Planning Commission
MEETING AGENDA

Thursday, December 15, 2022 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes

a. Approval of Minutes of previous meeting: September 19, 2022.

b. Approval of Minutes of previous meeting: October 20, 2022.

c. Approval of Minutes from the November 17, 2022 meeting.

3. New Business

a.

Applicant:	Jonathan Qvarnstrom
Owner:	Teal-A Vision LLC
Location:	8221 Teal Drive
Nature of Request:	The Applicant is requesting approval to allow (5) five business wall signs to occupy one building with a common entrance.

b.

Applicant:	Maryland Health Club LLC c/o Nupur Nagar
Owner:	Maryland Health Club LLC
Location:	28449 Club House Drive
Nature of Request:	The Applicant proposes changes/additions to the approved PUD described by the applicant as follows: 1) Addition of a Multi-Purpose Building, 2) Clubhouse renovation, 3) Addition of Agri-Buildings I and II, 4) Parking lot extension in Area A, 5) A parking garage near Agri-Building I, and 6) Parking lot adjacent to Agri-Building II. The Applicant also proposes a renovation to the existing Pavilion. The

Applicant requests a recommendation from the Planning Commission to the Town Council for the amendment to the PUD.

4. Old Business

a. Continue discussion of Amendments to Zoning Ordinance.

b. Review and Approval of Subdivision Regulations

5. Adjournment.

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

RECEIVED
NOV 17 2022
TOWN OF EASTON

Planning Commission Concept, Use, and Design Application

Site Information

Structure's Floor Area	13,024	Structure's Square Feet	4,884
Area of Disturbance		Number of Dwelling Units	0
Property Size	Acres		Square Feet
Address	8221 Teal Drive, Easton		St. 427
Tax Map	0109	Grid 0000	Parcel 01-110233 Lot 66
Zoning District		Historic District Y☐ N☒	482 PRD Y☐ N☐
Other Information			
Existing Use			

Owner

Name	Teal-A-Vision LLC
Mailing Address	8845 Mistletoe Drive, Easton, MD, 21601
Telephone No.	410-822-4243 Email intownstve@verizon.net

Applicant / Agent

Name	Jonathan Qvarnstrom
Mailing Address	300 Talbot Street, Easton MD, 21601
Telephone No.	410 822 1018 Email jqvarnstrom@forallseasonsinc.org

General Information:

Sign to be hung

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: Jonathan Qvarnstrom
Date: 11/17/22
Printed Name of Applicant or Agent: Jonathan Qvarnstrom

For Office Use Only

Planned Commission Meeting Date	12/15/2022
Review Fee Amount	$250.00
Review Fee Paid Date	11/17/2022
ESDR Y / N Date	

NAV: 22-814

Revised 02-2019


16 x 10
19 x 11
Existing Signs
14.5 x 14.5

LAYOUT PROOF

86"x24"x1/2" PVC with Trim Installed.....$525
Labor to Install.....$275

Tax: $31.50 Total: $931.50



Shore Sign
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8221
8221

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	Maryland Health Club LLC				
Original Property Size	Acres	174.932	Square Feet	7,576,517	
Telephone No.	(951) 347-7647	Email	nupurnagar87@gmail.com		

Site Plan Information

Property Size	Acres	174.932	Square Feet	7,576,517	122A=51.473 122B1=54.222 122B2=44.639 122C=24.598
Structure's Floor Area	87342		Structure's Square Feet	87342	
Area of Disturbance	872,585		Number of Dwelling Units	N/A	

Property Information

Address	28449 Club House dr., Easton, MD (21601-8396)							
Tax Map	0034	Grid	0015	Parcel	122B	Lot	154	
Deed Refernce:	Liber	02367	Folio	00026				
Plat Reference:	Liber		Folio					
Base Zoning District	PUD	Historic	Y ☐	N ☒	Planned Redevelopment	Y ☐	N ☒	
Source of Electricity	Easton Utilities							

Owner

Name	Maryland Health Club LLC		
Mailing Address	17601 Canyonwood Drive Riverside CA (92504)		
Telephone No.	(951) 347-7647	Email	nupurnagar87@gmail.com

Applicant or Agent

Name	Nupur Nagar		
Mailing Address	17601 Canyonwood Drive Riverside CA (92504)		
Telephone No.	(951) 347-7647	Email	nupurnagar87@gmail.com

Surveyor / Engineer

Name	Mohamed Elfawal	License No.	46238	Expiration Date	02-23-2023
Mailing Address	2100 Paul Edwin Terrace - Apt 301 Falls Church - VA (22043)				
Telephone No.	(703) 826-9148	Email	melfawal@cgpconsult.com		

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	Nupur Nagar On behalf of Maryland Health Club LLC
Date	06/06/2022
Printed Name of Applicant or Agent	Nupur Nagar

For Office Use Only

Planning Commission Required	Y ☐ N ☐		
Planning Commission Meeting Date			
Sketch Approval Date		Project No.	
Prelim/Dev. Approval Date		Application No.	
Final Approval Date		Sketch Fee Paid	
Recordation Date		Develop. Fee Paid	

Revised 02-2019

NUPUR NAGAR
Representative for
Maryland Health Club LLC

Nupur Nagar Esq.
4695 MacArthur Ct.
Newport Beach CA 92660
Mailing Address:
17601 Canyonwood Drive
Riverside CA 92504

October 11, 2022,

Nupur Nagar
Email: nupurnagar87@gmail.com
Tele:951-347-7647
Fax:951-346-3745

VIA ELECTRONIC MAIL

Town of Easton,
Staff Members, Planning and Zoning
14 S Harrison St., Easton MD 21601

Re: Revised Traffic Study and Pattern of Use as requested by ESDR dated Sept.28,2022

Dear Staff Members:

Pursuant to the ESDR comments dated Sept.28, 2022 we have provided a revised Traffic Study with its conclusions attached herewith. This document "Cover Letter" outlines briefly the objectives of the study; the approach taken for this study; the revised results and key considerations that have shaped the study; limiting considerations; factors that have contributed to the final conclusion in the revised study; the conclusion and reservations or carve outs from the analysis.

Objectives:

At the last ESDR presentation dated approximately September 28, 2022, the traffic report discussion generated questions on the trip generations on the proposed project versus existing conditions. At the same meeting forum, a consensus was reached between Maryland Health Club LLC or "MHC" and Planning and Zoning that the report will need to be revised to reflect detailed uses or Classification of Uses which would drive and structure the traffic study analysis. This portion of the study (Classification of Use or Pattern of Use) would be the foundation upon which the trip generation and other parts of the traffic study be based upon. Thus, the ESDR comments require that: (1) the Classification of Use be addressed and (2) the trip generation analysis be based on the Classification of Use. Each of these segments are addressed in the report and this document.

Approach taken to meet the ESDR comments referenced above

The approach taken to meet the ESDR comments is simple. Basically, the primary focus is studying the classification of use after review of MHC's business model. Thus, the first step is in understanding MHC's business model in the context of each building and what that building comprises of. Here are the procedural steps: (1) MHC model was reviewed from the context of what the currently zoned subject property allows; (2) MHC proposed model was then studied in a comparative context- existing versus proposed; (3) Overlap areas and Adjustments were identified; (4) Limiting factors were studied; (5) Based on these items Trip Generation tables were created and a conclusion was developed based on these factors.

Revised Results and Key Considerations

The revised results on the report are based on review and study of MHC model and factoring in key considerations. These are:

MHC Business Model

MHC Business Model is a Wellness and Food Park meaning that the project is based on providing products and services to a selected class of consumers. The consumers are limited to those that seek wellness or health care driven products (like those seeking wellness programs, teaching those members of the consumer population that are specifically seeking wellness benefits, farmers who wish to convey to the wellness consumer certain nutrient dense organic foods etc.) In short, in almost every case, the project targets those consumers that seek to obtain wellness benefits or farmers or a vendor, who wish to or do participate in health-related activities. This is a very selective consumer base for the project. This model then translates at every level to provide spaces designed to achieve those objectives. Please refer to the Permit Narrative provided separately for additional and complete information.

Pattern of Use or Classification of Use by space and Building

The subject property as it currently stands is a golf course and country club. The tables in the revised report reflect the uses of the existing club and proposed use. For summary purposes I have provided a brief summary:

Existing property:

Clubhouse	Hospitality use except basement level
Pavilion	Hospitality use
Pro-Shop	Retail or Store use
Tent	Outdoor but enclosed-Hospitality use
18 Hole Championship	Driving Range and Championship use
Servicing Automobiles and Heavy Equipment	Golf carts (vehicles) serviced in the basement of the Clubhouse and Barn Area of Heavy equipment such as Tractors and Mowers

Proposed use:

Pavilion building-New	Use
Pavilion Ground level	Hospitality
Pavilion Mezzanine level	Lounge area
Notes	There is some overlap between these areas, the Mezz. Level does not add to Trip Generation as this area for most part, is used by the same people using the Ground level.

Clubhouse-New	Use
Garden level	This area is used for Food demos. (see below) and Food Cart
Ground level	Food Performance-chefs will show case their menus to limited seating and for educational purposes. Also used as catering kitchen primarily and will not generate any trips based on catering use.
Second floor	Suites-mostly used by brides who book the Pavilion
Notes:	Food demonstrations are for selected seating, Food Cart is mobile stations used by different vendors to show case their products or menus. Ground floor is primarily used as kitchen purposes however no adjustments have been made at this time on the revised traffic study.

Multi-Purpose Building	Use
Health and Spa floor-Wellness Center	These are accessory uses (see below)
Garage	These is accessory use
Pool area and surrounding area	This is accessory use
Ground floor: Suites Entrance (accessory use) Souvenir Store Restaurant and Bar area Service Area	Suites are lodging area-Wellness program users Entrance is an accessory use Restaurant and Bar Dining facility Service area for servicing the different functions
Second floor	Suites – for wellness members and users
Third floor	Suites – for wellness members and users
Roof area	Accessory use for dining areas who wish to dine in the open

Agri 1 Building	Use
Ground level	Suites and surrounding area plus service area
Second floor	Suites and surrounding area plus service area
Third floor	Suites and service area

Agri 2 Building	Use
Ground level	Training and study area plus servicing
Second floor	Same as above
Third floor	Training, R&D and Service area

Descriptive Notes and Limiting Considerations

The following considerations have been factored or excepted from the analysis in the revised traffic report:

1. The classification of wellness consumers or business model of MHC is based on targeting use by health-conscious consumers. As stated in the narrative the services and products are designed for certain consumers. Similarly, the restaurant concept is targeted as a "Dining Membership" model which will result in limiting the number of patron or consumers to "Chef table" model resulting in limited seating which is common for high end dining venues. At this time the study has not taken into account the limiting nature of such seating and when that is undertaken it will and may have an impact on the trip generations for the dining venues. Such an adjustment will cause trip generation tables to further decrease. At this time such exercise is not undertaken since the result or impact of the proposed project is minimal.
2. Similar to the above, the wellness use of the wellness space is restricted to members only consumers. At this time, the study does not factor the number of "members only" use of such space (space designated to wellness area). At this time the study has not taken into account the limiting nature of such seating and when that is undertaken it will and may have an impact on the trip generations for the dining venues. Such an adjustment will cause trip generation tables to further decrease. At this time such exercise is not undertaken since the result or impact of the proposed project is minimal.
3. In the same context, the Suites or Lodging area is also subject to wellness members or those members of the public that come to seek to wellness program, therefore although MHC model reflects use of such suites by wellness consumer- this assumption is not translated or used in the revised study. When and if such study is undertaken it will or could have an impact on the trip generation. It should also be noted that the ITE classification for lodging is "Hotel" or "Business suites" etc., there is no ITE classification for wellness suites which are not marketed as hotels. An analysis which would determine the limited nature of wellness suites which require use by such members when and if undertaken could affect the trip generation numbers. A lack of ITE classification has caused the study to assume such classification ("hotel use") has resulted in inflated value of the trip generation. A future correction or modification of the use will further decrease the trip generation tables; however such exercise is not undertaken as the proposed project results in minimal impact on traffic.
4. Some buildings have functions which would work in conjunction only or work when combined together, such combination uses have not been factored and have not been analyzed. When and if such details are studied, a result on the trip generation could occur, causing the current trip generation numbers to be overinflated.
5. It should be noted that certain uses of the buildings are in many instances complimentary to each other, i.e., where one function in one building is supported by another in a separate building, such overall functions have not been studied in detail. If an overlap function study is undertaken such exercise could cause the current traffic trip generation numbers reflected on the present revised report to be inflated.

These limiting factors are exceptions from the study at this point as these are anticipated to cause a further decrease in the trip generation. Since the analysis at this time results in minimal impact from the proposed project, such reservations have been omitted from the study.

Factors that have shaped the revised traffic report

The revised traffic report has resulted in a decrease in trip generation tables in summary as compared to the previously submitted report. This change or these changes have occurred for certain reasons. In most part the decrease in the tables is due to the following reasons:

1. In the previous report certain uses in the subject property (existing or currently zoned) were ignored: the basement floor of the old clubhouse was used to service the golf carts which were stored there. Similarly, the barn area (the old barn and the parking lot on which it sits) have been traditionally used for servicing heavy machinery and heavy equipment such as John Deer mowers and tractors, this fact was not provided to the traffic consultants. Similarly, the Pro-shop was not factored in. Additionally, the restaurant in the existing clubhouse serviced two distinct services- the outdoor and the indoor restaurant had different consumers or functions. These factors were not factored in the previous study which have now been factored in the revised traffic study.
2. Service areas in the proposed buildings were counted more than once. Each building has more than one service area and no adjustment was made to factor one service area for each function.
3. Although overlap areas have not been analyzed in full, some overlap areas were corrected, for example, spa and gym facilities are available for residents only, however this was not accounted for in the previous submission. In the revised report such facilities will be considered for members or residents in the suites and therefore a proper adjustment was made in the revised report.
4. One of the reasons for the reduction in the trip generation summary tables is due to the fact that heavy machinery and equipment was not considered in the previous submission whereas in the revised submission this use is factored in causing a decrease in the trip generation tables.
6. The Agri building use was studied in the context of MHC model. Agri Building 2 building is primarily for training and education purposes with a focus on Research and Development and Agri 1 Building space adjacent to suites also focuses on such type of use, causing an impact on the trip generation tables.
7. Accessary uses were not factored in, these have been factored into the revised study. For example an entrance area does not give rise to trips but is an accessory for other areas, etc.

Conclusion

The traffic report conclusion has been revised based on a brief review of the classification of uses and spaces. This has resulted in an improved and more accurate conclusion.

Based on the revised study submitted here, we request that our application be submitted to the Planning Commission.

Very Truly yours,
/s/ Nupur Nagar Representative for MHC

Enclosures:
Traffic Report Study

CG Point
CONSULTING LLC

TRAFFIC IMPACT REPORT



Maryland Health Club

28449 Club House Dr., Easton, MD (21601-8396)

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Efax: 951-346-3745 Tele: 951-347-7647
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California Counsel for Maryland Health Clubs LLC
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STATE OF MARYLAND
MOHAMED F. ELBANNA
PROFESSIONAL ENGINEER
02/27/2023

October 2022

MARYLAND HEALTH CLUD TRAFFIC IMPACT STUDY

COMPARISON BETWEEN EXISTING AND PROPOSED USE

Maryland Health Club

28449 Club House Dr., Easton, MD (21601-8396)

Revised Version: October 2022

PREPARED FOR
MHC

PREPARED BY

CADDLANCE LLC

REVISED BY

CG POINT CONSULTING LLC

MARYLAND HEALTH CLUD TRAFFIC IMPACT STUDY

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1. INTRODUCTION

This traffic impact Analysis report has been prepared for the proposed Maryland Health Club (The Easton Club) at 28449 Clubhouse Drive, Easton MD, 21601. This report lays out the existing traffic conditions, assumptions and compares the traffic impact of the proposed development to existing use of the property.

1.1 Project Description

The project comprises upgrading an existing golf course and country club, "The Easton Club" by renovating existing facilities and constructing additional space to accommodate upgraded food centric experience. The primary reason being that modern clubs are expanding to amenity rich facilities and to be competitive The Easton Club will need to keep with such trends. The project model is planned to promote urban agriculture and to that end, the facilities will reflect a farm to table food and wellness park connecting food consumers to food players in the region, a key Congressional and USDA objective. These are reflected in the spaces that provide or promote such functions.

This project is not a ground up project rather it is a planned renovation of existing facilities that promote healthy communities by focusing on food and wellness. The Easton Club is a golf course and club that opened about 1995 and due to financial problems closed about 2016. The Club is a 18 hole championship course developed by Rauch Engineering and sits among a 241 unit approximately housing complex called The Easton Community. The existing club consists of an existing Clubhouse, a banqueting facility called the Pavilion, the pro-shop, and maintenance structure. Because the project comprises existing club facilities, the renovation of which includes upgrading facilities and adding new space, the traffic impact analysis is developed as an incremental analysis of the new proposed project as compared to the existing facilities. Thus, we have performed a comparative analysis of the old or existing club facilities and the impact of the new proposed construction and renovation. For the base of this preliminary study, ITE guidelines are used. Any additional local and regional traffic guidelines may be referred during complete ITA for future phase development.

Planned Unit Development of the parcel 122B by adding additional facilities for the parcel are provided below along with their use, and ITE Trip generation code:

Please refer Annexure 4 for detailed area usage for Planned Unit Development - A comparison between existing and proposed facilities.

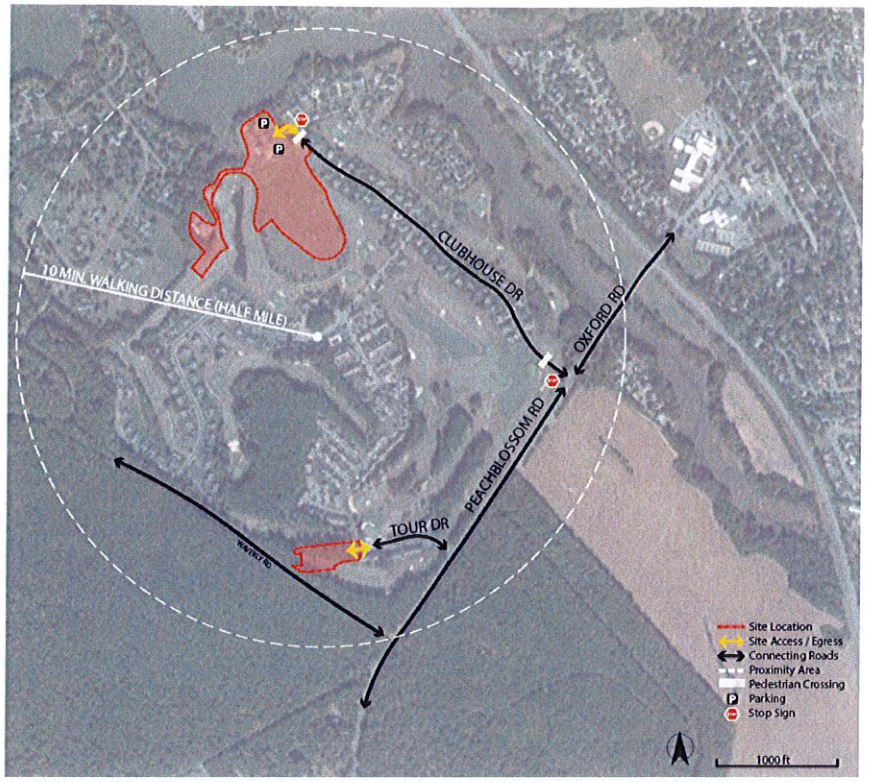


Figure 1 Area map with site location

1.2 Scope of Study

This preliminary traffic impact assessment is prepared based on the discussions with the Town of Easton Planning and Department and per Maryland Department of Transportation State Highway Administration (MDOT SHA) - Access Permits Manual guidelines. The study areas comprise of the following intersections: the intersection of Waterview drive and Clubhouse Drive (Point #3); the intersection of Clubhouse drive and Easton club drive (Point #4); the intersection of Oxford drive/ Peachblossom Rd and Clubhouse drive (Point #1); and the intersection of Tour drive and Oxford drive/Peachblossom Rd (Point #2).

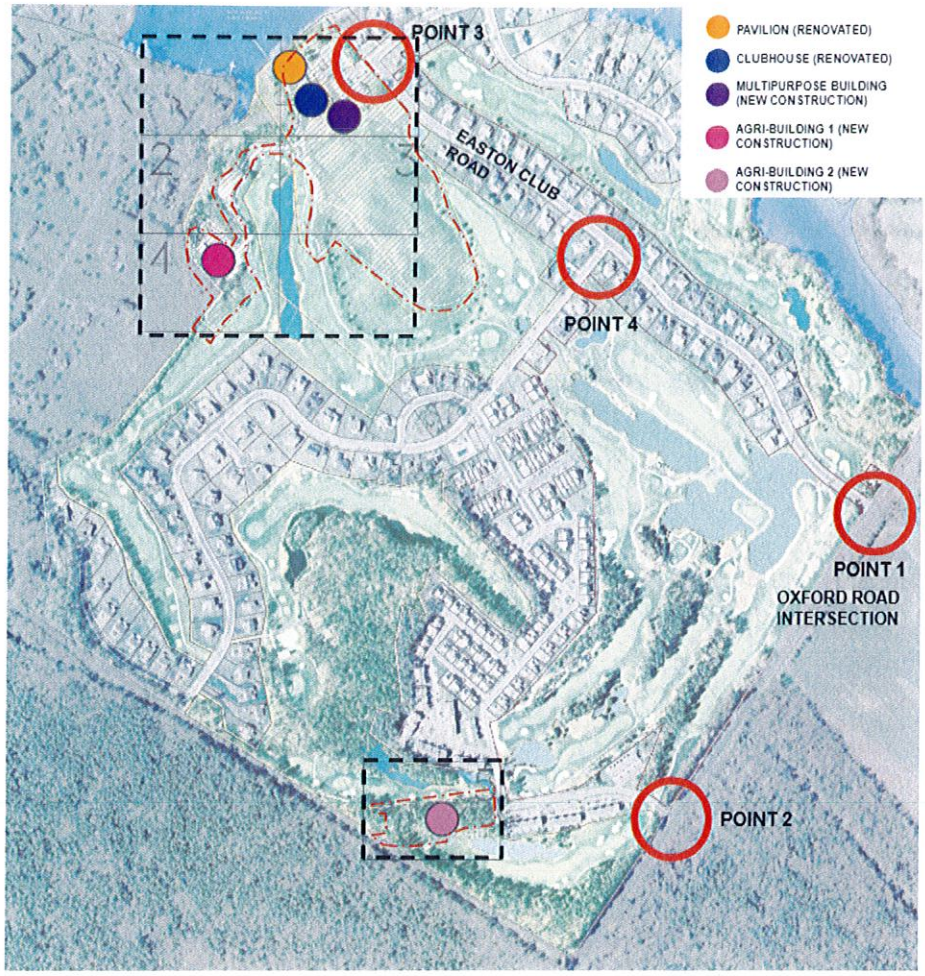


Figure 2: Site area and identified intersections for assessment

2. EXISTING CONDITIONS

2.1 Description of Road Network

The following key roads exist in proximity to the site, and are considered in study area. The classification of these streets are as below:

- MD 333 (Peach blossom Road) – A two-lane major collector with a posted speed limit of 40 MPH. This street provides the primary access points to the site and connects the local street (Tour Dr and Clubhouse Dr). The Road has 10 feet shoulder on both sides to accommodate emergency vehicular movement.
- Waverly Rd on the south-west end is a two lane road without shoulder or sidewalk, This Road does not connect local roads and thus, not considered in the study.

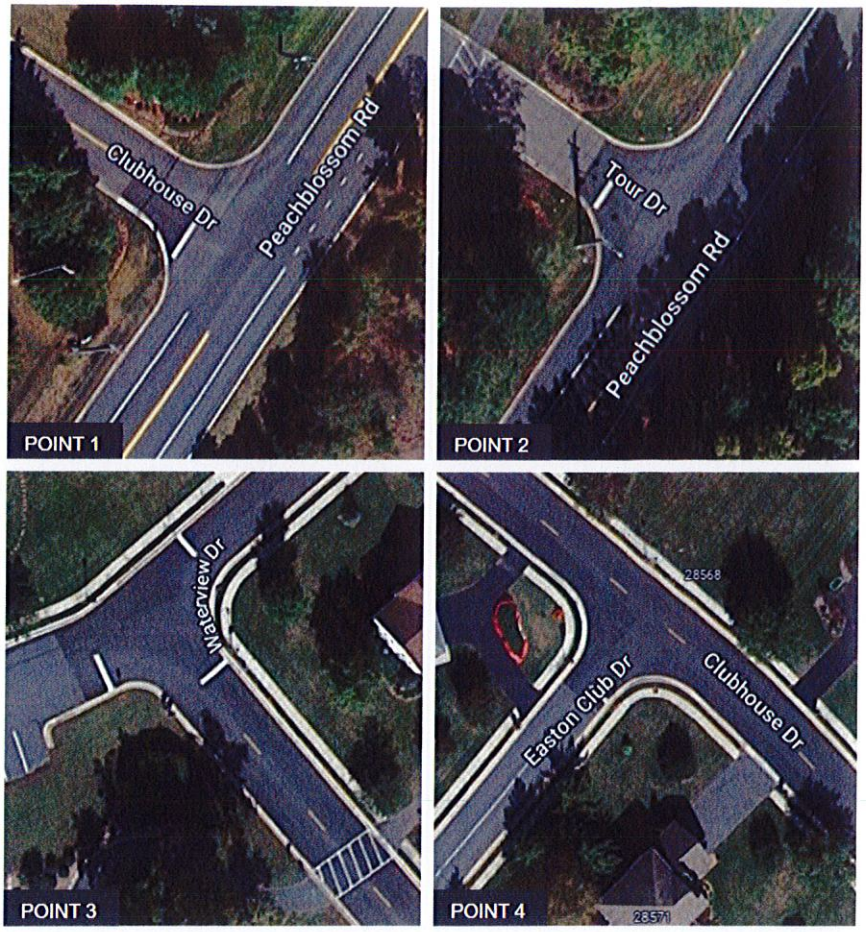


Figure 3: Site Access and Existing Intersection conditions

2.2 Existing Traffic Counts

The following data sources are used to calculate the existing traffic condition:

1. **Maryland Department of Transportation, State highway Administration (Annexure 1a)** - Internet traffic monitoring system is used to collect traffic data on Oxford Street. The analysis provides total trip distribution at a given time of the day
2. **Maryland Department of Transportation, State highway Administration (Annexure 1b)** - Traffic volume by hours, and daily traffic destruction by days
3. **Traffic analysis from google maps report (Annexure 2):** The traffic layer from data from Google Maps Platform1 was observed for a typical week for this analysis. For a full week (Monday-Sunday) typical traffic flow data was observed for the morning and evening peak and off peak hours.

4. **Traffic Volume Map 2020 - Annual Average Daily Traffic, Talbot County (Annexure 3)**

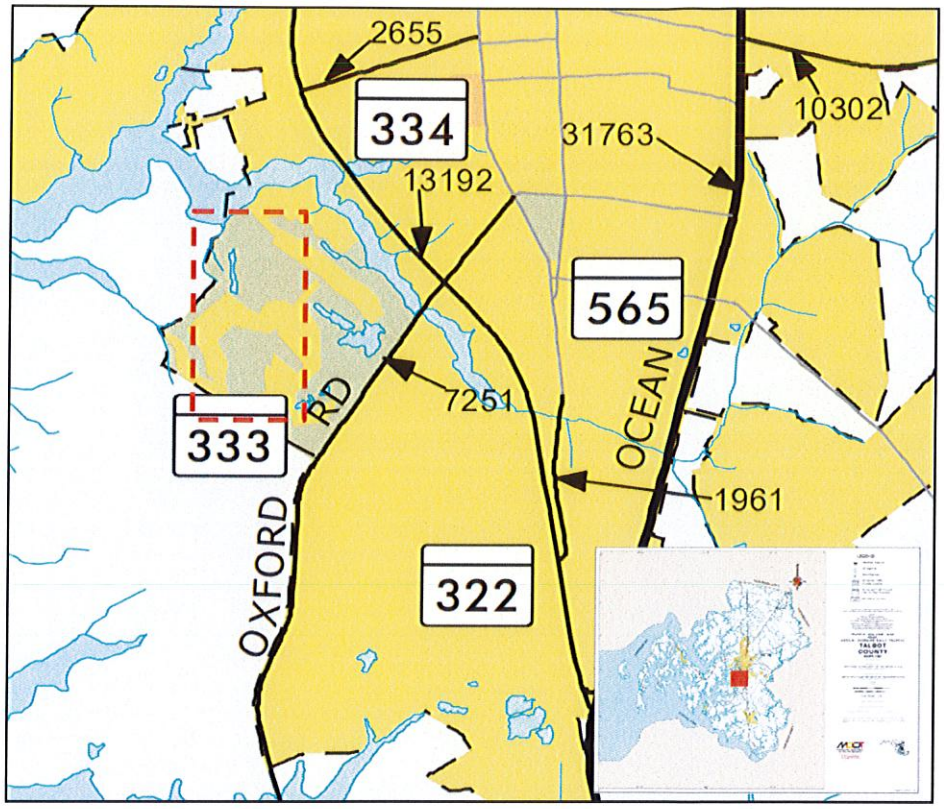


Figure 4 Traffic volume map 2020 showing annual average daily traffic (Annexure 3)

5. Building Area sq.ft breakdown (Annexure 4): Another method to calculate the existing traffic data estimation is based on ITE manual for trip generation by specific building use. For the basis of our study, ITE trip generation is used to estimate the traffic impact from proposed development. This section outlines the use of existing facilities for the Easton Club during the years of operation (time period between 2000s and 2016) and related traffic for which the facilities were approved when the Easton Club master plan was filed.

Table 2: Trip Generation for Existing Building (Details can be found in the attachment 1)

Existing Building

Description	Pavilion Building	Clubhouse (Automobile care)	Clubhouse (Restaurant)	Clubhouse (Small Eventing Room)	Clubhouse (Office)	Golf Course	Eventing Tent	Auto care Center (Golf Cart Service)	IN	OUT
Saturday Total Trips during the day	46	116	331	11	0	358	34	475	686	686
Sunday Total Trips during the day	69	58	265	16	0	340	50	238	518	518
Weekday, AM Peak hour of Adjacent Street Traffic	10	11	3	2	2	32	7	45	78	34
Weekday, AM Peak hour of generator	9	14	16	2	4	53	6	57	94	68
Weekday, PM Peak hour of Adjacent Street Traffic	13	15	29	3	3	52	9	62	97	89
Weekday, PM Peak hour of generator	10	15	22	2	3	57	6	59	106	68
Saturday Peak hour generator	6	0	46	1	0	53	4	0	56	56
Sunday Peak hour generator	7	0	22	2	0	35	5	0	31	39
Weekday Total Trips during the day	146	81	308	34	21	547	107	333	788	788
Average Daily Trips	**121**	**83**	**305**	**28**	**15**	**490**	**88**	**340**	**735**	**735**

2.3 GROWTH CONSIDERATIONS

2.3a Annual Growth

The Maryland Department of Transportation State Highway Administration's Average Daily Traffic Volumes (ADT's) have been reviewed for the past ten years and it was determined that average yearly growth in the area is approximately 1.5%. Therefore, the regional traffic growth has been applied at 1.5% per year for a six-year study period.

2.3b. Growth rate of Existing use:

The existing pavilion facility houses the weddings and has a historical use of about 20 weddings with a growth rate to about 30-35 weddings.[1] This is considered in the proposed calculations.

Growth of restaurants sell about per square foot for Full-service Restaurants.[2] This is considered in the proposed calculations.

Golf use of the project- The golf operations translates to about 16 cars per day, see calculation below.[3] Since the proposed development will replace the golf course, these numbers will not be added to the new study, or replaced by new functional use of the space.

[1] Source: appraisal reports for the Club facilities, 2008 and 2014.

[2] Source: Bloom intelligence 2019 report;

[3] Average revenue based on historical data and general data available to us reflects about $600,000 on an annual basis as revenues generated from golf course use. This is converted to the number of rounds by taking the annual revenues divided over the 365 day period and $25 fee per round to yield the number of rounds per day, with each round taking about 4 hours per person translates to 16 persons or 16 cars.

2.3c Proposed Background Developments

Other proposed background developments were not considered as a part of this preliminary report.

3. Proposed development traffic impact

For the Proposed development traffic impact analysis, Incremental analysis method is used. The trip generation for the proposed development is detailed on table below. . Trip generation rates were obtained from the ITE Trip Generation Manual, 10th Edition. It should be noted since the proposed site is mixed use, internal capture has been calculated for the retail and residential uses.

Table 3 Trip generation table for proposed facilities (Details can be found in the attachment 1):

Proposed Building

Description	Pavilion Building	Clubhouse (Food Cart pod)	Clubhouse (Performance food area)	Clubhouse (Suites)	Clubhouse (Saloon & Lounge)	Multipurpose Building (Souvenir corner)	Multipurpose Building (Suites)	Multipurpose Building (Restaurant & Bar)	Agri Building 1 (suites)	Agri Building 1 (meeting space)	Agri Building II (Center for food reseach and development)	IN	OUT
Saturday Total Trips during the day	78	352	77	18	0	21	179	488	96	18	37	682	682
Sunday Total Trips during the day	58	281	115	13	0	18	133	390	71	11	23	556	556
Weekday, AM Peak hour of Adjacent Street Traffic	4	3	16	1	1	1	10	4	5	10	20	50	25
Weekday, AM Peak hour of generator	5	17	16	1	1	1	11	24	6	25	50	101	56
Weekday, PM Peak hour of Adjacent Street Traffic	5	24	21	1	1	2	11	42	6	9	19	71	69
Weekday, PM Peak hour of generator	5	28	15	1	1	2	11	32	6	23	46	112	56
Saturday Peak hour generator	6	49	10	1	3	2	15	68	8	2	5	84	84
Sunday Peak hour generator	5	24	11	1	5	2	12	33	7	2	3	52	48
Weekday Total Trips during the day	57	328	243	13	0	19	132	454	70	106	214	818	818
Average Daily Trips	**60**	**325**	**201**	**14**	**0**	**19**	**139**	**450**	**74**	**80**	**161**	**761**	**761**

4. CONCLUSION:

4.1 Summary of Additional Trips (Details can be found in the attachment 1):

Trip Generation Projection

Description	Existing	Proposed	Additional Trips		% Change
			IN	OUT	
Saturday Total Trips during the day	1371	1363	-4	-4	-0.60%
Sunday Total Trips during the day	1036	1113	76	38	7.38%
Weekday, AM Peak hour of Adjacent Street Traffic	111	75	-36	-9	-32.21%
Weekday, AM Peak hour of generator	162	158	-4	-12	-2.67%
Weekday, PM Peak hour of Adjacent Street Traffic	186	140	-45	-21	-24.44%
Weekday, PM Peak hour of generator	174	169	-5	-12	-2.90%
Saturday Peak hour generator	111	170	59	28	52.64%
Sunday Peak hour generator	70	106	35	9	49.95%
Weekday Total Trips during the day	1577	1636	30	30	3.78%
Average Daily Trips	**1470**	**1522**			3.56%

4.2 Results of Analyses

- A TIS may be required for any development that generates more than 50 peak hour trips. For any TIS prepared as a requirement of local jurisdiction guidelines, with a lower threshold, SHA would expect the report to conform to these guidelines when State highways are involved.

- Based on the State Highway Access Manual (SHAM) Engineering Access Permit Access Division, January 2004, page 147, the proposed construction will result in less than 50 peak hour weekday trips. Therefore no significant traffic impact will be observed.

- The proposed additional peak hour PM trip generated is less than 4% of the existing weekday peak hour PM trip on the Oxford Dr/Peechblossom Rd (Annexure 1). No significant traffic impact is estimated.

- The proposed additional peak hour AM trip generated is less than 4% of the existing weekday peak hour AM trip on the Oxford Dr/Peechblossom Rd (Annexure 1). No significant traffic impact is estimated.

- Based on the analyses contained in this report, all study intersections operate at or below Stable flow.
- Sufficient parking provided for the new developments. This will discourage vehicles to be on the street in search of parking or idling. Thus it will not have additional impact on the traffic on the

ATTACHMENT 1

TRIP GENERATION CALCULATION SUMMARY

(ITE Trip Generation Manual 11th Edition)

Existing Building

Description	Pavilion Building	Clubhouse (Automobile care)	Clubhouse (Restaurant)	Clubhouse (Small Eventing Room)	Clubhouse (Office)	Golf Course	Eventing Tent	Auto care Center (Golf Cart Service)	IN	OUT
Saturday Total Trips during the day	46	116	331	11	0	358	34	475	686	686
Sunday Total Trips during the day	69	58	265	16	0	340	50	238	518	518
Weekday, AM Peak hour of Adjacent Street Traffic	10	11	3	2	2	32	7	45	78	34
Weekday, AM Peak hour of generator	9	14	16	2	4	53	6	57	94	68
Weekday, PM Peak hour of Adjacent Street Traffic	13	15	29	3	3	52	9	62	97	89
Weekday, PM Peak hour of generator	10	15	22	2	3	57	6	59	106	68
Saturday Peak hour generator	6	0	46	1	0	53	4	0	56	56
Sunday Peak hour generator	7	0	22	2	0	35	5	0	31	39
Weekday Total Trips during the day	146	81	308	34	21	547	107	333	788	788
Average Daily Trips	**121**	**83**	**305**	**28**	**15**	**490**	**88**	**340**	**735**	**735**

Proposed Building

Description	Pavilion Building	Clubhouse (Food Cart pod)	Clubhouse (Performance food area)	Clubhouse (Suites)	Clubhouse (Saloon & Lounge)	Multipurpose Building (Souvenir corner)	Multipurpose Building (Suites)	Multipurpose Building (Restaurant & Bar)	Agri Building 1 (suites)	Agri Building 1 (meeting space)	Agri Building II (Center for food reseach and development)	IN	OUT
Saturday Total Trips during the day	78	352	77	18	0	21	179	488	96	18	37	682	682
Sunday Total Trips during the day	58	281	115	13	0	18	133	390	71	11	23	556	556
Weekday, AM Peak hour of Adjacent Street Traffic	4	3	16	1	1	1	10	4	5	10	20	50	25
Weekday, AM Peak hour of generator	5	17	16	1	1	1	11	24	6	25	50	101	56
Weekday, PM Peak hour of Adjacent Street Traffic	5	24	21	1	1	2	11	42	6	9	19	71	69
Weekday, PM Peak hour of generator	5	28	15	1	1	2	11	32	6	23	46	112	56
Saturday Peak hour generator	6	49	10	1	3	2	15	68	8	2	5	84	84
Sunday Peak hour generator	5	24	11	1	5	2	12	33	7	2	3	52	48
Weekday Total Trips during the day	57	328	243	13	0	19	132	454	70	106	214	818	818
Average Daily Trips	**60**	**325**	**201**	**14**	**0**	**19**	**139**	**450**	**74**	**80**	**161**	**761**	**761**

Trip Generation Projection

Description	Existing	Proposed	Additional Trips		
			IN	OUT	% Change
Saturday Total Trips during the day	1371	1363	-4	-4	-0.60%
Sunday Total Trips during the day	1036	1113	76	38	7.38%
Weekday, AM Peak hour of Adjacent Street Traffic	111	75	-36	-9	-32.21%
Weekday, AM Peak hour of generator	162	158	-4	-12	-2.67%
Weekday, PM Peak hour of Adjacent Street Traffic	186	140	-45	-21	-24.44%
Weekday, PM Peak hour of generator	174	169	-5	-12	-2.90%
Saturday Peak hour generator	111	170	59	28	52.64%
Sunday Peak hour generator	70	106	35	9	49.95%
Weekday Total Trips during the day	1577	1636	30	30	3.78%
Average Daily Trips	**1470**	**1522**			3.56%

Notes

1 The trip generation is estimated based on the the intented function/ use of the building from the ITE Trip Generation Manual 11th Edition.

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Pavilion Building			
Considered ITE Use	Recreational Community Center		
Code	495		
GFA (Sq.ft.)	5078		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	28.82	50	50
Weekday Total Trips during the day	146	73	73

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	9.1	50	50
Saturday Total Trips during the day	46	23	23

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	13.6	50	50
Sunday Total Trips during the day	69	35	35

Peak Hours Assumptions as per ITE Tables

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.91	66	34
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	2.5	47	53
AM peak hour of generator	1.85	63	37
PM peak hour of generator	2.53	47	53
Saturday Peak hour generator	1.07	54	46
Sunday Peak hour generator	1.48	56	44

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	6	3	10	6	7	13
Peak hour of generator	6	3	9	6	3	10

Description	IN	OUT	TOTAL
Saturday Peak hour generator	3	3	6
Sunday Peak hour generator	3	3	7

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Clubhouse (Automobile Care)			
Considered ITE Use	Automobile Care / Automobile Parts and Service Center		
Code	941 / 943		
GFA (Sq.ft.)	4904		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate*	16.6	50	50
Weekday Total Trips during the day	**81**	**41**	**41**

*Note: Automobile care (942) weekday average trip generation rate is not available. Rate from Automobile Parts and Service Center (943) is considerd as both are similar use.

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	23.72	50	50
Saturday Total Trips during the day	**116**	**58**	**58**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	11.88	50	50
Sunday Total Trips during the day	**58**	**29**	**29**

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	2.25	66	34
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	3.11	48	52
AM peak hour of generator	2.83	56	44
PM peak hour of generator	3.51	49	51
Saturday Peak hour generator			
Sunday Peak hour generator			

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	7	4	11	7	8	15
Peak hour of generator	8	6	14	8	6	15

Description	IN	OUT	TOTAL
Saturday Peak hour generator	0	0	0
Sunday Peak hour generator	0	0	0

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Clubhouse (Restaurant)			
Considered ITE Use	Fine Dining Restaurant		
Code	931		
GFA (Sq.ft.)	3678		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	83.84	50	50
Weekday Total Trips during the day	308	154	154

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	90.04	50	50
Saturday Total Trips during the day	331	166	166

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	71.97	50	50
Sunday Total Trips during the day	265	132	132

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	0.73	50	50
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	7.8	67	33
AM peak hour of generator	4.47	80	20
PM peak hour of generator	8.28	61	39
Saturday Peak hour generator	10.68	59	41
Sunday Peak hour generator	7.8	63	37

Note: Directional distribution is not available in ITE Manual. 50-50% is assumed

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	1	1	3	19	9	29
Peak hour of generator	13	3	16	19	3	22

Description	IN	OUT	TOTAL
Saturday Peak hour generator	23	23	46
Sunday Peak hour generator	12	11	22

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Clubhouse (Small Eventing Room)			
Considered ITE Use	Recreational community center		
Code	495		
GFA (Sq.ft.)	1163		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	28.82	50	50
Weekday Total Trips during the day	34	17	17

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	9.1	50	50
Saturday Total Trips during the day	11	5	5

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	13.6	50	50
Sunday Total Trips during the day	16	8	8

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.91	66	34
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	2.5	47	53
AM peak hour of generator	1.85	63	37
PM peak hour of generator	2.53	47	53
Saturday Peak hour generator	1.07	54	46
Sunday Peak hour generator	1.48	56	44

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	1	1	2	1	2	3
Peak hour of generator	1	1	2	1	1	2

Description	IN	OUT	TOTAL
Saturday Peak hour generator	1	1	1
Sunday Peak hour generator	1	1	2

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Clubhouse (Office)			
Considered ITE Use	Small office building		
Code	712		
GFA (Sq.ft.)	1452		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	14.39	50	50
Weekday Total Trips during the day	**21**	**10**	**10**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate			
Saturday Total Trips during the day	**0**	**0**	**0**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate			
Sunday Total Trips during the day	**0**	**0**	**0**

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.67	82	18
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	2.16	34	66
AM peak hour of generator	2.61	60	40
PM peak hour of generator	3.15	42	58
Saturday Peak hour generator			
Sunday Peak hour generator			

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	2	0	2	1	2	3
Peak hour of generator	2	2	4	2	2	3

Description	IN	OUT	TOTAL
Saturday Peak hour generator	0	0	0
Sunday Peak hour generator	0	0	0

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Championship Golf Course			
Considered ITE Use	Golf Course		
Code	430		
Holes	18		
	Trips Generation per hole	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	30.38	50	50
Weekday Total Trips during the day	**547**	**273**	**273**

	Trips Generation per hole	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	19.89	50	50
Saturday Total Trips during the day	**358**	**179**	**179**

	Trips Generation per hole	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	18.89	50	50
Sunday Total Trips during the day	**340**	**170**	**170**

Assumptions as per ITE

Description	**Average Rate**	**IN (%)**	**OUT (%)**
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.76	79	21
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	2.91	53	47
AM peak hour of generator	2.96	52	48
PM peak hour of generator	3.68	47	53
Saturday Peak hour generator	3.03	49	51
Sunday Peak hour generator	1.39	12	88

Description	**AM Peak One hour between (7 and 9am)**			**PM Peak One hour between (4 and 6pm)**		
	IN	**OUT**	**TOTAL**	**IN**	**OUT**	**TOTAL**
Weekday, Peak hour of Adjacent Street Traffic	25	7	32	28	25	52
Peak hour of generator	28	26	53	31	26	57

Description	**IN**	**OUT**	**TOTAL**
Saturday Peak hour generator	27	27	53
Sunday Peak hour generator	13	22	35

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Eventing Tent			
Considered ITE Use	Recreational Community Center		
Code	495		
GFA (Sq.ft.)	3700		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	28.82	50	50
Weekday Total Trips during the day	**107**	**53**	**53**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	9.1	50	50
Saturday Total Trips during the day	**34**	**17**	**17**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	13.6	50	50
Sunday Total Trips during the day	**50**	**25**	**25**

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.76	66	34
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	2.31	47	53
AM peak hour of generator	1.73	63	37
PM peak hour of generator	2.3	46	54
Saturday Peak hour generator	1.07	54	46
Sunday Peak hour generator	1.48	56	44

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	4	2	7	4	5	9
Peak hour of generator	4	2	6	4	2	6

Description	IN	OUT	TOTAL
Saturday Peak hour generator	2	2	4
Sunday Peak hour generator	3	2	5

EXISTING BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 11th Edition)

Auto care Center (Golf Cart Service)			
Considered ITE Use	Automobile Care / Automobile Parts and Service Center		
Code	941 / 943		
GFA (Sq.ft.)	20041	70% GFA of Existing Auto care (services) is considered.	
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate*	16.6	50	50
Weekday Total Trips during the day	**333**	**166**	**166**

*Note: Automobile care (942) weekday average trip generation rate is not available. Rate from Automobile Parts and Service Center (943) is considerd as both are similar use.

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	23.72	50	50
Saturday Total Trips during the day	**475**	**238**	**238**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	11.88	50	50
Sunday Total Trips during the day	**238**	**119**	**119**

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	2.25	66	34
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	3.11	48	52
AM peak hour of generator	2.83	56	44
PM peak hour of generator	3.51	49	51
Saturday Peak hour generator			
Sunday Peak hour generator			

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	30	15	45	30	32	62
Peak hour of generator	32	25	57	34	25	59

Description	IN	OUT	TOTAL
Saturday Peak hour generator	0	0	0
Sunday Peak hour generator	0	0	0

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Pavilion Building			
Considered ITE Use	All Suites Hotel		
Code	311		
Number of Rooms/Suites:	13		
	Trips Generation	**IN (%)**	**OUT (%)**
ITE Average Trip Generation Rate	4.4	50	50
Weekday Trips	**57**	**29**	**29**

	Trips Generation	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	5.97	50	50
Saturday Total Trips during the day	78	39	39

Note: Weekend trip generation rates used as per business hotel due to lack of Weekend data of All suites hotel.

	Trips Generation	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	4.43	50	50
Sunday Total Trips during the day	58	29	29

Assumptions as per ITE

Description	**Average Rate**	**IN (%)**	**OUT (%)**
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	0.34	53	47
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	0.36	49	51
AM peak hour of generator	0.37	52	48
PM peak hour of generator	0.38	49	51
Saturday Peak hour generator	0.46	54	46
Sunday Peak hour generator	0.46	56	44

Description	**AM Peak One hour between (7 and 9am)**			**PM Peak One hour between (4 and 6pm)**		
Considered Code: Resort Hotel (ITE 311)	**IN**	**OUT**	**TOTAL**	**IN**	**OUT**	**TOTAL**
Weekday, Peak hour of Adjacent Street Traffic	2	2	4	2	2	5
Peak hour of generator	3	2	5	2	2	5

Description	**IN**	**OUT**	**TOTAL**
Saturday Peak hour generator	3	3	6
Sunday Peak hour generator	3	3	5

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Clubhouse (Food Cart pod)	
Considered ITE Use	Food Cart Pod / Fine Dining Restaurant
Code	926 / 931
GFA (Sq.ft.)	3910

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate*	83.84	50	50
Weekday Total Trips during the day	328	164	164

*Note: Where Food cart port (926) trip generation rate is not available. Rate from Fine Dining Restaurant (931) is considerd.

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	90.04	50	50
Saturday Total Trips during the day	352	176	176

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	71.97	50	50
Sunday Total Trips during the day	281	141	141

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am) *	0.73	50	50
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	6.16	67	33
AM peak hour of generator*	4.47	80	20
PM peak hour of generator	10.38	61	39
Saturday Peak hour generator*	10.68	59	41
Sunday Peak hour generator*	7.8	63	37

Note: Directional distribution is not available in ITE Manual. 50-50% is assumed or refered from similar use code.

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	1	1	3	16	8	24
Peak hour of generator	14	3	17	25	3	28

Description	IN	OUT	TOTAL
Saturday Peak hour generator	25	25	49
Sunday Peak hour generator	13	11	24

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Clubhouse (Performance food area)			
Considered ITE Use	Recreational Community Center		
Code	495		
GFA (Sq.ft.)	8423		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	28.82	50	50
Weekday Total Trips during the day	243	121	121

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	9.1	50	50
Saturday Total Trips during the day	77	38	38

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	13.6	50	50
Sunday Total Trips during the day	115	57	57

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.91	66	34
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	2.5	47	53
AM peak hour of generator	1.85	63	37
PM peak hour of generator	2.3	47	53
Saturday Peak hour generator	1.07	54	46
Sunday Peak hour generator	1.48	56	44

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	11	5	16	10	11	21
Peak hour of generator	10	6	16	9	6	15

Description	IN	OUT	TOTAL
Saturday Peak hour generator	5	5	10
Sunday Peak hour generator	6	5	11

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Clubhouse (Suites)			
Considered ITE Use	All Suites Hotel		
Code	311		
Number of Rooms/Suites:	3		
	Trips Generation	**IN (%)**	**OUT (%)**
ITE Average Trip Generation Rate	4.46	50	50
Weekday Trips	**13**	**7**	**7**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	5.97	50	50
Saturday Total Trips during the day	18	9	9

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	4.43	50	50
Sunday Total Trips during the day	13	7	7

Assumptions as per ITE

Description	**Average Rate**	**IN (%)**	**OUT (%)**
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	0.34	53	47
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	0.36	48	52
AM peak hour of generator	0.37	52	48
PM peak hour of generator	0.38	47	53
Saturday Peak hour generator	0.46	54	46
Sunday Peak hour generator	0.46	56	44

Description	**AM Peak One hour between (7 and 9am)**			**PM Peak One hour between (4 and 6pm)**		
Considered Code: Resort Hotel (ITE 311)	**IN**	**OUT**	**TOTAL**	**IN**	**OUT**	**TOTAL**
Weekday, Peak hour of Adjacent Street Traffic	1	0	1	1	1	1
Peak hour of generator	1	1	1	1	1	1

Description	**IN**	**OUT**	**TOTAL**
Saturday Peak hour generator	1	1	1
Sunday Peak hour generator	1	1	1

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Clubhouse (Saloon & Lounge)	
Considered ITE Use	Hair Saloon
Code	918
GFA (Sq.ft.)	745

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate			
Weekday Total Trips during the day	0	0	0

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate*			
Saturday Total Trips during the day	0	0	0

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate*			
Sunday Total Trips during the day	0	0	0

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.21	50	50
Weekday Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	1.45	17	83
Weekday AM peak hour of generator	1.21	50	50
Weekday PM peak hour of generator	1.94	38	62
Saturday Peak hour generator*	5.08	36	64
Sunday Peak hour generator*	5.08	36	64

Note: Directional distribution is not available in ITE Manual. 50-50% is assumed

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	0	0	1	0	1	1
Peak hour of generator	0	0	1	1	0	1

Description	IN	OUT	TOTAL
Saturday Peak hour generator	1	1	3
Sunday Peak hour generator	2	2	5

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Multipurpose Building (Souvenir corner)			
Considered ITE Use	Variety Store / Free-Standing Discount Store		
Code	814 / 815		
GFA (Sq.ft.)	298		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	63.66	50	50
Weekday Total Trips during the day	19	9	9

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate*	71.43	50	50
Saturday Total Trips during the day	21	11	11

*Note: Where Variety store (814) trip generation rate is not available. Rate from Free-Standing Discount Store (815) is considerd.

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate*	60.93	50	50
Sunday Total Trips during the day	18	9	9

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	3.04	55	45
Weekday Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	6.7	51	49
Weekday AM peak hour of generator	4.51	50	50
Weekday PM peak hour of generator	7.42	50	50
Saturday Peak hour generator*	7.04	51	49
Sunday Peak hour generator*	8.51	52	48

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	0	0	1	1	1	2
Peak hour of generator	1	1	1	1	1	2

Description	IN	OUT	TOTAL
Saturday Peak hour generator	1	1	2
Sunday Peak hour generator	1	1	2

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Multipurpose Building (Suites)			
Considered ITE Use	All Suites Hotel		
Code	311		
Number of Rooms/Suites:	30		
	Trips Generation	**IN (%)**	**OUT (%)**
ITE Average Trip Generation Rate	4.4	50	50
Weekday Trips	**132**	**66**	**66**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	5.97	50	50
Saturday Total Trips during the day	179	90	90

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	4.43	50	50
Sunday Total Trips during the day	133	66	66

Assumptions as per ITE

Description	**Average Rate**	**IN (%)**	**OUT (%)**
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	0.34	53	47
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	0.36	49	51
AM peak hour of generator	0.37	52	48
PM peak hour of generator	0.38	49	51
Saturday Peak hour generator	0.46	54	46
Sunday Peak hour generator	0.46	56	44

Description	**AM Peak One hour between (7 and 9am)**			**PM Peak One hour between (4 and 6pm)**		
Considered Code: Resort Hotel (ITE 311)	**IN**	**OUT**	**TOTAL**	**IN**	**OUT**	**TOTAL**
Weekday, Peak hour of Adjacent Street Traffic	5	5	10	5	6	11
Peak hour of generator	6	5	11	6	5	11

Description	**IN**	**OUT**	**TOTAL**
Saturday Peak hour generator	7	7	15
Sunday Peak hour generator	6	6	12

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Multipurpose Building (Restaurant & Bar)			
Considered ITE Use	Fine Dining Restaurant		
Code	931		
Seats	5418		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	83.84	50	50
Weekday Total Trips during the day	454	227	227

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	90.04	50	50
Saturday Total Trips during the day	488	244	244

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	71.97	50	50
Sunday Total Trips during the day	390	195	195

Assumptions as per ITE

Description	**Average Rate**	**IN (%)**	**OUT (%)**
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	0.73	50	50
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	7.8	67	33
AM peak hour of generator	4.47	80	20
PM peak hour of generator	8.28	61	39
Saturday Peak hour generator	10.68	59	41
Sunday Peak hour generator	7.8	63	37

Note: Directional distribution is not available in ITE Manual. 50-50% is assumed

Description	**AM Peak One hour between (7 and 9am)**			**PM Peak One hour between (4 and 6pm)**		
	IN	**OUT**	**TOTAL**	**IN**	**OUT**	**TOTAL**
Weekday, Peak hour of Adjacent Street Traffic	2	2	4	28	14	42
Peak hour of generator	19	5	24	27	5	32

Description	**IN**	**OUT**	**TOTAL**
Saturday Peak hour generator	34	34	68
Sunday Peak hour generator	17	16	33

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Agri Building 1 (suites)			
Considered ITE Use	All Suites Hotel		
Code	311		
Number of Rooms/Suites:	16		
	Trips Generation	**IN (%)**	**OUT (%)**
ITE Average Trip Generation Rate	4.4	50	50
Weekday Trips	**70**	**35**	**35**

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	5.97	50	50
Saturday Total Trips during the day	96	48	48

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	4.43	50	50
Sunday Total Trips during the day	71	35	35

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday, Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	0.34	53	47
Weekday, Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	0.36	49	51
AM peak hour of generator	0.37	52	48
PM peak hour of generator	0.38	49	51
Saturday Peak hour generator	0.46	54	46
Sunday Peak hour generator	0.46	56	44

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
Considered Code: Resort Hotel (ITE 311)	**IN**	**OUT**	**TOTAL**	**IN**	**OUT**	**TOTAL**
Weekday, Peak hour of Adjacent Street Traffic	3	3	5	3	3	6
Peak hour of generator	3	3	6	3	3	6

Description	IN	OUT	TOTAL
Saturday Peak hour generator	4	4	8
Sunday Peak hour generator	3	3	7

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Agri Building 1 (meeting space)	
Considered ITE Use	Research and Development Center / Small Office Building
Code	760 / 712
GFA (Sq.ft.)	9528

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	11.08	50	50
Weekday Total Trips during the day	106	53	53

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	1.91	50	50
Saturday Total Trips during the day	18	9	9

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	1.18	50	50
Sunday Total Trips during the day	11	6	6

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.03	82	18
Weekday Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	0.96	16	84
Weekday AM peak hour of generator*	2.61	60	40
Weekday PM peak hour of generator*	3.15	42	58
Saturday Peak hour generator	0.24	50	50
Sunday Peak hour generator	0.16	50	50

*Note: Where Research and Development Center (760) trip generation rate is not available. Rate from Small Office Building (712) is considerd as they are related use.

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	8	2	10	1	8	9
Peak hour of generator	15	10	25	13	10	23

Description	IN	OUT	TOTAL
Saturday Peak hour generator	1	1	2
Sunday Peak hour generator	1	1	2

PROPOSED BUILDING TRIP GENERATION CALCULATIONS

(ITE Trip Generation Manual 10th Edition)

Agri Building II (Center for food reseach and development)			
Considered ITE Use	Research and Development Center / Small Office Building		
Code	760 / 712		
GFA (Sq.ft.)	19310		
	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Weekday Average Trip Generation Rate	11.08	50	50
Weekday Total Trips during the day	214	107	107

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Saturday Average Trip Generation Rate	1.91	50	50
Saturday Total Trips during the day	37	18	18

	Trips Generation per 1000 sq ft.	IN (%)	OUT (%)
Sunday Average Trip Generation Rate	1.18	50	50
Sunday Total Trips during the day	23	11	11

Assumptions as per ITE

Description	Average Rate	IN (%)	OUT (%)
Weekday Peak hour of Adjacent Street Traffic, One hour between (7 and 9am)	1.03	82	18
Weekday Peak hour of Adjacent Street Traffic, One hour between (4 and 6pm)	0.96	16	84
Weekday AM peak hour of generator*	2.61	60	40
Weekday PM peak hour of generator*	3.15	42	58
Saturday Peak hour generator	0.24	50	50
Sunday Peak hour generator	0.16	50	50

*Note: Where Research and Development Center (760) trip generation rate is not available. Rate from Small Office Building (712) is considerd as they are related use.

Description	AM Peak One hour between (7 and 9am)			PM Peak One hour between (4 and 6pm)		
	IN	OUT	TOTAL	IN	OUT	TOTAL
Weekday, Peak hour of Adjacent Street Traffic	16	4	20	3	16	19
Peak hour of generator	30	20	50	26	20	46

Description	IN	OUT	TOTAL
Saturday Peak hour generator	2	2	5
Sunday Peak hour generator	2	2	3

ANNEXURE-1

The following Annexure shows the traffic volume at the Oxford Rd, MD. The oxford road is a State Highway no 333, in the state of Maryland.

Location ID: B3827

Location: MD333-.30 MI S OF MD322

County: Talbot

Date Range: 06/19/2019 to 06/20/2019



Figure 1A Map showing the value of AADT, AAWDT for the Oxford Rd., MD

[1]Source *Traffic volume detail report from Maryland Department of Transportation, State Highway Administration, Data Services Division*

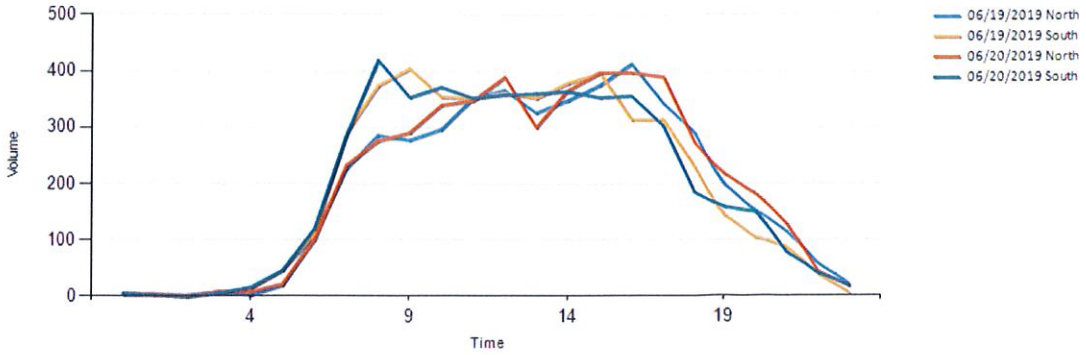


Figure 1b Total weekday trip distribution chart with the time of the day

Traffic Class count report from Maryland Department of Transportation, State `Highway Administration, Data Services Division

Location ID: B3827

Location: MD333-.30 MI S OF MD322

County: Talbot

Date Range: 06/19/2019 to 06/20/2019

[1]Source *Traffic volume detail report from Maryland Department of Transportation, State Highway Administration, Data Services Division*

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3827

Location: MD333-.30 MI S OF MD322

Talbot

County:

Date Range: 06/19/2019 **to** 06/20/2019

***** Summary Of Total Report *****

Begin Hour	SUN	MON	TUE	WED	THU	FRI	SAT	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	0	8	11	0	0	10	10	0
1:00	0	0	0	7	8	0	0	8	8	0
2:00	0	0	0	3	1	0	0	2	2	0
3:00	0	0	0	16	15	0	0	16	16	0
4:00	0	0	0	17	24	0	0	21	21	0
5:00	0	0	0	68	68	0	0	68	68	0
6:00	0	0	0	217	220	0	0	219	219	0
7:00	0	0	0	518	519	0	0	519	519	0
8:00	0	0	0	661	696	0	0	679	679	0
9:00	0	0	0	683	645	0	0	664	664	0
10:00	0	0	0	652	712	0	0	682	682	0
11:00	0	0	0	704	701	0	0	703	703	0
12:00	0	0	0	729	749	0	0	739	739	0
13:00	0	0	0	680	662	0	0	671	671	0
14:00	0	0	0	729	732	0	0	731	731	0
15:00	0	0	0	774	752	0	0	763	763	0
16:00	0	0	0	729	755	0	0	742	742	0
17:00	0	0	0	659	695	0	0	677	677	0
18:00	0	0	0	523	460	0	0	492	492	0
19:00	0	0	0	342	376	0	0	359	359	0
20:00	0	0	0	259	334	0	0	297	297	0
21:00	0	0	0	204	208	0	0	206	206	0
22:00	0	0	0	99	87	0	0	93	93	0
23:00	0	0	0	28	37	0	0	33	33	0
TOTAL	**0**	**0**	**0**	**9,309**	**9,467**	**0**	**0**	**9,388**	**9,388**	**0**
AM Peak Hour	**0:00**	**0:00**	**0:00**	**12:00**	**12:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**0**	**729**	**749**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**0:00**	**15:00**	**16:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**0**	**774**	**755**	**0**	**0**			

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3827
Location: MD333-.30 MI S OF MD322
Talbot
County:
Date Range: 06/19/2019 **to** 06/20/2019

Week Of: 06/16/2019 Direction:NorthBound

Begin Hour	06/16 Sun	06/17 Mon	06/18 Tue	06/19 Wed	06/20 Thu	06/21 Fri	06/22 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	0	6	6	0	0	6	6	0
1:00	0	0	0	4	5	0	0	5	5	0
2:00	0	0	0	3	1	0	0	2	2	0
3:00	0	0	0	9	9	0	0	9	9	0
4:00	0	0	0	2	8	0	0	5	5	0
5:00	0	0	0	20	22	0	0	21	21	0
6:00	0	0	0	107	100	0	0	104	104	0
7:00	0	0	0	227	233	0	0	230	230	0
8:00	0	0	0	286	276	0	0	281	281	0
9:00	0	0	0	278	291	0	0	285	285	0
10:00	0	0	0	297	340	0	0	319	319	0
11:00	0	0	0	352	348	0	0	350	350	0
12:00	0	0	0	367	390	0	0	379	379	0
13:00	0	0	0	327	301	0	0	314	314	0
14:00	0	0	0	349	367	0	0	358	358	0
15:00	0	0	0	376	398	0	0	387	387	0
16:00	0	0	0	414	398	0	0	406	406	0
17:00	0	0	0	344	391	0	0	368	368	0
18:00	0	0	0	292	274	0	0	283	283	0
19:00	0	0	0	198	217	0	0	208	208	0
20:00	0	0	0	153	183	0	0	168	168	0
21:00	0	0	0	116	129	0	0	123	123	0
22:00	0	0	0	59	45	0	0	52	52	0
23:00	0	0	0	22	18	0	0	20	20	0
TOTAL	**0**	**0**	**0**	**4,608**	**4,750**	**0**	**0**	**4,679**	**4,679**	**0**
AM Peak Hour	**0:00**	**0:00**	**0:00**	**12:00**	**12:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**0**	**367**	**390**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**0:00**	**16:00**	**15:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**0**	**414**	**398**	**0**	**0**			

MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

Maryland Department of Transportation
State Highway Administration
Data Services Division
Volume Detail Report

Location ID: B3827
Location: MD333-.30 MI S OF MD322
Talbot
County:
Date Range: 06/19/2019 **to** 06/20/2019

Week Of: 06/16/2019 Direction:SouthBound

Begin Hour	06/16 Sun	06/17 Mon	06/18 Tue	06/19 Wed	06/20 Thu	06/21 Fri	06/22 Sat	DAILY AVG	WEEKDAY AVG	WEEKEND AVG
0:00	0	0	0	2	5	0	0	4	4	0
1:00	0	0	0	3	3	0	0	3	3	0
2:00	0	0	0	0	0	0	0	0	0	0
3:00	0	0	0	7	6	0	0	7	7	0
4:00	0	0	0	15	16	0	0	16	16	0
5:00	0	0	0	48	46	0	0	47	47	0
6:00	0	0	0	110	120	0	0	115	115	0
7:00	0	0	0	291	286	0	0	289	289	0
8:00	0	0	0	375	420	0	0	398	398	0
9:00	0	0	0	405	354	0	0	380	380	0
10:00	0	0	0	355	372	0	0	364	364	0
11:00	0	0	0	352	353	0	0	353	353	0
12:00	0	0	0	362	359	0	0	361	361	0
13:00	0	0	0	353	361	0	0	357	357	0
14:00	0	0	0	380	365	0	0	373	373	0
15:00	0	0	0	398	354	0	0	376	376	0
16:00	0	0	0	315	357	0	0	336	336	0
17:00	0	0	0	315	304	0	0	310	310	0
18:00	0	0	0	231	186	0	0	209	209	0
19:00	0	0	0	144	159	0	0	152	152	0
20:00	0	0	0	106	151	0	0	129	129	0
21:00	0	0	0	88	79	0	0	84	84	0
22:00	0	0	0	40	42	0	0	41	41	0
23:00	0	0	0	6	19	0	0	13	13	0
TOTAL	**0**	**0**	**0**	**4,701**	**4,717**	**0**	**0**	**4,709**	**4,709**	**0**
AM Peak Hour	**0:00**	**0:00**	**0:00**	**9:00**	**8:00**	**0:00**	**0:00**			
6PM-12PM Volume	**0**	**0**	**0**	**405**	**420**	**0**	**0**			
PM Peak Hour	**0:00**	**0:00**	**0:00**	**15:00**	**14:00**	**0:00**	**0:00**			
PM Peak Volume	**0**	**0**	**0**	**398**	**365**	**0**	**0**			

INTRODUCTION

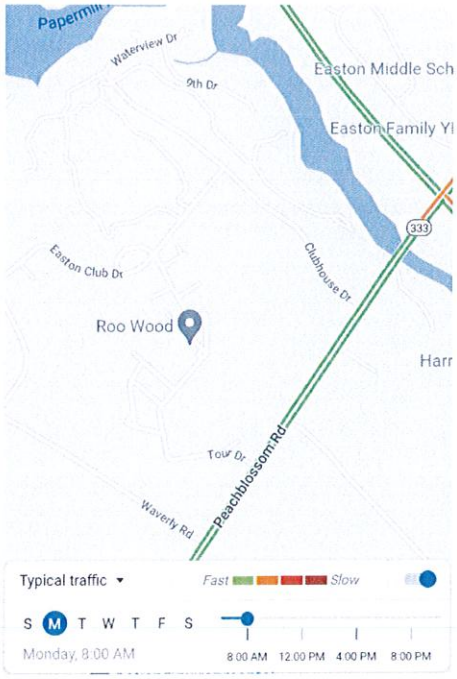
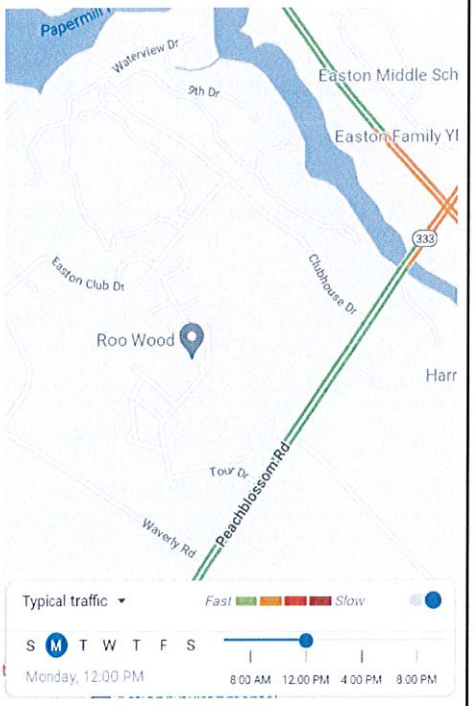
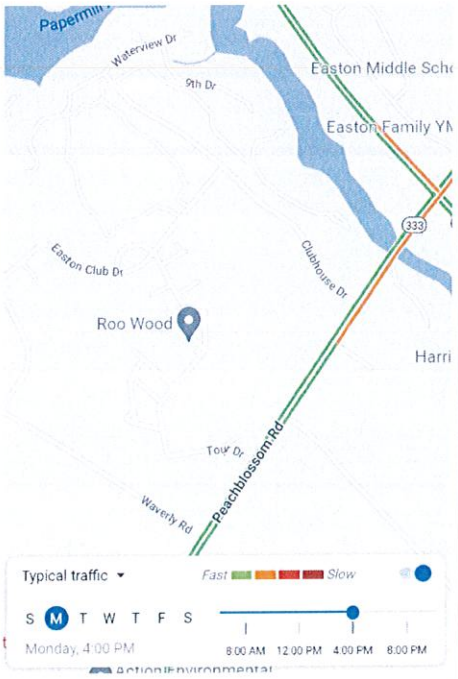
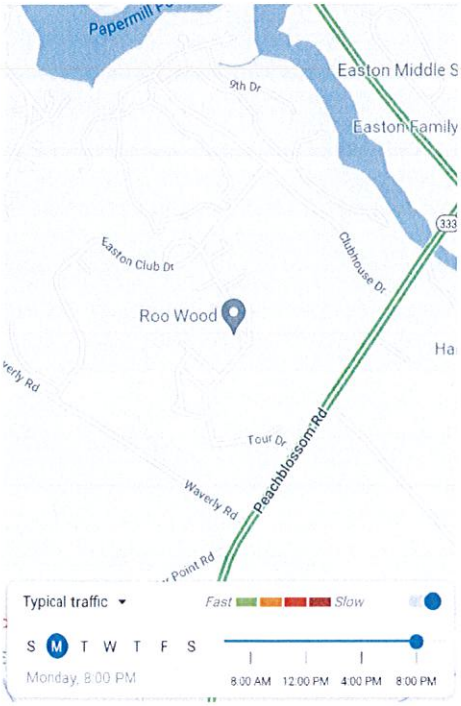
The traffic layer from data from Google Maps Platform[1] was observed for a typical week for this analysis. For a full week (Monday-Sunday) typical traffic flow data was observed for the morning and evening peak and off peak hours.

For each day of the week traffic data was observed for the following times of the day

- AM Peak Hour - 8:00 AM
- AM Off Peak Hour - 12:00 Noon
- PM Peak Hour - 4:00 PM
- PM Off Peak Hour - 8:00 PM

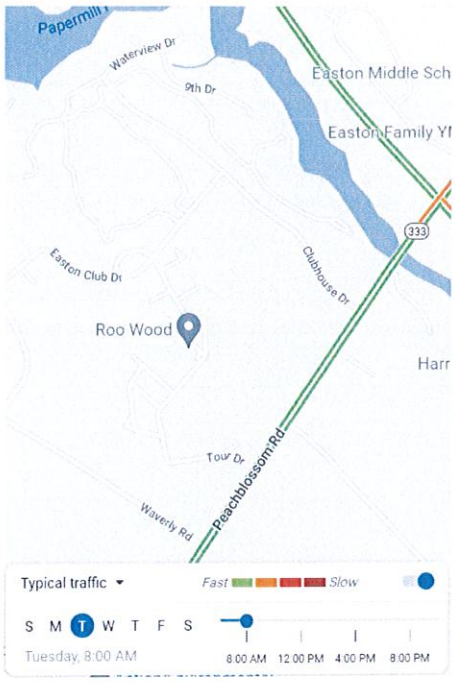
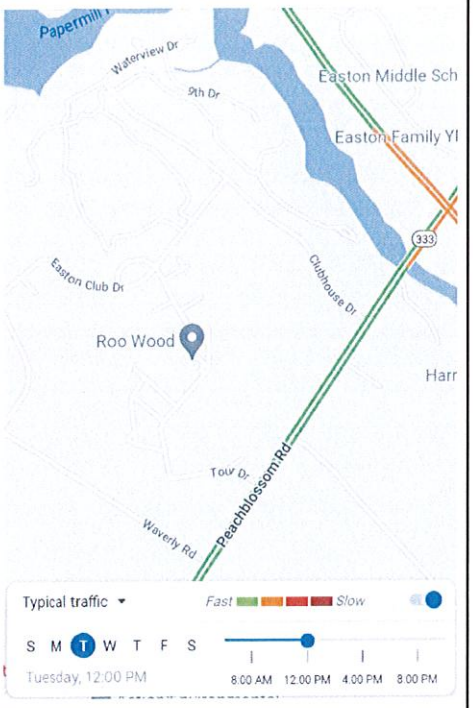
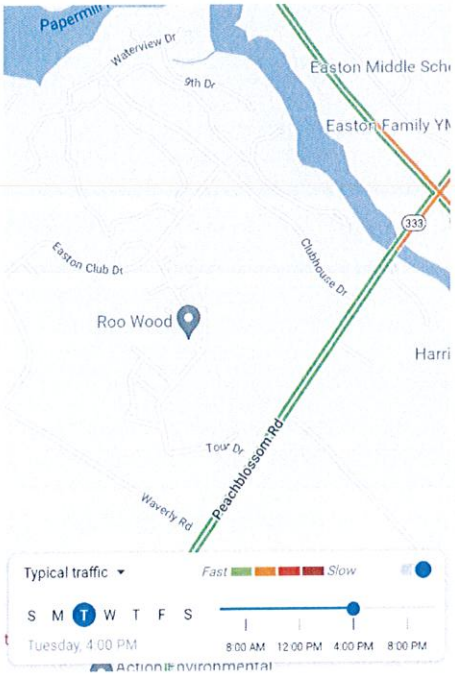
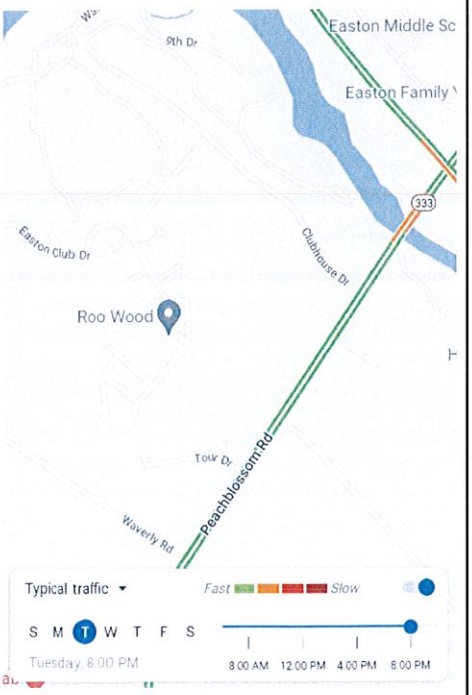
[1]Source *https://developers.google.com/maps/documentation/javascript/examples/layer-traffic*

ANNEXURE-2

	Peak Hour (8:00 AM)	Off-Peak Hour (12:00 Noon)
MONDAY (AM hours)		
MONDAY	Peak Hour (4:00 PM)	Off-Peak Hour (8:00 PM)
MONDAY (PM hours)		

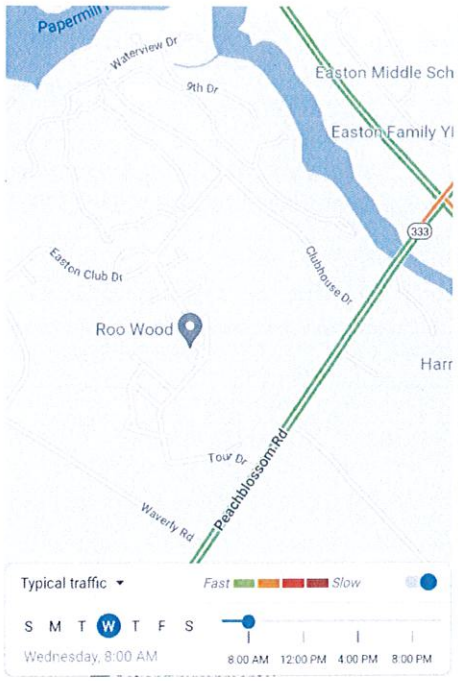
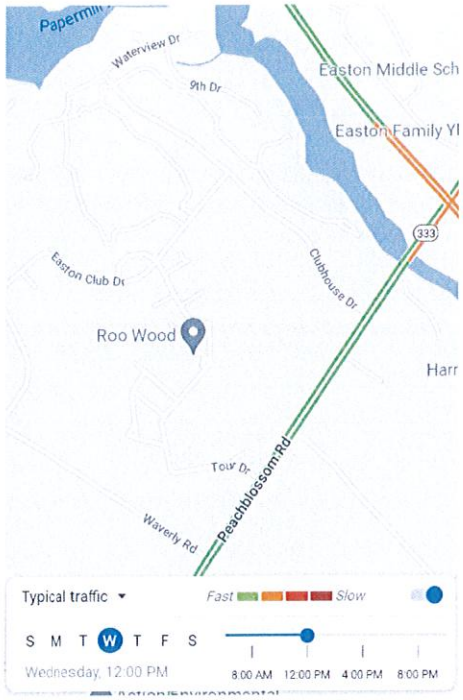
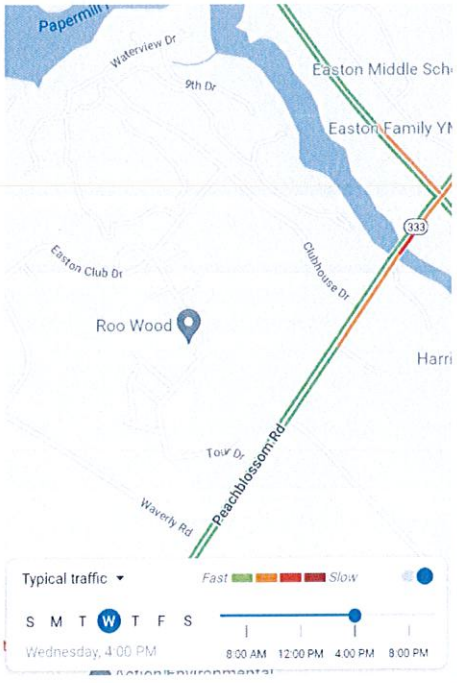
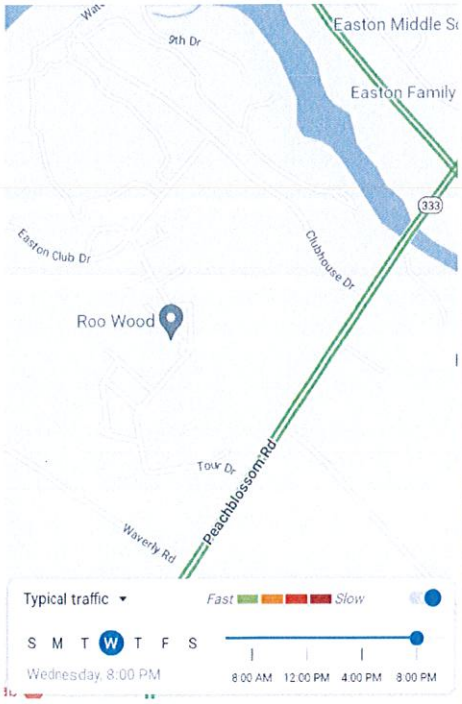
[1]Source *https://developers.google.com/maps/documentation/javascript/examples/layer-traffic*

ANNEXURE-2

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TUESDAY (AM hours)		
	Peak Hour (4:00 PM)	Off-Peak Hour (8:00 PM)
TUESDAY (PM hours)		

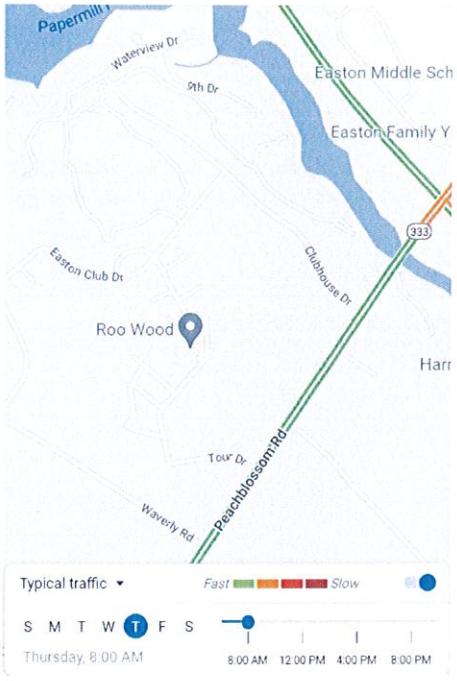
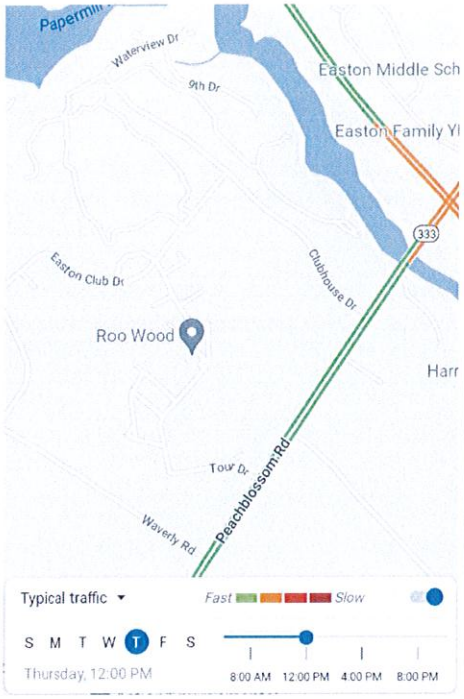
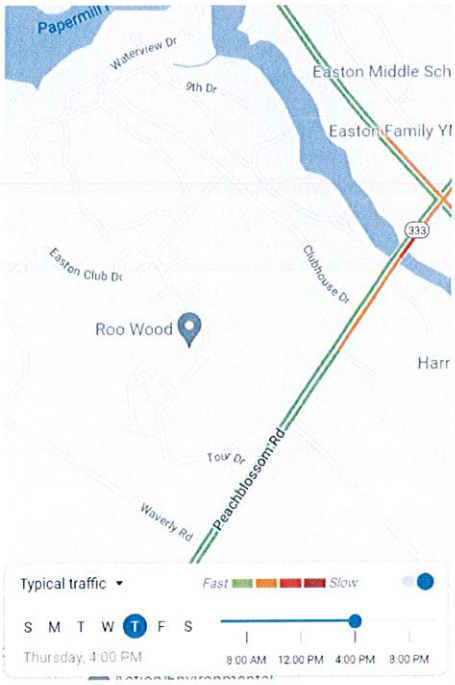
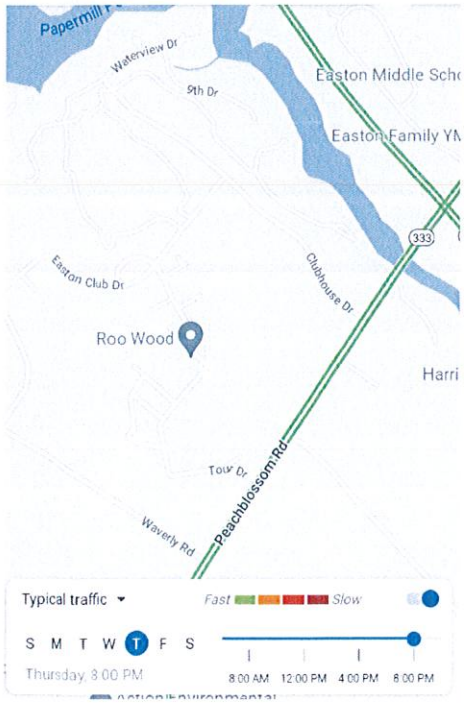
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ANNEXURE-2

	Peak Hour (8:00 AM)	Off-Peak Hour (12:00 Noon)
WEDNESDAY (AM hours)		
	Peak Hour (4:00 PM)	**Off-Peak Hour (8:00 PM)**
WEDNESDAY (PM hours)		

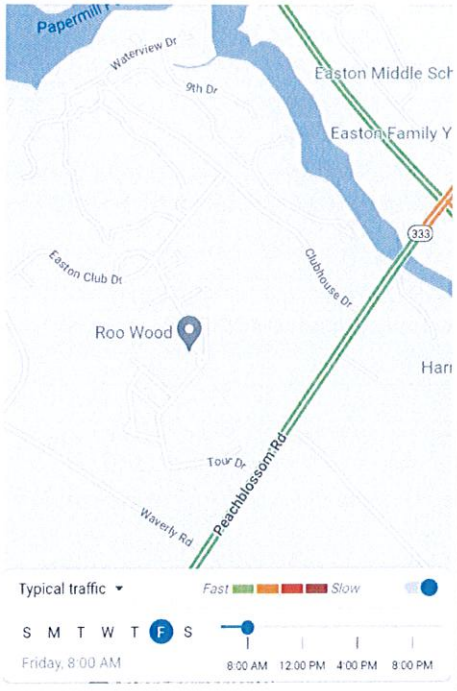
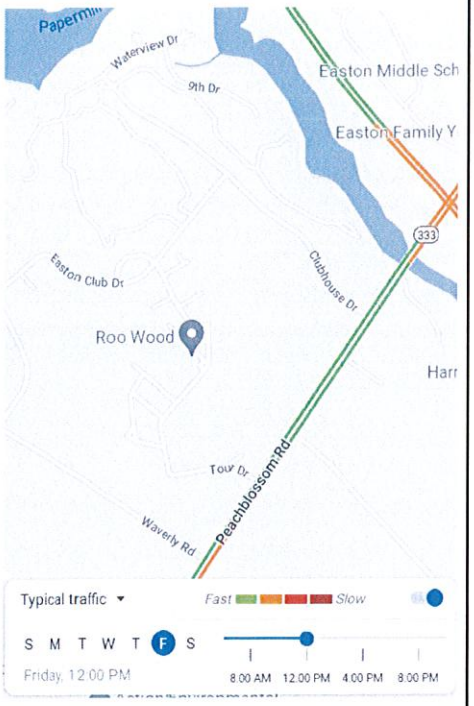
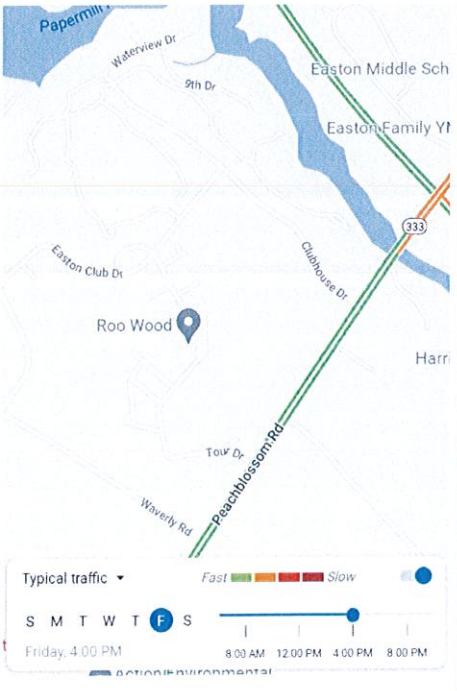
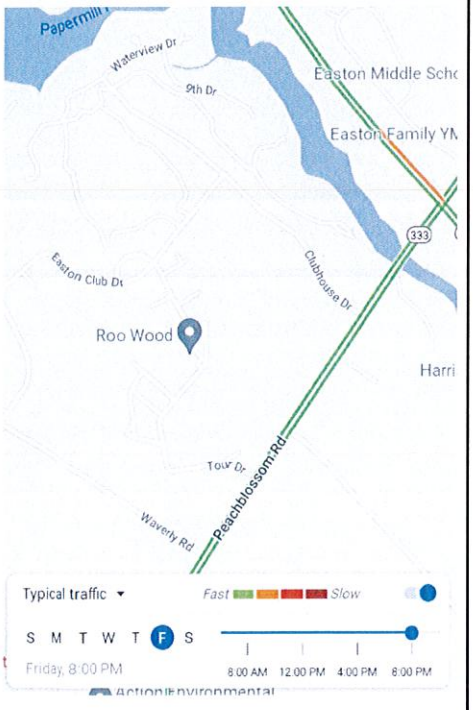
[1]Source *https://developers.google.com/maps/documentation/javascript/examples/layer-traffic*

ANNEXURE-2

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	Peak Hour (4:00 PM)	**Off-Peak Hour (8:00 PM)**
THURSDAY (PM hours)		

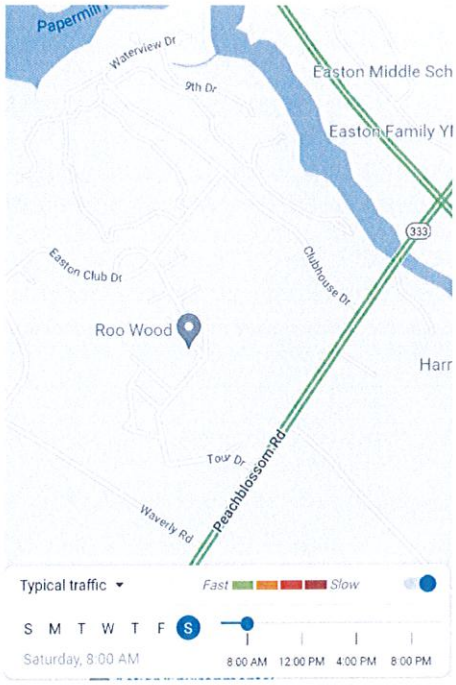
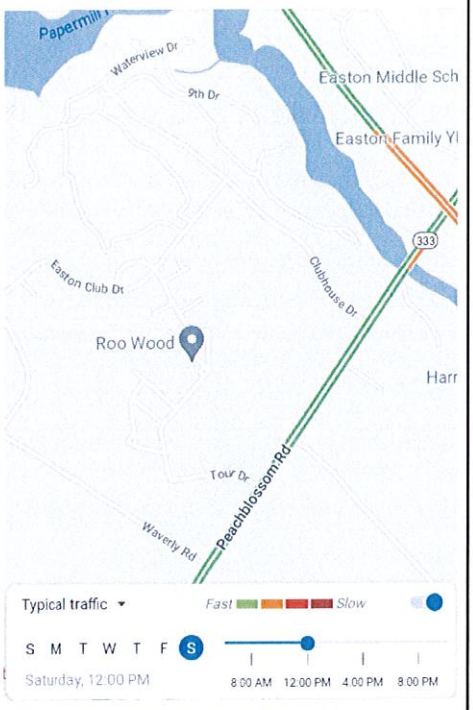
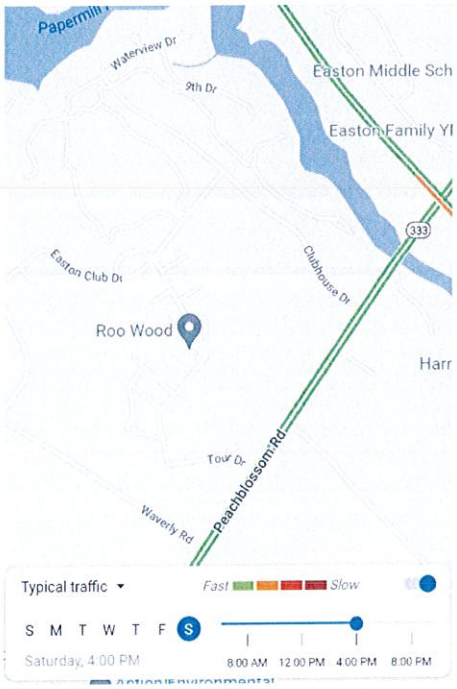
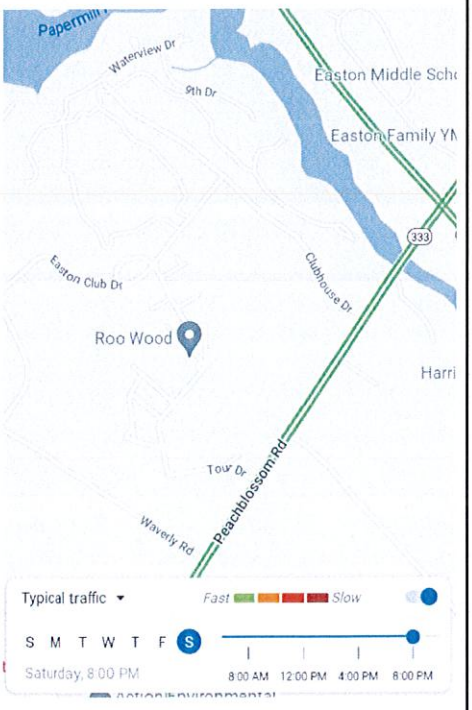
[1]Source *https://developers.google.com/maps/documentation/javascript/examples/layer-traffic*

ANNEXURE-2

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FRIDAY (AM hours)		
	Peak Hour (4:00 PM)	**Off-Peak Hour (8:00 PM)**
FRIDAY (PM hours)		

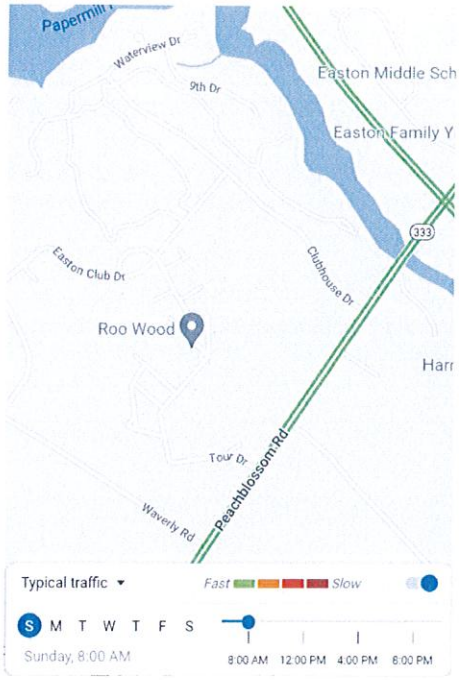
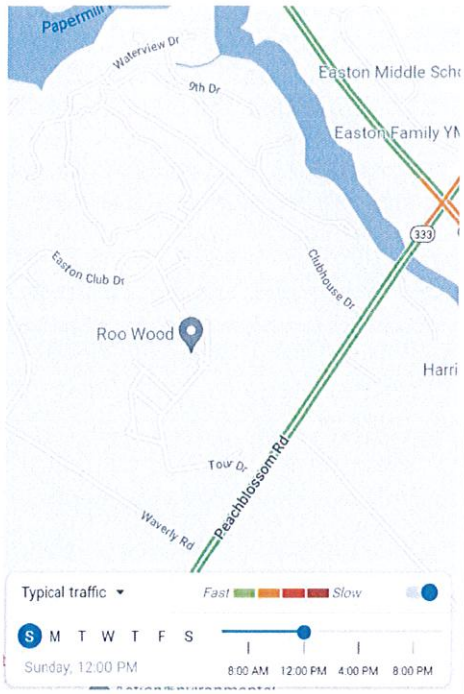
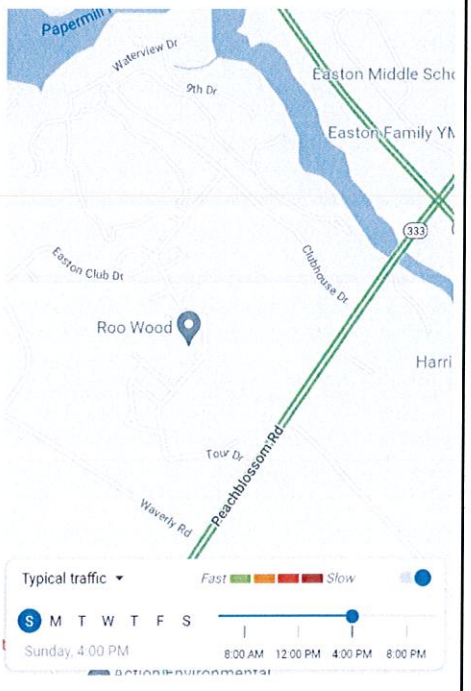
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ANNEXURE-2

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SATURDAY (AM hours)		
	Peak Hour (4:00 PM)	**Off-Peak Hour (8:00 PM)**
SATURDAY (PM hours)		

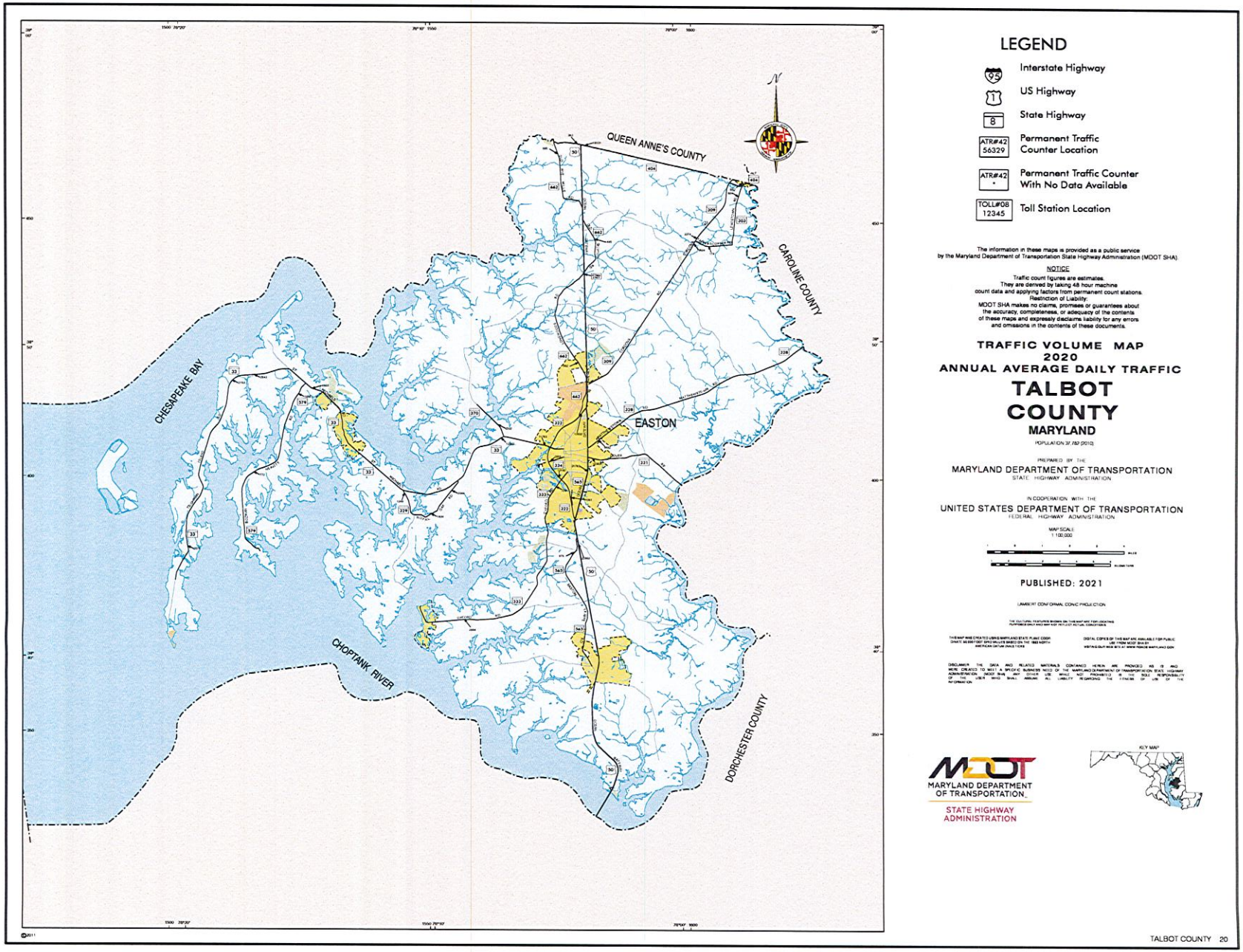
[1]Source *https://developers.google.com/maps/documentation/javascript/examples/layer-traffic*

ANNEXURE-2

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SUNDAY (AM hours)		
	Peak Hour (4:00 PM)	Off-Peak Hour (8:00 PM)
SUNDAY (PM hours)		

[1]Source *https://developers.google.com/maps/documentation/javascript/examples/layer-traffic*

ANNEXURE 3



LEGEND

- Interstate Highway
- US Highway
- State Highway
- ATR#42 56329 — Permanent Traffic Counter Location
- ATR#42 * — Permanent Traffic Counter With No Data Available
- TOLL#08 12345 — Toll Station Location

The information in these maps is provided as a public service by the Maryland Department of Transportation State Highway Administration (MDOT SHA).

NOTICE

Traffic count figures are estimates. They are derived by taking 48 hour machine count data and applying factors from permanent count stations.

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TRAFFIC VOLUME MAP
2020
ANNUAL AVERAGE DAILY TRAFFIC

TALBOT COUNTY
MARYLAND

POPULATION 37,782 (2010)

PREPARED BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

IN COOPERATION WITH THE
UNITED STATES DEPARTMENT OF TRANSPORTATION
FEDERAL HIGHWAY ADMINISTRATION

MAP SCALE
1:100,000

PUBLISHED: 2021

LAMBERT CONFORMAL CONIC PROJECTION

THE CULTURAL FEATURES SHOWN ON THIS MAP ARE FOR LOCATING PURPOSES ONLY AND MAY NOT REFLECT ACTUAL CONDITIONS.

THIS MAP WAS CREATED USING MARYLAND STATE PLANE COORDINATES BASED ON THE 1983 NORTH AMERICAN DATUM (NAD 1983).

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MDOT MARYLAND DEPARTMENT OF TRANSPORTATION
STATE HIGHWAY ADMINISTRATION

KEY MAP

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Annexure - 4 Building Sq ft Area Breakout

EXISTING

Oxford Intersection	No.	Building	Floors	GFA ft2	Traffic usage area ft2	Usage Pattern	Unit /area	Qty	Crossponding 11th Ed. ITE use (code)
Point (1) intersection with Oxford	1	Pavilion	Ground Floor	5678	5078	Event Space	ft2	2820	Recreational community center (495)
						Outdoor Patio Eventing	ft2	2258	
						Service	ft2	600	
	2	Clubhouse	Garden Level	6138	4904	Automobile Care	ft2	4904	Automobile Care (941) / Automobile Parts and Service Center (943)
						Service	ft2	1234	
			Ground Floor	6045	3678	Restaurant (sit-down)	ft2	2337	Fine Dining Restaurant (931)
						Outdoor Patio Dining	ft2	1341	
					1163	Small Eventing Room	ft2	1163	Multipupose recreational facility (435)
						Service	ft2	1204	
			Second Floor	2200	**1452**	Offices	ft2	1452	Small office building (712)
						Service	ft2	748	
	3	Golf championship	Open area		0	Golf	Acre	150	18 hole golf course (430)
		Golf driving range	Open area		0	driving range	Acre	20	
		Proshop	Ground	1500	0	Retail Shop	ft2	1500	
	4	Tent		3700	0	Eventing Tent	ft2	3700	Recreational Community Center (495)
	5	Auto care (Service)		28630	20041	Auto care (Service) 70% GFA of Existing GFA is considered .	ft2	28630	Automobile Care (941) / Automobile Parts and Service Center (943)

Annexure - 4 Building Sq ft Area Breakout

PROPOSED

Oxford Intersection	No.	Building	Floors	GFA ft2	Traffic usage area ft2	Usage Pattern	Unit /area	Qty	Crossponding 11th Ed. ITE use (code)
Point (1) intersection with Oxford	1	Pavilion (member's event building)	Ground Floor	6050	13 Suites	pod-01	unit	6	All Suites Hotel (311)
						pod-02	unit	7	
						Service	ft2	3852	
			Mezzanine	2265	1100	Salon	ft2	628	
						Balcony	ft2	472	
						Service	ft2	1165	
	2	Clubhouse (private club)	Garden Level	8077	3910	Food cart pod	ft2	3910	Food Cart Pod (926) / Fine Dining Restaurant (921)
						Service	ft2	4167	
			Ground Floor	10969	8423	Performance food area	ft2	4877	Recreational Community Center (495)
						Performance food area	ft2	3546	
						Service	ft2	2546	
			Second Floor	7271	3 Suites	Suite	unit	3	All Suites Hotel (311)
					745	Salon & Lounge	ft2	745	Hair Saloon (918)
						Service	ft2	3385	
	3	Multi-purpose Building (private housing for health & wellness)	Health & spa Floor	9773		Spa & Gym	ft2	6086	Members Only facility
						Service	ft2	3687	
			Garage	16494		Garage (service)	ft2	16494	
			Pool and area around	5286		Pool	ft2	1394	
						Service	ft2	3892	
			Ground Floor	22872	10 Suites	Suite	unit	10	All Suites Hotel (311)
						Entrance	ft2	2170	
					295	Souvenir corner	ft2	298	Variety Store (814) / Free-Standing Discount Store (815)
					5418	Bars	ft2	2186	Fine Dining Restaurant (931)
						Restaurant	ft2	3232	
						Service	ft2	3132	
			Second Floor	20582	20 Suites	Bridal Suite	unit	4	All Suites Hotel (311)
						Suite	unit	8	
			Third Floor	11980		king room	unit	1	
						Suite	unit	7	
			Roof	7780		Seating Area	ft2	4574	
						Service	ft2	3206	
	4	Agri-building I (Center for food reseach and development)	Ground Floor	24720	9 Suites	Suite	unit	9	All Suites Hotel (311)
					5744	meeting spaces	ft2	5744	Research and Development Center (760) / Small Office Building (712)
						Service	ft2	11686	
			Second Floor	15216	5 Suites	Suite	unit	5	All Suites Hotel (311)
					3784	meeting spaces	ft2	3784	Research and Development Center (760) / Small Office Building (712)
						Service	ft2	6822	
			Third Floor	15216	2 Suites	Suite	unit	2	All Suites Hotel (311)
						Spa & Gym	ft2	2480	
						Service	ft2	10364	
Point (2) intersection with Oxford	5	Agri-Building II (food and catering institutional center)	Ground Floor	10000	19310	Classroom	unit	7	Research and Development Center (760) / Small Office Building (712)
						Studio	ft2	2890	
						Service	ft2	3970	
			Second Floor	10000		Classroom	unit	7	
						Studio	ft2	1814	
						Service	ft2	5186	
			Third Floor	9100		training classroom	unit	1	
						Service	ft2	634	

Maryland Health Club
Water Quality Management Plan

28449 Clubhouse Drive
Easton, Maryland 21601

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Project No. 048119

October 2022
August 2022

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Water Quality Management Plan
Maryland Health Club
7801 Chicago Avenue, Easton, Maryland
21601

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I. Narrative

a. Site Introduction

Maryland Health Club proposes to re-develop the existing country club and golf course located at 28449 Clubhouse Drive, Easton, MD 21601. The site is located within the jurisdiction of the City of Easton and is required to meet all city of Easton and state of Maryland regulations for environmental site design (ESD) in conjunction with stormwater management. The property is partially located in the Critical Area and designated as an Intensely Develop Area (IDA).

The site will be divided into three major water quality management areas with sub-areas that provide the necessary measures to treat and control state and local regulations. Two of these areas are within the Critical Area and be regulated by the 10% rule. All three sites will be addressed in this Water Quality Management Plan.

b. Existing Conditions

The site consists of an existing site lot, paved walkways, clubhouse, pro shop, pavilion, pier, dock, internal roads, and a golf course. The existing pavilion and clubhouse site lot drains to tree islands that allows water to infiltrate. The drainage area to this point includes surface runoff and a small piped system. Project is divided into two site

The site is partially located within the Critical Area of the Tred Avon River. The site is just outside of the 100-foot Critical Area Buffer. As of this time, there has not been any reported problems with the stormwater runoff from this site. The areas within the Critical Area will have to meet the 10% rule.

Topographic survey information was provided by American National.

c. *Proposed Conditions*

The Maryland Health Club proposes to renovate the existing pavilion building, clubhouse, proposed construction of a multi-purpose building, proposed covered pool, driveway, site parking lots, and sidewalks will be one phase of the proposed site development. The limits of disturbance (LOD) for the entire project will be ±17.57 acres (pavilion, clubhouse, pool, new activities building, Agri-building 01) plus ±3.00 acres for Agri-building 02 for a total of ±20.57 acres of total land disturbance.

The site will be dived into three water quality drainage areas. Two of these areas are within the 1,000' critical area and will be required to provide the 10% water quality rule. The areas SW1 & SW2 will require Environmental Site Design Regulations (ESDR) to meet the 10% rule. SW3 is outside the 1,000 ft. critical area and will not require the 10% rule.

SW2, Ari-building 01, and is in the critical area and must meet the 10% rule as well. The 2.99 acres of disturb area (LOD) will have an increase of 0.8 acre to 2.25 acres of impervious area. WQ1 & WQ2 will combine with a storm sewer system to provide stormwater management with one outfall.

A maintenance plan will be provide to Maryland Health Club upon final review of the stormwater management / water quality review to ensure these areas are maintained.

d. *Water Quality Management*

Water Quality management will be provided to meet ESD requirements for the limits of disturbance. The pre-development impervious is broken into 2 categories, buildings and pavement/sidewalk. The Table 1 provides the existing condition for each drainage area.

Table 1 - Pre-Development							
Drainage Area ID	Area		Impervious Area				Precentage Impervious
	SF	AC	Buildings	Pavement/ Sidewalk	Buildings	Pavement/ Sidewalk	
			SF		Acres		
SW1	654,618	15.03	12,574	78,832	0.29	1.81	12.04%
SW2	154,636	3.55	4,730	38,545	0.11	0.88	24.93%
TOTAL CRITICAL AREA	809,254	18.58	17,304	117,377	0.40	2.69	14.50%
SW3	159,578	3.66	0	9,820	0.00	0.23	6.15%

The proposed development will add additional impervious area with the addition of a parking deck, the new activities building, expansion of the pavilion and clubhouse. Table 2 provide the proposed development conditions for each drainage area.

Table 2 - Post Redevelopment							
Drainage Area ID	Area		Impervious Area				Precentage Impervious
	SF	AC	Buildings	Pavement/ Sidewalk	Buildings	Pavement/ Sidewalk	
			SF		Acres		
SW1	654,618	15.03	66,072	190,497	1.52	4.37	39.2%
SW2	154,636	3.55	28,781	69,335	0.66	1.59	63.4%
TOTAL CRITICAL AREA	809,254	18.58	94,853	259,832	2.18	5.96	43.8%
SW3	159,578	3.66	12,487	61,590	0.29	1.41	46.4%

The required ESDv will be provided on-site in several areas which will be discussed later in this report. The site was designed using Environmental Site Design criteria per the Maryland Stormwater Design Manual and the City of Easton Stormwater Regulations and in compliance with the Stormwater Management Act of 2007 to the Maximum Extent Practicable (MEP). The stormwater management design strategy for this project was to seek to replicate the natural hydrology of the site by utilizing small-scale stormwater management practices to minimize the impact of land development on downstream water resources.

Per current Maryland Department of the Environment, the phosphorus (Pe) required for treatment was calculated using the total limits of disturbance (LOD) to the study point at the

point of discharge for the project area. This Pe was used to determine the required ESD volume that must be provided.

Table 3. ESDv Requirements Summary

Study Point	LOD Area (sf)	Total Impervious (sf)	% Impervious	Soil Type	Target Pe*	Actual Pe	ESDv Required (cf)	ESDv Provided (cf)
SW1A	8,279.4	5,667.7	68.5%	D	2.00	2.05	275	283
SW1B	264,844.8	168,577	63.7%	D	1.80	1.37	24,743	18,820
SW1C	333,234.0	74,052.0	22.2%	D	1.20	7.18	8,330	49,814
SW2	154,636.0	98,116.1	63.4%	D	2.00	2.52	9,676	9,044
SW3	159,429.6	74,052.0	46.4%	D	1.80	2.66	11,193	16,520
Total	765,787.8	322348.93	42.1%				54,217	94,481

*Per Chapter 5 of MDE Stormwater Manual

The ESDv requirement for this project will be entirely met for this facility by the combination of BMPs provided for this facility located just to the between SW1 & SW2. In addition, Maryland Health Club would like to provide additional treatment volume above the site requirements via the use of the existing critical area buffer (MBR-B) located along the western boundary of the property to collect surface runoff from the proposed impervious areas to the natural grass buffer areas. This facility will help provide additional treatment credit towards the County's MS4 permit. The contributing drainage area for the additional facility exceeds 20,000 sf, however, it is not required to meet the site ESDv requirements and therefore will not be restricted by the drainage area limitations.

The installation of the several BMPs facilities will enhance the existing topography of the site, while maintaining the existing drainage patterns and provide stormwater treatment where none was previously provided. The limits of the stormwater drainage areas are the same in the pre and post-development conditions.

As a result of the pre-submission meeting held with the City of Easton on June 6th, 2022, it was determined that the implementation of stormwater management quality treatment facilities would satisfy one part of the City's stormwater management requirement. In addition, based on the implementation of the proposed water quality - stormwater management facilities and an analysis of the post-development runoff using the RCN method as prescribed by MDE.

Table 4: ESDv Flow Summary

Drainage Area ID	Ex. Conditions (Pre-Development (cfs) (1-Year)	Post-Development (cfs)	Post-Development with RCN (cfs)	Delta from Pre to Post Development with RCN (cfs)
SW1 + SW2	19.65	14.56	10.86	8.79
SW3	3.03	1.37	1.01	2.02

e. Conclusions

Maryland Health Club is proposed to meet the full ESDv requirement for the site. Several additional BMP facilities (ESD) will be provide to meet MDE requirements. The roof-disconnects, non-roof disconnects, grass filter, and bio-swales with underdrains will meet the required 10% rule as well as addressing water quality. It is also proposed to add on-site treatment areas for credit towards the site's NPDES Permit as well as further improve the downstream waters and reduce runoff from the site property. This design greatly improves the existing water quality of this site as no stormwater management currently exists within the site property and meets MDE requirements for stormwater management. The existing drainage patterns are maintained as much as possible in the post-development condition which meets the intent of the ESD and stormwater management criteria.

II. ESD Calculations

a. ESDV Required

Since area WQ1 and WQ2 are in the critical zone the 10% rule will apply, while W3 will not have to address the 10% rule.

a. ESDv Provided

The following BMPs were used to achieve the necessary ESDv:

- Grass Swales
- Roof Disconnects
- Grass filter Strips

WATER QUALITY 10-PERCENT AND ESD
INTERIM DATA

Calculation Summary

Critical Area 10% Calculations

Removal Requirement, RR (lbs P / yr)	**4.06**

MDE's ESD to the MEP Calculations

ESD Runoff Volume, ESDv (cf)	21468.00
Total Treatment Volume (cf)	21468.00

WQv or ESDv Treated (cf)	70420.20
PE achieved (inches)	3.94

Entire ESDv Treated Through Environmental Site Design?	YES
ESDv Remaining? (cf)	0.00
If ESDV is not fully treated, is ESD to MEP achieved?	YES

Redevelopment WQv Requirements Met Through Environmental Site Design?	N/A
WQv Remaining? (cf)	0.00

New Development WQv Requirements Met Through Environmental Site Design?	YES
WQv Remaining? (cf)	0.00

III. 1-Year Quality Analysis

a. Pre-Development

The pre-develop flow is 19.65 cfs for drainage areas SW1 & SW2. SW3 is 3.03 cfs.

b. Pre-Development Down Stream analysis

The 1-year discharge from the site for the 1-year storm event discharges into an existing channel that is adequate for the reduced flow. Drainage area SW3 flows into an existing pond which can provide adequate storage for this development

c. Post-Development

The post-development flow for drainage areas SW1 & SW2 is 14.56 cfs without using the RcN. Drainage area SW3 has a discharge of 1.37 cfs.

d. Post Development w/RcN

The RcN was 55. The calculated discharge for drainage areas SW1 & SW2 is 10.86 cfs, a difference of 8.79 cfs from the pre-development flow. Drainage Ara SW3 has a reduction of 2.02 cfs from 3.03 cfs to 1.01 cfs.

IV. Soil Information

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Talbot County, Maryland



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Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Soil Map


76° 5' 52" W
76° 4' 45" W
38° 46' 3" N
38° 44' 54" N
404700
404900
405100
405300
405500
405700
405900
406100
4291500
4291300
4291100
4290900
4290700
4290500
4290300
4290100
4289900
4289700
4289500
Tred Avon River
322
9th Dr
Waverly Rd
Oxford Rd
HfC
W
HfB
HfC
TP
HfA
Zk
MtcB
HfC
MtcB
CsA
MtcA
HfA
HfB
WocB
CsA
MtcB
MxC
HfC
HfB
HfA
HfC
Zk
MtcA
MtcB
MtcB
OtA
MtcB
CsA
EmA
Map Scale: 1:10,300 if printed on A portrait (8.5" x 11") sheet.
Meters
0
150
300
600
900
Feet
0
500
1000
2000
3000
N
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Talbot County, Maryland
Survey Area Data: Version 18, Aug 27, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 1, 2021—Oct 1, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
CsA	Crosiadore silt loam, 0 to 2 percent slopes	24.2	9.8%
EmA	Elkton silt loam, 0 to 2 percent slopes	77.1	31.2%
HfA	Hambrook-Sassafras complex, 0 to 2 percent slopes	8.4	3.4%
HfB	Hambrook-Sassafras complex, 2 to 5 percent slopes	6.6	2.7%
HfC	Hambrook-Sassafras complex, 5 to 10 percent slopes	8.7	3.5%
MtcA	Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	34.3	13.9%
MtcB	Mattapex silt loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	13.0	5.3%
MxC	Mattapex-Woodstown complex, 5 to 10 percent slopes	6.6	2.7%
OtA	Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain	62.5	25.3%
TP	Transquaking and Mispillion soils, very frequently flooded, tidal	1.3	0.5%
W	Water	0.6	0.2%
WocB	Woodstown loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain	0.2	0.1%
Zk	Zekiah silt loam, frequently flooded	3.5	1.4%
Totals for Area of Interest		**246.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some

observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The

pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Talbot County, Maryland

CsA—Crosiadore silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: nmd5
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Crosiadore and similar soils: 75 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Crosiadore

Setting

Landform: Flats, depressions
Landform position (three-dimensional): Talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 10 inches: silt loam
Bt - 10 to 28 inches: silt loam
2Btg - 28 to 33 inches: sandy loam
2Cg - 33 to 50 inches: sandy loam
2C1 - 50 to 57 inches: gravelly loamy sand
2C2 - 57 to 80 inches: fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat poorly drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Hydric soil rating: No

Minor Components

Mattapex

Percent of map unit: 10 percent

Landform: Flats
Landform position (three-dimensional): Rise
Hydric soil rating: No

Othello

Percent of map unit: 5 percent
Landform: Swales, drainageways, depressions, flats
Landform position (three-dimensional): Dip
Hydric soil rating: Yes

Kentuck

Percent of map unit: 5 percent
Landform: Depressions
Hydric soil rating: Yes

Elkton

Percent of map unit: 5 percent
Landform: Depressions, flats, swales
Hydric soil rating: Yes

EmA—Elkton silt loam, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: spvy
Elevation: 0 to 210 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Elkton, undrained, and similar soils: 40 percent
Elkton, drained, and similar soils: 35 percent
Minor components: 25 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elkton, Undrained

Setting

Landform: Flats, depressions, swales, drainageways
Landform position (three-dimensional): Dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits and/or fluviomarine sediments

Typical profile

Oe - 0 to 3 inches: moderately decomposed plant material
A - 3 to 4 inches: silt loam
Eg - 4 to 13 inches: silt loam
Btg - 13 to 43 inches: silty clay loam
2BCg - 43 to 80 inches: very fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Available water supply, 0 to 60 inches: High (about 10.4 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Description of Elkton, Drained

Setting

Landform: Flats, depressions, swales
Landform position (three-dimensional): Dip, talf
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits and/or fluviomarine sediments

Typical profile

Ap - 0 to 10 inches: silt loam
BEg - 10 to 13 inches: silt loam
Btg - 13 to 43 inches: silty clay loam
2BCg - 43 to 80 inches: very fine sandy loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: Rare
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Crosiadore

Percent of map unit: 10 percent
Landform: Flats, depressions
Landform position (three-dimensional): Rise

Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: No

Mattapex

Percent of map unit: 5 percent
Landform: Flats, depressions, swales
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: No

Keyport

Percent of map unit: 5 percent
Landform: Fluviomarine terraces, depressions, flats
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: No

Kentuck, undrained

Percent of map unit: 5 percent
Landform: Swales, depressions
Down-slope shape: Concave
Across-slope shape: Linear, concave
Hydric soil rating: Yes

HfA—Hambrook-Sassafras complex, 0 to 2 percent slopes

Map Unit Setting

National map unit symbol: 1vh08
Elevation: 0 to 330 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hambrook and similar soils: 41 percent
Sassafras and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hambrook

Setting

Landform: Fluviomarine terraces, flats, depressions
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave

Typical profile

Ap - 0 to 10 inches: sandy loam

BE - 10 to 14 inches: loam
Bt - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand
2Cg - 65 to 80 inches: silt loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 42 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Sassafras

Setting

Landform: Knolls, fluviomarine terraces, flats, low hills
Landform position (three-dimensional): Riser, dip
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 9 inches: sandy loam
E - 9 to 15 inches: sandy loam
Bt - 15 to 30 inches: loam
BC - 30 to 37 inches: sandy loam
C - 37 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 1
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Woodstown

Percent of map unit: 10 percent
Landform: Depressions, flats
Landform position (three-dimensional): Dip
Hydric soil rating: No

Mattapex

Percent of map unit: 5 percent
Landform: Flats, depressions
Landform position (three-dimensional): Dip
Hydric soil rating: No

Ingleside

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Talf
Hydric soil rating: No

HfB—Hambrook-Sassafras complex, 2 to 5 percent slopes

Map Unit Setting

National map unit symbol: 1vh09
Elevation: 0 to 330 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Hambrook and similar soils: 41 percent
Sassafras and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hambrook

Setting

Landform: Flats, fluviomarine terraces, knolls, depressions
Landform position (three-dimensional): Rise
Down-slope shape: Linear, convex, concave
Across-slope shape: Linear, convex, concave

Typical profile

Ap - 0 to 10 inches: sandy loam
BE - 10 to 14 inches: loam
Bt - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand

2Cg - 65 to 80 inches: silt loam

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Sassafras

Setting

Landform: Knolls, fluviomarine terraces, flats, low hills
Landform position (three-dimensional): Riser, dip
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 9 inches: sandy loam
E - 9 to 15 inches: sandy loam
Bt - 15 to 30 inches: loam
BC - 30 to 37 inches: sandy loam
C - 37 to 80 inches: loamy sand

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Woodstown

Percent of map unit: 10 percent
Landform: Depressions, flats

Landform position (three-dimensional): Dip
Hydric soil rating: No

Ingleside

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Talf
Hydric soil rating: No

Mattapex

Percent of map unit: 5 percent
Landform: Depressions, flats
Landform position (three-dimensional): Dip
Hydric soil rating: No

HfC—Hambrook-Sassafras complex, 5 to 10 percent slopes

Map Unit Setting

National map unit symbol: 1vh0b
Elevation: 20 to 120 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Hambrook and similar soils: 60 percent
Sassafras and similar soils: 30 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Hambrook

Setting

Landform: Low hills, fluviomarine terraces, knolls
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 10 inches: sandy loam
BE - 10 to 14 inches: loam
Bt - 14 to 28 inches: sandy clay loam
BC - 28 to 65 inches: loamy sand
2Cg - 65 to 80 inches: silt loam

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained

Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 1.98 in/hr)
Depth to water table: About 40 to 72 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.9 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Description of Sassafras

Setting

Landform: Knolls, fluviomarine terraces, low hills
Landform position (three-dimensional): Side slope, riser
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear

Typical profile

Ap - 0 to 9 inches: sandy loam
E - 9 to 15 inches: sandy loam
Bt - 15 to 30 inches: loam
BC - 30 to 37 inches: sandy loam
C - 37 to 80 inches: loamy sand

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 7.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: B
Hydric soil rating: No

Minor Components

Galestown

Percent of map unit: 5 percent
Landform: Low hills, knolls
Landform position (three-dimensional): Side slope
Hydric soil rating: No

Mattapex

Percent of map unit: 5 percent
Landform: Low hills

Landform position (three-dimensional): Base slope
Hydric soil rating: No

MtcA—Mattapex silt loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwt
Elevation: 0 to 90 feet
Mean annual precipitation: 42 to 46 inches
Mean annual air temperature: 55 to 59 degrees F
Frost-free period: 190 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Mattapex and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mattapex

Setting

Landform: Swales, flats, depressions
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 11 inches: silt loam
BE - 11 to 15 inches: silt loam
Bt - 15 to 36 inches: silt loam
2C1 - 36 to 60 inches: fine sandy loam
2C2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2w

Land capability classification (nonirrigated): 2w
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Nassawango

Percent of map unit: 10 percent
Landform: Flats, terraces
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Crosiadore

Percent of map unit: 5 percent
Landform: Depressions, flats
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: No

Othello, drained

Percent of map unit: 5 percent
Landform: Flats, depressions, swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: Yes

MtcB—Mattapex silt loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwx
Elevation: 0 to 100 feet
Mean annual precipitation: 41 to 50 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 190 to 260 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Mattapex and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mattapex

Setting

Landform: Swales, flats, depressions

Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 11 inches: silt loam
BE - 11 to 15 inches: silt loam
Bt - 15 to 36 inches: silt loam
2C1 - 36 to 60 inches: fine sandy loam
2C2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Nassawango

Percent of map unit: 10 percent
Landform: Terraces, flats
Landform position (three-dimensional): Rise
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Crosiadore

Percent of map unit: 5 percent
Landform: Flats, depressions
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: No

Othello, drained

Percent of map unit: 5 percent
Landform: Depressions, flats, swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

MxC—Mattapex-Woodstown complex, 5 to 10 percent slopes

Map Unit Setting

National map unit symbol: 1vh0l
Elevation: 0 to 200 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Mattapex and similar soils: 45 percent
Woodstown and similar soils: 40 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mattapex

Setting

Landform: Low hills, depressions, swales
Landform position (three-dimensional): Side slope
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine sediments

Typical profile

Ap - 0 to 11 inches: silt loam
BE - 11 to 15 inches: silt loam
Bt - 15 to 36 inches: silty clay loam
2C1 - 36 to 60 inches: fine sandy loam
2C2 - 60 to 80 inches: loamy sand

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.14 to 0.28 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Description of Woodstown

Setting

Landform: Low hills, swales
Landform position (three-dimensional): Side slope, dip
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Loamy fluviomarine sediments

Typical profile

Ap - 0 to 7 inches: loam
E - 7 to 11 inches: sandy loam
Bt - 11 to 29 inches: sandy clay loam
Cg1 - 29 to 45 inches: sandy loam
Cg2 - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 5 to 10 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Available water supply, 0 to 60 inches: Moderate (about 8.7 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Matapeake

Percent of map unit: 5 percent
Landform: Low hills
Landform position (three-dimensional): Side slope
Hydric soil rating: No

Ingleside

Percent of map unit: 5 percent
Landform: Low hills
Landform position (three-dimensional): Side slope
Hydric soil rating: No

Galestown

Percent of map unit: 5 percent
Landform: Low hills
Landform position (three-dimensional): Side slope
Hydric soil rating: No

OtA—Othello silt loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting

National map unit symbol: 2thwn
Elevation: 0 to 100 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 46 to 68 degrees F
Frost-free period: 210 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Othello, drained, and similar soils: 48 percent
Othello, undrained, and similar soils: 28 percent
Minor components: 24 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Othello, Drained

Setting

Landform: Flats, depressions, swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Ap - 0 to 9 inches: silt loam
Btg - 9 to 29 inches: silt loam
2BCg - 29 to 34 inches: sandy loam
2Cg - 34 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 10 to 20 inches
Frequency of flooding: None
Frequency of ponding: Rare
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w

Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Description of Othello, Undrained

Setting

Landform: Flats, depressions, swales, drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Parent material: Silty eolian deposits over fluviomarine deposits

Typical profile

Oe - 0 to 2 inches: peat
A - 2 to 4 inches: silt loam
Eg - 4 to 10 inches: silt loam
Btg - 10 to 29 inches: silt loam
2BCg - 29 to 35 inches: sandy loam
2Cg - 35 to 80 inches: loamy sand

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.57 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: None
Frequency of ponding: Occasional
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 9.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Crosiadore

Percent of map unit: 7 percent
Landform: Flats, fluviomarine terraces, depressions
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Tread, talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: No

Mattapex

Percent of map unit: 7 percent
Landform: Flats, depressions, swales, broad interstream divides
Landform position (two-dimensional): Summit, footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave

Hydric soil rating: No

Fallsington, undrained

Percent of map unit: 5 percent
Landform: Flats, depressions, swales, drainageways
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: Yes

Kentuck, undrained

Percent of map unit: 5 percent
Landform: Flats, depressions, swales
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf, dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: Yes

TP—Transquaking and Mispillion soils, very frequently flooded, tidal

Map Unit Setting

National map unit symbol: 1vh0r
Elevation: 0 to 100 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Transquaking and similar soils: 41 percent
Mispillion and similar soils: 39 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Transquaking

Setting

Landform: Tidal marshes
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

Oe - 0 to 46 inches: mucky peat
Oa - 46 to 65 inches: muck
Cg - 65 to 80 inches: silty clay loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 5.95 in/hr)
Depth to water table: About 0 to 5 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Maximum salinity: Strongly saline (25.0 to 40.0 mmhos/cm)
Sodium adsorption ratio, maximum: 32.0
Available water supply, 0 to 60 inches: Very high (about 26.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Description of Mispillion

Setting

Landform: Tidal marshes
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Herbaceous organic material over silty estuarine sediments

Typical profile

Oe - 0 to 24 inches: mucky peat
Oa - 24 to 40 inches: muck
Cg1 - 40 to 54 inches: mucky silt loam
Cg2 - 54 to 80 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to high (0.06 to 1.98 in/hr)
Depth to water table: About 0 to 5 inches
Frequency of flooding: Very frequent
Frequency of ponding: None
Maximum salinity: Moderately saline to strongly saline (15.0 to 50.0 mmhos/cm)
Sodium adsorption ratio, maximum: 35.0
Available water supply, 0 to 60 inches: Very high (about 21.6 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 8
Hydrologic Soil Group: A/D
Hydric soil rating: Yes

Minor Components

Sunken

Percent of map unit: 10 percent
Landform: Flats, submerged upland tidal marshes

Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

Othello, undrained
Percent of map unit: 5 percent
Landform: Flats, depressions, swales, drainageways
Landform position (three-dimensional): Dip
Down-slope shape: Linear, concave
Across-slope shape: Linear, concave
Hydric soil rating: Yes

Honga
Percent of map unit: 5 percent
Landform: Submerged upland tidal marshes
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: Yes

W—Water

Map Unit Setting
National map unit symbol: 21777
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition
Water: 100 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

WocB—Woodstown loam, 2 to 5 percent slopes, Mid-Atlantic Coastal Plain

Map Unit Setting
National map unit symbol: 2thx6
Elevation: 0 to 100 feet
Mean annual precipitation: 40 to 50 inches
Mean annual air temperature: 55 to 59 degrees F
Frost-free period: 210 to 240 days
Farmland classification: All areas are prime farmland

Map Unit Composition
Woodstown and similar soils: 80 percent
Minor components: 20 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Woodstown

Setting

Landform: Fluviomarine terraces, depressions, broad interstream divides, flats
Landform position (two-dimensional): Shoulder, footslope
Landform position (three-dimensional): Riser, dip
Down-slope shape: Convex, concave
Across-slope shape: Linear, concave
Parent material: Loamy fluviomarine deposits

Typical profile

Ap - 0 to 7 inches: loam
E - 7 to 11 inches: sandy loam
Bt - 11 to 29 inches: sandy loam
BCg - 29 to 45 inches: fine sandy loam
Cg - 45 to 80 inches: loamy sand

Properties and qualities

Slope: 2 to 5 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Moderately well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)
Depth to water table: About 20 to 40 inches
Frequency of flooding: None
Frequency of ponding: None
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2e
Hydrologic Soil Group: C
Hydric soil rating: No

Minor Components

Hammonton

Percent of map unit: 6 percent
Landform: Flats, broad interstream divides
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Dip
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Fallsington

Percent of map unit: 6 percent
Landform: Drainageways, flats, depressions, swales
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Dip, talf
Down-slope shape: Concave, linear
Across-slope shape: Concave, linear
Hydric soil rating: Yes

Mattapex

Percent of map unit: 4 percent
Landform: Swales, broad interstream divides, flats, depressions
Landform position (two-dimensional): Footslope, shoulder
Landform position (three-dimensional): Dip
Down-slope shape: Concave, convex
Across-slope shape: Linear, concave
Hydric soil rating: No

Hambrook

Percent of map unit: 4 percent
Landform: Fluviomarine terraces, flats
Landform position (two-dimensional): Shoulder
Landform position (three-dimensional): Riser, dip
Down-slope shape: Convex
Across-slope shape: Linear
Hydric soil rating: No

Zk—Zekiah silt loam, frequently flooded

Map Unit Setting

National map unit symbol: 1vh0y
Elevation: 0 to 120 feet
Mean annual precipitation: 42 to 48 inches
Mean annual air temperature: 52 to 58 degrees F
Frost-free period: 180 to 220 days
Farmland classification: Not prime farmland

Map Unit Composition

Zekiah and similar soils: 80 percent
Minor components: 20 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Zekiah

Setting

Landform: Flood plains
Down-slope shape: Linear
Across-slope shape: Linear

Typical profile

A - 0 to 3 inches: silt loam
Cg - 3 to 20 inches: silt loam
2Ab - 20 to 27 inches: sandy loam
2Cg1 - 27 to 37 inches: sandy loam
2Cg2 - 37 to 50 inches: loam
2Cg3 - 50 to 80 inches: sand

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.38 to 1.98 in/hr)
Depth to water table: About 0 to 10 inches
Frequency of flooding: Frequent
Frequency of ponding: Frequent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.1 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 5w
Hydrologic Soil Group: C/D
Hydric soil rating: Yes

Minor Components

Longmarsh

Percent of map unit: 10 percent
Landform: Flood plains
Hydric soil rating: Yes

Hurlock

Percent of map unit: 5 percent
Landform: Flood plains
Hydric soil rating: Yes

Hammonton

Percent of map unit: 5 percent
Landform: Flats
Landform position (three-dimensional): Rise
Hydric soil rating: No

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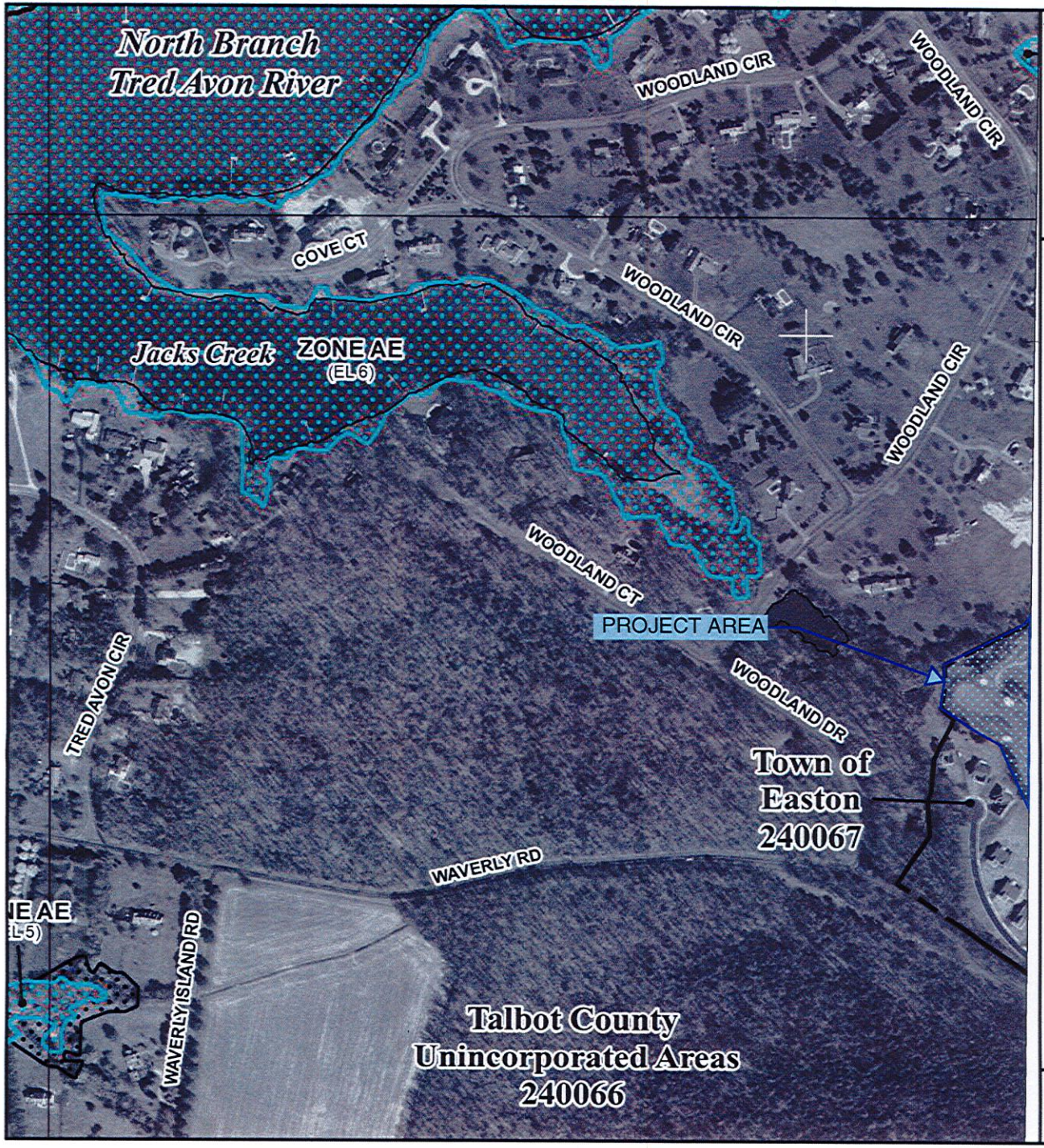
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V. FEMA Floodplain Map



the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 M

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0188D

FIRM

FLOOD INSURANCE RATE MAP

TALBOT COUNTY, MARYLAND
AND INCORPORATED AREAS

PANEL 188 OF 455

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EASTON, TOWN OF	240067	0188	D
TALBOT COUNTY	240066	0188	D

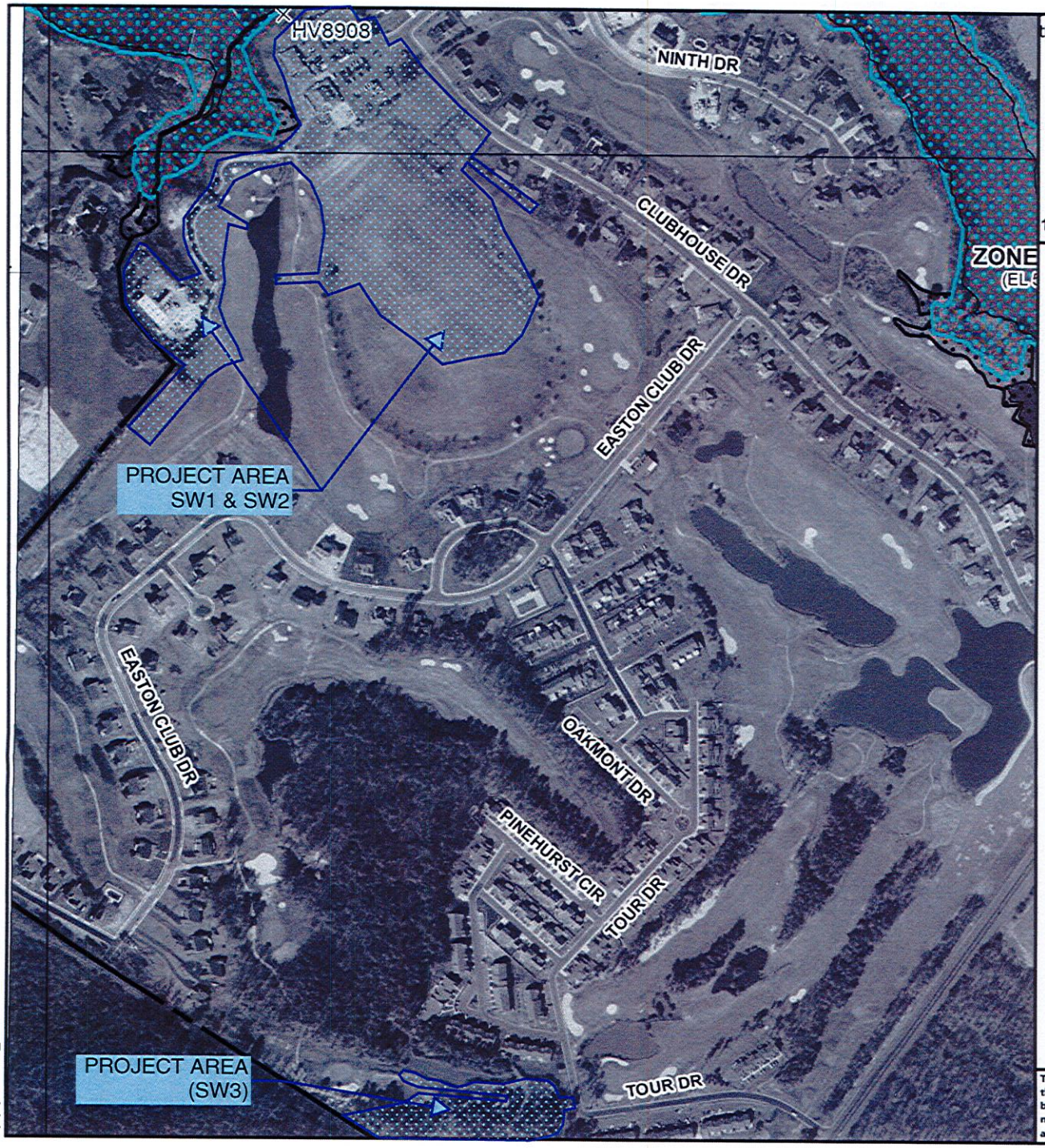
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
24041C0188D

MAP REVISED
JULY 20, 2016

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.



the National Flood Insurance Program at 1-800-638-6620.

MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 M

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0189D

FIRM

FLOOD INSURANCE RATE MAP

TALBOT COUNTY, MARYLAND
AND INCORPORATED AREAS

PANEL 189 OF 455

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
EASTON, TOWN OF	240067	0189	D
TALBOT COUNTY	240066	0189	D

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
24041C0189D

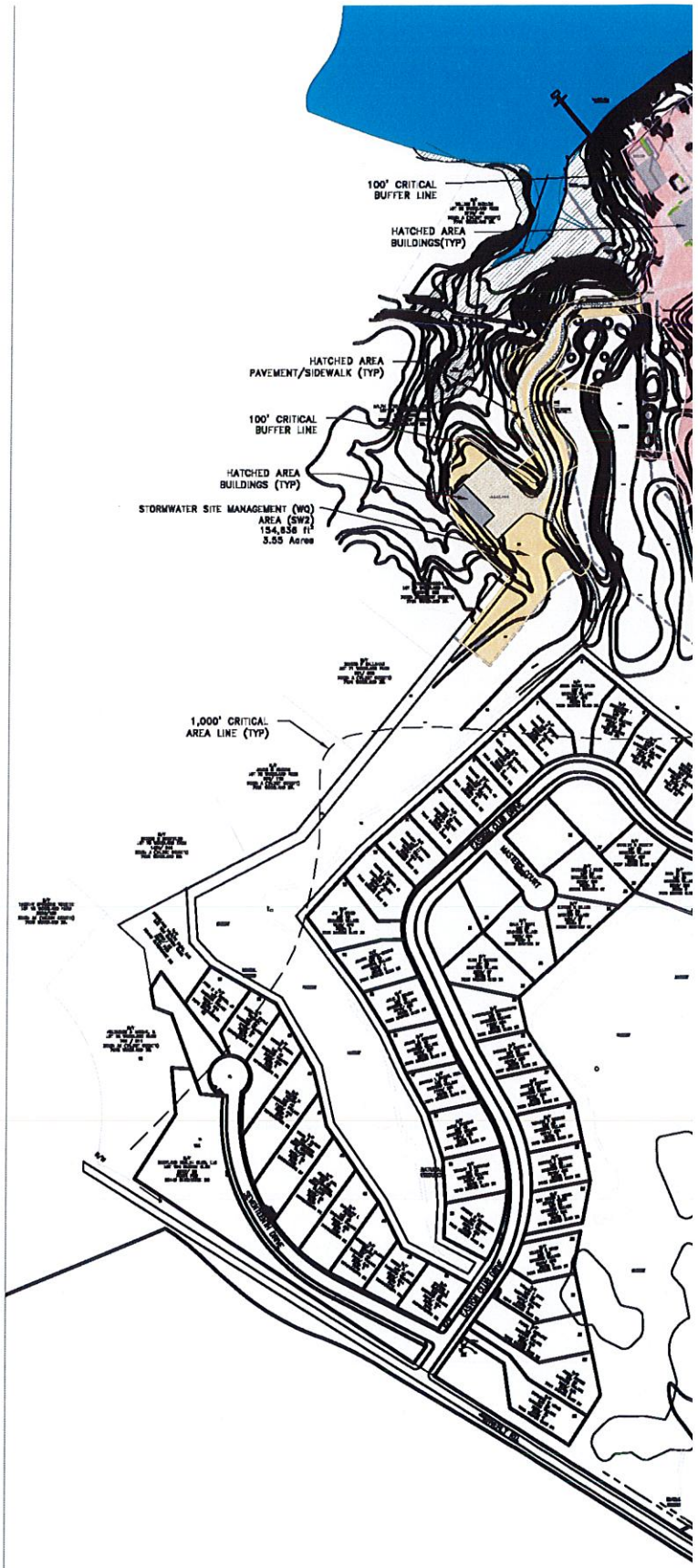
MAP REVISED
JULY 20, 2016

Federal Emergency Management Agency

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VI. Appendix

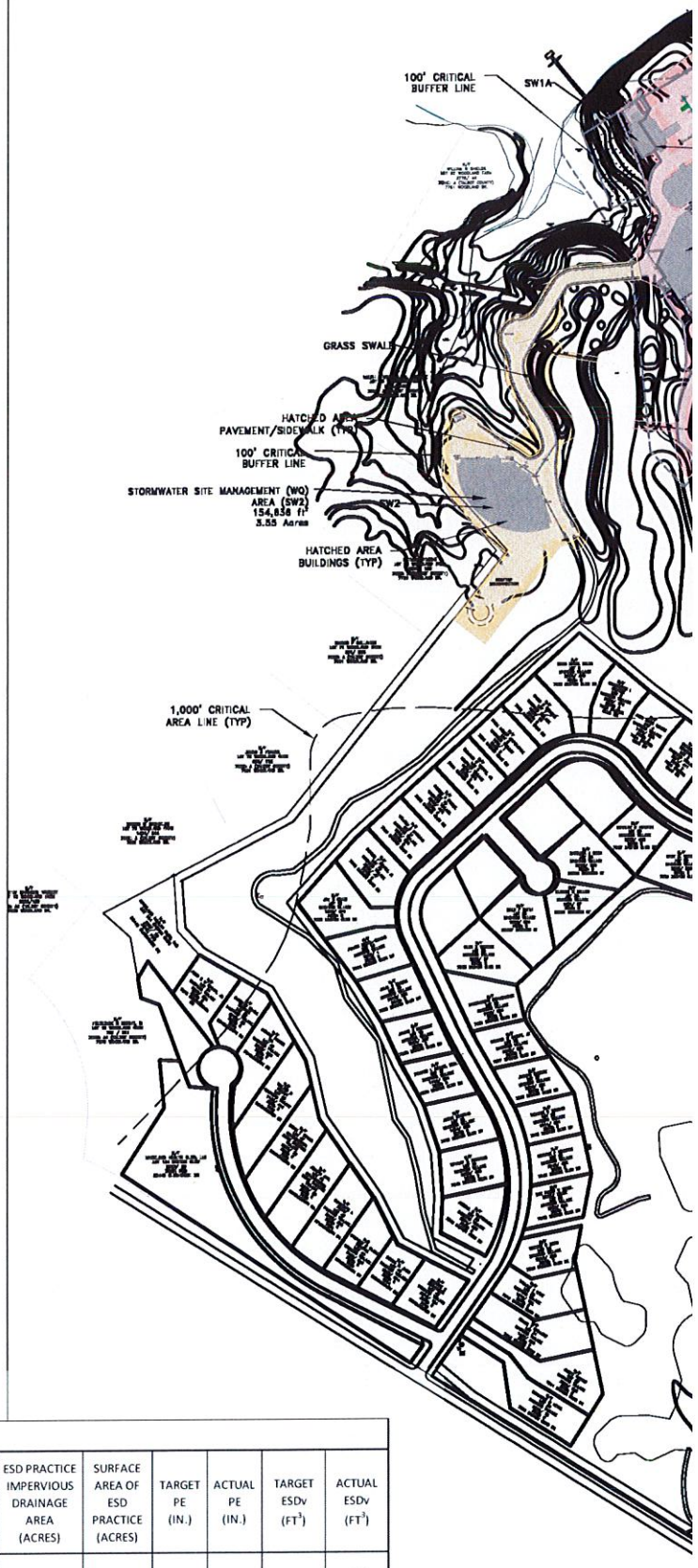
a. Pre-Development Water Quality Exhibit



01 STROMWATER – PRE-DEVELOPMENT AREA
Scale 1" : 200'

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b. Post-Development Water Quality Exhibit



ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID NAD 83 METERS NORTHING	MARYLAND GRID 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 (FT^3)	ACTUAL ESDv (FT^3)
SW1A		ROOFTOP DISCONNECT	ON-SITE	77	38.763386	-76.09089	0.22	0.13	0.15	2.00	2.05	275	283
		SHEET FLOW TO CONSERVATION	ON-SITE		38.763378	-76.091062							
SW1B		GRASS SWALE	ON-SITE	77	38.762139	-76.089921	6.08	3.87	0.07	1.80	1.37	24,743	18,820
SW1C		NON-ROOFTOP DISCONNECTS	ON-SITE	77	38.762022	-76.088932	7.65	1.70	3.97	1.20	7.18	8,330	49,814
SW2		GRASS SWALE	ON-SITE	77	38.091493	-76.091493	2.54	2.25	0.05	2.00	2.52	9,676	9,044
SW3		GRASS SWALE	ON-SITE	77	38.753806	-76.089501	3.66	1.70	0.26	1.80	2.66	11,193	16,520
TOTAL / AVERAGE				77			20.16	9.65				54,217	94,481

*STANDARD NO: TOE-SWM-7.01

01 STORMWATER - POST DEVELOPMENT AREA
Scale 1" : 200'

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ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR OFF-SITE STRUCTURE	RUNOFF CURVE NUMBER (RCN) WEIGHTED	MARYLAND GRID NAD 83 METERS NORTHING	MARYLAND GRID 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 (FT^3)	ACTUAL ESDv (FT^3)
SW1A		ROOFTOP DISCONNECT	ON-SITE	77	38.763386	-76.09089	0.22	0.13	0.15	2.00	2.05	275	283
		SHEET FLOW TO CONSERVATION	ON-SITE		38.763378	-76.091062							
SW1B		GRASS SWALE	ON-SITE	77	38.762139	-76.089921	6.08	3.87	0.07	1.80	1.37	24,743	18,820
SW1C		NON-ROOFTOP DISCONNECTS	ON-SITE	77	38.762022	-76.088932	7.65	1.70	3.97	1.20	7.18	8,330	49,814
SW2		GRASS SWALE	ON-SITE	77	38.091493	-76.091493	2.54	2.25	0.05	2.00	2.52	9,676	9,044
SW3		GRASS SWALE	ON-SITE	77	38.753806	-76.089501	3.66	1.70	0.26	1.80	2.66	11,193	16,520
TOTAL / AVERAGE				77			20.16	9.65				54,217	94,481

*STANDARD NO: TOE-SWM-7.01

SWM QUANTITY SUMMARY CHART													
PRACTICE	DA (ACRES)	IMPERVIOUS (ACRES)	RCN	Tc (MINUTES)	PRE 2-YEAR	POST 2-YEAR	W.S.E.	PRE 10-YEAR	POST 10-YEAR	W.S.E.	PRE 100-YEAR	POST 100-YEAR	W.S.E.
SW1 (Ex Pond 1)	14.30	4.52	69	51	2.48	2.31	11.72	8.80	8.21	12.42	70.43	66.91	13.04
SW2 (Ex Pond 1)	2.75	2.25	90	39									
SW2.1 (Ex Pond 1)	10.55	0.35	69	45									
SW3 (Ex Pond 2)	5.80	1.77	70	15	3.64	0.48	16.70	10.10	2.33	16.94	25.88	9.54	17.44

*STANDARD NO: TOE-SWM-7.02

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 12/5/2016

Project Name: MARYLAND HEALTH CLUB (SW1A)
Date: 1-Dec-22

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*NO*
Natural Flow Paths Were Maintained Across the Site	*NO*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*N/A*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

Site Area, A (acres)	0.22	
Existing Impervious Surface Area (acres)	0.13	
Proposed Impervious Surface Area (acres)	0.15	
Rainfall Depth, P (in)	1.2	
Existing Imperviousness, I_{pre}	58.2%	
Proposed Imperviousness, I_{post}	67.2%	
Water Quality Calculation for Redevelopment Only		
Required Treatment Area (acres)	0.07	
Runoff Coefficient, Rv	0.95	
Water Quality Volume, WQv (cf)	**269**	

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**Redevelopment**
New Development	
Average Annual Predevelopment Load, Lpre (lbs P / yr)	0.11
Redevelopment:	
Predevelopment Runoff Coefficient, Rv_{pre}	0.57
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	0.31
Post-Development Runoff Coefficient, Rv_{post}	0.65
Average Annual Post-Development Load, L_{post} (lbs P / yr)	0.36
Removal Requirement, RR (lbs P / yr)	**0.08**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

Development Category (for ESD)	**Redevelopment**	
% Soil Type A	0%	
% Soil Type B	0%	
% Soil Type C	0%	
% Soil Type D	100%	
Pre-Developed Condition, RCN_{woods}	77	
Soil Type A ESD Rainfall Target, P_E (in)	0.00	
Soil Type B ESD Rainfall Target, P_E (in)	0.00	
Soil Type C ESD Rainfall Target, P_E (in)	0.00	
Soil Type D ESD Rainfall Target, P_E (in)	2.00	
Maximum P_E (in)	2.7	
Site ESD Rainfall Target, P_E (in)	2.00	
ESD Runoff Depth, Q_E (in)	1.90	
ESD Runoff Volume, ESDv (cf)	**137**	
Total Treatment Volume (cf)	**406**	

Step 5: Select Nonstructural Practices to Treat the ESD Rainfall Target

Nonstructural Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct WQv or ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	P_E Credit (in)	WQV or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	*Critical Area Credits* Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Disconnection of Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection flow length.	8,279	1,220	0	0.40	244	976				25%	20%	0.30	0.06	0.24		
Disconnection of Non-Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow lengths.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow	0	0	0	0	0	0				25%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (A/B Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (C/D Soils)	Up to 1 inch credit provided based upon conservation area width.	871	10	976	1	296	690				25%	25%	0.00	0.00	0.00		

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Green Roof (Level 1)	ESDv credit is based on roof thickness	0	0	N/A	0	0				45%	0%	0.00	0.00	0.00		
Green Roof (Level 2)	ESDv credit is based on roof thickness	0	0	N/A	0	0				60%	0%	0.00	0.00	0.00		
Pemeable Pavement (A Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				80%	0%	0.00	0.00	0.00		
Pemeable Pavement (B Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				80%	0%	0.00	0.00	0.00		
Pemeable Pavement (C Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				40%	0%	0.00	0.00	0.00		
Rainwater Harvesting	ESDv credit is based on design storage volume and annual use	0	0	0	0	0				45%	0%	0.00	0.00	0.00		
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	0	0	0	0	0				60%	0%	0.00	0.00	0.00		
Micro-Infiltration/Dry Wells	ESDv credit is based on design storage volume	0	0	0	0	0				65%	0%	0.00	0.00	0.00		
Rain Gardens (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				65%	0%	0.00	0.00	0.00		
Rain Gardens (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				25%	0%	0.00	0.00	0.00		
Micro-Bioretention (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Micro-Bioretention (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Landscape Infiltration	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Grass Swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				40%	0%	0.00	0.00	0.00		
Grass Swales (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				20%	0%	0.00	0.00	0.00		
Bio-swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Wet Swales	ESDv credit is based on design storage volume	0	0	0	0	0				40%	0%	0.00	0.00	0.00		

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

		Drainage Area Treated (sf)	9,151				**WQv or ESDv Treated (cf)**	540									Total Load Reduction (lbs P / year)	0.06		
							P_E achieved (inches)	7.82									**Total Load Reduction Remaining (lbs P / yr)**	**0.01**		
						Entire ESDv Treated Through Environmental Site Design?		**YES**												
							ESDv Remaining? (cf)	**0**												
						If ESDV is not fully treated, is ESD to MEP achieved?		**YES**												
						Redevelopment WQv Requirements Met Through Environmental Site Design?		**YES**												
New Development Water Quality Volume Requirements							**WQv Remaining? (cf)**	**0**												
Required Treatment Area (acres)	0.02																			
Runoff Coefficient, Rv	0.95																			
Water Quality Volume, WQv (cf)	**0**					**New Development WQv Requirements Met Through Environmental Site Design?**		**N/A**												
							WQv Remaining? (cf)	**0**												

Step 8: Determine Reduced RCN and Volume Management Requirements Based Upon P_E Achieved

Reduced RCN for Type A Soils	N/A																			
Reduced RCN for Type B Soils	N/A																			
Reduced RCN for Type C Soils	N/A																			
Reduced RCN for Type D Soils	N/A																			
Composite Reduced RCN	**N/A**																			
Q_E (in) for Reduced RCN	N/A		Q_E (in) for RCN of 55	0.12																
V (ft^3) for Reduced RCN	N/A		V (ft^3) for RCN of 55	38																
Volume Management Required (cf)	**0**																			

Step 9: Select Structural Practices to Meet Volume Management Requirements

								Critical Area Credits												
Structural Practices	Contributing Drainage Area (sf)	% Impervious Cover	Direct ESDv Received by Practice (cf)	ESDv from Upstream Practices (cf)	Treatment Volume (cf)		Phosphorous Removal Efficiency	Adjusted Phosphorus Removal Efficiency	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)									
Stormwater Ponds (Level 1)	0	0%	0	0	0		50%	0%	0.00	0.00	0.00									
Stormwater Ponds (Level 2)	0	0%	0	0	0		75%	0%	0.00	0.00	0.00									
Stormwater Wetlands (Level 1)	0	0%	0	0	0		50%	0%	0.00	0.00	0.00									
Stormwater Wetlands (Level 2)	0	0%	0	0	0		75%	0%	0.00	0.00	0.00									
Stormwater Filtering Systems (Level 1)	0	0%	0	0	0		60%	0%	0.00	0.00	0.00									
Stormwater Filtering Systems (Level 2)	0	0%	0	0	0		65%	0%	0.00	0.00	0.00									
Stormwater Infiltration (Level 1)	0	0%	0	0	0		60%	0%	0.00	0.00	0.00									
Stormwater Infiltration (Level 2)	0	0%	0	0	0		90%	0%	0.00	0.00	0.00									
			Total structural CPv provided		0					Total Load Reduction (lbs P / year)	0.06									
			Management Requirement Met?		**YES**					**Total Load Reduction Remaining (lbs P / yr)**	**0.01**									
			Volume Remaining (cf)		**0**															

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 12/5/2016

Project Name: MARYLAND HEALTH CLUB (SW01 & SW02
Date: 1-Dec-22

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*NO*
Natural Flow Paths Were Maintained Across the Site	*NO*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*N/A*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

Site Area, A (acres)	6.08
Existing Impervious Surface Area (acres)	1.89
Proposed Impervious Surface Area (acres)	3.87
Rainfall Depth, P (in)	1.2
Existing Imperviousness, I_{pre}	31.1%
Proposed Imperviousness, I_{post}	63.7%
Water Quality Calculation for Redevelopment Only	
Required Treatment Area (acres)	0.00
Runoff Coefficient, Rv	0.95
Water Quality Volume, WQv (cf)	**0**

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**Redevelopment**
New Development	
Average Annual Predevelopment Load, Lpre (lbs P / yr)	3.04
Redevelopment:	
Predevelopment Runoff Coefficient, Rv_{pre}	0.33
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	4.91
Post-Development Runoff Coefficient, Rv_{post}	0.62
Average Annual Post-Development Load, L_{post} (lbs P / yr)	9.27
Removal Requirement, RR (lbs P / yr)	**4.85**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

Development Category (for ESD)	**New Development**
% Soil Type A	0%
% Soil Type B	0%
% Soil Type C	0%
% Soil Type D	100%
Pre-Developed Condition, RCN_{woods}	77
Soil Type A ESD Rainfall Target, P_E (in)	0.00
Soil Type B ESD Rainfall Target, P_E (in)	0.00
Soil Type C ESD Rainfall Target, P_E (in)	0.00
Soil Type D ESD Rainfall Target, P_E (in)	1.80
Maximum P_E (in)	2.7
Site ESD Rainfall Target, P_E (in)	1.80
ESD Runoff Depth, Q_E (in)	1.12
ESD Runoff Volume, ESDv (cf)	**24,744**
Total Treatment Volume (cf)	**24,744**

Step 5: Select Nonstructural Practices to Treat the ESD Rainfall Target

Nonstructural Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct WQv or ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	P_E Credit (in)	WQV or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	*Critical Area Credits* Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Disconnection of Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				25%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow lengths.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow	0	0	0	0	0	0				25%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (A/B Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (C/D Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	0	0	0				25%	0%	0.00	0.00	0.00		

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)					Baseline Phosphorous Removal Efficiency	Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Green Roof (Level 1)	ESDv credit is based on roof thickness	0	0	N/A	0	0					45%	0%	0.00	0.00	0.00		
Green Roof (Level 2)	ESDv credit is based on roof thickness	0	0	N/A	0	0					60%	0%	0.00	0.00	0.00		
Pemeable Pavement (A Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0					80%	0%	0.00	0.00	0.00		
Pemeable Pavement (B Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0					80%	0%	0.00	0.00	0.00		
Pemeable Pavement (C Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0					40%	0%	0.00	0.00	0.00		
Rainwater Harvesting	ESDv credit is based on design storage volume and annual use	0	0	0	0	0					45%	0%	0.00	0.00	0.00		
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	0	0	0	0	0					60%	0%	0.00	0.00	0.00		
Micro-Infiltration/Dry Wells	ESDv credit is based on design storage volume	0	0	0	0	0					65%	0%	0.00	0.00	0.00		
Rain Gardens (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					65%	0%	0.00	0.00	0.00		
Rain Gardens (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					25%	0%	0.00	0.00	0.00		
Micro-Bioretention (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					75%	0%	0.00	0.00	0.00		
Micro-Bioretention (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					50%	0%	0.00	0.00	0.00		
Landscape Infiltration	ESDv credit is based on design storage volume	0	0	0	0	0					75%	0%	0.00	0.00	0.00		
Grass Swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					40%	0%	0.00	0.00	0.00		
Grass Swales (C/D Soils)	ESDv credit is based on design storage volume	264,845	37,303	0	18,821	18,482					20%	22%	9.32	2.04	7.27		
Bio-swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					75%	0%	0.00	0.00	0.00		
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					50%	0%	0.00	0.00	0.00		
Wet Swales	ESDv credit is based on design storage volume	0	0	0	0	0					40%	0%	0.00	0.00	0.00		

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

		Drainage Area Treated (sf)	264,845				**WQv or ESDv Treated (cf)**	18,821									Total Load Reduction (lbs P / year)	2.04		
							P_E achieved (inches)	1.37									**Total Load Reduction Remaining (lbs P / yr)**	**2.81**		
						Entire ESDv Treated Through Environmental Site Design?		**NO**												
							ESDv Remaining? (cf)	**5,923**												
						If ESDV is not fully treated, is ESD to MEP achieved?		**YES**												
						Redevelopment WQv Requirements Met Through Environmental Site Design?		**N/A**												
New Development Water Quality Volume Requirements							**WQv Remaining? (cf)**	**0**												
Required Treatment Area (acres)	6.08																			
Runoff Coefficient, Rv	0.62																			
Water Quality Volume, WQv (cf)	**16,496**					**New Development WQv Requirements Met Through Environmental Site Design?**		**YES**												
							WQv Remaining? (cf)	**0**												

Step 8: Determine Reduced RCN and Volume Management Requirements Based Upon P_E Achieved

Reduced RCN for Type A Soils	55																			
Reduced RCN for Type B Soils	72																			
Reduced RCN for Type C Soils	80																			
Reduced RCN for Type D Soils	83																			
Composite Reduced RCN	**83**																			
Q_E (in) for Reduced RCN	1.21		Q_E (in) for RCN of 55	0.12																
V (ft^3) for Reduced RCN	26685		V (ft^3) for RCN of 55	2730																
Volume Management Required (cf)	**23,955**																			

Step 9: Select Structural Practices to Meet Volume Management Requirements

								Critical Area Credits												
Structural Practices	Contributing Drainage Area (sf)	% Impervious Cover	Direct ESDv Received by Practice (cf)	ESDv from Upstream Practices (cf)	Treatment Volume (cf)		Phosphorous Removal Efficiency	Adjusted Phosphorus Removal Efficiency	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)									
Stormwater Ponds (Level 1)	132422	0%	18,652	18482	25000		50%	262%	92416.61	46208.30	46208.30									
Stormwater Ponds (Level 2)	0	0%	0	0	0		75%	0%	92411.95	69308.96	23102.99									
Stormwater Wetlands (Level 1)	0	0%	0	0	0		50%	0%	92411.95	46205.98	46205.98									
Stormwater Wetlands (Level 2)	0	0%	0	0	0		75%	0%	92411.95	69308.96	23102.99									
Stormwater Filtering Systems (Level 1)	0	0%	0	0	0		60%	0%	92411.95	55447.17	36964.78									
Stormwater Filtering Systems (Level 2)	0	0%	0	0	0		65%	0%	92411.95	60067.77	32344.18									
Stormwater Infiltration (Level 1)	0	0%	0	0	0		60%	0%	92411.95	55447.17	36964.78									
Stormwater Infiltration (Level 2)	0	0%	0	0	0		90%	0%	92411.95	83170.76	9241.20									
			Total structural CPv provided		25,000					Total Load Reduction (lbs P / year)	485167.11									
			Management Requirement Met?		**YES**					**Total Load Reduction Remaining (lbs P / yr)**	**0.00**									
			Volume Remaining (cf)		**0**															

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 12/5/2016

Project Name: MARYLAND HEALTH CLUB (SW01 & SW02
Date: 1-Dec-22

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*NO*
Natural Flow Paths Were Maintained Across the Site	*NO*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*N/A*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

Site Area, A (acres)	7.65
Existing Impervious Surface Area (acres)	0.00
Proposed Impervious Surface Area (acres)	1.70
Rainfall Depth, P (in)	1.2
Existing Imperviousness, I_{pre}	0.0%
Proposed Imperviousness, I_{post}	22.2%
Water Quality Calculation for Redevelopment Only	
Required Treatment Area (acres)	0.00
Runoff Coefficient, Rv	0.95
Water Quality Volume, WQv (cf)	**0**

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**New Development**
New Development	
Average Annual Predevelopment Load, Lpre (lbs P / yr)	3.83
Redevelopment:	
Predevelopment Runoff Coefficient, Rv_{pre}	0.05
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	0.94
Post-Development Runoff Coefficient, Rv_{post}	0.25
Average Annual Post-Development Load, L_{post} (lbs P / yr)	4.68
Removal Requirement, RR (lbs P / yr)	**1.24**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

Development Category (for ESD)	**New Development**
% Soil Type A	0%
% Soil Type B	0%
% Soil Type C	0%
% Soil Type D	100%
Pre-Developed Condition, RCN_{woods}	77
Soil Type A ESD Rainfall Target, P_E (in)	0.00
Soil Type B ESD Rainfall Target, P_E (in)	0.00
Soil Type C ESD Rainfall Target, P_E (in)	0.00
Soil Type D ESD Rainfall Target, P_E (in)	1.20
Maximum P_E (in)	2.7
Site ESD Rainfall Target, P_E (in)	1.20
ESD Runoff Depth, Q_E (in)	0.30
ESD Runoff Volume, ESDv (cf)	**8,330**
Total Treatment Volume (cf)	**8,330**

Step 5: Select Nonstructural Practices to Treat the ESD Rainfall Target

Nonstructural Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct WQv or ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	P_E Credit (in)	WQV or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	*Critical Area Credits* Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Disconnection of Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				25%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow lengths.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow	279,655	59,776	0	1	49,814	9,963				25%	25%	14.93	3.73	11.20		
Sheetflow to Conservation Areas (A/B Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (C/D Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	1	0	0				25%	0%	0.00	0.00	0.00		

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)					Baseline Phosphorous Removal Efficiency	Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Green Roof (Level 1)	ESDv credit is based on roof thickness	0	0	N/A	0	0					45%	0%	0.00	0.00	0.00		
Green Roof (Level 2)	ESDv credit is based on roof thickness	0	0	N/A	0	0					60%	0%	0.00	0.00	0.00		
Pemeable Pavement (A Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0					80%	0%	0.00	0.00	0.00		
Pemeable Pavement (B Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0					80%	0%	0.00	0.00	0.00		
Pemeable Pavement (C Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0					40%	0%	0.00	0.00	0.00		
Rainwater Harvesting	ESDv credit is based on design storage volume and annual use	0	0	0	0	0					45%	0%	0.00	0.00	0.00		
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	0	0	0	0	0					60%	0%	0.00	0.00	0.00		
Micro-Infiltration/Dry Wells	ESDv credit is based on design storage volume	0	0	0	0	0					65%	0%	0.00	0.00	0.00		
Rain Gardens (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					65%	0%	0.00	0.00	0.00		
Rain Gardens (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					25%	0%	0.00	0.00	0.00		
Micro-Bioretention (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					75%	0%	0.00	0.00	0.00		
Micro-Bioretention (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					50%	0%	0.00	0.00	0.00		
Landscape Infiltration	ESDv credit is based on design storage volume	0	0	0	0	0					75%	0%	0.00	0.00	0.00		
Grass Swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					40%	0%	0.00	0.00	0.00		
Grass Swales (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					20%	0%	0.00	0.00	0.00		
Bio-swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					75%	0%	0.00	0.00	0.00		
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0					50%	0%	0.00	0.00	0.00		
Wet Swales	ESDv credit is based on design storage volume	0	0	0	0	0					40%	0%	0.00	0.00	0.00		

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

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Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 12/5/2016

Project Name: MARYLAND HEALTH CLUB (SW01 & SW02
Date: 1-Dec-22

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*NO*
Natural Flow Paths Were Maintained Across the Site	*NO*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*YES*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*N/A*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

Site Area, A (acres)	2.54	
Existing Impervious Surface Area (acres)	1.21	
Proposed Impervious Surface Area (acres)	2.25	
Rainfall Depth, P (in)	1.2	
Existing Imperviousness, I_{pre}	47.6%	
Proposed Imperviousness, I_{post}	88.6%	
Water Quality Calculation for Redevelopment Only		
Required Treatment Area (acres)	0.61	
Runoff Coefficient, Rv	0.95	
Water Quality Volume, WQv (cf)	**2,504**	

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**Redevelopment**
New Development	
Average Annual Predevelopment Load, Lpre (lbs P / yr)	1.27
Redevelopment:	
Predevelopment Runoff Coefficient, Rv_{pre}	0.48
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	2.98
Post-Development Runoff Coefficient, Rv_{post}	0.85
Average Annual Post-Development Load, L_{post} (lbs P / yr)	5.27
Removal Requirement, RR (lbs P / yr)	**2.59**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

Development Category (for ESD)	**Redevelopment**	
% Soil Type A	0%	
% Soil Type B	0%	
% Soil Type C	0%	
% Soil Type D	100%	
Pre-Developed Condition, RCN_{woods}	77	
Soil Type A ESD Rainfall Target, P_E (in)	0.00	
Soil Type B ESD Rainfall Target, P_E (in)	0.00	
Soil Type C ESD Rainfall Target, P_E (in)	0.00	
Soil Type D ESD Rainfall Target, P_E (in)	2.00	
Maximum P_E (in)	2.7	
Site ESD Rainfall Target, P_E (in)	2.00	
ESD Runoff Depth, Q_E (in)	1.90	
ESD Runoff Volume, ESDv (cf)	**7,172**	
Total Treatment Volume (cf)	**9,676**	

Step 5: Select Nonstructural Practices to Treat the ESD Rainfall Target

Nonstructural Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct WQv or ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	P_E Credit (in)	WQV or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	*Critical Area Credits* Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Disconnection of Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				25%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow lengths.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow	0	0	0	0	0	0				25%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (A/B Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (C/D Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	1	0	0				25%	0%	0.00	0.00	0.00		

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Green Roof (Level 1)	ESDv credit is based on roof thickness	0	0	N/A	0	0				45%	0%	0.00	0.00	0.00		
Green Roof (Level 2)	ESDv credit is based on roof thickness	0	0	N/A	0	0				60%	0%	0.00	0.00	0.00		
Pemeable Pavement (A Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				80%	0%	0.00	0.00	0.00		
Pemeable Pavement (B Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				80%	0%	0.00	0.00	0.00		
Pemeable Pavement (C Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				40%	0%	0.00	0.00	0.00		
Rainwater Harvesting	ESDv credit is based on design storage volume and annual use	0	0	0	0	0				45%	0%	0.00	0.00	0.00		
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	0	0	0	0	0				60%	0%	0.00	0.00	0.00		
Micro-Infiltration/Dry Wells	ESDv credit is based on design storage volume	0	0	0	0	0				65%	0%	0.00	0.00	0.00		
Rain Gardens (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				65%	0%	0.00	0.00	0.00		
Rain Gardens (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				25%	0%	0.00	0.00	0.00		
Micro-Bioretention (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Micro-Bioretention (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Landscape Infiltration	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Grass Swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				40%	0%	0.00	0.00	0.00		
Grass Swales (C/D Soils)	ESDv credit is based on design storage volume	110,642	21,092	0	9,044	12,048				20%	21%	5.27	1.10	4.17		
Bio-swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Wet Swales	ESDv credit is based on design storage volume	0	0	0	0	0				40%	0%	0.00	0.00	0.00		

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

		Drainage Area Treated (sf)	110,642				**WQv or ESDv Treated (cf)**	9,044									Total Load Reduction (lbs P / year)	1.10		
							P_E achieved (inches)	2.52									**Total Load Reduction Remaining (lbs P / yr)**	**1.49**		
						Entire ESDv Treated Through Environmental Site Design?		**YES**												
							ESDv Remaining? (cf)	**0**												
						If ESDV is not fully treated, is ESD to MEP achieved?		**YES**												
						Redevelopment WQv Requirements Met Through Environmental Site Design?		**NO**												
New Development Water Quality Volume Requirements							**WQv Remaining? (cf)**	**632**												
Required Treatment Area (acres)	1.04																			
Runoff Coefficient, Rv	0.95																			
Water Quality Volume, WQv (cf)	**0**					**New Development WQv Requirements Met Through Environmental Site Design?**		**N/A**												
							WQv Remaining? (cf)	**0**												

Step 8: Determine Reduced RCN and Volume Management Requirements Based Upon P_E Achieved

Reduced RCN for Type A Soils	N/A																			
Reduced RCN for Type B Soils	N/A																			
Reduced RCN for Type C Soils	N/A																			
Reduced RCN for Type D Soils	N/A																			
Composite Reduced RCN	**N/A**																			
Q_E (in) for Reduced RCN	N/A		Q_E (in) for RCN of 55	0.12																
V (ft^3) for Reduced RCN	N/A		V (ft^3) for RCN of 55	739																
Volume Management Required (cf)	**632**																			

Step 9: Select Structural Practices to Meet Volume Management Requirements

								Critical Area Credits												
Structural Practices	Contributing Drainage Area (sf)	% Impervious Cover	Direct ESDv Received by Practice (cf)	ESDv from Upstream Practices (cf)	Treatment Volume (cf)		Phosphorous Removal Efficiency	Adjusted Phosphorus Removal Efficiency	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)									
Stormwater Ponds (Level 1)	110642	0%	21,096	12048	25000		50%	253%	60244.03	30122.01	30122.01									
Stormwater Ponds (Level 2)	0	0%	0	0	0		75%	0%	60238.76	45179.07	15059.69									
Stormwater Wetlands (Level 1)	0	0%	0	0	0		50%	0%	60238.76	30119.38	30119.38									
Stormwater Wetlands (Level 2)	0	0%	0	0	0		75%	0%	60238.76	45179.07	15059.69									
Stormwater Filtering Systems (Level 1)	0	0%	0	0	0		60%	0%	60238.76	36143.26	24095.50									
Stormwater Filtering Systems (Level 2)	0	0%	0	0	0		65%	0%	60238.76	39155.19	21083.57									
Stormwater Infiltration (Level 1)	0	0%	0	0	0		60%	0%	60238.76	36143.26	24095.50									
Stormwater Infiltration (Level 2)	0	0%	0	0	0		90%	0%	60238.76	54214.88	6023.88									
			Total structural CPv provided		25,000					Total Load Reduction (lbs P / year)	316257.23									
			Management Requirement Met?		**YES**					**Total Load Reduction Remaining (lbs P / yr)**	**0.00**									
			Volume Remaining (cf)		**0**															

Maryland ESD Calculations and 10% Phosphorus Removal

Last Update: 12/5/2016

Project Name: MARYLAND HEALTH CLUB (SW01 & SW02
Date: 1-Dec-22

data input cells
calculation cells

Step 1: Complete ESD Implementation Checklist

Check all of the Following ESD Practices That Were Implemented at Site	*Yes - No - N/A*
Environmental Mapping Was Conducted at Site Prior to Layout	*YES*
Natural Areas Were Conserved (e.g., forests, wetlands, steep slopes, floodplains)	*YES*
Stream, Wetland and Shoreline Buffers Were Reserved	*YES*
Disturbance of Permeable Soils Was Minimized	*NO*
Natural Flow Paths Were Maintained Across the Site	*NO*
Building Layout Was Fingerprinted to Reduce Clearing and Grading at Site	*NO*
Site Grading Promoted Sheetflow From Impervious Areas to Pervious Ones	*YES*
Site Design Was Evaluated to Reduce Creation of Needless Impervious Cover	*YES*
Site Design Was Evaluated to Maximize Disconnection of Impervious Cover	*YES*
Site Design Was Evaluated to Identify Potential Hotspot Generating Area for Stormwater Treatment	*NO*
Erosion and Sediment Control Practices and Post Construction Stormwater Management Practices Were Integrated into a Comprehensive Plan	*YES*
Tree PlantingWas Used at the Site to Convert Turf Areas into Forest	*YES*

Step 2: Calculate Site Imperviousness and Water Quality Volume, WQv (for redevelopment)

Site Area, A (acres)	3.66
Existing Impervious Surface Area (acres)	0.23
Proposed Impervious Surface Area (acres)	1.70
Rainfall Depth, P (in)	1.2
Existing Imperviousness, I_{pre}	6.2%
Proposed Imperviousness, I_{post}	46.4%
Water Quality Calculation for Redevelopment Only	
Required Treatment Area (acres)	0.00
Runoff Coefficient, Rv	0.95
Water Quality Volume, WQv (cf)	**0**

Step 3: Calculate Phosphorous Removal Requirement, RR for Critical Area Sites

Development Category (for 10%)	**New Development**
New Development	
Average Annual Predevelopment Load, Lpre (lbs P / yr)	1.83
Redevelopment:	
Predevelopment Runoff Coefficient, Rv_{pre}	0.11
Phosphorous Mean Concentration, C (mg/L)	0.3
Average Annual Predevelopment Load, L_{pre} (lbs P / yr)	0.94
Post-Development Runoff Coefficient, Rv_{post}	0.47
Average Annual Post-Development Load, L_{post} (lbs P / yr)	4.19
Removal Requirement, RR (lbs P / yr)	**2.55**

Step 4: Calculate Environmental Site Design (ESD) Rainfall Target, P_E

Development Category (for ESD)	**New Development**
% Soil Type A	0%
% Soil Type B	0%
% Soil Type C	0%
% Soil Type D	100%
Pre-Developed Condition, RCN_{woods}	77
Soil Type A ESD Rainfall Target, P_E (in)	0.00
Soil Type B ESD Rainfall Target, P_E (in)	0.00
Soil Type C ESD Rainfall Target, P_E (in)	0.00
Soil Type D ESD Rainfall Target, P_E (in)	1.80
Maximum P_E (in)	2.7
Site ESD Rainfall Target, P_E (in)	1.80
ESD Runoff Depth, Q_E (in)	0.84
ESD Runoff Volume, ESDv (cf)	**11,193**
Total Treatment Volume (cf)	**11,193**

Step 5: Select Nonstructural Practices to Treat the ESD Rainfall Target

Nonstructural Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct WQv or ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	P_E Credit (in)	WQV or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	*Critical Area Credits* Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Disconnection of Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection flow length.	0	0	0	0.00	0	0				25%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (A/B Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow lengths.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Disconnection of Non-Rooftop Runoff (C/D Soils)	Up to 1 inch credit provided based upon disconnection and contributing flow	0	0	0	0	0	0				25%	0%	0.00	#DIV/0!	#DIV/0!		
Sheetflow to Conservation Areas (A/B Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Sheetflow to Conservation Areas (C/D Soils)	Up to 1 inch credit provided based upon conservation area width.	0	0	0	0	0	0				25%	0%	0.00	0.00	0.00		

Step 6: Select Micro-Scale Practices to Treat the ESD Rainfall Target

Micro-Scale Practices	P_E Credit Description	Contributing Drainage Area (sf)	Direct ESDv Received by Practice (cf)	WQv or ESDv from Up-Gradient Practices (cf)	WQv or ESDv credit (cf)	Runoff Volume Remaining (cf)				Baseline Phosphorous Removal Efficiency	Average Adjusted Removal Efficiency Rate	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)		
Green Roof (Level 1)	ESDv credit is based on roof thickness	0	0	N/A	0	0				45%	0%	0.00	0.00	0.00		
Green Roof (Level 2)	ESDv credit is based on roof thickness	0	0	N/A	0	0				60%	0%	0.00	0.00	0.00		
Pemeable Pavement (A Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				80%	0%	0.00	0.00	0.00		
Pemeable Pavement (B Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				80%	0%	0.00	0.00	0.00		
Pemeable Pavement (C Soils)	ESDv credit is based on subbase thickness	0	0	N/A	0	0				40%	0%	0.00	0.00	0.00		
Rainwater Harvesting	ESDv credit is based on design storage volume and annual use	0	0	0	0	0				45%	0%	0.00	0.00	0.00		
Submerged Gravel Wetlands	ESDv credit is based on design storage volume	0	0	0	0	0				60%	0%	0.00	0.00	0.00		
Micro-Infiltration/Dry Wells	ESDv credit is based on design storage volume	0	0	0	0	0				65%	0%	0.00	0.00	0.00		
Rain Gardens (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				65%	0%	0.00	0.00	0.00		
Rain Gardens (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				25%	0%	0.00	0.00	0.00		
Micro-Bioretention (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Micro-Bioretention (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Landscape Infiltration	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Grass Swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				40%	0%	0.00	0.00	0.00		
Grass Swales (C/D Soils)	ESDv credit is based on design storage volume	135,515	16,520	0	16,520	0				20%	26%	4.13	1.08	3.04		
Bio-swales (A/B Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				75%	0%	0.00	0.00	0.00		
Bio-swales (C/D Soils)	ESDv credit is based on design storage volume	0	0	0	0	0				50%	0%	0.00	0.00	0.00		
Wet Swales	ESDv credit is based on design storage volume	0	0	0	0	0				40%	0%	0.00	0.00	0.00		

Step 7: Check for ESDv to MEP compliance and Revise Site If Necessary

		Drainage Area Treated (sf)	135,515				**WQv or ESDv Treated (cf)**	16,520									Total Load Reduction (lbs P / year)	#DIV/0!		
							P_E achieved (inches)	2.66									**Total Load Reduction Remaining (lbs P / yr)**	**#DIV/0!**		
						Entire ESDv Treated Through Environmental Site Design?		**YES**												
							ESDv Remaining? (cf)	**0**												
						If ESDV is not fully treated, is ESD to MEP achieved?		**YES**												
						Redevelopment WQv Requirements Met Through Environmental Site Design?		**N/A**												
New Development Water Quality Volume Requirements							**WQv Remaining? (cf)**	**0**												
Required Treatment Area (acres)	3.66																			
Runoff Coefficient, Rv	0.47																			
Water Quality Volume, WQv (cf)	**7,463**					**New Development WQv Requirements Met Through Environmental Site Design?**		**YES**												
							WQv Remaining? (cf)	**0**												

Step 8: Determine Reduced RCN and Volume Management Requirements Based Upon P_E Achieved

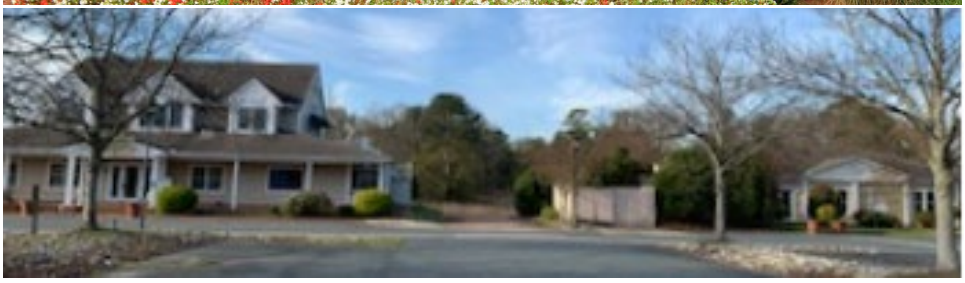
Reduced RCN for Type A Soils	N/A																			
Reduced RCN for Type B Soils	N/A																			
Reduced RCN for Type C Soils	N/A																			
Reduced RCN for Type D Soils	N/A																			
Composite Reduced RCN	**N/A**																			
Q_E (in) for Reduced RCN	N/A		Q_E (in) for RCN of 55	0.12																
V (ft^3) for Reduced RCN	N/A		V (ft^3) for RCN of 55	1645																
Volume Management Required (cf)	**0**																			

Step 9: Select Structural Practices to Meet Volume Management Requirements

								Critical Area Credits												
Structural Practices	Contributing Drainage Area (sf)	% Impervious Cover	Direct ESDv Received by Practice (cf)	ESDv from Upstream Practices (cf)	Treatment Volume (cf)		Phosphorous Removal Efficiency	Adjusted Phosphorus Removal Efficiency	P Load to Practice (lbs/yr)	Load Reduction (lbs/yr)	Remaining Load (lbs/yr)									
Stormwater Ponds (Level 1)	0	0%	0	0	0		50%	0%	0.00	0.00	0.00									
Stormwater Ponds (Level 2)	0	0%	0	0	0		75%	0%	0.00	0.00	0.00									
Stormwater Wetlands (Level 1)	0	0%	0	0	0		50%	0%	0.00	0.00	0.00									
Stormwater Wetlands (Level 2)	0	0%	0	0	0		75%	0%	0.00	0.00	0.00									
Stormwater Filtering Systems (Level 1)	0	0%	0	0	0		60%	0%	0.00	0.00	0.00									
Stormwater Filtering Systems (Level 2)	0	0%	0	0	0		65%	0%	0.00	0.00	0.00									
Stormwater Infiltration (Level 1)	0	0%	0	0	0		60%	0%	0.00	0.00	0.00									
Stormwater Infiltration (Level 2)	0	0%	0	0	0		90%	0%	0.00	0.00	0.00									
			Total structural CPv provided		0					Total Load Reduction (lbs P / year)	#DIV/0!									
			Management Requirement Met?		**YES**					**Total Load Reduction Remaining (lbs P / yr)**	**#DIV/0!**									
			Volume Remaining (cf)		**0**															

Easton Club





Maryland Health Club



Dear Planning Members,

The Easton Club PUD Committee is a group of Easton Club residents who are concerned about Maryland Health Club's (MHC's) proposed project. Our goal is to monitor and provide the homeowners and residents of the Easton Club with information about the existing PUD and MHC's activity to amend our PUD for the purpose of building a hotel/resort business in our neighborhood.

Enclosed are documents that support our position that MHC's Application for a PUD Amendment should be denied by the Town of Easton. We oppose MHC's Application for a PUD Amendment for the following reasons:

- The design and scale of the proposed building are incompatible with the traditional architecture of our neighborhood and the Town of Easton.
- The development of a large-scale commercial enterprise in a quiet, residential neighborhood is inappropriate.
- The projected 49% increase in traffic from the proposed hotel/resort will negatively impact our road integrity, privacy, safety, security, tranquility and value of our homes.
- MHCs lack of experience and expertise in the "food and wellness" industry coupled with its failure to maintain its property and follow through on its promises casts doubt on its ability to properly operate and maintain a viable commercial project.

The documents include:

- MHC's Narrative Commentary:
  - ✓ MHC's Narrative is in **black Times New Roman font**
  - ✓ PUD Committee's Commentary is in **purple Arial font**

- MHC's Noncompliance
  - ✓ Design
  - ✓ Scale
  - ✓ Comprehensive Plan:
    - ❖ Community Character
    - ❖ Sensitive Areas
    - ❖ Economic Development
  - ✓ Design Guidelines for New Development

- Petition With **344 Signatures** opposing MHC's project
- Traffic Study Concerns
- Engineering Concerns
- MHC's Financial Concerns

Thank you for your consideration in this important matter.

Sincerely,

Barbara Beshel, Member
The Easton Club PUD Committee
28474 Clubhouse Drive
Easton, MD 21601
410-820-4160
bbeshel1@hotmail.com

I. Project Summary

MHC Agri- 1



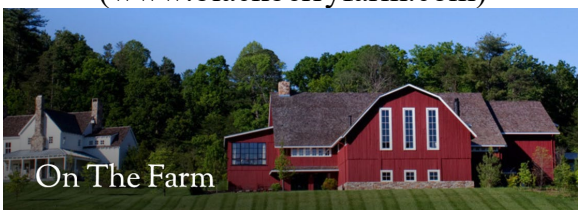
MHC Agri -2



This Project is a Food and Wellness Park, a culmination of food and wellness delivered upon a hospitality platform incorporating elements of Agri-Tourism and aspects of Agriculture planned to promote the agriculture, food and wellness industries.

The model is based on providing a lifestyle experience similar to Blackberry farms where people can experience food while connecting to the farming networks in the area.

Blackberry Farm
(www.blackberryfarm.com)



Also similar is the Stonehill and Blue Hill farm model which combine the Agri-Hospitality elements to provide a Hospitality-based Agri Model.

Blue Hill Restaurant at Stone Barns Center
(www.stonebarnscenter.org)



To do this, the project anticipates working with local farming community, the restaurant industry and the wellness industry together, connecting the consumers to different food players but focusing on wellness.

Blue Hill Restaurant at Stone Barns Center

(See https://www.blackberryfarm.com/ where food experience is brought through a multi-dimensional approach. See also, https://www.stonebarnscenter.org/. Stonehill and Blue hill farm are a combined Agri-Hospitality model.

MHC's promotion of agritourism for its property is a perversion of the concept and an insult to local farmers for whom the concept was created. "Agritourism" is an activity conducted on a farm that is offered to a member of the general public or to invited guests for the purpose of education, recreation, or active involvement in the farm operation. "Agritourism is a growing industry here in Maryland and it is a great way to show Marylanders what life on the farm is really like," said Maryland Agriculture Secretary Joe Bartenfelder.

It was created for existing, operating farms and to help farmers. It was not designed to let entrepreneurs from California sweep into our county and create a "Potemkin" (an external façade) farm. The golf course property is not even zoned agricultural and might require a special exception for such a use. There is a question whether "agritourism" is a permitted use in the Town of Easton and Talbot County. Neither has enacted definitions of agritourism in their zoning codes.

MHC proposes to create a farm where none exists and accommodations analogous to a motel or hotel---questionable permitted uses in the Easton Club zone.

Agritourism is NOT large, three-story buildings that have no visual connection to our local farms or community.

The Master Plan will be developed into several phases:

- Phase One is renovation of the Pavilion and the Clubhouse extension
- Phase Two is developing the Agri-center with the farms
- Phase Three is the Villas to provide the complete retreat experience.

This plan is only an illustration for the complete Master Plan for the multi-phase development. The current applications for the PUD are:

- PUD One: Expansion of Existing Club facilities to a New Multi-Purpose building and Agri Center
- PUD Two: Expansion of Existing Club facility only.
- Renovation of Pavilion Building.
- Master Plan of the Wellness Center and Villas; to be separately submitted after submission and approval of PUD applications referenced here.

Project Title

The project is titled as "The Easton Club Renovation Plan" or the "The Easton Club."

The project team consists of:

- Developer: Maryland Health Club LLC
- Master Plan Design: Master Plan design a culmination of the Architect, Civil and Design Consultants described below.
    1. Civil: Mohamed E. Elfawal of CGP Consulting
    2. Architect: Courtenay D. Wallace of e-Volutions Design
    3. Economist: Scott Hakala of ValueScope Inc.

- Other Design or Brand consultants:
    1. Legal Team: Benjamin S. Wechsler; James R Schraf of Yumkas Vidmar Sweeney and Mulrenin Law Firm
    2. Project Management: Nupur Nagar of Worldwide Consulting; California Counsel for MHC and Advisor to the Board MHC LLC.

(Ms. Nagar does not practice in Maryland and does not maintain any offices in Maryland. Ms. Nagar is California Counsel for California Operations of Maryland Health Club LLC.)

Past Meeting Dates

The Easton Club Renovation Plan has been planned in a comprehensive way with early engagement of the Town Planning and Zoning Staff, Town Council and other representatives of the Town, Utility providers, representatives from the surrounding Homeowners Association and subject experts. The process began in or about May of 2016 when MHC acquired the property "The Easton Golf course and club" at an auction held by the Talbot Bank in Talbot County Circuit Court. This was followed by a post-acquisition meeting with the Homeowner's association sponsored meeting attended by estimated approximately one hundred homeowners: and meeting with the Town of Easton representatives at the town hall conference room. Between a period of 2016 and to date several meetings have been held between MHC and the HOA.

Town of Easton Staff attendance included some representation by local homeowners of persons of vested interest. During this period of time, we have continued to coordinate with the Homeowners, the Town of Easton representatives to develop a plan which would be agreeable to all, and taking feedback from the community as well as subject experts to shape our plans.

What does "local homeowners of persons of vested interest" mean?

MHC has taken no feedback from the community, except a small group of Easton Club residents affiliated with Councilman Ron Engle, some of whom subsequently took over the Board of ECCA in May of 2020. That Board never surveyed the community nor arranged any meetings to solicit "feedback from the community". So, whatever may have been conveyed by them to MHC did not represent the opinions or feedback of the community at large.

The following dates are estimated dates during which we met with the various representatives including the Town of Easton Staff and Town representatives:

- Meeting on or about May 2016: Post Acquisition meeting with the HOA homeowners and the Town of Easton; introducing the company and the company vision.

- July 2017; Meeting the Town of Easton
- December 2017; Meeting the Town of Easton
- May 2018; Meeting the Town of Easton
- August 2018; Meeting the Town of Easton
- January 2019: Meeting the Town of Easton
- October 2019: Meeting the Town of Easton
- December 2019: Meeting with the Representatives of the HOA homeowners

The MHC meetings were as follows:

May, 2016. There was no meeting as stated.

August 15, 2016. Town of Easton (TOE) representatives convened a meeting with Nupur Nagar at the Town Council meeting room. The TOE representatives were Mayor Willey, Councilman Engle, and Sharon Van Emburgh, Town attorney. The President and Vice President of the Easton Club Community Association, Inc. (ECCA) were invited to attend: Jim Saville and Gene Counihan. The ECCA President informed Easton Club residents of the meeting and advised they could attend. Approximately 10 residents attended. Nupur Nagar asked the residents to leave the meeting. Ms. Van Emburgh acceded to the request and instructed the residents to leave.

That afternoon a special meeting of the ECCA Board was convened at the Milestone Event Center. Ms. Nagar and Jim Garrison, identifying themselves as attorneys for MHC attended and reported to attendees:

- MHC consists of two principal investors, both medical doctors associated with the healthcare industry.
- The principals are in the process of purchasing 2 other golf course properties and they plan to retain a national golf course management company to operate all of the golf courses.
- Nagar said that the plans for the property are to include an 18-hole golf course, a "farm to table" dining facility, and a "wellness center" which would include medi-fitness facilities as well as programs of health education
- The current building would be modified to unify the pro shop, dining facility and pavilion.
- Plans for the fitness center were not specified except that any new building would be 5-7,000 square feet and near the current buildings
- She alluded to having visited the course "last year" [2015] and expressed "surprise" at the overall condition of the course since that time. [NB: she was here in Easton for the auction in May and could have or should have inspected the property then]
- Nagar opined that the renovation of the course may take several years. Their top priority was to establish a maintenance plan ASAP
- She estimated that the dining facility would be operational between the date of the meeting (8/15/16) and November to coincide with Waterfowl Festival; also they plan to have an event, possibly at the Christmas holiday, for the Easton Club community.

December 11, 2017. In late September, 2017**,** an individual resident of Easton Club contacted Mayor Willey who subsequently invited Ron Engle and Lynn Thomas to meet regarding the status of the golf course and clubhouse at Easton Club. Ron Engle was then tasked to approach the owners of MHC to set up a meeting. He contacted Ms. Vyas and arranged for a meeting with Ms. Nagar. He received a “Vision statement” A few meetings among the aforesaid individuals ensued. A meeting was subsequently held on December 11. Two ECCA Board members attended. Town officials Mayor Willey Councilman Engle, and Don Richardson attended. Residents of Easton Club, with no representative authority attended: Chuck Callahan (County Councilman), Tom McLoughlin and Duane Hilghman.

MHC reported that they had 3 firms looking at renovation of the clubhouse, would be making a decision in 45-60 days and have plans to the town by the end of April, 2018. No estimate when the restaurant would open. The information regarding a management company was never provided nor were plans submitted to the Town in April, 2018.

July 26, 2018. The Town facilitated a meeting with the ECCA Board’s designated representative, to address three issues (1) the Easton Golf/River House signage; (2) golf course mowing obligations/schedules; and (3) inspection/maintenance of the storm water management system. Dr. Vyas attended the meeting. She gave yet another MHC overview of their plans (spa, gym, class room). She stated that the golf course was not their first priority. None of the issues were resolved.

October 16, 2018. MHC status as a Limited Liability Company was forfeited by SDAT. Articles of Reinstatement were filed in March, 2020.

December, 2019. The statement that Applicant met with "Representatives of the HOA homeowners" is misleading and untrue. Certain Easton Club residents invited Dr. Vyas to a house meeting, including Sigrid Hayward, co-owner of a house in Easton Club with Councilman Engle, the purpose of the meeting and the attendees were not disclosed to the ECCA. They had no official capacity to "represent" the "HOA" or Easton Club homeowners. Better characterized as "interested homeowners". The ECCA Board had instituted litigation against MHC on November 30, 2018, in the Circuit Court for Talbot County, Case No.: C-20-CV-18-000194.

Note: many of these meetings included homeowners in the HOA of the surrounding community. The purpose of these meetings has been to present the plans to open the business with a focus on getting feedback from the perspective of bringing a positive impact to the surrounding community without the opening of the golf operations.

Patently untrue, as the above recitals reflect. Since the meeting on August 15, 2016, 6 years ago, MHC has never requested or proposed a meeting with the Easton Club community to present their plans or request feedback. If they are interested in feedback, we will present survey results from a majority of the Easton Club homeowners who by a vast majority oppose MHC's plans. These residents do not view MHC's plans as "bringing a positive impact to the surrounding community". As an aside, what a cold shoulder to refer to the Easton Club neighborhood as "the surrounding community".

II. Executive Summary

The Easton Club Renovation Plan outlines a vision for the subject property for the next 20 years. It is comprehensive in scope, and documents a substantial effort invested in meeting the local representatives, including the Town of Easton representatives and members of the surrounding community.

- What does MHC mean by "surrounding community"? The residents of the Easton Club? In the past 6 years, MHC has met only once with the residents of the Easton Club, on August 15, 2016.
- Please describe MHC's *"substantial effort invested in meeting the local representatives."*

Each phase of the Master Plan is unique and ideally responds to the specific needs of the community and place.

- What has MHC determined to be "the specific needs of the community"?
- How does MHC's plan respond to those "specific needs."

This Plan has been a culmination of community, town meetings and subject experts in the area.

- Except for the initial meeting on August 15, 2016, there have been NO "community" meetings.
- What subject experts in the area have been consulted?
- What experience or expertise do any of the principals have with any "Wellness and Food Destination Park"?

The Master Plan comprises of bringing in a Wellness and Food Destination Park to the golf course and club location.

- Applicant presents no evidence, feasibility studies or other data that a "Food and Wellness Destination Park" is oriented to the benefit of The Easton Club residents or the Town of Easton nor that it would have any chance of success.
- What examples are there of other successful "Wellness and Food Destination Parks"?

Since this Master Plan is the development of specialized various elements as described later in this document, concerted effort was made to ensure that this plan would bring significant and substantial benefits to the area as compared to its previous use of a golf course and club.

- What "area" is Applicant referring to that would benefit?
- What are the "significant and substantial" benefits that MHC will bring to the area?
- What kind and how many jobs would it create?
- On what basis did MHC make the assumption that the benefits of a Wellness and Food Park would be superior to that of a golf course & club?

The core principle established during the Master Plan is the idea of "bringing people to the Center" for purpose of recuperating from the humdrum of their daily lives and to encourage them to experience "Wellness" through food and other lifestyle changes and adopting these in their normal lifestyle.

- How does this core principle differ from the general concept of "going out for dinner"?

Currently there are no other golf courses in the area that offer this type of Plan. The Plan also includes providing a forum of training and educating both entrepreneurs and aspiring professionals as well as young children a forum where they can pursue a future potential for a profession in the Wellness and Food Sciences area, a plan that will build upon tourism and agriculture as discussed below.

- Perhaps no other golf courses in the area offer this type of plan because it is not desirable or feasible.
- With regard to training, Easton and Talbot County has education in these areas already available to young children through the 4-H and Future Farmers of America. (Perhaps MHC is unaware that these groups exist in a rural area such as ours)? In addition, "entrepreneurs and aspiring professionals" have curricula available at Chesapeake College.

The Plan is a product of multiple meetings with the Town representatives, members of the City Council, the Mayor's Office, the experts retained and people who built the Easton Golf course and Club.

- Why weren't the residents of the Easton Club included in these meetings?
- Applicant needs to identify the experts and 'people who built the Easton Golf course and Club" that they are referring to and what role they played in these plans
- What specific suggestions/recommendations did the Town Council and Mayor offer regarding the Plan?
- Why weren't these suggestions shared with the residents of the Easton Club…..those who would be most affected?

III. Introduction

General Project Description

The Easton Club Renovation Plan is the result of a collaborative effort over the past couple of years. The Applicant has been working with various consultants and experts to develop the subject parcel, i.e. the old Easton golf course and club as a meaningful project, a project that will bring benefits to the community and the Town while complying with the comprehensive plan the "2010 Town of Easton Comprehensive plan" and contributing to the objectives of certain Maryland Statutes toward balanced development of the property. The design team includes local consultants while retaining national and international experts in Neighborhood Design, urban development and golf courses and country clubs. The Plan is based on recommendations of national experts in the golf industry and the current trends facing them today.

- What local consultants did MHC retain?
- What national and international experts in "neighborhood design" did MHC retain? Did those experts observe, evaluate or even take the architectural design of The Easton Club into consideration?
- What national experts in the golf industry did MHC retain? What recommendations did these experts offer?
- Did MHC consult with the Maryland State Golf Association and, if so, what were the results?

Existing Zoning

The land to be included in the Master Plan is approximately 180 acres, including the ponds and marshy areas.

- Most of the new development proposed by Applicant is in the critical areas of the golf course parcel. This high-water table, marshy soil will not, in most probability, be able to support the weight of three-story steel and concrete buildings, not to mention the proposed multi-level underground parking garages.

Currently the property is a closed Golf course and Club with approximately about fourteen thousand square feet of existing buildings. Applicant is taking the opportunity to plan a destination point that would complement the existing infrastructure as a Food and Wellness Destination Hub. It is estimated that approximately One Hundred and Thirty Thousand square feet of expansion and new construction would add to the existing footprint to improve the existing buildings and provide substantial amenities to the Club.

- The proposed vast extension should trigger a Critical Areas Application. Did MHC file a Critical Area Application? If so, why was it not submitted with the PUD application?

Sufficient parking has been factored in.

- Does the aforementioned square footage include the parking area or just the new buildings?

Please see the boundaries of the existing zone districts and the general layout of the planned development below, and an explanation of the proposed uses also described below.

Overall Project

The Easton Club, also known as The River House and Club, was designed by Robert Rauch. The Easton Club golf course opened in 1994.

- The Easton Club is NOT known as The River House. The River House is the pavilion building. Originally, it was an open pavilion when the course was constructed in 1994. It was subsequently enclosed under the ownership of Easton Golf in 2009 to create a banquet venue for weddings and other events.

The club closed its operations in 2016 and was auctioned in May of 2016 when the Applicant purchased this property. At the time of the auction, the property was grossly overgrown, and the golf course was in a bad shape

- Knowing the "grossly overgrown and bad shape" condition of the golf course at the time of the auction, why did Applicant and agent Nupur bid on the property in May, 2016 and then consummate the sale in July, 2016?
- Why hasn't MHC taken steps to ameliorate the deteriorating property in the past six years?

During the last several years [period between 2008 to now] 10-14 golf courses have closed, examples, Beechtree golf course in Aberdeen Maryland, Glendale golf course and club, Montgomery Village golf club, Chestnut Ridge golf course, Annapolis golf course and club, Wakefield Valley Golf course and club to name a few. All these courses were ultimately sold for redevelopment into residential communities.

- What is the relevance of these closures and their redevelopment into residential communities to MHC's proposed Food and Wellness Park? Unlike the aforementioned courses, the Easton Club was already a residential community.

The River house property was purchased by Applicant to achieve a vision of bringing a Food and Wellness Destination Hub to the area by focusing on the existing food infrastructure and tourism. One of the key ingredients was to bring together the farm to table movement to the area by connecting the farming community to the public and by providing training and education in the area of eating health related foods as part of a lifestyle change.

Currently the area is home to a few golf courses such as Hogs Neck, a public course, the Links a private course, Talbot Country club, a private club, all of which are situated within close proximity and driving area of the subject property. To date there has been No championship PGA level event held on the Eastern shore, with the subject property the Easton golf course and club, having a history of financial losses making this property as a golf course use, an unpractical and unfeasible option. Thus, the proper use of this property was explored with feasibility experts and a conclusion was made that the subject property would be viable as a destination point if multipurpose use could be sustained. The Applicant's model which encompasses a multipurpose use of a Wellness and Food Destination achieves this purpose.

- What feasibility experts were consulted?
- Where is the feasibility study? What are the results of the feasibility study?
- Does the conclusion mean that this destination point is only viable if there is multipurpose use and that a single-use destination is not sustainable?

Focal Points

The focal points for the subject site are the proximity to the downtown Easton and the location in the heart of a thriving community. The portions of the property are located adjacent to the Tred Avon River, making this a waterfront property with beautiful views, and providing a sense of arrival to the site.



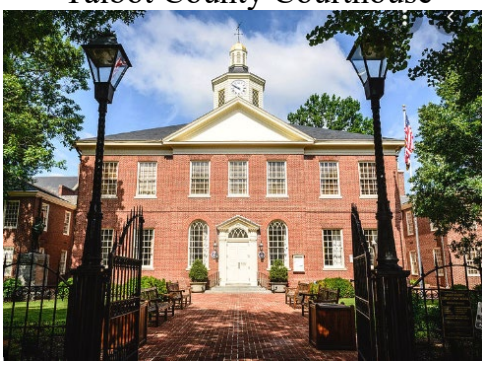
This is the current waterfront property that has fallen into ruin during the past six (6) years of MHC ownership.

Design Goals

The primary purpose of our design vision is to achieve the following goals which will encourage "architectural design that corresponds with adjacent structures" and "thoughtfulness to the existing natural vegetation and environment."

Iconic Easton/Talbot County Buildings:

Talbot County Courthouse



Tidewater Inn



Bannings Tavern/Avalon Theater



Talbot County Library



Washington Street



Harrison Street



MHC's "Design Vision"

Clubhouse

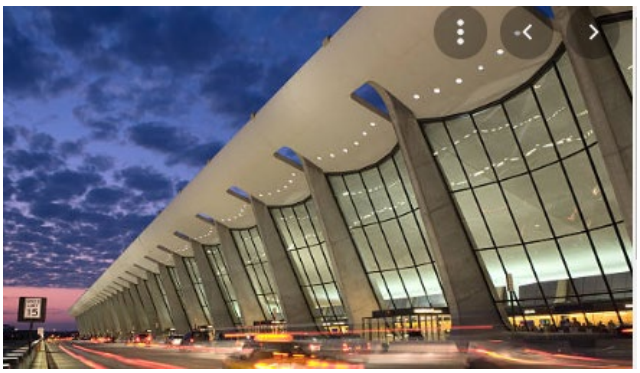


MHC's "design visions" corresponds more with:

Neue Nationalgalerie in Berlin



Dulles Airport in Northern Virginia



MHC Agri-1









- What specific “adjacent structures” (include pictures) in Easton/Talbot County correspond to (or even remotely correspond to) MHC’s “design vision”?
- How does MHC’s “design vision” encourage “thoughtfulness to the existing natural vegetation and environment?” What does that even mean?
- Does MHC’s plan include taking down a 100+ year old specimen tree and replacing it with this?





The overall intent is to create an appealing and richly designed environment that is attractive to patrons, residents and staff.

The Applicant has totally failed in that attempt (2021 Survey attached):

- **82.5%** of the respondents do not approve of MHC’s design for the clubhouse/restaurant/wine bars/event rooms.
- **90.4%** of the respondents are concerned about the change in character of our existing neighborhood.

Our creative approach to architectural design is compatible with the historical evolution of the design concepts witnessed in the region.

- To what region is MHC referring? Clearly NOT the Eastern shore of Maryland.
- What does “historic evolution of the design concepts in the region” mean?
- How is MHC’s creative approach compatible with that evolution?
- Applicant’s design concepts are completely incompatible with the Town of Easton’s Design Guidelines for New development and/or Easton’s 2010 Comprehensive Plan.

Our designs meet the functional needs of the overall project and produce a collective of beautifully designed and integrated public event, educational and hospitality space. The primary methods of achieving such goals are a combination of the following

- Variations in Mass and Transparency
- Main Entry Articulation
- Material Changes between levels
- Distinct ground floor experiences
- Delineation of Levels
- Shifts in massing and scale
- Façade and Massing Articulation
- The overall design will lend itself to enhance, promote quality of life and community image through architectural design objectives and programing which encourage high level of quality development.
- The new building and renovation construction will provide a sense of permanence and timelessness.
- The high-quality construction and materials that will be used, will ensure that buildings will not look dated or worn down over time, nor require excessive maintenance

- West coast jargon and drivel.

Key Objectives of the Development

The goal of the Easton Club Renovation is to revive the property to an improved use which is compliant with the goals of the State, the County and the Town of Easton in providing a place where people can gather, on a social platform but providing Food as a Health based Destination point, thus combining both Wellness and Nutrition and contributing to the upward trend of farm to table, which would be based on Agri-Tourism and an Education venue for food entrepreneurs and food players.

IV. Background

a. History

The Easton golf course and club opened in 1994. It was designed by Rob Rauch and closed in 2016 after an extensive record of losing revenues and running losses.

- An “extensive record of losing revenues and running losses" is, without identification of source and explanation that would reflect whether it was due to poor management, economic downturn or other reasons, unrelated to continuation of the golf course operation.

The property was sold at an auction by Talbot bank where Applicant purchased the property. At the time, the property was overgrown and lacked adequate maintenance with the golf course itself in considerable disrepair.

- If the conditions were as dire as MHC claims, it begs the question, “Why did MHC purchase the property? MHC knew the condition of the golf course and the cost to restore the course before they settled on the purchase.

Applicant has since then improved the condition of the property and invested in substantial repairs of the buildings.

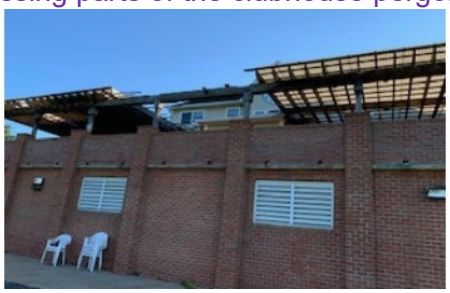
- Aside from new exterior doors in the rear of the clubhouse that lead to a unrestored basement area, there is no evidence of how MHC has “improved the condition of the property” or made “substantial repairs of the buildings”.

- During the six years of MHC ownership, the only discernible differences in the property include:

Missing entrance sign



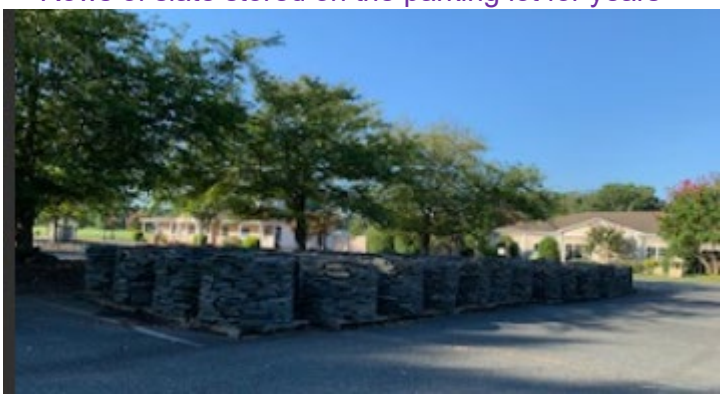
Missing parts of the clubhouse pergola



Ruined waterfront area



Rows of slate stored on the parking lot for years



Despite the repairs, the buildings need considerable repairs and investment to bring the property to match current trends observed in the surrounding area.

- The majority of the deterioration of the property has occurred during MHC's six-year ownership,
- "Considerable repairs and investment" are needed because of MHC negligence in failing to maintain and/or improve the property during the past six years.
- Not only did applicant fail to improve the condition of the property, there has been an ongoing battle every year between the Applicant and the Easton Club homeowners to get MHC to mow the golf course and maintain the stormwater system. This has been well documented in the records of the Town of Easton.

The closure of this golf is one of the many golf courses that have closed in the area. Many golf courses that have closed have been repurposed into residential communities, such as Beechtree golf course in Aberdeen Maryland, Glendale golf course and club, Montgomery Village golf club, Chestnut Ridge golf course, Annapolis golf course and club, Wakefield Valley Golf course and club to name a few.

- This is a repetitious mention in MHC's narrative that "golf courses are closing and being repurposed into residential communities." If golf course closures are the trend, why did MHC purchase the property? To repurpose it and add houses to an existing residential community? Probably.

  According to a June 24, 2016 Executive Summary by Wellspeak, Dugas & Kane, MHC "*contends that there are 20 acres of excess land capable of supporting between 20 and 40 additional housing units.*" In fact, MHC increased the actual market value of $950,000 by a third ($300,000) for this development capability, bringing total purchase price to $1.25 million. So, it seems that MHC's intent from the very beginning was to build houses, which is now being camouflaged as "60 villas for speakers, trainers and consumers." (which was obtained from the public record of the tax appeal for the property.)

- Repurposing closed golf courses into residential communities is irrelevant to MHC's proposed Food and Wellness Park. Unlike the aforementioned courses, the Easton Club was already a residential community.

According to Maryland State Golf Association, the number of golf courses recently closed range between 10-14 in the region and the number of golfers has decreased at about an average of 2% a year with the curve being flat.

- This is the third mention of golf course closures. See comments above.

According to public records Talbot Country club has approximately 525 memberships with a budget of about Four million US dollars and 15,000 rounds played annually. Harbortowne Resort and Club have invested in the golf course and repositioned it with substantial improvement but bulk of the investment has been in upgrading their resort facilities, neither clubs have held PGA type of events ever in the combined history. Both Talbot Country club and Harbor town Resort have golf courses that have substantial amenities such as tennis courts, swimming pools and the latter has resort amenities, which make these courses as an attractive option where consumers would have a complete experience as compared to just golf only options in the area.

- Comparing the Easton Club Golf Course with Harbortowne and Talbot Country Club is an unjustifiable comparison as one is a resort destination open to the public and the other is a private country club.

The subject site of the Easton Club as a golf course only is not a viable option, rather the best use would be to provide a different use something that would complement the existing golf courses which is what the Applicant wishes to do. This conclusion is based on feasibility studies undertaken by our company.

- In 2016, appraisers Wellspeak, Dugas & Kane determined that "highest and best use of the property" was the "continuation of the existing golf course." Why does MHC insist that "a golf course only is not a viable option" when their own appraiser determined otherwise?

- Why not share the actual feasibility study with the town and community?

The improvement of the Easton Club to a Food and Wellness Destination would be an added destination to the area without competing with the existing golf courses while bringing in substantial contribution to the area. The project is targeted to bring together farming communities and have an Agri-tourism aspect including growing herbal gardens and promoting organic farming.

- Applicant provides no evidence to specifics to support the conclusion that a Food and Wellness Park would bring "substantial contributions" or be "an added destination to the area." The project is targeted to bring together farming communities and have an Agri-Tourism aspect, including growing herbal gardens and promoting organic farming. How does this bring in "substantial contribution to the area"?

- The underlying zone of the golf course property is residential and raises a question whether the "agri" use proposed by Applicant is a permitted use. There is a question whether "agritourism" is a permitted use in the Town of Easton and Talbot County.

The project comprises of: (1) the Dining zones; (2) the Growing zone: the herbal and organic farming in certain sections; (3) the Education zone: an area for farmer market and training farmers for food safety and Nutrition;(4) the Eventing zone and areas designated as the "Eventing facilities" and "social pods" or "social lounges" where people can gather for social purposes;(5) residences which are offered for the speakers and trainers and for consumers that typically come to experience the services offered.

- By offering "residences for speakers and trainers and for consumers," it appears that MHC is covertly repurposing the golf course into residential living.

- What is to prevent MHC from building villas for "speakers, trainers and consumers," and later, apply for another PUD amendment for the purpose of selling the villas as residential units on the open market?

- Further, the layout of the buildings lends itself to the future conversion to a hotel/conference center. For example, the clubhouse apparently includes space for 25 "suites" and 2 retail stores. The Agri-1 building includes space for 15 "suites." The Easton Club is not zoned for hotel/conference centers and **84.6%** of the respondents do not approve of a hotel being located in our neighborhood.

From a historical perspective, the property offered the dining and eventing areas, this project is planned to offer two additional areas which are education and growing areas to support the dining facilities, a trend commonly seen in these type of business models without the golf course.

- What "business models" support MHC's assertion that offering two additional interest areas to its dining and eventing plan is a common trend in dining and eventing businesses without a golf course?

b. **Significant Meetings**

The applicant has invested considerable efforts in planning by seeking to collaborate with vested interest holders. For example, Applicant made efforts to factor local community feedback and reach out to members of the farm to table efforts in the region.

- What does MHC mean by "vested interest holders"? Who are the "vested interest holders" with whom MHC collaborated and supported this project?

- What does MHC mean by "local community"? The Easton Club residents are the most "local" parties to this development. MHC has only had one meeting with these residents in the past six years and appears to have ignored the "feedback" generated by the community questionnaires.

- What members of the "farm to table" efforts in the region has MHC met with who have supported this concept?

The significant meetings therefore include:

- Meeting with the HOA members of the community.

- The only meetings with "HOA members of the community" were with a select handful of members. There was no general meeting of residents of the Easton Club Community to be informed of and provide "feedback" on the plans.

- The Easton Club PUD includes the golf course property of 180 acres *plus* approximately 100 acres of land on which over three hundred fifty homes have been built. As such, the residents of the Easton Club are biggest stakeholders in what the Town approves for any PUD amendment.

- Meeting with the Town of Easton Planning Staff
- Meeting with the Town of Easton Mayor's office and City councilman.
- Meeting with local businesses and the Economic Development staff.

- With what local businesses has MHC met that have supported this project?

- With what Economic Development Staff has MHC met?

- Reaching out to local planning and consultancy firms.

- With what local planning and consultancy firms has MHC met with that have supported this concept?

- Retaining National experts in Design and Planning and Economic Impact for Feasibility Purposes.

- With what national experts in Design and Planning and Economic Impact has met with that have supported this concept?

- Have any reports been generated by those National experts? Why hasn't MHC shared these reports?

Economic Impact. Of Applicant's Proposed Master Plan (Please note that the Narrative switches Index sections c. Economic Impact and d. Trends and Analysis. This commentary follows the Index order of Economic Impact and then Trends and Analysis)

Applicant's Master Plan will have a significant impact on the Wellness Economy in the region. Currently although there are a few spas in the region, the luxury spas are the Tidewater Inn and that of the Hyatt Regency Chesapeake Bay Golf Resort, Spa And Marina.

Applicant's Wellness model is not a spa-based model rather the focus is on Preventive Medicine offered through Medical Nutrition, something that is entirely different than a SPA type of model.

To achieve this, applicant will bring in a regional Medical group or Educational Institute to launch these programs. In terms of the jobs cumulative, the project expects to be able to provide a healthy number of jobs in the local area, and promote Agri Tourism as well as Wellness and Food based businesses in the region.

- What kind and how many jobs would it create?
- What "regional Medical group or Educational Institute" has MHC consulted and will "bring in"?

Trends and Analysis (Please note that the "Trends and Analysis" section in the Narrative is not highlighted in bold print.)

A separate section on Trends and Analysis is available upon request, for summary purposes a short statement is provided here.

Maryland has seen several courses close, and the rate is flat. Through the 90s we built a crazy amount of golf courses. Now, we are losing golf courses. In the last 10 years, about14 or 15 golf courses have closed —both public and private, but mostly public.(Wakefield Valley Golf Course, Chestnut Ridge Country Club, Beachtree Golf Club are among them.) The land has been more valuable to turn into housing. The number of golfers has decreased at about an average of 2 percent a year.

Source:https://msga.org/maryland-golf-industry-faces-challenge-of-getting-a-new-generation-on-the-course

The Applicant has retained an expert to provide recommendations on its Proposed Plan, the conclusion being that the golf course model in such an environment is not a viable solution.

- What expert provided recommendations to MHC on its proposed plan?
- In its analysis, MHC does not focus on local golf courses that are in a golf course community similar to Easton Club's.
- The article MHC cited was from 2016 a time when golf course were just rebounding from the recession. In fact, in 2022 the golf industry is further rebounding. See: https://www.zippia.com/advice/golf-industry-statistics/ and https://www.forbes.com/sites/erikmatuszewski/2018/04/24/the-economic-impact-of-golf-84-billion-in-the-u-s
- The fact is that Applicant purposely let the golf course deteriorate when it knew it could be revived when they purchased it and should have known that the golf industry was starting to rebound in 2016.

The Wellness Industry and Applicants Wellness Destination Master Plan

By comparison, the Wellness Industry is seeing a boom. The Wellness Industry is a $4.3 US Trillion-dollar industry with an average growth of 6.4% [compared to the Golf industry of 84 US Billion dollars and a decline in the market by a rate of about 1.2%].

- What is the source of this claim? What is the "Wellness Industry"?

Applicant's Master Plan as part of the Wellness Industry is positioned to bring significant advantage to the area.

- What significant advantage will MHC's plan bring to the area?
- Applicant's Master Plan imposes a plan of transient business upon the residential community of The Easton Club, destroying its charm, safety, and values.

V. The Master Plan Development

Applicant's development of the Easton Club Master Plan consists of standard master planning phases, which were led by its internal team, collaboration with the Town of Easton Staff, the Land use legal team and consultants who are experts on the subject matter. The plan has included feedback from the citizens in the area as well as the Town Planning and Zoning staff.

- MHC has made no attempt to solicit "feedback" from the residents of the Easton Club or the neighboring communities directly adjacent to and impacted by this proposal.

- The only "feedback" from the citizens of the area most affected by this development proposal – namely the residents of the adjoining and surrounding properties through which the activities proposed will unquestionably traverse and interact- was initiated by a committee of concerned residents, not by MHC. The results were overwhelmingly negative (2021 MHC Survey Results, attached)

The Primary purpose of the Master Plan is to detail and finalize the strategies outlined in Phase 1 and to guide the development over the next decade. In general, the master planning involves certain steps and included the following:

Goals and Objectives

Long term goals for the project were established. The benchmarks to be achieved in the next five, ten and fifteen years were discussed and the master plan included expanding the club project over a period of 10-20 years to achieve key objectives such as optimum growth targets, revenue targets, safety, overall character and role of the Park in contribution to the local economy and growth.

- MHC is proposing that the residents of the Easton Club suffer through 20 years of construction for this dubious project?

Existing Club and Program Analysis

Background information was compiled such as the property history, its viability in the context of the existing golf course infrastructure, proposed modifications and improvements and upgrading facilities to achieve a Club that would meet the requirements of a Food and Wellness Destination. In general, the analysis phase included what was working and what was not. It included a case study analysis and to learn what and why the golf course model would not work and bringing the property to provide a business model that would be viable and contribute to the region.

- Where is the case study analysis? What are the findings of the case study analysis?

- On what basis did MHC conclude that a Food and Wellness Destination will be a viable business model?

- In Easton's zoning code, a "club" is defined as "Buildings or facilities owned or operated by a corporation, association, or person for a social, education or recreational purpose, but not primarily for profit or to render a service that is customarily carried on as a business." How does MHC's plan comply with that definition?

Concept Development

Concepts based on goals and analysis of each major sector of the Master Plan were developed. While the design concepts are not final architectural drawings their overall framework contributed to set the stage for the final proposed Master Plan.

- Where is the full and final Master Plan? Why hasn't MHC shared the final Master Plan with Easton Club residents?

Program Development and Business Plan

A program of all selected uses and spaces was outlined, categorized, and priced. The program develops a systematic process for defining the needs, or "gaps" between current conditions and desired conditions. It is the outcome of goals, analysis, and concept. A strong master plan incorporates a strong program document. The Master Plan included the development of the Business Plan.

- What "gaps" did MHC "define" between the "current conditions and the desired conditions"?
- Where is the full and final Business Plan? Why hasn't MHC shared the final Business Plan with Easton Club residents?

Development Strategies

Based on the developed program, and on the related budget numbers, specific development strategies for key elements within the Master Plan are outlined.

- For what "key elements within the Master Plan" are "specific development strategies outlined"?
- What are the "specific development strategies"?
- A "master plan" should not be limited to Phase I details – the proposal overall is for a multi-phase development with massive construction and use changes.

Master Plan Leadership

The Easton Club project was created by Maryland Health Clubs LLC and has been presented to the members of the local community and the Town of Easton over a considerable period of time to allow adequate analysis and positioning of the business model.

- To what members of the local community has MHC presented the project (certainly not residents of the Easton Club)?

The Master Plan has been created with a view to reposition an old financially unviable golf course to a Food and Wellness Park or a destination point where people from all surrounding region can experience Wellness as a Lifestyle change. This is driven in concept by founding members of the club who are physicians with a plan to bring in local or regional Institutes to benefit and provide Wellness driven amenities to the region.

- To our knowledge, the two founding-member physicians of MHC lack any disclosed experience or expertise in either the development or operation of such a facility anywhere. This "Leadership" has proven itself to being irresponsible and unable to manage basic maintenance of the property acquired almost six (6) years ago. This community has had plenty of experience with failed operations – nothing contained in this application speaks to the business plan supporting the concept.

MHC cannot even define what "Wellness as a Lifestyle change" is. There is a Wellness Institute of Maryland in Frederick County (see https://www.greenwayconsults.com/wellness-institute-of-maryland). Clearly not an operation that would be welcomed in this area.

Citizen Participation Process

The foundation of the Master Plan is the community engagement; to achieve this MHC has early on sought to involve the residents of the community and the Town of Easton staff. Discussions on the repositioning of the golf course as a Food and Wellness Destination Park have been held over a span of last 24 months. To ensure inclusiveness and solicit as much community feedback as possible, multiple public forums and presentations were conducted to allow an opportunity to provide feedback regarding the plan. Examples of these are articulated in the section of meetings discussed above.

Without a doubt, this section is the single most outrageously misleading and untrue provision in this narrative. The "Applicant" acquired the property more than 6 years ago. MHC has purposely avoided any direct interaction with Easton Club residents as a group in any kind of open forum for more than 6 years.

To repeat, MHC has met only once with the Easton Club residents on August 15, 2016, over six years ago.

Further, MHC did not offer any "public forums and presentations to allow an opportunity to provide feedback regarding the plan" to the people among whom they propose to build this around.

First the excuse was pending litigation, and after creating a Citizen's Participation Committee ("CPC") through the settlement agreement of that litigation, declined to "participate" in the meetings designated to be held every sixty (60) days beginning on February 1, 2020. (A result no doubt of the meetings being required to be open to the Easton Club residents as a whole.)

There were only two meetings of that committee (March 27, 2021 and June 2, 2021) and no substantive plans were shared or discussed. The two meetings were basically organizational meetings.

Those meetings that were designated under the Settlement Agreement to be "to maintain communication between the parties as MHC's development proceeds, to review the status of pre-construction activities, and to discuss and seek to resolve any issues that may arise in the administrative process". The meetings took place a total of two (2) times in three (3) years – none since June of 2021.

The Citizens Participation Committee ("CPC") was charged with pursuing "1. Facilitating communications from MHC to the ECCA Board of its plans for developing the Property" . . . "2. Soliciting feedback from homeowners regarding maintenance of grounds and storm water management." . . . "3. Assisting MHC to evaluate options for landscape enhancement, and development of facilities and amenities suitable for the community".

The CPC members for the Easton Club were appointed and controlled by the ECCA Board, which did nothing to facilitate communications to Easton Club members of MHC's plan for developing the property. Homeowners, other than the handpicked representatives, were only allowed to "listen in" (a result of open meeting requirements under Maryland law). Homeowners certainly were NOT invited at any time to provide feedback and could not speak or ask questions in the two (2) meetings that were actually held.

The ECCA and Easton Club residents are two distinct entities with two different sets of rights with respect to issues relating to MHC's property and, therefore, the Easton Club residents are not bound by any representations made by the past or present boards or the CPC to MHC or the Town.

With the possible exception of MHC's relocation of the port-a-potty that sat in the clubhouse front lot prominently facing personal residences for more than a year, none of these "objectives" were pursued by any objective standards and the intervening years have been a constant battle to force the MHC ownership to mow the grounds or maintain the ponds or plantings on their grounds that wind throughout the residential community. Waist-high grass bringing snakes, ticks and mosquitos along with flooding roadways and stagnant mosquito breeding stormwater have been the norm. No plans were communicated to the residents until after filings were made to the Town.

A questionnaire solicited by a group of residents to homeowners at the Easton Club reflected strong negative feedback largely ignored. (2021 MHC Survey Results, attached)

VI. Master Plan Development Summary

Applicant's Master Development includes the following zones: (1) the Dining zones; (2) the Growing zone: the herbal and organic farming in certain sections;(3) the Education zone: an area for farmer market and training farmers for food safety and Nutrition;(4) the Eventing zone and areas designated as the "Eventing facilities" and "social pods" or "social lounges" where people can gather for social purposes;(5) residences which are offered for the speakers and trainers and for consumers that typically come to experience the services offered.

- "Residences for speakers, trainers and consumers" is synonymous with hotel accommodations. The Easton Club is not zoned for hotels and 84.6% of the respondents do not approve of a hotel being located in their neighborhood. Has MHC applied for a zoning change?

- "Organic farming" in areas formerly subject to golf course chemistry and adjacent to residential lots over which the "farmers" lack any control as to the use of pesticides would seem a highly unlikely possibility, further pointing out the "developer's" ignorance of the realities of the professed use of the Property.

- What farmers does MHC propose will operate the "Growing zone". Have any local farmers been consulted?

- It is an insult to farmers to suggest that need "training" for "food safety and Nutrition".

Project Development Principles and Project Goals

Before embarking upon the principles and project goals it is necessary to understand the property and the zoning history and PUD framework within which the property sits.

Legal Description of the Property and Surrounding Areas

The property is a golf course and a club that opened operations back in 1994. The golf course closed it operations approximately around the year 2016 and was auctioned in May of 2016 when applicant purchased the property which included about 180 acres and the club. The state of the property was in considerable disrepair and the buildings have had no investment for the last thirty some years.

- Untrue, the buildings have had significant investment: a standalone Pro Shop was built in 2010; the pavilion was enclosed in 2010; the clubhouse restaurant and bar were completely redecorated in 2012; and an open-air, roll-up retractable door was installed in the clubhouse bar in 2012.

- The golf course closed after the four-family-member partnership, which acquired it in 2011, dissolved and the remaining partner was unable to manage it profitably.-

The golf course bunkers and fairways have disappeared during the period it was transferred to the bank and the auction process.

- Untrue, that period was less than six months.

- What “considerable investment” has MHC made in the “green areas”?
- The only visible activity on the “green areas” has been the haphazard and inconsistent mowing of the grass – often only after threats of legal action and complaints by taxpaying citizens to the Town authorities.
- Community golf courses in the area are thriving. What is the basis for MHC’s claim that “a golf course is not a viable option”?
- What is the basis for MHC’s claim that “a golf course is not a viable option”?

The property borders the Tred Avon River and is a waterfront property one of the few waterfront properties in the area, and sits in proximity to the residents of the Easton Community.

- There is no discussion of any planned access to the Tred Avon River for the “residents of the Easton Community” in the professed Master Plan.
- Under MHC management, the “waterfront property” has deteriorated significantly. This is the current condition of the “waterfront property”:



The trends in the golf course industry in the surrounding areas

A short summary has been briefly discussed above; a detailed trend analysis is available upon request. In short as stated above the standard golf courses in the region, as supported by Maryland statistics are not a profitable venture. The current trend is to repurpose these courses to a multi-function facility which is what we have planned to do.

Applicant wishes to propose a development of the current closed club into a Food and Wellness Park with adequate open spaces to contribute to the local tourism and food industry through promoting agriculture and wine tourism. The following section details the Principles and Project goals, the Concept Plan and the Vision behind the Project.

- “Open Space” is defined as “undeveloped land and water areas used for recreation, resource protection, amenity and/or buffers and protected from future development.“ Where are these in the Project? The original PUD incorporated the golf course as the “open space” for the residences to be developed on smaller lots with a higher density then would have been permitted at the time. To allow this to be called a “Master Plan” and have this project to move ahead without addressing the use and maintenance of these areas in a way that is inclusive of the surrounding residences is counter to the entire PUD concept.

VII. Master Plan Framework and Compliance with PUD Zoning Requirement

(Please note that the Narrative switched Index sections VII. Master Plan Framework and Compliance with PUD Zoning Requirement and VIII. Principles and Project Goals. This commentary follows the Index order of Master Plan Framework and then Principles and Project Goals.)

History of the Land Use of the Subject Site and Zoning History of the Area

The subject site is a golf course and a club with the golf course in a state of disrepair and in a condition that would require a total renovation which is not a possibility at this point.

- Based on the information contained in the appraisal in MHC's possession prior to its acquisition, MHC knew the golf course needed restoration and that the "highest and best use" was as a golf course. (See Wellspeak, Dugas & Kane June 24, 2016 appraisal dated, referenced in Section IV.) MHC knew the cost to restore the course was around $200,000. It had only been out of regular maintenance for approximately 7 months. Applicant made a calculated decision not to repair the golf course and to allow it to deteriorate further. Perhaps because it never intended to do so? Total renovation is not a possibility at this point as a result of MHC's own inaction.

The property was developed as part of a plan to develop a golf course with surrounding homes comprising the Easton Community.

- It was not *part* of a plan. It was "*The Plan*"! The plan was to develop a golf course community, The Easton Club. Developing the golf course was an integral part of the golf course community.

The Developer designated certain areas as the golf course, certain areas as easements and rights thereof, and residential plots as filed with the county by way of certain documents. The Developer retained unrestricted rights to alter and amend these areas as discussed below.

- The Declaration of Covenants and Restrictions cited below specifically excludes the Golf Course parcels so is totally irrelevant to any "rights" the Applicant may have.

On or about June 21, 1993 Town Council of Easton Maryland enacted Ordinance No.254 approving the PUD application filed by the Master developer.

On or about August 1, 1994 Easton Town Council enacted Amendment to Ordinance No.254.

On or about August 31, 1994, Town of Easton, Rocks Easton Ltd Partnership (RELP) and Easton Club Golf Course executed a Master Development Agreement. Also executed were the Covenants and Declarations by the Developer (see Declaration of Covenants and Restrictions for the Easton Club).

- The Declaration of Covenants and Restrictions pertain only to the residential parcel: Blocks A-J, inclusive, and Parcel A and Parcel B on the attached Exhibit.

In the document titled "Master Development Agreement relating to the Approval and Construction of "The Easton Club" a Planned Unit Development in the Town of Easton Maryland, on page 10, identified as Liber 786 Folio 223, provision number 7.2 the development allows changes pursuant to requirements of filing a PUD. Applicant hereby submits this application pursuant to this requirement and other applicable requirements as mandated by the Planning and Zoning provisions applicable in the Town of Easton and the County as applicable.

In the document titled "Declarations of the Covenants and Restrictions for the Easton club" as filed with the Town of Easton, page 10 of the document identified as Liber 0786 Folio 943 under section VII "Changes of Land Use", under Section 1, the Declarant reserves the right to review and modify the Site Plan at its sole option from time to time. The Site Plan or any future Site Plan shall not bind the Declarant, its successors and assigns to adherence to the Site Plan in the Development of the Property. Declarant shall have the unilateral right, privilege and option from time to time without the approval of "Class A, Class B or Class D members to change the land use of all or any portion of the Property or to modify the Project, including without limitation increasing or decreasing the number of townhomes, units or single family Lots or reconfiguring the Roadway executed by the Declaration detailing the change of land use or modification to the Project shall be executed by the Declarant and recorded in the Land records of Talbot County, Maryland. Any such change of land use shall conform with all terms, restrictions and portions of this Declaration."

Applicant is successor and assign of Declarant the developer of The Easton Club. Thus, the written documents for the development including the Master Development Agreement and Declaration of Covenants and Restrictions as referenced above provide a process whereby the golf course and the club can be changed pursuant to filing a PUD application and it is pursuant to these provisions that applicant hereby submits this PUD application.

- In addition to the Declaration referenced not being applicable to the golf course property the Applicant provides no basis for its claim to being a "successor and assign" of the developer of The Easton Club. They ignore the requirement in Section XVIX Section 6. of the Declaration that requires any assignment "to be evidenced by an instrument specifically assigning them".

The application for PUD change submitted by applicant pursuant to the above referenced provisions, is being brought for the sole reasons of:

1. Opening a Country Club with amenities to match the marketplace trend of upscale clubs. Most upscale country clubs now provide a hybrid mix of hospitality, wellness, upscale dining options, farm to table and other attractive points.

- Applicant is not proposing to open a Country Club. Club is defined under the Easton Zoning ordinance Section 28-114 as: "Club – Buildings or facilities owned or operated by a corporation, association, or persons for a social, educational, or recreational purpose; but not primarily for profit or to render a service that is customarily carried on as a business."

  Though the Town Zoning ordinance does not have a definition of *Country* Club, Talbot County has a pending Bill No. 1523 setting forth a definition, which would apply and which specifically references that the amenities are open to "members and their guests", not the general public. MHC makes no proposal that its facilities would be "members only", not open to the general public, which is the quintessential requirement of a "Country Club"

  Throughout this Narrative it is abundantly clear that MHC intends to operate a for profit business on the property which would be open to the public.

2. Provide a social platform whereby lifestyle amenities are provided to the regional area and contribute to tourism, wellness, and education to the region.

The project proposed by applicant is also intended to contribute to the vision of the Talbot County, Maryland.

Document, “Talbot County Comprehensive Plan Vision Statement” effective August 6,2016 states:

> “*The primary goal of Talbot County’s Comprehensive Plan is to promote a high quality of life, to preserve the rural character of our County and to protect the health, safety and well-being of its citizens, in a resilient community.”*

- The construction of 173,000 square feet of ultra-modern glass and chrome structures and replacing our 100+ year old specimen tree with abstract sculpture does nothing to preserve the “rural character” of our County.

The Comprehensive Plan Vision Statement then goes on to define the “Quality of Life” as follows:

Quality of Life is a condition of one’s existence that can be affected by land use decisions based on this Comprehensive Plan. For the purpose of this document, quality of life includes:

- Diversity of economic and employment opportunities for individuals and businesses
- Good education, social and community services systems
- Access to diverse cultural, recreational and entertainment activities
- Convenient access to goods and services

Applicant provides a significant contribution to this “Quality of Life” by providing the amenities programs as discussed below, which include the above elements here; providing a diverse economic opportunity for individuals and businesses, education and social and community services and access to goods and services.

VIII. Principles and Project Goals

The Project was planned with a singular purpose of promoting the three main targets; (1) Tourism; (2) Wellness and (3) Agriculture. These are achieved through the following design:

(1) Designing a hospitality-based Dining Venues which sit on a framework of collaborating with Farm to Table farming and other food industry players. The area of Easton and St. Michaels are famed for their dining venues promoting food based tourism, applicant desires to bring farming community to provide farm to table products, showcase their products through the menu, the food store, the farmers market etc.

(2) Provide wine lounges to show case local and domestic vineyards with a focus on surrounding wine companies to encourage the wine tourism.

(3) A research and training center for training other chefs and food Industry players to understand, get training in food supply chain logistics, the nutrition behind the food, food safety protocols and training for food industry players, an opportunity for local chefs to showcase their skills, and for wellness related causes. The design shall also feature an Agri center for providing farmer market to allow local farming community to interact with the public. This component will promote agriculture.

(4) The training center mentioned above shall provide training and education for new entrants and existing job force in the area in the areas of food and wellness.

(5) A focus on wine industry to promote local and domestic wines.

(6) Certain areas will be identified as gardens to promote organic farming and provide education to those who wish to seek training in farming practices with an opportunity to those who wish to enter Maryland Food Cottage industry. The garden or growing areas shall provide open space to the development.

(7) Residential units for tourists with some accommodation for on-site staff to promote the area across the country as a primary venue to seek Agri Training and Food based Training with a focus on wellness.

- How do “residential units for tourists” differ from the concept of “hotel accommodations”?

(8) Bringing in an educational institute or education partnerships to implement education and training to local job force in the food, Agri and wellness areas.

(9) Promoting Easton as a tourist hub.

(10) Meeting the design guidelines and the zoning requirements as advocated in the PUD requirements adopted by the town of Easton.

- To repeat, MHC's design plans do not comply with Easton's Design Guidelines for New Development nor with Easton's 2010 Comprehensive Plan. The designs are not appropriate or compatible with Easton or the Eastern Shore of Maryland.
- Talbot County and the Eastern shore counties surrounding the Town of Easton are well versed in farming and food production and have thriving farmer's markets and other venues to market and showcase their products.

- In addition, the area currently supports a number of culinary education programs (Easton Hight Culinary Arts, Caroline Culinary Center and Chesapeake College Hospitality Education). The emphasis on providing training and education for local job entrants is a thin veil to the more apparent hotel and meeting facility uses that are so inconsistent with the residential nature of the community.

- This, along with the nature, size scale and intensity of the proposed uses make this an unsuitable location for this PUD redevelopment proposal.

IX. Land Use Concepts with a Focus on PUD Compliance and Objectives

(Please note that Section IX (Land Use Concepts with a Focus on PUD Compliance and Objectives) was not identified as a standalone section in the Narrative but was included in Section VII, Master Plan Framework.)

Compliance with PUD and Evaluation Criterion for PUD Compliance

The purpose of the Planned Unit Development or the "PUD" objectives

The purpose of the PUD District is to provide for carefully planned residential, mixed use and certain commercial developments at appropriate locations within the Town of Easton; each application will be evaluated according to its particular location and the degree to which the developer is willing or able to propose a development plan which furthers the goals and objectives of this Section and the Ordinance generally. Source: Article VIII, Planned Unit Development

The following criterion are used by the Project that furthers the PUD objectives and or the objectives of the Town of Easton Comprehensive planning 2010 as adopted by the Town:

Evaluation Criterion

1. The Project advances the combined goals of the State of Maryland, Talbot County and the Town of Easton to advance the agricultural industry.

   This project is planned to integrate the restaurant, bakery, wine lounges with the local farm to table supply by bringing the local farming community to offer their products to each of these venues of the project. The restaurant, and dining venues shall work with farming communities to allow them to bring their output to the farmer market and the dining venues. The wine lounge shall work with local Maryland wineries to allow them a broader market for their products. This project is planned to work with the USDA to offer local farmers and wine producers to be able to show case their products and training and marketing efforts will be undertaken to promote the local industry.

   Source: Chapter 7, Economic Development and Tourism Talbot County Maryland.

   - Here, along with other locations in this filing, the word "Source: appears without any specific attribution to the concepts being mentioned. The author appears to be pulling references from various internet materials that are not actually being quoted.

     If this source is the 3/16 Council Draft, the reader will not find any reference to the proposed activities mentioned as a way to advance the agricultural industry - in fact, the draft quotes the Sage Group study commissioned by the Town to develop an Economic development Strategic Plan for Talbot County and the incorporated Town as saying, "Talbot County requires a long-term enhancement to its tax base if it is to preserve the current level of services to the citizens. At the same time, the County needs to attract the type of businesses that will provide challenging, well-paying jobs in an effort to retain the community's young people after they have completed their education. While the County currently supports retail sales and food services, these types of jobs will not provide the level of tax revenues nor the professional and artisan positions needed for long-term growth and stability.

2. The Project advances the objective of Talbot County Maryland to promote Talbot County as a premier travel destination.

   This project is planned to promote the renovation plan as an upgraded food destination project with a focus on food and wellness. The project shall be marketed as a venue for wellness with a focus on food as nutrition and as a lifestyle element.

   This project is designed to attract visitors as part of wellness tourism.

   Source: Economic Development and Tourism Talbot County Maryland; Town of Easton Comprehensive Planning 2010.

   - See note above re: attribution of so-called sources.

3. This project advances the goals of the Economic Development of the Town of Easton Maryland.

   This project is planned to offer employment opportunities and training and education to the food industry players, a major source of industry in the Town and the County. The project is planned to work with USDA and other food industry nonprofit organizations to provide training and offer employment to the local area. Also planned is an emphasis for cottage industry entrepreneurship and small startups.

   - How many and what type of jobs will this project provide?
   - Cite the source that "the food industry players are a major source of industry in the Town and County."
   - What does MHC mean by "an emphasis for cottage industry entrepreneurship and small startups" and how does that fit with the theme of a food and wellness park?

   Source: Town of Easton Comprehensive Planning 2010

4. This project is planned to promote better communication network and improved distribution between food supply and demand chain in the area. The local Delmarva regions faces a weakness of poor food supply chain and the distribution system in the food area have surfaced recently due to the pandemic. The area faces a long history of weak networks between production, distribution, and consumption areas.

   - What is the source of MHC's claim that "the Delmarva region faces a weakness of poor food supply chain" and "the area faces a long history of weak networks between production, distribution, and consumption areas."? What does this mean and how does MHC intend to improve it?

   The project shall contribute toward better connectivity between these points by improved computer technology and infrastructure.

   - Does this mean that MHC plans to be a logistics distribution center for farmers requiring the use of trucks and tractor trailers to haul their products?

   Source: Town of Easton Comprehensive planning 2010 and Economic Development of the Town of Easton Maryland.

5. This Project is planned to provide a better quality of life by contributing toward increased opportunities in the employment, education, and wellness infrastructure.

- Cite specific examples of how this project “provides a better quality of life.”

- Cite specific data that the project will provide increased opportunities in employment and the number of jobs.

Source: Vision Statement of Talbot County Maryland

6. This Project meets the desired goals of planning with regards to the design development and the storm water management requisites.

- MHC’s designs do not comply with Easton’s “Design Guidelines for New Development” or the “2010 Comprehensive Plan.”

- MHC has not met the storm water management requisites for the past six years, How does it plan to meet them now?

Storm Water Management Plan: The Storm Water Management Plan has been provided as a narrative report as required by Planning and Zoning.

- Where is the Storm Water Management Plan? What are the findings of the plan? How is MHC planning to prevent the overflow from ponds as seen below?

MHC’s stormwater management:



Is MHC’s August, 2022 stormwater management plan to cut, spray and kill the vegetation around the ponds?





7. This project meets the Traffic issues as no additional impact of traffic is anticipated for this application.

   - On what basis does MHC make the assumption that "no additional impact of traffic is anticipated"?
   - Has MHC conducted a Traffic Impact Study? Where is it?

8. This project is already zoned PUD, and the amendment will not create an isolated district. This project is already zoned a PUD area, the current expansion and renovation plans do not create an isolated district and therefore meet the PUD zoning requirements.

   - There are three separate entities/owners that comprise the PUD "area" (district), all successors to the original developer RELP, (Rocks Easton Ltd Partnership):
     1. MHC owns the golf course parcel.
     2. The Easton Club Community Association, Inc. owns the community roads, the pool, the tennis/pickle ball courts and the common areas in the townhouse section.
     3. The residential homeowners own their individual properties.
   - A PUD change cannot proceed without the application and consent of all three entities/owners.

9. This project is consistent with the Comprehensive 2010 Town of Easton Plan for the following reasons:

   A. It advances the goals and objectives as discussed above.
   B. It is focused on upgrading the amenities as discussed above
   C. It is focused on providing education and training a key goal of the Town and the County.
   D. It is focused on contributing to the County and Town's goal of advancing key industry areas such as Tourism and Agriculture.

   - Assuming the project is "consistent" with the 2010 Comprehensive Plan (which it is **NOT**) it does ***not*** mean that the project should proceed at The Easton Club location.

10. This project focuses on preservation of open spaces and key Natural features as it is unlike other developments for closed golf courses…

    - Applicant proposes reducing the amount of open spaces by adding an additional 173,000 square feet of buildings to the open spaces, most of which are in the critical area. How is this the "preservation of open spaces

The project planned to enhance the natural features such as the River front areas and the old course.

MHC has not maintained the riverfront area for the past six years.
What are the chances that it will start to do so in the future?



11. Neighborhood compatibility is enhanced by bringing to the area a social venue that combines hospitality, wellness, and agriculture, that provides significant benefits to the community and the Town, this is discussed in a separate section.

- This project is not compatible with the neighborhood from an environmental/land use stand point, from an aesthetic standpoint or from a safety and security standpoint. "Plopping" a business in the middle of a residential neighborhood does not enhance neighborhood compatibility.

- Has MHC surveyed the Easton Club residents to support this assertion?

12. The project is developed in phases, the development phasing is also discussed separately.

- How will each phase be dependent upon future phases? What economic viability assurance is there for earlier phases if future phases are not completed?

Neighborhood Compatibility Plan

Introduction

As an organization we realize that when we begin operation, we will become a member of the surrounding neighborhood and community. As such, we want to become a valuable and productive member within the Town of Easton and the local community we are associated with. With the presence of our opened-up operations and implementation of our business plans, we believe we will be compatible with the neighborhood and will help in contributing to the Town and the Community at large.

- What is the basis for MHC's claim that it will be compatible with the neighborhood and town? (It certainly is not compatible design-wise.)

- Has MHC conducted focus groups or marketing studies of the Easton Club community, town and community to support the "belief "of its compatibility?

Neighborhood Compatibility

The Eastern shore of Maryland like other regions both in state and out of state, have witnessed a large closure of golf courses and clubs. The outcome of the closure has been a significant negative decline to the aesthetics of the surrounding area, leaving the local residents with no neighborhood facilities in which they can get together and often creating an undesired impact on the area. Although the impact of the closure of the Easton Club has not been a negative impact to the community primarily because Harbor Town Resort and others like Hog Neck in the area, have updated their facilities in the recent years providing an alternative to the residents of the Eastern shore, the opening of the Easton Club as a non-golf facility is expected to provide a more enhanced and an attractive option for the Town and the community rather than have a club that cannot be operated or struggles to operate due to inadequate financial support that would be triggered due to lack of adequate memberships.

- Again, MHC repeats its tired, old mantra that golf courses "cannot be operated…. due to lack of adequate membership." As previously stated, golf course communities continue to thrive. The Easton Club golf course did not thrive because the Applicant chose not to restore the golf course and clubhouse when it purchased the property and misled the Easton Club community that it intended to do so.

- In the past six (6) years, MHC has been the cause of the "negative decline" of the golf course. Further, during that time period, MHC has failed to take advantage of the lucrative opportunity of reopening the restaurant and bar.

In short, the current plan for opening the Health and Wellness club and associated facilities as a major food and wellness park complements to the existing infrastructure by not competing with the existing golf courses, adding to the dining options as a major health-based venue and contributing to the local tourism and other objectives already discussed above, also separately discussed in the Needs Analysis section here in this application.

Aesthetic Compatibility

Our organization will maintain the integrity of the plan in the current location in order to prevent any negative aesthetic on the neighborhood.

- The MHC organization has not maintained anything since it purchased the property in 2016: it failed to maintain the property according to town ordinances, it failed to pay its taxes in a timely fashion, it failed to pay the road maintenance fee in a timely fashion and it never fulfilled the myriad other promises it made to the Easton Club residents.

- MHC's design plans are incompatible and inappropriate for the area and neighborhood.

Our goal is to make our location fit the Town's aesthetic expectations and have a beautiful curb appeal and create a sense of arrival to the location factoring the feedback from the local community.

- MHC's design plan violates the Town Guidelines for New Development and the 2010 Comprehensive Plan. It is aesthetically inappropriate and incompatible for the area and has absolutely NO curb appeal. "Sense of arrival"??? Is that why the design resembles Dulles Airport?



- Why does MHC continue to falsely and dishonestly claim to have had feedback from the local community?

Operational Compatibility

Our team is focused on ensuring that our facility will not be a nuisance to the neighbors or negatively impact the neighborhood. We will not allow any loitering. We will adhere strictly to our hours of operation in compliance with all laws, rules and regulations.

- MHC has not complied with local laws, rules or regulations for the past six years. Why would we believe it would start now?

Sidewalk Security

Our business will address sidewalk security with a focus to monitor cleanliness and loitering as well as greeting local residents and business guests to the facilities. The security team will provide a highly visible presence and will be a deterrent to potential criminal activity by ensuring only those visiting the facility are allowed entry for legitimate business. Our security team will be vigilant to suspicious activity on the exterior of the premises. Cleanliness will also be managed with checks throughout the business day.

- Promises, promises. The Applicant also promised it would open the clubhouse in November, 2016 and reopen the golf course. Applicant has a long history of not paying its road maintenance fee in a timely fashion. In fact, the ECCA has had to pursue obtaining a lien on Applicant's property to collect the fee and the state and local governments have had to resort to fines, late fees and even tax sales to collect tax revenues.

Noise Management

Our company will use best efforts to avoid any noise pollution created from outside business activities such as outside hours of operations. We will implement strict rules of the staff and visitors that are entering or departing our facilities. These rules include, but are not limited to:

- Restrict the volume of car stereos and or portable sound system while visiting the premises.
- Limiting the noise of any in-house background music that would play during activity hours only and for events.

- Warnings for unnecessary honking, tire screeching, yelling or any other noise deemed disruptive, unnecessary or a nuisance.

- What are the strict rules and how will they be implemented? More empty promises. Ultimately, the enforcement will fall upon the Easton Police Department or the Talbot County Sheriff's Department, overburdening our already stressed law enforcement system.

Because we are not proposing any type of activities that were not conducted when the golf course was open or that which is not compatible with modern multi-function club models, we do not anticipate any other noise issues that will affect the neighboring properties.

- On the contrary, MHC is proposing many activities that "were not conducted" when the golf course was open: agri-tourism, food and wellness park, working with the farming community, organic farming, education and training, bakery, retail stores, spa, food distribution center, research center and housing.

In this sense, our facility will be very similar to other similar businesses servicing the community.

- MHC is proposing to establish a resort in the middle of an established residential community. There is no such similar business in the Town of Easton.

X. Zones of Development

The following zones are planned in and around the buildings:
1. Eventing areas
2. Community meetings for local residents
3. Dining venues
4. Farm to Table and or Farming Networking
5. Education and training for food industry participants
6. Residential or Lodging for Retreat

- Building residential units or offering "hotel accommodations" or "short-term" housing would require PUD and zoning changes and may not be permissible at all.
  - 64.5% of the respondents do not approve of the development of additional single-family homes.
  - 64.0% of the respondents do not approve of the future construction of villas

- In essence, MHC is proposing to establish a resort[1]. A resort is not a permissible use.

7. Wellness

This project shall be marketed as a food and wellness retreat with wellness trails throughout the property to take advantage of the waterfront location.

Is this the waterfront location to which MHC is referring?



- These "zones of development" are really different types of businesses that MHC intends to engage:
  1. Agri-tourism
  2. Working with local farmers
  3. Organic farming
  4. Restaurant
  5. Wine lounges
  6. Bakery
  7. Retail stores
  8. Wedding venue
  9. Spas
  10. Fitness center
  11. Research center
  12. Food distribution center
  13. Farmers market
  14. Training center
  15. Hotel accommodations
  16. Housing

"Jack of all trades, master of none."

- Proposed businesses # 3, 4, 5, 6, 7,12,14,15 are not permissible uses in the underlying zone for The Easton Club. Others listed would require special exceptions.

- After all this time, there is not a scintilla of evidence that MHC has the experience or expertise to make any of this successful.

XI. Existing Need Analysis

"This Project is expected to contribute to the primary purposes embodied in the Town of Easton Comprehensive Plan 2010 and the Talbot County Comprehensive Plan 2016, as discussed above. Currently, in the state and nearby areas including the States of Pennsylvania, Delaware and the Carolinas, there have been multiple golf course closures, a sampling study referred below is available upon request. Most of these golf course closures have been redeveloped into housing developments and very few retained as a park by the County/Municipality or the State, contributing to the housing demand for the area. Some are lying vacant creating an unsightly situation for the area."

The combined area of Easton and St. Michaels provide a Tourism Hub where job opportunities tend to be seasonally driven. There are few entertainment venues and lack of Professionals caused by the fact that major corporate jobs and or medium sized companies tend to lie in the more urban areas. This is supported by the 2013 report by Sage Policy Group. See Economic Development Strategy Plan developed for Talbot County Maryland 2013 by Sage Policy Group. The following weaknesses were pointed out by this report:

- Lack of Job Opportunities for Young Professionals
- Lack of Skilled Workers to fill good jobs
- Few entertainment and or social opportunities for young singles
- Seasonality of businesses and people due to tourism nature of the community
- Decline in charitable giving as population ages and
- Movement of the wealthy away from the area

Our project is targeted to address all these weaknesses by providing elements of Culinary research center, Education and Food Sciences and Agri-Technology components which will complement the Agri-Tourism and Food Sector Industries in the region.

- Although the closure of numerous golf courses in Maryland and nearby states has been cited countless times in this narrative, it is irrelevant to MHC's plan of developing a food and wellness center. In fact, it serves to highlight MHC's breach of the original PUD agreement stating the golf course must stay in existence, Lawsuit C20-20-CV-18-000194 filed
- Why would MHC purchase a defunct golf course on 180 acres for a project requiring much less property, except for its original intent of building houses:

    - 64.5 % of respondents do not approve of the development of single-family homes
    - 64.0% of respondents do not approve of the future construction of villas
    - 91.0% of respondents are concerned about the development of open golf land

- The 2013 Sage Policy Group report is outdated and obsolete.

    Since 2013, many new shopping areas, year-round businesses and high-end housing communities have been developed in Easton and Talbot County. This trend has mitigated business seasonality and decline of charitable giving. It has also served to lure and keep wealthy residents living in this area.

Therefore, it appears that the “weaknesses” identified 10 years ago have either been drastically minimized or removed, thereby eliminating MHC’s need to target these “weaknesses.” Further, how would MHC’s "providing elements of a Culinary research center, Education and Food Sciences and Agri-Technology components which will complement the Agri-Tourism and Food Sector Industries in the region” target these weaknesses?

XII. Conceptual Plan

"This project is planned as a venue where people of all ages, from different walks of life can make Lifestyle Changes by incorporating healthy food lifestyle and experience the connectivity between the production cycle of food and the ultimate consumption by connecting with different players in the farm to table food chain. In a typical food-based eventing venue as is commonly seen, consumers experience the fine dining; our venue will take that consumer and create an immersive experience where they can interact with our herb gardens and organic growers in the region, understand the value of incorporating non-GMO foods in their lifestyle and live a healthier lifestyle by connecting with nature. This Venue will integrate the dining aspect with a Nutrition center on the premises focusing on healthy eating and gaining a broad spectrum of Nutrition and Food through the venue's speakers who will provide webinars and the Cooking classes offered on site."

- Without the benefit of the specifics of a well-developed business plan and some evidence of any leadership with experience, much less expertise, in any part of this proposed undertaking, it is difficult to imagine the viability of MHC's Food and Wellness Park in Easton, as compared to the models cited in Section 1 of this Narrative:

- While the sites in Section 1 boast local "farm-to-table" features and are unique food-based eventing venues, they all differ significantly from MHC's concept and focus on the integration of healthy food lifestyles with education, the connection with nature and different players in the farm to table food chain and the interaction with organic growers in the region.

  Has MHC connected with any local "organic" growers in Talbot County? MHC does not seem to realize that most of our farm operations would be considered "Grain Farming"; growing corn, wheat, and soybeans. Most of the wheat eventually goes to Flour Mills in Pennsylvania. Soybeans are used in many ways with the meal after crushing used for chicken feed. Some are directly exported and most crushed with the oil having a multitude of valuable uses. The corn is almost all used for chicken feed in our region. Often more is needed to shipped in via rail to meet the demand. There are small farm-to-table operations that serve some restaurants and Farmer's markets. Some local farmers have had to take over acreage that were organic operations that failed and became a repository for noxious weeds let alone an economic failure.

- Of great importance is the questionable viability of MHC's plan. What marketing research has MHC completed to show that creating dining zones and social lounges, and building residences, a wellness center and agri-businesses in the Easton Club homeowners' backyards will be successful?

- Neither MHC, nor any of its disclosed principals, have developed any projects before. And to date, it has done a miserable (and unlawful in some instances) job maintaining its property in the Easton Club. Golf course grass is typically overgrown, requiring intervention by the Town of Easton on occasion to remedy.

  The property's stormwater management systems (culverts, drainage pipes and ponds) have not been maintained, affecting the whole community. In fact, the lack of stormwater maintenance is a primary cause of "property values falling" in The Easton Club, where selling prices of homes have dropped by tens of thousands of dollars since 2016.

  (https://www.stardem.com/business/food-and-wellness-park-planned-for-easton-club-after-lawsuit-settlement-over-golf-course/article_0e154e01-8376-5eac-91f0-d18baf4cec82.html)

- What assurance can MHC offer that it will not negligently default again in its new, overly-ambitious plans to develop a food and wellness park?

In the event MHC abandons the project, the Town may retain any impact fee which it imposed but Easton Club residents have no such option.

- And, of most importance, what assurance will Easton Club residents have that MHC has adequate expertise, experience or funding for this huge undertaking?

XIII. Visionary Statement

"Our Vision is to make this property as a destination for food and wellness providing an infrastructure for agriculture players to network and connect with the dining venue areas and the local community. To enable this, we will connect organic and quality food producers with our dining venues as well as enable such connectivity with other local dining venues where local produce can be utilized for the benefit of the public. To promote healthy nutrition, and food safety, we will anticipate training both the farming community members and our restaurant staff on issues of quality of food, food handling and promoting healthy eating. The farm to table food experience shall be offered on a platform of hospitality and shall be promoted as a destination point for attracting visitors to this venue. There are limited residences planned to allow speakers from outside, wedding guests and related parties to experience our vision."

- This vision statement is commendable, but hardly unique or distinguishable from other "farm-to-table" restaurants and enterprises in the area. There are at least a dozen fine-dining venues in Talbot County, most of which have embraced, embodied and exemplified the "farm-to-table" concept for years.

  From a historical point of view, Talbot County is one of the oldest centers of European settlement in the New World. It has more than 600 miles of tidal shoreline, the most of any county in the United States. The first English settlers arrived by boat in the 1630s and established tobacco plantations along the shores of the rivers, creeks and coves here. (Talbot County was established around 1661 and named for Lady Grace Talbot, sister of the second Lord Baltimore.) In 1775, the tobacco agriculture was replaced by wheat crops to feed Washington's Continental Army. In more recent years tomatoes, fruit, and dairy products, and today corn, soybeans and poultry, have become the county's primary crops. Today, after 400 years, Talbot County's largest industry is still agriculture.

  With that much agricultural history, perhaps MHC would be better served hiring the local farming community to train MHC's staff instead of vice versa? Further, it is our understanding that the principals of MHC, LLC are two California anesthesiologists. We would be interested in learning what experience and expertise they "bring to the table" in the food and wellness center business.

- Does the statement "there are limited residences planned to allow speakers from outside, wedding guests and related parties to experience our vision" mean MHC is offering hotel or motel accommodations, prohibited uses in the underlying zoning district 10A), or offering short-term housing requiring compliance with Chapter 14, Article II Section 14-14?

  MHC failed to provide a complete and accurate definition of their proposed use, "limited residences".

XIV. Development Strategy and Contextual Analysis

"The Development Strategy is to develop the Wellness Model in stages:

1. Phase one; first renovate the eventing and areas for food, wellness, education and lodging by renovating the existing buildings.
2. Phase two: then launch the programs through these venues
3. Phase three: build the food and Agri center to provide a social eventing platform for connecting the local public with farm to table experience. This is where the herb gardens, food-based activities will be centered and operated to provide local community with networking with local food players.
4. Phase four; once phase 1-3 have successfully been constructed and launched the residential villas section will be incorporated. This phase will be done only upon the completion of phases 1-3.

- Between September, 2021 and May, 2022, MHC filed different versions of "Condominium Regime Declarations." Subsequent to that, MHC filed its Narrative on or around June 10, 2022.

  Why did MHC fail to mention the "Clubhouse Condominium Regime Declarations" in the Narrative?

  What is the function of the condominium in a "food and wellness" park?

CLUBHOUSE CONDOMINIUM

CONDOMINIUM REGIME DECLARATION

THIS CONODOMINIUM REGIME DECLARATION (the "Declaration") is made on this 9th day of May ,2022, by MARYLAND HEALTH CLUBS, LLC., a Maryland limited liability company, hereinafter referred to as "Declarant".

- MHC's phase and PUD development strategies need to be clarified.

  First, MHC changed the number of development phases in the Narrative.

  Page 3 of the Narrative describes three (3) phases:
  - "Phase One is renovation of the Pavilion and the Clubhouse extension."
  - "Phase Two is developing the Agri-center with the farms."
  - "Phase Three is the Villas to provide the complete retreat experience."

  Page 28 of the Narrative describes four (4) phases:
  - "Phase one: first renovate the eventing and areas for food, wellness, education and lodging by renovating the existing buildings."
  - "Phase two: then launch the programs through these venues."
  - "Phase three: build the food and Agri center to provide a social eventing platform for connecting the local public with farm to table experience. This is where the herb gardens, food-based activities will be centered and operated to provide local community with networking with local food players."
  - "Phase four: once phase 1-3 have successfully been constructed and launched, the residential villas section will be incorporated. This phase will be done only upon completion of phases 1-3.

Second, the PUD descriptions do not correspond to the phases:

Page 4 of the Narrative describes the three (3) different PUD applications:

- "PUD One: Expansion of existing club facilities to a new Multi-Purpose building and Agri Center."
- "PUD Two: Expansion of existing club facility only. Renovation of pavilion building."
- "PUD Three????: Master Plan of the wellness center and villas to be separately submitted after submission and approval of PUD applications referenced here."

What does all this mean?

- Does Phase One mean renovation of the clubhouse and pavilion or does it mean renovate the clubhouse and pavilion AND build a new multi-purpose building (which MHC refers to as the Clubhouse Extension)?
- Does Phase Two mean build Agri1 and Agri-2?
- Why isn't Agri-2 mentioned in the phases?
- Does PUD One mean the renovation of the existing building plus the construction of a new multi-purpose building AND an Agri center?
- Is there a PUD application for the Agri-2 center?
- Is all this subterfuge just camouflaging the building of hotel facilities and houses?

To repeat, what does all of this mean? Too confusing and inconsistent.

It is astonishing that, after six years and repeated claims of "meetings with the local community," MHC is either unaware of or chooses to ignore the results of the PUD Committee's 2021 survey in which the overwhelming majority of respondents disapproved of and rejected MHC's plans and designs.

References in letters and narratives to the town regarding neighborhood involvement are blatantly misleading:

- In the Internal PUD for Existing Clubhouse letter to Lynn Thomas, MHC references "*meetings with the local community.*"
- In the PUD application for Easton Club, MHC references "*conducting meetings with local neighborhood."*
- In the Revised PUD Narrative, MHC references "*meetings included homeowners in the HOA of the surrounding community."*
- In the Revised PUD Narrative, MHC references meetings with "*some representation by local homeowners of persons of **vested interest**.*"

The fact is that MHC met with the entire Easton Club community on **only one occasion**, August 15, 2016. MHC never met with the HOA board until 2020, when the new board at that time decided to settle the lawsuit against MHC without consulting the community it was supposed to serve.

We "guess" it is correct that MHC met with "persons of vested interest," however, residents were never informed who these people were, when the meetings took place, the purpose of the meetings and the results of the meetings. Everything was kept a secret. Further, because the members of this group have a "vested interest" and therefore have the potential to personally gain, there is an inherent conflict of interest, which is not in the best interests of the community.

MHC is correct that a Citizen's Participation Committee (CPC) was formed, however residents were not invited to join or participate in this joint committee. In fact, we suspect that some/all of the people on this committee were also members of MHC's "vested interest" group. The CPC met in March 2021 and June, 2021 and is now defunct.

Had MHC met with the residents and "taken feedback from the community" for the past six years, it would be aware of residents' negative sentiment toward its project:

1. **Phase One**: Renovate existing buildings. Narrative Part I (2) states. "The clubhouse and pavilion retain the original character with minor changes." Narrative Part I (3) states: "Keep the old clubhouse and pavilion intact."



Original Clubhouse





Proposed New Clubhouse

The proposed clubhouse does not "retain the original character," involve minor changes" or "keep the clubhouse intact. The proposed is NOT a renovation. It is "new development".

- The new Clubhouse PUD application reveals the designation of a "bistro suite" on the ground floor, and a "junior suite," "salon suite" and two executive "bridal suites" on the third floor. The original clubhouse does not have hotel zoning.

84.6% of ECCA residents do not approve of a hotel/suites being located in our neighborhood.

- Clearly MHC's building permit request comes within the definition of "New Development". "New Development is defined as any new construction that requires a building permit located on a vacant parcel or new construction that is replacing in part or in whole an existing building". MHC's renovations propose a 69.9% square footage increase, which requires a PUD amendment before they may proceed.

Clubhouse Square Footage	
Original	Proposed
14,282 SF	24,267 SF (69.9% Increase)

- Also, the architectural renderings of the proposed new clubhouse submitted by MHC do not comply with the Design Guidelines for New Development ("Design Guidelines") or the 2010 Comprehensive Plan..

- Per the Design Guidelines, "new commercial development should incorporate design principles found in the town's historic commercial district". MHC's proposed design is monstrous and not consistent with the historic commercial character of Easton.



Original Pavilion



Proposed New Pavilion

The proposed pavilion does not "retain the original character," involve minor changes" or "keep the pavilion intact. The proposed is NOT a renovation. It is "new construction.".

- The building permit sought discloses a plan for removal of the existing pavilion, substantial renovation to the pavilion, a "height" change, creating a "new (1076 sf) mezzanine", a "cantilever balcony", and the renderings submitted show a Porte-cochère. As such it is a major change.

56.0% of ECCA respondents do not approve of MHC's design for the proposed pavilion.

95.7% of ECCA respondents do not approve of MHC using our private roads for their hotel and "Food and Wellness Destination Park" business without contributing to ECCA's road/infrastructure maintenance expenses.

