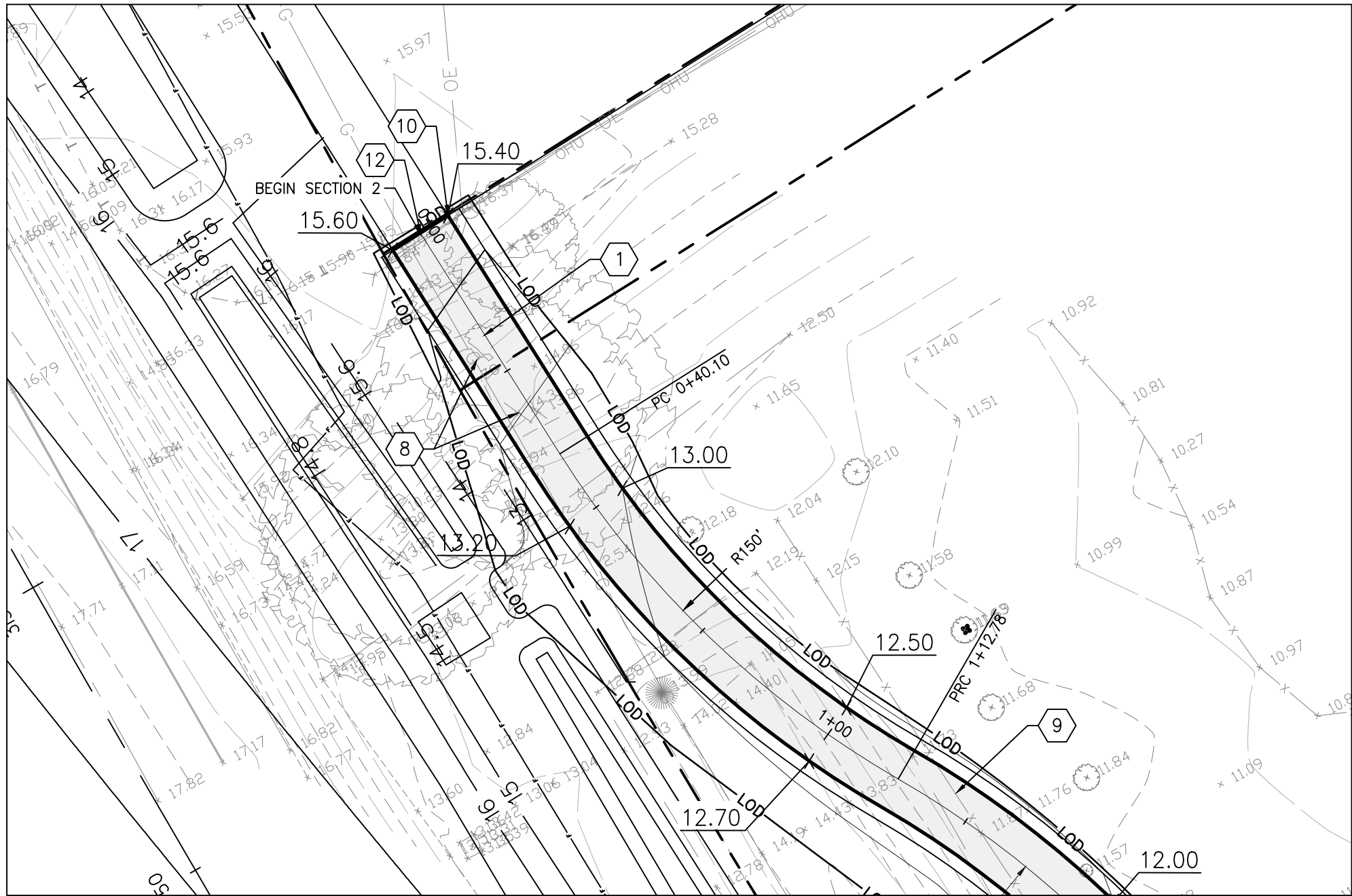
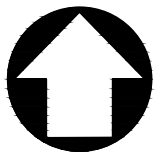
INSTALL CONCRETE APRON UP TO PROPOSED MULTI-USE PATH. STRIPE CROSSWALK WITH THERMOPLASTIC.
- 12

TIE-INTO EXISTING AND PROPOSED PATHS DESIGNED BY OTHERS. PROVIDE SMOOTH TRANSITION. NOTIFY ENGINEER OF ANY GRADING ISSUES.
- 13

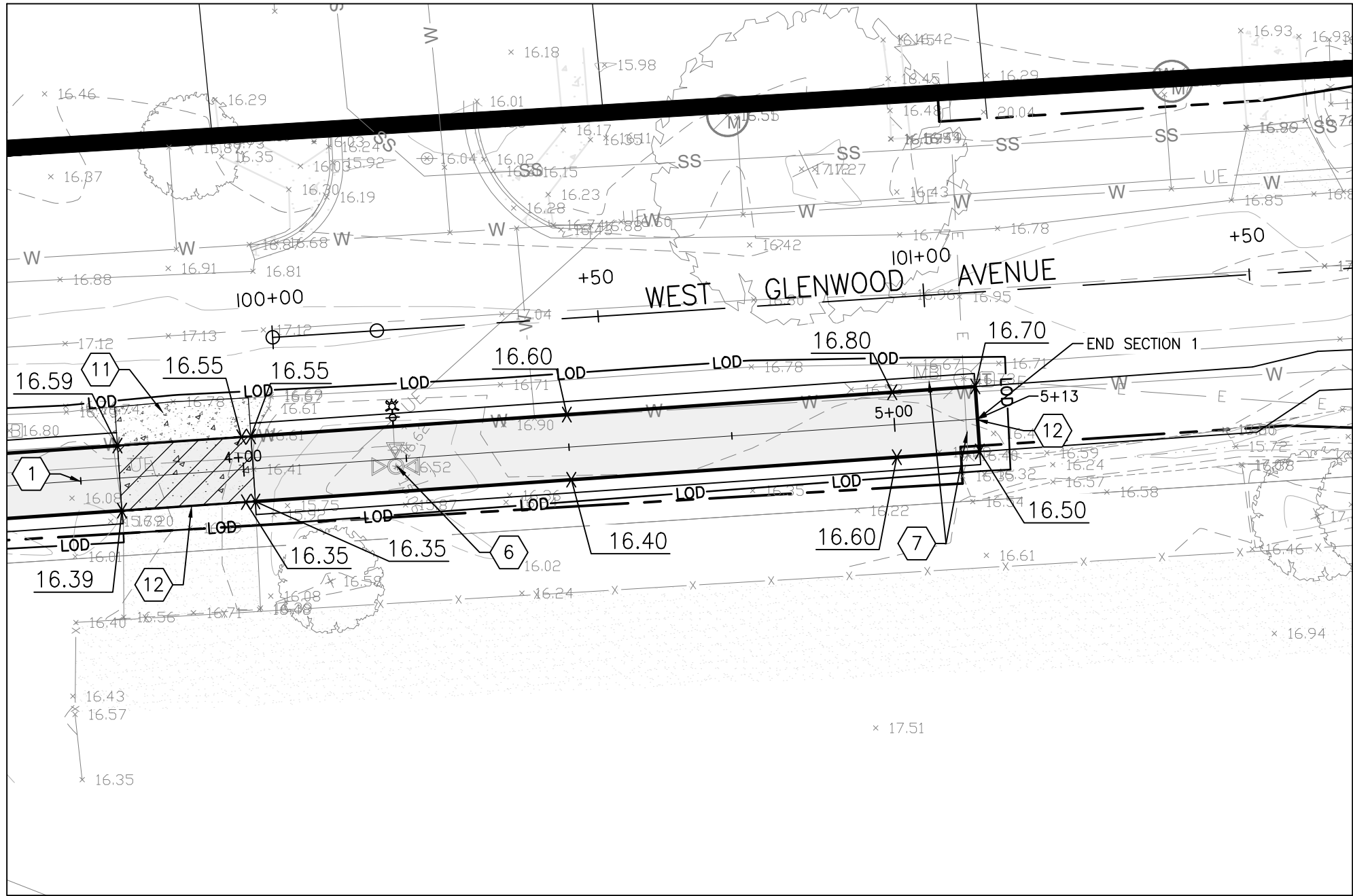
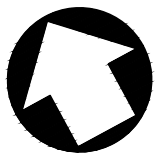
INSTALL REMOVABLE BOLLARDS. SEE DETAIL ON SHEET C2.2.



