

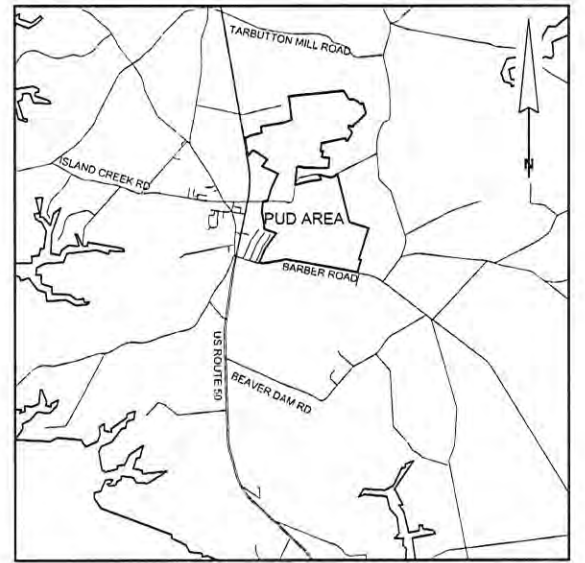


Lakeside at Trappe

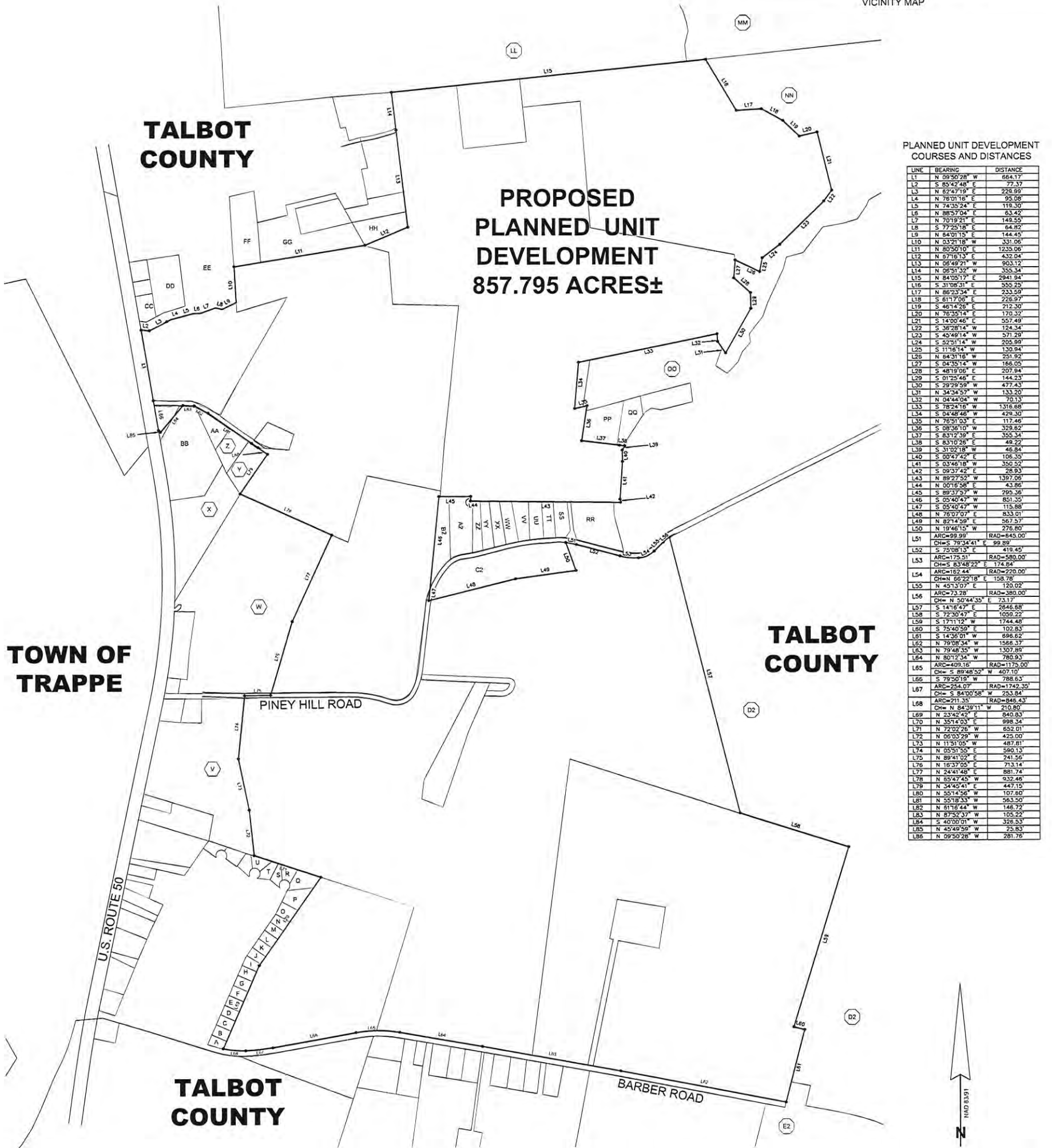
PUD Plan Exhibits

Revised November 2019

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	1246447
B	ROBERT O'BOYLE, LOIS O'BOYLE	2045/157	EE	JOSEPH HENRY LEE THOMAS, ETAL	734560
C	ANITA S. KILMON	1496/672	FF	CHAUNCEY MAURICE JOHNS	814129
D	LUCAS W. FOXWELL, LEAH FOXWELL	2596/376	GG	EDWARD T. JOHNS, EUGENIA A. JOHNS	586286
E	RUMSEY L. SEYMOUR, JR	714142	HH	LISA D. WILSON	900355
F	DANIEL T. CIEKOT, WANDA T. CIEKOT	2588/294	II	CARMEN HARDESTY	2520501
G	WILLIAM JOSEPH MERCIER, JR, SO UN MARCIER	757/978	JJ	BRIAN H. ENDZEL, SUSAN A. ENDZEL	881275
H	JULIAN H. NAVE, DOROTHY B. NAVE	1712/168	KK	EMMA ESTELA MONGADA SALGADO, ETAL	2572454
I	NABEEL HOMOUD, SHAYMA MERESH	1276/870	LL	ALAN W. BAYARD	554110
J	FRANK V. SCALLIO, JR, DIANA J. SCALLIO	1746/247	MM	STEVEN P. HARRIS, LYNNE F. HARRIS	2559346
K	HIENG MOEURK, SOTHEAVY CHOM	2540/405	NN	WRIGHTS MILL FARM, LLC	237385
L	SCOTT MYERS	2577/419	OO	CORP. PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	593506
M	JULIA L. LIBBY	842944	PP	PARIS FOOD CORPORATION	593506
N	JACOB A. SCHUMAN, ETAL, WILLIAM E. SCHUMAN	2514347	QQ	FOX HALL, INC	686572
