SITE PLAN DATA

OWNER: REMCO PROPERTIES LLC, 200 WITMER ROAD, SUITE 200
HORSHAM, PENNSYLVANIA 19044 1-215-938-7300

TOTAL PROPERTY:	163.345 ACRES (LOTS 1, 2, 3, 4, 5, 6, OPEN SPACE PARCEL A AND PUBLIC STREET RIGHT-OF-WAYS)
EXISTING PHASE 1 PUD	51.50 ACRES (PART OF LOT 1, LOTS 2, 4 AND 6 PLATS 82/23 AND 82/65)
PHASE 2C PUD (PROPOSED)	7.44 ACRES (PART OF LOT 1 AND LOT 5 – PLAT 82/23)
TOTAL AMENDED PUD ACREAGE:	58.94 ACRES

BASE ZONING OF PHASE 2C: I-1 AND CL

PUD REQUIREMENTS PER ARTICLE VIII EASTON ZONING ORDINANCE (APPLICABLE SECTIONS ADDRESSED HEREIN):

SECTION 801. G. DEVELOPMENT STANDARDS:

(1) THE VARIOUS PROPERTIES COMPRISING THE PHASE 2C PUD ARE UNDER ONE OWNER, REMCO PROPERTIES, LLC.
(2) THE SITE IS SUITABLY CONFIGURED FOR THE PROPOSED DEVELOPMENT.
(3) PUBLIC WATER AND SEWER HAVE BEEN EXTENDED TO PHASE 2C DEVELOPMENT AREAS VIS-A-VIS WORK UNDER PHASE 1.
(4) SIGNIFICANT ON-SITE AND REGIONAL TRANSPORTATION IMPROVEMENTS ARE COMPLETED AND PROVIDE ENHANCED INGRESS/EGRESS TO THE PHASE 2C DEVELOPMENT AREAS.
(5) THE DEVELOPER PLANS TO COMMENCE PHASE 2C CONSTRUCTION WITHIN A YEAR AFTER FINAL SITE PLAN APPROVAL.
(6) THE PROPOSED PUD SITE IS SIGNIFICANTLY LARGER THAN 5 ACRES.
(7) COMMON OPEN SPACE COMPRISES MORE THAN 30% OF THIS PUD.
(8) THE SETBACKS, LOT SIZES, LOT COVERAGE, BUILDING HEIGHTS AND YARD REQUIREMENTS SHOWN OR IMPLIED HEREIN SHALL BE APPROVED WITH THE PUD ZONING APPROVAL.
(9) PHASE 2C OFF-STREET PARKING IS PROVIDED AS SHOWN HEREON AND IS CONSISTENT WITH PHASE 1 PUD APPROVALS.

SECTION 801. H. 1. SKETCH PLAN REQUIREMENTS AND DATA:

(1a.) PROPOSED DEVELOPMENT LAYOUT- PROVIDED AS SHOWN HEREON

(1b.) NO SPECIFIC RESERVATION OF OPEN SPACE PROPOSED. FOREST CONSERVATION AND HABITAT CONSERVATION AREAS SUBJECT TO RECORDED EASEMENTS; BALANCE OF OPEN SPACE AREAS, BOTH NATURAL AREAS AND PEDESTRIAN SPACES TO REMAIN UNDER OWNERSHIP AND MANAGEMENT OF DEVELOPER.

(1c.) THE PLAN SHOWS THE PROPOSED LAND USES WITH PARKING AREAS DEFINED.