- The renovations proposed by MHC require a PUD amendment before they may proceed. Clearly MHC's building permit request comes within the definition of "New Development". "New Development is defined as any new construction that requires a building permit located on a vacant parcel or new construction that is replacing in part or in whole an existing building". MHC's renovations propose a 31.4 % square footage increase, which requires a PUD amendment before they may proceed.

Pavilion Square Footage	
Original	Proposed
3,420 SF	4,496 SF (31.4% Increase)

- Also, the architectural renderings of the proposed new pavilion submitted by MHC do not comply with the Design Guidelines for New Development ("Design Guidelines").

- Per the Design Guidelines, "new commercial development should incorporate design principles found in the town's historic commercial district". MHC's proposed design is atrocious and not consistent with the historic commercial character of Easton.

- Since the pavilion is located within critical areas with massive increases in impervious surfaces, the proposed increased square footage should require a growth allowance

2. **Phase 2**: Launch the programs through these venues (clubhouse and pavilion)

- The original pavilion was ancillary to the use of the property as a golf course, a recreational purpose. Up until the golf course was closed, the pavilion venue was promoted as a golf course wedding venue. (See: https://www.wedding-spot.com/venue/4694/River-House-At-The-Easton-Club.)

- MHC's repurposing of the pavilion for "educational" purposes for its "Food and Wellness Center" should not be permitted unless and until the PUD is changed.

3. **Phase 3**: Build the food and Agri center.

- The addition of a multiple purpose building and two agri buildings adds 173,847 square feet to MHC's proposed 28,763 square feet for the new clubhouse and pavilion. This is an increase of **504%.**
    - How is MHC going to fund this vast expansion?
    - What are MHC's plans for creating new infrastructure?
    - How will MHC prevent damage to Easton Clubhouse roads from construction vehicles?
    - Aren't three additional buildings an ambitious overreach? Can't the multi-purpose building be used for multiple purposes? Why is there a need for two agri buildings?
    - How will MHC prevent construction and other noise/disruption of the Easton Club community
    - The multipurpose building and one of the agri-buildings may be located with the critical areas boundaries, thus requiring a growth allocation.

INDIVIDUAL PUD BUILDING SQUARE FOOTAGE BREAKOUT

Building	Level	Square Feet	Total Square Feet
MPB	Garage	16,544	
	Basement	9,746	
	First Floor	23,278	
	Second Floor	17,285	
	Third Floor	12,301	
	Roof	5,907	
	Pool	5,669	
	Total MPB SF		90,730
Agri 1	First Floor	28,728	
	Second Floor	15,921	
	Third Floor	9,368	
	Total Agri 1 SF	54,017	

4. **Phase 4**: Build residential villas, etc

In addition to requiring a PUD change, ECCA residents have overwhelmingly expressed their opposition to the building of additional residences.

In its Narrative, MHC first stated that the villas are part of Phase III. Yet, in its PUD application MHC states: "Number of dwelling units: N/A."

- Why has MHC not provided more details regarding the "villas"?
- Where does MHC propose to construct the "villas"? Is it within the critical areas boundary?
- Is MHC proposing to establish a residential community within a residential community?
- Will its proposal require an affordable housing component?
- Recall that when the original Easton Club PUD was applied for and approved, it required the construction of the golf course and club house first before any residences. Shortly after passage, the applicant applied for an amendment and was quickly granted permission to do both. Are Easton Club residents being set up for "déjà vu all over again"?

82.5% of the respondents do not approve of MHC's design for the clubhouse/restaurant/wine bars/event rooms/21 suite hotel.

95.7% of the respondents do not approve of MHC using our private roads for their hotel and "Food and Wellness Destination Park" business without contributing to ECCA's road/infrastructure maintenance expenses.

64.5% of the respondents do not approve of the development of additional single-family homes.

64.0% of the respondents do not approve of the future construction of 75 villas and a "wellness center" in the driving range area.

64.0% of the respondents do not approve of the future construction of villas

87.8% of the respondents are concerned about increased pedestrian and vehicular traffic on sidewalks and roads.

80.9% of the respondents are concerned about loss of views.

82.5% of the respondents are concerned about increased noise.

87.8% of the respondents are concerned about decreased home values.

90.4% of the respondents are concerned about the change in character of our existing neighborhood.

85.7% of the respondents are concerned about natural habitat disruption.

95.2% of the respondents are concerned about strain on the existing infrastructure (roads, storm management system, etc.

91.0% of the respondents are concerned about the development of open golf land beyond current proposed plans.

93.1% of the respondents are concerned about MHC's financial ability to follow through with its plans.

82.5% of ECCA residents are concerned about increased noise.

87.8% of ECCA residents are concerned about decreased home values.

90.4% of ECCA residents are concerned about the change in character of our existing neighborhood.

85.7% of ECCA residents are concerned about natural habitat disruption.

95.2% of ECCA residents are concerned about strain on the existing infrastructure (roads, storm management system, etc.

91.0% of ECCA residents are concerned about the development of open golf land beyond current proposed plans.

93.1% of ECCA residents are concerned about MHC's financial ability to follow through with its plans.

87.8% of the respondents are concerned about increased pedestrian and vehicular traffic on sidewalks and roads.

80.9% of the respondents are concerned about loss of views.

82.5% of the respondents are concerned about increased noise.

87.8% of the respondents are concerned about decreased home values.

90.4% of the respondents are concerned about the change in character of our existing neighborhood.

85.7% of the respondents are concerned about natural habitat disruption.

95.2% of the respondents are concerned about strain on the existing infrastructure (roads, storm management system, etc.

91.0% of the respondents are concerned about the development of open golf land beyond current proposed plans.

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82.5% of ECCA residents are concerned about increased noise.

87.8% of ECCA residents are concerned about decreased home values.

90.4% of ECCA residents are concerned about the change in character of our existing neighborhood.

85.7% of ECCA residents are concerned about natural habitat disruption.

95.2% of ECCA residents are concerned about strain on the existing infrastructure (roads, storm management system, etc.

91.0% of ECCA residents are concerned about the development of open golf land beyond current proposed plans.

93.1% of ECCA residents are concerned about MHC's financial ability to follow through with its plans.

XV. Commentary Summary of Easton Club Project PUD Design Narrative

So, what have we learned?

- ✓ We learned that MHC seemed to fixate on the concept of "closed or unviable or repurposed" golf courses because it was mentioned 22 times throughout the Narrative. Subliminal messaging of its plan?

- ✓ We learned that MHC also seemed to fixate on the misrepresentation of the number of meetings held with "local homeowners" and/or "feedback from the community" because it was mentioned 17 times throughout the Narrative. Contrary to MHC's claims, MHC met with the Easton Club residents only ONCE and NEVER solicited any feedback EVER as a community.

- ✓ We learned from the Executive Summary of the Wellspeak, Dugas & Kane Appraisal that MHC's intention from the very beginning was to build houses on the golf course:

  "The buyer (MHC) is under the impression that there is an excess development potential and the second-floor office could be converted into a wellness center. The buyer (MHC) "contends that there are 20 acres of excess land capable of supporting between 20 and 40 additional housing units….The buyer (MHC) indicated that excess development contributed about $300,000 to the overall purchase price."

  It appears that MHC's impressions increased the actual market value of $950,000 by a third ($300,000) for this development capability, bringing total purchase price to $1.25 million, thereby justifying the $1,200,000 bid price and justifying the $552,500 mortgage that MHC obtained.

- ✓ We learned from page 10 of the CADDLance Traffic Impact Report that "hotel" is the designated use for the Clubhouse, Multipurpose Building and Agri-1 Building.

- ✓ We learned that MHC plans to simultaneously operate more than a dozen different businesses in its "food and wellness park" without having any experience or expertise in any of them.

The purpose of a narrative is to tell a story about a business in such a compelling way that it grabs readers' attention and makes them want to buy the product or service.

A good narrative begins by describing specifically what the business does in a way that is easy to understand. It explains what makes the business special in a way that elicits positive feelings. And, it answers key questions about the business, such as:

- What market does the business address?
- Who are the ideal customers and how will they be reached?
- What benefits does the business provide and/or what problems does it solve?
- Why and how will the business be successful?

In short, a narrative should convince its readers that the business is needed or wanted and that it has a strong chance of success.

MHC's PUD Design Narrative failed to achieve any of those objectives. In fact, it is:

- poorly written, repetitive and contradictory
- disorganized with switched, missing and unidentified section headings
- filled with inaccurate, misleading, and untrue statements
- lacking in specifics about how its "food and wellness park" will succeed

Unfortunately for both MHC and the Easton Club residents, this Narrative is as disappointing and inadequate as MHC's actions have been for the past six years.

Response to MHC’s PUD Design Proposals

As *The PUD Committee* reviews MHC’s plans and design proposals, it is apparent that MHC is either unaware of or chooses to ignore Easton’s Design Guidelines for New Construction and Easton’s 2010 Comprehensive Plan.

For the past six years, Easton Club residents have been witness to MHC's bogus claims, broken promises, half-truths, mistruths, untruths, deceptively written letters and evasive narratives submitted to the Town of Easton representatives. These are some of MHC’s misrepresentations and misstatements:

- In the MHC filings for the Existing Clubhouse letter to Lynn Thomas, MHC references *“meetings with the local community.”*
- In the MHC PUD application, MHC references “*conducting meetings with the local neighborhood.”*
- In the Revised MHC PUD Narrative MHC references *“meetings including, homeowners in the HOA of the surrounding community.”*

FACT: Apparently, there were two gatherings with MHC at the home of a community member who eventually became a member of the Easton Club Board of Directors. The attendees at these two meetings appear to have been supporters and/or have a vested interest in MHC’s project. Residents at large were never informed who the hand-picked, invited people were, when the meetings took place, the purpose of the meetings or the results of the meetings.

FACT: As MHC purports, the local community is not made up of a small group of secret MHC supporters or one or two EC Board members.

FACT: MHC met with the entire Easton Club community on only one occasion: August 15, 2016.

FACT: MHC never met with the ECCA board until 2020.

FACT: The new board in 2020 settled the lawsuit against MHC without consulting the community.

FACT: The community at large was not invited to join or participate in the "Citizen's Participation Committee.” (CPC)

Further, MHC currently proposed building designs ignore the results of the PUD Committee’s 2021 survey of Easton Club residents. (Attached) The 2021 survey resulted in an overwhelming majority of respondents disapproving of and/or totally rejecting MHC’s proposed plans and design as inappropriate for the community, the Town of Easton and the Eastern Shore.

MHC’s development strategy is to develop the Wellness Model in phases.

In **Phase One**, MHC plans to renovate the existing buildings (clubhouse and pavilion) for eventing and areas for food, wellness, education and lodging.

Below, *The PUD Committee* rectifies of some of the misstatements and misrepresentations discovered in MHC’s Phase 1 filings.

Entrance

The rendering for the entrance to the clubhouse shows a conical evergreen (on the left).



Does MHC propose to replace the 100+ year old Poplar tree with a sculpture with MHC's name on it?





FACT: This "sculpture " is not compatible with the surrounding community.

Clubhouse

Easton Club Current Clubhouse



MHC's Proposed Clubhouse



FACT: Though affirmed in MHC's Narrative, the proposed clubhouse does not "retain the original character, involve minor changes nor keep the clubhouse intact"

FACT: MHC proposal is NOT a renovation, it is a completely "new facility." MHC's building permit request comes with the definition of "New Development". "New Development" is defined as any new construction that requires a building permit located on a vacant parcel or new construction that is replacing in part or in whole an existing building". MHC's renovations propose a 69.9% square footage increase which it is believed necessitates a PUD amendment before MHC can even proceed with any changes to the existing building.

EC Clubhouse Square Footage

	Original	Proposed	
Garden Level	6,156	8,099	
Ground Level	6,119	10,948	
Second Floor	2,005	5,220	
Total	**14,282**	**24,267**	**(69.9% Increase)**

FACT: The MHC Clubhouse PUD application claims the designation of a "bistro suite" on the ground floor, and a "junior suite," "salon suite" and two executive "bridal suites" on the third floor. Are these all sleeping suites/overnight accommodations and are they open to the public for rent? If not open to the public who exactly can rent then?

FACT: PUD application also mentions 2 retail spaces. The current clubhouse does not have sleeping or retail spaces and is not zoned for either.

FACT: Based on a 2021 community survey, 84.6% of EC residents do not approve of hotel suites being located in our neighborhood.

FACT: MHC's architectural renderings of the proposed new clubhouse do not comply with the Town of Easton's Design Guidelines for New Development. Per the Design Guidelines, "new commercial development should incorporate design principles found in the town's historic commercial district".

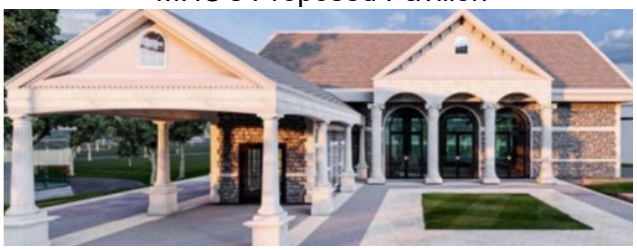
FACT: MHC's proposed design is not consistent with the historic commercial district of Easton and is totally out of character for the Eastern Shore.

Pavilion

Easton Club Current Pavilion



MHC's Proposed Pavilion



FACT: MHC's building permit seeks to remove the existing pavilion. The proposed new building includes a significant "height" change, a "new (1076 square ft) mezzanine", a new "cantilever balcony", and a Porte-cochère.

FACT: The architectural renderings of the MHC proposed new pavilion do not reflect a structure within the Design Guidelines for New Development.

FACT: Though affirmed in MHC's Narrative, the proposed pavilion renovation does not "retain the original character of the EC pavilion, involve minor changes nor keep the pavilion intact". The proposed pavilion is NOT a renovation it is "new construction.

FACT: MHC's building permit request falls within the definition of "New Development". "New Development is defined as any new construction that requires a building permit located on a vacant parcel OR new construction that is replacing in part or in whole an existing building". MHC's renovations propose a 31.4% square footage increase which it is believed necessitates a PUD amendment before MHC can even proceed with any changes to the existing building.

Pavilion Square Footage	
Original	Proposed
3,420 SF	4,496 SF (31.4% Increase)

FACT: The pavilion is located within MD State defined critical areas.



FACT: This deteriorating riverbank is in close proximity to where MHC proposes to expand the pavilion and where MHC renderings show a "gazebo."

BOTTOM LINE:

All renovations proposed by MHC should require a PUD amendment before a shovel gets put in the ground!

MHC's DESIGN NONCOMPLIANCE

The ultra-modern design of MHC's buildings is noncompliant with the Town of Easton's Comprehensive Plan and Design Guidelines for New Development. The design is incompatible with the Easton Club's traditional architecture and the plan to locate commercial buildings throughout our neighborhood is inappropriate.



Pavilion



Clubhouse



Multi-Purpose Building



Agri-1 Building



Agri-2 Building

MHC's NONCOMPLIANCE
with
THE TOWN OF EASTON'S DESIGN GUIDELINES FOR NEW DEVELOPMENT

Section	Page	Statement
Introduction	6	▪ "New development should respect Easton's historic architecture, particularly those buildings constructed prior to 1940." ▪ "New development…should reinforce the traditional architectural and townscape character of Easton." ▪ "The key to designing new buildings and structures that meet these Design Guidelines is a detailed understanding of the existing architectural and urban character of the community's traditional residential neighborhoods." ▪ ***Fact***: MHC's ultra-modern designs do not reflect Easton's traditional historic designs of federal-style architecture.
Setback – Design Principles	9	▪ "New commercial buildings should be aligned with neighboring buildings, built to the front setback line established in the Town of Easton's Zoning Ordinance, with parking to sides and rear." ▪ ***Fact***: MHC's parking is located in front of their buildings.
Orientation - Design Principles	10	▪ "New buildings should be oriented to the principal street with their main entrance in full view." ▪ ***Fact***: The latest rendering of MHC's Multi-Purpose Building is not oriented to the principal street.
Scale	10	▪ "Scale is the relative or apparent size of a building in relation to its neighbors. The scale of new residential or commercial buildings should respect the prevailing scale of Easton's traditional residential and commercial buildings." ▪ ***Fact***: MHC's buildings are too large to be located in a traditional, residential neighborhood. For example, the proposed, new clubhouse and pavilion are three (3) times larger than the current clubhouse and pavilion allowed by the current PUD. The overall project is increasing from 17,000 sq ft, to over 200,000 sq. ft (12 times larger)
Materials	15	▪ "The size, texture, surface finish and other defining characteristics of new exterior materials should be similar to those found on Easton's traditional residential and commercial buildings. Non-traditional materials such as stucco, stucco-like material (EFIS)…oversized brick, concrete block texture concrete masonry units (CMU) and the like should not be used for primary facades of new buildings." ▪ ***Fact***: MHC's buildings use slate, steel, and stucco-like materials. The Easton Club's residential homes are primarily comprised of vinyl siding and brick.

Section	Page	Statement
Parking Lots	21	▪ "Existing parking lots in the traditional commercial district are located behind buildings or are screened from the public right-of-way by low walls or shrubs." ▪ ***Fact***: MHC's multi-level parking garage and areas are not screened from the public right-of-way.

MHC's NONCOMPLIANCE
with
THE TOWN OF EASTON'S COMPREHENSIVE PLAN

SECTION: ECONOMIC DEVELOPMENT

Page 227 **Introduction**: "Providing jobs and the necessary means to enter and advance in the work force is the subject of the Economic Development Chapter of the Comprehensive Plan. It considers such things as the existing and desired job mix, the level and diversity of job training, the appropriate level of government involvement in attracting major employers, and the future of the downtown as a provider of jobs."

- ***Fact***: No projected job creation numbers have been proffered by the Applicant and the type of low wage, no benefit, service jobs associated with a resort facility (table waiters, maid service, restaurant cooks) are already in existence in the Easton area and will compete with the already small pool of providers. This is not a new, diverse form of employment that can raise the standard of living for the individuals or provide economic growth to the Town.

Page 235 **Downtown**: "One particular area which received a fair amount of attention in the last Comprehensive Plan, and which continues to grow as a key segment of Easton's economy, is tourism. Tourism continues to hold a great deal of potential for future economic development in Easton. Further, this type of economic development is particularly beneficial for the local community due to the spin-off effects associated with it. For example, say a family of four comes to Easton for a weekend. Besides the obvious impact they have on the economy by staying at a local hotel, other businesses such as restaurants, shops, museums and other attractions all benefit. Furthermore, the increased business realized by these establishments theoretically means that their owners and employees have more money to spend in the local economy. Thus, a dollar generated by tourism has the potential to turn-over many times in Easton. Tourism continues to hold a great deal of potential for future economic development in Easton. . .

- ***Fact:*** MHC's "plan" has been described by the Applicant as a "Member's Only" type destination resort where (at least for purposes of trying to meet lower standards for parking and traffic impact) visitors will stay in the facilities on site and not be making use of surrounding retail, food or other hospitality venues. While the Town may derive tax dollars from sales and use type revenues generated this type of operation will not produce the multiple dollar concept that supports the tourism model.

SECTION: SENSITIVE AREAS

Page 158

Streams and Their Buffers: "The floodplains, wetlands, and wooded slopes along streams are very important parts of the stream ecosystem, and in many ways determine the diversity and health of a stream." (From Managing Maryland′s Growth: Models and Guidelines - Preparing a Sensitive Areas Element for the Comprehensive Plan, Maryland Office of Planning, May 1993).

- ***Fact***: MHC's proposed development places buildings very close to, if not actually in, areas immediately adjacent to the Tred Avon River, its buffering wetlands and existing storm water management ponds and swales. No new storm water management techniques are included in the Applicant's plans and they already have a history of gross neglect of proper maintenance of swales and ponds on the existing former golf course property during their six (6) years of ownership. This neglect has resulted in mosquito infestation, riverbank deterioration, tree loss, and flooding in the community. The additional thousands of square feet of impervious surfaces that would be created by the massive buildings, parking lots and garages proposed will compound this problem

MHC's DESIGN NONCOMPLIANCE

The ultra-modern design of MHC's buildings

Page 89 **Introduction**: "The desire to improve the quality of the built environment (i.e. how things look) in Easton has been the dominate and continuing theme since we initialed (88-124) Vision-based Planning first used in Easton in the 1997 Comprehensive Plan."

91, 96 "**Natural features should determine design**. Developments should be designed in harmony with nature rather than against it."

- ***Fact***: MHC's proposed development disregards and is contradictory to the rural and small-town proposed for the Clubhouse expansion and the Ag I building as well as the scale of all the proposed buildings in relation to the residential community are inconsistent with the intent of the Comprehensive Plan to design structures that are in harmony with nature. The golf course setting provided the residents peace and quiet; giving them a vested interest in the land's use. This proposed development encompasses 47 acres of land. The balance of the MHC property is to remain "as is", which means fields dense with weeds and overgrown vines; not the well-maintained golf fairways and greens that the Easton Club.

- ***Fact***: The water view setting should inspire MHC to make the water and surrounding land the dominant feature, rather than the natural landscape being dwarfed by massive buildings.

91 "**Automobiles should not determine design**. "Streets whose function is solely or primarily to accommodate neighborhood traffic can and should be much narrower than those designed to move large volumes of traffic."

- ***Fact***: The privately owned Easton Club streets were designed primarily for the movement of residents through the community. They are narrow and not intended to handle traffic for large commercial construction and operation such as that proposed by MHC. The easement granted the developer for the golf course operation runs throughout the EC neighborhoods – following the golf course that the houses encircle. There is no restriction of use of the roads in EC for MHC; permitting it and its guests to use all the neighborhood streets and, but for a small maintenance fee for Clubhouse Drive, MHC is not be responsible for any maintenance or replacement costs.

  Additionally, MHC has failed to provide details of how its guests will visit the Agri Building II. Will it use the existing Easton Club neighborhood roads or as MHC suggests, open Waverly Road for access? Access to Waverly Road is specifically prohibited by the Master Development Agreement dated August 31, 1994, Section 1.3.

92 - "**Parking should not be a dominant site feature**. Where there is a degree of doubt over the amount of parking needed, the lower amount should be favored to give a preference to green space over pavement."

- ***Fact***: MHC has proposed parking lots at all five buildings that include a two-storied parking garage at the Multi-Purpose Building and Agri Building I. As of November 2, 2022 no exact number of parking spaces have been provided to the town. ESDR requested a traffic study, in part, to determine necessary parking spaces. MHC traffic states only: "Sufficient parking provided for the new developments" Maryland Health Club [sic] Traffic Impact Study Conclusion Section 4.2). This response is not adequate and requires further study.

- ***Fact***: MHC's two-storied parking garages are dominant site features and out of character for Easton's traditional architecture







94, 95

- "**Integrated Uses Are Desirable**." A vast area of residential uses with a disconnected pod of commercial use is not the concept we are trying to promote. Too often, when any commercial development was presented at all, it was improperly located, of an inappropriate scale, or both."

- ***Fact***: MHC proposes to enlarge the current clubhouse and pavilion from 17,655 sq. ft. to almost 60,000 sq. ft., an increase of more than 300%.



Clubhouse



Pavilion

- ***Fact***: MHC proposes to build three (3) new buildings, adding another 150,000 square feet to the existing clubhouse and pavilion, for a total of 205,969 sq. ft., 12 times larger

than the current clubhouse:

1. Multi-Purpose Building: 90,730 sq. ft.
2. Agri-1 Building: 35,792 sq. ft.
3. Agri-2 Building: 21,525 sq. ft.

- Fact: MHC's project is inappropriate because of its location in a quiet, residential neighborhood, because of its massive size and because of its ultra-modern design. In other words, it is "improperly located and is an inappropriate scale."

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92, 101

- "**Architecture Should Respect Easton's Historical Development**. This is perhaps the most important Design Principle in the struggle to make Easton a unique place, rather than the latest version of "Anywhere USA." New development in Easton, especially new commercial development, should look to buildings constructed prior to the 1940's for an example of what to emulate."

- ***Fact:*** MHC's structural design ignores the architectural history, proposing massive glass, steel and stucco buildings of a size that dominates the community rather than the neighborhood-scale recommended by the Comprehensive Plan. Vinyl siding and brick are the predominate exterior surfaces of the Easton Club houses, as was the Clubhouse, Pro Shop and Pavilion.

102

- "**Architecture Should Respect Easton's Historical Development** "It is not enough, however, to simply provide unique architecture. Context is also important. A grand Victorian building set amongst a development of contemporary structures would not be fitting. Similarly, while a southwestern desert motif would definitely be unique, it would certainly not be suitable in Easton."

- ***Fact***: MHC's modern designs are not suitable for and should not be located in a traditional Easton neighborhood.



Multi-Purpose Building



Agri-1 Building



Agri-2 Building

MHC's SCALE NONCOMPLIANCE

The massive size of MHC's buildings is noncompliant with the Town of Easton's Comprehensive Plan and inappropriate juxtaposed among Easton Club's residential homes.

Existing Buildings

Building	Existing Sq, Ft.	MHC Proposed Sq. Ft.	# X Larger Than Current Building	% X Larger Than Current Building
Pavilion	3,420	4,496	1.31	131%
Clubhouse	14,235	53,426	3.75	375%
Total	**17,655**	**57,922**	**-**	**328% larger than existing buildings**

Proposed New Buildings

	MHC Proposed Sq. Ft.	# X Larger Than Current Clubhouse	% X Larger Than Current Building
Multi-Purpose Building	90,730	6.37	637%
Agri-1	35,792	2.51	251%
Agri-2	21,525	1.51	151%
Total New Sq. Ft.	**148,047**	**10.4**	**1,040%**
MHC's Proposed Buildings	**205,969**	**14.46**	**1,446% larger than current clubhouse**

4

PETITION TO OPPOSE
MARYLAND HEALTH CLUB'S APPLICATION FOR A PUD AMENDMENT*

e, the undersigned, formally request that the Town of Easton reject Maryland Health Club's Application for a Planned Unit Development (PUD) Amendment to develop the Easton Club golf course parcel for the following reasons:

- The design and size of the proposed buildings are incompatible with the traditional, historic architecture of our neighborhood and the Town of Easton.
- The development of a large-scale commercial enterprise in a quiet, residential neighborhood is inappropriate.
- The projected 49% increase in traffic from the proposed hotel/resort will negatively impact our road integrity, privacy, safety, security. tranquility and value of our homes in addition to impacting the traffic on Oxford and Waverly Roads. Any easements granted to the previous golf course property were not intended for a project of this magnitude.
- Maryland Health Club's lack of experience and expertise in the "food and wellness industry" coupled with its failure to maintain its property and follow through on its promises, casts doubt on its ability to properly operate and maintain a viable commercial project. If the business fails, the Easton Club residents will be left with five (5) unattractive, abandoned buildings.

Printed Name	Signature	Address	Date
GARY WRIGHT	Gary Wright	7609 EASTON CLUB DR	10/30/22
Janet Wright	Janet Wright	" "	10/30/22
STAN HOWETH	Stan Howeth	7607 EASTON CLUB DR	10/30/22
Kathy Howeth	Kathy Howeth	7607 Easton Club Dr.	10/30/22
STEVE LIGHTNER	Steve Lightner	7611 Easton Club	10/30/22
ANN ROSENWALD	Ann Rosenwald	7613 Easton Club	10/31/22
PAUL ROSENWALD	Paul K Rosenwald	7613 EASTON CLUB	10/31/22
Sandra Casey-Martin	Sandra C-Martin	7681 Easton Club Dr	10/31/22
Matt Monahan		7667 Easton Club Dr	11/3/22
JUDY MOORE	Judy Moore	7604 EASTON CLUB	11/3/22
Mike Marshall MARSHALL	Mike Marshall	28506 SAWGRASS CT	11/4/22
Christian Mackendrick	Christian Mackendrick	7600 Easton Club Drive	11/4/22
Erica Mockabee	Erica Mockabee	7600 Easton Club Drive	11/4/22

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Printed Name	Signature	Address	Date
Robert	Robert J Isaac	26423 Pinehurst Circle	10-31-2022
Caitlyn		2487 PINEHURST CIRCLE	10-31-2022
Elizbeth A. Haslup	Elizbeth A Haslup	28411 Pinehurst Cir	10-31-2022
PHILIP G RUSSELL	Philip G Russell	28413 PINEHURST CIR	10-31-202
KATHARYN RITTER	KR Ritter	28407 PINEHURST CIRCLE	10-31-202
SANDRA JOHNSON	SANDRA JOHNSON	"	"
Jan Ryan	Jan Ryan	28407 Pinehurst	10/31/22
DANIEL BERNOSKE	Daniel B. Bernoske	28402 PINEHURST CIRCLE	10/31/22
Constance Blades	Constance Blades	28406 Pinehurst	10/31/22
R. Zuchelke	R Zuchelke	28408 Pinehurst	10/31/22
	LYNN L MIELKE	28415 PINEHURST	10/31/22
Gail Lewis	GAIL LEWIS	28404 Pinehurst	10-1-22
Robert Grammer		28405 Pinehurst	11-4-22

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Printed Name	Signature	Address	Date
ANNE SLACK	Anne M. Slack	7618 [illegible]	11/2/22
Tim SLACK	Timothy Slack	"	11/2/22
[illegible] Jenn	[illegible]	7524 Seventeenth	11-2-22
Sara Perry	Sara Perry	7524"	11-2-22
J. Artz	[illegible]	7530	11-2-22
PATTY AITA	Patty Aita	7530 SEVENTEENTH DR	11-2-22
Brian Shean	[illegible]	7538 17th	11/2/22
WALTER WRIGHT	Walter Wright	7550 17TH	11/2/22
Bonnie Wright	Bonnie Wright	7550 17th Dr.	11/2/22
Laurie Via	Laurie Via	7566 17th Dr	11/2/22
Dennis Via	Dennis M Via	7566 17th Dr.	11/2/22
Maryorie Sevier	Maryorie D Sevier	7566 17th Dr.	11/2/22
Barry Smyle	Barry G. Smyle	7574 17th Dr.	11-2-22

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Printed Name	Signature	Address	Date
BARBARA R. DENTON	Barbara R Denton	7793 WOODLAND CIRCLE EASTON MD 21601	10/17/22
Mary G. Hynes	Mary G Hynes	7907 TOUR DR Easton MD	10/17/22
FRANK MALLOY	Frank Malloy	7513 EASTON CLUB DR	10/17/22
Diane Blair	DIANE BLAIR	7557 Tour Dr.	10/17/22
JoAnn O'Reilly	JoAnn O'Reilly	7578 TOUR DR	10/17/22
Charles O'Reilly	Charles O'Reilly	7578 TOUR D	10/17/22
Patricia Krieger	PATRICIA KRIEGER	9510 TOUR DR	10/17/22
Susan Frank	Susan Frank	28517 Augusta	10/17/2
Merrilie D Ford	Merrilie Ford	28527 Augusta Ct	10/17/22
Pamela Reynolds	Pamela Reynolds	28589 Clubhouse Dr	10/17/22
Sally McCash	Sally McCash	28597 N. 4th Dr	10/17/22
Barbara Beskel	Barbara Beskel	28474 Clubhouse Dr	10/18/22
Catherine Walker	Catherine Walker	7739 Woodland Cir	10/18/22

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Printed Name	Signature	Address	Date
Keri Kleppinger		7579 Tow DR	10/17/22
Martha Russell	Ma Russell	28413 Pinehurst Cir.	10/17/22
Phillip Lippert		27778 Waverly Rd.	"
TOM WEBBER		7255 E. CLUB DRIVE	10/17/22
Audrey Webber	Audrey E. Webber	7555 E. Club Dr.	10/17/22
Dore Degnan	Dore Degnan	28519 Augusta Ct	10/17/22
Charlotte Cuttler	Charlotte Cuttler	7602 Easton Club DR	10/17/22
Judith Hines	Judith Hines	28642 Clubhouse	10/17/22
SHARON ADAMS	Sharon Adams	7570 Easton Club D.2	10/17/22
RONALD J. ADAMS		7570	10/17/22
Cynthia Frei	Cynthia Frei	28468 Clubhouse Dr.	10/17/22
Alison Seaney		28560 Clubhouse Dr	10/17/22
RALPH WALKER	Ralph Walker	7739 WOODLAND CIRCLE	10/18/22

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Printed Name	Signature	Address	Date
Dan Kellogg		28507 Ashbrook Ct	10/17/22
Dennis Comey		7588 E. Club DR.	10/17/22
Sue Comey	Sue Comey	7588 Easton Club	10/17/22
Tony Hoevenaars		7583 TOUR DR.	10/17/22
JOHN WOLFE		28492 WATERVIEW DR.	10/17/22
Linda C. Reilly	Linda C. Reilly	7845 Woodland Circle	Oct. 17, 22
Bryan J. Reilly		7845 Woodland Circ	10/17/22
Grace Suroy	Grace Suroy	28497 Pinehurst Circle	10-17-22
JOHN SUROY		28497 Pinehurst Circle	10-17-22
Joanne Buritsch	Joanne Buritsch	7591 Easton Club Dr.	10-17-22
Kendge Buritsch		7591 Easton Club Dr.	10-17-22
Scott McCash		28597 9th Dr	10/17/22
JO-ANN SAVILLE		28479 waterview	10/17/22

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Printed Name	Signature	Address	Date
L. Thomas Divilio, MD		28526 9th Dr Easton	10/17/22
Judith Shawaker		7567 Town Ct	10-17-22
BARBARA COOK		28392 Masters Ct.	10/17/22
Glenda Callahan		7691 Woodland Circle	10/17/22
Dennis Callahan		7691 Woodland Circle	10/17/22
Carol Wheeler		7680 Woodland Circle	10-17-22
Patricia Crane		28410 Pinehurst Cir	10/17/22
Carol Masnowiecki		28425 Pinehurst	10/17/22
Lorraine Hooker		28507 Ninth Drive	10/17/22
Sara Perry		7524 17th DRIVE	10/17/22
Randolph Perry		7524 17th Dr	10-17-22
K. Matthews for Donna Mann		7712 Easton Cl Dr	10.17.22
WENDY ROTH		28533 CLUBHOUSE DR	10/17/22

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Printed Name	Signature	Address	Date
Mary Urban		7617 E.C Drive	10/17
Evelyn Novobilski	Evelyn Novobilski	7617 Easton Club Dr	10/17/22
JUDITH KNIGHT	Judith Knight	7575 WOODLAND DR	10/17/22
SARAH Williamson	S Williamson	121 Elwood Ave	10/17/22
JOANNA CROWLEY Joanna Crowley	Joanna Crowley	7501 Tour Dr.	10/17/22
VIRGINIA BLATCHLEY	Virginia Blatchley	28421 Pinehurst Cir	10/17/22
Guy Basham		28480 wedgeway	10/17/22
Susan Basham	Susan Basham	28480 Wedgeway Circle	10/19/22
KATHY KOPEC	Kathy Kopec	28488 Wedgeway Circ	10/17/22
Robert Kopec	Robert Kopec	28488 wedgeway Circle	10-17-22
Irene McConnell	I McConnell	7532 Easton Club Dr	10/17/22
Jerome McConnell		7532 Easton Club Dr.	10/17/2022
James O. Meadows Jr	James O. Meadows Jr	28583 Clubhouse Dr	10/17/2022

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Printed Name	Signature	Address	Date
Katherine Adler	Katherine Adler	28589 Clubhouse Drive	10/17/22
BARBARA RAGAN	Barbara M. Ragan	7525 EASTON CLUB DR	10/17/2022
Bill Read	W R Read	7525 Easton Club Dr	10/17/2022
FRANK CELESTINE		28525 CLUBHOUSE DR	10/17/2022
Gretchen Celestino	Gretchen Celestino	28525 Clubhouse Dr	10/17/2022
GEORGE DECKER		7608 Easton Club Drive	10/17/22
Susan Fitzgerald		7861 Woodland Ct Easton, MD	10/17/22
Reid Fitzgerald		11	10/17/22
PAUL D. FENTON		7793 WATERWAY CIR EASTON MD 21601	10/17/22
Susan Bullock		7519 Easton Club	10/17/22
Mr. & Mrs. James VAN Dese		28656 Clubhouse Dr	10/17/22
THOMAS LEDVINA		858 PHILLIS HILL LN EASTON, MD	10/17/22
Cindy Moore		7604 Easton Club Dr	10/17/22

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Printed Name	Signature	Address	Date
Adeline Tryon	Adeline Tryon	28597 Clubhouse	10-31-22
Pat C. Tryon	Pat C Tryon	28597 Clubhouse Dr	10-31-22
Barbara Clem		28637 Clubhouse	10-31-22
GLORIA FILES	Gloria A. Files	28683 Clubhouse	10-30-22
Donna Horney	Donna	28646 Clubhouse	10-31-22
William O Horney	William	28646 Clubhouse	10-31-22
Susan Marvil	Susan Marvil	28636 Clubhouse	10-31-22
Nancy Howie	Nancy Howie	28628 CLUBHOUSE	10-31-22
George Howie		28628 CLUBHOUSE	10-31-22
MARIANNE STROTHER	Marianne Strother	28602 CLUBHOUSE DR	10/31/22
ROBERT STROTHER	Robert Strother	28602 CLUBHOUSE	10/31/22
Barbara Lewis	Barbara Lewis	28588 Clubhouse Drive	10/31/22
Regina Gary	Regina Gary	28574 Clubhouse Dr.	10/31/22

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Printed Name	Signature	Address	Date
Karen Bailor	Karen E Bailor	7573 Seventeenth Dr. Easton, MD	11/2/22
Brooke Nussbaum	Brooke Nussbaum	7510 Seventeenth Easton MD	11/4/22
Jeffrey K Ayres	Jeff K Ayres	28477 Waterview Easton MD 21601	11-8-22
WILLIAM P. RAUSCH	William P. Rausch	28519 Waterview Easton, MD 21601	11-9-22
Joyce J. Rausch	Joyce J Rausch	28519 Waterview Easton, Md. 21601	11-9-22
ERIC ROSEN	Eric Rosen	28529 WATERVIEW EASTON, MD 21601 DR.	11/9/22
Marilyn Witkosky	Marilyn Witkosky	28532 Waterview Easton MD 21601	11/9/22
BONNIE LAMBERTSON	Bonita Lambertson	28512 Waterview Dr. Easton, MD	11/9/22
Ron Lambertson	Ronald Lambert	28512 Waterview Easton MD	11/8/22
Sarah Ravezz.	Sarah S Ravezz	28502 Waterview Dr Easton,	11/9/22
FRAN WOLFE	Fran Wolfe	28492 WATERVIEW DR	11/10/22
JAMES SPEAR	James B Spear	28457 Waterview Dr.	11/13/22
Georgini Friedman		28480 Pyne Hurst Circle	11/13/22

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PETITION TO OPPOSE
MARYLAND HEALTH CLUB'S APPLICATION FOR A PUD AMENDMENT*

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Printed Name	Signature	Address	Date
DUANE LUNDAHL	Duane Lundahl	24870 WEDGEWAY EASTON	10/30/22
BARBARA LUNDAHL	Barbara Lundahl	24870 WEDGEWAY EASTON	10/30/22
Robert Hoskins	Robert W. Hoskins	28466 Wedgeway Easton	10/30/22
FRAN HOSKINS	Frances Hoskins	28466 WEDGEWAY EASTON	10/30/22
Joy Murray	Joy Murray	28496 Wedgeway Easton	10/30/22
GREG STERLING	Greg Sterling	28496 Wedgeway Easton	10/30/22
ELWOOD M. MILLER	Elwood M. Miller	28391 MASTERS CT EASTON, MD	10/30/22
Barbara Harries	BARBARA HARRIES	28484 Waterview Dr	11/9/22
Rick Harries	Rick Harries	28484 Waterview Dr.	Nov 9, 2022
Julia Sweeney	Julia Sweeney	28471 WATERVIEW DR.	11/9/22
Kevin Sweeney	Kevin Sweeney	28471 WATERVIEW DR.	11/9/22
JANI HYNSON	Jani Hynson	28460 Waterview	11/09/22
Dale Rauch	Dale Rauch	28466 Waterview	11/09/22

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Printed Name	Signature	Address	Date
Kimball Mackaness	Kimball J. Mackaness	28528 Clubhouse Easton, MD	10/17/22
Laurie S. Mackaness	Laurie S Mackaness	28528 Clubhouse Dr Easton, MD	10/17/22
Amy Manley	Amy Manley	28549 Clubhouse Dr Easton, MD	10/17/22
Joe Manley	Joe Manley	28549 Clubhouse Dr EASTON MD	10-17-22
ROBERT S BURTON	Robert S Burton	7612 EASTON CLUB DR. EASTON, MD 21601	10/17/22
Cathy Williams Pierce	Cathy Wms Pierce	7592 Easton Club Dr Easton 21601	10/17/22
FREDERICK ELLIS	FR Ellis	7408+7484 Tour Dr.	10/17/22
NANCY STARSON	Nancy J Starson	28613 Clubhouse Dr Easton, MD 21601	10/17/22
LOIS B. SHEPARD	Lois B Shepard	28605 Clubhouse Dr	10/17/22
Jane Phelan	Jane Phelan	7635 Tour Dr.	10/17/22
DAVID GITTENS	David Gittens	7598 Easton Club Dr Easton, MD	10/17/22
MAUREEN GITTENS	Maureen Gittens	7598 EASTON CLUB DR EASTON, MD	10/17/22
Anne F. Rosen	Anne F Rosen	28529 Waterview Dr Easton, MD	10/10/22

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Printed Name	Signature	Address	Date
Lenore Nelson		28504 Woods Dr Easton MD	11/3/22
Josephine Murchelano	Josephine Murchelano	28501 Woods Dr.	11/3/22
Carolyn Edwards	Carolyn Edwards	28500 Woods Dr.	11/3/22
Jessica Jones		28496 Woods DR.	11/3/22
DARNELL JONES		28496 Woods DR	11/5/22
Easton		28492 Woods Dr	11/5/22
SHIRLEY FOSTER		28497 Woods Dr	11-5/22
Sayra Ewing		28488 Woods Dr	11-6-22
Irma Toce		28493 Woods Dr.	11/6/22
FREDERICK ELLIS		7406 TOUR DR.	11/11/22
William S. Shepard		28605 Clubhouse Drive	11/16/22
VIRGINIA BATCHLEY PhD		28721 Pinehurst	11/5/22
Dick Saunders		28502 Wakonda	11/12/22

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Printed Name	Signature	Address	Date
MARION JOHNSON	Marion Johnson	7551 Tour Dr	10/30/22
TOM DI MYO	[signature]	7547 Tour Dr	10/30/22
MICHAENNE LA Chapelle	[signature]	7534 Tour	10/30/22
STANLEY GARAS	[signature]	7521 TOUR	10/30/22
NADIA GARAS	[signature]	7529 TOUR	10/30/22.
Susan Patterson	[signature]	7513 Tour	10/30/22
Margo Hynes	[signature]	7505 Tour	10/30/22
JOAN CROWLEY	[signature]	7501 Tour	10/30/22
Katherine R Herbert	[signature]	7497 Tour Dr	10/30/22
Nancy Stanco	[signature]	7482 Tour Dr	11/7/22
Chase Harrison	[signature]	28486 Pinehurst	11/7/22
Sandy Crouch	[signature]	28499 Pinehurst	11-8-22
Dorothy Olds	[signature]	7415 Tour Dr	11/14/2022

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Printed Name	Signature	Address	Date
Lois Small	Lois Small	28505 Sawgrass	11/2/22
Henry Small	Henry Small	28505 Sawgrass	11/2/22
Marie Geiger	[illegible]	28486 Sawgrass	11/2/22
Ruth Ehrensberger	Ruth Ehrensberger	28500 Sawgrass Ct	11/2/22
John Cornette	[illegible]	28503 Sawgrass	11/2/22
Adelina Cornette	[illegible]	28503 Sawgrass	11/2/22
Cynthia Pyron	Cynthia Pyron	28513 Sawgrass	11/2/22
Barbara Klink	Barbara Klink	28508 Sawgrass	11/2/22
Ben Bradner	Ben Bradner	28509 Sawgrass	11/2/22
Martha Bradner	Martha Bradner	28509 Sawgrass	11/2/22
Michael Mudge	Michael Mudge	28504 Sawgrass	11/02/22
Nathalie Venkatram	[illegible]	7406 Tour Dr	11/12/22
Jessica Renshaw	[illegible]	7412 Tour Dr.	11/14/2022

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Printed Name	Signature	Address	Date
Mary Ellen Mabe	M.E. Mabe	7563 Tour Dr.	10/31/2022
Gretchen Messick	Gretchen Messick	7404 TOUR Dr	10/31/2022
Karen McLaughlin	Karen McLaughlin	7402 Tour Dr	10/31/2022
F.R. Nichols	F. R. Nichols	7417 Tour Dr	10/31/22
EDYE A. HITCHENS	Edye Hitchens	7411 TOUR DR	10/31/22
LARRY HITCHENS	Larry Hitchens	7411 TOUR DR	10/31/22
KATHY FOWLE			
FREDERICK ELLIS	F R Ellis	7484 TOUR DR.	11/11/22
KEN LANNO		28485 CLUBHOUSE DR	11/20/22
Ahmed Abdel-Edward		7584 Easton Club Dr.	11/20/22
[illegible]		28493 Pinehurst Circle	11/20/2022
Alicia Allen	Alicia Allen	28535 Augusta	11/9/22
Patricia ALLEN	Patricia T. Allen	28535 Augusta	11/9/22

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Printed Name	Signature	Address	Date
Susan Frank	Susan Frank	28517 Augusta Ct	11/2/22
Lynne Link		28513 Augusta Ct	11/2/22
CAROLINE SERRANO	Caroline Serrano	28525 Augusta Ct	11-2-22
Merrilie P. Ford	Merrilie P. Ford	28527 Augusta Ct	11/2/22
Eli Chaddon	Eli Chaddon	28529 "	11/2/22
LYNNE CHADDERTON	Lynne Chadderton	28529 Augusta	11/2/22
Bess Gillelan	Bess Gillelan	28533 Augusta	11-2-22
ROSE SIGMAN	Rose Sigman	28519 Augusta	11.2.22
FRANK FOSTER	F. Foster	28497 Woods Dr	11/4/2022
Kristi King		28541 Augusta Ct	11/4/2022
Eleanor Cathy Cox	Eleanor Cox	28539 Augusta Ct	11/4/2022
Carl Wakeland	Carl Wakeland	28524 Augusta Ct	11/4/22
David M. Cox	David M. Cox	28539 " "	11/4/22

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4

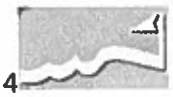
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Printed Name	Signature	Address	Date
[illegible]	[illegible]	[illegible]	10/26/22
[illegible]	[illegible]	285 Oakmont	11/4/22
[illegible]	[illegible]	29519 Oakmont	11/4/22
Kathy Callahan	K. Callahan	28532 Oakmont DR.	11/4/22
Lawrence Callahan	L. Callahan	"	11/4/22
Margaret Hall	Margaret Hall	28527	11/4/22
Joan M. Ball	JOAN M BALL	28530 OAKMONT DR	11/04/22
Craig Wilhelm	CRAIG WILHELM	28511 OAKMONT DR	11/4/22
William Harting	William Harting	7590 Easton Club Dr	11/7/22
CATHERINE ANNE HARTING	Catherine Anne Harting	7590 Easton Club Drive	11/07/22
Patricia Egeberg	Patricia Egeberg	7521 Tour DR	11/13/22
[illegible]	[illegible]	7446 Tour Dr	11/19/22
[illegible]	[illegible]	7452 Tour Dr	11/19/22

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Fred Shultz	Fred Shultz	28600 9th	11/4/22
Elaine Shultz	Elaine Shultz	28600 9th	11/4/22
Caroline T Ketchum	Caroline T Ketchum	28578 9th	11/4/22
Lorraine Hooker	Lorraine Hooker	28507 9th	11/4/2022
Patricia Sherrill	Patricia Sherrill	28587 9th Dr.	11/4/2022
David Sherrill	David Sherrill	28587 9th Dr	11/4/2022
Rob Ketchum	Rob Ketchum	28598 9th Dr	11/4/22
Janie Stark	Janie Stark	28563 9th Dr.	11/7/22
Carl Stark	C	28553 9th Dr	11/7/22
RICHARD H. HARRISON, JR	Richard H. Harrison	28570 9th Dr	11/7/22
Richard S. Archambault		28554 9th Drive	11/7/22
Kathy Toepfer	Kathy Toepfer	7533 Tour	11.13.22
Katherine R. Herbert	Katherine R. Herbert	7497 Tour Dr	11/13/22

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Printed Name	Signature	Address	Date
Alex Smolyakov		28431 Pinehurst Cir	11/9/2022
Kathryn Stranahan	Kathryn Stranahan	28441 Pinehurst	11/12/2022
Ismael Mercado		28449 Pinehurst	11/12/2022
NINA WAHL	Nina Wahl	28461 PINEHURST	11/12/22
Emily Effinger	Emily Effinger	28457 Pinehurst	11/12/22
PHYLLIS DELL	Phyllis H. Dell	28427 Pinehurst	11/14/22
Teresa Stephens	Teresa Stephens	28623 Clubhouse	11/21/22
Marshall Brown	Marshall B	28625 Clubhouse	11/21/22
Jill Koppenol	Jill Koppenol	7667 Clubhouse Cir	11/22/22
ANN JACOBS	Ann M Jacobs	28512 CLUBHOUSE DR	11/1/22
Pat Tryon	Pat Tryon	28597 Clubhouse Dr	11/1/22
Brenda L Cowles	Brenda L Cowles	7613 Easton Club Dr	11/3/22
Kathie Klepinger	Kathie Klepinger	7579 Tour Drive	11/3/22

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Printed Name	Signature	Address	Date
NEIL ROSS	Neil Ross	28631 Clubhouse Dr.	11/4
STEPHANIE ROSS	Stephanie Ross	28631 Clubhouse Dr	11/3
BART + SUE YOUSTRING	Bart Youstring	28451 Clubhouse Dr	11/3
JOSEPH EUGENE PREVOST	Eugene Prevost	28622 Clubhouse Dr.	11/3
Edward Baker	Ed	28571 Clubhouse Dr	11/3
Evelyn Ted Capuano	Evelyn F. Capuano	28577 Clubhouse	11/6
E F Capuano	Earl Capuano	28577 Clubhouse	11/6
Linda Morris	Linda Morris	28596 Clubhouse	11/6
Rosalie Griffith	R Griffith	7428 Tour Dr.	11/12/22
Lois Harrison	Lois Harrison	28570 9th Dr.	11/20/22
Ronald Frei	Ronald Frei	28468 Clubhouse Dr	10/17/22
Clara G. Kelly	Clara G. Kelly	28495 Waterview Drive, Easton, MD	10/25/22
Todd J. Kelly		28495 Waterview Dr. Easton, MD	10/25/22

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Robert Mauro	Robert Mauro	28477 Pinehurst Cir.	11/10/2022
Fay Mauro	Fay Mauro	28477 Pinehurst Cir	11/10/2022
Donna Kostens	Donna Kostens	28499 Pinehurst Cir	11/10/2022
GAREY KOSTENS	Garey J Kostens	28479 PINEHURST Cir	11/10/2022
Nancy Bateson	Nancy Bateson	28475 Pinehurst Cir	11/14/2022
Margot Tate		28481 Pinehurst Cir	11/14/22
Kendall Severo		28473 Pinehurst Cir	11/22/22
Timothy M Shaw		28485 Pinehurst Cir	11/22/22
Kimberly Davis	Kimberly Davis	28487 Pinehurst Cir	11/22/22
Barb + Tony Hoevenaars	Barbara Hoevenaars	7583 Tour Dr.	11/10/22
Mary A. FORD	Mary A. Ford	7587 TOUR DR.	11/10/22
Wanda Diffley	Wanda Diffley	7573 Tour Dr	11/10/22
Susan Kaesmer		28526 Compass Point Ct	11/13/22

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- The projected 49% increase in traffic from the proposed hotel/resort will negatively impact our road integrity, privacy, safety, security. tranquility and value of our homes in addition to impacting the traffic on Oxford and Waverly Roads. Any easements granted to the previous golf course property were not intended for a project of this magnitude.
- Maryland Health Club's lack of experience and expertise in the "food and wellness industry" coupled with its failure to maintain its property and follow through on its promises, casts doubt on its ability to properly operate and maintain a viable commercial project. If the business fails, the Easton Club residents will be left with five (5) unattractive, abandoned buildings.

Printed Name	Signature	Address	Date
Jill Gray		28494 Clubhouse Dr.	11/5/22.
Terry Uebler		28504 clubhouse	11/5/22
Simon Derstyne	S Peralesbrani	28515 Clubhill	11-5-22
ED + ML Pienkowski		28552 Clubhouse	11/5/22
Hilbert Dawkins		28548 Clubhouse	11/5/22
GLADYS JOHNSON	Gladys Johnson	28485 Clubhouse	11-5-22
Laurie & Kim Mackaness	Laurie Mackaness	28528 Clubhouse	11-5-22
MARGO MILLER		28484 Clubhouse	11-6-22
Monica Matthews		28541 Clubhouse	11/6/22
Kevin Nichols		28505 Pinehurst	11/6/22
John Osborne		28493 PINEHURST	11/13/22
Derrick Shindler, MD		28400 Pinehurst Circle	11-5-22

* I am aware that the settlement agreement between ECCA and MHC states that if a resident opposes MHC's development plans, the member would be denied MHC's community benefits.

4

PETITION TO OPPOSE
MARYLAND HEALTH CLUB'S APPLICATION FOR A PUD AMENDMENT*

We, the undersigned, formally request that the Town of Easton reject Maryland Health Club's Application for a Planned Unit Development (PUD) Amendment to develop the Easton Club golf course parcel for the following reasons:

- The design and size of the proposed buildings are incompatible with the traditional, historic architecture of our neighborhood and the Town of Easton.
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Printed Name	Signature	Address	Date
*Nikerrem Savas	Nsavas	7418 TOUR DR	11/3/22
BART YASSO	Bart Yasso	7414 Tour DR	11/4/22
Jane Gordon	Jane Gordon	7430 Tour Dr.	11/4/22
Pamela M. Price	Pamela M. Price	7432 Tour Dr.	11/4/22
Carl Ruf	C.M. Ruf	28501 Pinehurst	11/4/22
Sandy CROUCH	Sandy Crouch	28499 Pinehurst	11-4-2
[illegible]	[illegible]	7438 TOUR DR	11.06.2
YIXIN QIU	[illegible]	28485 Pinehurst	11/7/22
William OLIVEIRA	[illegible]	7486 TOUR DR	11/10/22
Tatyana Yalch	[illegible]	7486 Tour Dr	11/13/22
Carmela Sue	[illegible]	7488 Tour Dr	11/13/22
Mary H Davis	Mary H Davis	7589 Tour Dr.	11/13/22

* I am aware that the settlement agreement between ECCA and MHC states that if a resident opposes MHC's development plans, the member would be denied MHC's community benefits.



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Printed Name	Signature	Address	Date
JOHN D. BOYD	John D Boyd	7700 EASTON CLUB	11-7-22
SHERYL M. BOYD	Sheryl M Boyd	7700 Easton Club	11/7/22
Davina Mason		7712 Easton Club Dr.	11/7/22
Peyman Otmishi		7721 Woodland Circle Easton Maryland	11/12/22
Meredith Otmishi	Meredith Otmishi	7721 Woodland Circle Easton, MD	11/12/22
[illegible]	[illegible]	7590 Tour Dr	11-13-22
R SCOTT MERGENTHALER	R Scott Mergenthaler	7517 Tour Drive	11/22/22
Patti Mergenthaler	Patti Mergenthaler	7517 Tour Dr.	11/22/22
Margorie Menzies	Margorie Menzies	7633 Tour Dr	11/10/22
KEN DAVIS	[illegible]	7589 Tour Dr	11/10/22
DONALD CURRY	Donald C Curry Jr.	7577 EASTON CLUB	11-17-22

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Printed Name	Signature	Address	Date
Richard Dagener		28526 Commissioners Court	11/19/22
Iliana Garcia		28530 Congressional Rd.	11/19/22
Carolyn Schmitt		28554 Congressional Ct	11/19/22
Richard Bowntree		28537 Congressional Ct	11/19/22
Margaret vanderbeek		28527 Congressional Ct	11/19/22
Caroline Bauerle		28545 Congressional Ct	11/19/22
Gabriel Sardi		28530 Congressional Ct	11/19/22
MARGARET BATTAGLIA		28532 Congressional	11/24/22
ANTHONY MARSH		28525 Congressional Ct	11/29/22
Jean Marie		28541 Congressional Ct	11/27/22

* I am aware that the settlement agreement between ECCA and MHC states that if a resident opposes MHC's development plans, the member would be denied MHC's community benefits.

Town of Easton

Staff Members c/o jmayer@eastonmd.gov

Planning Commission c/o lthomas@eastonmd.gov

Re: Maryland Health Club PUD Amendment application(s) Revised Traffic Study

Ladies and Gentlemen:

I am a resident of the Easton Club and have attended the ESDR meetings regarding the above-referenced applicant. I have also reviewed a copy of the purported "Maryland Health Clud (sic) Traffic Impact Study" revised version October 2022.

The "analysis" is being presented without any signature or qualifying information, experience or credentials of the preparer and is nothing more than conclusions being made by an attorney for the developer who is not a transportation engineer or other accredited transportation professional whose analysis and conclusions should be deemed acceptable to satisfy submission requirements. Moreover, its analysis lacks any scoping agreement or evidence thereof that such a scoping agreement has the review and concurrence of the ESDR staff.

The applicant is attempting to make the case that the normal hospitality, restaurant or retail trip rates do not apply to their proposal. Instead of accepting such a self-serving description of possible activity the applicant should be required to research multiple (at least 2-3) similar projects or uses around the region (and if none, the country) to get a better assessment of trip generation. This has been done for other development projects where the use is either not an activity within the applicable code or manual or is of a size that is very different from the code or manual uses. For instance, Walmart although a "department store" would argue that it could provide details—actual studied data—to properly assess trip rates, parking and time spent at its locations since it was a different type of department store then those traditionally located within a mall.

The "Growth Rate of Existing Use" for the existing pavilion facility and restaurant activity and revenue stream is noted as being based on "appraisal reports for the Club facilities, 2008 and 2014" and "historical data and general data available to us". The source of the data is undisclosed, and the appraisals are neither identified as to the identity or qualifications of the appraiser or the party to which they are addressed so should not be a basis for establishing the existing use volume for the comparison being produced. In the report, Pg 9, 2.3c "other proposed background development is not considered". If that standard is to be used, then either (1) the proposal should include a shorter timeframe for completion after which the remaining development should be "retested for traffic impact" or (2) the "collective proposed developments" should be required to submit a joint analysis with proposed phasing that ensures development and transportation improvements occur concurrently. The report's inclusion of a 1.5% background growth of traffic rate is not an appropriate substitute for the exclusion any developments proposed within the study area which are pending or filed which will knowingly impact the intersections within the study area. In sum, there seems to be an attempt to "race the process" so as to masquerade the entirety of the anticipated traffic impact.

Applicant is seeking to establish that its proposal will not increase the previously approved traffic impact. While the "data" may seem to prove this, in large part it is because no specific ITE rates seem to apply to what is being proposed and the sources being used for comparison are undisclosed and unreliable. Some overlap in the traffic for the various uses is to be expected and deemed reasonable. However, the representation of the proposed uses of each of the buildings and the "assertions" that they will not be used simultaneously are inadequately documented for properly evaluating the traffic impact of the proposed development. Nothing in the application or plans restrict the hours or simultaneous operation of any of the buildings so is not relevant to the analysis and conclusions. For instance, some applicants would in this instance give consideration to "staggered employee hours" or "staggered activity times". The Maryland Health Club has demonstrated no experience with the development or construction of this type of facility or the operation contemplated in this application that would support any of the "conclusions"—even those by a non-professional.

I urge you to reconsider the acceptance of the traffic analysis as meeting the criteria for the PUD application.

Very truly yours,

Sally Presler McCash

240/381-7571

Ronald H. Frei
28468 Clubhouse Drive
Easton, MD 21601

November 23, 2022

Subject: Civil Engineering Comments on Maryland Health Club PUD at the Easton Club at the existing Clubhouse area; concerning storm retention and site layout considerations.

For purposes of discussion the Tred Avon river end of the property will be considered site north and Oxford Road site south.

Increased storm run-off on Clubhouse Drive

The proposed location of the new Multi-Purpose Building south of the Clubhouse running east – west adjacent to Clubhouse Drive will provide increased rainfall run-off onto Clubhouse drive exacerbating flooding into homeowner's crawl spaces that are already using sump pumps during rainfall events. During river high tide when a normal rain (approx. 0.20 in/hr) is falling; the water table has been observed at 6 inches below grade.

Please refer to MHC Stormwater Management Report dated August 2022 stamped by Mohamed Elfawal PE.

- On page 5 of 18 it states that groundwater was encountered in soil borings at approximate depths of 5 to 14 ft below grade.
- On page 8; "Water Quality" storm retention recommendations: 141 Stormtech SC-740 units. Based on Stormtech catalogue cuts I estimate the invert of the outfall pipe at 5 ft below grade.
- The 141 Stormtech SC-740 units appear to be sized to discharge storm water through percolation out the bottom of the basin. With the high-water table this is not possible. With these units receiving piped discharge from new paving, the enclosed swimming pool roof and multi-purpose building roof; a revised design is required.

- The Stormtech basin has an estimated pipe invert of 5 ft below grade. Water discharge at this elevation is not possible.
- Referring to the October 2022 water quality report; with the low pipe invert it will not be possible to add phosphorus to improve water quality.

Buried storm sewer from Clubhouse Drive

There is an existing storm sewer that takes run-off from the Clubhouse Drive retention pond west to the main retention pond drainage ditch. The proposed location of the Multi-Purpose Building is directly on top of this sewer line. A revised storm retention system is required to take care of run-off from Clubhouse Drive.

Parking Garage in Multi-purpose building

The proposed parking garage below grade is a very costly item because of the high water table, and may not be feasible. To construct a below grade garage would require a design to resist the large hydrostatic pressure and a pumping station with a generator back-up. I am not familiar with any below grade parking in Easton. An additional parking area above grade would be required to make up for the parking spaces lost if the garage is deleted from the scope.

Two Level Parking at west end of swimming pool building

The existing site elevations do not accommodate the height of the proposed two-level parking facility.

The proposed Multi-Purpose Building, breezeway, swimming pool building and parking area extend a lot farther west than shown on the rendering and appears to require relocation of the existing retention pond discharge ditch.

Clubhouse west extension

The west extension of the existing clubhouse and adjacent one-way road will extend into existing wetlands and require a wetlands permit from the state.

In addition, the one-way road will require a larger turning radius to accommodate fire engine truck access to the proposed Agri-Center Building. The distance between the existing Pavilion and Clubhouse for the one-way road is a lot smaller than shown on the rendering.

Jerome M. McConnell
7532 Easton Club Drive
Easton, Maryland 21601

To: Members, Easton Planning Commission
Town of Easton, Maryland

Re: MHC, LLC Project and Concerns
November 28, 2022

Ladies and Gentlemen:

My purpose in addressing you is to express obvious and potential issues with the proposed MHC Health Club project which is before you for consideration and recommendation. Now retired, my career in commercial banking spanned over 40 years—most of the last 30 as Executive Vice President and Senior Credit Officer of The Talbot Bank of Easton. Prior to that, I served as Vice President and Senior Loan Officer for the Eastern Shore for Maryland National Bank. I have reviewed the information submitted by MHC, LLC, such as it is, and have identified several specific items that warrant concern.

Of major significance is the lack of a business plan, market analysis, and financial forecasting to support the viability of the project. The first phase (PUD 2), rebuilding and enlarging the existing Pavilion and Clubhouse to 58,000 ft/sq., will cost between $24.5million and $32.0 million, depending on exterior and interior finishes and furnishings—but since no information on building specifications, interior design plans, or construction detail budgeting—have been submitted by MHC, it's not certain that those cost estimates are not understated.

Likewise, the information (narrative and drawings) about the rest of this enormous project (over 200,000ft/sq; total cost in excess of $70,000,000.00) does not suggest that any financial forecasts, cashflow projections, or professional income/ expense and debt service analysis has been performed. If private equity and not debt is the primary source of funding, investors would require a ROI schedule, supported by cash flow projections and similar information.

Why do we suggest that information of this nature should be required? Because this project, as proposed, is a monstrosity that would be built in the middle of an established, tranquil and dignified residential community. Its business purpose has not been properly described or disclosed to residents or Town officials. There are no similar business models in operation anywhere in this country. If it is started or built and fails, the Town will have a "what were they thinking?" embarrassment, but homeowners in Easton Club will have a dead skunk to live with, along with degraded property values.

The words "healthy", "food", "farm", "science", etc. don't make this a realistic or productive idea. It should not be allowed to proceed without a full disclosure and understanding of the real purpose of the project, supported by a real business and marketing plan, with sources of funding and accountability identified, and with due diligence applied to any and all information received from MHC LLC.

Respectfully,



Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor

Charles C. Deegan
Chairman
Katherine Charbonneau
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

July 12, 2022

Mr. Joseph Mayer
Town of Easton Planning and Zoning
14 South Harrison Street
Easton, MD 21601

Re: Maryland Health Club LLC, PUD
28449 Club House Drive, Easton
(TM 34, G 15, P 122B, Lot 154)

Dear Mr. Mayer:

Thank you for submitting information regarding the above-referenced planned unit development (PUD) to this office for review. The project is at the first stage of local review, sketch plan submittal. The property to be developed is 174.9 acres, partially located in the Critical Area and designated as an Intensely Developed Area (IDA). The Critical Area portion of the site was granted growth allocation by the Town and approved by the Critical Area Commission in 1993.

The site is waterfront to the Tred Avon River and is a former golf course and country club. The applicant is proposing to re-develop the site with renovations and expansions to the existing clubhouse, replacement of the existing Pavilion Building with an enclosed mezzanine facility, the construction of a multipurpose building and two agricultural buildings (one of which is located outside of the Critical Area), expansion of an existing parking lot, and addition of a parking garage and parking lot associated with the two agricultural buildings. The applicant intends to leave the golf course fairways and bunkers intact.

Based on our review of the information provided, we have the following comments related to the proposed development within the Critical Area portion of the site:

1. The site plan must indicate the 1,000 foot Critical Area boundary and Critical Area designation.

2. A minimum 100-foot Buffer must be delineated on the site plan, and if applicable, expanded as per COMAR 27.01.09.01. The Buffer is also required to be fully established per COMAR 27.01.09.01-1.

3. Except for water-dependent facilities, no development may be permitted in the Buffer without a variance. Proposed impacts to the Buffer and other habitat protection areas must be quantified and if authorized, appropriate mitigation must be provided per COMAR 27.01.09.01-2.;

4. The applicant has divided the site into three separate limits of disturbance for stormwater management purposes. Area SW1 contains the pavilion, clubhouse, multipurpose building, parking lots and access road. The 14.3 acre LOD will increase in impervious surfaces from 2.1 to 4.5 acres, for a 10% pollutant reduction requirement of 5.27 pounds of phosphorus per year. Area SW2 contains agricultural building #1, access road and parking garage. The 2.75 acre LOD will increase in impervious surfaces from 0.8 to 2.25 acres, for a 10% pollutant reduction requirement of 3.4 pounds of phosphorus per year. Area SW3 contains agricultural building #2, access road and parking lot (outside of the Critical Area). Each area will use rooftop and nonrooftop disconnects and large grass swales to meet stormwater management requirements.

   The applicant must demonstrate that the proposed stormwater management also meets the 10% pollutant reduction rule for the portion of the development in the IDA. Please forward the 10% spreadsheet for each area for our review;

5. In order to facilitate review of the 10% pollutant reduction rule, please have the applicant add a lot coverage table of existing and proposed lot coverage within the Critical Area portion of the development plan, as well as for each of the stormwater areas; and

6. It is unclear if removal of trees is proposed at this time. If no clearing is proposed, please include a note on the site plan stating such, and if any planting is proposed.

Thank you for the opportunity to provide comments. We will provide additional review and comments when the requested information has been forwarded to our office. Please contact me at (410) 260-3479 or alexandra.deweese@maryland.gov if you have any questions.

Sincerely,

Alexandra DeWeese

Alexandra DeWeese
Natural Resources Planner

cc: EA 224-22

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor

Charles C. Deegan
Chairman
Katherine Charbonneau
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

September 29, 2022

Mr. Joseph Mayer
Town of Easton Planning and Zoning
14 South Harrison Street
Easton, MD 21601

Re: Maryland Health Club LLC, PUD
28449 Club House Drive, Easton
(TM 34, G 15, P 122B, Lot 154)

Dear Mr. Mayer:

Thank you for submitting revised information regarding the above-referenced planned unit development (PUD) to this office for review. The project is at the first stage of local review, sketch plan submittal. The property to be developed is 174.9 acres, with 34.46 acres of the project located in the Critical Area on land designated as an Intensely Developed Area (IDA).

The site is waterfront to the Tred Avon River and is a former golf course and country club. The applicant is proposing to re-develop the site with renovations and expansions to the existing clubhouse, replacement of the existing Pavilion Building with an enclosed mezzanine facility, the construction of a multipurpose building and two agricultural buildings (one of which is located outside of the Critical Area), expansion of an existing parking lot, and addition of a parking garage and parking lot associated with the two agricultural buildings. The applicant intends to leave the golf course fairways and bunkers intact.

Based on our review of the information provided, we have the following revised comments related to the proposed development within the Critical Area portion of the site:

1. It appears that the 100-foot Buffer has been properly delineated on this plan, along with the 1,000-foot Critical Area line. However, neither line is clearly labelled. Please have the applicant label these lines accordingly.

2. Buffer establishment will be required for this site. In this circumstance, since the site appears to be redevelopment, establishment will be required based on the net increase in lot coverage outside the Critical Area Buffer.

3. Except for water-dependent facilities, no development may be permitted in the Buffer without a variance. Proposed impacts to the Buffer and other habitat protection areas

must be quantified and if authorized, appropriate mitigation must be provided per COMAR 27.01.09.01-2.

4. The applicant has divided the site into three separate limits of disturbance (LOD) for stormwater management purposes. The applicant must demonstrate to the Town that the proposed stormwater management meets the Critical Area 10% pollutant reduction rule for the portion of the development in the IDA. Please forward the 10% spreadsheet for each (LOD) for our review and comment.

5. In order to facilitate review of the 10% pollutant reduction rule, please have the applicant add a table of existing and proposed impervious surface within the Critical Area portion of the development plan, as well as for each of the stormwater areas.

Thank you for the opportunity to provide comments. We will provide additional review and comments when the requested information has been forwarded to our office. Please contact me at (410) 260-3483 or nick.kelly@maryland.gov questions.

Sincerely,

Nick Kelly
Regional Program Chief

cc: EA 224-22

MARYLAND HEALTH CLUB LLC (MHC)

PLANNED UNIT DEVELOPMENT

TOWN OF EASTON

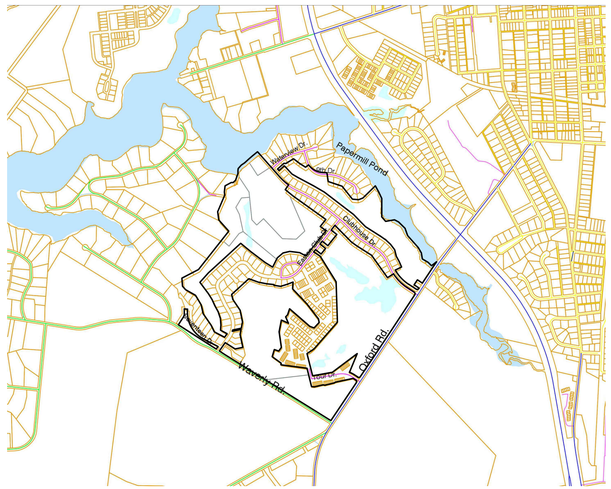
TALBOT COUNTY, MD

I. GENERAL NOTES

1. THE PROPERTY HEREON IS OWNED BY (MARYLAND HEALTH CLUB–MHC), BY DEED DATE 07/15/2016 , RECORDED AMONG THE LAND RECORDS OF TABLOT COUNTY IN LIBER (02367) , FOLIO (00026).
2. TAX MAP (0034) , GRID (0015) , PARCEL 122, LOT 0154
3. ZONING (PUD)
4. TOTAL LAND AREA =17524 Sq.ft (180.2960 AC)
5. TOTAL DEVELOPED AREA = 12571 Sq.ft (0.28 ACRES)
6. TOPOGRAPHY SHOWN HEREON IS PREPARED BY (MOHAMED ELFAWAL), dated 08/20/2020,

COMPREHENSIVE PLAN NOTE:

THE PROJECT DESIGN COMPLIES WITH SEVERAL DESIGN OBJECTIVES STATED IN THE COMPREHENSIVE PLAN, TOWN OF EASTON. THE DESIGN HAS SOUGHT TO PRESERVE NATURAL FEATURES, OPEN SPACES, INTEGRATED USES, ETC. EXISTING LAND CONTOURS AND ORIGINAL GOLF COURSE SPACE HAS BEEN LEFT INTACT FOR OPEN SPACES AND PARKING PLANNING HAS BEEN INTEGRATED TO PROVIDE A DESTINATION LOCATION. FOR COMPLETE NARRATIVE SEPARATE SUPPLEMENT HAS BEEN PROVIDED.



SCALE 1": 1200'

VICINITY MAP

28449 CLUB HOUSE DRIVE

EASTON, MD (21601–8396)

TAX Map 0034
LOT 154

Approved	
Town of Easton–Town Planner	Date
Town of Easton–Town Engineer	Date
Easton Utilities–Engineer	Date

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2		G-01	GENERAL NOTES
3	Existing Condition (EC)	C-EC-01	EXISTING CONDITION
4		C-EC-02	EXISTING CONDITION
5	CONCEPT PLAN	V-01	SUBDIVISION & DEVELOPED AREAS
6		V-02	NEW & RENOVATED FACILITIES
7		V-03	AREA USAGE
8	ROADS	C-R-01	PAVING NOTES
9		C-R-02	PROPOSED ROAD LAYOUT
10		C-R-03	PROPOSED ROAD LAYOUT (LOWER LEVEL)
11		C-R-04	PROPOSED ROAD LAYOUT (UPPER LEVEL)
12		C-R-05	ROAD PLAN (A-LOWER) -DETAILED (01/07)
13		C-R-06	ROAD PLAN (A-LOWER) -DETAILED (02/07)
14		C-R-07	ROAD PLAN (A-LOWER) -DETAILED (03/07)
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18		C-R-11	ROAD PLAN (B) -DETAILED (07/07)
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20		C-R-13	ROAD LONGITUDINAL SECTIONS
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25		C-R-18	PARKING CALCULATIONS
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58		C-L-05	DETAILED PLAN
59		C-L-06	DETAILED PLAN
60		C-L-07	DETAILED PLAN
61		C-L-08	DETAILED PLAN
62		C-L-09	DETAILED PLAN
63		C-L-10	DETAILED PLAN
64		C-L-11	DETAILED PLAN
65		C-L-12	DETAILED PLAN
66		C-L-13	DETAILED PLAN
67		C-L-14	DETAILED PLAN
68		C-L-15	DETAILED PLAN

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STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — 02/23/2023

SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	–
Sheet Name :	PARCEL 122 SITE PLAN COVER SHEET
Sheet No.:	G-00
Sheet :	01 Of: 68

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I. DEVELOPMENT DATA

1. TAX MAP = 0034, GRID 0015
2. PROPERTY NAME (THE EASTON CLUB)
3. PARCEL = 122 , LOT = 154
4. TOTAL AREA OF PARCEL =2365867 Sq.ft (54.3128 ACRES)
5. TOTAL DEVELOPED AREA = 12571 Sq.ft (0.28 ACRES)
6. THE PROPERTY SHOWN HEREON IS OWNED BY (MARYLAND HEALTH CLUB LLC).
7. TOPOGRAPHY SHOWN HEREON IS PREPARED BY (American National)
8. THE LOCATION OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.

II. GENERAL NOTES

1. ALL CONSTRUCTION SHALL CONFORM TO TABLOT COUNTY STANDARDS AND SPECIFICATIONS.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF ALL APPLICABLE STANDARDS AND REQUIRED METHODS OF CONSTRUCTION.
3. THESE PLANS SHALL BE AN INTEGRAL PART OF THE CONTRACT AND SPECIFICATIONS.
4. NO OTHER PERMITS (WETLANDS, NPDES, ETC.) ARE BEING SOUGHT FOR THIS PROJECT.
5. THE PROPERTY AS SHOWN HEREON IS LOCATED ON ZONING MAP 75.
6. THIS SITE IS WITHIN ZONE "X" AND IN A SINGLE FLOOD ZONE (AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FIRM MAP #24013C0356D EFFECTIVE JUNE 03, 2013.
7. THE CONTRACTOR SHALL NOTIFY TOWN OF EASTON ENGINEERING DEPARTMENT AT (410-820-8822) AND THE ENGINEER 48 HOURS PRIOR TO BEGINNING CONSTRUCTION.
8. THE CONTRACTOR SHALL COORDINATE THE UTILITY RELOCATION AS REQUIRED TO CONSTRUCT THE PROPOSED IMPROVEMENTS. TEST PITS MAY BE REQUIRED ALONG EXISTING UTILITIES TO AVOID CONFLICTS. THE DEVELOPER WILL PROVIDE ALL COSTS FOR RELOCATION AND ASSOCIATED WORK.
9. THE LOCATION OF THE EXISTING UTILITIES SHOWN HEREON ARE APPROXIMATE ONLY. CONTRACTOR SHALL VERIFY THE EXISTENCE, LOCATION, AND DEPTH OF ANY EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BEGINNING WORK.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND ELEVATIONS IN THE FIELD PRIOR TO BEGINNING CONSTRUCTION AND NOTIFY THE ENGINEER OF ANY DIFFERENCES.
11. ALL CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT AN APPROVED DISPOSAL SITES.
12. AREAS OF FILL REQUIRED TO SUPPORT SITE IMPROVEMENTS AND UTILITY LINE BACKFILL SHALL BE COMPACTED TO A MINIMUM OF 95% OF STANDARD PROCTOR DENSITY ACCORDING TO VTM-1 OR TESTING (ASTM D-698) WILL BE REQUIRED.
13. AGGREGATE BEDDING SHALL BE A MAXIMUM OF 1/2-INCH FOR SANITARY SEWER INSTALLATION.
14. PAVEMENT DESIGN IS BASED ON AN ASSUMED CBR. VALUE OF 10.
15. ALL CONCRETE SHALL BE CLASS A-3 CONCRETE.
16. ALL CLEARED AREAS ARE TO BE GRASSED.
17. THE OWNER AND CONTRACTOR SHALL NOT EXCEED ANY ESTABLISHED CLEARING LIMITS TO ENSURE COMPLIANCE WITH THE CHESAPEAKE BAY PRESERVATION ACT.
18. PRIOR TO DEVELOPMENT, THE BOUNDARIES OF CONSTRUCTION FOOTPRINT SHALL BE CLEARLY MARKED ON THE PROPERTY, AND SUITABLE PROTECTIVE BARRIERS SHALL BE ERECTED 5 FEET OUTSIDE THE DRIP-LINE OF ANY TREE OR STAND OF TREES TO BE PRESERVED WITHIN 100 FEET OF THE CONSTRUCTION FOOTPRINT. THE BARRIERS SHALL REMAIN ERECTED THROUGH ALL PHASES OF CONSTRUCTION. THE STORAGE OF EQUIPMENT, MATERIALS, DEBRIS, OR FILL SHALL NOT BE ALLOWED WITHIN THE AREA PROTECTED BY THE BARRIER.
19. EACH LOT OWNER CONVENTS AN AGREES AS A CONDITION RUNNING WITH THE LAND THAT NO ACTIVITY WILL BE PERFORMED ON SUCH LOT IN AN AREA DESIGNATED ON THE PLAT FOR THAT LOT AS A NATURAL CONSERVATION AREA WHICH WOULD INVOLVE A "DISCHARGE OF FILL MATERIAL" AS THAT TERM IS INTERPRETED AND APPLIED BY US ARMY CORPS OF ENGINEERS PURSUANT TO ITS AUTHORITY THE CORPS OF ENGINEERS THROUGH ISSUANCE OF AN APPROPRIATE PERMIT FOR THE ACTIVITY, AND SUCH ACTIVITY IS ALSO COEXISTENT WITH ALL OTHER COVENANTS AND RESTRICTIONS APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.
20. WATER AND SANITARY HOOK-UP TO BE COORDINATED WITH TABLOT COUNTY UTILITIES DEPARTMENT. ALL ESTIMATES, CONTRACTS, AND FEES WILL BE BETWEEN THE OWNER AND THE COUNTY.
21. ALL CHANGES TO WATER AND SEWER FACILITIES TO BE CONSTRUCTED USING THESE PLANS MUST BE SUBMITTED TO THE DEPARTMENT OF UTILITIES IN WRITING AND APPROVED PRIOR TO CONSTRUCTION.
22. TRASH COLLECTIONS WILL BE CONDUCTED BY PRIVATE COLLECTION COMPANY ON BI-WEEKLY BASIS.
23. ALL UTILITIES ARE EXISTING AND ANY DISTURBANCE IS MINIMAL IN INSTALLING WIRING FOR PROPOSED LIGHTING. A LAND DISTURBANCE PERMIT IS NOT REQUIRED.
9. ANY CHANGES TO THIS PLAN WILL REQUIRE AN AMENDED SITE DEVELOPMENT PLAN TO BE APPROVED BY THE TOWN OF MOUNT AIRY PLANNING COMMISSION.

III. ABBREVIATIONS

AGG	AGGREGATE		ETRP	EXISTING TO BE REPLACED		PVT	POINT OF VERTICAL TANGENT
AHD	AHEAD		ETRL	EXISTING TO BE RELOCATED		PVMT	PAVEMENT
A	AREA		FD	FLOOR DRAIN		PC	POINT OF CURVATURE
AC	ACRE		FF	FIRST FINISHED FLOOR		PT	POINT OF TANGENCY
ARCH	ARCHITECTURAL		FND	FOUNDATION		PCC	POINT OF COMPOUND CURVES
ASPH	ASPHALT		FG	FINISH GRADE		PG	PAGE
ADJ	ADJACENT		FH	FIRE HYDRANT		PROP	PROPOSED
APPROX	APPROXIMATE		FS	FIRE SERVICE		PGL	POINT OF GRADE LINE
BM	BENCHMARK		FAR	FLOOR AREA RATIO		PRC	POINT OF REVERSE CURV1ES
BRG	BEARING		FP	FLOOD PLAIN		PRELIM	PRELIMINARY
BOC	BACK OF CURB		FPS	FEET PER SECOND		P&P	PLAN AND PROFILE
BF	BASEMENT FLOOR		FOY	FOYER		Q	FLOW RATE
BLDG	BUILDING		FT	FOOT / FEET		RGP	ROUGH GRADING PLAN
BOV	BLOW OFF VALVE		GR	GUARD RAIL		R	RADIUS
BRL	BUILDING RESTRICTION LINE		GAR	GARAGE		RD	ROOF DRAIN
BW	BOTTOM OF WALL		G	GAS		REINF	REINFORCED
BK	BACK OF CURB		GFA	GROSS FLOOR AREA		REQD	REQUIRED
CIP	CATCH BASIN CAST		HT	HEIGHT		RR	RAILROAD
CIP	IRON PIPE		HGL	HYDRAULIC GRADE LINE		R/W	RIGHT OF WAY
CL	CENTERLINE		HORZ	HORIZONTAL		RET	RETAINING
CL	CENTERLINE		HC	HANDICAP		REV	REVISION
CLR	CLEAR		HP	HIGH POINT		SCH	SCHEDULE
CMP	CORRUGATED METAL PIPE		HR	HAND RAIL		S/W	SIDEWALK
CO	CLEAN OUT		HB	HORIZONTAL BEND		SF	SQUARE FEET
CONC	CONCRETE		I	RAIN INTENSITY		SY	SQUARE YARD
CTR	CENTERLINE		ID	INVERT		STD	STANDARD
CF	CUBIC FEET		IN	INCH		STR	STRUCTURE
CY	CUBIC YARD		INV	INVERT		SAN	SANITARY
CFS	CUBIC FEET PER SECOND CUBIC		IP	IRON PIPE		SEW	SEWER
CM	CUBIC METERS		IPF	IRON PIPE FOUND		SBL	SOUTH BOUND LANE
CBR	CALIFORNIA BEARING RATIO		IPS	IRON PIPE SET		STM	STORM
C	RUNOFF COEFFICIENT		IE	INVERT ELEVATION		SD	SIGHT DISTANCE
CN	RUNOFF CURVE NUMBER		JB	JUNCTION BOX		SEC	SECTION
CATV	CABLE TELEVISION		JNT	JOINT		SPEC	SPECIFICATIONS
C&G	CURB AND GUTTER		K	SIGHT DISTANCE COEFFICIENT		TB	TEST BORING
CH	CHORD		L	LENGTH		TH	TEST HOLE
CHBR	CHORD BEARING		LF	LINEAR FEET		TP	TEST PIT
OS	DOWN SPOUT		LOS	LINE OF SIGHT		TC	TOP OF CURB
DL	DOMESTIC LINE		LAT	LATERAL		TELE	TELEPHONE
DA	DRAINAGE AREA		LP	LOW POINT		TW	TOP OF WALL
D	DEPTH		LS	LOADING SPACE		18	TOP OF BANK
DB	DEED BOOK		MECH	MECHANICAL		TEMP	TEMPORARY
DIP	DUCTILE IRON PIPE		MH	MANHOLE		TYP	TYPICAL
DWG	DRAWING		MI	MILE		UG	UNDERGROUND
DI	DROP INLET		MS	MEDIAN STRIP		UGE	UNDERGROUND ELECTRIC
D/W	DRIVEWAY		MSL	MEAN SEA LEVEL		UGT	UNDERGROUND TELEPHONE
DIST	DISTANCE		MAX	MAXIMUM		UGC	UNDERGROUND CABLE
DRN	DRAINAGE AREA		MIN	MINIMUM		UD	UNDERDRAIN
EA	EACH		MISC	MISCELLANEOUS		VC	VERTICAL CURVE
EL	ELEVATION		NBL	NORTH BOUND LANE		VB	VERTICAL BEND
ELEV	ELEVATION		NA	NOT APPLICABLE		VF	VERTICAL FOOT
ELEC	ELECTRIC		N/F	NOW OR FORMERLY		W/M	WATER MAIN
ENGR	ENGINEER		NFA	NET FLOOR AREA		WS	WATER EASEMENT
EP	EDGE OF PAVEMENT		OC	ON CENTER		WBL	WEST BOUND LANE
EQUIP	EQUIPMENT		OD	OUTSIDE DIAMETER		WM	WATER METER
ESMT	EASEMENT		OHE	OVERHEAD ELECTRIC		WL	WATER LINE
E	RATE OF SUPER ELEVATION		OH	OVERHEAD		WV	WATER VALVE
ES	END SECTION		OHT	OVERHEAD TELEPHONE			
EW	END WALL		OHC	OVERHEAD CABLE			
EX	EXISTING		OBJ	OBJECT			
EBL	EAST BOUND LANE		PL	PROPERTY LINE			
ETR	EXISTING TO REMAIN		PV1	POINT OF VERTICAL INTERSECTION			
ETD	EXISTING TO BE DEMOLISHED		PVC	POINT OF VERTICAL CURVE			

III. ABBREVIATIONS

PICP
Permeable Interlocking Concrete Pavement

PS
Permanent Grass

FLOOD PLAIN

IV. LEGEND

INDEX CONTOUR +10' 00"
EDGE OF PAVEMENT PROP. E/P
CURB & GUTTER CG-6
PROJECT LIMIT PROPERTY LINE
PROPERTY LINE
FLOOD PLAIN
EASEMENT
WATER LINE W 8" DIP W/L
SANITARY SEWER 8" PVC SAN
STORM DRAIN 18" RCP
ELECTRIC LINE SD
TELEPHONE LINE T
GAS LINE G
POTABLE WATER LINE W
SANITARY LINE SAN
GAS LINE R/W R/W
SILT FENCE SF
SANITARY SEWER IDENTIFIER A 1/A
STORM DRAIN IDENTIFIER 2 1/2
WATER METER
TEST PIT LOCATION
FIRE HYDRANT
SPOT ELEVATION 0' 00"
STREET LIGHT
UTILITY POLE
VEHICLES PER DAY VPD
SIGN
SURVEY POINT

IV. LEGEND (EXISTING)

WATER VALVE WV
FIRE HYDRANT
LIGHT
MANHOLE MH
ELECTRIC RISER E
STORM WATER SW
SANITARY SEWER SS
AIR-CONDITIONER AC
ELECTRIC METER EM
ELECTRIC BOX
YARD HYDRANT YH
GRATED INLET
YARD LAMP
WATER METER W

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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STATE OF MARYLAND
MOHAMED ELFAWAL
46238
02/24/2023
SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn. :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	-
Sheet Name :	PARCEL 122 SITE PLAN GENERAL NOTES
Sheet No.:	G-01
Sheet :	02 Of: 68

01 EXISTING CONDITION
Scale 1" : 200'

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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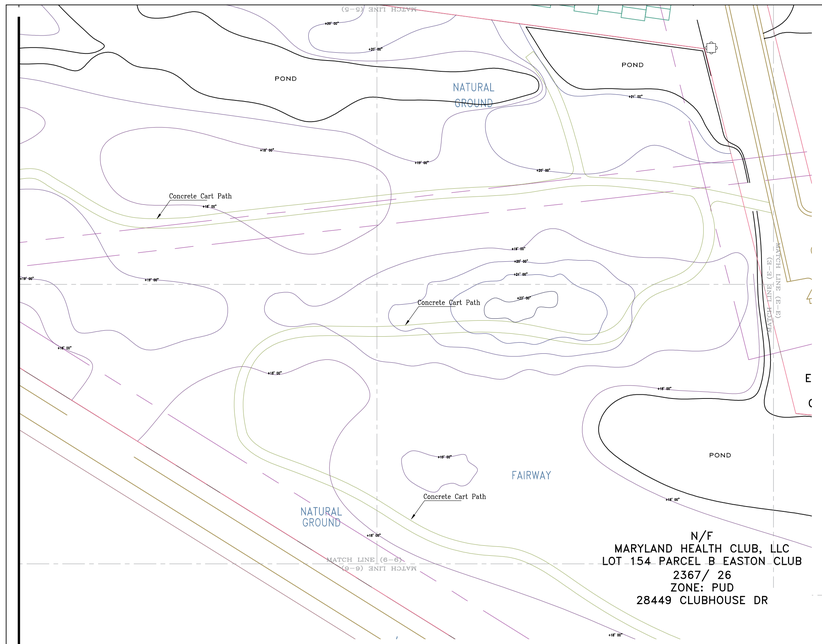
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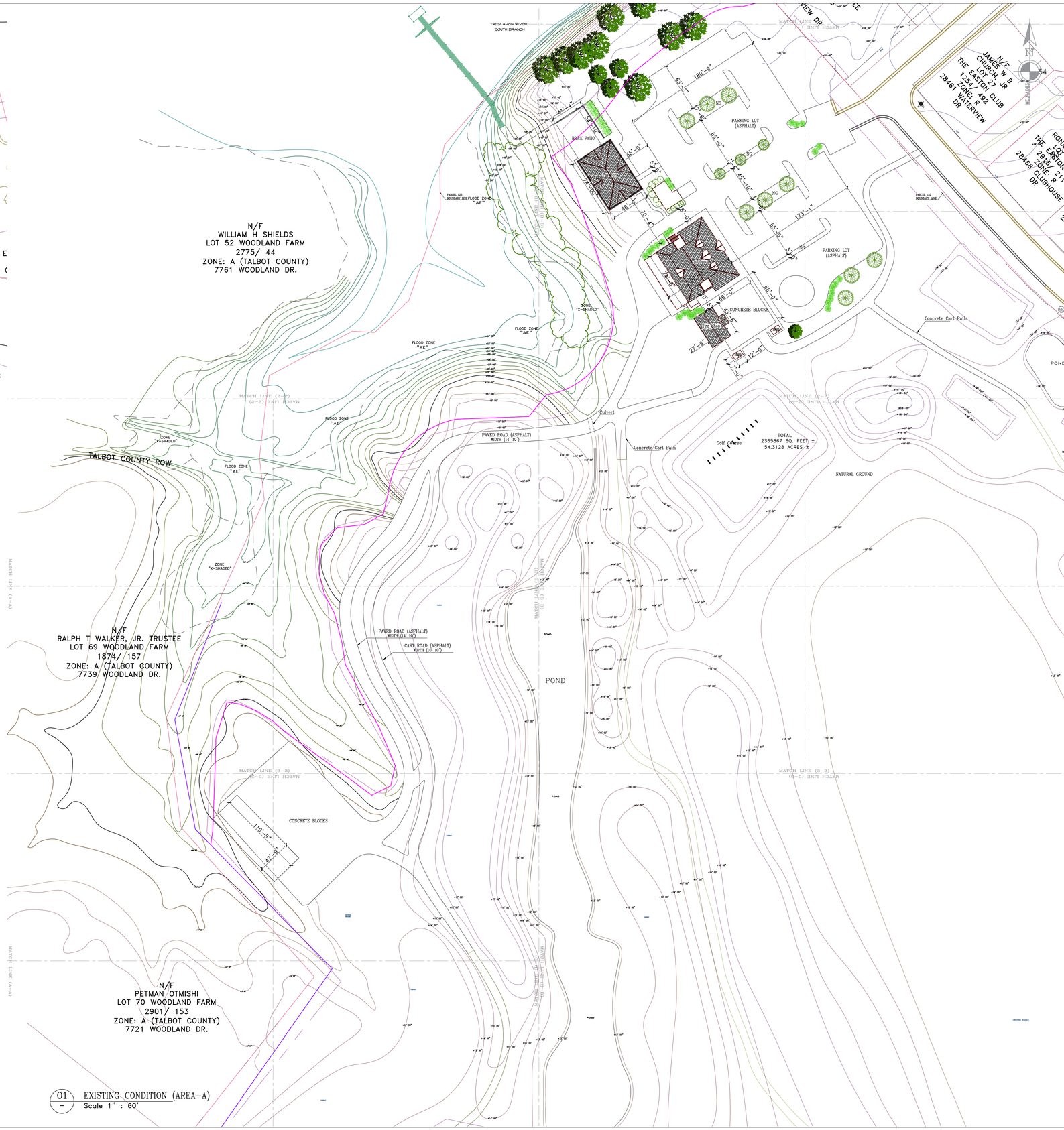
PARCEL 122
SITE PLAN
EXISTING CONDITION

Sheet No.: C-EC-01

Sheet : 03 Of: 68



02 – EXISTING CONDITION (AREA-B)
Scale 1" : 60'



01 – EXISTING CONDITION (AREA-A)
Scale 1" : 60'

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Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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Sheet Name :

PARCEL 122
SITE PLAN
EXISTING CONDITION AREA (A&B)

Sheet No.: C-EC-01

Sheet : 04 Of: 68

OWNER PROPERTY (PARCEL 122)

DEVELOPED AREA (LOD)

WET AREA



01 CONCEPT PLAN
Scale 1" : 200'

Approved

Town of Easton-Town Planner Date

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Easton Utilities-Engineer Date

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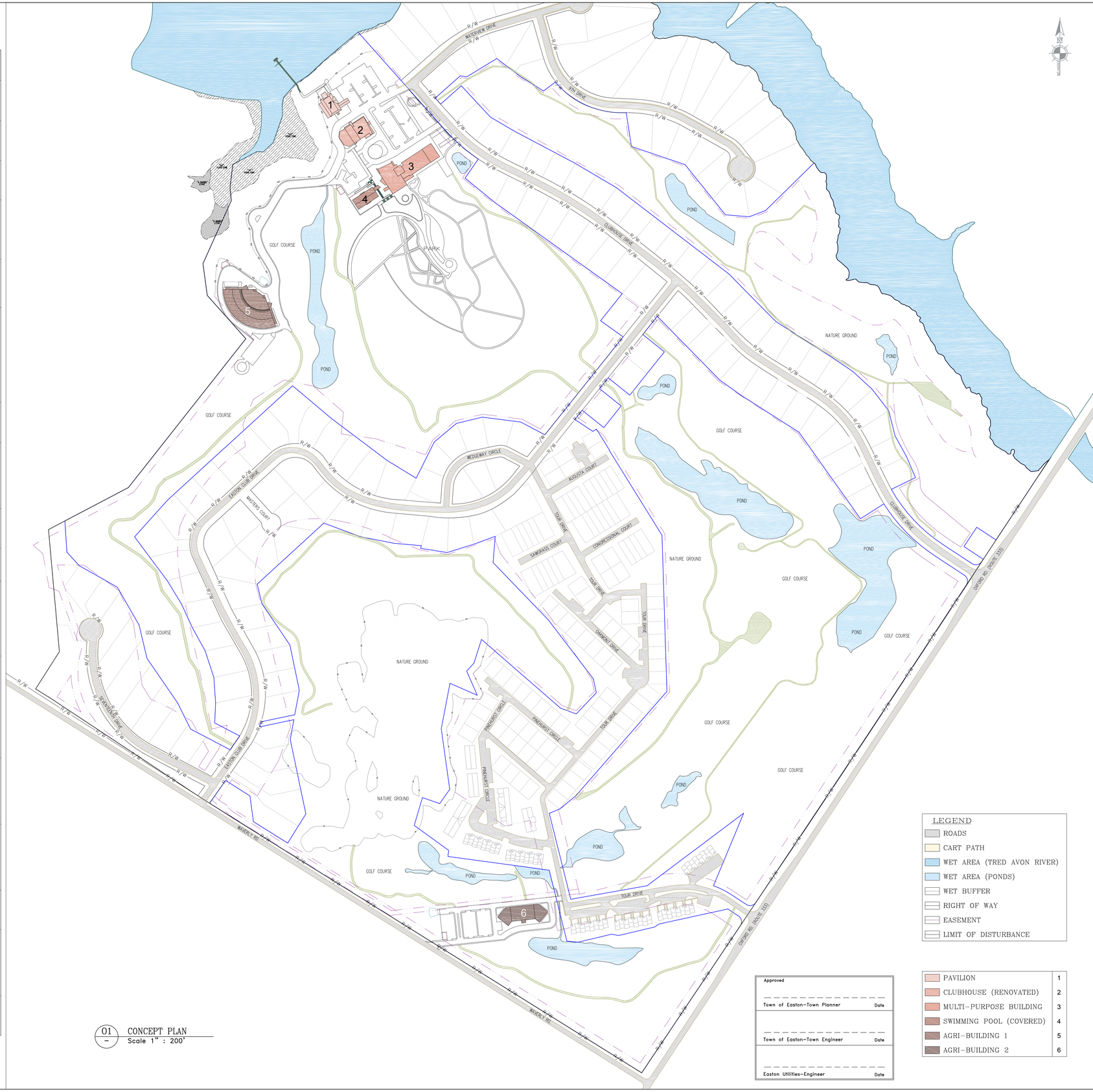
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PARCEL 122
SITE PLAN
CONCEPT PLAN
SUBDIVISION & DEVELOPED AREAS

Sheet No.: V-01

Sheet : 05 Of: 68

CODE	BUILDING	NUMBER OF FLOORS	FOOTPRINT AREA	BUILDING TOTAL	DESCRIPTION
1	PAVILION	1 + MEZZ ANINE	3420 SF	4,496 SF	AN EXISTING (3,420 SF) SINGLE STORY WOOD FRAMED BUILDING WITH CLAPBOARD SIDING (WHICH WILL BE REMOVED) WITH THE INTENDED USE OF EVENT SPACE.
					THE REHAB OF THIS BUILDING WILL INCLUDE A HEIGHT CHANGE TO CREATE A NEW (995 SF) MEZZANINE THAT IS ENCLOSED BY A MANSARD ROOF WITH ASPHALT ROOFING SHINGLES.
					THE PROPOSED NEW EXTERIOR MATERIAL WILL BE A LOCALLY SOURCED STONE THAT WILL BE SUPPORTED BY A NEW STEEL STRUCTURAL SYSTEM.
2	CLUB HOUSE	2	8,598 SF	26, 808 SF	RENOVATION AND REUSE OF A 14,235 SF EXISTING BUILDING. IMPROVEMENTS ON THE EXTERIOR WITH ADDITION OF NEW STONE MATERIAL, NEW POLYCARBONATE MATERIAL (TRESPA) AND CEMENTITIOUS MATERIAL (NICHIHA) .
					NEW ENCLOSED ATRIUM AT FRONT AND BACK. NEW OPERABLE FENESTRATION AND FOLDING DOORS AT VARIOUS LOCATIONS. ADDITION OF NEW INTERIOR PARTITIONS. ALL NEW CONSTRUCTION TO BE SPRINKLERED
3	MULTI-PURP OSE BUILDING	3	23,278 SF	90,730 SF	A 3 STORY BUILDING WITH CEMENT FIBER, GLASS, STONE AND HIGH-PRESSURE COMPACT LAMINATE PANEL (HPL). THE STRUCTURE WILL BE STRUCTURAL STEEL SKELETAL SYSTEM TO ENSURE PROPER SUPPORT FOR THE LARGE INTERIOR SPANS, CURTAIN WALLS AND SPACE ATRIUM. THE BUILDING IS MIXED WITH STROKES OF GREY SHADOWED STONE, CEMENTITIOUS PANELS, AND HIGH-PRESSURE COMPACT LAMINATE PANEL (HPL).
					THESE MATERIALS CREATE A MIXTURE OF WARMTH AND DURABILITY (LOW MAINTENANCE) WHICH IN TURN CREATES A WELCOMING AND INVITING ATMOSPHERE.
					THE EXTERIOR SPORTS AN ELEGANT SWOOPING EYEBROW TO SIGNIFY THE GRAND DOUBLE HEIGHT ENTRY. THE FULL CURTAIN WALL ALLOWS THE TRANSPARENCY OF THE INTERIOR DESIGN TO BE EXPERIENCED FROM THE GRAND HARDSCAPED AND HYDRO ZONED PATIO AT THE EXTERIOR.
4	POOL HOUSE	1	5,669 SF		A 1088 SF (7 FT DEPTH) POOL+ 152 SF HYDRO THERAPY POOL, BOTH ARE COVERED WITH FULL TRANSPARENT STRUCTURAL GLAZING FOR CLIMATE CONTROL.
					POOLS HAVE EASY ACCESS TO THE MPB BASEMENT WITH ITS FACILITIES (SPA, SHOWER, GYM AND FRESH BAR)
5	AGRI-BLDG I	3	24,720 SF	54,017 SF	NEW CONSTRUCTION IS OF A THREE-STORY RC FRAMED BUILDING. THIS NEW BUILDING WILL BE THE MAIN SETTING OF HOSPITALITY AND BUSINESS CENTER --. THE MAIN CIRCULATORY PORTION OF THE BUILDING IS AT THE HIGHEST MEAN ELEVATION. THE DOUBLE HEIGHT LOBBY LOOKS ON TO THE FAIRWAY AND THE CLUBHOUSE AND PAVILION BEYOND.
					TWO ELEVATORS SERVICE AND ACCESS ALL FLOORS. THE THIRD-FLOOR PROGRAMING INCLUDES BUSINESS/ FLEX SPACE WITH A MODEST EXTERIOR GREEN PATIO SPACE. THIS FLOOR TAKES ADVANTAGE OF THE SPECTACULAR VIEWS BY INCORPORATING GLAZED WALLS ON BOTH THE NORTH AND SOUTH SIDES OF THE BUILDING LOCATED AT THE SECOND FLOOR ARE A BANK OF HOSPITALITY SUITES THAT FOLLOW THE PERIMETER OF THE SOUTH FACING WALLS.
					ON THE OPPOSITE SIDE OF THE CORRIDOR IS A MIX OF BUSINESS, EDUCATION AND CULINARY SPACE THAT WILL BE OPEN TO COLLABORATORS, STUDENTS AND INFLUENCERS. THE GROUND FLOOR MIMICS THE SECOND FLOOR BUT HAS A CONSIDERABLY MORE OFFSET RADIUS.
					AS ITS COUNTERPART ABOVE IT, THE GROUND FLOOR HAS A PATH OF JUNIOR SUITES ON THE PERIMETER WALL AND A DOUBLE LOADED CORRIDOR WITH ASSORTED SPACES THAT RANGE FROM CULINARY TEST KITCHENS TO ELEVATED SEATING GALLERY FOR EDUCATIONAL AND ENTERTAINMENT EVENTS.
6	AGRI-BLDG II	3	10,000 SF	29,100 SF	NEW CONSTRUCTION IS WITH A RC STRUCTURAL SYSTEM AND FACADES OF TEMPERED GLASS. THERE WILL BE TWO ELEVATORS THAT SERVICE TWO FLOORS
					THIS AGRI- CENTER WILL ACT AS A RENAISSANCE CENTER WHERE THERE WILL BE A MIXTURE OF BUSINESS, EDUCATION CULINARY AND AGRICULTURAL SPACES WHERE LOCAL FARMING VENDORS, RESTAURANTEURS AND BUYERS CAN COLLABORATE ON FARM TO TABLE THEORIES.
					THERE WILL BE CULINARY CLASSES WITH A "TEST/ DEMO" KITCHEN AND FOOD LAB AS WELL AS SPACES THAT WILL INCORPORATE BUSINESS EVENTS AND CONFERENCES



01 CONCEPT PLAN
Scale 1" : 200'

LEGEND

- ROADS
- CART PATH
- WET AREA (TRED AVON RIVER)
- WET AREA (PONDS)
- WET BUFFER
- RIGHT OF WAY
- EASEMENT
- LIMIT OF DISTURBANCE

PAVILION	1
CLUBHOUSE (RENOVATED)	2
MULTI-PURPOSE BUILDING	3
SWIMMING POOL (COVERED)	4
AGRI-BUILDING 1	5
AGRI-BUILDING 2	6

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 200'

Sheet Name :

PARCEL 122
SITE PLAN
CONCEPT PLAN
NEW & RENOVATED FACILITIES

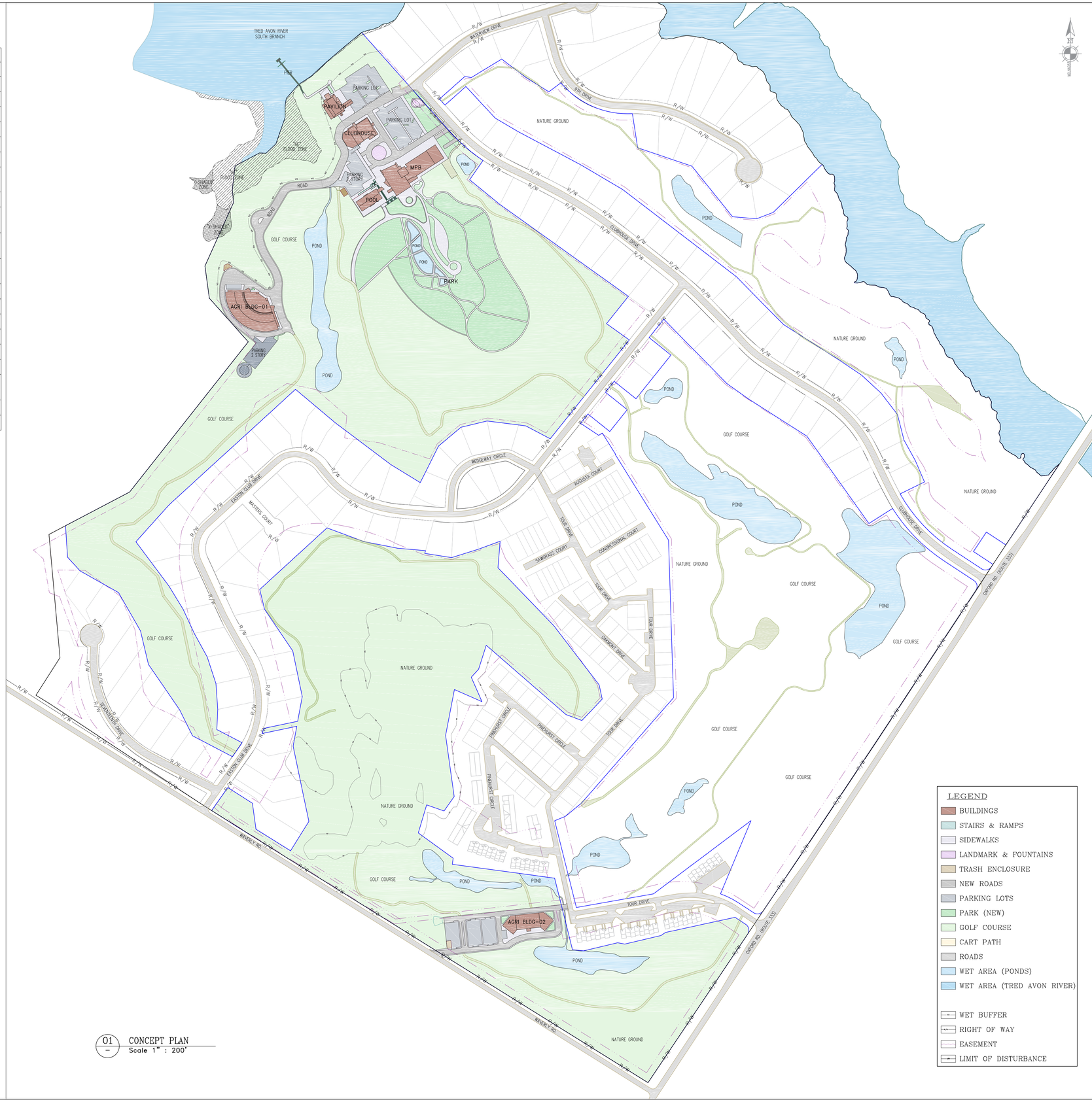
Sheet No.: V-02

Sheet : 06 Of: 68

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AREA USAGE:

CATOGORY	ITEM	B1			B2		
		ft2	acre	%	ft2	acre	%
BUILDINGS	Pavilion	7424.99	0.17	0.31%			
	Clubhouse	10953.69	0.251	0.46%			
	MPB	22428.6	0.515	0.95%			
	Pool	5486.99	0.126	0.23%			
	Agri Bldg 01	28781.18	0.661	1.22%			
	Agri Bldg 02				12270.79	0.282	0.65%
MISCELLANEOUS	Stair & ramp	2410.98	0.055	0.1%			
	dumpster	1454.81	0.033	0.06%	589	0.014	0.03%
PARKING GARAGE	Parking (2 stories)-01	18224.55	0.418	0.77%			
	Parking (2 stories)-02	14037.25	0.322	0.59%			
ROADS & PARKINGS	Roads	93220	2.14	3.94%	30030.63	0.689	1.58%
	parking lot	45700.6	1.049	1.93%	20298.46	0.466	1.07%
LANDSCAPE	Landmark	4957.45	0.114	0.21%			
	Ponds - new	13320.59	0.306	0.56%			
	Park - New	262916.6	6.036	11.12%	2010.72	0.046	0.11%
	cart path - new	4672.23	0.107	0.2%			
	Sidewalk+hardscape	107907.2	2.477	4.57%	13010.87	0.299	0.69%
	Golf course + nature ground	1658854	38.082	70.19%	1754617	40.28	92.43%
	Ponds	60791.72	1.396	2.57%	65445.15	1.502	3.45%
TOTAL		**2363544**	**50.311**	**100%**	**1898273**	**41.78**	**100%**



01 CONCEPT PLAN
Scale 1" : 200'

LEGEND

- BUILDINGS
- STAIRS & RAMPS
- SIDEWALKS
- LANDMARK & FOUNTAINS
- TRASH ENCLOSURE
- NEW ROADS
- PARKING LOTS
- PARK (NEW)
- GOLF COURSE
- CART PATH
- ROADS
- WET AREA (PONDS)
- WET AREA (TRED AVON RIVER)
- WET BUFFER
- RIGHT OF WAY
- EASEMENT
- LIMIT OF DISTURBANCE

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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STATE OF MARYLAND MOHAMED ELFAWAL 46238 PROFESSIONAL ENGINEER 9/23/2023
SEAL

SIGNATURE

Project No. :	CGP-2002
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Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 200'

Sheet Name :

PARCEL 122
SITE PLAN
CONCEPT PLAN
AREA USAGE

Sheet No.: V-03
Sheet : 07 Of: 68

I. PAVING REQUIREMENTS

BASE COURSE

1. SUB-GRADE SHALL BE PLACED ON PREPARED AND COMPACTED REFILLED EXCAVATIONS TO THE COMPACTED DEPTH AS SHOWN ON DETAIL 9W-1.03. MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 208.

2. GRADED AGGREGATE BASE COURSE:

- GRADED AGGREGATE BASE COURSE SHALL BE SPREAD ON PREPARED AND COMPACTED REFILLED EXCAVATION TO THE COMPACTED DEPTH SHOWN ON THE DRAWING DETAILS.
- GRADED AGGREGATE SHALL BE PER MD SHA STANDARD, SECTION 901.
- RECYCLED CRUSHED CONCRETE IS AN ACCEPTABLE ALTERNATIVE PROVIDED THICKNESS ADJUSTMENTS ARE MADE BASED ON SUPPLEMENTAL TESTING TO BE SUBMITTED BY A QUALIFIED TESTING LABORATORY AND APPROVED BY THE TOWN ENGINEER.

TACK COAT

1. COATING SHALL BE RESIDUAL ASPHALT UNIFORMLY SPREAD BETWEEN .01 AND .05 GALLONS/SQ. YARD.

2. CONTRACTOR SHALL TAKE CARE NOT TO TRACK COAT ON SURFACE COURSES.

HOT MIX ASPHALT PAVEMENT

1. HOT MIX ASPHALT PAVEMENT SHALL CONSIST OF A NUMBER OF COURSES OF HMA SUPERPAVE MATERIAL AND AGGREGATE ON A PREPARED SUB-BASE AS SHOWN WITHIN THE TOWN STANDARDS.

2. MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF SECTION 504 AND SECTION 904 OF THE MD SHA STANDARDS AND DETAILS.

3. SURFACE COURSES OF BITUMINOUS CONCRETE MIXES SHALL HAVE LESS THAN 15% OF RECYCLED ASPHALT PAVEMENT (RAP).

4. BASE COURSES SHALL HAVE NO MORE THAN 20% RAP.

5. WEATHER RESTRICTIONS:

- PLANT MIXED SEAL – MINIMUM SURFACE TEMPERATURE 60'F AND RISING.
- SURFACE COURSE – MINIMUM SURFACE TEMPERATURE 40'F AND RISING.
- BASE COURSE – MINIMUM SURFACE TEMPERATURE 32'F AND RISING.

CONCRETE PAVEMENT

1. CONCRETE USED IN THE RESTORATION OF STREET AND ROADS SHALL BE PLACED TO THE MINIMUM THICKNESS THAT SHALL BE APPROVED BY THE TOWN. CONCRETE MAY BE A BASE COURSE WITH A BITUMINOUS CONCRETE OVERLAY OR A FINISHED SURFACE COURSE.

2. CONCRETE PAVEMENT SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 522.

3. CONCRETE SIDEWALK AND CURB AND GUTTER RESTORATION SHALL BE AS INDICATED WITHIN THE TOWN STANDARDS.

SOIL CEMENT

1. WHERE THE CBR VALUES ARE FOUND TO BE LOW WITHIN THE PAVED AREA, THE TOWN WILL ALLOW THE SUB-GRADE BE REINFORCED BY A CEMENTIOUS MATERIAL BEING MIXED IN THE SUBOGRADE. APPLICATION SHALL BE SUBJECT TO THE GEOTECHNICAL INVESTIGATION.

2. A MINIMUM OF 2" OF GRADED AGGREGATE SHALL BE INSTALLED BETWEEN THE AMENDED SOIL AND BITUMINOUS PAVEMENT.

3. MINIMUM MIX DEPTH OF THE SOIL CEMENT MIXTURE SHALL BE 8" WITH A 5-5.5% MINIMUM CEMENT CONTENT.

Approved

_____ Town of Easton-Town Planner Date

_____ Town of Easton-Town Engineer Date

_____ Easton Utilities-Engineer Date

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II. CONCRETE QUICK REFERENCE LIST

CAST –IN–PLACE CONCRETE SIDEWALKS AND CURBING

A. SUBMITTALS:

1. SUBMIT MIX DESIGN FOR APPROVAL PRIOR TO PLACING CONCRETE (MSHA MIX #3 FOR ALL CONCRETE SIDEWALKS, AIR ENTRAINED, MINIMUM 3500 PSI MIX). FOR CURB AND GUTTER, UTILIZE MSHA MIX #7, EXCEPT MAXIMUM WATER CEMENTITIOUS RATIO OF 0.45 AND 611 POUNDS MINIMUM CEMENTITIOUS MATERIALS , AIR ENTRAINED, MINIMUM 4200 PSI MIX.

2. SUBMIT CONCRETE TESTING AGENCY FOR APPROVAL, WHICH CONTRACTOR OR PROJECT OWNER SHALL EMPLOY FOR INFIELD AND LABORATORY TESTING.

B.CONCRETE PLACEMENT

1. NOTIFY TOWN OF INTENTION TO POUR CONCRETE 24 HOURS PRIOR TO PERFORMING WORK. (PHONE: 410-822-8822).

2. DRIVER SHALL PRESENT COMPUTER GENERATED MIX DELIVERY TICKET UPON ARRIVAL TO SITE.

3. DO NOT ADD WATER TO MIX AT JOB SITE UNLESS APPROVED BY ENGINEER. DO NOT POUR CONCRETE DURING RAIN EVENTS.

4. TESTING AGENCY SHALL TEST FOR SLUMP, TEMPERATURE AND AIR ENTRAINMENT AT THE JOB SITE, PRIOR TO POURING EACH TRUCK LOAD DELIVERED TO SITE. THE MAXIMUM TIME FROM ADDING WATER TO BATCH AT PLANT TO DISCHARGE AT SITE SHALL BE WITHIN 1~ HOURS. TESTING AGENCY SHALL VERIFY THAT SUB-GRADE IS PROPERLY COMPACTED.

5. TESTING AGENCY SHALL COLLECT CYLINDERS FOR COMPRESSION TESTING ON EACH TRUCK LOAD OF CONCRETE DELIVERED TO SITE PER ACI REQUIREMENTS. TEST RESULTS SHALL BE PROVIDED TO THE ENGINEER WITHIN 48 HOURS OF 7 AND 28 DAY BREAKS, REPORT SHALL INCLUDE LOCATION OF POUR PER PLAN STATIONING.

6. ENGINEER OF HIS/HER REPRESENTATIVE SHALL VERIFY THAT AREA OF CONCRETE WORK IS PROPERLY PREPARED, FREE OF WATER, FREE OF UNSTABLE MATERIALS AND THAT ALL REINFORCEMENT REQUIRED AT DRIVEWAYS, RAMP, VALLEY GUTTERS, ETC. IS IN PLACE AND PROPERLY SUPPORTED.

7. COLD WEATHER CONCRETE PLACEMENT SHALL BE PROTECTED FROM DAMAGE AND FROST, FREEZING ACTION OR LOW TEMPERATURES. NO UNAPPROVED ADMIXTURES ARE PERMITTED.

8. CONCRETE CURB AND SIDEWALKS SHALL HAVE PROPER CONTROL JOINTS INSTALLED AT 10 FOOT INTERVALS FOR CURB AND 5 FOOT INTERVALS FOR SIDEWALK. EXPANSION JOINTS FOR CURBING SHALL BE AT EACH 100 FOOT INTERVAL PLUS AT EACH POINT OF TANGENT OR CURVE. SIDEWALKS SHALL HAVE EXPANSION JOINTS AT 20 FOOT INTERVALS OR AT CHANGE OF DIRECTION.

II. RESTORATION IN UNPAVED AREAS

TOPSOIL AND SEEDING

1. TOPSOIL SHALL BE PLACED IN AREAS WHERE GRASS HAS BEEN DISTURBED BY THE CONTRACTOR'S OPERATIONS. DEPTH OF TOPSOIL SHALL BE FOUR (4) INCHES MINIMUM. TOPSOIL SALVAGED AND STOCKPILED DURING TRENCH AND STRUCTURE EXCAVATION MAY BE USED FOR THIS PURPOSE. WHEN TOP SOILING, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 701, 702, 703, 704, 705, AND 920. IF DIRECTED, THE CONTRACTOR SHALL HAVE THE TOPSOIL TESTED BY A STATE CERTIFIED LABORATORY AND SHALL SUBMIT CERTIFICATION THAT TOPSOIL MEETS THE SPECIFIED STANDARD. TOPSOIL SHALL BE CLEAN, FREE OF ROOTS, STONES AND OTHER DEBRIS.
2. SEEDING SHALL CONSIST OF FURNISHING AND PLACING SEED AND SOIL SUPPLEMENTS ON TOP SOILED AREAS AND AT ANY OTHER LOCATION, AS DIRECTED BY THE ENGINEER. WHEN SEEDING, ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL MEET THE PROVISIONS OF MD SHA STANDARDS, SECTION 705 AND 920.
3. FERTILIZER SHALL BE A RECOGNIZED COMMERCIAL FERTILIZER CONFORMING TO MD SHA STANDARDS, SECTION 920.
4. MULCH SHALL BE APPLIED TO DISTURBED AREAS WITH SLOPES LESS THAN 3 TO 1. MULCH FOR THESE AREAS SHALL CONSIST OF STRAW MULCH
AS SPECIFIED IN MD SHA STANDARDS, SECTION 705. MULCHING OF AREAS WHERE SLOPES EQUAL OR EXCEEDS 3 TO 1 SHALL UTILIZE CURLEX OR EQUAL.

III. PAVEMENT MARKINGS

A. CENTERLINE PAVEMENT MARKINGS SHALL BE USED TO DELINEATE THE SEPARATION OF TRAFFIC LANES THAT HA VE OPPOSITE DIRECTIONS OF TRAVEL.

1. THE CENTERLINE SHALL BE IN THE GEOMETRICAL CENTER OF THE ROADWAY UNLESS OTHERWISE REQUIRED BY FIELD CONDITIONS.
2. ALL TWO WAY STREETS GREATER THAN 16' WIDE SHALL HAVE A CENTERLINE.
3. THE CENTERLINE MARKING SHALL BE YELLOW LINES, CONFIGURATION TO BE APPROVED BY THE TOWN ENGINEER.

B. EDGE LINE PAVEMENT MARKINGS SHALL BE USED TO DELINEATE THE SHOULDER AND TRAVEL LANES.

1. THE EDGE OF THE TRAVEL LANE SHALL CONSIST OF A SINGLE SOLID WHITE LINE.
2. EXCEPT FOR DOTIED EDGE LINE EXTENSIONS, EDGE LINES SHALL NOT BE EXTENDED THROUGH INTERSECTIONS OR MAJOR DRIVEWAYS.

C. WHILE SEPARATING TRAFFIC LANES TRAVELING IN THE SAME DIRECTION A SINGLE BROKEN WHITE LINE SHALL BE USED WHERE CROSSING LANES IS PERMITIED.

D. LONGITUDINAL PAVEMENT MARKINGS SHALL BE READY-MIXED WHITE OR YELLOW PAINT WHICH MAY BE USED AS A BASE FOR DROP-ON REFLECTING GLASS BEADS, OR FOR USE AS A PLAIN NON-REFLECTIVE TRAFFIC PAINT SUITABLE FOR EITHER BITUMINOUS OR CONCRETE SURFACES.

1. GLASS BEADS SHALL CONFORM TO AASHTO M 247 WITH A MOISTURE RESISTANCE COATING,
2. IMMEDIATELY BEFORE APPLYING THE PAVEMENT MARKING PAINT TO THE PAVEMENT, THE CONTRACTOR SHALL INSURE THE SURFACE IS DRY AND ENTIRELY FREE FROM DIRT, SAND, GREASE, OIL, OR OTHER MATIER WHICH WOULD PREVENT EFFECTIVE ADHESION OF THE PAINT TO THE PAVEMENT.
3. THE SURFACE TEMPERATURE OF THE PAVEMENT SHALL BE A MINIMUM OF 5"C (40"F).
4. EVERY EFFORT SHALL BE MADE TO APPLY PAINT ACCORDINGLY TO THE REQUIREMENTS STATED IN THIS SECTION. WHEN PAINT MUST BE APPLIED BETWEEN THE DATES OF OCTOBER 15 THROUGH APRIL 15 INCLUSIVE OR ON PAVEMENT WITH A SURFACE TEMPERATURE BELOW 5"C (40"F), COLD WEATHER PAINT CAN BE USED WHICH DOES NOT EXCEED EPA'S FEDERAL REGISTER/RULES AND REGULATIONS (40 CFR PART 59 [AD-FRL-6149-7] RIN 2060-AE55), AS AMENDED, FOR VOC CONTENT LIMIT AND SHALL MEET THE AASHTO M248 F AND REQUIREMENTS NOTED BELOW. THESE PRODUCTS SHALL BE APPLIED ACCORDING TO THE MANUFACTURERS REQUIREMENTS.
5. THE COLD WEATHER PAINT SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS.
   - PROPERTY TEST METHOD REQUIREMENT.
   - DRY OPACITY (CONTRAST RATIO) ASTM D2244-WITH A WET FILM THICKNESS OF 18 ± 1 mils.
   - VOC ASTM D3960 150 g/l (1.25 lb/gal) MAX.
   - DRYING TIME ASTM D7111 WITH WET FILM THICKNESS OF 15 mils. 15 MINUTES MAX @ 25"C (7TF).
6. GLASS BEADS SHALL BE EVENLY APPLIED THROUGH THE ENTIRE PAINT THICKNESS AT A RATE OF 7 TO 9 lbs. TO EACH GALLON OF PAINT. GLASS BEADS SHALL BE APPLIED SIMULTANEOUSLY WITH PAINT, BY PRESSURIZED OR MECHANICAL DROP METHODS.
7. PAINTED LANE LINES, EDGE LINES, AND CENTERLINES SHALL HAVE A MINIMUM RETROREFLECTIVITY OF 250 MILLICANDELAS FOR WHITE AND 150 MILLICANDELAS FOR YELLOW. THE RETROREFLECTIVITY MEASUREMENT WILL BE TAKEN BY THE TOWN ON LINES THAT ARE CLEAN AND DRY WITHIN 30 DAYS OF APPLICATION, BEFORE ANY WINTER MAINTENANCE TAKES PLACE.
8. PAINT SHALL BE MARYLAND FAST DRY WATERBORNE TRAFFIC PAINT, LEAD FREE BY SHERMAN WILLIAMS OR APPROVED EQUAL. (FEDERAL STANDARD 595-38907 YELLOW OR 37925 WHITE).
9. PAVEMENT MARKINGS SHALL BE WARRANTED FOR A MINIMUM OF 2 YEARS FROM FINAL ACCEPTANCE BY THE TOWN.

III. GENERAL NOTES

1. THIS SPECIFICATION SHALL APPLY TO ANY AND ALL UTILITY WORK OR STREET MODIFICATIONS SUCH AS DRAINAGE IMPROVEMENTS OR OTHER CONSTRUCTION DEEMED APPROPRIATE BY THE TOWN ENGINEER. THE CONTRACTOR SHALL RESTORE ALL SURFACES DAMAGED BY THEIR OPERATIONS TO THE WIDTHS AND EXTENT DETAILED OR SPECIFIED WITHIN.
2. SURFACE RESTORATION IN TOWN STREETS AND ROADS SHALL BE IN ACCORDANCE WITH THE MARYLAND STATE HIGHWAY ADMINISTRATION STANDARD SPECIFICATIONS AND THESE TOWN STANDARDS.
3. EXISTING PAVEMENT SHALL BE TRIMMED TO SECURE A STRAIGHT CLEAN EDGE FOR REMOVING. SAW CUT PAVEMENT AS SHOWN ON PW-1.06 OR AS DIRECTED TO OBTAIN A CLEAN PAVEMENT EDGE. ALL TRENCHES SHALL BE CUT BACK BY ONE (1) FOOT ON EITHER SIDE OF THE TRENCH.
4. NO STAGGERED OR IRREGULAR LONGITUDINAL TRENCH REPAIR WIDTHS SHALL BE ALLOWED. REPAIRS SHALL BE A UNIFORM WIDTH AND IN A STRAIGHT LINE.
5. MINIMUM TEMPORARY TRENCH RESTORATION WIDTH IS FIVE (5) FEET. ACTUAL WIDTH SHALL VARY BASED ON FIELD CONDITIONS AS DETERMINED BY THE TOWN ENGINEER.
6. ALL STREET REPAIR AREAS SHALL INCLUDE RESTORATION WHERE APPLICABLE, PLUS MILL AND OVERLAY. MILL AND OVERLAY SHALL INCLUDE THE FULL LANE WIDTH OF ANY STREET DISTURBED. ON HORIZONTAL CROSSINGS THE MINIMUM RUN OF THE STREET TO BE MILLED AND OVERLAID SHALL BE THIRTY (30) FEET, CENTERED ON THE DISTURBANCE. SHOULD MULTIPLE CROSS ROAD REPAIRS ARE CREATED, MILL AND OVERLAY SHALL CONTINUE THE FULL LANE WIDTH TO INCLUDE ALL TRENCHES WHERE CROSS ROAD REPAIRS ARE LESS THAN FIFTY (50) FEET APART. LONGITUDINAL TRENCHES SHALL INCLUDE MILL AND OVERLAY FOR ONE (1) FULL LANE WIDTH FOR FIFTEEN (15) FEET BEYOND EXCAVATION FOR EACH LANE DISTURBED.
7. UNDERMINED AREAS SHALL BE GROUTED FILLED OR CUT BACK.
8. A TEMPORARY TWO (2) INCH LAYER OF COLD PATCH SHALL BE PLACED ON ALL UTILITY TRENCHES WHERE WEATHER CONDITIONS OR OTHER DELAYS DO NOT PERMIT FINAL REPAIRS WITHIN SEVEN (7) CALENDAR DAYS.
9. METAL PLATING MAY BE USED AT THE END POINT OF THE UTILITY LAYING OPERATION AND MUST BE USED TO PROTECT THE INTEGRITY OF CONCRETE PATCHES. CONTRACTOR SHALL POST WARNING SIGNS.
10. ALL ADJUSTMENTS TO EXISTING UTILITIES MUST BE MADE PRIOR TO PAVING OPERATIONS AND REPEATED IF THERE IS ANY DAMAGE DUE TO ROLLING AND COMPACTING OPERATIONS. MANHOLE OR CATCH BASIN ADJUSTMENTS SHALL BE DONE WITH ADJUSTMENT RINGS, BRICK COURSES, OR MORTAR LAYERS, SUBJECT TO EASTON UTILITIES APPROVAL.
11. PAVING OPERATIONS SHALL BE PERFORMED IF THE FOLLOWING MINIMUM TEMPERATURES ARE MET:
    A) 32 DEGREES AND RISING FOR ANY HOT MIX BASE COURSE
    B) 32 DEGREES AND RISING FOR ANY HOT MIX SURFACE COURSE
    LIFT THICKNESS SHALL BE LIMITED TO:
    A) 2" FOR 9.5mm SUPERPAVE
    B) 3" FOR 12.5mm SUPERPAVE
    C) 3" FOR 19mm SUPERPAVE
    D) 4" FOR AGGREGATE
    E) 8" FOR BACKFILL
12. CATCH BASINS, INLETS, CURBS AND ALL OTHER APPURTENANCES SHALL BE ADEQUATELY COVERED AND PROTECTED PRIOR TO APPLICATION OF BITUMINOUS MATERIALS. NO EARTH OF BITUMINOUS MATERIALS SHALL BE ALLOWED TO ENTER ANY STORM DRAINAGE SYSTEM. SUITABLE CONTAINMENT PROVISIONS SHALL BE EMPLOYED TO PREVENT SURFACE RUNOFF OF BITUMINOUS MATERIALS.
13. THE FINAL SURFACE SHALL PROVIDE A SMOOTH TRANSITION, FREE OR ABRUPT CHANGES IN GRADE, IS MADE WITH ADJACENT PAVEMENTS AND/OR SIDEWALK. NO DEPRESSIONS OR OTHER MISALIGNMENT SHALL OBSTRUCT, TRAP OR OTHERWISE MISDIRECT THE FLOW OF SURFACE WATER DRAINAGE.
14. ALL PAVEMENT SHALL BE CUT BACK ONE (1) FOOT ON EITHER SIDE OF THE TRENCH.

II. MAINTENANCE OF REFILLED EXCAVATIONS

1. ALL DEPRESSIONS APPEARING IN THE REFILLED EXCAVATION, STABILIZED BASE AND TEMPORARY PAVING SHALL BE PROPERLY REFILLED. IF THE CONTRACTOR FAILS TO MAKE REPAIRS WITHIN 48 HOURS AFTER RECEIPT OF WRITTEN NOTICE FROM THE TOWN ENGINEER, THE TOWN MAY REFILL SAID DEPRESSIONS AND THE COST THEREOF SHALL BE BILLED TO THE CONTRACTOR. IN CASE OF EMERGENCY, THE TOWN MAY REFILL ANY DEPRESSIONS OR PROTECT WITH BARRICADES WITHOUT GIVING PREVIOUS NOTICE TO THE CONTRACTOR, AND THE COST OF DOING SO SHALL BE BILLED TO THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY INJURY OR DAMAGE THAT MAY RESULT FROM LACK OF MAINTENANCE OF ANY REFILLED EXCAVATION AT ANY TIME.