O	RUMSEY L. SEYMOUR, SR, JAMES OWEN SEYMOUR	684/803	RR	TRAPPE EAST HOLDINGS BUSINESS TRUST	1536103
P	RUMSEY L. SEYMOUR, JR	684/800	SS	DALLAS K. JOHNS, DIANNE S. JOHNS	664655
Q	CALEY MARIE CHRISTOPHER	2600/1	TT	NATHANIEL SAMPSON	1641591
R	JOHN D. TRITAPOE, JANET A. TRITAPOE	910/885	UU	MALYON LAVINIA ROBERTS	649896
S	RED OAK PROPERTIES, LLC	2568/398	VV	DEBORAH E. FOSTER	592463
T	KEITH L. BENTZ, SHEAL L. WILLEY	1889/486	WW	SIDETRACKS, INC	1316116
U	LOU ANN ALDERTON	1664/316	XX	ROLAND FREEMAN, BETTY FREEMAN	2411485
V	PARIS FOOD CORPORATION		YY	NICHOLAS B. WILLOUGHBY	1834420
W	JOHN MELVIN SCHWANINGER, ETAL	2398/337	ZZ	BENNIE M. MILTON	2360381
X	SUPER TRAPPE LLC	2006/266	A1	ROBERT H. EISMANN, REBECCA W. EISMANN	1099497
Y	IDA S. HICKMAN, ETAL, DAVID E. HICKMAN	7429/44	B1	ERIC MINGOS, LEIGH E. MINGOS	2613367
Z	WILLIAM SLAUGHTER, PHYLLIS D.W. SLAUGHTER	697/265	C1	TRAPPE EASE HOLDINGS BUSINESS TRUST	153974
AA	DAVID E. BRIERLY, SR, MARY L. BRIERLY	2157/211	D1	CORP. PRESIDING BISHOP OF CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	593506
BB	EUCLID OF VIRGINIA INC, ETAL	2006/261	E1	RAYMOND WILSON, JEANNIE WILSON	1024809
CC	VAUGHN R. BROOKS	2121/199			

