Planning Commission
MEETING AGENDA

Thursday, January 19, 2023 - 1:00 PM
Council Chambers, Easton Town Office
14 S Harrison Street

1. Call to Order

2. Approval of Minutes.

a. Approval of Revised Minutes of previous meeting: November 17, 2022.

b. Approval of Minutes from the December 15, 2022 meeting.

3. Old Business

a. Continue discussion of Amendments to Zoning Ordinance.

b. Review and Approval of Subdivision Regulations

4. New Business

a. Election of 2023 Officers.

5. Discussion Item

a.

Applicant:	Aspire Outdoors, LLC
Agent:	Aspire Outdoors, LLC
Location:	Camac Street Tax Map 026, Grid 020, Parcel 0186
Zoning District:	R-10A
Nature of Request:	Discuss the proposed six-building apartment complex with an associated community pool and poolhouse.

6. Adjournment.

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

FROM: LYNN B. THOMAS, JR., AICP, TOWN PLANNER

DATE: JANUARY 10, 2023

SUBJECT: ZONING CODE AMENDMENTS

The Planning Commission and staff have been working on a handful of potential Zoning Code amendments for the past few months. The most recent discussion occurred at a Special Meeting in November. As a result, we have a couple of issues that have been (presumably) resolved, and a couple of others about which we are still deliberating the scope, scale, and necessity for possible revisions.

PART 1 - Resolved Issues

The issues that we have, at least by notes, resolved are the following:

1. Amend the MXW Use Table to indicate that Short Term Housing is possible via Special Exception in the Water View, Inland, and Port Street sub-districts, and prohibited in the Water's Edge sub-district, and that the use is subject to the existing supplemental standards for short term housing.

2. Amend the Table of Permissible USes to indicate changes for how we regulate Manufactured Housing Subdivision or Parks, and some of the Middle Housing types, per the following revised section of the Table:

TABLE 2.1

TABLE OF PERMISSIBLE USES

USE		A-1	R-7 A	R-10 A	R-10 M	CB	CG	CL	BC	I	G/ I	NOTES
1. RESIDENTIAL USES												
Household Living												
101	Accessory Dwelling Unit *	SE	SE	SE	--	SE	--	--	--	--	--	
102	Manufactured Housing Subdivision or Parks *	--	--	--	~~SE~~ P	--	--	--	--	--	--	Also possible via PUD in any zone.
103	Middle Housing											
103.1	Duplex, side-by-side *	~~P~~ ~~–~~	P	P	~~SE~~ ~~–~~	P	--	--	--	--	--	
103.2	Duplex, stacked*	~~P~~ ~~–~~	P	P	~~SE~~ ~~–~~	P	--	--	--	--	--	
103.3	Cottage court*	~~SE~~ ~~–~~	P	~~SE~~ P	--	~~SE~~ P	--	--	--	--	--	
103.4	Fourplex, stacked*	--	~~SE~~ P	~~SE~~ P	--	~~SE~~ P	--	--	--	--	--	
103.5	Townhouse *	--	~~SE~~ P	~~SE~~ P	~~SE~~ ~~–~~	~~SE~~ P						
103.6	Triplex, stacked*	--	~~SE~~ P	~~SE~~ P	--	~~SE~~ P	--	--	--	--	--	

103.7	Mansion Apartment*	--	~~SE~~ P	~~SE~~ P	--	~~SE~~ P	--	--	--	--	--	
103.8	Courtyard Building*	--	~~SE~~ P	~~SE~~ P	--	~~SE~~ P	--	--	--	--	--	
103.9	Live-work units*	P	P	P	P	P	SE	SE	--	--	--	
104	Mobile Home	--	--	--	SE	--	--	--	--	--	--	
105	Multifamily Apartment Complex*	--	SE	SE	SE	SE	--	--	--	--	--	
106	Single Family Detached*	P	P	P	P	P	--	--	--	--	--	
107	Tiny House*	SE	SE	SE	SE	--	--	--	--	--	--	
108	Any Household Living Use Not listed above	SE	SE	SE	SE	SE	--	--	--	--	--	

3. Delete the enhanced separation requirement of liquor stores from certain other uses as follows:

   ~~No liquor store shall be permitted within one thousand (1,000) feet (measured from the closest portion of the affected properties) of any of the following uses: Schools, Colleges and Universities, Houses of Worship, Family Day Care, Day Care Group, Day Care Small Group, and Park.~~

4. Add lot line adjustments between parcels when one of the parcels is non-buildable, as an example of nonmaterial PUD Amendments. That would be accomplished per the following:

Non-material changes may include the following:

• Proposed substitution of species provided for landscaping (provided the new species serves the same function the original species was intended to serve).

• Relocation of residential units provided there are no environmental, traffic, etc., impacts as a result of such action.

• Relocation of site infrastructure (e.g. utilities, stormwater management) provided said relocation creates no adverse impact.

• Proposed change in architectural style or type from that which was indicated on approved PUD plans, subject to Planning Commission approval of said change (unless the PUD approval specifies a condition(s) concerning such architectural style or feature, in which case such a revision would constitute a material change).

• Addition of a park, open space or recreational amenity.

• Substitution of one project amenity with a comparable amenity.

● Lot line adjustment when one of the affected parcels is non-buildable.

• Other changes of a similar scope or magnitude.

Part 2- Unresolved Issues

The two issues that remain unresolved are: (1) further revisions to the regulation of Middle Housing Types (presumably through additional Supplemental Standards) and (2) refinements to the process/treatment associated with expired PUD approvals, particularly for PUD's to be built in phases.

With regards to the first issue of Middle Housing Types, my notes indicate that there were questions raised about the use "Multifamily Apartment Complex," which is actually not a Middle Housing Type. It refers to the traditional apartment buildings (think Greens at Crosscourt or Cannery Square, for example) that are just beyond the high-end of the Missing Middle Housing Types spectrum. Currently, Multifamily Apartment Complexes are permitted via Special Exception in the R-7A, R-10A, R-10M, and CB Zoning Districts, subject to a somewhat lengthy list of supplemental standards, which are:

14. Multi-Family Apartment Complex

a. Multi-family apartment complexes dwelling shall be constructed in accordance with an approved Site Plan prepared under the provisions of Section 28 – 901 of this Ordinance.

b. At least twenty-five (25%) percent of the gross development area shall be reserved as common open space, except for projects developed in the CBD Zoning District, in which case this standard shall not apply.

c. The setback requirements for multi-family apartment complexes shall be determined by the development standards for the zoning district in which the project is located except as hereby modified:

i. When more than one (1) apartment building is constructed, all buildings shall collectively adhere to the front setback requirements of the district in which they are located, plus five (5) feet per story over two (2) stories, or portion thereof.

ii. When more than one (1) apartment building is built, no building shall be closer than twenty-five (25) feet from any other apartment building that is part of the complex.

iii. No apartment structure shall be constructed at a distance of less than twenty (20) feet from any adjoining property lines; except for such structures constructed in the CBD district, wherein the development standards for that district shall apply.

d. When more than one apartment building is constructed, external walkways shall be paved and lighted.

e. In the event that swimming facilities are designed as a part of the project, these facilities shall be enclosed by a fence not less than six (6) feet high.

f. All areas not utilized for building or off-street parking shall be landscaped and maintained in accordance with Section 28 – 1014 of this Ordinance.

g. All buildings within the multi-family apartment complex shall be of compatible architectural design.

h. Architecture shall be compatible among the units within the development and harmonious with the existing architecture of the Town of Easton.

i. Public water and sewerage systems must be available to serve the Project.

j. The maximum permitted density shall be as follows:

i. In R-7A - 8 dwelling units per acre.
ii. In R-10A and R-10M Districts - 5 dwelling units per acre.
iii. In the CBD Zoning District – 30 dwelling units per acre.
iv. In the MXW – See Article 3 (Table 312 B) for density provisions.

k. Side yard setback requirements for apartment buildings adjacent to a single family detached residence or vacant residential lot shall be fifty (50). Parking setback is also fifty (50) feet.

l. Rear yard setback requirements for apartment buildings adjacent to a single family residence or vacant residential lot shall be seventy-five (75) feet. The setback for parking areas is also seventy-five (75) feet.

Generally, these standards seem appropriate for this use, in my opinion, although the last three (j, k, and l) might warrant discussion as to whether these are the most appropriate specific requirements.

The second suggestion was to add height and/or story requirements to the supplemental standards for the MMH types, either across the board, or by allowing x height by right, with the possibility to exceed by y (feet or percent) via Special Exception. There seem to be two approaches to this. One, we could go type by type and establish these standards (e.g., For Mansion Apartments the maximum height is 28 feet to the eave (as suggested in the book)). Alternately, we could limit the height for all MMH types to be context-sensitive through language along the lines of “The height of any MMH type shall not exceed that of the highest adjacent building” (maybe + 5 feet in recognition of the fact that we are attempting to accommodate/promote infill development, but to do so sensitively???). If we went down this route, we would also likely need to address the maximum height when one or more adjacent properties are vacant.

Next, it was noted that we need to accommodate zero lot line construction if we want to facilitate fee-simple townhomes/duplexes/etc… Currently, such an arrangement is only possible via the PUD process since side setbacks are required. Obviously that doesn’t work particularly well for attached unit configurations! I think we have a few options here, all of which would accomplish the same thing. We could again, go through type by type and add a statement indicating that side setbacks do not apply to attached units. We could also make that as more of a blanket statement at the beginning of the list of MMH supplemental standards. A third option is to add language to the existing list of Exceptions to Setback requirements already included in the Code (section 28-1006).

The next comment in my notes is very straightforward and that is to add a note to the illustrations for MMH to clarify that they are intended for illustrative purposes only.

My last note is a question that asks, “should we add a catchall MMH Type (e.g., “Any MMH variation or type not listed above) and permit in the various districts via Special Exception? You just need to decide what you want to do on that one. If you want to do this, the way to do so is very simple and just involves creating a new row in the Use Table.

Finally with regards to MMH, we have William’s suggestions as originally conveyed via emails dated October 20 and November 19, 2022, some of which are touched on in this memo and the majority of those issues that are not, concern the parking requirements.

The last unresolved issue concerns PUD’s. Specifically, the issue concerns how to best address PUD expirations, especially for projects approved in phases that have subsequently only been partially constructed. I think where the discussion ended was that the Commission was in favor of an essentially tiered approach whereby a simple extension of approval can be granted upon request before expiration of said approval (current practice) and that expired PUD approvals may be considered for reinstatement upon request by the Applicant. Such a request shall include an analysis of the impacts to the layout of the site based on any Regulations that have changed since the original PUD approval. If there are none (or there are but such changes do not impact the site layout) the PUD approval may be reinstated by the Planning Commission. If any changes to the layout of the previously approved PUD would result from the application of any new regulations, then the application shall proceed as either a new PUD, an amendment to the previously approved PUD, or a rezoning of the property. PUD projects for which no activity ever occurred shall be considered expired, the zoning of the property shall revert to what it was prior to the establishment of of the PUD and it can only be developed in accordance with this Zoning or subject to a new PUD (or other rezoning) application.

At this point we have been discussing this seemingly short list of potential items for several months now and there is at least one person awaiting a decision on one of the items that you agreed upon early in this process. In fairness to that person and any others that we may not know of, I would like to commit to either wrapping this up no later than your February meeting (whether that is accomplished at that meeting or in a Special Meeting) or sending the issues you are in agreement on (Part 1 above) to the Council and addressing the remainder (PArt 2 above) at a later date (hopefully still relatively soon). To summarize what remains, I think we need to:

- Decide whether any revisions ought to be made to the supplemental standards for multi-family apartment complexes.
- Decide whether to add height/story limits to the MMH Types and if so, what should they be and where is the best place to add such limits.
- Decide how to best accommodate fee simple ownership of townhomes, duplexes, etc. by allowing for common walls (i.e., zero lot lines).

- Decide whether there is merit in adding a new use “Any Missing Middle Housing Type not listed above” and if so, what, if any, supplemental standards should apply.
- Decide whether adjustments to parking standards for MMH are needed and if so what they should be.
- Decide precisely how to treat PUD expirations.