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STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — 02/23/2023
SEAL

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Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed / Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	–

Sheet Name :

PARCEL 122
SITE PLAN
PAVING NOTES -

Sheet No.: C-R-01
Sheet : 08 Of: 68

01 ROAD PLAN (LOWER LEVEL)
Scale 1" : 200'

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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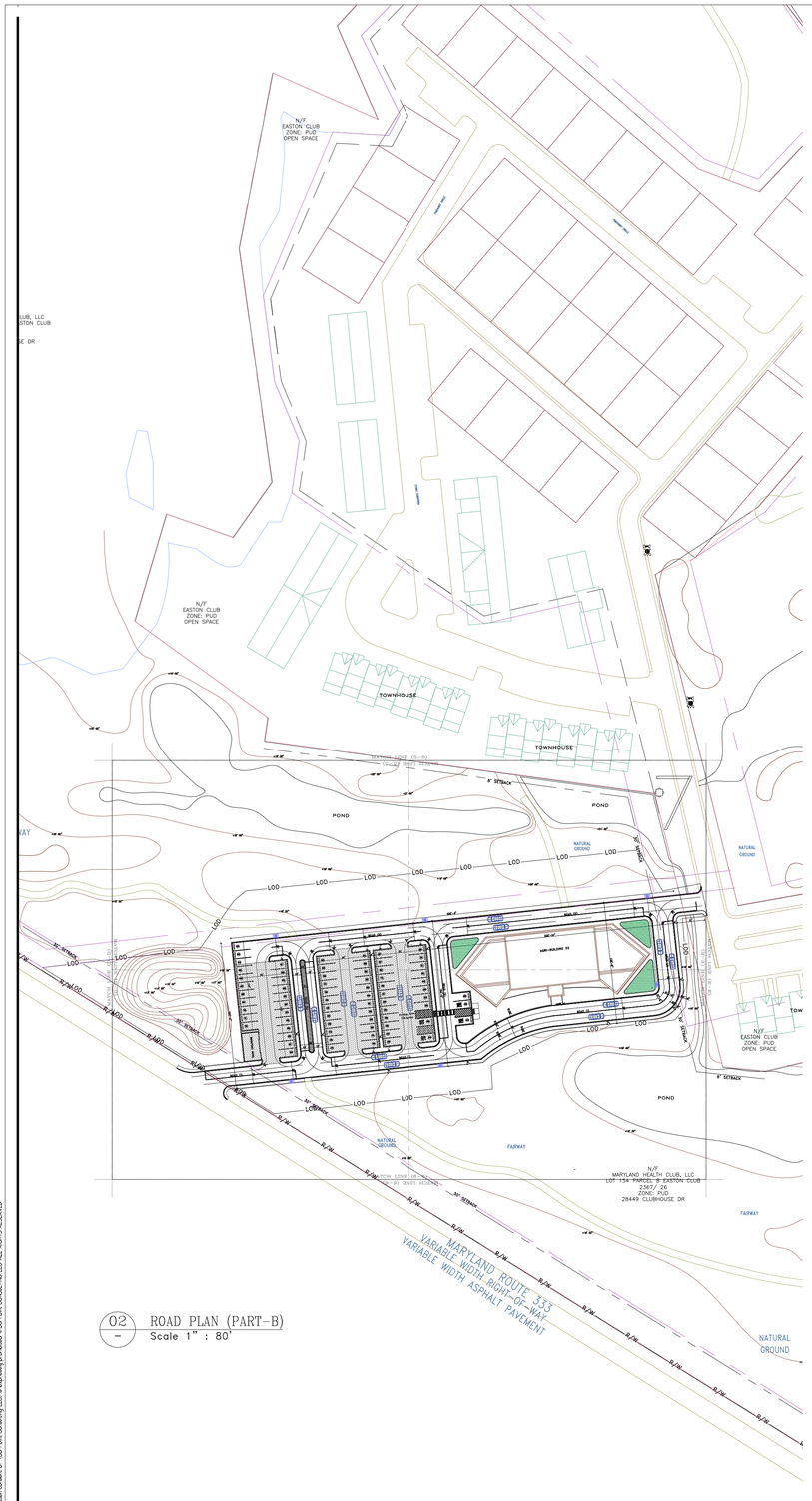
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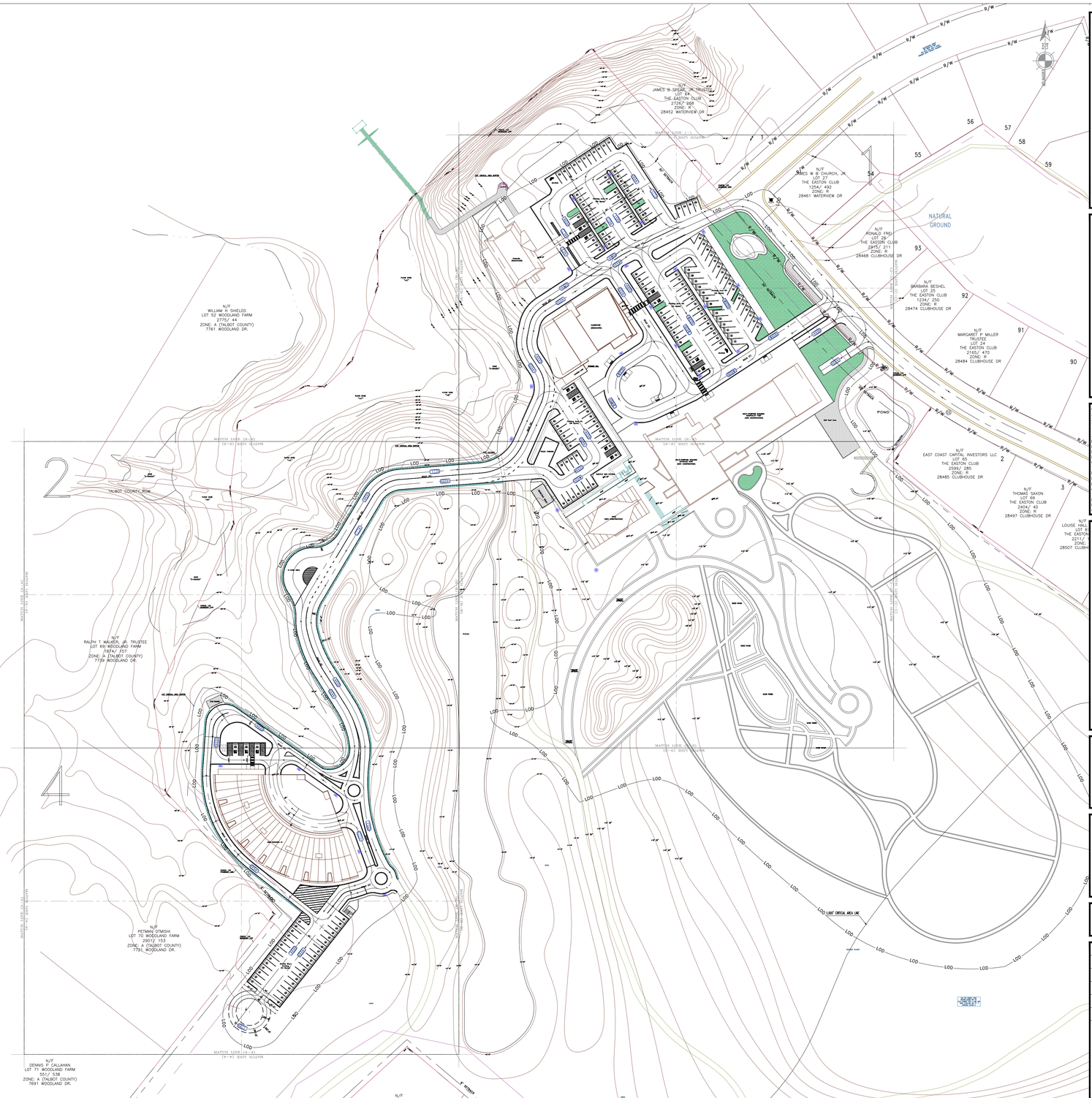
PARCEL 122
SITE PLAN
PROPOSED ROAD LAYOUT
PARCEL (122B)

Sheet No.: C-R-02

Sheet : 09 Of: 68



02 ROAD PLAN (PART-B)
Scale 1" : 80'



01 ROAD PLAN (PART-A)-LOWER LEVEL
Scale 1" : 80'

Approved	
Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

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Issue Date:	09/01/2022
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Sheet Name :

PARCEL 122
SITE PLAN
PROPOSED ROAD LAYOUT
LOWER LEVEL

Sheet No.: C-R-03
Sheet : 10 of: 68

01 ROAD PLAN (PART-A)-UPPER LEVEL
Scale : 1" : 80'

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Easton Utilities-Engineer Date

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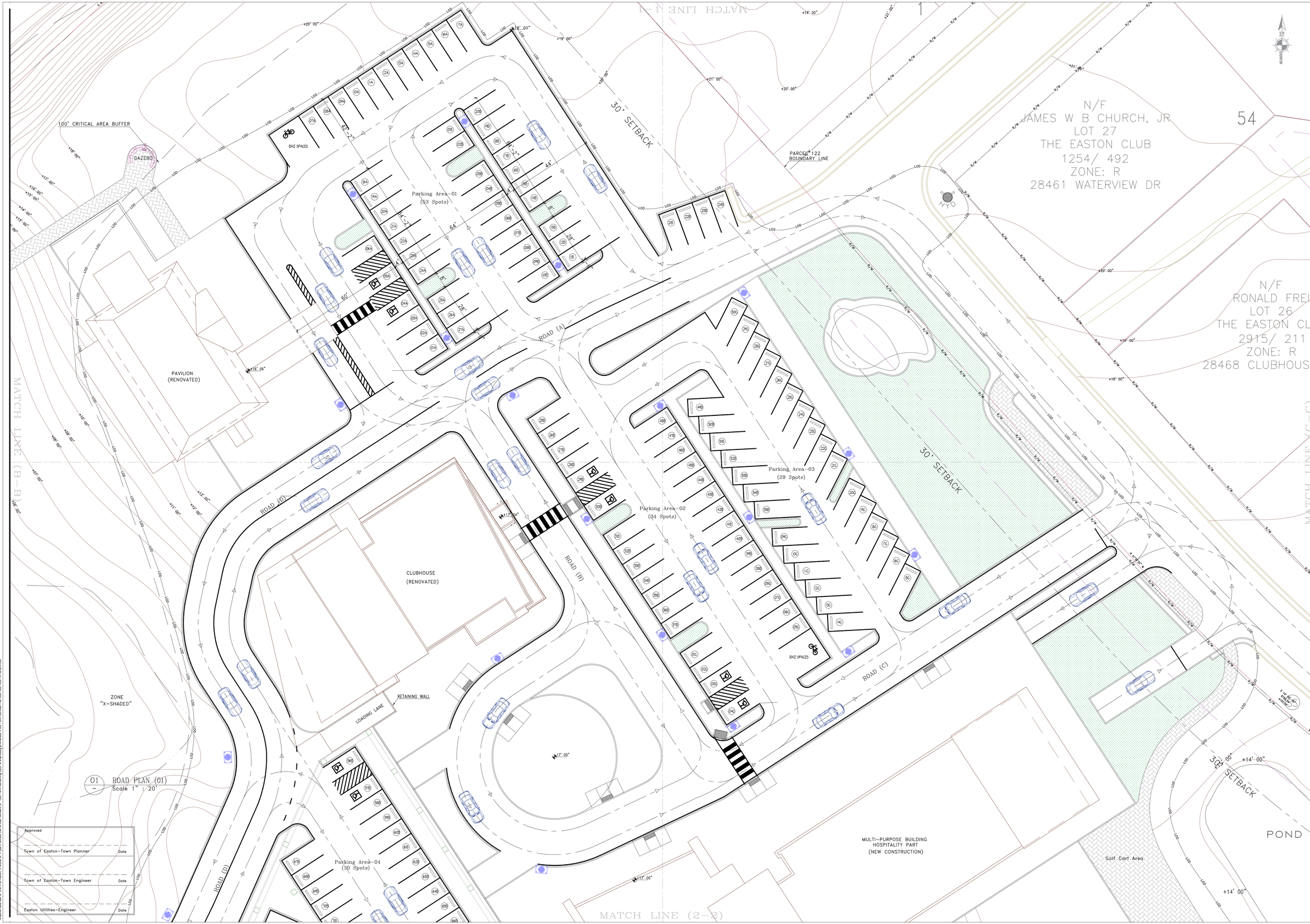
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Revision :	R01
Scale :	1" : 80'

Sheet Name :

PARCEL 122
SITE PLAN
PROPOSED ROAD LAYOUT
UPPER LEVEL

Sheet No.: C-R-04

Sheet : 11 of: 68



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Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

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Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'
Sheet Name :	PARCEL 122 SITE PLAN ROAD PLAN (A-LOWER) DETAILED (01/07)
Sheet No.:	C-R-05
Sheet : 12	Of: 68

MATCH LINE (2-2)

ZONE "X-SHADED"

TALBOT COUNTY ROW

FLOOD ZONE "AE"

FLOOD ZONE "AE"

100' CRITICAL AREA BUFFER

ROAD (E)

ROAD (E)

ROAD (E)

U-TURN AREA

R45'

R58'

42'-6"

R211'-10"

FAIRWAY

PARCEL 122 BOUNDARY LINE

ZONE "X-SHADED"

100' CRITICAL AREA BUFFER

TRASH ENCLOSURE

ROAD (E)

MATCH LINE (A-A)

MATCH LINE (B-B)

N/F
RALPH T WALKER, JR. TRUSTEE
LOT 69 WOODLAND FARM
1874/ 157
ZONE: A (TALBOT COUNTY)
7739 WOODLAND DR.

01 ROAD PLAN (02)
– Scale 1" : 20'

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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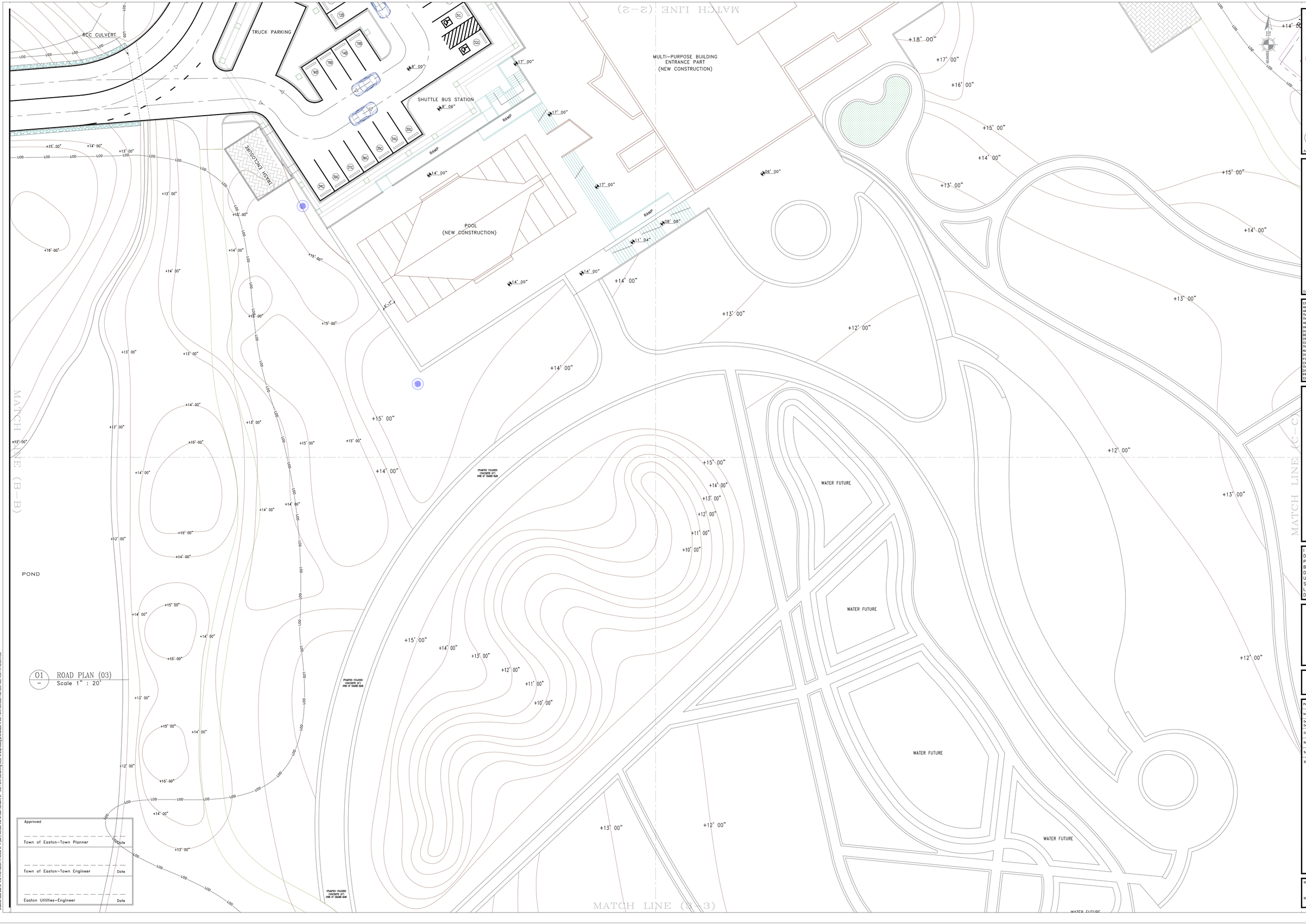
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Sheet Name :	

PARCEL 122
SITE PLAN
ROAD PLAN (A-LOWER)
DETAILED (02/07)

Sheet No.: C-R-06
Sheet : 13 Of: 68



01 – ROAD PLAN (03)
Scale 1" : 20'

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Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

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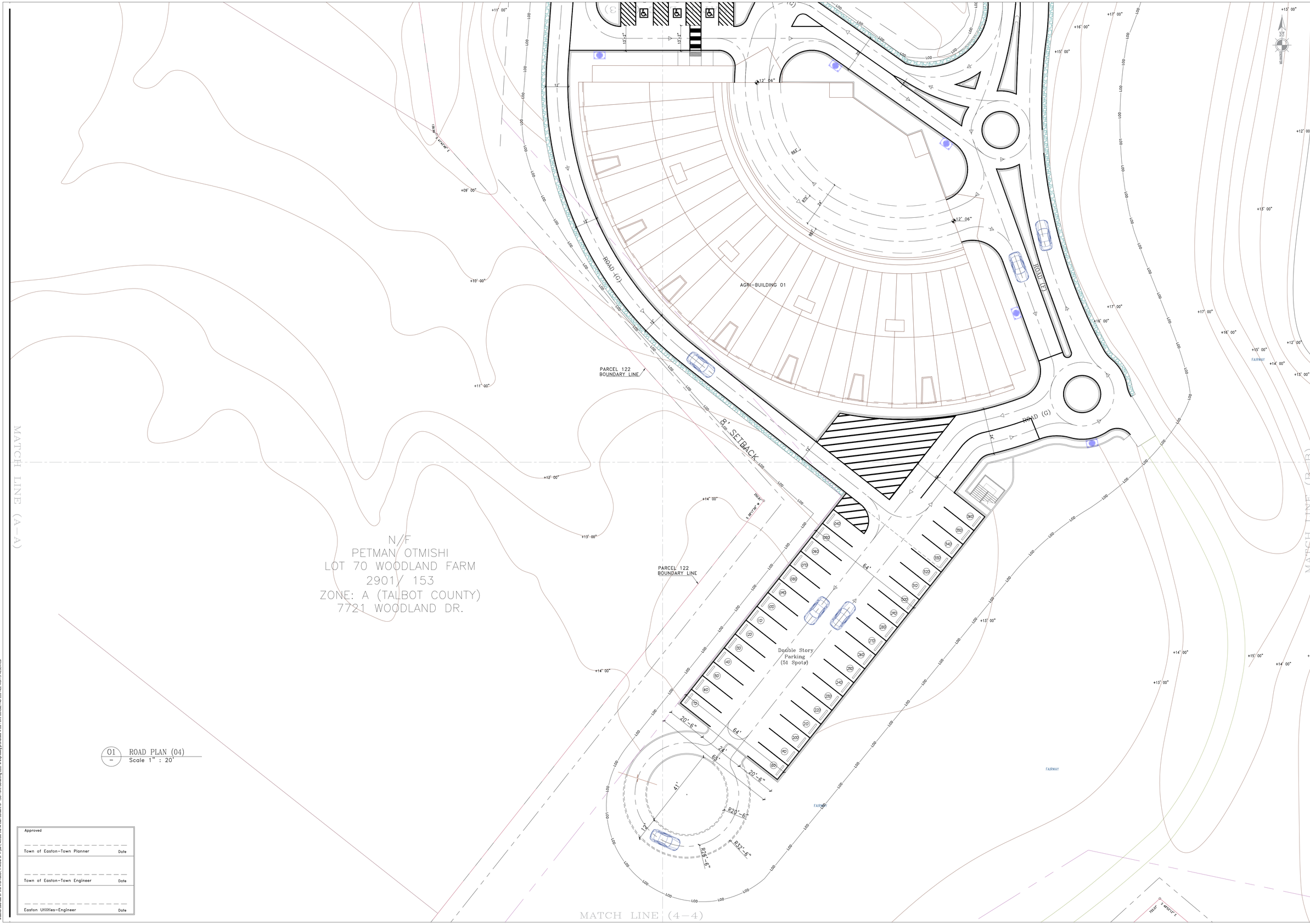
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Revision :	R01
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Sheet Name :

PARCEL 122
SITE PLAN
ROAD PLAN (A-LOWER)
DETAILED (03/07)

Sheet No.: C-R-07
Sheet : 14 Of: 68



01 ROAD PLAN (04)
Scale 1" : 20'

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STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — PROFESSIONAL ENGINEER — 02/24/2023
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PARCEL 122
SITE PLAN
ROAD PLAN (A-LOWER)
DETAILED (04/07)

Sheet No.: C-R-08
Sheet : 15 Of: 68

01 ROAD PLAN (05)
Scale 1" : 20'

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Town of Easton-Town Planner — Date

Town of Easton-Town Engineer — Date

Easton Utilities-Engineer — Date

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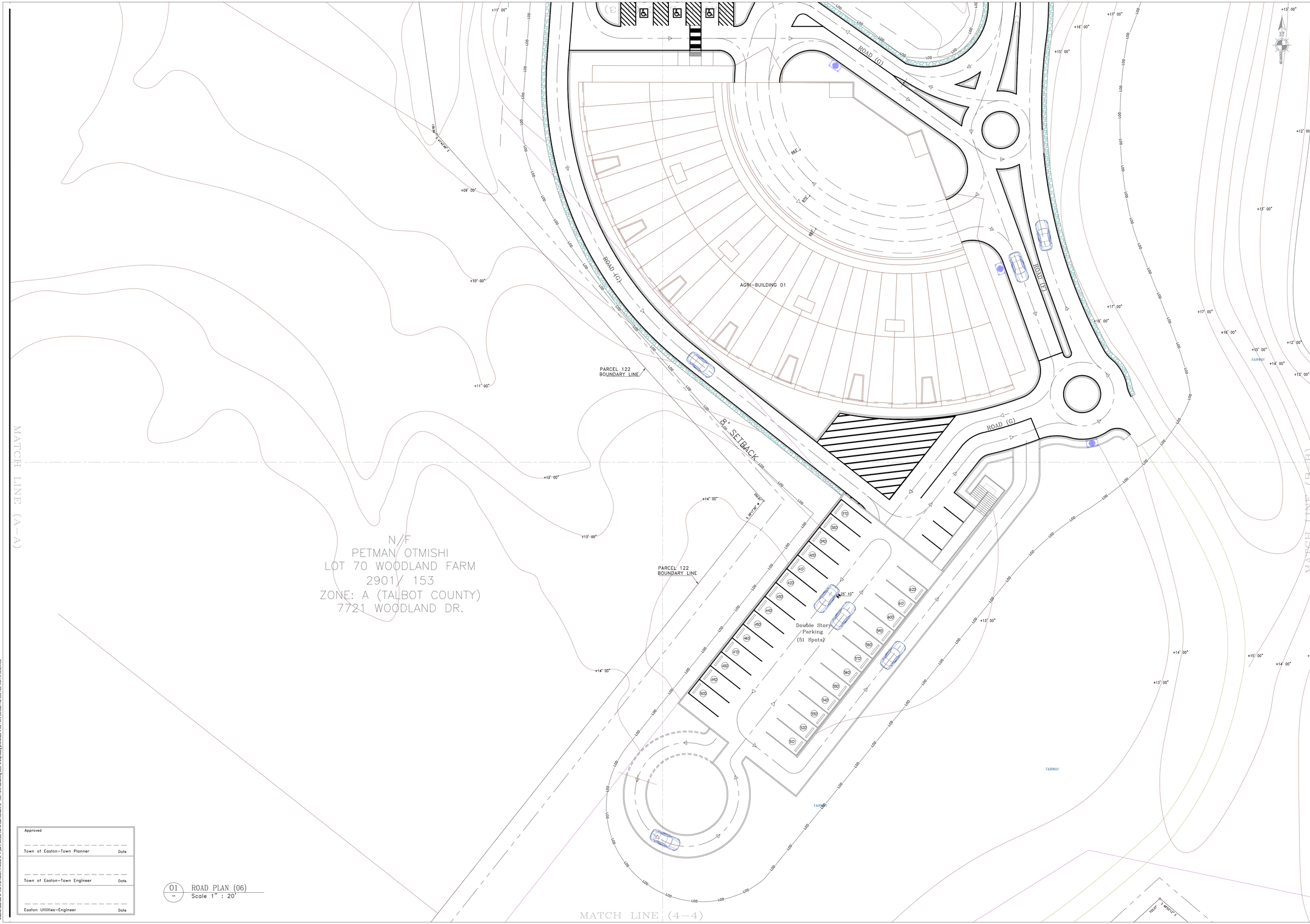
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PARCEL 122
SITE PLAN
ROAD PLAN (A-UPPER)
DETAILED (05/07)

Sheet No.: C-R-09

Sheet : 16 Of: 68



01 ROAD PLAN (06)
– Scale 1" : 20'

Approved	
Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

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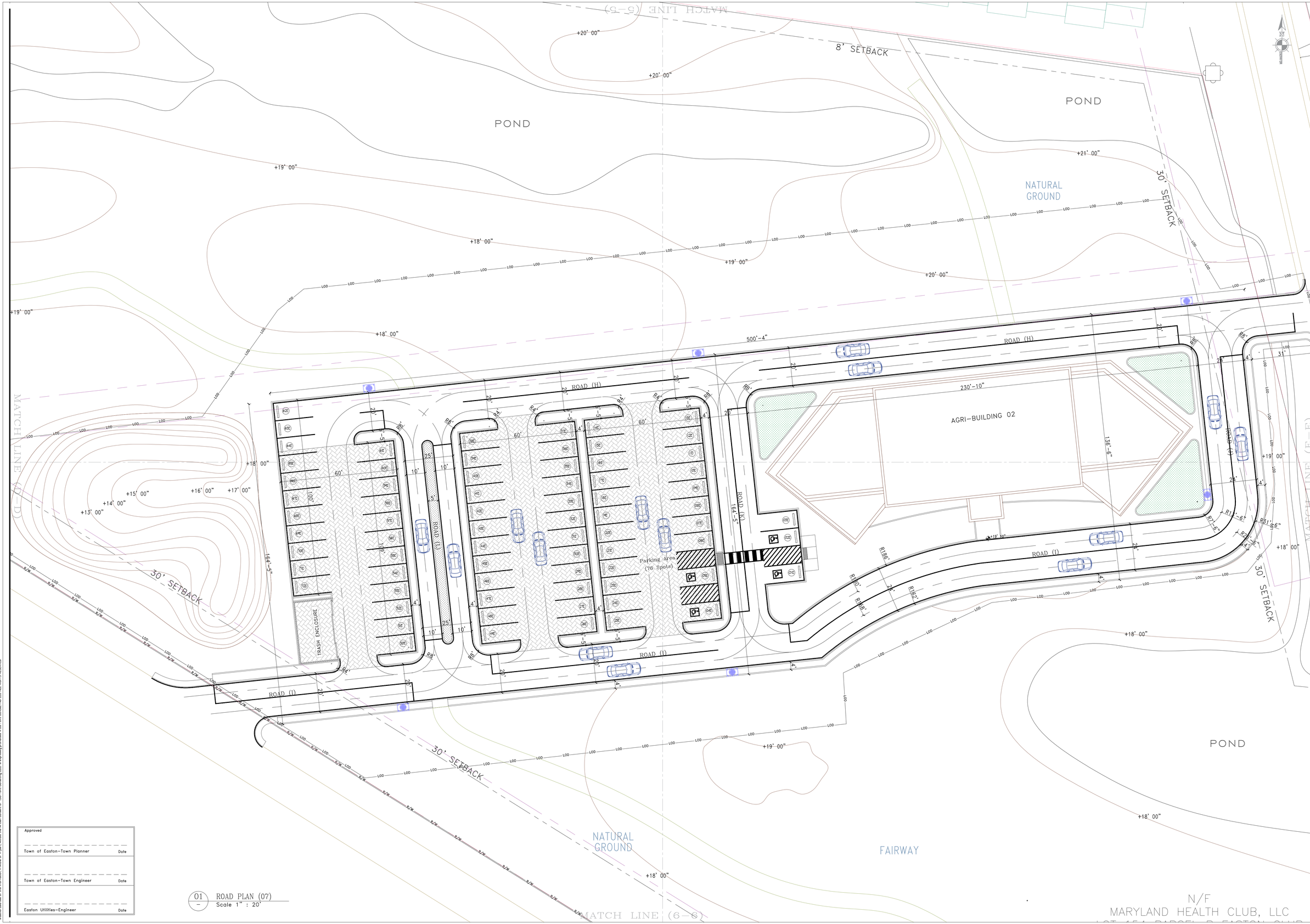
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Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
ROAD PLAN (A-UPPER)
DETAILED (06/07)

Sheet No.: C-R-10
Sheet : 17 Of: 68



01 ROAD PLAN (07)
Scale 1" : 20'

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Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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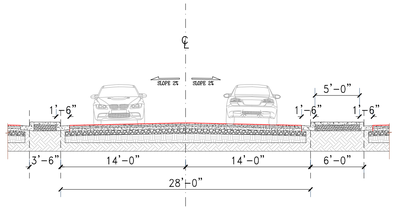
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Issue Date:	09/01/2022
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Revision :	R01
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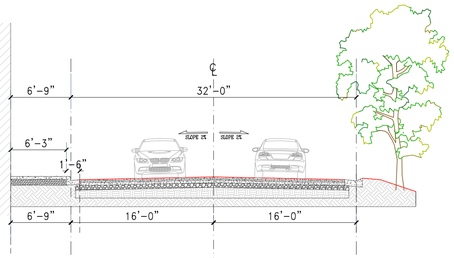
PARCEL 122
SITE PLAN
ROAD PLAN (AREA-B)
DETAILED (07/07)

Sheet No.: C-R-11

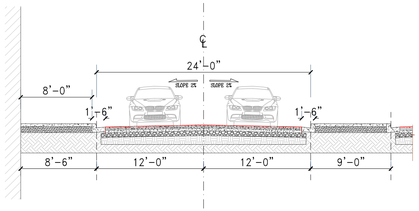
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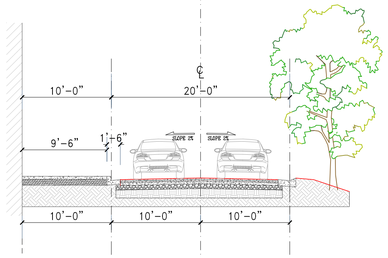
01 ROAD (A)
Scale 1" : 8'



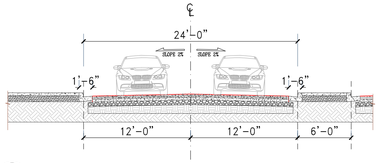
06 ROAD (F)
Scale 1" : 8'



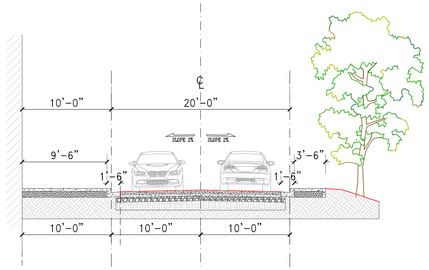
02 ROAD (B)
Scale 1" : 8'



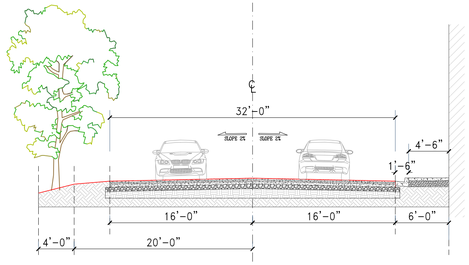
07 ROAD (G)
Scale 1" : 8'



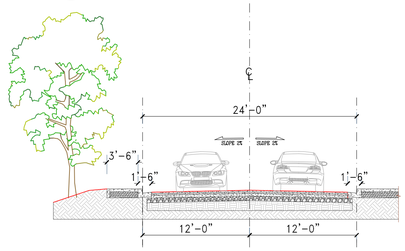
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Scale 1" : 8'



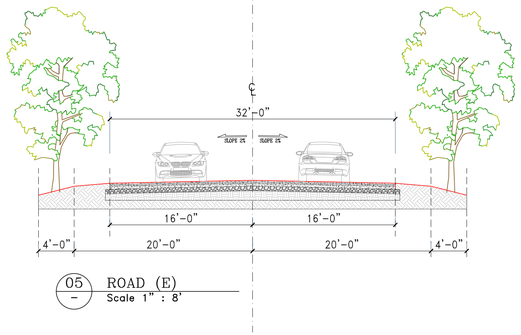
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Scale 1" : 8'



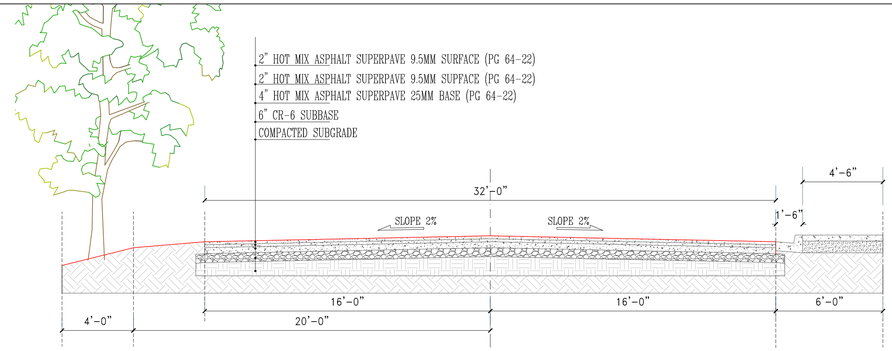
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Scale 1" : 8'



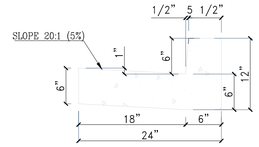
09 ROAD (I)
Scale 1" : 8'



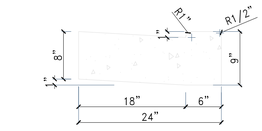
05 ROAD (E)
Scale 1" : 8'



10 PAVEMENT LAYERS
Scale 1" : 4'



11 CURB & GUTTER
Scale 1" : 1'



12 CURB & GUTTER
Scale 1" : 1'

PAVING SPECIFICATIONS

OVERLAY	• HMA SUPERPAVE 9.5 MM, PG 64–22, LEVEL 2 FOR 1–1/2" OVERLAYS. • HMA SUPERPAVE 12.5 MM, PG 64–22, LEVEL 2, FOR 2" OVERLAYS. • MATCH THE SUPFACE COURSE SPECIFIED FOR THE ADJUSTMENT FULL DEPTH PAVING IF DIFFERENT FROM THE ABOVE.
NON– RESIDENTIAL ASPHALT PAVEMENT FOR ROADS	• SURFACE COURSE :2" HOT MIX ASPHALT SUPERPAVE 9.5 MM. • BASE COURSE :4" HOT MIX ASPHALT SUPERPAVE, 19.0 MM PLACED IN 2–2" LIFTS. • SUB BASE : 9" CR–6 GRADED AGGREGATE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.
CONCRETE PAVEMENT	• 8" PORTLAND CEMENT CONCRETE MIX#7 • SUB BASE : 6" CR–6 GRADED AGGREGATE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

STANDARD C&G

- ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX NO.7
- CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'–0", AND EXPANSION JOINTS EVERY 40'–0". EXTRUDED CONCRETE CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'–0", AND EXPANSION JOINTS EVERY 100'–0".
- DEPRESSED CURB AND GUTTER SHALL BE UTILIZED AT HANDICAPPED RAMPS WHEN TRANSITIONING FROM STANDARD CURB AND GUTTER.
- MAXIMUM GUTTER AND SLOPE ON CURB RETURNS SHALL BE 2% WHERE HANDICAPPED RAMPS ARE REQUIRED.

STANDARD DEPRESSED C&G FOR SIDEWALK RAMPS

- ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX NO.7
- CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'–0", AND EXPANSION JOINTS EVERY 40'–0". EXTRUDED CONCRETE CURB AND GUTTER SHALL HAVE CONTRACTION JOINTS EVERY 10'–0", AND EXPANSION JOINTS EVERY 100'–0".
- MAXIMUM GUTTER SLOPE ON CURB RETURNS SHALL BE 2% WHERE HANDICAPPED RAMPS ARE REQUIRED.
- MAXIMUM GUTTER AND SLOPE ON CURB RETURNS SHALL BE 2% WHERE HANDICAPPED RAMPS ARE REQUIRED.

ROAD	FULL WIDTH	LENGTH	TRAFFIC	LANE / DIR	LANE WIDTH	SHOULDER WIDTH & TYPE	
CODE	ft	ft			ft	SIDE 1	SIDE 2
A	28' 00"	265' 10"	TWO WAY	1	14'	3' 6" SIDEWALK (WEST)	6' 0" SIDEWALK (EAST)
B	24' 00"	252' 3"	ONE WAY	2	12'	6' 0" SIDEWALK (RIGHT)	6' 0" SIDEWALK (LEFT)
C	24' 00"	496' 04"	ONE WAY	2	12'	6' 0" SIDEWALK (RIGHT)	6' 0" SIDEWALK (LEFT)
D	32' 00"	375' 10"	TWO WAY	1	16'	2' 0" CURB+GUTTER (EAST)	4' 0" SIDEWALK (WEST)
E	32' 00"	661' 00"	TWO WAY	1	16'	3' 0" CG+GRASS (EAST)	3' 0" CG+GRASS (WEST)
F	32' 00"	153' 00"	TWO WAY	1	16'	6' 9" SIDEWALK (WEST)	4' 0" CG+GRASS (EAST)
G	20' 00"	714' 04"	ONE WAY	2	10'	6' 0" GRASS (RIGHT)	4' 0" SIDEWALK (LEFT)
H	20' 00"	523' 05"	TWO WAY	1	10'	4' 0" SIDEWALK (NORTH)	4' 0" SIDEWALK (SOUTH)
I	24' 00"	323' 02"	TWO WAY	1	12'	4' 0" SIDEWALK (NORTH)	4' 0" SIDEWALK (SOUTH)
J	20' 00"	295' 05"	TWO WAY	1	10'	4' 0" SIDEWALK (NORTH)	4' 0" SIDEWALK (SOUTH)

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

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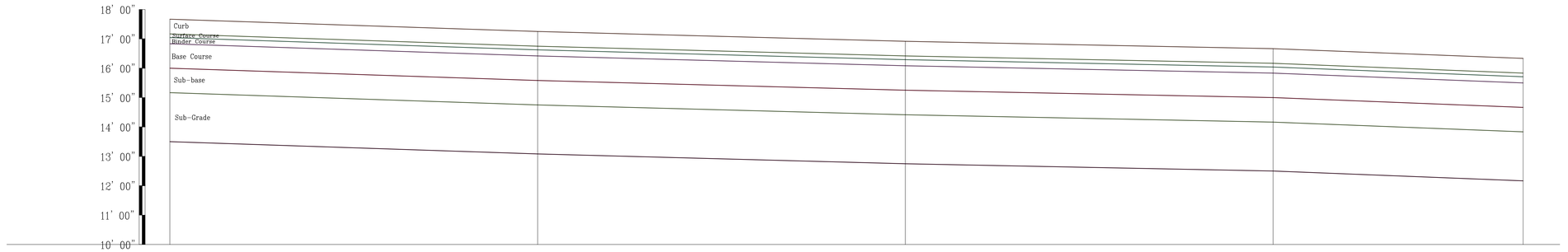
SIGNATURE

Project No. :	CGP–2002
Issue Date:	09/01/2022
Designed : Drawn. :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 8'
Sheet Name :	

PARCEL 122
SITE PLAN
ROAD SECTIONS

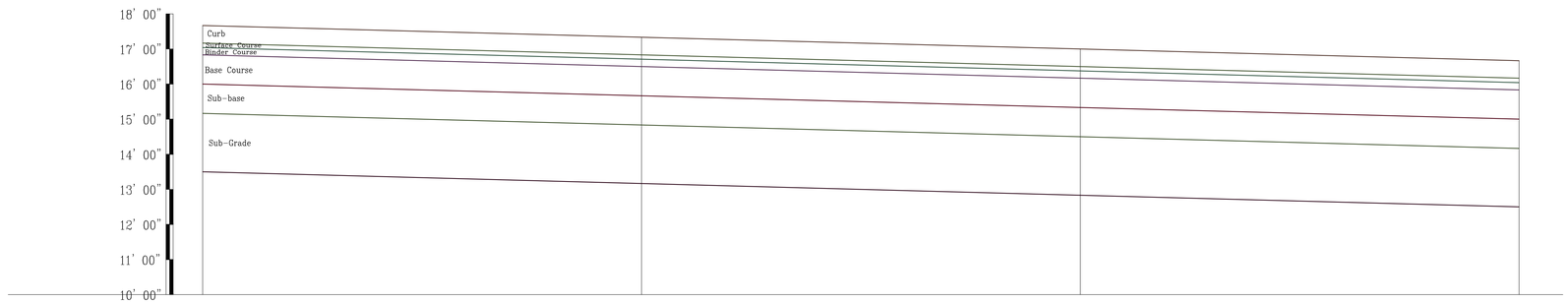
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Sheet : 19 Of: 68

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Station ID	000+00	000+50	001+00	001+50	001+85
Curb Level	+17'-8"	+17'-3"	+16'-11"	+16'-8"	+16'-4"
Surface Course Level	+17'-2"	+16'-9"	+16'-5"	+16'-2"	+15'-10"
Binder Course Level	+17'-0 1/2"	+16'-7 1/2"	+16'-3 1/2"	+16'-0 1/2"	+15'-8 1/2"
Base Course Level	+16'-10"	+16'-5"	+16'-1"	+15'-10"	+15'-6"
Sub-Base Level	+16'-0"	+15'-7"	+15'-3"	+15'-0"	+14'-8"
Sub-Grade Level	+15'-2"	+14'-9"	+14'-5"	+14'-2"	+13'-10"
Refill Layer Level	+13'-6"	+13'-1"	+12'-9"	+12'-6"	+12'-2"

01 – ROAD (A)- LONGITUDINAL SECTION
Scale 1" : 4' 00"



Station ID	000+00	000+50	001+00	001+50
Curb Level	+17'-8"	+17'-4"	+17'-0"	+16'-8"
Surface Course Level	+17'-2"	+16'-10"	+16'-6"	+16'-2"
Binder Course Level	+17'-0 1/2"	+16'-8 1/2"	+16'-4 1/2"	+16'-0 1/2"
Base Course Level	+16'-10"	+16'-6"	+16'-2"	+15'-10"
Sub-Base Level	+16'-0"	+15'-8"	+15'-4"	+15'-0"
Sub-Grade Level	+15'-2"	+14'-10"	+14'-6"	+14'-2"
Refill Layer Level	+13'-6"	+13'-2"	+12'-10"	+12'-6"

02 – ROAD (D) – LONGITUDINAL SECTION
Scale 1" : 4' 00"

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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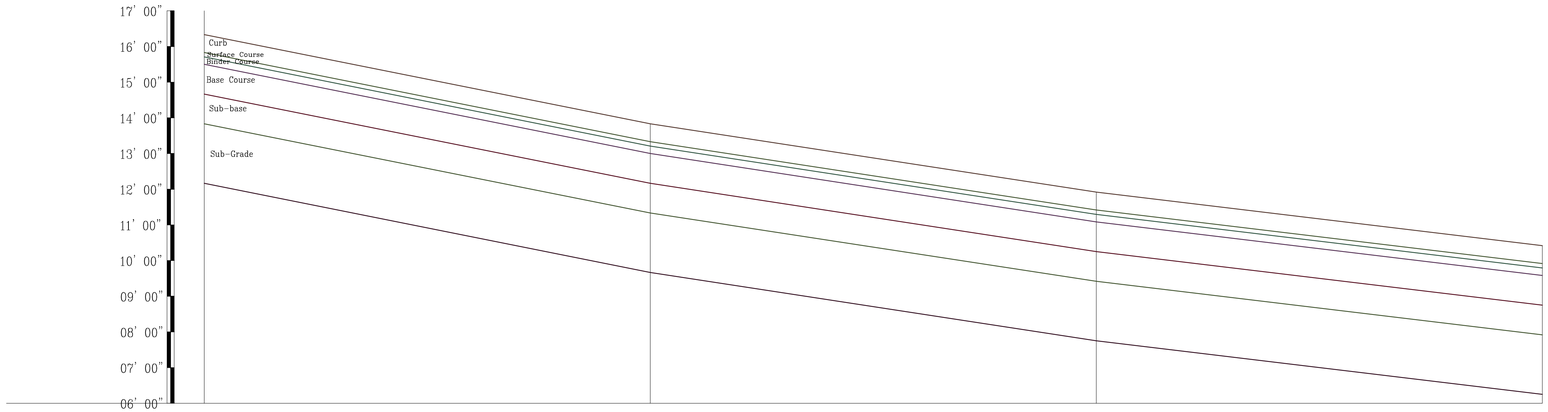
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SIGNATURE

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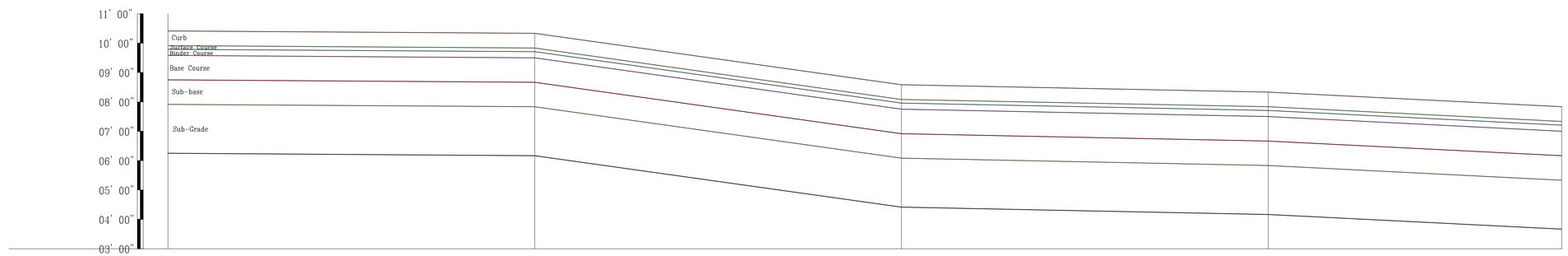
PARCEL 122
SITE PLAN
ROAD LONGITUDINAL SECTIONS

Sheet No.: C-R-13
Sheet : 20 Of: 68



Station ID	000+00	000+50	001+00	001+50
Curb Level	+16'-4"	+13'-10"	+11'-11"	+10'-5"
Surface Course Level	+15'-10"	+13'-4"	+11'-5"	+9'-11"
Binder Course Level	+15'-8 1/2"	+13'-2 1/2"	+11'-3 1/2"	+9'-9 1/2"
Base Course Level	+15'-6"	+13'-0"	+11'-1"	+9'-7"
Sub-Base Level	+14'-8"	+12'-2"	+10'-3"	+8'-9"
Sub-Grade Level	+13'-10"	+11'-4"	+9'-5"	+7'-11"
Refill Layer Level	+12'-2"	+9'-8"	+7'-9"	+6'-3"

01 – ROAD (B) – LONGITUDINAL SECTION
Scale 1" : 4' 00"



Station ID	001+50	002+00	002+50	003+00	003+45
Curb Level	+10'-5"	+10'-4"	+8'-7"	+8'-4"	+7'-10"
Surface Course Level	+9'-11"	+9'-10"	+8'-1"	+7'-10"	+7'-4"
Binder Course Level	+9'-9 1/2"	+9'-8 1/2"	+7'-11 1/2"	+7'-8 1/2"	+7'-2 1/2"
Base Course Level	+9'-7"	+9'-6"	+7'-9"	+7'-6"	+7'-0"
Sub-Base Level	+8'-9"	+8'-8"	+6'-11"	+6'-8"	+6'-2"
Sub-Grade Level	+7'-11"	+7'-10"	+6'-1"	+5'-10"	+5'-4"
Refill Layer Level	+6'-3"	+6'-2"	+4'-5"	+4'-2"	+3'-8"

02 – ROAD (B) – LONGITUDINAL SECTION
Scale 1" : 4' 00"

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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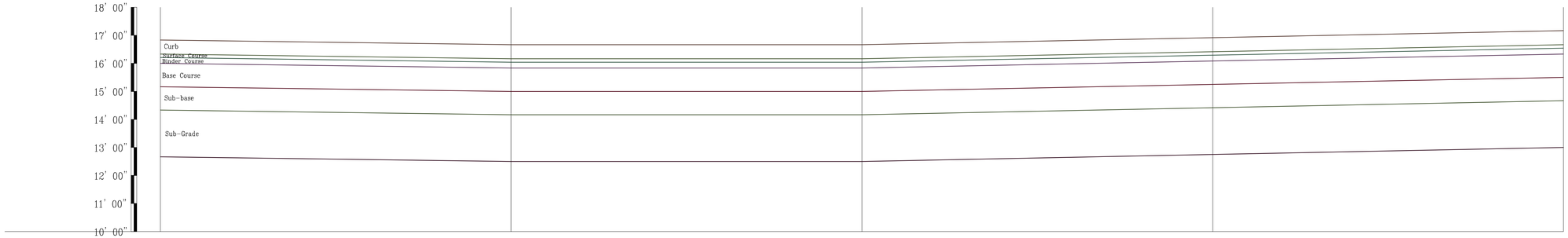
Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 4'

Sheet Name :

PARCEL 122
SITE PLAN
ROAD LONGITUDINAL SECTIONS

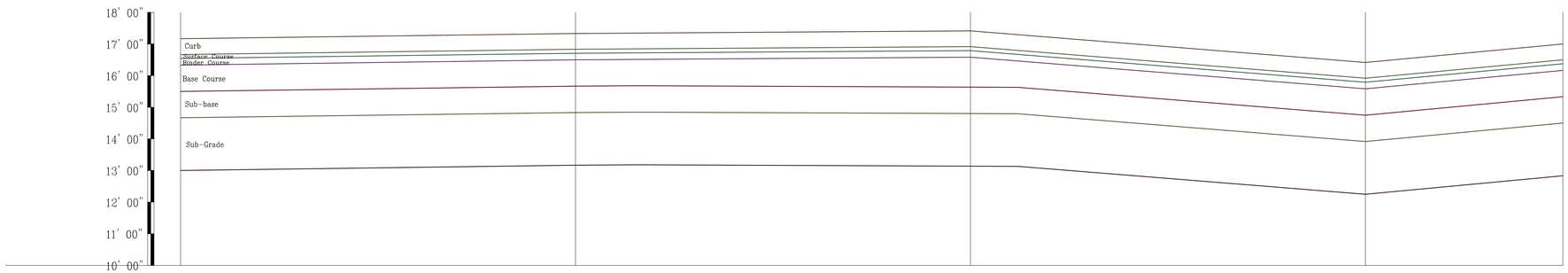
Sheet No.: C-R-14

Sheet : 21 Of: 68



Station ID	000+00	000+50	001+00	001+50	002+00
Curb Level	+16'-10"	+16'-8"	+16'-8"	+16'-11"	+17'-2"
Surface Course Level	+16'-4"	+16'-2"	+16'-2"	+16'-5"	+16'-8"
Binder Course Level	+16'-2 1/2"	+16'-0 1/2"	+16'-0 1/2"	+16'-3 1/2"	+16'-6 1/2"
Base Course Level	+16'-0"	+15'-10"	+15'-10"	+16'-1"	+16'-4"
Sub-Base Level	+15'-2"	+15'-0"	+15'-0"	+15'-3"	+15'-6"
Sub-Grade Level	+14'-4"	+14'-2"	+14'-2"	+14'-5"	+14'-8"
Refill Layer Level	+12'-8"	+12'-6"	+12'-6"	+12'-9"	+13'-0"

01 — ROAD (E)- LONGITUDINAL SECTION
Scale 1" : 4' 00"



Station ID	002+00	002+50	003+00	003+50	003+77
Curb Level	+17'-2"	+17'-4"	+17'-5"	+16'-5"	+17'-0"
Surface Course Level	+16'-8"	+16'-10"	+16'-11"	+15'-11"	+16'-6"
Binder Course Level	+16'-6 1/2"	+16'-8 1/2"	+16'-9 1/2"	+15'-9 1/2"	+16'-4 1/2"
Base Course Level	+16'-4"	+16'-6"		+15'-7"	+16'-2"
Sub-Base Level	+15'-6"	+15'-8"		+14'-9"	+15'-4"
Sub-Grade Level	+14'-8"	+14'-10"		+13'-11"	+14'-6"
Refill Layer Level	+13'-0"	+13'-2"		+12'-3"	+12'-10"

01 — ROAD (E)- LONGITUDINAL SECTION
Scale 1" : 4' 00"

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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Engineer of Record:

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STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — REGISTERED PROFESSIONAL ENGINEER — 09/29/2023
SEAL

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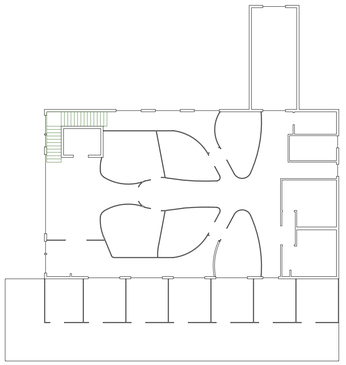
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Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 4'
Sheet Name :	

PARCEL 122
SITE PLAN
ROAD LONGITUDINAL SECTIONS

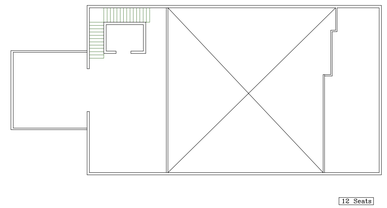
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Sheet : 22 Of: 68

Building	FLOOR	Use	Use/Activity according code	Minimum Vehicle Spaces	Maximum Vehicle Spaces	GROSS FLOOR AREA (sq.ft.)	info	MIN	MAX	Code Min Bicycle Spaces	Bicycle Spaces
Pavilion (A)	Ground	Club, Private	#61 Clubs or lodges	1 per 3 persons		6050	65	21	21	1 per 20 vehicle spaces	
	Second	Club, Private		1 per 3 persons		2265	12	4	4		
	ACCESSIBLE SPACE(S)							2	2		
Min parking spaces								27			
Max parking spaces									27		
TOTAL PARKING SPACE(S) PROVIDED								**27**			

ClubHouse (B)	Garden	Club	#61 Clubs	1 per 3 persons		8077	104	35	**35**		
	Ground	Club	#61 Clubs	1 per 3 persons		10969	100	34	**34**		
	Second	Hotel	#7 Hotel	0.8 per guest room	1.25 per guest room	7271	3 suits	3	**4**		
	ACCESSIBLE SPACE(S)							4	4		
Min parking spaces								76			
Max parking spaces									77		
TOTAL PARKING SPACE(S) PROVIDED								**76**			

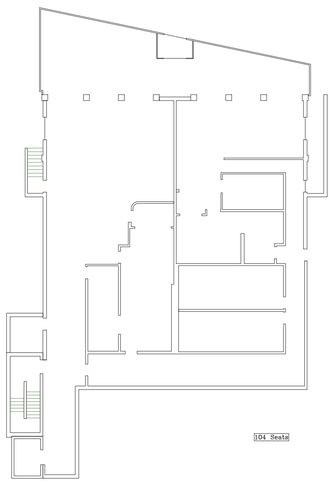


01 GROUND FLOOR
Scale 1" : 20'

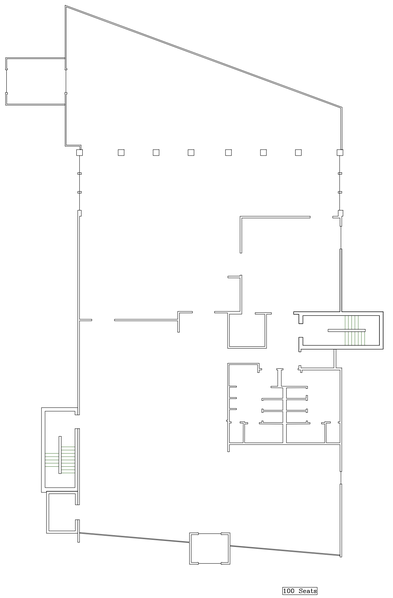


02 SECOND FLOOR
Scale 1" : 20'

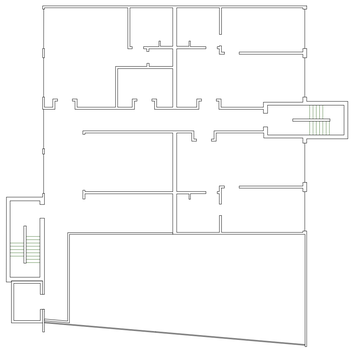
PAVILION



01 GRADEN LEVEL
Scale 1" : 20'



01 GROUND FLOOR
Scale 1" : 20'



02 SECOND FLOOR
Scale 1" : 20'

CLUBHOUSE

Approved

Town of Easton-Town Planner — Date

Town of Easton-Town Engineer — Date

Easton Utilities-Engineer — Date

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C : 703-855-9148
Engineer of Record:

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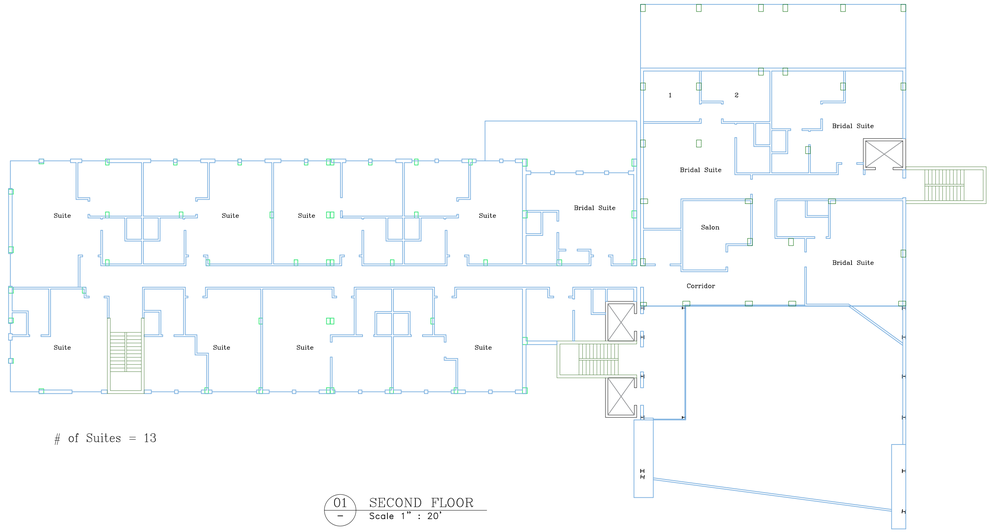
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Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	
Sheet Name :	PARCEL 122 SITE PLAN PARKING CALCULATIONS
Sheet No.:	C-R-16
Sheet : 23	Of: 68

Building	FLOOR	Use	Use/Activity according code	Minimum Vehicle Spaces	Maximum Vehicle Spaces	GROSS FLOOR AREA (sq.ft.)	info	MIN	MAX	Code Min Bicycle Spaces	Bicycle Spaces
Multipurpose Building (C)	Basement	Parking				16494					
		SPA				9773					
		Pool (deep water) - person/20 ft^2 = 45				882					
		Pool (shallow water)- person/12 ft^2 = 17				207					
		Hydrotherapy pool - person/12 ft^2 = 13				152					
	Ground Floor	Club	#61 Clubs	1 per 3 persons			222	74	**74**		
	Ground Floor	Suites	#7 Hotel	0.8 per guest room	1.25 per guest room	22872	10	8	**13**		
	Second Floor	Hotel	#7 Hotel	0.8 per guest room	1.25 per guest room	20582	8	6	**10**		
	Third Floor	Hotel	#7 Hotel	0.8 per guest room	1.25 per guest room	11980	8	6	**10**		
	Roof					7780					
	ACCESSIBLE SPACE(S)							6	6		
Min parking spaces								100			
Max parking spaces									113		
TOTAL PARKING SPACE(S) PROVIDED								**107**			



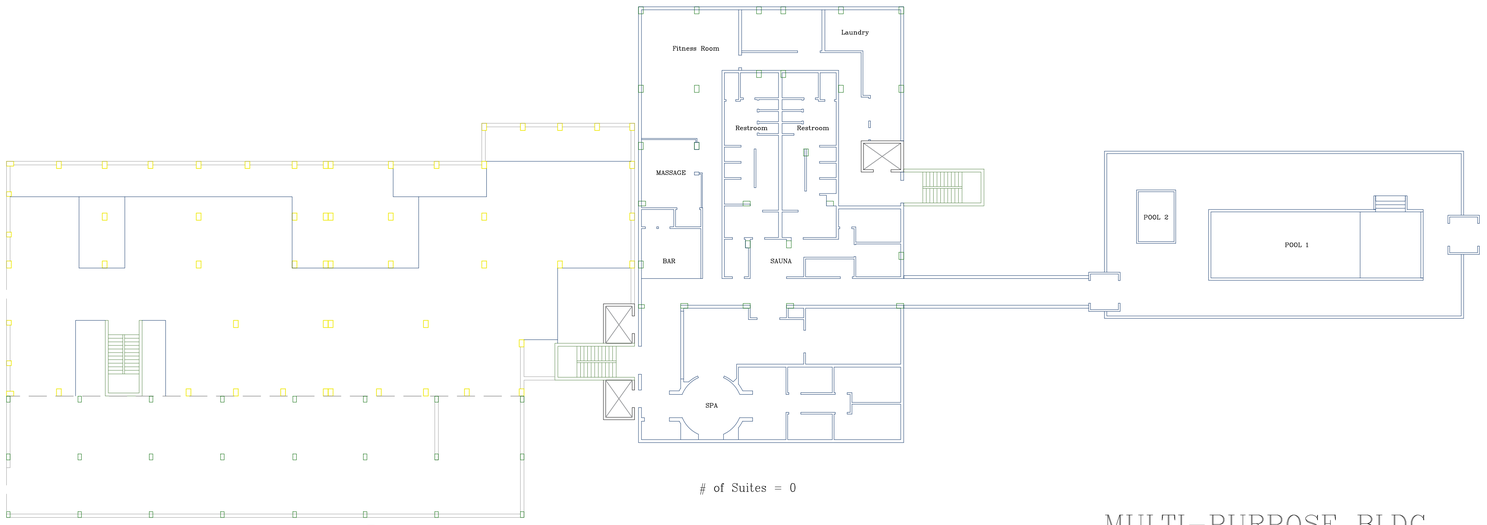
# of Suites = 13

01 – SECOND FLOOR
Scale 1" : 20'



# of Suites = 10

01 – GROUND FLOOR
Scale 1" : 20'



# of Suites = 0

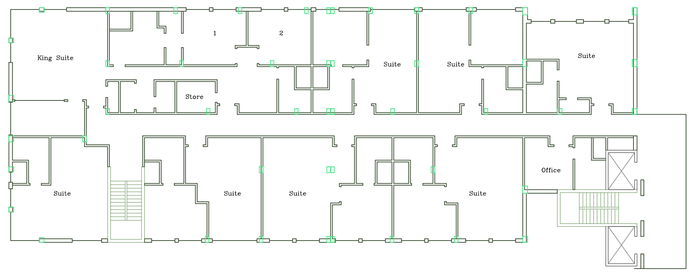
01 – BASEMENT
Scale 1" : 20'

MULTI–PURPOSE BLDG



# of Suites = 0

01 – ROOF
Scale 1" : 20'



# of Suites = 9

01 – THIRD FLOOR
Scale 1" : 20'

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

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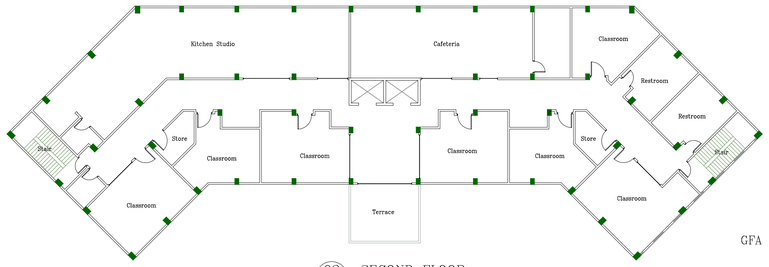
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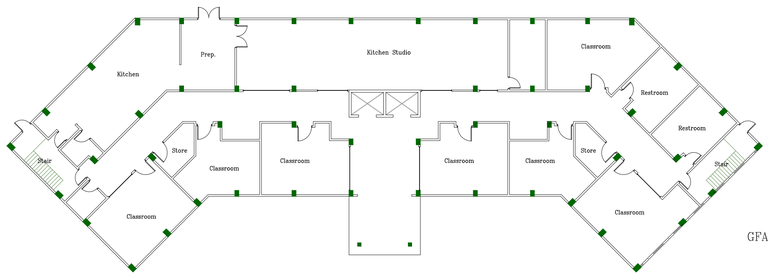
Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	
Sheet Name :	PARCEL 122 SITE PLAN PARKING CALCULATIONS
Sheet No:	C-R-17
Sheet : 24	Of: 68

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GFA = 10000 sq.ft.

02 – SECOND FLOOR
Scale 1" : 20'



GFA = 10000 sq.ft.

01 – GROUND FLOOR
Scale 1" : 20'

AGRI–BLDG 02

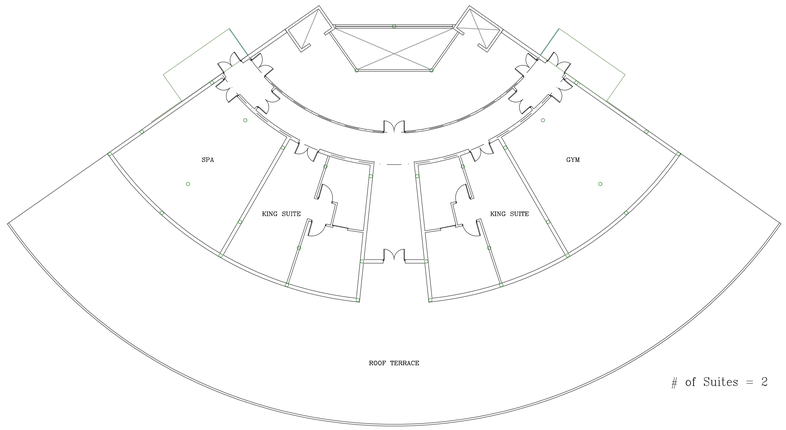
Building	FLOOR	Use	Use/Activity according code	Minimum Vehicle Spaces	Maximum Vehicle Spaces	GROSS FLOOR AREA (sq.ft.)	info	MIN	MAX	Code Min Bicycle Spaces	Bicycle Spaces
Agri-Building 1 (D)	Ground	R&D	#24 R&D	1 spacer/1000 sf	1 space / 200 sf	24720	-8500	17	82		
	Second	Hotel	#7 Hotel	0.8 per guest room	1.25 per guest room	15216	5 + 9	12	18		
	Third	Hotel	#7 Hotel	0.8 per guest room	1.25 per guest room	15216	2	2	3		
	ACCESSIBLE SPACE(S)							4	4		
Min parking spaces								35			
Max parking spaces									107		
TOTAL PARKING SPACE(S) PROVIDED								**62**			
Agri-Building 2 (E)	Ground	School	#56	1.5 per classroom	2.5 per classroom	10000	9	14	**23**		
	Second	School	#56	1.5 per classroom	2.5 per classroom	10000	9	14	**23**		
	Third	R&D	#24 R&D	1 spacer/1000 sf	1 space / 200 sf	9100		10	46		
	ACCESSIBLE SPACE(S)							4	4		
Min parking spaces								42			
Max parking spaces									96		
TOTAL PARKING SPACE(S) PROVIDED								**72**			

Approved

Town of Easton–Town Planner Date

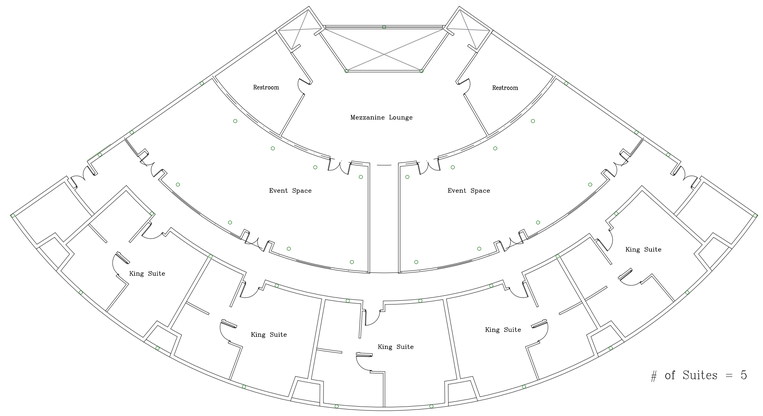
Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date



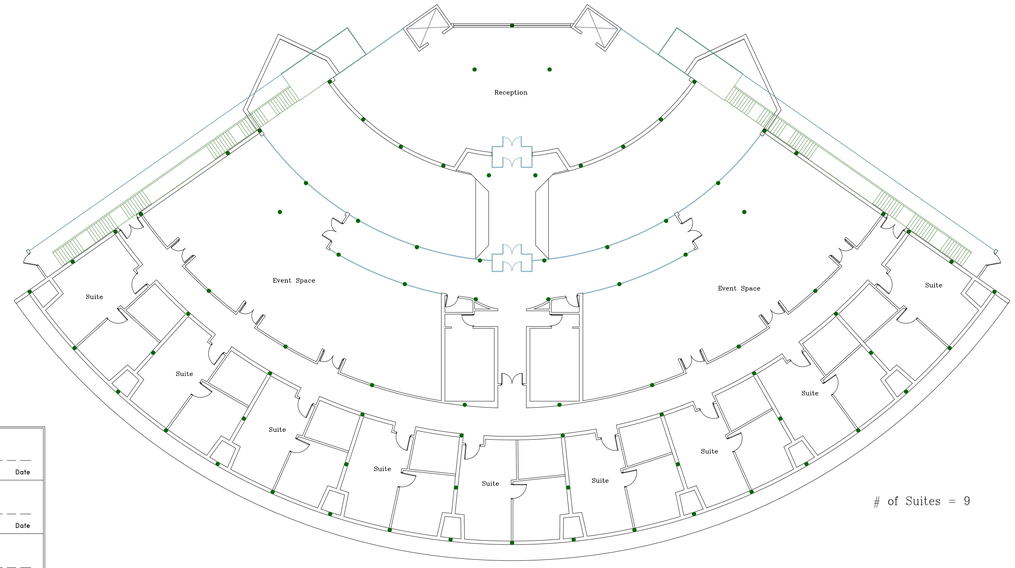
# of Suites = 2

03 – THIRD FLOOR
Scale 1" : 20'



# of Suites = 5

02 – SECOND FLOOR
Scale 1" : 20'



# of Suites = 9

AGRI–BLDG 01

01 – GROUND FLOOR
Scale 1" : 20'

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Architect of Record:

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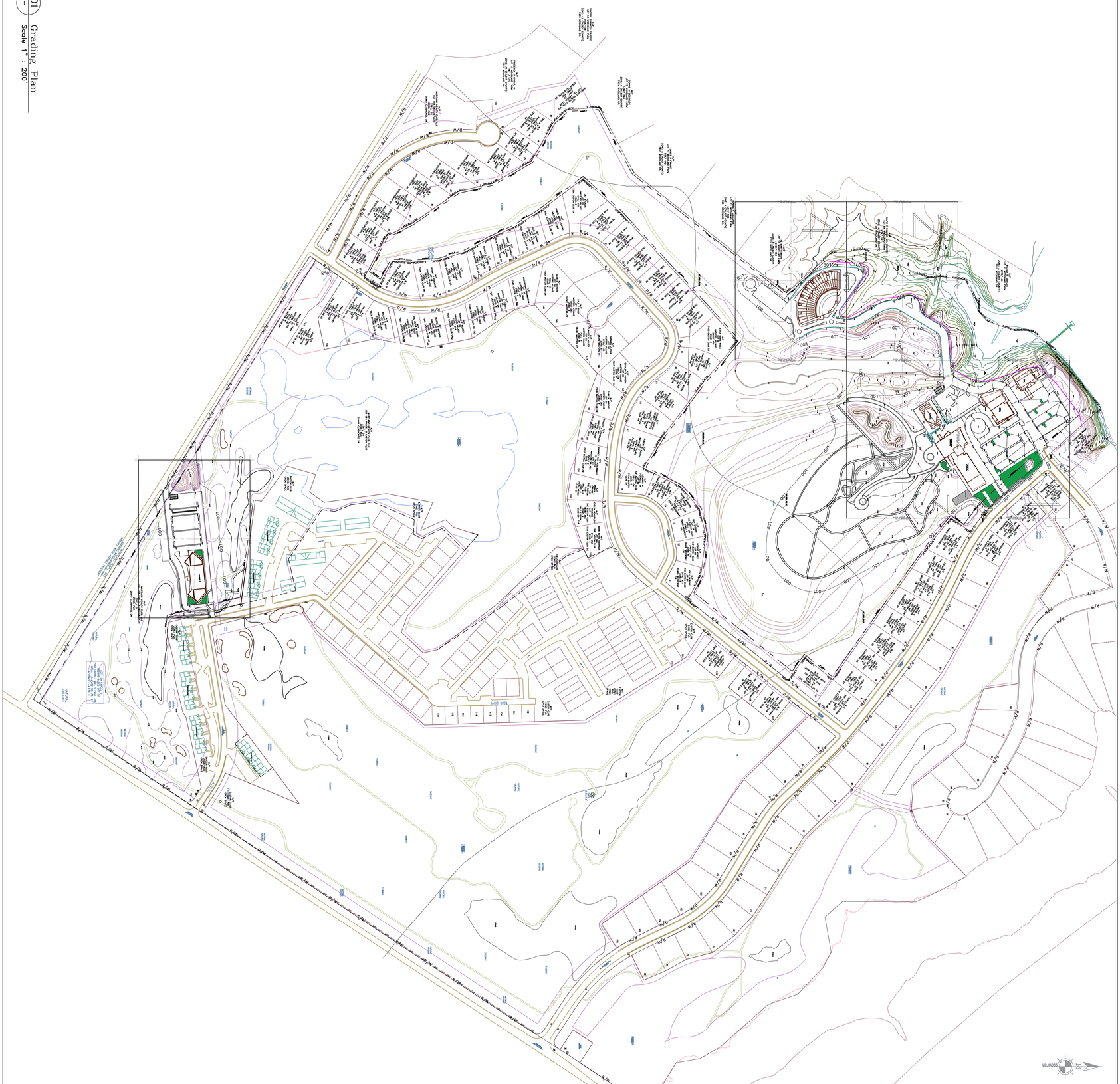
Project No. :	CGP–2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	
Sheet Name :	PARCEL 122 SITE PLAN PARKING CALCULATIONS
Sheet No:	C–R–18
Sheet : 25	Of: 68

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Approved	
Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

01 – Grading Plan
Scale 1" = 200'



Project No. :	CGP-2002
Issue Date :	09/02/2022
Designed :	M. ELFAWAL
Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 200'
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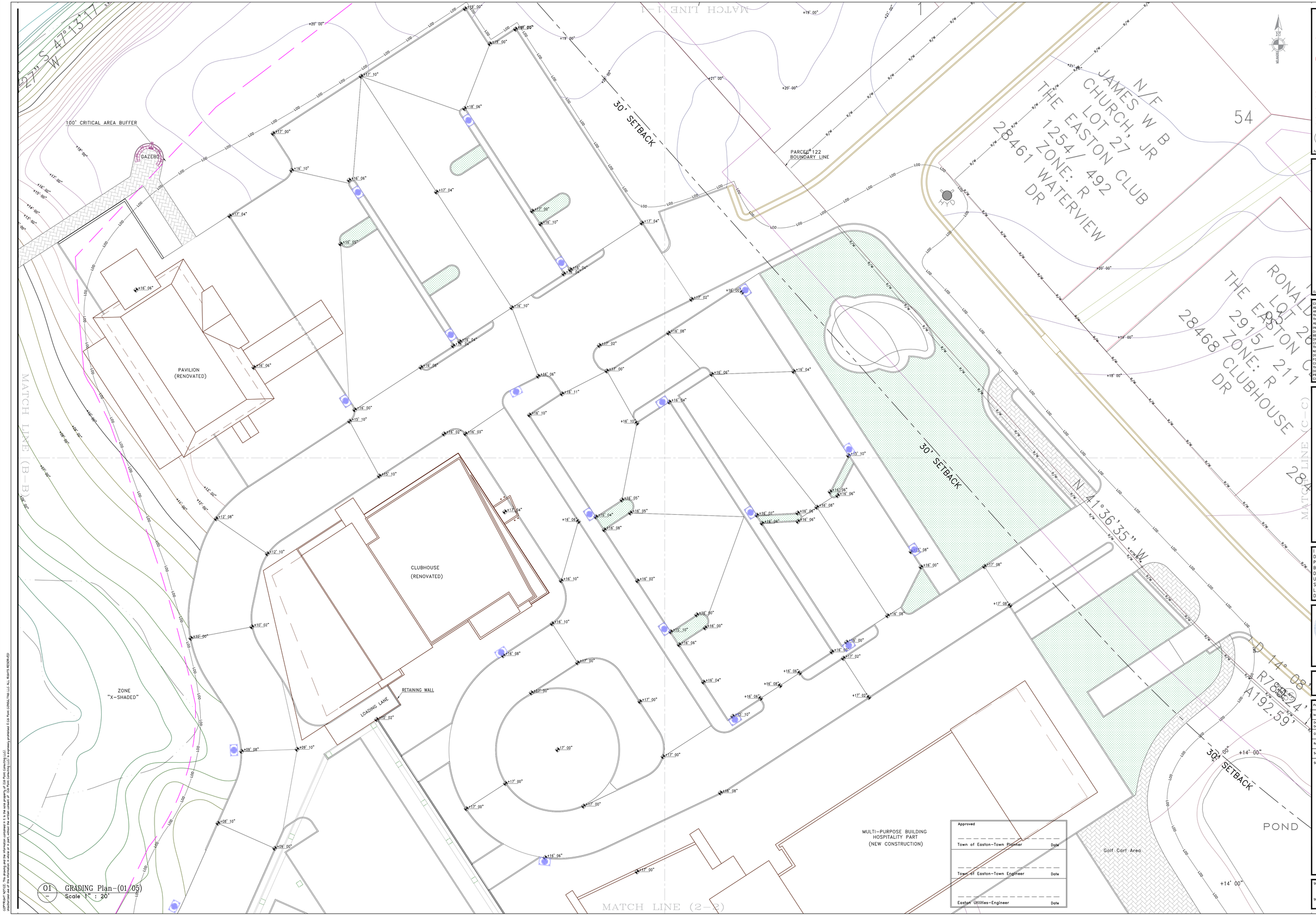
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Sheet No. : C-G-01
Sheet : 26 of 68

PARCEL 122
SITE PLAN
SITE GRADING

Page 266 of 530



01 GRADING Plan-(01/05)
Scale 1" : 20'

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed :	M. ELFAWAL
Drawn :	
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
GRADING PLAN (01/05)

Sheet No.: C-G-02

Sheet : 27 Of: 68

MATCH LINE (2-2)

TALBOT COUNTY ROW

ZONE "X-SHADED"

FLOOD ZONE "AE"

S 24°12'06" W 330.34'

S 06°43'03" W 103.78'

S 07°40'43" E 299.78'

100' CRITICAL AREA BUFFER

MANEUVER AREA

FAIRWAY

TRASH ENCLOSURE

PARCEL 122 BOUNDARY LINE

N/F
RALPH T WALKER, JR. TRUSTEE
LOT 69 WOODLAND FARM
1874/ 157
ZONE: A (TALBOT COUNTY)
7739 WOODLAND DR.

MATCH LINE (A-A)

MATCH LINE (B-B)

MATCH LINE (3-3)

01 GRADING Plan-(02/05)
– Scale 1" : 20'

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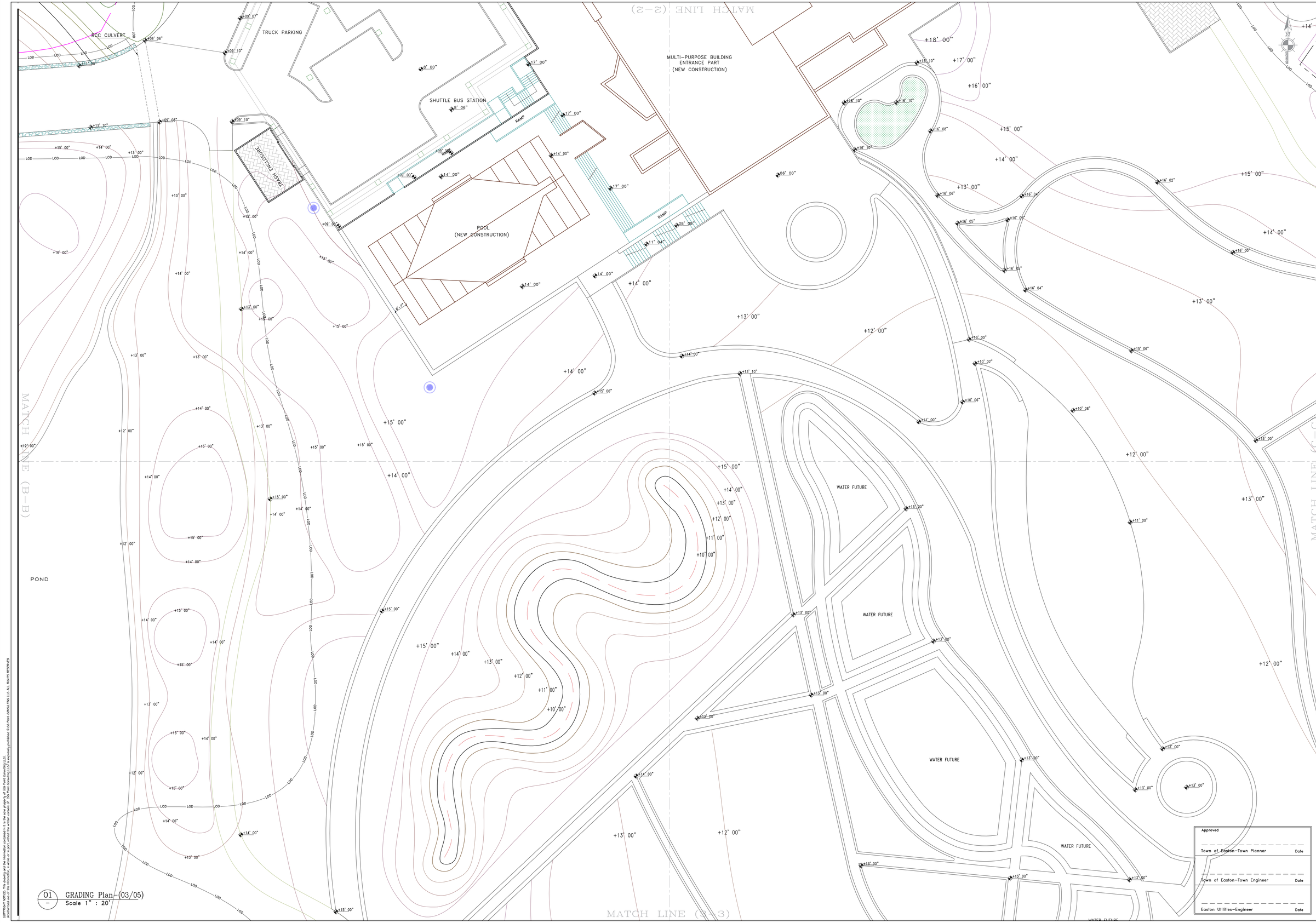
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PARCEL 122
SITE PLAN
GRADING PLAN (02/05)

Approved	
Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

Sheet No.: C-G-03

Sheet : 28 Of: 68



01 GRADING Plan-(03/05)
Scale 1" : 20'

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PARCEL 122
SITE PLAN
GRADING PLAN (03/05)

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

Sheet No.: C-G-04

Sheet : 29 Of: 68

MATCH LINE (3-3)

MATCH LINE (A-A)

MATCH LINE (B-B)

MATCH LINE (4-4)

138.96' @ S 41°43'48" E

AGR-BUILDING 01

PARCEL 122
BOUNDARY LINE

8' SETBACK

250.87' @ S 38°17'36" W

PARCEL 122
BOUNDARY LINE

N/F
PETMAN OTMISHI
LOT 70 WOODLAND FARM
2901/ 153
ZONE: A (TALBOT COUNTY)
7721 WOODLAND DR.

FAIRWAY

FAIRWAY

FAIRWAY

Approved

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Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

01 GRADING Plan-(04/05)
Scale 1" : 20'

N/F

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Sheet Name :

PARCEL 122
SITE PLAN
GRADING PLAN (04/05)

Sheet No.: C-G-05

Sheet : 30 Of: 68

MATCH LINE (5-5)

POND

8' SETBACK

+20' 00"

+19' 00"

+18' 00"

+21' 00"

NATURAL GROUND

30' SETBACK

AGRI-BUILDING 02

TRASH ENCLOSURE

+15' 00"

+16' 00"

+17' 00"

+14' 00"

+13' 00"

MATCH LINE (E-D)

MATCH LINE (E-E)

MATCH LINE (6-6)

FAIRWAY

N/F
MARYLAND HEALTH CLUB, L
LOT 154 PARCEL B EASTON

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Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

01 GRADING Plan-(05/05)
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Sheet Name :

PARCEL 122
SITE PLAN
GRADING PLAN (05/05)

Sheet No.: C-G-06

Sheet : 31 Of: 68

CONSTRUCTION EROSION CONTROL PLAN

Install erosion control measures conforming to the EROSION CONTROL STANDARDS and described in the following notes.

Install all erosion control measures before October 15th.

LIMITS ON THE WORK AREA

1. Phase grading work to minimize the extent of the distributed area prior to restoration.
2. Confine grading within the construction limits shown on the drawings. Mark the construction limits using temporary fencing and flagging.
3. Do not disturb vegetation outside the construction limits.

EXCAVATED MATERIAL

1. Use excavated material to construct finished grades as shown on the drawings and in accordance with the geotechnical specifications for the project.
2. Remove excess excavated material from the site and dispose in approved off-site disposal areas.
3. Avoid tracking soil onto streets. Install a temporary stabilized construction entrance in accordance with Soil Erosion and Sediment Control (MDE).

TEMPORARY SOIL STOCKPILES

1. Place excavated top soil from the drilled piers, foundation wall excavation and retaining wall excavation in one or more stockpiles located as shown on the drawings.Grade temporary soil stockpiles to a maximum height of five feet, with maximum side slope of 2H:IV. Avoid creating depressions that trap water.
2. Install silt fence or straw wattle around each soil stockpile in accordance with the manufacturer's recommendations. Brace the silt fence sufficiently to support the weight of any sediment that accumulates against it.

DIVERSION BERMS AND DOWN-SLOPE PIPES

1. Construct earth diversion berms at the top of cut and fill slopes to intercept runoff and divert it around the disturbed area.
2. Install pipes (HDPE, PVC or corrugated metal) to convey water down steep slopes.
3. Wherever possible, construct berms at near level gradients to reduce flow velocities and the possibility of erosion damage.
4. Comply with Soil Erosion and Sediment Control (MDE) Measure E for diversion berms and Measure G for down-slope pipes .

TEMPORARY PIPES AND LINED DITCHES

1. Install temporary pipes and construct lined ditches to convey runoff to the temporary sediment basin.
2. Line ditches with rock, erosion control blankets or concrete, depending on the flow velocity and slope of the ditch.
3. Where ditches cannot be used, install HDPE, PVC or corrugated metal pipe.
4. Size all temporary pipes and ditches for the 10-year, 1-hour storm intensity of 3.0 inches per hour.
5. Erosion Control Blanket Lining (velocity less than 6 fps): Long-term coconut fiber erosion control blanket with organic jute fiber netting top and bottom.
6. Rock Lining (velocity greater than 6 fps and less than 8 fps): Caltrans No.1 rock slope protection placed in a twelve-inch-thick layer over a nonwoven 4 oz/sy geotextile.
7. Comply with Soil Erosion and Sediment Control (MDE).

TEMPORARY SEDIMENT BASIN

1. When directed by the Engineer during the construction, construct a temporary sediment basin to detain runoff and allow suspended sediment to settle out of surface water runoff before it is discharged to the existing stormwater drainage system on the site.Discharge of surface water runoff from disturbed areas directly to the stormwater drainage system is not allowed. Filter all surface runoff through straw wattle or silt fence.
2. Maintain the sediment basin throughout construction until the disturbed area is revegetated and slopes are stabilized.
3. Remove accumulated sediment from the sediment basin before the volume reaches 25% of the total basin volume. Inspect the basin after every significant rainfall and, if necessary, remove the accumulated sediment.
4. Comply with Soil Erosion and Sediment Control (MDE).

Approved	
Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

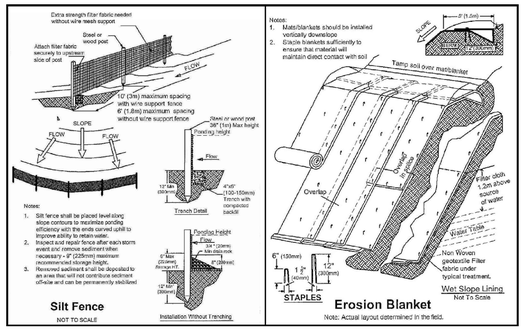
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SEDIMENT FILTER

1. Install sediment filters at all stormwater drainage inlets and culvert inlets.
2. Comply with Soil Erosion and Sediment Control (MDE).

SLOPE PROTECTION

1. Install an erosion control blanket in accordance with manufacturer's recommendations on all disturbed areas with a slope equal to or steeper than 3H:IV.
2. Install straw wattles along the contour of the slope at 20 feet on center and as shown on the drawings. Anchor using 1'x1"x18" wood stakes at 4 feet on center.
3. Erosion Control Blanket: Long-term coconut fiber erosion control blanket with organic jute fiber netting top and bottom. C125BN manufactured by North American Green. Install using rigid 6-inch long .
4. Rice Straw Wattle, 8.5-inch diameter, with biodegradable netting. Anchor using 3/4"x3/4" wood stakes at 4 ft spacing.



SITE RESTORATION PLAN

1. Restore all disturbed areas of the site after completing construction of the project.
2. Remove temporary erosion control measures installed during construction.
3. Grade the site to eliminate depressions where stormwater runoff could accumulate or where runoff could flow in a concentrated channel. Grade the site to slope toward the permanent stormwater collection system inlets where appropriate.
4. Apply mulch and native grass seed to disturbed areas in accordance with the requirements for materials, seed mixes and application methods detailed in the project landscaping specification.
5. Install erosion control blanket and turf reinforcing material as detailed on the plans.
6. Install rip rap erosion protection as detailed on the plans.

EROSION CONTROL STANDARDS

1. Install all erosion control measures in accordance with the details and methods specified in the Soil Erosion and Sediment Control (MDE).
2. Comply with all rules, regulations and procedures of the National Pollution Discharge Elimination System (NPDES) for construction activates as required , Comply with all requirements of the Project Erosion Control Plan.
3. Install erosion control measures in accordance with the product manufacturer's recommendations, Soil Erosion and Sediment Control (MDE).

STORMWATER POLLUTION PREVENTION PLAN

PAINTING

1. Do not rinse paint brushes or materials into a stormwater drain inlet or onto the streets.
2. Paint out excess water-based paint before rinsing brushes, rollers or containers in a sink. If a sink is not available, direct wash water to a soil area and spade it into the soil with a shovel.
3. Paint out excess oil-based paint before cleaning brushes in paint thinner.
4. Whenever possible, filter paint thinner and solvents for reuse. Dispose of oilbased paint sludge and unusable thinner as hazardous waste.
5. Dispose of empty paint cans as hazardous waste.
6. Dispose of paint chips and dust from non-hazardous dry stripping of paints as trash. Dispose of paint chips and dust containing lead or tribute tin as hazardous waste.

PAVING AND ASPHALT WORK

1. Do not pave during wet weather or when rain is forecast.
2. Always cover stormwater drain inlets and manholes when paving or when applying seal coat, tack coat, slurry seal or fog seal.
3. Prevent paving materials from entering stormwater drain inlets, ditches and stream channels.
4. Do not use water to wash down fresh asphalt or concrete pavement.
5. Do not sweep or wash down excess materials into stormwater drain inlets, ditches or stream channels. Collect excess materials and return them to stockpiles or dispose of them as trash.

MATERIAL STORAGE AND WASTE DISPOSAL

1. Sweep streets and other paved areas dail. Never wash down streets or work areas with water.
2. Store stockpiles or dirt, sand, asphalt, concrete, grout, and mortar under cover and away from drainage areas. Do not allow these materials to reach stormwater drain inlets, ditches or stream channels.
3. Wash out concrete equipment, concrete trucks and concrete pumps at a designated on-site area for washing where water and excess concrete will flow into a temporary pit in a dirt area. Let water sweep into the soil and dispose of hardened concrete with trash.
4. Divert water from washing exposed aggregate concrete to a dirt area where it will not run into a gutter, street or stormwater drain inlet.

DEWATERING OPERATIONS

1. Reuse water for dust control, irrigation or another on-site purposeto greatest extent possible.
2. Contact the local Stormwater Coordinator before discharging water to a street, stormwater drain or creek. Filtration or diversion through a basin, tank or sediment trap may be required.

VEHICLE AND EQUIPMENT MAINTENANCE

1. Frequently inspect vehicles and equipment for leaks. Use drip pans to catch leaks until repairs are made. Promptly repair leaks.
2. Fuel and maintain vehicles on-site only in a berm area or over a drip pan that is big enough to prevent runoff.
3. Clean vehicles or equipment using clean water in a berm area that will not allow rinse water into streets, stormwater drain inlets, ditches or stream channels.
4. Do not clean vehicles on-site using soap, solvents, degreasers or steam cleaning equipment.

SAW CUTTING

1. Completely cover or barricade stormwater drain inlets when saw cuttin. Use filter fabric, sand bags or fine gravel dams to keep slurry out of the stormwater drain system.
2. Shovel, absorb or vacuum saw-cut slurry and pick up all waste as soon as work is finished on one location or at the end of the work day.
3. Immediately cleanup and remove any saw-cut slurry that enters a stormwater drain inlet.

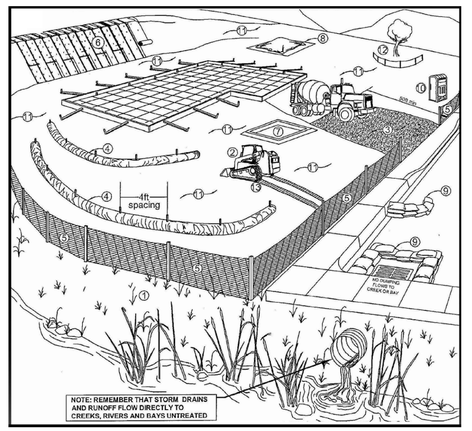
HAZARDOUS MATERIAL MANAGEMENT

1. Labels all hazardous materials and hazardous wastes such as pesticides, paint, thinner, solvents, fuel, oil and antifreeze in accordance with City, State and Federal regulations.
2. Store hazardous materials and wastes in secondary containment and cover them during wet weather.
3. Follow manufacturer's application instructions for hazardous materials and do not use more than necessary. Do not apply chemicals outdoors when rain is forecast within 24 hours.

EROSION CONTROL MONITORING AND MAINTENANCE

Monitor erosion control measures and disturbed areas of the site between October 5th and April 1st. Apply corrective measures as needed to maintain sediment control. Inspect erosion control measures weekly, prior to forecast rain storms, daily during extended rainfall and after the conclusion of every significant storm. Take appropriate corrective action as described in the following check list. Repair areas where erosion is evident and reapply (MDE) as soon as possible. Care should be exercised to minimize the damage to protect areas while making repairs, as any area damage will require reapplications of BMPs. If washout or breakage occurs, re-install the material after repairing the damage to the slope or channel.

CONTROL MEASURE	*INSPECTION ITEMS*	*ACTION TO BE TAKEN*
Vegetation	▪ Rill or gullies forming ▪ Bare soil patches ▪ Sediment at toe of slope	▪ Repair top-of-slope diversion swales ▪ Construct additional diversion swales if necessary ▪ Fill and regrade eroded areas ▪ Reseed, fertilize and mulch bare areas
Swales	▪ Low spots in swale ▪ Sediment or debris in the channel ▪ Erosion of unlined channel surface ▪ Erosion of the channel lining	▪ Repair breaches ▪ Fill low spots with compacted soil ▪ Remove obstructions
Pipe Drains	▪ Blocked inlet or outlet ▪ Runoff bypassing inlet ▪ Erosion at outlet	▪ Remove sediment and debris ▪ Enlarge inlet headwall ▪ Enlarge riprap apron or use larger rock
Grassed waterways	▪ Bare areas ▪ Channel capacity reduced by tall growth	▪ Reseed, mulch and install netting ▪ Divert flow, if possible, until grass is established ▪ Mow grass
Riprap-Lined waterways	▪ Scour beneath rock ▪ Dislodged rock	▪ Install filter fabric beneath rock and make sure edges of fabric are anchored into the subsoil ▪ Replace rock or add larger rock
Outlet Protection	▪ Erosion below outlet ▪ Outlet erosion ▪ Dislodged rock	▪ Replace rock or add larger rock ▪ Enlarge riprap apron ▪ Add erosion protection to the channel downstream from the outlet ▪ Install filter fabric beneath rock and make sure edges of fabric are anchored into the subsoil
Sediment traps	▪ Sediment level near outlet elevation ▪ Obstructed outlet ▪ Basin not dewatering between storms ▪ Damaged embankment ▪ Spillway erosion ▪ Sediment storage zone fills to quickly	▪ Remove sediment ▪ Remove debris from outlet trash rack ▪ Clear obstruction and sediment away from the outlet structure ▪ Rebuild damaged embankments ▪ Add rock and filter fabric to the spillway channel ▪ Enlarge or repair riprap apron at the outlet structure ▪ Increase the depth of the basin or divert runoff to a different sediment basin
Straw Wattles	▪ Undercutting of straw wattle ▪ Damaged wattle ▪ Runoff escaping around end	▪ Fill undercut area with soil and compact, re-anchor the wattle with wooden stakes



1. Check with your local Planning and Public Works departments for creek setback requirements. Grading and/or building may be limited within creek side buffers.
2. During grading phase, track-walk up and down slopes (not parallels to them).
3. Stabilize site entrance and temporary driveway – use 3" crushed rock for minimum of 50' (or as far as possible) to prevent tracking soil offsite. This can be used in conjunction with a tire wash or rumble plates.
4. Use straw wattles (see Slope Protection Notes).
5. Install silt fence along contours as secondary measure to keep sediment onsite and to minimize vehicle and foot traffic beyond limits of site disturbance. Silt fencing must be keyed in.
6. Install erosion control blankets (see Slope Protection Notes).
7. Construct a concrete washout site adjacent to stabilized entrance. Clean as needed and remove at end of project.
8. Cover all stockpiles and landscaped material and berm properly.
9. Use pea gravel bags around drain inlets located both onsite and in gutter.
10. Place port-a-potty near stabilized site entrance, behind curb and away from gutters or storm drain inlets and water bodies.
11. Cover all exposed soil with straw mulch and tackle (or equivalent).
12. Existing vegetation should be preserved as much as possible. Areas of disturbed soil/vegetation should be re-vegetated as soon as practical.
13. Prevent equipment fluid leaks onto ground by placing drip pans or plastic tarps under equipment.

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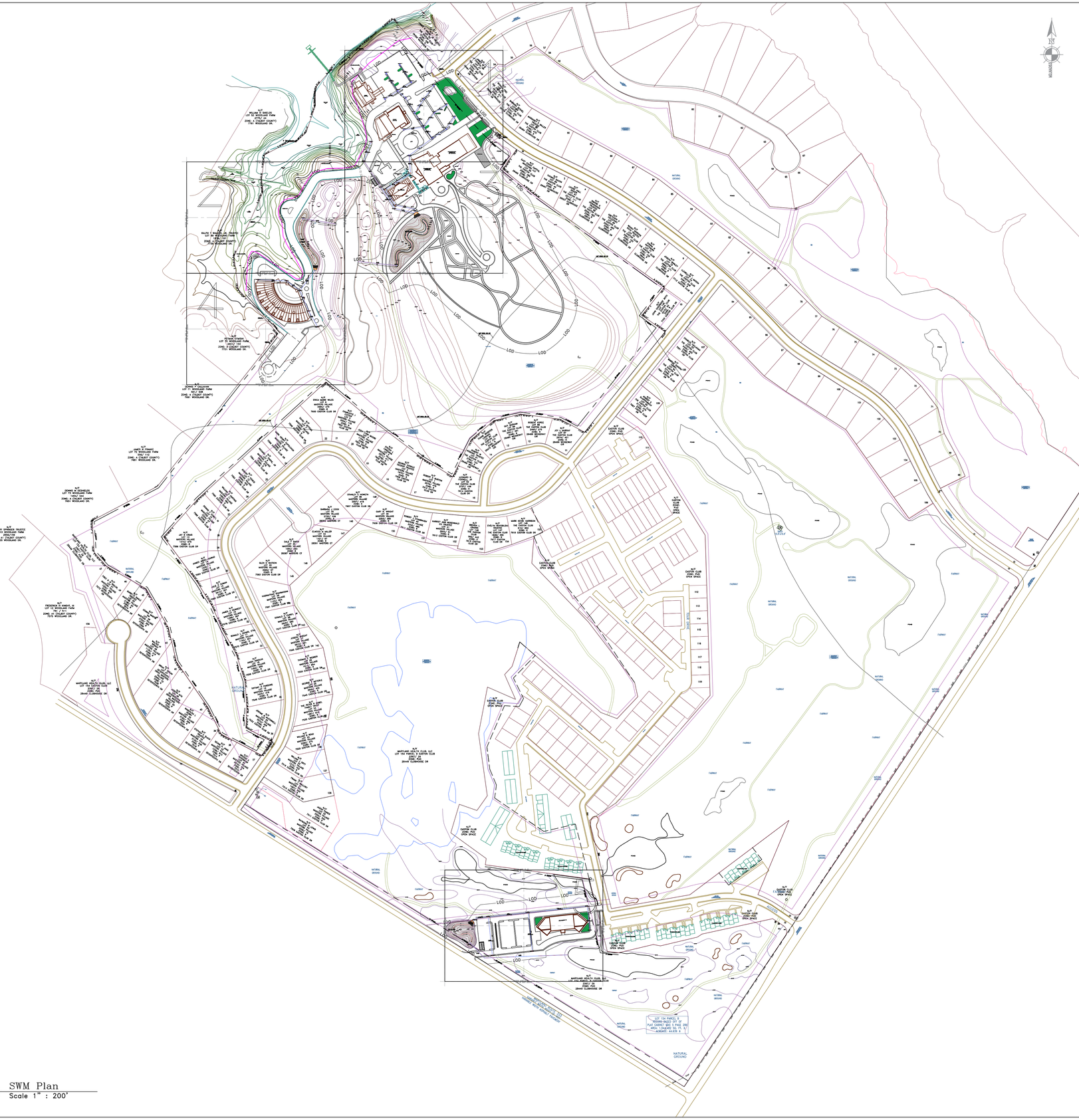
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Revision :	R01
Scale :	-

Sheet Name :

PARCEL 122
SITE PLAN
EROSION CONTROL PLAN

Sheet No.: C-SW-01
Sheet : 32 Of: 68



01 SWM Plan
Scale 1" : 200'

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

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STATE OF MARYLAND — MUSTAFA ELFAWAL — 46238 — REGISTERED PROFESSIONAL ENGINEER — 09/01/2022

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Project No. :	CGP–2002
Issue Date:	09/01/2022
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Revision :	R01
Scale :	1" : 200'

Sheet Name :

PARCEL 122
SITE PLAN
STORMWATER MANAGEMENT PLAN

Sheet No.: C–SW–02

Sheet : 33 Of: 68

Map Unit Symbol	Map Unit Name		
CsA	Crosiadore silt loam	0 to 2 percent slopes	
EmA	Elkton silt loam	0 to 2 percent slopes	
FacA	Fallsington sandy loams,	0 to 2 percent slopes	Mid-Atlantic Coastal Plain
HfA	Hambrook-Sassafras complex	0 to 2 percent slopes	
HfB	Hambrook-Sassafras complex	2 to 5 percent slopes	
HfC	Hambrook-Sassafras complex	5 to 10 percent slopes	
Ho	Honga peat		very frequently flooded, tidal
MtcA	Mattapex silt loam	0 to 2 percent slopes	Mid-Atlantic Coastal Plain
MtcB	Mattapex silt loam	2 to 5 percent slopes	Mid-Atlantic Coastal Plain
MxC	Mattapex-Woodstown complex	5 to 10 percent slopes	
OtA	Othello silt loams	0 to 2 percent slopes	Mid-Atlantic Coastal Plain
TP	Transquaking and Mispillion soils		very frequently flooded, tidal
W	Water		
WdcB	Woodstown sandy loam	2 to 5 percent slopes	Mid-Atlantic Coastal Plain
WocA	Woodstown loam	0 to 2 percent slopes	Mid-Atlantic Coastal Plain
WocB	Woodstown loam	2 to 5 percent slopes	Mid-Atlantic Coastal Plain
Zk	Zekiah silt loam	frequently flooded	



PROPERTY (PARCEL 122)
DEVELOPED AREA (LOD)
WET AREA

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

01 Hydrologic Soil
Scale 1" : 200'

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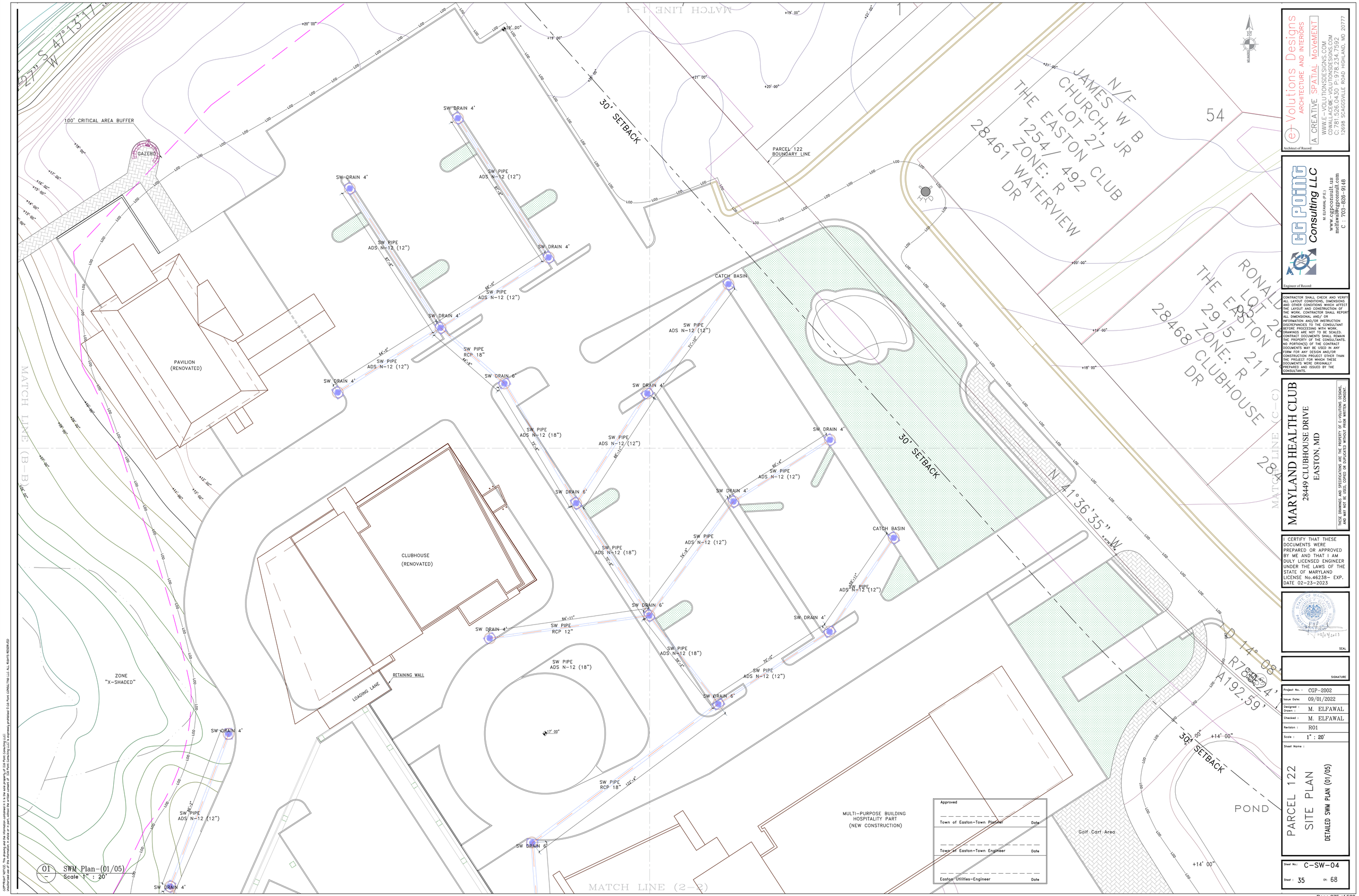
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PARCEL 122
SITE PLAN
HYDROLOGIC SOIL SURVEY

Sheet No.: C–SW–03
Sheet : 34 Of: 68



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Sheet Name :

PARCEL 122
SITE PLAN
DETAILED SWM PLAN (01/05)

Approved

Town of Easton-Town Planner — Date

Town of Easton-Town Engineer — Date

Easton Utilities-Engineer — Date

Sheet No.: C-SW-04

Sheet : 35 Of: 68

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MATCH LINE (2-2)

TALBOT COUNTY ROW

ZONE "X-SHADED"

FLOOD ZONE "AE"

S 24°12'06" W 330.34'

S 06°34'06" E 103.78'

S 07°40'43" E 299.78'

100' CRITICAL AREA BUFFER

PARCEL 122 BOUNDARY LINE

MANEUVER AREA

OVER FLOW

SW PIPE RCP 18"

138'-10"

FAIRWAY

GRASS SWALE (BS#02)

TREATED AREA (TA#02)

TRASH ENCLOSURE

RUNOFF OUTLET GRAVEL FILTER

N/F
RALPH T WALKER, JR. TRUSTEE
LOT 69 WOODLAND FARM
1874/ 157
ZONE: A (TALBOT COUNTY)
7739 WOODLAND DR.

MATCH LINE (A-A)

MATCH LINE (B-B)

MATCH LINE (3-3)

01 SWM Plan-(02/05)
Scale 1" : 20'

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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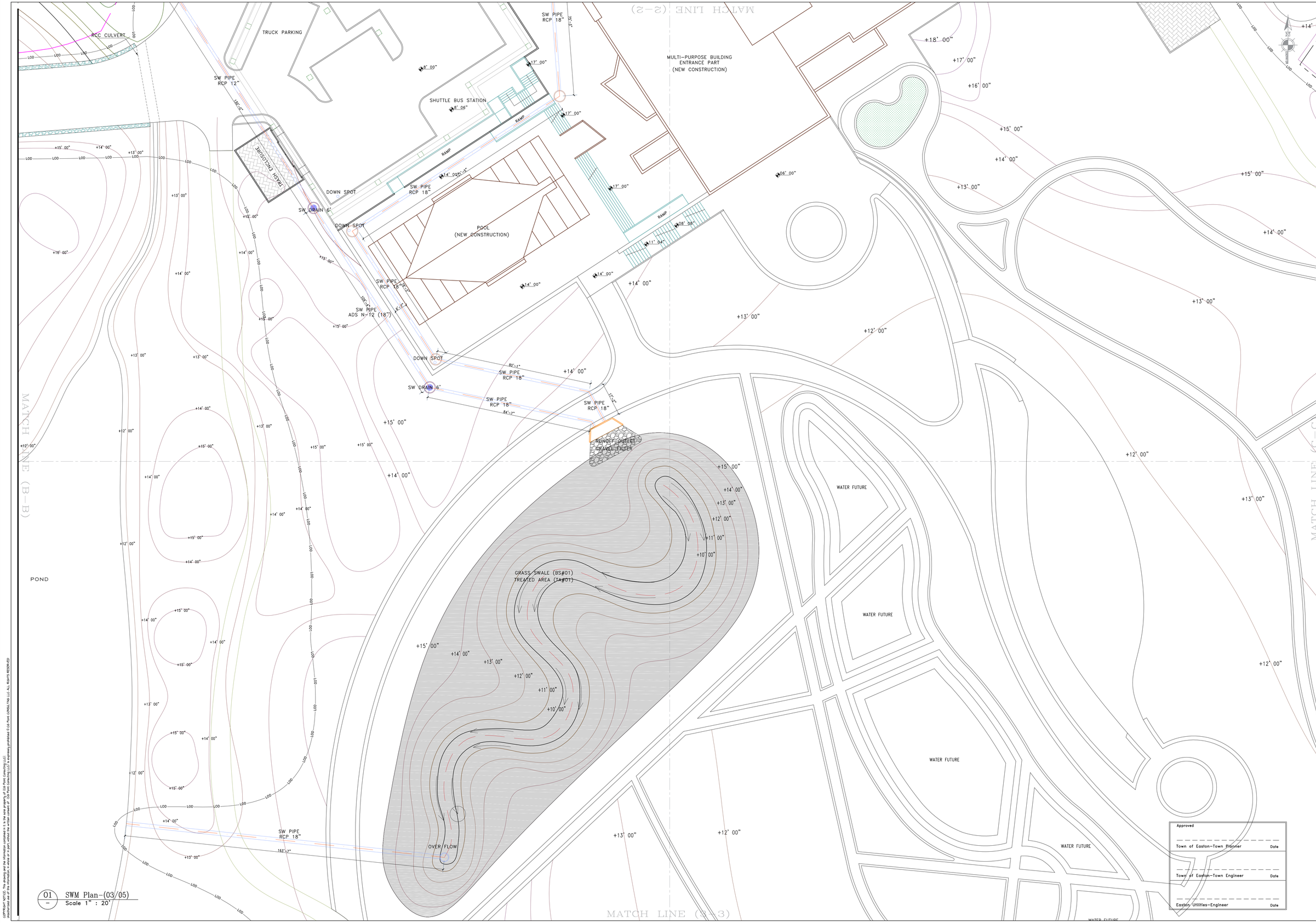
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PARCEL 122
SITE PLAN
DETAILED SWM PLAN (02/05)

Sheet No.: C-SW-05

Sheet : 36 Of: 68



01 SWM Plan-(03/05)
Scale 1" : 20'

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PARCEL 122
SITE PLAN
DETAILED SWM PLAN (03/05)

Approved

Town of Easton-Town Planner — Date

Town of Easton-Town Engineer — Date

Easton Utilities-Engineer — Date

Sheet No.: C-SW-06
Sheet : 37 Of: 68

MATCH LINE (3-3)

SW DRAIN 4"
SW PIPE RCP 12" 120'-7"
SW DRAIN 6"
12" 06"
SW PIPE RCP 12" 89'-2"
SW PIPE RCP 18" 105'-5"
SW DRAIN 6"
SW PIPE RCP 12" 87'-3"
12" 06"
SW DRAIN 6"
SW PIPE RCP 12" 96'-11"
SW DRAIN 4"

138.96' N 41°43'48" E

AGRI-BUILDING 01

PARCEL 122 BOUNDARY LINE

8' SETBACK

250.8' N S 38°17'36" W

PARCEL 122 BOUNDARY LINE

N/F
PETMAN OTMISHI
LOT 70 WOODLAND FARM
2901/ 153
ZONE: A (TALBOT COUNTY)
7721 WOODLAND DR.

FAIRWAY

MATCH LINE (A-A)

MATCH LINE (B-B)

MATCH LINE (4-4)

01 SWM Plan-(04/05)
Scale 1" : 20'

N/F

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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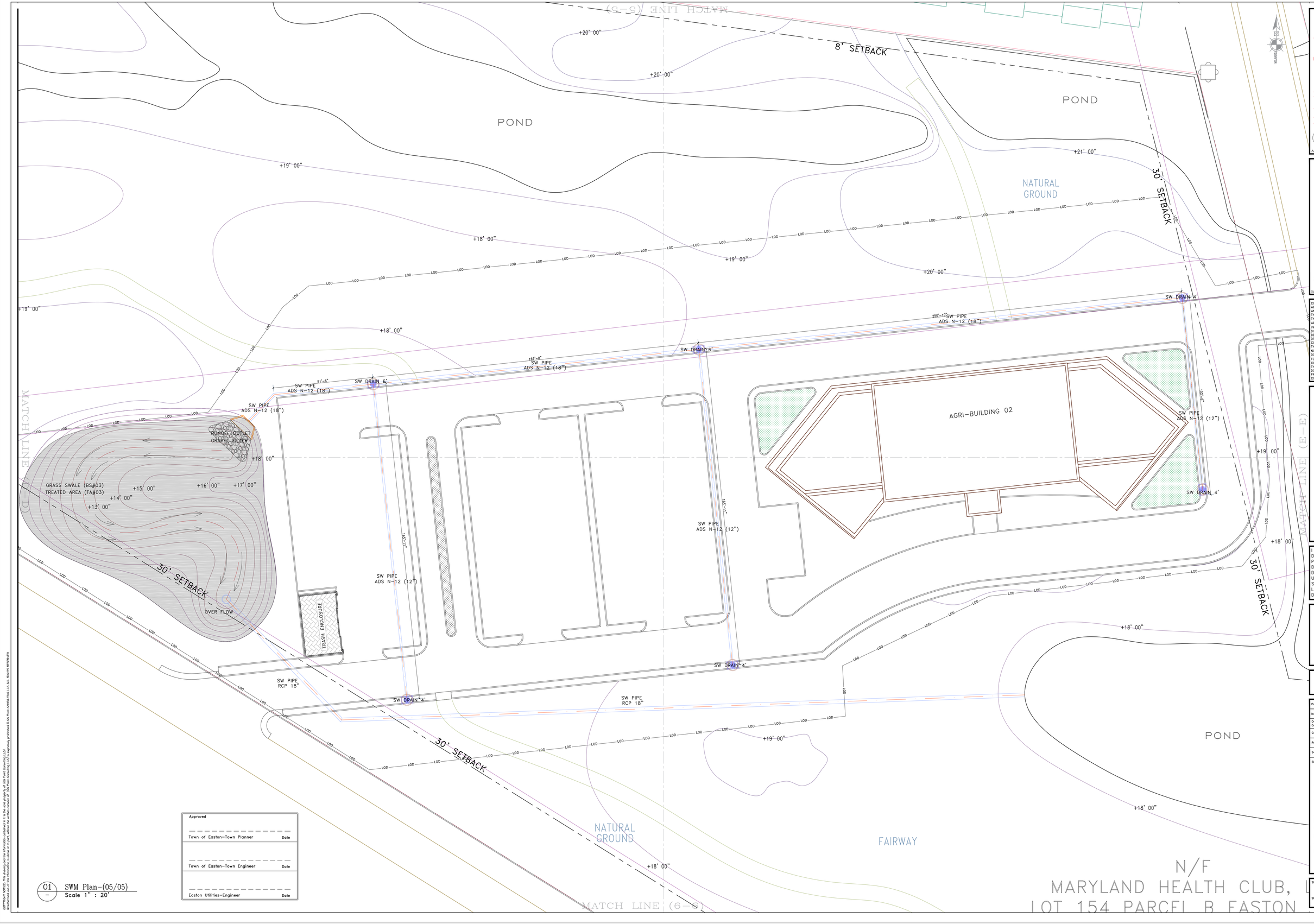
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PARCEL 122
SITE PLAN
DETAILED SWM PLAN (04/05)

Sheet No.: C-SW-07

Sheet : 38 Of: 68



01 SWM Plan-(05/05)
Scale 1" : 20'

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Town of Easton-Town Planner Date

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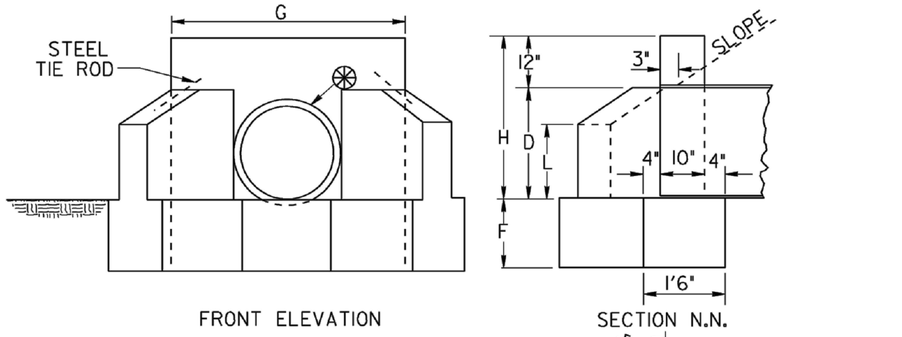
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PARCEL 122
SITE PLAN
DETAILED SWM PLAN (05/05)

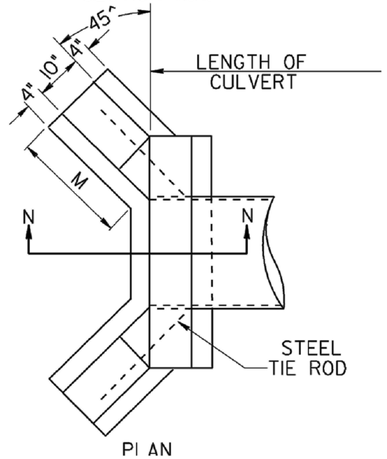
Sheet No.: C-SW-08

Sheet : 39 Of: 68



FRONT ELEVATION

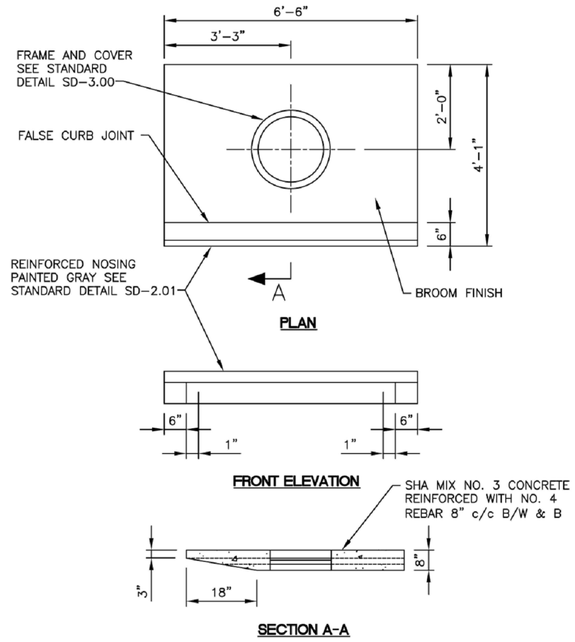
SECTION N.N.



PLAN

45° WINGS

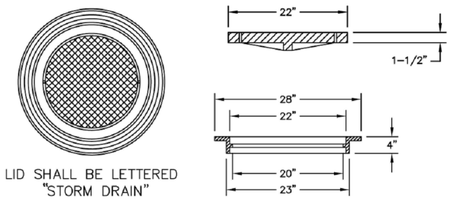
DIMENSIONS							QUANTITIES ONE ENDWALL WITH 45° WING WALLS				
OPENING		WALL			FOOTING		CLASS "B" CONCRETE				STEEL TIE RODS
							CUBIC FEET		TOTAL		
D	AREA SQ. FT.	H	G	L	M	F	WALL	FOOT	CU.FT.	CU.YD.	
					2:1 SLOPES						
18"	1.8	2'6"	3'10"	1'2"	1'7"	1'3"	9.3	10.7	20.0	0.74	NONE
24"	3.1	3'0"	4'4"	1'5"	2'1"	1'4"	13.1	14.4	27.5	1.02	2-¾"DIA.x2'0"
30"	4.9	3'6"	4'10"	1'9"	2'5"	1'6"	17.4	18.8	36.7	1.34	2-¾"DIA.x2'0"
36"	7.1	4'0"	5'4"	2'0"	2'11"	1'8"	22.6	24.6	47.2	1.75	2-¾"DIA.x3'0"
42"	9.6	4'6"	5'10"	2'3"	3'6"	2'0"	29.1	34.6	63.7	2.36	2-¾"DIA.x3'0"
48"	12.6	5'0"	6'4"	2'6"	4'0"	2'0"	35.9	39.1	75.0	2.78	2-¾"DIA.x3'0"
54"	16.0	5'6"	6'10"	2'9"	4'6¼"	2'0"	42.9	46.6	89.5	3.31	2-¾"DIA.x3'0"
60"	19.6	6'0"	7'4"	3'0"	5'0½"	2'0"	51.8	51.1	102.9	3.81	2-¾"DIA.x3'0"
					3:1 SLOPES						
18"	1.8	2'6"	3'10"	1'2"	1'9"	1'3"	10.7	14.5	25.2	0.93	NONE
24"	3.1	3'0"	4'4"	1'5"	2'10"	1'4"	16.6	17.8	34.4	1.27	2-¾"DIA.x2'0"
30"	4.9	3'6"	4'10"	1'9"	3'6"	1'6"	22.9	24.4	47.3	1.71	2-¾"DIA.x2'0"
36"	7.1	4'0"	5'4"	2'1"	4'3"	1'8"	30.2	32.0	62.2	2.30	2-¾"DIA.x3'0"
42"	9.6	4'6"	5'10"	2'5"	4'11"	2'0"	38.8	44.0	82.8	3.07	2-¾"DIA.x3'0"
48"	12.6	5'0"	6'4"	2'8"	5'6"	2'0"	47.5	48.6	96.1	3.56	2-¾"DIA.x3'0"
54"	16.0	5'6"	6'10"	3'2"	6'1"	2'0"	57.0	53.4	110.4	4.09	2-¾"DIA.x3'0"
60"	19.6	6'0"	7'4"	3'6"	6'9"	2'0"	68.5	59.1	127.6	4.73	2-¾"DIA.x3'0"



NOTES:

1. LIFTING DEVICE SHALL BE DETERMINED BY CONTRACTOR, NO DEVICES SHALL BE PERMITTED IN EXPOSED TOP SURFACES.

INLET TOP

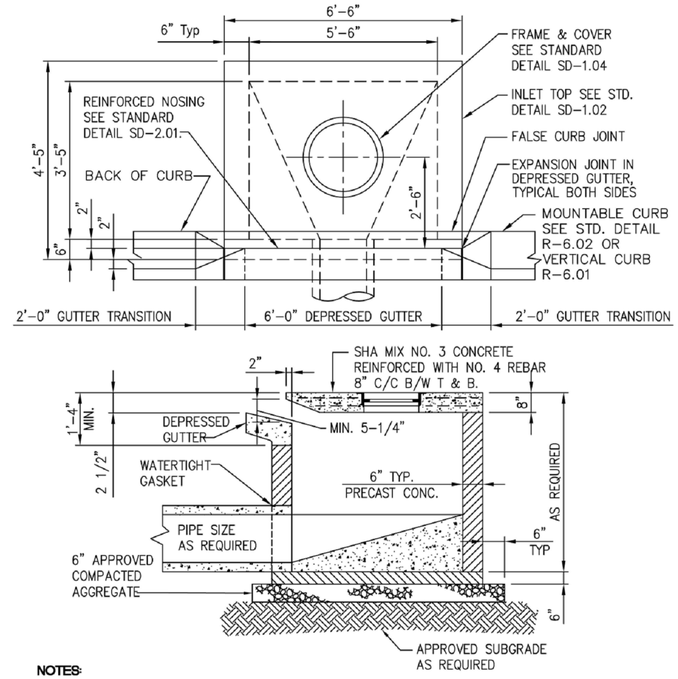


LID SHALL BE LETTERED
"STORM DRAIN"

NOTES:

1. CASTING SHALL CONFORM TO ASTM A-48-64 CLASS 35B IRON MINIMUM.
2. CASTING SHALL HAVE GROUND OR MACHINED BEARING SURFACES.
3. CASTING SHALL BE OF UNIFORM QUALITY, FREE FROM BLOW HOLES, POROSITY, HARD SPOTS, SHRINKAGE DEFECTS, OR OTHER INJURIOUS DEFECTS.
4. CASTING SHALL BE LIGHT DUTY SIDEWALK TYPE.
5. "PICK HOLES" ARE REQUIRED IN LID.
6. FRAME AND COVER SHALL BE 1545Z1 & 1544C AS MANUFACTURED BY EAST JORDON IRON WORKS, P.O. BOX 439 SPRING ST. EAST JORDON, MICH. 49727, OR AN APPROVED EQUAL.

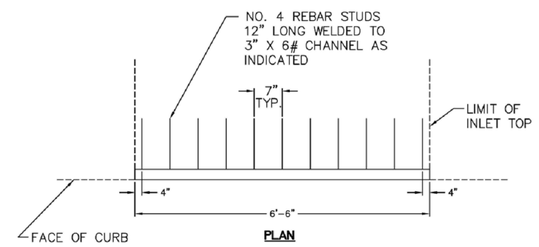
INLET FRAME AND COVER

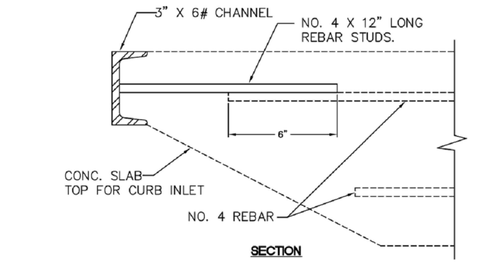


NOTES:

1. PROVIDE LIFT HOOKS IN UNEXPOSED SURFACES TO ACCOMMODATE FIELD PLACEMENT.

CURB INLET





REINFORCED NOSING

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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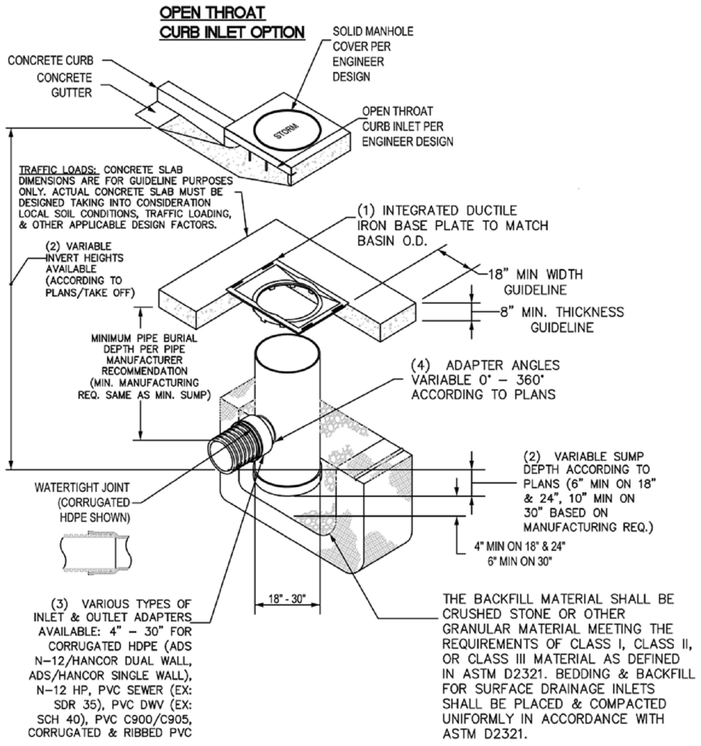
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Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 2'
Sheet Name :	

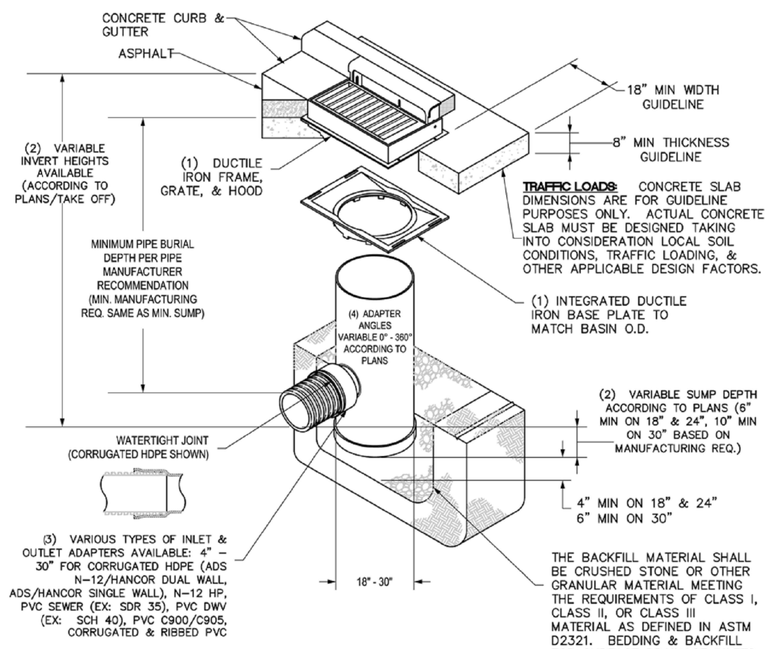
PARCEL 122
SITE PLAN
DETAILED SWM PRACTICES

Sheet No.: C-SW-09
Sheet : 40 Of: 68



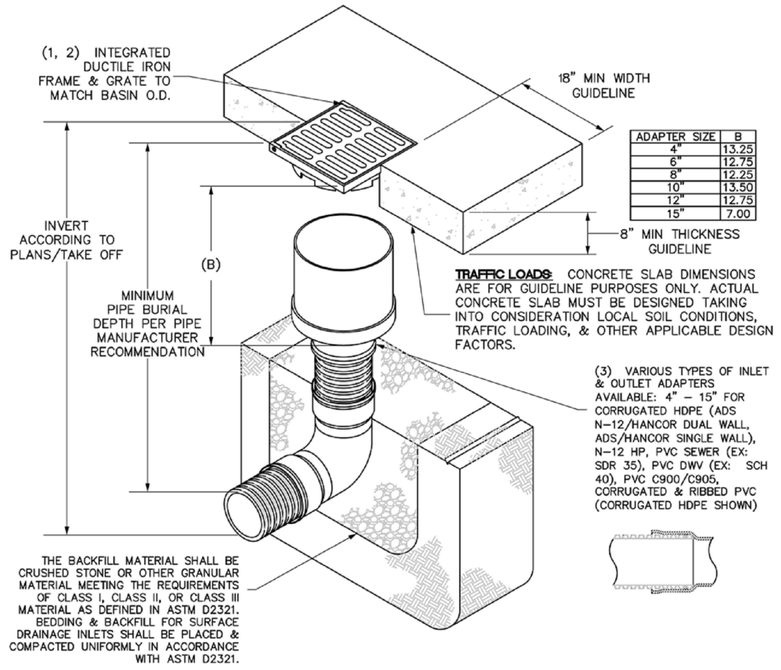
1. 18"–30" BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
2. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER (4" – 24").
4. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE STANDARD DETAIL SD–3.04
5. BASIN OPENING MUST BE COVERED DURING CONSTRUCTION OF CURB INLET TO PREVENT CONCRETE DEBRIS FROM ENTERING THE STRUCTURE.

PLASTIC INLET STRUCTURE WITH CONCRETE CURB OPENING



1. 18" – 30" FRAMES, GRATES, HOODS, & BASE PLATES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
2. DRAIN BASIN TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL) N-12 HP, & PVC SEWER (4" –24").
4. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE STANDARD DETAIL SD–3.04.
5. ALL CURB INLET GRATE OPTIONS (DIAGONAL & HIGH FLOW) SHALL MEET H–20 LOAD RATING

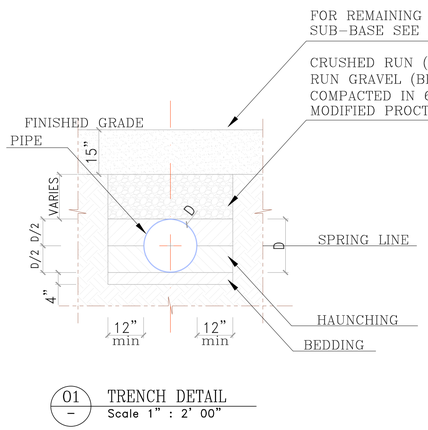
PLASTIC INLET STRUCTURE WITH METAL GRATE CURB INLET



ADAPTER SIZE	B
4"	13.25
6"	12.75
8"	12.25
10"	13.50
12"	12.75
15"	7.00

1. GRATES/SOLID COVER SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05, WITH THE EXCEPTION OF THE BRONZE GRATE.
2. FRAMES SHALL BE DUCTILE IRON PER ASTM A536 GRADE 70–50–05.
3. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
4. DIMENSIONS ARE FOR REFERENCE ONLY. ACTUAL DIMENSIONS MAY VARY.
5. DIMENSIONS ARE IN INCHES
6. SEE STANDARD DETAIL SD–3.05 FOR ADS N–12 & HANCOR DUAL WALL BELL INFORMATION & STANDARD DETAIL SD–3.06 FOR N–12 HP BELL INFORMATION.

PLASTIC INLET STRUCTURE WITH METAL GRATE



01 – TRENCH DETAIL
Scale 1" : 2' 00"

NOTES
1. BEDDING, HAUNCHING AND FILL MATERIAL TO THE TOP OF THE PIPE SHALL BE COARSE AGGREGATE MEETING THE REQUIREMENTS OF ASHTO M43–SIZE NUMBER 57, UNLESS OTHERWISE SPECIFIED BY THE PIPE MANUFACTURER AND APPROVED BY THE TOWN ENGINEER.
2. DURING HAUNCHING, CONTRACTOR SHALL CAREFULLY WORK GRAVEL DOWN AROUND THE BOTTOM OF THE PIPE.
3. IN UNPAVED AREAS, FILL CR–6 OR BRG TO 6" BELOW FINISHED GRADE, PLACED AND COMPACTED IN 6" LIFTS TO 95% MODIFIED PROCTOR. TOP 6" SHALL BE TOPSOIL.

