

LAKESIDE



PUD Plan Exhibits

Original November 2019

Previous Revision July 20, 2021

Current Revision February 5, 2024

Page	Title	Original Date	Revision Date	Revision Description
1	Cover	11/2019	2/5/2024	Updated Issue Date
2	Revision Log	7/20/2021	2/5/2024	Updated to reflect current document revisions.
3	PUD Boundary	11/2019		
4	Existing Conditions	11/2019		
5	Land Use Plan	11/2019	2/5/2024	Updated Phase 1 VCA area to revised Illustrative Plan.
6	Illustrative Plan	11/2019	2/5/2024	Revised Phase 1 lot layouts and Amenity Area location.
7	Phasing Plan - Overall	11/2019	2/5/2024	Updated Phase 1 boundary and sub-phases to revised Illustrative Plan and unit quantities.
8	Phasing Plan - Phase 1	11/2019	2/5/2024	Updated Phase 1 boundary and sub-phases to revised Illustrative Plan.
9	Phasing Plan - Phase 1, Section 1A	11/2019	2/5/2024	Updated sub-phase to revised Illustrative Plan and unit quantities.
10	Phasing Plan - Phase 1, Section 1B	11/2019	2/5/2024	Updated sub-phase to revised Illustrative Plan and unit quantities.
11	Phasing Plan - Phase 1, Section 1B2	2/2/2024	2/5/2024	NEW SHEET. Depicts new sub-phase and unit quantity. Includes revised Illustrative Plan.
12	Phasing Plan - Phase 1, Section 1C	11/2019	2/5/2024	Updated sub-phase to revised Illustrative Plan and unit quantities.
13	Phasing Plan - Phase 1, Section 1D	11/2019	2/5/2024	Updated sub-phase to revised Illustrative Plan and unit quantities. Note new page number.
	Phasing Plan - Phase 1, Section 1E	11/2019	2/5/2024	DELETED SHEET. Sub-Phase 1E deleted from scope.
14	Open Space Plan	11/2019	2/5/2024	Updated to coordinate with revised Illustrative Plan, and to include updated categories of Open Space.
15	Street Hierarchy Plan	11/2019	2/5/2024	Updated coordinate with revised Illustrative Plan.
16	Street Sections	11/2019		
17	Street Sections - MC-4	5/17/2022		Sheet added in prior revision. Note updated page numbers for exhibits to follow.
18	Street Sections - RS-1 Options	11/2019	7/20/2021	
19	Street Sections	11/2019		
20	Street Tree Plan	11/2019	2/5/2024	Updated to coordinate with revised Illustrative Plan.
21	Lakefront Park	11/2019		
22	Phase 1A Amenity Area	7/20/2021	2/5/2024	Amenity area relocated to Phase 1A, including community pool, playground, and pool house. Sheet renamed
23	Picnic Area/Wooded	11/2019		
24	Neighborhood Plan	11/2019	2/5/2024	Updated to coordinate with revised Illustrative Plan.
25	Main Entrance	11/2019	7/20/2021	
26	Conceptual Renderings	11/2019	7/20/2021	
27	Conceptual Renderings	11/2019		
28	Architectural Precedent	11/2019		
29	Conceptual Renderings	11/2019		
30	Conceptual Renderings	11/2019		
31	Conceptual Renderings	11/2019		

Note new page numbers with addition/deletion of pages.

= Revised = New Sheet = Not Revised

Lakeside at Trappe

Talbot County, Maryland

Original November 2019
Revised February 5, 2024

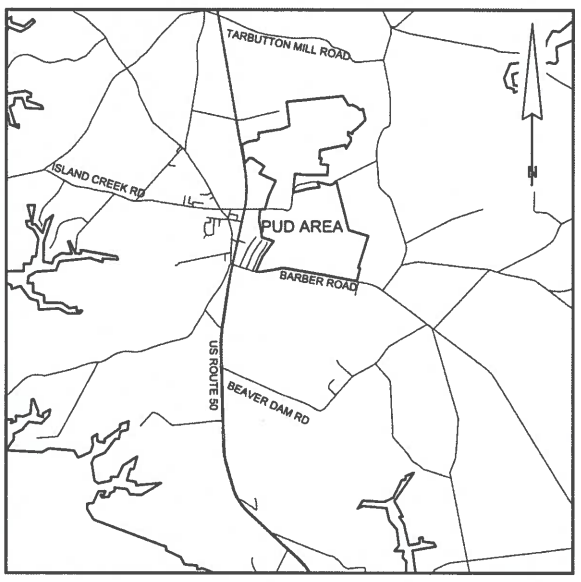
REVISION LOG

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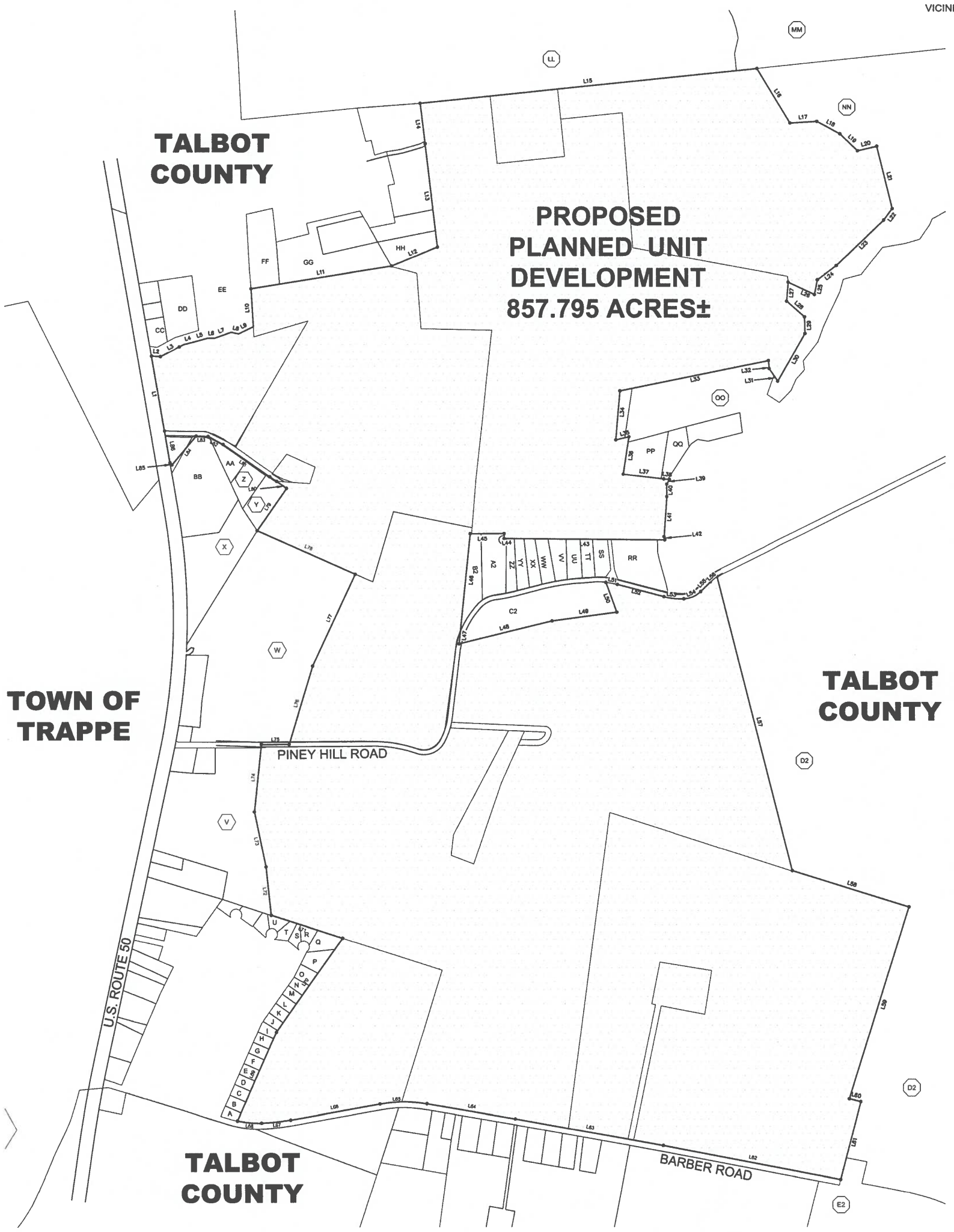
ADJOINING OWNERS

LOT SYMBOL	OWNERS NAME DEED	REF
A	CHARLES R. CAUFFMAN, LAUREN N. CAUFFMAN	2565/184
B	ROBERT O'BOYLE, LOIS O'BOYLE	2045/157
C	ANITA S. KILMON	1496/872
D	LUCAS W. FOXWELL, LEAH FOXWELL	2596/376
E	RUMSEY L. SEYMOUR, JR	714/142
F	DANIEL T. CIEKOT, WANDA T. CIEKOT	2588/294
G	WILLIAM JOSEPH MERCIER, JR; SO UN MARCIER	757/978
H	JULIAN H. NAVE, DOROTHY B. NAVE	1712/168
I	NABEEL HOMOUD, SHAYMA MEREISH	1276/870
J	FRANK V. SCALLIO, JR, DIANA J. SCALLIO	1748/247
K	HIENG MOEURK, SOTHEAVY CHOM	2540/405
L	SCOTT MYERS	2577/419
M	JULIA L. LIBBY	842/544
N	JACOB A. SCHUMAN, ETAL; WILLIAM E. SCHUMAN	2514/347
O	RUMSEY L. SEYMOUR, SR, JAMES OWEN SEYMOUR	684/803
P	RUMSEY L. SEYMOUR, JR.	684/800
Q	CALEY MARIE CHRISTOPHER	2600/1
R	JOHN D. TRITAPOE, JANET A. TRITAPOE	910/885
S	RED OAK PROPERTIES, LLC	2568/398
T	KEITH L. BENTZ, SHEA L. WILLEY	1889/486
U	LOU ANN ALDERTON	1664/316
V	PARIS FOOD CORPORATION	
W	JOHN MELVIN SCHWANINGER, ETAL	2398/337
X	SUPER TRAPPE LLC	2006/266
Y	IDA S. HICKMAN, ETAL, DAVID E. HICKMAN	743/944
Z	WILLIAM SLAUGHTER, PHYLLIS D W. SHAUGHTER	697/265
AA	DAVID E. BRIERLY, SR, MARY L. BRIERLY	2157/211
BB	EUCLID OF VIRGINIA INC.,ETAL	2006/261
CC	VAUGHN R. BROOKS	2121/199