That is a rather specific list of six issues that need to be addressed to complete the original list of potential Zoning Code Amedments. This is notwithstanding the possibility that I overlooked something or that the Commission or staff may have thoughtof additional issues since we originally started this exercise. My suggestion is to discuss and resolve each of these bullet points either at Thursday’s meeting or at a Special Meeting in the next couple of weeks, and then have Staff Draft the actual proposed Ordinance that would accomplish these changes for formal vote in Februrary.

MEMORANDUM

TO: EASTON PLANNING & ZONING COMMISSION

FROM: LYNN B. THOMAS, JR., AICP, TOWN PLANNER

DATE: JANUARY 9, 2023

SUBJECT: SUBDIVISION REGULATIONS

As you will recall, the subject of Subdivision Regulations has been on the Commission's Agenda for the past two meetings for final action. However, given the scope of the projects reviewed at those meetings, as well as the length of the meetings, we did not discuss the issue either time. I hope the January meeting affords us the opportunity to do so and move this item on to the Town Council.

The last time the Commission did review the document, you narrowed down the outstanding issues to two items: (1)a revision to park dedication requirements and (2) an addition to the scope of Traffic Impact Studies. Those sections have been revised and are included in the Document that was last in your packet (Dated November 17, 2022 - I will be happy to provide another copy if needed) . Here then are the two sections proposed for revision since you last discussed the SD Regulation:

(1) I added a new Subsection 708 (i) to convey the desire for 50% or more of the land area required for parks to be provided in one (generally) centrally located Neighborhood Park (using the classification of parks that is included in the Comprehensive Plan and echoed on our Parks & Recreation Department's website). Here is what I have drafted:

> (i) The Easton Comprehensive Plan classifies parks into four categories, consistent with the practice/policies of the Easton Park Board. These are Mini-Parks (e.g., Thompson Park or Clifton Park), Neighborhood Parks (e.g., Chapel East Park or Matthewstown Run

Park), Community Parks (e.g., Idlewild or Moton Parks) and Special Park Areas (e.g., the Rail-Trail or the former Skate Park). For the purposes of this Section, 50% of the area required to be provided for parks shall be satisfied in the form of one centrally located Neighborhood Park.

(2) I created a new Subsection 703 (e) (6) to add a requirement for Traffic Impact Studies to include a Summary. I also included some proposed language describing what we would like to see in such a summary:

> (6) Summary - Traffic Impact Studies shall include a brief summary of the major or significant findings. This should be prepared and presented in a manner which anticipates it being reviewed by the general public. Such summary shall include a discussion of existing roadway/intersection Levels of Service (LOS), any measures proposed to insure that roads and intersections are adequate if a LOS D or better is maintained on all evaluated segments, for each turning movement at an intersections, and for the overall intersection.

You may note that in last month's packet I included a version of this item that included the following additional language (to be added at the end of the section above):

> The Commission or Town Engineer may determine that the existing roads and intersections are adequate if, a) adequacy cannot be achieved without alteration or removal of existing structures. and b) the developer has incorporated as much mitigation as possible. If the LOS meets a LOS D or better, but the subdivision changes the LOS grades by two or more levels, mitigation may also be required.

While this may well still be appropriate language, upon further reflection, staff is of the opinion that there is a more appropriate location for language such as this which dictates the requirements of the study. This would most likely be in something like a standard details document maintained by the Engineering Department.

Finally, one additional potential issue has come up since the December memo and is actually related to the ASPIRE project that staff reviewed at ESDR (and is on your Agenda this month as a Discussion item). The issue concerns private roads. Councilman Silverstein pointed out that the Town Council, before approving the Zoning Code in late 2021, indicated that private roads should be prohibited. Actually, the language that was changed was in the PUD Article of the Code (as that is the only place that references private roads). It now reads as follows:

> (4) The site shall be located adjacent to adequate transportation facilities capable of serving existing traffic and that expected to be generated by the proposed development. Private roads may only be approved in commercial and multifamily projects or portions of projects. Such roads shall be internal to the development. Private roads shall comply with any standards developed and adopted for such roads by the Town Council. The Town shall bear no responsibility for construction or maintenance of private roads. Development on private roads may not be entitled to all Town services.

I believe our current standards (Zoning and Subdivision) make it clear that private roads are not permitted except via PUD and only in multifamily and commercial projects. If you think it necessary to further clarify that point so as to prevent private roads being created through the conventional subdivision process, adding language to that effect in this update of the SD Regulations would be appropriate. I suggest that if you want to do so, the simplest option to do so would be to add a new Subsection 702.9 Private Roads, which simply states that private roads are prohibited in the Town of Easton, or alternately, that except as provided for by the terms of the PUD Article of the Zoning Code, private roads are prohibited in the Town of Easton. When private roads are approved pursuant to a PUD, they shall be developed and maintained in accordance with the standards for Town public roads.

TOWN OF EASTON

Planning & Zoning Department
14 South Harrison Street
P.O. Box 520

MEMORANDUM

To: Easton Planning and Zoning Commission

From: Joseph Mayer, Plan Reviewer

Date: January 8, 2023

Subject: **Discussion Item - Aspire Apartments**

This item is on your January agenda at the request of the applicant as a Discussion Item only. The staff reviewed the project at the Easton Staff Development Review meeting on December 28, 2022 and provided the applicant with review comments. Staff determined that there were too many questions at this point to permit the application to officially move forward. However, given the high degree of community interest in the project, we suggested that appearing before you as a Discussion Item might be helpful to: a) introduce the project to the Commission and the public, and b) afford the Applicant the opportunity to hear feedback from the Commission. As a Discussion Item any such items would clearly be non-binding and unofficial (since you are not yet reviewing an actual application), but to the extent you identify any "non-starters" or major "red flags" it would be useful for everyone involved to hear that as early in the process as possible.

At present, the applicant is proposing to develop the property at the south end of Camac Street into a six-building apartment complex with twenty-seven units each, totaling 162 units. The plan also includes an associated community pool and pool house. The site is located to the southwest of the Hunters Mill Subdivision and is also adjacent to the recently approved Estates at Gannon Farm – PUD.

No final action will be taken at this meeting as no formal application is before the Commission at this time. As was the case with the recent Poplar Hill Discussion item, any public comment you allow should ideally be limited to questions of clarification with the assurance that there will be opportunities for general public comment at the BOZA Hearing for a Special Exception for multifamily apartments and at your site plan review meeting.

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

Easton Staff Development Review Worksheet

Date: December 28, 2022
Project: Aspire Apartments
To: Mr. Robert Rauch & Brian Fitzgerald – Rauch, Inc.
CC: Derick Daly – Aspire Outdoors, LLC

The Easton Staff Development Review meeting was held on December 28th, at 11:00 pm. Staff reviewed the Site Sketch Plan for the proposed Apartment Buildings (162 Units) and provided comments for the project.

It was determined that the project will be submitted to the Planning Commission as a Discussion Item for the January 19th Meeting. Specific areas of Staff concern discussed in the meeting and Comments (attached) are as follows:

- Notify the Talbot County Public Schools for student capacity.
- Staff recommends proposed connectivity with Gannon Estates.
- Provide a Traffic Impact Study.
- Address Stormwater Management concerns regarding Quantity Management.

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 Staff did identify constraints which require action by the Board of Zoning Appeals.

Files for presentation at the Planning Commission 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 **six paper copies**. Submit all documentation no later than January 5th. The next Planning Commission meeting is scheduled for **Thursday, January 19, 2023 at 1:00 pm.**

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

Sincerely,

Joseph A. Mayer
Plan Reviewer

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

DATE: **December 21, 2022**
TO: **Robert Rauch & Brian Fitzgerald**-Rauch, Inc., **Derick Daly**-Aspire Outdoors, LLC
cc: **Miguel Salinas –** Director of Planning & Zoning Department
Rick Van Emburgh – Town Engineer, Department of Engineering
FROM: **Joseph A. Mayer** - Plan Reviewer, Planning & Zoning Department

SUBJECT: **Aspire Apartments – Six Apartment Buildings (162 Units) - Site Plans**
We reviewed the **December 7, 2022** Sketch Site Plan Submittal for the Subject Project and have the following comments:

PLANNING & ZONING COMMENTS

Sketch Site Plan

1. Per Section 28-200, Table 2.1, Table of Permitted Uses, the Applicant will be required to obtain a Special Exception request from the Board of Zoning Appeals for the use of a Multifamily/Apartment Complex.

2. The side yard setback requirements for apartment buildings adjacent to a single family detached residence or vacant residential lot shall be fifty (50). In addition, the parking setback is also fifty (50). See Zoning Ordinance Section 28-1007.1 (14) k) for refence. The Applicant may choose to revise the layout or obtain a Variance from the Board of Zoning Appeals for a setback revision.

3. The rear yard setback requirements for apartment buildings adjacent to a single family detached residence or vacant residential lot shall be seventy-five (75). In addition, the parking setback is also seventy-five (75). See Zoning Ordinance Section 28-1007.1 (14) l for refence. The Applicant may choose to revise the layout or obtain a Variance from the Board of Zoning Appeals for a setback revision.

4. Provide connectivity between the adjoining subdivision, Estates at Gannon Farm, at Charlotte Lane. The sixty-foot-wide public right-of-way has been provided for connection. Please show the adjacent subdivision on the Site Plan.

5. Show the appropriate minimum setbacks on the Sketch Plan.

6. Provide the maximum number of dwelling units per total acreage on the Site Data Chart as shown on Sheet G-100. Show all calculations.

7. Provide the minimum and maximum parking requirements on the Site Data Chart as shown on Sheet G-100. Include the required minimum 33 bicycle spaces and show the location on Site Plan.

8. Please note on the Site Data Chart that no building foundation or roof over-hang shall be within any Utility Easement.

9. Add the total gross floor area for each apartment and pool house on the Site Data Chart, Sheet G-100.

10. Show the entire tract boundary of the site and Zoning District boundaries on the Vicinity Map.

11. Per Zoning Ordinance Section 28-1007.1 (14) b, at least twenty-five (25%) percent of the gross development area shall be reserved for common open space. Please add information to Site Data Chart as shown on Sheet G-100 and label on Site Plan, Sheet C-101.

12. Provide dimensions between the proposed structures and property lines.

13. Verify the location of the apartment building on the northwest side of the property, adjacent to the non-tidal wetlands buffer. The building foundation appears to be within the buffer.

14. Verify the location of the apartment building on the northwest side of the property, adjacent to the 100' Stream Buffer. The building foundation appears to be within that buffer. Show and label the stream and its buffer on the plan view.

15. Show location of the proposed fencing for the swimming facilities. The swimming facility must be enclosed by a fence no less than six feet in height.

16. Location of exterior lighting is required.

17. Label adjacent property owners.

18. All existing and proposed easements are to be shown on the Site Plan.

19. Will there be a proposed Drainage Easement behind the three proposed apartments on the northeast side of the site? You're proposing a fence along

that property line. A fence cannot be permitted within any Drainage Easement. Please revise. In addition, the proposed landscaping may interfere with the Drainage and/or Utility Easement.

20. Indicate where the prosed picket fence ends on the south side of the site. Also, there's proposed fencing along the property line of adjacent Parcel 186. Please verify location and provide authorization.

21. Parking dimensions and pavement widths need to be labeled on the Site Plan, Sheet C-101.

22. Number the apartment buildings for clarity.

23. Provide ADA access between proposed apartments, pool house and pool. Add crosswalks and/or adjust parking islands to promote connectivity.

24. A Bufferyard must be provided between the adjacent less intense land use located at 8483 Swann Haven Road. (28-1014.7 A). Please verify that the proposed buffer yard adjacent to the Estates at Gannon Farm meet the requirements of 'Bufferyard E".

25. Show the schematic layout of landscaping per the listed requirements on Sheet C-601. One shade tree must be provided per every five parking spaces. All parking lots shall be landscaped with an evergreen shrub hedge. Shrubs and groundcover plantings shall be integrated into the Site Plan.

26. Please provide a three-dimensional color rendering of the pool house.

27. Add the Design Principles, pages 94 thru 113 of thru 2010 Comprehensive Plan, to the cover sheet.

28. The Forest Conservation Plan indicates that a Lot Line Revision Plat will be required for Parcels 112 & 186. Please address Forest Conservation & Forest Stand Delineation for each revised parcel.