(1f.) AMENDED PUD –OVERALL LAND USE AREA BREAKDOWN

LAND USE TYPE (PUD)	TOTAL GFA (SF)	FOOTPRINT (SF)	FOOTPRINT (%)
RETAIL– PHASE 1 PUD–	203,878 SF	203,878	7.9%
PHASE 2 PUD–	37,500 SF	37,500	1.5%
OFFICE– PHASE 1 PUD–2ND FLOOR, "F,G & I"	38,157 SF	0	
FOOD SERVICE– PHASE 1 PUD– "C,D,E & J"	24,901 SF	24,901	1.0%
BANK– PHASE 1 PUD–	3,561 SF	3,561	0.1%
SUB-TOTAL STRUCTURES	307,997 SF	269,840	10.5%
STREET R/W'S WITHIN PUD–		2.17 AC.	3.7%
PARKING, INTERNAL SWM FEATURES, ACCESSES, CIVIC AREA AND INTERNAL GREEN SPACES–		27.25 AC.	46.2%
COMMON OPEN SPACE–		23.32 AC.	39.6%

PHASE 2C PUD PARKING REQUIRED/PROVIDED:

RETAIL/OFFICE-4 SP./1000 SF-GFA = 150 SP. REQUIRED; 138 OR 3.7 SP./1000 SF GFA PROVIDED.

(1h.) PRELIMINARY BUILDING ELEVATIONS PROVIDED IN THEME BOOK AND ATTACHED HEREWITH.

(1j.) FOREST STAND DELINEATION– PREVIOUSLY COMPLETED FOR OVERALL PROPERTY; FOREST CONSERVATION AREA INCLUDED WITHIN 58.309 ACRES FOREST/HABITAT AREA.

(1.k) PROPOSED PUD METES AND BOUNDS SHOWN HEREON

PHASE 2C LANDSCAPE REQUIREMENTS

PHASE 2 GENERAL MINIMUM LANDSCAPE REQUIREMENTS (SECTION 1015.6.E) LANDSCAPE DETAILS AND SPECIFIC COMPLIANCE WITH ORDINANCE TO BE PROVIDED WITH SITE PLAN PER DEVELOPMENT PHASE.

1. OVERALL MINIMUM TREES REQUIRED– 1 TREE PER 2500 SQ FT OF DISTURBED AREA LESS REQUIRED BUFFERYARDS (COMMERCIAL) = 4.57 AC. = 199,108 SF ÷ 2500 = 80 TREES, TOTAL OF 80 TREES REQUIRED ACROSS SITE

2a. INTERNAL STREET TREES– N/A

2b. INTERIOR PARKING LOT TREES– 1 TREE PER 7.5 SPACES (COMMERCIAL) = 18 TREES REQUIRED– LOCATED IN ISLANDS AND BIO–RETENTION AREAS.

2c. PARKING LOT HEDGE, OR EQUAL SCREENING REQUIRED ALONG ALL STREETS WHERE PARKING ABUTS STREET.

2d.i.– 1 TREE PER 50' OF BUILDING FRONTAGE– TREES PROVIDED IN CLOSE PROXIMITY TO BUILDING FRONTAGES IN FOUNDATION PLANTERS AND PARKING ISLANDS.

2.d.ii. –LANDSCAPE BEDS THAT ADJOIN BUILDINGS FOR NO LESS THAN 25% OF ENTRANCE FAÇADE AREA– TO BE PROVIDED WITH FOUNDATION PLANTER AREAS AND SIDEWALK LANDSCAPE CUT–OUTS.

2.e. –SERVICE AREAS– THESE AREAS ARE LOCATED AT REAR OF BUILDING MASSES NOT VISIBLE FROM PUBLIC WAYS OR PARKING AREAS. SERVICE/DUMPSTER AREAS IN OTHER LOCATIONS SHALL BE SCREENED WITH 6' HIGH MINIMUM SCREEN WALLS AND GATES.

2.f. OVERALL SHRUB LANDSCAPE PLANTINGS– PROVIDED THROUGHOUT SITE IN PARKING AREAS AND STREET BUFFERING OF PARKING FIELDS.

2.g. BUFFERYARDS– BUFFERYARD "D", 15' WIDTH REQUIRED ALONG MARLBORO AVENUE EXTENDED. BASE REQUIREMENT OF (1 CANOPY TREE, 1 EVERGREEN/UNDERSTORY TREE AND 5 SHRUBS PER 50' OF FRONTAGE). BUFFERYARD "B", 25' WIDTH REQUIRED ALONG MD ROUTE 33. BASE REQUIREMENT OF (2 CANOPY TREE, 1 EVERGREEN TREE PER 50' OF FRONTAGE).

