



LAKE SIDE



PUD Plan Exhibits

Original November 2019

Revised July 20, 2021

Page	Title	Original Date	Revision Date	Revision Description
1	Cover	11/2019	7/20/2021	Image replaced with Lakeside logo.
2	Revision Log	7/20/2021		New sheet.
3	PUD Boundary	11/2019		
4	Existing Conditions	11/2019		
5	Land Use Plan	11/2019	7/20/2021	Updated Phase 1 VCA area to revised Illustrative Plan.
6	Illustrative Plan	11/2019	7/20/2021	Revised Phase 1 area, including Phase 1C townhouse and amenity areas, model row, and entrance features.
7	Phasing Plan - Overall	11/2019	7/20/2021	Updated Phase 1 boundary and sub-phases to revised Illustrative Plan.
8	Phasing Plan - Phase 1	11/2019	7/20/2021	Updated Phase 1 boundary and sub-phases to revised Illustrative Plan.
9	Phasing Plan - Phase 1, Section 1A	11/2019	7/20/2021	Updated subphase to revised Illustrative Plan, including model row and entrance features.
10	Phasing Plan - Phase 1, Section 1B	11/2019	7/20/2021	Updated subphase to revised Illustrative Plan.
11	Phasing Plan - Phase 1, Section 1C	11/2019	7/20/2021	Updated subphase to revised Illustrative Plan, including Phase 1C townhouse and amenity areas.
12	Phasing Plan - Phase 1, Section 1D	11/2019	7/20/2021	Updated subphase to revised Illustrative Plan.
13	Phasing Plan - Phase 1, Section 1E	11/2019	7/20/2021	Updated subphase to revised Illustrative Plan.
14	Open Space Plan	11/2019	7/20/2021	Updated to coordinate with revised Illustrative Plan.
15	Street Hierarchy Plan	11/2019	7/20/2021	Updated to coordinate with revised Illustrative Plan.
16	Street Sections	11/2019		
17	Street Sections - RS-1 Options	11/2019	7/20/2021	Three options for RS-1 shown, all with a 46' wide R.O.W. RS-2 moved to Sheet 18 (new sheet).
18	Street Sections	11/2019		No change to RS-2 design.
19	Street Tree Plan	11/2019	7/20/2021	Updated to coordinate with revised Illustrative Plan.
20	Lakefront Park	11/2019		
21	Phase 1C Amenity Area	7/20/2021		Enlarged plan at amenity area, including community pool, playground, and pool house.
22	Picnic Area/Wooded	11/2019		
23	Neighborhood Plan	11/2019	7/20/2021	Updated to coordinate with revised Illustrative Plan.
24	Main Entrance	11/2019	7/20/2021	Entrance community center building removed. Updated entrance sign, gatehouse, and landscape features.
25	Conceptual Renderings	11/2019	7/20/2021	Previous image replaced with aerial image of proposed model row.
26	Conceptual Renderings	11/2019		
27	Architectural Precedent	11/2019		
28	Conceptual Renderings	11/2019		
29	Conceptual Renderings	11/2019		
30	Conceptual Renderings	11/2019		



= Revised



= Revision Pending



= Not Revised

REVISION LOG

Lakeside at Trappe

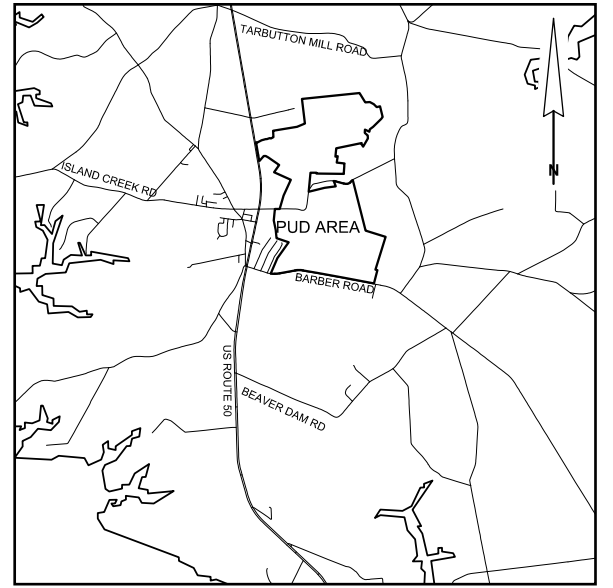
Talbot County, Maryland

Original November 2019

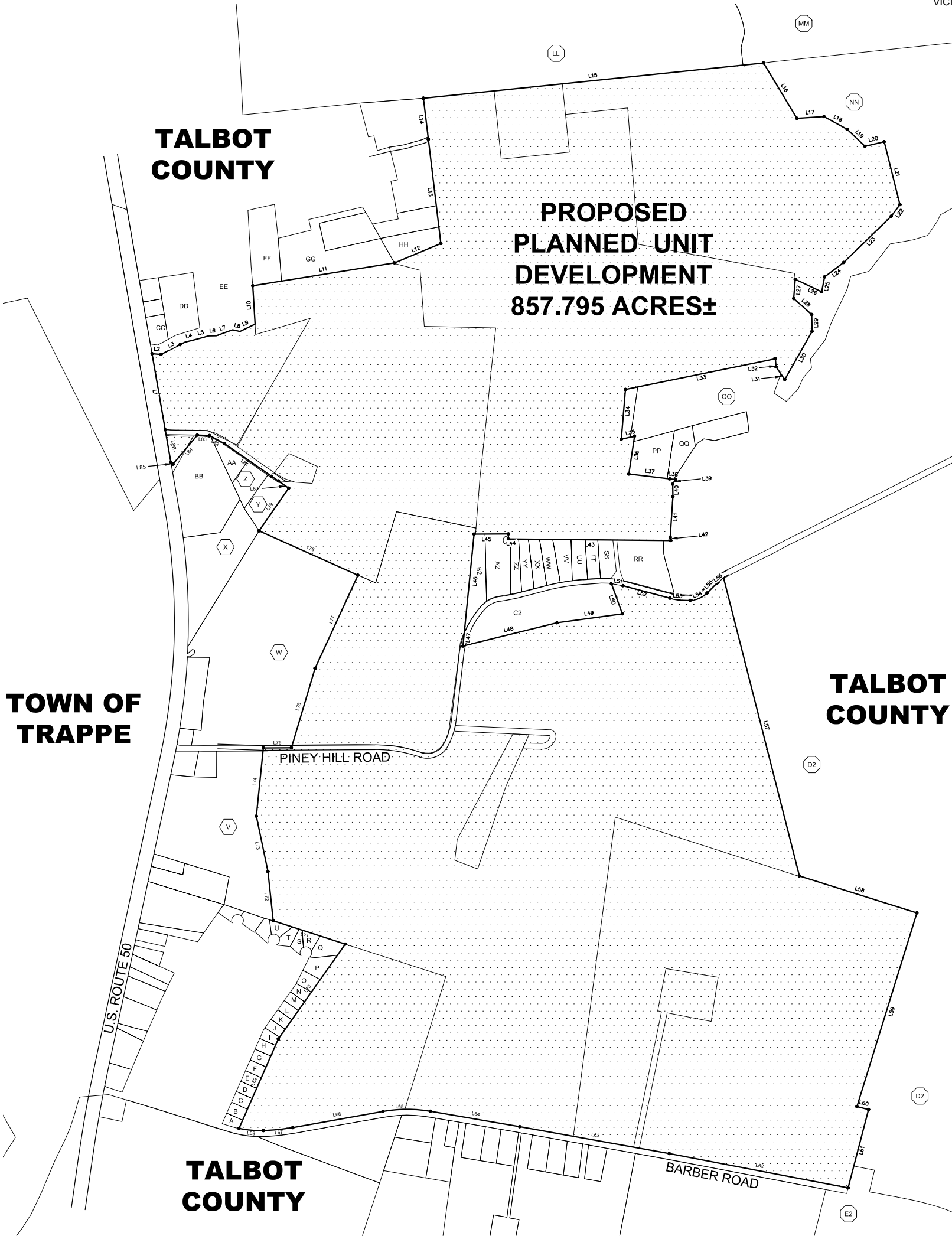
Revised July 20, 2021

ADJOINING OWNERS

LOT SYMBOL	OWNERS NAME DEED	REF	LOT SYMBOL	OWNERS NAME DEED	REF
A	CHARLES R. CAUFFMAN, LAUREN N. CAUFFMAN	2565/184	DD	ELLA WELLS, ETAL	1246/447
B	ROBERT O'BOYLE, LOIS O'BOYLE	2045/157	EE	JOSEPH HENRY LEE THOMAS, ETAL	734/560
C	ANITA S. KILMON	1496/672	FF	CHAUNCY MAURICE JOHNS	814/129
D	LUCAS W. FOXWELL, LEAH FOXWELL	2596/376	GG	EDWARD T. JOHNS, EUGENIA A. JOHNS	586/286
E	RUMSEY L. SEYMOUR, JR	714/142	HH	LISA D. WILSON	900/355
F	DANIEL T. CIEKOT, WANDA T. CIEKOT	2588/294	II	CARMEN HARDESTY	2520/501
G	WILLIAM JOSEPH MERCIER, JR, SO UN MARCIER	751/978	JJ	BRIAN H. ENDZEL, SUSAN A. ENDZEL	881/275
H	JULIAN H. NAVE, DOROTHY B. NAVE	1712/168	KK	EMMA ESTELA MONCADA SALGADO, ETAL	2572/454
I	NABEEL HOMOOD, SHAYMA MEREISH	1276/870	LL	ALAN W. BAYNARD	554/110
J	FRANK V. SCALLIO, JR, DIANA J. SCALLIO	1748/247	MM	STEVEN P. HARRIS, LYNNE F. HARRIS	2559/346
K	HIENG MOEURK, SOTHEAVY CHOM	2540/405	NN	WRIGHTS MILL FARM, LLC	2373/85
L	SCOTT MYERS	2577/419	OO	CORP. PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	593/506
M	JULIA L. LIBBY	842/544	PP	PARIS FOOD CORPORATION	686/572
N	JACOB A. SCHUMAN, ETAL; WILLIAM E. SCHUMAN	2514/347	QQ	FOX HALL, INC.	1536/103
O	RUMSEY L. SEYMOUR, SR, JAMES OWEN SEYMOUR	684/803	RR	TRAPPE EAST HOLDINGS BUSINESS TRUST	664/655
P	RUMSEY L. SEYMOUR, JR	684/800	SS	DALLAS K. JOHNS, DIANNE S. JOHNS	1641/591
Q	CALEY MARIE CHRISTOPHER	2600/1	TT	NATHANIEL SAMPSON	649/896
R	JOHN D. TRITAPOE, JANET A. TRITAPOE	910/885	UU	MALYON LAVINIA ROBERTS	592/463
S	RED OAK PROPERTIES, LLC	2568/398	VV	DEBORAH E. FOSTER	1516/116
T	KEITH L. BENTZ, SHEA L. WILLEY	1889/486	WW	SIDTRACTS, INC.	2411/485
U	LOU ANN ALDERTON	1664/316	XX	ROLAND FREEMAN, BETTY FREEMAN	1834/420
V	PARIS FOOD CORPORATION	2398/337	YY	NICHOLAS B. WILLOUGHBY	2360/381
W	JOHN MELVIN SCHWANINGER, ETAL	2006/266	ZZ	BENNIE M. MILTON	1069/497
X	SUPER TRAPPE LLC	743/944	AA	ROBERT H. EISMANN, REBECCA W. EISMANN	2613/367
Y	IDA S. HICKMAN, ETAL, DAVID E. HICKMAN	891/265	B2	ERIC MINGOS, LEIGH E. MINGOS	1539/74
Z	WILLIAM SLAUGHTER, PHYLLIS D.W. SLAUGHTER	2157/211	C2	TRAPPE EASE HOLDINGS BUSINESS TRUST	593/506
AA	DAVID E. BRIERLY, SR, MARY L. BRIERLY	2006/261	D2	CORP. PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	1024/809
BB	EUCILD OF VIRGINIA INC, ETAL	2121/199	E2	RAYMOND WILSON, JEANNIE WILSON	
CC	VAUGHN R. BROOKS				