Items to be addressed at Development Site Plan submission

1. There's proposed work within the non-tidal wetlands buffer. An MDE permit is required prior to Final Site Plan approval.

2. All proposed fencing will require an Application for Fences prior to installation.

3. Construction of entrance sign will require a Certificate of Occupancy Update Signage Application prior to installation.

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 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.*"

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			**Required.**
Forest Conservation			
☐ Required ☐ Submitted ☐ Approved			**Required.**
Declaration of Covenants			
☒ Required ☐ Submitted ☐ Approved			To be prepared by Town Attorney.
Public Works Agreement			
☒ Required ☐ Submitted ☐ Approved			**Required.**
Bond/Letter of Credit/ Cash Agreement			
☒ Required ☐ Submitted ☐ Approved			**SWM – Required** **RoW -- Required**
Talbot Soil Conservation District Approval			
☒ Approval Required			**Submit approved SCD plans prior to Final Site Plan approval**
Other			
☐ Required ☐ Submitted ☐ Approved			**MDE approval required.**

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

END OF DOCUMENT

TOWN OF
EASTON
ENGINEERING DEPARTMENT

DATE: **December 28, 2022**

TO: **Casey Rauch**

cc: **Derick Daly**
Sierra Clem - Town of Easton Engineering Department
Joe Mayer - Town of Easton Planning & Zoning Department

FROM: **Rick Van Emburgh, P.E. – Town Engineer**

SUBJECT: **Aspire**
Sketch Site Plan and
Sketch Stormwater Management Plan Review

I reviewed the Application for the Subject project received on 12/9/2022.

Site Plan

The **Sketch Site Plan** must be revised to address the following:

1. **SHEET G-100 - GENERAL NOTES -** Replace TOWN OF EASTON DPW with TOWN OF EASTON ENGINEERING - 410-820-8822.
2. **SHEET G-100 - SITE DATA -** List the total amount of Limit of Disturbance (or list on an Erosion & Sediment Control Sheet).
3. **SHEET G-100 - SITE DATA -** List the Existing and Proposed Impervious Area.
4. **SHEET C-101 -** The Town of Easton Engineering Department recommends proposed connectivity with Gannon Estates to eliminate a dead end and provide a second means of ingress/egress in the event of an emergency. Aspire may still be private/gated (similar to Londonderry or Bailey Chase). This is our recommendation to the Planning Commission.
5. Show Existing Easements and Buffers (NTW, Stream, etc.) on the property on all applicable sheets (should be around the perimeter of the property at a minimum).
6. Label adjacent property owners on all applicable sheets.
7. Provide an additional sheet in the set showing the entire property boundary.
8. Consider a roundabout or some other ability to turn around at the transition from Camac Street to private property.
9. Connect the proposed parking area near Camac Street to the proposed entrance to improve circulation.
10. Label Camac Street on all plan sheets.

11. Label the proposed roads as privately owned/maintained. Provide an END OF TOWN MAINTENANCE sign at the end of Camac Street.
12. Will the streets be named? If so, please provide street names prior to the Final Site Plan.
13. Connect Camac Street sidewalk on the northeast side to the proposed sidewalks and provide connection from the proposed community to the Town Park.
14. The Preliminary Site Plan application should provide more detail for the pool fence/sidewalk/deck and label trash location for the pool.
15. Number/Label the buildings.
16. Prior to Final Site Plan approval, provide a PWA (Public Works Agreement) to address Phasing of the project.
17. Provide a Traffic Impact Study. Compare original Hunters Mill design to proposed design and confirm existing Town roads and entrance to MD-328 are adequately designed. (See Zoning Code Section 28-901.2.G.3 for Sketch Site Plan requirement and Zoning Code Sections 28-1303.5.B.5 and 28-1303.5.B.6 for Special Exception requirements).

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

Stormwater Management

The **Sketch Stormwater Management Plan** must be revised to address the following:

18. **SHEET C-201.02 -** Provide a SWM Quantity Summary Table (similar to TOE-SWM-7.02 or the Table provided in the SWM Report).
19. **Quantity Management -** The Drainage Areas used for the analysis include significant offsite areas. Please revise the analysis to include a Study Point(s) at the edge of the LOD to determine the impact immediately adjacent to the proposed project.
20. At the Preliminary Stormwater Management Plan Review, provide project specific cross sections (not typical sections) through the embankments of the Submerged Gravel Wetlands to illustrate side slopes, top of embankment width, and proximity to property lines and LOD.
21. At the Preliminary Stormwater Management Plan Review, provide a note or detail on how the Pool Equipment will discharge to the proposed stormwater management system. Pool water must be dechlorinated before released to the stormwater system or it will be an Illicit Discharge.

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

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Easton Utilities Commission

Plan Review Comments

Date:	Tuesday, December 20, 2022		
To:	Joe Mayer; Nicholas Johnson; Sierra Clem		
From:	Kia Gibbs on behalf of Aaron Goller, PE		No. of Pages:
Re:	Aspire Apartments	Phase:	Sketch Site Plan
Review Type:	Preliminary SUBM: 1	Status:	Approved as Noted

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:
1	General	Natural gas is in the area.
2	General	Sheet number C-505.1 is missing. No water detal.
3	General	CATV currently in the area. Acquire and show on map. If relocate is required, it will be at developers expense.
4	General	Show meter stack location. Size of electric service will be required for design. Electric design will be required for 60% plan review.
5	C - 101	Capital charges are due in the amount of $1,142,100 for 162 EDU's. Possible additional charges for clubhouse.
6	General	Please return the attached "Request for Allocation of Capacity for W-WW" application with capital charge payment.
7	C-101	Entrance does not line up with development to East. Additional easements may be required to loop facilities.
8	C-101	Easements required for utilities on private property.
9	C-203	Scale on border incorrect
10	C-203	Verify separation with water and sewer from stormwater.
11	C-401	Loop water into neighborhood to East.
12	C-401	Symbols hard to see - too small
13	C-401	Provide hydrant instead of blowoff.
14	C-403.1	Provide scales for profiles.
15	C-403.1	Was existing manhole SSMH1 invert verified?

EASTON UTILITIES

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Easton Utilities Comments Continued

RE: Aspire Apartments Status: Approved as Noted

ITEM	DRAWING / PAGE	COMMENTS:
16	General	Matthewstown pump station currently at capacity. Pump station upgrade, coordination and cost share required with Gannon Farm Development.
17	C-401	Stormdrain conflict with existing manhole.

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REQUEST FOR ALLOCATION OF CAPACITY FOR WATER AND WASTEWATER

Please complete the customer portion of this form and return it to the Easton Utilities Customer Service center prior to application of service along with payment of fees. Completed form must accompany all payments.

CUSTOMER INFORMATION

Please Check One: ☐ **Owner** ☐ **Developer** ☐ **Contractor**

CONTACT INFORMATION

Name: _____ **Company:** _____

E-mail: _____ **Phone Number:** _____

PROJECT INFORMATION

Service Location: _____

Property Type: ☐ **Residential** ☐ **Commercial**

OWNER INFORMATION

Owner's Name (if different than above): _____

Owner's Billing Address: _____

City, State Zip _____ **Phone Number:** _____

Contact Person #1: _____ **Phone Number:** _____

MAINTENANCE & CAPITAL CHARGE ACKNOWLEDGEMENT

I understand and acknowledge that maintenance fees will be billed monthly. The account maintenance charge, per Easton Utilities Commissions' tariff, is applicable to those properties for which capacity has been allocated but not used; for water is $4.00 per month per Equivalent Dwelling Unit (EDU) and $7.00 per month per Equivalent Dwelling Unit (EDU) for wastewater, until service is connected.

Please note: One water EDU cost $2,350.00 and one wastewater EDU cost $4,700 as stated in the Easton Utilities Commission Water and Wastewater tariffs. Please visit our website at www.eastonutilities.com for more details.

Print Name: _____

Sign Name: _____ Date: _____

EASTON UTILITIES OFFICIAL USE:

No. of EDU's: 162 **Total Capital Charges:** $ 1,142,100.00

Payment Breakdown: **Water Capital:** $ 380,700.00 **Wastewater Capital:** $ 761,400.00

Method of Payment: **Check:** _____ **Credit Card:** -

201 N. Washington Street | Easton, Maryland 21601
Telephone: 410-822-6110 | Fax: 410-822-0743 | eastonutilities.com

Water Use Standards for Calculation of Capital Charges for Non-Residential Properties
Per the Easton Utilities Commission Water & Wastewater Service Tarriff
Effective date: February 1, 2022

1 EDU equals 250 gallons per day (gpd)

DESCRIPTION OF FACILITY	Standard		DESCRIPTION OF FACILITY	Standard	
Adult Day Care	15	gpd/ person	Country Club Toilets	150	gpd/ toilet
Airports (Passenger)	5	gpd/ person	Country Club Urinals	100	gpd/ urinal
Alzheimer Unit (see Homes for the Aged)	75	gpd/ person	Fire House (per person/per shift)	60	gpd/ person/ shift
Assisted Living	75	gpd/ person	Funeral Homes	500	gpd
Camps Day Camps (No meals Served)	15	gpd/ person	Homes for the Aged (per person)	75	gpd/ person
Camps Day Camps (Meals Served)	25	gpd/ person	Hospitals (per bed space)	350	gpd/ bed
Children Day Care	15	gpd/ person	Hotels/Motels	50	gpd/ room
Church	4	gpd/ pew	Library	0.1	gpd/ sq.ft.
Commercial Auto Dealership	0.078	gpd/ sq.ft.	Marinas (per slip)	25	gpd/ slip
Commercial Bakery	0.15	gpd/ sq.ft.	Medical Office Buildings	0.31	gpd/ sq.ft.
Commercial Banks	0.04	gpd/ sq.ft.	Mobile Home Parks (per space)	250	gpd/ space
Commercial Barber Shops	0.2	gpd/ sq.ft.	Nursery School	4	gpd/ child
Commercial Beauty Salons	0.35	gpd/ sq.ft.	Nursing Homes	125	gpd/ bed
Commercial Carry Out (no seating)	0.2	gpd/ sq.ft.	Prison/Jail (per bed)	125	gpd/ bed
Commercial Car Wash (no shampoo)	1000	gpd/ bay	Public Parks Faucets	15	gpd/ faucet
Commercial Dry Goods Stores	0.05	gpd/ sq.ft.	Public Parks Flush Toilets	35	gpd/ toilet
Commercial Gas Station w/ Car Wash	1750	gpd	Public Parks Showers	100	gpd/ shower
Commercial Laundromats	3.66	gpd/ sq.ft.	Public Parks Urinals	10	gpd/ urinal
Commercial Mixed or Uncertain	0.18	gpd/ sq.ft.	Restaurants, Conventional (per seats)	25	gpd/ seat
Commercial Office Buildings	0.09	gpd/ sq.ft.	Schools, Boarding	100	gpd/ student
Commercial Real Estate Inc.	0.09	gpd/ sq.ft.	Schools, Colleges (per student)	15	gpd/ student
Commercial Service Station	0.18	gpd/ sq.ft.	Schools, Elementary School	6	gpd/ student
Commercial Supermarkets	0.2	gpd/ sq.ft.	Schools, Middle School	8	gpd/ student
Commercial Warehouses	0.015	gpd/ sq.ft.	Schools, High School	20	gpd/ student
Country Club Baths	300	gpd/ bath	Theater - Arena (per seat, no food)	5	gpd/ seat
Country Club Lavatories	100	gpd/ lavatory	Theater - Dinner (per seat)	25	gpd/ seat
Country Club Showers	500	gpd/ shower	Theaters Movie (add for food service)	1	gpd/ seat