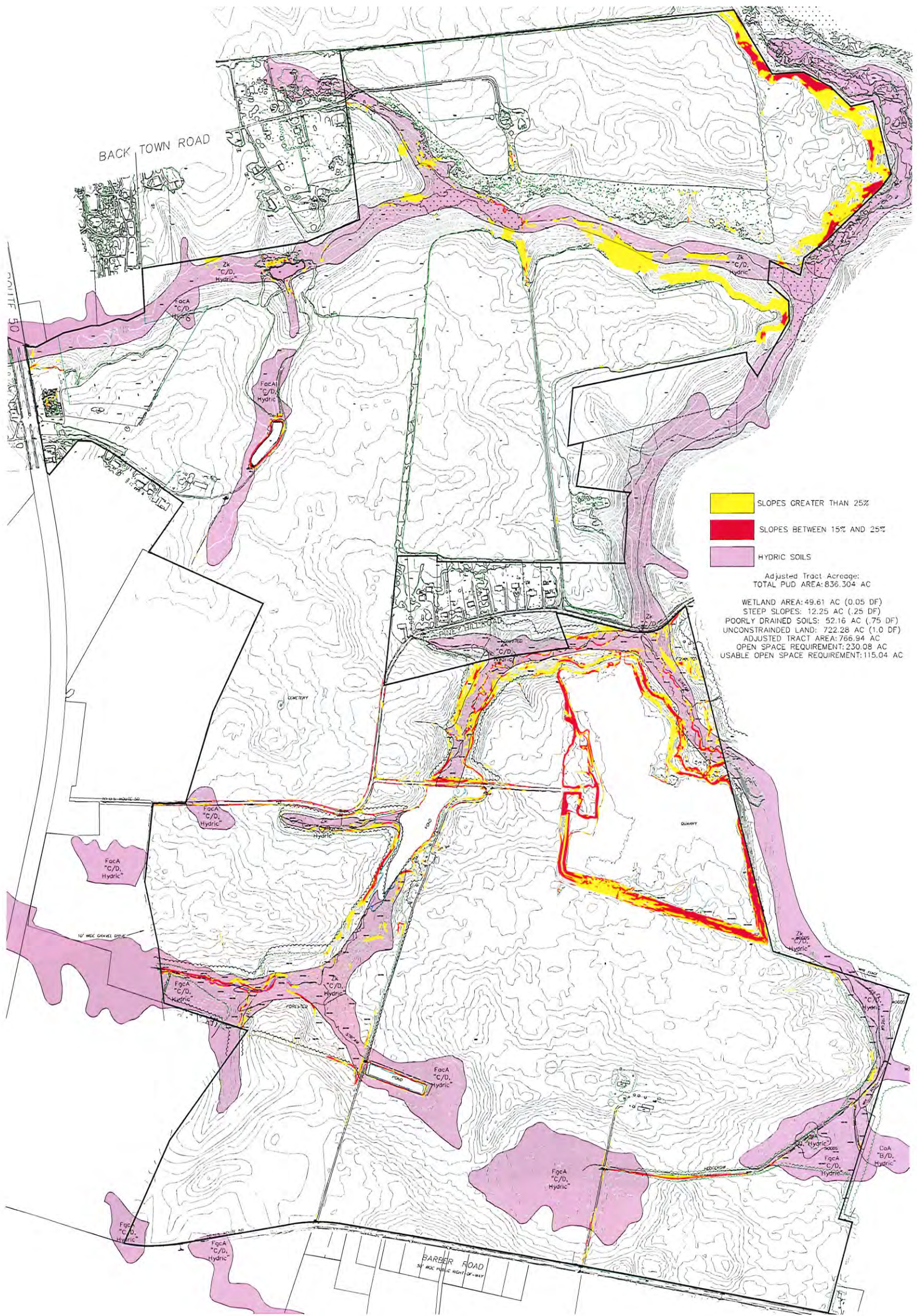


VICINITY MAP

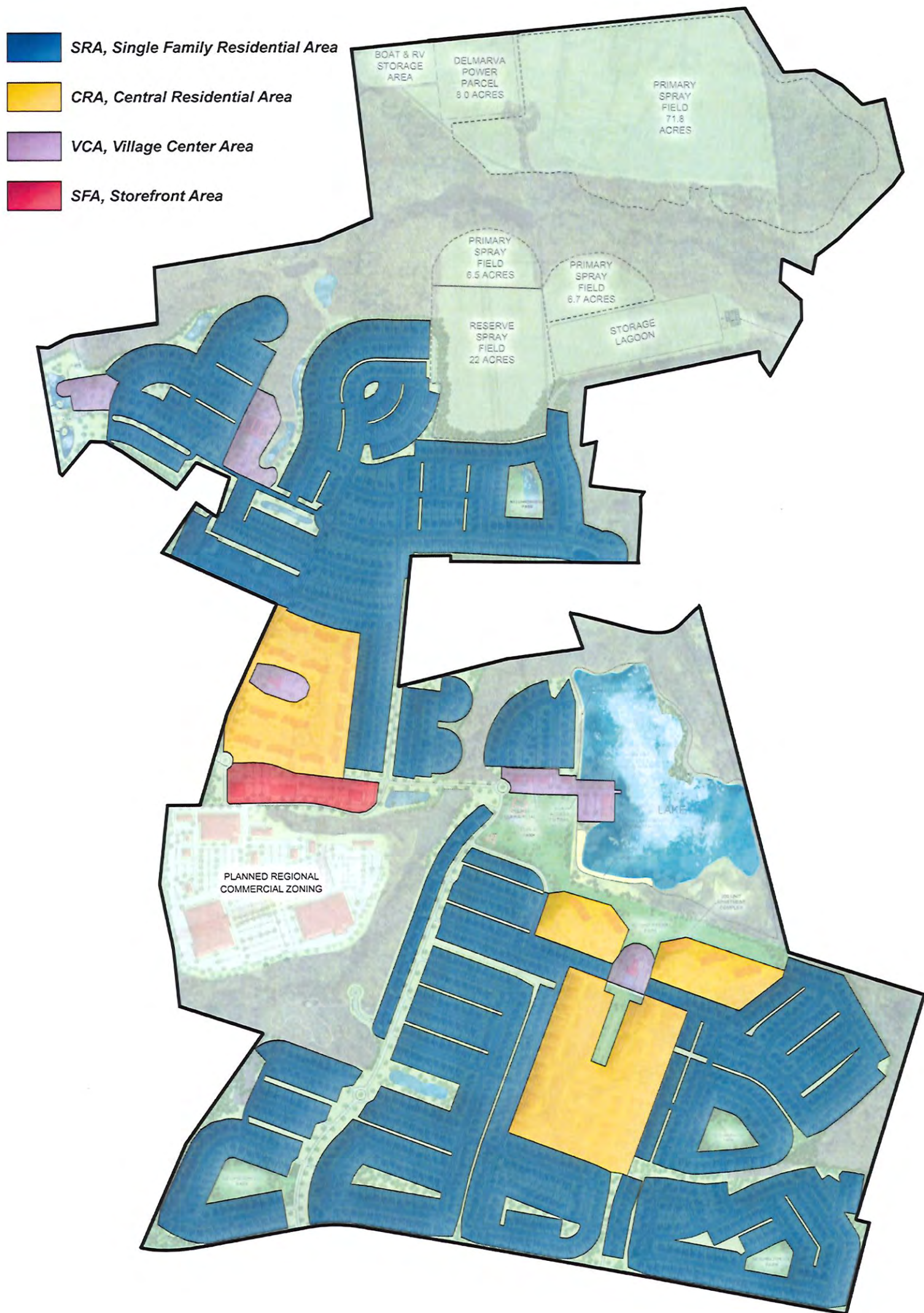


PLANNED UNIT DEVELOPMENT COURSES AND DISTANCES

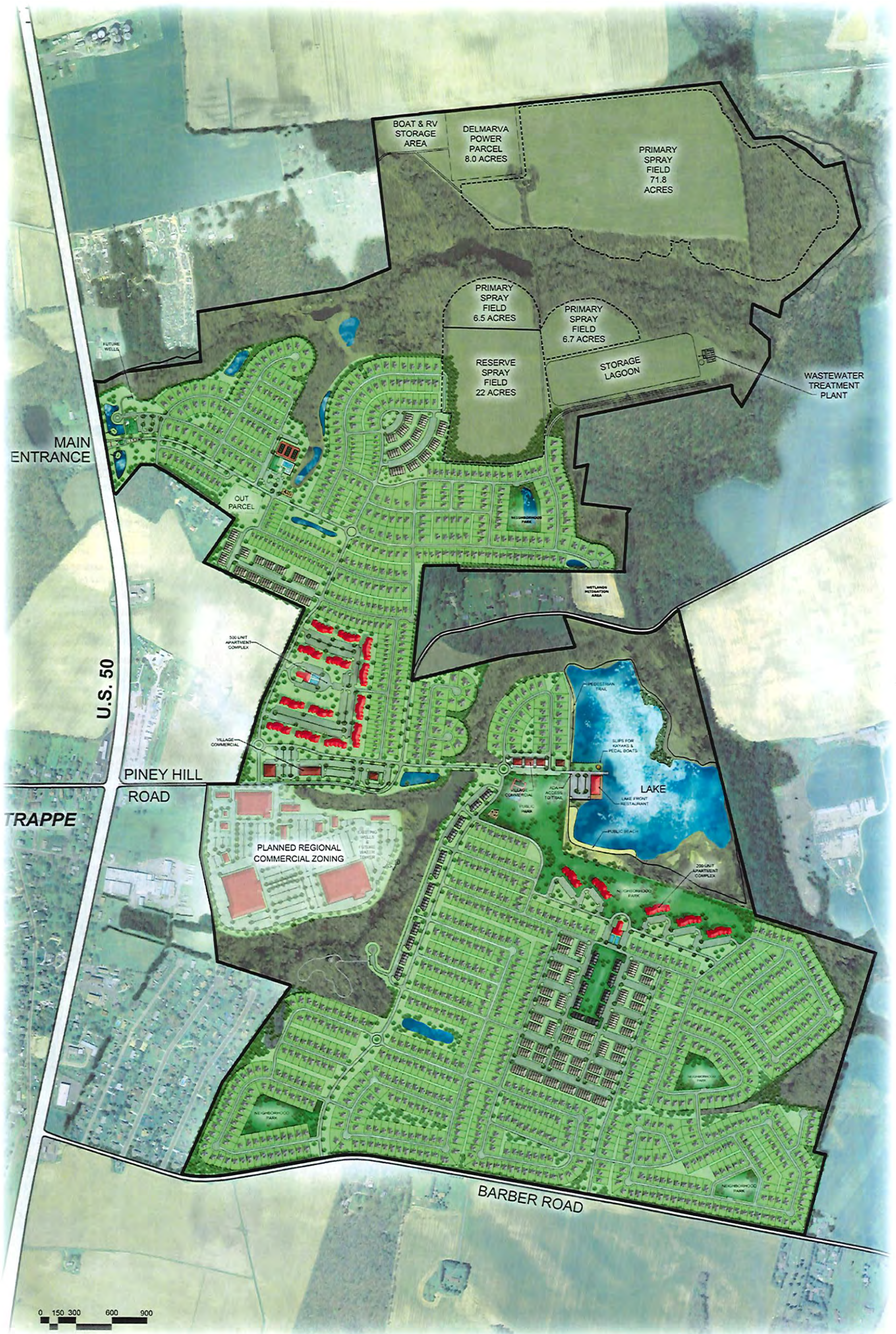
LINE	BEARING	DISTANCE
L1	N 08°50'28" W	684.17
L2	S 85°42'48" E	77.37
L3	N 62°47'19" E	226.69
L4	N 76°01'16" E	95.06
L5	N 74°35'24" E	119.30
L6	N 88°57'04" E	63.42
L7	N 70°19'21" E	149.55
L8	S 77°25'18" E	64.82
L9	N 64°05'15" E	144.45
L10	N 03°21'18" W	331.06
L11	N 80°50'10" E	1235.06
L12	N 87°18'13" 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	2941.84
L16	S 31°08'31" E	555.23
L17	N 86°23'34" 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°00'46" E	557.49
L22	S 38°28'14" W	124.34
L23	S 45°49'14" W	571.29
L24	S 52°31'14" W	205.89
L25	S 11°16'14" W	130.94
L26	N 64°31'18" W	251.92
L27	S 04°35'14" W	166.05
L28	S 48°19'06" E	207.84
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" E	70.13
L33	S 78°24'18" W	1316.68
L34	S 04°48'46" W	429.30
L35	N 76°51'03" E	117.46
L36	S 06°38'10" W	339.62
L37	S 83°12'39" E	355.34
L38	S 83°10'28" E	49.22
L39	S 31°02'18" W	46.84
L40	S 00°42'42" W	106.35
L41	S 03°46'18" W	350.52