LOT SYMBOL	OWNERS NAME DEED	REF
DD	ELLA WELLS, ETAL	1246/447
EE	JOSEPH HENRY LEE THOMAS, ETAL	734/560
FF	CHAUNCY MAURICE JOHNS	814/129
GG	EDWARD T. JOHNS, EUGENIA A. JOHNS	588/286
HH	LISA D. WILSON	900/355
II	CARMEN HARDESTY	2520/501
JJ	BRIAN H. ENDZEL, SUSAN A. ENDZEL	881/275
KK	EMMA ESTELA MONCADA SALGADO, ETAL	2572/454
LL	ALAN W. BAYNARD	554/110
MM	STEVEN P. HARRIS, LYNNE F. HARRIS	2558/346
NN	WRIGHTS MILL FARM, LLC	2373/85
OO	CORP. PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	593/506
PP	PARIS FOOD CORPORATION	
QQ	FOX HALL, INC.	686/572
RR	TRAPPE EAST HOLDINGS BUSINESS TRUST	1536/103
SS	DALLAS K. JOHNS, DIANNE S. JOHNS	664/655
TT	NATHANIEL SAMPSON	1641/591
UU	MALYON LAVINIA ROBERTS	649/896
VV	DEBORAH E. FOSTER	592/463
WW	SIDETRACTS, INC.	1316/116
XX	ROLAND FREEMAN, BETTY FREEMAN	2411/485
YY	NICHOLAS B. WILLOUGHBY	1834/420
ZZ	BENNIE M. MILTON	2360/381
A2	ROBERT H. EISMANN, REBECCA W. EISMANN	1069/497
B2	ERIC MINGOS, LEIGH E. MINGOS	2613/367
C2	TRAPPE EASE HOLDINGS BUSINESS TRUST	1539/74
D2	CORP. PRESIDING BISHOIP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	593/506
E2	RAYMOND WILSON, JEANNIE WILSON	1024/809



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	229.99'
L4	N 76°01'16" E	95.08'
L5	N 74°35'24" E	119.30'
L8	N 88°57'04" E	83.42'
L7	N 70°19'21" E	149.55'
L8	S 77°25'18" E	84.82'
L9	N 84°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 08°49'21" W	903.12'
L14	N 06°51'32" W	355.34'
L15	N 84°05'17" E	2941.94'
L16	S 31°08'31" E	555.25'
L17	N 86°23'34" E	233.59'
L18	S 61°17'06" E	226.97'
L19	S 46°14'28" E	212.30'
L20	N 76°35'14" E	170.32'
L21	S 14°00'46" E	557.46'
L22	S 36°26'14" 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	186.05'
L28	S 48°19'06" E	207.94'
L29	S 01°25'46" E	144.23'
L30	S 29°29'59" W	477.43'
L31	N 34°34'57" W	133.20'
L32	N 04°44'04" W	70.13'
L33	S 78°24'16" W	1316.66'
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 31°02'18" W	46.84'
L40	S 00°47'42" E	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°18'58" E	43.89'
L45	S 89°37'57" W	295.36'
L48	S 05°40'47" W	851.35'
L47	S 05°40'47" W	115.88'
L48	N 76°07'07" E	833.01'
L49	N 82°14'59" E	567.57'
L50	N 19°46'15" W	276.80'
L51	ARC=99.99'	RAD=645.00'
	CH=S 79°34'41" E 99.89'	
L52	S 75°08'13" E	419.45'
L53	ARC=178.51'	RAD=580.00'
	CH=S 83°48'22" E 174.64'	
L54	ARC=182.44'	RAD=220.00'
	CH=N 66°22'18" E 158.78'	
L55	N 45°13'07" E	120.02'
L56	ARC=73.28'	RAD=380.00'
	CH= N 50°44'35" E 73.17'	
L57	S 14°16'47" E	2646.88'
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 79°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	788.63'
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	840.83'
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	487.81'
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°41'48" E	881.74'
L78	N 85°47'45" W	932.46'
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 81°16'44" W	146.72'
L83	N 87°52'57" 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'

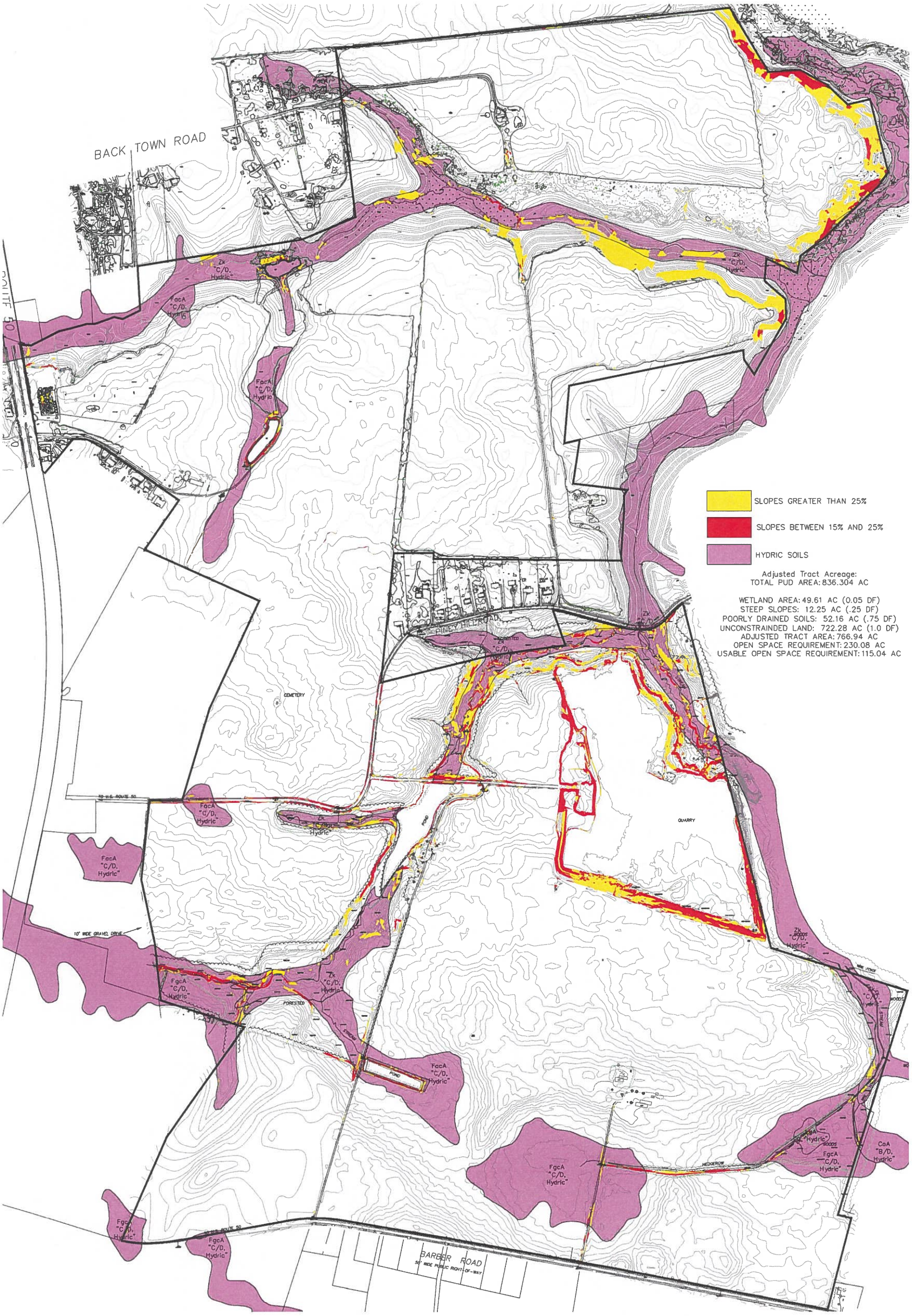
PUD BOUNDARY

Lakeside at Trappe

Talbot County, Maryland

Original November 2019

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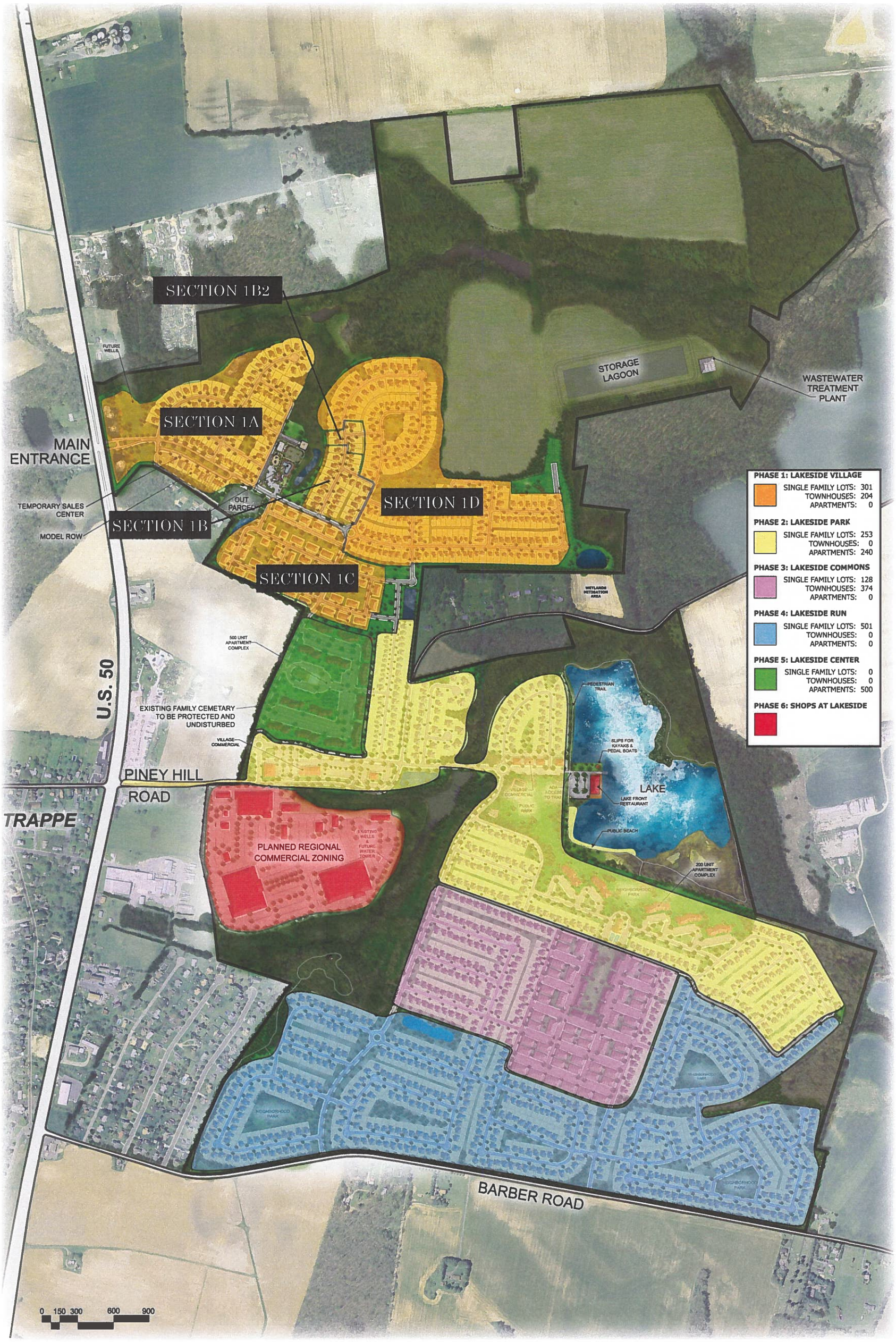
EXISTING CONDITIONS