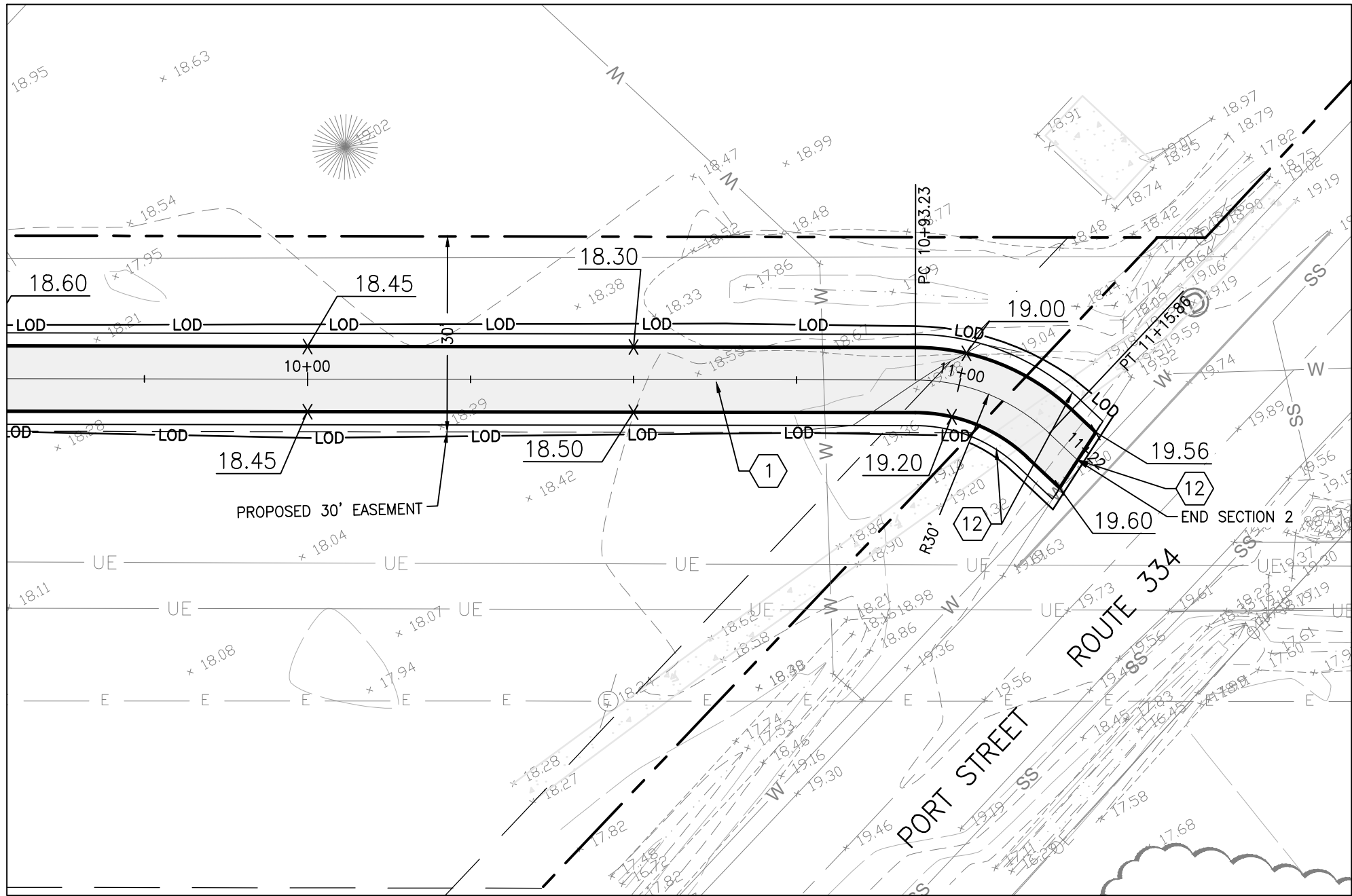
MULTI-USE PATH - SECTION 1
START OF PATH
SCALE: 1" = 20'



MULTI-USE PATH - SECTION 2
START OF PATH
SCALE: 1" = 20'



MULTI-USE PATH - SECTION 1
END OF PATH
SCALE: 1" = 20'



MULTI-USE PATH - SECTION 2
END OF PATH
SCALE: 1" = 20'

PRINTS ISSUED FOR:
REVIEW

DATE

11/03/23

REVISIONS

NO.

1

GMB

GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND

SITE PLAN
CRITICAL
LOCATIONS

SCALE : 1" = 20'

DESIGN BY : BRJ

DRAWN BY : TMG

CHECKED BY : BRJ

GMB FILE : 210236

DATE : MAY 2022

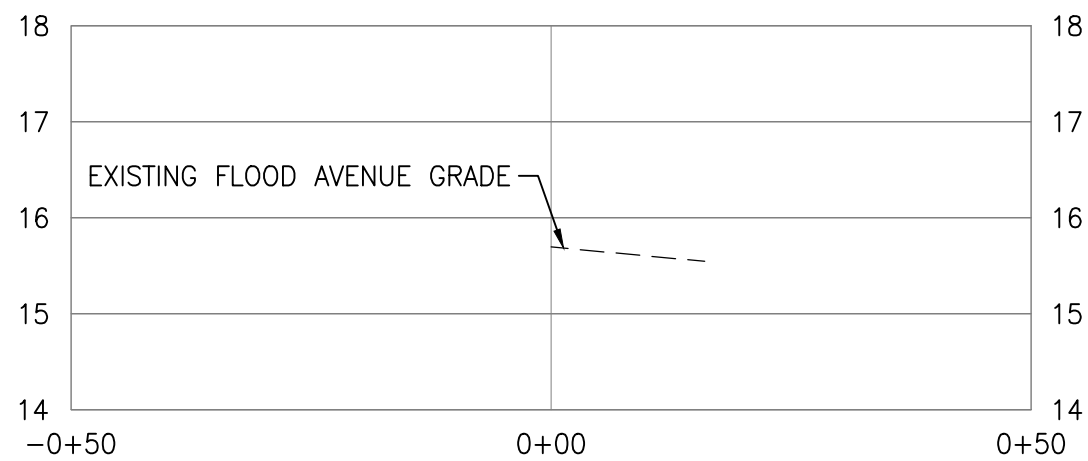
SHEET NO.

C1.3

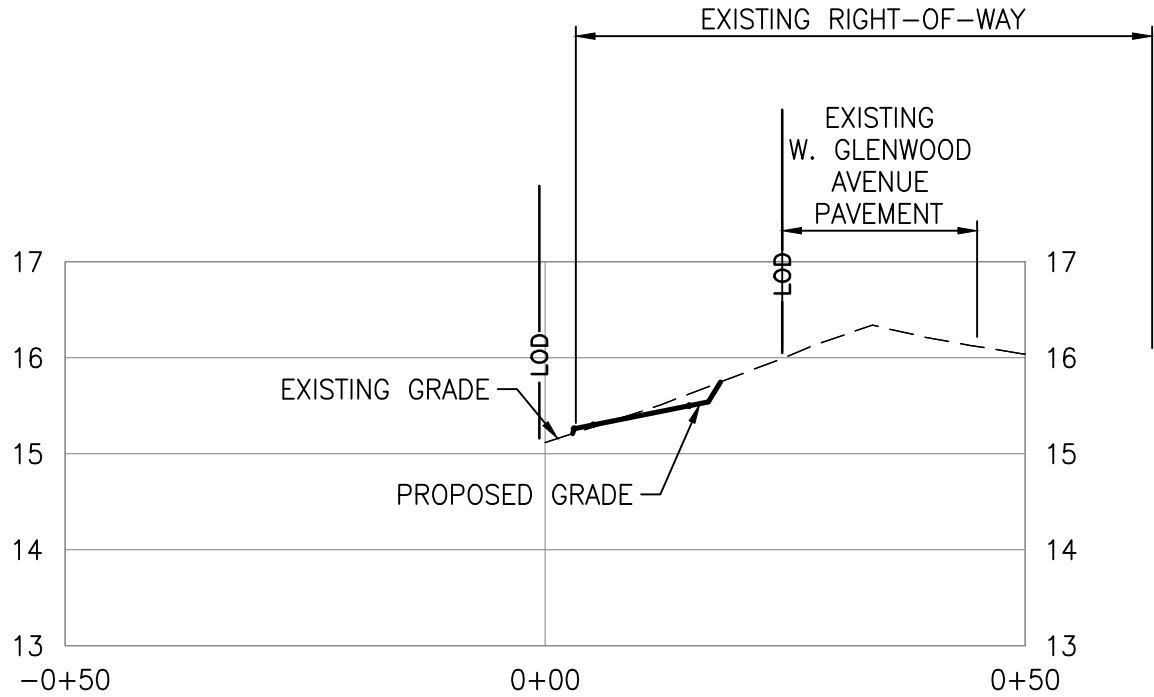
© COPYRIGHT 2022 GEORGE, MILES & BUHR, LLC