L42	S 09°37'42" E	28.83
L43	N 89°27'53" W	1327.06
L44	N 00°16'36" E	43.86
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 78°07'07" E	853.01
L49	N 82°14'59" E	567.57
L50	N 19°46'15" W	276.80
L51	ARC=99.99° RAD=845.00°	89.89
L52	S 72°08'13" E	419.45
L53	ARC=175.51° RAD=580.00°	174.64
L54	ARC=162.44° RAD=270.00°	158.78
L55	N 45°13'07" E	120.02
L56	ARC=73.28° RAD=380.00°	73.17
L57	S 14°16'47" E	2846.88
L58	S 72°30'47" E	1039.22
L59	S 17°11'12" W	1744.48
L60	S 75°40'59" E	102.83
L61	S 14°36'01" W	886.62
L62	N 79°08'34" W	1566.37
L63	N 79°48'33" W	1307.89
L64	N 80°12'34" W	780.93
L65	ARC=409.16° RAD=1175.00°	407.10
L66	S 79°50'19" W	788.63
L67	ARC=254.07° RAD=1742.30°	253.84
L68	ARC=211.35° RAD=846.43°	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 05°03'29" W	425.00
L73	N 11°51'05" W	487.81
L74	N 05°51'55" E	580.13
L75	N 89°41'02" E	241.56
L76	N 10°37'05" E	713.14
L77	N 24°41'48" E	881.74
L78	N 85°47'45" W	932.48
L79	N 34°43'41" E	447.10
L80	N 35°14'36" W	107.80
L81	N 55°18'33" W	563.50
L82	N 81°18'44" W	148.72
L83	N 82°52'33" 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