LAND USE PLAN



ILLUSTRATIVE PLAN



PHASING PLAN - OVERALL



PHASING PLAN - PHASE 1

Lakeside at Trappe

Talbot County, Maryland
Original November 2019
Revised February 5, 2024

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Enlarged Plan

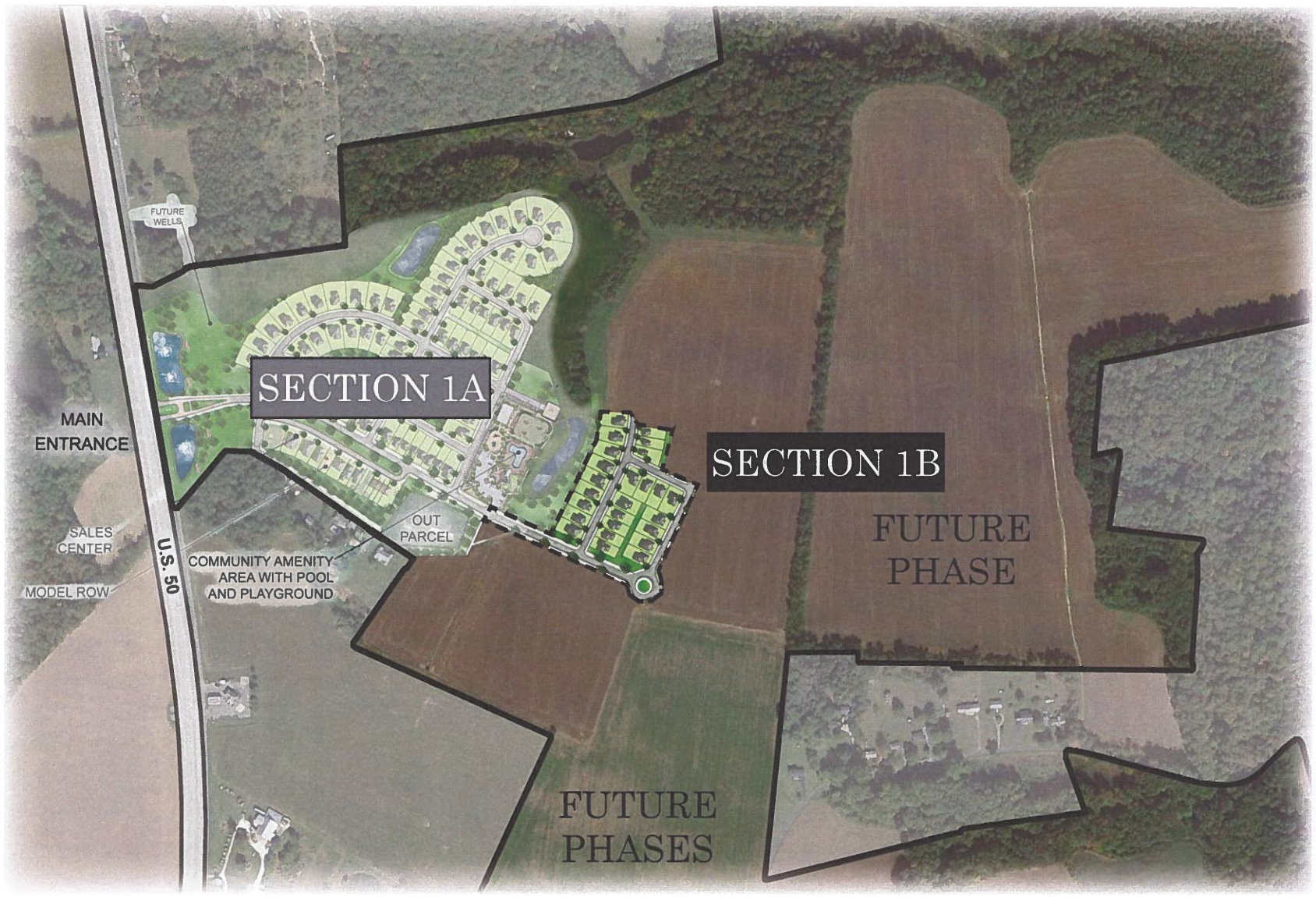
PHASING PLAN - PHASE 1, SECTION 1A

90 Single Family Detached Homes, 4 Townhouses
Phase 1: 94 Total Units
Includes Model Row & Temporary Sales Center
Includes Phase 1 Community Amenity Area

Lakeside at Trappe

Talbot County, Maryland
Original November 2019
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Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1B

25 Single Family Detached Homes
Phase 1: 119 Total Units

Lakeside at Trappe

Talbot County, Maryland
Original November 2019
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Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1B2

6 Single Family Detached Homes
Phase 1: 125 Total Units

Lakeside at Trappe

Talbot County, Maryland

Added February 2, 2024

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Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1C

200 Townhouses
Phase 1: 325 Total Units

Lakeside at Trappe

Talbot County, Maryland
Original November 2019
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Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1D

180 Single Family Detached Homes
Phase 1: 505 Total Units

Lakeside at Trappe

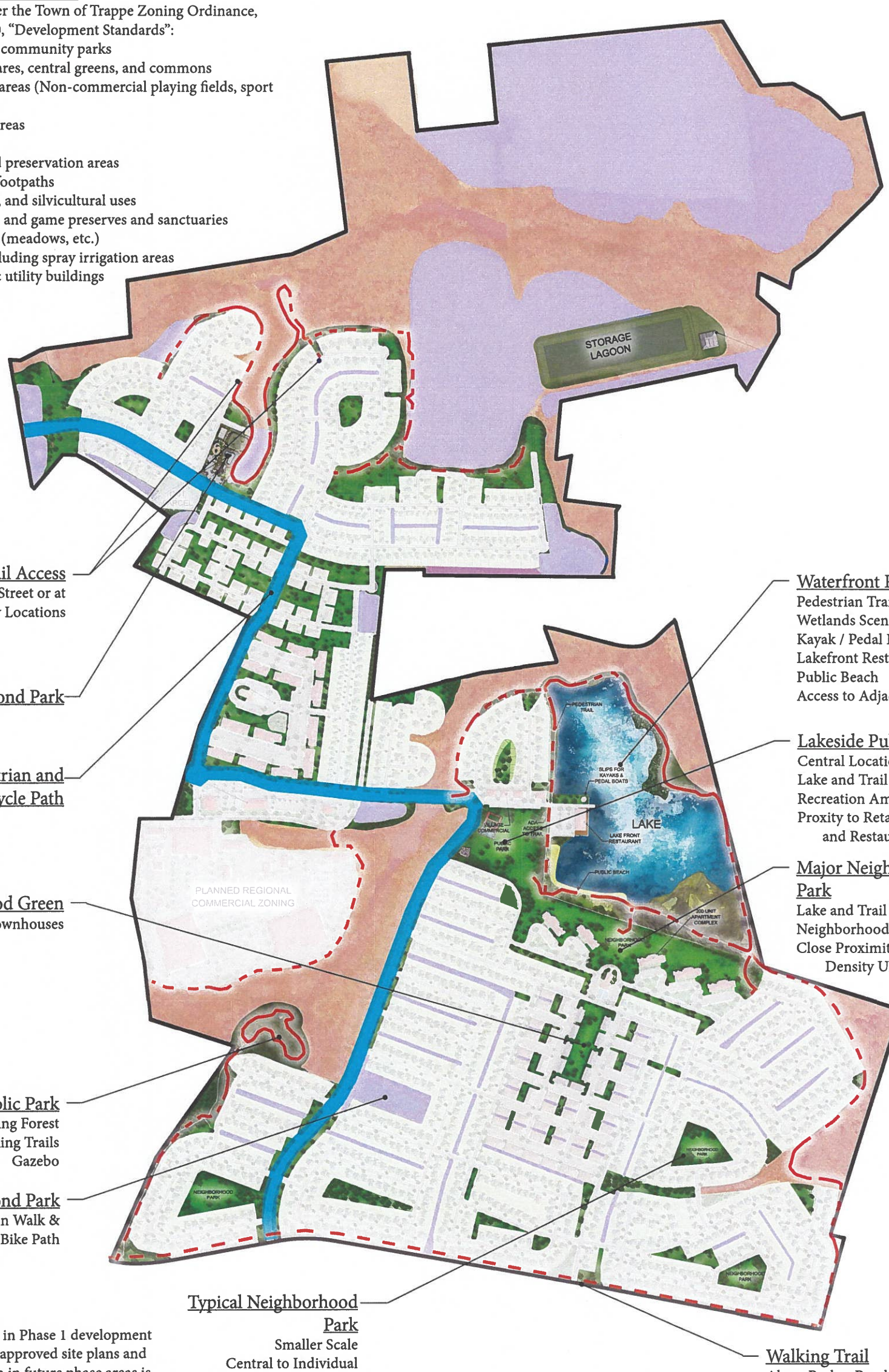
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Open Space Criteria

Open Space includes, per the Town of Trappe Zoning Ordinance, Title IV, Subsection 2.50, "Development Standards":

- Neighborhood and community parks
- Neighborhood squares, central greens, and commons
- Active recreational areas (Non-commercial playing fields, sport courts, etc.)
- Habitat and forest areas
- Agricultural areas
- Stream and wetland preservation areas
- Walking trails and footpaths
- Woodlots, arboreta, and silvicultural uses
- Woodland, wildlife, and game preserves and sanctuaries
- Conservation areas (meadows, etc.)
- Municipal uses, including spray irrigation areas
- Municipal or public utility buildings
- Public parks



Typical Trail Access
Occurs at End of Street or at Amenity Locations

Farm Pond Park

Major Pedestrian and Bicycle Path

Neighborhood Green
Central to Townhouses

Wooded Public Park
Integrated w/ Existing Forest
Nature Walking Trails
Gazebo

Farm Pond Park
Access via Main Walk & Bike Path

Typical Neighborhood Park
Smaller Scale
Central to Individual Neighborhood
May Include Pond Features

Waterfront Park & Lake
Pedestrian Trails
Wetlands Scenic Areas
Kayak / Pedal Boat Slips
Lakefront Restaurant
Public Beach
Access to Adjacent Parks

Lakeside Public Park
Central Location
Lake and Trail Access
Recreation Amenities
Proxity to Retail Storefronts and Restauant

Major Neighborhood Park
Lake and Trail Access
Neighborhood Destination
Close Proximity to Higher Density Units

Walking Trail
Along Barber Road
Adjacent to Landscaped Berm

Disclaimer:
Open space as depicted in Phase 1 development areas is consistent with approved site plans and work to date. Depiction in future phase areas is conceptual and subject to change.