Page 31 of 36

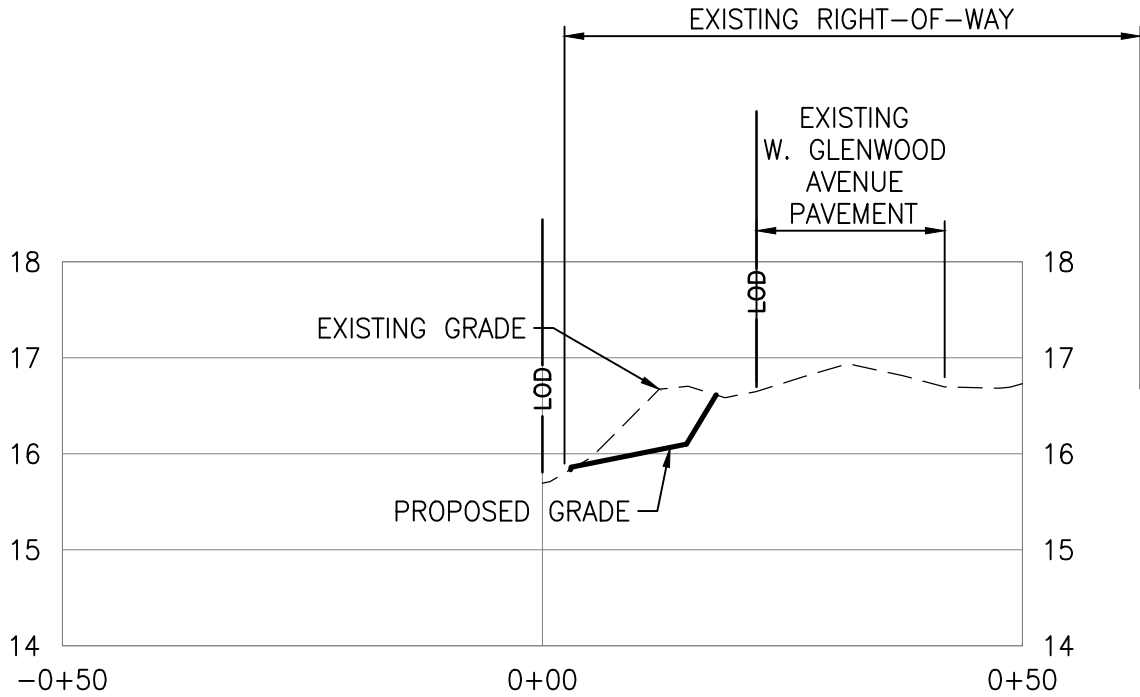
SECTION 1 CROSS SECTIONS



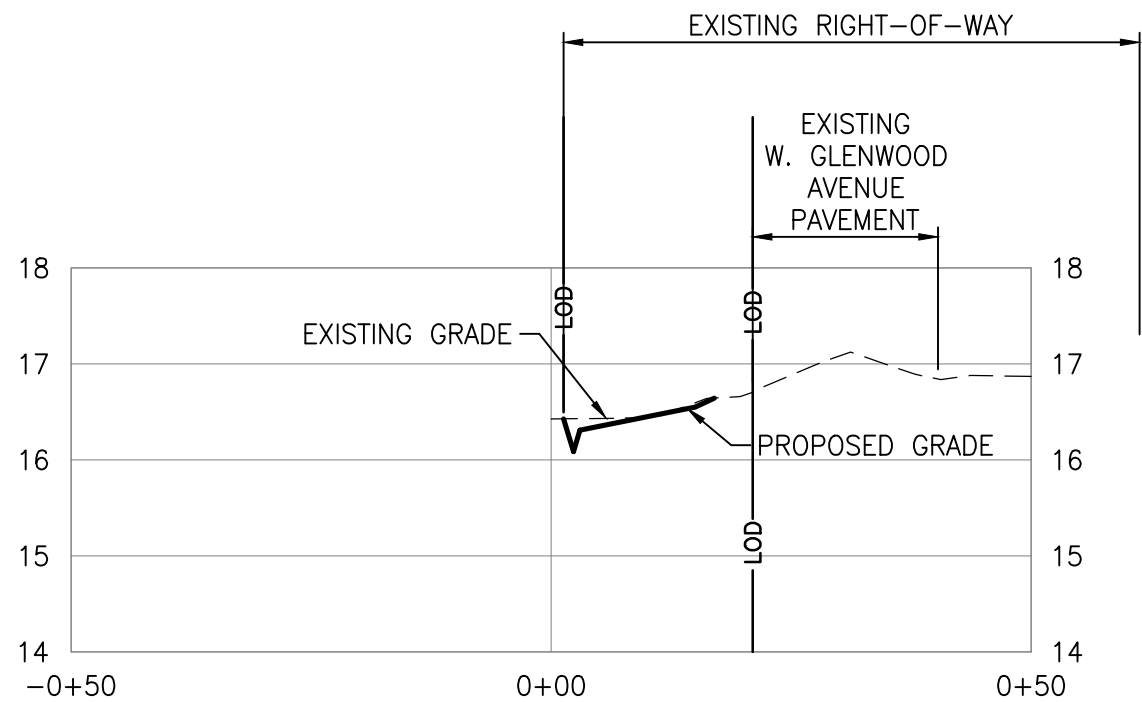
STA. 1+00 CROSS SECTION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



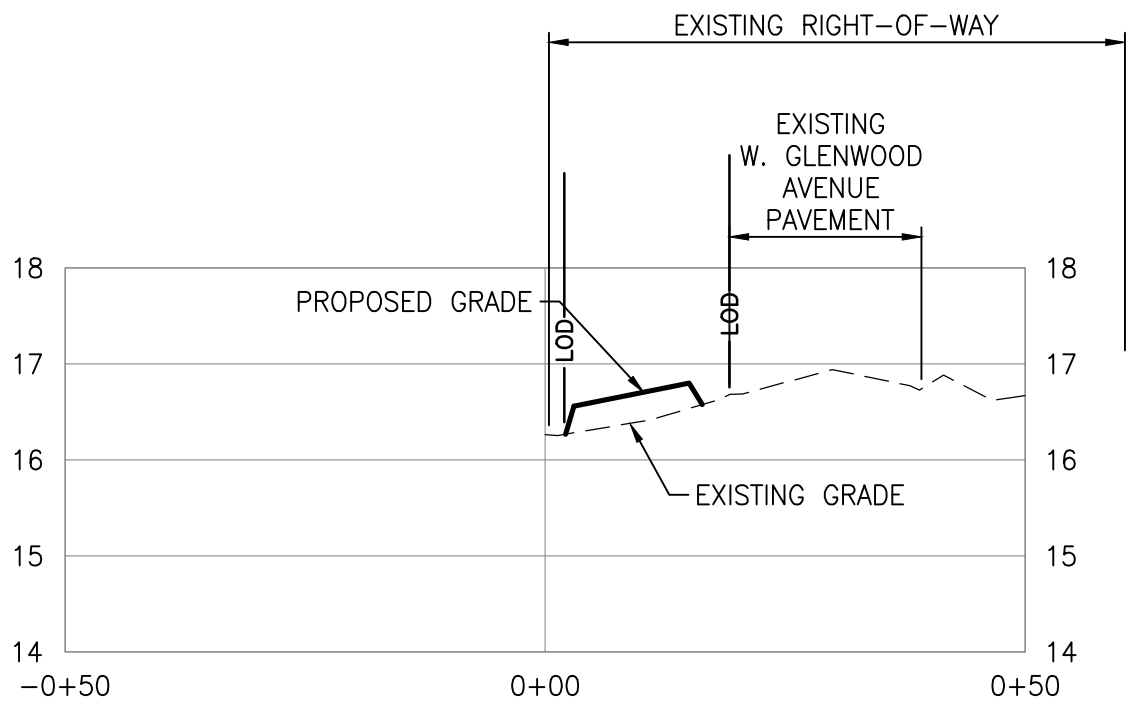
STA. 2+00 CROSS SECTION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



STA. 3+00 CROSS SECTION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'

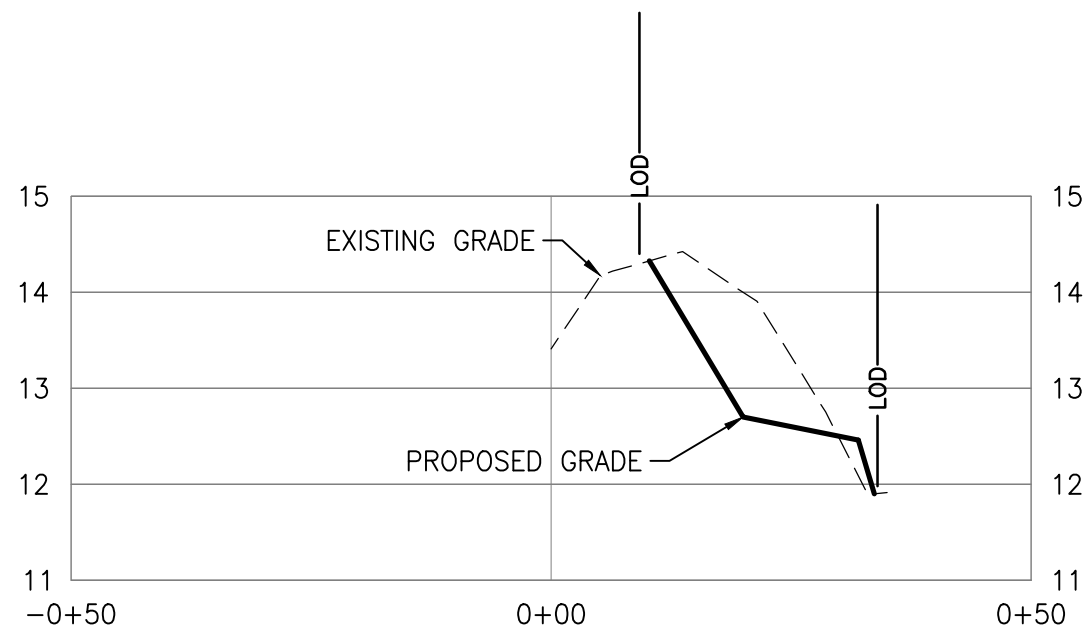


STA. 4+00 CROSS SECTION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'