EXISTING CONDITIONS

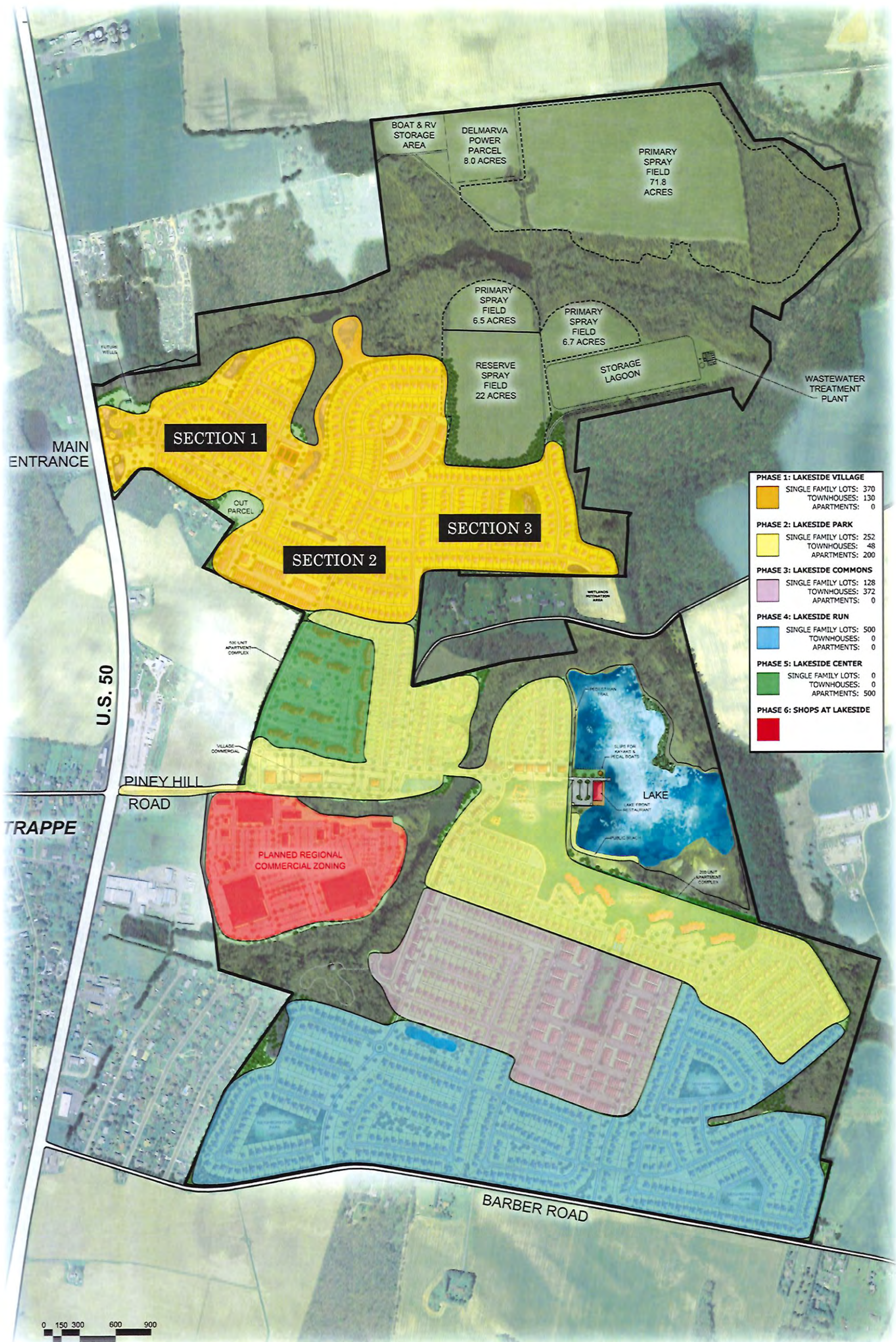


LAND USE PLAN

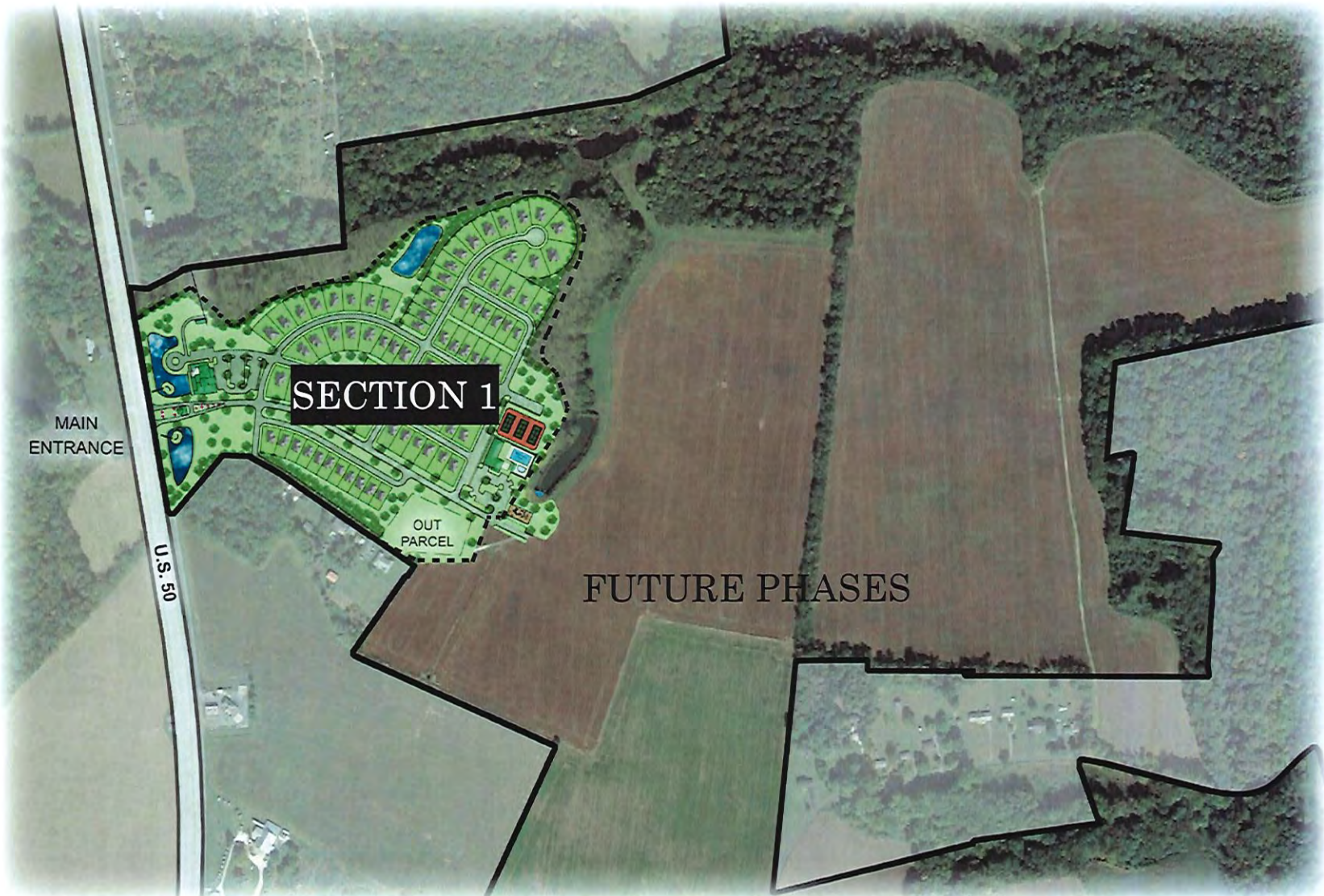


ILLUSTRATIVE PLAN

Lakeside at Trappe
 Talbot County, Maryland
 November 2019



PHASING PLAN - OVERALL



Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 1

85 Single Family Detached Homes