CANOPY TREES– MINIMUM 2" CALIPER AT INSTALLATION. ACCEPTABLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: VARIOUS OAKS, PLANE TREES, HONEY LOCUST, ZELKOVA, HYBRID ELM, RIVER BIRCH AND MAPLES IN PLANTING AREAS WITH ROOM FOR ROOT SPREAD.

EVERGREEN TREES– MINIMUM 7' HEIGHT AT INSTALLATION. ACCEPTABLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: LOBLOLLY PINE, WHITE PINE ON BERMS OR WHERE SOILS ARE OTHERWISE SUITABLE AND WELL DRAINED, CRYPTOMERIA, ARBORVITAE, HOLLIES, MAGNOLIA, JUNIPERS AND RED CEDAR.

UNDERSTORY TREES– MINIMUM 7' HEIGHT AT INSTALLATION. ACCEPTABLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: RED BUD, DOGWOOD, CREPE MYRTLE, CEDARS, PINES, HOLLIES, VIBURNUM, WAX MYRTLE, BAY BERRY, SHAD BUSH, CHERRY, CRAB APPLE, SMALLER MAPLES, SWEET BAY MAGNOLIA, OTHER SMALLER FLOWERING MAGNOLIAS AND SELECT, IMPROVED PEAR SPECIES ON A LIMITED BASIS.

SHRUBS– MINIMUM 18" HEIGHT OR SPREAD AT INSTALLATION. ACCEPTABLE SPECIES INCLUDE, BUT ARE NOT LIMITED TO: JUNIPERS, HOLLIES, ABELIA, ROSES, EUONYMUS, SPIREA, YEWS, BOXWOOD, RHODODENDRON, DOGWOOD, BEAUTY BERRY AND OTHER PLANTS COMMONLY GROWN IN THIS REGION AND NOT OTHERWISE CONSIDERED INVASIVE SPECIES.

STORMWATER MANAGEMENT

SEE ATTACHED STORMWATER MANAGEMENT CONCEPT PLAN.

SITE LIGHTING

SITE LIGHTING AND PARKING LIGHTING SHALL MATCH EXISTING PHASE 1 COLONIAL LIGHTING FIXTURES 14' POLE HEIGHT. COLONIAL LIGHTING EXISTS ALONG MARLBORO AVENUE EXTENDED FRONTAGES AND NO ADDITIONAL STREET LIGHTING PLANNED. BUILDING FIXTURES WILL ILLUMINATE ENTRANCE SIDEWALKS.

(2) PLANNING COMMISSION REVIEW OF COMPREHENSIVE PLAN CONSISTENCY:
SUPPORTING INFORMATION AND JUSTIFICATION TO BE PRESENTED AT PLANNING COMMISSION HEARING.

COMPREHENSIVE PLAN DESIGN PRINCIPLES RESPONSE NARRATIVE

PRINCIPLE #1– INTEGRATED USES ARE DESIRABLE– WATERSIDE VILLAGE PHASE 2C ACCOMMODATES RETAILERS DESIRING TO LOCATE IN EASTON WITHIN AN EXISTING AND MIXED USE DEVELOPMENT WHERE THEIR RETAIL OFFERING COMPLEMENTS AND FURTHER INTEGRATES THE RETAIL LAND USES AND TENANT TYPES WITHIN WATERSIDE VILLAGE AND THE TOWN. THIS PHASE ADJOINS PROPOSED RESIDENTIAL LAND USES THAT PROVIDES PEDESTRIAN MARKET AND DAILY USERS.

PRINCIPLE #2– NATURAL FEATURES SHOULD DETERMINE DESIGN– NATURAL FEATURES ON THIS SITE ARE COMPRISED OF "REGULATED" WETLAND CORRIDOR COMPRISING THE NORTHERN BOUNDARY OF THE THIS PUD PHASE. THESE AREAS ARE PROTECTED; AND THE WETLAND CORRIDOR IS ENHANCED WITH STORMWATER MANAGEMENT (SWM) FACILITIES ADJOINING IT.