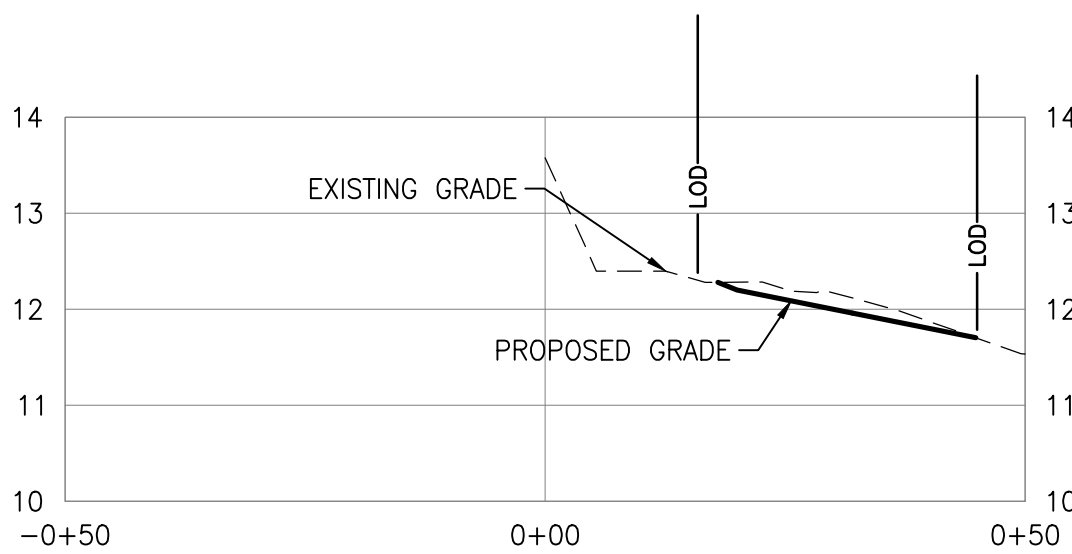


STA. 5+00 CROSS SECTION
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'

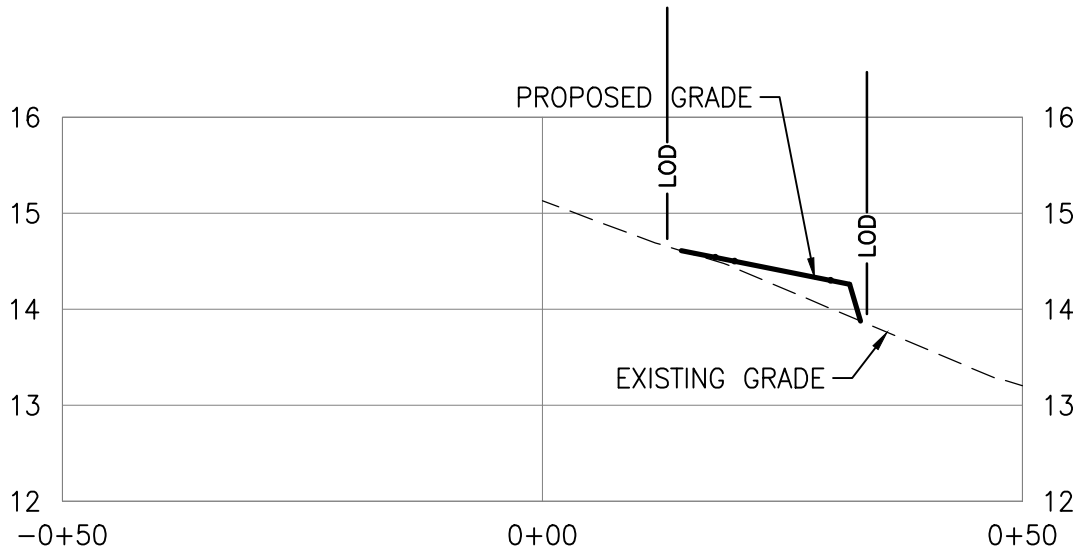
SECTION 2 CROSS SECTIONS



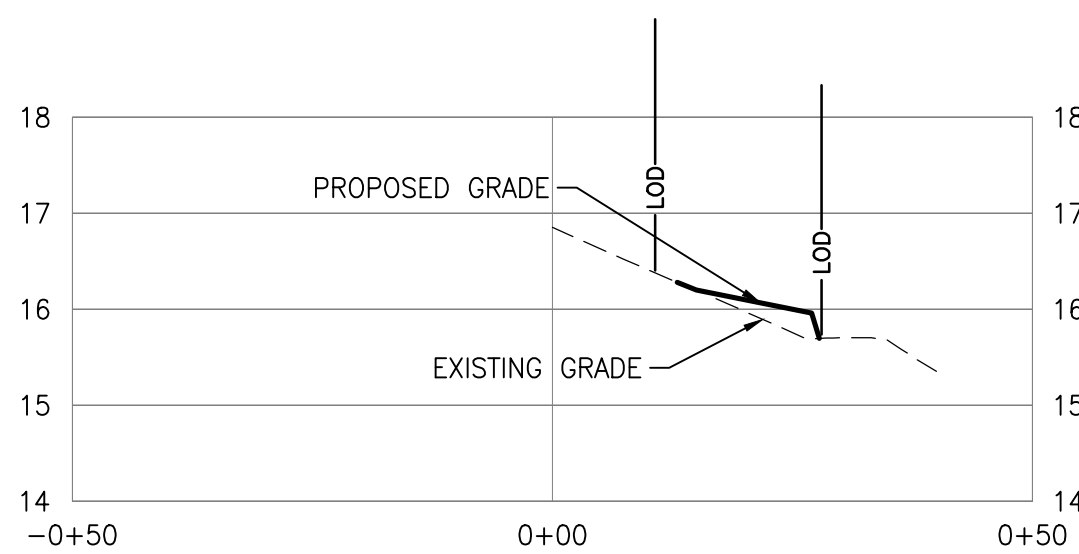
STA. 1+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



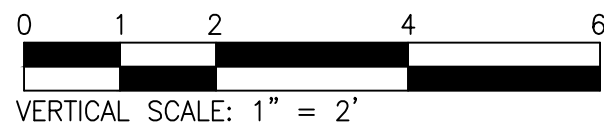
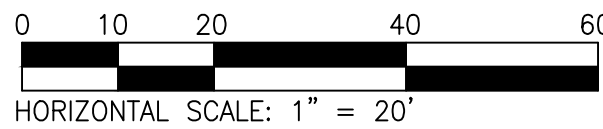
STA. 2+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



STA. 3+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



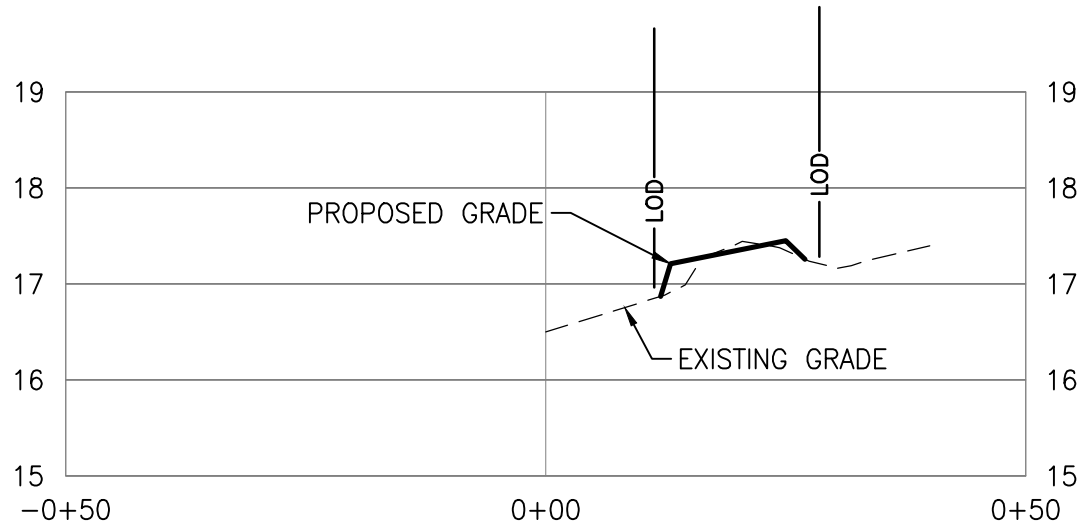
STA. 4+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