Includes Model Row

Lakeside at Trappe
Talbot County, Maryland
November 2019





Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 2

175 Single Family Detached Homes
 130 Townhouses
 305 Total Units

Lakeside at Trappe

Talbot County, Maryland
 November 2019

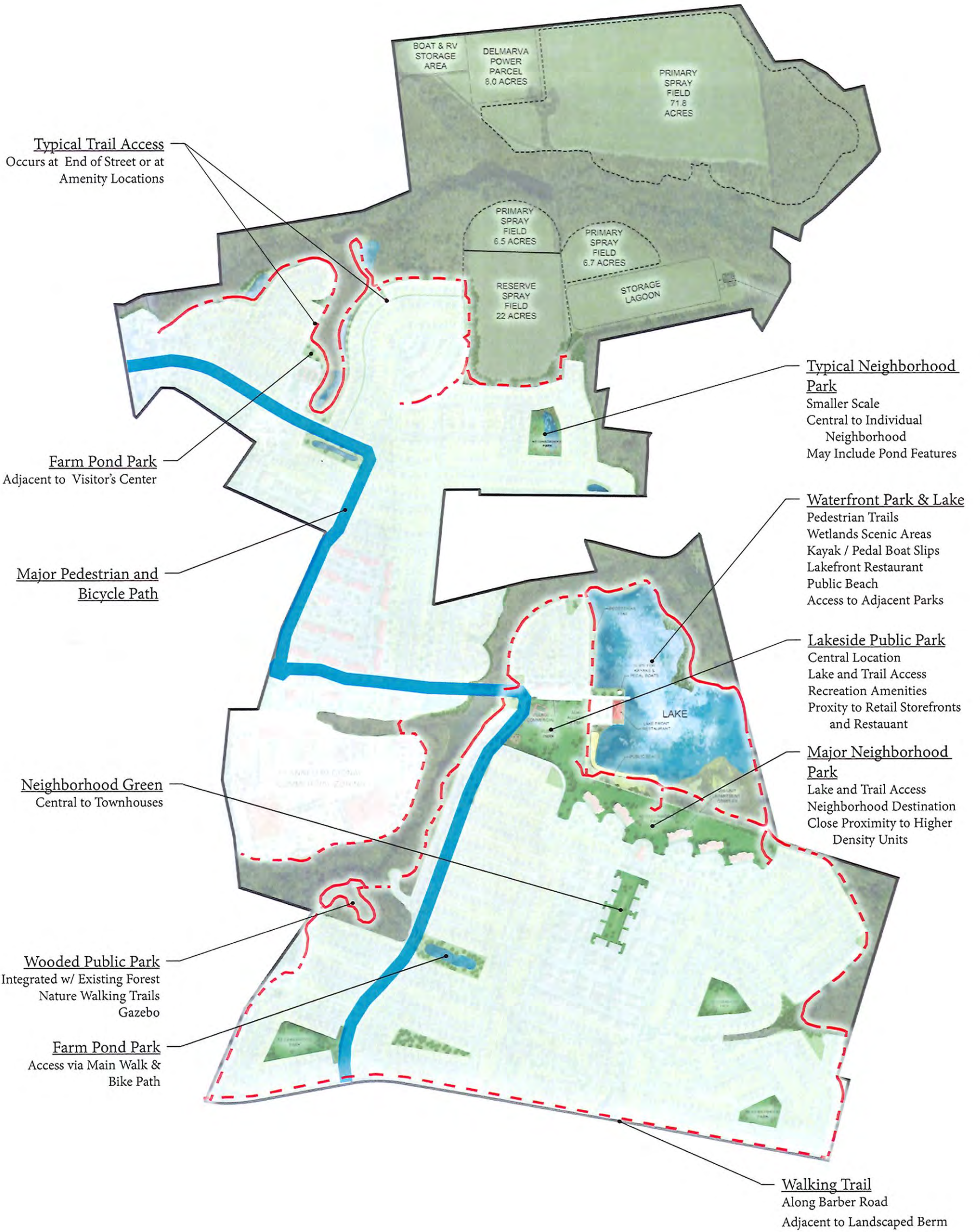