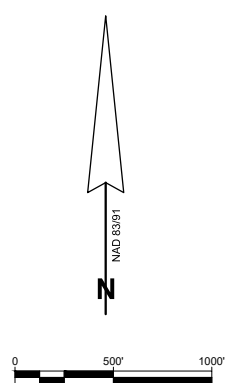
VICINITY MAP

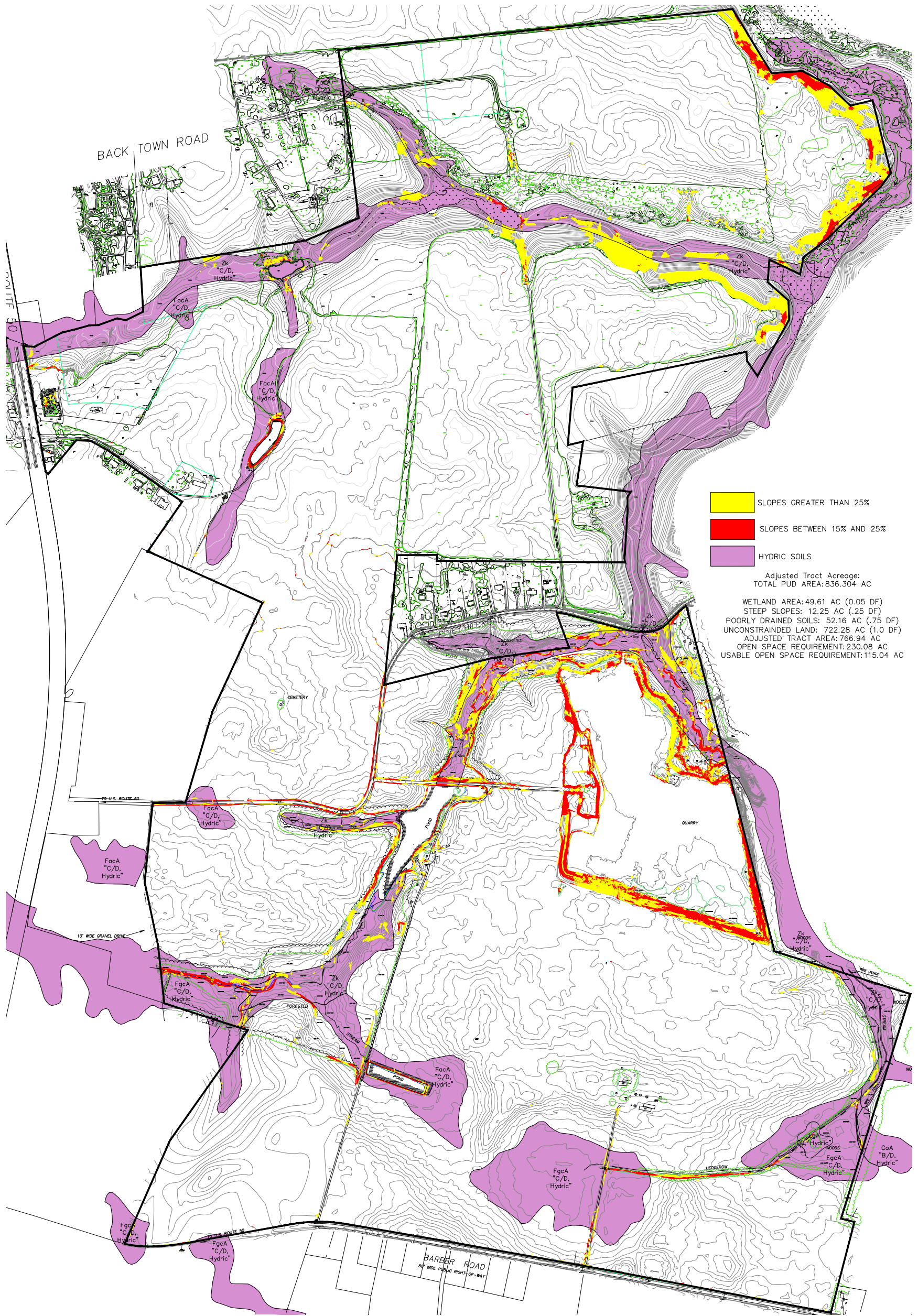


PLANNED UNIT DEVELOPMENT COURSES AND DISTANCES

LINE	BEARING	DISTANCE
L1	N 09°50'28" W	664.17
L2	S 85°42'48" E	77.37
L3	N 62°47'19" E	229.89
L4	N 70°01'16" E	95.08
L5	N 74°35'24" E	119.30
L6	N 88°57'04" E	63.42
L7	N 70°19'21" E	149.55
L8	S 77°23'18" E	64.83
L9	N 64°01'15" E	144.45
L10	N 03°21'18" W	331.06
L11	N 80°50'10" E	1235.06
L12	N 67°16'13" E	432.04
L13	N 06°49'21" W	903.12
L14	N 06°51'52" W	355.34
L15	N 84°05'17" E	2941.94
L16	S 31°08'31" E	555.25
L17	N 86°23'54" E	233.59
L18	S 61°17'06" E	226.97
L19	S 46°14'26" E	212.30
L20	N 76°35'14" E	170.32
L21	S 14°00'19" W	557.49
L22	S 36°28'14" W	124.34
L23	S 45°49'14" W	571.29
L24	S 52°51'14" W	205.99
L25	S 11°16'14" W	130.94
L26	N 64°31'16" W	251.92
L27	S 04°35'14" W	166.05
L28	S 48°19'06" E	207.94
L29	S 01°25'46" E	144.23
L30	S 29°23'59" W	477.43
L31	N 34°45'57" W	133.00
L32	N 04°44'04" W	70.13
L33	S 78°24'16" W	1316.68
L34	S 04°48'46" W	429.30
L35	N 76°51'03" E	117.46
L36	S 08°36'10" W	329.62
L37	S 83°12'39" E	355.34
L38	S 83°10'26" E	49.22
L39	S 01°02'19" W	46.64
L40	S 00°47'42" W	106.35
L41	S 03°46'18" W	350.52
L42	S 09°37'42" E	28.93
L43	N 89°27'52" W	1397.06
L44	N 00°10'58" E	43.65
L45	S 89°37'57" W	295.36
L46	S 05°40'47" W	851.35
L47	S 05°40'47" W	115.88
L48	N 76°07'07" E	633.00
L49	N 85°11'09" E	567.00
L50	N 19°46'15" W	276.80
L51	ARC=99.99° RAD=645.00° CH=S 79°34'41" E 99.99	
L52	S 75°08'13" E	418.45
L53	ARC=175.51° RAD=580.00° CH=S 83°48'22" E 174.84	
L54	ARC=162.44° RAD=220.00° CH=N 66°22'18" E 158.78	
L55	N 45°13'01" E	120.02
L56	ARC=73.28° RAD=380.00° CH= N 50°44'35" E 73.17	
L57	S 14°16'47" E	2646.68
L58	S 72°30'47" E	1059.22
L59	S 17°11'12" W	1744.48
L60	S 75°40'59" E	102.83
L61	S 14°36'01" W	696.62
L62	N 76°08'34" W	1566.37
L63	N 79°48'35" W	1307.89
L64	N 80°12'34" W	780.93
L65	ARC=409.16° RAD=1175.00° CH= S 89°48'52" W 407.10	
L66	S 79°50'19" W	786.63
L67	ARC=254.07° RAD=1742.35° CH= S 84°00'58" W 253.84	
L68	ARC=211.35° RAD=846.43° CH= N 84°39'11" W 210.80	
L69	N 23°42'42" E	840.63
L70	N 35°14'03" E	998.34
L71	N 72°02'26" W	652.01
L72	N 06°03'29" W	425.00
L73	N 11°51'05" W	467.61
L74	N 05°51'55" E	590.13
L75	N 89°41'02" E	241.56
L76	N 16°37'05" E	713.14
L77	N 24°44'43" E	661.74
L78	N 65°47'48" W	933.48
L79	N 34°45'41" E	447.15
L80	N 55°14'56" W	107.60
L81	N 55°18'33" W	563.50
L82	N 61°16'44" W	146.72
L83	N 87°52'37" W	105.22
L84	S 40°00'01" W	326.53
L85	N 45°49'59" W	25.83
L86	N 09°50'28" W	281.76