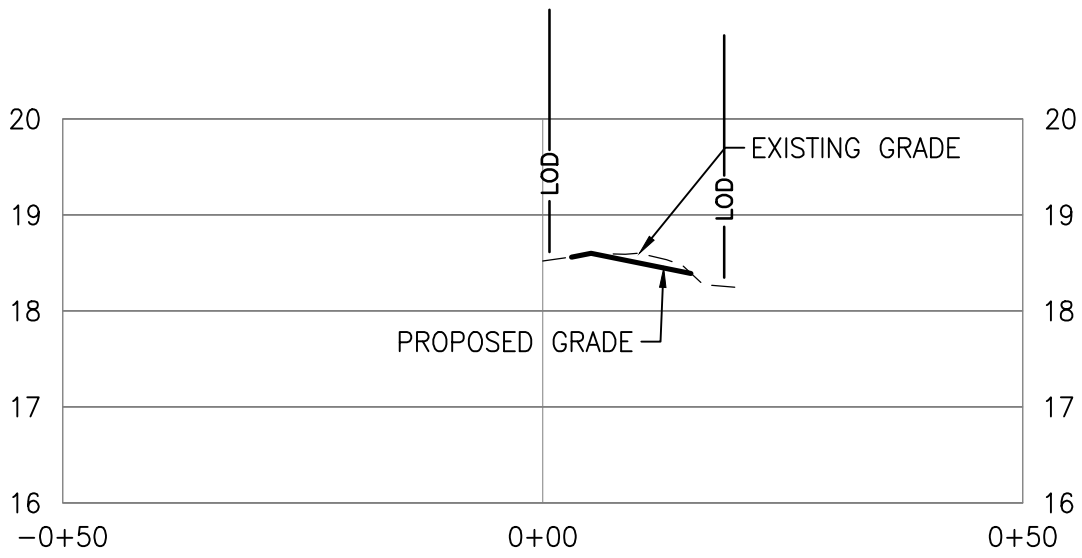
PRINTS ISSUED FOR: REVIEW	
DATE	11/03/23
REVISIONS	TOWN AND EASTON UTILITIES COMMENTS
NO.	1
GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com	
EASTON MULTI-USE PATH PHASE 3 EASTON, MARYLAND	
PATH PROFILES	
SCALE : AS SHOWN DESIGN BY : BRJ DRAWN BY : AM,JWK CHECKED BY : SLM GMB FILE : 210236 DATE : MAY 2022	SHEET NO. C1.4

© COPYRIGHT 2022 GEORGE, MILES & BUHR, LLC

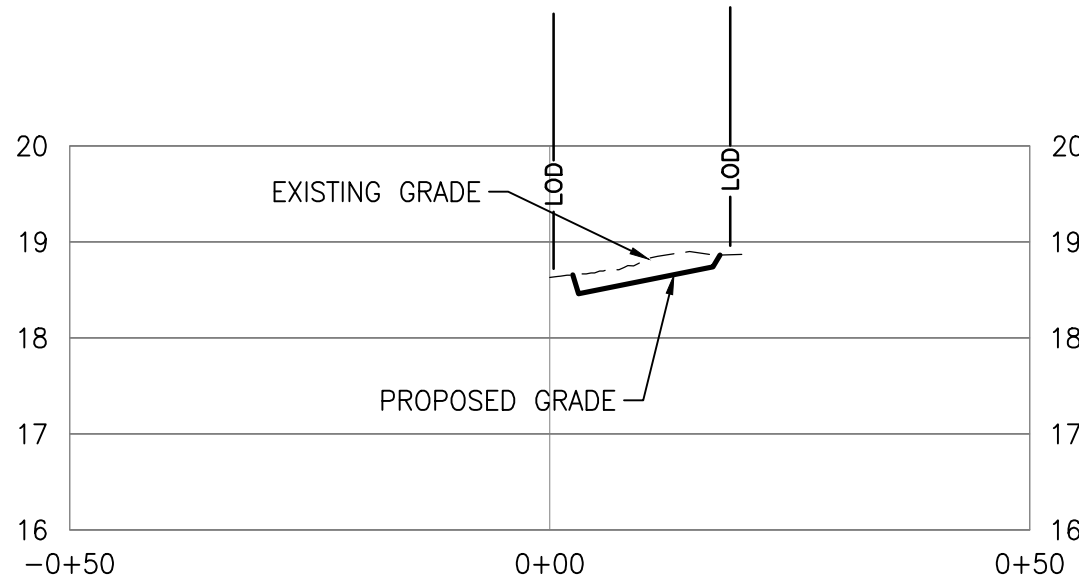
SECTION 2 CROSS SECTIONS



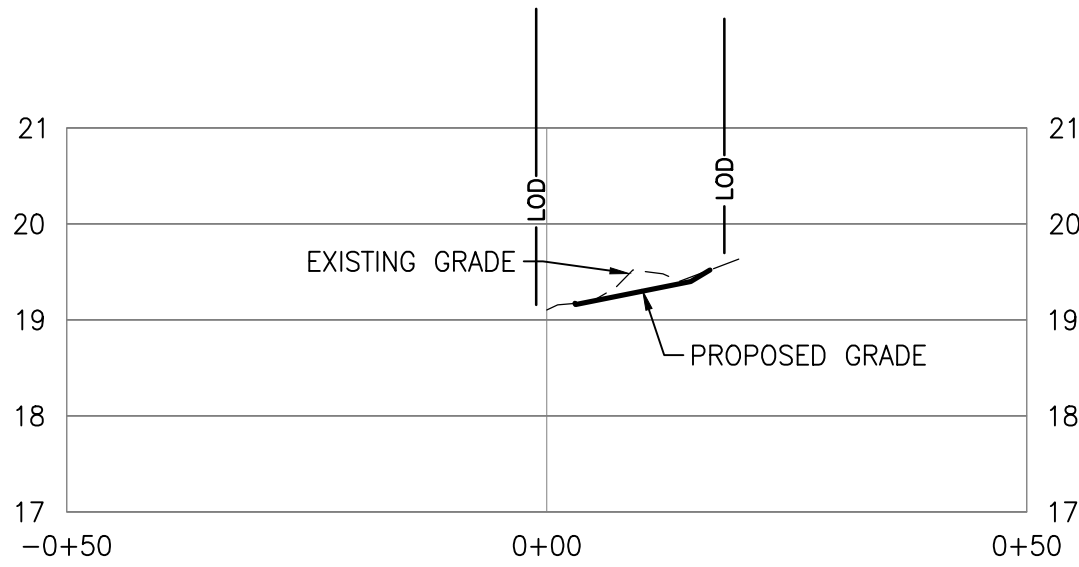
STA. 5+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



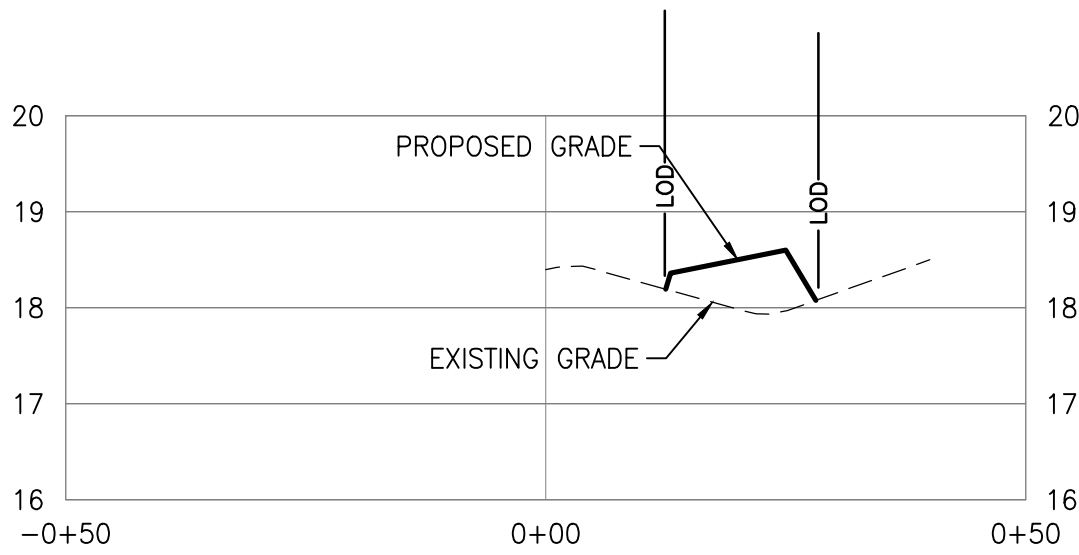
STA. 6+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



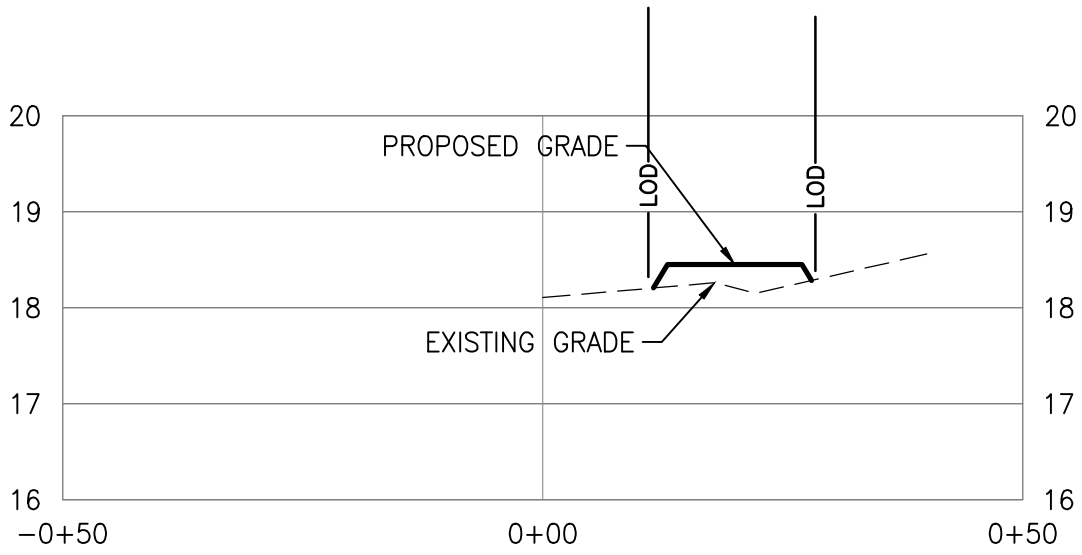
STA. 7+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