PRINCIPLE #3– AUTOMOBILES SHOULD NOT DETERMINE DESIGN– THE AUTO DEPENDENT DESIGN OF THIS SITE WAS CAST WHEN MARLBORO AVENUE WAS EXTENDED THROUGH THE WATERSIDE VILLAGE PROPERTY AND REQUIRED TO ACCOMMODATE, COLLECT AND DISTRIBUTE HEAVIER TRAFFIC VOLUMES. PHASE 2C LINKS TO THE WATERSIDE VILLAGE AND PHASE 1 PEDESTRIAN SIDEWALK SYSTEMS AND PROMOTES PEDESTRIAN ACCESS AND USE.

PRINCIPLE #4– AMPLE OPEN SPACES SHOULD BE PROVIDED WITHIN AND AROUND NEIGHBORHOODS– OPEN SPACE AND GREEN SPACE ARE INTEGRATED THROUGH–OUT THE SITE PLAN.

PRINCIPLE #5– ARCHITECTURE SHOULD RESPECT EASTON'S HISTORICAL DEVELOPMENT– THE PROPOSED BUILDING WILL CONTINUE THE ARCHITECTURAL PALETTE APPROVED WITH PHASE 1 WATERSIDE VILLAGE PUD AND COMPLEMENTS EASTON'S HISTORICAL ARCHITECTURE CHARACTER FOR BUILDINGS OF THIS TYPE.

PRINCIPLE #6– SIGNS SHOULD INFORM BUT NOT DOMINATE– BUILDING SIGNAGE ONLY IS PROPOSED.

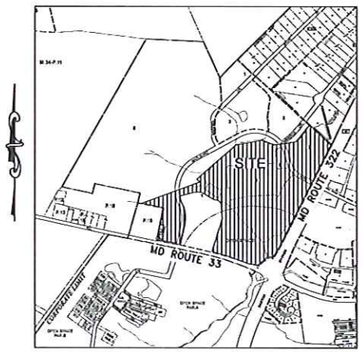
PRINCIPLE #7– NEIGHBORHOODS SHOULD CONTAIN A DIVERSITY OF HOUSING TYPES–NOT APPLICABLE, SEE PRINCIPLE 1 FOR INTEGRATED USES COMPLIANCE.

PRINCIPLE #8– RESIDENTIAL DEVELOPMENTS SHOULD BE INTERESTING PLACES– NOT APPLICABLE.

