



Planning Commission MEETING AGENDA

Thursday, October 20, 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 from the September 15, 2022 meeting.

3. **Discussion Item**

4. **Old Business**

- a. **Applicant:** Casey Rauch - Rauch Inc.
Owner: Chesapeake Community Development LLC
Location: Port Street Lot 1, Parcel 77
Nature of Request: The site is located in the **MXW District**. The Arc is proposing affordable/workforce housing for low- and moderate-income households. Areas within the building will be reserved for job training, counseling, and behavioral health services. The building will be 3 stories high and have a square footage of 24,917 sf. A sidewalk will surround the building with 44 parking spaces and would require a Parking Waiver reduction of 14 parking spaces. A submerged gravel wetland facility will be provided to manage stormwater due to poor soil conditions. There are existing non-tidal wetlands and trees on site with a portion of them getting cleared and grubbed. Afforestation will be provided off site.

5. **New Business**

- a. **Applicant:** Zachary A. Smith

Owner:	Academy Art Museum
Location:	106, 108 and 110 Talbot Lane
Nature of Request:	The Applicant requests a Parking Waiver in connection with a potential project to build an "annex" to the museum on the properties known as 106, 108 and 110 Talbot Lane.

6. Adjournment.

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

Supplemental Waiver Request Application

Waiver Request TypeSidewalk ☐Parking Spaces ☐Parking/Aisle Dimension ☐Landscaping & Buffering ☒Signage ☐Other ☐**Project Information**

Address	tort Street, Easton, a 5 HMC/LM						
Tax Map	34	Grid	15	Parcel	77	Lot	1
Zoning District	MXW	PC Meeting Date	9/15/2022	Historic District	Yes ☐	No ☒	
Owner or Agent	Chesapeake Community Development LLC						
Mailing Address	1332 Donald Ave, Severn, MD 21144						
Telephone No.	(410) 384-4035		Email				

Request Details

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

Relief from the bufferyard "E" requirements in all areas within the Delmarva Power easement. Delmarva Power will not permit plantings in their easement that could interfere with the maintenance of their transmission lines. We have provided large shrubs in that easement area that are not expected to create a maintenance concern.

☒ Ordinance Section Supporting Waiver Request.

28-1014.7

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 10/1/2022

Printed Name of Applicant or Agent

Casey Rauch

**Town of Easton**

Engineering, Planning and Zoning

14 South Harrison Street, Easton, MD 21601

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Request Details

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

Per Town of Easton Zoning Code, the minimum parking required = py spaces, and the maximum parking required = 10p spaces for the proposed site plan. Many patrons of the Arc are typically bused into the facility and the 44 spaces reflected on the plans are expected to be sufficient. Parking at the existing Arc facilities are proven to be adequate for their purposes. We are requesting a parking waiver for 14 parking spaces.

☒ Ordinance Section Supporting Waiver Request.

28-1001.3

Any modifications during review shall warrant an updated application.

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

Signature of Applicant or Agent

Date 9/1/2022

Printed Name of Applicant or Agent

Casey Rauch

Easton Staff Development Review Comment Responses

Date: August 29, 2022

Town of Easton
14 S. Harrison Street
Easton, MD 21601

Project: Port Street Commons
ATTN: Joe Mayer

Mr. Mayer,
Rauch inc. has reviewed comments received August 26th, 2022 and offers the following responses to the Easton Town Engineer, and Town of Easton Planning and Zoning:

PLANNING & ZONING COMMENTS

Site Plan

1. Per MXW 28-312.3.5 (A) "Furthermore, given the proximity to the headwaters of the Tred Avon River, all pavement used for parking areas shall be pervious." Please address and justify recommendations for design type.
 - **Due to the high groundwater and C/D soils we looked at a different alternative to collect the sediment from the impervious parking/roadway. "Alternately such parking areas shall be designed so as to achieve equivalent sediment runoff reduction as would be achieved with the use of pervious pavement, as determined by the Town Engineer." For this we are using a forebay which will require maintenance to clear all sediment within it. All the parking is designed to flow to inlets and enter the forebay prior to getting treated within the submerged gravel wetlands. Submerged gravel wetlands provide better sediment removal than porous asphalt and are better suited in wet conditions.**
2. Per MXW 28-312.3.5 (E) "Setbacks for any portion of a parking lot or access drive shall be 3 feet for residential uses and **10' for non-residential uses.**" Please adjust parking spaces and travel way or obtain **variance** from the **Board of Zoning Appeals**. In addition, a Parking Waiver may be required.
 - **All parking has been removed from the 10' setback.**
3. Per MXW 28-312.4.2 (A) "Pedestrian access from the public sidewalk, street right-of-way, or driveway to the principal structure shall be provided through an improved surface." There's no direct connection to the principal entrance is shown.
 - **Two connections have been made to the sidewalk fronting Meadow Drive with one of the entrances near the future rails to trails.**
4. Per MXW 28-312.4.3 (B) "Building design shall be done in a manner to not have an apparent rear facade. Facades facing a rear property line shall be designed to be a

secondary front and or side facade." Based on the concept design, it is clear that the facade facing the stormwater area is different from the front facade and does not include the necessary architectural features for a three-story building.

- **Building has been updated accordingly.**
5. Per MXW 28-312.4.3 (C) "Solid walls shall not exceed 20 feet in length" please verify that the large wall on the south elevation does not exceed 20 feet in length.
 - **This has been revised.**
 6. Site Plan approval is contingent on the Town Council approving the requested Amendments to the Zoning Ordinance.
 - **Noted.**
 7. Determine Fire Lane for the building.
 - **Fire lane has been depicted on sheet C-101.**
 8. Avoid Forest Conservation Easements within the Delmarva Power & Light Company Easement. Has off-site location been determined for Afforestation?
 - **All afforestation will be paid fee-in-lieu and provided offsite.**

Site Plan (To be addressed at Final Site Plan submission)

- **Note that all comments below will be addressed prior to final site submission.**
1. Any Monument Sign will require a separate Signage Application.
 2. Any exterior lighting would require a photometric plan and light details for the site, upon final engineering.
 3. Prior to Final Engineering approval, verify site distance at entrance.
 4. Upon Development Site Plan review, provide spot elevations and cross-slopes for ADA access and parking spaces.
 5. Prior to Final Site plan approval, obtain approval from The Talbot County Soil Conservation District and add approved drawings to site plan.

Legal Agreements (To be addressed at Final Site Plan submission)

- **Note that all legal agreements below will be addressed prior to final site 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. There will be a required Public Works Agreement for construction along Dutchman's Lane. In addition, a Bond/Letter of Credit is required.
 3. 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.
 4. A Forest Conservation Easement is required. Please provide 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.

5. Prior to Final Site Plan approval, please provide a Construction Cost Estimate for the stormwater management and right-of-way improvements.
6. Please confirm or provide items listed below for preparing legal documents.
 - **Owner name**
Please confirm.
 - **Address for property**
Port Street, Easton, MD 21601
 - **Legal agreements required (To be prepared by the Town Attorney)**
Declaration of Covenants for SWM.
Public Works Agreement.
Forest Conservation Easement.
 - **Approved Cost Estimates**
To be submitted at Development Site Plan review.
 - **The Title of the Improvement Plans and who they were prepared by.**
Title: Please advise.
Prepared by: Rauch Inc.
 - **The Authorized Person who will be signing the documents and their title.**
Please advise.
7. 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 building. 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 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."*

Sketch Plan

The **Sketch Site Plan** is **acceptable to the Engineering Department with the following comment:**

1. **SHEET C-101** - Consider using a concrete entrance at Meadow Gate Drive (TOE-R-4.02). This helps with grade control for the ADA

compliant crosswalk and eliminates the need for ADA ramps as the sidewalk connects to the entrance.

- **Entrance has been updated accordingly. Detail has been added to sheet C-305.01.**

Please address the comments above and submit a Preliminary Site plan.

Stormwater Management

The **Sketch Stormwater Management Plan** is **approved with the following condition:**

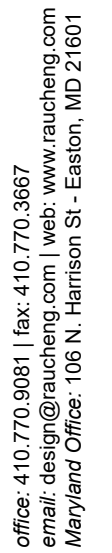
2. Provide a Quality Management summary table indicating ESD Volume Required and Provided (for each Study Point) on the plans (possibly Sheet G-100) and in the Stormwater Management Report.

- **Table has been added to sheet G-100.**

Please address the comments above and submit a revised Sketch Stormwater Management Plan.

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

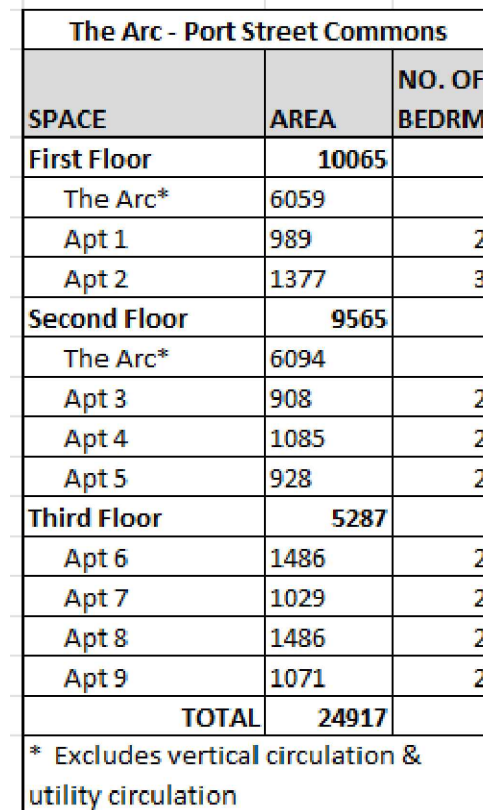
Casey Rauch – Rauch inc.



PROFESSIONAL
CERTIFICATION:
I CERTIFY THAT THESE
DOCUMENTS WERE
PREPARED OR APPROVED BY
ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF
MARYLAND.
LICENSE NUMBER 20221
EXPIRATION DATE 01/19/2024

DATE:	8-29-22	PC SUBMITTAL
SCALE:	AS SHOWN	
DRAWN BY:		
DESIGNED BY:		
APPROVED BY:	AS SHOWN	
SHEET NO.:		

A-101



1 FIRST FLOOR - PROPOSED

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



2 SECOND FLOOR - PROPOSED

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

PORT STREET COMMONS

EASTON, MARYLAND
PREPARED FOR THE ARC



PROFESSIONAL
CERTIFICATION:
I CERTIFY THAT THESE
DOCUMENTS WERE
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ME, AND THAT I AM A DULY
LICENSED ARCHITECT UNDER
THE LAWS OF THE STATE OF
MARYLAND.

LICENSE NUMBER 20221
EXPIRATION DATE 01/19/2024

[illegible]

DATE: 8-29-22 PC SUBMITTAL

SCALE: AS SHOWN

DRAWN BY:

DESIGNED BY:

APPROVED BY: AS SHOWN

SHEET NO.:

A-102



North Elevation - Port Street Facade



Northeast Elevation - Main Entrance



South Elevation



West Elevation



Site features may vary. Refer to civil/site plans.



Port Street Commons - Easton, MD
Planning Commission Submission
August 29, 2022





Site features may vary. Refer to civil/site plans.









Site features may vary. Refer to civil/site plans.

CONTACT INFORMATION

OWNER/DEVELOPER: CHESAPEAKE COMMUNITY DEVELOPMENT LLC
1332 DONALD AVE
SEVERN, MD 21144

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

SITE DATA

PROPERTY ADDRESS: PORT STREET
EASTON, MD 21601

LONGITUDE: 38°77'01.49" N

LATITUDE: -76°08'46.61" W

PRESENT ZONING CLASSIFICATION: MXW - MIXED-USE WATERFRONT DISTRICT

PRESENT USE: COMMERCIAL

TAX MAP: 0034
GRID: 0015
PARCEL: 0077
DEED REFERENCE: 02873 / 00398

SITE AREA: 1.82 AC

FEMA FLOOD MAP: PANEL 24041C0189D

LIMITS OF DISTURBANCE: 1.589 A.C ±

CUT: 1,057.5 CY

FILL: 856 CY

NET: 201.5 CY CUT

DRAWING LIST	
SHEET NUMBER	DRAWING TITLE
G-100	COVER SHEET
V-101	EXISTING & DEMOLITION PLAN
C-101	SITE PLAN
C-201.01	EROSION AND SEDIMENT CONTROL PLAN
C-205.01-.02	EROSION AND SEDIMENT CONTROL DETAILS
C-301.01	SITE GRADING PLAN
C-305.01-.02	SITE DETAILS
C-401.01	STORMWATER & STORM DRAIN PLAN
C-403.01	STORMWATER & STORM DRAIN PROFILES
C-405.01	STORMWATER DETAILS
C-501	UTILITY PLAN
C-503.01	UTILITY PROFILE
C-505.01	UTILITY DETAILS
C-601	LANDSCAPING PLAN
C-605.01	LANDSCAPING NOTES & DETAILS

ENVIRONMENTAL NOTES:

- THE PROJECT SITE IS NOT LOCATED WITHIN THE CRITICAL AREA BUFFER
- THE SITE IS NOT LOCATED WITHIN A 100 YEAR FLOODPLAIN
- NON-TIDAL WETLANDS ARE PRESENT ON-SITE

STANDARD STABILIZATION NOTE

FOLLOWING INITIAL SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILATION MUST BE COMPLETE WITHIN:

- THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND
- SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

HYDROLOGY NOTES:

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

REVIEWED FOR THE TALBOT SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

APPROVED:

TALBOT SOIL CONSERVATION DISTRICT DATE

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

DEVELOPER'S CERTIFICATION

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

SIGNATURE DATE

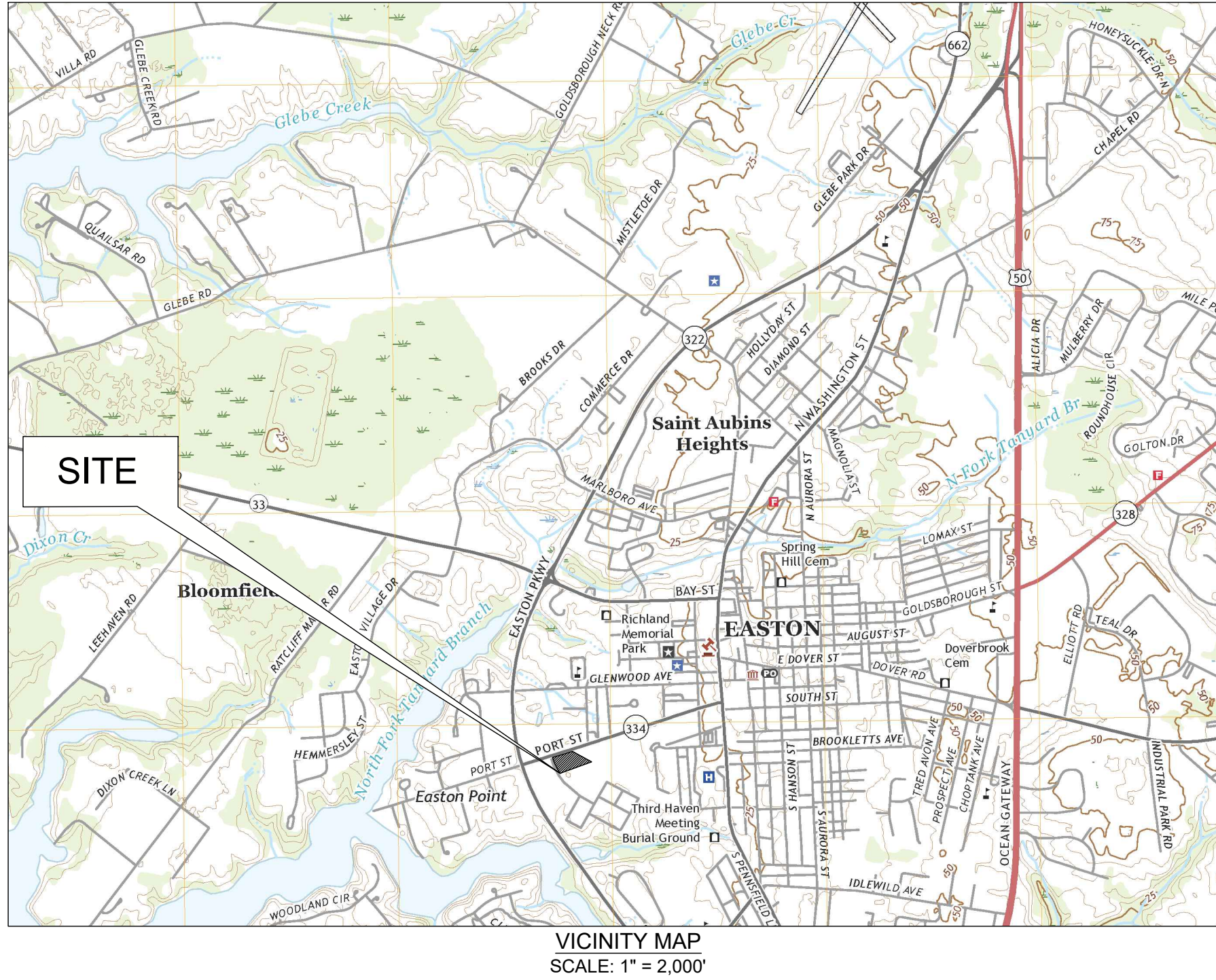
- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION MADE IN THIS PLAN. ANY CHANGE MADE TO THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.
- ANY RESPONSIBLE PERSONNEL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

SOIL DATA		HYDROLOGIC SOIL GROUP	K-FACTOR	HYDRIC
MAP UNIT SYMBOL	MAP UNIT NAME			
01A	OTHELLO SILT LOAMS, 0 TO 2 PERCENT SLOPES, MID ATLANTIC COASTAL PLAIN	C/D	0.06	YES

PORT STREET COMMONS

INFRASTRUCTURE IMPROVEMENT PLANS

FOR
CHESAPEAKE COMMUNITY DEVELOPMENT LLC
TALBOT COUNTY, MARYLAND 21601



GENERAL NOTES

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

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

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

MDE (Main Number)	410-537-3000
MDE (Eastern Shore Field Office)	410-901-4020
TOWN OF EASTON DPW	410-882-0513
EASTON UTILITIES	410-822-6110
TALBOT COUNTY SCD	410-882-1577 x 3
MISS UTILITY	800-257-7777 or 811

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

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

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

FIRE LANE AND ACCESS WILL MEET REQUIREMENTS FOR THE PROPOSED BUILDING PRIOR TO THE FINAL SITE PLAN.

ESD SUMMARY CHART

DRAINAGE AREA	TYPE OF ESD PRACTICE	NAME OF ESD PRACTICE (STRUCTURE NAME)	ON-SITE OR STRUCTURE	RUNOFF CURVE NUMBER (RON)	MARYLAND GRID COORDINATE 83 METERS NORTHING	MARYLAND GRID COORDINATE 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)
1	SGW	SUBMERGED GRAVEL WETLANDS #1	ON	94	413914.5189	1576345.0767	1.318	0.875	0.066	1.80	2.10		11,102
2													
3													
4													
5													
6													
7													
8													
9													
10													
TOTAL/AVERAGE				94			1.318	0.875	0.066	1.80	2.10	5,784	6,498

LINETYPES

TOPOGRAPHY
MAJOR CONTOURS
MINOR CONTOURS
TOP OF SLOPE BREAKLINE
BOTTOM OF SLOPE BREAKLINE
TOPOGRAPHY BREAKLINE

CATCHMENT AREA

To FLOW PATH

PARCEL BOUNDARY
PARCEL SETBACK/EASEMENT
FENCELINE WOOD
FENCELINE STEEL
TREELINE/VEGETATION
ROADWAY CENTERLINE
HIGHWAY BARRIER

UTILITIES
OVERHEAD ELECTRIC
UNDERGROUND ELECTRIC
TELEPHONE LINE
GAS PIPE LINE
CABLE TV
WATER PIPE
STORMWATER PIPE

UNDERDRAIN
SANITARY SEWER
FORCE MAIN SEWER

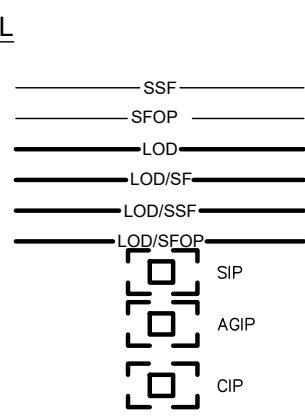
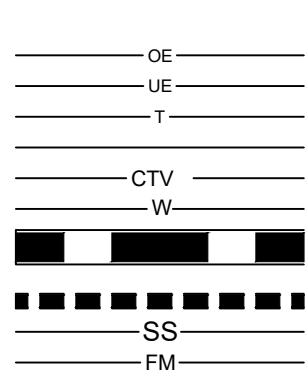
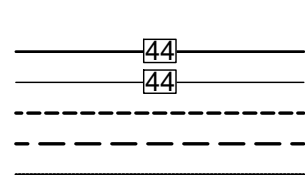
ENVIRONMENTAL
WETLAND LINE
FLOOD PLANE 100/500 YR
MEAN HIGH WATER
MEAN LOW WATER
CRITICAL AREA BOUNDARY
BUFFER 25'/100'
SOILS BOUNDARY
SWM EASEMENT 5'/10'

EROSION AND SEDIMENT CONTROL
SILT FENCE
SUPER SILT FENCE
SILT FENCE ON PAVEMENT
LIMITS OF DISTURBANCE
LOD & SILT FENCE
LOD & SUPER SILT FENCE
LOD & SILT FENCE ON PAVEMENT
STANDARD INLET PROTECTION