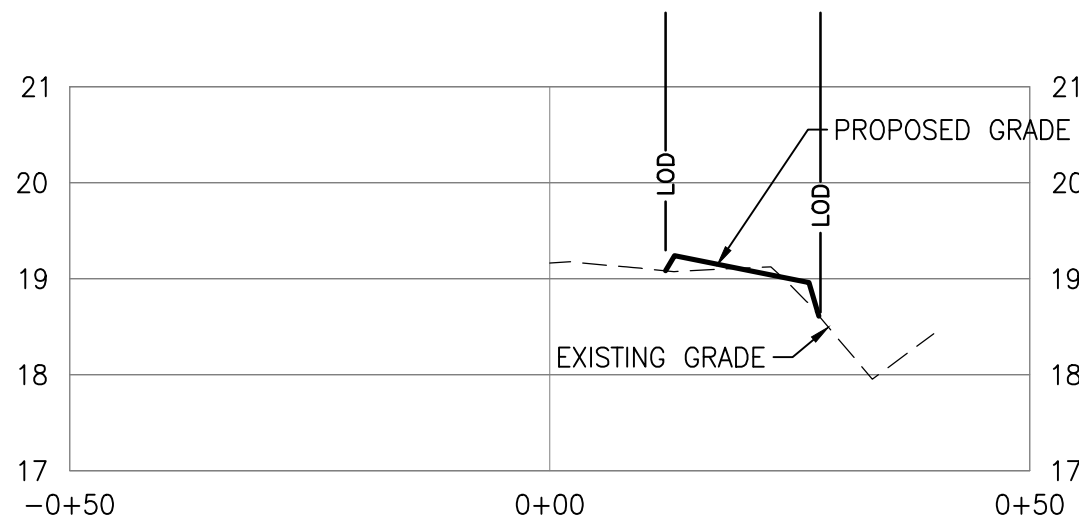
STA. 8+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



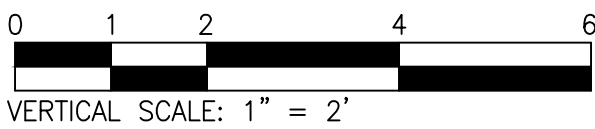
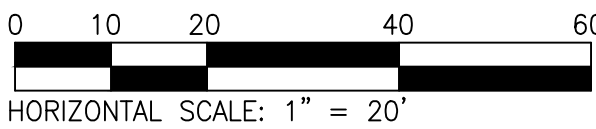
STA. 9+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



STA. 10+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



STA. 11+00 CROSS SECTION (2)
VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'



PRINTS ISSUED FOR:
REVIEW

DATE

11/03/23

REVISIONS

TOWN AND EASTON UTILITIES COMMENTS

NO.

