PREPARED FOR: ATLANTIC CONCRETE CO.
C/O JON JONES
PO BOX 321
MILFORD, DELAWARE 19963
(302) 422-8017

PROPERTY ADDRESS: 4502 OLD TRAPPE ROAD
TRAPPE, MARYLAND 21673

DEED REFERENCE: 2813/51

PLAT REFERENCE: 3/48EE, 3/49E, 83/298 & 84/111

SITE NOTES

SITE AREA: 37.860 ACRES±

ZONING CLASSIFICATION: M (INDUSTRIAL)
SETBACKS:

FRONT–	60'
SIDE–	25'
REAR–	60'
NON-TIDAL WETLANDS–	25'
SEWAGE DISPOSAL AREA–	20'
MINIMUM LOT AREA–	1 ACRE
MINIMUM LOT WIDTH–	150'

PURPOSE STATEMENT

THE APPLICANT IS PROPOSING A CONCRETE BATCH PLANT & CONCRETE PRESTRESSED FACILITY, BOTH PERMITTED BY RIGHT IN THE INDUSTRIAL (M) ZONING.

FLOOD DATA

THE PROPERTY SHOWN HEREON IS NOT LOCATED IN THE NATIONAL FLOOD INSURANCE PROGRAM (NFIP) SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE PROPERTY IS MAPPED IN THE "X" FLOOD ZONE AS SHOWN ON THE FEDERAL INSURANCE RATE MAPS FOR COMMUNITY NO. 240108, MAP NOS. 24041C0315D AND 24041C0320D FOR TOWN OF TRAPPE, MARYLAND. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALED OR EXCEEDED IN ANY GIVEN YEAR. THE SFHA IS THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. THE SFHA INCLUDES ZONES A, AE, AH, AO, AR, A99, V & VE. THE BASE FLOOD ELEVATION (BFE) IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. FLOOD INSURANCE MAY BE REQUIRED FOR STRUCTURES LOCATED IN THE SPECIAL FLOOD HAZARD AREA.

FLOOD ZONE LEGEND
ZONE X – AREA OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD

THE FLOOD DATA SHOWN HEREON IS BASED ON AVAILABLE MAPPED AND/OR DIGITAL INFORMATION AND IS DEPICTED AS DIRECTED AND REQUIRED BY FEDERAL, STATE AND LOCAL REGULATIONS. IT IS SUBJECT TO DATA INACCURACIES AND REGULATORY CHANGE AND SHOULD BE VERIFIED PRIOR TO FINALIZING DEVELOPMENT OR IMPROVEMENT PLANS FOR THE SUBJECT LANDS.

FOREST CONSERVATION REQUIREMENTS

THE FOREST CONSERVATION REQUIREMENTS WERE PREVIOUSLY SATISFIED FOR THE ENTIRE PARCEL BY PLACING AN AREA OF EXISTING FOREST UNDER A LONG TERM PROTECTION EASEMENT. SEE FOREST STAND DELINEATION AND FOREST CONSERVATION PLAN FOR THE MINOR DEVELOPMENT PROJECT LOT 1 SUBDIVISION FOR "FOX HALL", PREPARED BY RAUCH, WALLS & LANE, INC., SHEETS 1 AND 2 OF 2, DATED 1/3/95 REVISED THROUGH 4/12/95 (PLAT: 3/48EE & 3/49E) FOR DETAILS.

LANDSCAPE REQUIREMENTS SUMMARY PER ZONING CODE:

ZONING CODE: ARTICLE XI – LANDSCAPING & ENVIRONMENTAL STANDARDS, SECTION §104. BUFFERS AND SCREENING: 10' WIDE ABUTTING ANY STREET CONTAINING A COMBINATION OF A MIX OF EVERGREENS, DECIDUOUS & UNDERSTORY TREES AND SHRUBS.

GENERAL NOTES

THE PROPERTY SHOWN HEREON LIES ENTIRELY OUTSIDE OF THE CHESAPEAKE BAY CRITICAL AREA AS SHOWN ON THE TALBOT COUNTY CRITICAL AREA MAPS IN ACCORDANCE WITH TALBOT COUNTY BILL No. 1295, ENACTED AUGUST 12, 2014.

THE INTERMITTENT STREAM SHOWN HEREON WAS TAKEN FROM THE TALBOT COUNTY LAND USE MAP APPLICATION AND IS ALSO SHOW ON THE U.S.G.S. QUAD MAP "TRAPPE".