ASPIRE APARTMENTS

INFRASTRUCTURE IMRPOVEMENT PLANS

FOR

ASPIRE OUTDOORS LLC

TALBOT COUNTY, MARYLAND 21601

CONTACT INFORMATION

OWNER/DEVELOPER: ASPIRE OUTDOORS, LLC
29760 STANDISH STREET
EASTON, MD 21601

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

SITE DATA

PROPERTY ADDRESS:	CAMAC STREET EASTON, MD 21601
LATITUDE:	38.785378 N
LONGITUDE:	-76.039285 W
PRESENT ZONING CLASSIFICATION:	R10A
PRESENT USE:	UNDEVELOPED SITE
PLANNED USE:	RESIDENTIAL
TAX MAP:	0026
GRID:	0020
PARCEL:	0186
DEED REFERENCE:	02644/00114
SITE AREA:	2,187,801 SQ. FT / 50.225 ACRES
FEMA FLOOD MAP:	PANEL 24041C0191C
SURVEY DATUM:	
HORIZONTAL:	NAVD83
VERTICAL:	NAVD88
EPSG CODE:	2248
PARKING:	
PER ZONING ORIDINANCE 28-1001.3	MULTIFAMILY: 1 TO 2 PER DWELLING UNIT 6 BUILDINGS WITH 27 UNITS EACH = 162 UNITS
REQUIRED PARKING:	162 SPACES TO 324 SPACES
PROVIDED PARKING:	213 SPACES OR 1.314 SPACES PER UNIT
ADA PARKING REQUIRED:	7 SPACES (2 VAN ACCESSIBLE)
ADA PARKING PROVIDED:	8 SPACES (3 VAN ACCESSIBLE)

VICINITY MAP
SCALE: 1" = 2,000'

SHEET INDEX

SHEET NUMBER	DRAWING TITLE
G-100	COVER SHEET
C-101	SITE PLAN
C-200	EROSION AND SEDIMENT CONTROL (ESC) COVER
V-101	DEMOLITION & CLEARING PLAN
C-201.01	ESC PLAN
C-201.02	STORMWATER & STORM DRAIN PLAN
C-203	STORM DRAIN PROFILES
C-205.01 → C-205.02	ESC DETAILS
C-205.03 → C-205.04	STORMWATER MANAGEMENT DETAILS
C-301	SITE GRADING PLAN
C-305.01 → C-305.02	SITE DETAILS
C-401	UTILITY PLAN
C-403.01 → C-403.02	UTILITY PROFILES
C-405	UTILITY DETAILS
C-501	STRIPING PLAN
C-601	LANDSCAPING PLAN
C-605.01 → C-605.02	LANDSCAPING NOTES & DETAILS

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.

Capital charges
162 units or 162 EDU's
162 x $7,050/EDU = $1,142,100

ENVIRONMENTAL NOTES:

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

STANDARD STABILIZATION NOTE

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

A. THREE (3) CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES STEEPER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1) AND

B. SEVEN (7) CALENDAR DAYS AS TO ALL OTHER DISURBED OR GRADED AREAS ON THE PROJECT SITE NOT UNDER ACTIVE GRADING

LINETYPES

	PROPOSED	EXISTING
TOPOGRAPHY		
MAJOR CONTOURS	40	40
MINOR CONTOURS	41	41
TOP OF SLOPE BREAKLINE		
BOTTOM OF SLOPE BREAKLINE		
TOPOGRAPHY BREAKLINE		
CATCHMENT AREA		
Tc FLOW PATH		
PARCEL BOUNDARY		
PARCEL SETBACK/EASEMENT		
FENCELINE WOOD		
FENCELINE STEEL		
TREELINE/VEGETATION		
ROADWAY CENTERLINE		
HIGHWAY BARRIER		
UTILITIES		
OVERHEAD ELECTRIC	OE	OE
UNDERGROUND ELECTRIC	UE	UE
UG ELECTRIC - PRIMARY	UE-P	UE-P
UG ELECTRIC - SECONDARY	UE-S	UE-S
TELEPHONE LINE	T	T
GAS PIPE LINE	G	G
CABLE TV	CTV	CTV
WATER PIPE	6W	6W
STORMWATER PIPE		
UNDERDRAIN		
SANITARY SEWER	SS	SS
FORCE MAIN SEWER	FM	FM
ENVIRONMENTAL		
WETLAND LINE		W
FLOOD PLANE 100/500 YR	FP 100	
MEAN HIGH WATER		MHW
MEAN LOW WATER		MLW
CRITICAL AREA BOUNDARY		CAB
BUFFER 25'/100'		25'
SOILS BOUNDARY		
SWM EASEMENT 5'/10'		
EROSION AND SEDIMENT CONTROL		
SILT FENCE	SF	
SUPER SILT FENCE	SSF	
SILT FENCE ON PAVEMENT	SFOP	
LIMITS OF DISTURBANCE	LOD	
LOD & SILT FENCE	LOD/SF	
LOD & SUPER SILT FENCE	LOD/SSF	
LOD & SILT FENCE ON PAVEMENT	LOD/SFOP	
STANDARD INLET PROTECTION	SIP	
AT-GRADE INLET PROTECTION	ASIP GIP	

SYMBOLS

	PROPOSED	EXISTING
FLARED END SECTION		
YARD INLET	YI	YI
CURB INLET	CI	CI
CUSTOM INLET	CuI	CuI
NYLOPLAST INLET	N	N
STORM DRAIN MANHOLE	D	D
SANITARY SEWER MANHOLE	S	S
CLEANOUT	C	C
GATE VALVE	GV	GV
STUB		
SIGN		
WATER METER	WM	WM
FIRE HYDRANT		
WELL	W	W
BOLLARD		
ELECTRIC TRANSFORMER	ELEC	ELEC
TELEPHONE PEDESTAL	T	T
UTILITY POLE		
GUY WIRE		
CONIFEROUS TREE		
DECIDUOUS TREE		
SPOT ELEVATION	×39.01	× 39.00
LAND SLOPE	0.41%	0.41%
BENCHMARK	ELEV: 123	
BOREHOLE/MONITORING WELL		
LIGHTING		

HATCHES

ASPHALT
GRAVEL
CONCRETE
RIPRAP/ROCK
ESD BED BOTTOM
BRICK PAVING
EXISTING,TO BE DEMOLISHED
STEEP SLOPES
ROOFTOP/NON-ROOFTOP DISCONNECT

ABBREVIATIONS

ADA	AMERICANS WITH DISABILITIES ACT
AGIP	AT GRADE INLET PROTECTION
@	AT
BC	BACK OF CURB
BM	BENCHMARK
BRL	BUILDING RESTRICTION LINE
CES	CONCRETE END SECTION
C/O	CLEAN OUT
CHRD	CHORD
CI	CURB INLET
CIP	CURB INLET PROTECTION
CL	CENERLINE
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	POLYETHYLENE
PERF	PERFORATED
PR	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVI	POINT OF VERTICAL INTERSECTION
Q	DISCHARGE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCN	RUNOFF CURVE NUMBER
ROW	RIGHT-OF-WAY
RT	RIGHT
S	SOUTH
SCE	STABILIZED CONSTRUCTION ENTRANCE
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
Sf	FRICTION SLOPE
SF	SILT FENCE
SHA	STATE HIGHWAY ADMINISTRATION
SIP	STANDARD INLET PROTECTION
SQ	SQUARE
SS	SANITARY SEWER
SSF	SUPER SILT FENCE
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STD	STANDARD
SWM	STORM WATER MANAGEMENT
TAN	TANGENT
TB	THRUST BLOCK
TBR	TO BE REMOVED
TC	TOP OF CURB
Tc	TIME OF CONCENTRATION
TP	TAX PARCEL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UL	UNDERGROUND LIGHT CABLE
UT	UNDERGROUND TELEPHONE
V	VELOCITY
W	WEST
W/	WITH

COVER SHEET

OF THE LANDS OF

ASPIRE APARTMENTS

TAX MAP: 0026, GRID: 0020, PARCEL: 0186

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

ASPIRE OUTDOORS, LLC

RAUCH inc.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchinc.com
Phone: 410 770 9081 | Fax: 410 770 3687

REVISIONS

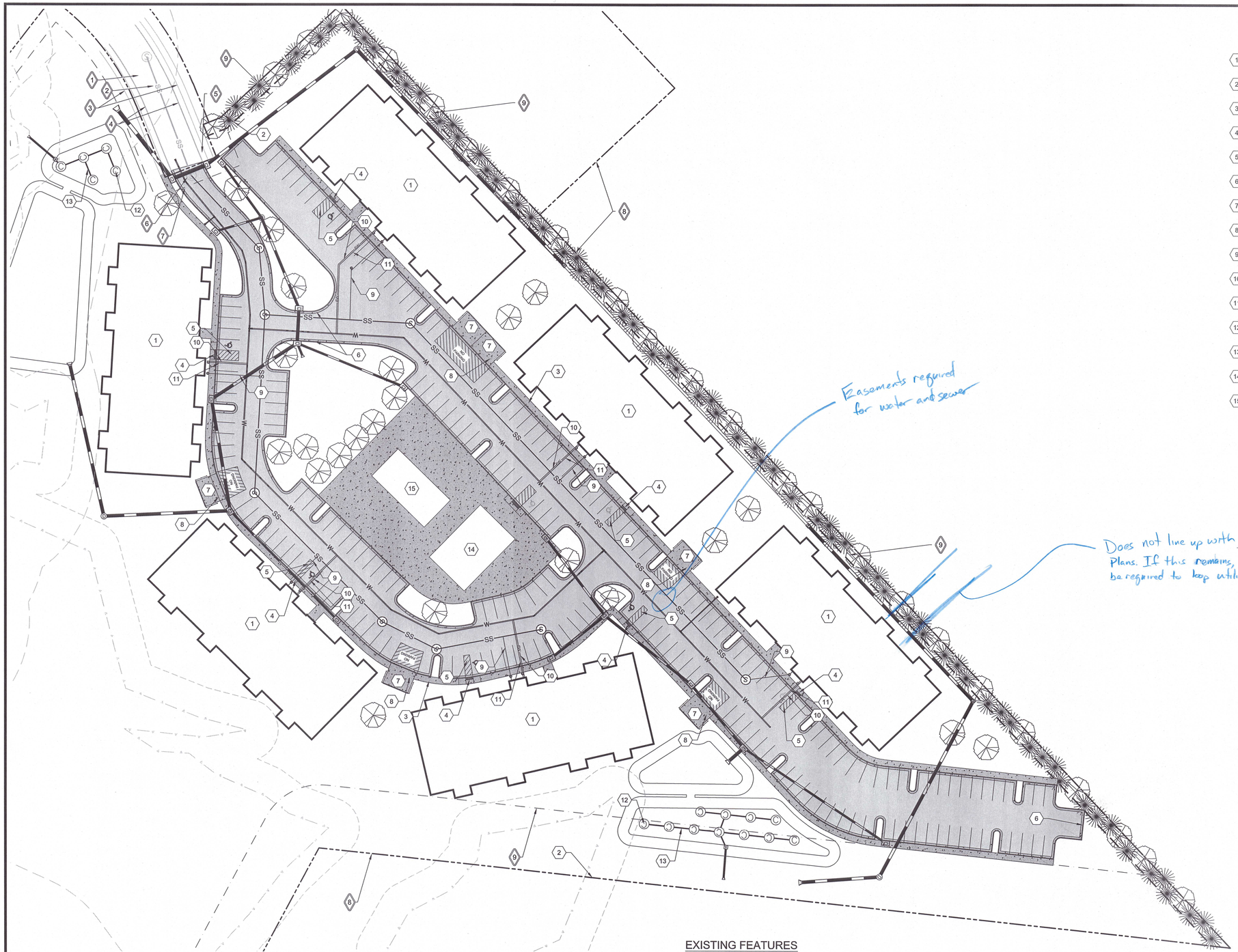
REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	12/6/2022
SCALE:	AS SHOWN
DRAWN BY:	BBF
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: G-100

FOR REVIEW



PROPOSED SITE PLAN NOTES

1. APARTMENT BUILDING
2. LIMIT OF DISTURBANCE
3. PROPOSED 5 FT CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-305.01
4. HANDICAP RAMP. SEE DETAIL ON SHEET C-305.01
5. 8' WIDE A.D.A. ACCESS AISLE STRIPED PER A.D.A. STANDARDS
6. STANDARD CURB AND GUTTER. SEE DETAIL ON SHEET C-305.01
7. REFUSE BIN COLLECTION AREA WITH WOODEN FENCE
8. PICKET FENCE WITH GATE
9. 6" SDR-35 SEWER CONNECTION. SEE DETAIL ON SHEET C-505.01
10. 6" FIRE C-900 WATER LINE CONNECTION. SEE DETAIL ON SHEET C-505.01
11. 2" POTABLE SDR-9 HDPE PIPE WATER LINE. SEE DETAIL ON SHEET C-505.01
12. 6" PVC CLEANOUT
13. 6" PVC UNDERDRAIN
14. POOL HOUSE
15. POOL