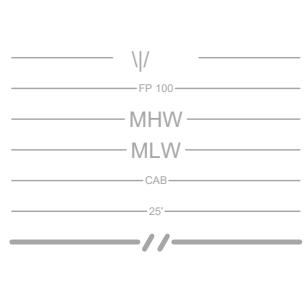
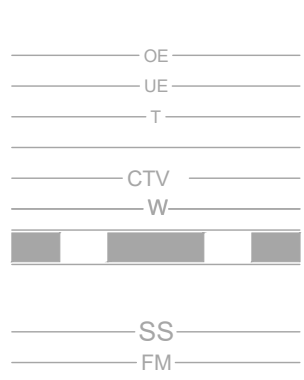
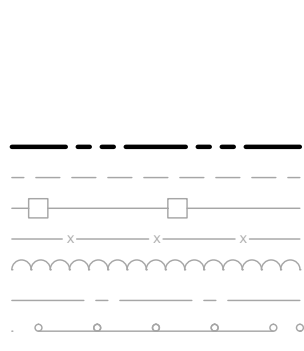
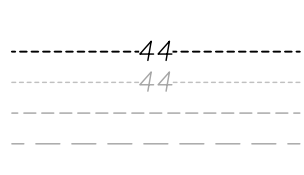
AT-GRADE INLET PROTECTION

CURB INLET PROTECTION

PROPOSED



EXISTING



SYMBOLS

FLARED END SECTION

YARD INLET

CURB INLET

CUSTOM INLET

NYLOPLAST INLET

STORM DRAIN MANHOLE

SANITARY SEWER MANHOLE

CLEANOUT

GATE VALVE

STUB

SIGN

WATER METER

FIRE HYDRANT

WELL

BOLLARD

ELECTRIC TRANSFORMER

TELEPHONE PEDESTAL

UTILITY POLE

GUY WIRE

CONIFEROUS TREE

DECIDUOUS TREE

SPOT ELEVATION

LAND SLOPE

BENCHMARK

BOREHOLE/MONITORING WELL

LIGHTING

RIPRAP OUTLET SEDIMENT

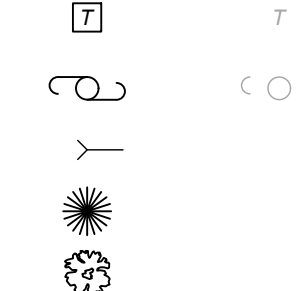
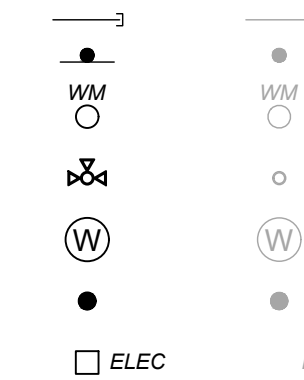
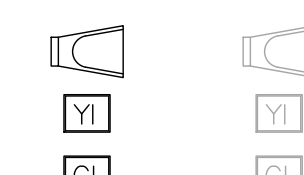
TRAP

STONE OUTLET SEDIMENT

TRAP

TYPE-1 INLET PROTECTION

PROPOSED



HATCHES

ASPHALT

GRAVEL

CONCRETE

RIPRAP/ROCK

ESD BED BOTTOM

BRICK PAVING

EXISTING, TO BE DEMOLISHED

STEEP SLOPES

ABBREVIATIONS

ADA AMERICANS WITH DISABILITIES ACT

AGIP AT GRADE INLET PROTECTION

BC BACK OF CURB

BM BENCHMARK

BRL BUILDING RESTRICTION LINE

CES CONCRETE END SECTION

C/O CLEAN OUT

CHRD CHORD

CI CURB INLET

CIP CURB INLET PROTECTION

CL CENTERLINE

CMF CONCRETE MONUMENT FOUND

CMP CORRUGATED METAL PIPE

Cui CUSTOM INLET

CY CUBIC YARD

DI DUCTILE IRON

E EAST

EL/ELEV ELEVATION

EP EDGE OF PAVE

ESC EROSION AND SEDIMENT CONTROL

EX EXISTING

FES FLARED END SECTION

FFE FINISHED FLOOR ELEVATION

FH FIRE HYDRANT

FL FLOW LINE

FT FOOT

GFA GROSS FLOOR AREA

GPD GALLONS PER DAY

GV GATE VALVE

HDPE HIGH DENSITY POLYETHYLENE

I INLET

INV INVERT

KV KILOVOLTS

L ARC LENGTH

LF LINEAR FEET

LOD LIMITS OF DISTURBED AREA

LT LEFT

MAX MAXIMUM

MBR MICRO-BIORETENTION

MD MARYLAND

MEP MECHANICAL, ELECTRICAL, AND PLUMBING

MH MANHOLE

MHW MEAN HIGH WATER

MIN MINIMUM

MLW MEAN LOW WATER

MSHA MARYLAND STATE HIGHWAY ADMINISTRATION

MUTCd MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES

N NORTH

NO NUMBER

PC POINT OF CURVATURE

PE PERFORATED

PR PROPOSED

PT POINT OF TANGENCY

PVC POLYVINYL CHLORIDE

PVI POINT OF VERTICAL INTERSECTION

Q DISCHARGE

R RADIUS

RCP REINFORCED CONCRETE PIPE

RCN RUNOFF CURVE NUMBER

ROW RIGHT-OF-WAY

RT RIGHT

S SOUTH

SCS STABILIZED CONSTRUCTION ENTRANCE

SD STORM DRAIN

SDMH STORM DRAIN MANHOLE

SF FRICTION SLOPE

SF SILT FENCE

SHA STATE HIGHWAY ADMINISTRATION

SIP STANDARD INLET PROTECTION

SQ SQUARE

SS SANITARY SEWER

SSF SUPER SILT FENCE

SSMH SANITARY SEWER MANHOLE

STA STATION

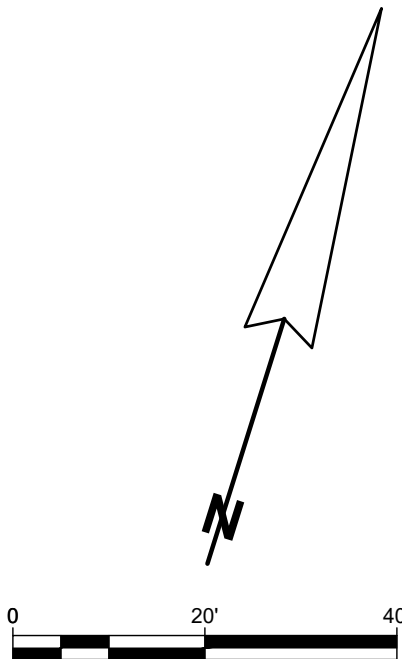
STD STANDARD

SWM STORM WATER MANAGEMENT



EXISTING FEATURES

- 1 CLEAR & GRUB EXISTING TREES
- 2 DEMOLISH AND REMOVED EXISTING CONCRETE SIDEWALK AND HAUL OFF-SITE
- 3 EXISTING SIDEWALK
- 4 DELMARVA POWER & LIGHT COMPANY EASEMENT LINE
- 5 CENTERLINE OF ROAD
- 6 18" CONCRETE STANDARD CURB AND GUTTER
- 7 NON-TIDAL WETLANDS
- 8 25' NON-TIDAL WETLANDS BUFFER
- 9 ELECTRIC METER/TRANSFORMER
- 10 18" CMP @0.50% SLOPE
- 11 TOP OF DITCH
- 12 BOTTOM OF DITCH
- 13 DEMOLISH EXISTING CURB & GUTTER
- 14 AREA OF PROTECTED/RETAINED NON-TIDAL WETLANDS



APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER	TOWN OF EASTON PLANNING AND ZONING	EASTON UTILITIES - MANAGER OF ENGINEERING
DATE	DATE	DATE

EXISTING & DEMOLITION PLAN

OF THE LANDS OF

PORT STREET COMMONS

TAX MAP 0034, GRID 0015, PARCEL 0077

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

THE CHESAPEAKE COMMUNITY DEVELOPMENT LLC

RAUCH

INC.

engineering design & development services

office: 410.770.9881 | fax: 410.770.9867
maryland office: 410.770.9881 | fax: 410.770.9867
maryland office: 105 N. Harrison St. - Easton, MD 21601
virginia office: 8229 Boone Blvd. Suite 625 - Vienna, VA 22182

Professional Certification.

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

License No. 11024

Expiration Date: July 24, 2022

REV. #	DATE	DESCRIPTION

DATE:

8/29/2022

SCALE:

1" = 20'

DRAWN BY:

MCF

DESIGNED BY:

JWL

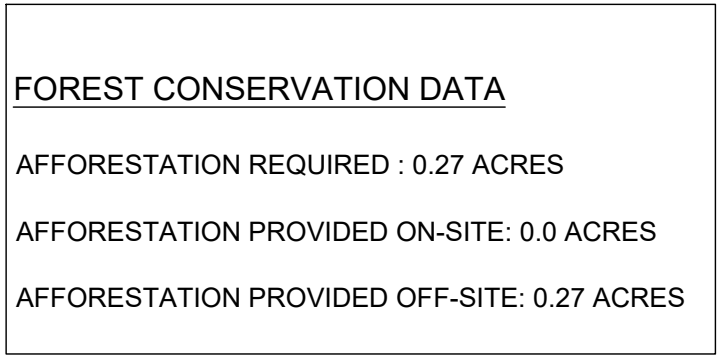
APPROVED BY:

CDR

SHEET NO.:

V-101

Page 21 of 46



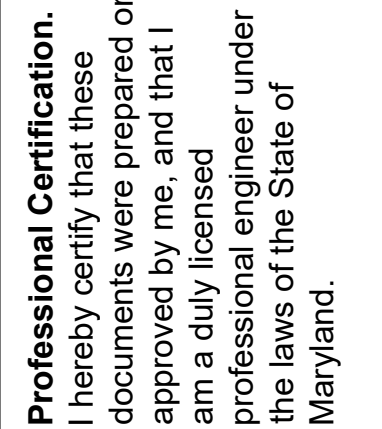
- 44** 44 PROPOSED 9'X18' PARKING SPACES.
INCLUDING 6 VAN ACCESSIBLE PARKING SPACES/
HANDICAP PARKING SPACES, AND 2 ELECTRIC
VEHICLE SPACES (E.V.).

- 1 TREE LINE
- 2 NON-TIDAL WETLAND
- 3 SIDEWALK
- 4 TOP OF DITCH
- 5 BOTTOM OF DITCH
- 6 APPROXIMATE LOCATION OF EXISTING SEWER

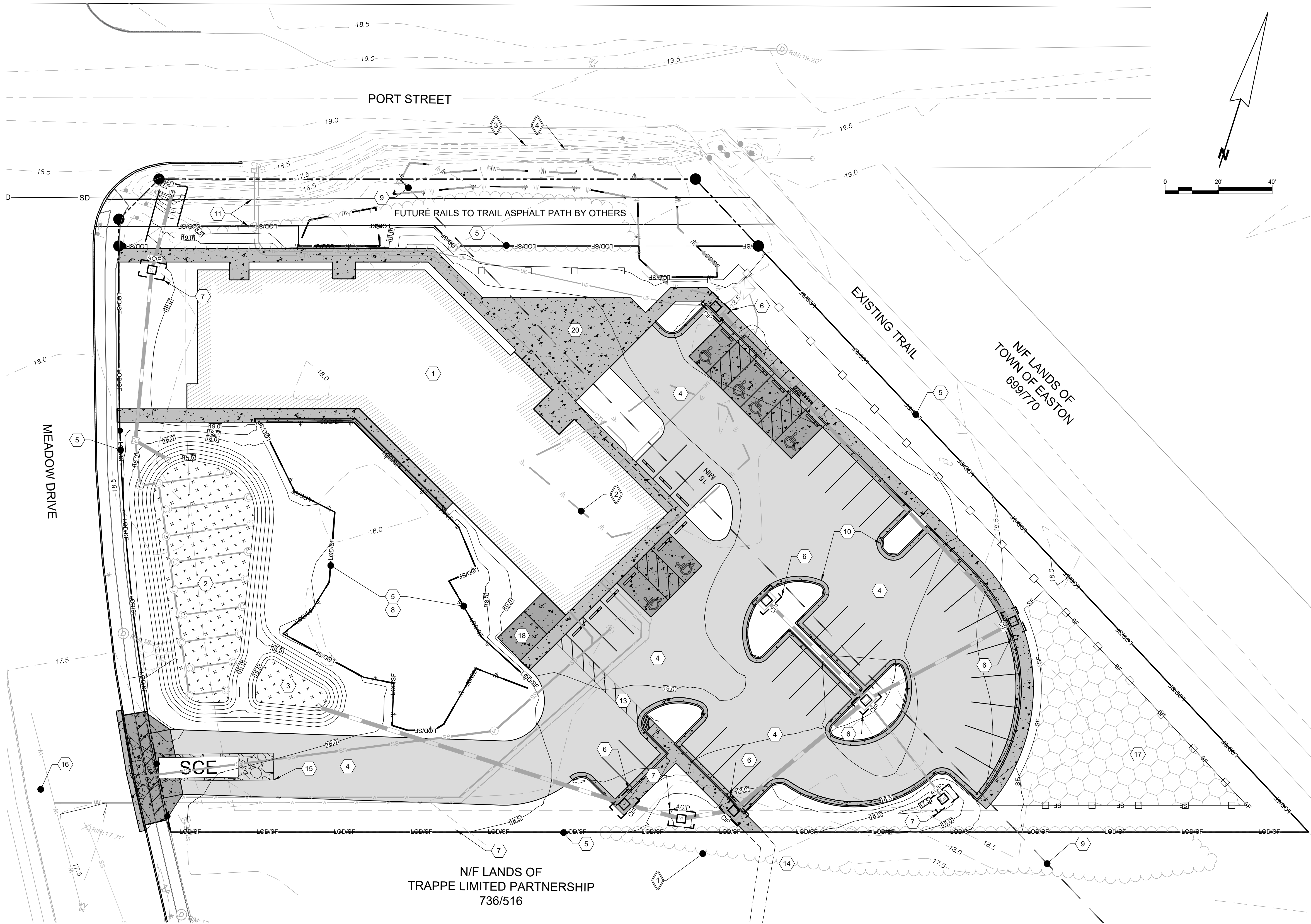
APPROVED:		APPROVED:		APPROVED:	
TOWN OF EASTON - TOWN ENGINEER	DATE	TOWN OF EASTON PLANNING AND ZONING	DATE	EASTON UTILITIES - MANAGER OF ENGINEERING	DATE

RAUCH
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Maryland Office: 106 N. Harrison St. • Easton, MD 21606
Virginia Office: 8229 Boone Blvd. Suite 625 • Vienna, VA 22182



License No. 11024
Expiration Date: July 24, 2022



EROSION & SEDIMENT CONTROL NOTES

- 1 PORT COMMONS BUILDING F.F.E = 19.40'
- 2 SUBMERGED GRAVEL WETLAND
- 3 SUBMERGED GRAVEL WETLAND FOREBAY
- 4 ASPHALT PARKING/ ROAD
- 5 LIMIT OF DISTURBANCE & SILT FENCE. SEE DETAIL ON SHEET C-205.01
- 6 CURB INLET PROTECTION. SEE DETAIL ON SHEET C-205.01
- 7 AT-GRADE INLET PROTECTION. SEE DETAIL ON SHEET C-205.01
- 8 NON-TIDAL WETLANDS TO REMAIN
- 9 DELMARVA POWER & LIGHT COMPANY EASEMENT LINE
- 10 STANDARD CURB AND GUTTER
- 11 FUTURE RAILS TO TRAIL ASPHALT PATH BY OTHERS
- 12 3' WIDE VALLEY GUTTER. SEE DETAIL ON SHEET C-305.02
- 13 5' WIDE CROSS WALK
- 14 FUTURE CONCRETE SIDEWALK BY OTHERS
- 15 STABILIZED CONSTRUCTION ENTRANCE SEE DETAIL ON SHEET C-205.01
- 16 LIMIT OF DISTURBANCE
- 17 STOCKPILE / STAGING AREA
- 18 DUMPSTER PAD
- 19 SILT FENCE. SEE DETAIL ON SHEET C-205.01
- 20 CONCRETE PATIO

EXISTING FEATURES

- 1 TREE LINE
- 2 NON-TIDAL WETLAND
- 3 TOP OF DITCH
- 4 BOTTOM OF DITCH

SITE SEQUENCE OF CONSTRUCTION:

1. NOTIFY MDE AT (410) 901-4020
TALBOT SOIL CONSERVATION DISTRICT AT (410) 822-1577
TOWN OF EASTON AT (410) 822-0513
2. PRE-CONSTRUCTION MEETING.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
4. INSTALL ALL SEDIMENT AND EROSION CONTROL MEASURES (SILT FENCING & INLET PROTECTION) PER PLANS.
5. COMPLETE SITE DEMOLITION AND HAUL OFF SITE (SEE SHEETS V-101).
6. REMOVE TOPSOIL AND PLACE IN STOCKPILE AREA.
7. ROUGH GRADE SITE INSIDE LIMITS OF DISTURBANCE.
8. COORDINATE WITH EUC TO INSTALL WATER AND SANITARY SEWER SERVICE CONNECTION.
9. INSTALL ALL PROPOSED STORM DRAIN PIPES/STRUCTURES ACCORDING TO PLANS. ALL INLETS TO HAVE INLET PROTECTION
10. FINE GRADE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING PAD.
11. INSTALL CONCRETE SIDEWALK/CURB/TO SPECIFIED GRADE
12. ONCE ALL UTILITIES/ STORM DRAIN PIPES/LINES HAVE BEEN INSTALLED, CONSTRUCT PAVEMENT BASE COURSE
13. CONSTRUCT BUILDING.
14. CONSTRUCT SUBMERGED GRAVEL WETLANDS.
15. CONSTRUCT PAVEMENT ASPHALT COURSE.
16. ALL DISTURBED AREAS TO BE PERMANENTLY STABILIZED.
17. MAINTAIN ALL PERIMETER CONTROLS AND SEDIMENT CONTROL DEVICES UNTIL FINAL STABILIZATION HAS BEEN COMPLETELY ESTABLISHED.
18. REMOVE PERIMETER CONTROLS UPON APPROVAL BY THE MDE SEDIMENT CONTROL INSPECTOR

APPROVED:
TOWN OF EASTON - TOWN ENGINEER

APPROVED:
TOWN OF EASTON PLANNING AND ZONING

APPROVED:
EASTON UTILITIES - MANAGER OF ENGINEERING

EROSION & SEDIMENT CONTROL PLAN

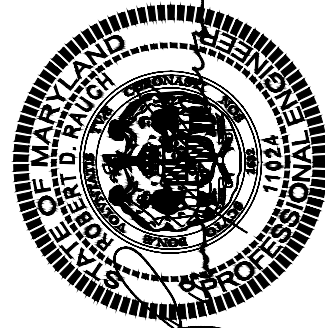
OF THE LANDS OF

PORT STREET COMMONS

TAX MAP 0034, GRID 0015, PARCEL 0077
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC

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

License No. 11024
Expiration Date: July 24, 2022

REVISIONS

REV. #	DATE	DESCRIPTION	
		DATE	DESCRIPTION

DATE: 8/29/2022

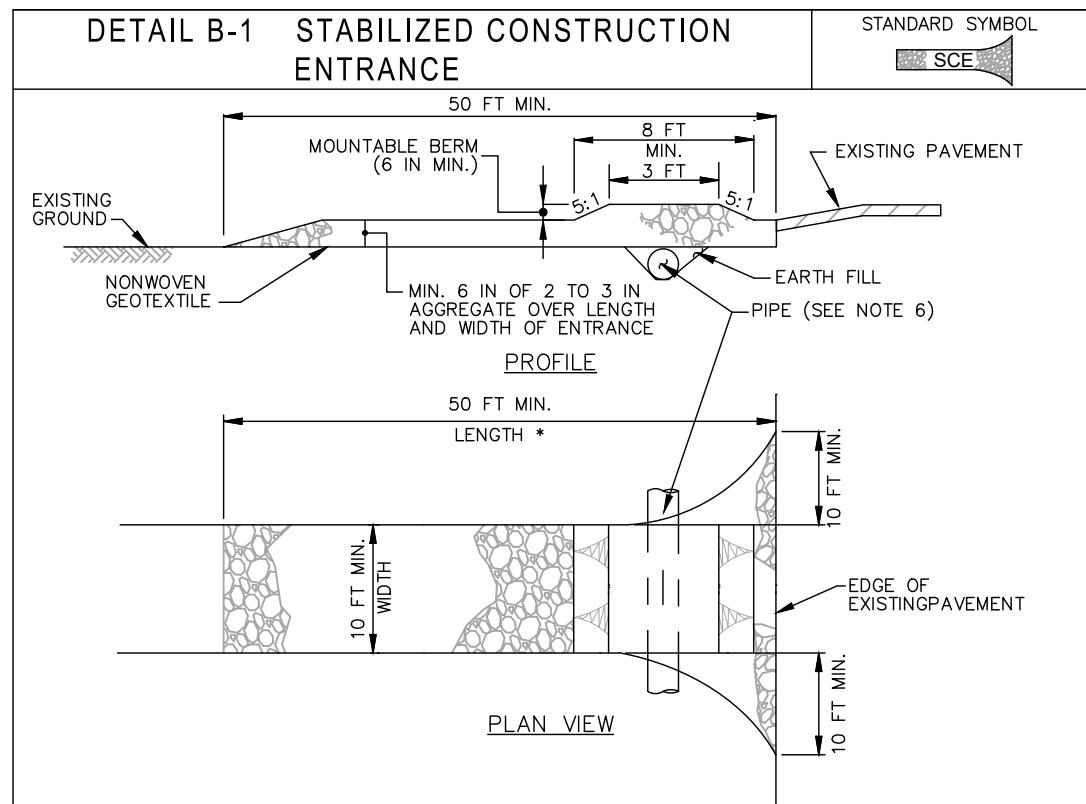
SCALE: 1" = 20'