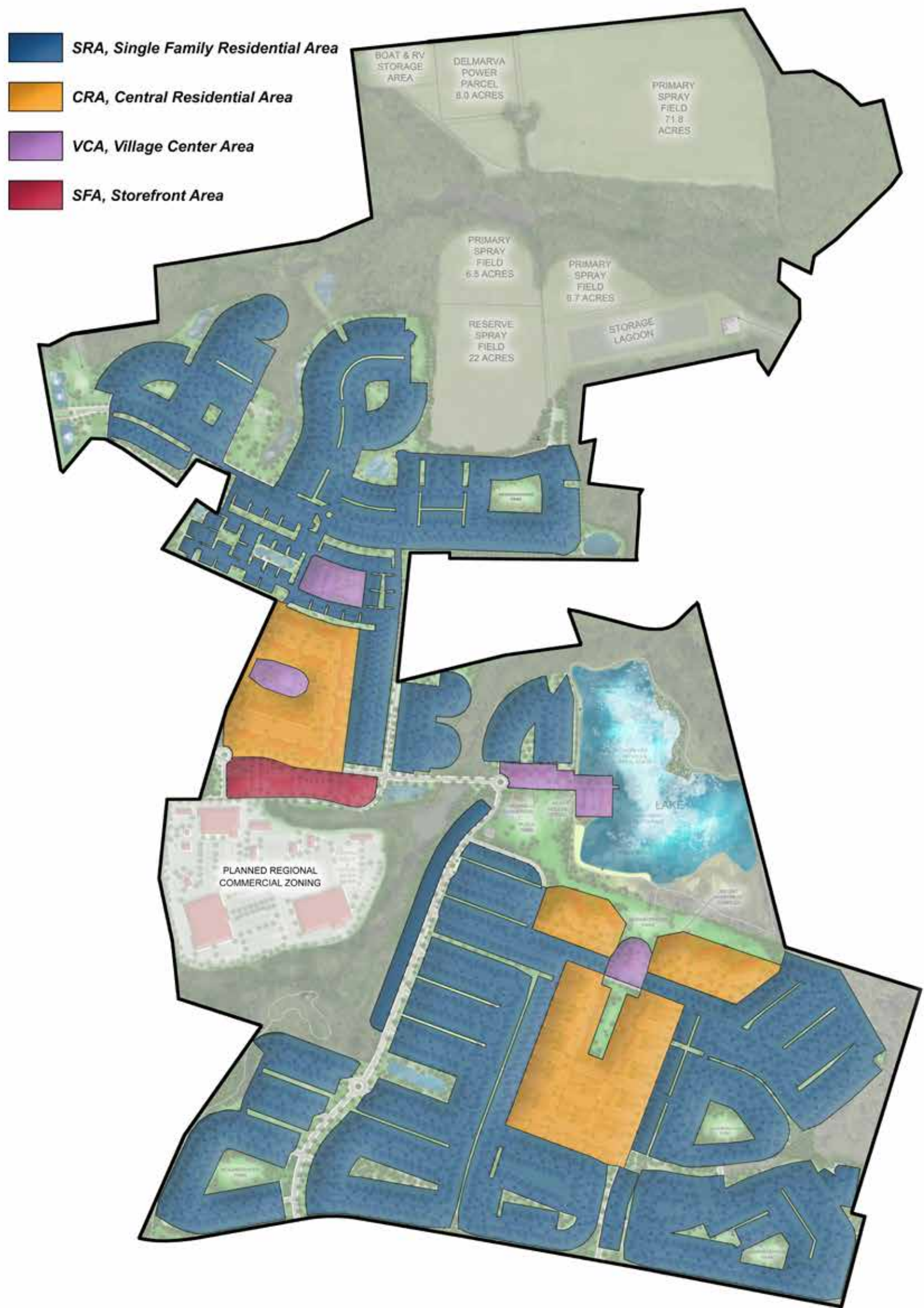
PUD BOUNDARY





EXISTING CONDITIONS





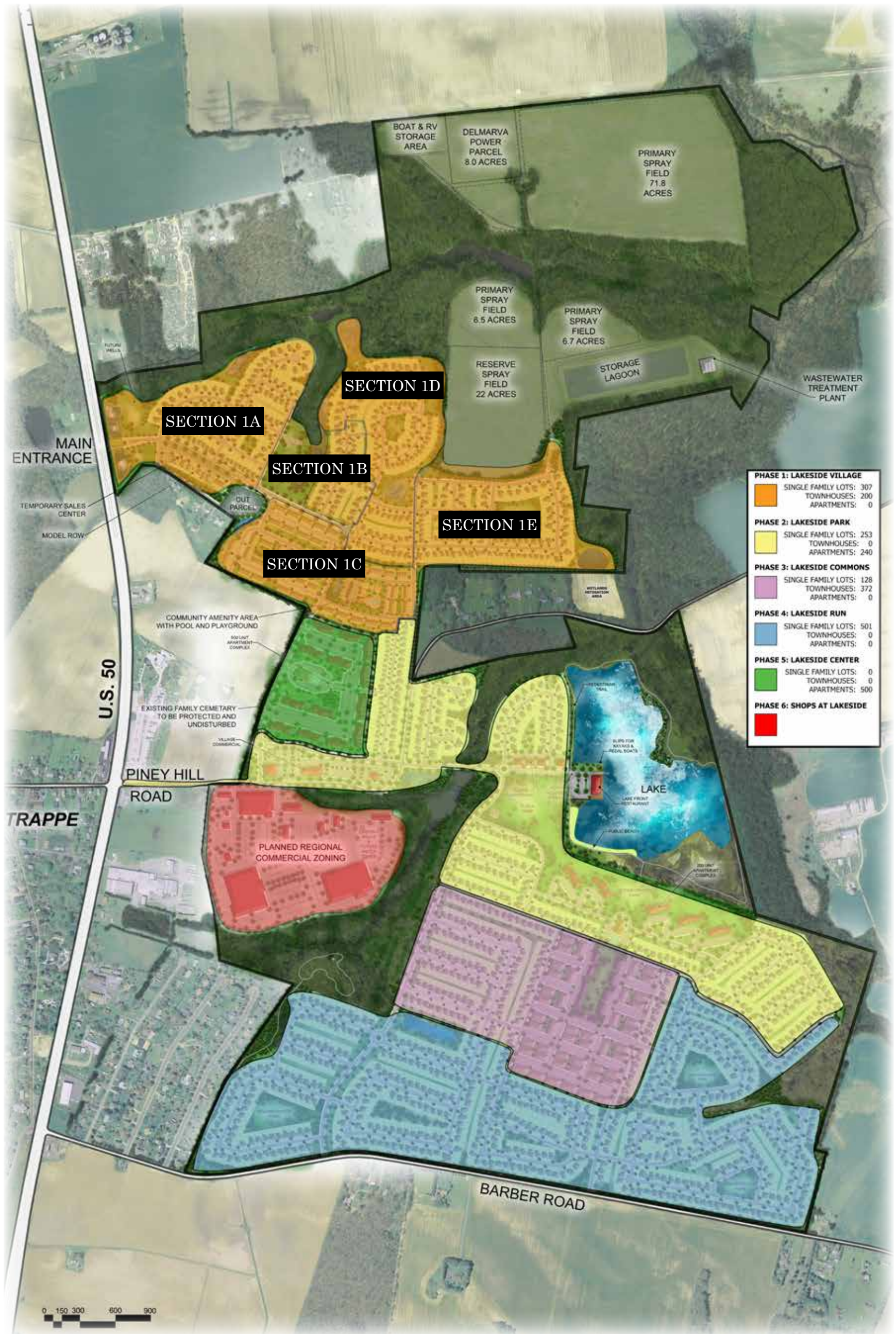
LAND USE PLAN





ILLUSTRATIVE PLAN





PHASING PLAN - OVERALL





PHASING PLAN - PHASE 1



Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1A



92 Single Family Detached Homes, 4 Townhouses

Phase 1: 96 Total Units

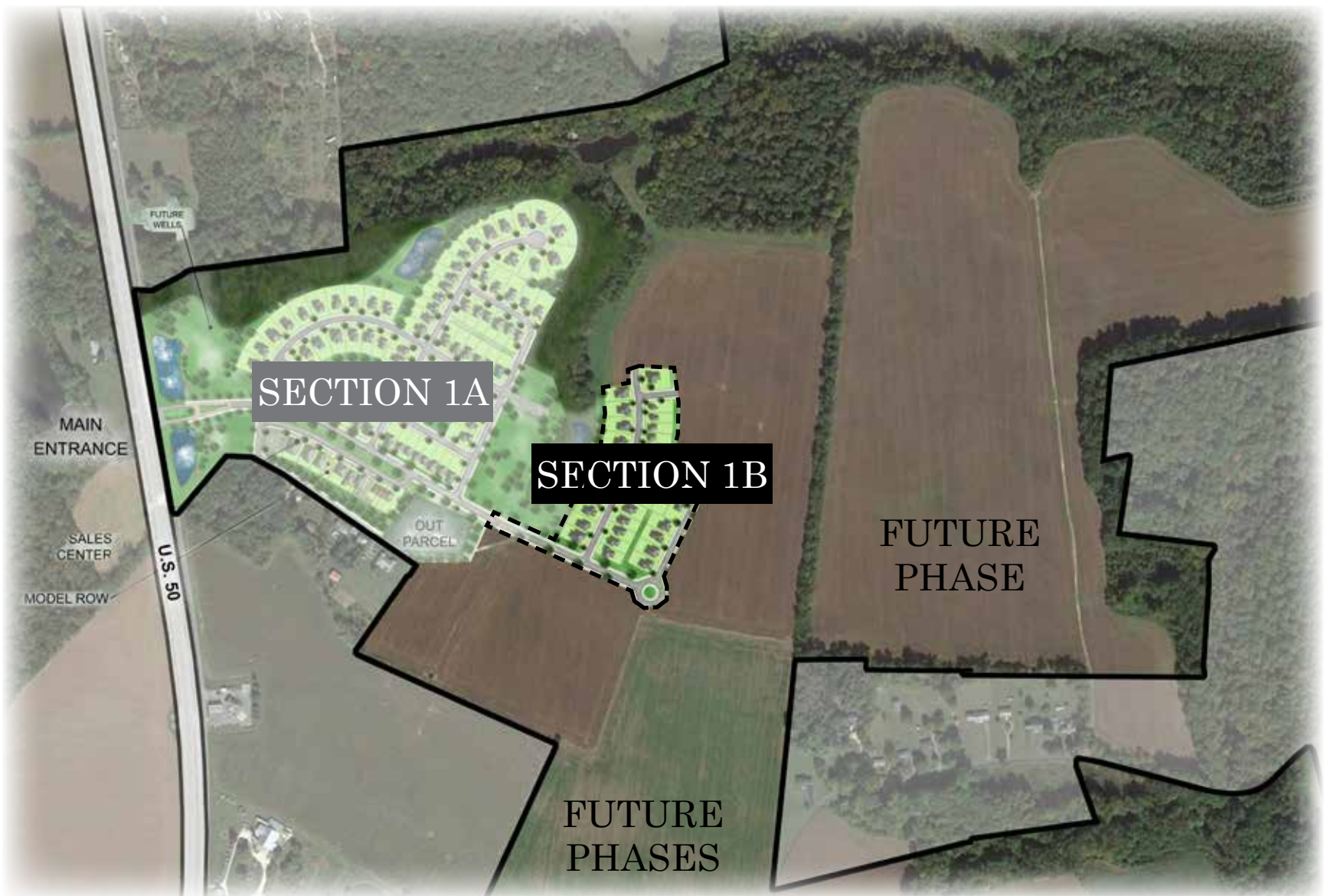
Includes Model Row & Temporary Sales Center

Lakeside at Trappe

Talbot County, Maryland

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Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1B

31 Single Family Detached Homes
Phase 1: 127 Total Units





Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1C

200 Townhouses

Phase 1: 327 Total Units

Includes Phase 1 Community Amenity Area

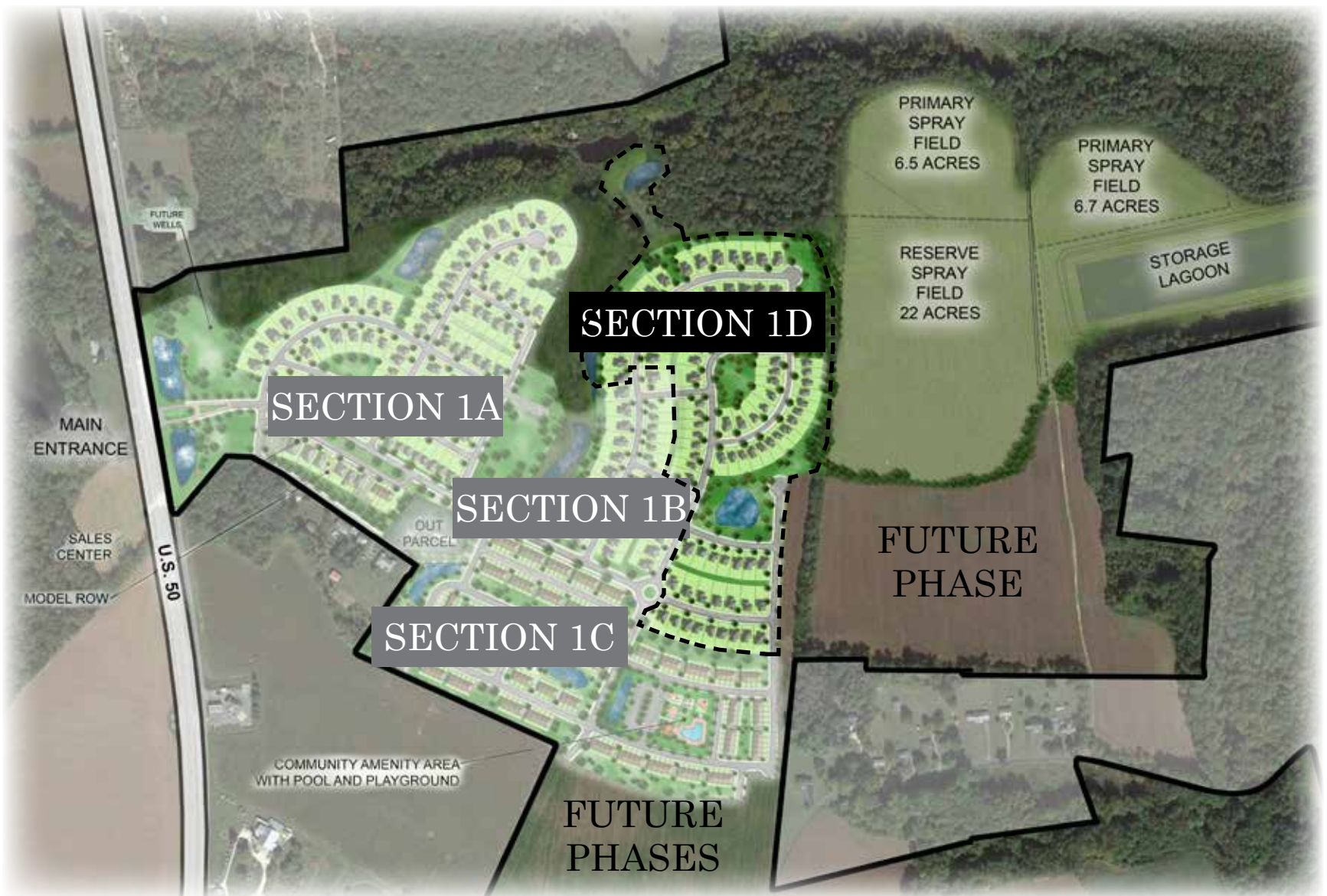


Lakeside at Trappe

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Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1D