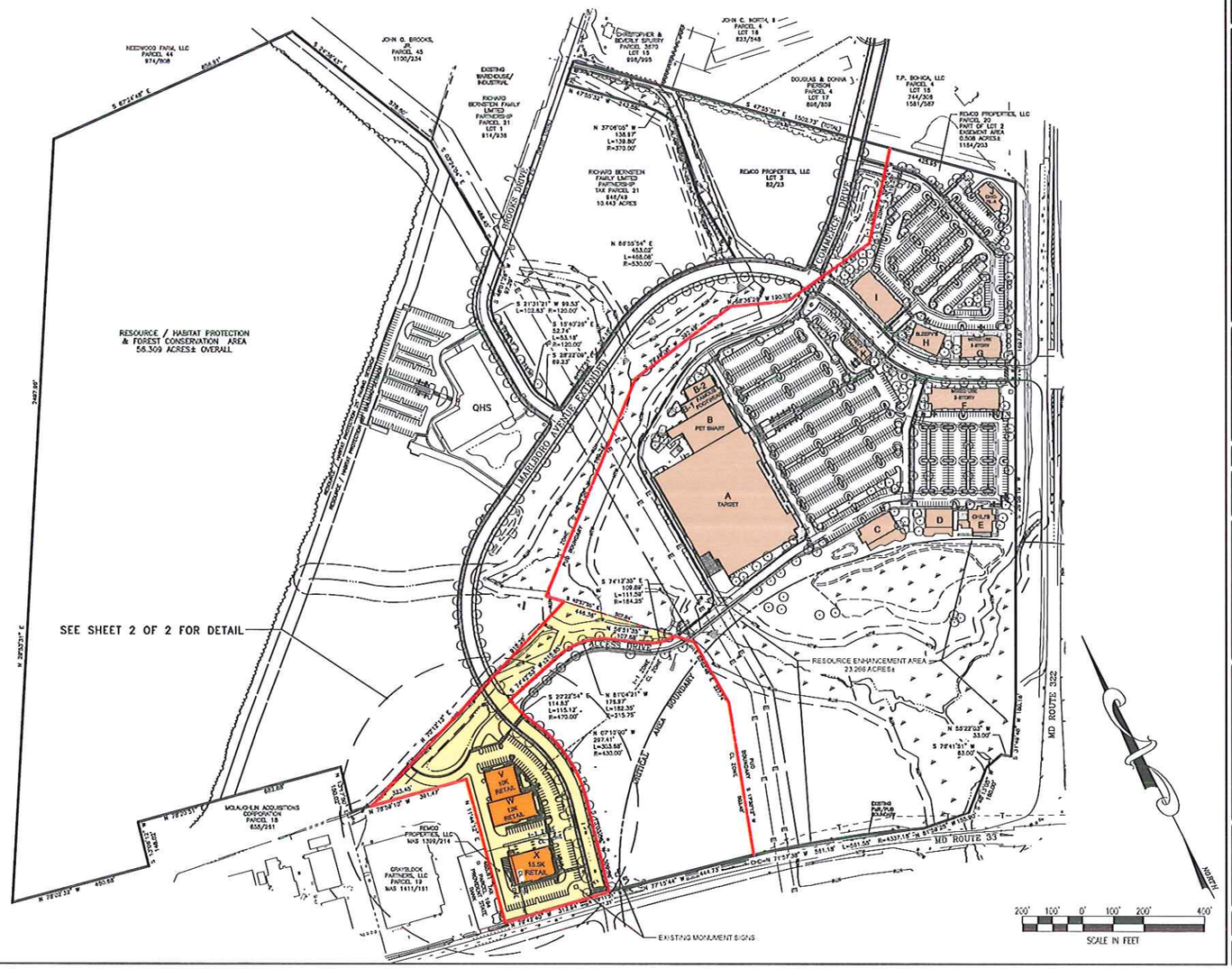
PRINCIPLE #9– NEIGHBORHOODS SHOULD CONNECT– WATERSIDE VILLAGE CONNECTS TO BROOKS DRIVE & COMMERCE DRIVE; IT EXTENDS MARLBORO AVENUE WEST TO MD RT 33; AND CONNECTS EASTON VILLAGE TO MARLBORO AVENUE AND POINTS EAST.

LEGEND

- PUD BOUNDARY TO BE ABANDONED
- AMENDED PUD BOUNDARY
- PUD AMENDMENT–PHASE 2C
- APPROVED BUILDINGS–PHASE 1 PUD



LOCATION & VICINITY MAP
SCALE: 1" = 1000'