Enlarged Plan

PHASING PLAN - PHASE 1, SECTION 3

110 Single Family Detached Homes



LEGEND

- Walk & Bike Path
- Walking Trail

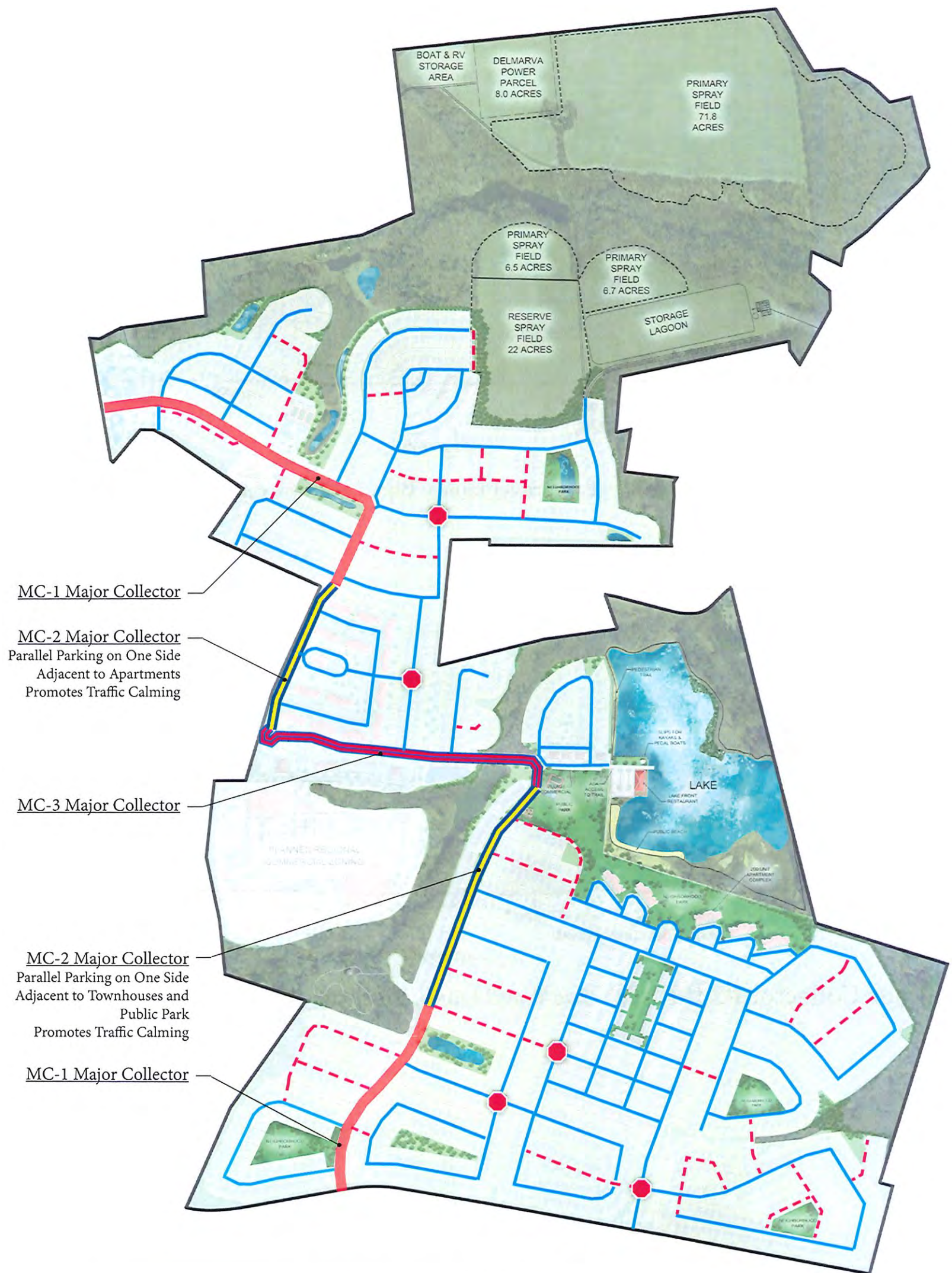


Active Open Space









Passive Open Space

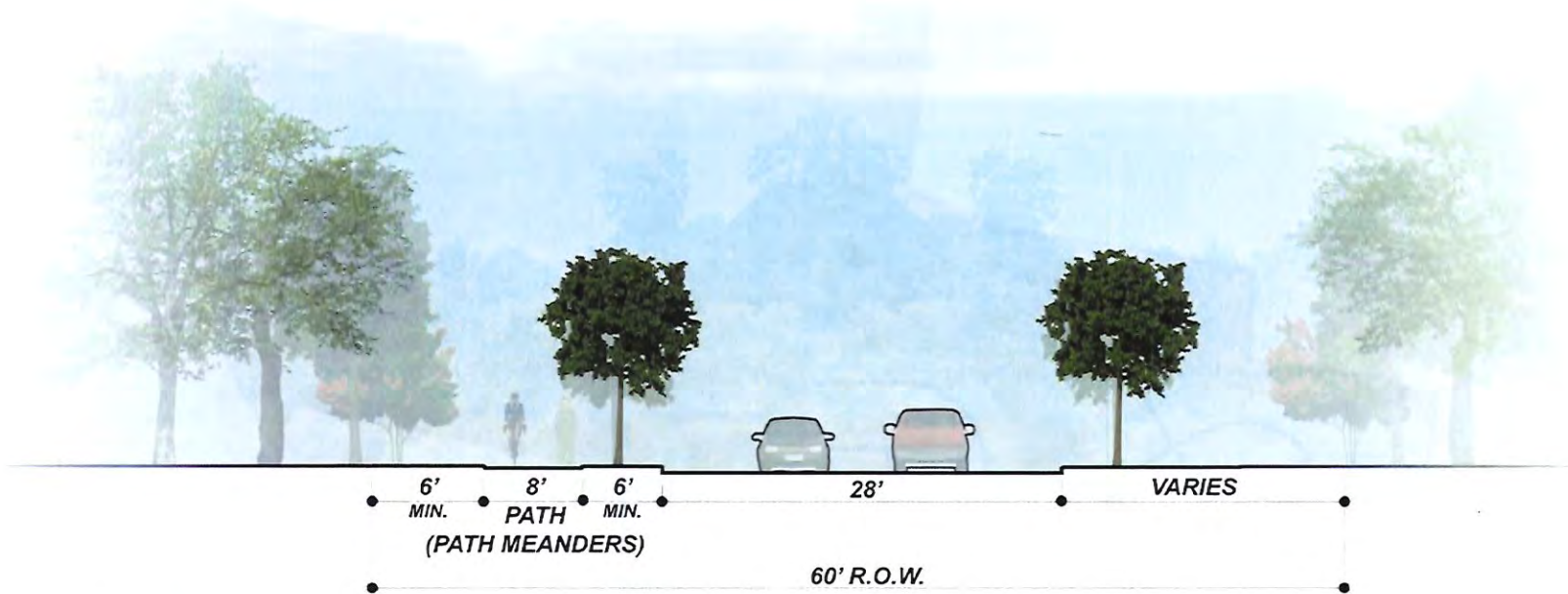
OPEN SPACE PLAN



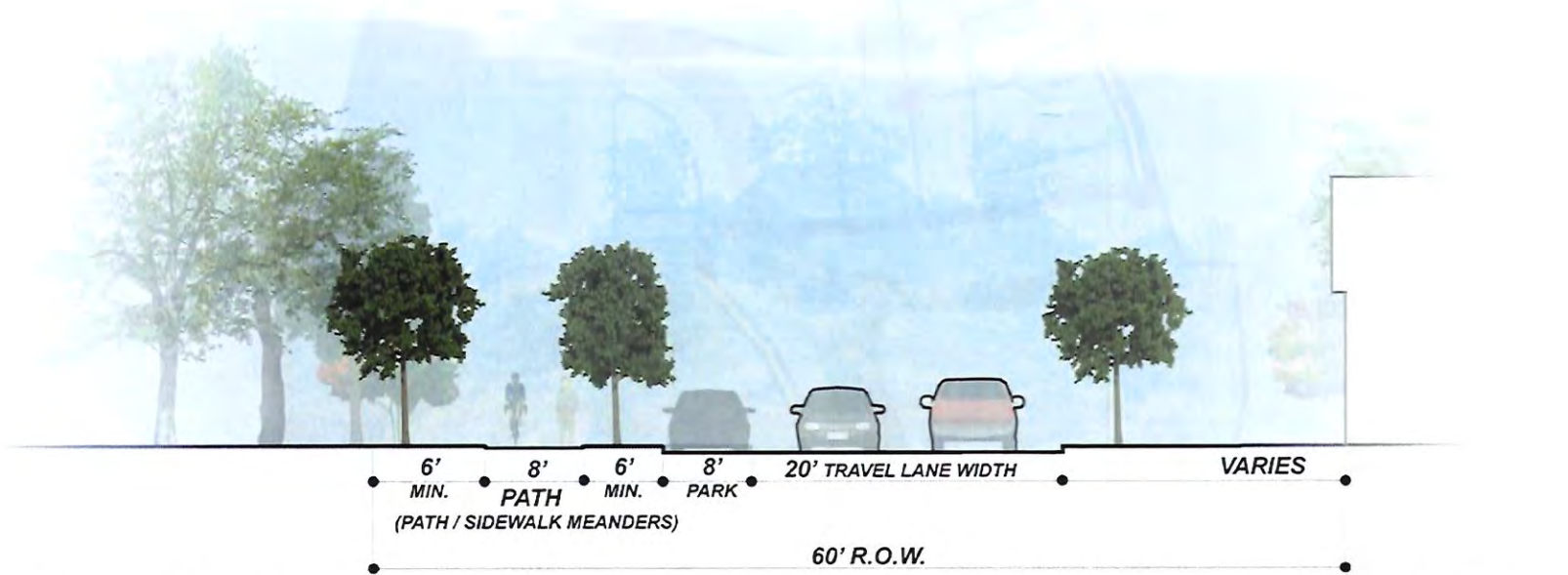