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

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Revision :	R01
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Sheet Name :	

PARCEL 122
SITE PLAN
DETAILED SWM PRACTICES

Sheet No.: C–SW–10
Sheet : 41 Of: 68

ESTIMATED UTILITY DEMAND OF THE REDEVELOPED AREA

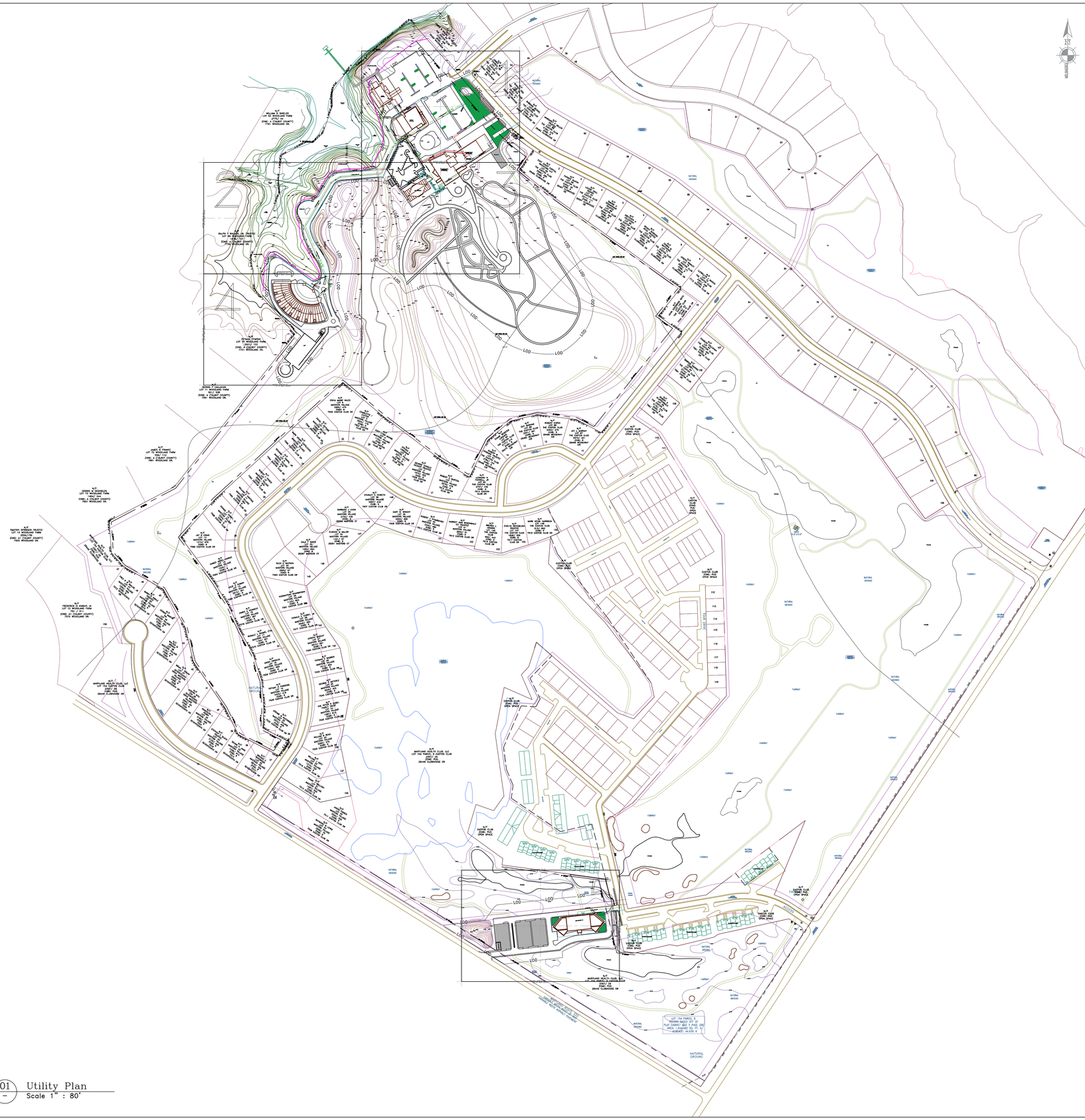
Pavilion	
Electric Load (A)	600
Electric Phases	Three Phase
Electric (kW)	200
Potable Water (g/d)	800
Sewer (g/d)	640
Gas	

Clubhouse	
Electric Load (A)	1200
Electric Phases	Three Phase
Electric (kW)	400
Potable Water (g/d)	3900
Sewer (g/d)	3120
Gas	

Multi-purpose BLDG	
Electric Load (A)	2500
Electric Phases	Three Phase
Electric (kW)	825
Potable Water (g/d)	12000
Sewer (g/d)	9600
Gas	

Agri-BLDG 01	
Electric Load (A)	1800
Electric Phases	Three Phase
Electric (kW)	600
Potable Water (g/d)	6000
Sewer (g/d)	4800
Gas	

Agri-BLDG 02	
Electric Load (A)	600
Electric Phases	Three Phase
Electric (kW)	200
Potable Water (g/d)	3200
Sewer (g/d)	2560
Gas	



01 Utility Plan
Scale 1" : 80'

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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Engineer of Record:

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MOHAMED ELFAWAL
46238
ENGINEER
09/01/2022
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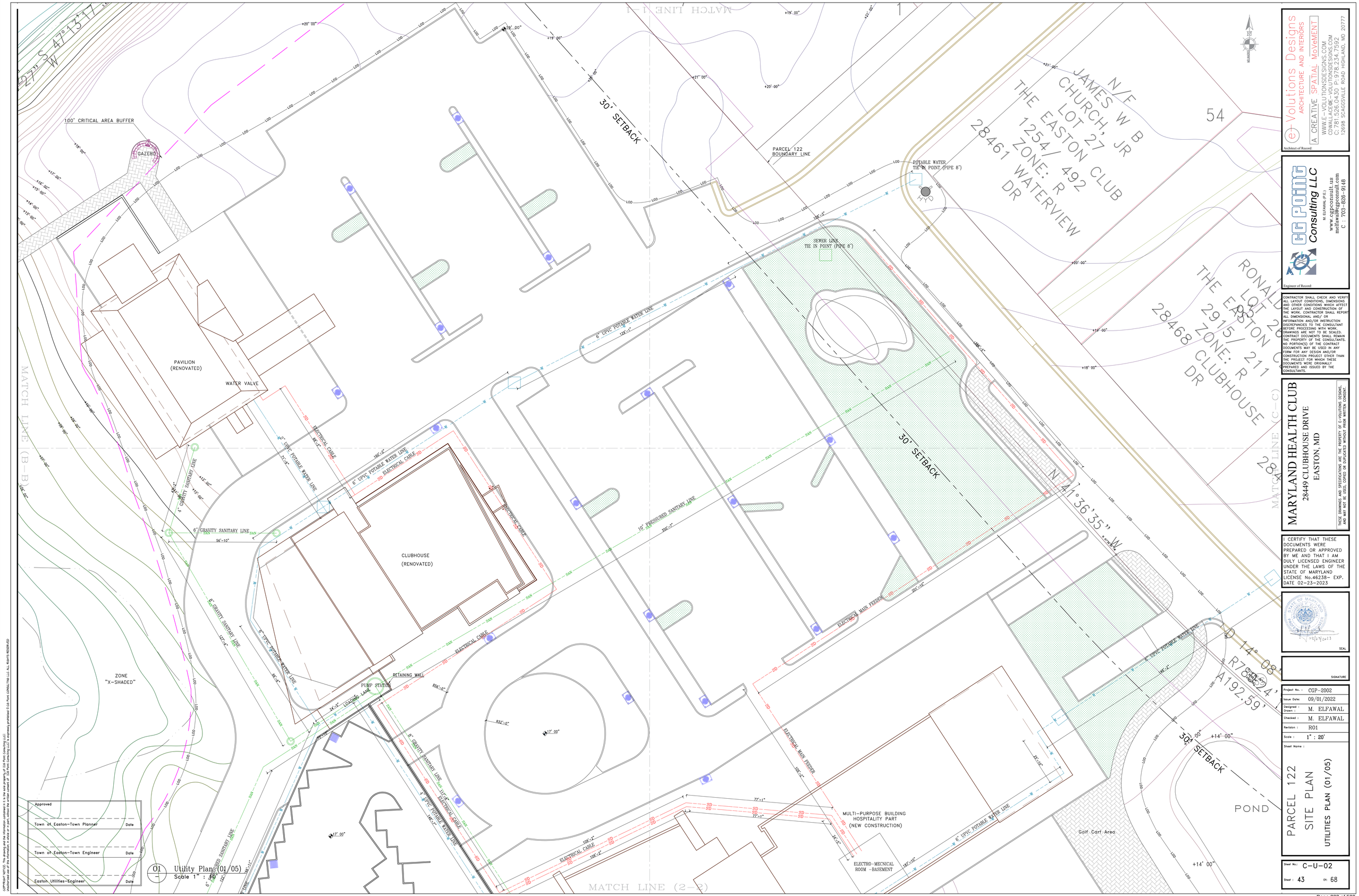
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Revision :	R01
Scale :	1" : 200'

Sheet Name :

PARCEL 122
SITE PLAN
PROPOSED UTILITY PLAN

Sheet No.: C-U-01
Sheet : 42 Of: 68



01 Utility Plan (01/05)
Scale 1" : 20'

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Issue Date:	09/01/2022
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Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (01/05)

Sheet No.: C-U-02
Sheet : 43 Of: 68

MATCH LINE (2-2)

TALBOT COUNTY ROW

ZONE "X-SHADED"

FLOOD ZONE "AE"

S 24°12'06" W 1336.34'

S 06°49'03" E 1103.78'

S 07°40'43" E 299.78'

100' CRITICAL AREA BUFFER

PARCEL 122 BOUNDARY LINE

N/F
RALPH T WALKER, JR. TRUSTEE
LOT 69 WOODLAND FARM
1874/ 157
ZONE: A (TALBOT COUNTY)
7739 WOODLAND DR.

MANEUVER AREA

TRASH ENCLOSURE

ELECTRICAL CABLE

6" PRESSURED SANITARY LINE

4" DIPVC POTABLE WATER LINE

4" DIPVC IRRIGATION WATER LINE

FAIRWAY

MATCH LINE (A-A)

MATCH LINE (B-B)

MATCH LINE (3-3)

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Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

01 – Utility Plan (02/05)
Scale 1" : 10'

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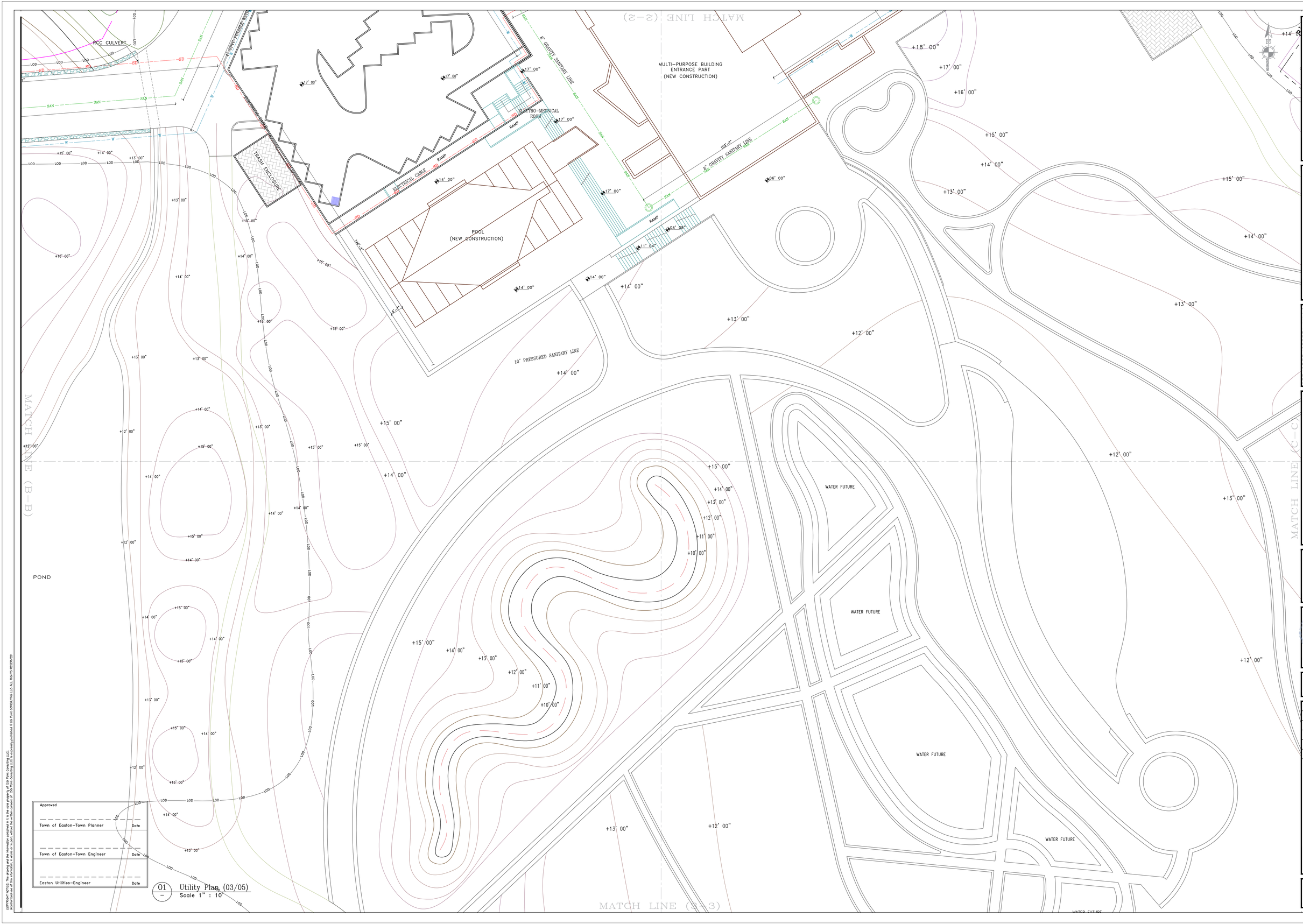
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Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (02/05)

Sheet No.: C-U-03
Sheet : 44 Of: 68



Approved

Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

01 — Utility Plan (03/05)
Scale 1" : 10'

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Engineer of Record:

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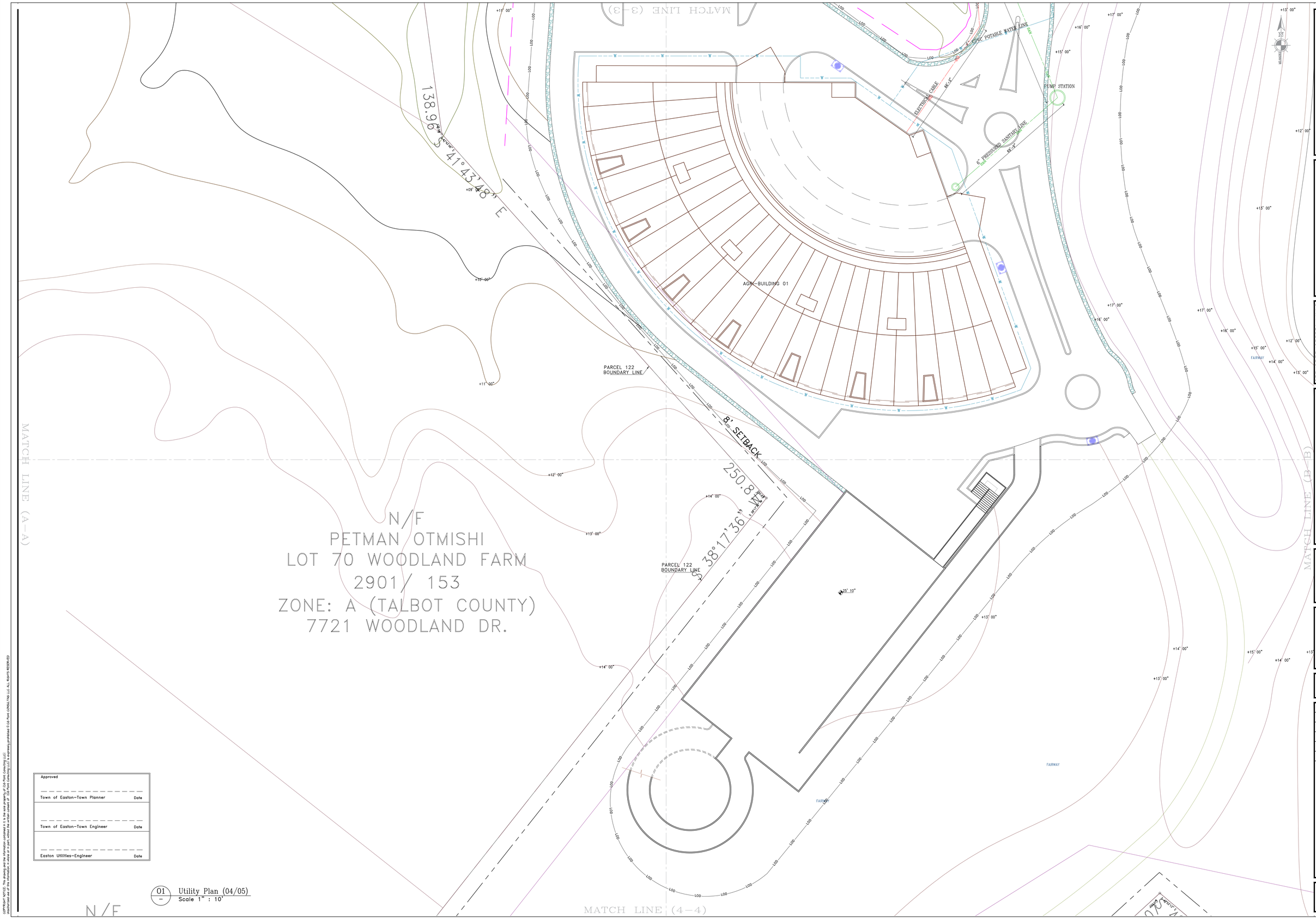
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Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (03/05)

Sheet No.: C-U-04

Sheet : 45 Of: 68



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Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

01 – Utility Plan (04/05)
Scale 1" : 10'

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Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (04/05)

Sheet No.: C-U-05
Sheet : 46 Of: 68

MATCH LINE (5-5)

POND

8' SETBACK

+20' 00"

+19' 00"

+18' 00"

+21' 00"

NATURAL GROUND

30' SETBACK

LOD

ELECTRICAL CABLE

SD

8" GRAVITY SANITARY LINE

SAN

4" UPVC POTABLE WATER LINE

W

AGRI-BUILDING 02

+17' 00"

+16' 00"

+15' 00"

+14' 00"

+13' 00"

TRASH ENCLOSURE

MATCH LINE (E-E)

MATCH LINE (6-6)

FAIRWAY

N/F
MARYLAND HEALTH CLUB,
LOT 154 PARCEL B EASTON

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

01 Utility Plan (05/05)
Scale 1" : 10'

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Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (05/05)

Sheet No.: C-U-6

Sheet : 47 Of: 68

N/F
EASTON CLUB
ZONE: PUD
OPEN SPACE

N/F
ALTH CLUB, LLC
L B EASTON CLUB
7/ 26
E- PUD
UBHOUSE DR

N/F
EASTON CLUB
ZONE: PUD
OPEN SPACE

TOWNHOUSE

TOWNHOUSE

POND

POND

FAIRWAY

NATURAL GROUND

NATURAL GROUND

N/F
EASTON CL
ZONE: PU
OPEN SPA

POND

FAIRWAY

N/F
MARYLAND HEALTH CLUB, LLC
LOT 154 PARCEL B EASTON CLUB
2367/ 26
ZONE: PUD
28449 CLUBHOUSE DR

MARYLAND ROUTE 333
VARIABLE WIDTH RIGHT-OF-WAY
VARIABLE WIDTH ASPHALT PAVEMENT

NATUI
GROU

N/F
WILLIAM H SHIELDS
LOT 52 WOODLAND FARM
2775/ 44
ZONE: A (TALBOT COUNTY)
7761 WOODLAND DR.

TALBOT COUNTY ROW

N/F
RALPH T WALKER, JR. TRUSTEE
LOT 69 WOODLAND FARM
1874/ 157
ZONE: A (TALBOT COUNTY)
7739 WOODLAND DR.

N/F
PETMAN OTMISHI
LOT 70 WOODLAND FARM
2901/ 153
ZONE: A (TALBOT COUNTY)
7721 WOODLAND DR.

N/F
DENNIS P CALLAHAN
LOT 71 WOODLAND FARM
551/ 538
ZONE: A (TALBOT COUNTY)
7691 WOODLAND DR.

N/F
JAMES S SNYDER, JR. TRUSTEE
THE EASTON CLUB
2367/ 28
ZONE: PUD
28452 WATERVIEW DR

N/F
CHARLES W DR
THE EASTON CLUB
2367/ 62
ZONE: PUD
28481 WATERVIEW DR

N/F
RONALD REI
THE EASTON CLUB
2367/ 41
ZONE: PUD
28468 CLUBHOUSE DR

N/F
BARBARA BESHEL
LOT 93
THE EASTON CLUB
2367/ 25
ZONE: PUD
28476 CLUBHOUSE DR

N/F
MARGARET F MILLER
TRUSTEE
LOT 92
THE EASTON CLUB
2367/ 70
ZONE: PUD
28484 CLUBHOUSE DR

NATURAL GROUND

POND

N/F
EAST COAST CAPITAL
INVESTORS, LLC
LOT 85
THE EASTON CLUB
2550/ 285
ZONE: R
28485 CLUBHOUSE DR

N/F
THOMAS SAXON
LOT 86
THE EASTON CLUB
2404/ 40
ZONE: R
28497 CLUBHOUSE DR

N/F
LOUIS
LOT
THE
2214/
ZONE:
28507
DR

N/F
CHARLOTTE I
CUTTER
LOT 5
MASTERS VILLAGE
2824/ 178
ZONE: R
7603 EASTON
CLUB DR

N/F
ERICA MARIE WILES
LOT 6
MASTERS VILLAGE
2680/ 479
ZONE: R
7600 EASTON CLUB DR

N/F
JUDY LYNN MOORE
LOT 4
MASTERS VILLAGE
1164/ 939
ZONE: R
7604 EASTON
CLUB DR

N/F
DAVID O OTTENS
LOT 3
MASTERS VILLAGE
2824/ 176
ZONE: R
7598 EASTON CLUB DR

N/F
MARK HENRY
LOT
MASTERS VIL
2824/
ZONE:
7598 EASTON

N/F
GUY BASHAM
LOT 89
THE EASTON
2551/ 381
ZONE: R
28480 WEDGEWAY
CIR

N/F
ROBERT KOPEC
LOT 88
THE EASTON CLUB
2463/ 275
ZONE: R
28488 WEDGEWAY
CIR

N/F
JOY L MURRAY
LOT 87
THE EASTON CLUB
2674/ 421
ZONE: R
28496 WEDGEWAY
CIR

MATCH LINE (A-B)
SEE SHEET 2

MATCH LINE (B-C)
SEE SHEET 3

MATCH LINE (C-D)
SEE SHEET 4

MATCH LINE (A-D)
SEE SHEET 5

1.00' CRITICAL AREA LINE

Approved

Town of Easton-Town Planner — Date

Town of Easton-Town Engineer — Date

Easton Utilities-Engineer — Date

02 FIRE MARSHAL (PART-B)
Scale 1" : 80'

01 FIRE MARSHAL (PART-A)-LOWER LEVEL
Scale 1" : 80'

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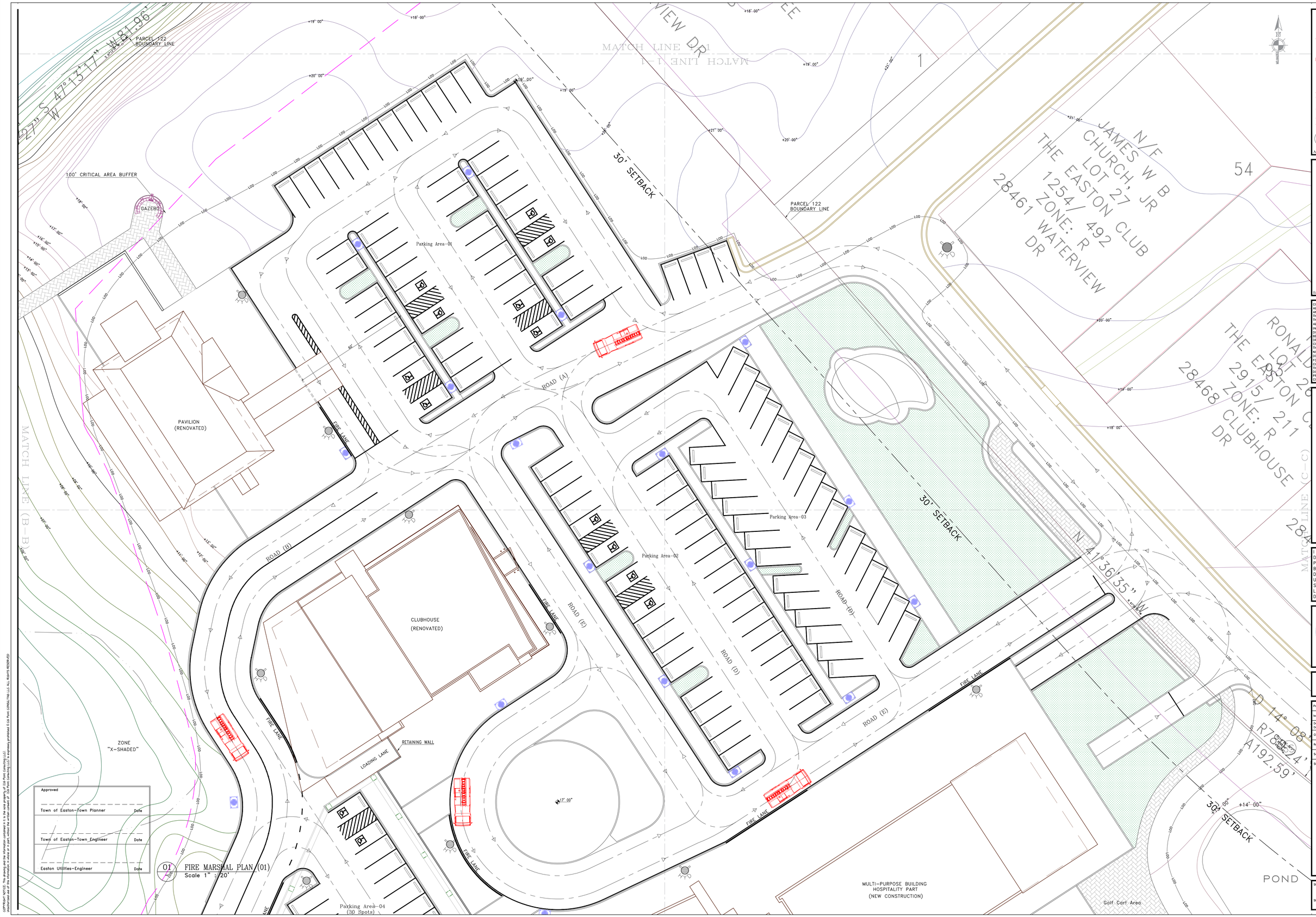
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Designed : Drawn :	M. ELFAWAL
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Revision :	R01
Scale :	1" : 80'

Sheet Name :

PARCEL 122
SITE PLAN
FIRE MARSHAL LAYOUT

Sheet No.: C-F-1

Sheet : 48 Of: 68



01 FIRE MARSHAL PLAN (01)
Scale 1" : 20'

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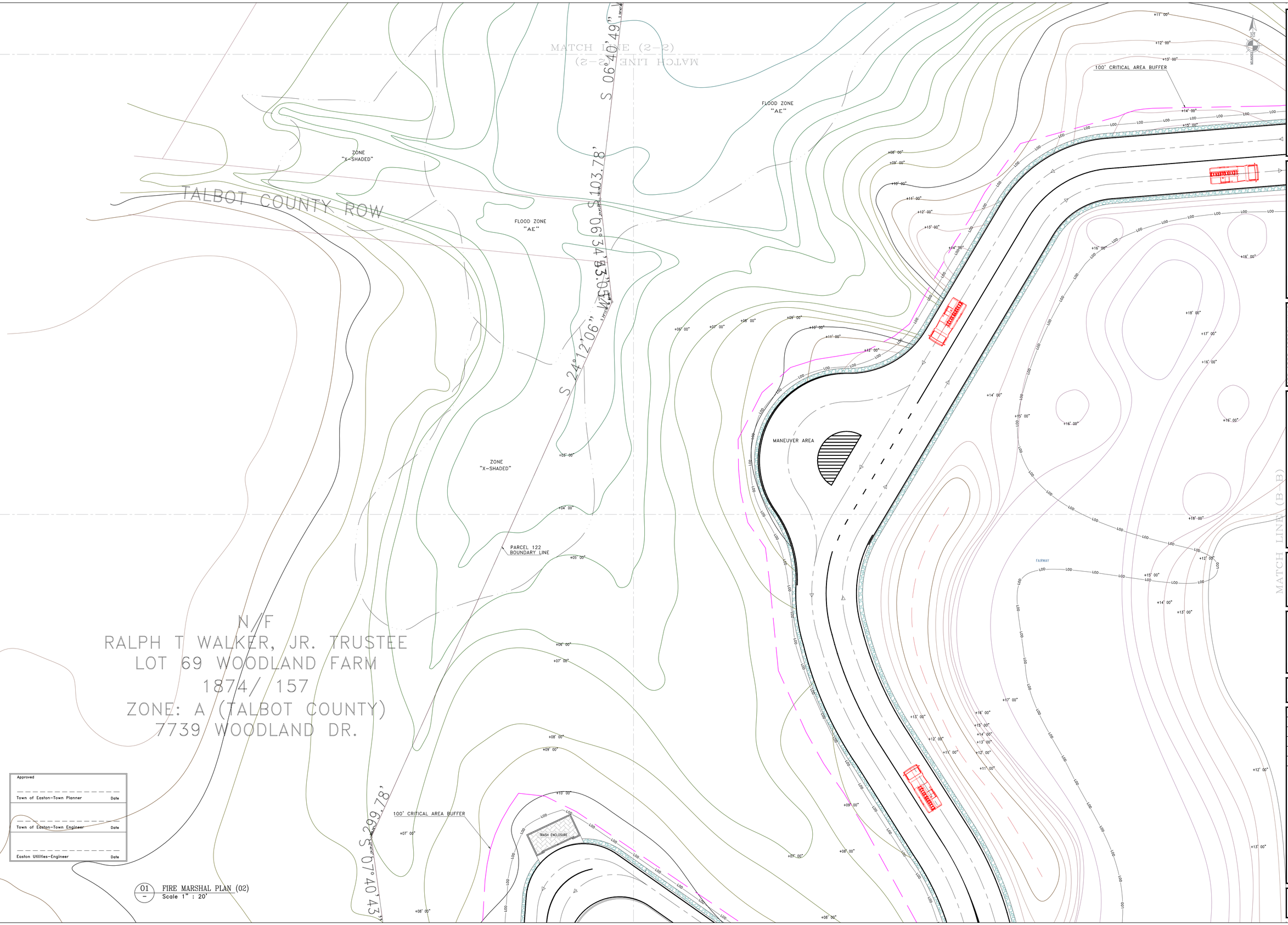
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Scale :	1" : 20'
Sheet Name :	

PARCEL 122
SITE PLAN
FIRE MARSHAL
DETAILED (01/05)

Sheet No.: C-F-2
Sheet : 49 Of: 68



Approved

Town of Easton-Town Planner — Date

Town of Easton-Town Engineer — Date

Easton Utilities-Engineer — Date

01 FIRE MARSHAL PLAN (02)
Scale 1" : 20'

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Scale :	1" : 20'
Sheet Name :	PARCEL 122 SITE PLAN FIRE MARSHAL DETAILED (02/05)
Sheet No.:	C-F-3
Sheet :	50 Of: 68



Approved

Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

01 FIRE MARSHAL PLAN (03)
Scale 1" : 20'

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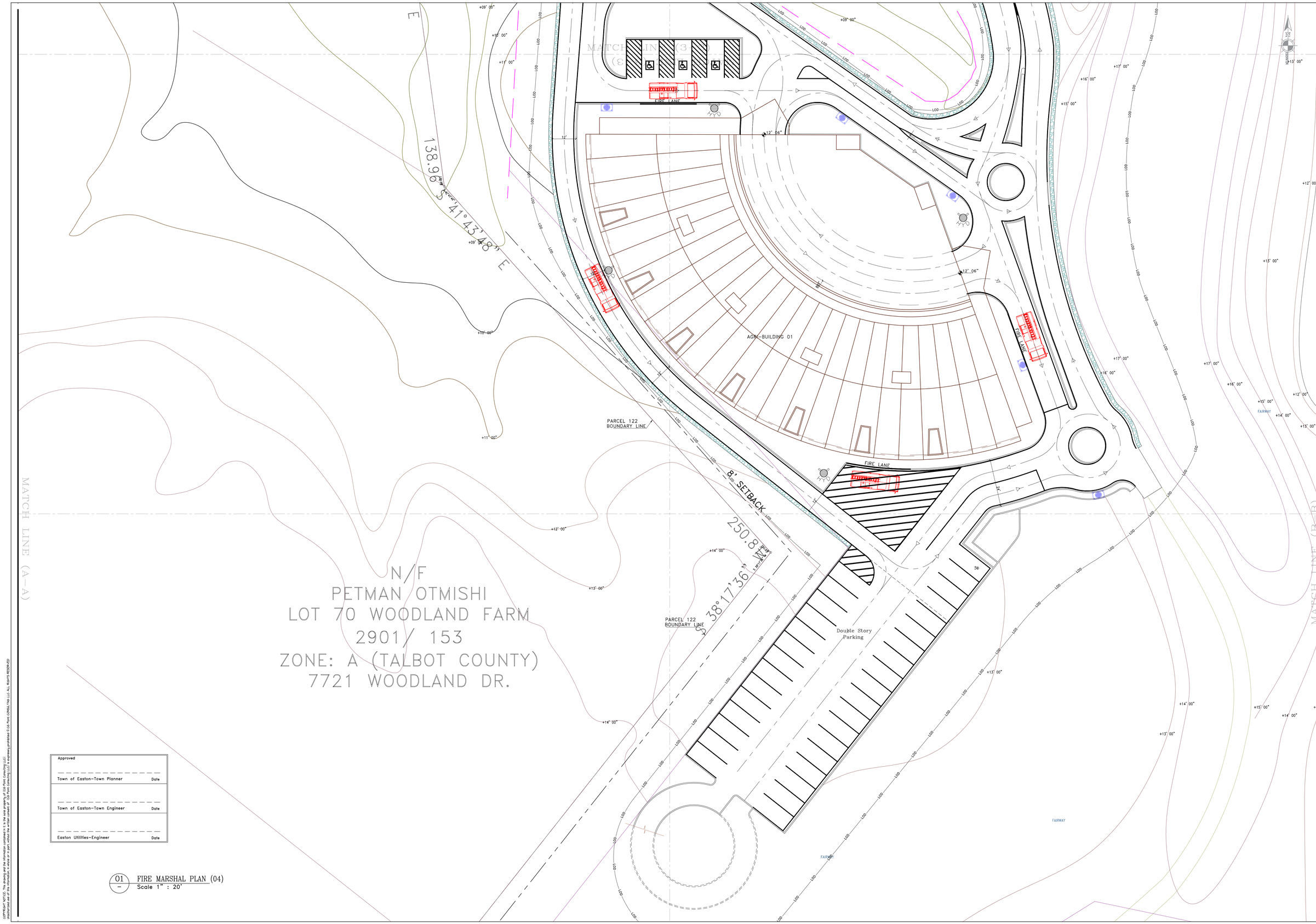
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Sheet Name :

PARCEL 122
SITE PLAN
FIRE MARSHAL
DETAILED (03/05)

Sheet No.: C-F-4

Sheet : 51 Of: 68



01 FIRE MARSHAL PLAN (04)
Scale 1" : 20'

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

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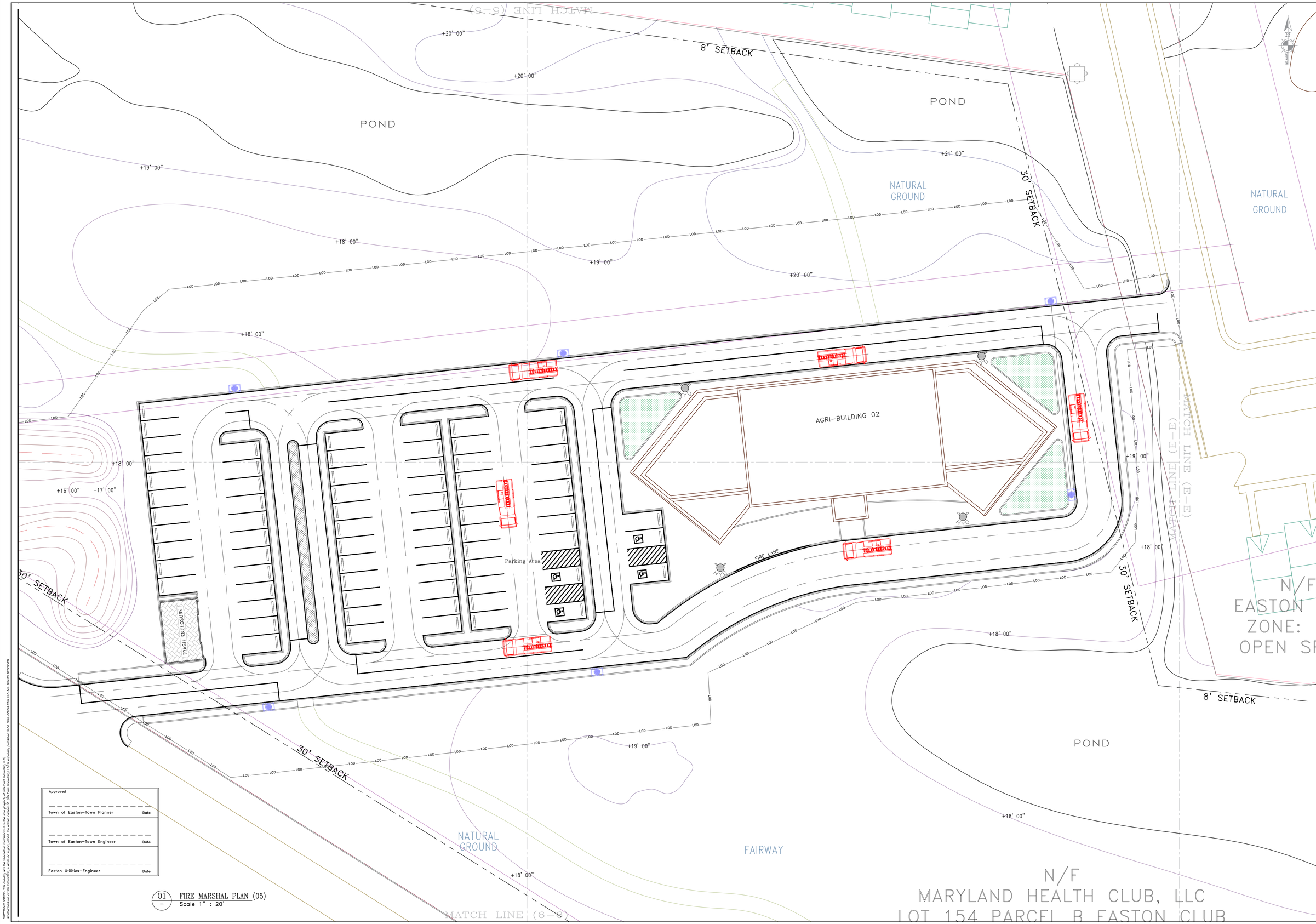
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Revision :	R01
Scale :	1" : 20'
Sheet Name :	PARCEL 122 SITE PLAN FIRE MARSHAL DETAILED (04/05)
Sheet No.:	C-F-5
Sheet : 52	Of: 68



Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

01 FIRE MARSHAL PLAN (05)
Scale 1" : 20'

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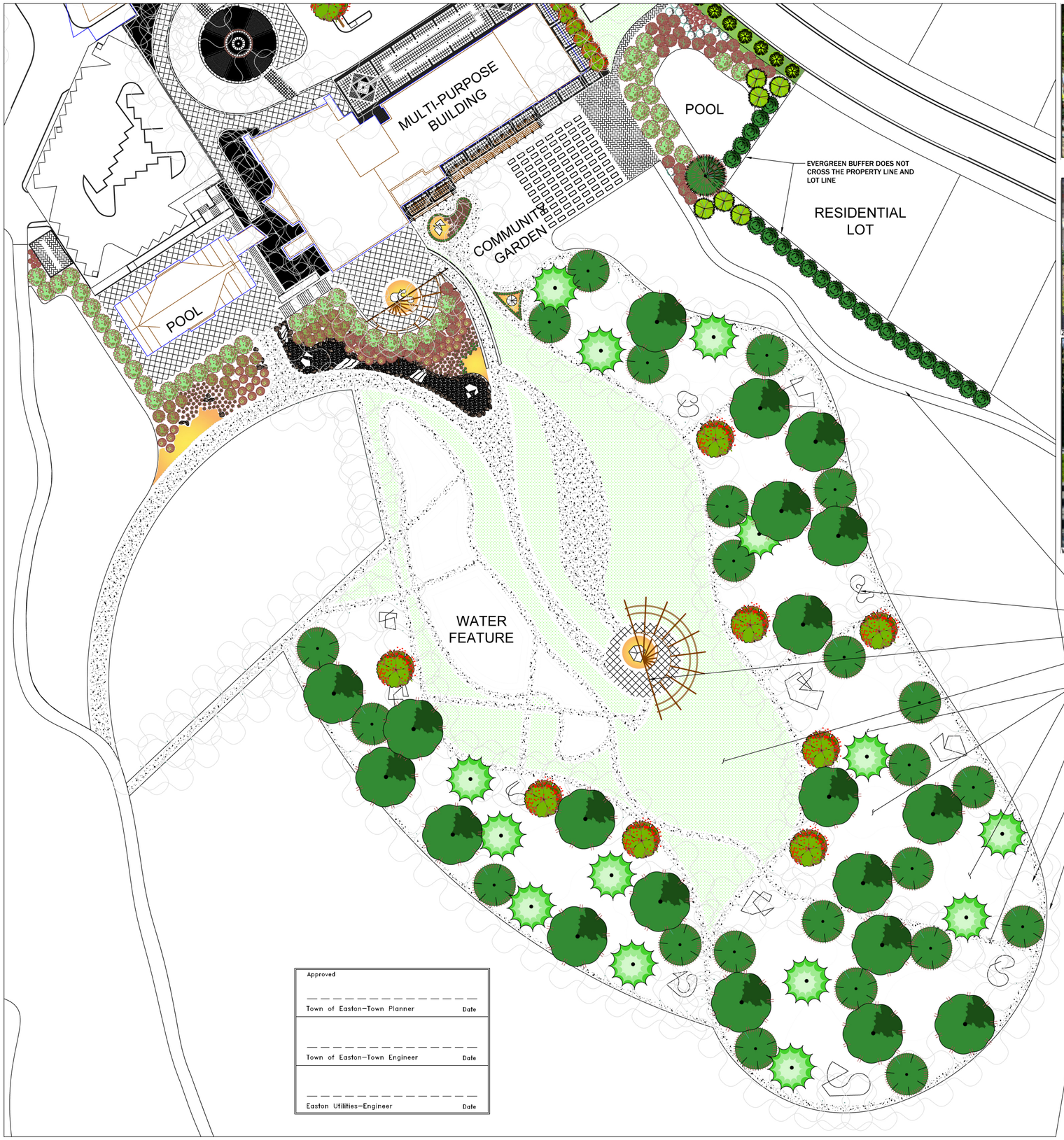
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Sheet Name :

PARCEL 122
SITE PLAN
FIRE MARSHAL
DETAILED (05/05)

Sheet No.: C-F-6

Sheet : 53 Of: 68



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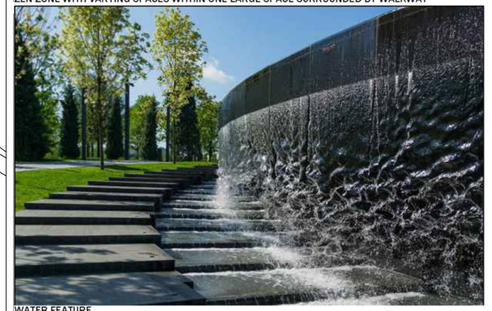
01 LANDSCAPE PLAN – THE OASIS
1" = 40'


ZEN ZONE


STAMPED CONCRETE WALKWAY WITH CONCRETE BAND

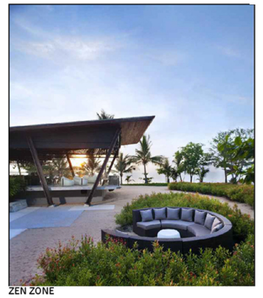
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ZEN ZONE WITH VARYING SPACES WITHIN ONE LARGE SPACE SURROUNDED BY WALKWAY


WATER FEATURE


OVERHEAD ART SHADE STRUCTURE


OVERHEAD ART SHADE STRUCTURE


ZEN ZONE


ART SCULPTURE EXAMPLE WITH UPLIGHTING

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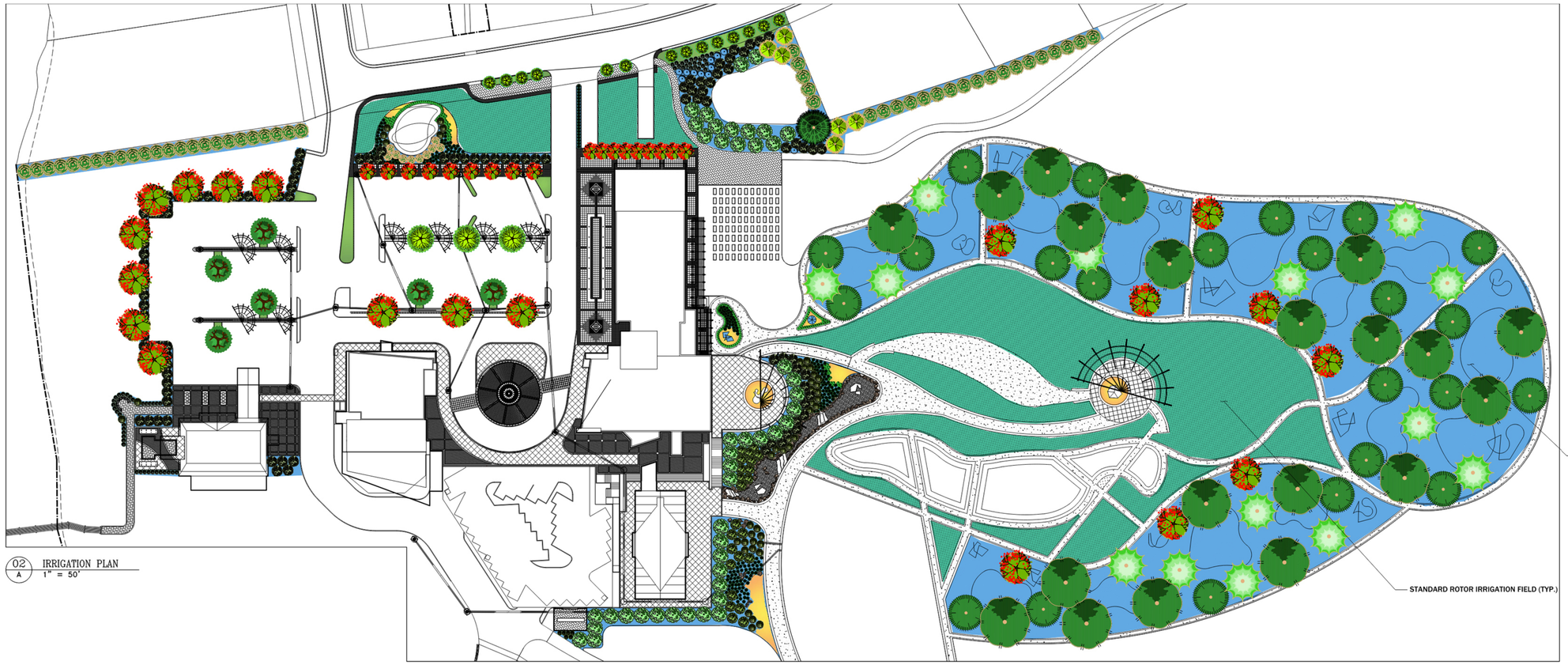
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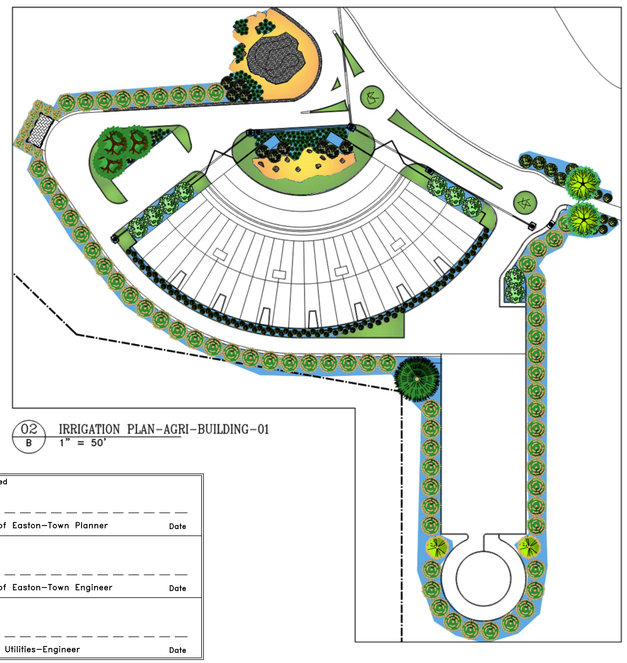
PARCEL 122
SITE PLAN
THE OASIS AREA GENERAL USE, LIGHTING PHOTOMETRIC PLAN

Sheet No.: CL-01
Sheet : 54 Of: 68

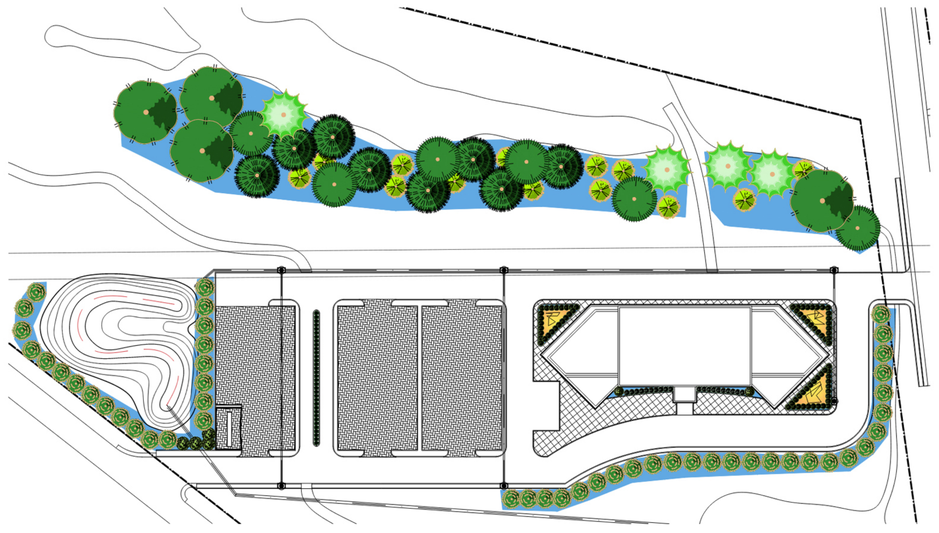
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02 A IRRIGATION PLAN
1" = 50'



02 B IRRIGATION PLAN-AGRI-BUILDING-01
1" = 50'



02 C IRRIGATION PLAN-AGRI-BUIDING-02
1" = 50'

Approved	
Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

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PARCEL 122
SITE PLAN
IRRIGATION PLAN

Sheet No.: CL-02

Sheet : 55 Of: 68

GREEN WALL (TYP.)
[OPTIONAL UPLIGHTING TO BE PROVIDED]

TREE WITH PLANT POT (TYP.)
[OPTIONAL UPLIGHTING TO BE PROVIDED]

ART FIXTURE OVERHEAD (TYP.)
PROVIDES ADDITIONAL SHADE AND INTERESTING SHADOWS
[UPLIGHTING TO BE PROVIDED]

TREES TO HAVE UPLIGHTING (TYP.)

WATER FEATURE FOUNTAIN (TYP.)
[UPLIGHTING TO BE PROVIDED]

PATH LIGHT (TYP.) WITH PHOTOMETRIC BORDER
FX LUMINAIRE DM

PHOTOMETRIC BORDER (TYP.)

PATH LIGHTS CONTINUE TO THE DOCK

LARGE WATER FEATURE FOUNTAIN (TYP.)
[UPLIGHTING TO BE PROVIDED]

PATH LIGHTS TO BE PROVIDED
ALONG ENTIRETY OF GOLF CART PATH

FOUNTAIN AND WATER SYSTEM
TO HAVE UPLIGHTING THROUGHOUT ENTIRE WATER FEATURE

WALL AND RISER LIGHTS
TO BE PROVIDED FOR ALL STEPS

03 LANDSCAPE PLAN – PARKING LOT
1"=20'

NO CODE REQUIREMENT FOR PARKING LOT
EVERGREEN HEDGE ALONG PERIMETER PROPOSED TO MEET 42"
HEIGHT WITHIN 5 YEARS STANDARD
20 TREES PROPOSED, 12 OF 20 INTERIOR

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

PLANT POT FOR TREE



ARTIFICIAL MODERN GREEN WALL



ART FIXTURE OVERHEAD



ART FIXTURE OVERHEAD - 2



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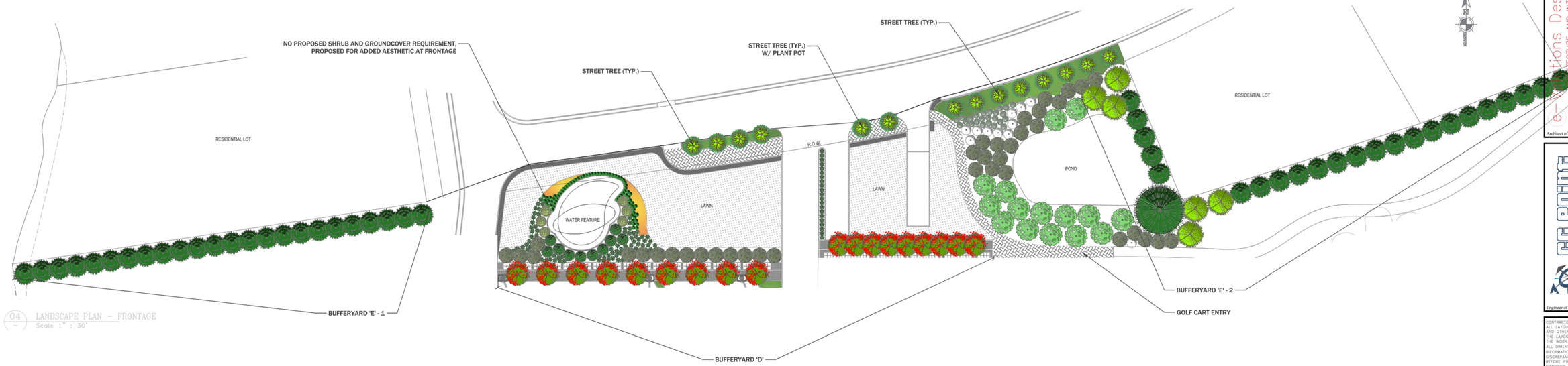
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PARCEL 122
SITE PLAN
LANDSCAPE PLAN

Sheet No.: CL-03
Sheet : 56 Of: 68

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04 LANDSCAPE PLAN – FRONTAGE
Scale 1" : 30'

PLANT SCHEDULE L7-BUFFER E-1

TREE-SCREEN	CODE	BOTANICAL / COMMON NAME	HEIGHT	FOLIAGE	WATER	LIGHT	QTY	REMARKS
	THU OCC	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH	24	

PLANT SCHEDULE L8-BUFFER E-2

TREE-SCREEN	CODE	BOTANICAL / COMMON NAME	HEIGHT	FOLIAGE	WATER	LIGHT	QTY	REMARKS
	ILE AME	Ilex opaca / American Holly	15-30`	EVERGREEN	MEDIUM	FS,PSH	6	
	PIN STR	Pinus strobus / White Pine	50-80`	EVERGREEN	MEDIUM	FS,PSH	1	
	THU OCC	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH	23	

PLANT SCHEDULE L5-BUFFER D

TREE-CANOPY-BUFFER-D	CODE	BOTANICAL / COMMON NAME	HEIGHT	FOLIAGE	WATER	LIGHT		QTY	REMARKS
	ACE RB2	Acer rubrum / Red Maple	40-70	DECIDUOUS	MEDIUM, WET	FS,PSH		18	PRUNED TO SHAPE.
TREE-SCREEN	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	THU OC2	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH		10	PRUNED TO SHAPE.
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	MYR PEN	Myrica pensylvanica / Northern Bayberry	5-10`	EVERGREEN	DRY, MEDIUM	FS, PSH		15	
	RHO NUD	Rhododendron periclymenoides / Pink Azalea	3-10`	DECIDUOUS & EVERGREEN	MEDIUM	FS,PSH		6	Syn. Rhododendron nudiflorum
	VAC ANG	Vaccinium angustifolium / Lowbush Blueberry	1-2`	DECIDUOUS	AVERAGE	FS,PS		69	
ORNAMENTAL GRASS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	PAN VIR	Panicum virgatum / Switch Grass	3-6`	DECIDUOUS & EVERGREEN	MEDIUM, WET	FS, PSH		148	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**	**SPACING**	**QTY**	**REMARKS**
	MIT REP	Mitchella repens / Partridge Berry	3"	EVERGREEN	MEDIUM	PSH,FSH	12" o.c.	73	
	RUD HIR	Rudbeckia hirta / Black-eyed Susan	2-3`	HERBACEOUS	MEDIUM	FS	24" o.c.	82	

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date


THU OCC


ILE AME


PIN STR


ACER RUBRUM

28 - 1014.7 BUFFERYARD STANDARDS - D, 5.)

BUFFERYARD PLANTING REQUIREMENTS SHALL BE BASED ON A FIFTY FOOT (50') 31 INCREMENT. DETERMINE TOTAL LENGTH OF AFFECTED AREA, DIVIDE BY (50) AND 32 ROUND TO THE NEAREST WHOLE NUMBER TO DETERMINE MINIMUM PLANTING UNITS 33 (425' OF AFFECTED FRONTAGE DIVIDED BY 50 = 8.5 OR 8 REQUIRED PLANTING 34 UNITS, WHEREAS 426' OF AFFECTED FRONTAGE DIVIDED BY 50 = 8.52 OR 9 35 REQUIRED PLANTING UNITS. AFFECTED AREA OR FRONTAGE SHALL BE REDUCED BY 36 THE WIDTH OF STREET OR ACCESS RIGHTS-OF-WAY. PLANT MATERIAL SIZES SHALL 37 EQUAL OR EXCEED THE MINIMUM PLANT MATERIAL SPECIFICATIONS IN THIS 38 SECTION.

480/50 = 9.6 = 10 REQUIRED PLANT UNITS

BUFFERYARD 'D'
A. 15' WIDTH - PROPOSED WIDTH EXCEEDS 15'
B. PLANT UNIT = 1 SHADE/CANOPY TREE, 1EVERGREEN TREE, & 5 SHRUBS

***NOTE:A: WHEN THIS BUFFERYARD IS LOCATED BETWEEN PARKING LOT AND STREET R/W, DELETE THE SHRUB REQUIREMENT.**

REQUIRED:
SHADE/CANOPY TREES = 10 REQUIRED, 18 PROPOSED
EVERGREEN TREES = 10 REQUIRED, 10 PROPOSED

ALL PROPOSED TREES TO BE 6" CALIPER

BUFFERYARD 'E'
A. 10' WIDTH
B. - - -
C. OPTION: 2.) 4 EVERGREEN TREES

BUFFERYARD 'E' - 1

280'/50 = 5.6 PLANT UNITS
5.6*4 EVERGREEN TREES = 22.4 = 23 EVERGREEN TREES REQUIRED, 24 EVERGREEN TREES PROPOSED

BUFFERYARD 'E' - 2
370'/50 = 7.4 PLANT UNITS
7.4*4 EVERGREEN TREES = 29.6 = 30 EVERGREEN TREES REQUIRED, 30 EVERGREEN TREES PROPOSED

28-1014.6 LANDSCAPE IMPROVEMENTS 14 - C, 1.)

STREET TREES SHALL BE REQUIRED ON ALL STREETS EXCEPT FOR ALLEYS OR AS OTHERWISE DETERMINED BY THE PLANNING COMMISSION. DETERMINE THE NUMBER OF REQUIRED TREES BY COMPUTING STREET CENTERLINE LENGTH(S) AND DIVIDING BY (35) EQUALS TOTAL NUMBER OF REQUIRED STREET TREES.

480'/35 = 13.71 = 14 REQUIRED PLAN UNITS, 14 STREET TREES PROPOSED

NO CODE REQUIREMENT FOR SCREENING 'POND'. HOWEVER, SHRUBS SHOWN AROUND POND TO ADD TO OVERALL AESTHETIC.

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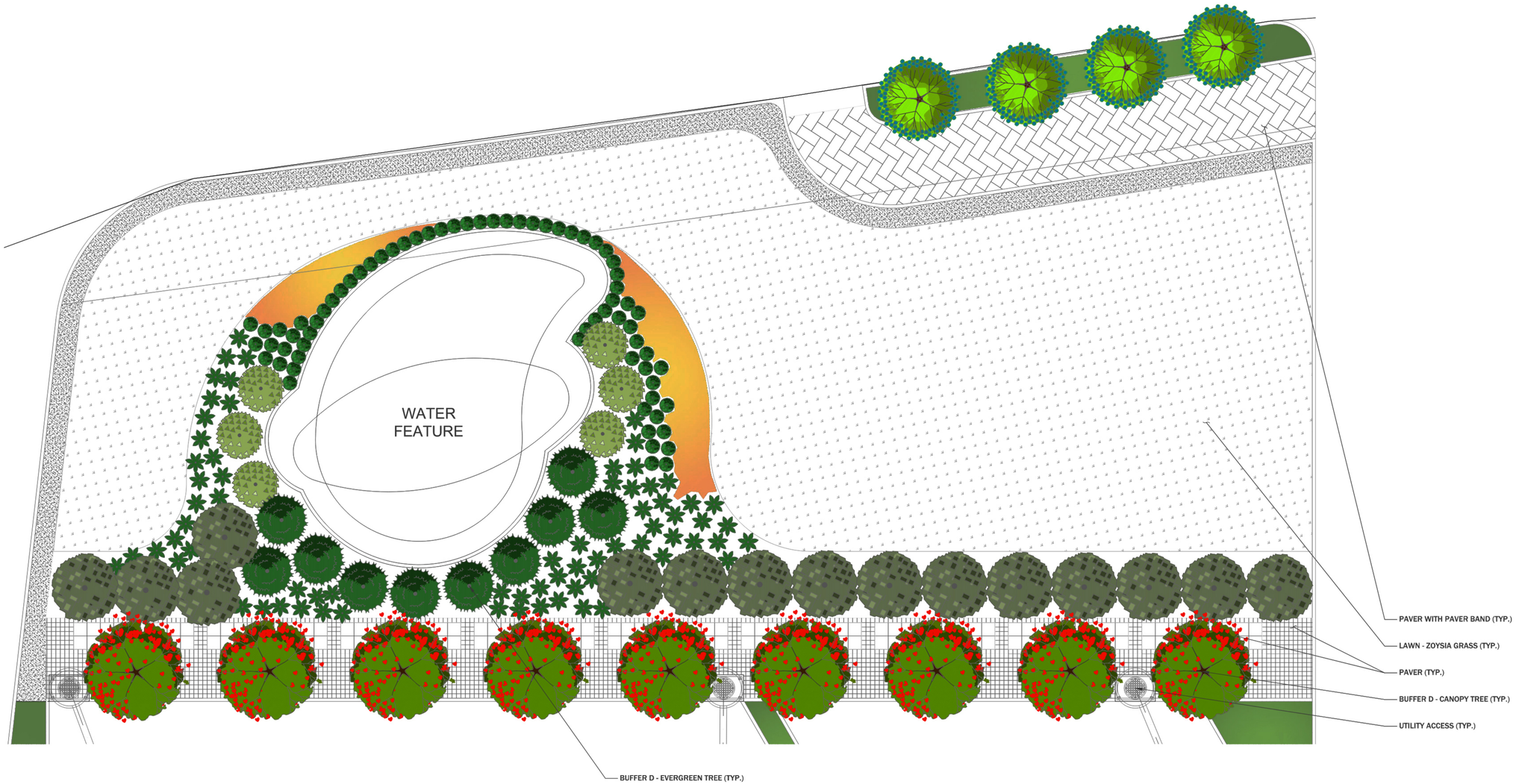
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Sheet No.:	CL–04
Sheet :	57 of: 68

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05 — LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"

Approved	
Town of Easton-Town Planner	Date
Town of Easton-Town Engineer	Date
Easton Utilities-Engineer	Date

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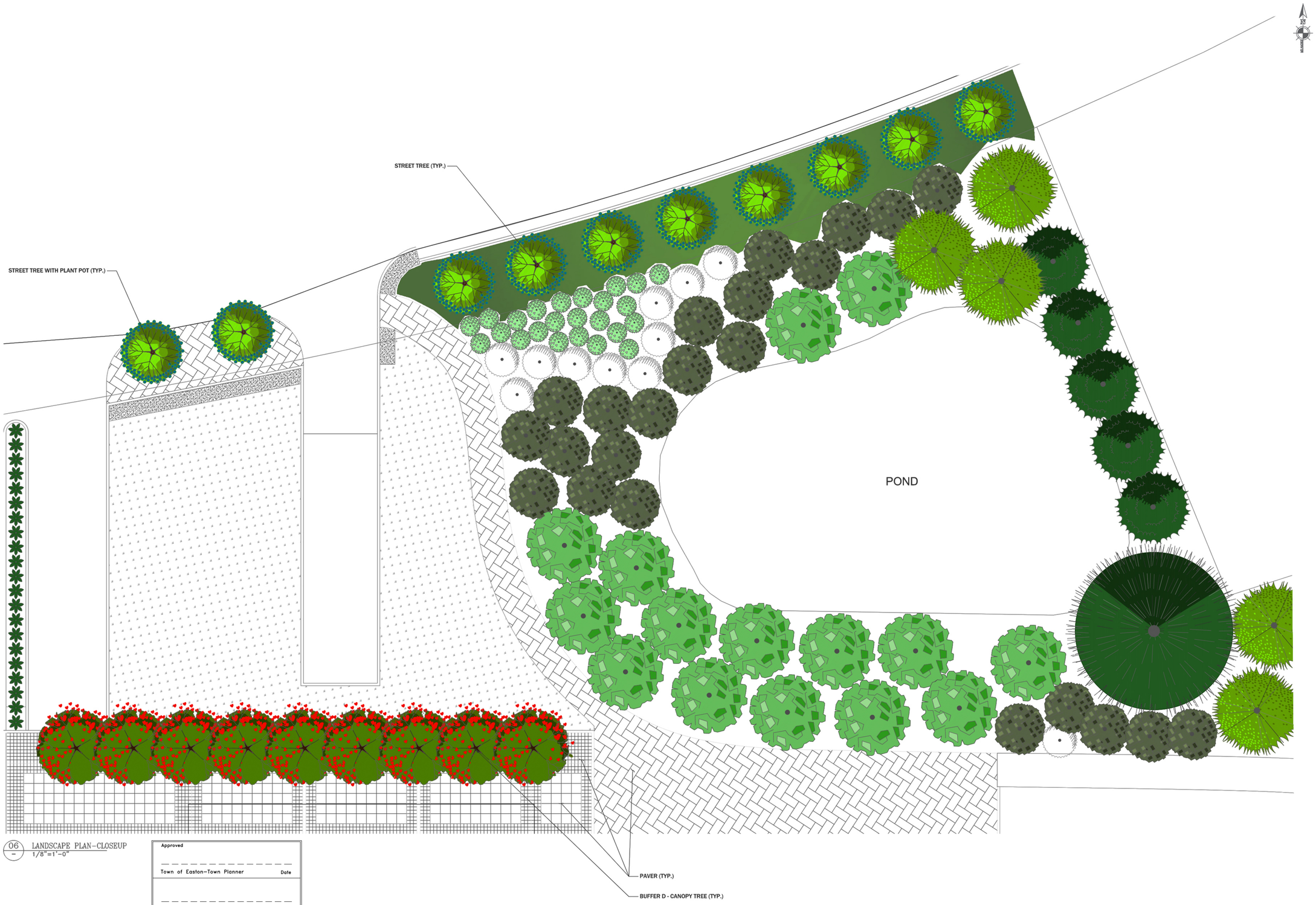
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PARCEL 122
SITE PLAN
LANDSCAPE PLAN CLOSEUP

Sheet No.: CL-05

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06 LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"

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Town of Easton-Town Engineer	Date
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SITE PLAN
LANDSCAPE PLAN-CLOSEUP

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ARTISTIC OVERHEAD STRUCTURE

ART SCULPTURE (TYP.)

ROCK DRAINAGE SWALE WITH 1,2,4, & 6-MAN BOULDERS

WATER STEPS FOR WHEN IT RAINS TO CREATE WATERFALL EFFECT

ART SCULPTURE (TYP.)

CONCRETE PATH WITH CONTROL JOINTS AND CONCRETE BAND

WATER FEATURE

Approved

Town of Easton-Town Planner Date

Town of Easton-Town Engineer Date

Easton Utilities-Engineer Date

07 B LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"

07 C LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"

ART SCULPTURE WITH UPLIGHTING (TYP.)

PERGOLA STRUCTURE (TYP.)

07 A LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"



ROCK DRAINAGE SWALE WITH STEP ROCKERY WATERFALL FEATURE



ROCK DRAINAGE SWALE

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ENGINEER
02/24/2023
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Project No. :	CGP-2002
Issue Date:	09/01/2022
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Checked :	M. ELFAWAL
Revision :	R01
Scale :	

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SITE PLAN
LANDSCAPE PLAN-CLOSEUP

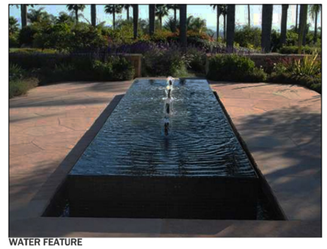
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ARTIFICIAL TURF IN BETWEEN



WATER FEATURE

08 – LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"

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Sheet No.:	CL-08
Sheet :	61 OF: 68

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CONCRETE SLABS WITH ARTIFICIAL TURF STRIPS

WATER FEATURE

PAVER (TYP.)



'ER - CENTER PIECE

09 — LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"

Approved	
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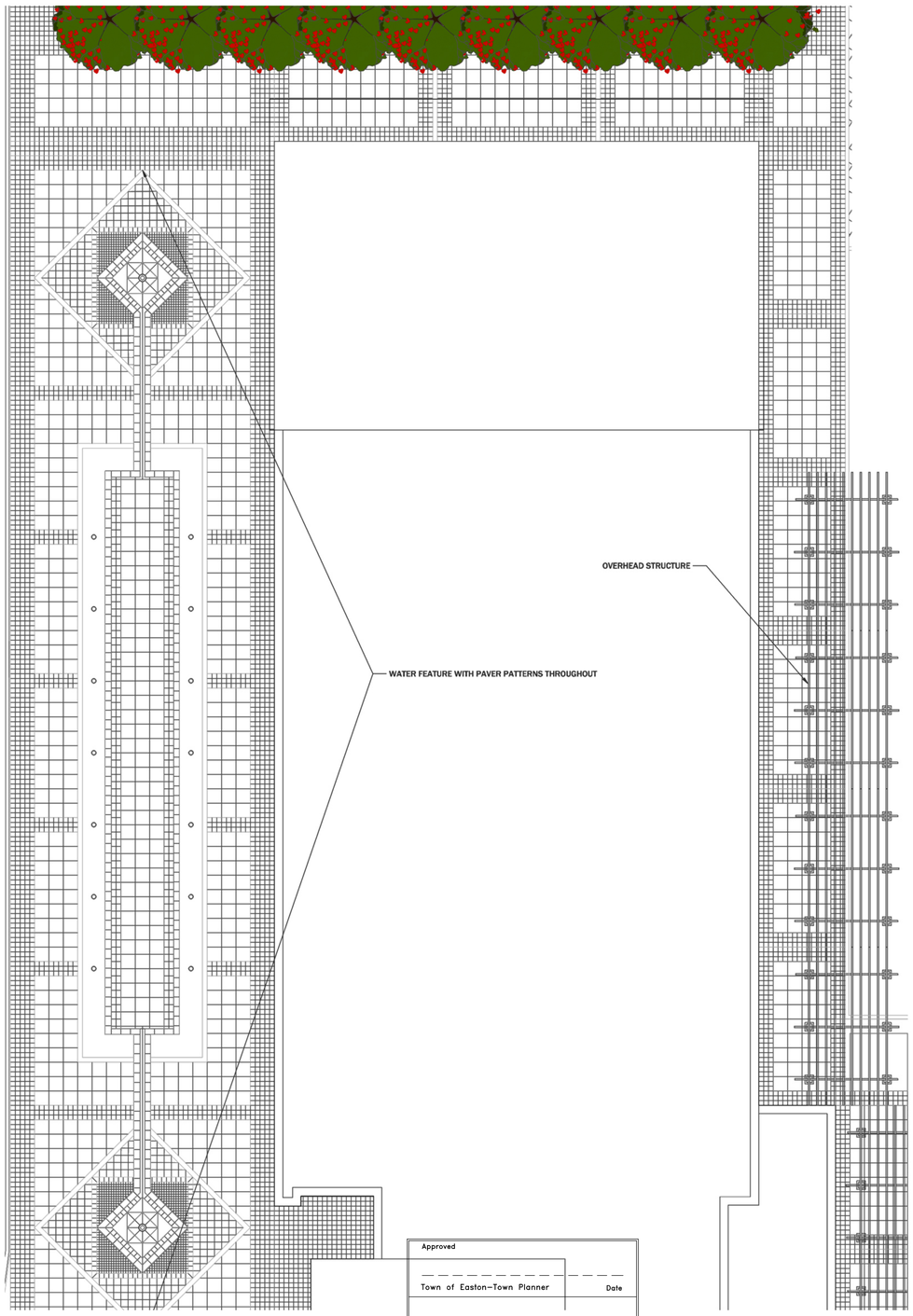
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LANDSCAPE PLAN-CLOSEUP

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10 — LANDSCAPE PLAN–CLOSEUP
1/8"=1'-0"



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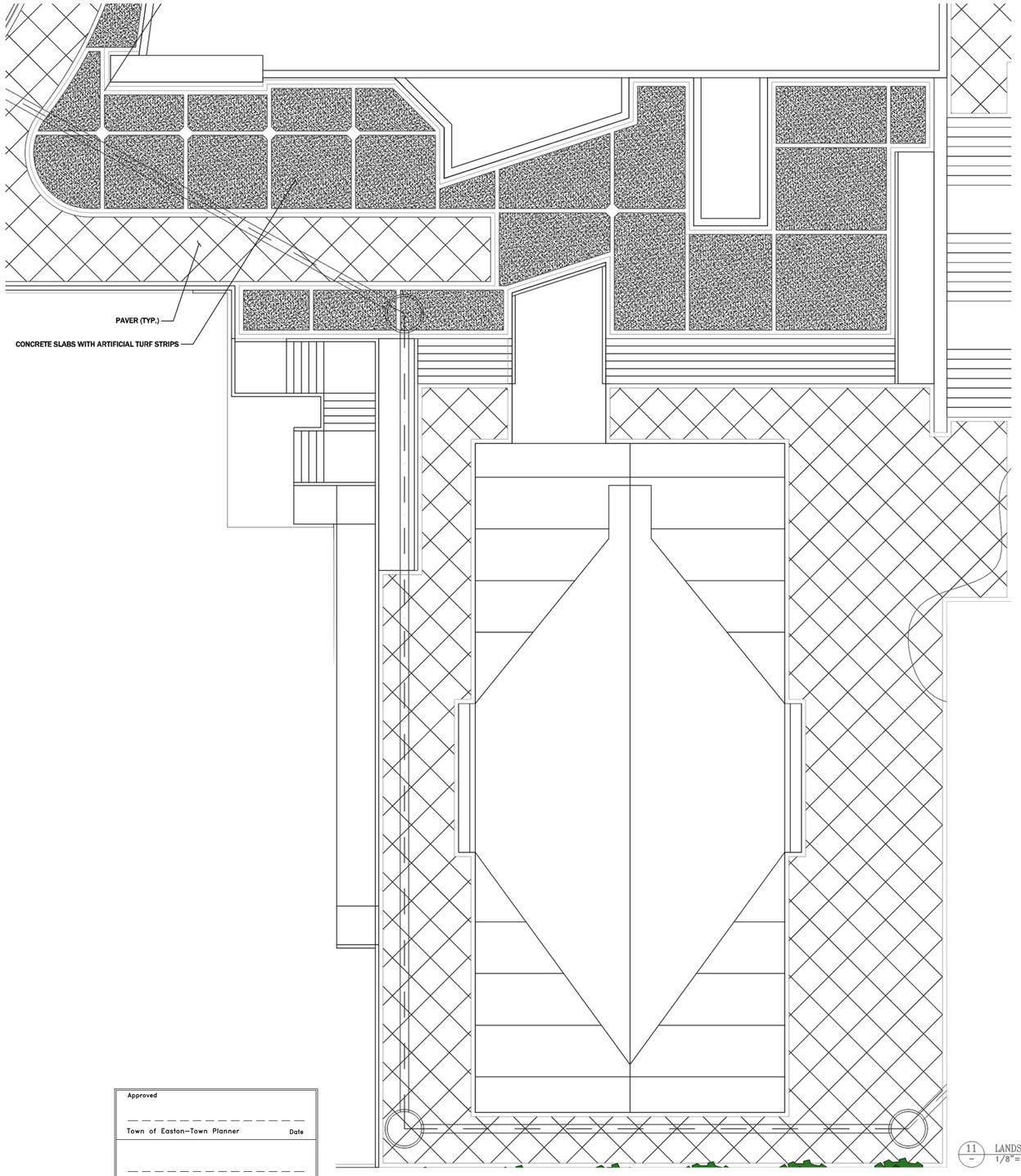
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11 LANDSCAPE PLAN-CLOSEUP
1/8"=1'-0"



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SITE PLAN
LANDSCAPE PLAN-CLOSEUP

Sheet No.: CL-11
Sheet : 64 of: 68

12 LANDSCAPE PLAN-AGRI-BUILDING-1
Scale 1" : 20'

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Sheet No.: CL-12

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BUFFERYARD

BUFFERYARD

BUFFERYARD

BUFFERYARD

BUFFERYARD

BUFFERYARD

BUFFERYARD

13 – LANDSCAPE PLAN-AGRI-BUILDING-2
Scale 1" : 20'

BUFFERYARD IS APPROXIMATE

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SITE PLAN
LANDSCAPE PLAN-AGRI-BUILDING-2

Sheet No.: CL-13

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PLANT SCHEDULE L1

TREE-CANOPY-BUFFER-D	CODE	BOTANICAL / COMMON NAME	HEIGHT	FOLIAGE	WATER	LIGHT		QTY	REMARKS
	ACE RB2	Acer rubrum / Red Maple	40-70	DECIDUOUS	MEDIUM, WET	FS,PSH		18	PRUNED TO SHAPE.
TREE-CANOPY	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	ACE RBR	Acer rubrum / Red Maple	40-70	DECIDUOUS	MEDIUM, WET	FS,PSH		19	
	PIN ECH	Pinus echinata / Short Leaf Pine	50-60`	EVERGREEN	DRY,MEDIUM	FS		23	
	PIN RIG	Pinus rigida / Pitch Pine	40-60`	EVERGREEN	GOOD DRAINAGE, MOIST, OCCASIONALLY DRY	FS,PSH		20	
	PIN TAE	Pinus taeda / Loblolly Pine	40-90`	EVERGREEN	MEDIUM, WET	FS		14	
TREE-SCREEN	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	ILE AME	Ilex opaca / American Holly	15-30`	EVERGREEN	MEDIUM	FS,PSH		6	
	PIN STR	Pinus strobus / White Pine	50-80`	EVERGREEN	MEDIUM	FS,PSH		1	
	THU OC2	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH		10	PRUNED TO SHAPE.
	THU OCC	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH		47	
TREE-UNDERSTORY	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	CER CA2	Cercis canadensis / Eastern Redbud	20-30`	DECIDUOUS	MEDIUM	FS,PSH		3	PRUNED TO SHAPE.
	CER CAN	Cercis canadensis / Eastern Redbud	20-30`	DECIDUOUS	MEDIUM	FS,PSH		14	PRUNED TO SHAPE.
	MAG SWE	Magnolia virginiana / Sweetbay Magnolia	10-35`	DECIDUOUS	MEDIUM, WET	FS,PSH		6	
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	LEU RAC	Eubotrys racemosa / Swamp Doghobble	3-8`	DECIDUOUS & EVERGREEN	MEDIUM, WET	PSH		6	Syn. Leucothoe racemosa
	ILE LAE	Ilex verticillata / Winterberry	6-10`	EVERGREEN	DRY, MOIST	FS,PSH		23	
	KAL LAT	Kalmia latifolia / Mountain Laurel	5-15`	EVERGREEN	MEDIUM	PSH		45	
	MYR PEN	Myrica pensylvanica / Northern Bayberry	5-10`	EVERGREEN	DRY, MEDIUM	FS, PSH		107	
	RHO NUD	Rhododendron periclymenoides / Pink Azalea	3-10`	DECIDUOUS & EVERGREEN	MEDIUM	FS,PSH		43	Syn. Rhododendron nudiflorum
	RHO VIS	Rhododendron viscosum / Swamp Azalea	3.5`	DECIDUOUS & EVERGREEN	MEDIUM, WET	PSH		58	
	VAC ANG	Vaccinium angustifolium / Lowbush Blueberry	1-2`	DECIDUOUS	AVERAGE	FS,PS		180	
ORNAMENTAL GRASS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	PAN VIR	Panicum virgatum / Switch Grass	3-6`	DECIDUOUS & EVERGREEN	MEDIUM, WET	FS, PSH		330	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**	**SPACING**	**QTY**	**REMARKS**
	MIT REP	Mitchella repens / Partridge Berry	3"	EVERGREEN	MEDIUM	PSH,FSH	12" o.c.	4,259	
	RUD HIR	Rudbeckia hirta / Black-eyed Susan	2-3`	HERBACEOUS	MEDIUM	FS	24" o.c.	672	

PLANT SCHEDULE L2

TREE-SCREEN	CODE	BOTANICAL / COMMON NAME	HEIGHT	FOLIAGE	WATER	LIGHT		QTY	REMARKS
	ILE AME	Ilex opaca / American Holly	15-30`	EVERGREEN	MEDIUM	FS,PSH		2	
	PIN STR	Pinus strobus / White Pine	50-80`	EVERGREEN	MEDIUM	FS,PSH		1	
	THU OC2	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH		9	PRUNED TO SHAPE.
	THU OCC	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH		67	
TREE-UNDERSTORY	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	CER CA2	Cercis canadensis / Eastern Redbud	20-30`	DECIDUOUS	MEDIUM	FS,PSH		2	PRUNED TO SHAPE.
	MAG SWE	Magnolia virginiana / Sweetbay Magnolia	10-35`	DECIDUOUS	MEDIUM, WET	FS,PSH		3	
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	LEU RAC	Eubotrys racemosa / Swamp Doghobble	3-8`	DECIDUOUS & EVERGREEN	MEDIUM, WET	PSH		90	Syn. Leucothoe racemosa
	ILE LAE	Ilex verticillata / Winterberry	6-10`	EVERGREEN	DRY, MOIST	FS,PSH		11	
	KAL LAT	Kalmia latifolia / Mountain Laurel	5-15`	EVERGREEN	MEDIUM	PSH		9	
	MYR PEN	Myrica pensylvanica / Northern Bayberry	5-10`	EVERGREEN	DRY, MEDIUM	FS, PSH		15	
	RHO NUD	Rhododendron periclymenoides / Pink Azalea	3-10`	DECIDUOUS & EVERGREEN	MEDIUM	FS,PSH		7	Syn. Rhododendron nudiflorum
ORNAMENTAL GRASS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	PAN VIR	Panicum virgatum / Switch Grass	3-6`	DECIDUOUS & EVERGREEN	MEDIUM, WET	FS, PSH		162	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**	**SPACING**	**QTY**	**REMARKS**
	MIT REP	Mitchella repens / Partridge Berry	3"	EVERGREEN	MEDIUM	PSH,FSH	12" o.c.	4,898	
	RUD HIR	Rudbeckia hirta / Black-eyed Susan	2-3`	HERBACEOUS	MEDIUM	FS	24" o.c.	701	

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

REMOVE ANY EXISTING TREE COVERAGE IN THIS GENERAL AREA

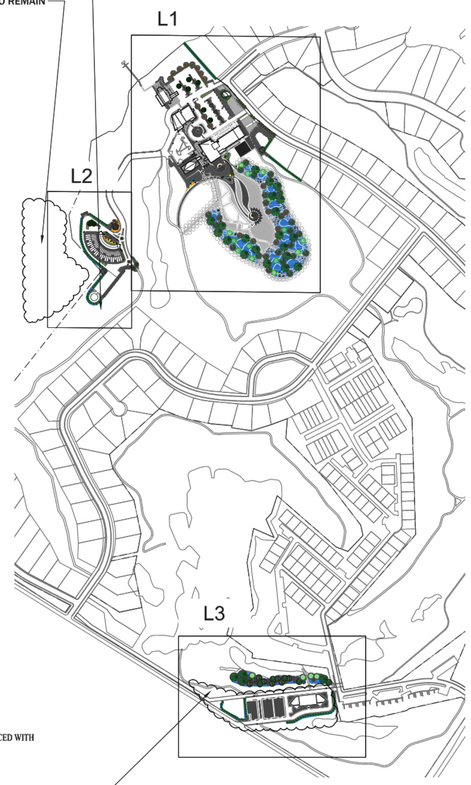
EXISTING TREE COVERAGE TO REMAIN

A. A "SKETCH" OR "CONCEPT" LANDSCAPE PLAN MAY BE REQUIRED DURING THE SITE PLAN OR SUBDIVISION REVIEW PROCESS. REFER TO APPLICABLE ZONING ORDINANCE SECTIONS FOR THIS REQUIREMENT. AT A MINIMUM, THESE PLANS SHALL INDICATE EXISTING SITE VEGETATION TO BE CLEARED AND/OR PRESERVED, GENERAL LOCATION AND TYPE OF PROPOSED LANDSCAPING (IE., SHADE/CANOPY TREE, EVERGREEN TREE, SHRUB/HEDGE, ETC.) AND PRELIMINARY TABULAR DATA ADDRESSING LANDSCAPE IMPROVEMENT REQUIREMENTS. APPLICANTS ARE ENCOURAGED, AND THE PLANNING COMMISSION MAY REQUIRE, THE SUBMISSION OF ADDITIONAL SKETCHES, CROSS-SECTIONS, ELEVATIONS OR OTHER GRAPHIC ELEMENTS THAT HELP CONVEY THE DESIGN INTENT OF LANDSCAPE IMPROVEMENTS.

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. 21
2. LANDSCAPE INSTALLER SHALL MAINTAIN THE LANDSCAPE IMPROVEMENT AREAS IN A CLEAN CONDITION, REMOVING DEBRIS DAILY AND AT THE COMPLETION OF THE INSTALLATION. 24
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. 29
4. EXCEPT FOR TREE SPADE INSTALLATIONS, ALL TREE PITS SHALL BE EXCAVATED TO A DEPTH SO THAT THE ROOT BALL WILL REST ON SOLID SOIL AT THE PROPER HEIGHT. STREET TREES PLANTING PITS SHALL BE EXCAVATED AND WORKED IN A RECTANGULAR FORM WITH THE SMALL DIMENSION TWICE THE DIAMETER OF THE ROOT BALL AND THE LARGE DIMENSION AT LEAST THREE TIMES THE DIAMETER OF THE ROOT BALL. OPEN AREA TREE PITS SHALL BE EXCAVATED TO A MINIMUM DIMENSION OF TWICE THE ROOTBALL WIDTH. TREES PLANTED ON SLOPES OR SIDE SWALES SHALL BE INSTALLED AT A HEIGHT RELATING TO THE UPHILL SIDE OF THE PIT, AND MOUNDED WITH SOIL AROUND THE LOWER SIDE. ALL SIDES AND BOTTOM OF TREE PLANTING PITS SHALL BE SCARIFIED OR LOOSENED TO PERMIT ROOT GROWTH. EXCAVATED SOILS THAT HAVE BEEN PREVIOUSLY UNDISTURBED SHALL BE LOOSENED AND UTILIZED FOR BACKFILL. COMPACTED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FRIABLE NATIVE SOILS FROM THE REGION. 42
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. 3
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. 8
7. ALL TREES TO BE STAKED AND GUYED WITH HARDWOOD STAKES, MINIMUM OF TWO (2) - 5' LONG, OR OTHER APPROVED GUYING SYSTEM. STAKES SHALL BE DRIVEN INTO STABLE SOILS. PROVIDE WIRE GUYS WITH RUBBER PROTECTANT OR OTHER APPROVED INDUSTRY PRACTICE.
8. LANDSCAPE INSTALLER SHALL MAINTAIN ALL PLANT MATERIALS THROUGH THE COMPLETION OF THE LANDSCAPE INSTALLATION, AND THEN AS REQUIRED BY THE OWNER. 16
9. AT THE COMPLETION OF THE LANDSCAPE INSTALLATION (OR BY PHASED COMPLETION IF PROVIDED FOR ON THE PLAN), THE OWNER, OR HIS DESIGNATED REPRESENTATIVE SHALL REQUEST AN INSPECTION BY TOWN OF EASTON.

ALL PROPOSED LANDSCAPE MATERIAL WILL BE NATIVE PLANT SPECIES. PLEASE SEE THE ATTACHED "TALBOT COUNTY BUFFER MANAGEMENT PLAN GUIDELINE & PLANT LIST" FOR REFERENCE. IN ADDITION, PLEASE SUPPLEMENT WITH "U.S. FISH & WILDLIFE SERVICE, NATIVE PLANTS FOR WILDLIFE HABITAT AND CONSERVATION LANDSCAPING – CHESAPEAKE BAY WATERSHED." IN ADDITION, VERIFY THAT ALL PLANTINGS WILL BE CONSISTENT WITH THE "MARYLAND AVIATION ADMINISTRATION APPROVED PLANTING LIST". PLEASE SEE ATTACHED DOCUMENTS.

FOREST STAND DELINEATION: APPROXIMATE 30 TREES TO BE REMOVED (AS VERIFIED BY FIELD INSPECTION) AND REPLACED WITH WITH 65 TREES IN THE 'OASIS' AREA (SEE PG. 56)



TREE COVER TO REMOVE
BASED ON ON-SITE INSPECTION, 30 TREES WERE APPROXIMATED TO BE REMOVED IN THIS CRITICAL AREA
(SEE ATTACHED SHEET WITH GOOGLE EARTH UNDERLAY)

PLANT SCHEDULE L3

TREE-CANOPY	CODE	BOTANICAL / COMMON NAME	HEIGHT	FOLIAGE	WATER	LIGHT		QTY	REMARKS
	PIN ECH	Pinus echinata / Short Leaf Pine	50-60`	EVERGREEN	DRY,MEDIUM	FS		6	
	PIN RIG	Pinus rigida / Pitch Pine	40-60`	EVERGREEN	GOOD DRAINAGE, MOIST, OCCASIONALLY DRY	FS,PSH		4	
	PIN TAE	Pinus taeda / Loblolly Pine	40-90`	EVERGREEN	MEDIUM, WET	FS		4	
TREE-SCREEN	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	ILE AME	Ilex opaca / American Holly	15-30`	EVERGREEN	MEDIUM	FS,PSH		13	
	PIN STR	Pinus strobus / White Pine	50-80`	EVERGREEN	MEDIUM	FS,PSH		8	
	THU OCC	Thuja occidentalis / American Arborvitae	20-40`	EVERGREEN	MEDIUM	FS,PSH		48	
SHRUBS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	LEU RAC	Eubotrys racemosa / Swamp Doghobble	3-8`	DECIDUOUS & EVERGREEN	MEDIUM, WET	PSH		75	Syn. Leucothoe racemosa
	ILE LAE	Ilex verticillata / Winterberry	6-10`	EVERGREEN	DRY, MOIST	FS,PSH		4	
	RHO NUD	Rhododendron periclymenoides / Pink Azalea	3-10`	DECIDUOUS & EVERGREEN	MEDIUM	FS,PSH		2	Syn. Rhododendron nudiflorum
	RHO VIS	Rhododendron viscosum / Swamp Azalea	3.5`	DECIDUOUS & EVERGREEN	MEDIUM, WET	PSH		20	
ORNAMENTAL GRASS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**		**QTY**	**REMARKS**
	PAN VIR	Panicum virgatum / Switch Grass	3-6`	DECIDUOUS & EVERGREEN	MEDIUM, WET	FS, PSH		34	
GROUND COVERS	**CODE**	**BOTANICAL / COMMON NAME**	**HEIGHT**	**FOLIAGE**	**WATER**	**LIGHT**	**SPACING**	**QTY**	**REMARKS**
	RUD HIR	Rudbeckia hirta / Black-eyed Susan	2-3`	HERBACEOUS	MEDIUM	FS	24" o.c.	184	

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Engineer of Record:

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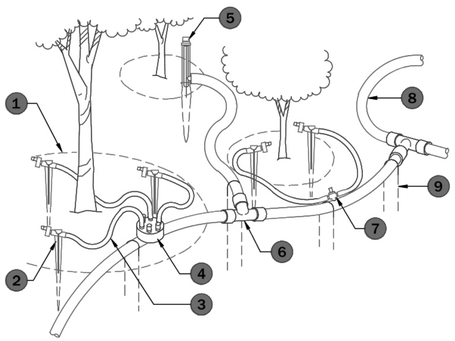
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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No.46238– EXP. DATE 02–23–2023

STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — REGISTERED PROFESSIONAL ENGINEER — 02/24/2023
SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	Spencer
Checked :	M. ELFAWAL
Revision :	R01
Scale :	
Sheet Name :	PARCEL 122 SITE PLAN PLANT SCHEDULE
Sheet No.:	CL-14
Sheet : 67	OF 68



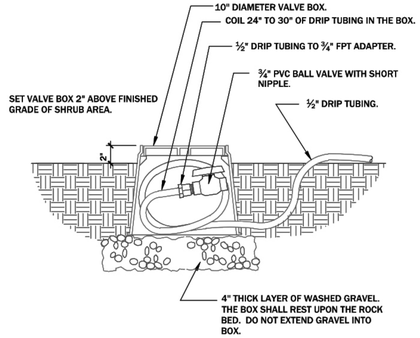
1. PLANT GRAPHIC DRIPLINE EDGE
2. TYPICAL 1/4" TUBE STAKE WITH EMITTER OR CAP
3. TYPICAL 1/4" DISTRIBUTION TUBING, 48" MAX. LENGTH
4. MULTI-OUTLET EMITTER OR TRANSFER
5. EMITTER OR BUBBLER ON 1/2" DRIP STAKE
6. TYPICAL COMPRESSION FITTING
7. TRANSFER BARB TEE FOR DOUBLE EMITTER
8. TYPICAL 1/2" DRIP TUBING
9. TYPICAL 1/2" DRIP TUBING STAKE

NOTES:

1. PLACE EMITTERS 3/4 BETWEEN THE TRUNK AND OUTER DRIPLINE.
2. EVENLY SPACE EMITTERS AROUND PLANT.
3. STAKE THE DRIP TUBING AT EACH TEE, ELL, COUPLER, AT EACH EMITTER OR TRANSFER, AND AT 6'-0" MAX O.C.

1 TYPICAL DRIP TUBING

1 1/2" = 1'-0" — FX-IR-FX-DRIP-01



2 DRIP FLUSH VALVE

1 1/2" = 1'-0" — FX-IR-FX-DRIP-03

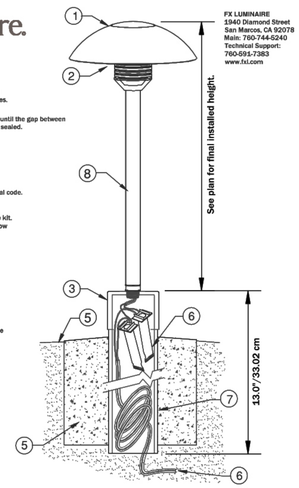
FXLuminaire.

DETAIL LEGEND

1. FX Luminaire CV fixture. See plan legend for wattage, beam spread and accessories.
2. Twist top assembly clockwise onto riser, until the gap between the lens and brass reducer is completely sealed.
3. FX Luminaire Post Mount.
4. Finished grade.
5. Concrete footing. Depth per local code.
6. Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.
7. 1½" Schedule 40 PVC Pipe
8. GRA mount, see plan for height.

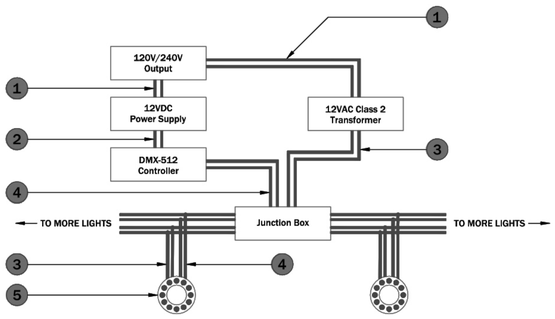
NOTES

A. Installation to be completed in accordance with manufacturer's specifications.
B. Accepts 10-15 volts - AC or DC
C. See plan legend for LED board and accessories.
D. Always refer to FX product installation notes prior to installation.



3 CV PATH LIGHT POST MOUNT

NOT TO SCALE — FX-LT-FXL-022



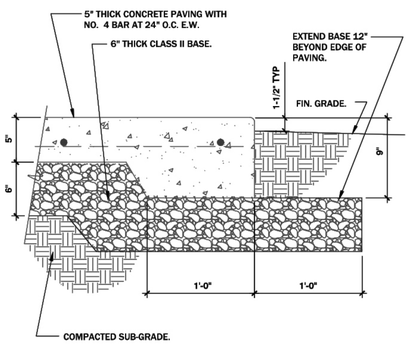
1. LINE-LEVEL POWER CABLE
2. 12VDC POWER CABLE
3. 12VAC POWER CABLE, CONNECTS TO BLACK (+) AND WHITE (-) ON LIGHTS
4. SHIELDED DMX CABLE, CONNECTS TO RED (+) AND ORANGE (-) ON LIGHTS
5. UNMEI LED LIGHT FIXTURE

NOTES:

- MUST BE INSTALLED BY A CERTIFIED ELECTRICIAN FAMILIAR WITH DMX, AND ACCORDING TO LOCAL ELECTRICAL CODES AND REGULATIONS. WARRANTY DOES NOT COVER DAMAGE CAUSED BY CROSSED WIRES OR WATER IN EQUIPMENT.
- TOTAL FIXTURE LOAD ON THE POWER SUPPLY SHOULD BE NO MORE THAN 80% OF ITS CAPACITY.
- ALL JUNCTION BOXES MUST BE FILLED WITH AN APPROVED POTTING COMPOUND. THREAD SEALANT MUST BE USED AT ALL CABLE ENTRIES TO ACHIEVE A WATERPROOF SEAL.
- SHIELDED CABLE MUST BE USED FOR THE DMX LINES TO ENSURE A NOISELESS SIGNAL DELIVERED TO ALL FIXTURES.
- LONG DISTANCE DMX RUNS MAY REQUIRE A SIGNAL BOOSTER. THE ADDITION OF OPTICALLY ISOLATED SPLITTERS IS RECOMMENDED ON LONGER CABLES.
- UNMEI RGB AND WHITE LED FIXTURES REQUIRE 3 DMX CHANNELS EACH. RGBW FIXTURES REQUIRE 4 DMX CHANNELS.
- ADDRESSES ARE ASSIGNED WITH THE UNMEI DMX CODER OR CAN BE REQUESTED PRE-ASSIGNED IF FIXTURE LOCATIONS ARE SUBMITTED AT TIME OF ORDER.

4 UNMEI 12V CONNECTION DIAGRAM

NTS — FX-LT-UNME-SUBM-01



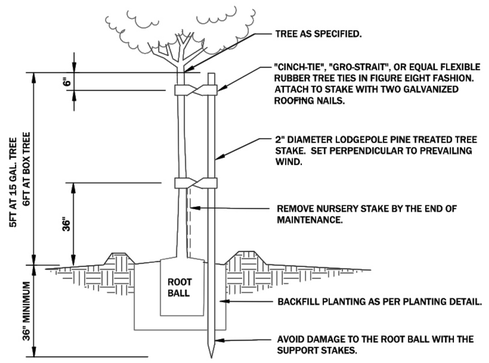
NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

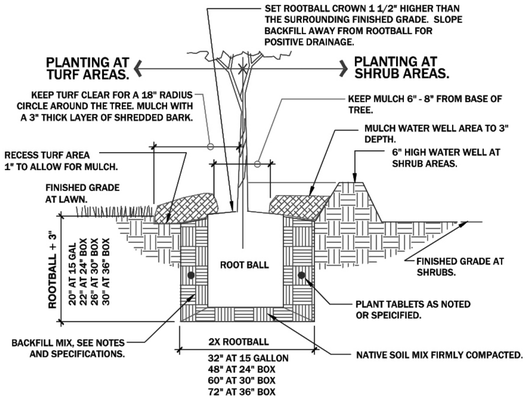
5 SHRUB - MODIFIED SOIL

3/4" = 1'-0" — FX-PL-FX-SHRB-03

URBAN TREE FOUNDATION © 2014
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STAKING DETAIL



PLANT PIT DETAIL

6 TREE SINGLE STAKE PLANTING

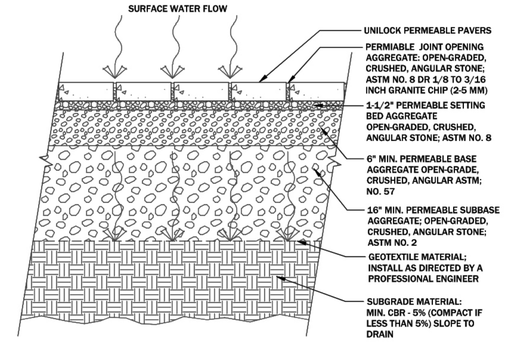
3/8" = 1'-0" — FX-PL-FX-TREE-01

NOTES:

1. THIS PERMEABLE PAVEMENT DETAIL IS A RECOMMENDED MINIMUM AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.
2. ALL AGGREGATE MATERIAL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.
3. COMPACT SUBSOIL WITH A CALIFORNIA BEARING RATIO (CBR) OF LESS THAN 5% AS DIRECTED BY A PROFESSIONAL ENGINEER.
4. SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.
5. INSTALL PVC UNDERDRAIN POPE WHERE INFILTRATION RATE OF SUBSOIL IN LESS THAN 0.5 IN,/HR. SIZE AS DIRECTED BY A PROFESSIONAL ENGINEER.
6. NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MULCH, SOILS WITH HIGH ORGANIC CONTENT.
7. MAINTAIN A MINIMUM DISTANCE OF 2' BETEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.
8. THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.
9. CROWN ROADWAY APPLICATIONS AT A 1.5 TO 1.7% SLOPE FOR INCREASED PAVEMENT STIFFNESS. (CROWNING IS NOT FOR DRAINAGE PURPOSES.)
10. ONLY USE CRUSHED, ANGULAR GRANITE CHIPS FOR JOINT MATERIAL IN ROADWAY APPLICATIONS.

7 REINFORCED CONCRETE EDGE

1 1/2" = 1'-0" — FX-SI-FX-PAV-10



NOTES:
THIS CROSS SECTION IS INTENDED FOR PRELIMINARY DESIGN PURPOSED ONLY. CONFIRM SITE CONDITIONS AND CONSULT WITH A QUALIFIED DESIGN PROFESSIONAL OR INSTALLER PRIOR TO INSTALLATION.

8 HIGH INFILTRATION W/ NO UNDERDRAIN HEAVY DUTY

1" = 1'-0" — FX-SI-UNLK-PERM-01

Approved	
Town of Easton–Town Planner	Date
Town of Easton–Town Engineer	Date
Easton Utilities–Engineer	Date

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melfawal@cgpconsult.com
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Engineer of Record:

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EASTON, MD

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SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed : Drawn :	Spencer
Checked :	M. ELFAWAL
Revision :	R01
Scale :	N.T.S.

Sheet Name :

PARCEL 122
SITE PLAN
LANDSCAPE DETAILS

Sheet No.: CL-15

Sheet : 68 Of 68



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

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28449 CLUBHOUSE DRIVE
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STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — REGISTERED PROFESSIONAL ENGINEER
12/14/2022
SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed :	
Drawn :	
Checked :	M. ELFAWAL
Revision :	R01
Scale :	

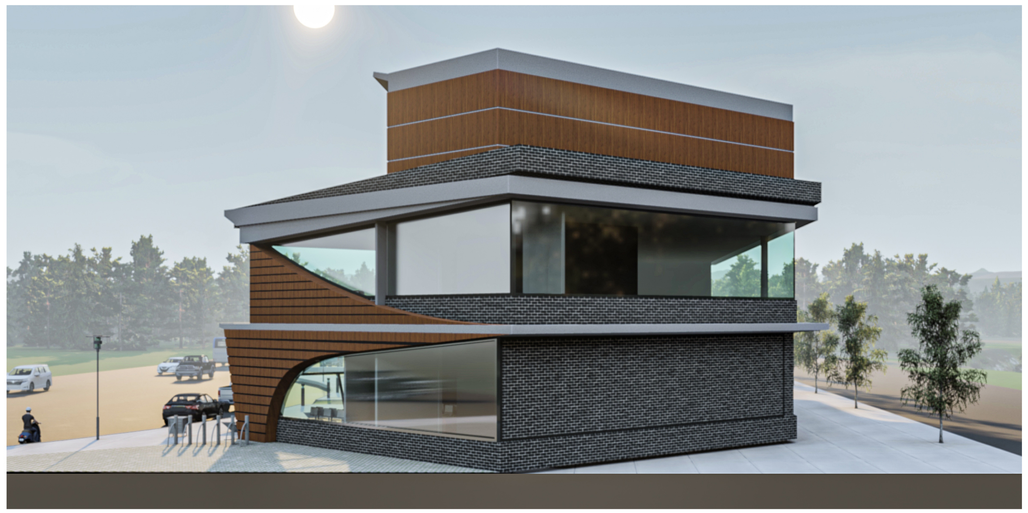
Sheet Name :

PARCEL 122
SITE PLAN
Agri Building 01 Renderings

Sheet No.:

Sheet : Of:

CONTRACT No. 2020-0XX Plot Date: 12/14/2022 Plot By: Mohamed Elfawal Plotted at 24" x 36" Plot Scale: 1:1 Plot Style Table: CGP_Color.ctb Drawing Name: C:\Users\melfawal\Desktop\Projects\Agri Building\Agri Building 01.dwg



SIDE ELEVATION



FRONT ELEVATION



Approved	
Town of Easton–Town Planner	Date
Town of Easton–Town Engineer	Date
Easton Utilities–Engineer	Date

SIDE ELEVATION



REAR ELEVATION

e– Volutions Designs
ARCHITECTURE AND INTERIORS
A CREATIVE SPATIAL MoVeMENT
WWW.E-VOLUTIONSDESIGNS.COM
CDWALLACE@E-VOLUTIONSDESIGNS.COM
C: 781.526.0430 P: 978.234.7592
12638 SCAGGSVILLE ROAD HIGHLAND, MD 20777

Architect of Record:

CG POINT Consulting LLC
M. ELFAWAL (P.E.)
www.cgpconsult.us
melfawal@cgpconsult.com
C : 703-828-9148

Engineer of Record:

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PARCEL 122
SITE PLAN
Agri Building 02 Renderings

Sheet No.:

Sheet : 01

CGP-2002A Sunday, July 31, 2022 No. 10003 Date 09/01/2022 Professional Engineer's Certification Block (Or, at option of the Owner, with a note stating that the Engineer's Certification Block will be in a Revision Addendum that will be issued by the Engineer.)



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

e– Volutions Designs
ARCHITECTURE AND INTERIORS
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Architect of Record:

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M ELFAWAL (P.E.)
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PARCEL 122
SITE PLAN
Clubhouse Renderings

Sheet No.:

Sheet : Of:

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NORTH ELEVATION



SOUTH ELEVATION



AERIAL VIEW



WEST ELEVATION

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

e– Volutions Designs
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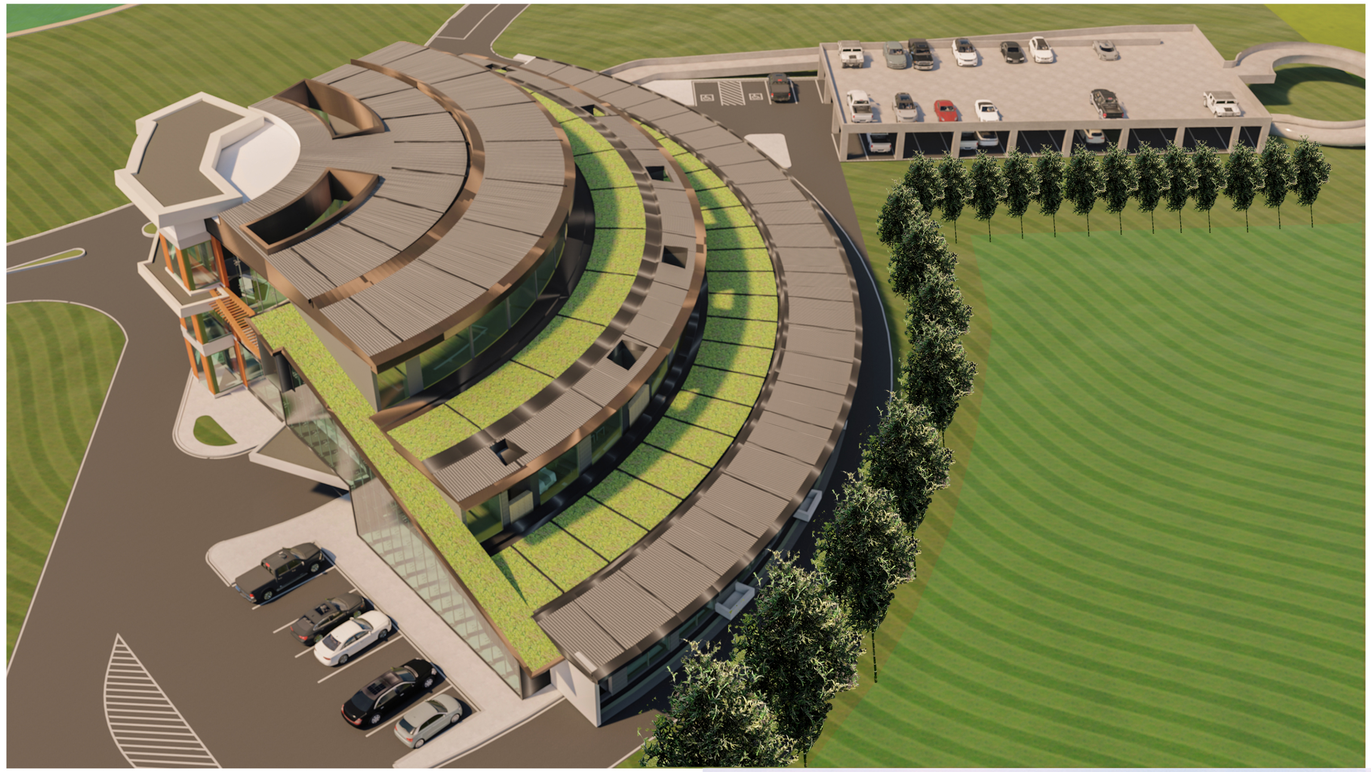
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PARCEL 122
SITE PLAN
Garage 01 Renderings

Sheet No.:

Sheet : Of:



AERIAL VIEW



FRONT ELEVATION

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

e– Volutions Designs
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02/23/2023

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Scale :	

Sheet Name :

PARCEL 122
SITE PLAN
Garage 02 Renderings

Sheet No.:

Sheet : 01

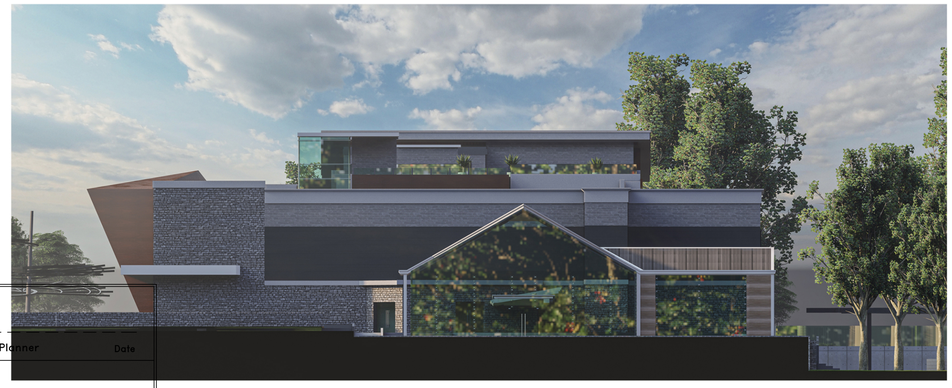
CGP-2002A SHEET No. A1.0 Revised Elevations & Site Plan 10/20/22 Revised Elevations & Site Plan 09/01/22 Revised Elevations & Site Plan 07/15/22 Revised Elevations & Site Plan 06/15/22 Revised Elevations & Site Plan 05/16/22 Revised Elevations & Site Plan 04/15/22 Revised Elevations & Site Plan 03/15/22 Revised Elevations & Site Plan 02/15/22 Revised Elevations & Site Plan 01/15/22 Revised Elevations & Site Plan 12/15/21 Revised Elevations & Site Plan 11/15/21 Revised Elevations & Site Plan 10/15/21 Revised Elevations & Site Plan 09/15/21 Revised Elevations & Site Plan 08/15/21 Revised Elevations & Site Plan 07/15/21 Revised Elevations & Site Plan 06/15/21 Revised Elevations & Site Plan 05/15/21 Revised Elevations & Site Plan 04/15/21 Revised Elevations & Site Plan 03/15/21 Revised Elevations & Site Plan 02/15/21 Revised Elevations & Site Plan 01/15/21 Revised Elevations & Site Plan 12/15/20 Revised Elevations & Site Plan 11/15/20 Revised Elevations & Site Plan 10/15/20 Revised 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FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

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Engineer of Record:

CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/ OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS. NO PORTION(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

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28449 CLUBHOUSE DRIVE
EASTON, MD

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STATE OF MARYLAND — MUSTAFA ELFAWAL — 46238 — REGISTERED PROFESSIONAL ENGINEER — 10/23/2023

SEAL

SIGNATURE

Project No. :	CGP–2002
Issue Date:	09/01/2022
Designed :	
Drawn :	
Checked :	M. ELFAWAL
Revision :	R01
Scale :	
Sheet Name :	

PARCEL 122
SITE PLAN
MP Building Renderings

Sheet No.:

Sheet : of:



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION

Approved

Town of Easton–Town Planner Date

Town of Easton–Town Engineer Date

Easton Utilities–Engineer Date

e– Volutions Designs
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STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — REGISTERED PROFESSIONAL ENGINEER — 02/24/2023

SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	09/01/2022
Designed :	
Drawn :	
Checked :	M. ELFAWAL
Revision :	R01
Scale :	

Sheet Name :

PARCEL 122
SITE PLAN
Pavilion Renderings

Sheet No.:

Sheet : Of:

CONTRACT No. CGP-2002 Plot Date: 2/24/2023 Plot By: Mohamed Elfawal Drawing Name: C:\Users\Mohamed Elfawal\Desktop\CGP Projects\CGP-2002 Maryland Health Club\Drawings\Maryland Health Club.dwg

PACKAGE INDEX

MARYLAND HEALTH CLUB
EXISTING CLUBHOUSE

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TOWN OF EASTON

14 S. Harrison Street / P.O. Box 520
Easton, Maryland 21601
Phone (410) 822-1943 - Fax (410) 822-3542
Website – www.town-eastonmd.com - E-mail – zoning@town-eastonmd.com

DEVELOPMENT APPLICATION

PUD PRD HC SP

Date 11/28/2022 Project Number_____

EXISTING CLUBHOUSE

Submission: Sketch Plan: (X) Preliminary Site Plan: (X) Final Site Plan: ( )

Planning Commission Review Required? YES (X) NO ( )

(If yes, date of meeting: _____ Fee:_____

* SITE PLAN YES (X) NO ( )
* LANDSCAPING PLAN YES (X) NO ( )
* FOREST CONSERVATION PLAN YES ( ) NO ( ) N/A

ZONING CLASSIFICATION
PUD

Applicant

1. Name: Maryland Health Clubs LLC Telephone: 951-227-3102 Fax: _____

Address:_____
E-Mail Address _____

Owner

Maryland Health Clubs LLC

2. Name:_____ Telephone: 951-227-3102 Fax: _____

Address:_____
E-Mail Address Owners Rep: nupurnagar87@gmail.com

Agent

3. Name: Maryland Health Clubs LLC Telephone: 951-347-7647 Fax: _____

Address:_____
E-Mail Address nupurnagar87@gmail.com

Primary Contact (Please Circle One) Applicant **Agent** Owner

4. Nature of Project: ( ) RESIDENTIAL ( ) COMMERCIAL ( ) INDUSTRIAL ( ) INSTITUTIONAL

5. Size of Structure SEE SUPPORTING DATA ATTACHED (Square Feet gross floor area).

6. Disturbed Area SEE SUPPORTING DATA ATTACHED (Square Feet)

7.Address 28449 Clubhouse Drive Easton MD 21601 Map 0034 Parcel 122

DESIGN OBJECTIVES AND DIRECTIVES

The primary purpose of our design vision is to achieve the following goals which will encourage architectural design that corresponds with adjacent structures and thoughtfulness to the existing natural vegetation and environment. The overall intent is to create an appealing and richly designed environment that is attractive to patrons, residents and staff. Our creative, contemporary architectural responses to each individual building will meet the scope of needs each use group and produce a collective of beautifully designed and integrated public event, educational and hospitality space. via our design and collection of materials. The primary methods of achieving such goals will be a combination of the following:
Variations in Mass and Transparency
Main Entry Articulation
Material Changes between levels
Distinct ground floor experiences
Delineation of Levels
Shifts in massing and scale
Façade and Massing Articulation
The overall design will lend itself to enhance, promote quality of life and community image through architectural design objectives and programing which encourage high level of quality development.
The new building and renovation construction will provide a sense of permanence and timelessness.
The high-quality construction and materials that will be used, will ensure that buildings will not look dated or worn
down over time, nor require excessive maintenance

Material and Finishes

Exterior building materials will be aesthetically pleasing and compatible with materials and colors of nearby structures. Proposed predominant exterior building facade materials will consist of high quality, durable products. Durable building materials such as:
Stone, pre-cast concrete, Fiber cement panels, High pressure compact laminate panel (HPL) Resin and wood based
Transparent materials particularly at entrances, courtyards, and community spaces
Glazing/ Fenestration: Exterior clear glass fenestration allows for the perception of transparency, provides a degree of visibility of interior uses at the building perimeter and animates the street level.
Metals used for architectural elements such as sunscreens, trellises, and canopies
Materials that have proven long-term durability
Materials that are resistant to hot, humid environments
Facade colors will be earth tone colors which are low reflectance, subtle, and neutral (e.g., grays, greens, burgundies, browns, and tans). The coloring of all materials should be integral to the product and not painted on the surface of said product. Primary colors are reserved for trim and accentuated monumental areas.

Lighting

Proper site lighting and design is the foundation for creating a strong and balanced relationship between individual building projects and the site users. Lighting function and aesthetics will be designed to enhance the sites image as well as promote an enhanced nighttime experience for the patrons and event goers. The lighting will be designed to effectively light pathways, walkways, and other outdoor active areas. Light fixtures will be selected and located to develop a site hierarchy. Streets and parking lots will be the first layer with uniform, low-level lighting. Street intersections and crosswalks are a secondary level, providing higher lighting levels that provide appropriate lighting for pedestrians in crosswalks. Tertiary levels include building entrances, exterior stair locations building surfaces, vegetation/ aquatic features and exterior activity spaces.

Roof Design

Roofs are a critical visual element in creating successful buildings and should be designed as a "fifth façade," integrated into the building's overall design. Roofs will be designed from the user and viewer standpoint. These spaces will incorporate volumes and surfaces ranging in form, massing and materiality. Roof colors will be muted and/ or compatible with the dominant building color

Active Roof Use

There is a great prospect to incorporate active public spaces into our roof design. Our sights are set on potential active uses including outdoor seating and rooftop lounge. Our outdoor seating design will combine soft and hardscape to create a roofscape that mixes usable open space and maintainable design strategies. The roof design will use non-reflective materials and low-intensity color to minimize the heat-island effect.