EXISTING FEATURES

1. ROAD
2. ROAD CENTERLINE
3. SIDEWALK
4. CURB AND GUTTER
5. FIRE HYDRANT
6. SURVEYED LOCATION OF EXISTING SEWER
7. SURVEYED LOCATION OF EXISTING WATER METER
8. SURVEYED PROPERTY LINES
9. SETBACK LINE

SITE PLAN

OF THE LANDS OF

ASPIRE APARTMENTS

TAX MAP: 0026, GRID: 0020, PARCEL: 0186

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

ASPIRE OUTDOORS, LLC

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St., Easton, MD 21601
Web: www.rauchinc.com | Email: design@rauchinc.com
Phone: 410 770 9081 | Fax: 410 770 3687

REVISIONS

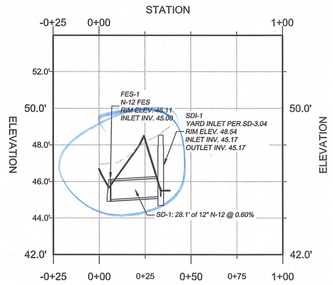
REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	12/7/2022
SCALE:	1" = 40'
DRAWN BY:	BBF
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-101

FOR REVIEW



PROFILE: FES-1 TO SDI-1
SCALE:
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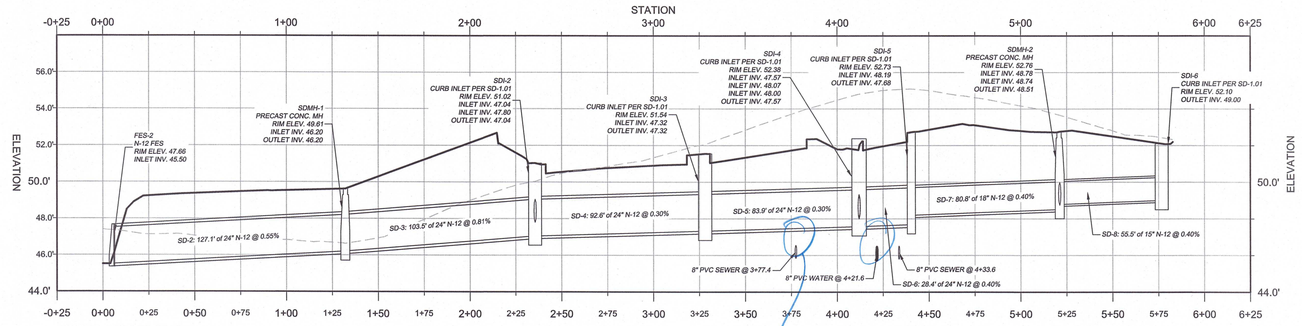
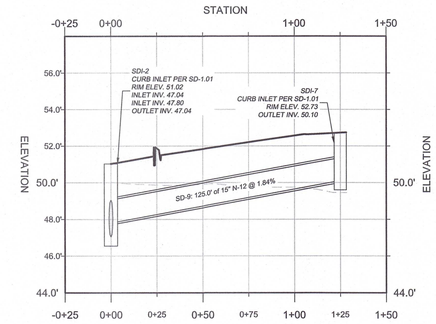
VERTICAL: 1" = 4'



Separation 12" minimum

PROFILE: FES-2 TO SDI-6
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



PROFILE: SDI-2 TO SDI-7
SCALE:
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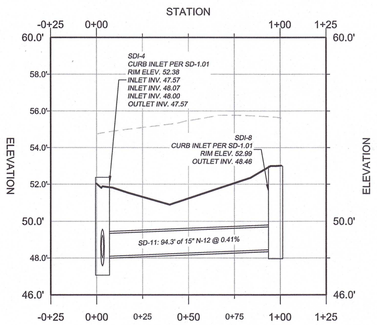
VERTICAL: 1" = 4'



PROFILE: SDI-4 TO SDI-8
SCALE:
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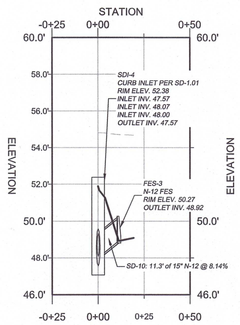
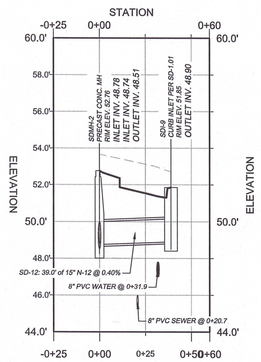
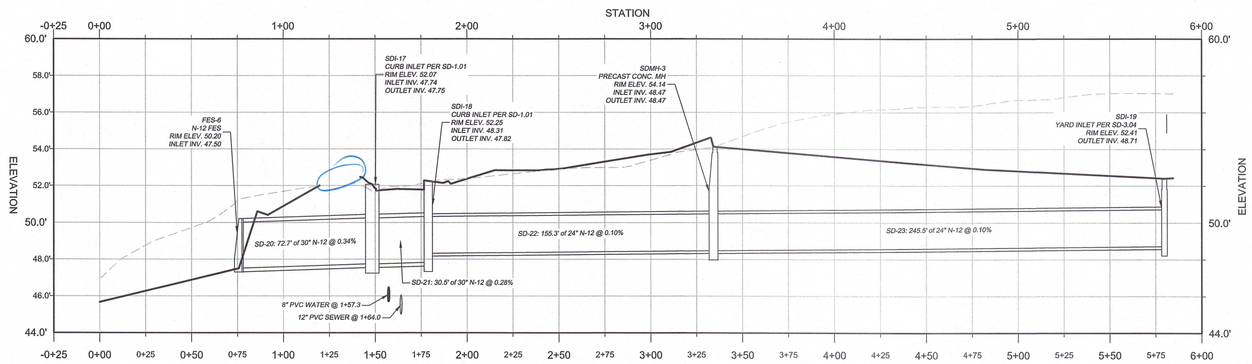
VERTICAL: 1" = 4'



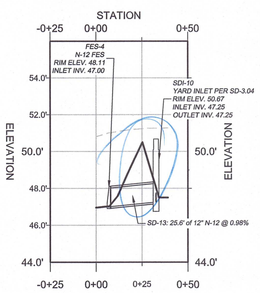
PROFILE: SDI-4 TO FES-3
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



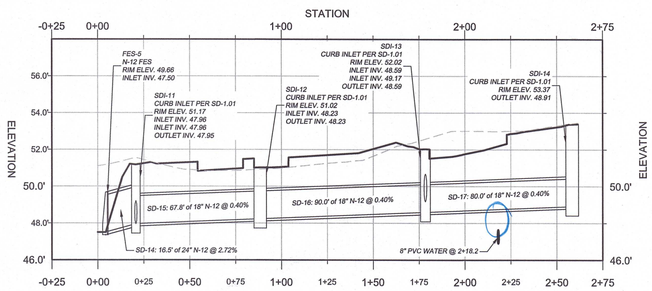
PROFILE: SDMH-2 TO SDI-9
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



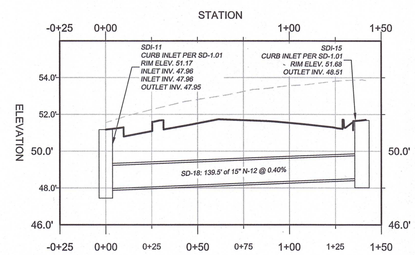
PROFILE: FES-6 TO SDI-19
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



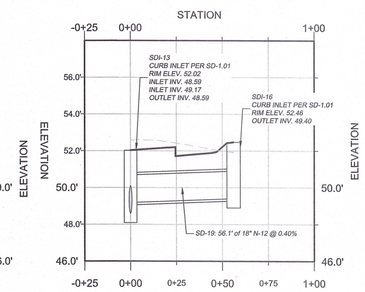
PROFILE: FES-4 TO SDI-10
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



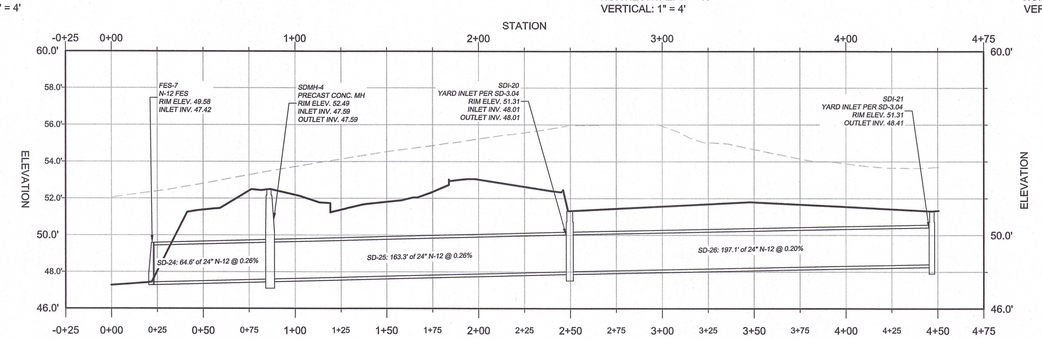
PROFILE: FES-5 TO SDI-14
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



PROFILE: SDI-11 TO SDI-15
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



PROFILE: SDI-13 TO SDI-16
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'



PROFILE: FES-7 TO SDI-21
SCALE:
HORTIZONTAL: 1" = 40'
VERTICAL: 1" = 4'

Scale incorrect

STORMWATER & STORM DRAIN PROFILES

OF THE LANDS OF

ASPIRE APARTMENTS

TAX MAP: 0026, GRID: 0020, PARCEL: 0186
ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND
ASPIRE OUTDOORS, LLC

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St.: Easton, MD 21601
Web: www.rauch-inc.com | Email: design@raucheng.com
Phone: 410 770 9081 | Fax: 410 770 3667

Professional Certification.
I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Maryland.
License No. 11024
Expiration Date: July 24, 2024