90 Single Family Detached Homes
Phase 1: 417 Total Units



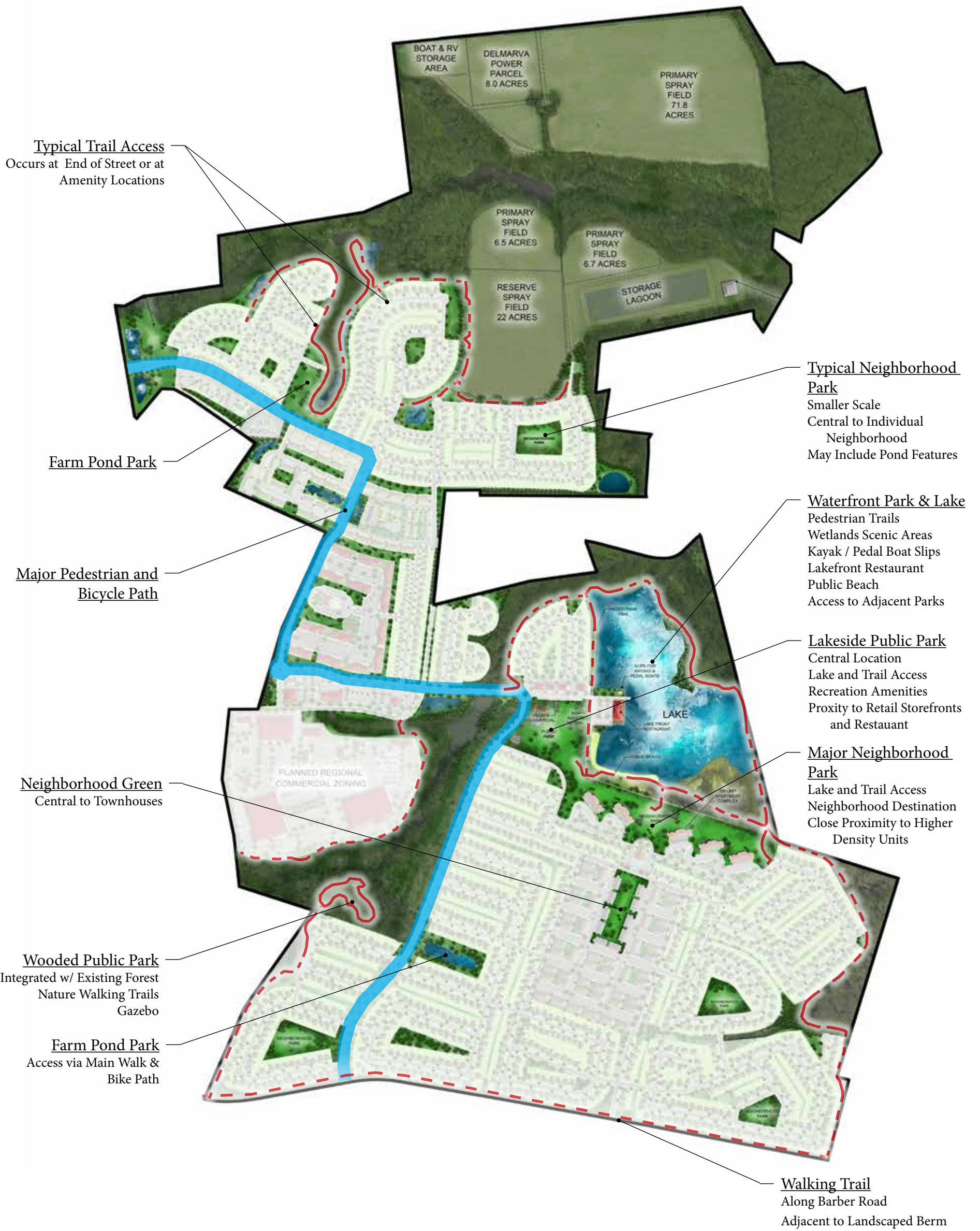


Enlarged Plan



PHASING PLAN - PHASE 1, SECTION 1E

90 Single Family Detached Homes
Phase 1: 507 Total Units





LEGEND

-  Walk & Bike Path
-  Walking Trail



Active Open Space



Passive Open Space

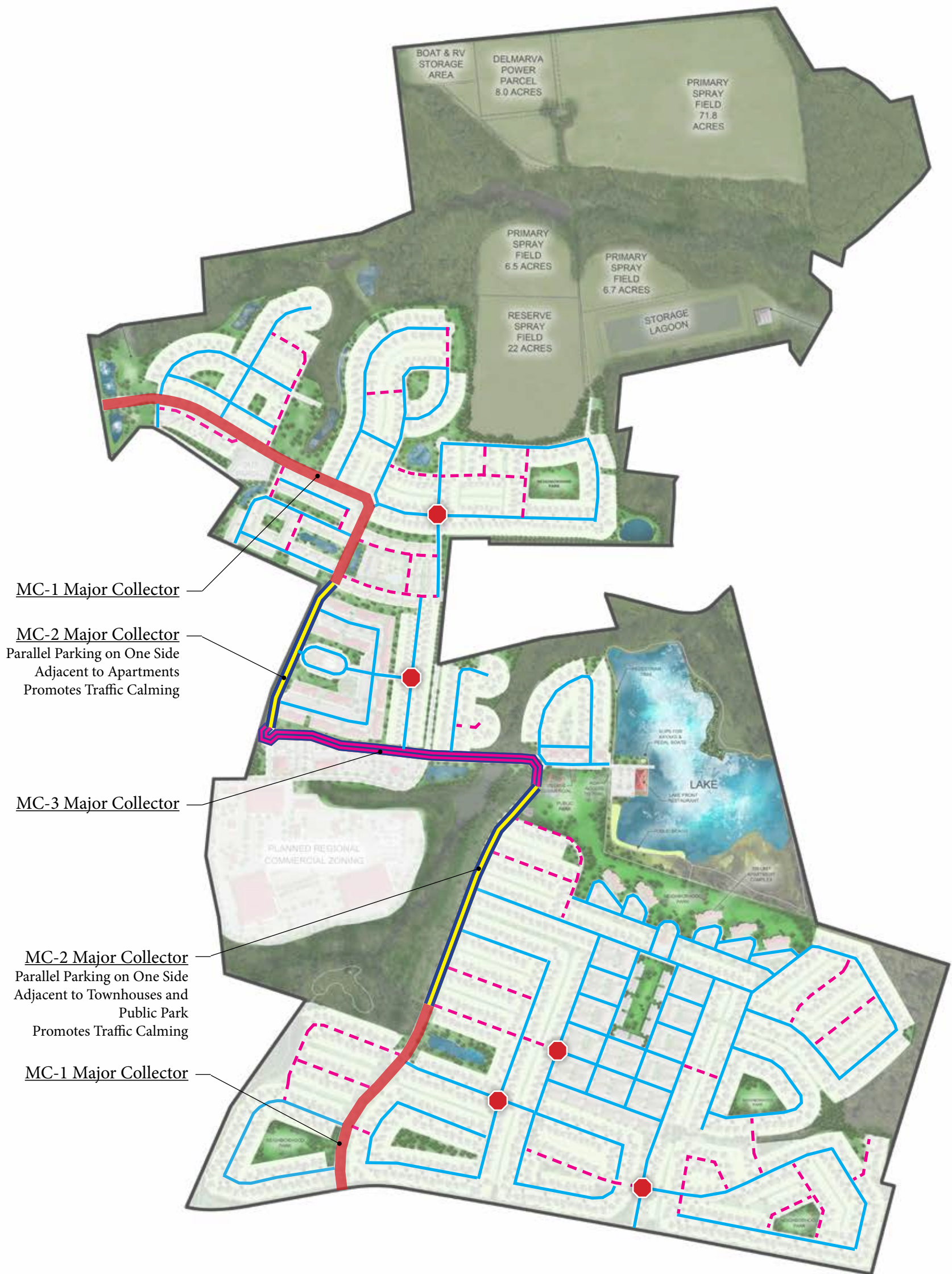
OPEN SPACE PLAN

Lakeside at Trappe

Talbot County, Maryland

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MC-1 Major Collector

MC-2 Major Collector
Parallel Parking on One Side
Adjacent to Apartments
Promotes Traffic Calming

MC-3 Major Collector

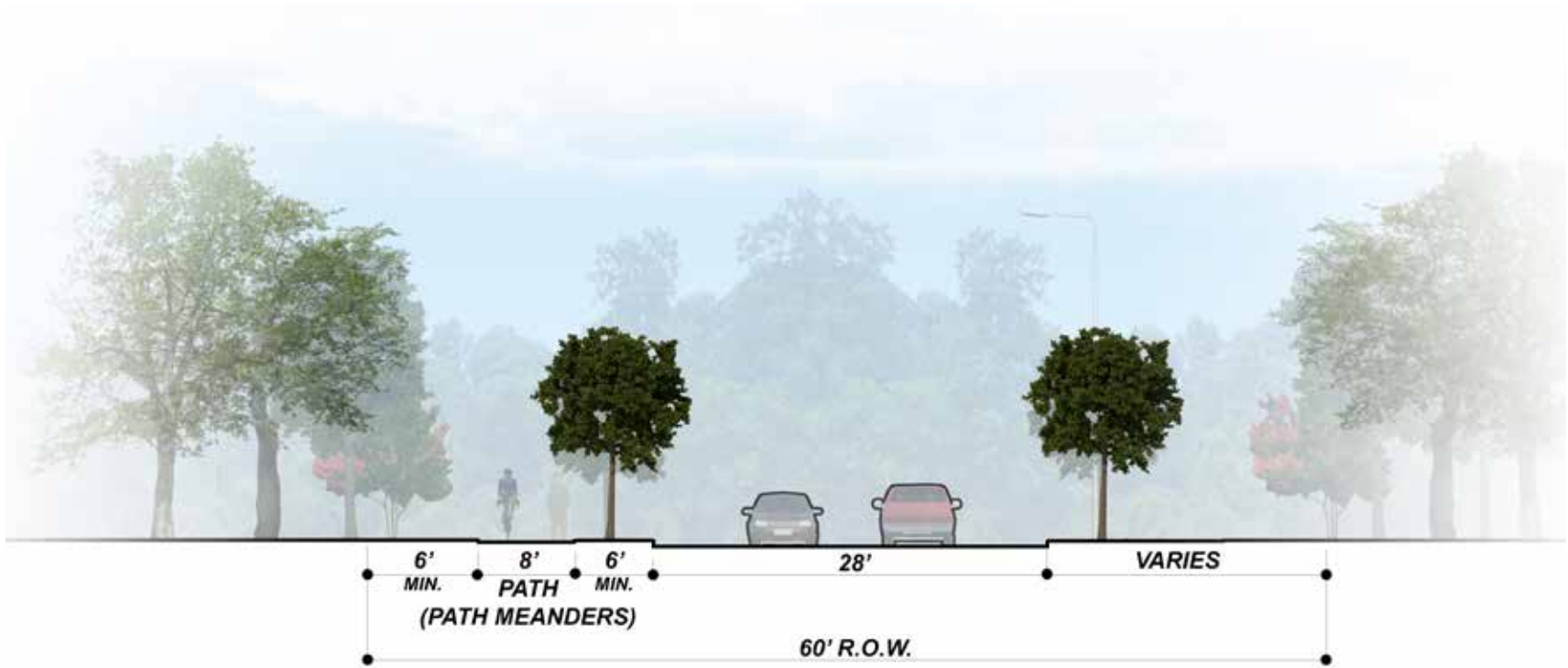
MC-2 Major Collector
Parallel Parking on One Side
Adjacent to Townhouses and
Public Park
Promotes Traffic Calming