BUILDING SF AND DESCRIPTION TABLE

NUMBER	BUILDING	NUMBER OF FLOORS	FOOTPRINT AREA	BUILDING TOTAL SQ. FT.	DESCRIPTION
1	PAVILION	1 + MEZZANINE	3420 SF	4,496 SF	AN EXISTING (3,420 SF) SINGLE STORY WOOD FRAMED BUILDING WITH CLAPBOARD SIDING (WHICH WILL BE REMOVED) WITH THE INTENDED USE OF EVENT SPACE. THE REHAB OF THIS BUILDING WILL INCLUDE A HEIGHT CHANGE TO CREATE A NEW (995 SF) MEZZANINE THAT IS ENCLOSED BY A MANSARD ROOF WITH ASPHALT ROOFING SHINGLES. THE PROPOSED NEW EXTERIOR MATERIAL WILL BE A LOCALLY SOURCED STONE THAT WILL BE SUPPORTED BY A NEW STEEL STRUCTURAL SYSTEM.
2	EXISTING CLUBHOUSE	2	8,598 SF	24, 267 SF	RENOVATION AND REUSE OF A 14,235 SF EXISTING BUILDING. IMPROVEMENTS ON THE EXTERIOR WITH ADDITION OF NEW STONE MATERIAL, NEW POLYCARBONATE MATERIAL (TRESPA) AND CEMENTITIOUS MATERIAL (NICHIHA . NEW ENCLOSED ATRIUM AT FRONT AND BACK. NEW OPERABLE FENESTRATION AND FOLDING DOORS AT VARIOUS LOCATIONS. ADDITION OF NEW INTERIOR PARTITIONS. ALL NEW CONSTRUCTION TO BE SPRINKLERED
3	MULTI-PURPOSE BUILDING	3	23,278 SF	90,730 SF	A 3 story building with cement fiber, glass, stone and high-pressure compact laminate panel (HPL). The structure will be structural steel skeletal system to ensure proper support for the large interior spans, curtain walls and space atrium The building is mixed with strokes of grey shadowed stone, cementitious panels, and high-pressure compact laminate panel (HPL). These materials create a mixture of warmth and durability (Low maintenance) which in turn creates a welcoming and inviting atmosphere. The exterior sports an elegant swooping eyebrow to signify the grand double height entry. The full curtain wall allows the transparency of the interior design to be experienced from the grand hardscaped and hydro zoned patio at the exterior
4	POOLHOUSE	1	5,669 SF		Primerily Glazed atrium attached to MPB with below grade MEP system.
5	AGRI-BUILDING I	3	28,728 SF	54,017 SF	New construction of a three-story wood framed building. This new building will be the main setting of hospitality and business center --. The main circulatory portion of the building is at the highest mean elevation. The double height lobby looks on to the fairway and the Clubhouse and pavilion beyond. Two elevators service and access all floors. The Third-floor programing includes business/ flex space with a modest exterior green patio space. This floor takes advantage of the spectacular views by incorporating glazed walls on both the north and south sides of the building Located at the second floor are a bank of hospitality suites that follow the perimeter of the south facing walls. On the opposite side of the corridor is a mix of business, education and culinary space that will be open to collaborators, students and influencers. The ground floor mimics the second floor but has a considerably more offset radius. As its counterpart above it, the ground floor has a path of junior suites on the perimeter wall and a double loaded corridor with assorted spaces that range from culinary test kitchens to elevated seating gallery for educational and entertainment events.
6	AGRI-BUILDING II	3	10,000 SF	29,100 SF	New construction with a Steel structural system and facades of tempered glass. There will be two elevators that service two floors This Agri- Center will act as a renaissance center where there will be a mixture of business, education culinary and agricultural spaces where local farming vendors, restauranteurs and buyers can collaborate on farm to table theories. There will be culinary classes with a “test/ demo” kitchen and food lab as well as spaces that will incorporate business events and conferences

INDIVIDUAL PUD BUILDING SQUARE FOOTAGE BREAKOUT

4. EXISTING CLUBHOUSE

☐	GARDEN LEVEL (BASEMENT) EXISTING: 6,158 SF	ADDED NEW SF: 1,941 SF	TOTAL SF: 8,099
☐	GROUND FLOOR EXISTING : 6,119 SF	ADDED NEW SF: 4,829 SF	TOTAL SF: 10,948
☐	SECOND FLOOR EXISTING: 2,005 SF	ADDED NEW SF: 3,215 SF	TOTAL SF: 5,220

TOTAL AREA: 24,267 SF TOTAL NEW AREA SF: 9,985

MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD

EX-CLUBHOUSE

NOTE: GC, ALL SUBS, ALL CONSULTANTS TO VERIFY ALL SF

LOCATION	ROOM NUMBER	WALLS			FLOORING	SQ.FT.	CEILING			WALL BASE		DOOR#	MATERIAL	CEILING HEIGHT
		MATERIAL	FINISH	SPEC No./ PART No.	MATERIAL		MATERIAL	FINISH	SPEC No./ PART No.	MATERIAL	SPEC No.			
GARDEN LEVEL														
CAFÉ KITCHEN	#112					489								
W. TOILET	#110					245								
M. TOILET	#109					220								
WWC OFFICE	#116					170								
ELECTRICAL ROOM	#108					57								
MECHANICAL ROOM	#111					85								
JANITORIAL CLOSET	#115					369								
BAKERY KITCHEN	#113					414								
CAFÉ FTTMARKET	#114					271								
WWC OFFICE	#116					170								
WWC CAFÉ	#117					445								
WWC CONF ROOM	#118					359								
ATRIUM SEATING	#119					1114								
			TOTAL			4,408								
GROUND FLOOR														
LOUNGE 1	#200					1996								
LOUNGE 2	#201					1479								
M. ROOM	#213					319								
W.ROOM	#214					319								
JANITOR CLOSET	#202					48								
KITCHEN ONE	#203					726								
BISTRO SUITE	#204					3737								
ATRIUM SEATING	#219					1983								
			TOTAL			10,607								
THIRD FLOOR														
JUNIOR SUITE	#300					808								
HOUSE KEEPING	#301					152								
EXEC. BRIDAL	#302					970								
EXEC. BRIDAL	#303					970								
SALON SUITE	#304					400								
VISTA	#305					267								
			TOTAL			3,567								

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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MEP ENGINEER
TBD

NOT FOR CONSTRUCTION
PUD SUBMISSION 01-25-22

EXHIBIT-ARCH-A

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28449 CLUBHOUSE DRIVE
EASTON, MD

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Project No.: 113019-05
Issue Date: 01-25-22
DESIGNED/Drawn:CDW
Checked:CDW
Scale:
Revision:
Sheet Name:

EXHIBIT-ARCH-A

Sheet

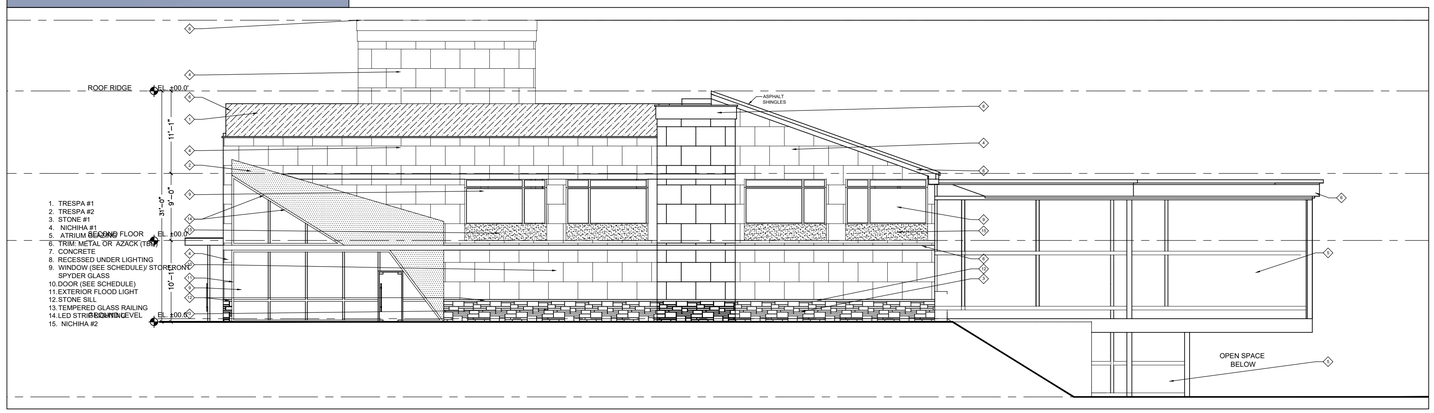
LANDING PAGE

MARYLAND HEALTH CLUB (EXISTING) CLUBHOUSE

TALBOT COUNTY, EASTON MD

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A





SQUARE FOOTAGE :

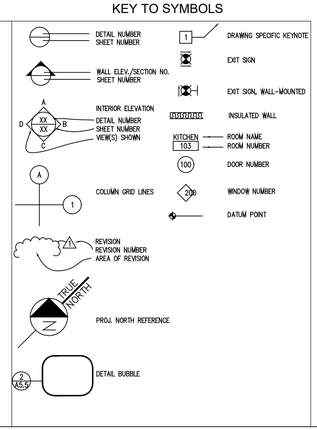
EXISTING GROUND FLOOR: 6,129 SF
PROPOSED (ADDITIONAL)GROUND FLOOR: 10,583 SF
NEW SF:4,454 SF
EXISTING SECOND FLOOR: 2,006 SF
PROPOSED (ADDITIONAL) SECOND FLOOR: 7,271 SF
NEW SF:5,865
EXISTING BASEMENT: 6,100 SF
PROPOSED (ADDITIONAL) BASEMENT: 7,214 SF
NEW SF:1,114 SF

TOTAL NEW AREA: 11,433 ft²

ABBREVIATIONS

ACOUST.	Accoustical	IN.	Inch
ADJ.	Adjustable	INST.	Install
A.F.F.	Above Finished Floor	INT.	Interior
ARCH.	Architectural or Architect		
		JT.	Joint
BET.	Between	MAX.	Maximum
BLDG.	Building	MECH.	Mechanical
BLK.	Block	MERCH.	Merchandise
BLKG	Blocking	MFR.	Manufacturer
BM.	Beam	MIR.	Mirror
BOT.	Bottom	MULL.	Mullion
C.L.	Center Line		
CLR.	Clear	N.I.C.	Not In Contract
C.O.	Ceiling	N.T.S.	Not To Scale
CLKG.	Caulking		
COL.	Column	O.C.	On Center
CONT.	Continuous	OPP.	Opposite
		OFCI.	Owner Furnish Contractor Installed
DET.	Detail		
DIA.	Diameter		
DIAG.	Diagonal	PERIM.	Perimeter
DIM.	Dimension	PERP.	Perpendicular
DISP.	Display	P.C.	Plumbing Contractor
DWG.	Drawing	PRELIM.	Preliminary
		PT.	Point
E.C.	Electrical Contractor	R OR RAD.	Radius
ELEC.	Electrical		
EQ.	Equal	REF.	Refer/Reference
EXIST. (E)	Existing	REQ'D.	Required
EXP.	Exposed or Expansion	REV.	Revision
EVTR	Elevator	RM.	Room
EXT.	Exterior		
		SIM.	Similar
F.C.	Fixture Contractor	SCH.	Schedule
F.D.	Floor Drain	SECT.	Section
FIN.	Finish	SHT.	Sheet
FLUOR.	Fluorescent	SPECS.	Specifications
F.O.F.	Face of Finish	STD.	Standard or Stud
FT.	Feet	STRUCT.	Structural
FUR.	Furring	SUSP.	Suspended
GA.	Gauge	TEMP.	Tempered
GALV.	Galvanized	THK.	Thick
G.C.	General Contractor	TYP.	Typical
GYP. BD.	Gypsum Board		
		U.O.N.	Unless Otherwise Noted
HORIZ.	Horizontal		
HT.	Height	VAR.	Varies/Variable
HVAC	Heating, Ventilation, & Air Conditioning	VERF.	Verify/Verification
		VERT.	Vertical
		V.I.F.	Verify In Field

KEY TO SYMBOLS



DRAWING INDEX

DRAWING №	SHEET TITLE	BP APPORVAL SET DATE	SUBMIT/REVISION DATE	COMMENTS/NOTES
T-100	**TIILE SHEET/ INFO**		**09-30-20**	
			09-30-20	
G-1.00	GENERAL NOTES		09-30-20	
G1.01	ADA/ GENERAL NOTES		09-30-20	
R-1.00	EXTERIOR RENDERING		09-30-20	
X-2.00	EXISTING BASEMENT			
X-2.01	EXISTING GROUND FLOOR			
X-2.02	EXISTING SECOND FLOOR			
X-2.03	EXISTING ROOF PLAN			
X-4.00	EXISTING ELEVATION			
C-1.00	SQUARE FOOT BREAKOUT		09-30-20	
A-1.00	SITE PLAN		09-30-20	
A-2.00	CAFE/ BOULANGERIE BASEMENT		09-30-20	
A-2.01	ENLARGED BASEMENT FLOOR		09-30-20	
A-2.02	GROUND FLOOR WINE BAR AND RESTAURANT		09-30-20	
A-2.03	ENLARGED GROUND FLOOR WINE BAR AND RESTAURANT		09-30-20	
A-2.04	ENLARGED GROUND FLOOR WINE BAR AND RESTAURANT		09-30-20	
A-2.05	SECOND FLOOR BRIDAL SWEETS		09-30-20	
A-2.06	ENLARGED SECOND FLOOR BRIDAL SWEETS		09-30-20	
A-2.07	NOT USED		09-30-20	
A-2.08	ROOF PLAN		09-30-20	
A-2.09	NOT USED		09-30-20	
A-2.10	NOT USED		09-30-20	
A-4.00	EXTERIOR ELEVATIONS		09-30-20	
A-4.01	ENLARGED ELEVATION		09-30-20	
A-4.02	ENLARGED ELEVATION		09-30-20	
A-4.03	ENLARGED ELEVATION		09-30-20	
A-4.04	ENLARGED ELEVATION		09-30-20	
A-5.00	ATRIUM DETAILS		09-30-20	
A-5.01	WALL SECTION/ DETAILS		09-30-20	
A-5.02	DOOR ELEVATION/ SCHEDULE		09-30-20	
A-5.03	ENLARGED PUBLIC BATHROOM		09-30-20	
A-5.04	ENLARGED PUBLIC BATHROOM		09-30-20	
A-5.05	ROOF DETAIL		09-30-20	
A-5.06	STAIR DETAIL		09-30-20	
A-5.08	CEILING DETAILS		09-30-20	
A-6.00	ARCHITECTURAL BUILDING SECTION		09-30-20	
A-6.01	CANOPY DETAILS		09-30-20	
A-6.02	NOT USED		09-30-20	
A-6.05	BUILDING SITE SIGNAGE		09-30-20	

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EASTON, MD

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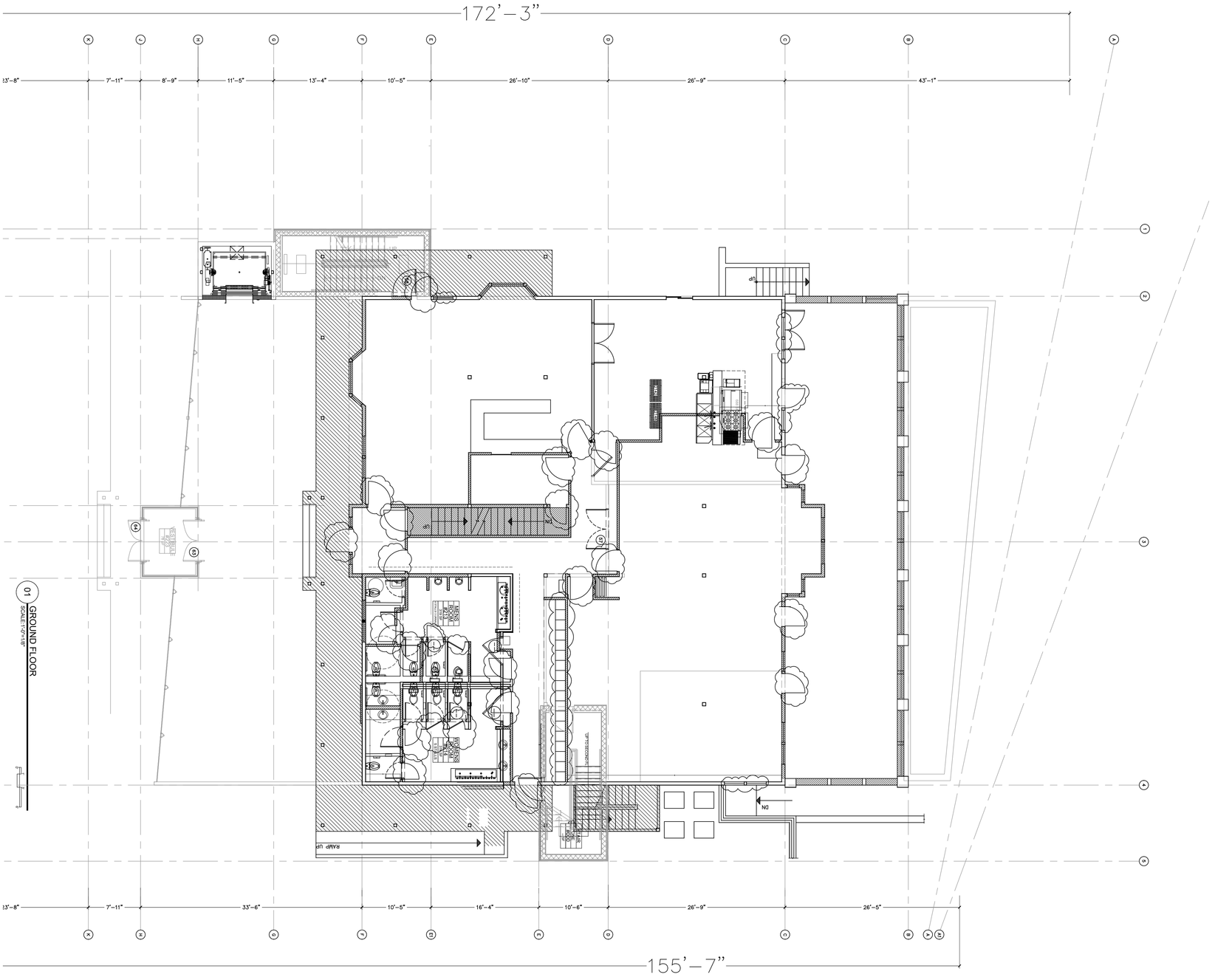
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Project No.:
Issue Date: 02-12-22
DESIGNED/Drawn:CDW
Checked:CDW
Scale:
Revision:
Sheet Name:

TITLE SHEET

Sheet
T-100

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



D-101

GROUND FLOOR DEMOLITION

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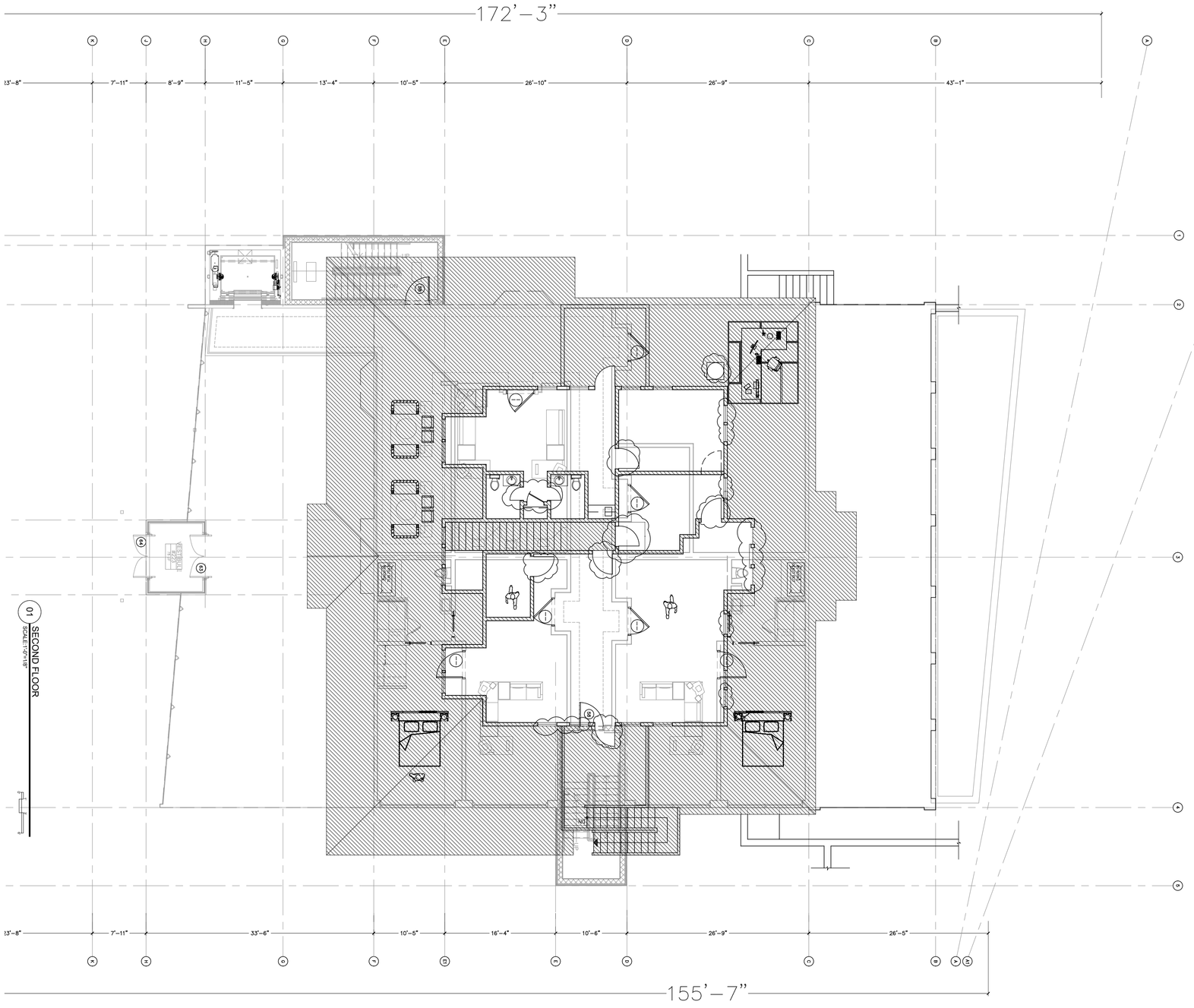
Revisions
Date/Mark

Scale: 1/8"=1'-0"
Drawn By: CDW
Checked By: CDW

Issue Date: 11-15-21

Project No.: 09202b-2

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



Sheet
D-102

SECOND FLOOR/
PORCH ROOF
DEMOLITION

Revisions
Date / Notes:
Scale:
Drawn by: CDW
Checked: CDW
Issue Date: 11-15-21
Project No.: 09202b-2

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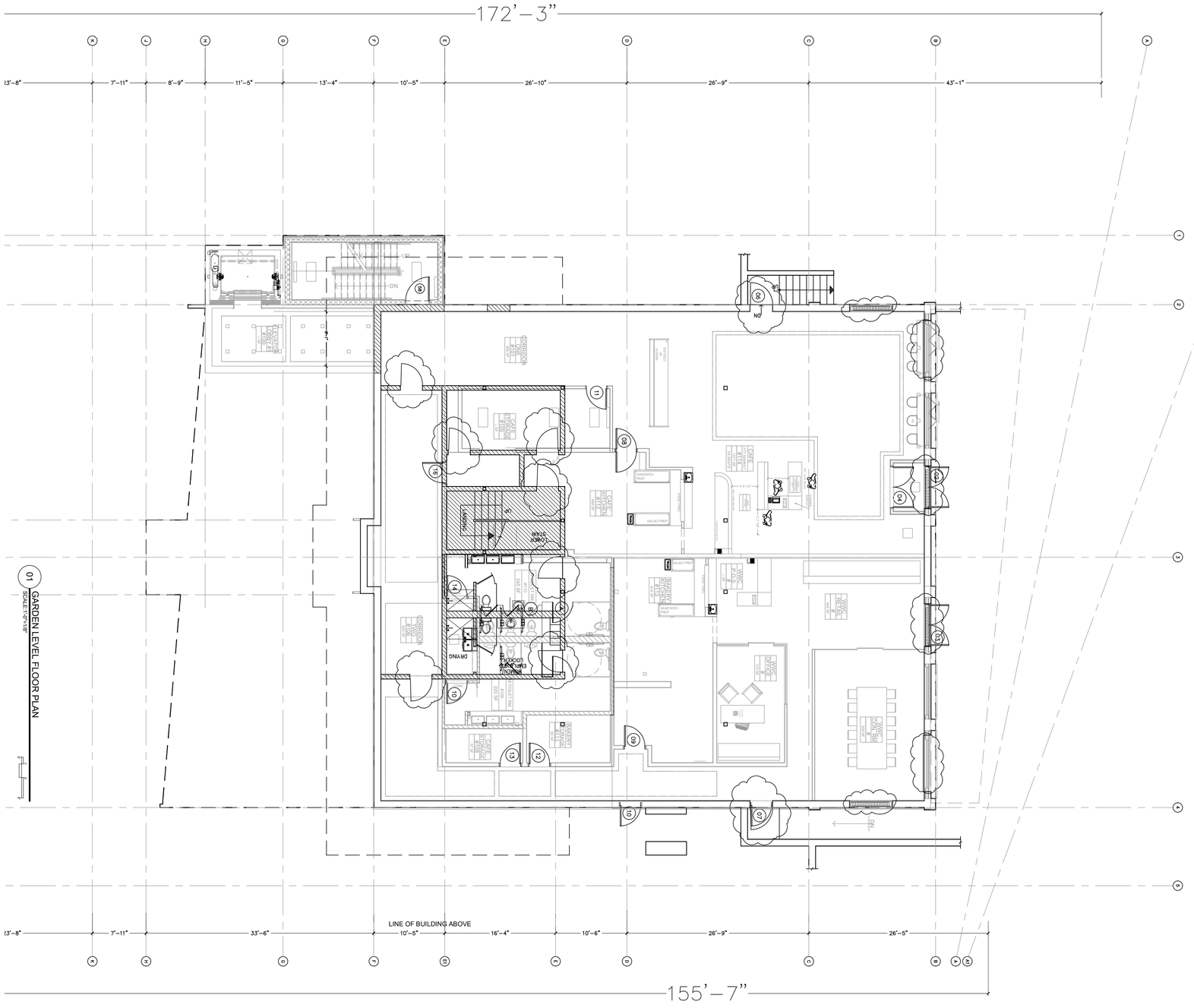
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

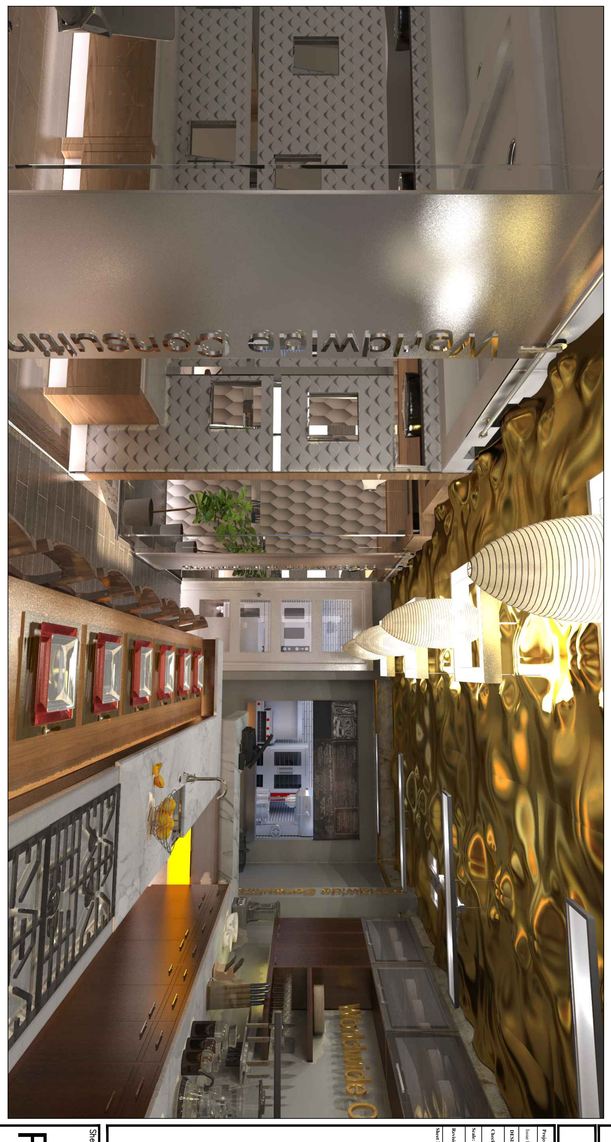


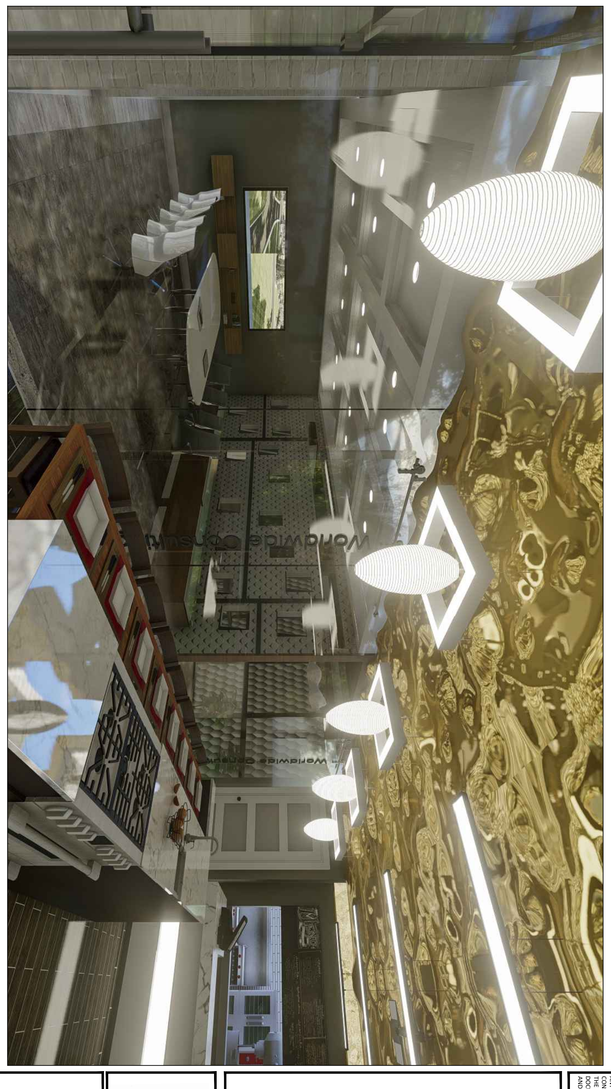
01 GARDEN LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

| | | |

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A







R-100

DEMO/ LAB
KITCHEN RENDERNG

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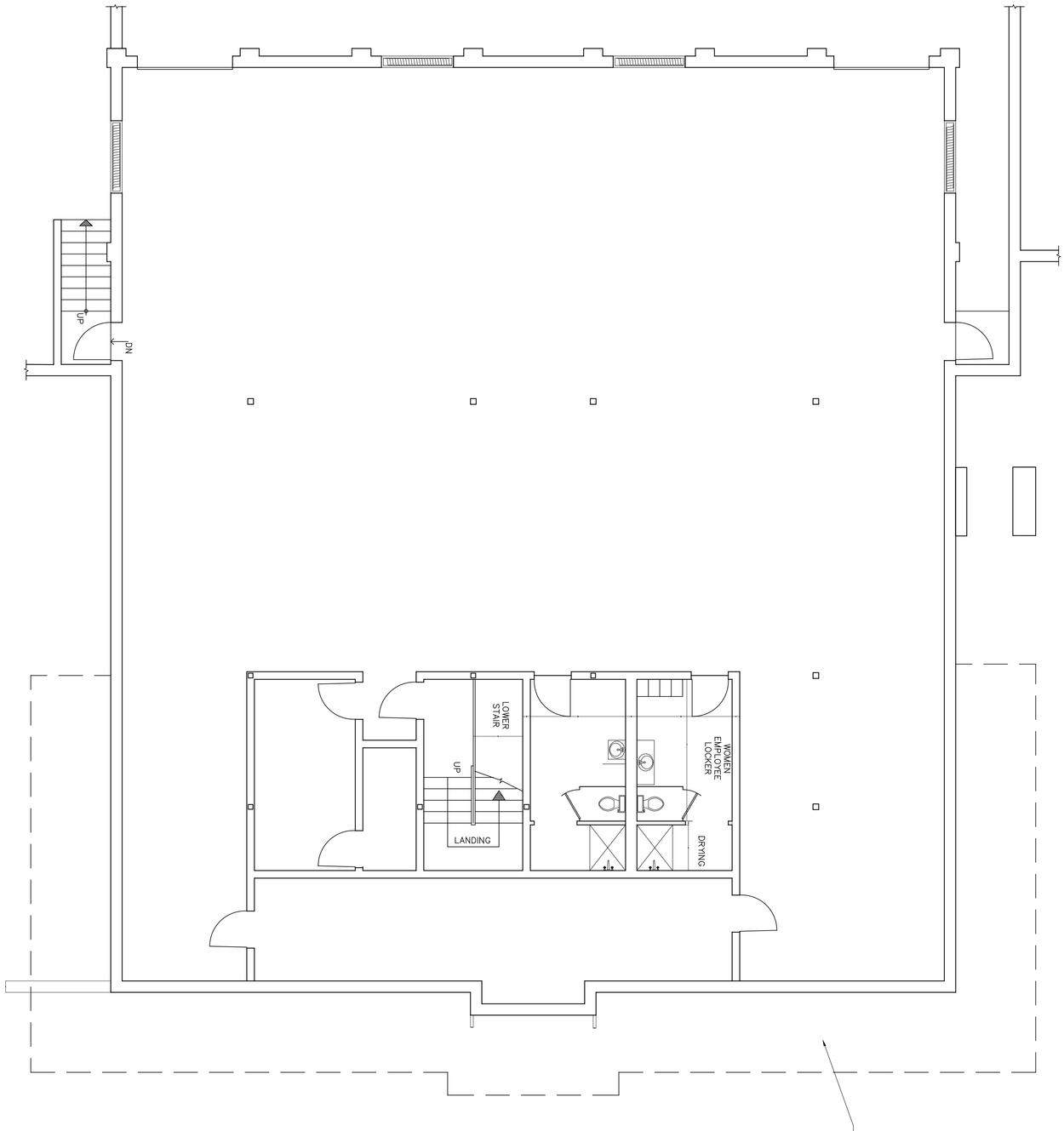
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Sheet: 1 of 1
Page 328 of 530

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



02 EXISTING BASEMENT FLOOR PLAN
SCALE:1/4"=1'0"

1. REMOVE DOOR
2. REMOVE WALL
3. REMOVE FLOORING
GC TO PATCH PREPARE

Sheet
X-200

EXISTING BASEMENT

Project No: 19037D-2
Issue Date: 11-15-21
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Checked: CDW
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Revisions
Date/Mark:

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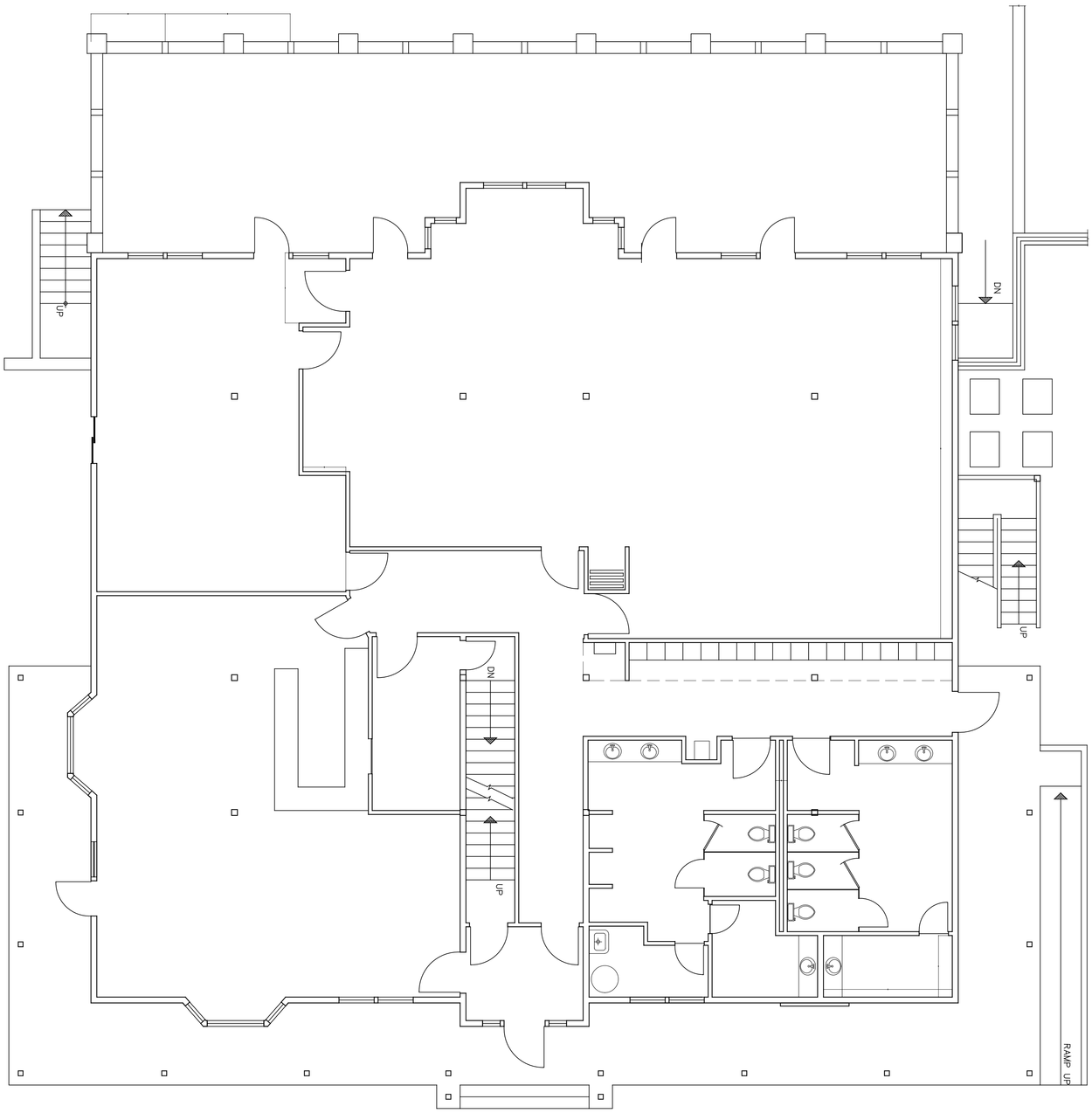
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 EXISTING GROUND FLOOR
SCALE: 1/4"=1'-0"

X-201

EXISTING GROUND FLOOR

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Sheet

Revisions
Date/Notes:

Scale:
1/4"=1'-0"

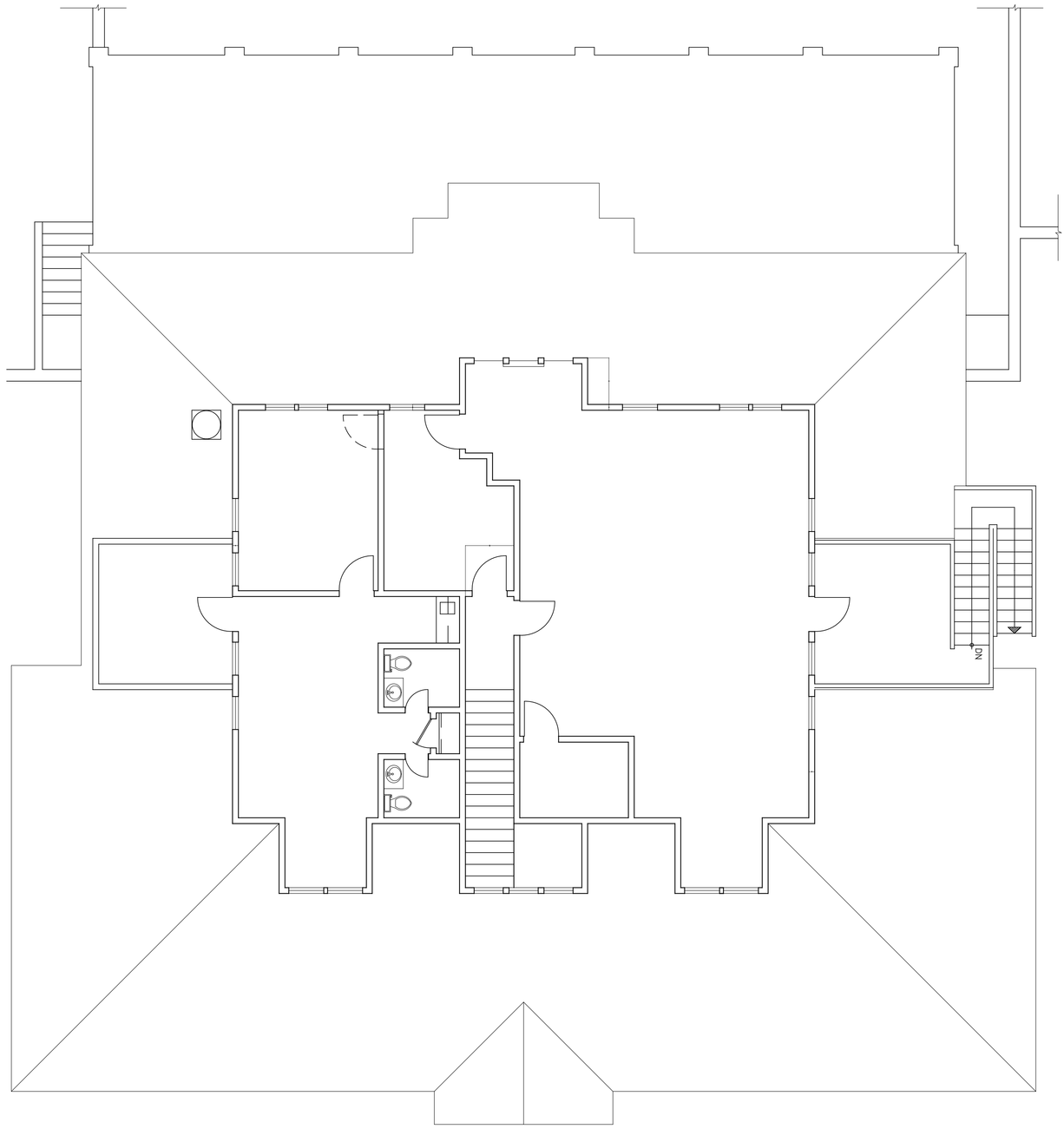
Drawn By:
MW/KW/RW/CDW

Checked:CDW

Issue Date:
11-15-21

Project No: 1902026-2

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



03 EXISTING SECOND FLOOR
SCALE 1/2"=1'0"

Sheet	X-202
Project No.	19025b-2
Issue Date	11-15-21
Drawn By	CDW
Checked	CDW
Scale	
Revisions	
Issue Notes	

EXISTING SECOND FLOOR

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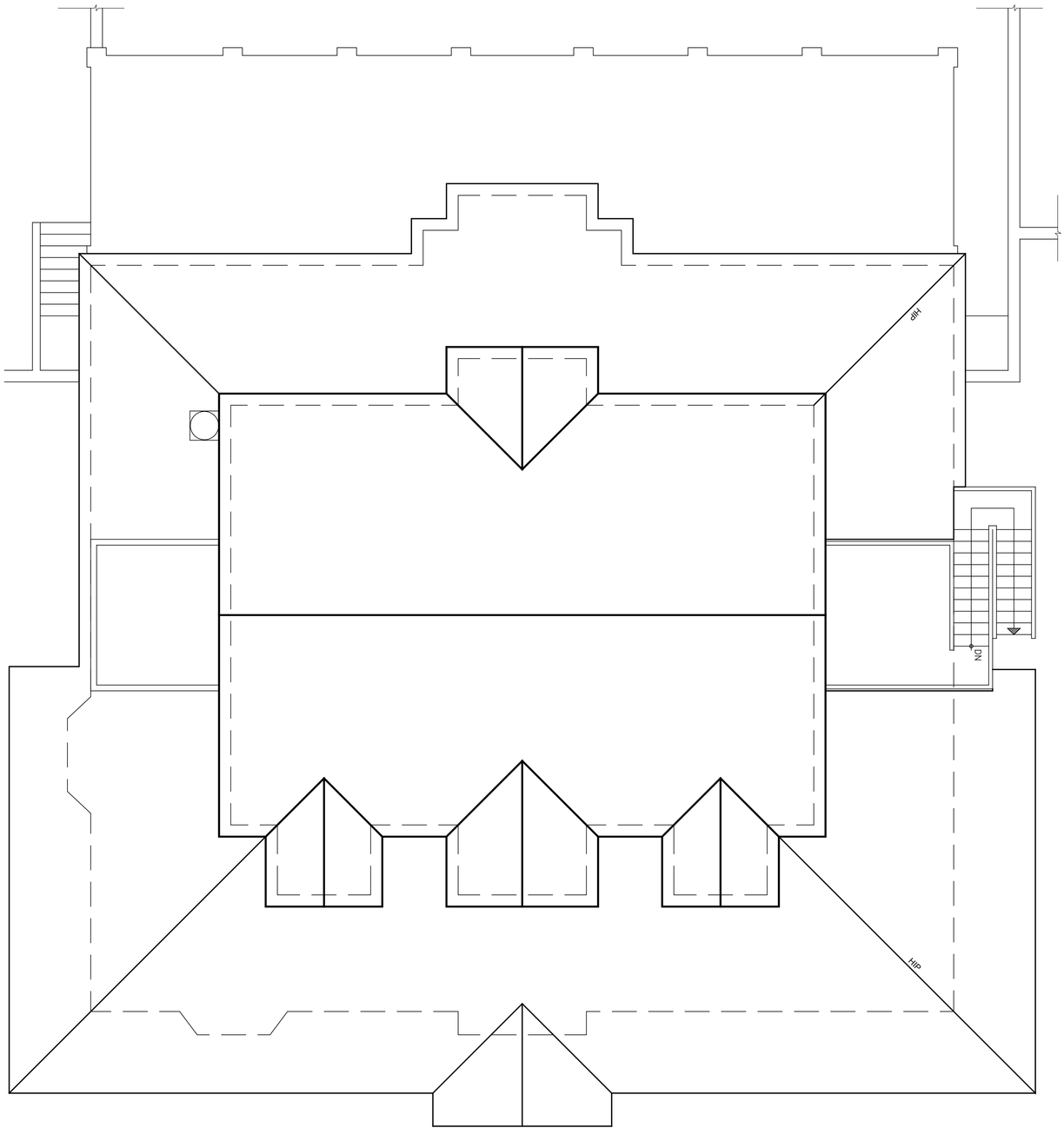
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



04 EXISTING ROOF PLAN
SCALE: 1/2"=1'-0"

Sheet
X-203

EXISTING
ROOF PLAN

Project No: 09202b2
Issue Date: 11-15-21
Drawn By: CDW
Checked: CDW
Scale:
Revisions
Date/Mark:

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

04 EXISTING REAR ELEVATION
SCALE:1'-0"=1/8"

03 EXISTING SIDE ELEVATION
SCALE:1'-0"=1/8"

02 EXISTING SIDE ELEVATION
SCALE:1'-0"=1/8"

01 EXISTING FRONT ENTRY
SCALE:1'-0"=1/8"

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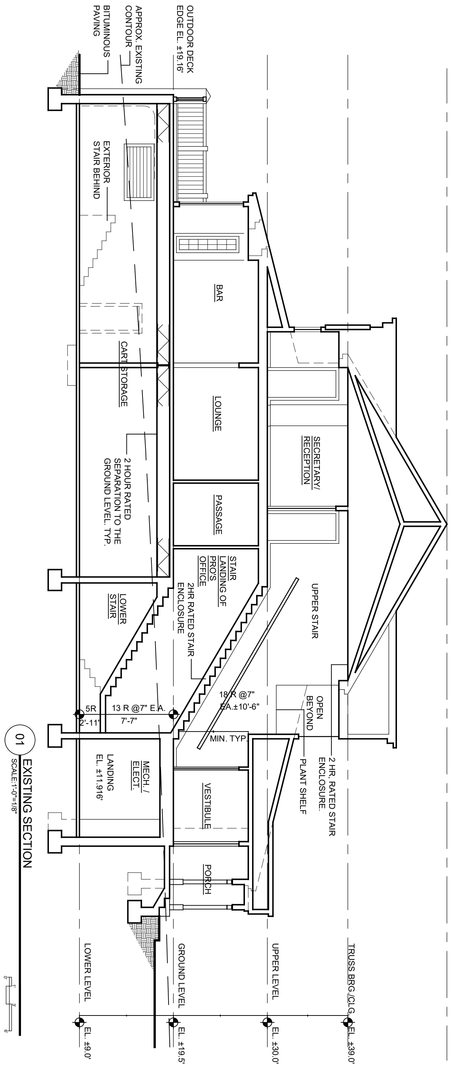
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Project No.: 092020-2
Issue Date: 11-15-21
DESIGNED/Drawn:CDW
Checked:CDW
Scale:
Revision:
Sheet Name:

EXISTING ELEVATION

Sheet
X-400

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 EXISTING SECTION
SCALE: 1/4"=1'-0"

X-400

EXISTING BUILDING SECTION

Sheet

Project No.: 09072021-2
Issue Date: 11-11-21
drawing file name: C:\EVOLUTIONS\Revit\Central_C2019.rvt
Check: CDW
Scale:
Revisions
Date/Notes:

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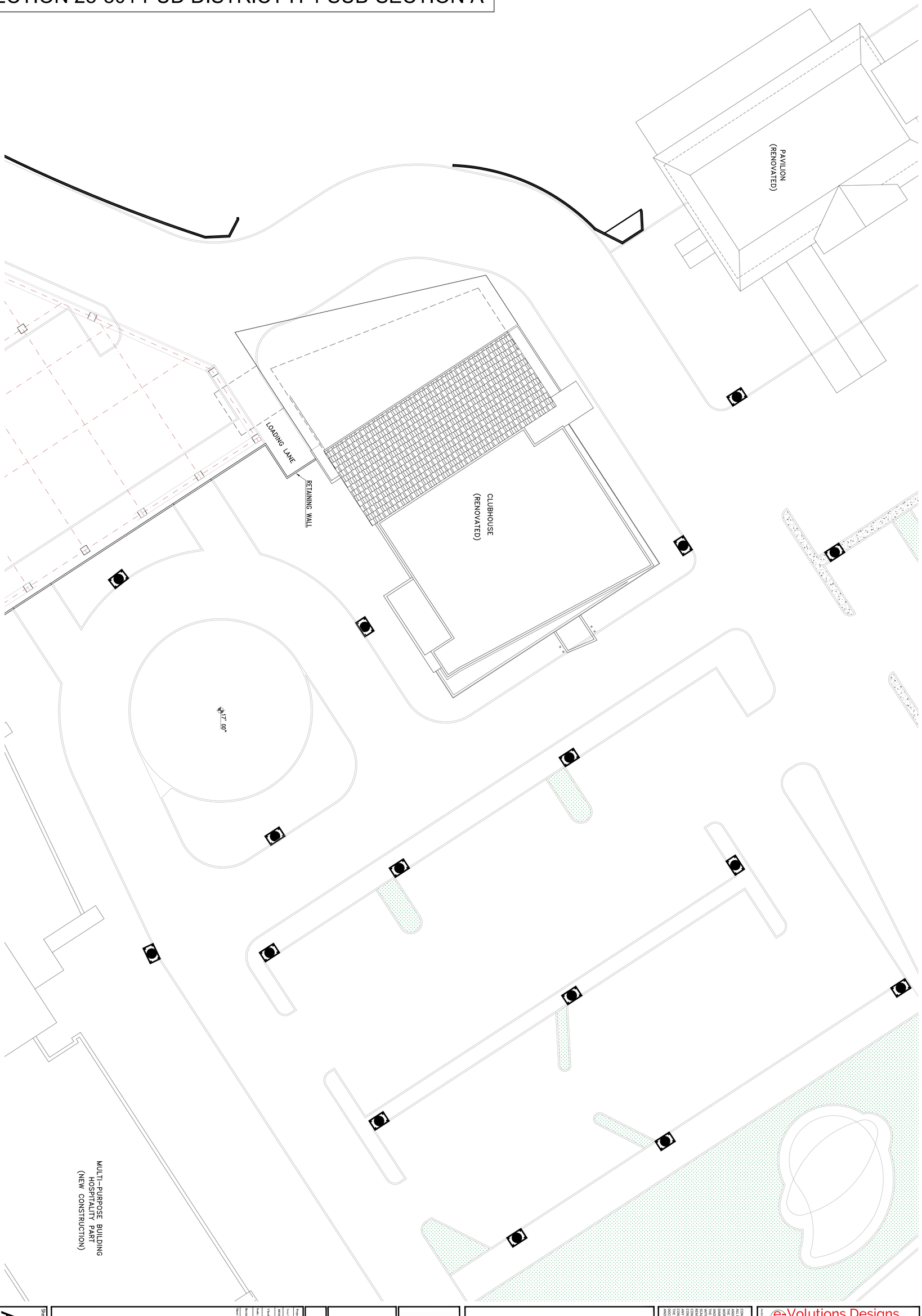
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



Sheet
A-100

SITE PLAN

Project No: 19025D-2
Issue Date: 11-15-21
Drawn By: CDW
Checked: CDW
Scale:
Revisions
Date/Notes:

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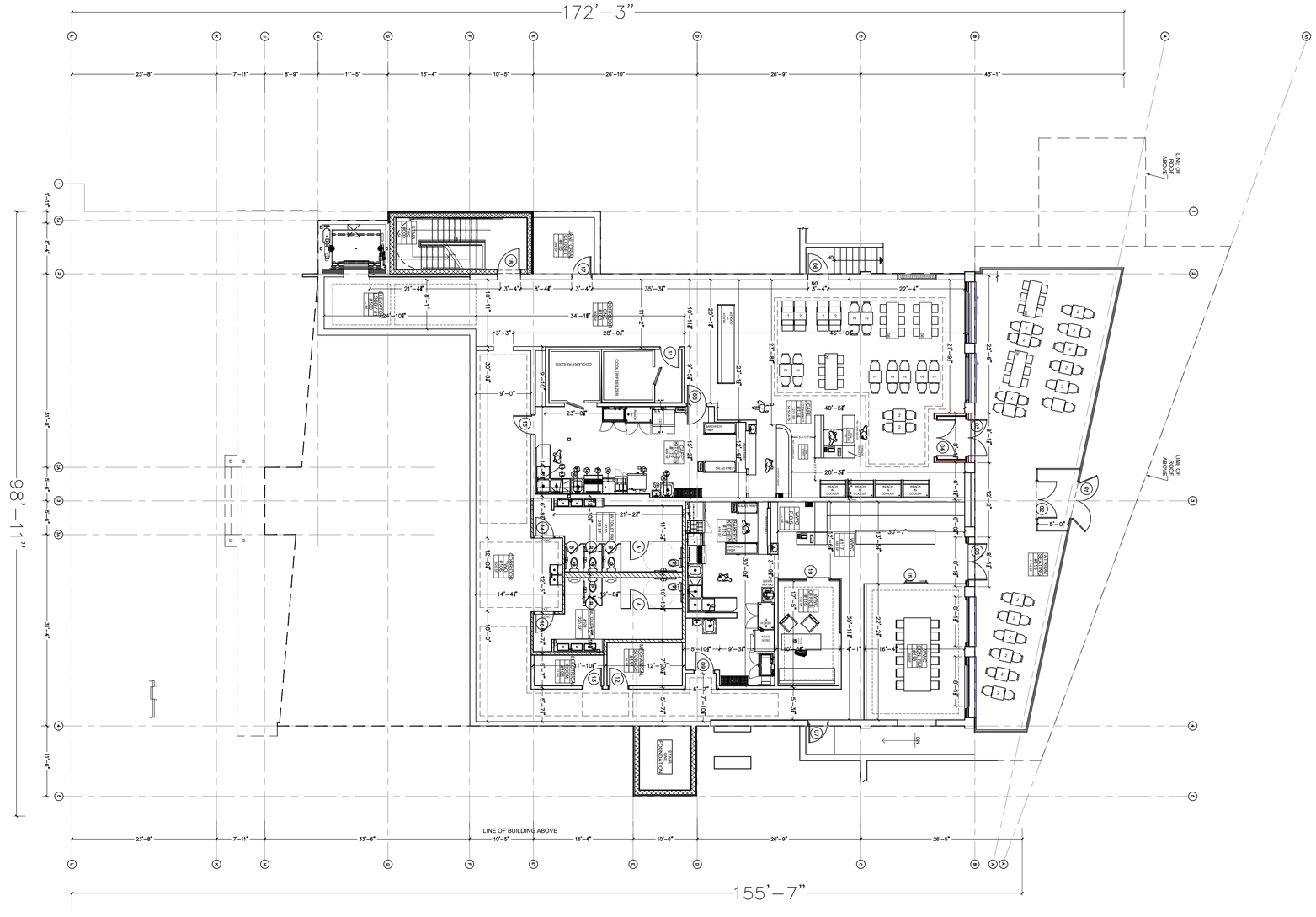
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Page 335 of 530

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-210

Sheet

DEMO/ LAB KITCHEN
GARDEN LEVEL FLOOR

Issue Date: 09-30-20
Project No: 1808193-3
Drawn By: CDW
Scale:
Revisions:
Date/Type:

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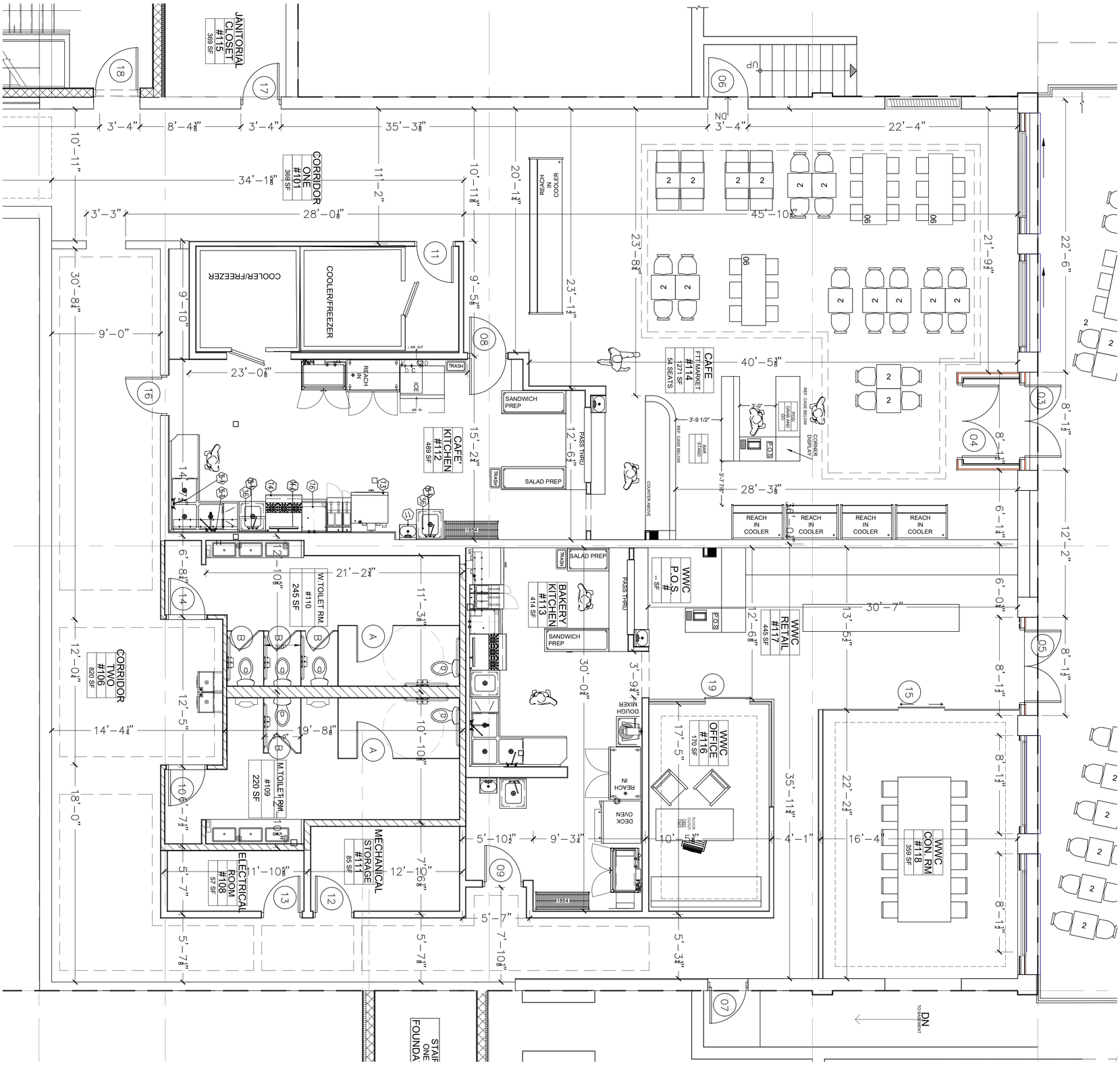
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-211

ENLARGED
DEMO/ LAB KITCHEN
GARDEN LEVEL FLOOR

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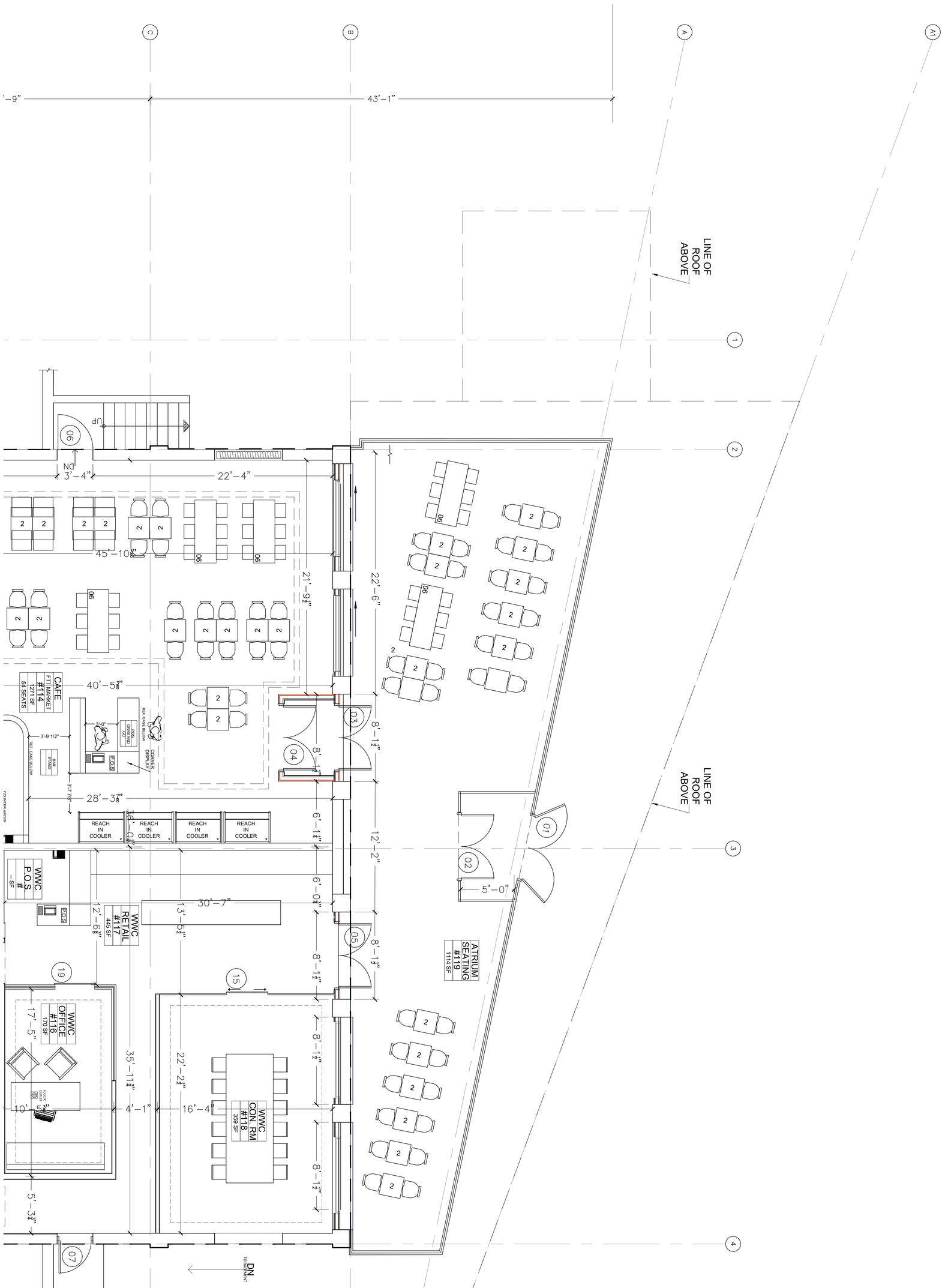
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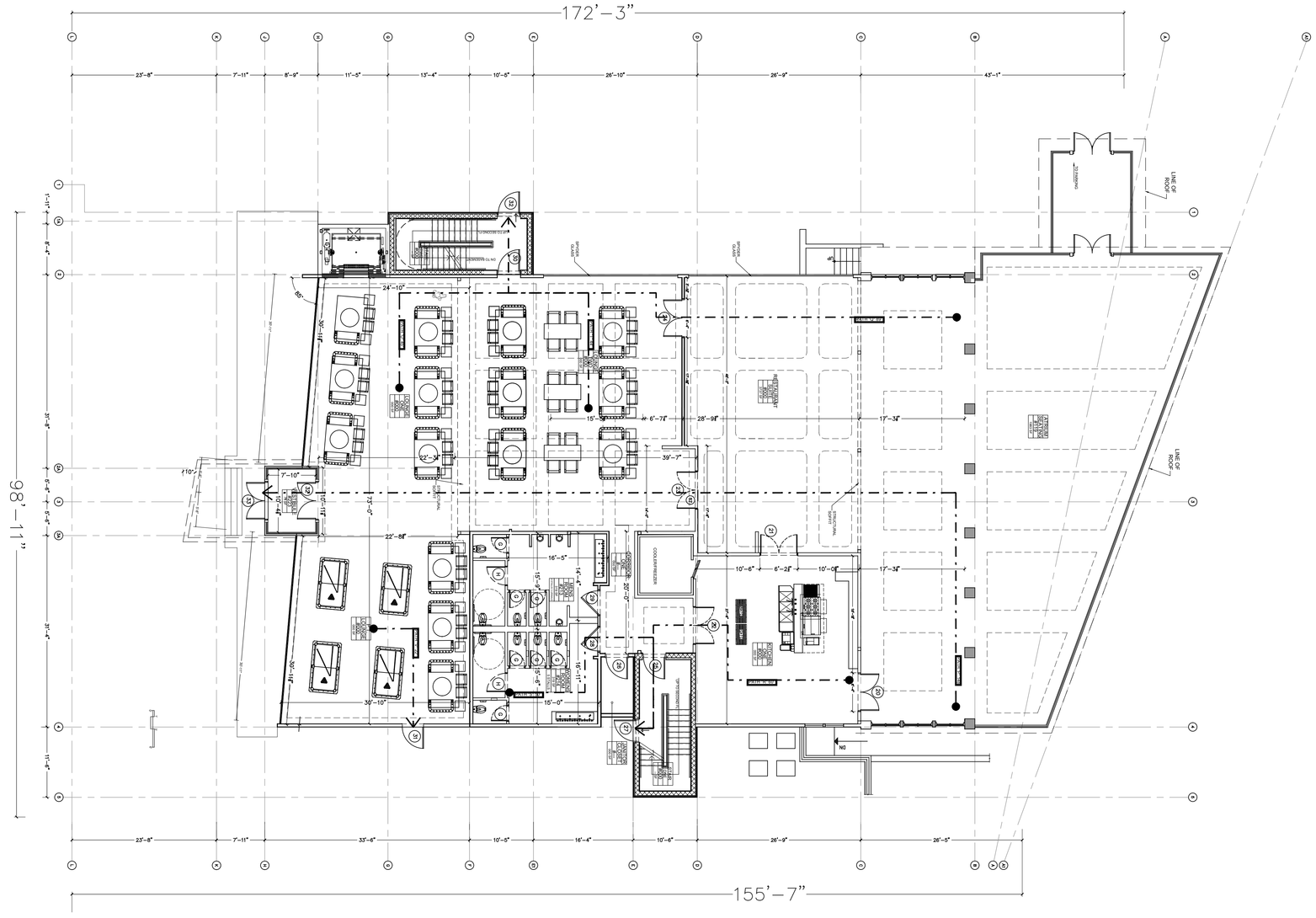
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-220

GROUND FLOOR
LOUNGE/ PUB
BISTRO

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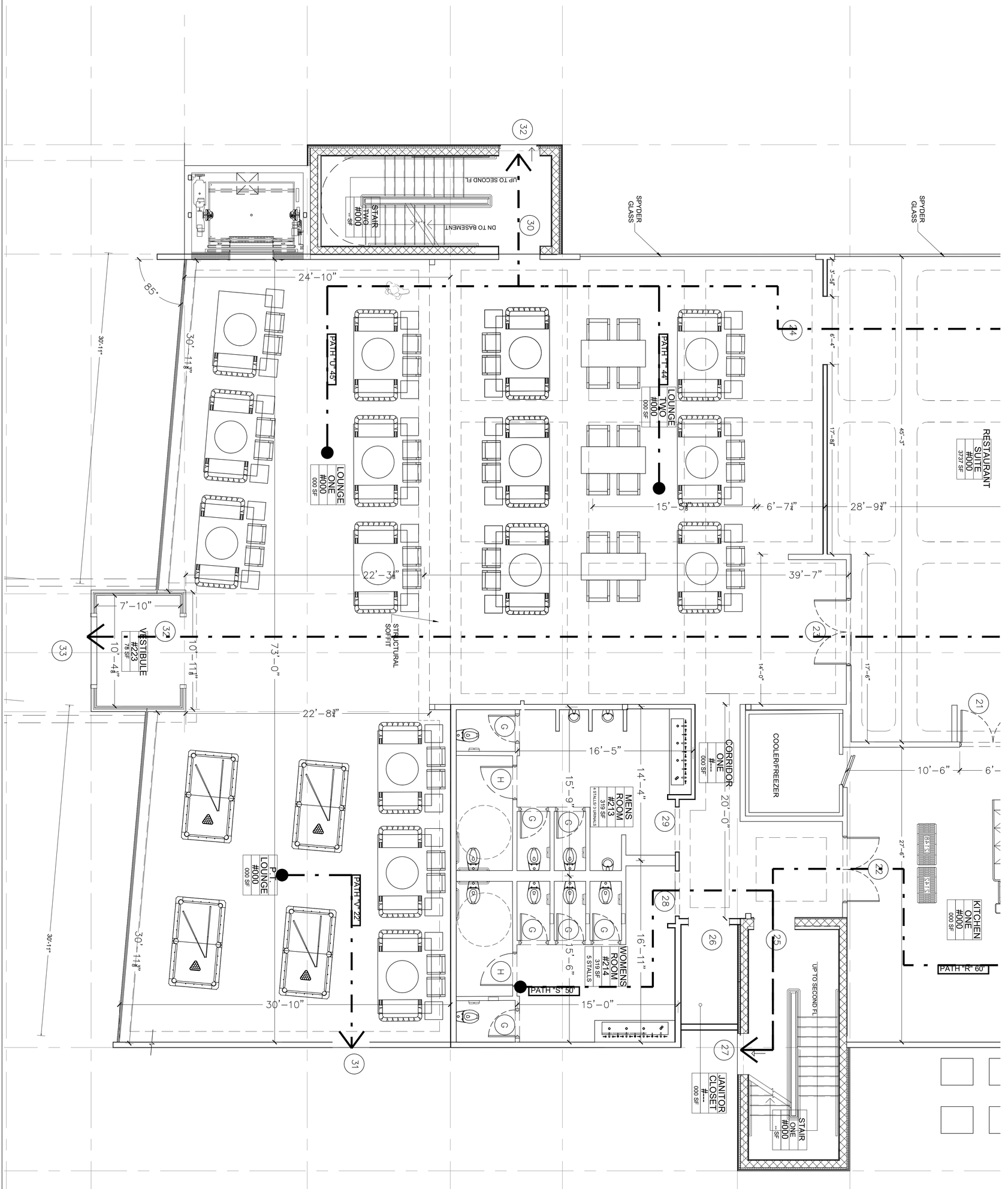
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SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



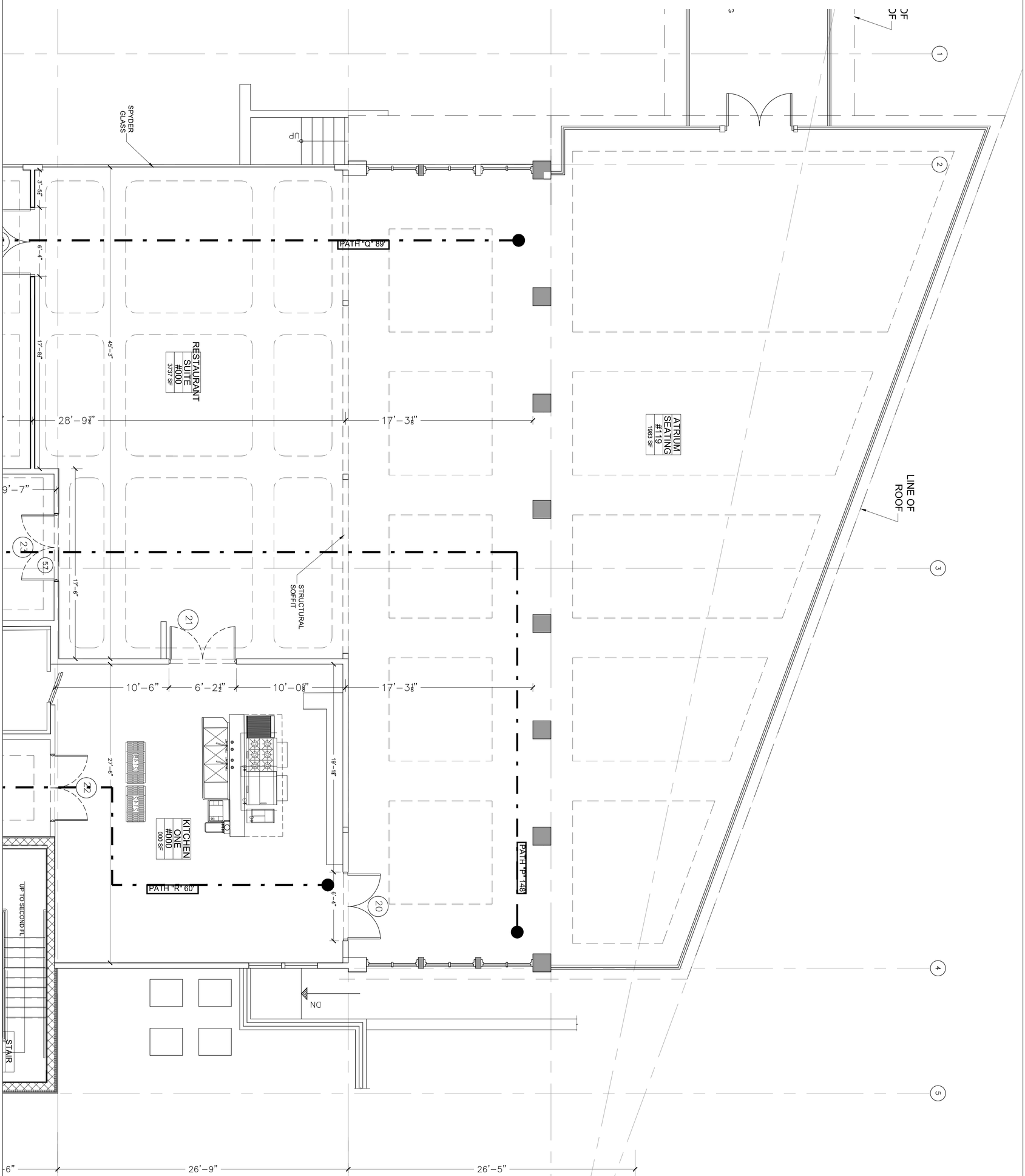
A-221	ENLARGED GROUND FLOOR WINE BAR AND BISTRO	PUD SUBMISSION ONLY	MARYLAND HEALTH CLUB 28449 CLUBHOUSE DRIVE EASTON, MD	e-Volutions Designs ARCHITECTURE AND INTERIORS A CREATIVE SPATIAL MoVeMENT WWW.E-VOLUTIONSDESIGNS.COM CDWALLACE@E-VOLUTIONSDESIGNS.COM C.781.526.0430 P.978.234.7592 12698 SCAGGSVILLE ROAD HIGHLAND, MD 20777	

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Page 3.07.1530

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

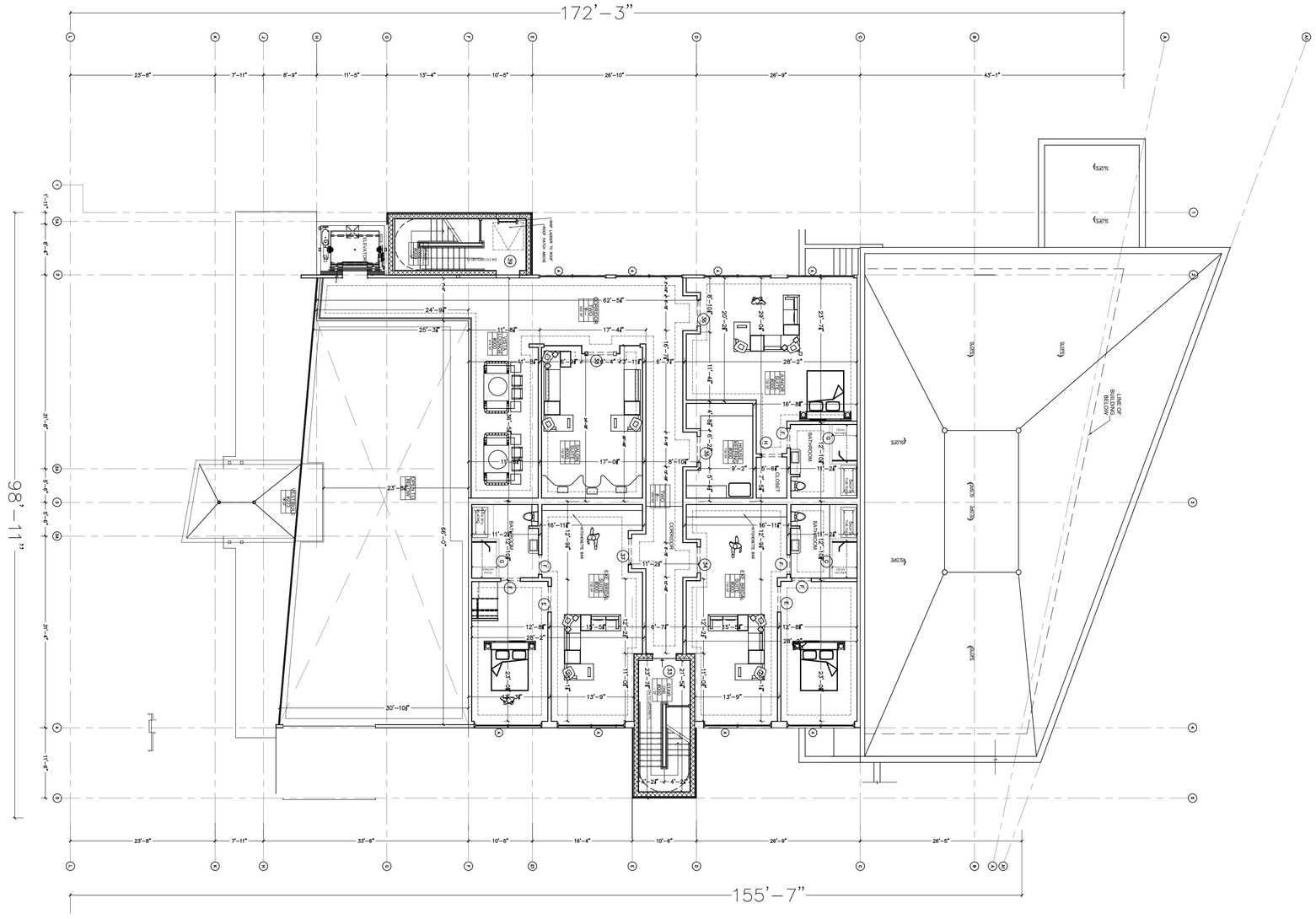


A-222	ENLARGED GROUND FLOOR WINE BAR AND BISTRO	PUD SUBMISSION ONLY	MARYLAND HEALTH CLUB 28449 CLUBHOUSE DRIVE EASTON, MD	e-Volutions Designs ARCHITECTURE AND INTERIORS A CREATIVE SPATIAL MoVeMENT WWW.E-VOLUTIONSDESIGNS.COM CDWALLACE@E-VOLUTIONSDESIGNS.COM C.781.526.0430 P.978.234.7592 12698 SCAGGSVILLE ROAD HIGHLAND, MD 20777

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-230

SECOND FLOOR SUITES

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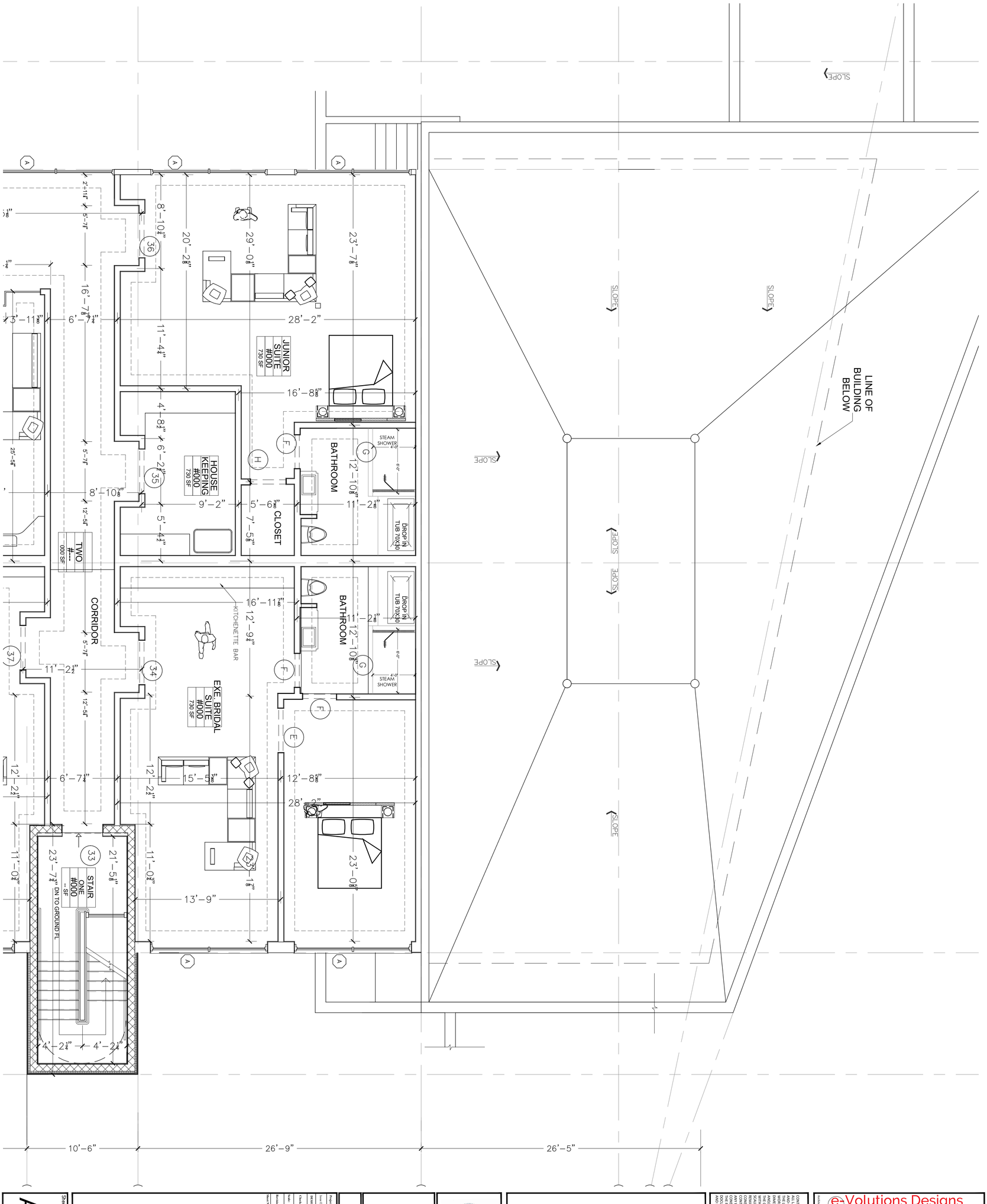
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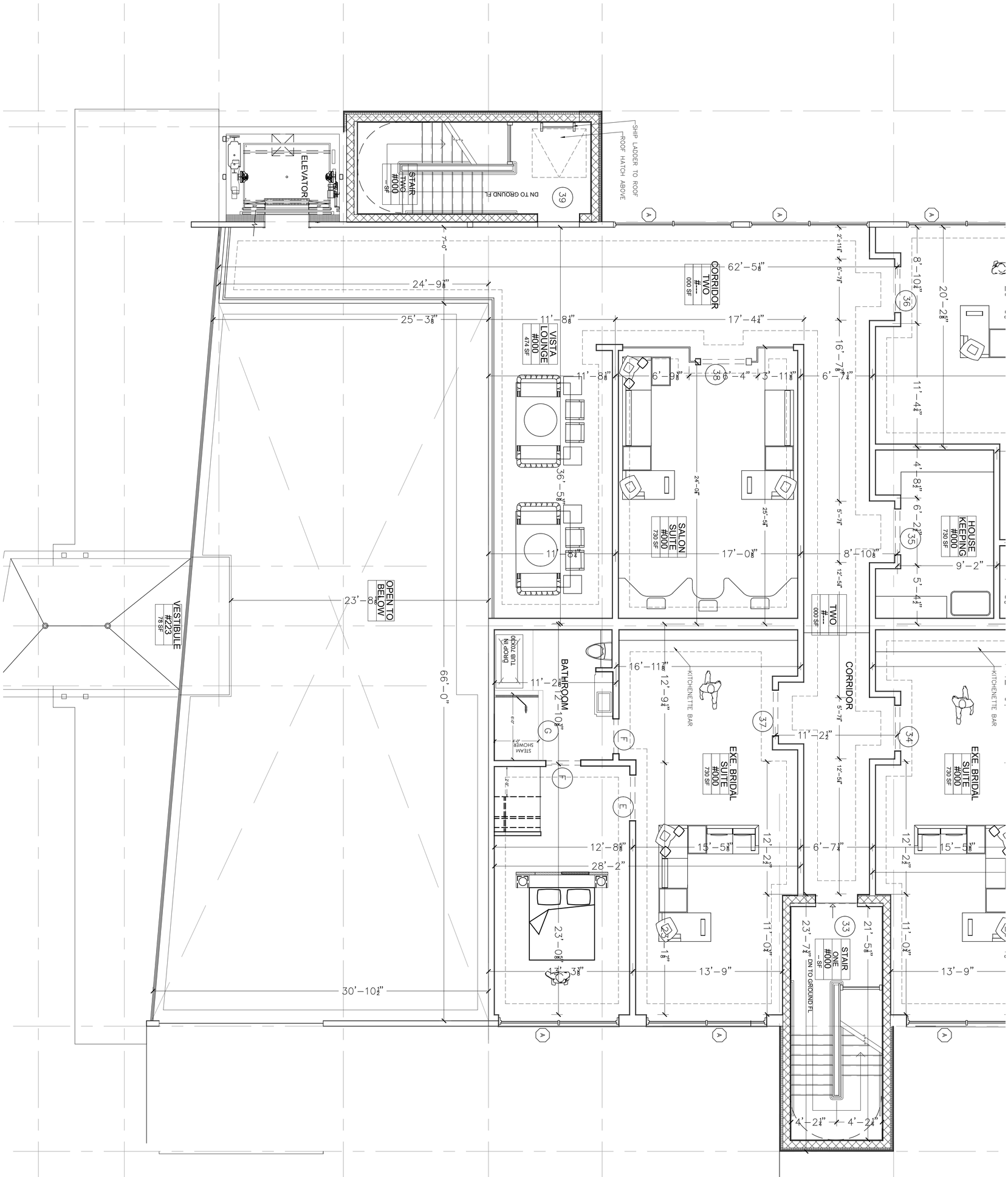
Project No.: 19025b-2
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Scale:
Revisions
Date/Mark

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



Sheet A-233	ENLARGED SECOND FLOOR SUITES	PUD SUBMISSION ONLY	MARYLAND HEALTH CLUB 28449 CLUBHOUSE DRIVE EASTON, MD	e-Volutions Designs ARCHITECTURE AND INTERIORS A CREATIVE SPATIAL MoVeMENT WWW.E-VOLUTIONSDESIGNS.COM CDWALLACE@E-VOLUTIONSDESIGNS.COM C.781.526.0430 P.978.234.7592 12698 SCAGGSVILLE ROAD HIGHLAND, MD 20777

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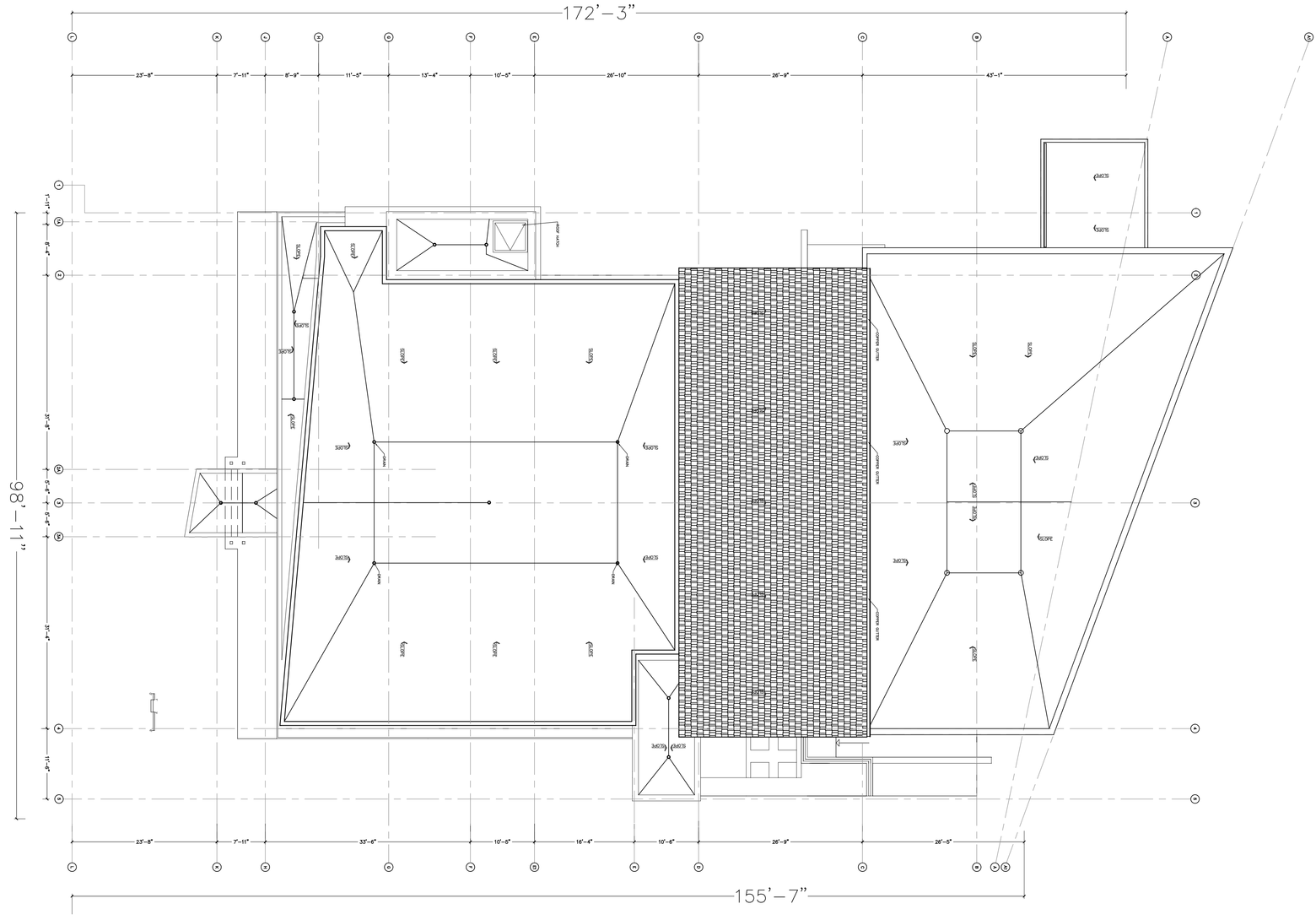
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-234

ROOF PLAN

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EASTON, MD

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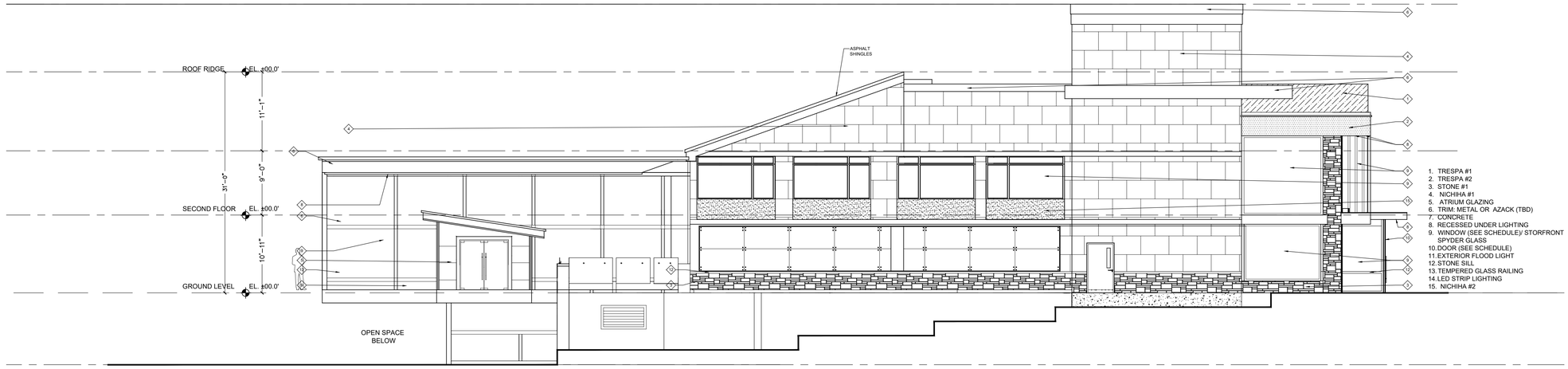
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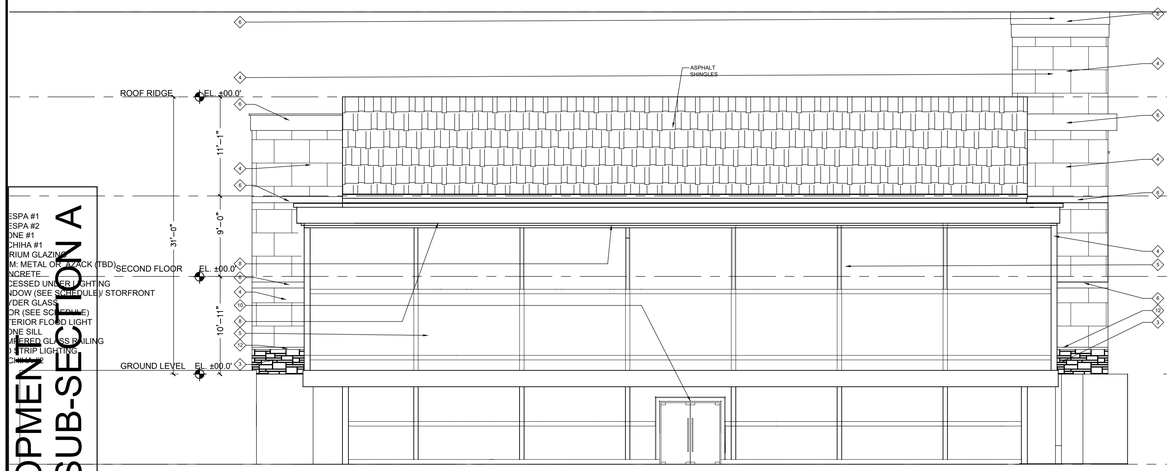
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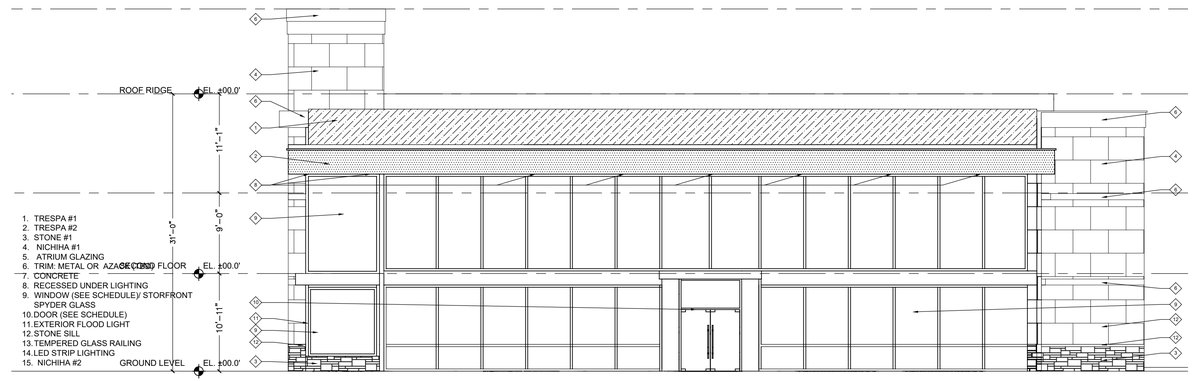
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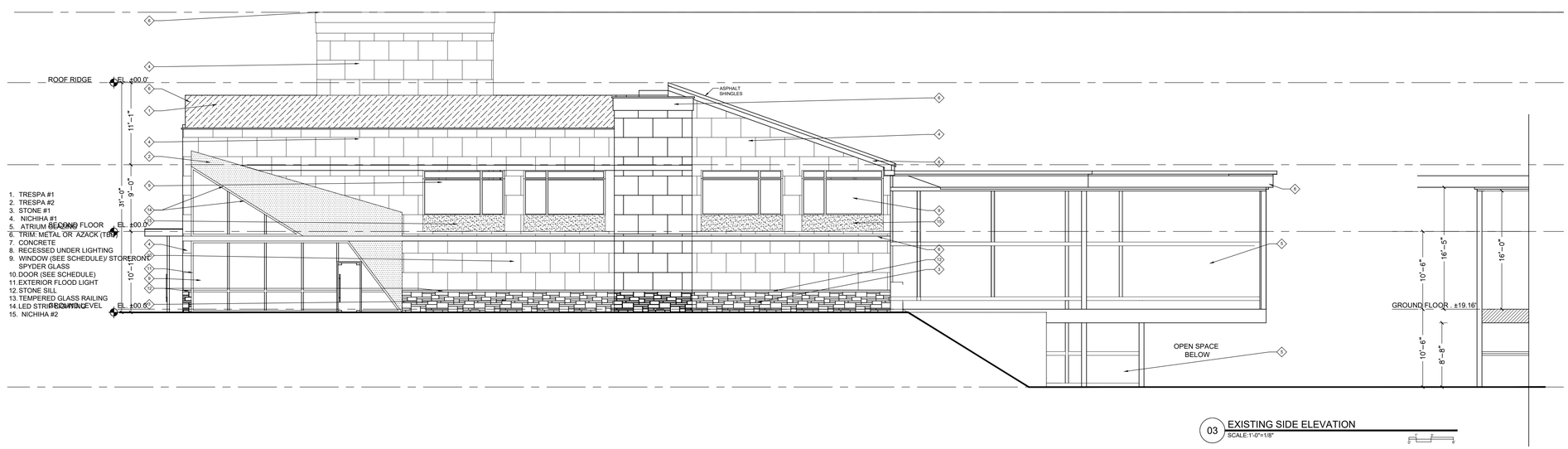
01 PROPOSED SIDE ELEVATION
SCALE:1'-0"=1/8"



02 PROPOSED REAR ELEVATION
SCALE:1'-0"=1/8"



04 PROPOSED FRONT ENTRY
SCALE:1'-0"=1/8"



03 EXISTING SIDE ELEVATION
SCALE:1'-0"=1/8"

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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MARYLAND HEALTH CLUB

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PROPOSED ELEVATIONS

Sheet
A-400

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

01 PROPOSED SIDE ELEVATION
SCALE: 1'-0"=1/8"

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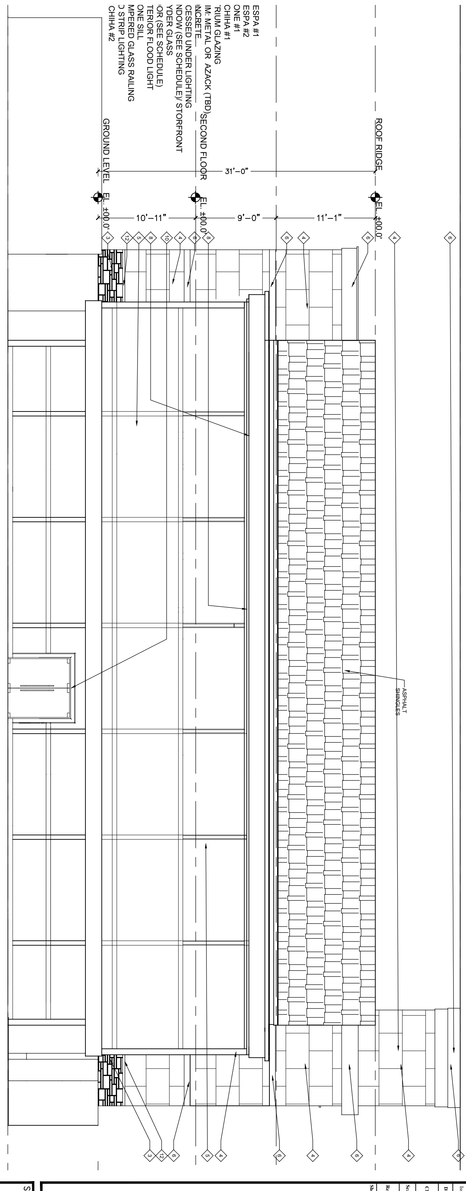
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ENLARGED SIDE ELEVATION

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



02 PROPOSED REAR ELEVATION
SCALE: 1/2"=1'0"

A-402

ENLARGED SIDE ELEVATION

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Issue Date: 11-15-21

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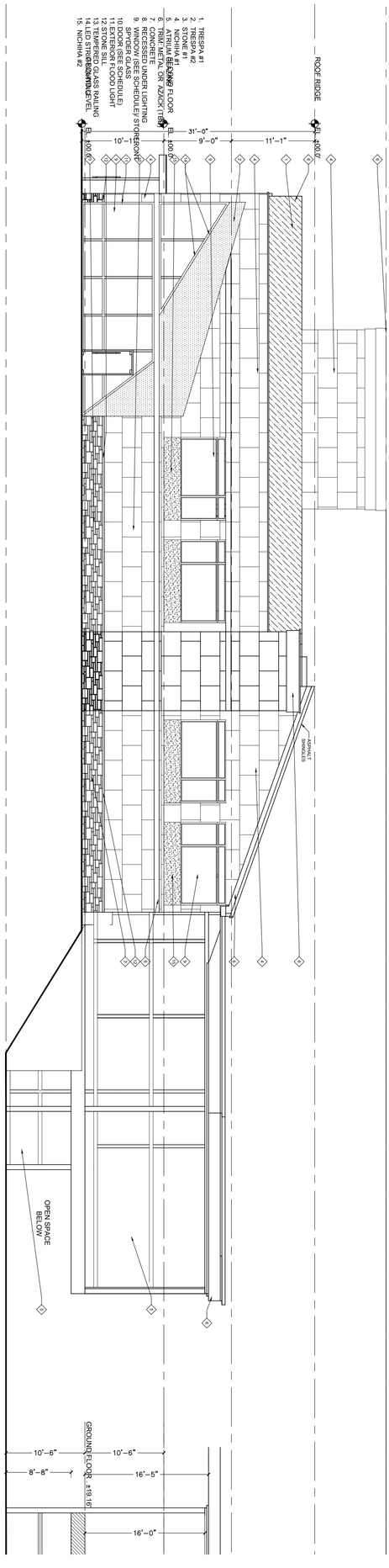
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



03 EXISTING SIDE ELEVATION
SCALE: 1/4"=1'-0"

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ENLARGED FRONT ELEVATION

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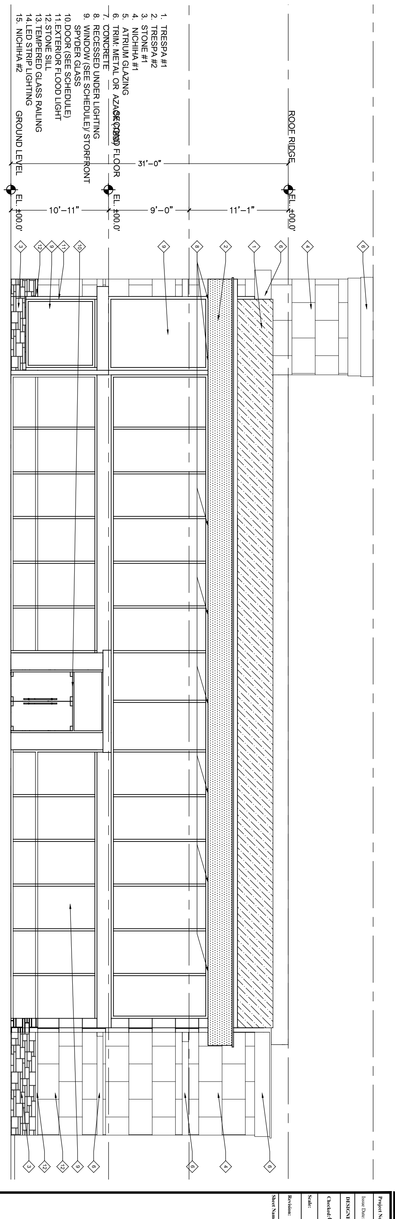
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Project No.: 19037b-2
Issue Date: 11-15-21
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Page 3 of 10 5300

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



04 PROPOSED FRONT ENTRY
SCALE: 1/4"=1'-0"

A-404

ENLARGED ELEVATION

Sheet

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Drawn By: CDW

Issue Date: 11-11-21

Project No.: 09202b-2

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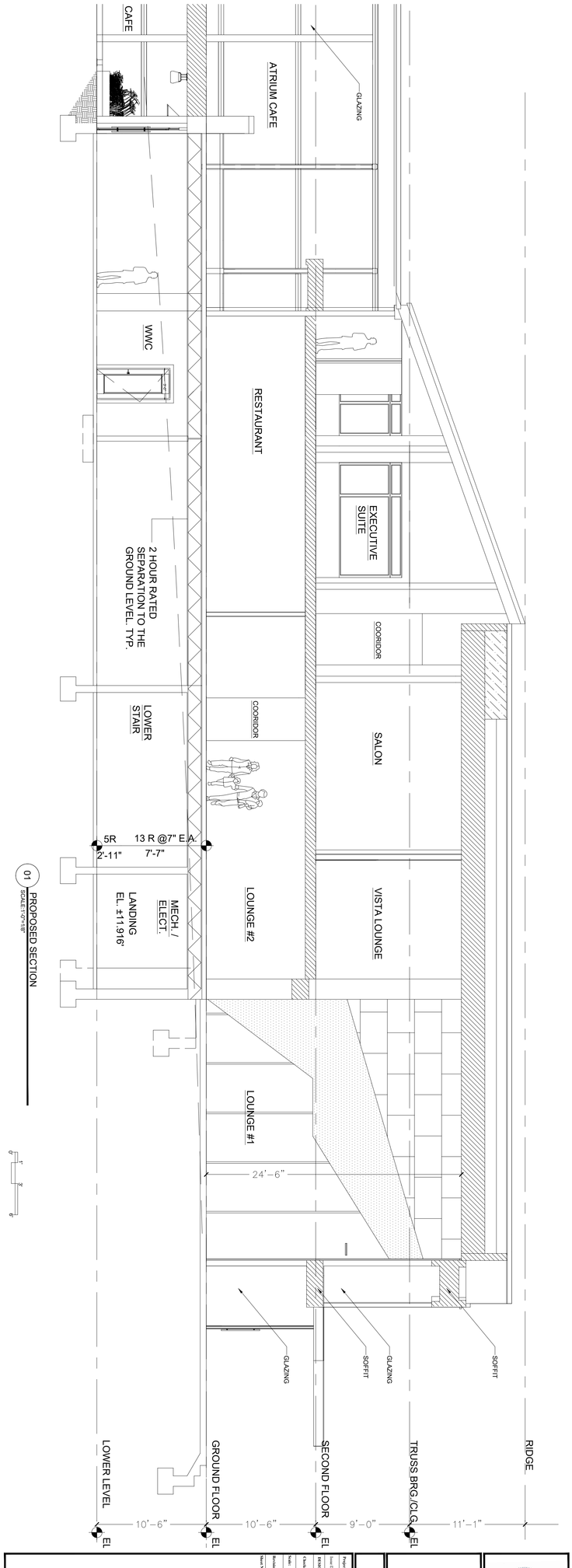
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-600

BUILDING SECTION

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MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

EXHIBIT-D

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MEP ENGINEER
TBD

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Sheet
LANDING PAGE

PACKAGE INDEX

MARYLAND HEALTH CLUB
MPB, AGRI-I, AGRI-II

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TOWN OF EASTON

14 S. Harrison Street / P.O. Box 520
Easton, Maryland 21601
Phone (410) 822-1943 - Fax (410) 822-3542
Website – www.town-eastonmd.com - E-mail – zoning@town-eastonmd.com

DEVELOPMENT APPLICATION

PUD PRD HC SP

Date 11/28/2022 Project Number_____

MPB, AGRI-1, AGRI-2

Submission: Sketch Plan: (X) Preliminary Site Plan: (X) Final Site Plan: ( )

Planning Commission Review Required? YES (X) NO ( )

(If yes, date of meeting: _____ Fee:_____

* SITE PLAN YES (X) NO ( )
* LANDSCAPING PLAN YES (X) NO ( )
* FOREST CONSERVATION PLAN YES ( ) NO ( ) N/A

ZONING CLASSIFICATION
PUD

Applicant

1. Name: Maryland Health Clubs LLC Telephone: 951-227-3102 Fax: _____

Address:_____
E-Mail Address _____

Owner

Maryland Health Clubs LLC

2. Name:_____ Telephone: 951-227-3102 Fax: _____

Address:_____
E-Mail Address Owners Rep: nupurnagar87@gmail.com

Agent

3. Name: Maryland Health Clubs LLC Telephone: 951-347-7647 Fax: _____

Address:_____
E-Mail Address nupurnagar87@gmail.com

Primary Contact Applicant **Agent** Owner
(Please Circle One)

4. Nature of Project: ( ) RESIDENTIAL ( ) COMMERCIAL ( ) INDUSTRIAL ( ) INSTITUTIONAL

5. Size of Structure SEE SUPPORTING DATA ATTACHED (Square Feet gross floor area).

6. Disturbed Area SEE SUPPORTING DATA ATTACHED (Square Feet)

7.Address 28449 Clubhouse Drive Easton MD 21601 Map 0034 Parcel 122

DESIGN OBJECTIVES AND DIRECTIVES

The primary purpose of our design vision is to achieve the following goals which will encourage architectural design that corresponds with adjacent structures and thoughtfulness to the existing natural vegetation and environment. The overall intent is to create an appealing and richly designed environment that is attractive to patrons, residents and staff. Our creative, contemporary architectural responses to each individual building will meet the scope of needs each use group and produce a collective of beautifully designed and integrated public event, educational and hospitality space. via our design and collection of materials. The primary methods of achieving such goals will be a combination of the following:
Variations in Mass and Transparency
Main Entry Articulation
Material Changes between levels
Distinct ground floor experiences
Delineation of Levels
Shifts in massing and scale
Façade and Massing Articulation
The overall design will lend itself to enhance, promote quality of life and community image through architectural design objectives and programing which encourage high level of quality development.
The new building and renovation construction will provide a sense of permanence and timelessness.
The high-quality construction and materials that will be used, will ensure that buildings will not look dated or worn
down over time, nor require excessive maintenance

Material and Finishes

Exterior building materials will be aesthetically pleasing and compatible with materials and colors of nearby structures. Proposed predominant exterior building facade materials will consist of high quality, durable products. Durable building materials such as:
Stone, pre-cast concrete, Fiber cement panels, High pressure compact laminate panel (HPL) Resin and wood based
Transparent materials particularly at entrances, courtyards, and community spaces
Glazing/ Fenestration: Exterior clear glass fenestration allows for the perception of transparency, provides a degree of visibility of interior uses at the building perimeter and animates the street level.
Metals used for architectural elements such as sunscreens, trellises, and canopies
Materials that have proven long-term durability
Materials that are resistant to hot, humid environments
Facade colors will be earth tone colors which are low reflectance, subtle, and neutral (e.g., grays, greens, burgundies, browns, and tans). The coloring of all materials should be integral to the product and not painted on the surface of said product. Primary colors are reserved for trim and accentuated monumental areas.

Lighting

Proper site lighting and design is the foundation for creating a strong and balanced relationship between individual building projects and the site users. Lighting function and aesthetics will be designed to enhance the sites image as well as promote an enhanced nighttime experience for the patrons and event goers. The lighting will be designed to effectively light pathways, walkways, and other outdoor active areas. Light fixtures will be selected and located to develop a site hierarchy. Streets and parking lots will be the first layer with uniform, low-level lighting. Street intersections and crosswalks are a secondary level, providing higher lighting levels that provide appropriate lighting for pedestrians in crosswalks. Tertiary levels include building entrances, exterior stair locations building surfaces, vegetation/ aquatic features and exterior activity spaces.

Roof Design

Roofs are a critical visual element in creating successful buildings and should be designed as a “fifth façade,” integrated into the building’s overall design. Roofs will be designed from the user and viewer standpoint. These spaces will incorporate volumes and surfaces ranging in form, massing and materiality. Roof colors will be muted and/ or compatible with the dominant building color

Active Roof Use

There is a great prospect to incorporate active public spaces into our roof design. Our sights are set on potential active uses including outdoor seating and rooftop lounge. Our outdoor seating design will combine soft and hardscape to create a roofscape that mixes usable open space and maintainable design strategies. The roof design will use non-reflective materials and low-intensity color to minimize the heat-island effect.

INDIVIDUAL PUD BUILDING SQUARE FOOTAGE BREAKOUT

1. MULTI PURPOSE BUILDING

- ☐ GARAGE LEVEL: 16,544 SF
- ☐ BASEMENT FLOOR: 9,746 SF
- ☐ GROUND FLOOR: 23,278 SF
- ☐ SECOND FLOOR: 17,285 SF
- ☐ THIRD FLOOR: 12,301 SF
- ☐ ROOF TOP: 5,907 SF
- ☐ POOL: 5,669 SF

TOTAL AREA: 90,730 SF

2. AGRI BUILDING-I

- ☐ FIRST FLOOR: 28,728 SF
- ☐ SECOND FLOOR: 15,921 SF
- ☐ THIRD FLOOR: 9,368 SF

TOTAL AREA: 54,017 SF

3. AGRI BUILDING-II

- ☐ FIRST FLOOR: 10,000 SF
- ☐ SECOND FLOOR: 10,000 SF
- ☐ THIRD FLOOR: 9,100 SF

TOTAL AREA: 29,100 SF

BUILDING SF AND DESCRIPTION TABLE

NUMBER	BUILDING	NUMBER OF FLOORS	FOOTPRINT AREA	BUILDING TOTAL SQ. FT.	DESCRIPTION
1	PAVILION	1 + MEZZANINE	3420 SF	4,496 SF	AN EXISTING (3,420 SF) SINGLE STORY WOOD FRAMED BUILDING WITH CLAPBOARD SIDING (WHICH WILL BE REMOVED) WITH THE INTENDED USE OF EVENT SPACE. THE REHAB OF THIS BUILDING WILL INCLUDE A HEIGHT CHANGE TO CREATE A NEW (995 SF) MEZZANINE THAT IS ENCLOSED BY A MANSARD ROOF WITH ASPHALT ROOFING SHINGLES. THE PROPOSED NEW EXTERIOR MATERIAL WILL BE A LOCALLY SOURCED STONE THAT WILL BE SUPPORTED BY A NEW STEEL STRUCTURAL SYSTEM.
2	EXISTING CLUBHOUSE	2	8,598 SF	24, 267 SF	RENOVATION AND REUSE OF A 14,235 SF EXISTING BUILDING. IMPROVEMENTS ON THE EXTERIOR WITH ADDITION OF NEW STONE MATERIAL, NEW POLYCARBONATE MATERIAL (TRESPA) AND CEMENTITIOUS MATERIAL (NICHIHA . NEW ENCLOSED ATRIUM AT FRONT AND BACK. NEW OPERABLE FENESTRATION AND FOLDING DOORS AT VARIOUS LOCATIONS. ADDITION OF NEW INTERIOR PARTITIONS. ALL NEW CONSTRUCTION TO BE SPRINKLERED
3	MULTI-PURPOSE BUILDING	3	23,278 SF	90,730 SF	A 3 story building with cement fiber, glass, stone and high-pressure compact laminate panel (HPL). The structure will be structural steel skeletal system to ensure proper support for the large interior spans, curtain walls and space atrium The building is mixed with strokes of grey shadowed stone, cementitious panels, and high-pressure compact laminate panel (HPL). These materials create a mixture of warmth and durability (Low maintenance) which in turn creates a welcoming and inviting atmosphere. The exterior sports an elegant swooping eyebrow to signify the grand double height entry. The full curtain wall allows the transparency of the interior design to be experienced from the grand hardscaped and hydro zoned patio at the exterior
4	POOLHOUSE	1	5,669 SF		Primerily Glazed atrium attached to MPB with below grade MEP system.
5	AGRI-BUILDING I	3	28,728 SF	54,017 SF	New construction of a three-story wood framed building. This new building will be the main setting of hospitality and business center --. The main circulatory portion of the building is at the highest mean elevation. The double height lobby looks on to the fairway and the Clubhouse and pavilion beyond. Two elevators service and access all floors. The Third-floor programing includes business/ flex space with a modest exterior green patio space. This floor takes advantage of the spectacular views by incorporating glazed walls on both the north and south sides of the building Located at the second floor are a bank of hospitality suites that follow the perimeter of the south facing walls. On the opposite side of the corridor is a mix of business, education and culinary space that will be open to collaborators, students and influencers. The ground floor mimics the second floor but has a considerably more offset radius. As its counterpart above it, the ground floor has a path of junior suites on the perimeter wall and a double loaded corridor with assorted spaces that range from culinary test kitchens to elevated seating gallery for educational and entertainment events.
6	AGRI-BUILDING II	3	10,000 SF	29,100 SF	New construction with a Steel structural system and facades of tempered glass. There will be two elevators that service two floors This Agri- Center will act as a renaissance center where there will be a mixture of business, education culinary and agricultural spaces where local farming vendors, restauranteurs and buyers can collaborate on farm to table theories. There will be culinary classes with a “test/ demo” kitchen and food lab as well as spaces that will incorporate business events and conferences

MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD

EXHIBIT-ARCH-A
MULTI-PURPOSE BUILDING

EXHIBIT-ARCH-B
AGRI-BUILDING I

EXHIBIT-ARCH-C
AGRI-BUILDING II

EXHIBIT-D
CIVIL/ SITE

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MEP ENGINEER
TBD

NOT FOR CONSTRUCTION
PUD SUBMISSION

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CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/ OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS. NO PORTION(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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PUD SUBMISSION ONLY

Project No.:	113019-05
Issue Date:	01-25-22
DESIGNED/Drawn:	CDW
Checked:	CDW
Scale:	
Revision:	
Sheet Name:	

Sheet

MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD

CLUBHOUSE

NOTE: GC, ALL SUBS, ALL CONSULTANTS TO VERIFY ALL SF

LOCATION	ROOM NUMBER	WALLS MATERIAL	WALLS FINISH	WALLS SPEC No./ PART No.	FLOORING MATERIAL	SQ.FT.	CEILING MATERIAL	CEILING FINISH	CEILING SPEC No./ PART No.	WALL BASE MATERIAL	WALL BASE SPEC No.	DOOR#	MATERIAL	CEILING HEIGHT
THIRD FLOOR														
EXECUTIVE SUITE	#400	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	760	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
KING SUITE	#401	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1032	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
KING SUITE	#402	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1032	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#403	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	926	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#411	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	775	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#416	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	826	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#417	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	826	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
PENTHOUSE	#418	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	2577	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
STAFF SUITE	#420	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	320	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
			TOTAL			**9,074**								
SECOND FLOOR														
EXECUTIVE SUITE	#300	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	762	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
KING SUITE	#301	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1032	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
KING SUITE	#302	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1027	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#303	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	924	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
BRIDAL SUITE	#304	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	857	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
BRIDAL SUITE	#305	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	815	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
BRIDAL SUITE	#306	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1279	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
MEZZANINE LOBBY	#307	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE	335	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
BRIDAL SALON	#308	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	286	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
MEZZANINE CORRIDOR	#309	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
HOUSE KEEPING	#310	GWB	PAINT		VCT	97	GWB			WOOD		SEE DOOR SCHEDULE		9'3"
BRIDAL SUITE	#311	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	765	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
ELEVATOR LOBBY #3	#312	GWB	PAINT/ M.W.		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
BRIDAL CORRIDOR	#313	GWB	PAINT/ M.W.		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
STAIR ONE	#314	GWB	PAINT		POLISHED CONCRETE		GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STAIR THREE	#315	GWB	PAINT		POLISHED CONCRETE		GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
KING SUITE	#316	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	956	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
KING SUITE	#317	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1030	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
KING SUITE	#318	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1030	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
KING SUITE	#319	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	1313	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
STAFF SUITE	#320	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	315	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"

					TOTAL	**12,823**								
GROUND FLOOR														
HOUSE EATERY (32 SEATS)	#200	GWB	PAINT/ M.W./ ACCENT WALL		CERAMIC TILE	2614	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
HOUSE EATERY (64 SEATS)	#201	GWB	PAINT/ M.W./ ACCENT WALL		CERAMIC TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
BAR EATERY (13 SEATS)	#202	GWB	PAINT/ M.W./ ACCENT WALL		CERAMIC TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
PRIVATE DINING (12 SEATS)	#203	GWB	PAINT/ M.W./ ACCENT WALL		CERAMIC TILE	189	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
SERVER/PREP STATION	#204	GWB	PAINT/ FRP		CERAMIC TILE	271	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STAFF ELEVATOR LOBBY	#205	GWB	PAINT/ M.W./ ACCENT WALL		CERAMIC TILE	98	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
STAIR THREE	#206	GWB	PAINT		POLISHED CONCRETE		GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
CORRIDOR THREE	#207	GWB	PAINT/ M.W.		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
KITCHEN B	#208	GWB	PAINT/ FRP		CERAMIC TILE	688	GWB			CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
CORRIDOR ONE	#209	GWB	PAINT/ M.W.		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
OFFICE	#210	GWB	PAINT/ M.W.		CERAMIC TILE	47	GWB	PAINT/MW		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
CORRIDOR TWO	#211	GWB	PAINT/ M.W.		CARPET TILE	770	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
BACK OF HOUSE #1	#212	GWB	S.S./FRP		CERAMIC TILE		GWB	PAINT		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
WALKIN COOLER/FREEZER	#213	BY MANUFACTURER	BY MANUFACTURER	BY MANUFACT URER	BY MANUFACTURER	33	BY MANUFACTURER	BY MANUFACTURER		BY MANUFACTURER	BY MANUFACTURER	BY MANUFACTURER	BY MANUFACTURER	BY MANUFACTURER
WINE BAR #1 (21 SEATS)	#214	GWB	PAINT/ M.W.		CERAMIC TILE	543	GWB	PAINT/MW		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
MENS ROOM (4 STALLS/3 URINALS)	#215	CEMENTBOARD/ BLUEBOARD	TILE		CERAMIC TILE	319	GWB	PAINT/MW		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
WOMENS ROOM (5 STALLS)	#216	CEMENTBOARD/ BLUEBOARD	TILE		CERAMIC TILE	303	GWB	PAINT/MW		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
BACK OF HOUSE #2	#217	GWB	S.S./FRP		CERAMIC TILE		GWB	PAINT		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
RETAIL STORE	#218	BALISTIC FIBER GLASS BOARD	PAINT/ M.W./ ACCENT WALL		CERAMIC TILE	332	GWB	PAINT/MW		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
RETAIL STORE #2	#219	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE	172	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
GREAT ROOM #2	#220	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE	1058	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
GREAT ROOM #1	#221	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE	901	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
ELEVATOR LOBBY #2	#222	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
CORRIDOR	#223	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
CHECK-IN LOBBY	#224	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE		GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
STAIR TWO	#225	GWB	PAINT		POLISHED CONCRETE		GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
UTILITY ROOM	#226	GWB	PAINT		POLISHED CONCRETE	159	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
MEMBERS LOUNGE	#227	GWB	PAINT/ M.W./ ACCENT WALL		CARPET TILE	1778	GWB	PAINT/MW		WOOD		SEE DOOR SCHEDULE		9'3"
WINE BARIQ (10 SEATS)	#228	GWB	PAINT/ M.W./ ACCENT WALL		CERAMIC TILE	318	GWB	PAINT/MW		CERAMIC TILE		SEE DOOR SCHEDULE		9'3"
STAIR ONE	#229	GWB	PAINT		POLISHED CONCRETE		GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#230	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	740	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#231	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#232	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#233	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#234	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#235	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#236	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#237	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#238	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
EXECUTIVE SUITE	#239	GWB	PAINT/ M.W./ ACCENT WALL		CARPET/ CERAMIC TILE	730	GWB	PAINT/MW		CERAMIC TILE/ WOOD		SEE DOOR SCHEDULE		9'3"
					TOTAL	**17,903**								
BASEMENT														
FITNESS ROOM	#100	GWB			RUBBER	1314	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
LAUNDRY FACILITY	#101	GWB	S.S./FRP		POLISHED CONCRETE	755	GWB	PAINT/ M.W.		VINYL		SEE DOOR SCHEDULE		9'3"
MENS ROOM	#102	CEMENTBOARD/ BLUEBOARD	TILE		CERAMIC TILE		GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
WOMENS ROOM	#103	CEMENTBOARD/ BLUEBOARD	TILE		CERAMIC TILE		GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
MASSAGE ROOM	#104	GWB	PAINT/ M.W.		CARPET TILE	288	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
ELEVATOR MACHINE ROOM	#105	GWB	PAINT		CERAMIC TILE	17	GWB	PAINT/ M.W.		VINYL		SEE DOOR SCHEDULE		9'3"
STAIR THREE	#106	GWB			P. CONCRETE		GWB	PAINT		WOOD		SEE DOOR SCHEDULE		9'3"
OFFICE	#107	GWB	PAINT		CARPET TILE	35	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
MENS DRESSING ROOM	#108	GWB	PAINT/ M.W.		CARPET TILE	638	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
WOMENS DRESSING ROOM	#109	GWB	PAINT/ M.W.		CARPET TILE	636	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
WOMENS SAUNA	#110	CEMENTBOARD/ BLUEBOARD	CEDAR LUMBAR		SEALED/POLSHED CONCRETE	127	CEMENTBOARD/ BLUEBOARD	CEDAR LUMBAR		CEDAR LUMBAR		SEE DOOR SCHEDULE		9'3"
MENS SAUNA	#111	CEMENTBOARD/ BLUEBOARD	CEDAR LUMBAR		SEALED/POLSHED CONCRETE	114	CEMENTBOARD/ BLUEBOARD	CEDAR LUMBAR		CEDAR LUMBAR		SEE DOOR SCHEDULE		9'3"
WOMENS ATTENDANT	#112	GWB	PAINT/ M.W.		CARPET TILE	87	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
MENS ATTENDANT	#113	GWB	PAINT/ M.W.		CARPET TILE	90	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
JUICE BAR/ GUEST SERVICES	#114	GWB	PAINT/ M.W.		CERAMIC TILE	309	GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
MANI / PEDI SPA	#115	GWB	PAINT/ M.W.		CARPET TILE	537	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
SHARED OFFICE	#116	GWB	PAINT/ M.W.		CARPET TILE	83	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
PRIVATE MASSAGE THERAPY	#117	GWB	PAINT/ M.W.		CARPET TILE	149	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
PHYSICAL THERAPY	#118	GWB	PAINT/ M.W.		RUBBER TILE	173	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
PHYSICAL THERAPY	#119	GWB	PAINT/ M.W.		RUBBER TILE	176	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
PRIVATE MASSAGE THERAPY	#120	GWB	PAINT/ M.W.		CARPET TILE	206	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
PRIVATE MASSAGE THERAPY	#121	GWB	PAINT/ M.W.		CARPET TILE	109	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
WAITING ROOM	#122	GWB	PAINT/ M.W.		CARPET TILE	83	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
THERAPY RECEPTION	#123	GWB	PAINT/ M.W.		CARPET TILE	68	GWB	PAINT/ M.W.		WOOD		SEE DOOR SCHEDULE		9'3"
MAIN RECEPTION	#124	GWB	PAINT/ M.W.		CERAMIC TILE	236	GWB	PAINT/ M.W.				SEE DOOR SCHEDULE		9'3"
ELEVATOR LOBBY #1	#125	GWB	PAINT/ M.W.		CERAMIC TILE		GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
CORRIDOR	#126	GWB	PAINT/ M.W.		CERAMIC TILE		GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
CORRIDOR	#127	GWB	PAINT/ M.W.		CERAMIC TILE		GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
POOL CONNECTOR	#128	GWB	PAINT/ M.W.		CERAMIC TILE		GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
POOL AREA	#129	CEMENTBOARD/ BLUEBOARD	T. GLASS/ CERAMIC TILE		CERAMIC TILE	4724	CEMENTBOARD/ BLUEBOARD	PAINT		CERAMIC		SEE DOOR SCHEDULE		24'
GARAGE ELEVATOR #1	#130	GWB	T-GLASS/ PAINT		CERAMIC TILE		GWB	PAINT/ M.W.		CERAMIC		SEE DOOR SCHEDULE		9'3"
STAIR TWO	#131	GWB	PAINT		POLISHED CONCRETE		GWB	PAINT		WOOD		SEE DOOR SCHEDULE		9'3"
ELEVATOR MECH	#132	GWB	PAINT		POLISHED CONCRETE	80	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
ELECTRICAL ROOM	#133	GWB	PAINT		POLISHED CONCRETE	356	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
FIRE PUMP ROOM	#134	CEMENTBOARD/ BLUEBOARD	PAINT/ FRP		POLISHED CONCRETE	215	CEMENTBOARD/ BLUEBOARD	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
MECHANICAL ROOM	#135	GWB	PAINT/ FRP		POLISHED CONCRETE	885	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STORAGE ROOM	#136	GWB	PAINT/ FRP		POLISHED CONCRETE	107	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
TRASH STORAGE	#137	GWB	PAINT/ FRP		POLISHED CONCRETE	123	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
TRASH STORAGE	#138	GWB	PAINT/ FRP		POLISHED CONCRETE	141	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STORAGE ROOM	#139	GWB	PAINT/ FRP		POLISHED CONCRETE	102	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STORAGE ROOM	#140	GWB	PAINT/ FRP		POLISHED CONCRETE	108	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STORAGE ROOM	#141	GWB	PAINT/ FRP		POLISHED CONCRETE	101	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STORAGE ROOM	#142	GWB	PAINT/ FRP		POLISHED CONCRETE	101	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
STORAGE ROOM	#143	GWB	PAINT/ FRP		POLISHED CONCRETE	119	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
TRASH STORAGE	#144	GWB	PAINT/ FRP		POLISHED CONCRETE	152	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
MAINTENANCE ROOM	#146	GWB	PAINT/ FRP		POLISHED CONCRETE	42	GWB	PAINT		VINYL		SEE DOOR SCHEDULE		9'3"
					TOTAL	**13,626**								

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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MEP ENGINEER
TBD

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EXHIBIT-ARCH-A

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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Project No.:	113019-05
Issue Date:	01-25-22
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Revision:	
Sheet Name:	EXHIBIT-ARCH-A

Sheet
LANDING PAGE

MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD



MULTI-PURPOSE BUILDING:CLUBHOUSE

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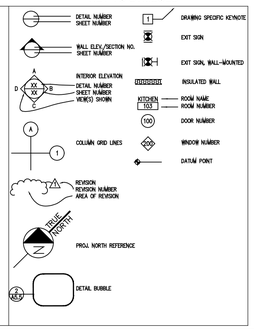
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GARAGE		
TOTAL SF	16,544	
BASEMENT FLOOR		
TOTAL SF	9746	
GROUND FLOOR		
TOTAL SF	23278	
SECOND FLOOR		
TOTAL SF	17285	
THIRD FLOOR		
TOTAL SF	12301	
ROOF TOP TERRACE		
TOTAL SF	5907	
POOL		
TOTAL SF	5669	
TOTAL SF FOR MPB-CLUBHOUSE		**90,730**

ABBREVIATIONS

ACOUST.	Acoustical	IN.	Inch
ADJ.	Adjustable	INST.	Install
A.F.F.	Above Finished Floor	INT.	Interior
ARCH.	Architectural or Architect		
BET.	Between	JT.	Joint
BLDG.	Building	MAX.	Maximum
BLK.	Block	MECH.	Mechanical
BLKG	Blocking	MERCH.	Merchandise
BM.	Beam	MFR.	Manufacturer
BOT.	Bottom	MIN.	Minimum
		MULL.	Mullion
C.L.	Center Line	N.I.C.	Not In Contract
CLR.	Clear	N.T.S.	Not To Scale
CLG.	Ceiling		
CLKG.	Caulking	O.C.	On Center
COL.	Column	OPP.	Opposite
CONT.	Continuous	OFCI.	Owner Furnish Contractor Installed
DET.	Detail		
DIA.	Diameter		
DIAG.	Diagonal	PERIM.	Perimeter
DIM.	Dimension	PERP.	Perpendicular
DN.	Down	P.C.	Plumbing Contractor
DWG.	Drawing	PRELIM.	Preliminary
		PT.	Paint
E.C.	Electrical Contractor	R OR RAD.	Radius
ELEC.	Electrical		
EQ.	Equal	REF.	Refer/Reference
EXIST. (E)	Existing	REQ'D.	Required
EXP.	Expansion or Expansion	REV.	Revision
EVTR.	Elevator	RM.	Room
EXT.	Exterior		
		SIM.	Similar
F.C.	Fixture Contractor	SCH.	Schedule
F.D.	Floor Drain	SECT.	Section
FIN.	Finish	SHT.	Sheet
FLUOR.	Fluorescent	SPECS.	Specifications
F.O.F.	Face of Finish	STD.	Standard or Steel
FT.	Feet	STRUCT.	Structural
FUR.	Furring	SUSP.	Suspended
GA.	Gauge	TEMP.	Tempered
GALV.	Galvanized	THK.	Thick
G.C.	General Contractor	TYP.	Typical
GYP. BD.	Gypsum Board		
		U.O.N.	Unless Otherwise Noted
HORIZ.	Horizontal		
HT.	Height		
HVAC	Heating, Ventilation, & Air Conditioning	VAR.	Varies/Variable
		VERIF.	Verify/Verification
		VERT.	Vertical
		V.I.F.	Verify In Field

KEY TO SYMBOLS



DRAWING INDEX

DRAWING NO.	SHEET TITLE	ISSUE DATE	PRICING/ CD	REVISION DATE	BP/PUD DATE
T-1.00	TITLE SHEET	9/6/2021	9/6/2021		
G-1.00	GENERAL NOTES	9/6/2021	9/6/2021		
G-1.01	ADA NOTES	9/6/2021	9/6/2021		
A-1.00	BASEMENT/ GARAGE LEVEL	9/6/2021	9/6/2021		
A-1.01	BASEMENT/ GARAGE LEVEL ENLARGED PART PLAN A	9/6/2021	9/6/2021		
A-1.02	BASEMENT LEVEL (POOL) ENLARGED PART PLAN B&C	9/6/2021	9/6/2021		
A-1.05	BASEMENT/ GARAGE LEVEL FURNITURE/ BUILT IN MILLWORK PLAN	9/6/2021	9/6/2021		
A-1.06	BASEMENT / GARGAGE/ POOL RCP	9/6/2021	9/6/2021		
A-1.10	GROUND FLOOR PLAN	9/6/2021	9/6/2021		
A-1.11	GROUND FLOOR PART PLAN A	9/6/2021	9/6/2021		
A-1.12	GROUND FLOOR PART PLAN B	9/6/2021	9/6/2021		
A-1.13	GROUND FLOOR PART PLAN C	9/6/2021	9/6/2021		
A-1.14	GROUND FLOOR PART PLAN D	9/6/2021	9/6/2021		
A-1.15	GROUND FLOOR FURNITURE PLAN	9/6/2021	9/6/2021		
A-1.16	GROUND FLOOR CEILING PLAN	9/6/2021	9/6/2021		
A-1.20	SECOND FLOOR PLAN	9/6/2021	9/6/2021		
A-1.21	SECOND FLOOR ENLARGED PART PLAN A	9/6/2021	9/6/2021		
A-1.22	SECOND FLOOR ENLARGED PART PLAN B	9/6/2021	9/6/2021		
A-1.23	SECOND FLOOR ENLARGED PART PLAN C	9/6/2021	9/6/2021		
A-1.25	SECOND FLOOR FURNITURE PLAN	9/6/2021	9/6/2021		
A-1.26	SECOND FLOOR RCP	9/6/2021	9/6/2021		
A-1.30	THIRD FLOOR PLAN	9/6/2021	9/6/2021		
A-1.31	THIRD FLOOR ENLARGED PART PLAN A	9/6/2021	9/6/2021		
A-1.32	THIRD FLOOR ENLARGED PART PLAN B	9/6/2021	9/6/2021		
A-1.33	THIRD FLOOR ENLARGED PART PLAN C	9/6/2021	9/6/2021		
A-1.35	THIRD FLOOR FURNITURE PLAN	9/6/2021	9/6/2021		
A-1.36	THIRD FLOOR REFLECTED CEILING PLAN	9/6/2021	9/6/2021		
A-1.40	ROOF PLAN	9/6/2021	9/6/2021		
A-1.41	ROOF PLAN PART A	9/6/2021	9/6/2021		
A-1.42	ROOF PLAN PART B	9/6/2021	9/6/2021		
A-2.00	CAFÉ/ BOULANGERIE PATISSERIE BASEMENT FLOOR	9/6/2021	9/6/2021		
A-2.01	ENLARGED CAFÉ/ BOULANGERIE PATISSERIE BASEMENT FLOOR	9/6/2021	9/6/2021		
A-2.02	GROUND FLOOR WINE BAR AND RESTAURANT	9/6/2021	9/6/2021		
A-2.03	ENLARGEDGROUND FLOOR WINE BAR AND RESTAURANT	9/6/2021	9/6/2021		
A-2.04	ENLARGED GROUND FLOOR BRIDAL UNITS	9/6/2021	9/6/2021		
A-2.05	SECOND FLOOR BRIDAL SUITES	9/6/2021	9/6/2021		
A-2.06	ENLARGED SECOND FLOOR BRIDAL SUITES	9/6/2021	9/6/2021		
A-2.07	THIRD FLOOR KING SUITES	9/6/2021	9/6/2021		
A-2.08	ENLARGED THIRD FLOOR KING SUITES	9/6/2021	9/6/2021		
A-2.09	ROOF PLAN	9/6/2021	9/6/2021		
A-2.10	ENLARGED UNIT PLANS	9/6/2021	9/6/2021		
A-2.11	NOT USED	9/6/2021	9/6/2021		
A-2.12	NOT USED	9/6/2021	9/6/2021		
A-2.13	NOT USED	9/6/2021	9/6/2021		
A-2.14	MEZZANINE FLOOR PLAN	9/6/2021	9/6/2021		
A-2.15	NOT USED	9/6/2021	9/6/2021		
A-3.00	BUILDING SECTION	9/6/2021	9/6/2021		
A-3.01	EAST-WEST LONG. SECTION PART A	9/6/2021	9/6/2021		
A-3.02	EASST-WEST SECTION PART B&C	9/6/2021	9/6/2021		
A-4.00	PROPOSED ELEVATION	9/6/2021	9/6/2021		
A-4.01	PROPOSED ELEVATION	9/6/2021	9/6/2021		
A-4.02	ENLARGED NORTH ELEVATION	9/6/2021	9/6/2021		
A-4.02A	ENLARGED NORTH ELEVATION	9/6/2021			
A-4.03	ENLARGED SIDE ELEVATION	9/6/2021	9/6/2021		
A-4.04	ENLARGED REAR ELEVATION	9/6/2021	9/6/2021		
A-4.05	ENLARGED ELEVATION	9/6/2021	9/6/2021		
A-4.06	ENLARGED ELEVATION	9/6/2021	9/6/2021		
A-5.00	NICHIHA DETAILS	9/6/2021	9/6/2021		
A-5.01	INTERIOR WALL TYPE/SECTION DETAILS	9/6/2021	9/6/2021		
A-5.02	DOOR TYPE AND SCHEDULE	9/6/2021	9/6/2021		
A-5.03	WINDOW TYPES	9/6/2021	9/6/2021		
A-5.04	WINDOW TYPES	9/6/2021	9/6/2021		
A-5.05	STRUCTURAL GLAZED CURTAIN WALL	9/6/2021	9/6/2021		
A-5.06	WINDOW SCHEDULE	9/6/2021	9/6/2021		
A-5.07	STRUCTURAL GLAZED CURTAIN WALL	9/6/2021	9/6/2021		
A-5.08	STAIR1 PLAN AND SECTION	9/6/2021	9/6/2021		
A-5.09	STAIR2 PLAN AND SECTION	9/6/2021	9/6/2021		
A-5.10	STAIR 3 PLAN AND SECTION	9/6/2021	9/6/2021		
A-5.11	ELEVATOR 1 PLAN AND SECTION	9/6/2021	9/6/2021		
A-5.12	ELEVATOR 2 PLAN AND SECTION	9/6/2021	9/6/2021		
A-5.13	ELEVATOR 3 PLAN AND SECTION	9/6/2021	9/6/2021		
A-5.14	METAL STAIR DETAIL	9/6/2021	9/6/2021		
A-6.00	ARCHITECTURAL BUILDING SECTION	9/6/2021	9/6/2021		
A-6.01	GENERAL ROOF/ TERRACE DETAILS	9/6/2021	9/6/2021		
A-6.02	SHIP LADDER DETAIL	9/6/2021	9/6/2021		
A-6.03	ENLARGED PUBLIC/ UNIT BATHROOMS	9/6/2021	9/6/2021		
A-6.05	SITE ENTRY SIGNAGE	9/6/2021	9/6/2021		
A-6.06	GENERAL TRESPA DETAILS	9/6/2021	9/6/2021		
A-7.00	SOUTH WING WALL SECTION	9/6/2021	9/6/2021		
A-7.01	SOUTH WING SECTION AT SOUTH SLOPED ROOF	9/6/2021	9/6/2021		
A-7.02	SOUTH WING WALL SECTION	9/6/2021	9/6/2021		
A-7.04	ATRIUM NORTH WALL SECTION	9/6/2021	9/6/2021		
A-8.00	ARKTURA DELTA DROP 4X4 (GREAT ROOM CEILING)	9/6/2021	9/6/2021		
A-8.01	CORELITE TRELLIS SOFFIT DETAIL	9/6/2021	9/6/2021		
A-8.02	ENLARGED HOSPITALITY UNIT PLANS	9/6/2021	9/6/2021		
A-8.03	INTERIOR (GREAT ROOM) ELEVATIONS	9/6/2021	9/6/2021		
G-1.00	General Notes	9/6/2021	9/6/2021		
G-1.01	General Notes	9/6/2021	9/6/2021		
G-1.02	General Notes	9/6/2021	9/6/2021		
S-1.00	3D – STRUCTURAL SYS.	9/6/2021	9/6/2021		
S-1.01	3D – STRUCTURAL SYS.	9/6/2021	9/6/2021		
S-1.02	3D – STRUCTURAL SYS.	9/6/2021	9/6/2021		
S-1.03	3D – STRUCTURAL SYS.	9/6/2021	9/6/2021		
S-1.04	AXIS & COL (BASEMENT)	9/6/2021	9/6/2021		
S-1.05	AXIS & COL (G.FL.)	9/6/2021	9/6/2021		
S-1.06	AXIS & COL. (2nd FL.)	9/6/2021	9/6/2021		
S-1.07	AXIS & COL (3rd. FL.)	9/6/2021	9/6/2021		
S-1.08	AXIS & COL. (LOWER ROOF)	9/6/2021	9/6/2021		
S-1.09	AXIS & COL. (ROOF)	9/6/2021	9/6/2021		
S-1.10	FOUNDATION	9/6/2021	9/6/2021		
S-1.11	BASEMENT STR. SYS.	9/6/2021	9/6/2021		
S-1.12	G.FL. STR. SYS.	9/6/2021	9/6/2021		
S-1.13	2nd FL. STR. SYS.	9/6/2021	9/6/2021		
S-1.14	3rd FL. STR. SYS.	9/6/2021	9/6/2021		
S-1.15	LOWER ROOF STR. SYS.	9/6/2021	9/6/2021		
S-1.16	ROOF STR. SYS.	9/6/2021	9/6/2021		
S-1.17	TOP ROOF STR. SYS.	9/6/2021	9/6/2021		
S-1.18	FRONT ELEVATION	9/6/2021	9/6/2021		
S-1.19	BACK ELEVATION	9/6/2021	9/6/2021		
S-1.20	SIDE ELEVATION	9/6/2021	9/6/2021		
S-1.21	SIDE ELEVATION	9/6/2021	9/6/2021		
S-1.22	STRUCTURAL SECTION	9/6/2021	9/6/2021		
S-1.23	STRUCTURAL SECTION	9/6/2021	9/6/2021		
S-1.24	STRUCTURAL SECTION	9/6/2021	9/6/2021		
S-1.25	STRUCTURAL SECTION	9/6/2021	9/6/2021		
S-1.26	STRUCTURAL SECTION	9/6/2021	9/6/2021		
S-1.27	STRUCTURAL SECTION	9/6/2021	9/6/2021		
S-1.29	POOL STRUCTURAL SYS.	9/6/2021	9/6/2021		
S-1.30	POOL STRUCTURAL SYS.	9/6/2021	9/6/2021		
S-1.31	POOL STRUCTURAL SYS.	9/6/2021	9/6/2021		
S-1.32	POOL STRUCTURAL SYS.	9/6/2021	9/6/2021		

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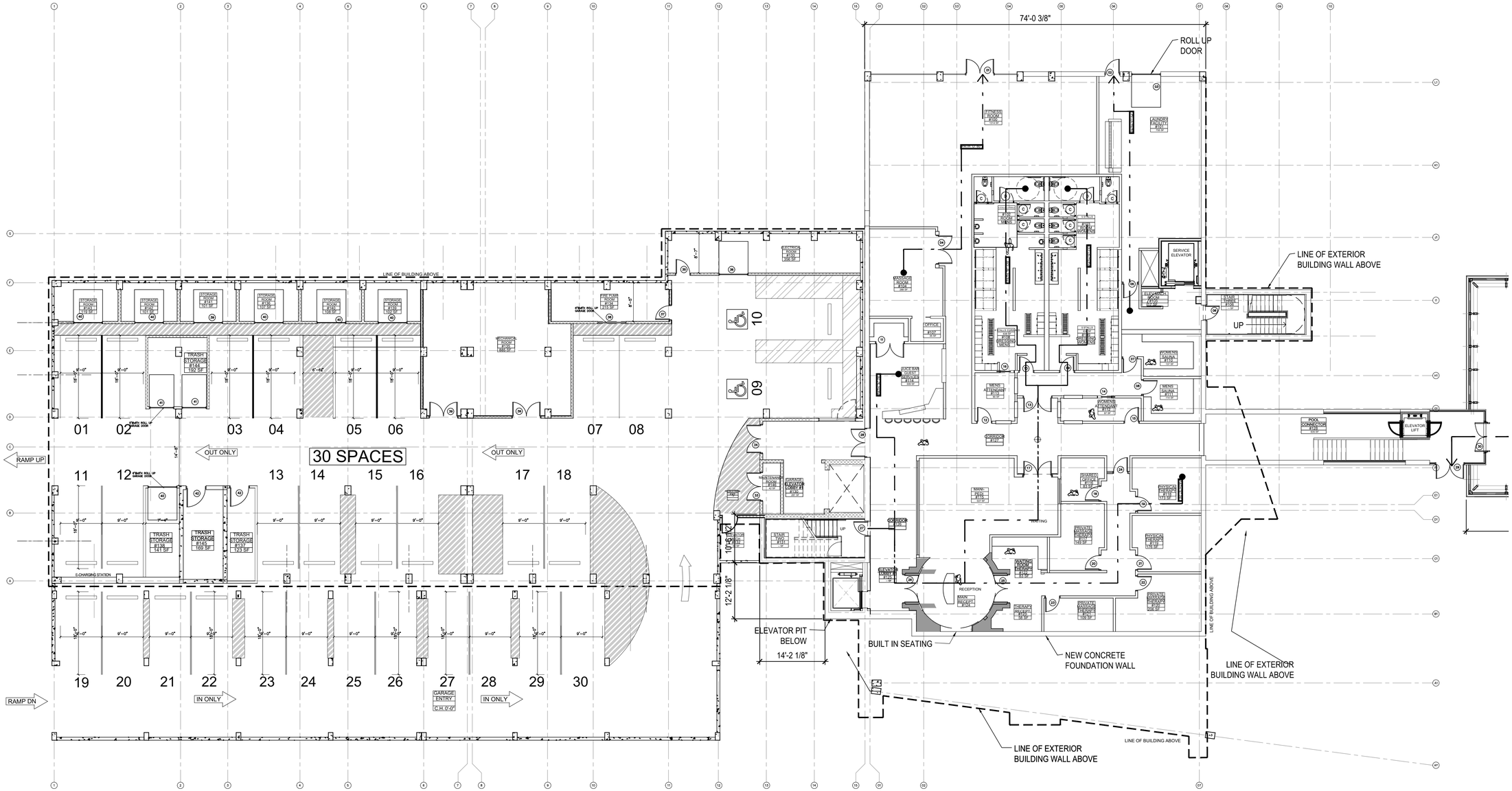
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Project No.:
Issue Date: 09-13-21
DESIGNED/Drawn:CDW
Checked:CDW
Scale:
Revision:
Sheet Name:

TITLE SHEET

Sheet
T-100



1 BASEMENT LEVEL PLAN
SCALE: 3/32" = 1'-0"

2 BASEMENT LEVEL PLAN: TO POOL
SCALE: 3/32" = 1'-0"

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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Project No.:	092020-2
Issue Date:	11-11-21
DESIGNED/Drawn:	CDW
Checked:	CDW
Scale:	
Revision:	
Sheet Name:	BASEMENT/ GARAGE LEVEL PLAN
Sheet	A1.00

ELECTRICAL ROOM #133 356 SF

MASSAGE ROOM #104 288 SF

OFFICE #107 35 SF

JUICE BAR GUEST SERVICES #114 309 SF

WOMENS

4 STALLS 3 URINALS 636 SF #108 DRESSING MENS

5 STALLS 636 SF #109 DRESSING WOMENS

SERVICE ELEVATOR

ELEV MACH. ROOM #105 17 SF

MATCH LINE

LINE OF EXTERIOR BUILDING WALL ABOVE

22'-9 7/8"

STAIR THREE #106 -- SF

UP

22'-11 1/2"

WOMENS SAUNA #110 137 SF

MENS ATTENDANT #113 90 SF

MENS SAUNA #111 114 SF

WOMENS ATTENDANT #112 87 SF

CORRIDOR #127

POOL CONNECTOR #128 635 SF

ELEVATOR LIFT

10'-0 1/4"

64'-5 1/4"

MAINTENANCE ROOM #146 42 SF

GARAGE ELEVATOR LOBBY #1 #130 287 SF

STAIR TWO #131 -- SF

UP

10'-6 1/2"

12'-2 1/8"

CORRIDOR #126

MANI-PEDI #115 537 SF

SHARED OFFICE #116 83 SF

PHYSICAL THERAPY #118 173 SF

WAITING

PRIVATE MASSAGE THERAPY #117 149 SF

PHYSICAL THERAPY #119 176 SF

LINE OF EXTERIOR BUILDING WALL ABOVE

ELEVATOR LOBBY #1 #125 -- SF

WAITING ROOM THERAPY #122 83 SF

RECEPTION

MAIN RECEPT. #124

THERAPY RECEPT. #123 58 SF

PRIVATE MASSAGE THERAPY #121 109 SF

PRIVATE MASSAGE THERAPY #120 206 SF

LINE OF BUILDING ABOVE

ELEVATOR PIT BELOW

14'-2 1/8"

8'-1 7/8"

BUILT IN SEATING

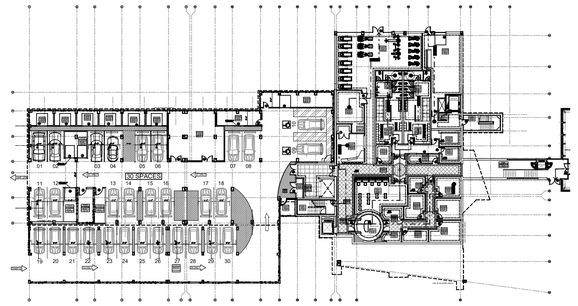
NEW CONCRETE FOUNDATION WALL

LINE OF EXTERIOR BUILDING WALL ABOVE

LINE OF BUILDING ABOVE

1 BASEMENT LEVEL: ENLARGED PART PLAN "A"

SCALE: 3/16" = 1'-0"