REVISIONS			
No.	DATE	DESCRIPTION	BY

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SEAL

DATE 3/1/13

PHASE 2C OVERALL SITE PLAN

FOR

WATERSIDE VILLAGE PUD AMENDMENT

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 34 GRID 20 PARCEL 20

ISSUED FOR:	DATE:	BY:
PC REVIEW	2/28/13	WBS

SHEET No.	1 OF 2
SCALE:	AS NOTED
DATE:	2/28/13
JOB No.	060312
FILE No.	9245

Date: 07/01/2013 – 3:40pm User: wbarnhart Project Manager: W.B.S.
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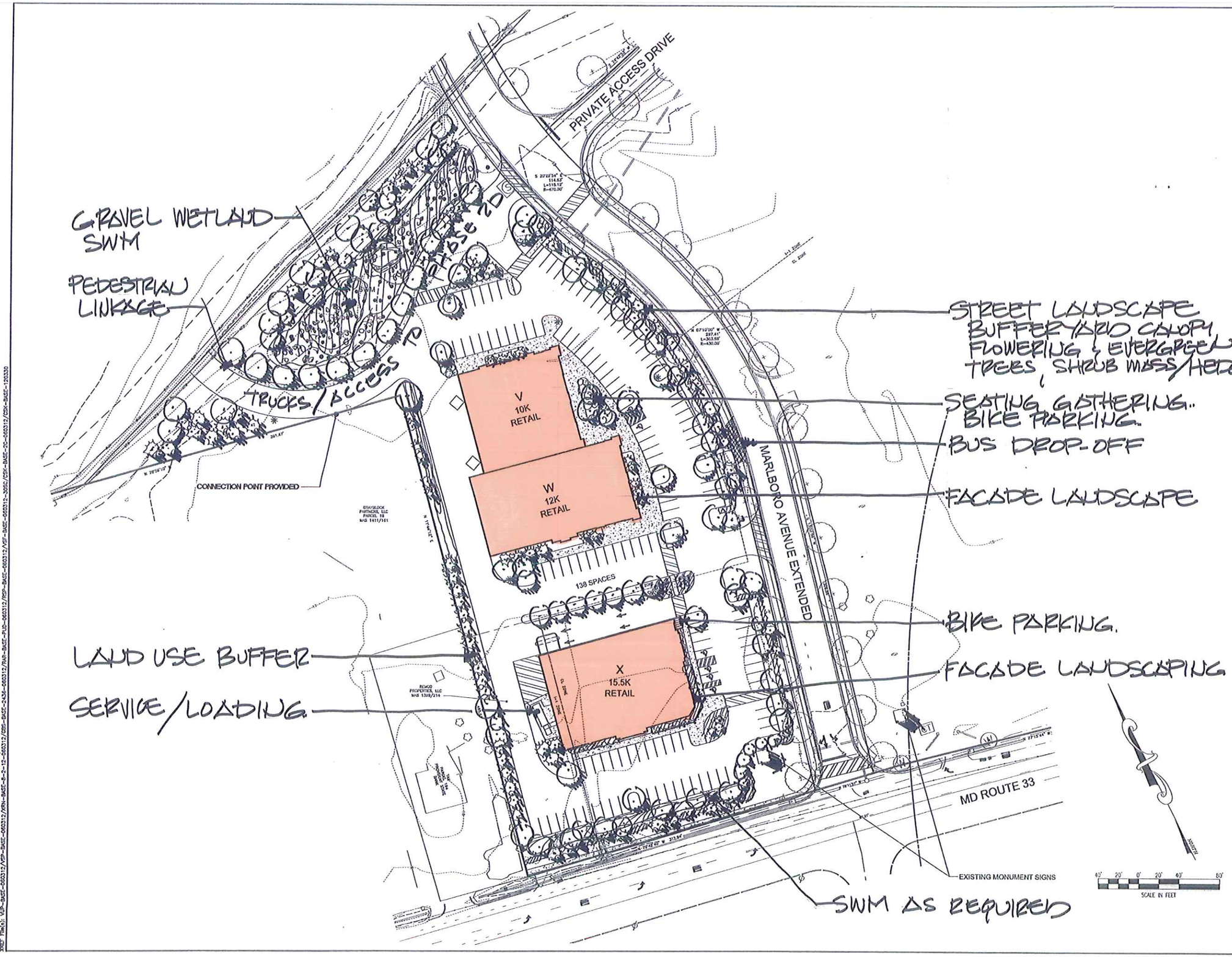

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PHASE 2C
SITE PLAN
FOR
WATERSIDE VILLAGE
PUD AMENDMENT

IN THE TOWN OF EASTON
TALBOT COUNTY, MARYLAND
TAX MAP 34 GRID 20 PARCEL 20

ISSUED FOR: PC REVIEW
DATE: 2/28/13 BY: WBS

SHEET No. 2 OF 2
SCALE: AS NOTED
DATE: 2/28/13
JOB No. 060312
FILE No. 9246