7-Dec-22

REVISIONS

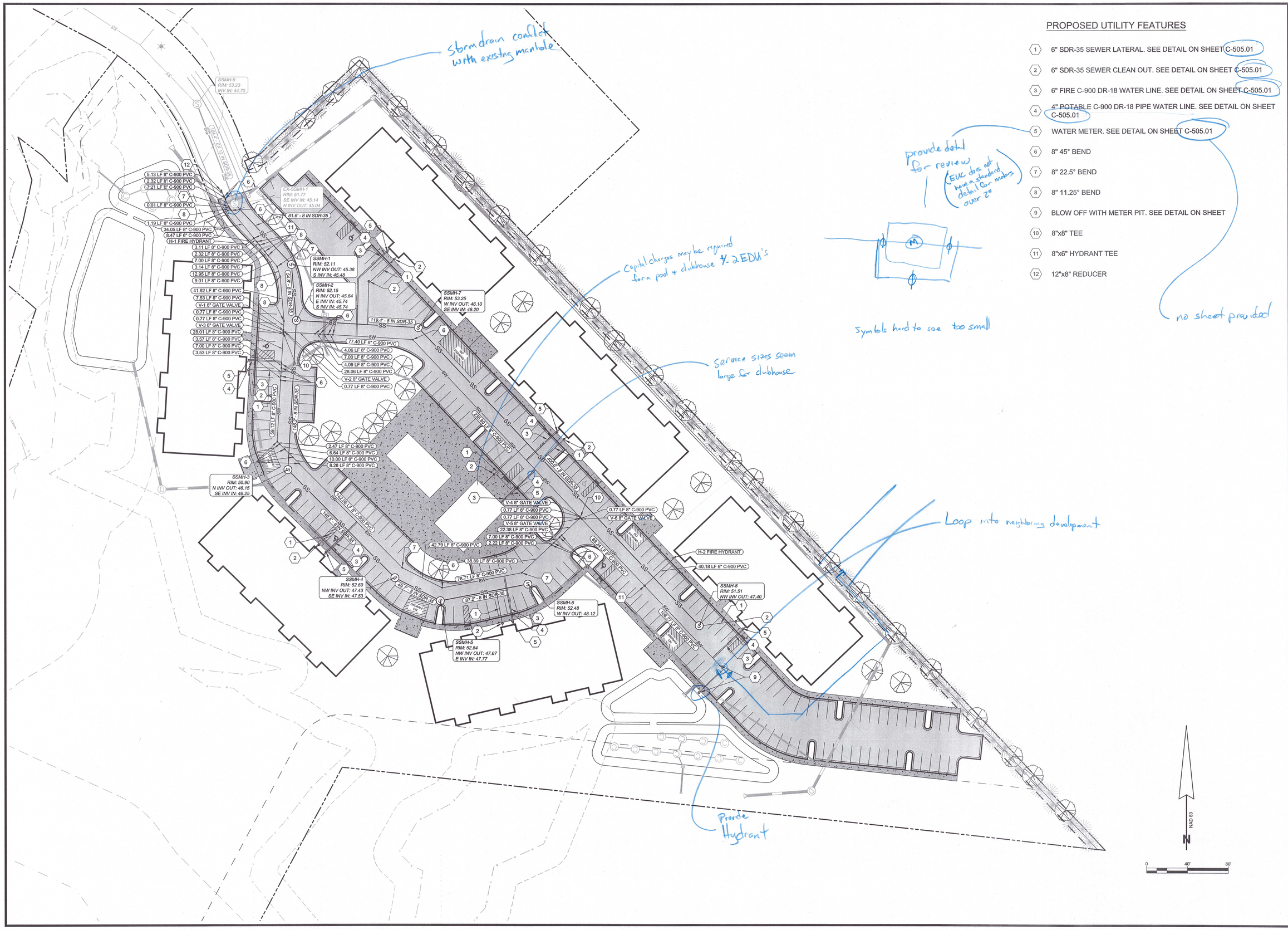
REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	12/6/2022
SCALE:	1" = 10'
DRAWN BY:	BBF
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-203

FOR REVIEW



PROPOSED UTILITY FEATURES

1. 6" SDR-35 SEWER LATERAL. SEE DETAIL ON SHEET C-505.01
2. 6" SDR-35 SEWER CLEAN OUT. SEE DETAIL ON SHEET C-505.01
3. 6" FIRE C-900 DR-18 WATER LINE. SEE DETAIL ON SHEET C-505.01
4. 4" POTABLE C-900 DR-18 PIPE WATER LINE. SEE DETAIL ON SHEET C-505.01
5. WATER METER. SEE DETAIL ON SHEET C-505.01
6. 8" 45° BEND
7. 8" 22.5° BEND
8. 8" 11.25° BEND
9. BLOW OFF WITH METER PIT. SEE DETAIL ON SHEET
10. 8"x8" TEE
11. 8"x6" HYDRANT TEE
12. 12"x8" REDUCER

UTILITY PLAN

OF THE LANDS OF

ASPIRE APARTMENTS

TAX MAP: 0026, GRID: 0020, PARCEL: 0186

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

ASPIRE OUTDOORS, LLC

RAUCH INC.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St.- Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchengineering.com
Phone: 410 770 9381 | Fax: 410 770 3667

REVISIONS

REV. #	DATE	DESCRIPTION
1		

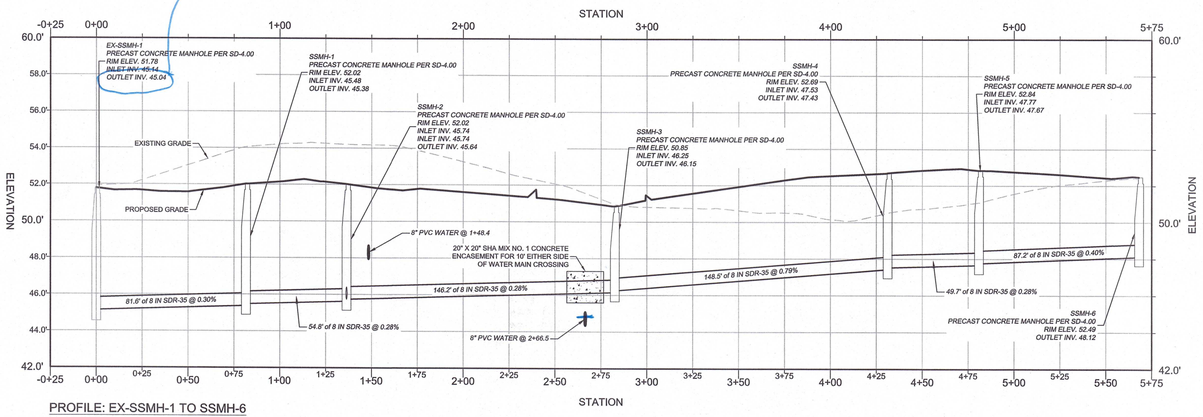
MISS UTILITY OF DELMARVA — 811

DATE:	12/6/2022
SCALE:	1" = 40'
DRAWN BY:	BBF
DESIGNED BY:	BBF
APPROVED BY:	BBF

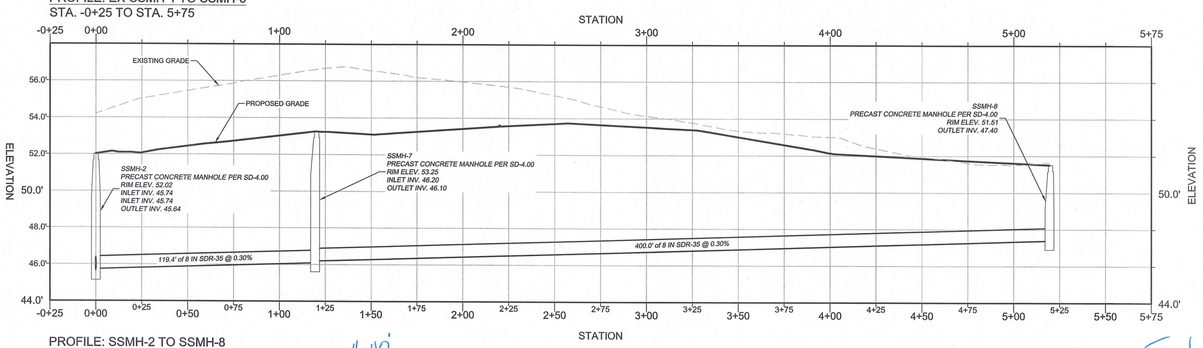
SHEET NO.: C-401

FOR REVIEW

was this verified



PROFILE: EX-SSMH-1 TO SSMH-6
STA. -0+25 TO STA. 5+75



PROFILE: SSMH-2 TO SSMH-8
STA. -0+25 TO STA. 5+75

1"=40'
1"=4'

Scales?

STRUCTURE SCHEDULE
ASPIRE - APARTMENTS - SEWER

STRUCTURE NAME	LOCATION	STRUCTURE TYPE AND SIZE	CONNECTED PIPES	RIM ELEVATION
EX-SSMH-1	N408968.37, E1586138.39	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-1 INV IN = 45.14 SS-10 INV OUT = 45.04	51.78
SSMH-1	N408908.59, E1586193.90	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-2 INV IN = 45.48 SS-1 INV OUT = 45.38	52.02
SSMH-2	N408853.98, E1586198.58	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-3 INV IN = 45.74 SS-6 INV IN = 45.74 SS-2 INV OUT = 45.64	52.02
SSMH-3	N408708.01, E1586190.09	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-7 INV IN = 46.25 SS-6 INV OUT = 46.15	50.85
SSMH-4	N408602.49, E1586294.62	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-8 INV IN = 47.53 SS-7 INV OUT = 47.43	52.69
SSMH-5	N408580.08, E1586339.04	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-9 INV IN = 47.77 SS-8 INV OUT = 47.67	52.84
SSMH-6	N408596.55, E1586424.67	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-9 INV OUT = 48.12	52.49
SSMH-7	N408846.99, E1586317.82	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-4 INV IN = 46.20 SS-3 INV OUT = 46.10	53.25
SSMH-8	N408556.00, E1586592.28	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-4 INV OUT = 47.40	51.51
SSMH-9	N409066.14, E1586101.86	48 DIA PRECAST CONCRETE MANHOLE PER SD-4.00	SS-10 INV IN = 44.70	53.23

PIPE SCHEDULE
ASPIRE - APARTMENTS - SEWER

PIPE NAME	SIZE AND MATERIAL	LENGTH	SLOPE	UPSTREAM STRUCTURE AND INVERT	DOWNSTREAM STRUCTURE AND INVERT
SS-1	8 IN SDR-35	81.58'	0.30%	EX-SSMH-1 INV. 45.14'	SSMH-1 INV. 45.38'
SS-2	8 IN SDR-35	54.81'	0.28%	SSMH-1 INV. 45.48'	SSMH-2 INV. 45.64'
SS-3	8 IN SDR-35	119.45'	0.30%	SSMH-2 INV. 45.74'	SSMH-7 INV. 46.10'
SS-4	8 IN SDR-35	400.00'	0.30%	SSMH-7 INV. 46.20'	SSMH-8 INV. 47.40'
SS-6	8 IN SDR-35	146.22'	0.28%	SSMH-2 INV. 45.74'	SSMH-3 INV. 46.15'
SS-7	8 IN SDR-35	148.53'	0.79%	SSMH-3 INV. 46.25'	SSMH-4 INV. 47.43'
SS-8	8 IN SDR-35	49.75'	0.28%	SSMH-4 INV. 47.53'	SSMH-5 INV. 47.67'
SS-9	8 IN SDR-35	87.20'	0.40%	SSMH-5 INV. 47.77'	SSMH-6 INV. 48.12'
SS-10	12 IN SDR-35	104.37'	0.33%	SSMH-9 INV. 44.70'	EX-SSMH-1 INV. 45.04'

SEWER PROFILES

OF THE LANDS OF

ASPIRE APARTMENTS

TAX MAP: 0026, GRID: 0020, PARCEL: 0186
ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND
ASPIRE OUTDOORS, LLC

RAUCH INC
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | Email: design@rauchengr.com
Phone: 410 770 9081 | Fax: 410 770 3697

REVISIONS

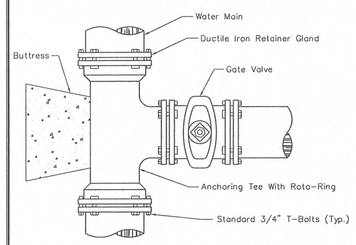
REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	12/6/2022
SCALE:	1" = 20'
DRAWN BY:	BBF
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-403.01

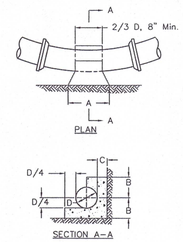
FOR REVIEW



Note:

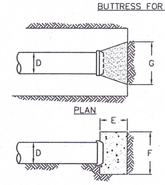
1. All Fittings Shall Be Mechanical Joint, With Ductile Iron Retainer Glands And Mega-Lug Or Equivalent Restraint.
2. Anchoring Tee Shall Be As Indicated And As Manufactured By Griffin Pipe Products, 1100 West Front St. Florance, N.J. 08518, Or An Approved Equal.
3. Retainer Gland Shall Be As Indicated And As Manufactured By Russell Pipe & Foundry Co. Inc., 910 Washington St., Alexander City, AL. 35010, Or An Approved Equal.