DRAWN BY: MCF

DESIGNED BY: JWJ

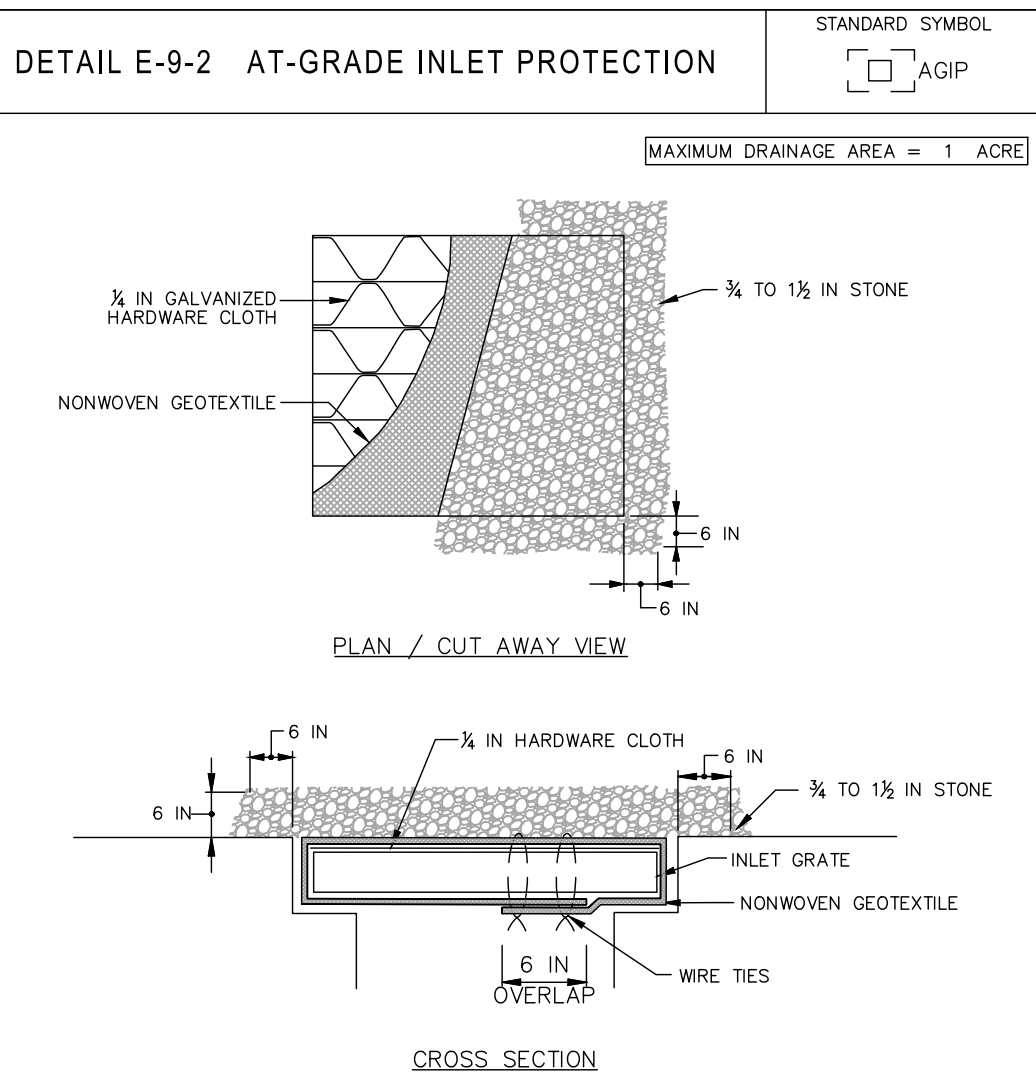
APPROVED BY: CDR

SHEET NO.: C-201.01



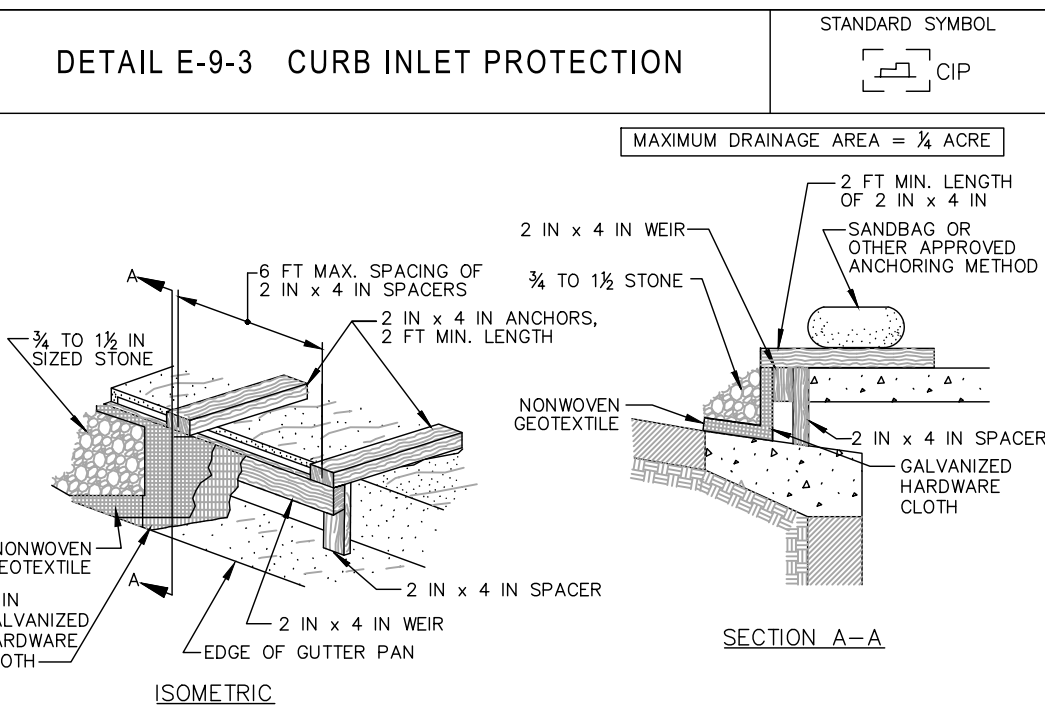
- CONSTRUCTION SPECIFICATIONS**
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (30 FEET FOR SINGLE RESIDENCE LOTS). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE. MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
 3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
 4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
 5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL			
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



- CONSTRUCTION SPECIFICATIONS**
1. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 2. LIFT GRATE AND WRAP WITH NONWOVEN GEOTEXTILE TO COMPLETELY COVER ALL OPENINGS. SECURE WITH WIRE TIES AND SET GRATE BACK IN PLACE.
 3. PLACE CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE 6 INCHES THICK ON THE GRATE.
 4. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOSING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL			
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	



- CONSTRUCTION SPECIFICATIONS**
1. USE NOMINAL 2 INCH x 4 INCH LUMBER
 2. USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS.
 3. NAIL THE 2x4 WEIR TO 9 INCH LONG VERTICAL SPACERS (MAXIMUM 6 FEET APART).
 4. ATTACH A CONTINUOUS PIECE OF 1/4 INCH GALVANIZED HARDWARE CLOTH, WITH A MINIMUM WIDTH OF 30 INCHES AND A MINIMUM LENGTH OF 4 FEET LONGER THAN THE THROAT OPENING, TO THE 2x4 WEIR, EXTENDING IT 2 FEET BEYOND THROAT ON EACH SIDE.
 5. PLACE A CONTINUOUS PIECE OF NONWOVEN GEOTEXTILE OF THE SAME DIMENSIONS AS THE HARDWARE CLOTH OVER THE HARDWARE CLOTH AND SECURELY ATTACH TO THE 2x4 WEIR.
 6. PLACE THE ASSEMBLY AGAINST THE INLET THROAT AND NAIL TO 2x4 ANCHORS (MINIMUM 2 FEET LENGTH). EXTEND THE ANCHORS ACROSS THE INLET TOP AND HOLD IN PLACE BY SANDBAGS OR OTHER APPROVED ANCHORING METHOD.
 7. INSTALL END SPACERS A MINIMUM OF 1 FOOT BETWEEN THE ENDS OF THE THROAT OPENING.
 8. FORM THE HARDWARE CLOTH AND THE GEOTEXTILE TO THE CONCRETE GUTTER AND FACE OF CURB TO SPAN THE INLET OPENING. COVER THE HARDWARE CLOTH AND GEOTEXTILE WITH CLEAN 3/4 TO 1 1/2 INCH STONE OR EQUIVALENT RECYCLED CONCRETE.
 9. AT NON-SUMP LOCATIONS, INSTALL A TEMPORARY SANDBAG OR ASPHALT BERM TO PREVENT INLET BYPASS.
 10. STORM DRAIN INLET PROTECTION REQUIRES FREQUENT MAINTENANCE. REMOVE ACCUMULATED SEDIMENT AFTER EACH RAIN EVENT TO MAINTAIN FUNCTION AND AVOID PREMATURE CLOSING. IF INLET PROTECTION DOES NOT COMPLETELY DRAIN WITHIN 24 HOURS AFTER A STORM EVENT, IT IS CLOGGED. WHEN THIS OCCURS, REMOVE ACCUMULATED SEDIMENT AND CLEAN, OR REPLACE GEOTEXTILE AND STONE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL			
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION	

B-4 STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

- Definition**
- Using vegetation as cover to protect exposed soil from erosion.
- Purpose**
- To promote the establishment of vegetation on exposed soil.
- Conditions Where Practice Applies**
- On all disturbed areas not stabilized by other methods. This specification is divided into sections on incremental stabilization; soil preparation, soil amendments and topsoiling; seeding and mulching; temporary stabilization; and permanent stabilization.
- Effects on Water Quality and Quantity**
- Stabilization practices are used to promote the establishment of vegetation on exposed soil. When soil is stabilized with vegetation, the soil is less likely to erode and more likely to allow infiltration of rainfall, thereby reducing sediment loads and runoff to downstream areas.
- Planting vegetation in disturbed areas will have an effect on the water budget, especially on volumes and rates of runoff, infiltration, evaporation, transpiration, percolation, and groundwater recharge. Over time, vegetation will increase organic matter content and improve the water holding capacity of the soil and subsequent plant growth.
- Vegetation will help reduce the movement of sediment, nutrients, and other chemicals carried by runoff to receiving waters. Plants will also help protect groundwater supplies by assimilating those substances present within the root zone.
- Sediment control practices must remain in place during grading, seedbed preparation, seeding, mulching, and vegetative establishment.**
- Adequate Vegetative Establishment**
- Inspect seeded areas for vegetative establishment and make necessary repairs, replacements, and reseedings within the planting season.

1. Adequate vegetative stabilization requires 95 percent groundcover.
2. If an area has less than 40 percent groundcover, reestablish following the original recommendations for lime, fertilizer, seedbed preparation, and seeding.
3. If an area has between 40 and 94 percent groundcover, over-seed and fertilize using half of the rates originally specified.
4. Maintenance fertilizer rates for permanent seeding are shown in Table B.6.

B-4-2 STANDARDS AND SPECIFICATIONS FOR SOIL PREPARATION, TOPSOILING, AND SOIL AMENDMENTS

- Definition**
- The process of preparing the soils to sustain adequate vegetative stabilization.
- Purpose**
- To provide a suitable soil medium for vegetative growth.
- Conditions Where Practice Applies**
- Where vegetative stabilization is to be established.
- Criteria**
- A. Soil Preparation
1. Temporary Stabilization
 - a. Seedbed preparation consists of loosening soil to a depth of 3 to 5 inches by means of suitable agricultural or construction equipment, such as disc harrows or chisel plows or rippers mounted on construction equipment. After the soil is loosened, it must not be rolled or dragged smooth but left in the roughened condition. Slopes 3:1 or flatter are to be tracked with ridges running parallel to the contour of the slope.
 - b. Apply fertilizer and lime as prescribed on the plans.
 - c. Incorporate lime and fertilizer into the top 3 to 5 inches of soil by disking or other suitable means.
 2. Permanent Stabilization
 - a. A soil test is required for any earth disturbance of 5 acres or more. The minimum soil conditions required for permanent vegetative establishment are:
 - i. Soil pH between 6.0 and 7.0.
 - ii. Soluble salts less than 500 parts per million (ppm).
 - iii. Soil contains less than 40 percent clay but enough fine grained material (greater than 30 percent silt plus clay) to provide the capacity to hold a moderate amount of moisture. An exception: if lowgrass will be planted, then a sandy soil (less than 30 percent silt plus clay) would be acceptable.
 - iv. Soil contains 1.5 percent minimum organic matter by weight.
 - v. Soil contains sufficient pore space to permit adequate root penetration.
 - b. Application of amendments or topsoil is required if on-site soils do not meet the above conditions.
 - c. Graded areas must be maintained in a true and even grade as specified on the approved plan, then scarified or otherwise loosened to a depth of 3 to 5 inches.
 - d. Apply soil amendments as specified on the approved plan or as indicated by the results of a soil test.
 - e. Mix soil amendments into the top 3 to 5 inches of soil by disking or other suitable means. Rake lawn areas to smooth the surface, remove large objects like stones and branches, and ready the area for seed application. Loosen surface soil by dragging with a heavy chain or other equipment to roughen the surface where site conditions will not permit normal seedbed preparation. Track slopes 3:1 or flatter with tracked equipment leaving the soil in an irregular condition with ridges running parallel to the contour of the slope. Leave the top 1 to 3 inches of soil loose and friable. Seedbed loosening may be unnecessary on newly disturbed areas.

- B. Topsoiling
1. Topsoil is placed over prepared subsoil prior to establishment of permanent vegetation. The purpose is to provide a suitable soil medium for vegetative growth. Soils of concern have low moisture content, low nutrient levels, low pH, materials toxic to plants, and/or unacceptable soil gradation.
 2. Topsoil salvaged from an existing site may be used provided it meets the standards as set forth in these specifications. Typically, the depth of topsoil to be salvaged for a given soil type can be found in the representative soil profile section in the Soil Survey published by USDA-NRCS.
 3. Topsoiling is limited to areas having 2:1 or flatter slopes where:
 - a. The texture of the exposed subsoil/parent material is not adequate to produce vegetative growth.
 - b. The soil material is so shallow that the rooting zone is not deep enough to support plants or furnish continuing supplies of moisture and plant nutrients.
 - c. The original soil to be vegetated contains material toxic to plant growth.
 - d. The soil is so acidic that treatment with limestone is not feasible.
 4. Areas having slopes steeper than 2:1 require special consideration and design.
 5. Topsoil Specifications: Soil to be used as topsoil must meet the following criteria:
 - a. Topsoil must be a loam, sandy loam, clay loam, silt loam, sandy clay loam, or loamy sand. Other soils may be used if recommended by an agronomist or soil scientist and approved by the appropriate approval authority. Topsoil must not be a mixture of contrasting textured subsoils and must contain less than 5 percent by volume of cinders, stones, slag, coarse fragments, gravel, sticks, roots, trash, or other materials larger than 1 1/2 inches in diameter.
 - b. Topsoil must be free of noxious plants or plant parts such as Bermuda grass, quack grass, Johnson grass, nut sedge, poison ivy, thistle, or others as specified.
 - c. Topsoil substitutes or amendments, as recommended by a qualified agronomist or soil scientist and approved by the appropriate approval authority, may be used in lieu of natural topsoil.
 6. Topsoil Application
 - a. Erosion and sediment control practices must be maintained when applying topsoil.
 - b. Uniformly distribute topsoil in a 5 to 8 inch layer and lightly compact to a minimum thickness of 4 inches. Spreading is to be performed in such a manner that sodding or seeding can proceed with a minimum of additional soil preparation and tillage. Any irregularities in the surface resulting from topsoiling or other operations must be corrected in order to prevent the formation of depressions or water pockets.
 - c. Topsoil must not be placed if the topsoil or subsoil is in a frozen or muddy condition, when the subsoil is excessively wet or in a condition that may otherwise be detrimental to proper grading and seedbed preparation.
 - C. Soil Amendments (Fertilizer and Lime Specifications)
 1. Soil tests must be performed to determine the exact ratios and application rates for both lime and fertilizer on sites having disturbed areas of 5 acres or more. Soil analysis may be performed by a recognized private or commercial laboratory. Soil samples taken for engineering purposes may also be used for chemical analyses.
 2. Fertilizers must be uniform in composition, free flowing and suitable for accurate application by appropriate equipment. Manure may be substituted for fertilizer with prior approval from the appropriate approval authority. Fertilizers must all be delivered to the site fully labeled according to the applicable laws and must bear the name, trade name or trademark and warranty of the producer.
 3. Lime materials must be ground limestone (hydrated or burnt lime may be substituted except when hydrosedding) which contains at least 50 percent total oxides (calcium oxide plus magnesium oxide). Limestone must be ground to such fineness that at least 50 percent will pass through a #100 mesh sieve and 98 to 100 percent will pass through a #20 mesh sieve.
 4. Lime and fertilizer are to be evenly distributed and incorporated into the top 3 to 5 inches of soil by disking or other suitable means.
 5. Where the subsoil is either highly acidic or composed of heavy clays, spread ground limestone at the rate of 4 to 8 tons/acre (200-400 pounds per 1,000 square feet) prior to the placement of topsoil.

EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

1. Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven (7) days as to all other disturbed or graded areas on the project site not under active grading.
2. All temporary erosion and sediment control devices are to be provided as indicated on this plan, with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
3. Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
4. Temporary seeding shall be accomplished between February 15th through April 30th, or August 15th through November 30th. During other times, temporary mulching shall be provided.
5. Temporary seeding shall conform to the following applications: 436 lbs. per acre of 10-20-20; 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disking or other suitable means. Annual ryegrass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

Seed Mixture (For Hardness Zone 7a) (From Table B.1)					
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)
	ANNUAL RYEGRASS	50#	2/15 - 4/30 8/15 - 11/00	1/2"	
	BARLEY OATS	90#	2/15 - 4/30 / 8/15 - 11/30	1"	436 lb/ac
	WHEAT	72#	2/15 - 4/30 / 8/15 - 11/30	1"	10 lb
	CEREAL RYE	120#	2/15 - 4/30 / 8/15 - 11/30	1"	1000 sf
	FOXTAIL MILLET	30#	2/15 - 4/30 / 8/15 - 12/15	1"	
	PEARL MILLET	20#	5/1 - 8/14	1/2"	

6. Mulching shall be unchopped, unrotted, small grain straw applied at a rate of 2-2 1/2 tons per acre. Anchor mulch with a mulch anchoring tool on the Contour. Wood cellulose fiber may be used for anchoring straw at a rate of 750 lbs. per acre mixed with water at a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water, or with a synthetic liquid binder according to manufacturer recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to attain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
7. Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications: Permanent seeding for sites having disturbed over five (5) acres shall use fertilizer rates recommended by a soil testing agency and the recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for conditions other than listed above shall be performed at the rates and dates as provided in the Permanent Seeding Summary Table below. Fertilizer and lime amendments shall be incorporated into the top 3"-5" of the soil by disking or other suitable means. Mulching shall be accomplished as discussed in Item #6 of these specifications.

Seed Mixture (For Hardness Zone 7a) (From Table B.3)					
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)
	7 CREEPING RED FESCUE KENTUCKY BLUEGRASS	60# 15#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"	
	8 TALL FESCUE	100#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"	45 lb/ac 10 lb
	9 TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60# 40# 20#	3/1 - 5/15 8/15 - 10/15	1/4" - 1/2"	90 lb/ac 20 lb 1000 sf

8. Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
9. All areas remaining or intended to remain disturbed for longer than seven (7) days shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in developing areas for critical area stabilization.
10. It will be the responsibility of the Contractor or Subcontractor to notify the Engineer of any deviation from this plan. Any change made in this plan without written authorization from the Engineer will place responsibility of said change on the Contractor or Subcontractor.

APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER	TOWN OF EASTON PLANNING AND ZONING	EASTON UTILITIES - MANAGER OF ENGINEERING
DATE	DATE	DATE

EROSION AND SEDIMENT CONTROL DETAILS

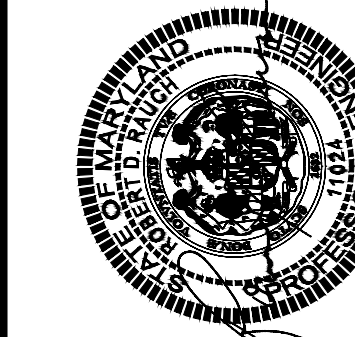
OF THE LANDS OF

PORT STREET COMMONS

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office: 410.770.0081 fax: 410.770.3667
www.rauchinc.com
Maryland Office: 105 N. Harrison St., Easton, MD 21601
Virginia Office: 8229 Boone Blvd., Suite 625 - Vienna, VA 22182



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License No: 11024
Expiration Date: July 24, 2022

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 8/29/2022

SCALE: N/A

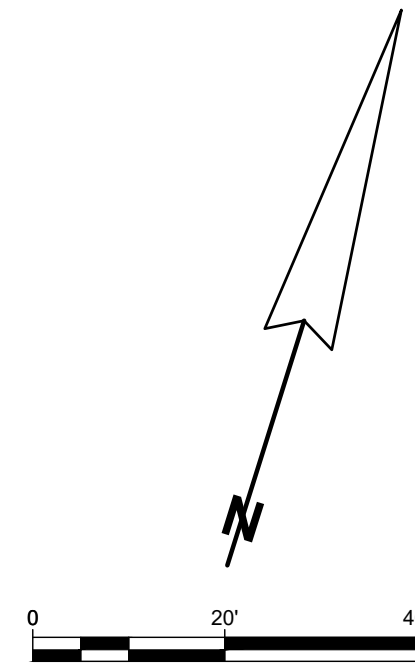
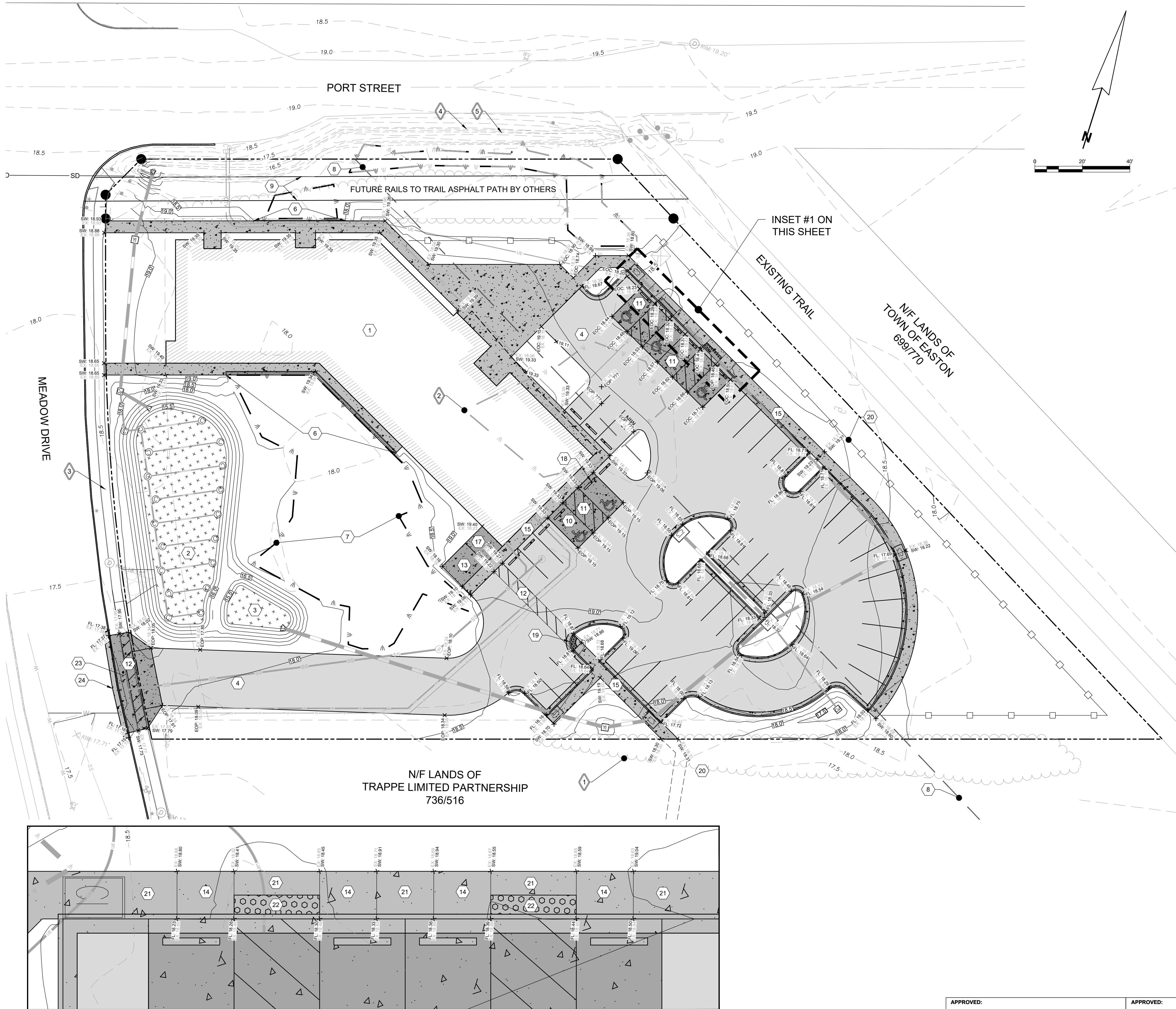
DRAWN BY: MCF

DESIGNED BY: JWJ

APPROVED BY: CDR

SHEET NO.: C-205.01

Page 25 of 46



PROPOSED SITE FEATURES

- 1 PORT COMMONS BUILDING F.F.E = 19.40'. BUILDING AREA 10,097 S.F.
- 2 SUBMERGED GRAVEL WETLAND. BOTTOM ELEV. = 15.1'. DETAIL ON SHEET C-405.01
- 3 SUBMERGED GRAVEL WETLANDS FOREBAY #1
- 4 ASPHALT PARKING/ ROAD. DETAIL ON SHEET C-305.02
- 5 STANDARD CURB AND GUTTER DETAIL ON SHEET C-305.02
- 6 SIDEWALK WITH EXPOSED TURNDOWN FOOTER
- 7 NON-TIDAL WETLANDS
- 8 DELMARVA POWER & LIGHT COMPANY EASEMENT LINE
- 9 FUTURE RAILS TO TRAIL ASPHALT PATH BY OTHERS
- 10 CONCRETE HANDICAP PARKING TYPICAL
- 11 9' WIDE A.D.A. ACCESS AISLE STRIPED PER A.D.A. STANDARDS
- 12 5' WIDE A.D.A. ACCESS AISLE STRIPED PER A.D.A. STANDARDS
- 13 8" THICK CONCRETE PAD FOR DUMPSTERS. SECTION ON SHEET C-305.01
- 14 SIDEWALK RAMP. SLOPE NO GREATER THAN 1:12
- 15 4" THICK CONCRETE SIDEWALK. DETAIL ON SHEET C-305.01
- 16 FUTURE CONCRETE SIDEWALK BY OTHERS
- 17 15 SPACE BIKE RACK
- 18 PARKING WHEEL STOP TYP. SEE DETAIL ON C-305.02
- 19 HANDICAP RAMP TYPE "G". SEE DETAIL ON C-305.02
- 20 6' TALL SCREENING FENCE
- 21 LANDING. SLOPE NO GREATER THAN 48:1 IN ANY DIRECTION
- 22 DETECTABLE WARNING SURFACES. SEE DETAIL ON C-305.01
- 23 COMMERCIAL ENTRANCE. SEE DETAIL ON C-305.01
- 24 MOUNTABLE CURB AND GUTTER. SEE DETAIL ON C-305.01. CONNECT INTO EXISTING CURB AND GUTTER ELEVATIONS AND LOCATION

EXISTING FEATURES

- 1 TREE LINE
- 2 NON-TIDAL WETLAND
- 3 SIDEWALK
- 4 TOP OF DITCH
- 5 BOTTOM OF DITCH

GRADING PLAN

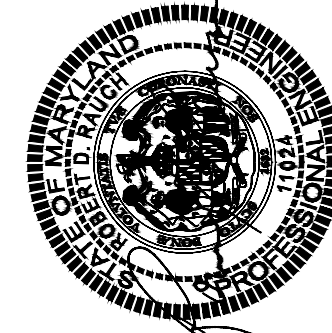
OF THE LANDS OF

PORT STREET COMMONS

TAX MAP 0034, GRID 0015, PARCEL 0077
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC

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REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 8/29/2022

SCALE: 1" = 20'

DRAWN BY: MCF

DESIGNED BY: JWL

APPROVED BY: CDR

SHEET NO.: C-301.01

APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER	TOWN OF EASTON PLANNING AND ZONING	EASTON UTILITIES - MANAGER OF ENGINEERING
DATE	DATE	DATE

	APPROVAL <i>[Signature]</i> TOWN ENGINEER 1/2020 DATE	TOWN OF EASTON STANDARD DETAILS PAVING SPECIFICATIONS
	ISSUED: JANUARY 2020	STANDARD NO.: TOE-R-101

	APPROVAL <i>[Signature]</i> TOWN ENGINEER <u>1/12/20</u> DATE	TOWN OF EASTON STANDARD DETAILS PAVING NOTES
	ISSUED: JANUARY 2020	STANDARD NO: TOE-R-102

	APPROVAL <i>[Signature]</i> TOWN ENGINEER <i>1/2020</i> DATE	TOWN OF EASTON STANDARD DETAILS CONCRETE QUICK REFERENCE LIST
	ISSUED: JANUARY 2020	STANDARD NO: TOE-R-103

	APPROVAL <i>[Signature]</i> TOWN ENGINEER <u>1/20/20</u> DATE	TOWN OF EASTON STANDARD DETAILS CONCRETE SIDEWALK
	ISSUED: JANUARY 2020	STANDARD NO: TOE-R-7.01

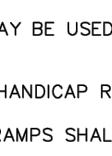
	APPROVAL <i>[Signature]</i> TOWN ENGINEER 1/30/20 DATE	TOWN OF EASTON STANDARD DETAILS
	ISSUED: JANUARY 2020	SEWALK RAMPS PARALLEL STANDARD NO: TOE-R-7.04

MAT DETAILS SEE PLACEMENT GUIDELINES BELOW			
DOME SPACING			
<u>SHARED CURB RAMP</u>	<u>REFUGE ISLAND</u>	<u>BLENDED CURB</u>	
WHERE ISLANDS OR MEDIANS ARE LESS THAN 6 FEET WIDE, THE DETECTABLE WARNING SHOULD EXTEND ACROSS THE FULL LENGTH OF THE CUT THROUGH THE ISLAND OR MEDIAN.			
NOTES: - THE DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 8 INCHES FROM THE FACE OF CURB. - FOR SLOVED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSE TO THE BACK OF CURB ARE NO LESS THAN 0.5' AND NO MORE THAN 3.0' FROM THE BACK OF CURB. - TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PROVIDE FULL COMES ONLY. - DETECTABLE WARNING SURFACES SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS. - DETECTABLE WARNING SURFACES ARE REQUIRED AT STREET CROSSING AND SIGNALIZED INTERSECTIONS.			
	APPROVAL TOWN ENGINEER <i>1/2020</i> DATE		TOWN OF EASTON STANDARD DETAILS DETECTABLE WARNING SURFA
ISSUED: JANUARY 2020		STANDARD NO.: TOE-R-7A	

[illegible]

NOTES

1. ALL CONCRETE USED FOR CURB AND GUTTER SHALL BE SHA MIX NO. 7.
2. 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".
3. MOUNTABLE CURB MAY BE USED IN SINGLE FAMILY RESIDENTIAL ONLY AND ONLY UPON APPROVAL FROM THE TOWN ENGINEER.
4. DO NOT UTILIZE AT HANDICAP RAMP UNLESS FRONT SLOPE $\leq 20:1$ (5%) AND BACK SLOPE $\leq 12:1$.
- * 5. RISE AT HANDICAP RAMPS SHALL BE 7/8".

	APPROVAL  TOWN ENGINEER <u>1/2020</u> DATE	TOWN OF EASTON STANDARD DETAILS MOUNTABLE CURB AND GUTTER
	ISSUED: JANUARY 2020	STANDARD NO: TOE-R-6.02

3.5" OF GRADED A
 JOIN
 PAVEMENT A



APPROVED:	APPROVED:
TOWN OF EASTON TOWN ENGINEER	TOWN OF EASTON TOWN ENGINEER
DATE	DATE

NOTES:

1. FOR USE IN AREAS WHERE THERE IS SIDEWALK SEPARATED FROM THE CURB BY 24" OR MORE, OR WHERE IT IS EXPECTED THAT SIDEWALK WILL BE ADDED IN THE FUTURE.
2. WHEN AN EXISTING ENTRANCE IS LESS THAN 20' IN WIDTH A UNIFORM TAPER SHALL BE CONSTRUCTED TO TIE INTO THE EXISTING ENTRANCE AS DIRECTED BY TOWN ENGINEER.
3. EXPANSION JOINT MATERIAL TO BE INSTALLED IN ACCORDANCE WITH TOE-R-8.01.
4. WHERE 60" SIDEWALK MUST BE PROVIDED, 36" MIN. MAY BE USED AS LONG AS PASSING ZONES ARE PROVIDED.
5. TRANSITION PANELS TO TIE INTO EXISTING SIDEWALK MUST BE A MINIMUM OF 5' IN LENGTH.
6. MEDIAN CURB AND GUTTER IN ACCORDANCE WITH TOE-R-6.04.