MC-1 Major Collector

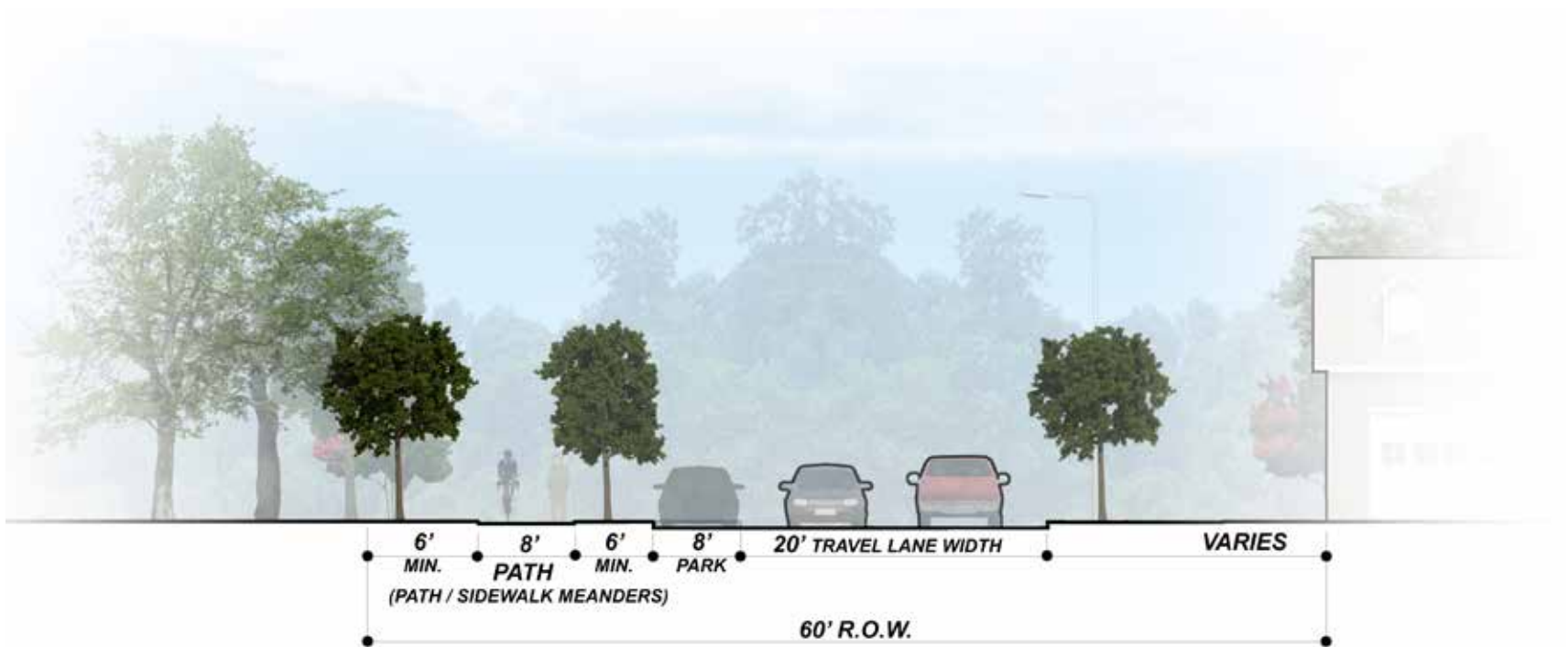
LEGEND

- Major Collector 1 (MC-1): Two Travel Lanes, Bike Path on One Side
- Major Collector 2 (MC-2): Two Travel Lanes, Bike Path on One Side, Parallel Parking on One Side
- Major Collector 3 (MC-3): Two Travel Lanes, Sidewalks on Both Sides
- Residential Street / Sub-Collector (RS-1): Two Travel Lanes, 24' Width, Occasional Parking on Both Sides
- Residential Street / Sub-Collector (RS-2): Two Travel Lanes, 22' Width, Occasional Parking on Both Sides
- All Way Stop

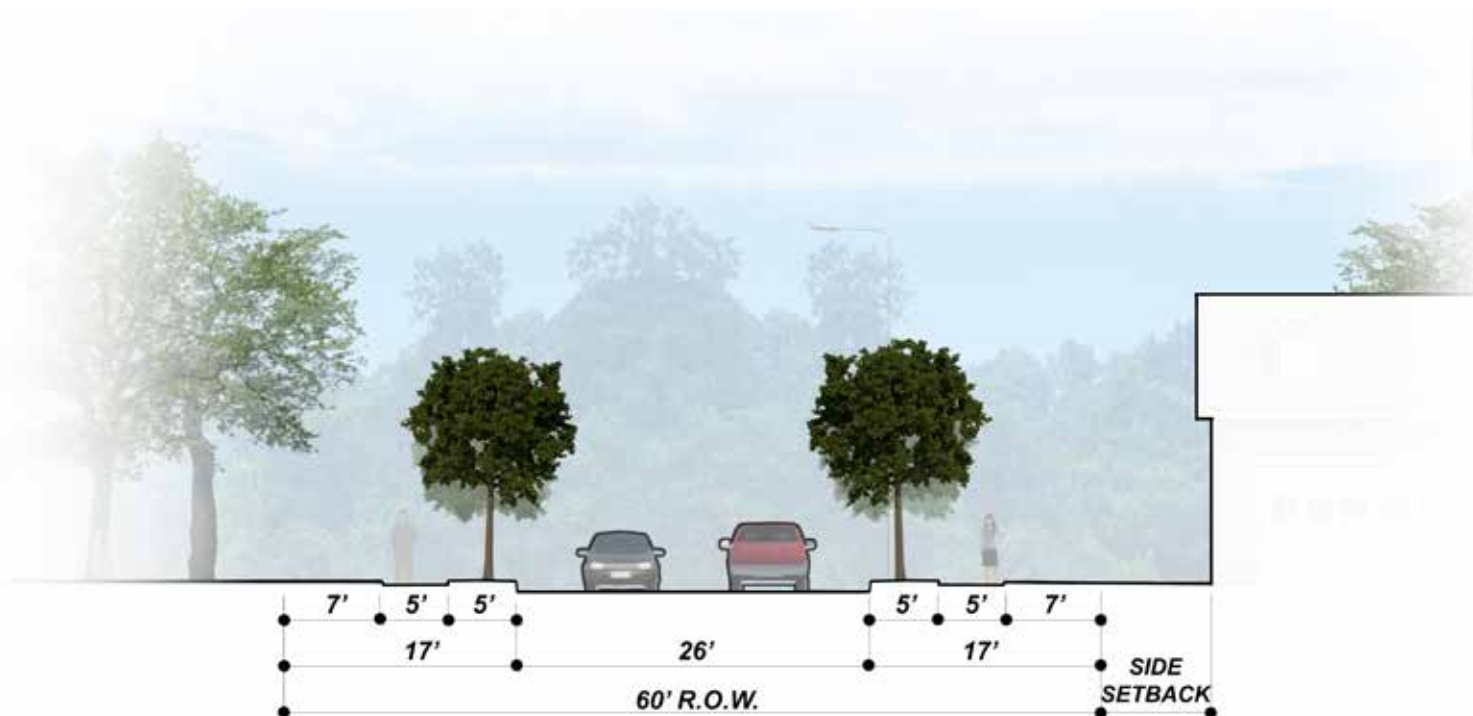
STREET HIERARCHY PLAN



Major Collector #1 (MC-1): Two Travel Lanes, Bike Path One Side



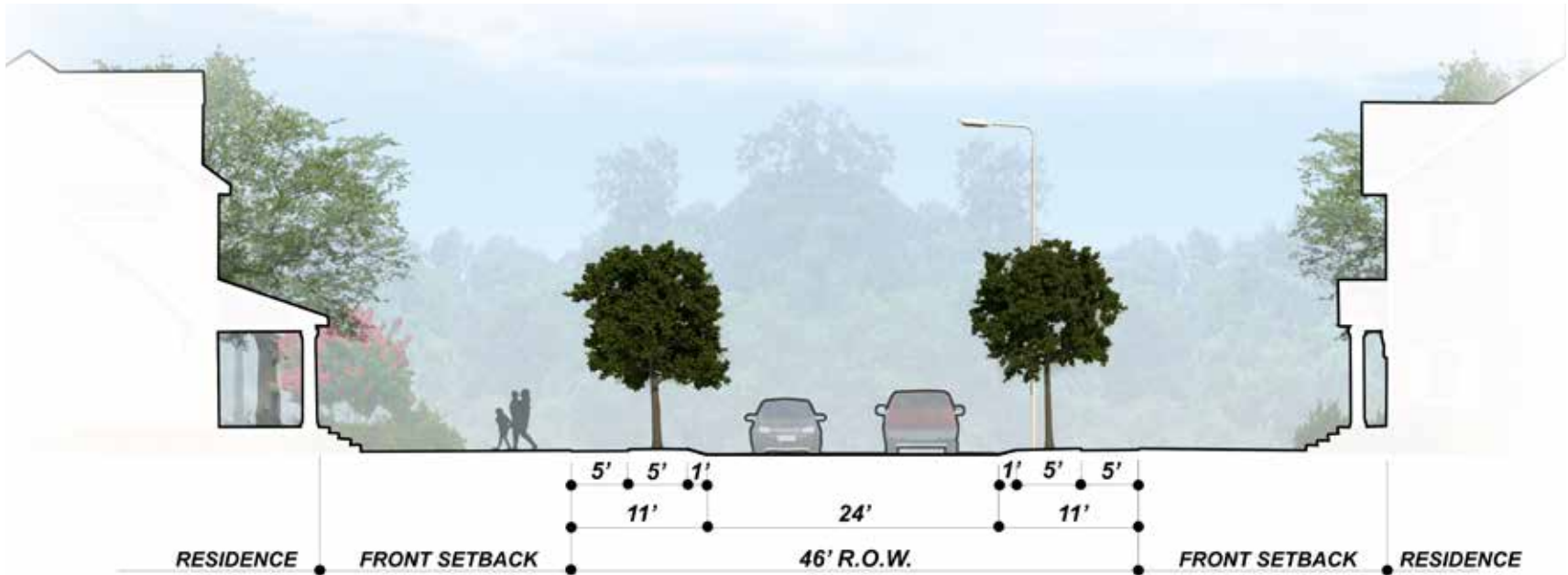
Major Collector #2 (MC-2): Two Travel Lanes, Bike Path One Side, Parking One Side