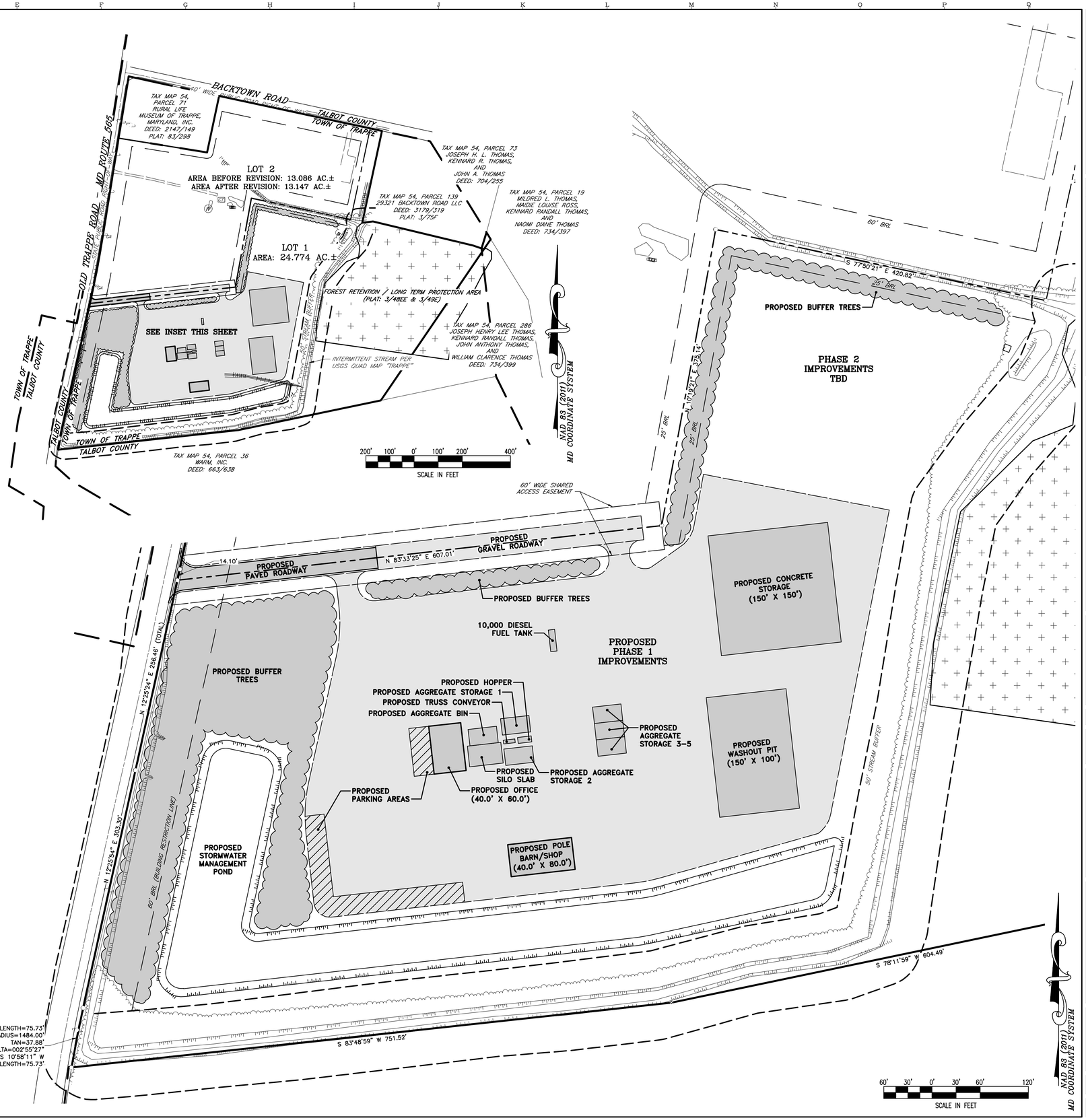
THE TREE LINE SHOWN HEREON WAS TAKEN FROM THE 2024 TALBOT COUNTY AERIALS AND IS APPROXIMATE ONLY.

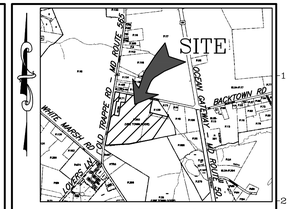
LAND SHOWN UPON THIS EXHIBIT MAY CONTAIN NON-TIDAL WETLANDS REGULATED UNDER COMAR 08.0504; THE FEDERAL WATER POLLUTION ACT SECTION 404; OR THE RIVERS HARBOR ACT SECTION 10. DEVELOPMENT AND CONSTRUCTION WITHIN WETLANDS ARE SUBJECT TO FEDERAL AND STATE REGULATIONS AND MAY BE PROHIBITED OR RESTRICTED BY SUCH REGULATIONS.

LEGEND

- COMPUTED POINT
- IRON ROD FOUND
- CONCRETE MONUMENT FOUND
- STONE FOUND
- TOP OF SLOPE
- BOTTOM OF SLOPE
- APPROXIMATE TREE LINE
- FOREST CONSERVATION AREA
- SEWAGE DISPOSAL AREA
- PROPOSED LOT COVERAGE (UNLESS OTHERWISE NOTED)
- PROPOSED PARKING SPACES

NOTE: THE PROPOSED LAYOUT PROVIDED HEREIN IS CONCEPTUAL ONLY AND NOT INTENDED TO BE UTILIZED FOR DESIGN OR CONSTRUCTION PURPOSES.





VICINITY MAP
SCALE: 1" = 2,000'

REVISIONS TO APPROVED PLANS

No.	DATE	DESCRIPTION	BY

Lane Engineering, LLC
Established 1986
Civil Engineers • Land Planning • Land Surveyors
E-mail: general@leinc.com
117 Bay St. Easton, MD 21601 (410) 822-8003
15 Washington St. Cambridge, MD 21613 (410) 221-0818
354 Pennsylvania Ave. Centreville, MD 21617 (410) 758-2095

SEAL
PRELIMINARY
DATE

PROPOSED IMPROVEMENTS EXHIBIT

ON THE LANDS OF ATLANTIC CONCRETE COMPANY

IN THE TOWN OF TRAPPE
TALBOT COUNTY, MARYLAND
TAX MAP 54, GRID 12, PARCEL 302

ISSUED FOR:	DATE:	BY:
CLIENT REVIEW	05/08/26	BCE
CLIENT REVIEW	05/18/26	BCE
CLIENT REVIEW	05/22/26	BCE
CLIENT REVIEW	05/26/26	BCE

SHEET No. 1 OF 1
JOB No. 260175
SCALE: AS NOTED
FILE No. C004

Date: 05/26/2026 – 4:12pm User: mcutler Project Manager: BCE
Drawing Path: J:\2026\0100\260175\Civil3D-260175\Dwg\Plats\VSK-EXBT-PLTS-260175.dwg | Proposed Improvements
XREF File(s): VSK-BASE-260175/CSP-BASE-260175/RAR-BASE-260175/XLD-BASE-260175