SECTION A-A

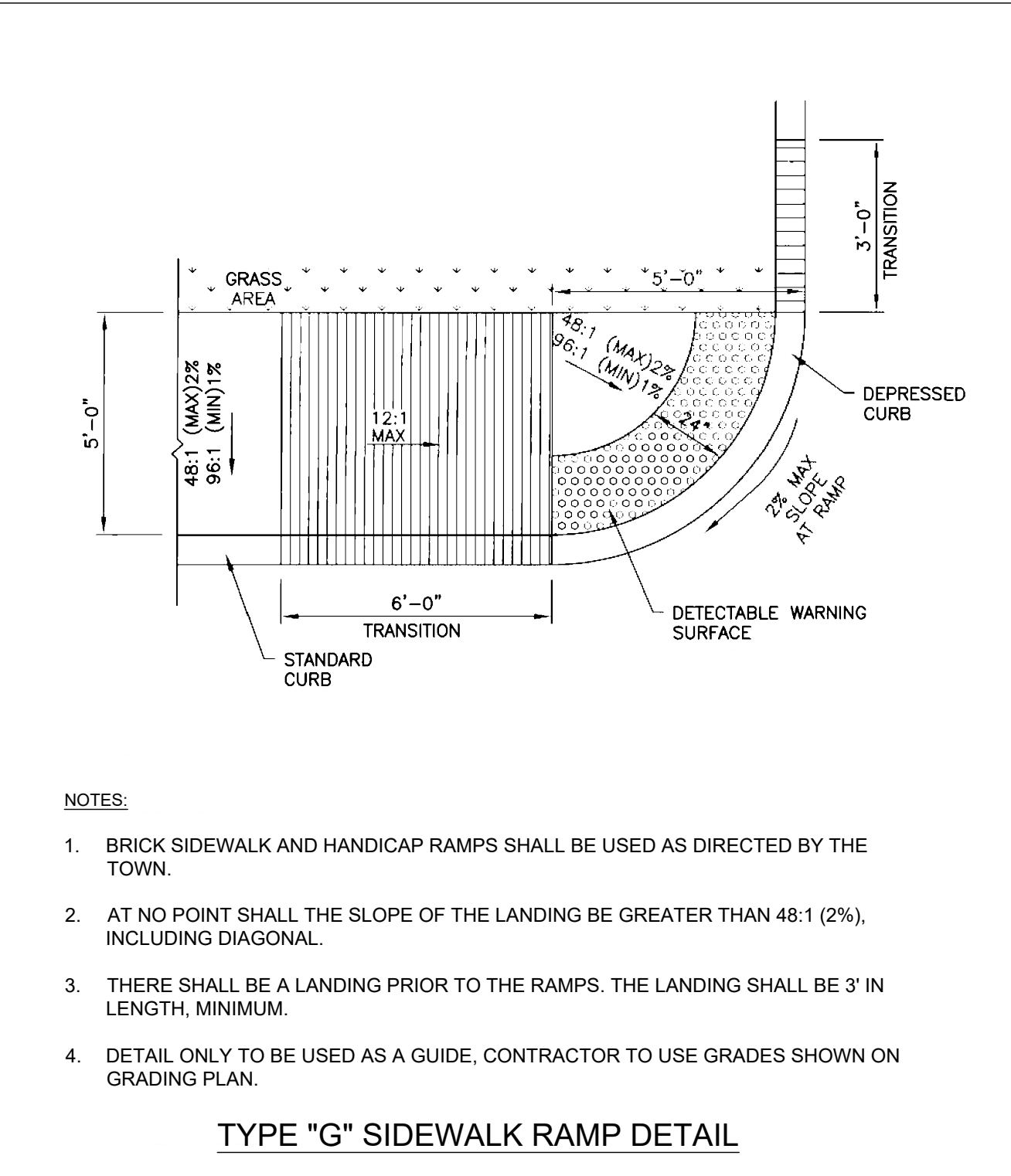
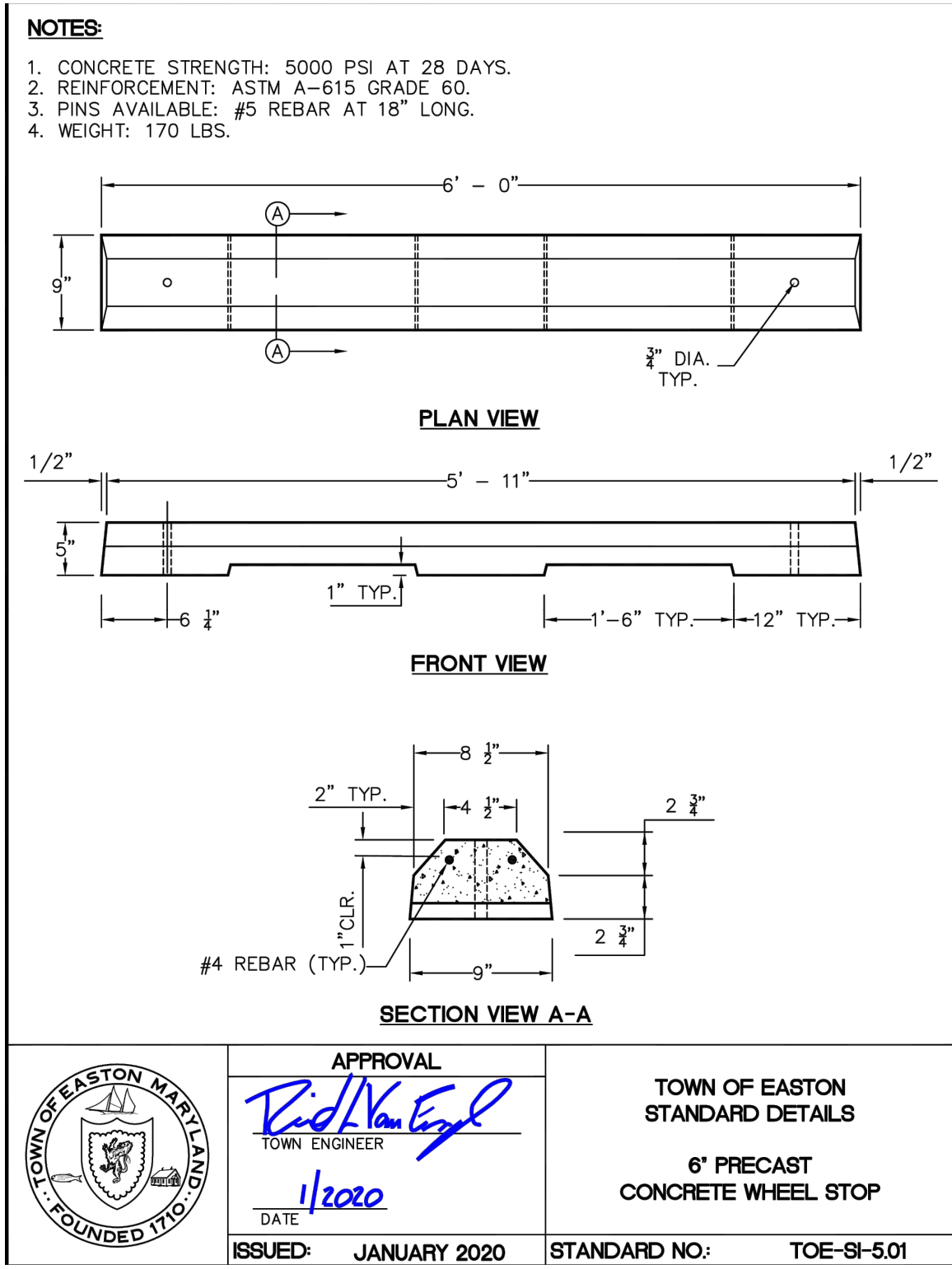
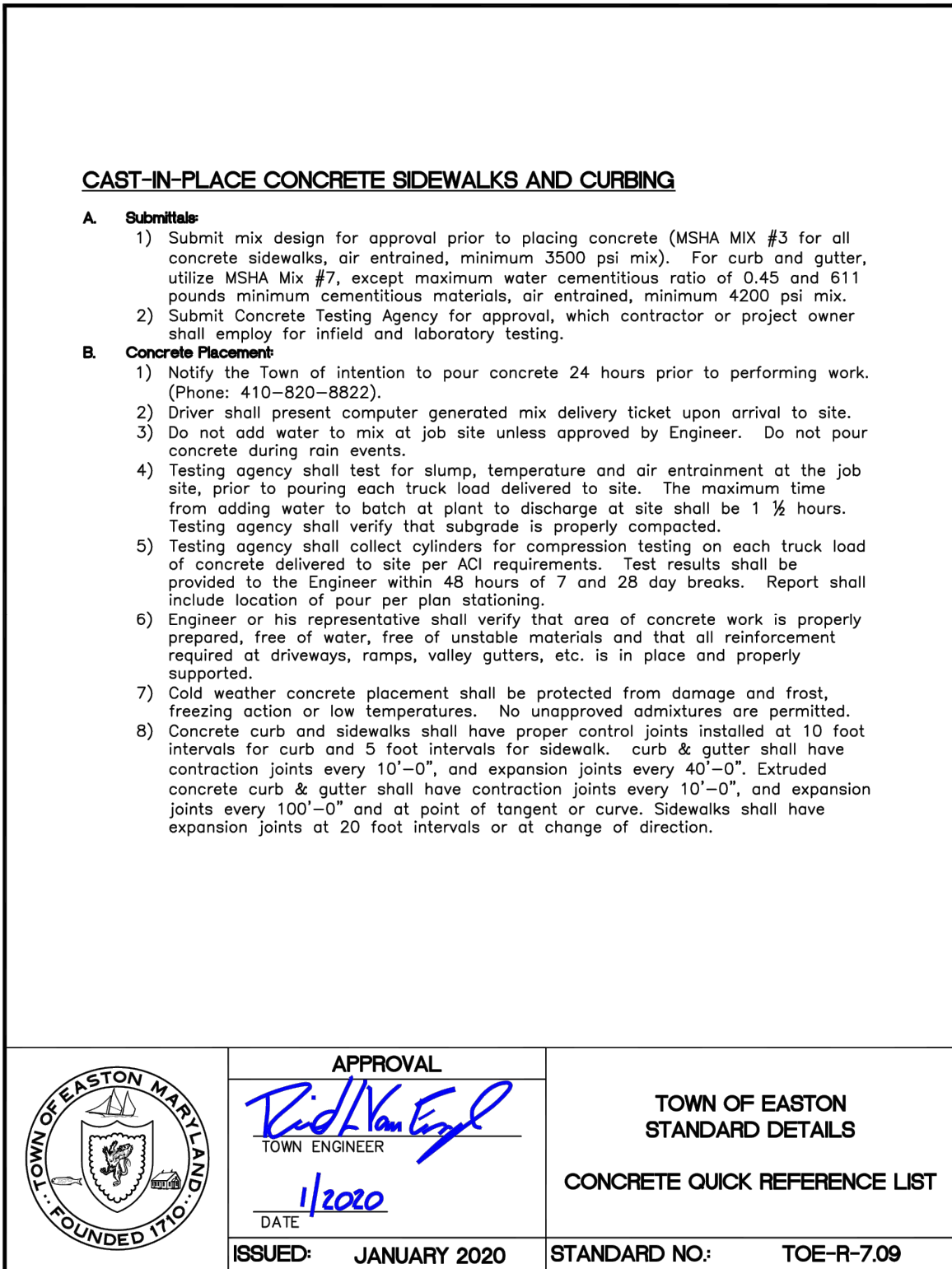
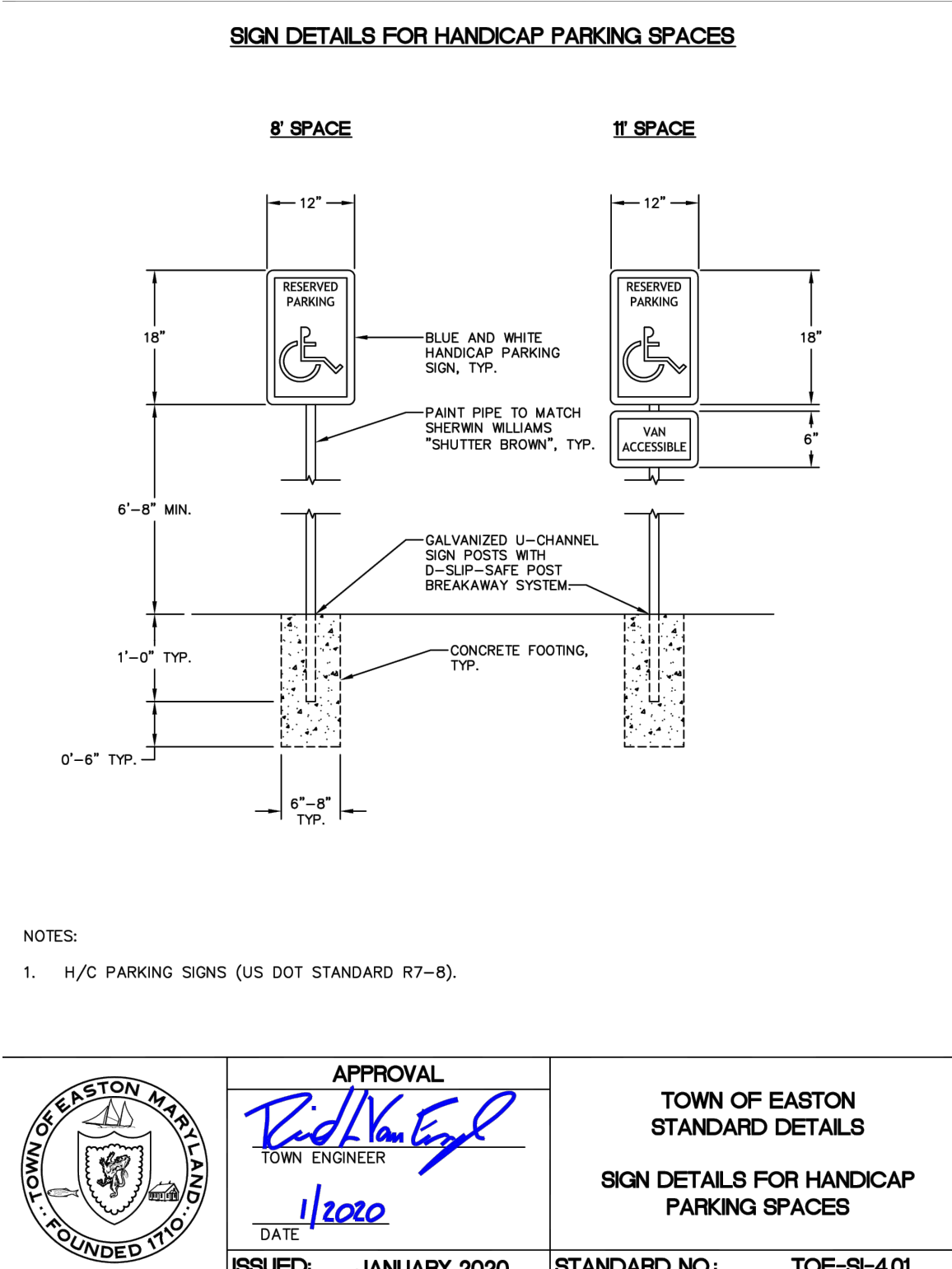
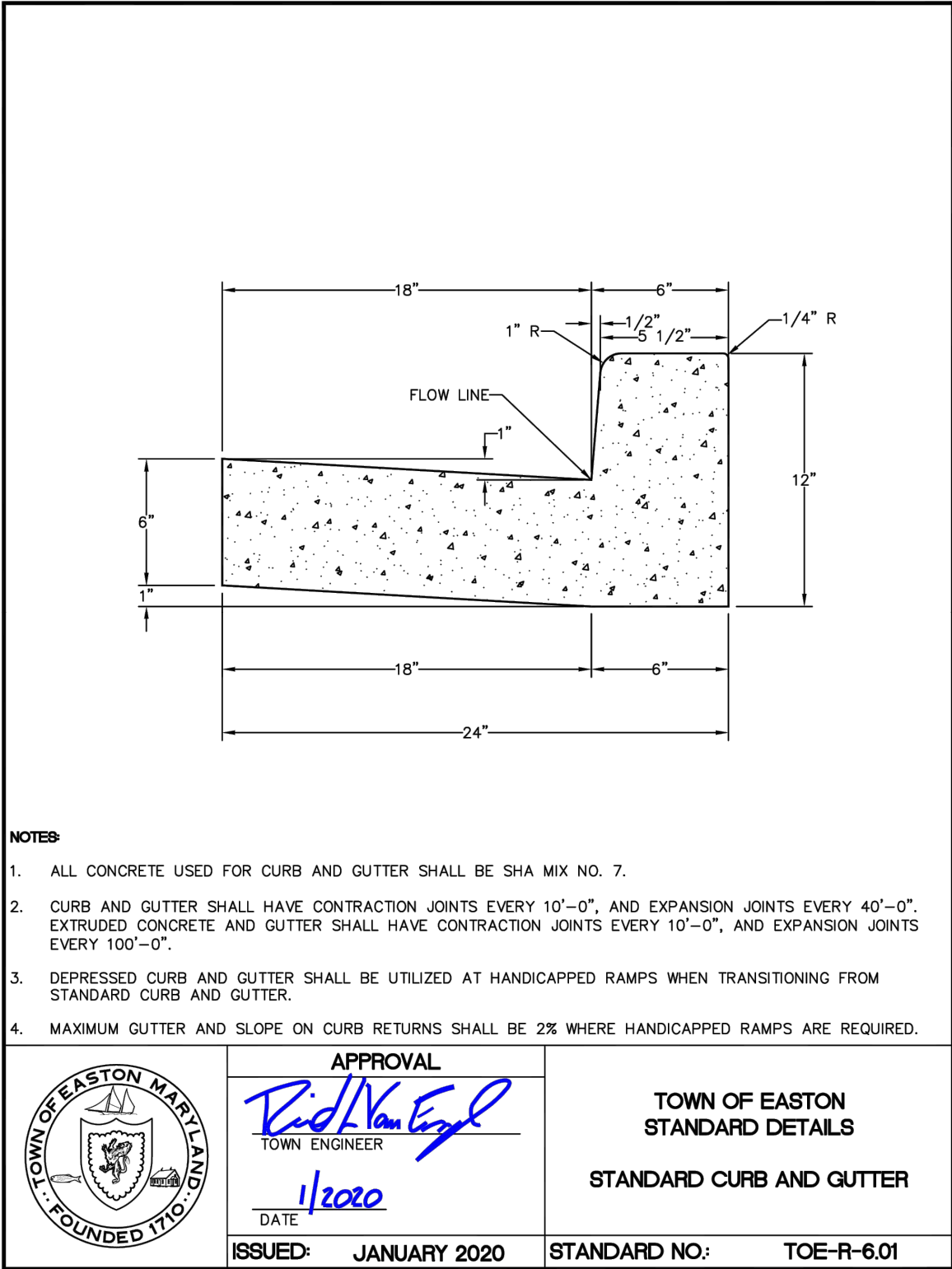
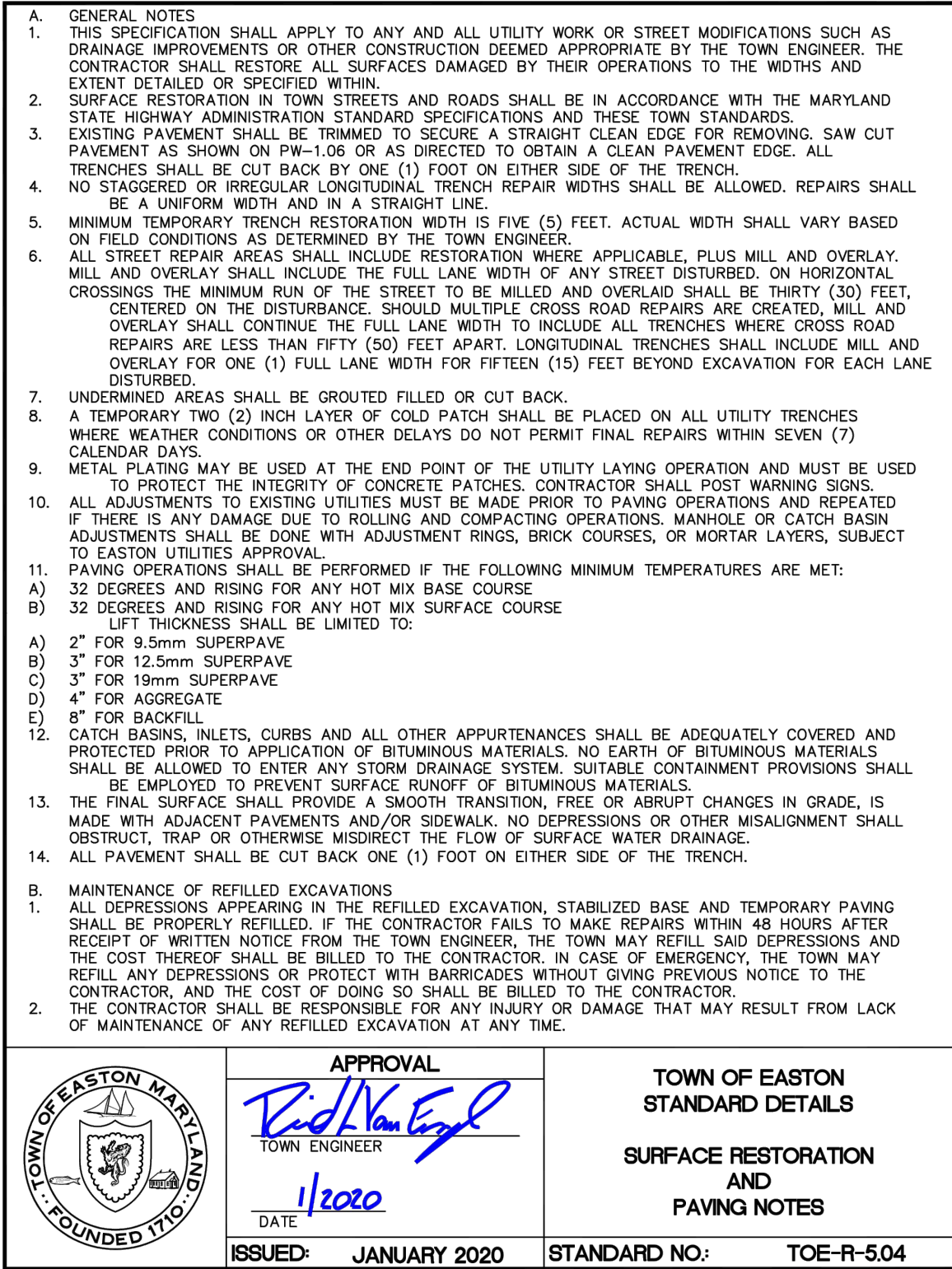
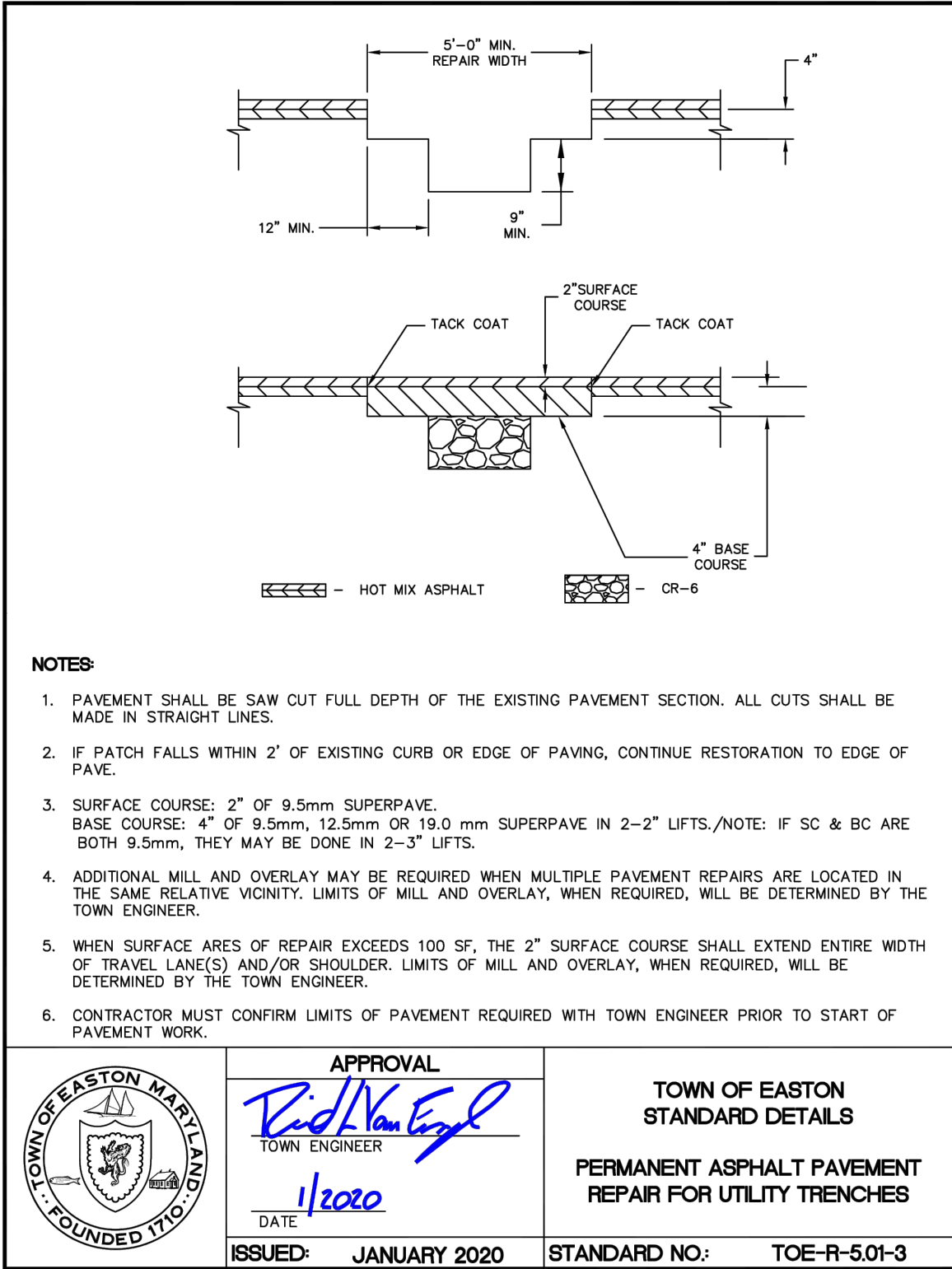
	APPROVAL  TOWN ENGINEER 1/2020 DATE	TOWN OF EASTON STANDARD DETAILS
	RESIDENTIAL AND COMMERCIAL ENTRANCE #2	TOWN OF EASTON STANDARD DETAILS
ISSUED: JANUARY 2020	STANDARD NO.: TOE-R-4.02	

DUMPSTER/ADA PARKING SECTION

APPROVED:

TOWN OF EASTON PLANNING AND ZONING **DATE:** _____ **TOWN OF EASTON UTILITIES MANAGER/ENGINEER**

[illegible]

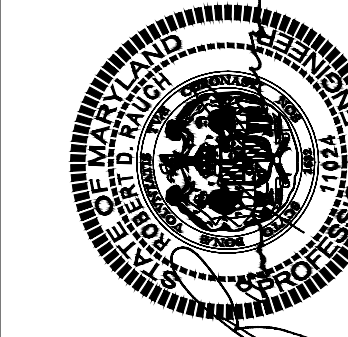


APPROVED: TOWN OF EASTON - TOWN ENGINEER DATE

APPROVED: TOWN OF EASTON PLANNING AND ZONING DATE

APPROVED: EASTON UTILITIES - MANAGER OF ENGINEERING DATE

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REVISIONS		DESCRIPTION	
REV. #	DATE	DESCRIPTION	

DATE: 8/29/2022

SCALE: N/A

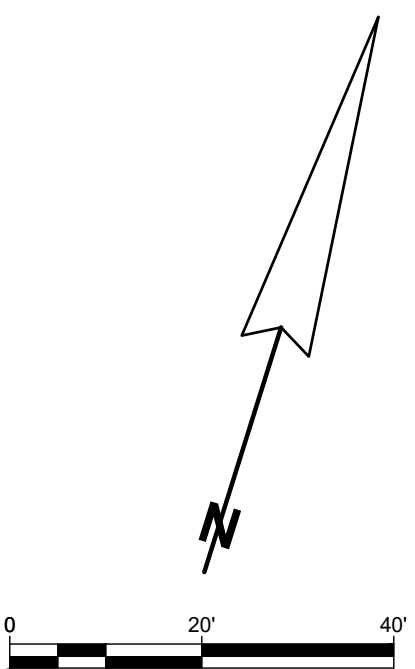
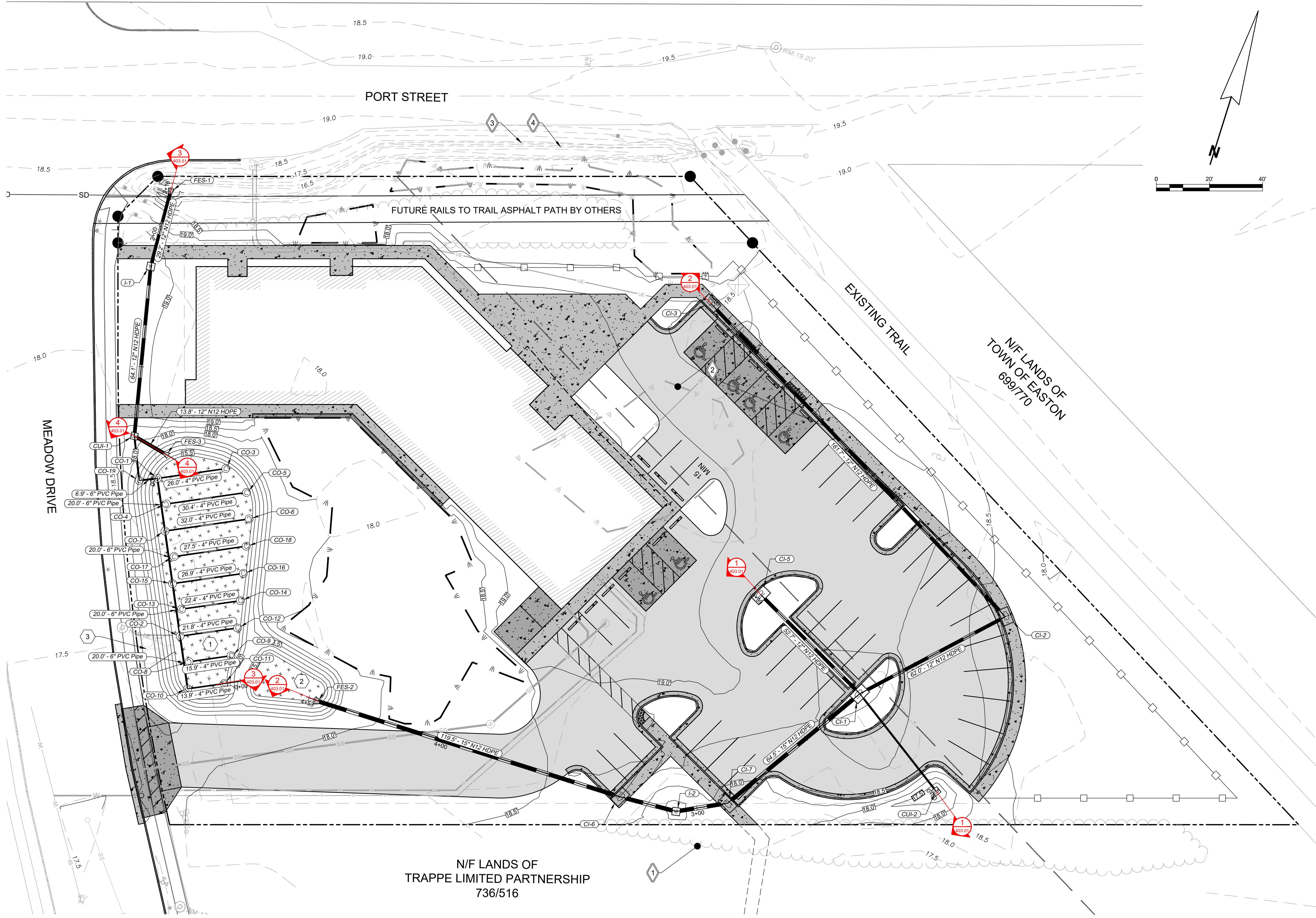
DRAWN BY: MCF