Major Collector #3 (MC-3): Two Travel Lanes, Sidewalk Both Sides

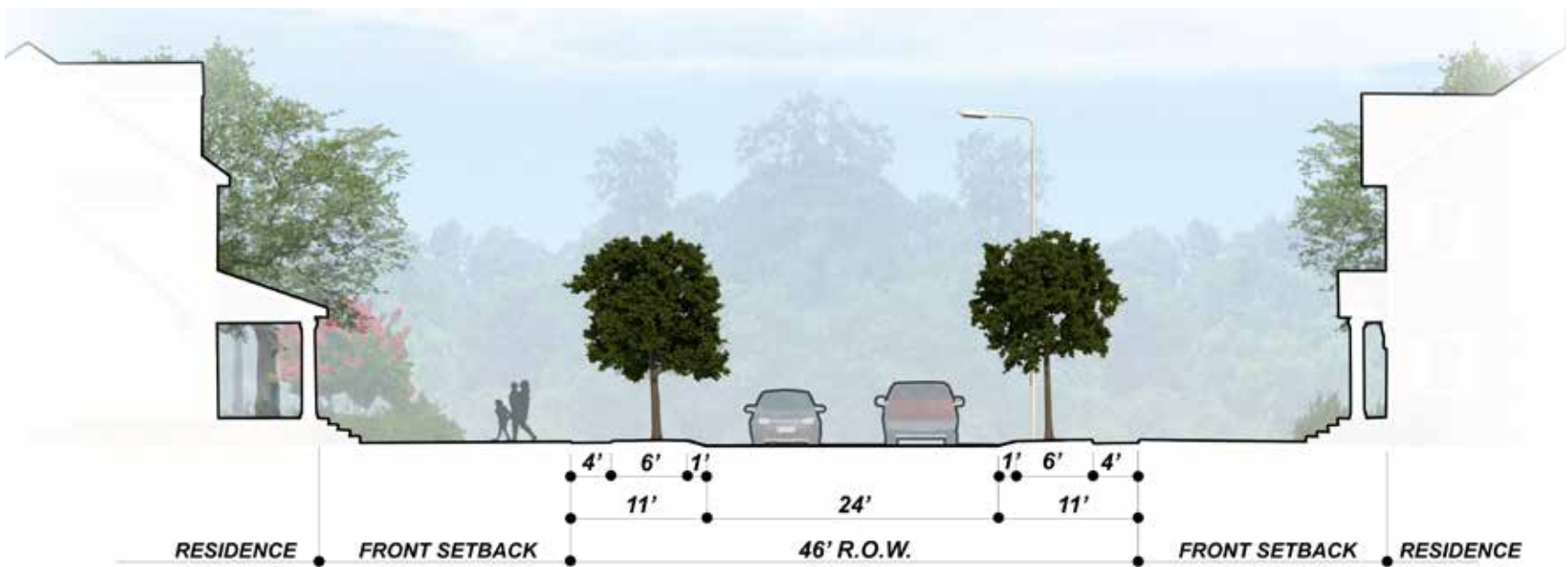
STREET SECTIONS





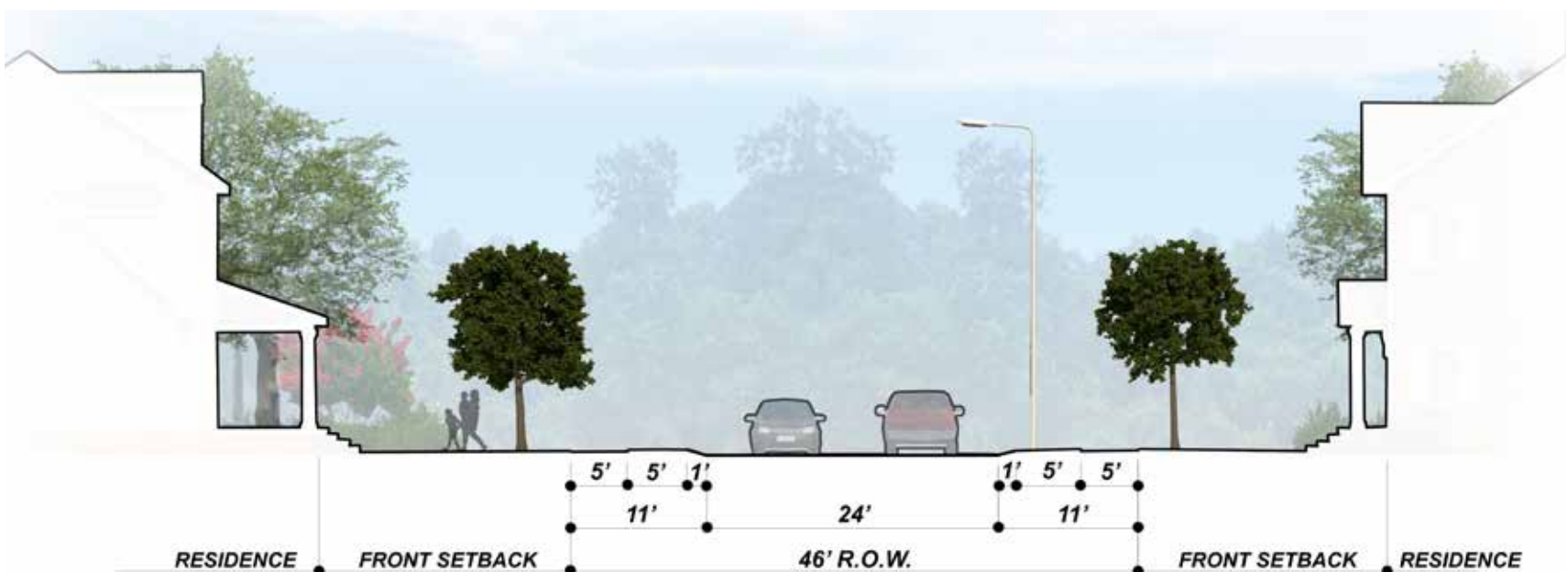
OPTION 1

Residential Sub-Collector #1 (RS-1): Two Travel Lanes, Sidewalks, Occasional Parking Both Sides



OPTION 2

Residential Sub-Collector #1 (RS-1): Two Travel Lanes, Sidewalks, Occasional Parking Both Sides

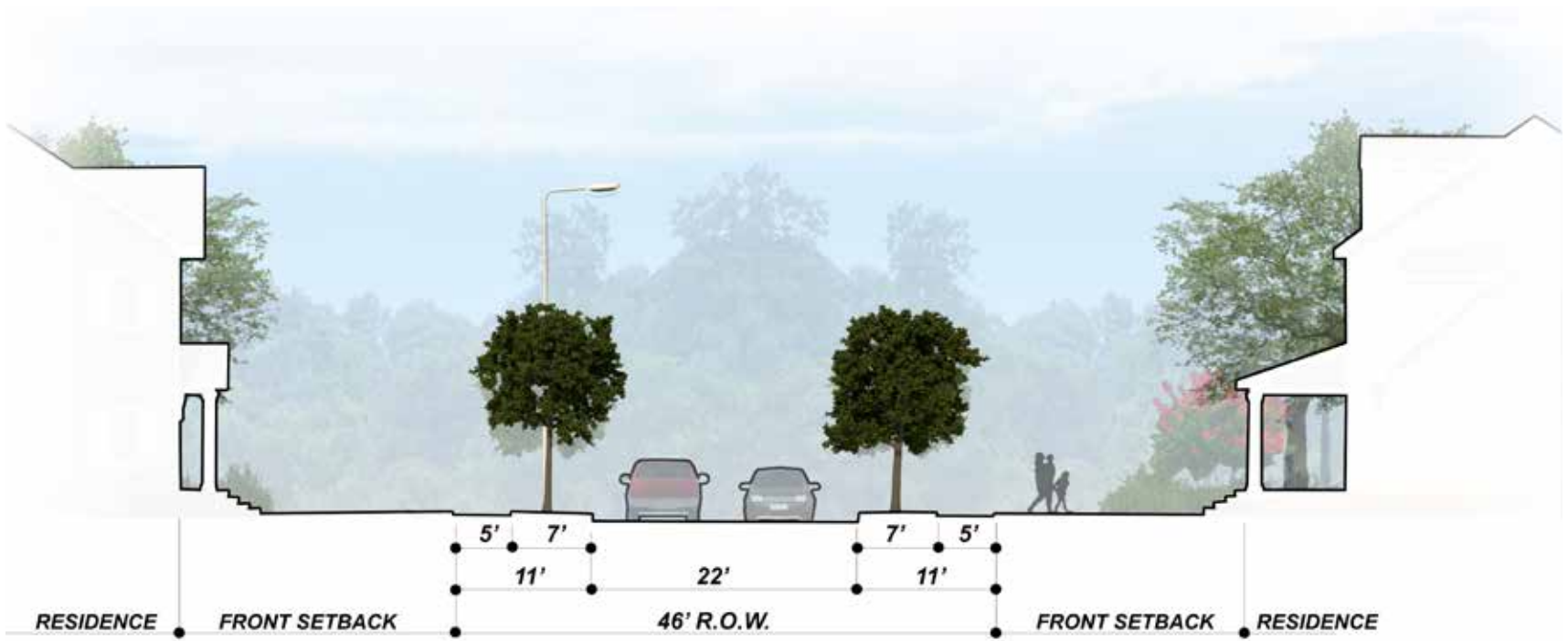


OPTION 3

Residential Sub-Collector #1 (RS-1): Two Travel Lanes, Sidewalks, Occasional Parking Both Sides

STREET SECTIONS - RS-1 OPTIONS





Residential Sub-Collector #2 (RS-2): Two Travel Lanes, Sidewalks, Occasional Parking One Side

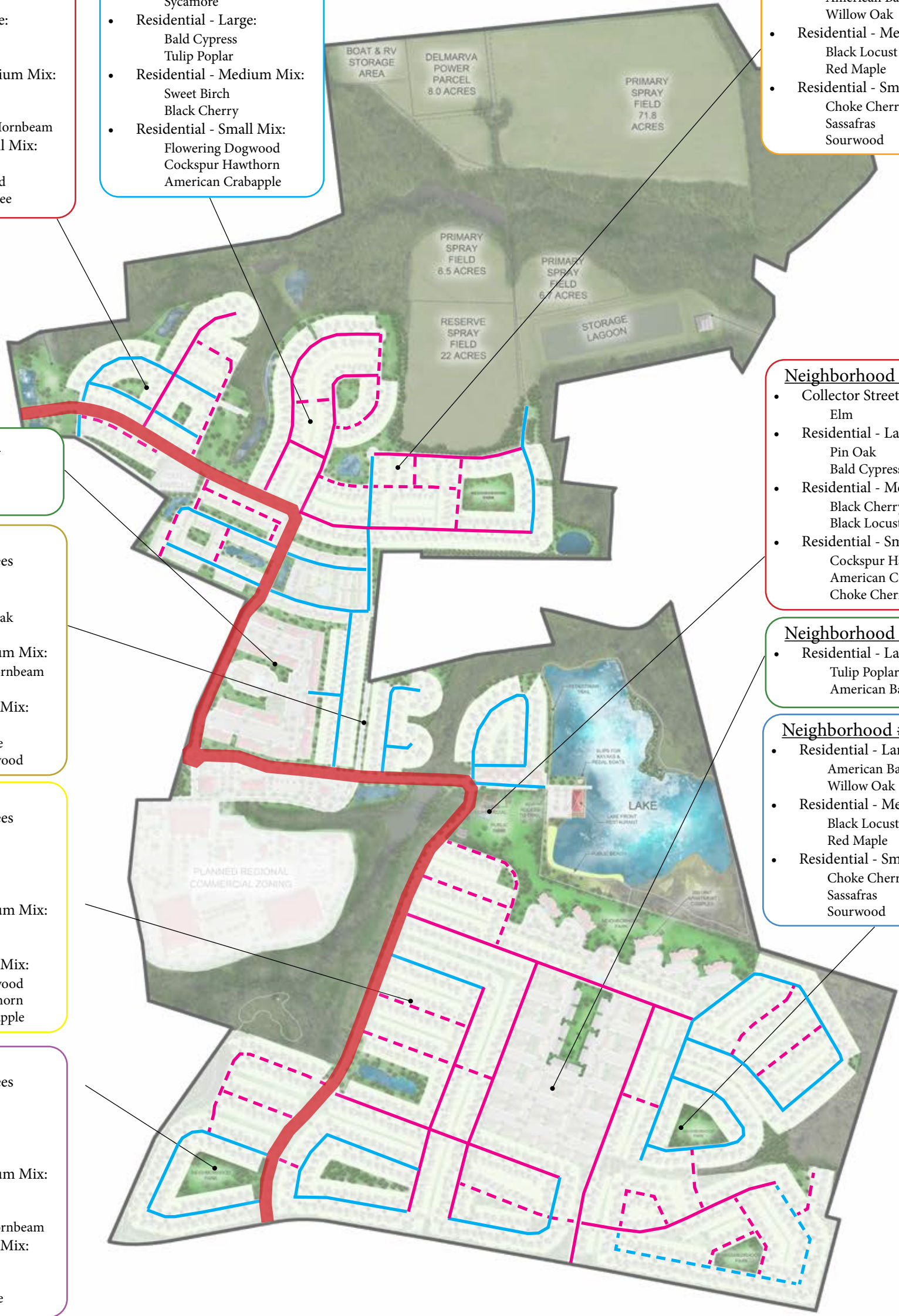
STREET SECTIONS



- Neighborhood #1**
- Collector Street Trees
Sycamore
 - Residential - Large:
Red Oak
Pin Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
Eastern Hop-Hornbeam
 - Residential - Small Mix:
Sourwood
Eastern Redbud
White Fringetree