KEY PLAN

SCALE: NOT TO SCALE

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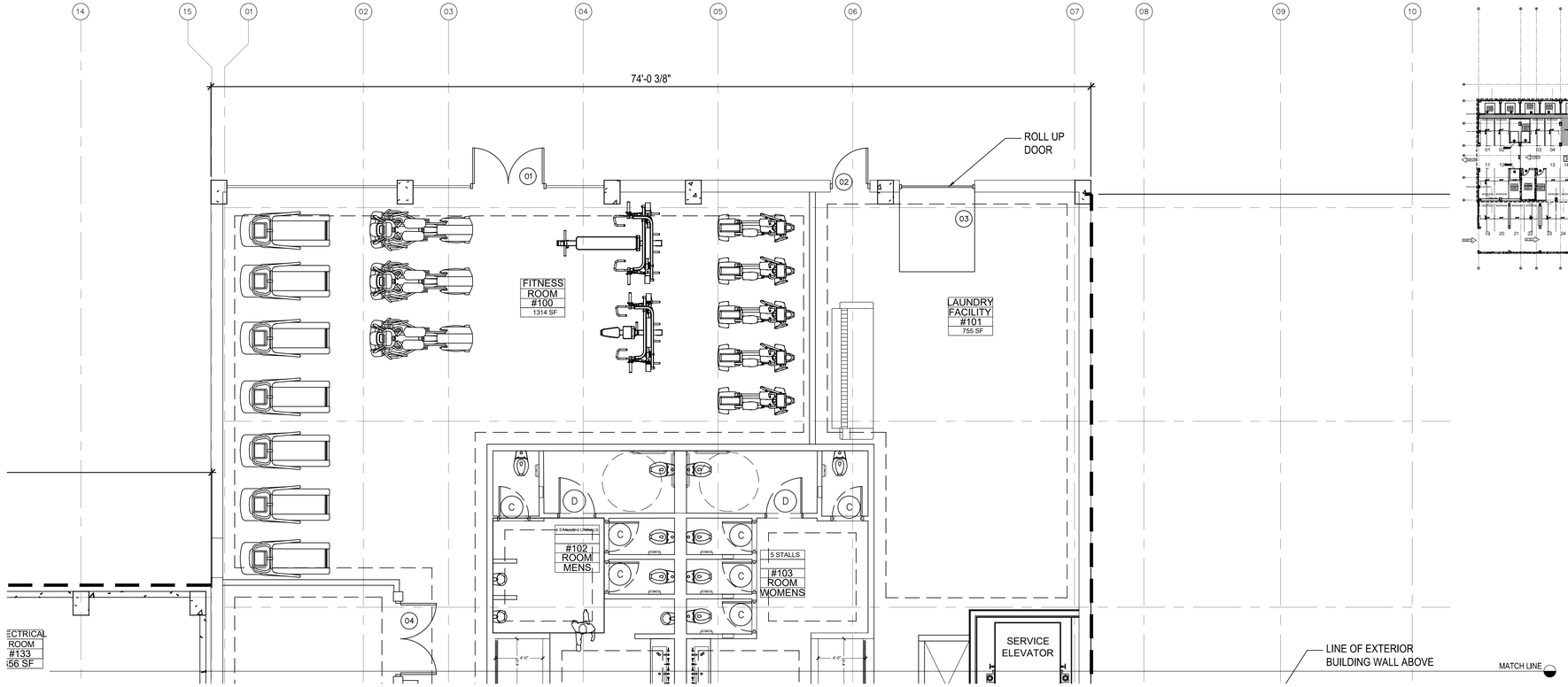
ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

PUD SUBMISSION ONLY

Project No.: 092020-2
Issue Date: 11-11-21
DESIGNED/Drawn:CDW
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Revision:
Sheet Name:

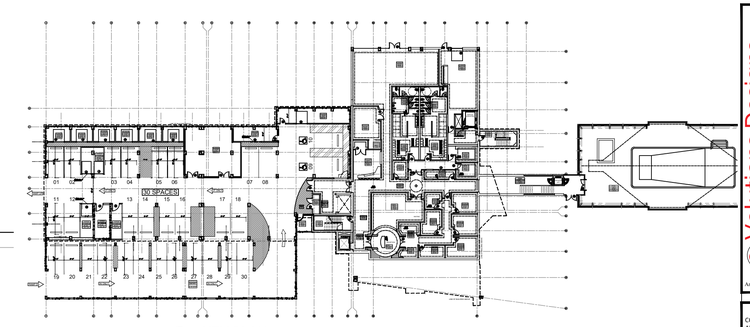
BASEMENT LEVEL ENLARGED PART PLAN A

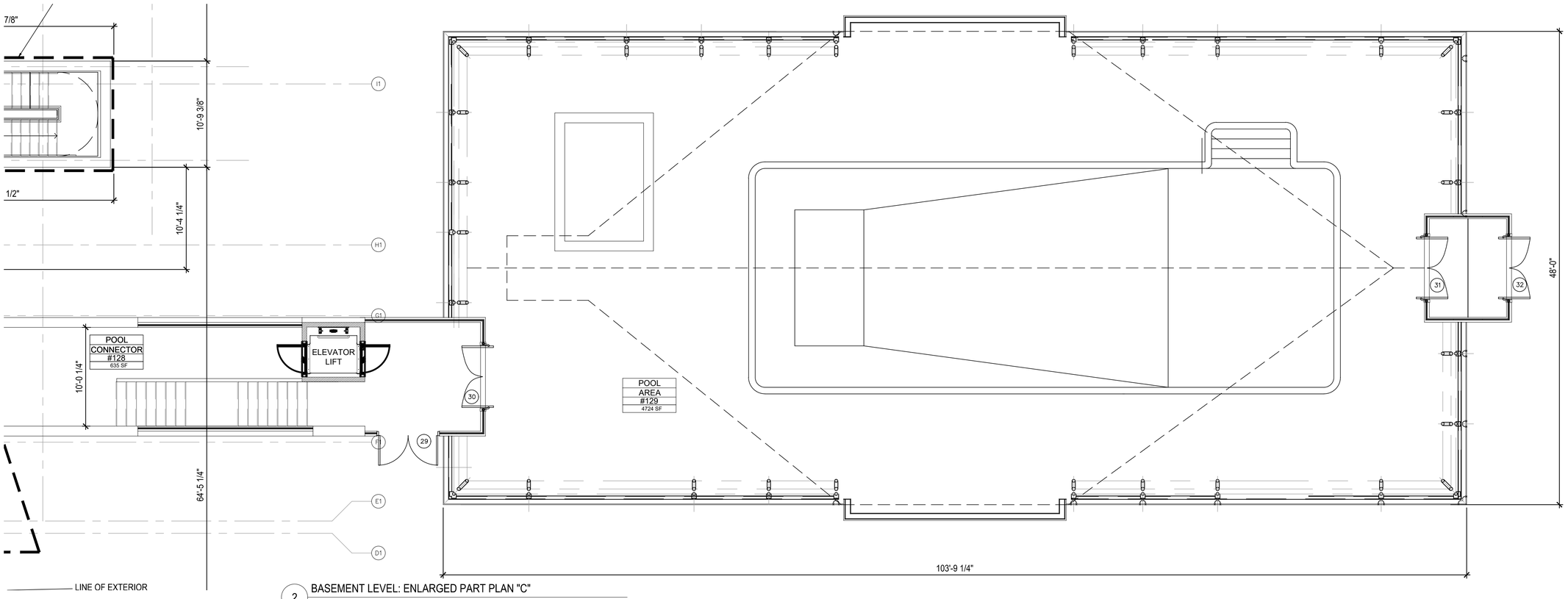
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1 BASEMENT LEVEL: ENLARGED PART PLAN "B"

SCALE: 3/16" = 1'-0"





2 BASEMENT LEVEL: ENLARGED PART PLAN "C"

SCALE: 3/16" = 1'-0"

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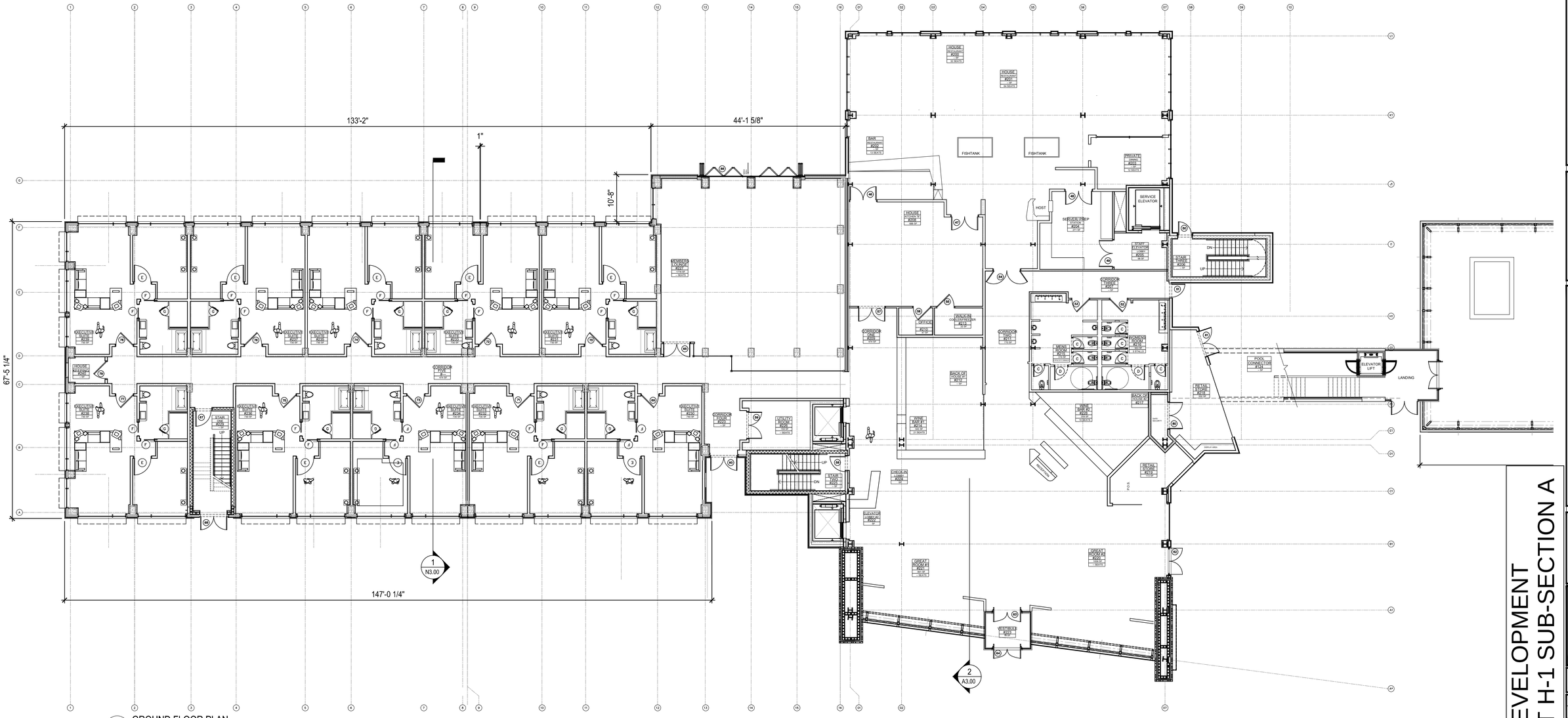
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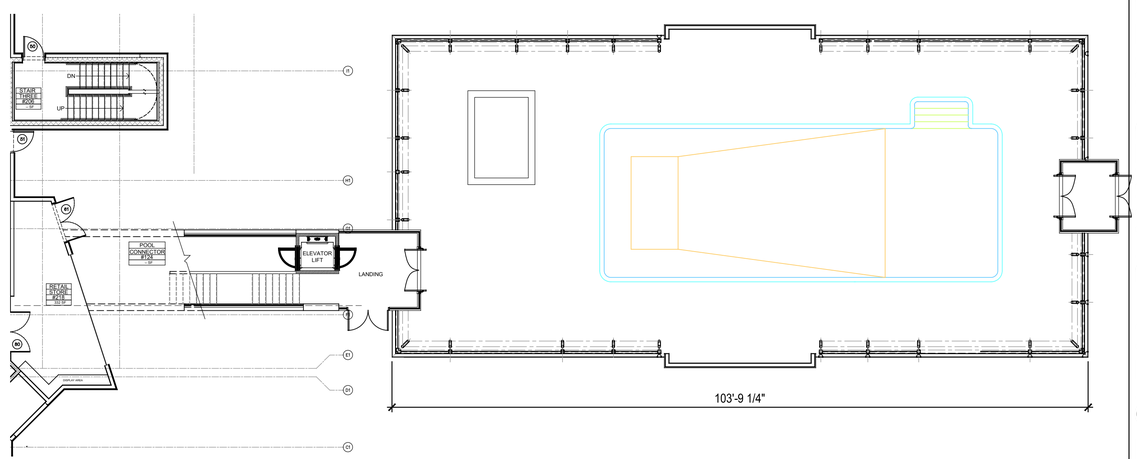
Project No.:	092020-2
Issue Date:	11-11-21
DESIGNED/Drawn:	CDW
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Revision:	
Sheet Name:	BASEMENT LEVEL ENLARGED PART PLAN B & C
Sheet	A1.02

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



1 GROUND FLOOR PLAN

SCALE: 3/32" = 1'-0"



2 GROUND FLOOR: POOL PLAN

SCALE: 3/32" = 1'-0"

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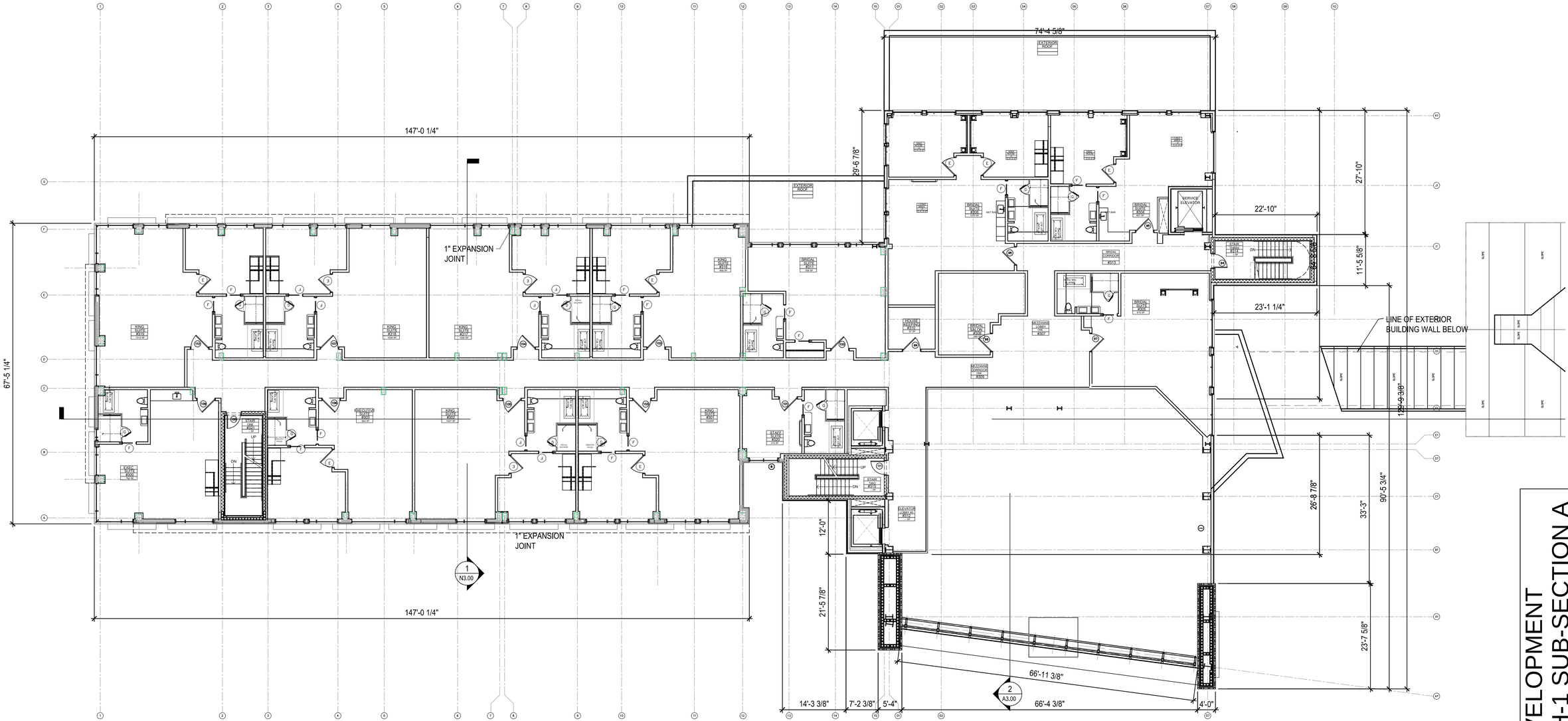
ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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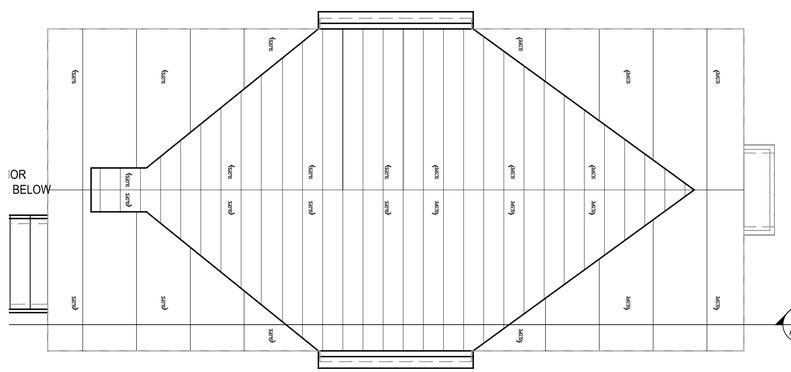
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Issue Date:	09-05-21
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Sheet Name:	GROUND FLOOR PLAN

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A1.10



1 SECOND FLOOR PLAN

SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN CONTINUED

SCALE: 3/32" = 1'-0"

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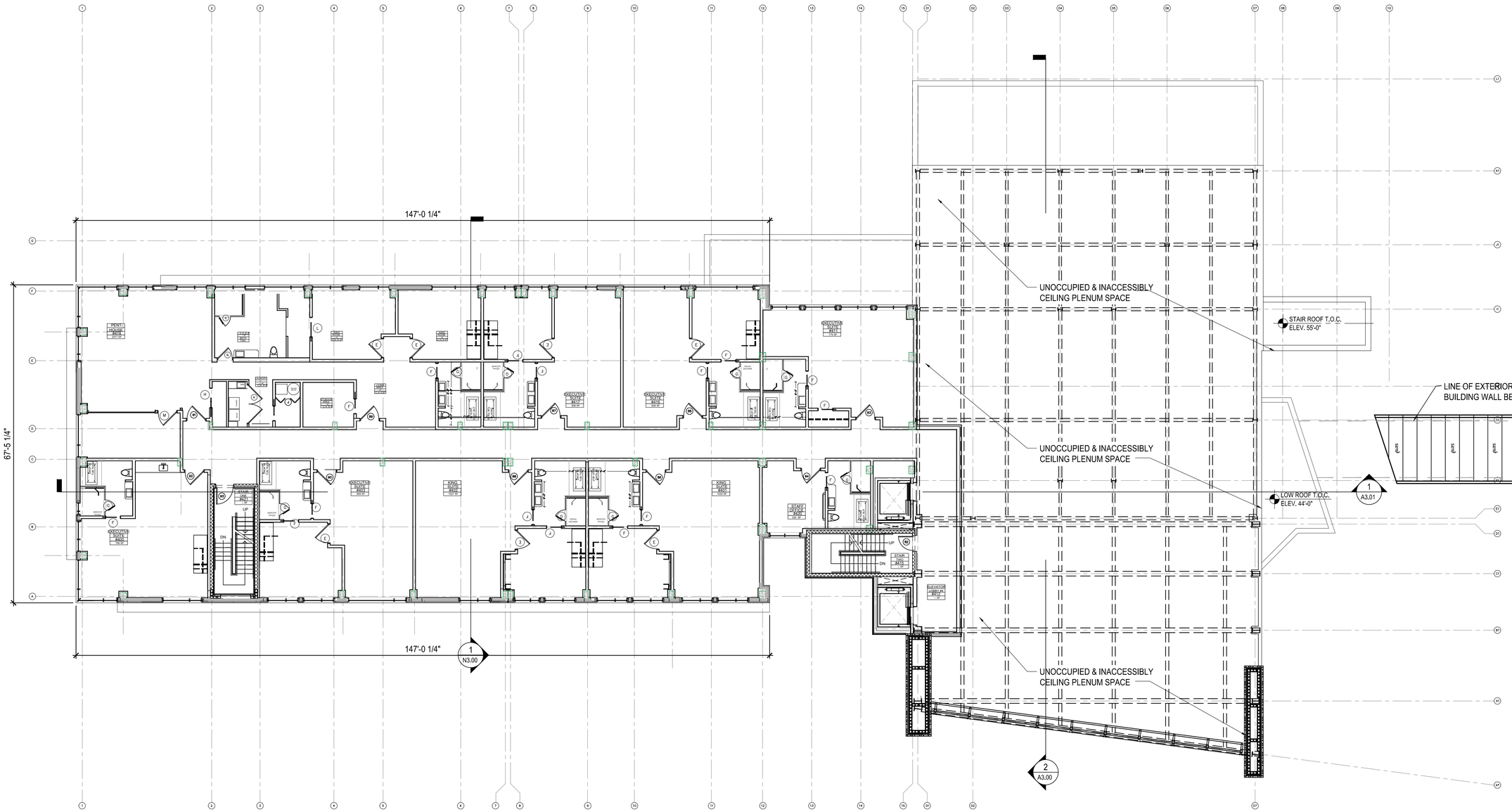
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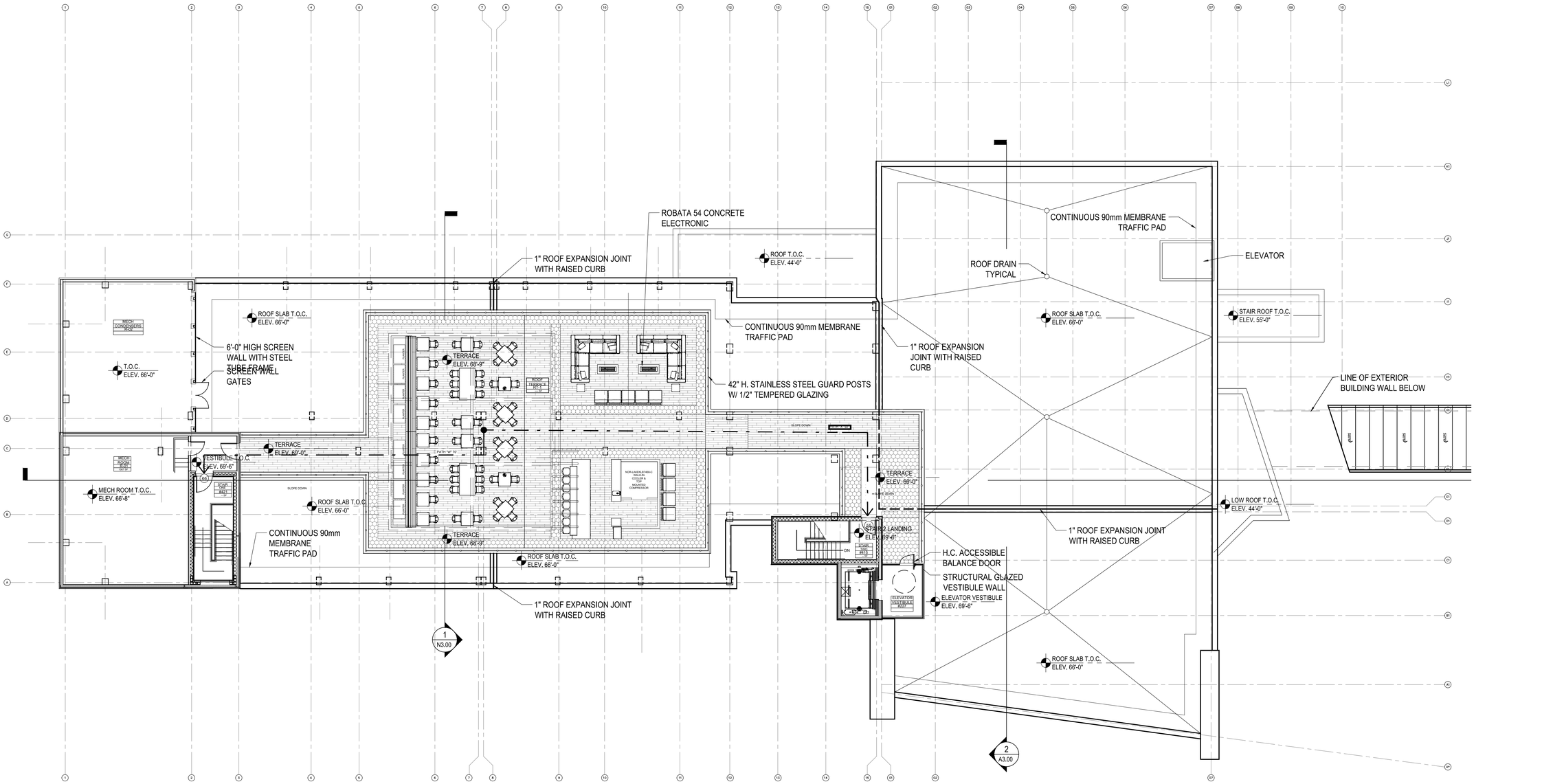
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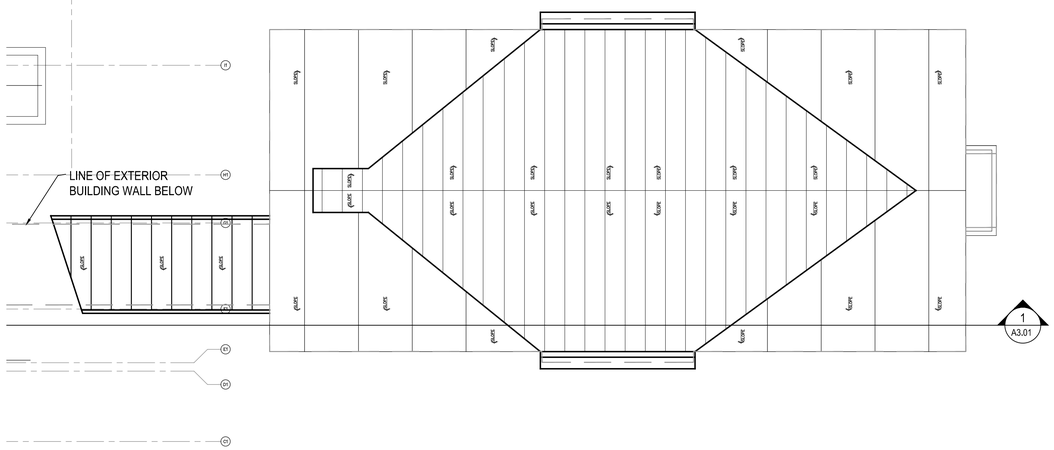
SECOND FLOOR PLAN

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A


147'-0 1/4"
67'-5 1/4"
147'-0 1/4"
1
N3.00
UNOCCUPIED & INACCESSIBLY
CEILING PLENUM SPACE
UNOCCUPIED & INACCESSIBLY
CEILING PLENUM SPACE
UNOCCUPIED & INACCESSIBLY
CEILING PLENUM SPACE
STAIR ROOF T.O.C.
ELEV. 55'-0"
LOW ROOF T.O.C.
ELEV. 44'-0"
LINE OF EXTERIOR
BUILDING WALL BELOW
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A3.01
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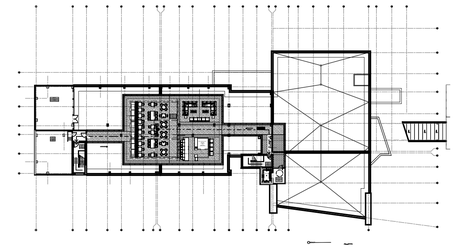
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SIGNATURE

Project No.:	092020-2
Issue Date:	09-05-21
DESIGNED/Drawn/Checked:	CDW_RH
Scale:	3/32" = 1'-0"
Revision:	
Sheet Name:	ROOF PLAN

Sheet
A1.40

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



KEY PLAN
SCALE: NOT TO SCALE

1" ROOF EXPANSION JOINT WITH RAISED CURB

ROOF T.O.C. ELEV. 44'-0"

ROOF SLAB T.O.C. ELEV. 66'-0"

6'-0" HIGH SCREEN WALL WITH STEEL TUBE FRAME

SCREEN WALL GATES

CONTINUOUS 90mm MEMBRANE TRAFFIC PAD

1" ROOF EXPANSION JOINT WITH RAISED CURB

42" H. STAINLESS STEEL GUARD POSTS W/ 1/2" TEMPERED GLAZING

PLANTER

TERRACE ELEV. 68'-9"

ROOF TERRACE R1-1 -- SF

SLOPE DOWN

PATH "X" 92"

TERRACE ELEV. 69'-0"

VESTIBULE T.O.C. ELEV. 69'-5"

66

STAIR ONE #421 -- SF

PATH "W" 70'

NOR-LAKEKLB7468-C WALK-IN COOLER & TOP MOUNTED COMPRESSOR

SLOPE DOWN

ROOF SLAB T.O.C. ELEV. 66'-0"

CONTINUOUS 90mm MEMBRANE TRAFFIC PAD

TERRACE ELEV. 68'-9"

55

STAIR 2 LANDING ELEV. 69'-6"

DN

STAIR TWO #415 -- SF

ELEVATOR VESTIBULE #227

ROOF SLAB T.O.C. ELEV. 66'-0"

1" ROOF EXPANSION JOINT WITH RAISED CURB

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A

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1 Roof Plan: Part Plan "A"
SCALE: 3/16" = 1'-0"

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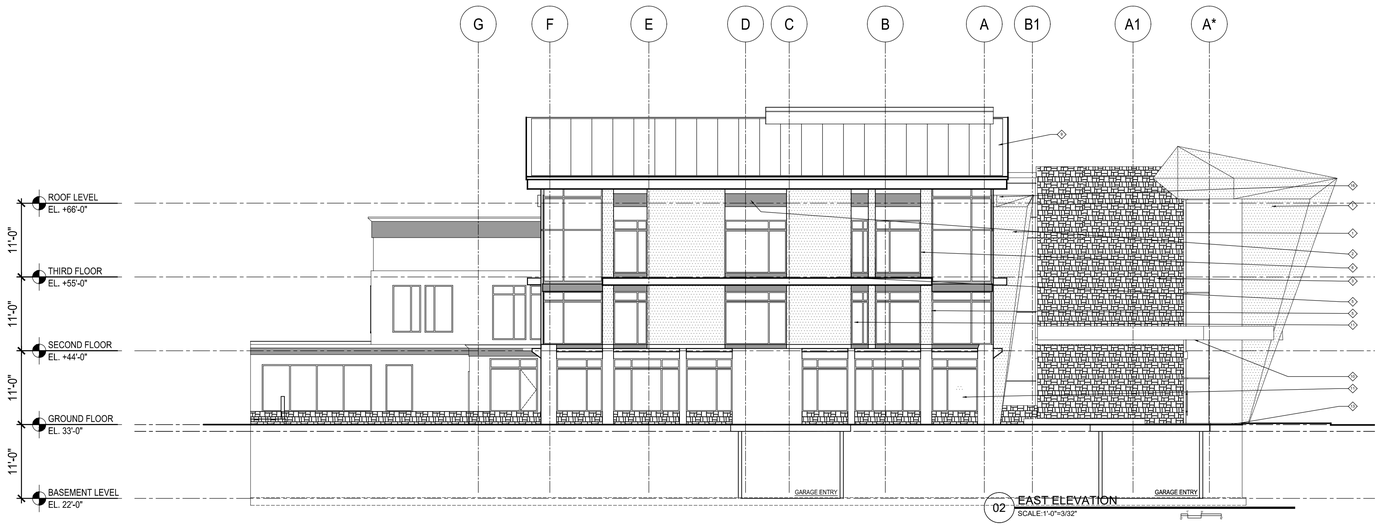
ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

PUD SUBMISSION ONLY

Project No.: 092020-2
Issue Date: 09-05-21
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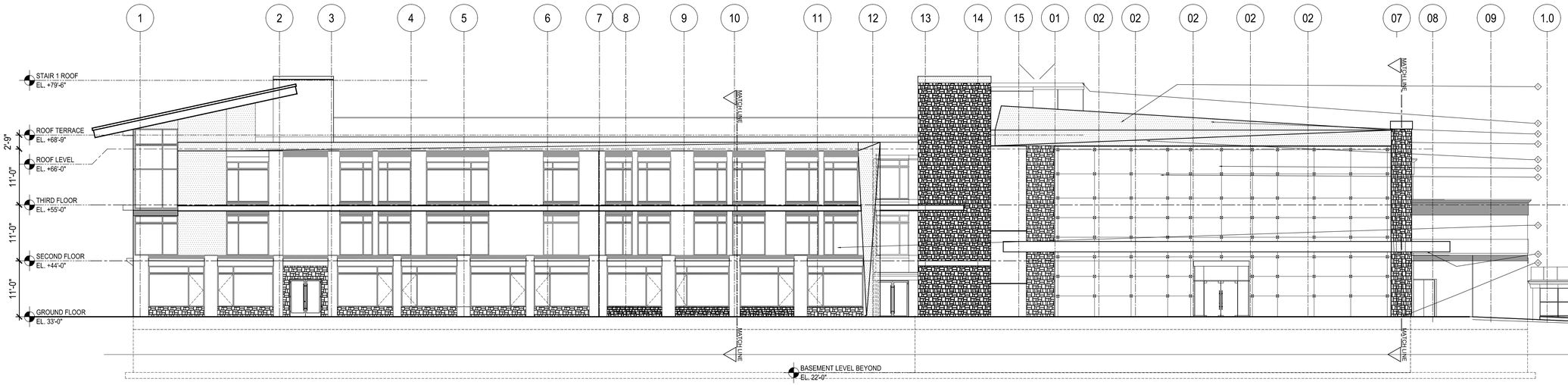
ROOF PLAN PART "A"

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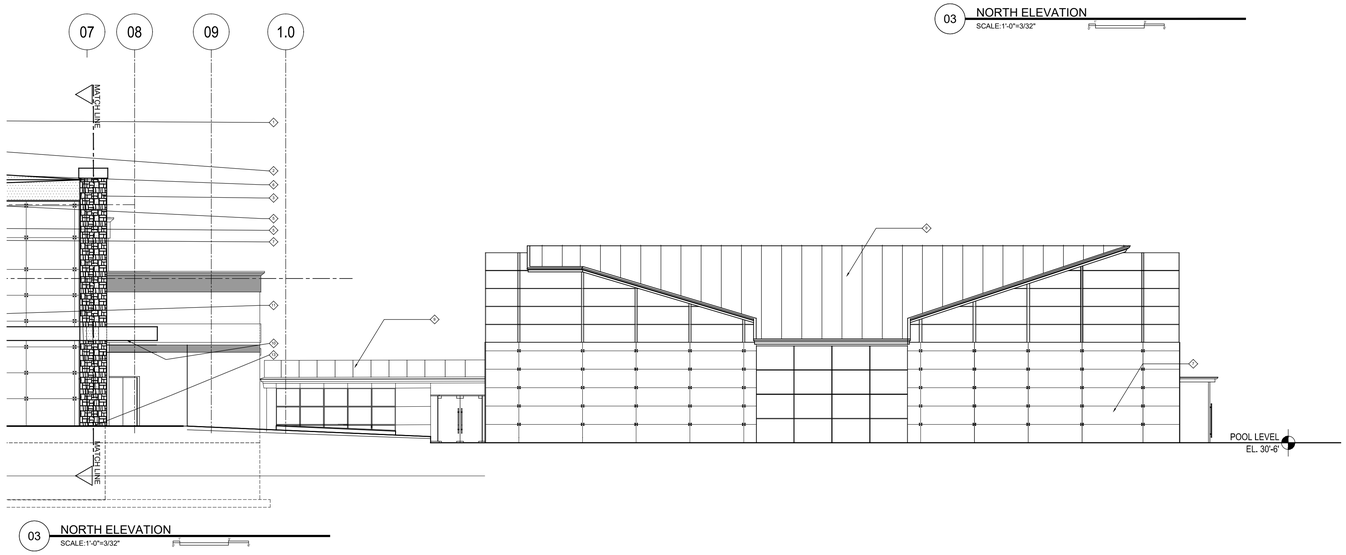


02 EAST ELEVATION
SCALE:1'-0"=3/32"

1. TRESPA #1
2. TRESPA #2
3. STONE #1
4. STONE #2
5. NICHIHA #1
6. NICHIHA #2
7. ATRIUM GLAZING
8. CONCRETE
9. METAL SEAMED ROOF
10. RECESSED UNDER/ DOWN LIGHTING
11. WINDOW (SEE SCHEDULE)
12. DOOR (SEE SCHEDULE)
13. EXTERIOR FLOOD LIGHT
14. STONE SILL
15. TEMPERED GLASS RAILING
16. GLASS ELEVATOR



03 NORTH ELEVATION
SCALE:1'-0"=3/32"



03 NORTH ELEVATION
SCALE:1'-0"=3/32"

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28449 CLUBHOUSE DRIVE
EASTON, MD

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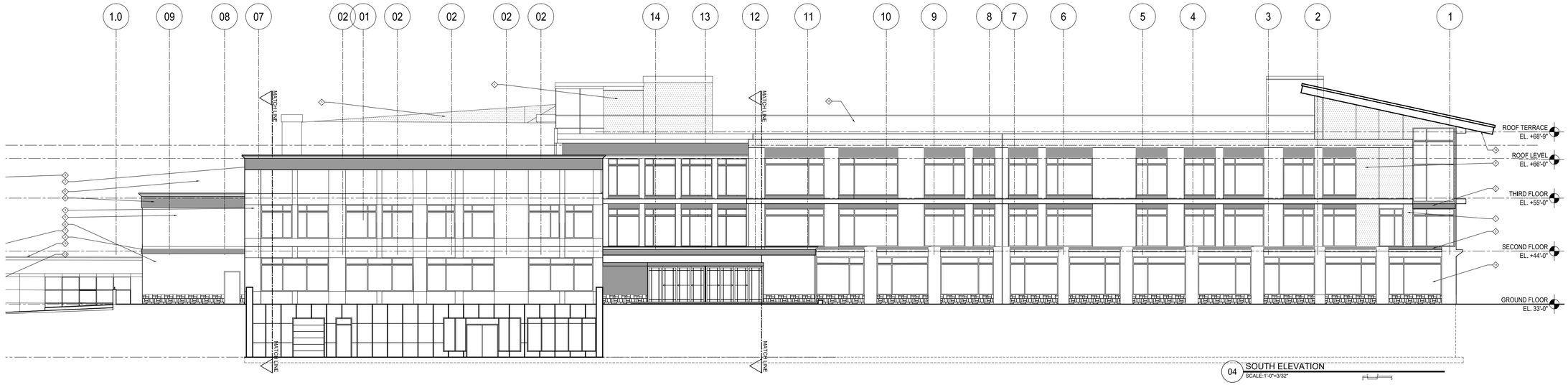
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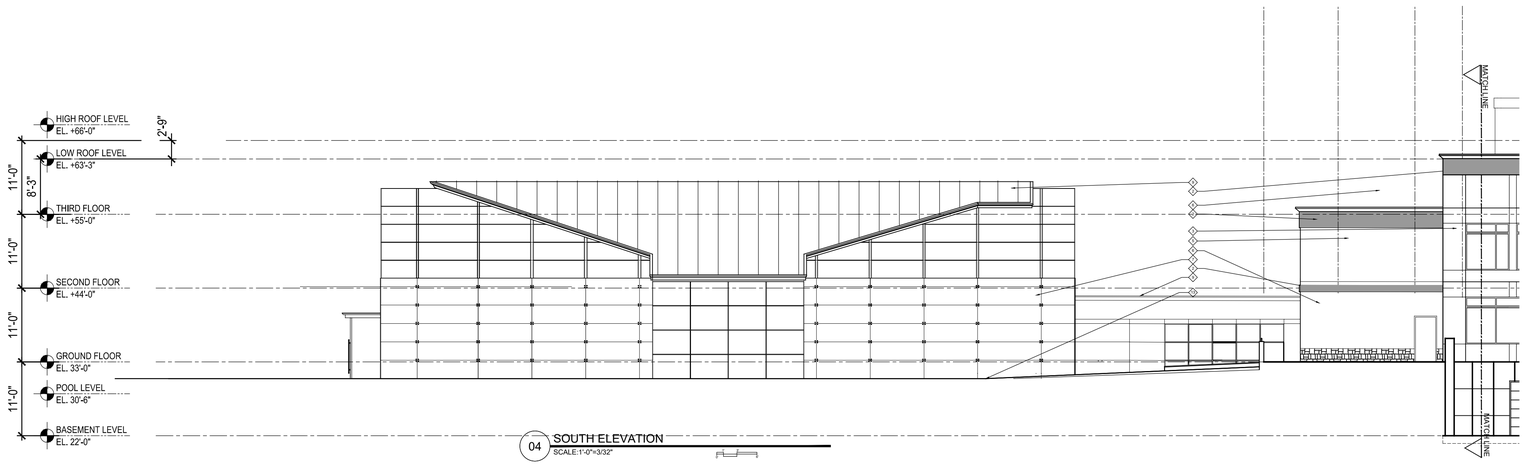
Project No.:	092020-2
Issue Date:	12-21-20
DESIGNED/Drawn:	CDW
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Scale:	
Revision:	
Sheet Name:	PROPOSED ELEVATIONS

Sheet
A-400

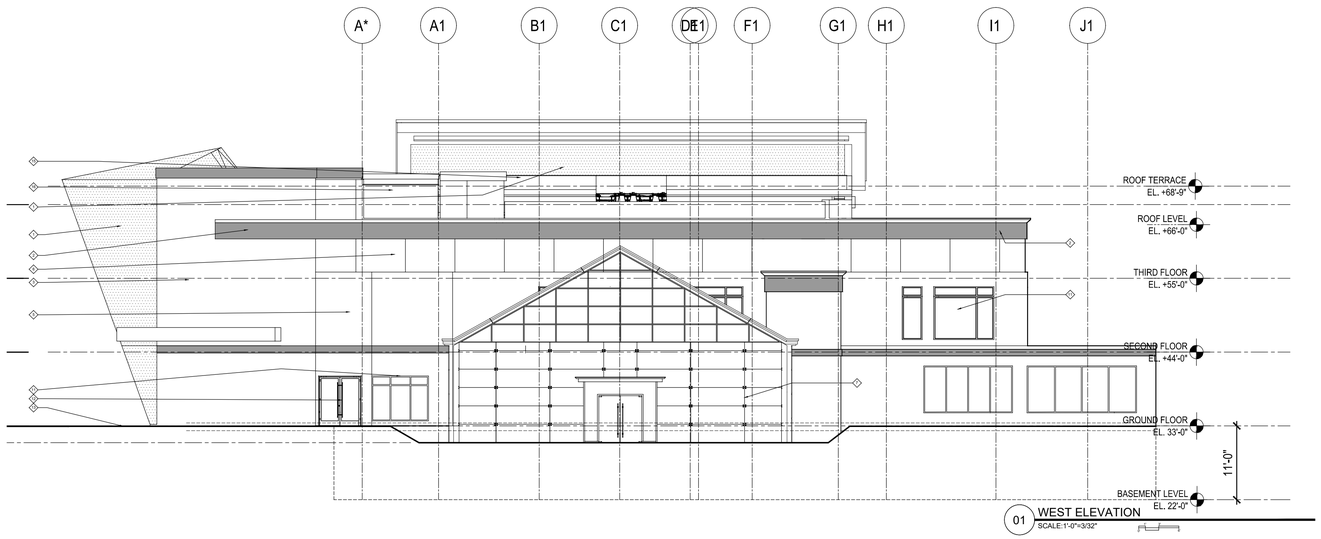
ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



04 SOUTH ELEVATION
SCALE:1'-0"=3/32"



04 SOUTH ELEVATION
SCALE:1'-0"=3/32"



01 WEST ELEVATION
SCALE:1'-0"=3/32"

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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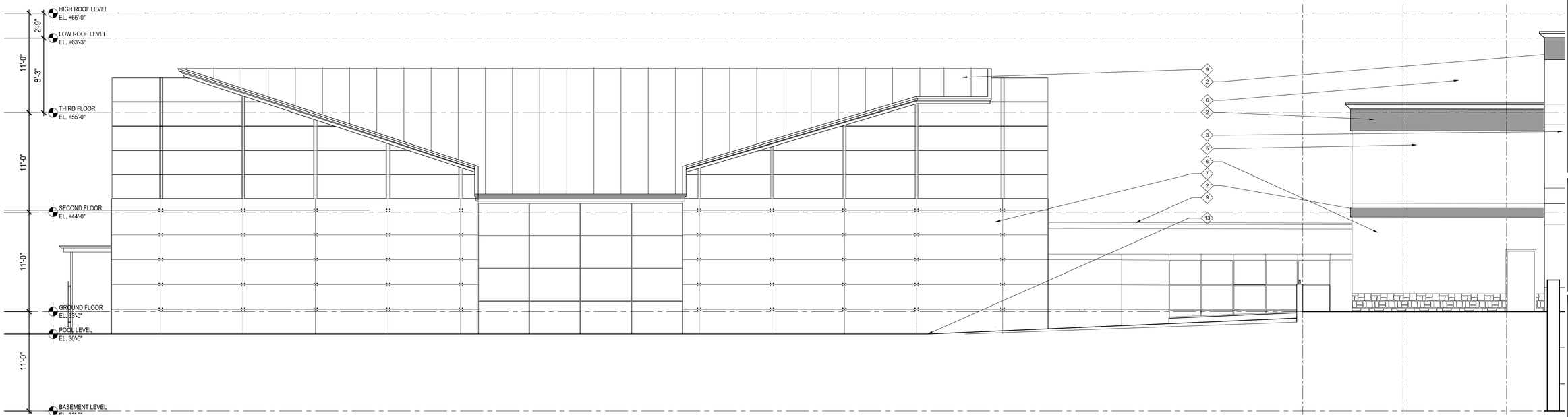
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Issue Date: 09-06-21
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Revision:
Sheet Name:

ENLARGED SIDE ELEVATION

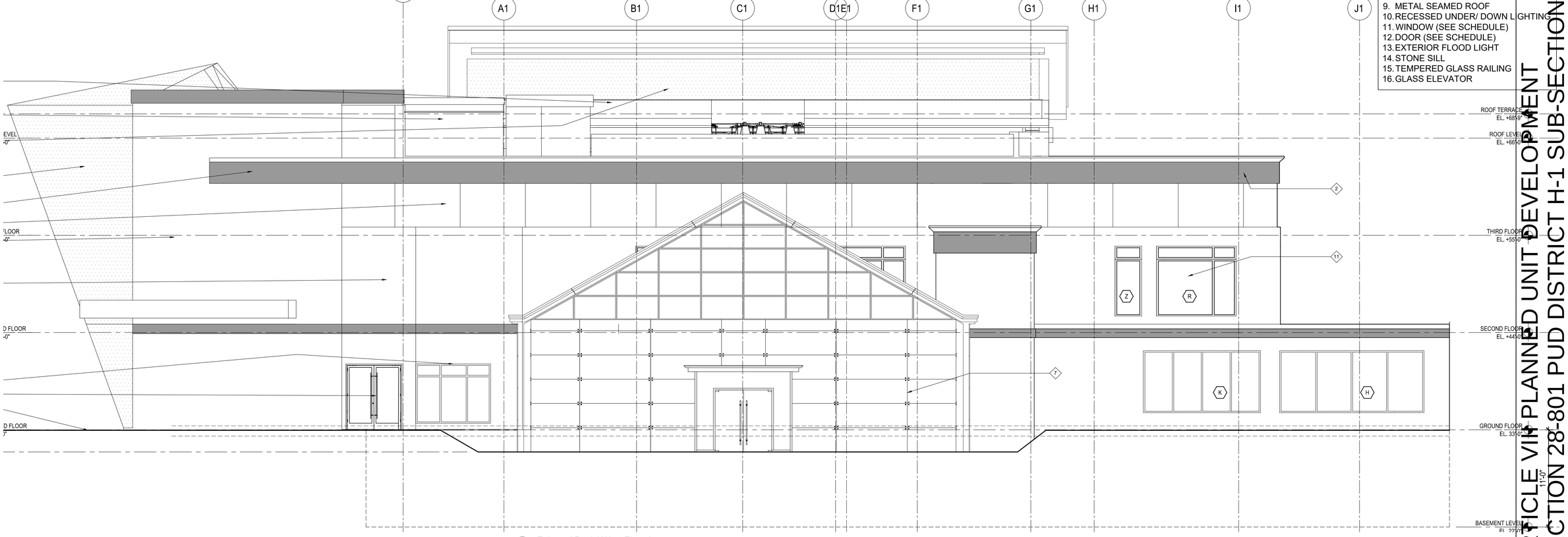
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A-401

1. TRESPA #1
2. TRESPA #2
3. STONE #1
4. STONE #2
5. NICHIHA #1
6. NICHIHA #2
7. ATRIUM GLAZING
8. CONCRETE
9. METAL SEAMED ROOF
10. RECESSED UNDER/ DOWN LIGHTING
11. WINDOW (SEE SCHEDULE)
12. DOOR (SEE SCHEDULE)
13. EXTERIOR FLOOD LIGHT
14. STONE SILL
15. TEMPERED GLASS RAILING
16. GLASS ELEVATOR



1 Enlarged Partial South Elevation

SCALE: 3/16" = 1'-0"



2 Enlarged Partial West Elevation

SCALE: 3/16" = 1'-0"

1. TRESPA #1
2. TRESPA #2
3. STONE #1
4. STONE #2
5. NICHIHA #1
6. NICHIHA #2
7. ATRIUM GLAZING
8. CONCRETE
9. METAL SEAMED ROOF
10. RECESSED UNDER/ DOWN LIGHTING
11. WINDOW (SEE SCHEDULE)
12. DOOR (SEE SCHEDULE)
13. EXTERIOR FLOOD LIGHT
14. STONE SILL
15. TEMPERED GLASS RAILING
16. GLASS ELEVATOR

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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Scale:	
Revision:	
Sheet Name:	ENLARGED ELEVATION

Sheet
A-405

04 ENTRY SIGNAGE MARKER (EXITING VIEW)
SCALE:1'-0"=1/8"

03 ENTRY SIGNAGE MARKER (SIDE VIEW)
SCALE:1'-0"=1/8"

02 ENTRY SIGNAGE MARKER (ENTRY VIEW)
SCALE:1'-0"=1/8"

01 ENTRY SIGNAGE MARKER (SIDEVIEW)
SCALE:1'-0"=1/8"

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SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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Scale:	
Revision:	
Sheet Name:	SITE SIGNAGE

Sheet
A-605

MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD

AGRI-I

NOTE: GC, ALL SUBS, ALL CONSULTANTS TO VERIFY ALL SF

LOCATION	ROOM NUMBER	WALLS			FLOORING	SQ.FT.	CEILING			WALL BASE		DOOR#	MATERIAL	CEILING HEIGHT
		MATERIAL	FINISH	SPEC No./ PART No.	MATERIAL		MATERIAL	FINISH	SPEC No./ PART No.	MATERIAL	SPEC No.			
GROUND FLOOR														
RECEPTION LOBBY	#100					3780								
EVENT SPACE	#101					2810								
M.TOILET	#102					314								
W. TOILET	#103					314								
EVENT SPACE	#104					2810								
EXECUTIVE KING	#105					970								
EXECUTIVE KING	#106					820								
EXECUTIVE KING	#107					820								
EXECUTIVE KING	#108					820								
EXECUTIVE KING	#109					820								
EXECUTIVE KING	#110					820								
EXECUTIVE KING	#111					820								
EXECUTIVE KING	#112					820								
EXECUTIVE KING	#113					820								
EXECUTIVE KING	#114					970								
			TOTAL			18,528								
SECOND FLOOR														
CATWALK	#2OO					450								
MENS TOILET	#201					331								
MEZZANINE LOUNGE	#202					1041								
WOMENS TOILET	#203					331								
EVENT SPACE	#204					1840								
EVENT SPACE	#204					1840								
KING SUITE	#205					1020								
KING SUITE	#206					1020								
KING SUITE	#207					1020								
KING SUITE	#208					1020								
KING SUITE	#209					1020								
VIEWING LOUNGE	#210					262								
VIEWING LOUNGE	#211					165								
HOUSE KEEPING	#212					47								
			TOTAL			11,407								
THIRD FLOOR														
CATWALK	#300					450								
EXTERIOR TERRACE	#301					450								
EXTERIOR TERRACE	#302					450								
CARDIO GYM	#303					1066								
KING SPA	#304					1101								
KING SPA	#305					1101								
SPA	#306					1239								
			TOTAL			5,857								

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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MEP ENGINEER
TBD

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EXHIBIT-ARCH-B

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Issue Date: 01-25-22
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Checked: CDW
Scale:
Revision:
Sheet Name:

EXHIBIT-ARCH-B

Sheet

LANDING PAGE

MARYLAND HEALTH CLUB AGRI-BUILDING ONE

TALBOT COUNTY, EASTON MD

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



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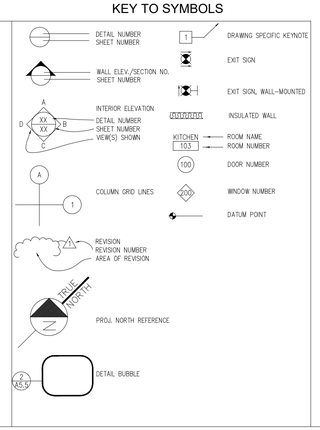
SQUARE FOOTAGE :	
FIRST FLOOR	= 28,728 ft²
SECOND FLOOR	= 15,921 ft²
THIRD FLOOR	= 9,368 ft²
TOTAL AREA:	= 54,017 ft²



ABBREVIATIONS

ACOUST.	Acoustical	IN.	Inch
ADJ.	Adjustable	INST.	Install
A.F.F.	Above Finished Floor	INT.	Interior
ARCH.	Architectural or Architect	JT.	Joint
BET.	Between	MAX.	Maximum
BLDG.	Building	MECH.	Mechanical
BLK.	Block	MERCH.	Merchandise
BLKG	Blocking	MFR.	Manufacturer
BM.	Beam	MIR.	Mirror
BOT.	Bottom	MULL.	Mullion
C.L.	Center Line		
CLR.	Clear	N.I.C.	Not In Contract
CLG.	Ceiling	N.T.S.	Not To Scale
CLKG.	Caulking	O.C.	On Center
COL.	Column	OPP.	Opposite
CONT.	Continuous	OFCI.	Owner Furnish Contractor Installed
DET.	Detail		
DIA.	Diameter		
DIAG.	Diagonal	PERIM.	Perimeter
DIM.	Dimension	PERP.	Perpendicular
DISP.	Display	P.C.	Plumbing Contractor
DWG.	Drawing	PRELIM.	Preliminary
		PT.	Point
E.C.	Electrical Contractor	R OR RAD.	Radius
ELEC.	Electrical		
EQ.	Equal	REF.	Refer/Reference
EXIST. (E)	Existing	REQ'D.	Required
EXP.	Exposed or Expansion	REV.	Revision
EVTR	Elevator	RM.	Room
EXT.	Exterior	SIM.	Similar
		SCH.	Schedule
F.C.	Fixture Contractor	SECT.	Section
F.D.	Floor Drain	SHT.	Sheet
FIN.	Finish	SPECS.	Specifications
FLUOR.	Fluorescent	STD.	Standard or Stud
F.O.F.	Face of Finish	STRUCT.	Structural
FT.	Feet	SUSP.	Suspended
FUR.	Furring		
		TEMP.	Tempered
GA.	Gauge	THK.	Thick
GALV.	Galvanized	TYP.	Typical
G.C.	General Contractor		
GYP. BD.	Gypsum Board	U.O.N.	Unless Otherwise Noted
HORIZ.	Horizontal		
HT.	Height		
HVAC	Heating, Ventilation, & Air Conditioning	VAR.	Varies/Variable
		VERIF.	Verify/Verification
		VERT.	Vertical
		V.I.F.	Verify in Field

KEY TO SYMBOLS



DRAWING INDEX

DRAWING №	SHEET TITLE	BP APPORVAL SET DATE	SUBMIT/REVISION DATE	COMMENTS/NOTES
T-100	TIILE SHEET/ INFO	-	05-08-20	-
R-100	EXTERIOR RENDERING	-	01-25-22	-
A-200	GROUND FLOOR	-	01-25-22	-
A-201	SECOND FLOOR	-	01-25-22	-
A-202	THIRD FLOOR	-	01-25-22	-
A-203	ROOF PLAN	-	01-25-22	-
A-400	PROPOSED ELEVATION	-	01-25-22	-

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Revision:	
Sheet Name:	TITLE SHEET

Sheet
T-100

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MEP ENGINEER

CAE ENGINEER
CONTACT:CRAIG AUKETT
craig@caeengineer.com>
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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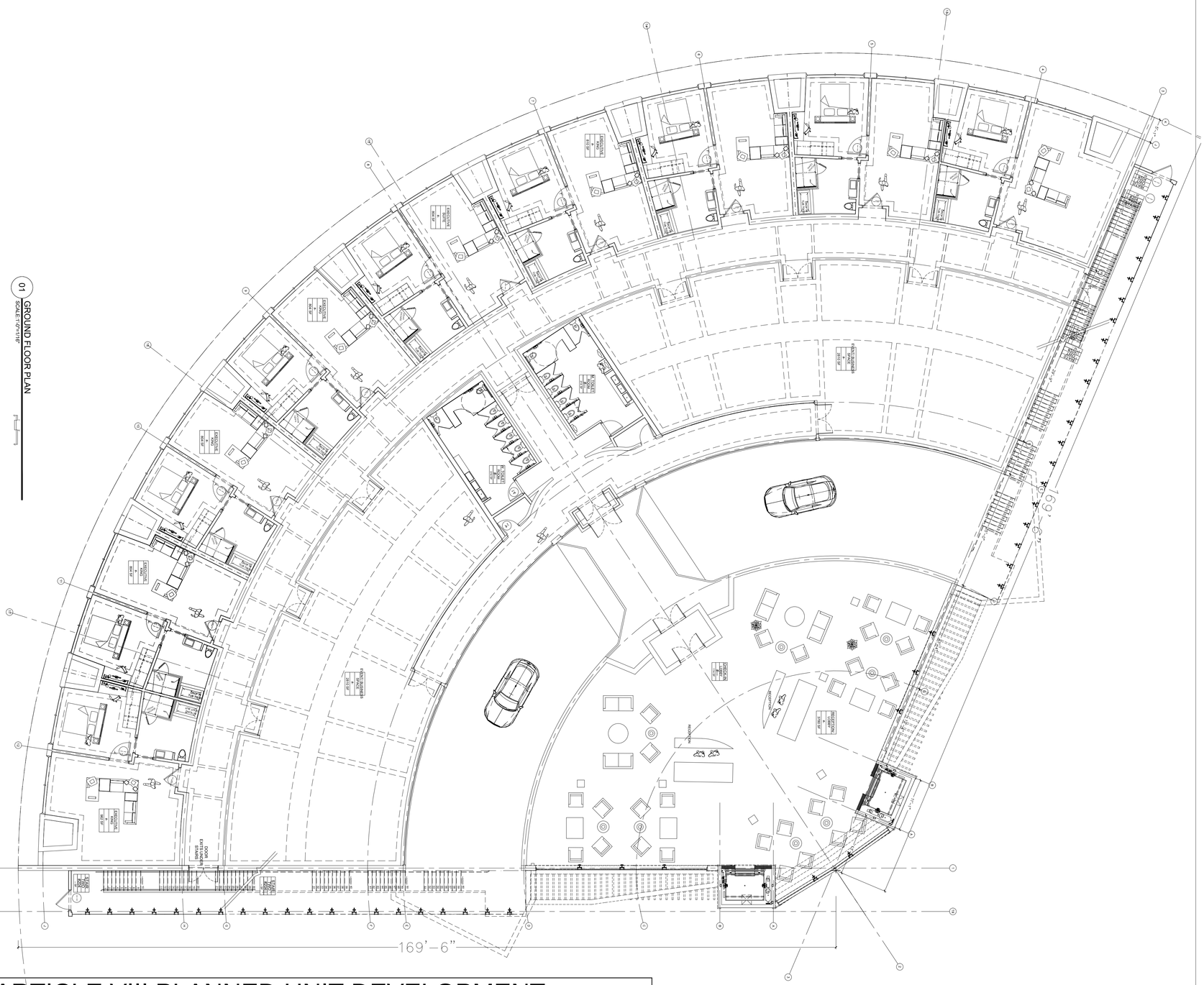
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Revision:
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EXTERIOR RENDERING

Sheet
R-100



01 GROUND FLOOR PLAN
SCALE: 1/16" = 1'-0"

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

A-200

GROUND FLOOR

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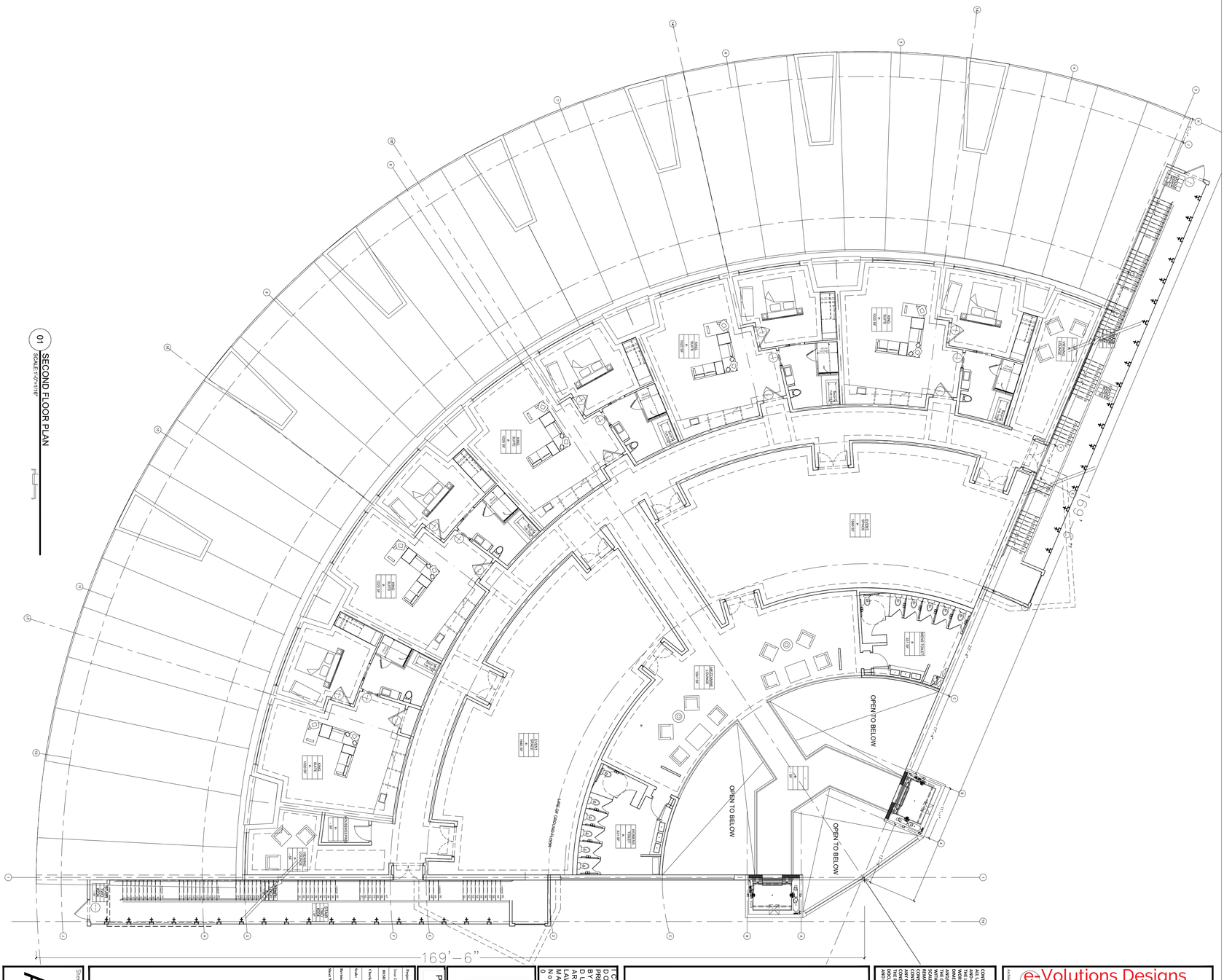
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 SECOND FLOOR PLAN
SCALE: 1/32"=1'-0"

A-201

SECOND FLOOR

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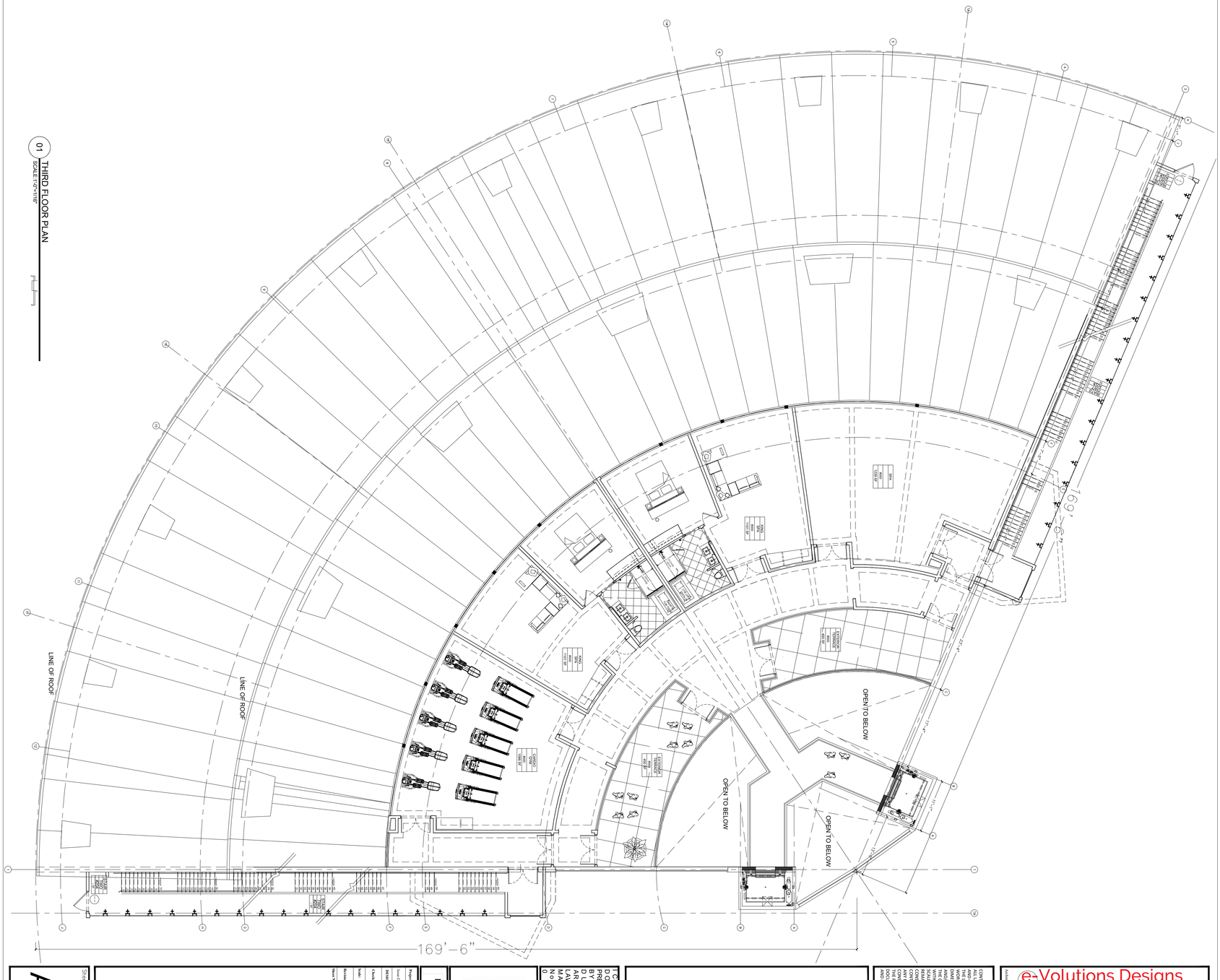
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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-202

THIRD FLOOR

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

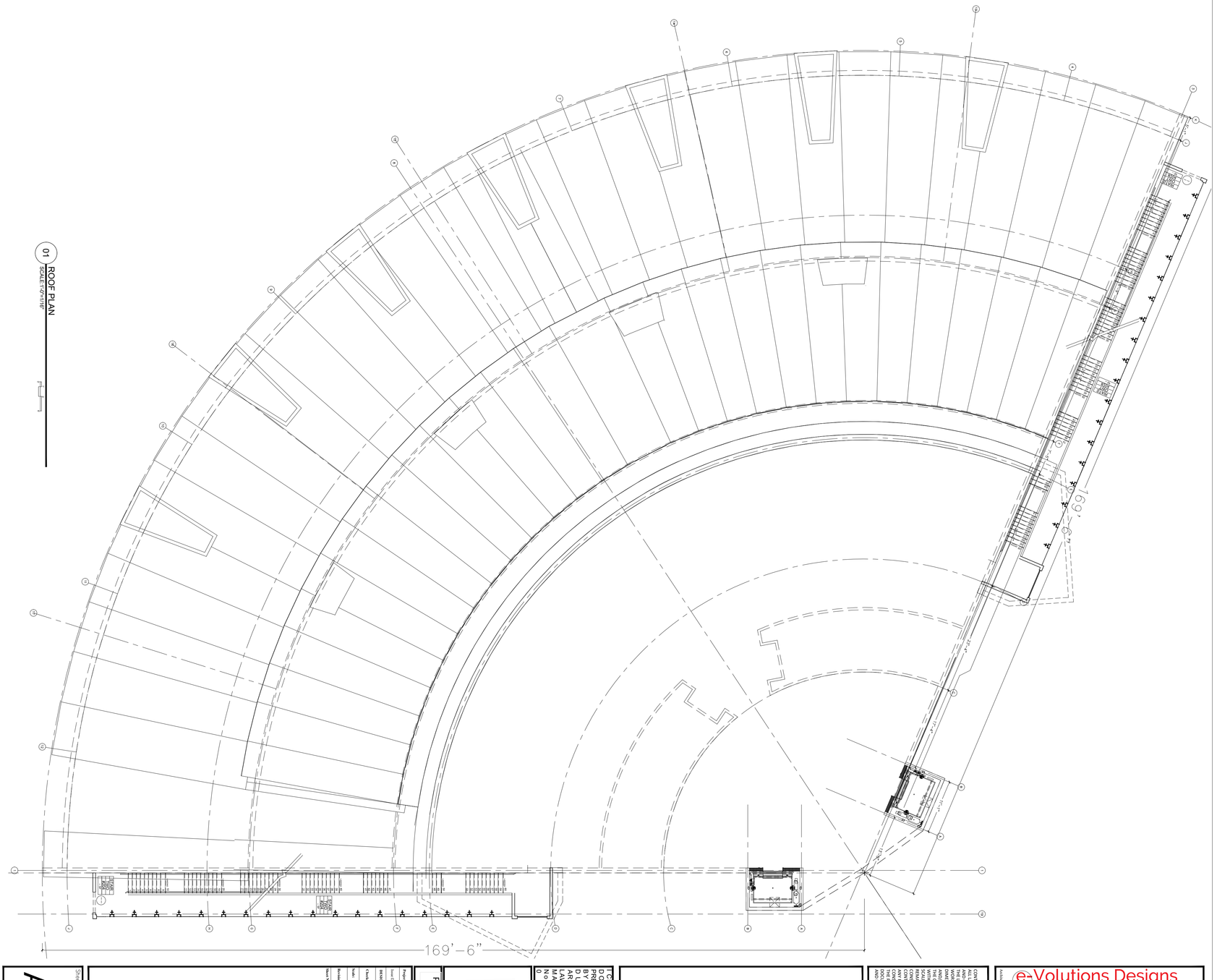
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Page 380 of 530

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



A-203

ROOF PLAN

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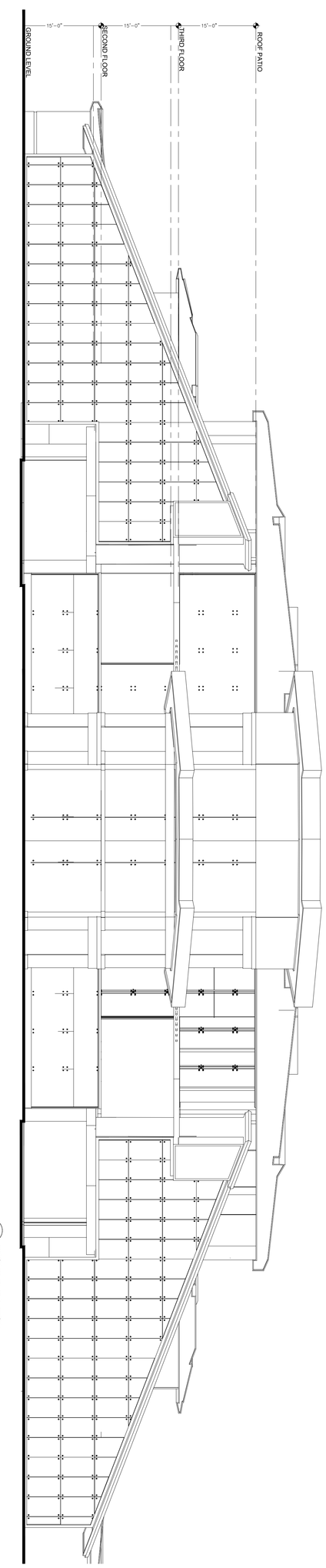
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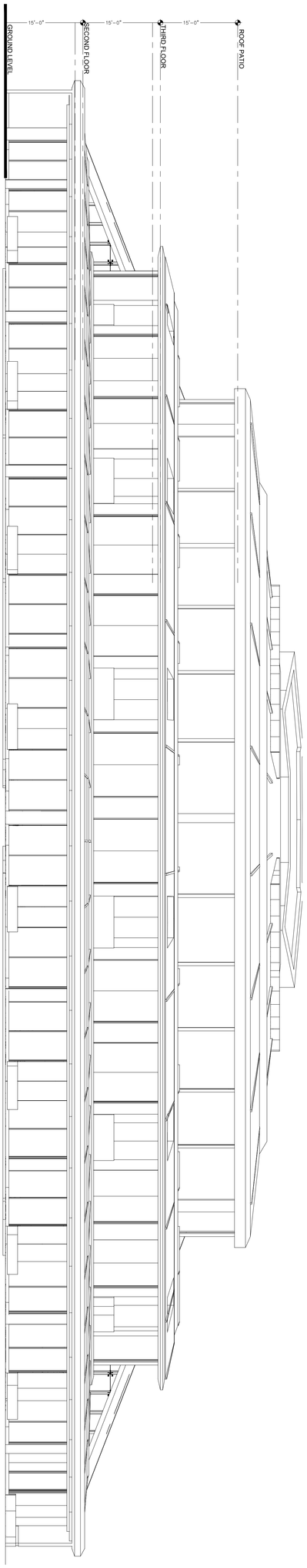
CONTRACTORS SHALL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES OR OMISSIONS BEFORE PROCEEDING WITH WORK. CONTRACTOR SHALL REPORT ANY AND OTHER CONDITIONS WHICH AFFECT THE EXECUTION OF THE WORK. DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS SHALL GOVERN. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE CODES AND REGULATIONS. WORKMANSHIP AND MATERIALS SHALL BE OF THE BEST GRADE AND QUALITY FOR THE PURPOSES INTENDED. ALL WORK SHALL BE PERFORMED BY EXPERIENCED WORKMEN. THE CONTRACTOR SHALL GUARANTEE ALL WORK AND MATERIALS FOR A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT. THE CONTRACTOR SHALL REPLACE ANY AND ALL DEFECTIVE WORK OR MATERIALS DISCOVERED DURING THIS PERIOD AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL COORDINATE THE WORK OF ALL TRADES. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING HIS BEST SKILL AND ATTENTION. HE SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT. THE CONTRACTOR SHALL NOT DEVIATE FROM ANY DESIGN AND/OR CONSTRUCTION DOCUMENTS WITHOUT THE CONSULTANTS' PRIOR WRITTEN APPROVAL. THE CONTRACTOR SHALL NOTIFY THE CONSULTANTS OF ANY DISCREPANCIES FOUND IN THE CONSTRUCTION DOCUMENTS. THE CONTRACTOR SHALL NOT USE ANY PORTION OF THE CONSULTANTS' DRAWINGS AND DESIGNS FOR ANY PURPOSE OTHER THAN THE CONSTRUCTION OF THE PROJECT FOR WHICH THEY WERE PREPARED AND ISSUED BY THE CONSULTANTS.

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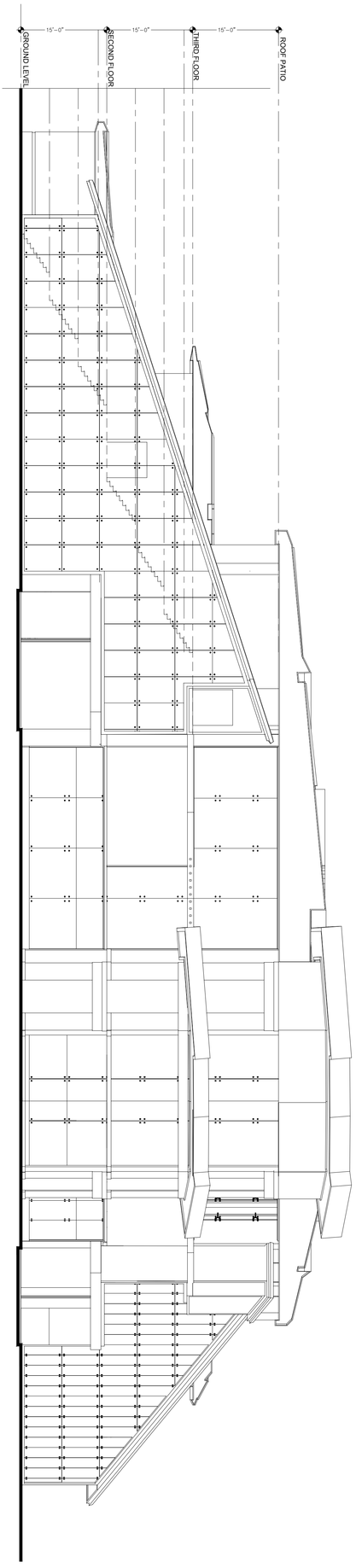
ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 FRONT ELEVATION
SCALE: 1/8"=1'0"



02 REAR ELEVATION
SCALE: 1/8"=1'0"



01 SIDE ELEVATION (TYPICAL)
SCALE: 1/8"=1'0"

A-400

PROPOSED ELEVATION

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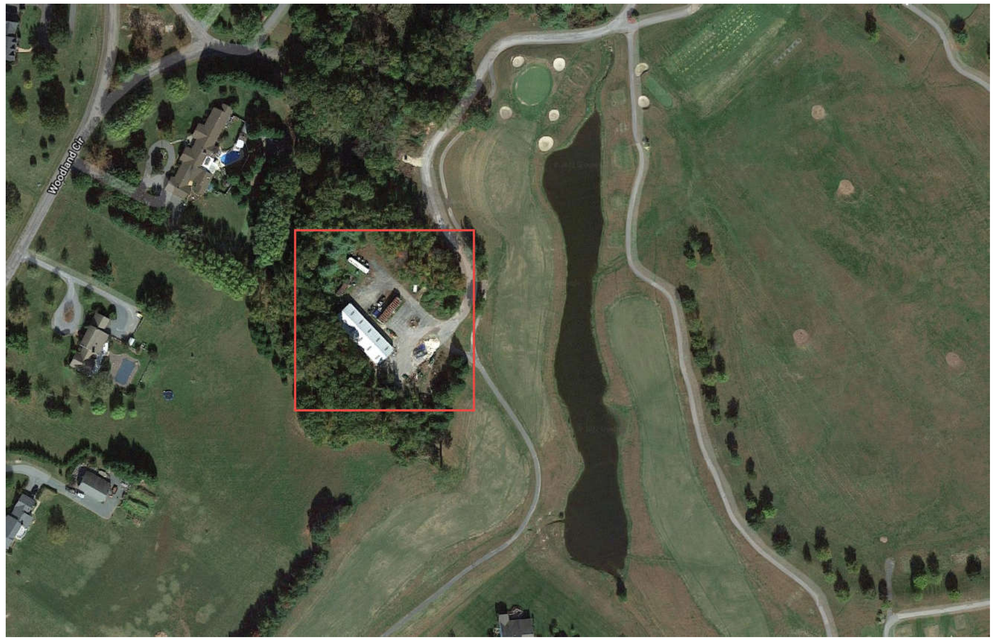
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Project No.: 1909191-3
Issue Date: 05-06-20
Drawn By: CDW
Checked: CDW

Revisions
Issue Number

MARYLAND HEALTH CLUB AGRI-BUILDING -1



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

e-Volutions Designs ARCHITECTURE AND INTERIORS

03-30-21



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

MASTER PLAN VIEW 2

e-Volutions Designs ARCHITECTURE AND INTERIORS



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD

AGRI-II

NOTE: GC, ALL SUBS, ALL CONSULTANTS TO VERIFY ALL SF

LOCATION	ROOM NUMBER	WALLS			FLOORING	SQ.FT.	CEILING			WALL BASE		DOOR#	MATERIAL	CEILING HEIGHT
		MATERIAL	FINISH	SPEC No./ PART No.	MATERIAL		MATERIAL	FINISH	SPEC No./ PART No.	MATERIAL	SPEC No.			
GROUND FLOOR														
PREP KITCHEN "A"	#100					1080								
KITCHEN STUDIO	#101					1474								
CONTROL ROOM	#102					197								
JANITOR CLOSET #2	#103					51								
OFFICE #2	#104					112								
CLASSROOM SPACE #13	#105					496								
CLASSROOM SPACE #12	#106					345								
CLASSROOM SPACE #11	#107					477								
CLASSROOM SPACE #10	#108					477								
CLASSROOM SPACE #09	#109					345								
CLASSROOM SPACE #08	#110					496								
M.TOILET SPACE #3	#111					266								
W. TOILET SPACE #4	#112					266								
CLASSROOM SPACE #14	#113					388								
				TOTAL		6,470								
SECOND FLOOR														
JANITOR CLOSET	#200					51								
CLASSROOM SPACE #1	#201					496								
OFFICE #1	#202					112								
CLASSROOM SPACE #2	#203					345								
CLASSROOM SPACE #3	#204					477								
CLASSROOM SPACE #4	#205					477								
CLASSROOM SPACE #5	#206					345								
CLASSROOM SPACE #6	#207					496								
M. TOILET SPACE #1	#208					266								
W. TOILET SPACE #2	#209					266								
CLASSROOOM SPACE #7	#210					388								
CONTROL ROOM	#211					194								
PREP KITCHEN "B"	#212					950								
OFFICE	#213					60								
EVENT SPACE	#214					1785								
				TOTAL		6,708								
THIRD FLOOR														
MARKET	#300					8347								
				TOTAL		8,347								

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

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MEP ENGINEER
TBD

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EXHIBIT-ARCH-C

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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Issue Date: 01-25-22
DESIGNED/Drawn:CDW
Checked:CDW
Scale:
Revision:
Sheet Name:

EXHIBIT-ARCH-C

Sheet

LANDING PAGE

MARYLAND HEALTH CLUB AGRI-BUILDING-TWO

TALBOT COUNTY, EASTON MD

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



--

SQUARE FOOTAGE :

FIRST FLOOR	= 10,000 ft²
SECOND FLOOR	= 10,000 ft²
THIRD FLOOR	= 9,100 ft²
TOTAL AREA:	= 29,100 ft²

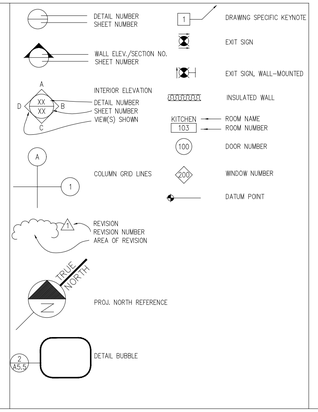


LOCUS

ABBREVIATIONS

ACOUST.	Acoustical	IN.	Inch
ADJ.	Adjustable	INST.	Install
A.F.F.	Above Finished Floor	INT.	Interior
ARCH.	Architectural or Architect		
		JT.	Joint
BET.	Between	MAX.	Maximum
BLDG.	Building	MECH.	Mechanical
BLK.	Block	MERCH.	Merchandise
BLKG	Blocking	MFR.	Manufacturer
BM.	Beam	MIR.	Mirror
BOT.	Bottom	MULL.	Mullion
C.L.	Center Line	N.I.C.	Not In Contract
CLR.	Clear	N.T.S.	Not To Scale
CLG.	Ceiling		
CLKG.	Caulking	O.C.	On Center
COL.	Column	OPP.	Opposite
CONT.	Continuous	OFCI.	Owner Furnish Contractor Installed
DET.	Detail		
DIA.	Diameter		
DIAG.	Diagonal	PERIM.	Perimeter
DIM.	Dimension	PERP.	Perpendicular
DISP.	Display	P.C.	Plumbing Contractor
DWG.	Drawing	PRELIM.	Preliminary
		PT.	Point
E.C.	Electrical Contractor	R OR RAD.	Radius
ELEC.	Electrical		
EQ.	Equal	REF.	Refer/Reference
EXIST. (E)	Existing	REQ'D.	Required
EXP.	Exposed or Expansion	REV.	Revision
EVTR	Elevator	RM.	Room
EXT.	Exterior		
		SIM.	Similar
F.C.	Fixture Contractor	SCH.	Schedule
F.D.	Floor Drain	SECT.	Section
FIN.	Finish	SHT.	Sheet
FLUOR.	Fluorescent	SPECS.	Specifications
F.O.F.	Face of Finish	STD.	Standard or Stud
FT.	Feet	STRUCT.	Structural
FUR.	Furring	SUSP.	Suspended
GA.	Gauge	TEMP.	Tempered
GALV.	Galvanized	THK.	Thick
G.C.	General Contractor	TYP.	Typical
GYP. BD.	Gypsum Board		
		U.O.N.	Unless Otherwise Noted
HORIZ.	Horizontal		
HT.	Height		
HVAC	Heating, Ventilation, & Air Conditioning	VAR.	Varies/Variable
		VERIF.	Verify/Verification
		VERT.	Vertical
		V.I.F.	Verify in Field

KEY TO SYMBOLS



DRAWING INDEX

DRAWING №	SHEET TITLE	BP APPORVAL SET DATE	SUBMIT/REVISION DATE	COMMENTS/NOTES
T-100	TIILE SHEET/ INFO			-
R-100	EXTERIOR RENDERING		01-25-22	-
A-200	GROUND FLOOR		01-25-22	-
A-201	SECOND FLOOR PLAN		01-25-22	-
A-202	THIRD FLOOR		01-25-22	-
A-203	ROOF PLAN		01-25-22	-
A-400	PROPOSED ELEVATION		01-25-22	-
A-401	ENLARGED ELEVATION		01-25-22	-
A-402	ENLARGED ELEVATION		01-25-22	-
A-403	ENLARGED ELEVATION		01-25-22	-
A-404	ENLARGED ELEVATION		01-25-22	-

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MEP ENGINEER
CAE ENGINEER
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TITLE SHEET

Sheet
T-100

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT PH 1 SUB-SECTION A

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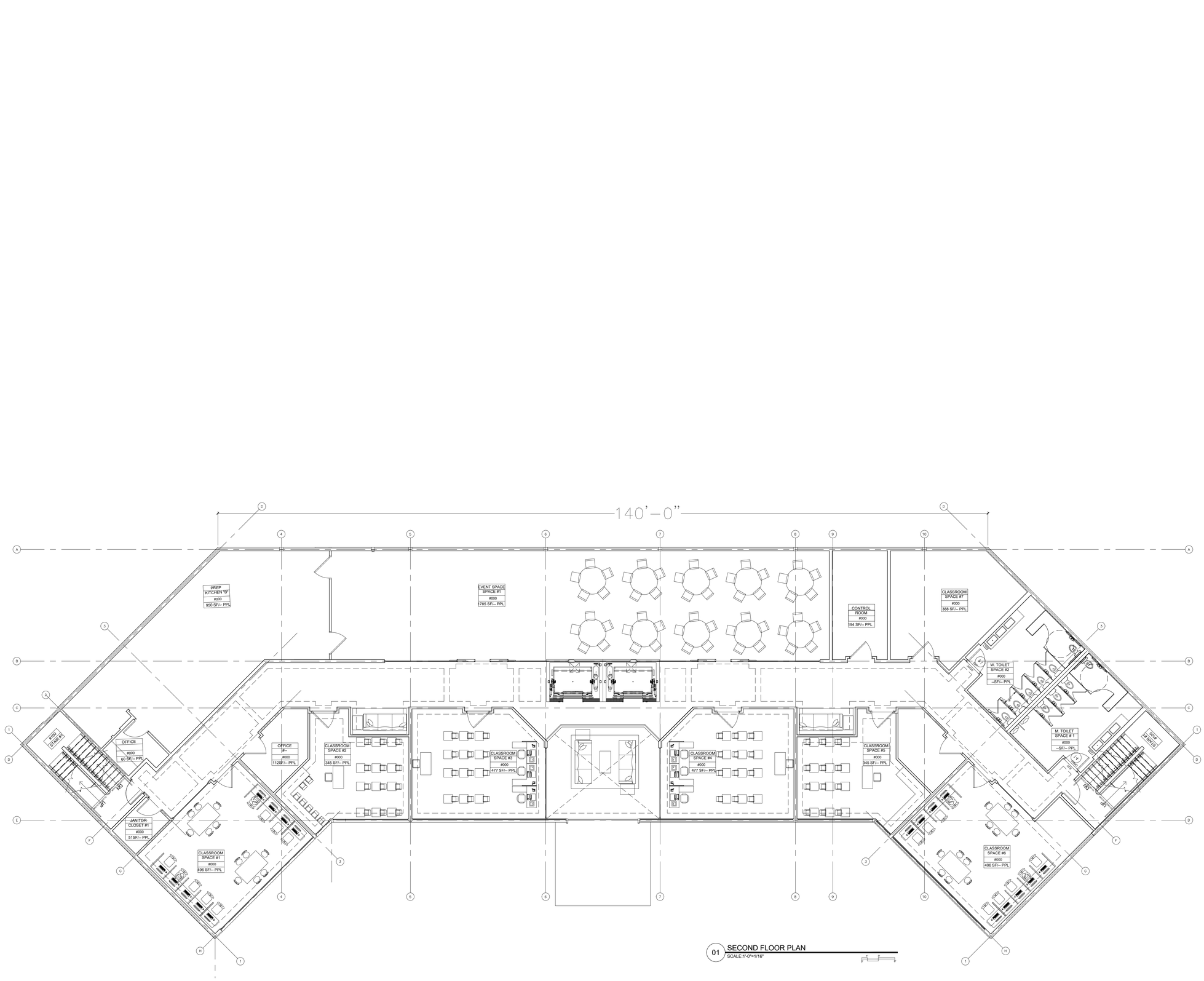
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Scale:	
Revision:	
Sheet Name:	

EXTERIOR RENDERING

Sheet

R-100

140'-0"
211'-0"
PREP KITCHEN "A"
#000
1080 SF
KITCHEN STUDIO
#000
1474 SF
PREP.
#---
CONTROL ROOM
#197
CLASSROOM SPACE #14
#000
388 SF/-- PPL
W. TOILET SPACE #4
#000
--SF/-- PPL
M. TOILET SPACE # 3
#000
--SF/-- PPL
STAIR #2
STAIR #1
ELEV.
OFFICE #2
#000
112 SF/-- PPL
CLASSROOM SPACE #12
#000
345 SF/-- PPL
CLASSROOM SPACE #11
#000
477 SF/-- PPL
CLASSROOM SPACE #10
#000
477 SF/-- PPL
CLASSROOM SPACE #9
#000
345 SF/-- PPL
CLASSROOM SPACE #8
#000
496 SF/-- PPL
JANITOR CLOSET #2
#000
51SF/-- PPL
CLASSROOM SPACE #13
#000
496 SF/-- PPL
FREEZER
COOLER
SHELVING
SHELVING
SHELVING



01 SECOND FLOOR PLAN
SCALE:1'-0"=1/16"

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MARYLAND HEALTH CLUB

28449 CLUBHOUSE DRIVE
EASTON, MD

AGRI BUILDING- TWO

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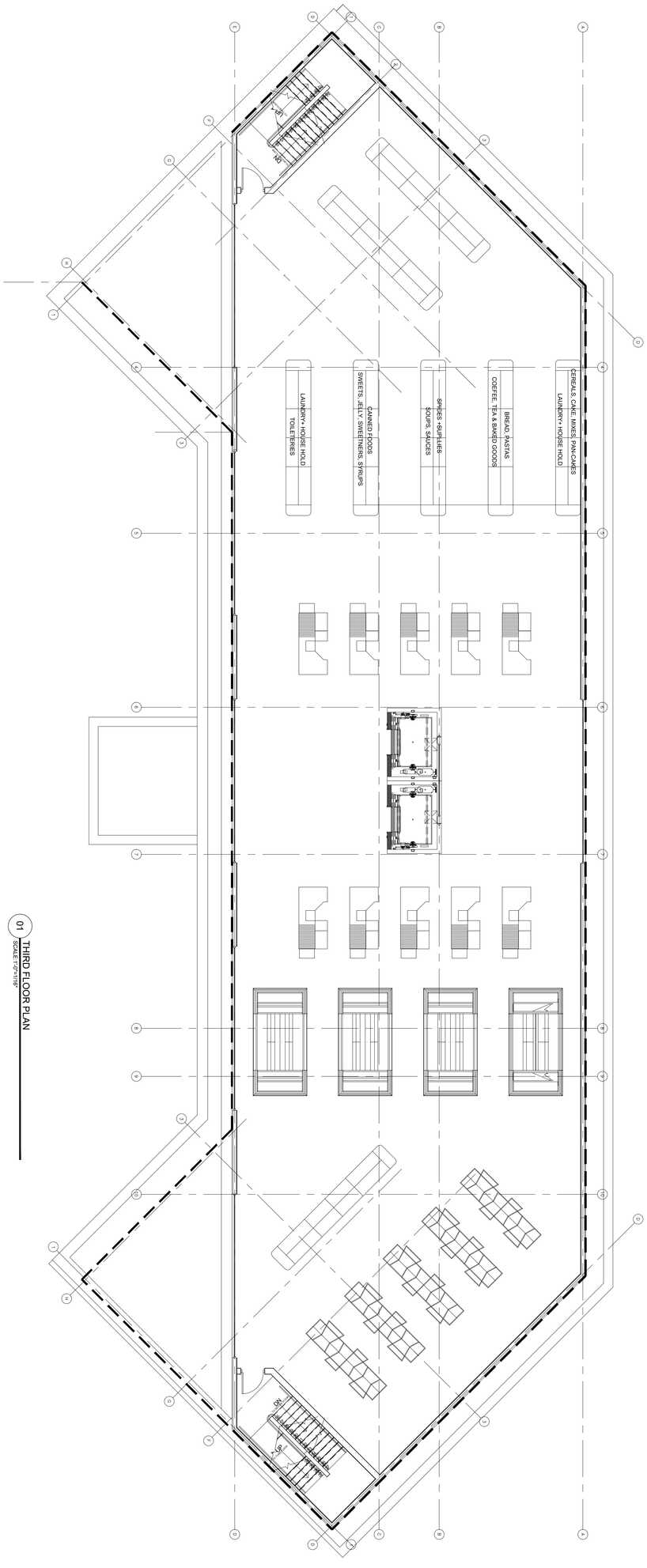
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Revision:	
Sheet Name:	SECOND FLOOR

Sheet
A-201

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 THIRD FLOOR PLAN
SCALE: 1/4"=1'-0"

A-202

THIRD FLOOR MARKET

PUD SUBMISSION ONLY

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

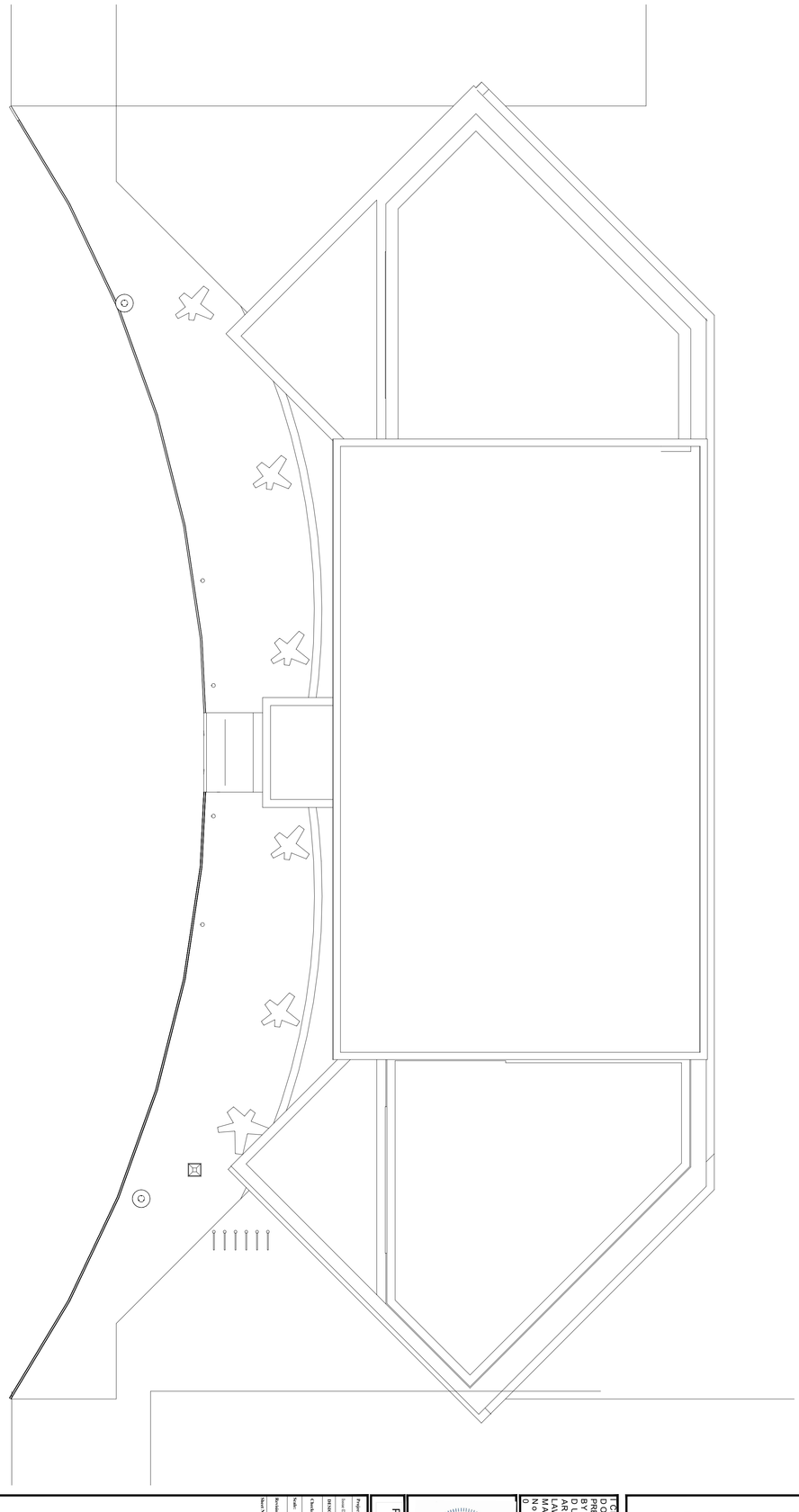
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12698 SCAGGSVILLE ROAD HIGHLAND, MD 20777

Project No. 1909Th3
Issue Date 03-30-21
Drawn By/Checked CDW
Scale
Revisions
Issue Number

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 GROUND FLOOR PLAN
SCALE: 1/16"=1'-0"

SHEET
A-203

ROOF PLAN

Project No: 19097(A-)
Issue Date: 03-30-21
Drawn By: CDW
Checked: CDW

Revisions
Mark | Date

Issue Status:
PUD SUBMISSION ONLY

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

01 FRONT ELEVATION
SCALE:1'-0"=1/16"

MATCH LINE

01 SIDE ELEVATION
SCALE:1'-0"=1/16"

01 REAR ELEVATION
SCALE:1'-0"=1/16"

01 SIDE ELEVATION
SCALE:1'-0"=1/16"

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD
AGRI BUILDING- TWO

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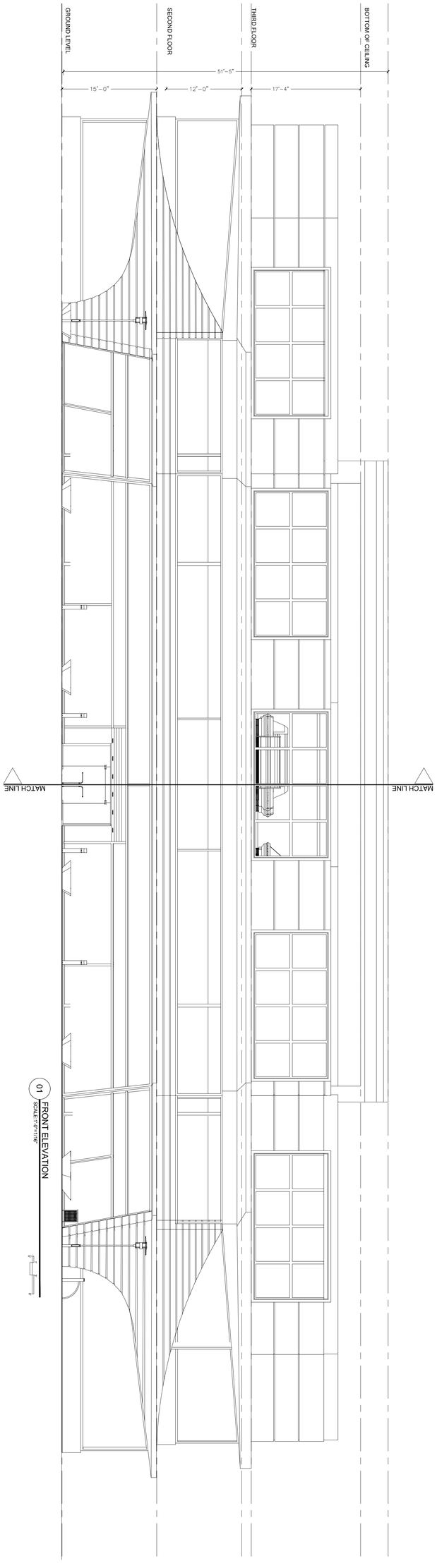
PUD SUBMISSION ONLY
5-8-2020

Project No.: 100919-1
Issue Date: 05-08-20
DESIGNED/Drawn:CDW
Checked:CDW
Scale:
Revision:
Sheet Name:

PROPOSED ELEVATION

Sheet
A-400

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 FRONT ELEVATION
SCALE: 1/4"=1'0"

A-401

ENLARGED ELEVATION

PUD SUBMISSION ONLY

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Project No.: 13097(9-)
Issue Date: 05-06-25
Drawn by: CDW
Checked: CDW
Scale:
Revisions:
Issue Notes:

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

01 SIDE ELEVATION
SCALE:1'-0"=1/16"

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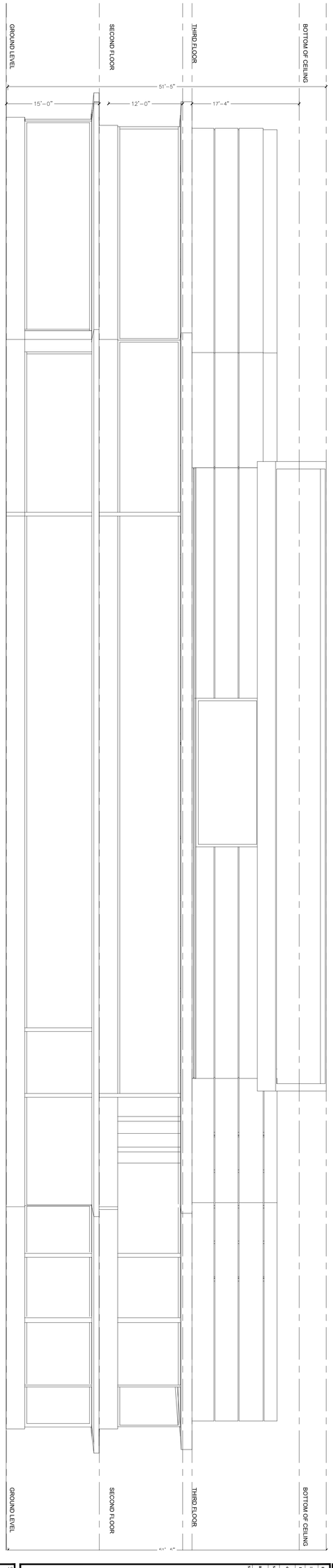
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Project No.:	100919-1
Issue Date:	03-30-21
DESIGNED/Drawn:	CDW
Checked:	CDW
Scale:	
Revision:	
Sheet Name:	ENLARGED ELEVATION

Sheet
A-402

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 REAR ELEVATION
SCALE: 1/2"=1'0"

A-403

ENLARGED ELEVATION

PUD SUBMISSION ONLY

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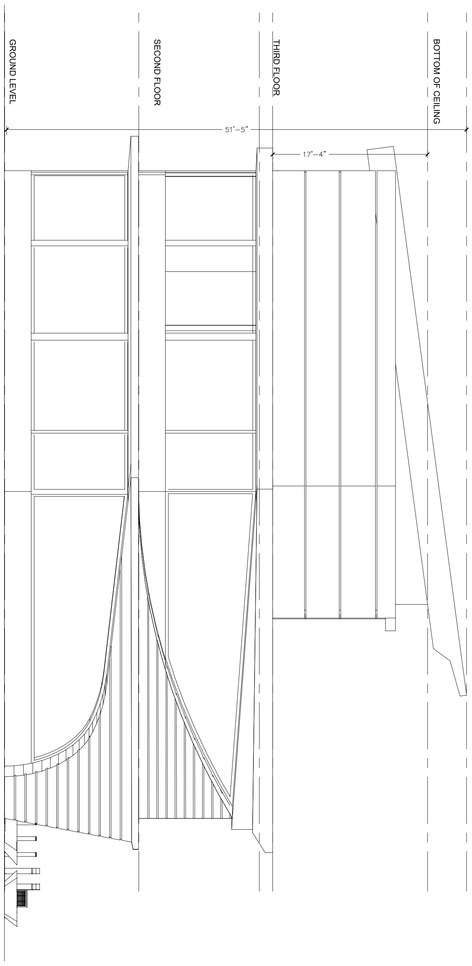
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Project No.: 2307(Ph1)
Issue Date: 02-26-24
Drawn by/Checked: CDW
Scale:
Revisions
Issue Number:

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



01 SIDE ELEVATION
SCALE: 1/4"=1'-0"

A-404
SHEET

ENLARGED ELEVATION

Project No.: 15097(H-1)
Issue Date: 05-30-21
Drawn by: CDW
Checked: CDW

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ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A



ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

MARYLAND HEALTH CLUB

TALBOT COUNTY, EASTON MD

EXHIBIT-D

ARTICLE VIII PLANNED UNIT DEVELOPMENT
SECTION 28-801 PUD DISTRICT H-1 SUB-SECTION A

PROJECT LANDLORD / OWNER
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sb.sujata@gmail.com
NUPUR NAGAR
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nupurnagar87@gmail.com
STRUCTURAL ENGINEER
MOHAMED ELFAWAL
PHONE:703-826-9148
melfawal@cgpconsult.com
PHONE: 301-983-5820

ARCHITECT OF RECORD
E-VOLUTION DESIGNS
Contact: COURTENAY WALLACE
Location: 12698 Scaggsville Road
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CIVIL ENGINEER
MOHAMED ELFAWAL
PHONE:703-826-9148
melfawal@cgpconsult.com
PHONE: 301-983-5820

MEP ENGINEER
TBD

NOT FOR CONSTRUCTION
PUD SUBMISSION

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MARYLAN HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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STATE OF MARYLAND · COURTENAY DAWN WALLACE · 21662 · ARCHITECT

Project No.:	113019-05
Issue Date:	01-25-22
DESIGNED/Drawn:	CDW
Checked:	CDW
Scale:	
Revision:	
Sheet Name:	EXHIBIT-D

Sheet
LANDING PAGE

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

Easton Staff Development Review Worksheet

Date: July 27, 2022
Project: Oxford Road – 28449 Clubhouse Drive – PUD (Major & Minor Amendment) & Building Permit
To: Nupur Nagar – Maryland Health Club, LLC

The Easton Staff Development Review meeting was held on July 27th, at 11:45 am. Staff reviewed the Site Sketch Plans and provided comments for the proposed Planned Unit Development (Major & Minor Amendment) and Building Permit #22-17274.

It was determined that the Planned Unit Development (Major & Minor Amendment) and Building Permit #22-17274 will need to return to ESDR prior to filing a Planning Commission Application. All comments will need to be addressed as designated within the review letters. Specific areas of Staff concern discussed in the meeting and Comments (attached) are as follows:

- Provide a detailed traffic analysis for parking calculations on sheets 23 & 24 of 61.
- Address all Stormwater Management concerns, including the Critical Area 10% Rule Calculations.
- Provide elevations/renderings of all proposed structures and renovation.

Send revised plans to jmayer@eastonmd.gov . (It is recommended that all digital copies of Site Plan, ESDR, BoZA, HDC Submissions, etc. be sent to jmayer@eastonmd.gov .)

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

Upon completion of requested items, please re-submit to ESDR. The next available ESDR meeting is scheduled for **Wednesday, August 24, 2022 at 11:00 am.** The application deadline is **Wednesday, August 3, 2022.**

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
410-820-8822
www.EastonMD.gov

DATE: **July 20, 2022**
TO: **Nupur Nagar –** Maryland Health Club, LLC
cc: **Miguel Salinas –** Planning & Zoning Department
Rick Van Emburgh – Department of Engineering
FROM: **Joseph A. Mayer**

SUBJECT: **28449 Clubhouse Drive – PUD (Major & Minor Amendment) - Site Plans**
We reviewed the **June 6, 2022** Sketch Site Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan (Major PUD)

1. Provide color elevations or renderings, showing all four sides of proposed structures and renovations.

2. Add signature blocks on all sheets (sheets 1 thru 61). Please provide signature blocks for proper endorsements by:

Approved: _____ Town of Easton – Town Planner Date
Approved: _____ Town of Easton – Town Engineer Date
Approved: _____ Easton Utilities – Engineer Date

3. Add your statement describing the extent to which the application complies with the Recommended Design Principles for Easton set forth on page 29-31 of the Comprehensive Plan onto sheet 01 of 61.

4. Summarize the proposed use of the existing 18-hole golf course on sheet 1 of 61. Elaborate on the required maintenance of the facility, including pathways and access to the surrounding community.

5. Please address Forest Stand Delineation as detailed in the Town of Easton's Forest Conservation Ordinance.

6. Portions of the limit of disturbance goes beyond the 100' Critical Area Buffer. Please provide appropriate measures for impacting the buffer and/or adjust proposed design, such as Road (E), to avoid impact. Label the 100' Critical Area Buffer on all plan views.

7. Show building restriction lines.

8. Overall tract boundary and adjacent parcel lines need to be more defined.

9. Add adjacent property owners to all plan views.

10. Provide distances from proposed building to property lines.

11. Verify and label on the Site Sketch Plan that all proposed landscape material will be native plant species. Please see the attached *"Talbot County Buffer Management Plan Guideline & Plant List"* for reference. In addition, please supplement with *"U.S. Fish & Wildlife Service, Native Plants for Wildlife Habitat and Conservation Landscaping – Chesapeake Bay Watershed."* In addition, verify that all plantings will be consistent with the *"Maryland Aviation Administration Approved Planting List"*. Please see attached documents.

12. Prior to Development Site Plan review add applicable landscape notes under Section 28-1014.2.

13. Incorporate the minimum and maximum vehicle spaces required per Zoning Code - Section 28-1001.3 Parking Requirements. Please revise sheet 24 & 25 of 61.

14. Determine Fire Lanes for all proposed structures.

15. Provide first floor elevations for all proposed structures and clearly define floor elevations for the parking garages.

16. Road (G), behind Agri-Building #1, is less than 3' +/- from the boundary line. Please verify that construction will not go over the property line. Provide screening from adjacent property owner.

17. Provide ADA parking spaces and access path for Agri-Building #1.

18. The ADA parking spaces at Agri-Building #2 require an access path to the building entrance.

19. Applicant to coordinate with Talbot County for access along Waverly Road.

Sketch Site Plan (Minor PUD)

1. Provide an ADA access path from the ADA parking spaces to the entrance of the building.

2. Determine the Fire Lane for the Clubhouse.

3. Provide first floor elevations on all plan views.

4. The construction of the proposed retaining wall for the loading area will require a separate Building Permit. In addition, provide adequate screening of the loading area.

5. Provide color elevations or renderings of all four sides of the renovated Clubhouse.

6. Incorporate the minimum and maximum vehicle spaces required per Zoning Code - Section 28-1001.3 Parking Requirements. Please revise sheet 23 of 61.

7. There's a portion of the vestibule on the Clubhouse that projects over the Road (B). Please verify adequate height and/or adjust location.

8. Upon Development Site Plan review, provide a photometric site plan and light details.

Building Permit #22-17274 – Pavilion Renovation

1. The building permit requires a complete set of Site Plans. Completion of the items listed below will help the staff to determine the correct path of review for this project.

2. A Site Plan should be provided showing:

    - The change in the building's footprint (including new porch).
    - The 100-foot critical area buffer.
    - Proposed parking spaces and drive aisles.
    - Existing and proposed contours with spot elevations to verify cross-slope of all ADA access and parking.
    - Provide tabulation of existing and proposed parking spaces.
    - Provide photometric plan and light details for the site.
    - Show Limit of Disturbance.
    - Existing setbacks.
    - Nearby structures.
    - Any easements.
    - Existing and proposed lot coverage.

3. Clarify how much new floor area is being added:

    - The impact fee will be based on how much new floor area is being added to the original structure
    - Example: 1,076sqft * $2.24/sq. ft. = $2,410.24

4. If the Homeowners Association requires architectural approval, any changes to the plans would require an additional review by the Town. If applicable, please provide an HOA Letter of Approval.

5. The buffer on this parcel will need to be established based on the "net square footage increase in lot coverage outside the buffer." In the case of the pavilion, 1,076 sq. ft. of buffer will need to be reforested.

6. The proposed Porte' Cochere extends into the existing parking bays adjacent to the Pavilion. Please clarify if the proposed parking area will be constructed prior to completion of the Pavilion renovations.

7. ADA parking spaces need to be closer to the Pavilion with a defined ADA path to the buildings entrance.

8. Removal of any structure will require a Demolition Permit and associated Site Plan.

9. Submit a Grading Permit Application.

10. Provide Erosion & Sediments Control Plans.

Legal Agreements (To be addressed at Final Site Plan submission)

1. There will be a required Declaration of Covenants that addresses maintenance and inspections for Storm Water Management. In addition, a Bond/Letter of Credit is required.

2. A Storm Water Management Easement is required. Please provide SWM Exhibit upon instruction of Town Attorney. Exhibit should be on an 8 ½" x 11" or 8 ½ "x 14" sheet signed and sealed by a Maryland Licensed Surveyor.

3. Prior to Final Site Plan approval, please provide a Construction Cost Estimate for the stormwater management improvements. Please see attached item list.

4. Please confirm or provide items listed below for preparing legal documents.
   - **Owner name**
     Maryland Health Club LLC.
   - **Address for property**
     28449 Clubhouse Drive, Easton, MD 21601
   - **Legal agreements required (To be prepared by the Town Attorney)**
     Declaration of Covenants for SWM, SWM and Storm Drain Easement.
   - **Approved Cost Estimate**
     To be submitted at Development Site Plan review.
   - **The Title of the Improvement Plans and who they were prepared by.**
     Title: Maryland health Club LLC (MHC) Planned Unit Development.
     Prepared by: CG Point Consulting LLC
   - **The Authorized Person who will be signing the documents and their title.**
     Please advise.

5. Per the latest requirement of the Clerk's Office-Circuit Court of Talbot County, add the title Exhibit 'A' above the top boarder to all exhibit sheets.

Impact Fees

1) Please note, there will be a required Impact Fee for all proposed buildings. the Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee.

2) Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division.

3) Please add estimated Town Impact Fee calculations to cover sheet 1 of 61 and add note below calculations; "*Note: The Impact Fee indicated in this notation shall not be constructed as vested and until submission of the building application."*

CRITICAL AREA COMMENTS

COMMENTS ATTACHED.

DEPARTMENT OF ENGINEERING COMMENTS

COMMENTS ATTACHED.

BUILDING INSPECTION AND PERMIT DEPARTMENT COMMENTS

COMMENTS ATTACHED.

EASTON UTILITIES COMMENTS

COMMENTS ATTACHED.

Plan Review Status

FINAL SITE PLAN REVIEW			**Comments**
Plans Approved	☐Y	☒ N	Please review comments above Revise and Resubmit.

GRADING PERMIT STATUS			
Application and Final Approved Site Plan Submitted to Town Engineer	☐Y	☒ N	
Easements			
Storm Water			
☒ Required ☐ Submitted ☐ Approved			Submit Exhibit under Development Site Plan review.
Storm Drain			
☒ Required ☐ Submitted ☐ Approved			Submit Exhibit under Development Site Plan review
Sidewalk			
☐ Required ☐ Submitted ☐ Approved			Not required.
Forest Conservation			
☒ Required ☐ Submitted ☐ Approved			Address all CAC comments.
Declaration of Covenants			
☒ Required ☐ Submitted ☐ Approved			To be prepared by Town Attorney.
Public Works Agreement			
☐ Required ☐ Submitted ☐ Approved			Not required.
Bond/Letter of Credit/ Cash Agreement			
☒ Required ☐ Submitted ☐ Approved			**SWM** – Required RoW -- Not required
Talbot Soil Conservation District Approval			
☒ Approval Required			**Submit approved SCD plans prior to Final Site Plan approval**
Other			
☒ Required ☐ Submitted ☐ Approved			**Coordinate with Talbot County for Waverly Road.**

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

END OF DOCUMENT

Larry Hogan
Governor
Boyd K. Rutherford
Lt. Governor

Charles C. Deegan
Chairman
Katherine Charbonneau
Executive Director

STATE OF MARYLAND
CRITICAL AREA COMMISSION
CHESAPEAKE AND ATLANTIC COASTAL BAYS

July 12, 2022

Mr. Joseph Mayer
Town of Easton Planning and Zoning
14 South Harrison Street
Easton, MD 21601

Re: Maryland Health Club LLC, PUD
28449 Club House Drive, Easton
(TM 34, G 15, P 122B, Lot 154)

Dear Mr. Mayer:

Thank you for submitting information regarding the above-referenced planned unit development (PUD) to this office for review. The project is at the first stage of local review, sketch plan submittal. The property to be developed is 174.9 acres, partially located in the Critical Area and designated as an Intensely Developed Area (IDA). The Critical Area portion of the site was granted growth allocation by the Town and approved by the Critical Area Commission in 1993.

The site is waterfront to the Tred Avon River and is a former golf course and country club. The applicant is proposing to re-develop the site with renovations and expansions to the existing clubhouse, replacement of the existing Pavilion Building with an enclosed mezzanine facility, the construction of a multipurpose building and two agricultural buildings (one of which is located outside of the Critical Area), expansion of an existing parking lot, and addition of a parking garage and parking lot associated with the two agricultural buildings. The applicant intends to leave the golf course fairways and bunkers intact.

Based on our review of the information provided, we have the following comments related to the proposed development within the Critical Area portion of the site:

1. The site plan must indicate the 1,000 foot Critical Area boundary and Critical Area designation.

2. A minimum 100-foot Buffer must be delineated on the site plan, and if applicable, expanded as per COMAR 27.01.09.01. The Buffer is also required to be fully established per COMAR 27.01.09.01-1.

3. Except for water-dependent facilities, no development may be permitted in the Buffer without a variance. Proposed impacts to the Buffer and other habitat protection areas must be quantified and if authorized, appropriate mitigation must be provided per COMAR 27.01.09.01-2.;

4. The applicant has divided the site into three separate limits of disturbance for stormwater management purposes. Area SW1 contains the pavilion, clubhouse, multipurpose building, parking lots and access road. The 14.3 acre LOD will increase in impervious surfaces from 2.1 to 4.5 acres, for a 10% pollutant reduction requirement of 5.27 pounds of phosphorus per year. Area SW2 contains agricultural building #1, access road and parking garage. The 2.75 acre LOD will increase in impervious surfaces from 0.8 to 2.25 acres, for a 10% pollutant reduction requirement of 3.4 pounds of phosphorus per year. Area SW3 contains agricultural building #2, access road and parking lot (outside of the Critical Area). Each area will use rooftop and nonrooftop disconnects and large grass swales to meet stormwater management requirements.

   The applicant must demonstrate that the proposed stormwater management also meets the 10% pollutant reduction rule for the portion of the development in the IDA. Please forward the 10% spreadsheet for each area for our review;

5. In order to facilitate review of the 10% pollutant reduction rule, please have the applicant add a lot coverage table of existing and proposed lot coverage within the Critical Area portion of the development plan, as well as for each of the stormwater areas; and

6. It is unclear if removal of trees is proposed at this time. If no clearing is proposed, please include a note on the site plan stating such, and if any planting is proposed.

Thank you for the opportunity to provide comments. We will provide additional review and comments when the requested information has been forwarded to our office. Please contact me at (410) 260-3479 or alexandra.deweese@maryland.gov if you have any questions.

Sincerely,

Alexandra DeWeese

Alexandra DeWeese
Natural Resources Planner

cc: EA 224-22

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: July 27, 2022

TO: Nupur Nagar - Maryland Health Club LLC

cc: Sierra Crist – Town of Easton Engineering Department
Miguel Salinas – Town of Easton Department of Planning & Zoning
Joe Mayer – Town of Easton Department of Planning & Zoning

FROM: Rick Van Emburgh, P.E. – Town Engineer

SUBJECT: Maryland Health Club LLC (MHC) - PUD Amendment
Sketch Site Plan and
Sketch Stormwater Management Plan Review

I reviewed the Application for the Subject Project received on July 6th, 2022 and have the following comments:

Site Plan/Subdivision Plan

The **Sketch Site Plan** must be revised to address the following comments:

1. Please review the match-lines – they do not correlate with the correct sheet numbers.
2. **Sheet 2/61 G-01:** Please update contact information in note 7 to be Town of Easton Engineering Department at 410-820-8822.
3. **Sheet 13/61 C-R-06:** Proposed trash enclosure - will this be a dumpster or tipper cans? Public or private service?
4. **Sheet 13/61 C-R-06:** Please detail the intended purpose of the maneuver area.
5. The line type is the same for both existing to proposed contours throughout the plans. Please make them different line types.
6. The roads shown are not platted or public roads, they are considered private internal access driveways to be maintained by MHC.
7. Please use Town of Easton Standard Details and Specifications. There are references to other jurisdictions made throughout the sheets.
8. All adjacent property owners and structures must be shown.
9. **Sheet 4/61:** The Critical Area buffer must be shown, please confirm if this buffer is required to be expanded.
10. **Sheet 20/61:** An underpass detail is shown, please label the underpass in plan view. Please also include all architectural elevations of all proposed parking garages.

11. **Sheet 30/61:** The improvements are show up to the neighboring residential property. A 20 foot minimum offset is required for structures and 10 foot minimum for non-structural improvements. In addition, the Department of Planning & Zoning likely require a Bufferyard.
12. **Sheet 43/61**: Use Town of Easton Trench Detail (TOE-R-5.01-1).
13. A Traffic Impact Study must be performed to determine traffic impacts on the Easton Club roads as well as the intersection of Oxford Road at a minimum to confirm the existing road network will handle the proposed improvements.

Please address the comments above and submit a revised Sketch Plan.

Stormwater Management

The **Sketch Stormwater Management Plan** must be revised to address the following comments:

1. No SWM Report was included in this submission. This department is unable to approve the Sketch Stormwater Management Plan without a SWM Report.
2. **Sheet 41/61 C-SW-10:** Values in chart are null and unable to be verified.
3. **Sheet 33/61 C-SW-02:** Please review #7 for accuracy
4. **Sheet 33/61 C-SW-02:** Please review #8, no statement provided.
5. Provide an ESD Summary Chart (TOE-SWM-7.01).
6. Provide a SWM Quantity Summary Chart (TOE-SWM-7.02).
7. Will a Stormwater Management Quantity waiver for tidal water be requested?

Please address the comments above and submit a revised Sketch Stormwater Management Plan.

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

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

ACCREDITED

ESDR- Building Inspection and Permit Department Comments

Date: July 11, 2022

Project; 28449 Club House Drive

A Town of Easton Building Permit is required for all new construction.
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 Maryland Registered Architect, with original plans signed and sealed. Also a code analysis completed by the Registered Maryland Architect must include, classification (use group), construction type, and occupant loads
- 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.
- The Town of Easton, in accordance with the International Building Code Chapter 17, may require you to provide third party inspections by professionals in addition to the Town's Building Inspectors.
- 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.

Talbot County Health Department, Gail Kelly 410-770-6878) Plan approval and final inspections will be required for any Kitchen additions or modifications.

EASTON UTILITIES

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Easton Utilities Commission
Plan Review Comments

Project Name: MHC Easton Club
Project Address: 28449 Club House Drive
Type of Permit: Sketch Site Plan / Commercial Permit

Date Received: June 10, 2022
EU Deadline:
Date Returned: July 22, 2022

Recipients: Shelby Ruf, Joe Mayer, Beverly Williamson, Ryan Heckler, Robert Haase
CC: Aaron Goller

Easton Utilities has reviewed the drawings submitted for the above referenced project. Please review our comments below.

No.	DWG/PAGE	PROJECT REVIEW COMMENTS	DEPT.
1	General	Contact Will Cottingham for additional addressing.	Address
2	General	Contact Easton Utilities Commission for electrical design	Eng.
3	General	Existing utilities not shown. Please contact Aaron Goller (agoller@eucmail.com) for data.	Eng.
4	General	Provide building floor plans to calculate capital charges.	Eng.
5	General	Provide calculations for projected water and sewer usages & pump stations.	Eng.
6	General	Where will ownership of water and sewer be turned over to Easton Utilities?	Eng.
7	General	No hydrants or meters shown.	Eng.
8	General	Is natural gas desired?	Eng.
9	#45	Water mains cannot be under buildings.	Eng.
10	#45	Connections at sewer manholes shall be at greater than a 90° angle.	Eng.
11	#45	Ten inch pressurized sewer too large for downstream sewer system.	Eng.
12	45, 46, 48, 49	Water and sewer shown outside limit of disturbance.	Eng.

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No.	DWG/PAGE	PROJECT REVIEW COMMENTS	DEPT.
13	General	Four and six inch water mains will not be permited for dead end mains with hydrants.	Eng.
14	General	Watermain shall be looped to Easton Club Drive	Eng.
15	55	Fire hydrants show in locations that do not have watermains.	Eng.
16	57	Utilities shall not be under canopy trees.	Eng.
17	General	CATV/ Fiber services to follow electric. Contact the Easton Utilities Commission for design.	Velocity

MATCH LINE (1–1)

MATCH LINE (B–B)

MATCH LINE (C–C)

MATCH LINE (2–2)

GAZEBO

PAVILION
(RENOVATED)

WATER VALVE

CLUBHOUSE
(RENOVATED)

PUMP STATION

RETAINING WALL

LOADING LANE

ZONE
"X-SHADED"

PARCEL 122
BOUNDARY LINE

POTABLE WATER
TIE IN POINT (PIPE 8")

SEWER LINE
TIE IN POINT (PIPE 8")

6" UPVC POTABLE WATER LINE

4" UPVC POTABLE WATER LINE

8" UPVC POTABLE WATER LINE

6" GRAVITY SANITARY LINE

8" GRAVITY SANITARY LINE

10" PRESSURED SANITARY LINE

ELECTRICAL CABLE

ELECTRICAL MAIN FEEDER

MULTI-PURPOSE BUILDING
HOSPITALITY PART
(NEW CONSTRUCTION)

ELECTRO-MECNICAL
ROOM -BASEMENT

POND

Golf Cart Area

54

55

93

01 Utility Plan (01/05)
Scale 1" : 20'

e) Volutions Designs
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Architect of Record:

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Consulting LLC
M. ELFAWAL, (P.E.)
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C : 703-826-9148
Engineer of Record:

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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SEAL

02/23/2023

SIGNATURE

Project No. :	CGP-2002
Issue Date:	11/01/2021
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (01/05)

Sheet No.: C-U-02

Sheet : 45 of 61

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PARCEL 122
SITE PLAN
UTILITIES PLAN (02/05)

Project No. :	CQP-2002
Issue Date:	11/01/2021
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Checked :	M. ELFAWAL
Revision :	R01
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Sheet Name :	

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Engineer of Record:

GG POINT
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melfawal@ggpointconsult.com
C : 703-826-9148

Architect of Record:

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Sheet No.: C-U-03
Sheet : 46 of 61

01 Utility Plan (02/05)
Scale 1" : 10'

MATCH LINE (A-A)
MATCH LINE (2-2)
MATCH LINE (3-3)
MATCH LINE (B-B)

FLOOD ZONE "AE"
FLOOD ZONE "AE"
ZONE "X-SHADED"
ZONE "X-SHADED"
MANEUVER AREA
PARCEL 122 ORIGINAL LINE
TRASH ENCLOSURE
6" PRESSURED SANITARY LINE
8" PRESSURED SANITARY LINE
4" DUCTILE POTABLE WATER LINE
4" DUCTILE POTABLE WATER LINE
ELECTRICAL CABLE
ELECTRICAL CABLE
FAIRWAY
Golf

RCC CULVERT

6" GRAVITY SANITARY LINE

ELECTRO-MECHICAL ROOM

RAMP

TRASH ENCLOSURE

ELECTRICAL CABLE

MULTI-PURPOSE BUILDING ENTRANCE PART (NEW CONSTRUCTION)

8" GRAVITY SANITARY LINE

POOL (NEW CONSTRUCTION)

10" PRESSURED SANITARY LINE

WATER FUTURE

WATER FUTURE

WATER FUTURE

WATER FUTURE

POND

MATCH LINE (B-B)

MATCH LINE (C-C)

MATCH LINE (2-2)

MATCH LINE (3-3)

01 Utility Plan (03/05)
Scale 1" : 10'

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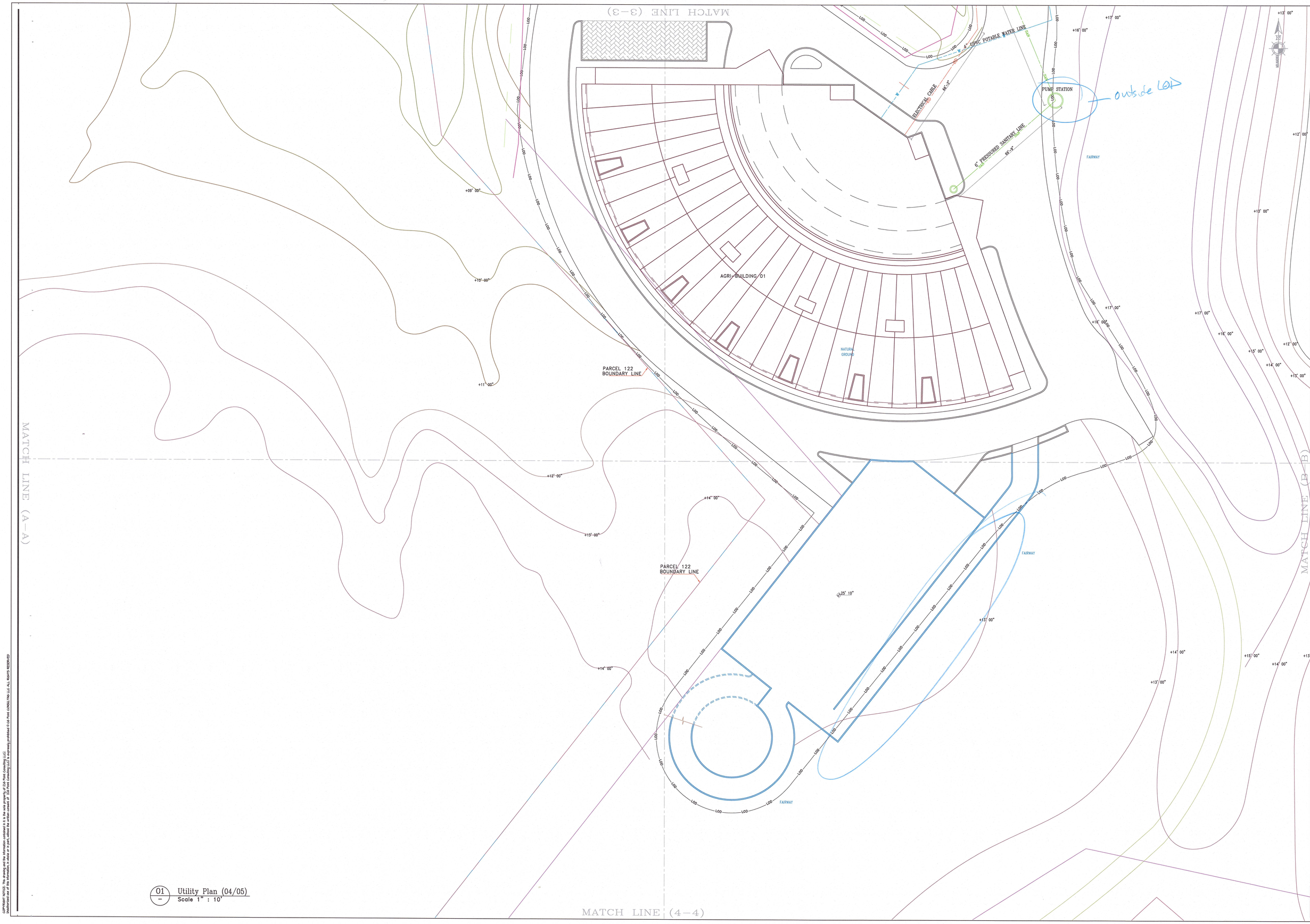
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Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (03/05)

Sheet No.: C-U-04

Sheet : 47 of: 61



01 — Utility Plan (04/05)
Scale 1" : 10'

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LICENSE No.46238- EXP
DATE 02-23-2023

STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — PROFESSIONAL ENGINEER — 02/23/2023

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Issue Date:	11/01/2021
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Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (04/05)

Sheet No.: C-U-05
Sheet : 48 of: 61

MATCH LINE (5-5)

POND

+20' 00"

+20' 00"

+19' 00"

+18' 00"

+19' 00"

+18' 00"

+19' 00"

POND

+21' 00"

NATURAL GROUND

+20' 00"

LOD

ELECTRICAL CABLE

STD

8" GRAVITY SANITARY LINE

SAN

4" DEVELOPABLE WATER LINE

W

AGRI-BUILDING 02

MATCH LINE (C-D)

+18' 00"

+15' 00"

+16' 00"

+17' 00"

+14' 00"

+13' 00"

TRASH ENCLOSURE

MATCH LINE (E-E)

+19' 00"

+18' 00"

+18' 00"

POND

+19' 00"

NATURAL GROUND

FAIRWAY

+18' 00"

MATCH LINE (6-6)

01 — Utility Plan (05/05)
Scale 1" : 10'

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MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — PROFESSIONAL ENGINEER — 02/23/2023

SEAL

SIGNATURE

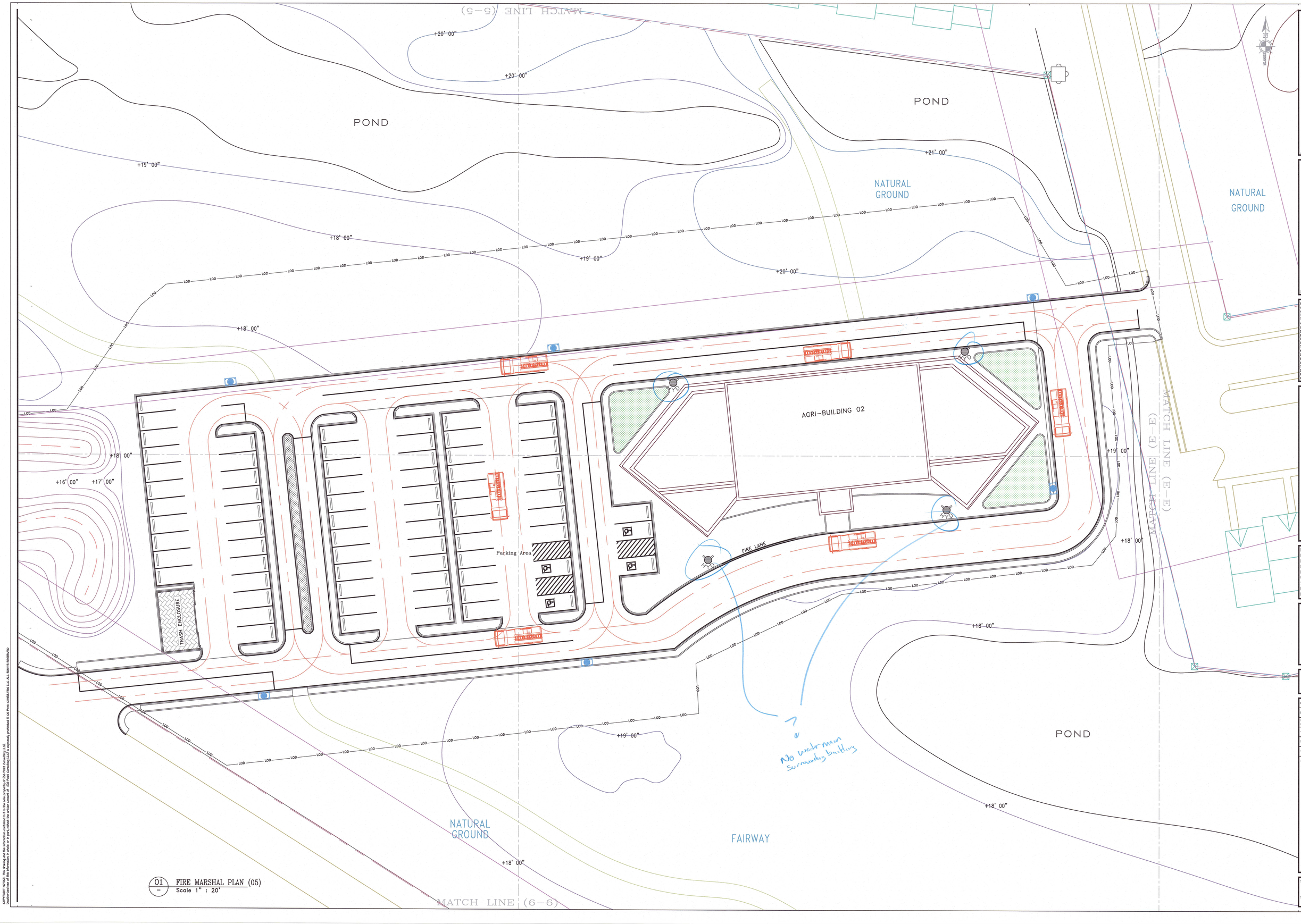
Project No. :	CGP-2002
Issue Date:	11/01/2021
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
UTILITIES PLAN (05/05)

Sheet No.: C-U-6

Sheet : 49 of 61



01 — FIRE MARSHAL PLAN (05)
Scale 1" : 20'

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C : 703-828-9148
Engineer of Record:

CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/ OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS. NO PORTION(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

MARYLAND HEALTH CLUB
28449 CLUBHOUSE DRIVE
EASTON, MD

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I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME AND THAT I AM DULY LICENSED ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND LICENSE No.46238- EXP. DATE 02-23-2023

STATE OF MARYLAND — MOHAMED ELFAWAL — 46238 — PROFESSIONAL ENGINEER — 02/23/2023
SEAL

SIGNATURE

Project No. :	CGP-2002
Issue Date:	11/01/2021
Designed : Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
FIRE MARSHAL
DETAILED (05/05)

Sheet No.: C-F-6

Sheet : 55 of: 61

1. TREE (SMALL): Langerstroemia indica 'Tuscarora' (TUSCARORA CRAPE MYRTLE)
2. FOUNTAIN
3. SOD/ GRASS: Zoysia Grass
4. STONE PAVER-1
5. STONE PAVER-2
6. STONE PAVER-3
7. TREE:Quercus alba L. (WHITE OAK)
8. TREE: Quercus velutina Lam. (BLACK OAK)
9. TREE: Nyssa sylvatica Marshall (BLACK GUM)
10. SHRUB: Kalmia latifolia L.(MOUNTAIN LAUREL)
11. SHRUB: Ilex glabra (L.) Gray (Aquifoliaceae) (INKBERRY)
12. WATER FEATURE COVERED WITH STRUCTURAL GLASS
13. STONE PAVER-4
14. STONE PAVER-5
15. STONE PAVER-6
16. STONE PAVER-7
17. STONE PAVER-8
18. STONE PAVER-9
19. STONE PAVER-10
20. STONE PAVER-11
21. PT/ METAL TRELLIS
22. SHRUB:Rhododendron atlanticum (Ashe) Rehder (Azaleas)
23. POTTED TREE: Prunus subg. Cerasus (CHERRY TREE)

PARCEL 122
BOUNDARY LINE

MATCH LINE 1–1

GAZEBO

PAVILION
(RENOVATED)

CLUBHOUSE
(RENOVATED)

RETAINING WALL

LOADING LANE

ZONE
"X-SHADED"

MULTI-PURPOSE BUILDING
HOSPITALITY PART
(NEW CONSTRUCTION)

POND

Golf Cart Access

MATCH LINE (B–B)

MATCH LINE (C–C)

01 Landscape Plan (01/04)
Scale 1" = 20'

55

54

93

e Volutions Designs
ARCHITECTURE AND INTERIORS
A CREATIVE SPATIAL MOVEMENT
WWW.E-VOLUTIONSDESIGNS.COM
CDWALLACE@E-VOLUTIONSDESIGNS.COM
C: 781.526.0430 P: 978.234.7592
12698 SCAGGSVILLE ROAD HIGHLAND, MD 20777
Architect of Record:

CG Point Consulting LLC
M. ELFAWAL (P.E.)
www.cgpconsult.us
melfawal@cgpconsult.com
C : 703-826-9148
Engineer of Record:

CONTRACTOR SHALL CHECK AND VERIFY ALL LAYOUT CONDITIONS, DIMENSIONS AND OTHER CONDITIONS WHICH AFFECT THE LAYOUT AND CONSTRUCTION OF THE WORK. CONTRACTOR SHALL REPORT ALL DIMENSIONAL AND/ OR INFORMATION AND/OR INSTRUCTION DISCREPANCIES TO THE CONSULTANT BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. CONTRACT DOCUMENTS SHALL REMAIN THE PROPERTY OF THE CONSULTANTS. NO PORTION(S) OF THE CONTRACT DOCUMENTS MAY BE USED IN ANY FORM FOR ANY DESIGN AND/OR CONSTRUCTION PROJECT OTHER THAN THE PROJECT FOR WHICH THESE DOCUMENTS WERE ORIGINALLY PREPARED AND ISSUED BY THE CONSULTANTS.