DESIGNED BY: JWJ

APPROVED BY: CDR

SHEET NO.: C-305.02

SITE DETAILS
OF THE LANDS OF
PORT STREET COMMONS
TAX MAP 0034, GRID 0015, PARCEL 0077
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC



STORMWATER QUANTITY NOTES

- 1 SUBMERGED GRAVEL WETLAND. DETAIL ON SHEET 405.01
- 2 FOREBAY
- 3 EMERGENCY RIP-RAP SPILLWAY

EXISTING FEATURES

- 1 TREE LINE
- 2 NON-TIDAL WETLAND
- 3 TOP OF DITCH
- 4 BOTTOM OF DITCH

STORMWATER & STORM DRAIN PLAN

OF THE LANDS OF

PORT STREET COMMONS

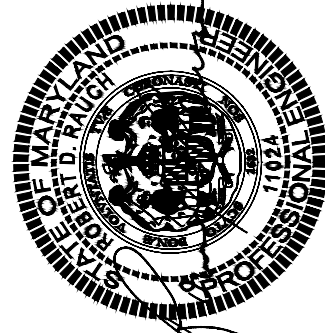
TAX MAP 0034, GRID 0015, PARCEL 0077

DR

PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC

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Expiration Date: July 24, 2022

REVISIONS

REV. #	DATE	DESCRIPTION

DATE: 8/29/2022

SCALE: 1" = 20'

DRAWN BY: MCF

DESIGNED BY: JWJ

APPROVED BY: CDR

SHEET NO.: C-401.01

APPROVED:

TOWN OF EASTON - TOWN ENGINEER

DATE

APPROVED:

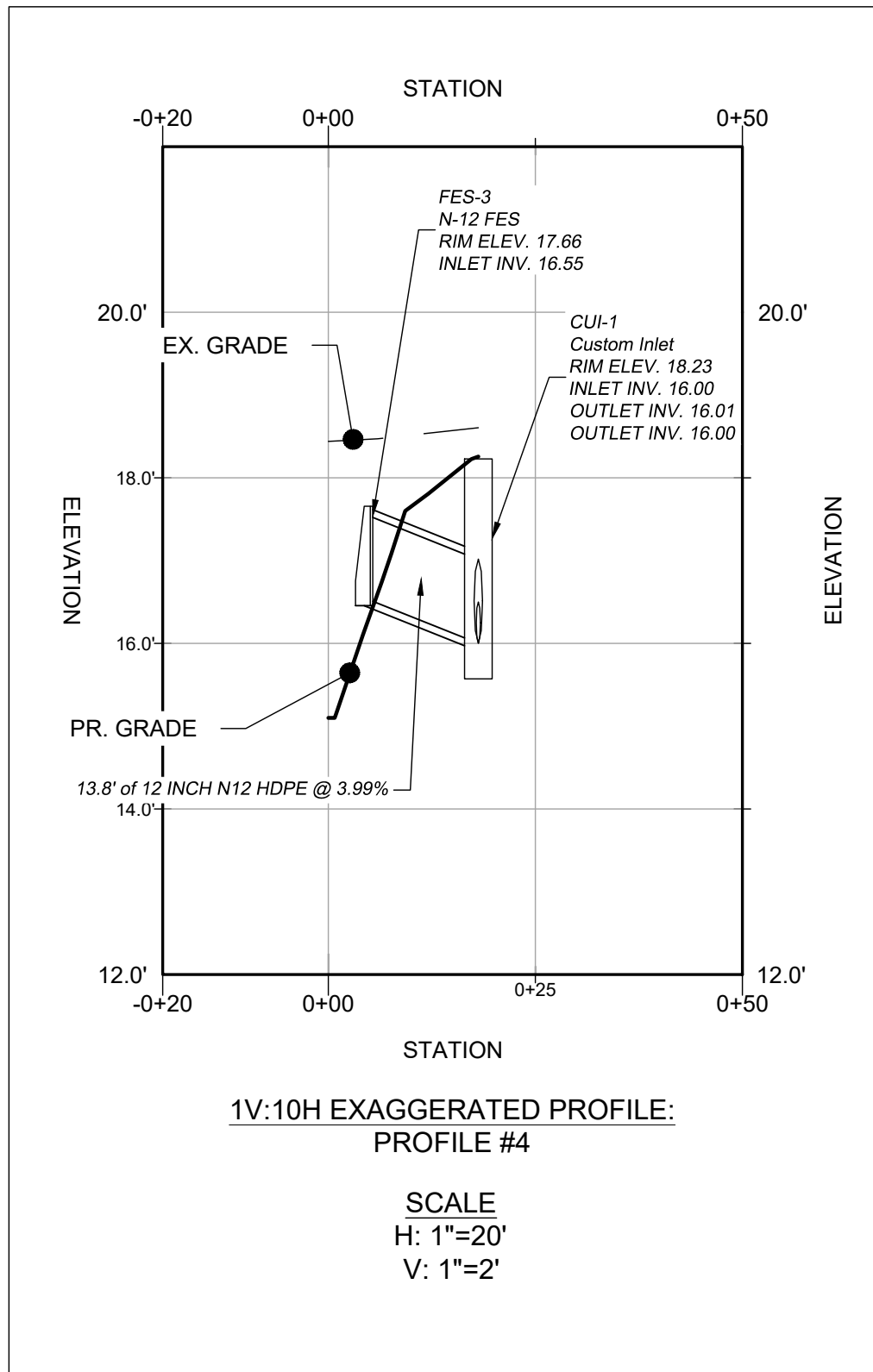
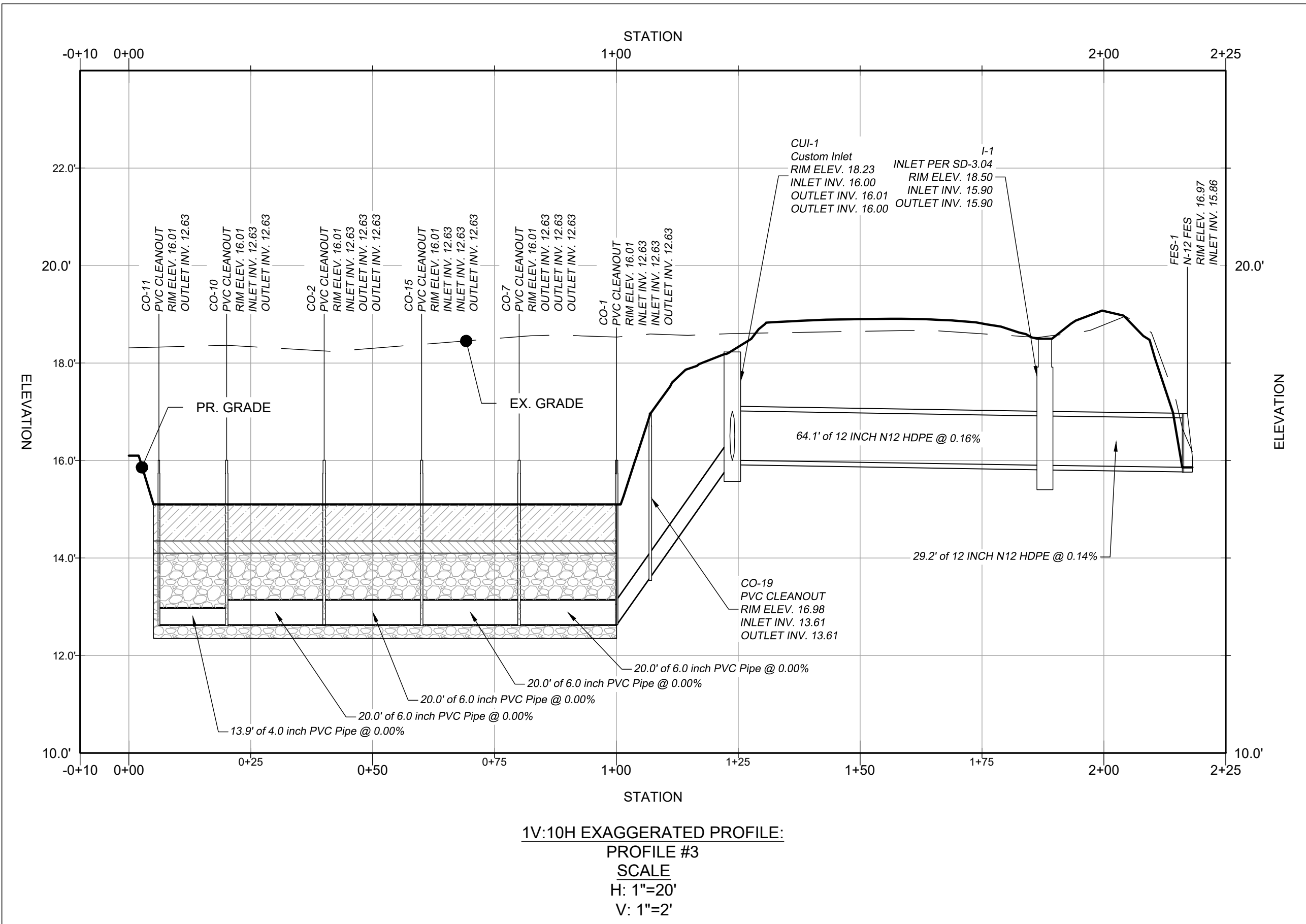
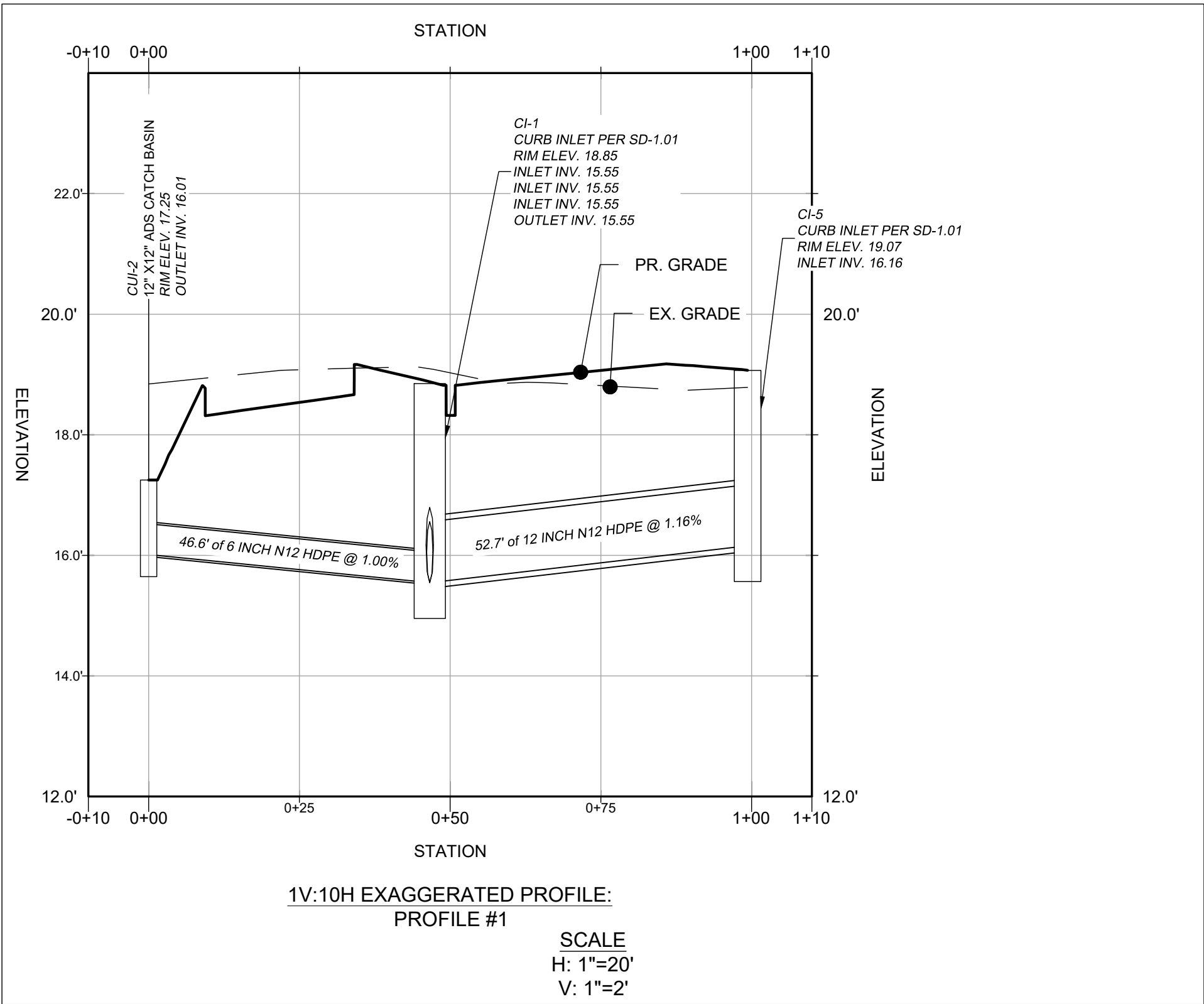
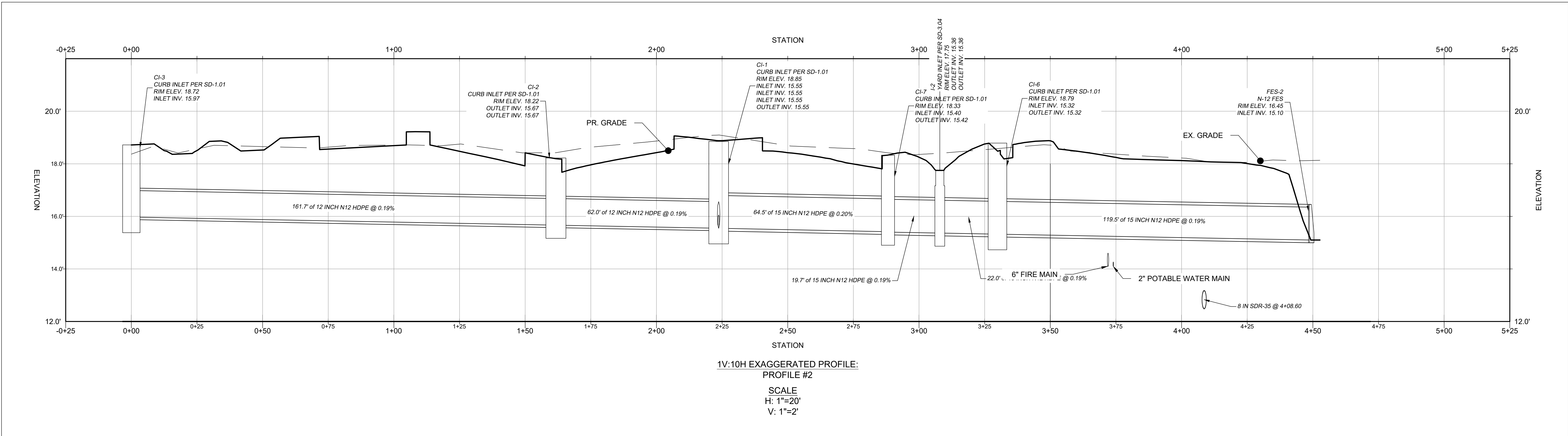
TOWN OF EASTON PLANNING AND ZONING

DATE

APPROVED:

EASTON UTILITIES - MANAGER OF ENGINEERING

DATE

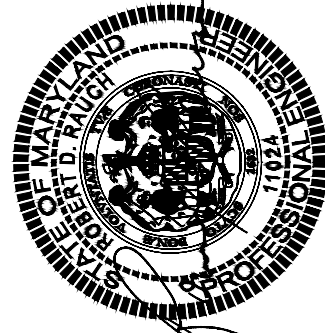


APPROVED:
TOWN OF EASTON - TOWN ENGINEER

APPROVED:
TOWN OF EASTON PLANNING AND ZONING

APPROVED:
EASTON UTILITIES - MANAGER OF ENGINEERING

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REV. #	DATE	DESCRIPTION

DATE: 8/29/2022

SCALE: N/A

DRAWN BY: MCF

DESIGNED BY: JWJ

APPROVED BY: CDR

SHEET NO.: C-403.01

STORMWATER PROFILES

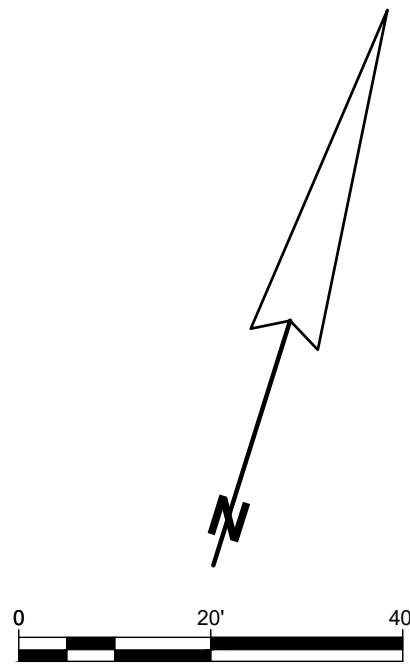
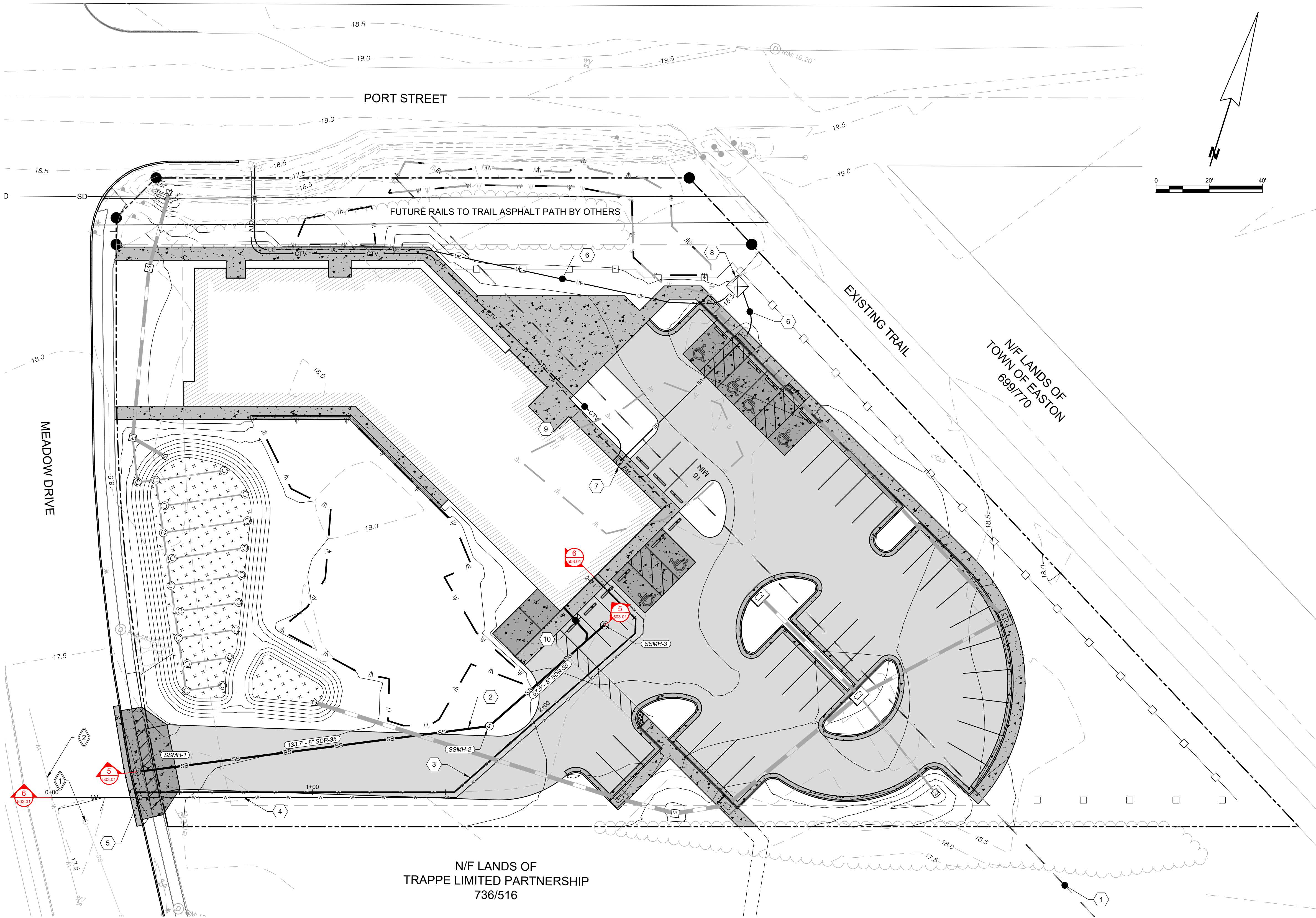
OF THE LANDS OF

PORT STREET COMMONS

TAX MAP 0034, GRID 0015, PARCEL 0077

D

PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC



PROPOSED UTILITY FEATURES

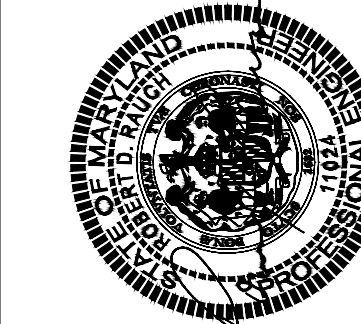
- 1 DELMARVA POWER & LIGHT COMPANY EASEMENT LINE
- 2 8" SDR-35 SEWER MAIN
- 3 6" FIRE C-900 WATER LINE
- 4 2" POTABLE SDR-9 HDPE PIPE WATER LINE
- 5 WATER METER
- 6 UNDERGROUND ELECTRIC
- 7 ELECTRIC METER
- 8 TRANSFORMER
- 9 COMMUNICATION LINE
- 10 8" SDR-35 SEWER LATERAL

EXISTING FEATURES

- 1 APPROXIMATE LOCATION OF EXISTING SEWER
- 2 EXISTING WATER

UTILITY PLAN
OF THE LANDS OF
PORT STREET COMMONS
TAX MAP 0034, GRID 0015, PARCEL 0077
FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND
PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC

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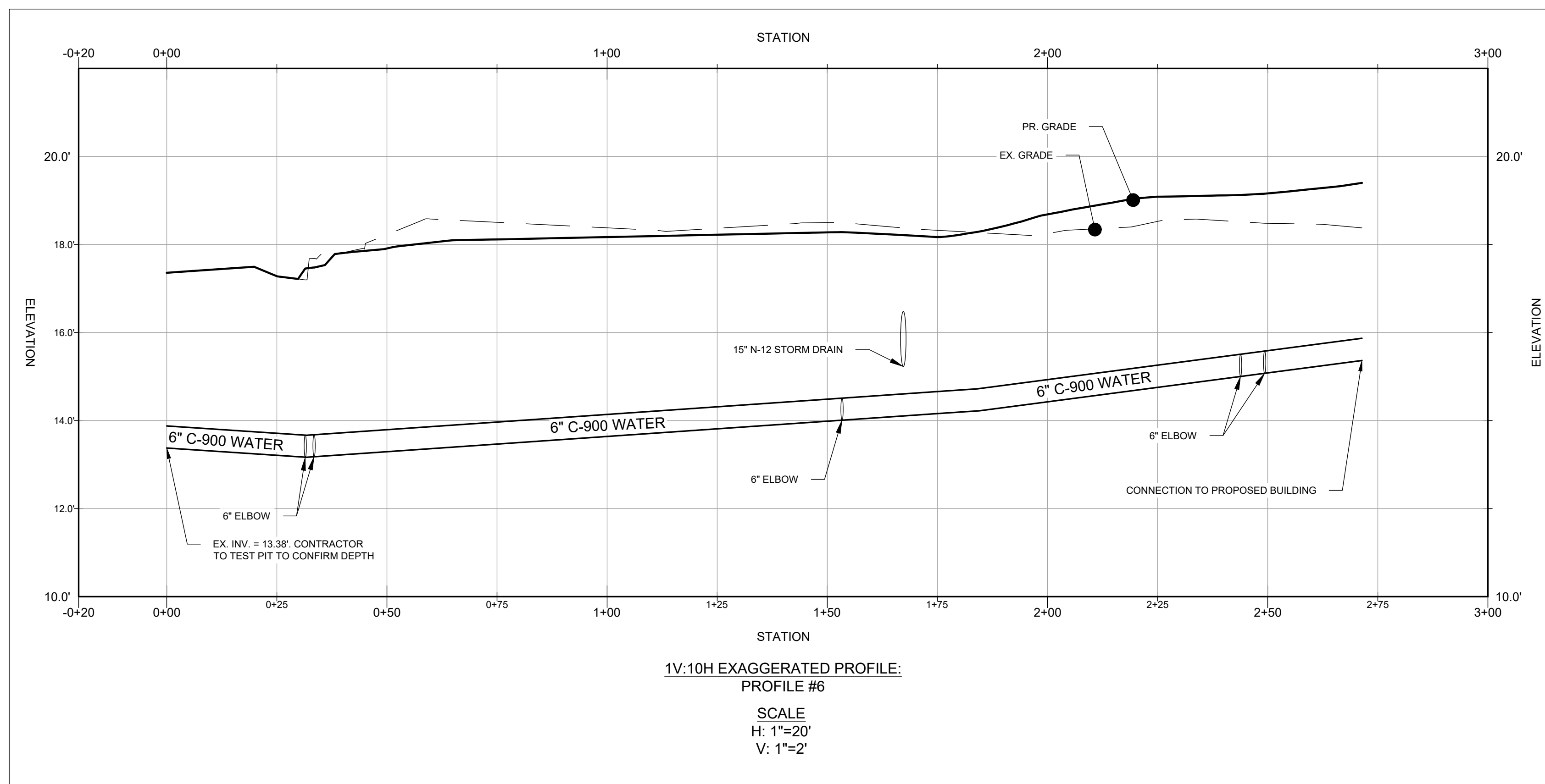
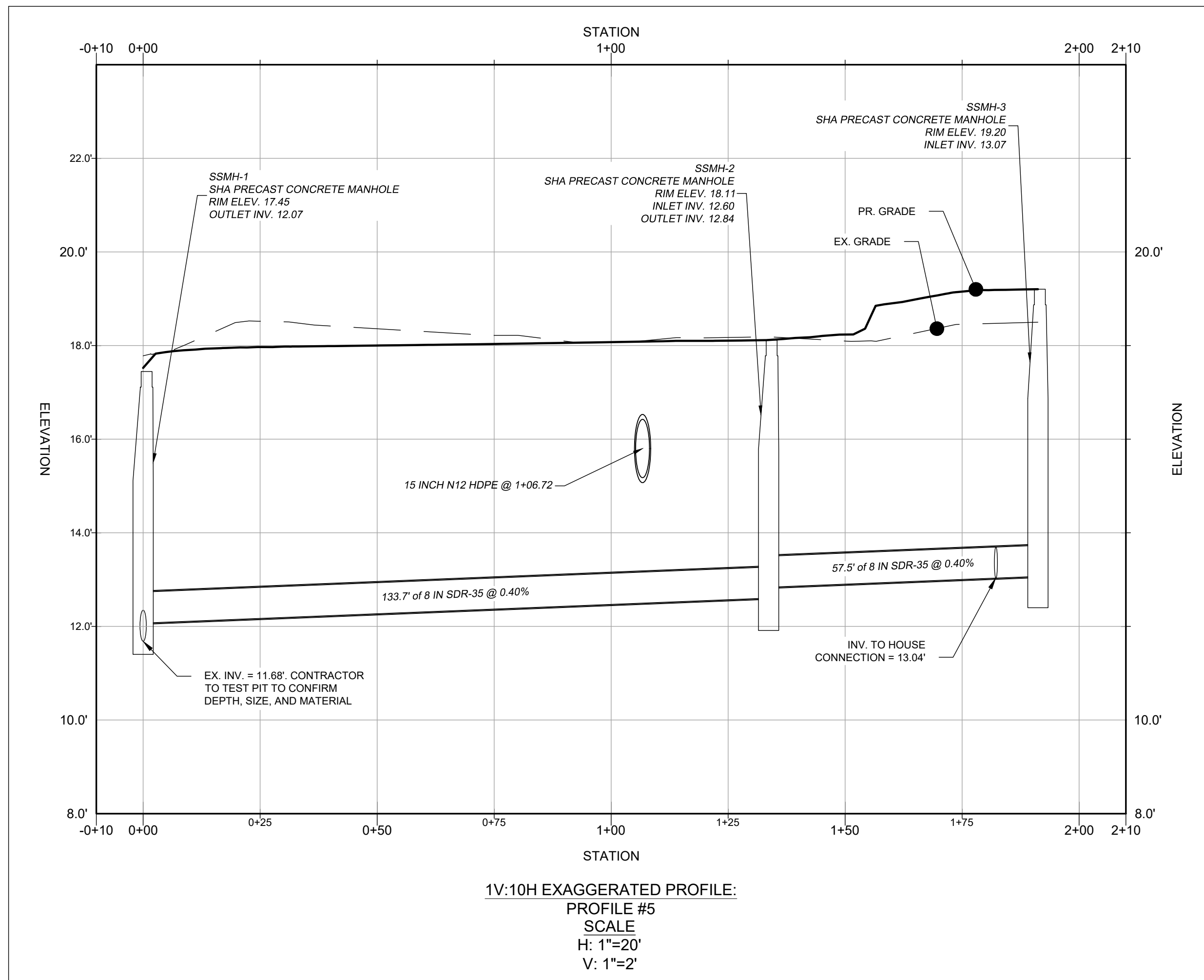


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Expiration Date: July 24, 2022

REVISIONS	
REV. #	DESCRIPTION

DATE:	8/29/2022
SCALE:	
DRAWN BY:	MCF
DESIGNED BY:	JWL
APPROVED BY:	CDR
SHEET NO.:	C-501.01

APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER	TOWN OF EASTON PLANNING AND ZONING	EASTON UTILITIES - MANAGER OF ENGINEERING
DATE	DATE	DATE



STRUCTURE SCHEDULE SEWER				
STRUCTURE NAME	LOCATION	STRUCTURE TYPE AND SIZE	CONNECTED PIPES	RIM ELEVATION
SSMH-1	N403021.47, E1573228.70	48 DIA PRECAST CONCRETE MANHOLE PER MD 384.01	INV OUT = 12.07	17.45
SSMH-2	N403079.29, E1573349.20	48 DIA PRECAST CONCRETE MANHOLE PER MD 384.01	INV IN = 12.60 INV OUT = 12.84	18.11
SSMH-3	N403128.88, E1573378.38	48 DIA PRECAST CONCRETE MANHOLE PER MD 384.01	INV IN = 13.07	19.20

PIPE SCHEDULE SEWER				
SIZE AND MATERIAL	LENGTH	SLOPE	UPSTREAM STRUCTURE AND INVERT	DOWNSTREAM STRUCTURE AND INVERT
8 IN SDR-35	133.65'	-0.40%	SMMH-1 INV. 12.07'	SMMH-2 INV. 12.60'
8 IN SDR-35	57.54'	-0.40%	SMMH-2 INV. 12.84'	SMMH-3 INV. 13.07'

UTILITY PROFILE

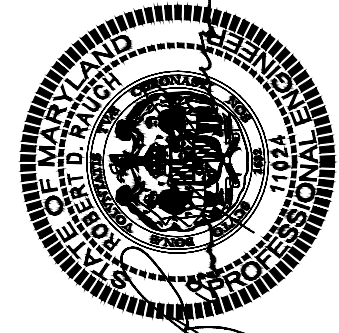
OF THE LANDS OF

PORT STREET COMMONS

TAX MAP 0034, GRID 0015, PARCEL 0077

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC



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[illegible]

DATE: 8/29/2022

SCALE: N/A

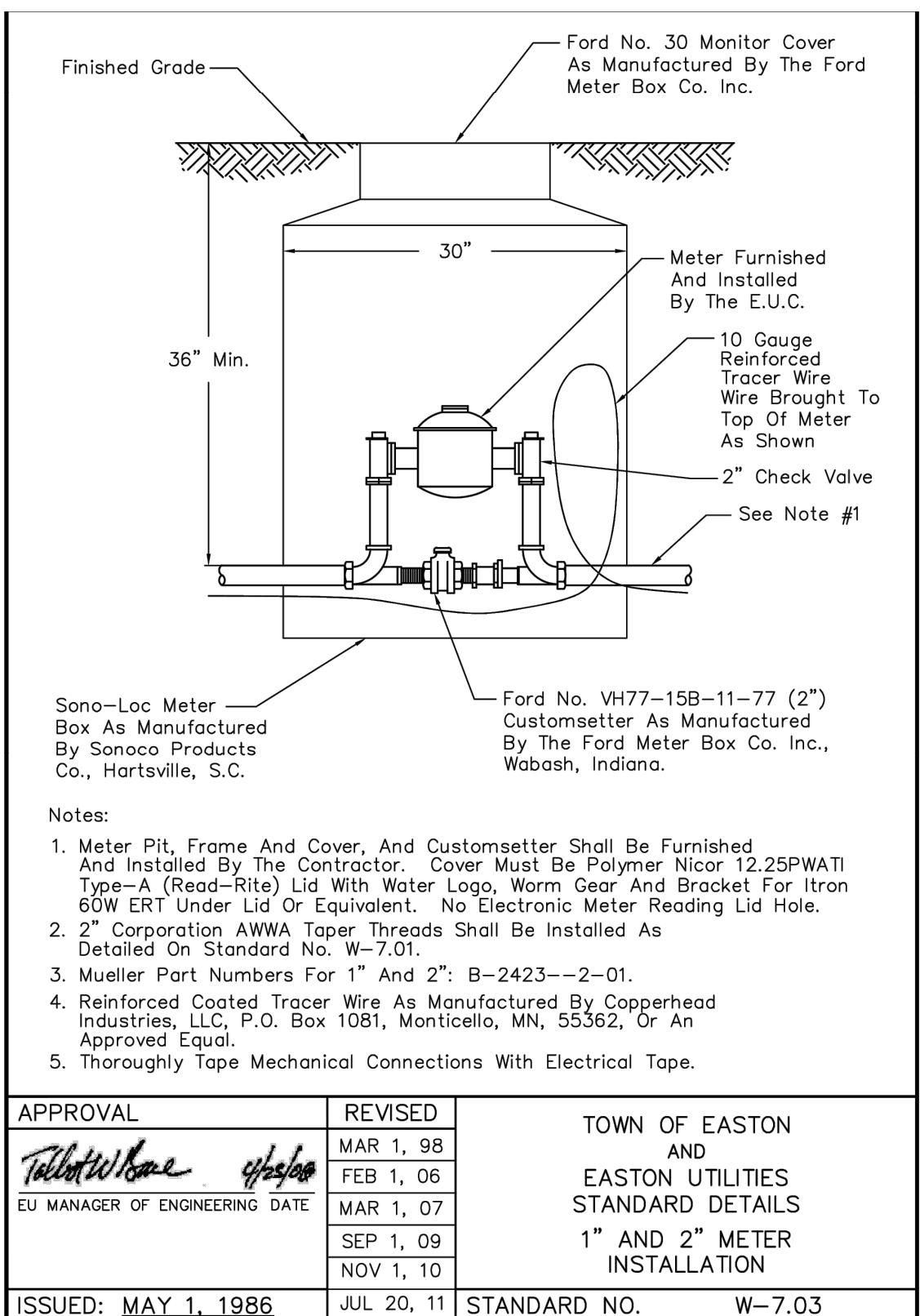
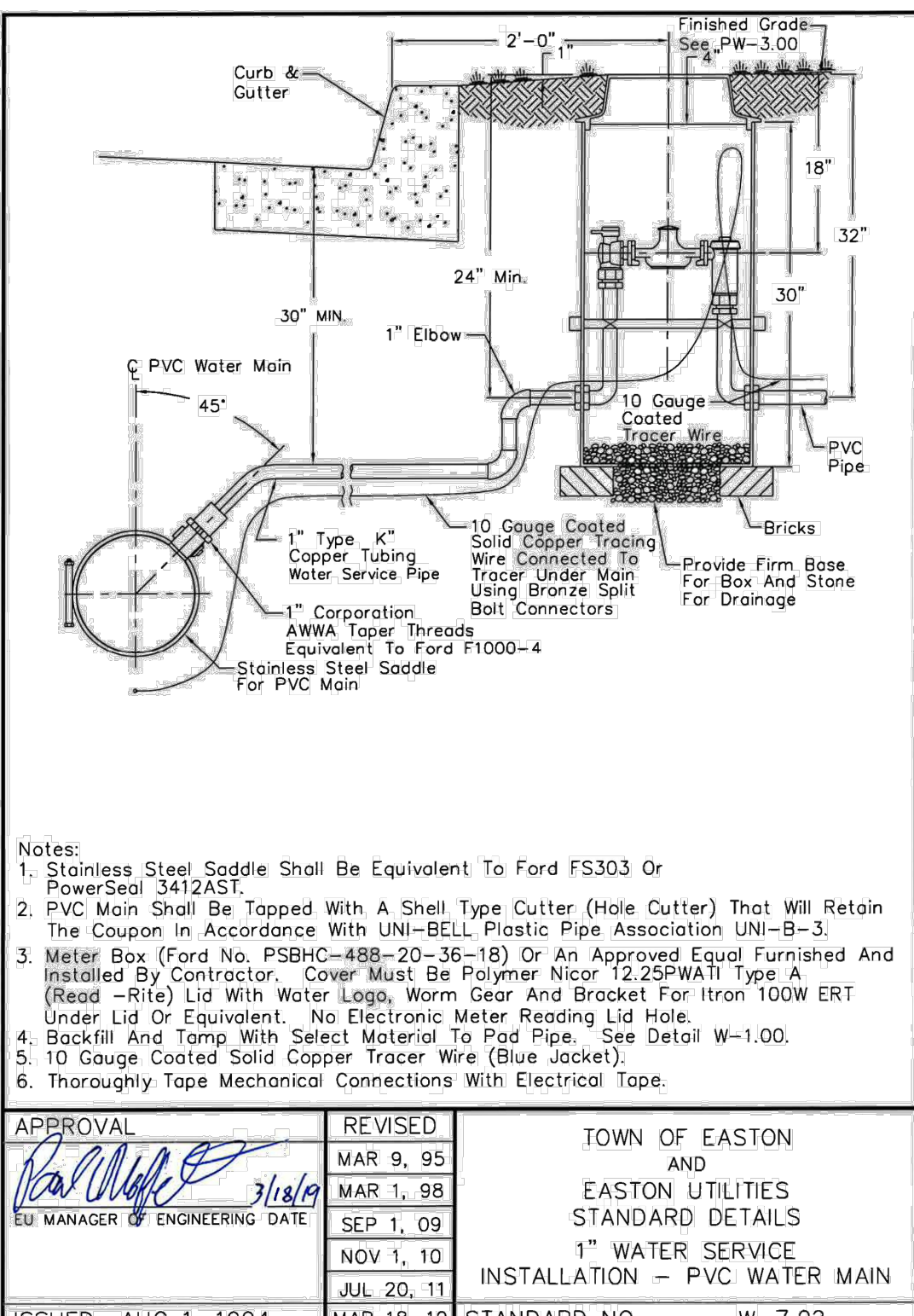
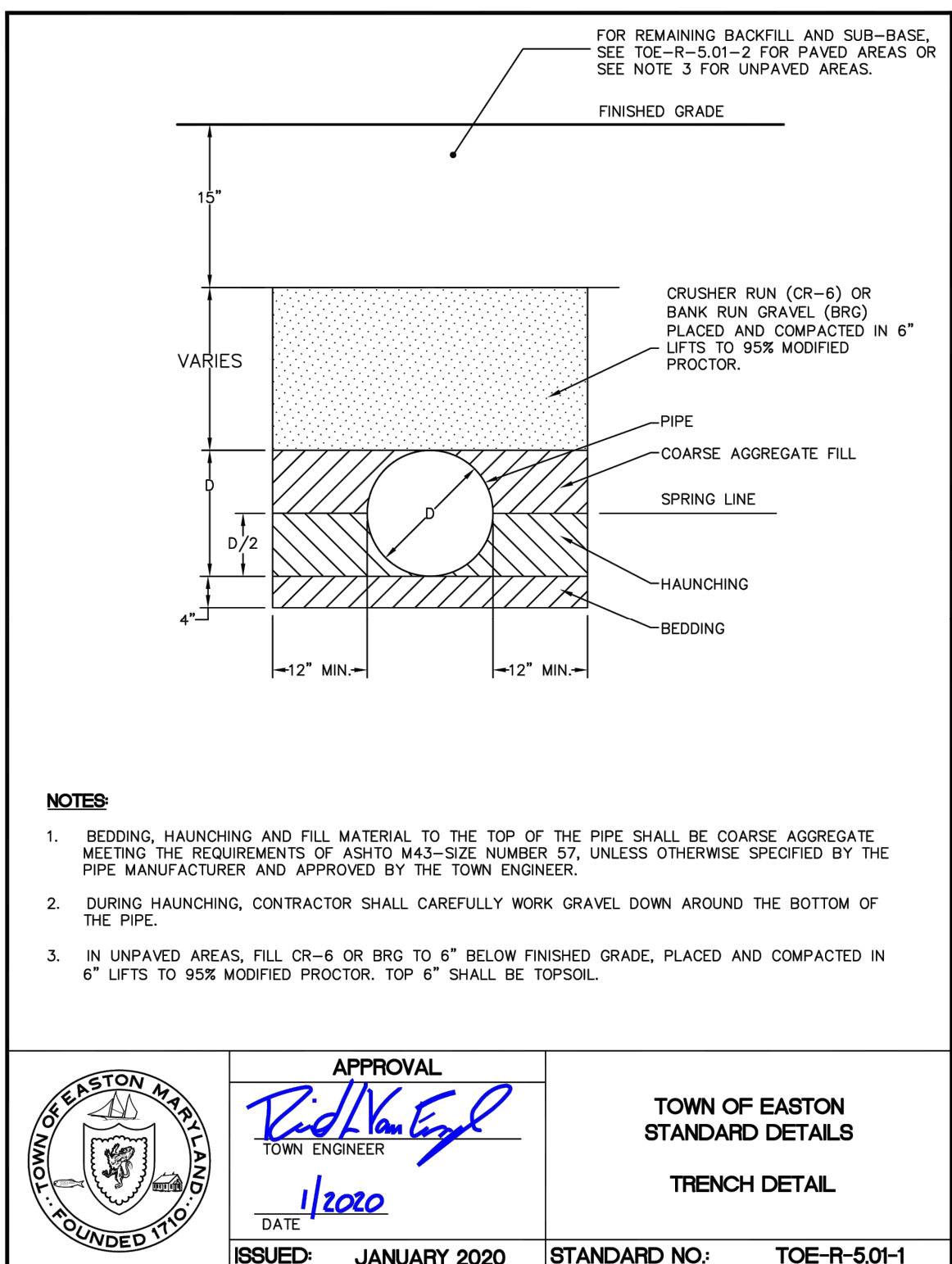
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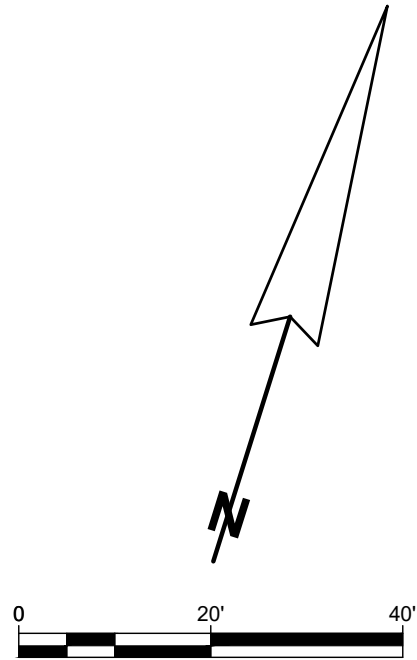
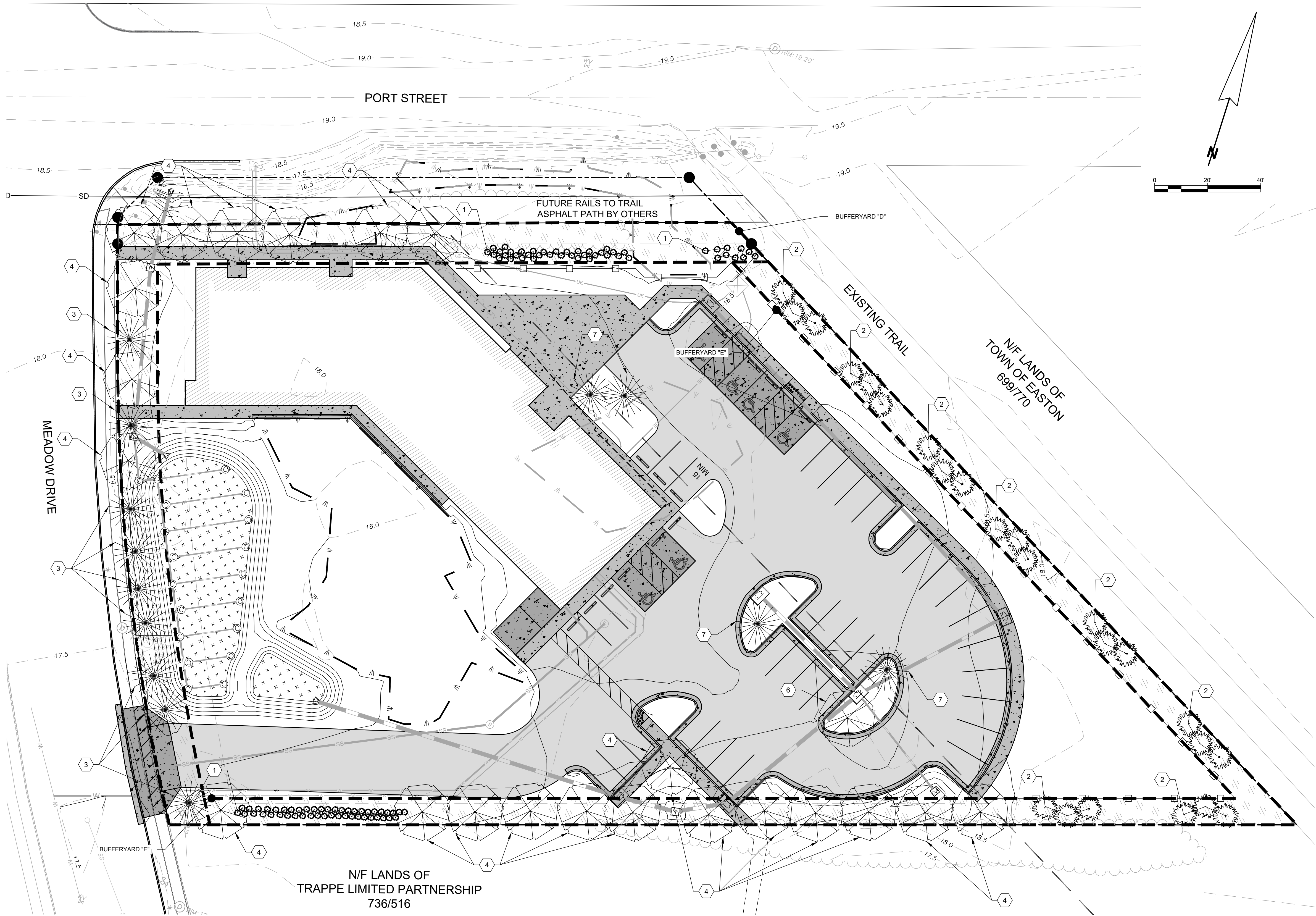
DESIGNED BY: JWL