- Neighborhood #2**
- Collector Street Trees
Sycamore
 - Residential - Large:
Bald Cypress
Tulip Poplar
 - Residential - Medium Mix:
Sweet Birch
Black Cherry
 - Residential - Small Mix:
Flowering Dogwood
Cockspur Hawthorn
American Crabapple

- Neighborhood #3**
- Residential - Large:
American Basswood
Willow Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
 - Residential - Small Mix:
Choke Cherry
Sassafras
Sourwood



- Neighborhood #10**
- Residential - Large:
Pin Oak
Bald Cypress

- Neighborhood #4**
- Collector Street Trees
Elm
 - Residential - Large:
Northern Red Oak
Black Gum
 - Residential - Medium Mix:
Eastern Hop-Hornbeam
Sweet Birch
 - Residential - Small Mix:
Eastern Redbud
White Fringetree
Flowering Dogwood

- Neighborhood #7**
- Collector Street Trees
Sycamore
 - Residential - Large:
Bald Cypress
Tulip Poplar
 - Residential - Medium Mix:
Sweet Birch
Black Cherry
 - Residential - Small Mix:
Flowering Dogwood
Cockspur Hawthorn
American Crabapple

- Neighborhood #9**
- Collector Street Trees
Sycamore
 - Residential - Large:
Red Oak
Pin Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
Eastern Hop-Hornbeam
 - Residential - Small Mix:
Sourwood
Eastern Redbud
White Fringetree

- Neighborhood #5**
- Collector Street Trees
Elm
 - Residential - Large:
Pin Oak
Bald Cypress
 - Residential - Medium Mix:
Black Cherry
Black Locust
 - Residential - Small Mix:
Cockspur Hawthorn
American Crabapple
Choke Cherry

- Neighborhood #6**
- Residential - Large:
Tulip Poplar
American Basswood

- Neighborhood #8**
- Residential - Large:
American Basswood
Willow Oak
 - Residential - Medium Mix:
Black Locust
Red Maple
 - Residential - Small Mix:
Choke Cherry
Sassafras
Sourwood

LEGEND

- Major Collector Street Trees: Avenue Trees - American Sycamore & American Elm - Formal, regularly spaced
- Residential Street Trees: Large Trees - Formal, regularly spaced; Single species per street section to create different avenues
- Residential Street Trees: Large/Medium Trees - Regularly spaced (less formal), 2-3 Species mix on each street per neighborhood
- Residential Street Trees: Small/Medium Trees - Informal spacing; Mix of species and sizes based on neighborhood type

Note:
Plantings may be discontinued where existing tree stands suffice as street trees.

STREET TREE PLAN



LAKEFRONT PARK





LD7 Studio
 Landscape Architecture + Planning
 8229 Boone Blvd., Suite 625 | Vienna, VA 22182 | 703.448.3717 | www.LD7studio.com

LEGEND

- 1** VILLAGE CENTER POOL HOUSE (55 x 48)
- 2** PARKING AREA FOR ALL ACTIVITIES (75 SPACES);
ADDITIONAL PARALLEL STREET PARKING CAN BE ADDED
AS NECESSARY
- 3** COMMUNITY FLEX-SPACE GATHERING AREA WITH
COVERED SPACE FOR GRILLING, ENTERTAINMENT, ETC.
- 4** MAIN POOL W/ LAP LANES (84 x 35) AND ZERO-ENTRY
AREA
- 5** 15-20' WIDE POOL DECK
- 6** SMALL GAZEBO WITH SEATING BELOW
- 7** INTERACTIVE WATERPLAY AREA WITH DIRECT ACCESS
TO MAIN POOL (+/- 65 x 50)
- 8** YOUNG ADULT ACTIVITY AREA W/ GAMES LIKE
CORNHOLE, OUTDOOR POOL TABLE, FOOSBALL, TABLE
TENNIS, ETC.
- 9** EARLY CHILDHOOD PLAYGROUND (45 x 65)
- 10** TOWNHOUSES AND STREET RELOCATED EAST TO
ALLOW AMENITY AREA EXPANSION TO 3.25 ACRES
- 11** OPEN SPACE BEHIND TOWNHOUSES COMBINED WITH
AMENITY AREA PARK TO ALLOW PARK EXPANSION FOR
PARKING LOT
- 12** S.W.M. POND
- 13** PHASE 1C NEIGHBORHOOD
- 14** LAKESIDE MAIN ENTRANCE DRIVE
- 15** STREET SHIFTED +/- 65' TO ALLOW EXPANDED
AMENITY AREA PARK
- 16** +/- 25' BETWEEN TOWNHOUSE LOTS AT NARROWEST
POINT

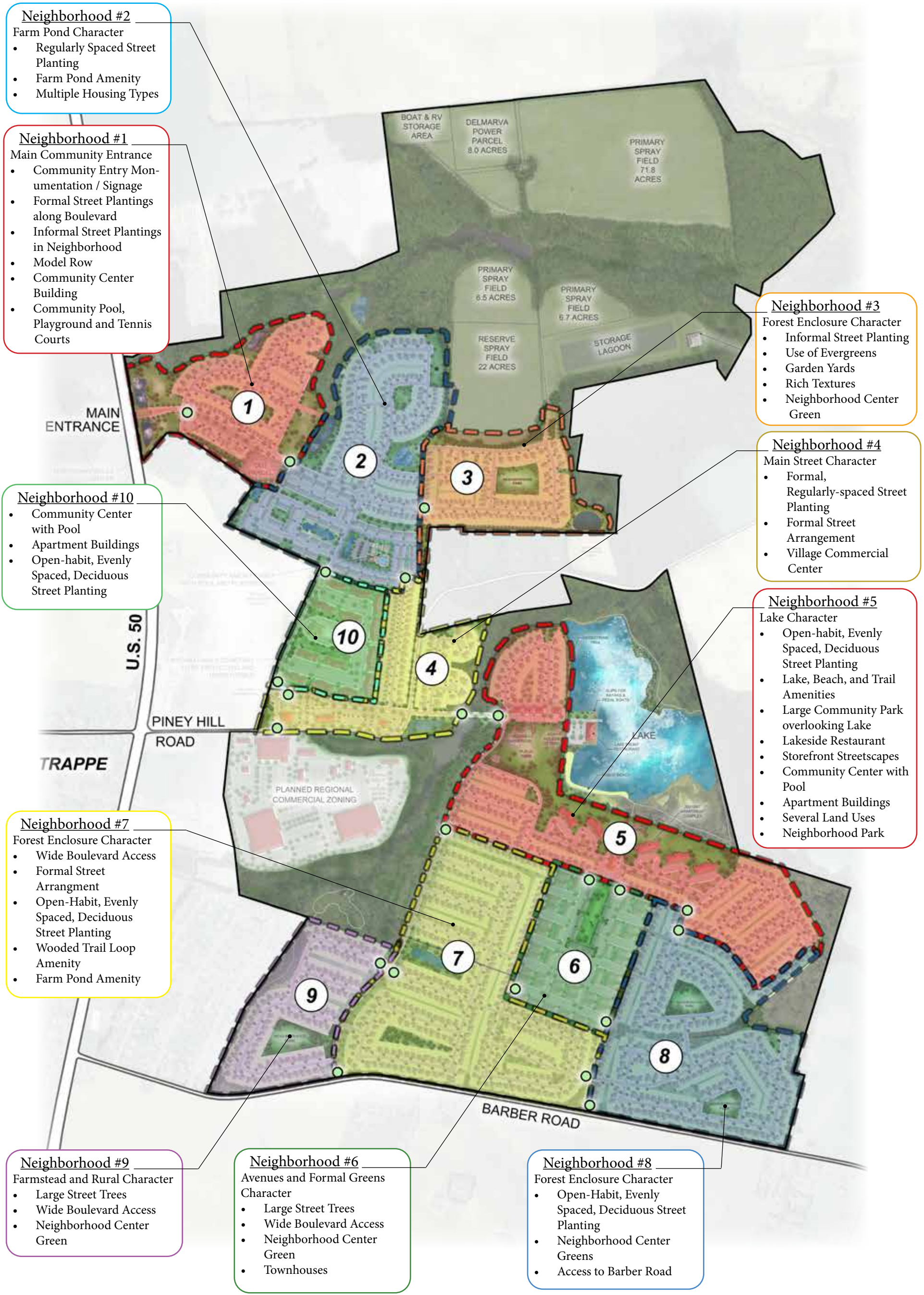
PHASE 1C AMENITY AREA





PICNIC AREA / WOODDED





Neighborhood #2
 Farm Pond Character

- Regularly Spaced Street Planting
- Farm Pond Amenity
- Multiple Housing Types

Neighborhood #1
 Main Community Entrance

- Community Entry Monumentation / Signage
- Formal Street Plantings along Boulevard
- Informal Street Plantings in Neighborhood
- Model Row
- Community Center Building
- Community Pool, Playground and Tennis Courts

Neighborhood #3
 Forest Enclosure Character

- Informal Street Planting
- Use of Evergreens
- Garden Yards
- Rich Textures
- Neighborhood Center Green

Neighborhood #4
 Main Street Character

- Formal, Regularly-spaced Street Planting
- Formal Street Arrangement
- Village Commercial Center

Neighborhood #10

- Community Center with Pool
- Apartment Buildings
- Open-habit, Evenly Spaced, Deciduous Street Planting

Neighborhood #5
 Lake Character

- Open-habit, Evenly Spaced, Deciduous Street Planting
- Lake, Beach, and Trail Amenities
- Large Community Park overlooking Lake
- Lakeside Restaurant
- Storefront Streetscapes
- Community Center with Pool
- Apartment Buildings
- Several Land Uses
- Neighborhood Park

Neighborhood #7
 Forest Enclosure Character

- Wide Boulevard Access
- Formal Street Arrangement
- Open-Habit, Evenly Spaced, Deciduous Street Planting
- Wooded Trail Loop Amenity
- Farm Pond Amenity