MARYLAND HEALTH CLUB

28449 CLUBHOUSE DRIVE
EASTON, MD

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SEAL

SIGNATURE

Project No. :	CGP–2002
Issue Date:	11/01/2021
Designed / Drawn :	M. ELFAWAL
Checked :	M. ELFAWAL
Revision :	R01
Scale :	1" : 20'

Sheet Name :

PARCEL 122
SITE PLAN
LANDSCAPE PLAN (01/04)

Sheet No.: C–L–2

Sheet : 57 Of: 61

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

Easton Staff Development Review Worksheet

Date: September 29, 2022
Project: Oxford Road – 28449 Clubhouse Drive – PUD (Major & Minor Amendment) & Building Permit
To: Nupur Nagar – Maryland Health Club, LLC

The Easton Staff Development Review meeting was held on September 28th, at 11:35 am. Staff reviewed the Site Sketch Plans and provided comments for the proposed Planned Unit Development (Major & Minor Amendment) and Building Permit #22-17274.

It was determined that the Planned Unit Development (Major & Minor Amendment) and Building Permit #22-17274 will need to address specific areas of Staff concerns that were discussed at the meeting and review letters prior to filing a Planning Commission Application. Specific areas of Staff concern discussed at the meeting and Comments (attached) are as follows:

- Establish the classification of uses, both for the parking calculations, as well as the traffic study and trip-generation rates.
- Complete the Stormwater Management Water Quality computations on Summary Table #3 & #4.

The applicant is required to submit all revisions on or before October 13th for Staff review. The Staff will determine if the project is ready for the November 17th Planning Commission meeting by October 27th. Upon Staff approval, the Applicant will submit files for presentation at the Planning Commission. Files need to be provided on a flash drive. In addition, provide a digital submittal (via email) of the Planning Commission Application and its supporting documents, including **ten paper copies**. Submit all documentation for the Planning Commission no later than November 3rd. (Please send all digital copies of the submission to jmayer@eastonmd.gov .)

Contingent upon completion of the requested items, please submit for the Planning Commission meeting scheduled for **Thursday, November 17, 2022 at 1:00 pm.** Submit all necessary files no later than **Thursday, November 3, 2022.**

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
410-820-8822
www.EastonMD.gov

DATE: **September 27, 2022**
TO: **Nupur Nagar –** Maryland Health Club, LLC
cc: **Miguel Salinas –** Planning & Zoning Department
Rick Van Emburgh – Department of Engineering
FROM: **Joseph A. Mayer**

SUBJECT: **28449 Clubhouse Drive – PUD (Major & Minor Amendment) - Site Plans**
We reviewed the **September 7, 2022** Sketch Site Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan (Major PUD)

1. A Forest Stand Delineation, as detailed in the Town of Easton's Forest Conservation Ordinance, will be required for the proposed Agri Building #2 area. Please see attached application and complete prior to Planning Commission.

2. Prior to Final Site Plan approval, please submit a Forest Conservation Plan.

3. The limit of disturbance (LOD) needs to be clearly depicted on all plan views to include the limit of proposed grading, utility installation, road improvements and landscape areas. Please provide adequate space for construction.

4. All proposed work within the 1,000' Critical Area will require a Buffer Management Plan for the Critical Area Commission. Prior to Final Site Plan approval, please submit a Buffer Management Plan.

5. Verify that the monument sign will meet the Town's signage requirements for free standing signs.

6. Use the parking requirements from Section 28-1001.3 of the zoning ordinance for parking calculations. Verify the appropriate use for the parking calculations. Sheet 23 thru 25 of 67 references the use of a hotel. Please revise the parking calculations with the appropriate use/activity. For any use not specifically listed

in Section 28-1001.3 in subsection A, the parking requirements will be determined by the Town Planner.

7. Applicant's Parking Waiver to be submitted at time of Planning Commission.

8. Dimension the closest distances from Agri-Building #1 to property line on the site plan.

9. Label first-floor elevations for all proposed structures and clearly define floor elevations for the parking garages on the plan views.

10. Prior to Final Site Plan approval, show the accessible route connecting the building entrances with all ADA parking spaces with proposed spot elevations to verify cross-slope of path. The ADA parking spaces at Agri-Building #1 will need a connected accessible route between the spaces and across the drive aisle. Agri-Building #2 requires an accessible route across Road (K) to connect the ADA parking spaces. Label the total ADA parking spaces for the "Basement Parking – 05" on sheet 12 of 68.

11. Access onto Waverly Road requires Talbot County approval.

Sketch Site Plan (Minor PUD)

1. Prior to Final Site Plan approval show the accessible route connecting the building entrances with all ADA parking space with proposed spot elevations to verify cross-slope of path. The ADA parking spaces at the Clubhouse will need a connected accessible route between the spaces and across Road (B) to the building entrance.

2. Label the first-floor elevations on all plan views within the plan views.

3. All proposed work within the 1,000' Critical Area will require a Buffer Management Plan for the Critical Area Commission. Prior to Final Site Plan approval, please submit a Buffer Management Plan.

4. Verify the appropriate use for the parking calculations. Sheet 23 of 68 references the use of a hotel. Please revise the parking calculations with the appropriate use/activity. For any use not specifically listed in Section 28-1001.3 in subsection A, the parking requirements will be determined by the Town Planner. Incorporate the minimum and maximum vehicle spaces required per Zoning Code - Section 28-1001.3 Parking Requirements. Please revise sheet 23 of 61.

Building Permit #22-17274 – Pavilion Renovation

1. All proposed work within the 1,000' Critical Area will require a Buffer Management Plan for the Critical Area Commission. Prior to Site Plan approval, please submit a Buffer Management Plan

2. Demolition Permit to be initiated upon instruction of Applicant.

3. Show the accessible route connecting the building entrances with all ADA parking spaces. The ADA parking spaces at the Pavilion will need a connected accessible route between the spaces and across the drive aisle to the building entrance.

Legal Agreements (To be addressed at Final Site Plan submission)

1. Additional Storm Water Management features will require a Declaration of Covenants that addresses maintenance and inspections for Storm Water Management. In addition, a Bond/Letter of Credit is required. In addition, a Storm Water Management Easement will be required. Please provide SWM Exhibit upon instruction of Town Attorney. Exhibit should be on an 8 ½" x 11" or 8 ½ "x 14" sheet signed and sealed by a Maryland Licensed Surveyor. Prior to Final Site Plan approval, please provide a Construction Cost Estimate for the stormwater management improvements.

Impact Fees (To be addressed upon Building Permit)

1) Please note, there will be a required Impact Fee for all proposed buildings. the Town's Impact Fees and Inspection Fees are to be paid upon the time you pick up your Building Permit. Please provide building square footage with appropriate use for calculation of Impact Fee.

2) Talbot County Impact Fees are due prior to obtaining your Building Permit. Please provide receipt of payment to the Town's Building Inspection Division.

3) Please add estimated Town Impact Fee calculations to cover sheet 1 of 61 and add note below calculations; "*Note: The Impact Fee indicated in this notation shall not be constructed as vested and until submission of the building application."*

State of Maryland Critical Area Commission

1) Please address all comments pertaining to the July 12, 2022 Critical Area Commission review letter. Additional comments are pending based on the September ESDR submission. Prior to Final Site Plan approval, obtain approval from the Critical Area Commission.

CRITICAL AREA COMMENTS

NO COMMENTS ATTACHED.

DEPARTMENT OF ENGINEERING COMMENTS

COMMENTS ATTACHED.

BUILDING INSPECTION AND PERMIT DEPARTMENT COMMENTS

NO COMMENTS ATTACHED.

EASTON UTILITIES COMMENTS

COMMENTS ATTACHED.

Plan Review Status

FINAL SITE PLAN REVIEW			**Comments**
Plans Approved	☐Y	☒ N	Please review comments above Revise and Resubmit.

GRADING PERMIT STATUS			
Application and Final Approved Site Plan Submitted to Town Engineer	☐Y	☒ N	
Easements			
Storm Water			
☒ Required ☐ Submitted ☐ Approved			Submit Exhibit under Development Site Plan review.
Storm Drain			
☒ Required ☐ Submitted ☐ Approved			Submit Exhibit under Development Site Plan review
Sidewalk			
☐ Required ☐ Submitted ☐ Approved			Not required.
Forest Conservation			
☒ Required ☐ Submitted ☐ Approved			**Required at Agri-Building #2.**
Declaration of Covenants			
☒ Required ☐ Submitted ☐ Approved			To be prepared by Town Attorney prior to Final Site Plan review.
Public Works Agreement			
☐ Required ☐ Submitted ☐ Approved			Not required.
Bond/Letter of Credit/ Cash Agreement			
☒ Required ☐ Submitted ☐ Approved			**SWM** – Required RoW -- Not required
Talbot Soil Conservation District Approval			
☒ Approval Required			**Submit approved SCD plans prior to Final Site Plan approval**
Other			
☒ Required ☐ Submitted ☐ Approved			**Coordinate with Talbot County for Waverly Road.**

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

END OF DOCUMENT

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

Forest Conservation Application

Project Information			
Project Name		Project Number	
Project Location			
Project Description			

Watershed Information			
Watershed Name		Sub-watershed No.	
County		Municipality	

Property Information

National Spatial Reference System (NSRS)
Alignment of passive control with the latest realization of the North American Datum of 1983:
NAD 83(2011), NAD 83(PA11), and NAD 83(MA11) Epoch 2010.00

Maryland Grid Coordinates centroid:				ft. North		ft. East	
ADC Map: Year		Page		Grid			
Tax Map:		Grid		Parcel		Block	
District / Account Number						Lot	
Liber		Folio					

Agent Information					
Name		License No.		Expiration Date	
Firm Name					
Mailing Address					
Telephone No.		Email			

Forest Stand Delineation Information

Details of Request (Acreage or portion thereof)			
Total Tract Area	Ac.	*Net Tract Area*	Ac.
Area within 100-year Floodplain	Ac.	Area of Existing Forest	Ac.
Area Remaining in Agriculture	Ac.	Area of Existing NTW	Ac.
Other	Ac.	Sensitive Areas	Ac.

Forested Stream Buffers (minimum 50' wide):			Yes	No
One Side		Both Sides		
Buffer Area Forested	Ac.	Length	Ft.	
Steep Slopes		Yes	No	
Threatened & Endangered Species		Yes	No	
Dominant & Co-dominant Species		Yes	No	

Forest Stand Delineation Prepared by:

Licensed Landscape Architect Licensed Forester Qualified Professional

Forest Conservation Plan Information

Details of Request (Acreage or portion thereof)

Existing Land Use (zone)		Proposed Land Use (zone)			
Afforestation Threshold		Conservation Threshold			
Proposed Area of Disturbance		in Sensitive Areas			
Proposed Forest Clearing		in Sensitive Areas		in NTW	

Forest Retention:

Onsite		Offsite		in Long Term Protection	
Forest Conservation Required				Forest Conservation Provided	

Planting:

Onsite		Offsite		Sensitive Area Planting	

Stream Buffer Established: Length Width

Other:

Offsite Location:

County		Municipality					
ADC Map:		Year		Page		Grid	
Tax Map:		Grid		Parcel		Block	
Maryland Grid:		North American Datum Year				Lot	
District / Account Number		Sub-watershed No.					
Planting Responsibility:		Contact #					
Maintenance Responsibility:		Contact #					
Long Term Protection		% in Sensitive Areas					
Long Term Protection Agreement Type							
Fee-in Lieu Amount		Acreage					
Forest Conservation Plan Prepared by							
Licensed Landscape Architect							
Licensed Forester							
Qualified Professional							

Subject to previous FCP? Y / N

If yes, please provide a copy of previous approved FCP.

Subject to ESDR? Y/ N

Required:

- ☐ Completed Form
- ☐ Written Statement
- ☐ Signature of Applicant
- ☐ Hardcopy of Drawings
- ☐ Digital Copy of Drawings
- ☐ Copies Hard / Digital of Any Previous FCP + Application
- ☐ Review Fee

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.

By signing below, the applicant certifies that he of she has the legal right to implement proposed planting, maintenance and or a long-term protection agreement. The applicant further certifies that the property, subject to a long-term protection agreement is not otherwise protected under Federal, State or local programs.

Signature of Applicant or Agent		
	Date	
Printed Name of Applicant or Agent		

For Office Use Only

Planning Commission Meeting Date			
Sketch Approval Date		Project No.	
Prelim/Dev. Approval Date		Application No.	
Final Approval Date		Sketch Fee Paid	
Recordation Date		Develop. Fee Paid	
			Revised 02-2019

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: September 27th, 2022

TO: Nupur Nagar - Maryland Health Club LLC

cc: Sierra Crist – Town of Easton Engineering Department
Miguel Salinas – Town of Easton Department of Planning & Zoning
Joe Mayer – Town of Easton Department of Planning & Zoning

FROM: Rick Van Emburgh, P.E. – Town Engineer

SUBJECT: Maryland Health Club LLC (MHC) - PUD Amendment
Sketch Site Plan and
Sketch Stormwater Management Plan Review

I reviewed the Application for the Subject Project received today, September 27th, 2022 and additional sheets and additional sheets today and have the following comments:

Site Plan/Subdivision Plan

The **Sketch Site Plan** must be revised to address the following comments:

1. Please review the match-lines – they do not correlate with the correct sheet numbers.
2. The line type is the same for both existing to proposed contours throughout the plans. Please make them different line types.
3. All adjacent property owners and structures must be shown.
4. **Sheet 30/61:** The improvements are show approximately 10 feet from the property line with the neighboring residential property. The Department of Planning & Zoning will likely require a Bufferyard.
5. The Traffic Impact Study compares the original golf course, clubhouse, and pavilion (Existing Condition) to the proposed development. I reviewed the Study and the Conclusion and Summary Table on page 10 indicates a 39% increase in weekday total trips (1003 to 1395) as well as significant increases in other categories. I would like more time to review the results and consult with the Maryland State Highway Administration (SHA) before determining next steps.

Please address the comments above and submit a revised Sketch Plan.

Stormwater Management

The **Sketch Stormwater Management Plan** must be revised to address the following comments:

1. An ESD Summary Chart (TOE-SWM-7.01) is provided in the SWM Report, but there are no numbers in the Chart. Please fill out the Chart and provide information for EACH Drainage Area.
2. A SWM Quantity Summary Chart (TOE-SWM-7.02) is provided in the SWM Report, but there are no numbers in the Chart. Please fill out the Chart and provide information for EACH Drainage Area.
3. Provide 10% Critical Area Summary Chart. Please fill out the Chart and provide information for EACH Drainage Area.
4. Provide the Excel Spreadsheet for each Drainage Area so that the input for each may be checked.

Please address the comments above and submit a revised Sketch Stormwater Management Plan.

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

EASTON UTILITIES

Life. Made better.™

Easton Utilities Commission

Plan Review Comments

Date:	Wednesday, September 28, 2022				
To:	Joe Mayer; Shelby Ruf; Beverly Williamson; Ryan Heckler; Robert Haase				
From:	Kia Gibbs on behalf of Aaron Goller, PE				
Re:	28449 Clubhouse Drive		**Plan Phase:**	Sketch (ESDR Review)	
Review Type:		**SUBM:** 2	**Proceed ?**	[ ] Yes	[x] No

Easton Utilities Commission has reviewed the above referenced plans and have provided the following comments. Please provide your corrections as listed below. Additional reviews will be required to ensure comments have been addressed. Items or documents not provided on initial submission will be subject to further review. Please contact Kia Gibbs, Admin Support at kgibbs@eucmail.com should you have any questions.

ITEM:	DRAWING / PAGE	COMMENTS:
Engineering Dept		
1	General	Easton Utilities previous comments not addressed.
2	General	Show existing utilities on site plans.
Electric		
3	General	Contact Easton Utilities Commission for electric design. Three phase services do not exist at proposed locations.
Velocity/ Cable Communications		
4	General	CATV / Internet facilities to follow at owner's expense.
Gas Department		
5	C-4.01	Need total BTU load for gas. Show gas main /service on plans.

RECEIVED
FEB 04 2021
TOWN OF EASTON

Town of Easton

Engineering Planning and Zoning Feb 4 2021

Re PUD Healthcare Applcation (Amendment}

Maryland Health Club

This is to voice strong opposition to a change in Zoning requested above. As a resident of adjoining land along with 340 + other homesites there is a presently a Zoning for a golf course which was relied upon by in our decision to jone the Eastern Club community. The pending request for a change in Zoning requested by the MHC will dramatically alter the character and welfare of our pristine family settelments and upset the quality and way of life which is repesented in the Township of Easton and promised to us in the current Zoning regulations.

Sincerely, Thomas Di Mayo 7547 Tour Drive

410-463-6666

Thomas Di Mayo

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

Date: February 4, 2021
From: Katie Reedy
Subject: Maryland Health Club Submission
To: Thomas Di Mayo
CC: File

Mr. Di Mayo –

In response to your letter dated 2/4/2021 stating your concern regarding future plans for the Easton Club Golf Course. The Town of Easton Planning and Zoning Department has received a submission from Maryland Health Club (MHC) for updates to the Pavilion (formerly known as the River House) and the Clubhouse only these two existing buildings were included as formal application items.

Easton Club was developed as a Planned Unit Development (PUD). A PUD is essentially site-specific zoning that is reviewed by the Planning Commission in the form of a site plan and then approved by the Town Council. A Public Hearing is required prior to the Town Council vote. Any change to an originally approved PUD site plan that is deemed a Material Change ("elimination or substitution of an approved project amenity", i.e. change to a golf course is specifically listed as a material change) is required to undergo the exact same rigorous review process as a new PUD, including the public hearing .

Please be assured that, at the time any such request or submission is made, there will be a lengthy process involving the Planning Commission and the Town Council to approve any such change. Community input will be solicited.

In the meantime, we will be including your letter in the file for this project that it can be reviewed at the time a submission is made for the golf course property. More information on PUDs and the PUD amendment process are located in Article 8 of the Zoning Ordinance, which can be found on the Town website https://eastonmd.gov/PlanningZoning/ZoningOrdinance.html

Please contact the Planning and Zoning Department with any questions or concerns.

Sincerely,

Katie S. Reedy
Director of Site Development
Planning and Zoning
Town of Easton

FEB 04 2021

Town of Easton
Engineering Planning and Zoning Feb 4 2021
Re PUD Healthcare Applcation (Amendment}
Maryland Health Club
This is to voice strong opposition to a change in Zoning requested above. As a resident of adjoining land along with 340 + other homesites there is a presently a Zoning for a golf course which was relied upon by in our decision to jone the Eastern Club community. The pending request for a change in Zoning requested by the MHC will dramatically alter the character and welfare of our pristine family settelments and upset the quality and way of life which is repesented in the Township of Easton and promised to us in the current Zoning regulations.
Sincerely, Thomas Di Mayo 7547 Tour Drive
410-463-6666

Thomas Di Mayo

FILE: 7547 TOUR DRIVE, OXFORD RD → EC SUBDIV → 2020.12.29 PUD And → COVES

Brenda L. Crabbs
7615 Easton Club Drive
Easton, Maryland

June 20, 2021

Planning Commission
Town Council Chambers
14 S. Harrison Street
Easton, Maryland 21601

RE: Easton Club PUD Revisions

Dear Mr. Paul Weber, Chair
Ms. Jennifer Dindinger, Vice Chair
Talbot Bone
Victoria McAndrews
William Ryall

The Maryland Health Club recently completed their submission to Talbot County and the Town of Easton for the first two phases of the redevelopment of their property at The Easton Club located along Oxford Road. As a resident for 22 years, I am opposed to the development as submitted.

The first thing that strikes me as I look at the plans is the California style modern architecture that does not complement our traditional community. Easton's most current Design Guidelines for New Development on page 6 say, "The key to designing new buildings and structures that meet these Design Guidelines is a detailed understanding of the existing architectural and urban character of the community's traditional residential neighborhoods and commercial development". The buildings planned clearly do not take this into consideration.

The second thing is all the additional impervious surface that is shown on the plan to accommodate all the additional parking and access roads. The first Agri Building is shown very close to the Tred Avon River. I believe this area is considered watershed and we are already a very wet community. Several lots as well as spots along the golf course flood whenever there is a hard rain leaving drainage ditches and ponds full and overflowing. The tractors cutting the golf course frequently get stuck in the mud. The increase of impervious surface will increase this problem and expel more runoff into the Tred Avon headwaters. Another problem is the removal of substantial number of trees in order to accommodate the two new agricultural buildings as shown on the plan which will aggravate the existing problem.

The third consideration I see is the lack of Economic Development need for such a facility in Easton. We already have several health clubs in Easton and the YMCA. There are several spas and the Hyatt is only 15 miles away located in Cambridge on the Choptank River with extensive facilities including a spa, fitness center, indoor and outdoor pools and plenty of meeting and banquet space. With regard to Hyatt's spa, they constantly send special deals for local residents which to me indicates they are not overflowing with clients. The Tidewater in downtown Easton also has ample meeting space and a spa.

I have heard MHC representatives say they believe their proposed facility will attract people from all over the country like a Canyon Ranch. I wonder if they know BWI airport, on a good day, is at least an hour and a half away. With traffic increasing on Rt. 50 at an alarming rate, that time to the airport will only increase. In my opinion, representatives of MHC did not do their due diligence on the Easton Club Community, the Town of Easton or Talbot County before they purchased the property. They have this idea of a high-end health club and agriculture center. Talbot County is already an agricultural community. Our farmers know how to farm and residents know how to grow vegetables on their property if they choose. If they don't know, there are places to go to learn like Chesapeake College, Oxford Community Center, Easton's Community Center or television programs and books. We know what farm to table is and know how to provide that experience to our families via the many farm stands in the area. So again, the question is need for what they are planning.

In essence, this plan creates a large commercial hub in the center of our residential community with services that aren't needed in Easton and architecture that doesn't fit or compliment. It will increase traffic on our roads which we residents have to maintain, endanger our children and those who regularly walk and ride bikes throughout our streets. And, it will put the Tred Avon River at further risk from runoff.

Lastly, a Planned Unit Development is supposed to protect residents so they know what they are buying into. Should you let this development go forward, it will be the residents of the Easton Club whose property values plummet when we have these large empty buildings as neighbors after the project fails.

Yours truly,

Brenda Crabbs

Brenda L. Crabbs

July 28, 2022

Sent via email to:
jmayer@eastonmd.gov

I am a homeowner at The Easton Club and am writing to express my opposition to the development plan proposed by the Maryland Health Club (MHC) which would require amending the PUD at the former golf course location within The Easton Club grounds.

The Easton Club is located within the Town of Easton, which calls itself the “Colonial Capital of the Eastern Shore.” The Town’s 2010 Comprehensive plan notes that “Easton offers a quality of life difficult . . . to duplicate anywhere else in the United States.”

Ten critical issues

The plan MHC is proposing reveals critical issues inconsistent with Vision 4 in the Introduction to the Town of Easton 2010 Comprehensive Plan, which states that Community Design must be “consistent with existing community character.” This and other issues must be addressed before the MHC development plan can move forward.

1. The buildings shown in the MHC architectural renderings are totally inconsistent with the traditional design of residences The Easton Club. Not one house approaches the modern, multi-story boxes shown on the MHC renderings. These contemporary box structures dwarf the size and style of all the homes. Note that none of the MHC renderings include illustrations of existing residences because the comparison would reveal the overwhelming size and scale of what MHC is proposing. The proposed architectural style does not respect Easton’s historical development as stated in the 2010 Comprehensive Plan.

2. MHC would be using the existing Easton Club private road system, including Clubhouse Drive, Easton Club Drive and Tour Drive, to access its new buildings and parking lots. Roads within The Easton Club were not designed to handle the amount and noise of additional traffic that will occur. The increased traffic will result in additional costs to maintain these roads which will be passed on to the residents.

3. The increased traffic will also very negatively impact residents now living within their quiet neighborhood. Many residents have young children, others are retirees. They moved here because this friendly neighborhood has little vehicular traffic and includes safe, walkable sidewalks. Residents expect to be able to walk to the tennis court and swimming pool if they so choose and to safely walk their dogs. They have an expectation of the right to enjoy peace and tranquility where they live.

4. How will construction of additional utilities required by this MHC plan impact the existing residential utility plan currently in place? Will residents be inconvenienced by interruptions of utility services?

5. Visitors do not always respect or adhere to local norms. Large numbers of anonymous transients do not have a stake in keeping The Easton Club neighborhood clean, quiet and safe. Ask the residents of St. Michaels and Oxford about their everyday experiences.

6. How will MHC compensate Easton Club residents that will have to pick up garbage left by visitors and/or make repairs for damages to their properties by transients?

7. For certain activities increased noise will be a negative factor. How will MHC address the impact of loud gatherings on residents?

8. MHC has been an absentee owner for some time. Given the scope and complexity of their proposed changes, who will respond to residents and to police, fire and other Town of Easton personnel should issues arise?

9. The MHC plan shows major blacktop parking. What will be the impact of these increased impervious surfaces to the Chesapeake Bay Watershed?

10. The Easton Club neighborhood will dramatically change under MHC's proposed plan. Residents here know and interact with their neighbors, along with the people who provide commercial and other services here. Under the MHC plan, an unknown number of transients will be coming and going at all hours. How many people, for what purpose and for how long are not known.

For these and numerous other reasons, the MHC plan will be inconsistent with aspects of the Community Character concepts described in the Town of Easton 2010 Comprehensive Plan. The negative impact of the proposed MHC plan on residents of The Easton Club requires further study and revision before it meets the Town of Easton's Visions and Design Principles as described the 2010 Comprehensive Plan.

Sincerely,
Ann M. Jacobs
28512 Clubhouse Drive
Easton, MD 21601

Joe Mayer <jmayer@eastonmd.gov>

MHC & The Easton Club PUD revision

2 messages

ajacobs@goeaston.net <ajacobs@goeaston.net> Thu, Jul 28, 2022 at 12:59 PM
To: jmayer@eastonmd.gov

please see letter attached.

AJltr re MHC Easton Club PUD revision.docx
24K

Joe Mayer <jmayer@eastonmd.gov> Wed, Aug 3, 2022 at 9:26 AM
To: ajacobs@goeaston.net

Received, thank you.

On Thu, Jul 28, 2022 at 12:59 PM <ajacobs@goeaston.net> wrote:

> please see letter attached.

--
Regards,
Joseph A. Mayer
Plan Reviewer
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943

July 28, 2022

Sent via email to:
jmayer@eastonmd.gov

Mr. Mayer,

I am a future homeowner at The Easton Club and am writing to express my concern and opposition to the development plan proposed by the Maryland Health Club (MHC). My husband and I are building a home on 9th Drive in The Easton Club.

Before we purchased the land on 9th Dr , we drove around Easton and appreciated the consistent historical feel of the town. As soon as one turns onto Oxford Rd you know you are in "the country". The proposed development by MHC is not consistent with the historical feel of the town of Easton. The proposed design of the MHC buildings are not historic. They are modern! The design does not respect the Easton's historical development as stated in the **Easton 2010 Comprehensive Plan**.

We love the quiet feel of the town. The increased traffic caused by the proposed development plan by MHC will negatively impact the Easton Club residents living in our quiet neighborhood. Currently there is little vehicular traffic. We deserve to enjoy the quiet neighborhood that we thought we would be living.

My husband and I appreciate the attention to detail that was given to our home construction by the **Easton Permit Department**. We certainly expect the same attention to detail be given to the development plan proposed by the Maryland Health Club (MHC) which would require amending the PUD at the former golf course location within The Easton Club grounds. The MHC plan will be inconsistent with the Community Character concepts described in the Town of Easton 2010 Comprehensive Plan. Please give it further study and major revision.

Sincerely

Vera Shade

28590 9th Drive

Easton, MD 21601

Joe Mayer <jmayer@eastonmd.gov>

MHC proposed plan on golf course at The Easton Club

2 messages

Vera Shade <shade.vera@gmail.com> Fri, Jul 29, 2022 at 1:23 PM
To: jmayer@eastonmd.gov

Mr. Mayer
I have attached a letter from a resident in the Easton Club about the MHC proposed plan.
Please give your attention to this matter.
Thank you
Vera Shade
28590 9th Dr
Easton MD 21601
410-812-5524

--
Vera
https://www.etsy.com/shop/KitchenStitchinGifts

Easton Club and MHC development.docx
14K

Joe Mayer <jmayer@eastonmd.gov> Wed, Aug 3, 2022 at 9:05 AM
To: Vera Shade <shade.vera@gmail.com>

Received, thank you.
[Quoted text hidden]
--
Regards,
Joseph A. Mayer
Plan Reviewer
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943

Joe Mayer <jmayer@eastonmd.gov>

Fwd: Poplar Hill and Maryland Health Club Proposed Developments

1 message

Susie Hayward <eccassh@gmail.com> Thu, Aug 4, 2022 at 2:52 PM
To: Joe Mayer <Jmayer@eastonmd.gov>

Hi Joe,

Below is a copy of the email I sent to Rick Van Emburgh. I forgot to cc you.

Susie Hayward
Board President
Phone: 443-786-1955

ECCA Website

---------- Forwarded message ---------
From: **Susie Hayward** <eccassh@gmail.com>
Date: Thu, Aug 4, 2022 at 2:48 PM
Subject: Poplar Hill and Maryland Health Club Proposed Developments
To: Rick Van Emburgh <Rvanemburgh@eastonmd.gov>

Hi Rick,

As you know the residents of Easton Club are concerned about the increased traffic as the result of the 2 proposed developments. I received and reviewed a copy of the Traffic Analysis and the Signal Analysis that Poplar Hill submitted to the State and Town regarding traffic on Oxford Road (Rt 333).

Could you share your views on these reports, in particular:

- Do you feel that they are a fair representation of the future traffic flow?
- Do you feel that this added traffic will pose a safety issue or unreasonable (in your professional opinion) delay for the residents of Easton Club and other travelers on Oxford Road?
- If you feel that other measures like extended merge/turn lanes, etc can be added to the Oxford Road would you describe that?

Lastly, since both Poplar Hill and Maryland Health are proposing development in the same area, would it be possible to have a Traffic Analysis done combining the two, showing the impact to Oxford Road? The Analysis that Poplar HIll did does not reflect traffic even as it was with the golf course, restaurant and eventing. Since that is what the existing PUD's current approve use is, it would seem reasonable to use that usage in the Analysis and then have Maryland Health do an up date for any change in use.

Thank you for your help,

Susie Hayward
Board President
Phone: 443-786-1955

ECCA Website


Easton Club
Community
Association, Inc.
Where neighbors
come together.

Joe Mayer <jmayer@eastonmd.gov>

MHC -- Preparation for the ESDR Meeting

2 messages

Lauren McNeal <acuhealth2day@yahoo.com> Thu, Aug 4, 2022 at 10:53 AM
To: Joe Mayer <jmayer@eastonmd.gov>
Cc: Barbara Beshel <ecca.mhc@gmail.com>

Hi Joe;

Please see my comments below regarding MHC and Popular Hill. I do plan to submit more formal comments later on; however, Barbara has asked that I forward these comment on to you.

Thanks!

Lauren P. McNeal
28582 Clubhouse Drive
410-212-7072

----- Forwarded Message -----
From: Barbara Beshel <ecca.mhc@gmail.com>
To: Lauren McNeal <acuhealth2day@yahoo.com>
Sent: Thursday, July 28, 2022 at 11:48:27 AM EDT
Subject: Re: In Preparation for the ESDR Meeting

Thank you for your response. It's excellent

It would be very helpful if you forwarded it to Jae Mayer of Easton Planning & Zoning. We need everyone to let the town know that we disapprove!

Joe's email: jmayer@eastonmd.gov

On Thu, Jul 28, 2022 at 10:03 AM Lauren McNeal <acuhealth2day@yahoo.com> wrote:

> Hi Barbara;
>
> Just wanted to say thanks for all that you and the committee are doing. Good job on the comments and concerns documents!
>
> I was able to remotely listen in to the ESDR Meeting. While I couldn't see the drawings, it seems that much is still under consideration and many concerns still need to be addressed. I was really surprised to hear the comments about having a nail salon....oh my! That is really moving into the service type of a retail facility. Traffic related to someone playing golf for 4-6 hours is much different than the constant flow of traffic to support a nail solon and other retail/food stores. Then there will be traffic from all the facility meetings and the cars/trucks from support staff just to host those, etc. It was obvious to me that they really have not figured this out and don't have any concerns for the how the existing community feels.
>
> Regarding the other side of the street (Popular Hill) that will be craziness too. All one has to do to see traffic concerns is ride by the YMCA on a Saturday or Sunday and see the cars lined up on the street (not in parking spaces). With the sports activities planned in that area, additional parking will take place directly on Oxford Road (much like what people did, or tried to do on St. Michaels road when the Carnival was in town). Unless the town can properly address traffic flow, this will be a disaster like the intersection of Marlboro Ave and Rt 322, the flow at McDonalds & Aspen Dental, or even the craziness of Chick-fil-A.
>
> I grew up in St. Michaels and then later moved to Annapolis for many years. Recently, I decided to move back to live in Easton Club and now it seems like Easton is rapidly becoming like Annapolis overnight. This is not what I expected when choosing my new home.

> Keep up the team efforts to help change this.... Thanks for all you do! :)
>
> **Lauren P. McNeal**
> **28582 Clubhouse**
>
> On Tuesday, July 26, 2022 at 06:52:00 AM EDT, Barbara Beshel <ecca.mhc@gmail.com> wrote:
>
> Our committee is working on a response to MHC's PUD Design Narrative which we will email to everyone later today or tomorrow.
>
> Attached for your review are two documents that accompany the response: the response summary and an opposition to the pavilion permit.

Joe Mayer <jmayer@eastonmd.gov> Thu, Aug 4, 2022 at 11:58 AM
To: Lauren McNeal <acuhealth2day@yahoo.com>
Cc: Barbara Beshel <ecca.mhc@gmail.com>

Received, thank you.
[Quoted text hidden]
--
Regards,
Joseph A. Mayer
Plan Reviewer
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943

Joe Mayer <jmayer@eastonmd.gov>

Poplar Hill Proposed Development

1 message

Susie Hayward <eccassh@gmail.com> Mon, Aug 15, 2022 at 7:35 AM
To: Joe Mayer <Jmayer@eastonmd.gov>, "Lynn B. Thomas" <Lthomas@eastonmd.gov>, Rick Van Emburgh <Rvanemburgh@eastonmd.gov>

Hi Joe, Lynn, and Rick,

The residents of Easton Club are still concerned about the traffic on Oxford Rd in light of the proposed Poplar Hill development. We have reviewed the Traffic and Signal Analysis and understand that a traffic signal is not warranted (according to the Analysis.) However, as drivers, actually navigating the intersection with Oxford Road and Clubhouse Drive we know the real-life experience of trying to exit the community. It's difficult to judge the speed of the eastbound cars, they usually travel in excess of the speed limit, some trying to get to the light before it turns red. Those cars heading west, are accelerating after leaving the light and heading uphill.

Neither study took into account that Easton Club PUD has a commercial element that was originally approved for an 18-hole golf course and a restaurant/event hall. I believe that it was anticipated to pull in 200 cars per day (?). Both analyses should have taken this into consideration especially since Maryland Health Club is proposing the same or similar vehicle traffic.

Please request that these studies be reevaluated based on the additional 200 vehicles as anticipated in the PUD and a new study added specifically for the intersection of Oxford Rd and Clubhouse Dr. (with the additional 200 vehicles). The hazard is not anticipated for the vehicles at the proposed development but for those at Clubhouse Drive who will be faced with the additional east and westbound traffic as well as a new merge lane coming from the Popular Hill development.

Thank you for this consideration,

Susie Hayward
Board President
Phone: 443-786-1955

ECCA Website



Joe Mayer <jmayer@eastonmd.gov>

Concerns with Maryland Health Club proposed Development Plans

2 messages

ronald frei <cinronf203@sbcglobal.net> Tue, Aug 16, 2022 at 10:15 AM
To: "jmayer@eastonmd.gov" <jmayer@eastonmd.gov>

I am a resident at the Easton Club and a semi retired civil-structural engineer, PE.

I reviewed the past presentation to the Easton Planning Staff and Town Engineer (ESDR)

My concerns are as follows:

(1) There is a 200 year old tree between the existing parking area at the existing Clubhouse that should be protected and is currently sitiuated in the existing buffer zone between the parking area and Clubhouse Drive.

(2) How can a 2 level underground parking garage be constructed with such a high water table adjacent to the river? Most of the homes have a 3 foot deep crawl space with sump pump systems.

(3) How is it possible to construct 60 new villas and maintain the existing open space corridors on the property?

Thank you for your kind attention.

Regards, Ronald Frei

28468 Clubhouse Drive, Easton

Joe Mayer <jmayer@eastonmd.gov> Tue, Aug 16, 2022 at 11:05 AM
To: ronald frei <cinronf203@sbcglobal.net>

Received, thank you.
[Quoted text hidden]
--
Regards,
Joseph A. Mayer
Plan Reviewer
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943

Joe Mayer <jmayer@eastonmd.gov>

Proposed MHC plan and Popular Hill development

2 messages

terbus@goeaston.net <terbus@goeaston.net> Mon, Aug 15, 2022 at 1:46 PM
To: jmayer@eastonmd.gov
Cc: Barbara Beshel <ecca.mhc@gmail.com>

As 20 year residents of the Easton Club we would like to express our total opposition to the proposed MHC plan and the Popular Hill development, They will bring nothing that our community wants or needs, but rather will result in increased congestion, traffic and infrastructure costs. The primary beneficiaries will be the carpetbagging developers. We left Northern Virginia to escape precisely those problems. Our community should not now be recreating them here in Talbot County.

Marshall Brown and Theresa Stephan

---

terbus@goeaston.net <terbus@goeaston.net> Mon, Aug 15, 2022 at 3:55 PM
To: Jmayer <jmayer@eastonmd.gov>

I neglected to include our address with our message below. It's 28623 Clubhouse Dr., Easton Club.

Marshall Brown

-------- Original Message --------

Subject: Proposed MHC plan and Popular Hill development
Date: 2022-08-15 13:46
From: terbus@goeaston.net
To: jmayer@eastonmd.gov
Cc: Barbara Beshel <ecca.mhc@gmail.com>

[Quoted text hidden]

August 28, 2022

Joe Mayer
Town of Easton
Planning and Zoning
14 S. Harrison Street
Easton, MD 21601

jmayer@eastonmd.gov

Dear Mr. Mayer,

We are homeowners in The Easton Club and are writing to express our opposition to the development plan proposed by the Maryland Health Club (MHC) which would require amending the PUD at the former golf course location within the Easton Club grounds.

My husband Guy and I moved to The Easton Club just over four years ago and we love it here. We were aware that MHC was the owner of the property, previously a golf course. We had learned that MHC was proposing a health club with a farm to table restaurant with a focus on nutrition. The owners were initially open to considering a golf course even if reduced in size. We felt confident that any proposed changes made to this property would comply with the Town of Easton building codes, and be a reasonable and complimentary commercial entity appropriate for location directly within a private, quiet community.

The most recent plans proposed by MHC are far from being reasonable and complimentary to the Easton Club. The MHC architectural designs are extensive, very commercial and tourist oriented, with large contemporary buildings, including a hotel for overnight guests. Their goal is to draw tourists not just from within Maryland but from surrounding states, even showing large parking lots and busses in their artist renderings. In addition to their hotel accommodations, they are proposing multiple individual villas where their guests can stay and receive Spa treatments. MHC has now clearly stated their belief that a golf course would not be feasible. Given the multiple owners of the golf course, we cannot say if it was unsuccessful because of a lack of financial sustainability or due to poor owner management.

The Agricultural Center, while maybe a good idea in other areas, seems so out of line within a private community. Our observations of MHC representatives during Zoom meetings with ECCA and its residents, gave us pause that MHC could be successful in partnering with existing farms in Talbot Co. While MHC seems to want to be perceived as working cooperatively with us and the local community, they want to control the narrative and seem disingenuous. It is hard for us to wrap our heads around this concept in this location. The comparisons referenced by MHC include Blackberry Farm in Walland, Tennessee and Stonehill & Blue Farm in Blue Hill, NY, both of which are located on farms.

The Easton Club current Home Owners Association has tried to keep the lines of communication open with MHC representatives, to achieve the best working relationship. However, most people in the community were not expecting the scale and scope of this project directly adjacent to their homes and are not in support of the plans. MHC proposes the work in phases. One of our concerns is that construction will be done and sooner or later the venture will be unsuccessful and Easton Club residents will be stuck with the remnants of the failed project facing their yards.

As others have mentioned, the introduction of many transient visitors 24/7 will:

- disrupt our peaceful community by increasing noise
- increase traffic and wear and tear on the roads within our community
- decrease our home security and individual safety
- diminish the quality of life of our community
- burden ECCA & residents with management issues and/or conflicts between MHC and Easton Club

It is our sincere hope that all proposals submitted to the Town of Easton and Talbot County by the Maryland Health Club receive critical scrutiny before any approvals are granted. While we have tried to be open minded about MHC, without a doubt it has become apparent that their proposals are not suited for the Easton Club community and are not aligned with the goals and plans of the Town of Easton.

Respectfully,

Guy and Susan Basham
28480 Wedgeway Circle
Easton, MD 21601
smbasham@gmail.com
guy.basham@gmail.com

Joe Mayer <jmayer@eastonmd.gov>

Maryland Health Club Proposal in Easton Club

2 messages

Susan Basham <smbasham@gmail.com> Mon, Aug 29, 2022 at 11:16 AM
To: jmayer@eastonmd.gov
Cc: Guy Basham <guy.basham@gmail.com>

Dear Mr. Mayer,

Attached please find a letter from Guy and Susan Basham regarding the proposed development by the Maryland Health Club within the Easton Club community.

Thank you.

Guy and Susan Basham

--
Susan Basham
28480 Wedgeway Ct.
Easton, Maryland 21601
443-465-4379

MHC-Development-Letter.docx
23K

Joe Mayer <jmayer@eastonmd.gov> Mon, Aug 29, 2022 at 2:22 PM
To: Susan Basham <smbasham@gmail.com>
Cc: Guy Basham <guy.basham@gmail.com>

Thank you for your comments. Your response letter will be forwarded to the Planning Commission.
[Quoted text hidden]

--
Regards,
Joseph A. Mayer
Plan Reviewer
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943

August 28, 2022

Joe Mayer
Town of Easton
Planning and Zoning
14 S. Harrison Street
Easton, MD 21601

jmayer@eastonmd.gov

Dear Mr. Mayer,

We are homeowners in The Easton Club and are writing to express our opposition to the development plan proposed by the Maryland Health Club (MHC) which would require amending the PUD at the former golf course location within the Easton Club grounds.

My husband Guy and I moved to The Easton Club just over four years ago and we love it here. We were aware that MHC was the owner of the property, previously a golf course. We had learned that MHC was proposing a health club with a farm to table restaurant with a focus on nutrition. The owners were initially open to considering a golf course even if reduced in size. We felt confident that any proposed changes made to this property would comply with the Town of Easton building codes, and be a reasonable and complimentary commercial entity appropriate for location directly within a private, quiet community.

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It is our sincere hope that all proposals submitted to the Town of Easton and Talbot County by the Maryland Health Club receive critical scrutiny before any approvals are granted. While we have tried to be open minded about MHC, without a doubt it has become apparent that their proposals are not suited for the Easton Club community and are not aligned with the goals and plans of the Town of Easton.

Respectfully,

Guy and Susan Basham
28480 Wedgeway Circle
Easton, MD 21601
smbasham@gmail.com
guy.basham@gmail.com

Survey Results through June 19, 2021 | **Surveys Returned To Date: 189** | **Surveys Sent: 332** | **% Surveys Returned: 56.9%**

Questions Summary

1. **84.6%** of the respondents do not approve of a hotel being located in our neighborhood.
2. **82.5%** of the respondents do not approve of MHC's design for the clubhouse/restaurant/wine bars/event rooms/21 suite hotel.
3. **56.0%** of the respondents do not approve of MHC's design for the proposed Pavilion.
4. **95.7%** of the respondents do not approve of MHC using our private roads for their hotel and "Food and Wellness Destination Park" business without contributing to ECCA's road/infrastructure maintenance expenses.
5. **81.4%** of the respondents do not approve of the future construction of 25 – 35 units on the Waterview side of the parking lot.
6. **76.7%** of the respondents do not approve of the future construction of an "Agri-Building" off Tour Drive.
7. **64.5%** of the respondents do not approve of the development of additional single-family homes.
8. **64.0%** of the respondents do not approve of the future construction of 75 villas and a "wellness center" in the driving range area.

Concerns Summary

- **87.8%** of the respondents are concerned about increased pedestrian and vehicular traffic on sidewalks, roads and golf paths.
- **80.9%** of the respondents are concerned about loss of views.
- **82.5%** of the respondents are concerned about increased noise.
- **87.8%** of the respondents are concerned about decreased home values.
- **90.4%** of the respondents are concerned about the change in character of our existing neighborhood.
- **85.7%** of the respondents are concerned about natural habitat disruption.
- **95.2%** of the respondents are concerned about strain on the existing infrastructure (roads, storm management system, etc.
- **91.0%** of the respondents are concerned about the development of open golf land beyond current proposed plans.
- **93.1%** of the respondents are concerned about MHC's financial ability to follow through with its plans.

Survey Results

1. Do you approve of a hotel being located in our neighborhood?

   Yes: 15 (8.2%) **No: 160 (84.6%)** Don't Know: 13 (7.1%)

2. Do you approve of MHC's design for the clubhouse- restaurant – wine bars – event rooms - 21 suite hotel?

   Yes: 17 (9.3%) **No: 156 (82.5%)** Don't Know: 15 (8.1%)

3. Do you approve of MHC's design for the proposed Pavilion?

   Yes: 40 (21.5%) **No: 106 (56.0%)** Don't Know: 35 (18.5%)

4. Do you approve of MHC using our private roads for their hotel and "Food and Wellness Destination Park" business without contributing to ECCA's road/infrastructure maintenance expenses?

   Yes: 2 (1.1%) **No: 181 (95.7%)** Don't Know: 4 (2.2%)

5. Do you approve of the future construction of 25 – 35 units on the Waterview side of the parking lot?

Yes: 20 (11.0%) **No: 154 (81.4%)** Don't Know: 17 (9.0%)

6. Do you approve of the future construction of an "Agro-Building" off Tour Drive?

Yes: 20 (11.0%) **No: 145 (76.7%)** Don't Know: 24 (12.6%)

7. Do you approve of the development of additional single-family homes?

Yes: 16 (8.8%) **No: 121 (64.5%)** Don't Know: 51 (26.9%)

8. Do you approve of the future construction of 75 villas and a "wellness center" in the driving range area?

Yes: 9 (4.9%) **No: 121 (64.0%)** Don't Know: 15 (8.1%)

9. Are you concerned about any of the following impacts? Please check all that apply. (These numbers include 61 "All of the above" responses.)

- Increased pedestrian and vehicular traffic on sidewalks, roads, and MHC's golf paths: 166 (87.8%)
- Loss of views: 153 (80.9%)
- Increased noise: 156 (82.5%)
- Decreased home values: 165 (87.3%)
- Change of character of existing neighborhood: 171 (90.4%)
- Natural habitat disruption: 162 (85.7%)
- Strain on existing infrastructure (roads, stormwater management systems, etc.): 180 (95.2%)
- Development of open golf land beyond6 current proposed plans: 172 (91.0%)
- MHC's financial ability to follow through with its plans: 176 (93.1%)

- None of the above: 2 (0.1%)
- All of the above: 117 (61.9%)

MHC PUD DESIGN NARRATIVE COMMENTARY PROGRESS

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I. ✓ Project Summary
II. ✓ Executive Summary
III. ✓ Introduction
IV. ✓ Background
    - ✓ a. History
    - ✓ b. Significant Meetings
    - ✓ c. Economic Impact
    - ✓ d. Trends and Analysis
V. ✓ The Master Plan Development
VI. ✓ Master Plan Development Summary
VII. Master Plan Framework and Compliance with PUD zoning requirement
VIII. Principles and Project Goals
IX. Land Use Concepts with a focus on PUD compliance and objectives
X. Zones of Development
XI. Existing Need Analysis
XII. Conceptual Plan
XIII. Vision Statement
XIV. Development Strategy and Contextual Analysis

V. The Master Plan Development

Applicant's development of the Easton Club Master Plan consists of standard master planning phases, which were led by its internal team, collaboration with the Town of Easton Staff, the Land use legal team and consultants who are experts on the subject matter. The plan has included feedback from the citizens in the area as well as the Town Planning and Zoning staff.

- MHC has made no attempt to solicit "feedback" from the residents of the Easton Club or the neighboring communities directly adjacent to and impacted by this proposal.

- The only "feedback" from the citizens of the area most affected by this development proposal – namely the residents of the adjoining and surrounding properties through which the activities proposed will unquestionably traverse and interact- was initiated by a committee of concerned residents, not by MHC. The results were overwhelmingly negative (2021 MHC Survey Results, attached)

The Primary purpose of the Master Plan is to detail and finalize the strategies outlined in Phase 1 and to guide the development over the next decade. In general, the master planning involves certain steps and included the following:

Goals and Objectives

Long term goals for the project were established. The benchmarks to be achieved in the next five, ten and fifteen years were discussed and the master plan included expanding the club project over a period of 10-20 years to achieve key objectives such as optimum growth targets, revenue targets, safety, overall character and role of the Park in contribution to the local economy and growth.

- MHC is proposing that the residents of the Easton Club suffer through 20 years of construction for this dubious project?

Existing Club and Program Analysis

Background information was compiled such as the property history, its viability in the context of the existing golf course infrastructure, proposed modifications and improvements and upgrading facilities to achieve a Club that would meet the requirements of a Food and Wellness Destination. In general, the analysis phase included what was working and what was not. It included a case study analysis and to learn what and why the golf course model would not work and bringing the property to provide a business model that would be viable and contribute to the region.

- Where is the case study analysis? What are the findings of the case study analysis?

- On what basis did MHC conclude that a Food and Wellness Destination will be a viable business model?

- In Easton's zoning code, a "club" is defined as "Buildings or facilities owned or operated by a corporation, association, or person for a social, education or recreational purpose, but not primarily for profit or to render a service that is customarily carried on as a business." How does MHC's plan comply with that definition?

Concept Development

Concepts based on goals and analysis of each major sector of the Master Plan were developed. While the design concepts are not final architectural drawings their overall framework contributed to set the stage for the final proposed Master Plan.

- Where is the full and final Master Plan? Why hasn't MHC shared the final Master Plan with Easton Club residents?

Program Development and Business Plan

A program of all selected uses and spaces was outlined, categorized, and priced. The program develops a systematic process for defining the needs, or "gaps" between current conditions and desired conditions. It is the outcome of goals, analysis, and concept. A strong master plan incorporates a strong program document. The Master Plan included the development of the Business Plan.

- What "gaps" did MHC "define" between the "current conditions and the desired conditions"?
- Where is the full and final Business Plan? Why hasn't MHC shared the final Business Plan with Easton Club residents?

Development Strategies

Based on the developed program, and on the related budget numbers, specific development strategies for key elements within the Master Plan are outlined.

- For what "key elements within the Master Plan" are "specific development strategies outlined"?
- What are the "specific development strategies"?
- A "master plan" should not be limited to Phase I details – the proposal overall is for a multi-phase development with massive construction and use changes.

Master Plan Leadership

The Easton Club project was created by Maryland Health Clubs LLC and has been presented to the members of the local community and the Town of Easton over a considerable period of time to allow adequate analysis and positioning of the business model.

- To what members of the local community has MHC presented the project (certainly not residents of the Easton Club)?

The Master Plan has been created with a view to reposition an old financially unviable golf course to a Food and Wellness Park or a destination point where people from all surrounding region can experience Wellness as a Lifestyle change. This is driven in concept by founding members of the club who are physicians with a plan to bring in local or regional Institutes to benefit and provide Wellness driven amenities to the region.

- To our knowledge, the two founding-member physicians of MHC lack any disclosed experience or expertise in either the development or operation of such a facility anywhere. This "Leadership" has proven itself to being irresponsible and unable to manage basic maintenance of the property acquired almost six

(6) years ago. This community has had plenty of experience with failed operations – nothing contained in this application speaks to the business plan supporting the concept. MHC cannot even define what "Wellness as a Lifestyle change" is. There is a Wellness Institute of Maryland in Frederick County (see https://www.greenwayconsults.com/wellness-institute-of-maryland). Clearly not an operation that would be welcomed in this area.

Citizen Participation Process

The foundation of the Master Plan is the community engagement; to achieve this MHC has early on sought to involve the residents of the community and the Town of Easton staff. Discussions on the repositioning of the golf course as a Food and Wellness Destination Park have been held over a span of last 24 months. To ensure inclusiveness and solicit as much community feedback as possible, multiple public forums and presentations were conducted to allow an opportunity to provide feedback regarding the plan. Examples of these are articulated in the section of meetings discussed above.

Without a doubt, this section is the single most outrageously misleading and untrue provision in this narrative. The "Applicant" acquired the property more than 6 years ago. MHC has purposely avoided any direct interaction with Easton Club residents as a group in any kind of open forum for more than 6 years.

To repeat, MHC has met only once with the Easton Club residents on August 15, 2016, over six years ago.

Further, MHC did not offer any "public forums and presentations to allow an opportunity to provide feedback regarding the plan" to the people among whom they propose to build this around.

First the excuse was pending litigation, and after creating a Citizen's Participation Committee ("CPC") through the settlement agreement of that litigation, declined to "participate" in the meetings designated to be held every sixty (60) days beginning on February 1, 2020. (A result no doubt of the meetings being required to be open to the Easton Club residents as a whole.)

There were only two meetings of that committee (March 27, 2021 and June 2, 2021) and no substantive plans were shared or discussed. The two meetings were basically organizational meetings.

Those meetings that were designated under the Settlement Agreement to be "to maintain communication between the parties as MHC's development proceeds, to review the status of pre-construction activities, and to discuss and seek to resolve any issues that may arise in the administrative process". The meetings took place a total of two (2) times in three (3) years – none since June of 2021.

The Citizens Participation Committee ("CPC") was charged with pursuing "1. Facilitating communications from MHC to the ECCA Board of its plans for developing the Property" . . . "2. Soliciting feedback from homeowners regarding maintenance of grounds and storm water management." . . . "3. Assisting MHC to evaluate options for landscape enhancement, and development of facilities and amenities suitable for the community".

The CPC members for the Easton Club were appointed and controlled by the ECCA Board, which did nothing to facilitate communications to Easton Club members of MHC's plan for developing the property. Homeowners, other than the handpicked representatives, were only allowed to "listen in" (a result of open meeting requirements under Maryland law). Homeowners certainly were NOT invited at any time to provide feedback and could not speak or ask questions in the two (2) meetings that were actually held.

The ECCA and Easton Club residents are two distinct entities with two different sets of rights with respect to issues relating to MHC's property and, therefore, the Easton Club residents are not bound by any representations made by the past or present boards or the CPC to MHC or the Town.

With the possible exception of MHC's relocation of the port-a-potty that sat in the clubhouse front lot prominently facing personal residences for more than a year, none of these "objectives" were pursued by any objective standards and the intervening years have been a constant battle to force the MHC ownership to mow the grounds or maintain the ponds or plantings on their grounds that wind throughout the residential community. Waist-high grass bringing snakes, ticks and mosquitos along with flooding roadways and stagnant mosquito breeding stormwater have been the norm. No plans were communicated to the residents until after filings were made to the Town.

A questionnaire solicited by a group of residents to homeowners at the Easton Club reflected strong negative feedback largely ignored. (2021 MHC Survey Results, attached)

VI. Master Plan Development Summary

Applicant's Master Development includes the following zones: (1) the Dining zones; (2) the Growing zone: the herbal and organic farming in certain sections;(3) the Education zone: an area for farmer market and training farmers for food safety and Nutrition;(4) the Eventing zone and areas designated as the "Eventing facilities" and "social pods" or "social lounges" where people can gather for social purposes;(5) residences which are offered for the speakers and trainers and for consumers that typically come to experience the services offered.

- "Residences for speakers, trainers and consumers" is synonymous with hotel accommodations. The Easton Club is not zoned for hotels and 84.6% of the respondents do not approve of a hotel being located in their neighborhood. Has MHC applied for a zoning change?

- "Organic farming" in areas formerly subject to golf course chemistry and adjacent to residential lots over which the "farmers" lack any control as to the use of pesticides would seem a highly unlikely possibility, further pointing out the "developer's" ignorance of the realities of the professed use of the Property.

- What farmers does MHC propose will operate the "Growing zone". Have any local farmers been consulted?

- It is an insult to farmers to suggest that need "training" for "food safety and Nutrition".

Project Development Principles and Project Goals

Before embarking upon the principles and project goals it is necessary to understand the property and the zoning history and PUD framework within which the property sits.

Legal Description of the Property and Surrounding Areas

The property is a golf course and a club that opened operations back in 1994. The golf course closed it operations approximately around the year 2016 and was auctioned in May of 2016 when applicant purchased the property which included about 180 acres and the club. The state of the property was in considerable disrepair and the buildings have had no investment for the last thirty some years.

- Untrue, the buildings have had significant investment: a standalone Pro Shop was built in 2010; the pavilion was enclosed in 2010; the clubhouse restaurant and bar were completely redecorated in 2012; and an open-air, roll-up retractable door was installed in the clubhouse bar in 2012.

- The golf course closed after the four-family-member partnership, which acquired it in 2011, dissolved and the remaining partner was unable to manage it profitably.-

The golf course bunkers and fairways have disappeared during the period it was transferred to the bank and the auction process.

- Untrue, that period was less than six months.

- What “considerable investment” has MHC made in the “green areas”?
- The only visible activity on the “green areas” has been the haphazard and inconsistent mowing of the grass – often only after threats of legal action and complaints by taxpaying citizens to the Town authorities.
- Community golf courses in the area are thriving. What is the basis for MHC’s claim that “a golf course is not a viable option”?
- What is the basis for MHC’s claim that “a golf course is not a viable option”?

The property borders the Tred Avon River and is a waterfront property one of the few waterfront properties in the area, and sits in proximity to the residents of the Easton Community.

- There is no discussion of any planned access to the Tred Avon River for the “residents of the Easton Community” in the professed Master Plan.
- Under MHC management, the “waterfront property” has deteriorated significantly. This is the current condition of the “waterfront property”:



The trends in the golf course industry in the surrounding areas

A short summary has been briefly discussed above; a detailed trend analysis is available upon request. In short as stated above the standard golf courses in the region, as supported by Maryland statistics are not a profitable venture. The current trend is to repurpose these courses to a multi-function facility which is what we have planned to do.

Applicant wishes to propose a development of the current closed club into a Food and Wellness Park with adequate open spaces to contribute to the local tourism and food industry through promoting agriculture and wine tourism. The following section details the Principles and Project goals, the Concept Plan and the Vision behind the Project.

- “Open Space” is defined as “undeveloped land and water areas used for recreation, resource protection, amenity and/or buffers and protected from future development.“ Where are these in the Project? The original PUD incorporated the golf course as the “open space” for the residences to be developed on smaller lots with a higher density then would have been permitted at the time. To allow this to be called a “Master Plan” and have this project to move ahead without addressing the use and maintenance of these areas in a way that is inclusive of the surrounding residences is counter to the entire PUD concept.

Joe Mayer <jmayer@eastonmd.gov>

MHC Narrative Commentary

1 message

Barbara Beshel <ecca.mhc@gmail.com> Sun, Sep 11, 2022 at 10:42 AM
To: Joe Mayer <jmayer@eastonmd.gov>

Attached are Sections VII (Master Plan Development Summary) and VIII (Principles and Project Goals)

As a reminder, the black Times New Roman font is MHC's narrative. The purple arial font is our commentary.

Also attached is the Commentary Progress.

As always, feel free to ask questions and/or share comments.

Thank you,

The PUD Committee

3 attachments

VII, Master Plan Framework and Comliance with PUD Zoning Requirement.docx
20K

VIII, Principles and Project Goals.docx
16K

Commentary Progress.docx
23K

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VII. Master Plan Framework and Compliance with PUD Zoning Requirement

(Please note that the Narrative switched Index sections VII. Master Plan Framework and Compliance with PUD Zoning Requirement and VIII. Principles and Project Goals. This commentary follows the Index order of Master Plan Framework and then Principles and Project Goals.)

History of the Land Use of the Subject Site and Zoning History of the Area

The subject site is a golf course and a club with the golf course in a state of disrepair and in a condition that would require a total renovation which is not a possibility at this point.

- Based on the information contained in the appraisal in MHC's possession prior to its acquisition, MHC knew the golf course needed restoration and that the "highest and best use" was as a golf course. (See Wellspeak, Dugas & Kane June 24, 2016 appraisal dated, referenced in Section IV.) MHC knew the cost to restore the course was around $200,000. It had only been out of regular maintenance for approximately 7 months. Applicant made a calculated decision not to repair the golf course and to allow it to deteriorate further. Perhaps because it never intended to do so? Total renovation is not a possibility at this point as a result of MHC's own inaction.

The property was developed as part of a plan to develop a golf course with surrounding homes comprising the Easton Community.

- It was not *part* of a plan. It was "*The Plan*"! The plan was to develop a golf course community, The Easton Club. Developing the golf course was an integral part of the golf course community.

The Developer designated certain areas as the golf course, certain areas as easements and rights thereof, and residential plots as filed with the county by way of certain documents. The Developer retained unrestricted rights to alter and amend these areas as discussed below.

- The Declaration of Covenants and Restrictions cited below specifically excludes the Golf Course parcels so is totally irrelevant to any "rights" the Applicant may have.

On or about June 21, 1993 Town Council of Easton Maryland enacted Ordinance No.254 approving the PUD application filed by the Master developer.

On or about August 1, 1994 Easton Town Council enacted Amendment to Ordinance No.254.

On or about August 31, 1994, Town of Easton, Rocks Easton Ltd Partnership (RELP) and Easton Club Golf Course executed a Master Development Agreement. Also executed were the Covenants and Declarations by the Developer (see Declaration of Covenants and Restrictions for the Easton Club).

- The Declaration of Covenants and Restrictions pertain only to the residential parcel: Blocks A-J, inclusive, and Parcel A and Parcel B on the attached Exhibit.

In the document titled "Master Development Agreement relating to the Approval and Construction of "The Easton Club" a Planned Unit Development in the Town of Easton Maryland, on page 10, identified as Liber 786 Folio 223, provision number 7.2 the development allows changes pursuant to requirements of filing a PUD. Applicant hereby submits this application pursuant to this requirement

and other applicable requirements as mandated by the Planning and Zoning provisions applicable in the Town of Easton and the County as applicable.

In the document titled "Declarations of the Covenants and Restrictions for the Easton club" as filed with the Town of Easton, page 10 of the document identified as Liber 0786 Folio 943 under section VII "Changes of Land Use", under Section 1, the Declarant reserves the right to review and modify the Site Plan at its sole option from time to time. The Site Plan or any future Site Plan shall not bind the Declarant, its successors and assigns to adherence to the Site Plan in the Development of the Property. Declarant shall have the unilateral right, privilege and option from time to time without the approval of "Class A, Class B or Class D members to change the land use of all or any portion of the Property or to modify the Project, including without limitation increasing or decreasing the number of townhomes, units or single family Lots or reconfiguring the Roadway executed by the Declaration detailing the change of land use or modification to the Project shall be executed by the Declarant and recorded in the Land records of Talbot County, Maryland. Any such change of land use shall conform with all terms, restrictions and portions of this Declaration."

Applicant is successor and assign of Declarant the developer of The Easton Club. Thus, the written documents for the development including the Master Development Agreement and Declaration of Covenants and Restrictions as referenced above provide a process whereby the golf course and the club can be changed pursuant to filing a PUD application and it is pursuant to these provisions that applicant hereby submits this PUD application.

- In addition to the Declaration referenced not being applicable to the golf course property the Applicant provides no basis for its claim to being a "successor and assign" of the developer of The Easton Club. They ignore the requirement in Section XVIX Section 6. of the Declaration that requires any assignment "to be evidenced by an instrument specifically assigning them".

The application for PUD change submitted by applicant pursuant to the above referenced provisions, is being brought for the sole reasons of:

1. Opening a Country Club with amenities to match the marketplace trend of upscale clubs. Most upscale country clubs now provide a hybrid mix of hospitality, wellness, upscale dining options, farm to table and other attractive points.

- Applicant is not proposing to open a Country Club. Club is defined under the Easton Zoning ordinance Section 28-114 as: "Club – Buildings or facilities owned or operated by a corporation, association, or persons for a social, educational, or recreational purpose; but not primarily for profit or to render a service that is customarily carried on as a business."

  Though the Town Zoning ordinance does not have a definition of *Country* Club, Talbot County has a pending Bill No. 1523 setting forth a definition, which would apply and which specifically references that the amenities are open to "members and their guests", not the general public. MHC makes no proposal that its facilities would be "members only", not open to the general public, which is the quintessential requirement of a "Country Club"

  Throughout this Narrative it is abundantly clear that MHC intends to operate a for profit business on the property which would be open to the public.

2. Provide a social platform whereby lifestyle amenities are provided to the regional area and contribute to tourism, wellness, and education to the region.

The project proposed by applicant is also intended to contribute to the vision of the Talbot County, Maryland.

Document, "Talbot County Comprehensive Plan Vision Statement" effective August 6,2016 states:

> "*The primary goal of Talbot County's Comprehensive Plan is to promote a high quality of life, to preserve the rural character of our County and to protect the health, safety and well-being of its citizens, in a resilient community."*

- The construction of 173,000 square feet of ultra-modern glass and chrome structures and replacing our 100+ year old specimen tree with abstract sculpture does nothing to preserve the "rural character" of our County.

The Comprehensive Plan Vision Statement then goes on to define the "Quality of Life" as follows:

Quality of Life is a condition of one's existence that can be affected by land use decisions based on this Comprehensive Plan. For the purpose of this document, quality of life includes:

- Diversity of economic and employment opportunities for individuals and businesses
- Good education, social and community services systems
- Access to diverse cultural, recreational and entertainment activities
- Convenient access to goods and services

Applicant provides a significant contribution to this "Quality of Life" by providing the amenities programs as discussed below, which include the above elements here; providing a diverse economic opportunity for individuals and businesses, education and social and community services and access to goods and services.

VIII. Principles and Project Goals

The Project was planned with a singular purpose of promoting the three main targets; (1) Tourism; (2) Wellness and (3) Agriculture. These are achieved through the following design:

(1) Designing a hospitality-based Dining Venues which sit on a framework of collaborating with Farm to Table farming and other food industry players. The area of Easton and St. Michaels are famed for their dining venues promoting food based tourism, applicant desires to bring farming community to provide farm to table products, showcase their products through the menu, the food store, the farmers market etc.

(2) Provide wine lounges to show case local and domestic vineyards with a focus on surrounding wine companies to encourage the wine tourism.

(3) A research and training center for training other chefs and food Industry players to understand, get training in food supply chain logistics, the nutrition behind the food, food safety protocols and training for food industry players, an opportunity for local chefs to showcase their skills, and for wellness related causes. The design shall also feature an Agri center for providing farmer market to allow local farming community to interact with the public. This component will promote agriculture.

(4) The training center mentioned above shall provide training and education for new entrants and existing job force in the area in the areas of food and wellness.

(5) A focus on wine industry to promote local and domestic wines.

(6) Certain areas will be identified as gardens to promote organic farming and provide education to those who wish to seek training in farming practices with an opportunity to those who wish to enter Maryland Food Cottage industry. The garden or growing areas shall provide open space to the development.

(7) Residential units for tourists with some accommodation for on-site staff to promote the area across the country as a primary venue to seek Agri Training and Food based Training with a focus on wellness.

- How do “residential units for tourists” differ from the concept of “hotel accommodations”?

(8) Bringing in an educational institute or education partnerships to implement education and training to local job force in the food, Agri and wellness areas.

(9) Promoting Easton as a tourist hub.

(10) Meeting the design guidelines and the zoning requirements as advocated in the PUD requirements adopted by the town of Easton.

- To repeat, MHC’s design plans do not comply with Easton’s Design Guidelines for New Development nor with Easton’s 2010 Comprehensive Plan. The designs are not appropriate or compatible with Easton or the Eastern Shore of Maryland.

- Talbot County and the Eastern shore counties surrounding the Town of Easton are well versed in farming and food production and have thriving farmer's markets and other venues to market and showcase their products.

- In addition, the area currently supports a number of culinary education programs (Easton Hight Culinary Arts, Caroline Culinary Center and Chesapeake College Hospitality Education). The emphasis on providing training and education for local job entrants is a thin veil to the more apparent hotel and meeting facility uses that are so inconsistent with the residential nature of the community.

- This, along with the nature, size scale and intensity of the proposed uses make this an unsuitable location for this PUD redevelopment proposal.

Joe Mayer <jmayer@eastonmd.gov>

MHC Narrative Commentary

1 message

Barbara Beshel <ecca.mhc@gmail.com> Sun, Sep 18, 2022 at 3:11 PM
To: Joe Mayer <jmayer@eastonmd.gov>

Attached are Sections IX (Land Use Concepts), X (Zones of Development) and XI (Existing Needs Analysis).

As a reminder, the black Times New Roman font is MHC's narrative. The purple arial font is our commentary.

Also attached is the Commentary Progress.

As always, feel free to ask questions and/or share comments.

Thank you,

The PUD Committee

4 attachments

IX, Land Use Concepts with a Focus on PUD Compliance and Objectives.docx
2237K

X, Zones of Development.docx
941K

XI, Existing Needs Analysis.docx
16K

Commentary Progress.docx
23K

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IX. Land Use Concepts with a Focus on PUD Compliance and Objectives

(Please note that Section IX (Land Use Concepts with a Focus on PUD Compliance and Objectives) was not identified as a standalone section in the Narrative but was included in Section VII, Master Plan Framework.)

Compliance with PUD and Evaluation Criterion for PUD Compliance

The purpose of the Planned Unit Development or the "PUD" objectives

The purpose of the PUD District is to provide for carefully planned residential, mixed use and certain commercial developments at appropriate locations within the Town of Easton; each application will be evaluated according to its particular location and the degree to which the developer is willing or able to propose a development plan which furthers the goals and objectives of this Section and the Ordinance generally. Source: Article VIII, Planned Unit Development

The following criterion are used by the Project that furthers the PUD objectives and or the objectives of the Town of Easton Comprehensive planning 2010 as adopted by the Town:

Evaluation Criterion

1. The Project advances the combined goals of the State of Maryland, Talbot County and the Town of Easton to advance the agricultural industry.

   This project is planned to integrate the restaurant, bakery, wine lounges with the local farm to table supply by bringing the local farming community to offer their products to each of these venues of the project. The restaurant, and dining venues shall work with farming communities to allow them to bring their output to the farmer market and the dining venues. The wine lounge shall work with local Maryland wineries to allow them a broader market for their products. This project is planned to work with the USDA to offer local farmers and wine producers to be able to show case their products and training and marketing efforts will be undertaken to promote the local industry.

   Source: Chapter 7, Economic Development and Tourism Talbot County Maryland.

   - Here, along with other locations in this filing, the word "Source: appears without any specific attribution to the concepts being mentioned. The author appears to be pulling references from various internet materials that are not actually being quoted.

     If this source is the 3/16 Council Draft, the reader will not find any reference to the proposed activities mentioned as a way to advance the agricultural industry - in fact, the draft quotes the Sage Group study commissioned by the Town to develop an Economic development Strategic Plan for Talbot County and the incorporated Town as saying, "Talbot County requires a long-term enhancement to its tax base if it is to preserve the current level of services to the citizens. At the same time, the County needs to attract the type of businesses that will provide challenging, well-paying jobs in an effort to retain the community's young people after they have completed their education. While the County currently supports retail sales and food services, these types of jobs will not provide the level of tax revenues nor the professional and artisan positions needed for long-term growth and stability.

2. The Project advances the objective of Talbot County Maryland to promote Talbot County as a premier travel destination.

   This project is planned to promote the renovation plan as an upgraded food destination project with a focus on food and wellness. The project shall be marketed as a venue for wellness with a focus on food as nutrition and as a lifestyle element.

   This project is designed to attract visitors as part of wellness tourism.

   Source: Economic Development and Tourism Talbot County Maryland; Town of Easton Comprehensive Planning 2010.

   - See note above re: attribution of so-called sources.

3. This project advances the goals of the Economic Development of the Town of Easton Maryland.

   This project is planned to offer employment opportunities and training and education to the food industry players, a major source of industry in the Town and the County. The project is planned to work with USDA and other food industry nonprofit organizations to provide training and offer employment to the local area. Also planned is an emphasis for cottage industry entrepreneurship and small startups.

   - How many and what type of jobs will this project provide?
   - Cite the source that "the food industry players are a major source of industry in the Town and County."
   - What does MHC mean by "an emphasis for cottage industry entrepreneurship and small startups" and how does that fit with the theme of a food and wellness park?

   Source: Town of Easton Comprehensive Planning 2010

4. This project is planned to promote better communication network and improved distribution between food supply and demand chain in the area. The local Delmarva regions faces a weakness of poor food supply chain and the distribution system in the food area have surfaced recently due to the pandemic. The area faces a long history of weak networks between production, distribution, and consumption areas.

   - What is the source of MHC's claim that "the Delmarva region faces a weakness of poor food supply chain" and "the area faces a long history of weak networks between production, distribution, and consumption areas."? What does this mean and how does MHC intend to improve it?

   The project shall contribute toward better connectivity between these points by improved computer technology and infrastructure.

   - Does this mean that MHC plans to be a logistics distribution center for farmers requiring the use of trucks and tractor trailers to haul their products?

   Source: Town of Easton Comprehensive planning 2010 and Economic Development of the Town of Easton Maryland.

5. This Project is planned to provide a better quality of life by contributing toward increased opportunities in the employment, education, and wellness infrastructure.

- Cite specific examples of how this project “provides a better quality of life.”

- Cite specific data that the project will provide increased opportunities in employment and the number of jobs.

Source: Vision Statement of Talbot County Maryland

6. This Project meets the desired goals of planning with regards to the design development and the storm water management requisites.

- MHC’s designs do not comply with Easton’s “Design Guidelines for New Development” or the “2010 Comprehensive Plan.”

- MHC has not met the storm water management requisites for the past six years, How does it plan to meet them now?

Storm Water Management Plan: The Storm Water Management Plan has been provided as a narrative report as required by Planning and Zoning.

- Where is the Storm Water Management Plan? What are the findings of the plan? How is MHC planning to prevent the overflow from ponds as seen below?

MHC’s stormwater management:





Is MHC’s August, 2022 stormwater management plan to cut, spray and kill the vegetation around the ponds?





7. This project meets the Traffic issues as no additional impact of traffic is anticipated for this application.

   - On what basis does MHC make the assumption that “no additional impact of traffic is anticipated”?
   - Has MHC conducted a Traffic Impact Study? Where is it?

8. This project is already zoned PUD, and the amendment will not create an isolated district. This project is already zoned a PUD area, the current expansion and renovation plans do not create an isolated district and therefore meet the PUD zoning requirements.

   - There are three separate entities/owners that comprise the PUD “area” (district), all successors to the original developer RELP, (Rocks Easton Ltd Partnership):
     1. MHC owns the golf course parcel.
     2. The Easton Club Community Association, Inc. owns the community roads, the pool, the tennis/pickle ball courts and the common areas in the townhouse section.
     3. The residential homeowners own their individual properties.

   - A PUD change cannot proceed without the application and consent of all three entities/owners.

9. This project is consistent with the Comprehensive 2010 Town of Easton Plan for the following reasons:

   A. It advances the goals and objectives as discussed above.
   B. It is focused on upgrading the amenities as discussed above
   C. It is focused on providing education and training a key goal of the Town and the County.
   D. It is focused on contributing to the County and Town’s goal of advancing key industry areas such as Tourism and Agriculture.

- Assuming the project is "consistent" with the 2010 Comprehensive Plan (which it is **NOT**) it does *not* mean that the project should proceed at The Easton Club location.

10. This project focuses on preservation of open spaces and key Natural features as it is unlike other developments for closed golf courses…

- Applicant proposes reducing the amount of open spaces by adding an additional 173,000 square feet of buildings to the open spaces, most of which are in the critical area. How is this the "preservation of open spaces?

The project planned to enhance the natural features such as the River front areas and the old course.

MHC has not maintained the riverfront area for the past six years.
What are the chances that it will start to do so in the future?



11. Neighborhood compatibility is enhanced by bringing to the area a social venue that combines hospitality, wellness, and agriculture, that provides significant benefits to the community and the Town, this is discussed in a separate section.

- This project is not compatible with the neighborhood from an environmental/land use stand point, from an aesthetic standpoint or from a safety and security standpoint. "Plopping" a business in the middle of a residential neighborhood does not enhance neighborhood compatibility.

- Has MHC surveyed the Easton Club residents to support this assertion?

12. The project is developed in phases, the development phasing is also discussed separately.

- How will each phase be dependent upon future phases? What economic viability assurance is there for earlier phases if future phases are not completed?

Neighborhood Compatibility Plan

Introduction

As an organization we realize that when we begin operation, we will become a member of the surrounding neighborhood and community. As such, we want to become a valuable and productive

member within the Town of Easton and the local community we are associated with. With the presence of our opened-up operations and implementation of our business plans, we believe we will be compatible with the neighborhood and will help in contributing to the Town and the Community at large.

- What is the basis for MHC's claim that it will be compatible with the neighborhood and town? (It certainly is not compatible design-wise.)
- Has MHC conducted focus groups or marketing studies of the Easton Club community, town and community to support the "belief "of its compatibility?

Neighborhood Compatibility

The Eastern shore of Maryland like other regions both in state and out of state, have witnessed a large closure of golf courses and clubs. The outcome of the closure has been a significant negative decline to the aesthetics of the surrounding area, leaving the local residents with no neighborhood facilities in which they can get together and often creating an undesired impact on the area. Although the impact of the closure of the Easton Club has not been a negative impact to the community primarily because Harbor Town Resort and others like Hog Neck in the area, have updated their facilities in the recent years providing an alternative to the residents of the Eastern shore, the opening of the Easton Club as a non-golf facility is expected to provide a more enhanced and an attractive option for the Town and the community rather than have a club that cannot be operated or struggles to operate due to inadequate financial support that would be triggered due to lack of adequate memberships.

- Again, MHC repeats its tired, old mantra that golf courses "cannot be operated…. due to lack of adequate membership." As previously stated, golf course communities continue to thrive. The Easton Club golf course did not thrive because the Applicant chose not to restore the golf course and clubhouse when it purchased the property and misled the Easton Club community that it intended to do so.
- In the past six (6) years, MHC has been the cause of the "negative decline" of the golf course. Further, during that time period, MHC has failed to take advantage of the lucrative opportunity of reopening the restaurant and bar.

In short, the current plan for opening the Health and Wellness club and associated facilities as a major food and wellness park complements to the existing infrastructure by not competing with the existing golf courses, adding to the dining options as a major health-based venue and contributing to the local tourism and other objectives already discussed above, also separately discussed in the Needs Analysis section here in this application.

Aesthetic Compatibility

Our organization will maintain the integrity of the plan in the current location in order to prevent any negative aesthetic on the neighborhood.

- The MHC organization has not maintained anything since it purchased the property in 2016: it failed to maintain the property according to town ordinances, it failed to pay its taxes in a timely fashion, it failed to pay the road maintenance fee in a timely fashion and it never fulfilled the myriad other promises it made to the Easton Club residents.

- MHC's design plans are incompatible and inappropriate for the area and neighborhood.

Our goal is to make our location fit the Town's aesthetic expectations and have a beautiful curb appeal and create a sense of arrival to the location factoring the feedback from the local community.

- MHC's design plan violates the Town Guidelines for New Development and the 2010 Comprehensive Plan. It is aesthetically inappropriate and incompatible for the area and has absolutely NO curb appeal. "Sense of arrival"??? Is that why the design resembles Dulles Airport?



- Why does MHC continue to falsely and dishonestly claim to have had feedback from the local community?

Operational Compatibility

Our team is focused on ensuring that our facility will not be a nuisance to the neighbors or negatively impact the neighborhood. We will not allow any loitering. We will adhere strictly to our hours of operation in compliance with all laws, rules and regulations.

- MHC has not complied with local laws, rules or regulations for the past six years. Why would we believe it would start now?

Sidewalk Security

Our business will address sidewalk security with a focus to monitor cleanliness and loitering as well as greeting local residents and business guests to the facilities. The security team will provide a highly visible presence and will be a deterrent to potential criminal activity by ensuring only those visiting the facility are allowed entry for legitimate business. Our security team will be vigilant to suspicious activity on the exterior of the premises. Cleanliness will also be managed with checks throughout the business day.

- Promises, promises. The Applicant also promised it would open the clubhouse in November, 2016 and reopen the golf course. Applicant has a long history of not paying its road maintenance fee in a timely fashion. In fact, the ECCA has had to pursue obtaining a lien on Applicant's property to collect the fee and the state and local governments have had to resort to fines, late fees and even tax sales to collect tax revenues.

Noise Management

Our company will use best efforts to avoid any noise pollution created from outside business activities such as outside hours of operations. We will implement strict rules of the staff and visitors that are entering or departing our facilities. These rules include, but are not limited to:

- Restrict the volume of car stereos and or portable sound system while visiting the premises.
- Limiting the noise of any in-house background music that would play during activity hours only and for events.
- Warnings for unnecessary honking, tire screeching, yelling or any other noise deemed disruptive, unnecessary or a nuisance.

- What are the strict rules and how will they be implemented? More empty promises. Ultimately, the enforcement will fall upon the Easton Police Department or the Talbot County Sheriff's Department, overburdening our already stressed law enforcement system.

Because we are not proposing any type of activities that were not conducted when the golf course was open or that which is not compatible with modern multi-function club models, we do not anticipate any other noise issues that will affect the neighboring properties.

- On the contrary, MHC is proposing many activities that "were not conducted" when the golf course was open: agri-tourism, food and wellness park, working with the farming community, organic farming, education and training, bakery, retail stores, spa, food distribution center, research center and housing.

In this sense, our facility will be very similar to other similar businesses servicing the community.

- MHC is proposing to establish a resort in the middle of an established residential community. There is no such similar business in the Town of Easton.

X. Zones of Development

The following zones are planned in and around the buildings:
1. Eventing areas
2. Community meetings for local residents
3. Dining venues
4. Farm to Table and or Farming Networking
5. Education and training for food industry participants
6. Residential or Lodging for Retreat

- Building residential units or offering "hotel accommodations" or "short-term" housing would require PUD and zoning changes and may not be permissible at all.
  - **64.5%** of the respondents do not approve of the development of additional single-family homes.
  - **64.0%** of the respondents do not approve of the future construction of villas

- In essence, MHC is proposing to establish a resort[1]. A resort is not a permissible use.

7. Wellness

This project shall be marketed as a food and wellness retreat with wellness trails throughout the property to take advantage of the waterfront location.

Is this the waterfront location to which MHC is referring?



- These "zones of development" are really different types of businesses that MHC intends to engage:
  1. Agri-tourism
  2. Working with local farmers
  3. Organic farming
  4. Restaurant
  5. Wine lounges
  6. Bakery
  7. Retail stores
  8. Wedding venue
  9. Spas
  10. Fitness center
  11. Research center
  12. Food distribution center
  13. Farmers market
  14. Training center
  15. Hotel accommodations
  16. Housing

"Jack of all trades, master of none."

- **Proposed businesses # 3, 4, 5, 6, 7,12,14,15 are not permissible uses in the underlying zone** for The Easton Club. Others listed would require special exceptions.

- After all this time, there is not a scintilla of evidence that MHC has the experience or expertise to make any of this successful.

XI. Existing Need Analysis

"This Project is expected to contribute to the primary purposes embodied in the Town of Easton Comprehensive Plan 2010 and the Talbot County Comprehensive Plan 2016, as discussed above. Currently, in the state and nearby areas including the States of Pennsylvania, Delaware and the Carolinas, there have been multiple golf course closures, a sampling study referred below is available upon request. Most of these golf course closures have been redeveloped into housing developments and very few retained as a park by the County/Municipality or the State, contributing to the housing demand for the area. Some are lying vacant creating an unsightly situation for the area."

The combined area of Easton and St. Michaels provide a Tourism Hub where job opportunities tend to be seasonally driven. There are few entertainment venues and lack of Professionals caused by the fact that major corporate jobs and or medium sized companies tend to lie in the more urban areas. This is supported by the 2013 report by Sage Policy Group. See Economic Development Strategy Plan developed for Talbot County Maryland 2013 by Sage Policy Group. The following weaknesses were pointed out by this report:

- Lack of Job Opportunities for Young Professionals
- Lack of Skilled Workers to fill good jobs
- Few entertainment and or social opportunities for young singles
- Seasonality of businesses and people due to tourism nature of the community
- Decline in charitable giving as population ages and
- Movement of the wealthy away from the area

Our project is targeted to address all these weaknesses by providing elements of Culinary research center, Education and Food Sciences and Agri-Technology components which will complement the Agri-Tourism and Food Sector Industries in the region.

- Although the closure of numerous golf courses in Maryland and nearby states has been cited countless times in this narrative, it is irrelevant to MHC's plan of developing a food and wellness center. In fact, it serves to highlight MHC's breach of the original PUD agreement stating the golf course must stay in existence, Lawsuit C20-20-CV-18-000194 filed
- Why would MHC purchase a defunct golf course on 180 acres for a project requiring much less property, except for its original intent of building houses:

    - 64.5 % of respondents do not approve of the development of single-family homes
    - 64.0% of respondents do not approve of the future construction of villas
    - 91.0% of respondents are concerned about the development of open golf land

- The 2013 Sage Policy Group report is outdated and obsolete.

    Since 2013, many new shopping areas, year-round businesses and high-end housing communities have been developed in Easton and Talbot County. This trend has mitigated business seasonality and decline of charitable giving. It has also served to lure and keep wealthy residents living in this area.

Therefore, it appears that the “weaknesses” identified 10 years ago have either been drastically minimized or removed, thereby eliminating MHC’s need to target these “weaknesses.” Further, how would MHC’s "providing elements of a Culinary research center, Education and Food Sciences and Agri-Technology components which will complement the Agri-Tourism and Food Sector Industries in the region” target these weaknesses?

September 26, 2022

Hand-Delivered

Town of Easton
Planning and Zoning
c/o Joseph A. Mayer
14 S. Washington Street
Easton, MD 21601

Re: Maryland Health Club, LLC (MHC) Development Plans

Dear Planning and Zoning Commission Members:

We have owned a home adjacent to the former golf course at the Easton Club since December 2017. We know the area quite well, having been frequent visitors to Easton and Oxford since 1978.

We are unable to attend the September 28th meeting and are writing in opposition to the development plans submitted by Maryland Health Club, LLC (MHC). To be clear, we are not opposed to reasonable, responsible development of the former golf course and related facilities. However, we strongly object to what we have seen, read, and heard about MHC's current development plans for the following reasons:

- MHC proposes to construct a large commercial resort hotel complex – with restaurants, bars, event and function rooms, retail shops, and over 90 suites and villas – in the heart of a planned residential neighborhood. The proposal includes 173,847 square feet of new construction in three phases drawn-out over an extended period of time.

- The size, scope, design, and location of this commercial complex within an established residential area is entirely inappropriate. The proposed development, if approved, will profoundly change the character of the neighborhood and adversely affect the surrounding natural environment.

- MHC's proposed development will strain the existing community infrastructure. The stormwater management system, for example, may no longer be adequate. There will be more pedestrian traffic on local sidewalks and golf paths. Noise will increase day and night. Vehicular traffic on private roads within the Easton Club and public roads, including the Oxford Road and the 322 Bypass, will cause major backups and hazards for years to come.

- Existing views from numerous residential properties will be negatively impacted. Home values are likely to decline substantially.

- We understand MHC lacks the relevant experience and funding to develop and manage a project of this magnitude, and its ability to follow through on its plans is problematic. MHC has been deficient in consistently maintaining the former golf course property and storm water management system throughout the 6-year period of its ownership.

We respectfully ask you to take these concerns into consideration as you continue to evaluate MHC's proposal.

Sincerely yours,

John J. Kelly

Clara G. Kelly

28495 Waterview Drive
Easton, MD 21601

cc: TOE Town Council
Talbot County Council

TOEPlanningandZoning09262022

Joe Mayer <jmayer@eastonmd.gov>

MHC Narrative Commentary

1 message

Barbara Beshel <ecca.mhc@gmail.com> Mon, Sep 26, 2022 at 7:40 AM
To: Joe Mayer <jmayer@eastonmd.gov>

Attached are Sections XII (Conceptual Plan), XIII (Visionary Statement), XIV (Development Strategy) and XV (Summary).

As a reminder, the black Times New Roman font is MHC's narrative. The purple arial font is our commentary.

Also attached is the Commentary Progress.

As always, feel free to ask questions and/or share comments.

Thank you,

The PUD Committee

5 attachments

- **XII, Conceptual Plan.docx** 19K
- **XIII, Visionary Statement.docx** 17K
- **XIV, Development Strategy.docx** 986K
- **Summary.docx** 19K
- **Commentary Progress.docx** 23K

MHC PUD DESIGN NARRATIVE COMMENTARY PROGRESS

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XV. Commentary Summary of Easton Club Project PUD Design Narrative

So, what have we learned?

- ✓ We learned that MHC seemed to fixate on the concept of "closed or unviable or repurposed" golf courses because it was mentioned 22 times throughout the Narrative. Subliminal messaging of its plan?

- ✓ We learned that MHC also seemed to fixate on the misrepresentation of the number of meetings held with "local homeowners" and/or "feedback from the community" because it was mentioned 17 times throughout the Narrative. Contrary to MHC's claims, MHC met with the Easton Club residents only ONCE and NEVER solicited any feedback EVER as a community.

- ✓ We learned from the Executive Summary of the Wellspeak, Dugas & Kane Appraisal that MHC's intention from the very beginning was to build houses on the golf course:

  > *"The buyer (MHC) is under the impression that there is an excess development potential and the second-floor office could be converted into a wellness center. The buyer (MHC) "contends that there are 20 acres of excess land capable of supporting between 20 and 40 additional housing units….The buyer (MHC) indicated that excess development contributed about $300,000 to the overall purchase price."*

  It appears that MHC's impressions increased the actual market value of $950,000 by a third ($300,000) for this development capability, bringing total purchase price to $1.25 million, thereby justifying the $1,200,000 bid price and justifying the $552,500 mortgage that MHC obtained.

- ✓ We learned from page 10 of the CADDLance Traffic Impact Report that "hotel" is the designated use for the Clubhouse, Multipurpose Building and Agri-1 Building.

- ✓ We learned that MHC plans to simultaneously operate more than a dozen different businesses in its "food and wellness park" without having any experience or expertise in any of them.

The purpose of a narrative is to tell a story about a business in such a compelling way that it grabs readers' attention and makes them want to buy the product or service.

A good narrative begins by describing specifically what the business does in a way that is easy to understand. It explains what makes the business special in a way that elicits positive feelings. And, it answers key questions about the business, such as:

- What market does the business address?
- Who are the ideal customers and how will they be reached?
- What benefits does the business provide and/or what problems does it solve?
- Why and how will the business be successful?

In short, a narrative should convince its readers that the business is needed or wanted and that it has a strong chance of success.

MHC's PUD Design Narrative failed to achieve any of those objectives. In fact, it is:

- poorly written, repetitive and contradictory
- disorganized with switched, missing and unidentified section headings
- filled with inaccurate, misleading, and untrue statements
- lacking in specifics about how its "food and wellness park" will succeed

Unfortunately for both MHC and the Easton Club residents, this Narrative is as disappointing and inadequate as MHC’s actions have been for the past six years.

XII. Conceptual Plan

"This project is planned as a venue where people of all ages, from different walks of life can make Lifestyle Changes by incorporating healthy food lifestyle and experience the connectivity between the production cycle of food and the ultimate consumption by connecting with different players in the farm to table food chain. In a typical food-based eventing venue as is commonly seen, consumers experience the fine dining; our venue will take that consumer and create an immersive experience where they can interact with our herb gardens and organic growers in the region, understand the value of incorporating non-GMO foods in their lifestyle and live a healthier lifestyle by connecting with nature. This Venue will integrate the dining aspect with a Nutrition center on the premises focusing on healthy eating and gaining a broad spectrum of Nutrition and Food through the venue's speakers who will provide webinars and the Cooking classes offered on site."

- Without the benefit of the specifics of a well-developed business plan and some evidence of any leadership with experience, much less expertise, in any part of this proposed undertaking, it is difficult to imagine the viability of MHC's Food and Wellness Park in Easton, as compared to the models cited in Section 1 of this Narrative:

- While the sites in Section 1 boast local "farm-to-table" features and are unique food-based eventing venues, they all differ significantly from MHC's concept and focus on the integration of healthy food lifestyles with education, the connection with nature and different players in the farm to table food chain and the interaction with organic growers in the region.

  Has MHC connected with any local "organic" growers in Talbot County? MHC does not seem to realize that most of our farm operations would be considered "Grain Farming"; growing corn, wheat, and soybeans. Most of the wheat eventually goes to Flour Mills in Pennsylvania. Soybeans are used in many ways with the meal after crushing used for chicken feed. Some are directly exported and most crushed with the oil having a multitude of valuable uses. The corn is almost all used for chicken feed in our region. Often more is needed to shipped in via rail to meet the demand. There are small farm-to-table operations that serve some restaurants and Farmer's markets. Some local farmers have had to take over acreage that were organic operations that failed and became a repository for noxious weeds let alone an economic failure.

- Of great importance is the questionable viability of MHC's plan. What marketing research has MHC completed to show that creating dining zones and social lounges, and building residences, a wellness center and agri-businesses in the Easton Club homeowners' backyards will be successful?

- Neither MHC, nor any of its disclosed principals, have developed any projects before. And to date, it has done a miserable (and unlawful in some instances) job maintaining its property in the Easton Club. Golf course grass is typically overgrown, requiring intervention by the Town of Easton on occasion to remedy.

  The property's stormwater management systems (culverts, drainage pipes and ponds) have not been maintained, affecting the whole community. In fact, the lack of stormwater maintenance is a primary cause of "property values falling" in The Easton Club, where selling prices of homes have dropped by tens of thousands of dollars since 2016.

  (https://www.stardem.com/business/food-and-wellness-park-planned-for-easton-club-after-lawsuit-settlement-over-golf-course/article_0e154e01-8376-5eac-91f0-d18baf4cec82.html)

- What assurance can MHC offer that it will not negligently default again in its new, overly-ambitious plans to develop a food and wellness park?

In the event MHC abandons the project, the Town may retain any impact fee which it imposed but Easton Club residents have no such option.

- And, of most importance, what assurance will Easton Club residents have that MHC has adequate expertise, experience or funding for this huge undertaking?

XIII. Visionary Statement

"Our Vision is to make this property as a destination for food and wellness providing an infrastructure for agriculture players to network and connect with the dining venue areas and the local community. To enable this, we will connect organic and quality food producers with our dining venues as well as enable such connectivity with other local dining venues where local produce can be utilized for the benefit of the public. To promote healthy nutrition, and food safety, we will anticipate training both the farming community members and our restaurant staff on issues of quality of food, food handling and promoting healthy eating. The farm to table food experience shall be offered on a platform of hospitality and shall be promoted as a destination point for attracting visitors to this venue. There are limited residences planned to allow speakers from outside, wedding guests and related parties to experience our vision."

- This vision statement is commendable, but hardly unique or distinguishable from other "farm-to-table" restaurants and enterprises in the area. There are at least a dozen fine-dining venues in Talbot County, most of which have embraced, embodied and exemplified the "farm-to-table" concept for years.

  From a historical point of view, Talbot County is one of the oldest centers of European settlement in the New World. It has more than 600 miles of tidal shoreline, the most of any county in the United States. The first English settlers arrived by boat in the 1630s and established tobacco plantations along the shores of the rivers, creeks and coves here. (Talbot County was established around 1661 and named for Lady Grace Talbot, sister of the second Lord Baltimore.) In 1775, the tobacco agriculture was replaced by wheat crops to feed Washington's Continental Army. In more recent years tomatoes, fruit, and dairy products, and today corn, soybeans and poultry, have become the county's primary crops. Today, after 400 years, Talbot County's largest industry is still agriculture.

  With that much agricultural history, perhaps MHC would be better served hiring the local farming community to train MHC's staff instead of vice versa? Further, it is our understanding that the principals of MHC, LLC are two California anesthesiologists. We would be interested in learning what experience and expertise they "bring to the table" in the food and wellness center business.

- Does the statement "there are limited residences planned to allow speakers from outside, wedding guests and related parties to experience our vision" mean MHC is offering hotel or motel accommodations, prohibited uses in the underlying zoning district 10A), or offering short-term housing requiring compliance with Chapter 14, Article II Section 14-14?

  MHC failed to provide a complete and accurate definition of their proposed use, "limited residences".

XIV. Development Strategy and Contextual Analysis

"The Development Strategy is to develop the Wellness Model in stages:

1. Phase one; first renovate the eventing and areas for food, wellness, education and lodging by renovating the existing buildings.
2. Phase two: then launch the programs through these venues
3. Phase three: build the food and Agri center to provide a social eventing platform for connecting the local public with farm to table experience. This is where the herb gardens, food-based activities will be centered and operated to provide local community with networking with local food players.
4. Phase four; once phase 1-3 have successfully been constructed and launched the residential villas section will be incorporated. This phase will be done only upon the completion of phases 1-3.

- Between September, 2021 and May, 2022, MHC filed different versions of "Condominium Regime Declarations." Subsequent to that, MHC filed its Narrative on or around June 10, 2022.

  Why did MHC fail to mention the "Clubhouse Condominium Regime Declarations" in the Narrative?

  What is the function of the condominium in a "food and wellness" park?

CLUBHOUSE CONDOMINIUM

CONDOMINIUM REGIME DECLARATION

THIS CONODOMINIUM REGIME DECLARATION (the "Declaration") is made on this 9th day of May ,2022, by MARYLAND HEALTH CLUBS, LLC., a Maryland limited liability company, hereinafter referred to as "Declarant".

- MHC's phase and PUD development strategies need to be clarified.

  First, MHC changed the number of development phases in the Narrative.

  Page 3 of the Narrative describes three (3) phases:
  - "Phase One is renovation of the Pavilion and the Clubhouse extension."
  - "Phase Two is developing the Agri-center with the farms."
  - "Phase Three is the Villas to provide the complete retreat experience."

  Page 28 of the Narrative describes four (4) phases:
  - "Phase one: first renovate the eventing and areas for food, wellness, education and lodging by renovating the existing buildings."
  - "Phase two: then launch the programs through these venues."
  - "Phase three: build the food and Agri center to provide a social eventing platform for connecting the local public with farm to table experience. This is where the herb gardens, food-based activities will be centered and operated to provide local community with networking with local food players."
  - "Phase four: once phase 1-3 have successfully been constructed and launched, the residential villas section will be incorporated. This phase will be done only upon completion of phases 1-3.

Second, the PUD descriptions do not correspond to the phases:

Page 4 of the Narrative describes the three (3) different PUD applications:

- "PUD One: Expansion of existing club facilities to a new Multi-Purpose building and Agri Center."
- "PUD Two: Expansion of existing club facility only. Renovation of pavilion building."
- "PUD Three????: Master Plan of the wellness center and villas to be separately submitted after submission and approval of PUD applications referenced here."

What does all this mean?

- Does Phase One mean renovation of the clubhouse and pavilion or does it mean renovate the clubhouse and pavilion AND build a new multi-purpose building (which MHC refers to as the Clubhouse Extension)?
- Does Phase Two mean build Agri1 and Agri-2?
- Why isn't Agri-2 mentioned in the phases?
- Does PUD One mean the renovation of the existing building plus the construction of a new multi-purpose building AND an Agri center?
- Is there a PUD application for the Agri-2 center?
- Is all this subterfuge just camouflaging the building of hotel facilities and houses?

To repeat, what does all of this mean? Too confusing and inconsistent.

It is astonishing that, after six years and repeated claims of "meetings with the local community," MHC is either unaware of or chooses to ignore the results of the PUD Committee's 2021 survey in which the overwhelming majority of respondents disapproved of and rejected MHC's plans and designs.

References in letters and narratives to the town regarding neighborhood involvement are blatantly misleading:

- In the Internal PUD for Existing Clubhouse letter to Lynn Thomas, MHC references "*meetings with the local community.*"
- In the PUD application for Easton Club, MHC references "*conducting meetings with local neighborhood."*
- In the Revised PUD Narrative, MHC references "*meetings included homeowners in the HOA of the surrounding community."*
- In the Revised PUD Narrative, MHC references meetings with "*some representation by local homeowners of persons of **vested interest**.*"

The fact is that MHC met with the entire Easton Club community on **only one occasion**, August 15, 2016. MHC never met with the HOA board until 2020, when the new board at that time decided to settle the lawsuit against MHC without consulting the community it was supposed to serve.

We "guess" it is correct that MHC met with "persons of vested interest," however, residents were never informed who these people were, when the meetings took place, the purpose of the meetings and the results of the meetings. Everything was kept a secret. Further, because the members of this group have a "vested interest" and therefore have the potential to personally gain, there is an inherent conflict of interest, which is not in the best interests of the community.

MHC is correct that a Citizen's Participation Committee (CPC) was formed, however residents were not invited to join or participate in this joint committee. In fact, we suspect that some/all of the people on this committee were also members of MHC's "vested interest" group. The CPC met in March 2021 and June, 2021 and is now defunct.

Had MHC met with the residents and "taken feedback from the community" for the past six years, it would be aware of residents' negative sentiment toward its project:

1. **Phase One**: Renovate existing buildings. Narrative Part I (2) states. "The clubhouse and pavilion retain the original character with minor changes." Narrative Part I (3) states: "Keep the old clubhouse and pavilion intact."



Original Clubhouse





Proposed New Clubhouse

The proposed clubhouse does not "retain the original character," involve minor changes" or "keep the clubhouse intact. The proposed is NOT a renovation. It is "new development".

- The new Clubhouse PUD application reveals the designation of a "bistro suite" on the ground floor, and a "junior suite," "salon suite" and two executive "bridal suites" on the third floor. The original clubhouse does not have hotel zoning.

84.6% of ECCA residents do not approve of a hotel/suites being located in our neighborhood.

- Clearly MHC's building permit request comes within the definition of "New Development". "New Development is defined as any new construction that requires a building permit located on a vacant parcel or new construction that is replacing in part or in whole an existing building". MHC's renovations propose a 69.9% square footage increase, which requires a PUD amendment before they may proceed.

Clubhouse Square Footage	
Original	Proposed
14,282 SF	24,267 SF (69.9% Increase)

- Also, the architectural renderings of the proposed new clubhouse submitted by MHC do not comply with the Design Guidelines for New Development ("Design Guidelines") or the 2010 Comprehensive Plan..

- Per the Design Guidelines, "new commercial development should incorporate design principles found in the town's historic commercial district". MHC's proposed design is monstrous and not consistent with the historic commercial character of Easton.



Original Pavilion



Proposed New Pavilion

The proposed pavilion does not "retain the original character," involve minor changes" or "keep the pavilion intact. The proposed is NOT a renovation. It is "new construction.".

- The building permit sought discloses a plan for removal of the existing pavilion, substantial renovation to the pavilion, a "height" change, creating a "new (1076 sf) mezzanine", a "cantilever balcony", and the renderings submitted show a Porte-cochère. As such it is a major change.

56.0% of ECCA respondents do not approve of MHC's design for the proposed pavilion.

95.7% of ECCA respondents do not approve of MHC using our private roads for their hotel and "Food and Wellness Destination Park" business without contributing to ECCA's road/infrastructure maintenance expenses.

- The renovations proposed by MHC require a PUD amendment before they may proceed. Clearly MHC's building permit request comes within the definition of "New Development". "New Development is defined as any new construction that requires a building permit located on a vacant parcel or new construction that is replacing in part or in whole an existing building". MHC's renovations propose a 31.4 % square footage increase, which requires a PUD amendment before they may proceed.

Pavilion Square Footage	
Original	Proposed
3,420 SF	4,496 SF (31.4% Increase)

- Also, the architectural renderings of the proposed new pavilion submitted by MHC do not comply with the Design Guidelines for New Development ("Design Guidelines").

- Per the Design Guidelines, "new commercial development should incorporate design principles found in the town's historic commercial district". MHC's proposed design is atrocious and not consistent with the historic commercial character of Easton.

- Since the pavilion is located within critical areas, will the proposed increased square footage require a growth allowance?

2. **Phase 2**: Launch the programs through these venues (clubhouse and pavilion)

- The original pavilion was ancillary to the use of the property as a golf course, a recreational purpose. Up until the golf course was closed, the pavilion venue was promoted as a golf course wedding venue. (See: https://www.wedding-spot.com/venue/4694/River-House-At-The-Easton-Club.)

- MHC's repurposing of the pavilion for "educational" purposes for its "Food and Wellness Center" should not be permitted unless and until the PUD is changed.

3. **Phase 3**: Build the food and Agri center.

- The addition of a multiple purpose building and two agri buildings adds 173,847 square feet to MHC's proposed 28,763 square feet for the new clubhouse and pavilion. This is an increase of **504%.**
    - How is MHC going to fund this vast expansion?
    - What are MHC's plans for creating new infrastructure?
    - How will MHC prevent damage to Easton Clubhouse roads from construction vehicles?
    - Aren't three additional buildings an ambitious overreach? Can't the multi-purpose building be used for multiple purposes? Why is there a need for two agri buildings?
    - How will MHC prevent construction and other noise/disruption of the Easton Club community
    - The multipurpose building and one of the agri-buildings may be located with the critical areas boundaries, thus requiring a growth allocation.

INDIVIDUAL PUD BUILDING SQUARE FOOTAGE BREAKOUT

Building	Level	Square Feet	Total Square Feet
MPB	Garage	16,544	
	Basement	9,746	
	First Floor	23,278	
	Second Floor	17,285	
	Third Floor	12,301	
	Roof	5,907	
	Pool	5,669	
	Total MPB SF		90,730
Agri 1	First Floor	28,728	
	Second Floor	15,921	
	Third Floor	9,368	
	Total Agri 1 SF		

4. **Phase 4**: Build residential villas, etc

In addition to a PUD change, Easton Club residents are opposed to the building of additional residences, to say the very least.

- In its Narrative, MHC first stated that the villas are part of Phase III. Yet, in its PUD application MHC states: "Number of dwelling units: N/A."
- Why has MHC not provided more details regarding the "villas"?
- Where does MHC propose to construct the "villas"? Is it within the critical areas boundary?
- Is MHC proposing to establish a residential community within a residential community?
- Will its proposal require an affordable housing component?
- Recall that when the original Easton Club PUD was applied for and approved, it required the construction of the golf course and club house first before any residences. Shortly after passage, the applicant applied for an amendment and was quickly granted permission to do both. Are Easton Club residents being set up for "déjà vu all over again"?

82.5% of the respondents do not approve of MHC's design for the clubhouse/restaurant/wine bars/event rooms/21 suite hotel.

95.7% of the respondents do not approve of MHC using our private roads for their hotel and "Food and Wellness Destination Park" business without contributing to ECCA's road/infrastructure maintenance expenses.

64.5% of the respondents do not approve of the development of additional single-family homes.

64.0% of the respondents do not approve of the future construction of 75 villas and a “wellness center” in the driving range area.

64.0% of the respondents do not approve of the future construction of villas

87.8% of the respondents are concerned about increased pedestrian and vehicular traffic on sidewalks and roads.

80.9% of the respondents are concerned about loss of views.

82.5% of the respondents are concerned about increased noise.

87.8% of the respondents are concerned about decreased home values.

90.4% of the respondents are concerned about the change in character of our existing neighborhood.

85.7% of the respondents are concerned about natural habitat disruption.

95.2% of the respondents are concerned about strain on the existing infrastructure (roads, storm management system, etc.

44

91.0% of the respondents are concerned about the development of open golf land beyond current proposed plans.

93.1% of the respondents are concerned about MHC’s financial ability to follow through with its plans.

82.5% of ECCA residents are concerned about increased noise.

87.8% of ECCA residents are concerned about decreased home values.

90.4% of ECCA residents are concerned about the change in character of our existing neighborhood.

85.7% of ECCA residents are concerned about natural habitat disruption.

95.2% of ECCA residents are concerned about strain on the existing infrastructure (roads, storm management system, etc.

91.0% of ECCA residents are concerned about the development of open golf land beyond current proposed plans.

93.1% of ECCA residents are concerned about MHC’s financial ability to follow through with its plans.

Joe Mayer <jmayer@eastonmd.gov>

MHC July 27, 2022 ESDR Review - Natural Resources

4 messages

Barbara Beshel <ecca.mhc@gmail.com> Wed, Sep 14, 2022 at 11:57 AM
To: "alexandra.deweese@maryland.gov" <alexandra.deweese@maryland.gov>
Cc: Joe Mayer <jmayer@eastonmd.gov>

Dear Ms. DeWeese,

As a concerned Easton Club resident and member of a committee formed over a year ago to monitor Maryland Health Club's (MHC) project, I am reaching out to you for information and help regarding MHC's PUD amendment applications.

With respect to the Critical Area Commission's oversight, Easton Club residents have two major concerns regarding MHC's current maintenance and future plans:

1. Deterioration of the critical area / waterfront property
2. Removal of an historic tree

Deterioration of the Critical Area / Waterfront Property

This is the current condition of the critical area / waterfront property



- Are there ordinances or laws that require property owners to maintain the integrity of a critical area/ waterfront property in Maryland?

- Are there any specific actions that the Critical Area Commission can implement to remedy this current situation or prevent future deterioration?

Removal of an Historic Tree

In your response to Mr. Mayer in MHC's ESDR review, you stated, *"It is unclear if removal of trees is proposed at this time."*

Presently, there is an iconic, historic poplar tree at the entrance to the clubhouse parking lot:



MHC’s rendering for the new entrance to the clubhouse shows that the historic tree has been removed and replaced with an evergreen tree:



The brown mass in the middle is MHC's entrance sculpture:



- Are there guidelines or ordinances for historic tree preservation in Maryland?
- What steps can Easton Club residents take to prevent the removal of this historic tree?

If the Critical Area Commission does not have oversight concerning these issues, what department would you recommend be contacted?

Thank you for any information or feedback you may be able to offer regarding these two important issues.

Barbara Beshel

28474 Clubhouse Drive
Easton, MD 21601
410-820-4160

:

Merrilie D Ford <mdford@goeaston.net> Wed, Sep 14, 2022 at 3:14 PM
To: Barbara Beshel <ecca.mhc@gmail.com>, "alexandra.deweese@maryland.gov" <alexandra.deweese@maryland.gov>
Cc: Joe Mayer <jmayer@eastonmd.gov>

DO NOT REMOVE THAT TREE!!

Do we need to picket, to save it?
Merrilie Ford

Sent from my Verizon, Samsung Galaxy smartphone
[Quoted text hidden]

Alexandra DeWeese -DNR- <alexandra.deweese@maryland.gov> Wed, Sep 14, 2022 at 3:54 PM
To: Barbara Beshel <ecca.mhc@gmail.com>
Cc: Joe Mayer <jmayer@eastonmd.gov>

Hi Barbara,

The entirety of the Critical Area Law and Criteria is meant to protect the integrity of the Critical Area while also accommodating for existing development and future development needs. Protecting and improving both habitat and water quality are some of our main goals. Our regulations however are triggered by development proposals of some type. So when you ask if there are laws that require property owners to maintain the integrity of the Critical Area, I take it that you mean force a property owner to take action about something. In that case, the answer is no. If a property owner is not proposing anything on their property, we can't make them complete a project just because it would be good for them.

Regarding the removal of a designated historic tree, I would advise you to review DNR's "Big Tree Champions of Maryland" page, found here - https://dnr.maryland.gov/forests/Pages/trees/bigtree.aspx - and reach out to the contact listed on the website as well as work with the local jurisdiction regarding your concerns.

Thank you,

Alex



Alexandra DeWeese
Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
1804 West Street, Suite 100
Annapolis, MD 21401
410-260-3479 (office)
alexandra.deweese@maryland.gov

dnr.maryland.gov/criticalarea

Click here to complete a three question customer experience survey.

[Quoted text hidden]

Alexandra DeWeese -DNR- <alexandra.deweese@maryland.gov> Wed, Sep 14, 2022 at 3:56 PM
To: Barbara Beshel <ecca.mhc@gmail.com>, mdford@goeaston.net
Cc: Joe Mayer <jmayer@eastonmd.gov>

Merrilie, you can see my response ot Barbara's email below. Thank you.

Alex



Alexandra DeWeese
Critical Area Commission for the
Chesapeake & Atlantic Coastal Bays
1804 West Street, Suite 100
Annapolis, MD 21401
410-260-3479 (office)
alexandra.deweese@maryland.gov

dnr.maryland.gov/criticalarea

Click here to complete a three question customer experience survey.

[Quoted text hidden]

Lynn Leonhardt Mielke
28415 Pinehurst Circle
Easton, MD 21601
September 27, 2022

Re: Application No.: 2022-14
Applicant: Maryland Health Club, LLC

HAND DELIVERED AND EMAILED
Town of Easton
Planning and Zoning Department
14 South Harrison Street, Easton, MD 21601
Attn. Lynn Thomas, Town Planner
Email: LThomas@EastonMD.gov

Mr. Thomas:

I am a homeowner at The Easton Club allied with the PUD Committee, a group of concerned Easton Club homeowners who monitor and respond to Maryland Health Clubs LLC ("MHC")'s proposed changes to The Easton Club campus. I write to raise a standing issue relative to the above application and to request that the issues raised herein be referred to the Town Attorney for an opinion before MHC is allowed to proceed further with a process to eviscerate The Easton Club Planned Unit Development established under Ordinance No. 254, or apply for a new Planned Unit Development ("PUD") plan.

As you know, The Easton Club was established pursuant to Ordinance No. 254, passed on June 21, 1993, which permitted development of the Property (a 285.12 acre parcel) "as a private golf course, a club house, 152 single family lots and 158 townhomes" as a Planned Unit Development.

Over the course of several years, from 1994 until 2001, three separate ownership interests and rights within the Planned Unit Development (the 285.12 acre parcel) were created: the Golf Course; the Residential Community; and the Easton Club

Community Association, Inc. (the roads, sidewalks, pool, tennis courts and all common areas).See Attachment 1.

The above referenced Application purports to seek to change the PUD established by Ordinance No. 254. This raises some preliminary legal questions to be addressed before the Application proceeds to consideration on the merits.

All amendments to the Easton Club Planned Unit Development are governed by the Zoning Ordinance, Article VII, Section 28.701.1, which states, in pertinent part:

"Any request for an amendment shall be in writing and shall include the information specified in Section 701.G." Thus an amendment to a PUD must comply with the Development Standard requirements as stated in the application requirements for an original PUD application. The first stated requirement in Section 701.G. is "(1) The area proposed for a planned unit development shall be in one (1) ownership, or, if in several ownerships, the proposal shall be filed jointly by all the owners of the property included in the development plan." Clearly, the Residential Community, consisting of 342 residential units surrounding the Golf Course parcel and MHC's proposed project, and the ECCA, are necessary participants in the filing of any PUD amendment. Neither the Residential Community nor the ECCA have joined in the MHC's PUD application.

Accordingly, an amendment to the existing PUD should not proceed through the Town approval process without ***all*** owners of property in The Easton Club - The Easton Club Community Association, Inc. *and* each homeowner in The Easton Club - joining in the filing of the amendment of the PUD.

It is noted that on MHC's "Site Plan, PUD, Planned Health Care Application", "Amendment" was not checked as the "Application Type". So perhaps another preliminary question is whether MHC can avoid filing an amendment to the existing PUD and just proceed with a new PUD application for its property which is within an existing PUD. It should be noted too that on or about December 21, 2020 MHC filed a "Site Plan, PUD, Planned Health Care Application", and "Amendment" was checked as the "Application Type" for the property. The PUD Design Narrative was substantially the same as MHC's new Application 2022-14, although the Design Plans were somewhat different. Has the Planning Department received an explanation from MHC, or inquired, why it did not file for an *Amendment* to the existing PUD with Application 2022-14 but rather appears to be pursuing a new PUD? Can it proceed with a new PUD ignoring or overlapping the

existing PUD? The Master Development Agreement, Section 7.2, states: “Any change in use of Parcel 154 [the Golf Course Parcel] from that of a golf course will require an amendment to the PUD ordinance".

The undersigned respectfully requests the Town Attorney provide an opinion on the questions of law and interpretation of the zoning code addressed herein.

Thank you.

Yours truly,

Lynn Leonhardt Mielke

Attachment 1

For your handy reference, the following is the chronology of The Easton Club development:

1. August 13, 1994 a Master Development Agreement was entered into between the Town of Easton, Rocks Easton Limited Partnership (aka RELP, the "Owner"), and the Easton Club Golf Course, L.C. (Golf Course Owner) for the development known as The Easton Club. Liber 786, Folio 211.
2. September 16, 1994 Declaration of Easements for The Easton Club. Liber 786, Folio 917
3. September 16, 1994 Rocks Easton Limited Partnership (the "Owner") recorded a Declaration of Covenants and Restrictions for The Easton Club, which pertained solely to the 95.523 acres to be developed as a residential community of 310 lots. Liber 786 Folio 934
4. September 16, 1994 Rocks Easton Limited Partnership (the "Owner"), conveyed the golf course parcel to the Easton Club Golf Course, L.C., subject to the Master Development Agreement. Liber 786, Folio 961
5. December 10, 2001 RELP Limited Partnership conveyed the roads, sidewalks, pool, tennis courts, and common areas to The Easton Club Community Association, Inc. Liber 1036 Folio 577.

Joe Mayer <jmayer@eastonmd.gov>

(no subject)

1 message

chadderton@goeaston.net <chadderton@goeaston.net> Wed, Sep 28, 2022 at 3:36 PM
To: jmayer@eastonmd.gov

As a 15 year plus resident of the Easton Club, I feel that I need you to hear from me regarding the plans for our residency by the new owners. We moved here from St. Michaels because of the golf course and the slow lifestyle afforded to us. Now, we have new owners from California who plan to completely change the lifestyle for all home owners. I know that legally, they own the property since acquiring it from the bank at a wonderful price. But are they able to simply do what they want with the property and not have the current residence have a final say? This situation is very stressful for the residents of the Easton Club. Thank you for listening.

William B. Read

7525 Easton Club Drive, Easton, MD 21601-8411

September 29, 2022

Re: Application No.: 2022-14
Applicant: Maryland Health Club, LLC

Town of Easton
Planning and Zoning Department
14 South Harrison St., Easton, MD 21601
Attn: Mr. Lynn Thomas, Town Planner
Email: LThomas@EastonMD.gov

I am a homeowner at The Easton Club and want to respond to the Maryland Health Club LLC ("MHC") proposed changes to The Easton Club campus. MHC has stated they wish to propose a development of the current closed golf club into a Food and Wellness Park with adequate open spaces to contribute to the local **tourism** and food industry through promoting agriculture and wine **tourism**. [Emphasis added]

Further, in the MHC's Master Plan for The Easton Club Project PUD Design Narrative on page 18 it states "The Project was planned with a singular purpose of promoting the three main targets; (1) **Tourism**; (2) Wellness and (3) Agriculture. These are achieved through the following design:" page 18, paragraph (7) says (in part) "Residential units for **tourists**".

Contrary to MHC's stated intentions to develop a private club, it is obvious that MHC wants to create a hotel like environment open to the public that provides residential accommodations in order to attract **tourists**. As a neighboring homeowner, I strongly object to having a hotel like accommodation, open to the public, sharing the road into their planned development. And PUD should not provide approval for any type of housing open to the public as part of this project.



William B. Read III

Joe Mayer <jmayer@eastonmd.gov>

Fwd: Proposed plans from golf course owners

1 message

Lynn Thomas <lthomas@eastonmd.gov> Mon, Oct 3, 2022 at 8:17 AM
To: Joe Mayer <jmayer@eastonmd.gov>, Miguel Salinas <msalinas@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>

Joe - Another email for Easton Club East files.

Lynn

---------- Forwarded message ---------
From: <glorioles@goeaston.net>
Date: Sun, Oct 2, 2022 at 11:35 AM
Subject: Proposed plans from golf course owners
To: <lthomas@eastonmd.gov>

As a resident here since 1997 I am disgusted at the most recent plan for what the owners are proposing to do to this community. Their plans have no thought for the residents here and look like they are throwing stuff in the air and seeing where it lands. We certainly do not need 2 more pools in this community especially one right on Clubhouse Drive next to private homes. The traffic and parking would be a nightmare for these people living close by. Please consider the residents of the community and what best fits our needs when discussing these plans. The owners should be made to come to a meeting with community residents and discuss their proposals. We don't need more traffic through here. Our roads are not built for that and would have to be completely redone to accommodate these plans. Who will foot that bill for sidewalks, roads, drainage and repair and maintenance to said roads?? Thanks for reading this...Gloria Files. 28643 Clubhouse Drive. Easton 21601.

--
Lynn B. Thomas, Jr., AICP
Town Planner
14 South Harrison Street
Easton, MD 21601
(410) 822-2525

Joe Mayer <jmayer@eastonmd.gov>

Future of Easton Club

1 message

Laurie <lmackaness@gmail.com> Sun, Oct 16, 2022 at 3:47 PM
To: lthomas@eastonmd.gov
Cc: jmayer@eastonmd.gov

Mr. Lynn Thomas , Town Planner
Mr. Joe Mayer, Plan Reviewer
14 S. Harrison St
Easton, Maryland 21601

Dear Sirs,
We are deeply concerned about the projected plans of MHC. For the past 6 years of MHC's ownership, we have lived with issues relating to poor pond maintenance, irregularity of mowing and abandonment of vacant structures. This pattern of neglect has shown a blatant disregard for our community Despite these situations, we have grown to love and embrace Easton Club and to discover how passionate the residents are to maintaining the integrity of this neighborhood. As of recent, MHC has shared their lofty plans of commercializing Easton Club with the revamping of the Clubhouse and Pavilion to the new construction of 3 ill-suited commercial spaces with massive square footage. The design is not at all in line with the homes in our neighborhood or the Town of Easton.
We believe that their proposal to have agri-buildings, and hotel rooms is not compatible with a residential neighborhood. Based on MHC's past track record of delinquent property management, we feel this project would not serve or be an attribute in any way to the town of Easton.

Respectfully submitted,
Kimball and Laurie Mackaness
28528 Clubhouse Drive

Sent from my iPhone
Laurie

Town of Easton

Staff Members c/o jmayer@eastonmd.gov

Planning Commission c/o lthomas@eastonmd.gov

Re: Maryland Health Club PUD Amendment application(s) Revised Traffic Study

Ladies and Gentlemen:

I am a resident of the Easton Club and have attended the ESDR meetings regarding the above-referenced applicant. I have also reviewed a copy of the purported "Maryland Health Clud (sic) Traffic Impact Study" revised version October 2022.

The "analysis" is being presented without any signature or qualifying information, experience or credentials of the preparer and is nothing more than conclusions being made by an attorney for the developer who is not a transportation engineer or other accredited transportation professional whose analysis and conclusions should be deemed acceptable to satisfy submission requirements. Moreover, its analysis lacks any scoping agreement or evidence thereof that such a scoping agreement has the review and concurrence of the ESDR staff.

The applicant is attempting to make the case that the normal hospitality, restaurant or retail trip rates do not apply to their proposal. Instead of accepting such a self-serving description of possible activity the applicant should be required to research multiple (at least 2-3) similar projects or uses around the region (and if none, the country) to get a better assessment of trip generation. This has been done for other development projects where the use is either not an activity within the applicable code or manual or is of a size that is very different from the code or manual uses. For instance, Walmart although a "department store" would argue that it could provide details—actual studied data—to properly assess trip rates, parking and time spent at its locations since it was a different type of department store then those traditionally located within a mall.

The "Growth Rate of Existing Use" for the existing pavilion facility and restaurant activity and revenue stream is noted as being based on "appraisal reports for the Club facilities, 2008 and 2014" and "historical data and general data available to us". The source of the data is undisclosed, and the appraisals are neither identified as to the identity or qualifications of the appraiser or the party to which they are addressed so should not be a basis for establishing the existing use volume for the comparison being produced. In the report, Pg 9, 2.3c "other proposed background development is not considered". If that standard is to be used, then either (1) the proposal should include a shorter timeframe for completion after which the remaining development should be "retested for traffic impact" or (2) the "collective proposed developments" should be required to submit a joint analysis with proposed phasing that ensures development and transportation improvements occur concurrently. The report's inclusion of a 1.5% background growth of traffic rate is not an appropriate substitute for the exclusion any developments proposed within the study area which are pending or filed which will knowingly impact the intersections within the study area. In sum, there seems to be an attempt to "race the process" so as to masquerade the entirety of the anticipated traffic impact.

Applicant is seeking to establish that its proposal will not increase the previously approved traffic impact. While the "data" may seem to prove this, in large part it is because no specific ITE rates seem to apply to what is being proposed and the sources being used for comparison are undisclosed and unreliable. Some overlap in the traffic for the various uses is to be expected and deemed reasonable. However, the representation of the proposed uses of each of the buildings and the "assertions" that they will not be used simultaneously are inadequately documented for properly evaluating the traffic impact of the proposed development. Nothing in the application or plans restrict the hours or simultaneous operation of any of the buildings so is not relevant to the analysis and conclusions. For instance, some applicants would in this instance give consideration to "staggered employee hours" or "staggered activity times". The Maryland Health Club has demonstrated no experience with the development or construction of this type of facility or the operation contemplated in this application that would support any of the "conclusions"—even those by a non-professional.

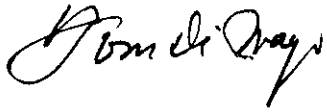
I urge you to reconsider the acceptance of the traffic analysis as meeting the criteria for the PUD application.

Very truly yours,

Sally Presler McCash

240/381-7571

To Mayor of Easton - Robert C.Wiley Nov 1, 2022
From Thomas Di Mayo - resident of the Easton Club
Dear Mayor Willey
Some 10 years ago I left Wall St to live near my family in the beautiful township of Easton. I am writing this note of my own volition without any malice or local contacts but simply to voice my humble opinion. We chose to live in the Easton Club in large part to the connection of homes to the attractive golf course and assumed that the latter would remain an integral part of our environent as noted in the records and filings of the Easton planning commission. However, after purchasing the golf course the new owner has declined to reopen the golf course and instead is pursuing the appearance of a substantial business venture in the middle of our hundreds of homesteads. I rely on the legal promises and the integrity of the City of Easton and hope that you and the Council members will support the position that I am taking. Thank you Tom Di Mayo 7547 Tour Drive 410 463 6666



Mr Paul Webber - thought u should be aware of this issue 11/01/2022
Tom DiMayo

Jerome M. McConnell
7532 Easton Club Drive
Easton Maryland

To: Members, Easton Planning Commission
Town of Easton, Maryland

Re: M H C, LLC Project and Concerns
November 28, 2022

Ladies and Gentlemen :

My purpose in addressing you is to express obvious and potential issues with the proposed MHC Health Club project which is before you for consideration and recommendation. Now retired, my career in commercial banking spanned over 40 years—most of the the last 30 as Executive Vice President and Senior Credit Officer of The Talbot Bank of Easton. Prior to that, I served as Vice President and Senior Loan Officer for the Eastern Shore for Maryland National Bank. I have reviewed the information submitted by MHC, LLC, such as it is, and have identified several specific items that warrant concern.

Of major significance is the lack of a business plan, market analysis, and financial forecasting to support the viability of the project. The first phase (PUD 2), rebuilding and enlarging the existing Pavilion and Clubhouse to 58,000 ft/sq., will cost between $24.5million and $32.0 million, depending on exterior and interior finishes and furnishings—but since no information on building specifications, interior design plans, or construction detail budgeting—have been submitted by MHC, it's not certain that those cost estimates are not understated.

Likewise, the information (narrative and drawings) about the rest of this enormous project (over 200,000ft/sq; total cost in excess of $70,000,000.00) does not suggest that any financial forecasts, cash flow projections, or professional income/ expense and debt service analysis has been performed. If private equity and not debt is the primary source of funding, investors would require a ROI schedule, supported by cash flow projections and similar information.

Why do we suggest that information of this nature should be required? Because this project, as proposed, is a monstrosity that would be built in the middle of an established, tranquil and dignified residential community. Its business purpose has not been properly described or disclosed to residents or Town officials. There are no similar business models in operation anywhere in this country. If it is started or built and fails, the Town will have a "what we're they thinking?" embarrassment, but homeowners in Easton Club will have a dead skunk to live with, along with degraded property values.

The words "healthy", "food", "farm", "science", etc. don't make this a realistic or productive idea. It should not be allowed to proceed without a full disclosure and understanding of the real purpose of the project, supported by a real business and marketing plan, with sources of funding and accountability identified, and with due diligence applied to any and all information received from MHC LLC.

Respectfully,

Jerome M. McConnell

Joe Mayer <jmayer@eastonmd.gov>

F Y I

1 message

jerome mcconnell <mcconnelljm22@gmail.com> Mon, Nov 28, 2022 at 11:27 PM
To: Joe Mayer <jmayer@eastonmd.gov>

Joe—-
Let me know what you think. Jerry

Sent from my iPad

Document copy.docx
42K

Joe Mayer <jmayer@eastonmd.gov>

Fwd: Easton Club - MHC Presentation

2 messages

Sally McCash <sallymccash@gmail.com> Mon, Nov 28, 2022 at 6:30 PM
To: jmayer@eastonmd.gov

Hi Joe- not sure if you guys were “invited “ to this party but if this is being done by MHC to “check the box” on involving the community it is ridiculously short notice to qualify.

Please share with the Mayor .

Sally McCash

---------- Forwarded message ---------
From: **Shie Fleek** <shie@vnmgmtinc.com>
Date: Mon, Nov 28, 2022 at 4:28 PM
Subject: Easton Club - MHC Presentation
To: Shannon Conrad <shannon@vnmgmtinc.com>
CC: Tatiana Seeser <Tatiana@vnmgmtinc.com>

Dear Easton Club Resident,

Maryland Health Club will hold a presentation of their operation for the Easton Club Community.

Day: November 30th

Location: Quality Inn, 8523 Ocean Gateway, Easton.

Since the room is limited to 50 people there will be two presentations, one at 4pm and the other at 5pm.

We are sending this at the request of the Board to keep you informed. This is all the information that we have to share at this time.

Thank you,

VN Management, Inc

Joe Mayer <jmayer@eastonmd.gov> Tue, Nov 29, 2022 at 7:48 AM
To: Sally McCash <sallymccash@gmail.com>, Miguel Salinas <msalinas@eastonmd.gov>, Lynn Thomas <lthomas@eastonmd.gov>, Nicholas Johnson <njohnson@eastonmd.gov>, Samantha Smith <ssmith@eastonmd.gov>, "Robert C. Willey" <rwilley@eastonmd.gov>

Thank you, Ms. McCash. I'll forward this information.

[Quoted text hidden]

--

Regards,
Joseph A. Mayer
Plan Reviewer
Town of Easton
14 South Harrison Street
Easton, MD 21601
410-822-1943

Joe Mayer <jmayer@eastonmd.gov>

Notebooks for Planning Commission Meeting

1 message

Barbara Beshel <bbeshel1@hotmail.com> Thu, Dec 1, 2022 at 9:42 AM
To: "jmayer@eastonmd.gov" <jmayer@eastonmd.gov>

Dear Joe,

With the exception of the 344 petition signatures, the digital documents that comprise the sections of the ten notebooks that were delivered to your office regarding Maryland Health Club's project are attached.

The documents include:

- Cover Sheet
- Cover Letter
- MHC's Narrative Commentary
- Response to MHC's PUD Design
- MHC's Noncompliance:
  - ✓ Design
  - ✓ Scale
  - ✓ Comprehensive Plan
    - ❖ Community Character
    - ❖ Sensitive Areas
    - ❖ Economic Development
  - ✓ Design Guidelines for New Development
- Traffic Concerns
- Engineering Concerns
- MHC's Financial Concerns

Thank you for your patience and help over the years with MHC's development approval process.

Best regards,

Barbara

13 attachments

Cover Sheet.docx
2021K

Cover Letter.docx
17K

MHC Narrative Commentary.docx
10793K

Response to MHC's PUD Design.docx

1603K

MHC's Design Noncompliance.docx
2017K

MHC's Scale Noncompliance.docx
42K

MHC's Noncompliance -Community Character.docx
3211K

MHC's Noncompliance - Sensitive Areas.docx
42K

MHC's Noncompliance - Economic Development.docx
43K

MHC's Noncompliance - Design Guidelines.docx
55K

Traffic Study Concerns.pdf
79K

Engineering Concerns.doc
39K

MHC Financial Concerns.docx
23K