LEGEND

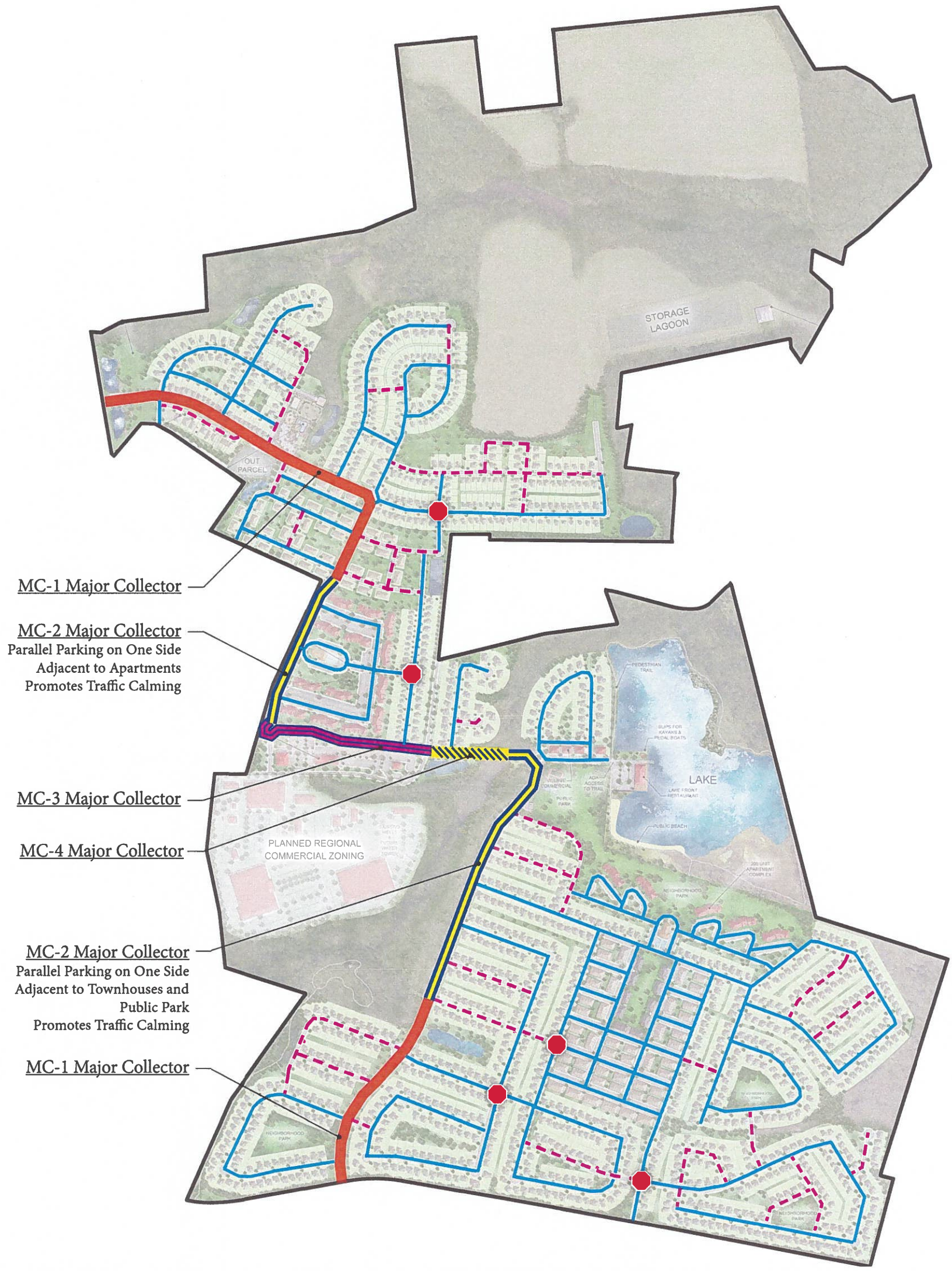
- Walk & Bike Path
- Walking Trail
- Active Open Space
- Passive Open Space
- Environmental Open Space

OPEN SPACE PLAN

Lakeside at Trappe

Talbot County, Maryland
Original November 2019
Revised February 5, 2024

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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
- Major Collector 4 (MC-4): Two Travel Lanes Culvert Crossing, Bike Path and Guardrail on One Side
- 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