APPROVAL	REVISED	TOWN OF EASTON AND EASTON UTILITIES STANDARD DETAILS
Talbot W Bane 1/25/06 EU MANAGER OF ENGINEERING DATE	AUG 1, 94 MAR 9, 95 MAR 1, 98	ANCHORING TEE
ISSUED: MAY 1, 1986		STANDARD NO. W-2.01



BUTTRESS FOR HORIZONTAL BENDS

BUTTRESS FOR HORIZONTAL BENDS						
BEND		6"	8"	10"	12"	16"
1/32	A	6"	8"	10"	1'-0"	1'-4"
	B	7"	8"	9"	10"	1'-0"
	C	7"	7"	8"	8"	9"
1/16	A	9"	1'-0"	1'-6"	1'-9"	2'-3"
	B	7"	8"	9"	10"	1'-0"
	C	8"	8"	10"	11"	1'-2"
1/8	A	1'-3"	1'-4"	1'-7"	2'-4"	3'-4"
	B	7"	8"	9"	11"	1'-3"
	C	8"	9"	10"	11"	1'-2"
1/4	A	2'-0"	2'-6"	3'-0"	3'-6"	5'-0"
	B	8"	9"	1'-0"	1'-3"	1'-8"
	C	1'-10"	1'-9"	1'-8"	1'-7"	1'-5"

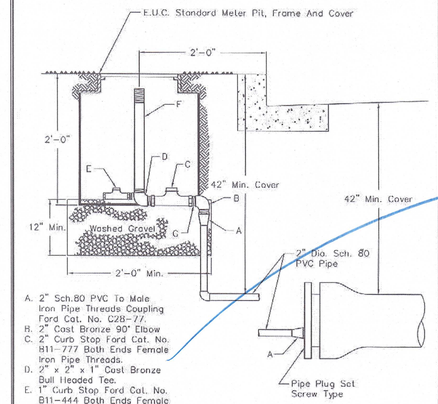


BUTTRESS FOR CAPS AND PLUGS					
D	6"	8"	10"	12"	16"
E	6"	8"	8"	10"	1'-0"
F	1'-0"	1'-4"	1'-6"	2'-0"	2'-8"
G	1'-5"	1'-11"	2'-5"	2'-10"	3'-9"

Notes:
1. All Concrete Shall Be SHA Mix No. 1.
2. Buttress Dimensions Are Minimum. Dimensions Are Based Upon Soil Bearing Pressure Of 3000 P.S.F. And Static Water Pressure Of 150 P.S.I. Where Pressure Exceeds 150 P.S.I. Or Where Soil Bearing Pressure Is Less Than 3000 P.S.F. Special Buttress Design Is Required.

BUTTRESS FOR CAPS AND PLUGS

APPROVAL	REVISED	TOWN OF EASTON AND EASTON UTILITIES STANDARD DETAILS
Talbot W Bane 1/25/06 EU MANAGER OF ENGINEERING DATE		BUTTRESSES FOR CAPS AND HORIZONTAL BENDS
ISSUED: MAY 1, 1986		STANDARD NO. W-3.00



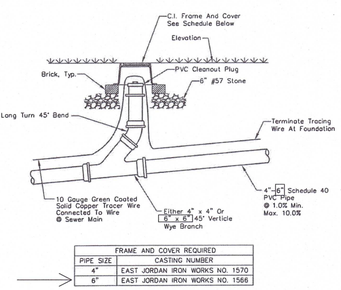
Provide Hydrant instead of Blow off.

A. 2" Sch.80 PVC To Male Iron Pipe Threads Coupling Ford Cat. No. CZ8-77.
B. 2" Cast Bronze 90° Elbow
C. 2" Curb Stop Ford Cat. No. B11-777 Both Ends Female Iron Pipe Threads.
D. 2" x 2" x 1" Cast Bronze Bull Headed Tee.
E. 1" Curb Stop Ford Cat. No. B11-444 Both Ends Female Iron Pipe Threads.
F. 2" Galv. Iron Pipe 3" Of Threads Both Ends. Pipe Length Shall Be Sufficient To Place End Of Pipe 3" Below Grade.
G. All Nipples Shall Be Bronze.

Note:

1. Add Detector Tape And Tracer Wire To All Pipe.

APPROVAL	REVISED	TOWN OF EASTON AND EASTON UTILITIES COMMISSION STANDARD DETAILS
Talbot W Bane 10/10/07 EU MANAGER OF ENGINEERING DATE	MAR 1, 94 AUG 1, 94 OCT 10, 07	BLOWOFF
ISSUED: MAY 1, 1986		STANDARD NO. W-5.00

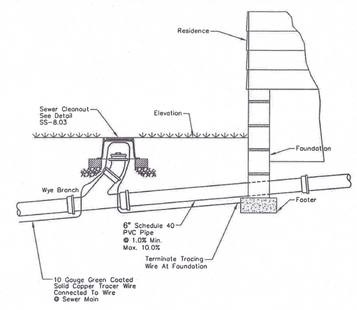


FRAME AND COVER REQUIRED	
PIPE SIZE	CASTING NUMBER
4"	EAST JORDAN IRON WORKS NO. 1570
6"	EAST JORDAN IRON WORKS NO. 1566

NOTES:

1. SERVICE CONNECTION SHALL BE PERPENDICULAR TO MAIN.
2. ADD DETECTOR TAPE TO ALL PIPE.
3. USE CLASS 50 DUCTILE IRON FOR SERVICES WITH LESS THAN 3' OF COVER.
4. NO SPLICES ON TRACER WIRE. MECHANICAL CONNECTORS ONLY IN CLEANOUTS.
5. EMBED PIPE IN #57 STONE FROM 6" BELOW INVERT TO 2" ABOVE CROWN.

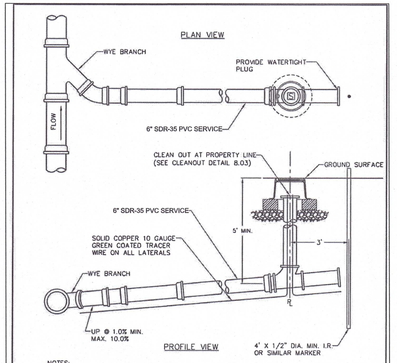
APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU MANAGER OF ENGINEERING JAN 15, 19 DATE		GRAVITY SEWER CLEANOUTS
ISSUED: JAN 15, 2019		STANDARD NO. SS-8.03



NOTES:

1. SERVICE CONNECTION SHALL BE PERPENDICULAR TO MAIN.
2. ADD DETECTOR TAPE TO ALL PIPE.
3. USE CLASS 50 DUCTILE IRON FOR SERVICES WITH LESS THAN 3' OF COVER.
4. NO SPLICES ON TRACER WIRE. MECHANICAL CONNECTORS ONLY IN CLEANOUTS.
5. EMBED PIPE IN #57 STONE FROM 6" BELOW INVERT TO 2" ABOVE CROWN.
6. INSTALLATION OF SEWER LATERAL INTO FOUNDATION PER TOWN OF EASTON STANDARD.
7. PROVIDE VIDEO INSPECTION OF LATERAL FROM CLEANOUT AT HOUSE/STRUCTURE, TO MAIN.

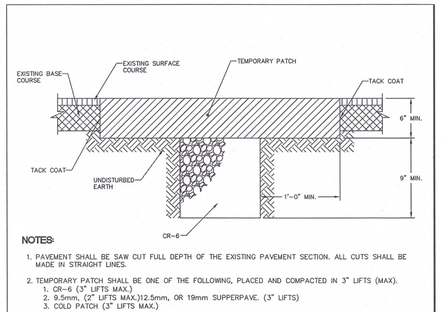
APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU MANAGER OF ENGINEERING JAN 15, 19 DATE	JUN 11 ,97 MAR 1, 98 SEP 1, 09 JUL. 20, 11 SEP 15, 14	PVC SEWER HOUSE CONNECTION
ISSUED: JULY 1, 1996	JAN 15, 19	STANDARD NO. SS-8.02



NOTES:

1. SERVICE CONNECTION SHALL BE PERPENDICULAR TO MAIN.
2. ADD DETECTOR TAPE TO ALL PIPE.
3. USE CLASS 50 DUCTILE IRON FOR SERVICES WITH LESS THAN 3' OF COVER.
4. NO SPLICES ON TRACER WIRE. MECHANICAL CONNECTORS ONLY IN CLEANOUTS.
5. EMBED PIPE IN #57 STONE FROM 6" BELOW INVERT TO 2" ABOVE CROWN.

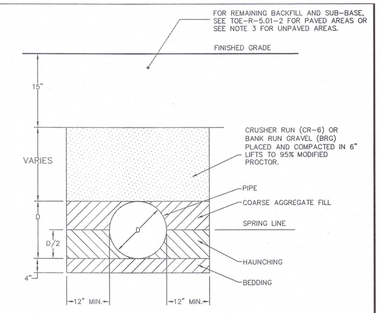
APPROVAL	REVISED	EASTON UTILITIES STANDARD DETAILS
EU MANAGER OF ENGINEERING JAN 15, 2019 DATE	MAY 1, 89 AUG 1, 94 MAR 9, 95 FEB 1, 02 JAN 15, 19	SEWER COLLECTION SYSTEM SEWER HOUSE SERVICE
ISSUED: MAY 1, 1986		STANDARD NO. SS-8.00



NOTES:

1. PAVEMENT SHALL BE SAW CUT FULL DEPTH OF THE EXISTING PAVEMENT SECTION. ALL CUTS SHALL BE MADE IN STRAIGHT LINES.
2. TEMPORARY PATCH SHALL BE ONE OF THE FOLLOWING, PLACED AND COMPACTED IN 3" LIFTS (MAX).
   1. CR-6 (3" LIFTS MAX.)
   2. 9.5mm. (2" LIFTS MAX.)12.5mm, OR 19mm SUPPERPAVE. (3" LIFTS)
   3. COLD PATCH (3" LIFTS MAX.)
3. A TEMPORARY CR-6 PATCH MUST BE CONVERTED TO COLD PATCH OR SUPERPAVE WITHIN 1 WEEK OF COMPLETION OF TRENCH WORK, UNLESS APPROVED BY TOWN ENGINEER.
4. TEMPORARY TRENCH RESTORATION MUST BE CONVERTED TO A PERMANENT TRENCH RESTORATION WITHIN 30 CALENDAR DAYS OF COMPLETION OF TRENCH WORK, UNLESS APPROVED BY TOWN ENGINEER. TEMPORARY TRENCH RESTORATION DONE AFTER NOVEMBER 30TH MUST BE CONVERTED TO A PERMANENT TRENCH RESTORATION BEFORE MAY 30TH OF THE FOLLOWING YEAR.
5. TEMPORARY RESTORATION MUST BE INSPECTED AND MAINTAINED EVERY 30 DAYS UNTIL PERMANENT RESTORATION IS COMPLETED. AN INSPECTION AND MAINTENANCE LOG MUST BE KEPT.
6. CONTRACTOR MUST CONFIRM LIMITS OF PATCH REQUIRED WITH THEN TOWN ENGINEER PRIOR TO START OF PATCH WORK.

	APPROVAL	TOWN OF EASTON STANDARD DETAILS
TOWN OF EASTON MARYLAND FOUNDED 1710	TOWN ENGINEER 1/2020 DATE	TEMPORARY PAVEMENT REPAIR FOR UTILITY TRENCHES
	ISSUED: JANUARY 2020	STANDARD NO.: TOE-R-5.01-2



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.