Neighborhood #9
 Farmstead and Rural Character

- Large Street Trees
- Wide Boulevard Access
- Neighborhood Center Green

Neighborhood #6
 Avenues and Formal Greens Character

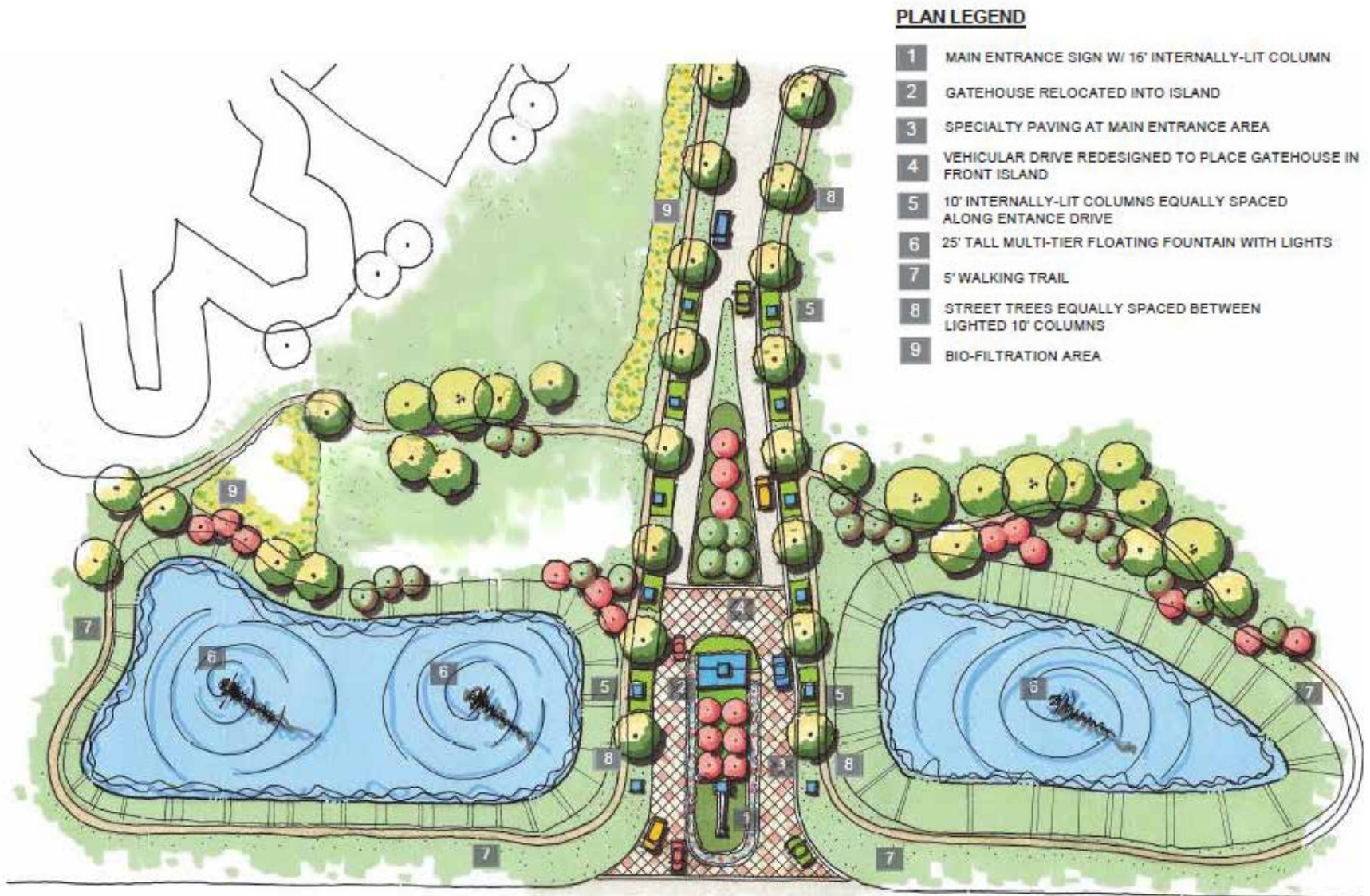
- Large Street Trees
- Wide Boulevard Access
- Neighborhood Center Green
- Townhouses

Neighborhood #8
 Forest Enclosure Character

- Open-Habit, Evenly Spaced, Deciduous Street Planting
- Neighborhood Center Greens
- Access to Barber Road

NEIGHBORHOOD PLAN

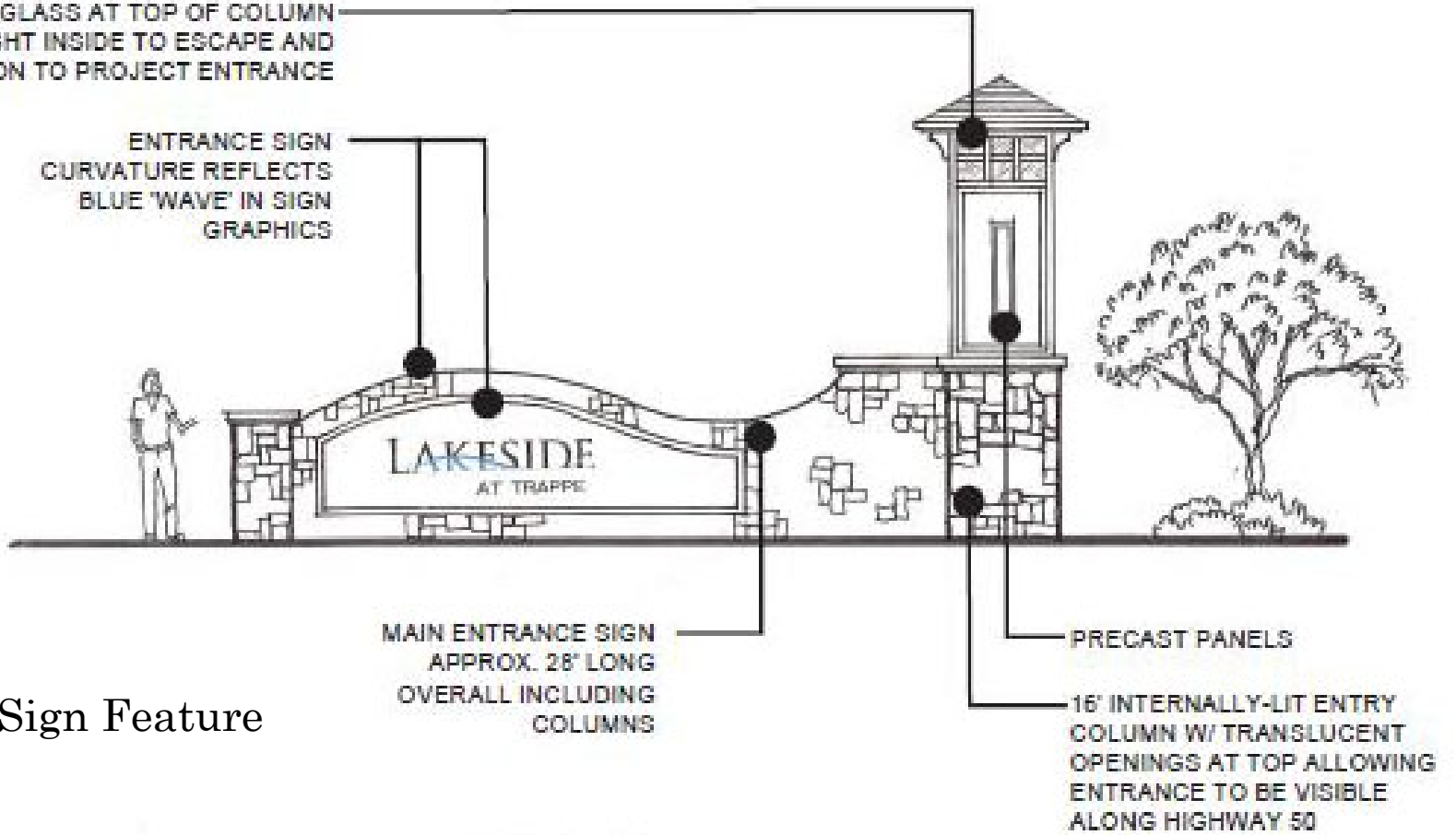




Entrance Plan

TRANSLUCENT GLASS AT TOP OF COLUMN
 ALLOWS LIGHT INSIDE TO ESCAPE AND
 DRAW ATTENTION TO PROJECT ENTRANCE

ENTRANCE SIGN
 CURVATURE REFLECTS
 BLUE 'WAVE' IN SIGN
 GRAPHICS

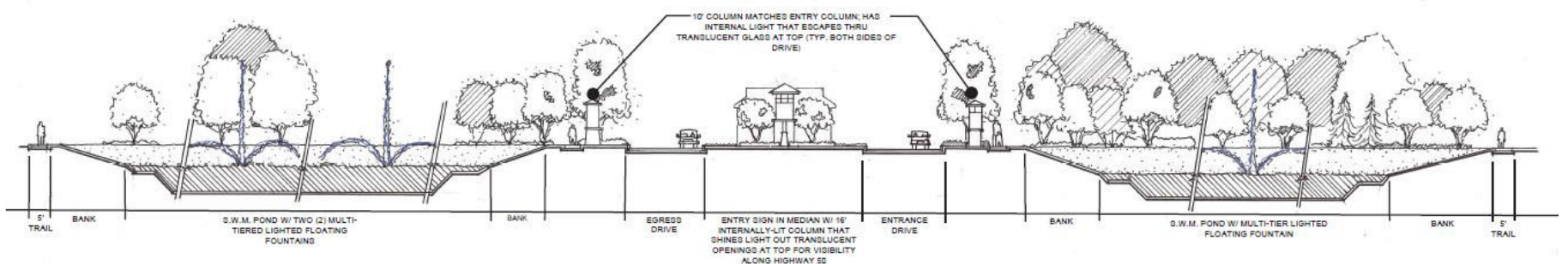


MAIN ENTRANCE SIGN
 APPROX. 28' LONG
 OVERALL INCLUDING
 COLUMNS

PRECAST PANELS

16' INTERNALLY-LIT ENTRY
 COLUMN W/ TRANSLUCENT
 OPENINGS AT TOP ALLOWING
 ENTRANCE TO BE VISIBLE
 ALONG HIGHWAY 50

Entrance Sign Feature



Entrance Section

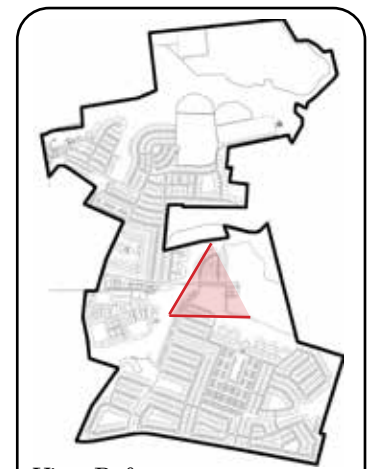
MAIN ENTRANCE





Model Row

View Reference



Community Park Overlooking the Lake

View Reference



CONCEPTUAL RENDERINGS





View Reference

Traffic Circle
Neighborhoods 7 & 9



View Reference

Neighborhood Center Green
Neighborhood 8



CONCEPTUAL RENDERINGS





Apartments & Condominiums



Retail & Commercial Storefront



Single Family Homes - Detached



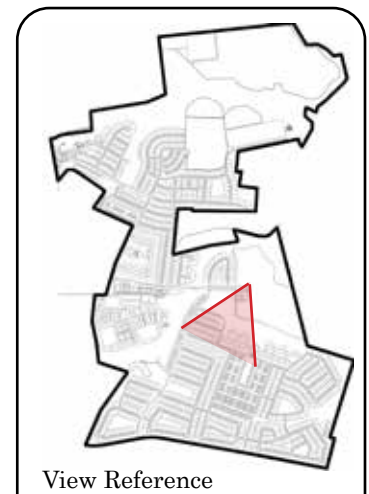
Townhomes



ARCHITECTURAL PRECEDENT



Commercial Shopping Streetscape



Lakeside Restaurant and Lake Amenities



CONCEPTUAL RENDERINGS





Typical Residential Streetscape



Typical Residential Streetscape

CONCEPTUAL RENDERINGS





Typical Residential Townhouses



Typical Residential Townhouses - With Front Garages



Typical Residential Townhouses

CONCEPTUAL RENDERINGS