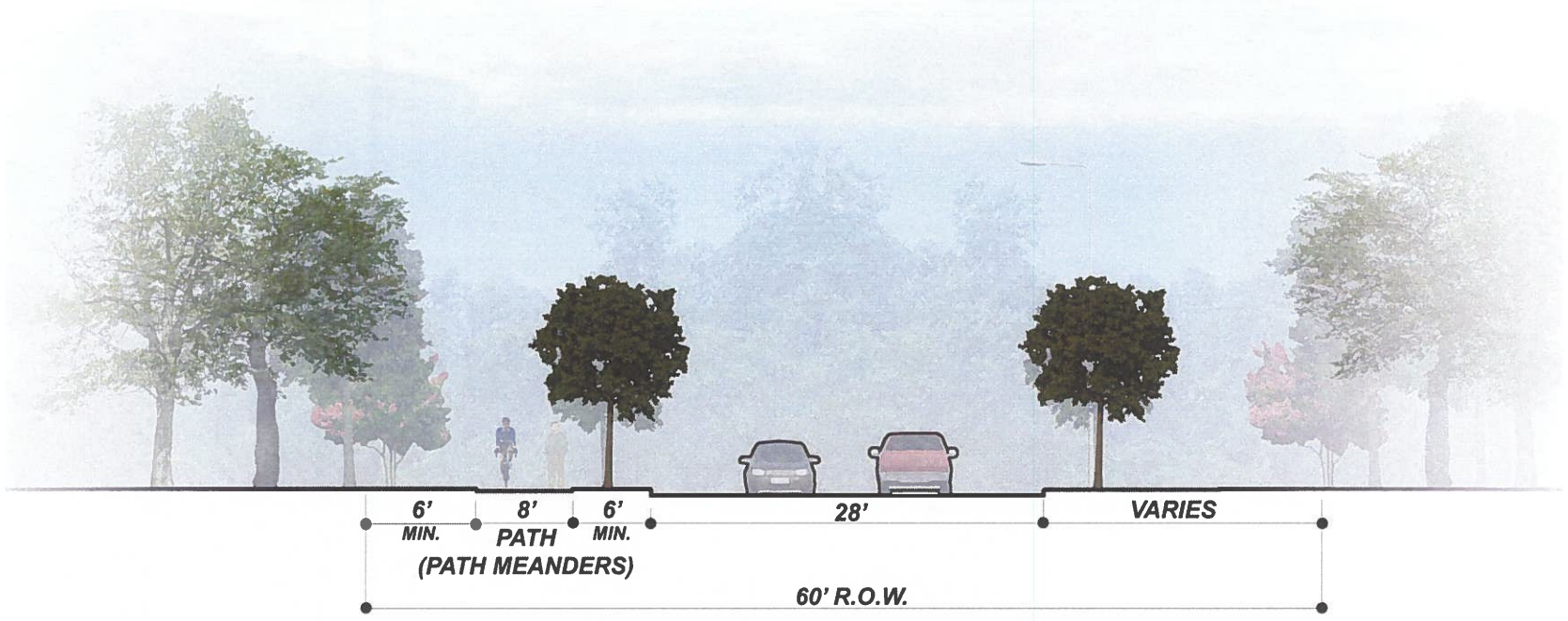
STREET HIERARCHY PLAN

Lakeside at Trappe

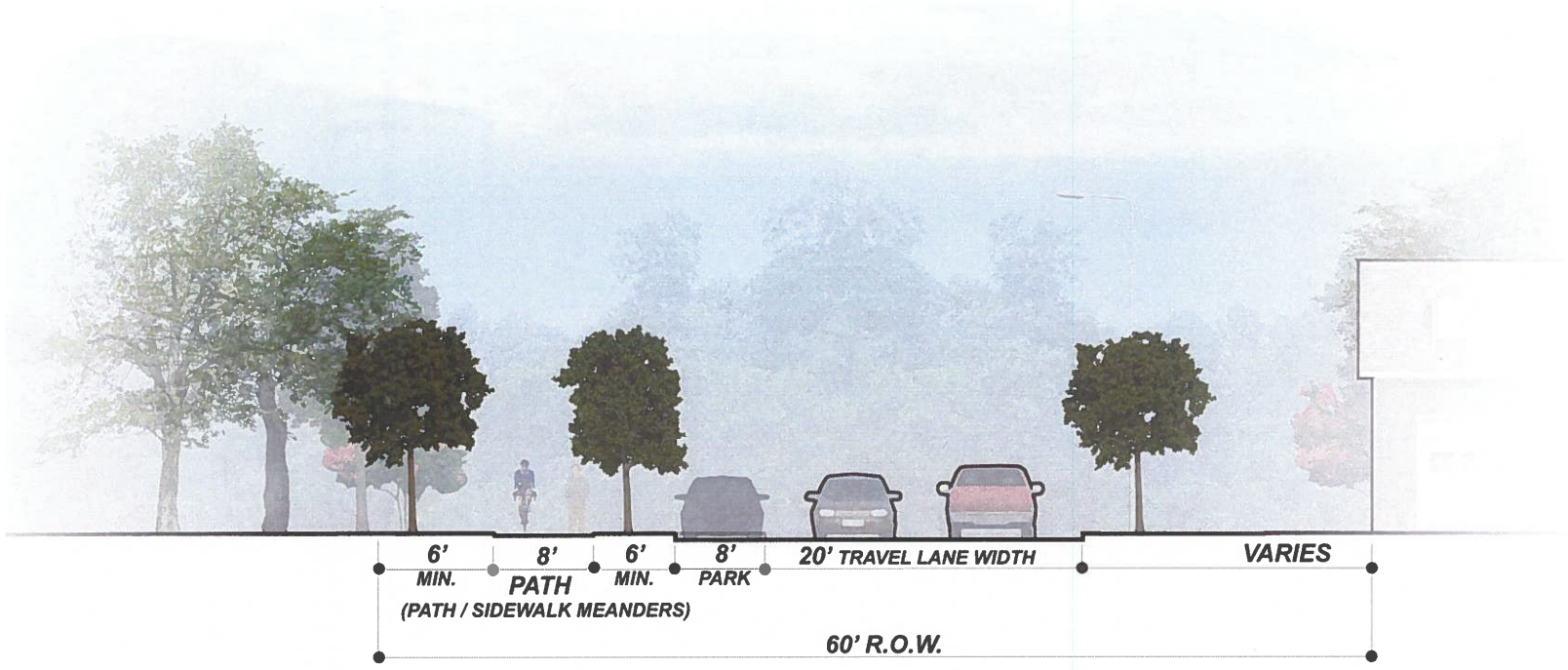
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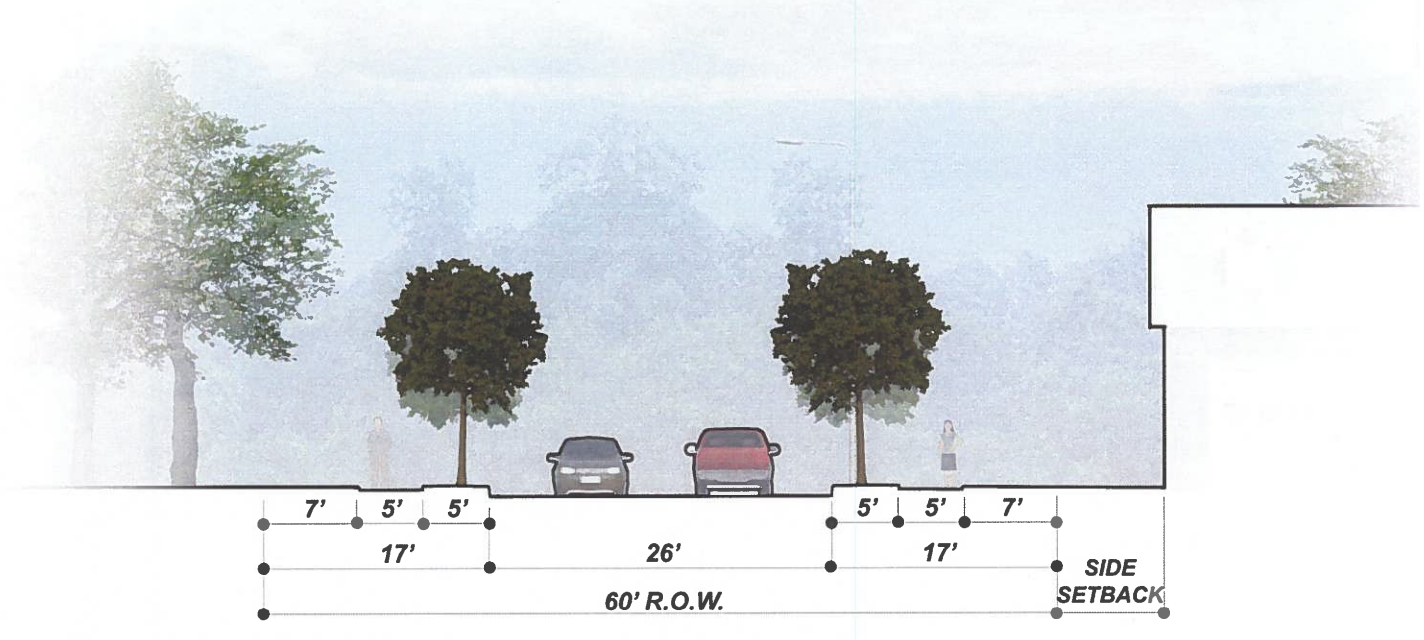
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Major Collector #1 (MC-1): Two Travel Lanes, Bike Path One Side

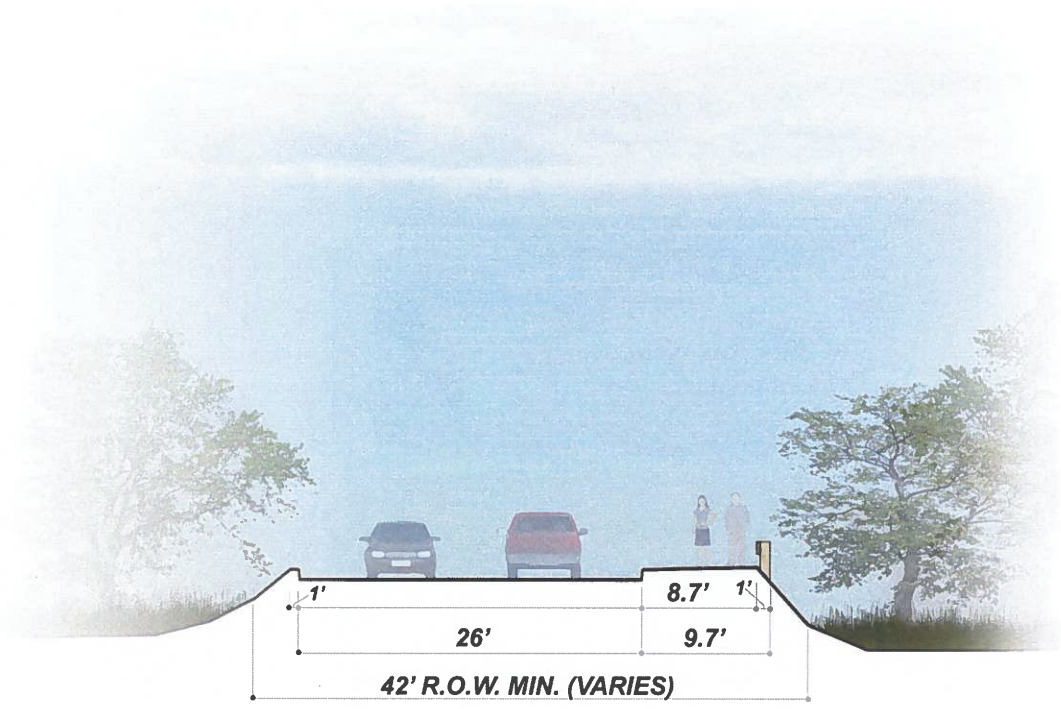


Major Collector #2 (MC-2): Two Travel Lanes, Bike Path One Side, Parking One Side



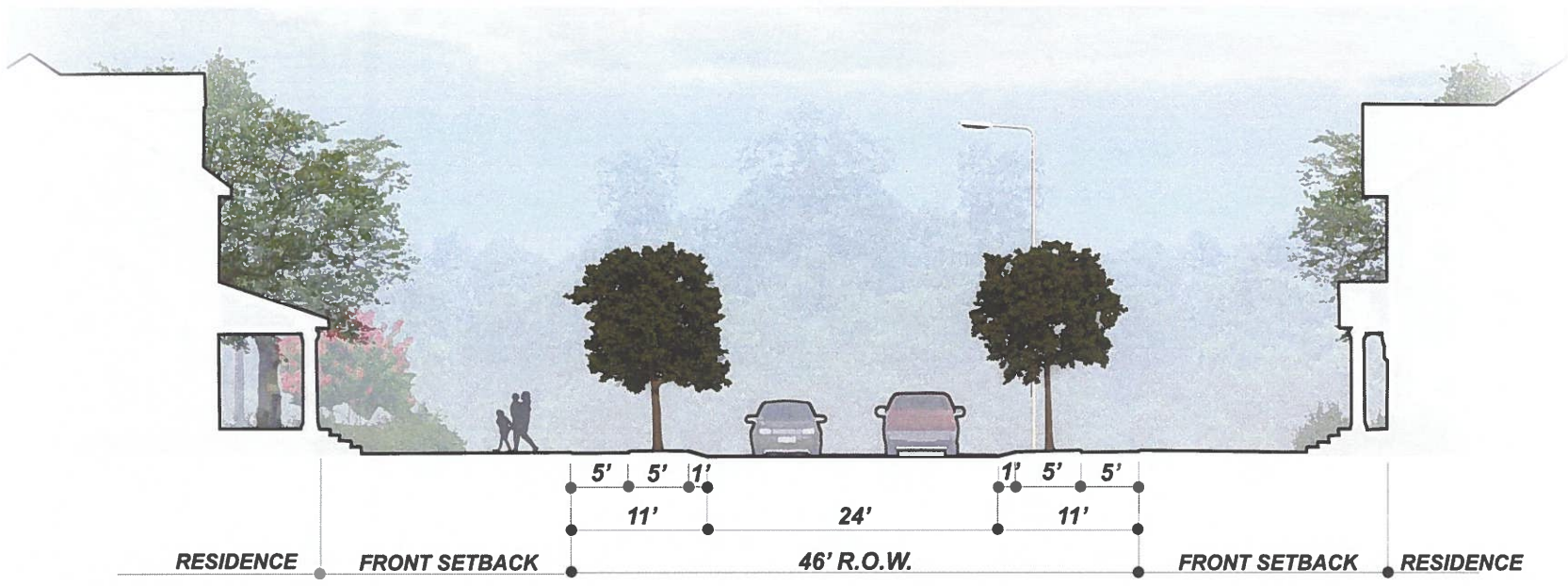
Major Collector #3 (MC-3): Two Travel Lanes, Sidewalk Both Sides