1

EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND

PATH PROFILES

SCALE : AS SHOWN

DESIGN BY : BRJ

DRAWN BY : AM,JWK

CHECKED BY : SLM

GMB FILE : 210236

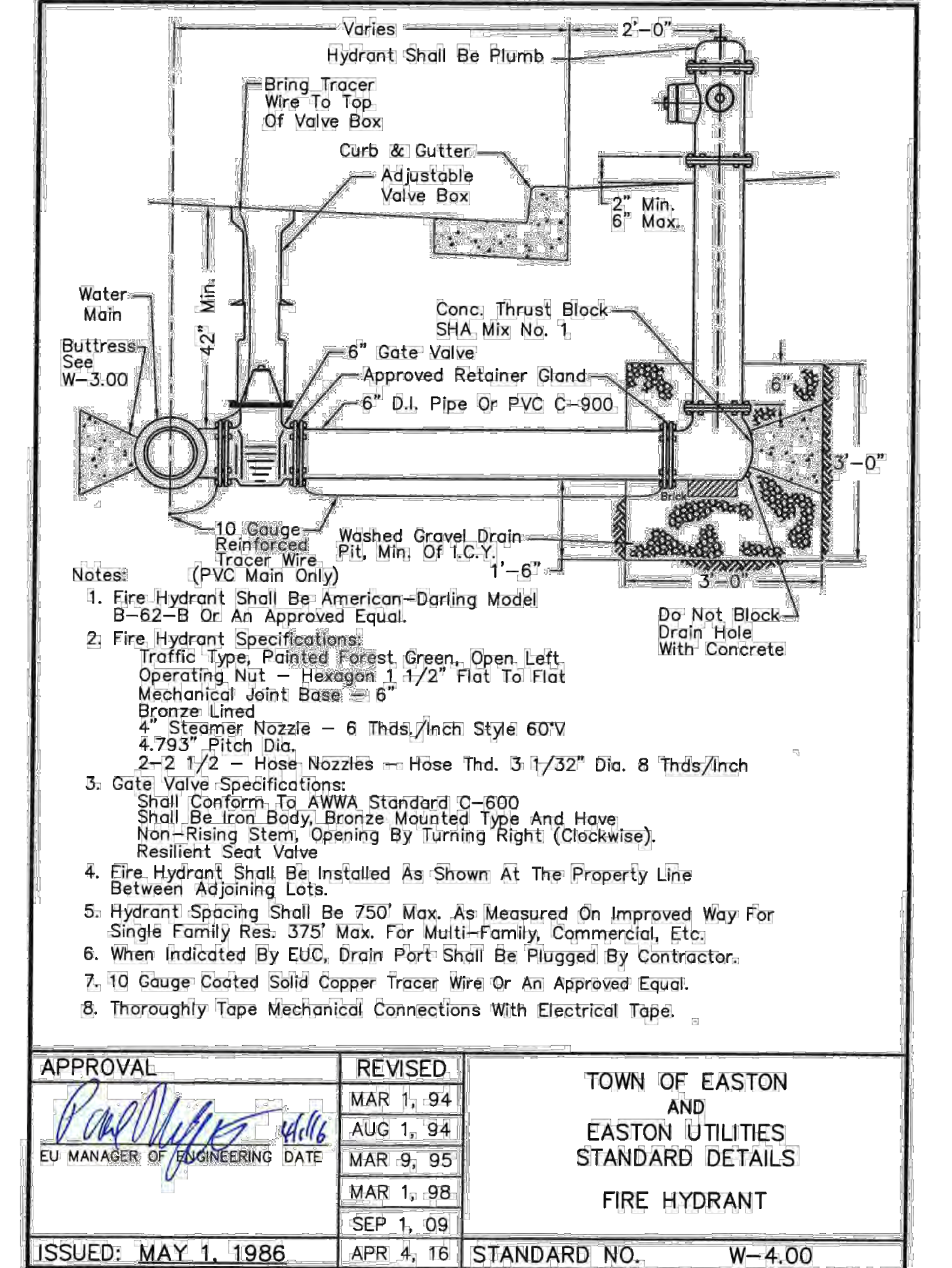
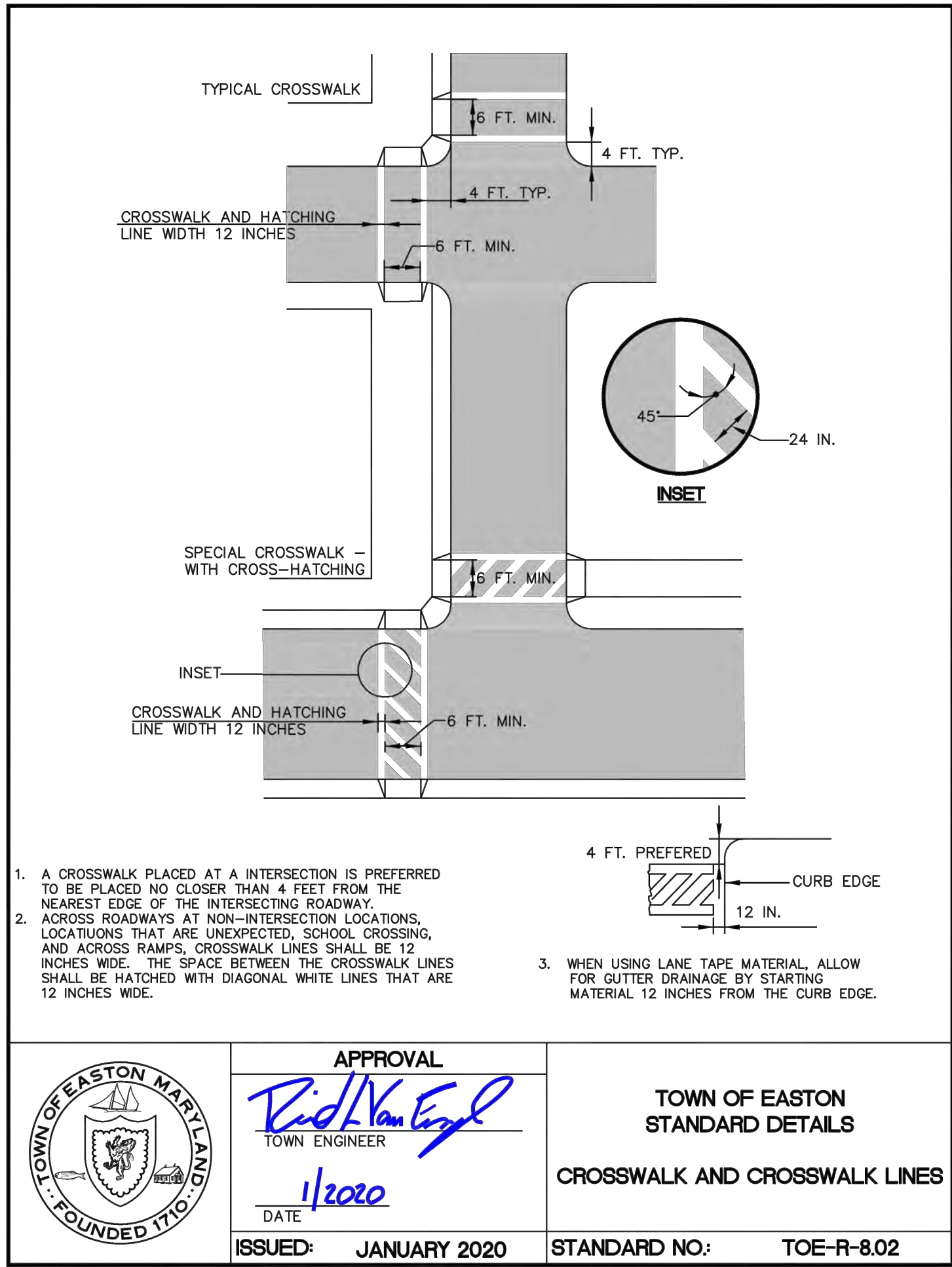
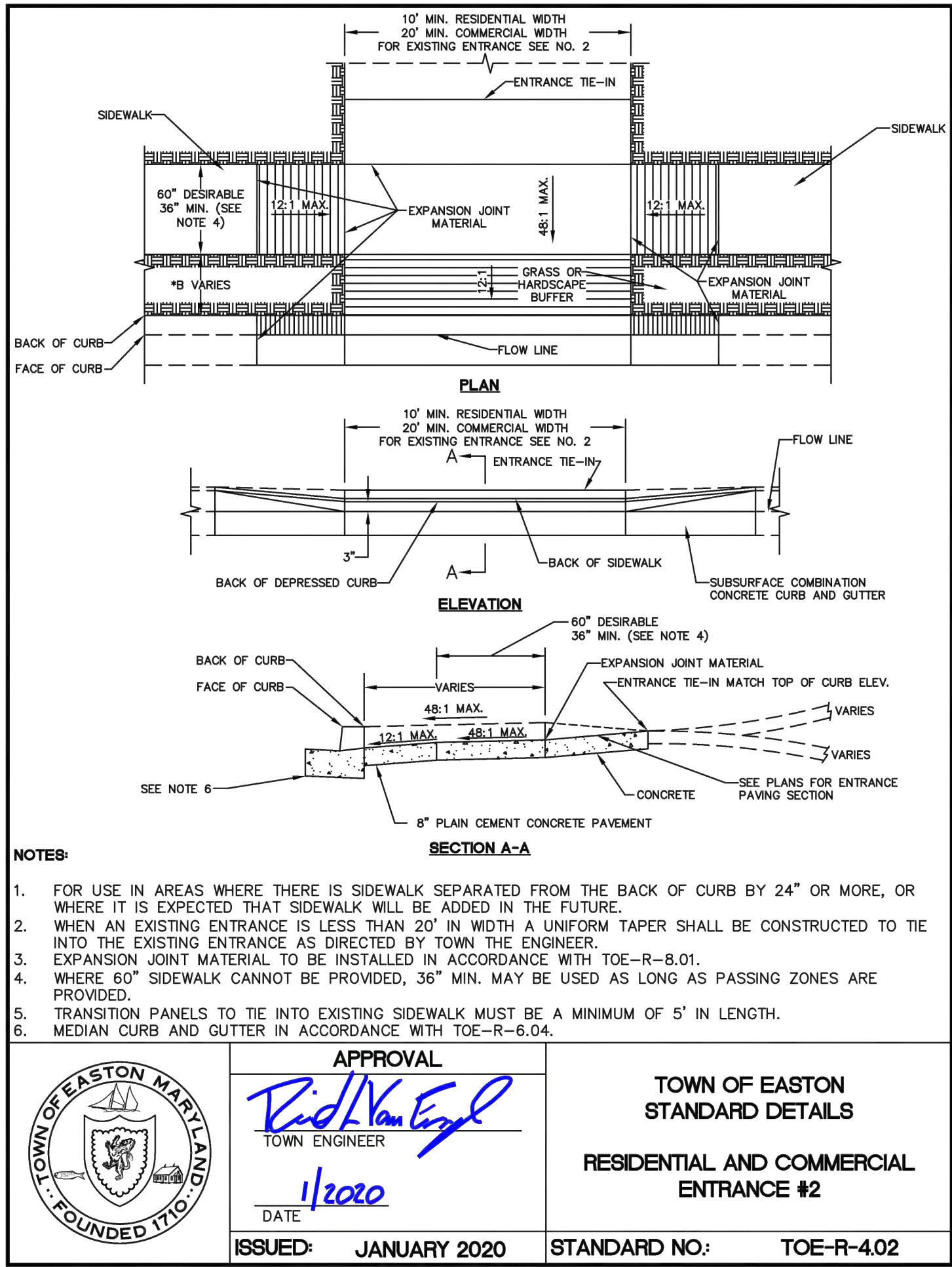
DATE : MAY 2022

SHEET NO.

C1.5

© COPYRIGHT 2022 GEORGE, MILES & BUHR, LLC

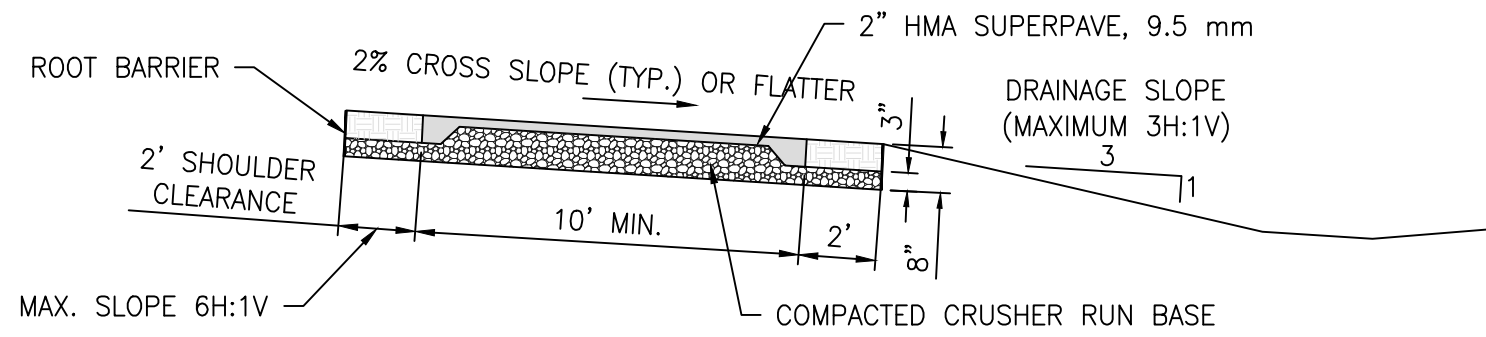
GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com



GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

**EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND**

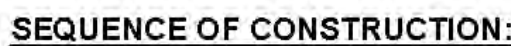
PATH DETAILS



NO SCALE

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

Page 35 of 3



1. CONTACT MDE (410-901-4020) AND THE TOWN OF EASTON (410-820-8822) AND SCHEDULE A PRE-CONSTRUCTION MEETING AT LEAST TWO WEEKS PRIOR TO COMMENCING CLEARING, DEMOLITION, GRADING, OR ANY OTHER CONSTRUCTION.
2. CONDUCT PRE-CONSTRUCTION MEETING.
3. MAINTENANCE SHALL BE PERFORMED AS NECESSARY TO ENSURE THE STABILIZED AREAS CONTINUOUSLY MEET THE APPROPRIATE REQUIREMENTS OF THE "2011 MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL".
4. INSTALL SILT FENCE (SF) ACCORDING TO APPROVED PLAN. THE CONTRACTOR SHALL IMMEDIATELY IMPLEMENT ALL REQUESTS MADE BY THE TOWN OF EASTON AND/OR THE MARYLAND DEPARTMENT OF THE ENVIRONMENT FOR ADDITIONAL SEDIMENT CONTROL MEASURES, OTHER THAN WHAT IS SHOWN ON THE SITE PLANS, DURING CONSTRUCTION.
5. PERFORM CLEARING AND STRIP TOPSOIL FROM PROPOSED TRAIL. CONTRACTOR SHALL NOT DISTURB MORE THEN THEY CAN STABILIZE IN 7 CALENDAR DAYS.
6. DEMO AND RECONSTRUCT CURB/ GUTTER, SIDEWALKS AND OTHER STRUCTURES ACCORDING TO THESE PLANS. DISPOSAL SHALL BE TO AN OFF-SITE, PRE-APPROVED LOCATION. ANY AREAS WHERE EXISTING CURB/ GUTTER IS REMOVED AND IS NOT DESIGNATED FOR NEW CURB/GUTTER SHALL BE BACKFILLED, STABILIZED, AND SEEDDED IMMEDIATELY.
7. WITH THE APPROVAL OF THE TOWN OF EASTON'S INSPECTOR, BEGIN PAVEMENT INSTALLATION. CONTRACTOR TO REFER TO CROSS SECTIONS FOR PAVEMENT DESIGNATIONS AND THICKNESS.
8. GRADE AND IMMEDIATELY STABILIZE ALL NON-ROOFTOP DISCONNECTION AREAS IN COORDINATION WITH SWM PLAN AND REPORT.
9. WITH THE APPROVAL OF THE TOWN'S INSPECTOR, THE CONTRACTOR SHALL OVERLAY ALL DESIGNATED AREAS SHOWN HEREON.
10. UPON COMPLETION OF GENERAL CONSTRUCTION OPERATIONS AND WITH THE APPROVAL OF THE INSPECTOR, COMMENCE WITH STRIPING OF PEDESTRIAN CROSSWALKS.
11. CONTRACTOR SHALL INSTALL ALL NEW TRAFFIC SIGNS ACCORDING TO PLAN AND COMPLETE ALL REMAINING RESTORATION.
12. ALL DISTURBED PERVIOUS AREAS SHALL BE STABILIZED AND SEEDDED IMMEDIATELY UPON COMPLETION OF CONSTRUCTION. WITH THE APPROVAL OF THE INSPECTOR AND TOWN. CONTRACTOR TO REMOVE ALL TEMPORARY SEDIMENT CONTROLS (SILT FENCE). ALL DISTURBED AREAS WITHIN MD-SHA RIGHT OF WAY MUST HAVE SAME DAY STABILIZATION MEASURES.
13. AT A MINIMUM, THE CONTRACTOR MUST OBTAIN A CONDITIONAL APPROVAL FROM THE TOWN OF EASTON BEFORE DE-MOBILIZING FROM THE PROJECT SITE.



1. CONTRACTOR SHALL INSTALL SOIL EROSION AND SEDIMENT CONTROL DEVICES PRIOR TO ANY GRADING. FOLLOWING INITIAL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROLS, DIKES, SWALES, DITCHES, PERIMETER SLOPES GREATER THAN (3) HORIZONTAL TO (1) VERTICAL (3:1) AND SEVEN (7) DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING.
2. ALL TEMPORARY EROSION AND SEDIMENT CONTROL DEVICES ARE TO BE PROVIDED AS INDICATED ON THIS PLAN, WITH LOCATION ADJUSTMENTS TO BE MADE IN THE FIELD AS NECESSARY, AND TO BE MAINTAINED AT THE END OF EACH WORKING DAY UNTIL PROJECT COMPLETION. THE MINIMUM AREA PRACTICAL SHALL BE DISTURBED FOR THE MINIMAL AMOUNT OF TIME POSSIBLE.
3. CLEARING AND GRUBBING SHALL INCLUDE ALL TREES, BRUSH, DEBRIS, ROOT MAT AND ORGANIC MATERIAL TO BE REMOVED.
4. TEMPORARY SEEDING SHALL BE ACCOMPLISHED BETWEEN FEBRUARY 15TH THROUGH APRIL 30TH OR AUGUST 15TH THROUGH NOVEMBER 30TH. DURING OTHER TIMES, TEMPORARY MULCHING SHALL BE PROVIDED.
5. TEMPORARY SEEDING SHALL CONFORM TO THE FOLLOWING APPLICATIONS: 436 LBS PER ACRE OF 10-20-20; 4,000 LBS PER ACRE OF GROUND LIMESTONE, TO BE INCORPORATED INTO THE SOIL BY DISKING OR OTHER SUITABLE MEANS. ANNUAL RYE GRASS SHALL BE APPLIED AT A RATE OF 50 LBS PER ACRE USING SUITABLE EQUIPMENT. MULCHING SHALL BE ACCOMPLISHED IMMEDIATELY AFTER SEEDING.

TEMPORARY SEEDING SCHEDULE:

Seed Mixture (Hardiness Zone 7a) (From Table B.1)					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Appl. Rate (lbs/ac)	Seeding Dates	Seeding Depths		
	Annual Rye grass	50#	2/15-4/30 / 8/15-11/30	$\frac{1}{2}$ "	Rate (436 lbs/ac) (10 lbs/ 1000 sf)	2 tons/ac (90 lbs/ 1000 sf)
	Barley	96#	2/15-4/30 / 8/15-11/30	1"		
	Oats	72#	2/15-4/30 / 8/15-11/30	1"		
	Wheat	120#	2/15-4/30 / 8/15-11/30	1"		
	Cereal Rye	112#	2/15-4/30 / 8/15-12/15	1"		
	Foxtail Millet	30#	5/1-8/14	$\frac{1}{2}$ "		
	Pearl Millet	20#	5/1-8/14	$\frac{3}{4}$ " $\frac{1}{2}$ "		

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. WOOD CELLULOSE FIBER MAY BE USED FOR ANCHORING STRAW AT A RATE OF 750 LBS PER ACRE MIXED WITH WATER AT A MAXIMUM OF 50 LBS OF WOOD CELLULOSE FIBER PER 100 GALS OF WATER, OR WITH A SYNTHETIC LIQUID BINDER ACCORDING TO MANUFACTURER RECOMMENDATIONS. WOOD CELLULOSE FIBER USED AS MULCH MUST BE APPLIED AT A NET DRY WEIGHT OF 1,500 LBS PER ACRE. MIX WOOD CELLULOSE FIBER WITH WATER TO ATTAIN A MIXTURE WITH A MAXIMUM OF 50 LBS OF WOOD CELLULOSE FIBER PER 100 GALS OF WATER.
7. PERMANENT SEEDING SHALL BE ACCOMPLISHED BETWEEN FEBRUARY 15TH THROUGH APRIL 30TH, OR AUGUST 15TH THROUGH OCTOBER 31ST. 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 (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" TO 5" OF THE SOIL BY DISKING OR OTHER SUITABLE MEANS. MULCHING SHALL BE ACCOMPLISHED AS DISCUSSED IN ITEM NO. 6 OF THESE SPECIFICATIONS.

PERMANENT SEEDING SCHEDULE

Seed Mixture (Hardness Zone 7a) (From Table B.3)					Fertilizer Rate (10-20-20)			Lime Rate.
NO	Species	Application Rate (lbs/ac)	Seeding Dates	Seeding Depths	N	P205	K20	
7	Creeping Red Fescue Kentucky Bluegrass	60# 15#	2/15 to 4/30 or 8/15 to 10/31	$\frac{1}{4}$ "- $\frac{1}{2}$ "	45 lbs/ac (1 lbs/ 1000 sf)	90 lbs/ac (2 lbs/ 1000 sf)	90 lbs/ac (2 lbs/ 1000 sf)	2 tons/ac (90 lbs/ 1000 sf)
8	Tall Fescue	100#	2/15 to 4/30 or 8/15 to 10/31	$\frac{3}{4}$ "- $\frac{1}{2}$ "				
9	Tall Fescue Kentucky Bluegrass Perennial Ryegrass	60# 40# 20#	2/15 to 4/30 or 8/15 to 10/31	$\frac{1}{4}$ "- $\frac{1}{2}$ "				

8. ANY SPOIL OR BORROW WILL BE PLACED AT A SITE APPROVED BY THE SOIL CONSERVATION DISTRICT.
9. ALL AREAS REMAINING OR INTENDED TO REMAIN DISTURBED FOR LONGER THAN SEVEN (7) DAYS SHALL BE STABILIZED IN ACCORDANCE WITH THE USDA, NATURAL RESOURCES CONSERVATION SERVICE STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL IN DEVELOPING AREAS FOR CRITICAL AREA STABILIZATION.
10. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY OF SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

[illegible]

EASTON MULTI-USE PATH
PHASE 3
EASTON, MARYLAND

SEDIMENT & EROSION CONTROL DETAILS

SCALE : NONE	SHEET NO. C3.1
DESIGN BY :	
DRAWN BY :	
CHECKED BY :	
GMB FILE :	
DATE :	