APPROVED BY: CDR

SHEET NO.: C-503.01

APPROVED:		APPROVED:		APPROVED:	
TOWN OF EASTON - TOWN ENGINEER	DATE	TOWN OF EASTON PLANNING AND ZONING	DATE	EASTON UTILITIES - MANAGER OF ENGINEERING	DATE





BUFFERYARD FEATURES

- 1 PROPOSED MAPLE-LEAVED VIBURNAM SHRUBS (SEE PLANTING TABLE ON 605.01)
- 2 PROPOSED ARROWWOOD SHRUBS (SEE PLANTING TABLE ON 605.01)
- 3 PROPOSED EVERGREEN TREES (SEE PLANTING TABLE ON 605.01)
- 4 PROPOSED CANOPY TREES (SEE PLANTING TABLE ON 605.01)
- 5 6' TALL SCREENING FENCE

INTERIOR PARKING LOT FEATURES

- 6 PROPOSED CANOPY TREES (SEE PLANTING TABLE ON 605.01)
- 7 PROPOSED EVERGREEN TREES (SEE PLANTING TABLE ON 605.01)

LANDSCAPE SCHEDULE

	CANOPY - NORTHERN RED OAK (OR EQUAL) - QUANTITY: 23
	EVERGREEN - LOBLOLLY (OR EQUAL) - QUANTITY: 13
	SHRUB - MAPLE-LEAVED VIBURNUM (OR EQUAL) - QUANTITY: 92
	SHRUB - ARROWWOOD (OR EQUAL) - QUANTITY: 24
	BUFFER YARD

NOTE:
4 EXISTING TREES IN THE BUFFERYARD ALONG MEADOW DRIVE TO REMAIN

APPROVED:	APPROVED:	APPROVED:
TOWN OF EASTON - TOWN ENGINEER	TOWN OF EASTON PLANNING AND ZONING	EASTON UTILITIES - MANAGER OF ENGINEERING
DATE	DATE	DATE

LANDSCAPING PLAN

OF THE LANDS OF

PORT STREET COMMONS

TAX MAP 0034, GRID 0015, PARCEL 0077

FIRST ELECTION DISTRICT, TALBOT COUNTY, MARYLAND

PREPARED FOR CHESAPEAKE COMMUNITY DEVELOPMENT LLC

RAUCH INC.

engineering design & development services

office: 410.770.9881 | fax: 410.770.9867
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 Maryland Office: 105 N. Harrison St., Easton, MD 21601
 Virginia Office: 8229 Boone Blvd., Suite 625 - Vienna, VA 22182

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License No. 11024
 Expiration Date: July 24, 2022

REVISIONS	
REV. #	DESCRIPTION

DATE:	8/29/2022
SCALE:	1" = 20'
DRAWN BY:	MCF
DESIGNED BY:	JWL
APPROVED BY:	CDR
SHEET NO.:	C-601.01

APG Media of Chesapeake, LLC
29088 Airpark Drive
Easton, MD 21601

10/05/22

Phone: Fax:
<http://www.chespub.com>

Cust. AcctID: 1001355	Creation Date: 10/05/22
	Ad Date: 10/13/22
	Class: 10
Name: Joanne Drummer	Ad ID: 3001083
Company: TOWN OF EASTON (L)	Ad Taker: AHALL
Address: PO Box 520	Sales Person: 503
EASTON, MD 21601	Words: 235
	Lines: 36
Telephone: (410) 822-2525	Agate Lines: 171
Email:	Depth: 4.75
Description: Agenda - October 20, 2022	Inserts: 2
	Blind Box:

Other Charges:	\$0.00	Total:	\$249.38
Discount:	\$0.00		
Surcharge:	\$0.00	Paid Amount:	- \$0.00
Credits:	\$0.00		
Bill Depth:	4.75	Amount Due:	\$249.38

CREDIT CARD DETAILS

PT	CT	CN	Number	Exp.	Amnt.

Publication	Start	Stop	Inserts	Cost
The Star Democrat	10/13/22	10/13/22	1	\$249.38

Ad Note:

Customer Note:

We Appreciate Your Business!
Thank You Joanne Drummer!

Planning Commission MEETING AGENDA	
Thursday, October 20, 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 from the September 15, 2022 meeting.	
3. Discussion Item	
4. Old Business	
a. Applicant: Casey Rauch - Rauch Inc.	
Owner: Chesapeake Community Development LLC	
Location: Post Street Lot 1, Parcel 77	
Nature of Request: The site is located in the MXW District. The Arc is proposing affordable/workforce housing for low- and moderate-income households. Areas within the building will be reserved for job training, counseling, and behavioral health services. The building will be 3 stories high and have a square footage of 245,177 sq. ft. A sidewalk will surround the building with 44 parking spaces and would require a Parking Waiver reduction of 14 parking spaces. A subterranean gravel wetland facility will be provided to manage stormwater due to poor soil conditions. There are existing non-tidal wetlands and trees on site with a portion of them getting cleared and grubbed. Afforestation will be provided off site.	
5. New Business	
a. Applicant: Zachary A. Smith	
Owner: Academy Art Museum	
Location: 106, 108 and 110 Talbot Lane	
Nature of Request: The Applicant requests a Parking Waiver in connection with a potential project to build an "atrium" to the museum on the properties known as 106, 108 and 110 Talbot Lane.	
6. Adjournment.	
3001083 SD	10/13/2022



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

October 5, 2022

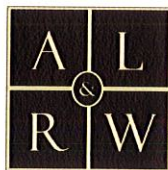
Dear Resident,

The Easton Planning Commission will hold a public meeting on **Thursday, October 20, 2022** at 1:00 p.m. in the Easton Town Council Chambers located on the second floor of 14 South Harrison Street. The Town of Easton Zoning Ordinance requires that owners of property located within 400 feet of a parcel on which certain types of applications are pending be given notice of upcoming meetings or hearings. If you are a tenant in or an owner of a multi-unit building, please distribute or post this notice in a visible location for all other tenants or owners to view. If you are a tenant of a rental property, please notify the property owner that this notice letter has been distributed to their property. Notice has also been sent to the Star Democrat, a sign has been posted at the subject property and the hearing agenda has been posted on the Town of Easton website: <http://eastonmd.gov/>.

This letter is sent to inform you that an application for Port Street Lot 1 has been filed for proposing affordable/workforce housing for low- and moderate-income households. Areas within the building will be reserved for job training, counseling, and behavioral health services. The building will be 3 stories high and have a square footage of 24,917 sf. A sidewalk will surround the building with 44 parking spaces and would require a Parking Waiver reduction of 14 parking spaces. A submerged gravel wetland facility will be provided to manage stormwater due to poor soil conditions. There are existing non-tidal wetlands and trees on site with a portion of them getting cleared and grubbed. Afforestation will be provided off site.

Copies of the proposed application are on file and available for public review in the Town's Planning Office at 14 South Harrison Street between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday. **In addition, digital copies are also available for review via e-mail request at jmayer@eastonmd.gov.** If you have any questions regarding this application, please contact the Planning Office at (410) 822-1943 or via e-mail at jmayer@eastonmd.gov.

Joseph A. Mayer, Jr.
Plan Reviewer
410-822-1943
jmayer@eastonMD.gov



ARMISTEAD, LEE, RUST & WRIGHT, P.A.
ATTORNEYS AT LAW

114 Bay STREET, BUILDING C
EASTON, MARYLAND 21601

TELEPHONE: (410) 819-8989
FACSIMILE: (410) 822-4787

EMAIL ADDRESS
ZACHSMITH@ALRWLAW.COM

September 27, 2022

FOR HAND-DELIVERY

Easton Planning & Zoning Commission
Attn: Paul Weber, Chairman
14 S. Harrison Street
P.O. Box 520
Easton, Maryland 21601

**Re: Parking Waiver Request
Academy Art Museum – Potential Annex Project
106 & 110 Talbot Lane**

Dear Chairman Weber:

This letter is submitted on behalf of the Academy Art Museum (the “Academy”) in connection with a potential project to build an “annex” to the museum (“Annex”) on the properties known as 106 and 110 Talbot Lane (collectively, the “Properties”). If built, the Annex will primarily provide much needed storage space for the Academy, accommodate other uses that are ancillary to the Academy, and honor the historical significance of the land. A conceptual site plan is attached hereto as Exhibit A. A conceptual front elevation is attached hereto as Exhibit B. **The purpose of this letter is to request a parking waiver from the Planning Commission for the Annex, pursuant to Section 28-1001.3 K of the Town Code.**

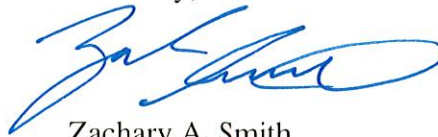
The Properties are located to the east of the Academy. There is an existing vacant single-family detached home on 106 Talbot Lane that the Academy seeks to rehabilitate. The property known as 110 Talbot Lane is currently undeveloped. The Academy is in a position to acquire the Properties, subject to its satisfaction with the findings of a due diligence study. In order to move forward with the acquisition and development of the Properties, the Academy needs assurances that the inability to reasonably provide on-site parking will not preclude the project from moving forward.

The Properties are zoned R7A. The planned use of the Properties as an annex for the Academy is permitted as a special exception, which the Academy is pursuing concurrently. Because the Properties are zoned R7A, they do not enjoy the general exemption from the Town's parking requirements that adjacent properties in the CBD enjoy. Notwithstanding the zoning, there is no reasonable opportunity on-site to provide off-street parking, therefore a parking waiver is needed to exempt the Annex from these requirements. The Planning Commission has the legal authority to grant a parking waiver under the circumstances, which again is the purpose of this request.

The off-street parking requirement for a museum use is 1 space per 1,000 square feet of gross floor area. The proposed building will be approximately 2,546 square feet in size (maximum of 3 spaces required). As shown on the site plan, there is enough room to accommodate one vehicle off-street in the area of the proposed loading dock. While this area may be used at times for the parking, it must also be left open when items are being loaded and/or unloaded – and therefore cannot truly be designated as a parking space. There is significant on-street parking in this area, and several public parking lots in close proximity. The Properties are immediately adjacent to the CBD zone, which again is exempt from the off-street parking requirements. The rationale for exempting properties in the CBD from the parking requirements is that there is little opportunity to park on individual parcels, particularly while maintaining good urban design, and there is ample public parking in and around the downtown. While the Properties are technically zoned R7A and not CBD, the Properties clearly share these same characteristics as parcels in the CBD, and accordingly the Academy believes the requested parking waiver is appropriate.

For the foregoing reasons, please grant this request to waive any off-street parking requirements for the proposed Annex project. In order to allow the Academy to make necessary decisions during its due diligence study period, please provide a decision on this request at the October 20th meeting. Thank you in advance for your consideration.

Sincerely,



Zachary A. Smith

Enclosures

cc: Lynn B. Thomas, Jr., AICP (Via Electronic Delivery to: lthomas@eastonmd.gov)

From: **Zach Smith** <zachsmith@alrwlaw.com>
Date: Tue, Oct 4, 2022 at 11:06 AM
Subject: RE: Parking Waiver Request for Academy Art Museum - Please include on 10/20 PC Agenda
To: Joseph Mayer <jmayer@eastonmd.gov>, Lynn Thomas <lthomas@eastonmd.gov>
Cc: Alex Faller <alex@alrwlaw.com>

Hi Joe,

The letter that I submitted last week on behalf of the Academy references the properties known as 106 and 110 Talbot Lane. Technically the request involves 3 parcels, addressed as 106, 108 and 110 Talbot Lane. For the purposes of the agenda – please list all 3 addresses. Please let me know if I should revise the letter to list all 3 and resubmit? Sorry for any confusion. Thanks for your help!

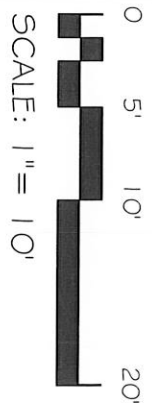
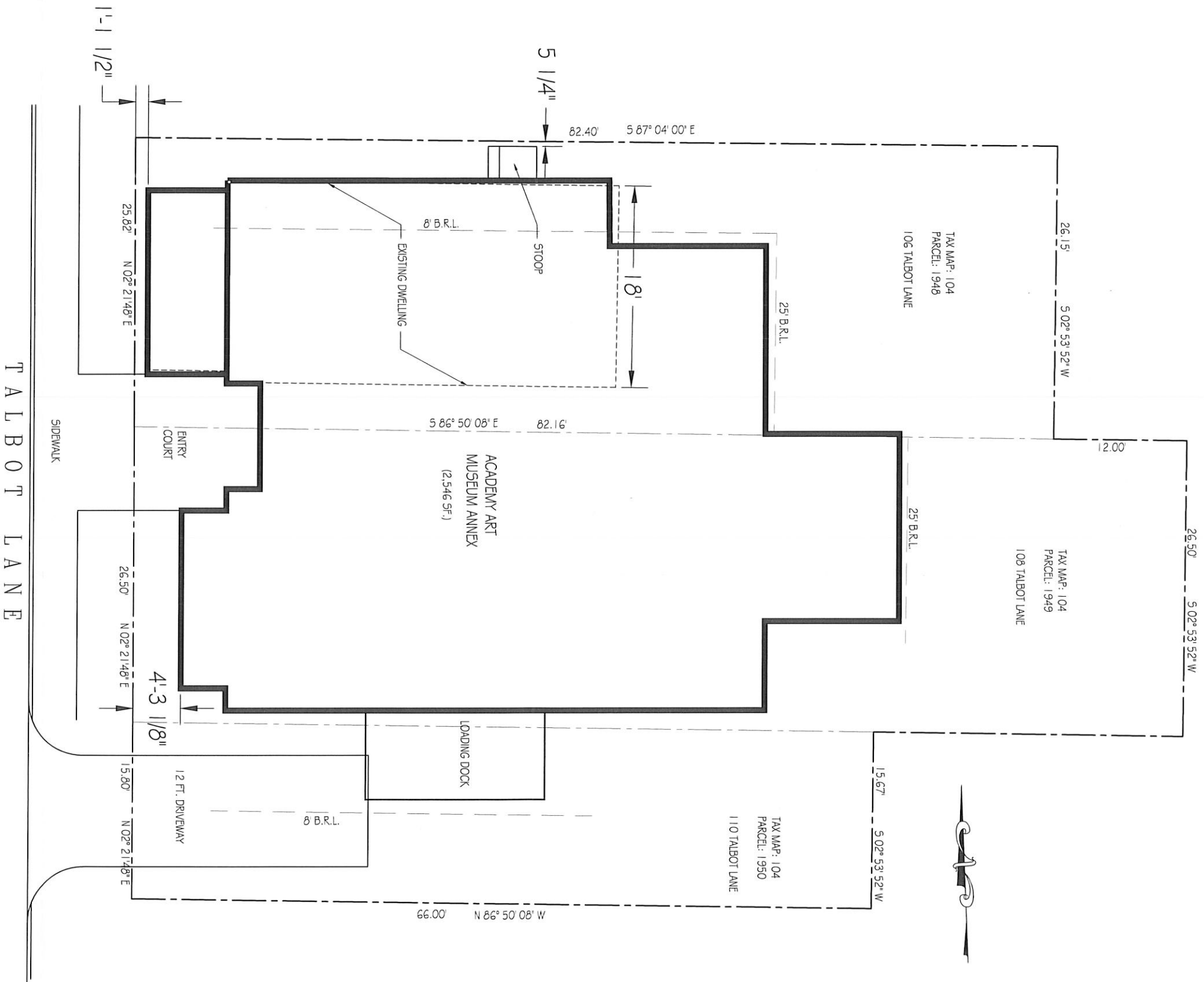
Zach



ZACH A. SMITH
ARMISTEAD, LEE, RUST & WRIGHT, P.A.
Attorneys at Law
[114 Bay Street, Building C, Easton, Maryland 21601](#)
Phone: (410) 819-8989 | Fax: (410) 822-4787
Direct: (443) 746-7255
E-mail: zachsmith@alrwlaw.com

In accordance with Internal Revenue Service rules, any federal tax advice provided in this communication is not intended or written by the author to be used, and cannot be used by the recipient, for the purpose of avoiding penalties which may be imposed on the recipient by the IRS.

This e-mail and any files transmitted with it are confidential and are intended solely for the use of the individual or entity to whom they are addressed. This communication may contain material protected by the attorney-client privilege. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, be advised that you have received this e-mail in error and that any use, dissemination, forwarding, printing, or copying of this e-mail is strictly prohibited. If you have received this e-mail in error, please immediately notify ARMISTEAD, LEE, RUST & WRIGHT, P.A. by return e-mail. After notification, you must permanently dispose of this e-mail and all associated attachments.





WEST ELEVATION

SCALE : 3/16" = 1'-0"



TOWN OF EASTON

14 South Harrison Street
Easton, Maryland 21601

October 5, 2022

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Joseph A. Mayer, Jr.
Plan Reviewer
410-822-1943
jmayer@eastonMD.gov

APG Media of Chesapeake, LLC
29088 Airpark Drive
Easton, MD 21601

10/05/22

Phone: Fax:
<http://www.chespub.com>

Cust. AcctID: 1001355	Creation Date: 10/05/22
	Ad Date: 10/13/22
	Class: 10
Name: Joanne Drummer	Ad ID: 3001083
Company: TOWN OF EASTON (L)	Ad Taker: AHALL
Address: PO Box 520	Sales Person: 503
EASTON, MD 21601	Words: 235
	Lines: 36
Telephone: (410) 822-2525	Agate Lines: 171
Email:	Depth: 4.75
Description: Agenda - October 20, 2022	Inserts: 2
	Blind Box:

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3001083 SD	10/13/2022

Town of Easton

*** CUSTOMER RECEIPT ***

Oper: SMILES Type: OC Drawer: 1
Date: 9/29/22 01 Receipt no: 4383

Year	Number	Amount
2022	779	
PZ	PZ - PAYMENTS	\$250.00

HORMEL OPERATION ACCT
PARKING WAIVER
TALBOT LN

Tender detail		
CK CHECK	1214	\$250.00
Total tendered		\$250.00
Total payment		\$250.00

Trans date: 9/29/22 Time: 11:09:16

THANK YOU FOR YOUR PAYMENT.