STREET SECTIONS



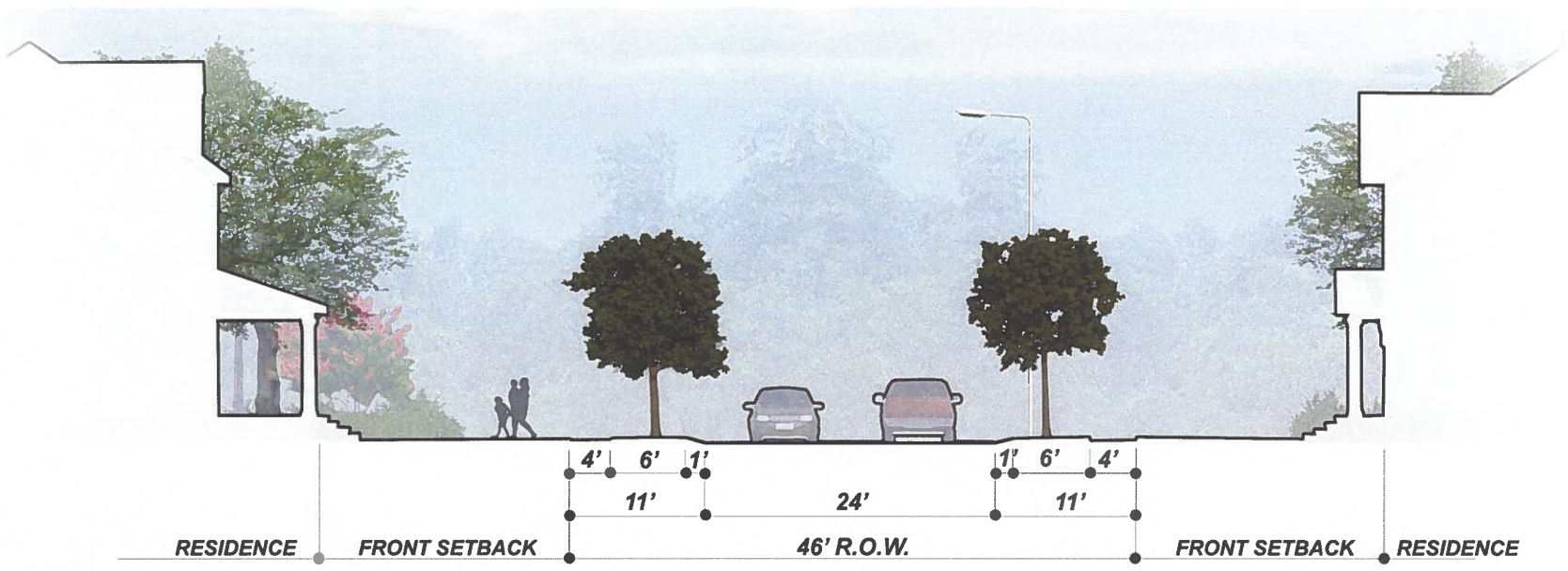
Major Collector #4 (MC-4): Two Travel Lanes Culvert Crossing, Bike Path and Guardrail on One Side

STREET SECTIONS



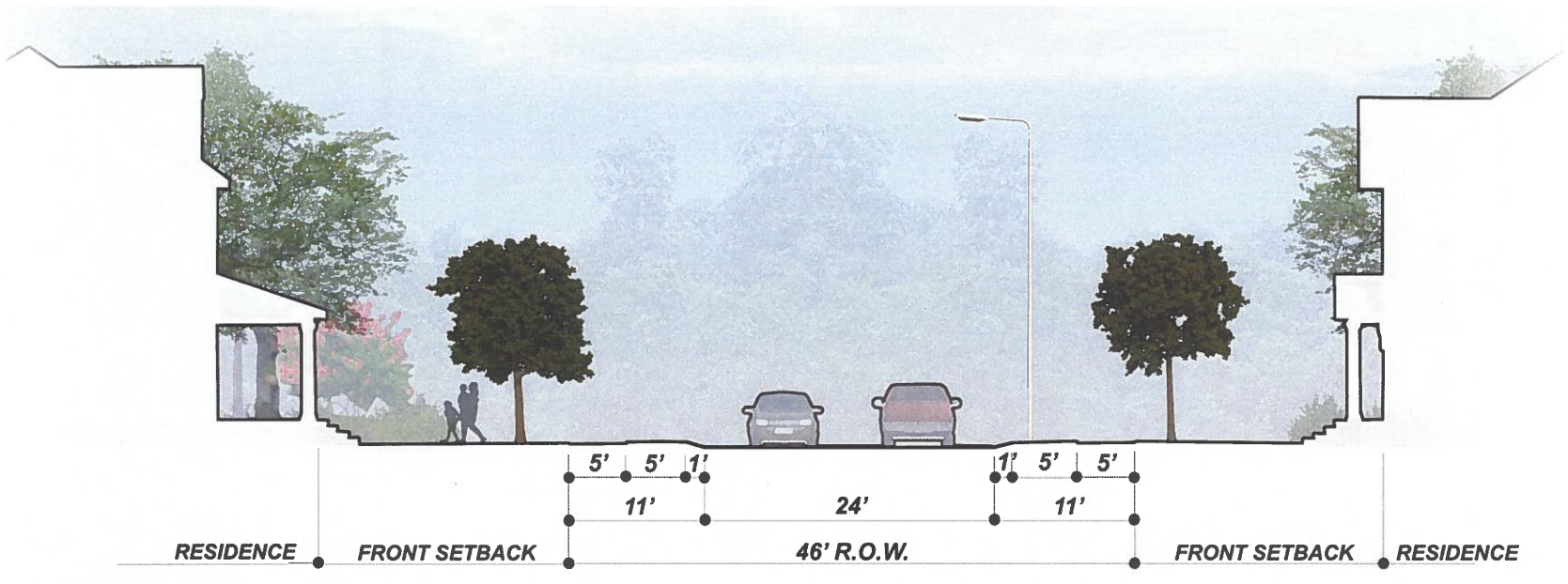
OPTION 1

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



OPTION 2

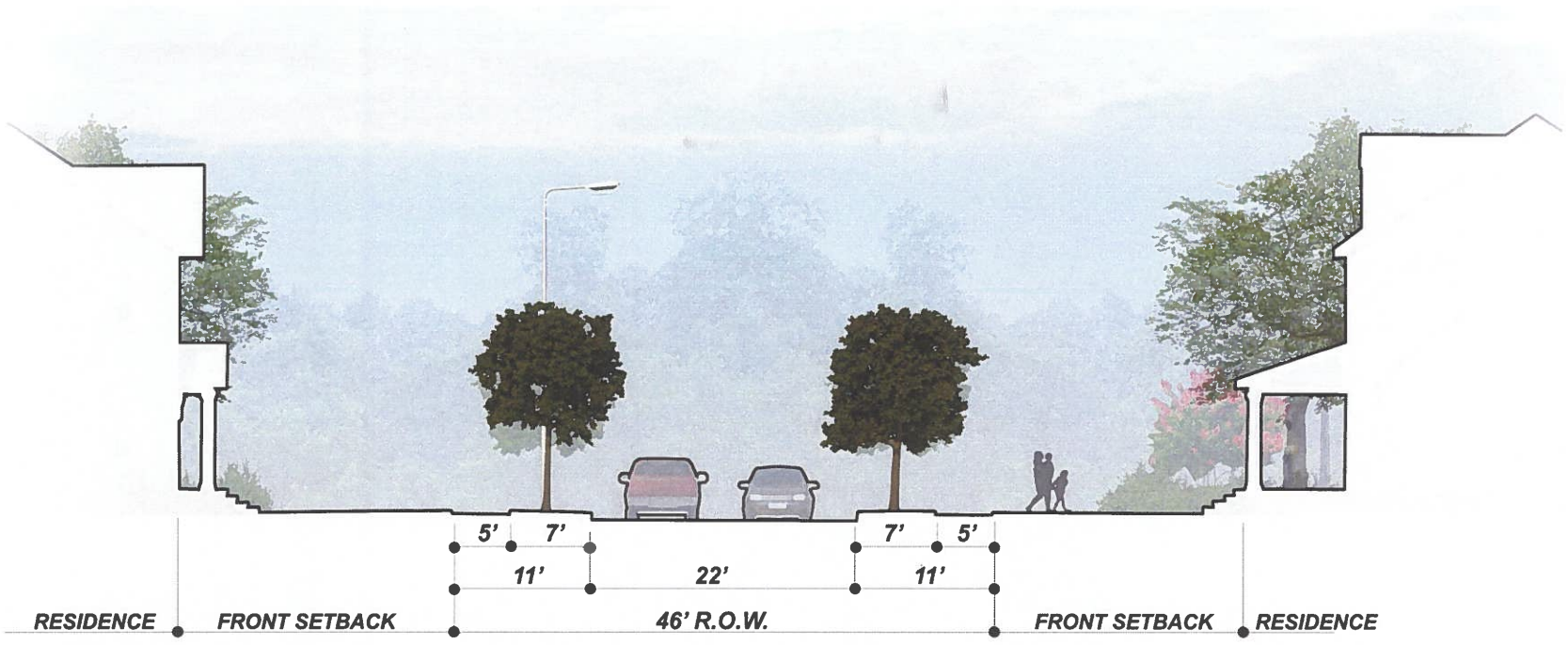
Residential Sub-Collector #1 (RS-1): Two Travel Lanes, Sidewalks, Occasional Parking Both Sides



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

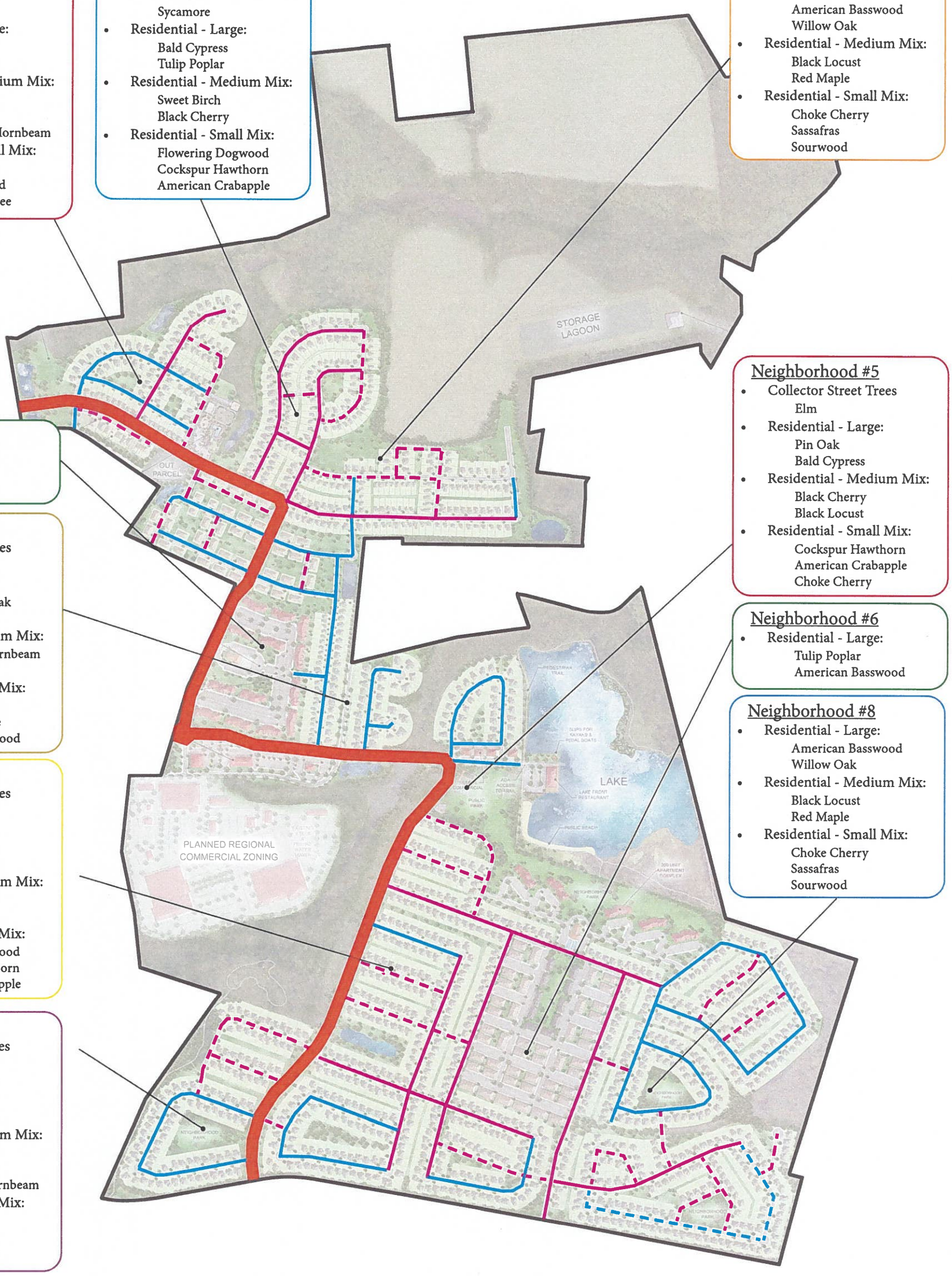
- Collector Street Trees
  - Elm
- Residential - Large:
  - Pin Oak
  - Bald Cypress
- Residential - Medium Mix:
  - Black Cherry
  - Black Locust
- Residential - Small Mix:
  - Cockspur Hawthorn
  - American Crabapple
  - Choke Cherry