	APPROVAL	TOWN OF EASTON STANDARD DETAILS
TOWN OF EASTON MARYLAND FOUNDED 1710	TOWN ENGINEER 1/2020 DATE	TRENCH DETAIL
	ISSUED: JANUARY 2020	STANDARD NO.: TOE-R-5.01-1

UTILITY DETAILS

OF THE LANDS OF

ASPIRE APARTMENTS

TAX MAP: 0026, GRID: 0020, PARCEL: 0186

ELECTION DISTRICT 01, TALBOT COUNTY, MARYLAND

ASPIRE OUTDOORS, LLC

RAUCH INC.
Engineering | Survey | Architecture | Environmental
Main Office: 106 N Harrison St - Easton, MD 21601
Web: www.rauch-inc.com | E-mail: design@rauch-inc.com
Phone: 410 770 0081 | Fax: 410 770 3667

REVISIONS

REV. #	DATE	DESCRIPTION
1		

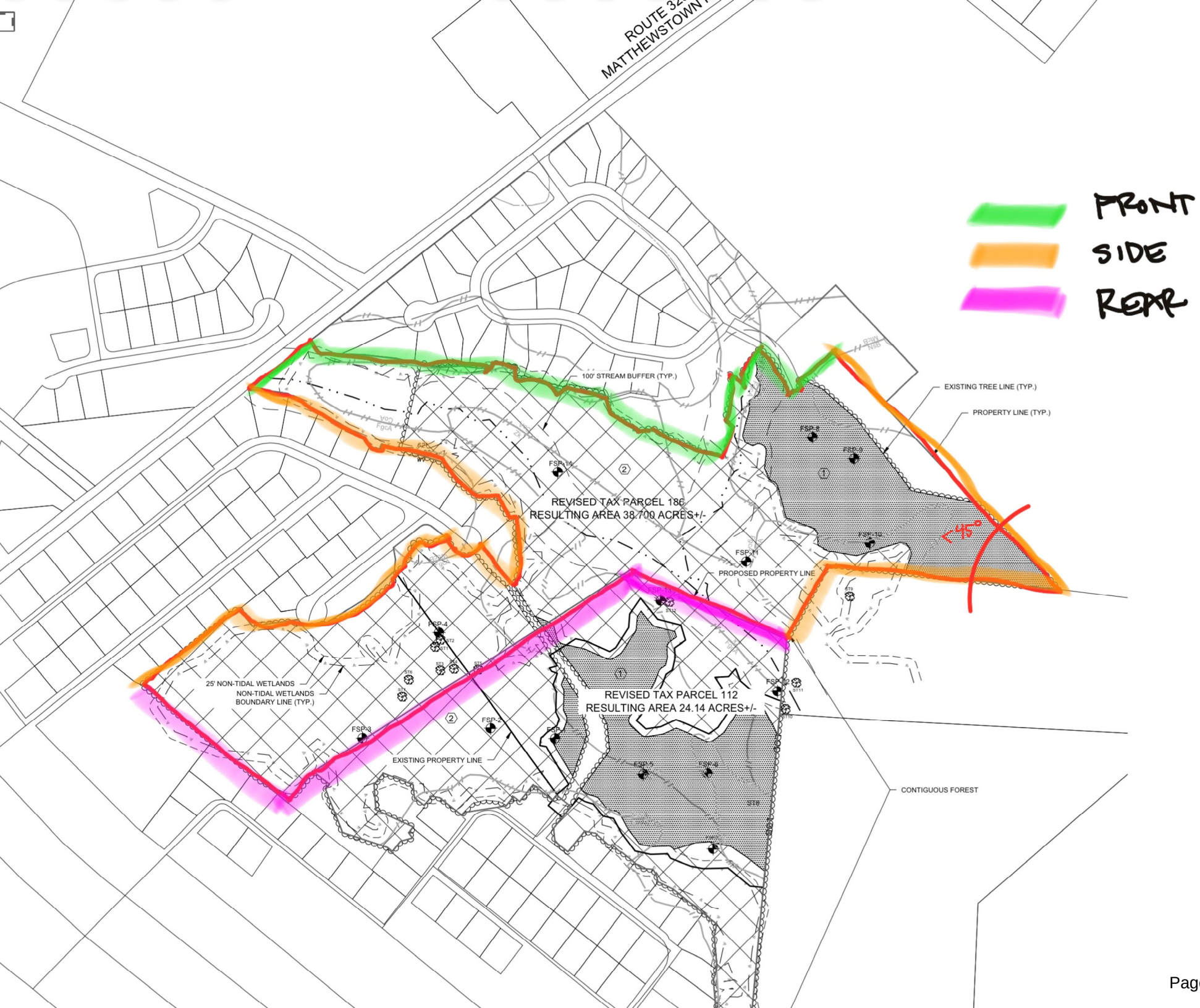
MISS UTILITY OF DELMARVA — 811

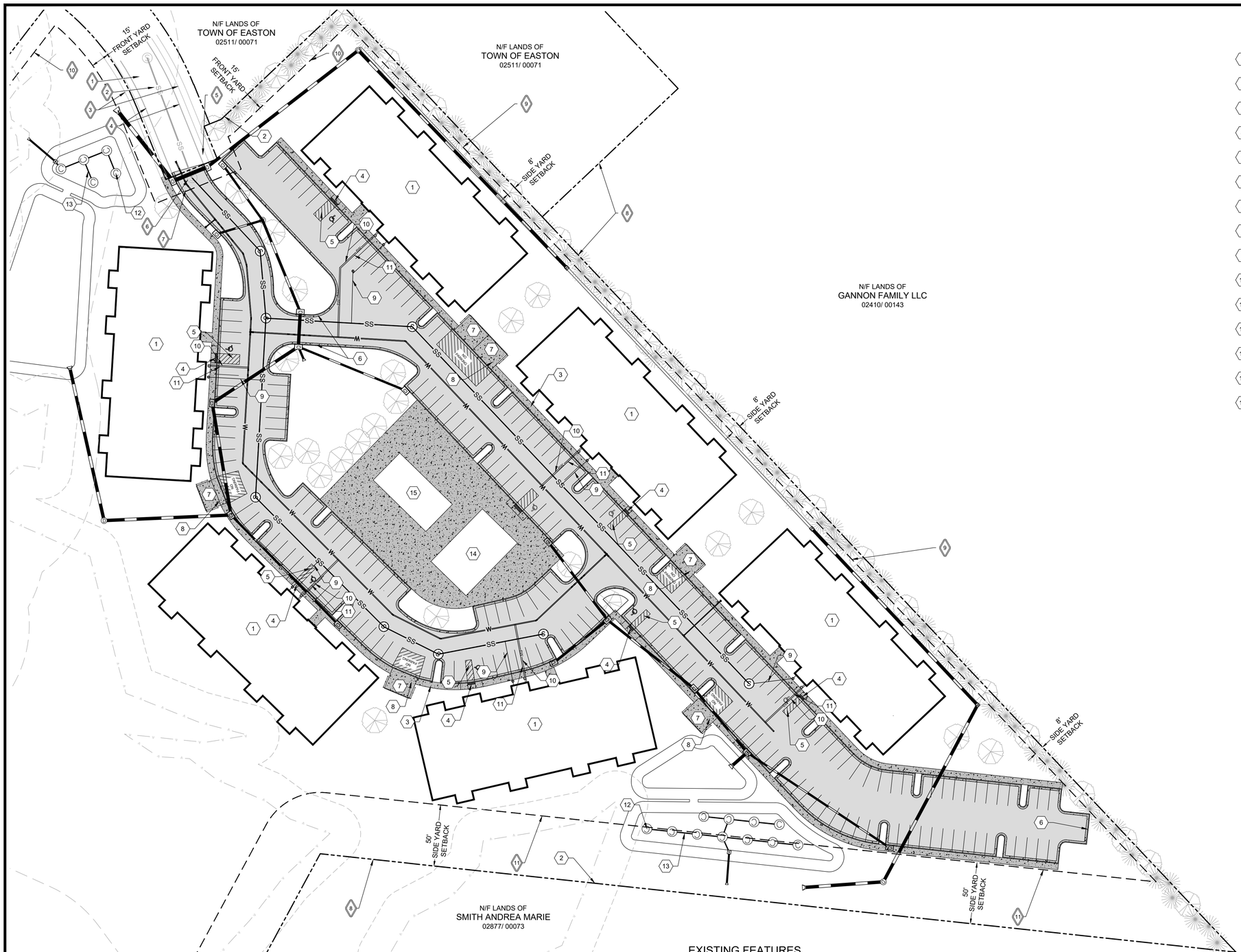
DATE:	12/7/2022
SCALE:	N/A
DRAWN BY:	BBF
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-405

FOR REVIEW

Smart Site Plan
SIDE
REAR
FRONT
SIDE
Swann Haven Rd
Swann Haven Rd


ROUTE 32
MATTHEWSTOWN
FRONT
SIDE
REAR
100' STREAM BUFFER (TYP.)
EXISTING TREE LINE (TYP.)
PROPERTY LINE (TYP.)
REVISED TAX PARCEL 186
RESULTING AREA 38.700 ACRES+/-
PROPOSED PROPERTY LINE
<45°
25' NON-TIDAL WETLANDS
NON-TIDAL WETLANDS
BOUNDARY LINE (TYP.)
REVISED TAX PARCEL 112
RESULTING AREA 24.14 ACRES+/-
EXISTING PROPERTY LINE
CONTIGUOUS FOREST
FSP-1
FSP-2
FSP-3
FSP-4
FSP-11
FSP-12
FSP-14



PROPOSED SITE PLAN NOTES

1. APARTMENT BUILDING
2. PROPERTY LINE
3. PROPOSED 5 FT CONCRETE SIDEWALK. SEE DETAIL ON SHEET C-305.01
4. HANDICAP RAMP. SEE DETAIL ON SHEET C-305.01
5. 8' WIDE A.D.A. ACCESS AISLE STRIPED PER A.D.A. STANDARDS
6. STANDARD CURB AND GUTTER. SEE DETAIL ON SHEET C-305.01
7. REFUSE BIN COLLECTION AREA WITH WOODEN FENCE
8. PICKET FENCE WITH GATE
9. 6" SDR-35 SEWER CONNECTION. SEE DETAIL ON SHEET C-505.01
10. 6" FIRE C-900 WATER LINE CONNECTION. SEE DETAIL ON SHEET C-505.01
11. 2" POTABLE SDR-9 HDPE PIPE WATER LINE. SEE DETAIL ON SHEET C-505.01
12. 6" PVC CLEANOUT
13. 6" PVC UNDERDRAIN
14. POOL HOUSE
15. POOL

EXISTING FEATURES

1. ROAD
2. ROAD CENTERLINE
3. SIDEWALK
4. CURB AND GUTTER
5. FIRE HYDRANT
6. SURVEYED LOCATION OF EXISTING SEWER
7. SURVEYED LOCATION OF EXISTING WATER METER
8. SURVEYED PROPERTY LINES
9. 8' SIDE YARD SETBACK LINE
10. 15' FRONT YARD SETBACK LINE
11. 50' SIDE YARD SETBACK LINE ADJACENT TO RESIDENTIAL SUBDIVISION LOT

NAD 83

N

0 40' 80'

SITE PLAN

OF THE LANDS OF

ASPIRE APARTMENTS

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REVISIONS

REV. #	DATE	DESCRIPTION
1		

MISS UTILITY OF DELMARVA — 811

DATE:	12/28/2022
SCALE:	1" = 40'
DRAWN BY:	BBF
DESIGNED BY:	BBF
APPROVED BY:	BBF

SHEET NO.: C-101

FOR REVIEW

December 27, 2022

Lynn Thomas
Miguel Salinas
Rick Van Emburgh

Planning & Zoning

Dear Sirs,

This letter is regarding Aspire Outdoors proposed apartment complex with connection to Camac Street located in Hunter's Mill. This is a small, quiet community that simply cannot bear the traffic that a 170-unit apartment complex will add to this community.

The biggest problem which we deal with currently is that Captain Adamouski Street is not wide enough for a school bus to travel, so the school children currently stand at the corner of McCall Street and Captain Adamouski Street. If you are not familiar, McCall Street is approximately 120' long, basically as deep as on single family lot and not wide enough for parking on the street. This is our only ingress/egress to MD-328. Turning in and out of the subdivision during this time is chaotic and adding additional children and traffic to the corner for pick-up is not safe. Although all of us will be impacted by the additional traffic and bus issue, the four homes that will be impacted the most are are 29756 Captain Adamouski Street, 29757 Captain Adamouski Street, 29762 Captain Adamouski Street, and 8695 McCall Steet. Our mailboxes also pose an issue as they are located on what would be the entrance to Aspire Outdoor's proposed location. There is currently no parking to get mail and the road is not wide enough to support people getting their mail and traffic.

Hunter's Mill already has issues turning West onto MD-328 at peak hours of the day. Adding the new 202-units behind Hunter's Mill is going to further congestion and our ability to access MD-328 heading West. I urge you to wait to approve Aspire Outdoors proposal until both the apartment complex across from Choptank Transport and the 202-unit subdivision behind Hunter's Mill are built out. Our community does not have the road infrastructure in place to support the new growth accessing Matthewstown Road and until there are major upgrades to the road, the Town should not approve any further developments along the MD-328 corridor.

Thank you so much for your time and consideration,

Brandon and Suzanne Silverstein
8665 Camac Street

CC: Mayor Willey
Kathy Ruf

RECEIVED
DEC 27 2022
TOWN OF EASTON