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

Lakeside at Trappe

Talbot County, Maryland
Original November 2019
Revised February 5, 2024

RAUCH Inc.
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LAKEFRONT PARK



PLAN VEW

1 15 30 60

LEGEND

1. ENTRANCE AREA FROM LAKESIDE DRIVE
2. POOL HOUSE
3. POOL AREA
4. EARLY AND PRE-TEEN PLAYGROUND AREA
5. SPORTS COURT
6. DOG PARK
7. PUMP STATION
8. EXISTING POND
9. TRAIL
10. GATHERING AREA WITH TABLES AND CHAIRS
11. AMENITY AREA PARKING LOT
12. PHASE 1A LOTS
13. STORMWATER FILTRATION AREA
14. OPEN ACTIVITY LAWN AREA
15. ENTRANCE AREA FROM LAKE ONTARIO DRIVE

PHASE 1A AMENITY AREA

Lakeside at Trappe

Talbot County, Maryland

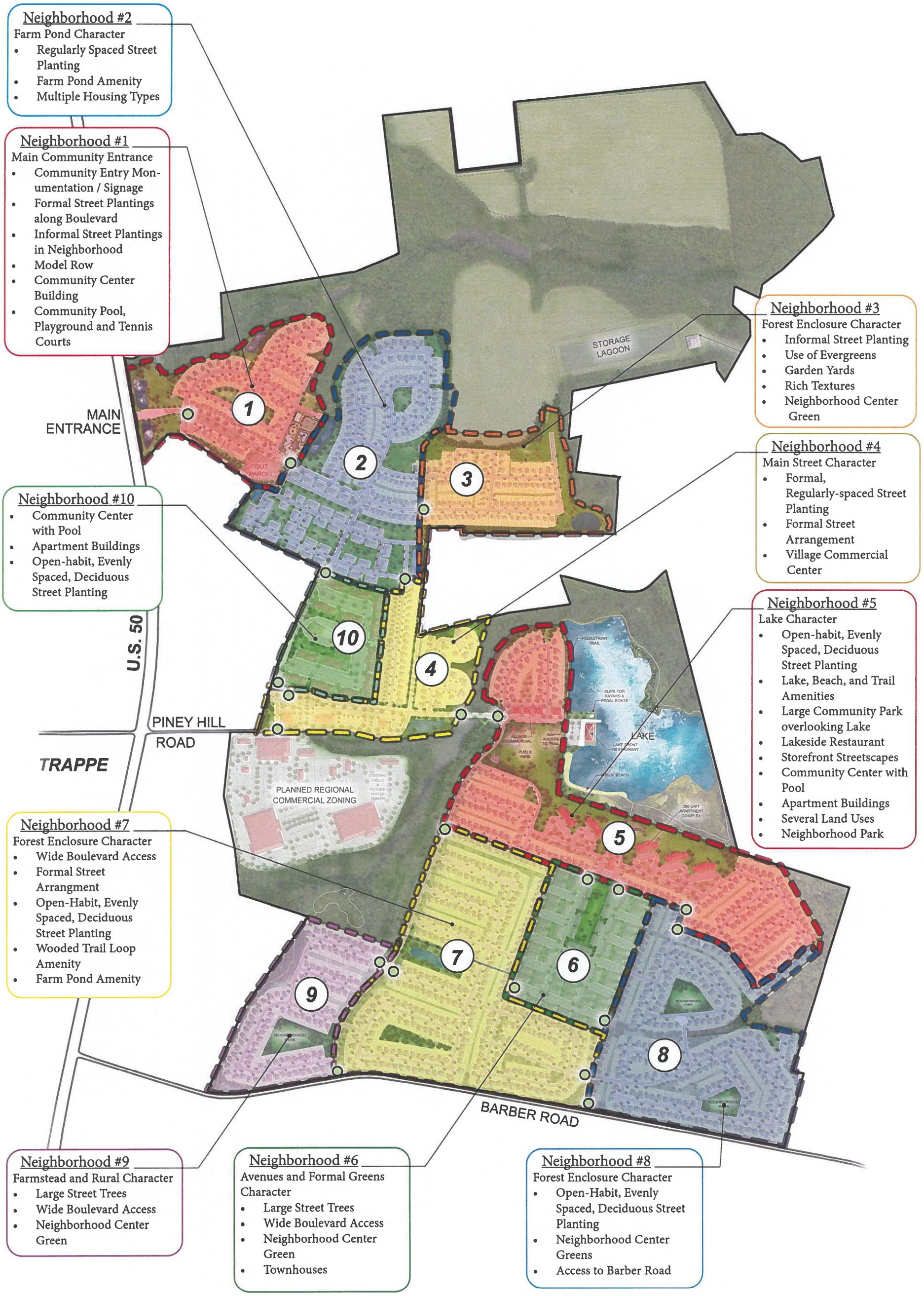
Original November 2019
Revised February 5, 2024

RAUCH inc.
Engineering | Survey | Architecture | Environmental

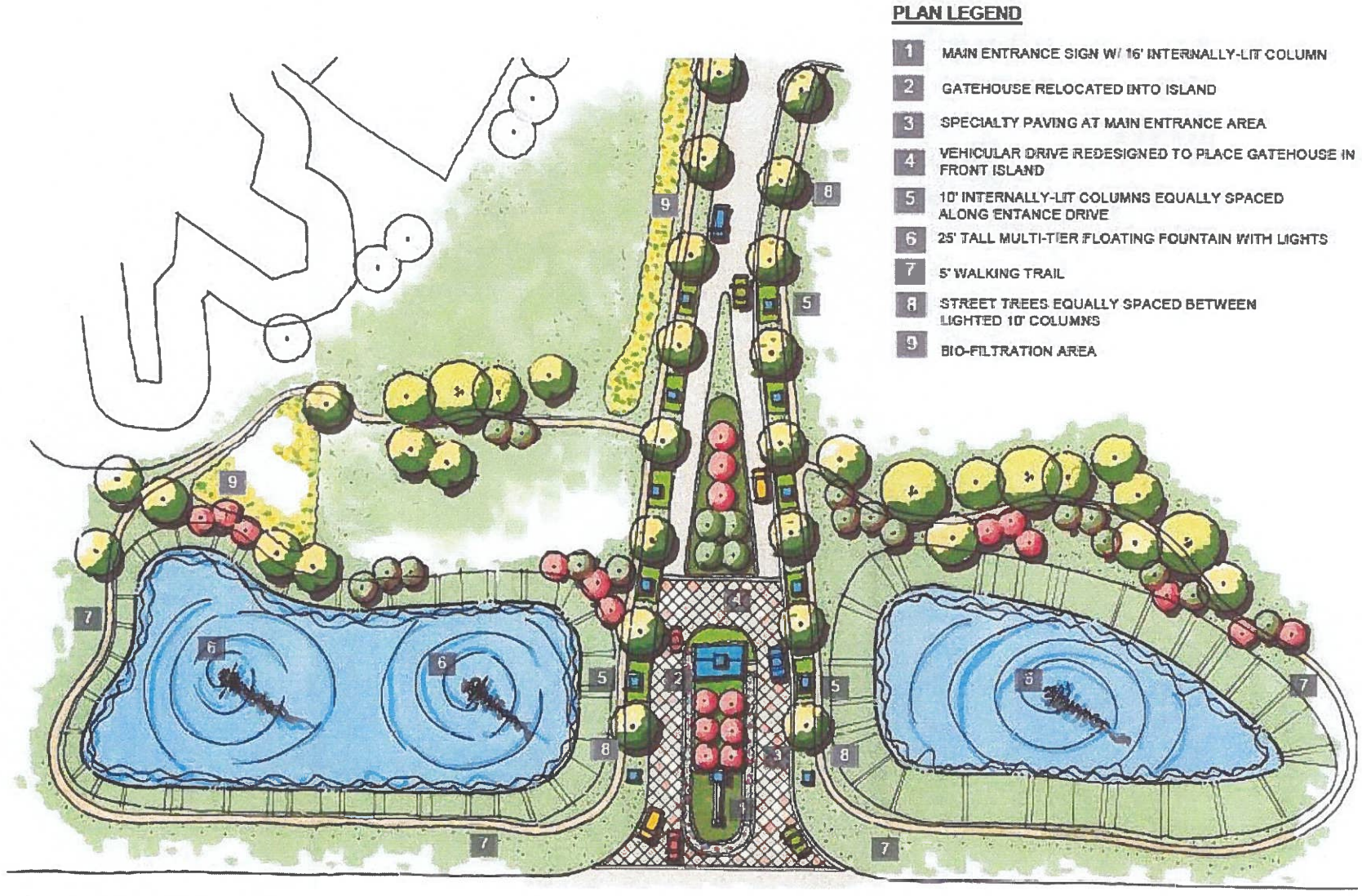




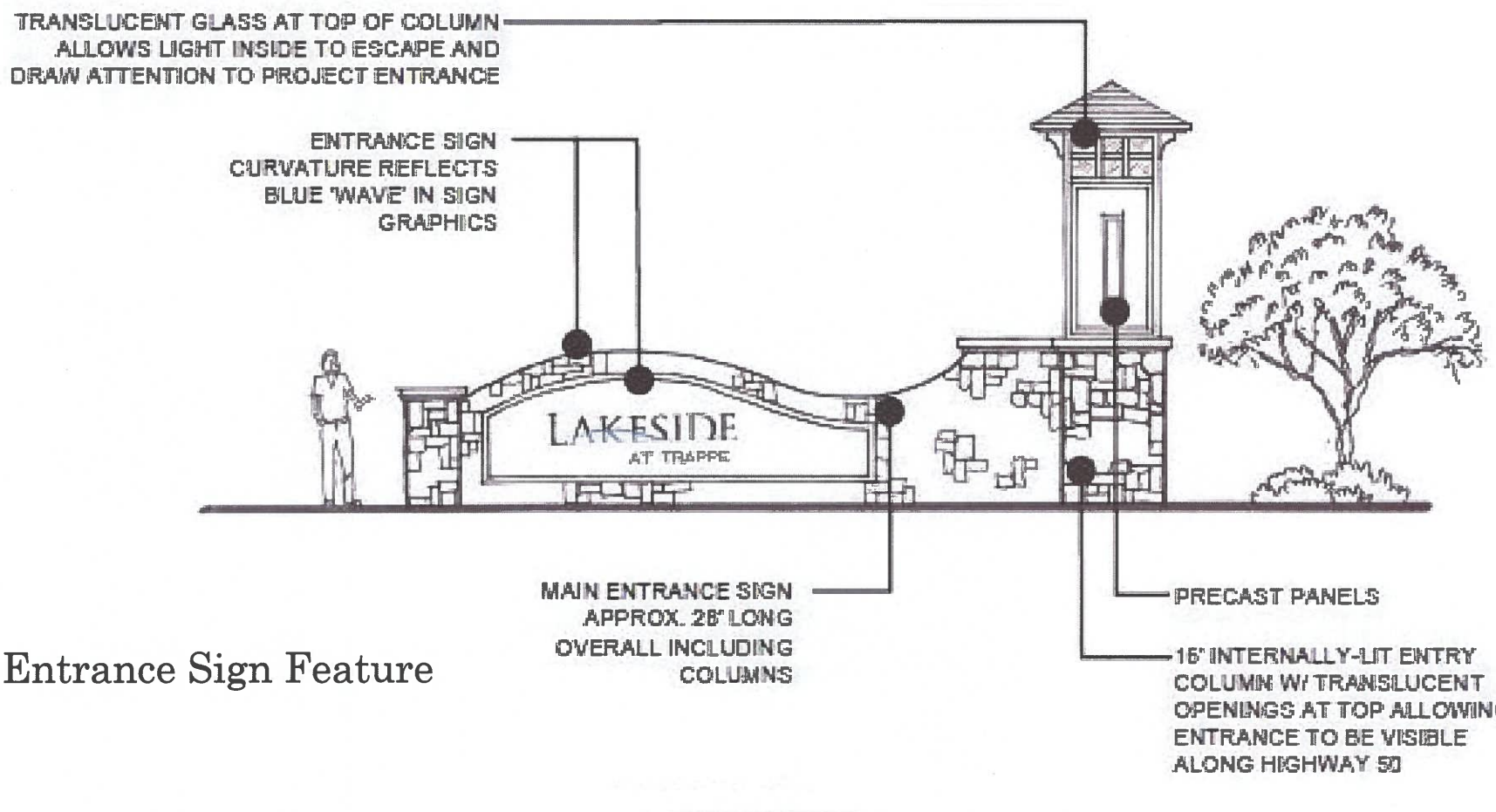
PICNIC AREA / WOODED



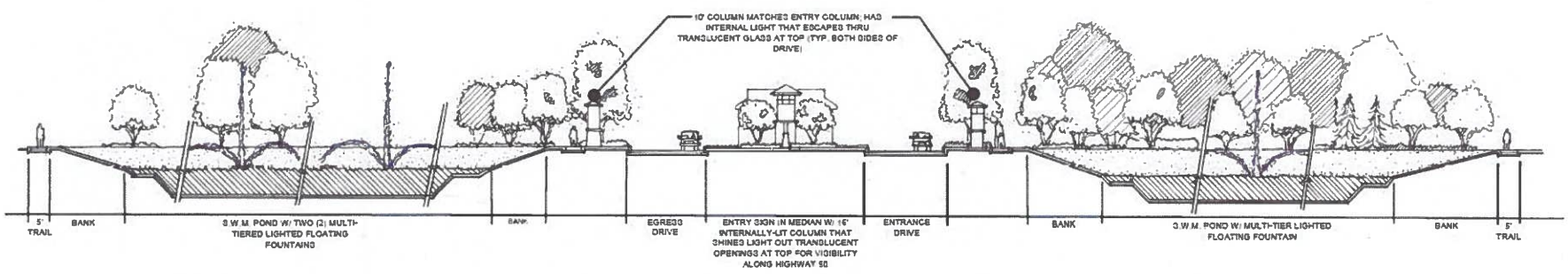
NEIGHBORHOOD PLAN



Entrance Plan



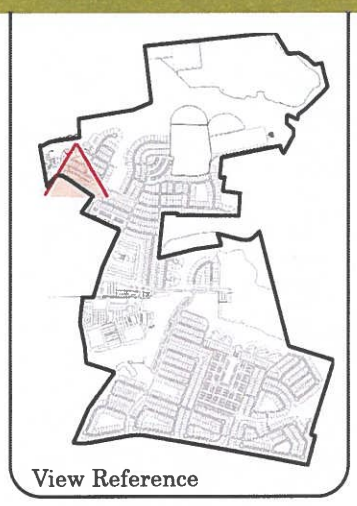
Entrance Sign Feature



Entrance Section

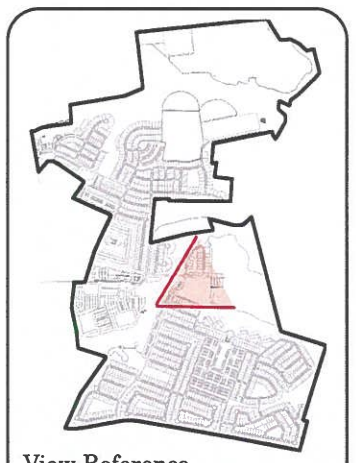
MAIN ENTRANCE





View Reference

Model Row



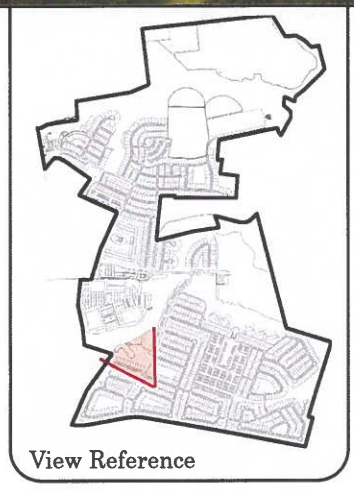
View Reference

Community Park Overlooking the Lake



CONCEPTUAL RENDERINGS





View Reference

Traffic Circle
Neighborhoods 7 & 9



View Reference

Neighborhood Center Green
Neighborhood 8

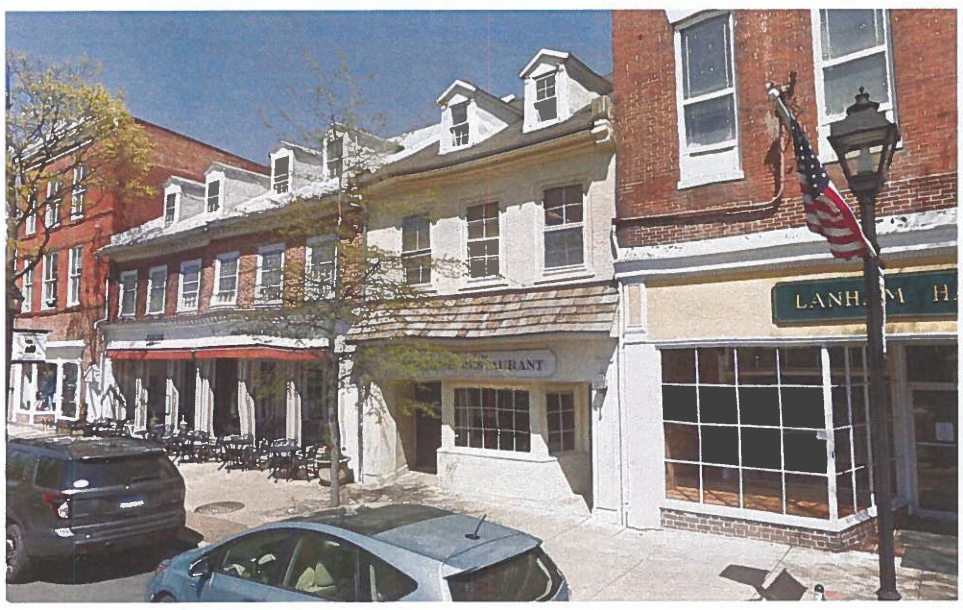


CONCEPTUAL RENDERINGS



Apartments & Condominiums







Retail & Commercial Storefront





Single Family Homes - Detached



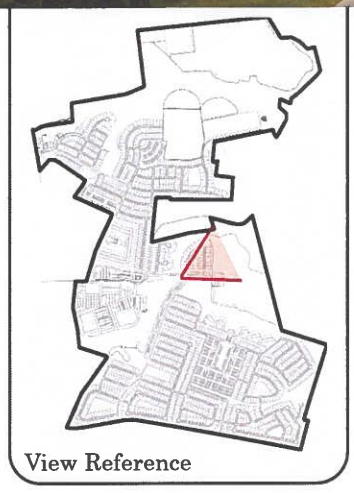


Townhomes



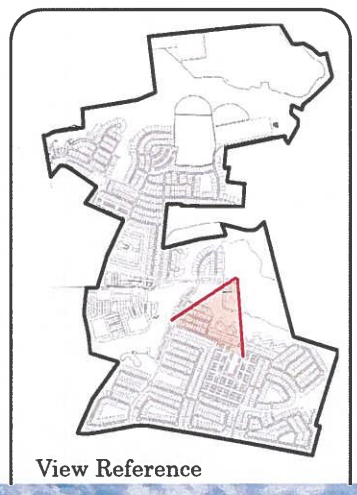
ARCHITECTURAL PRECEDENT





View Reference

Commercial Shopping Streetscape



View Reference

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