LEGEND

-  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

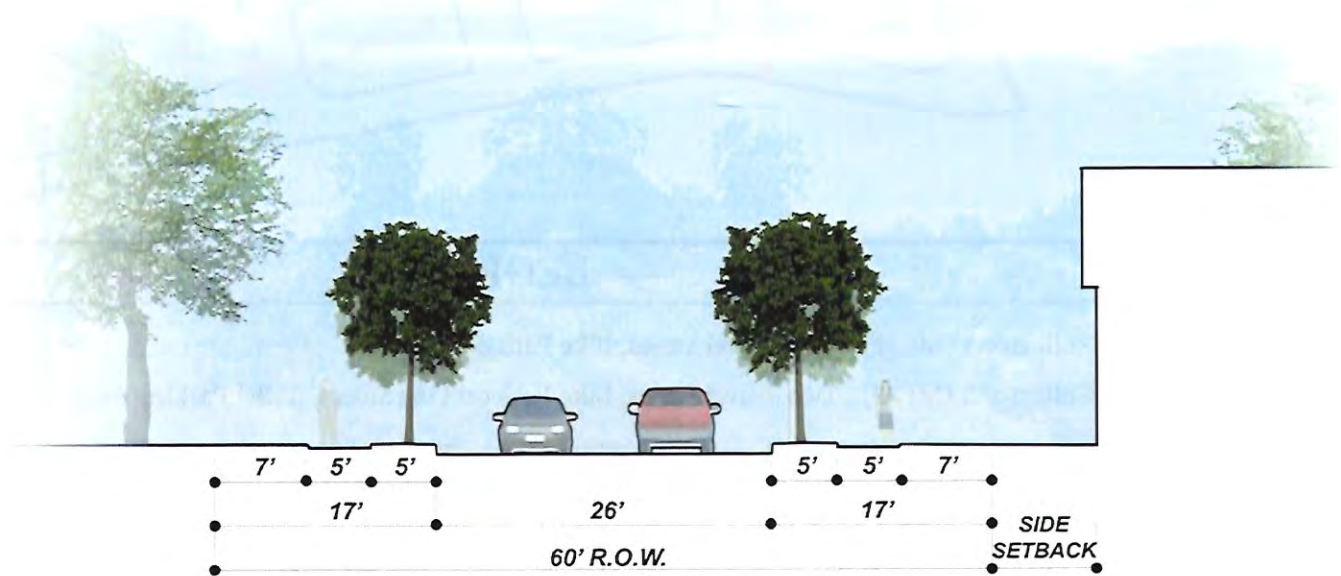
STREET HIERARCHY PLAN



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

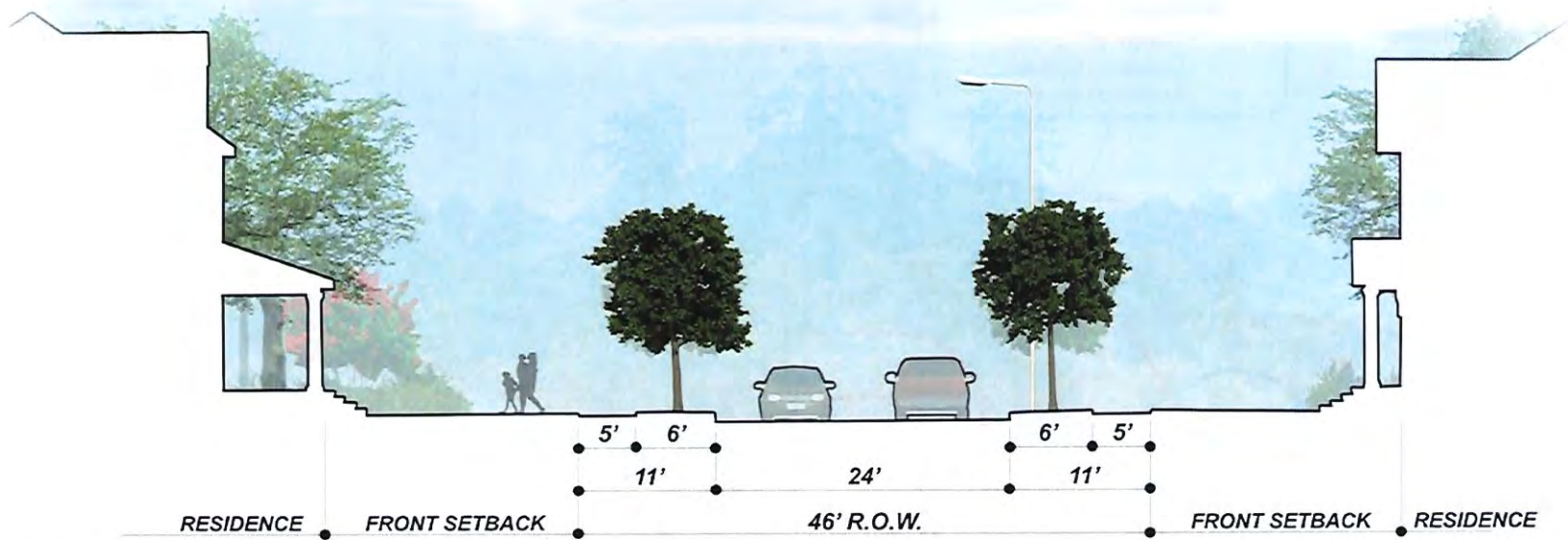


Major Collector #2 (MC-2): Two Travel Lanes, Bike Path One Side, Parking One Side

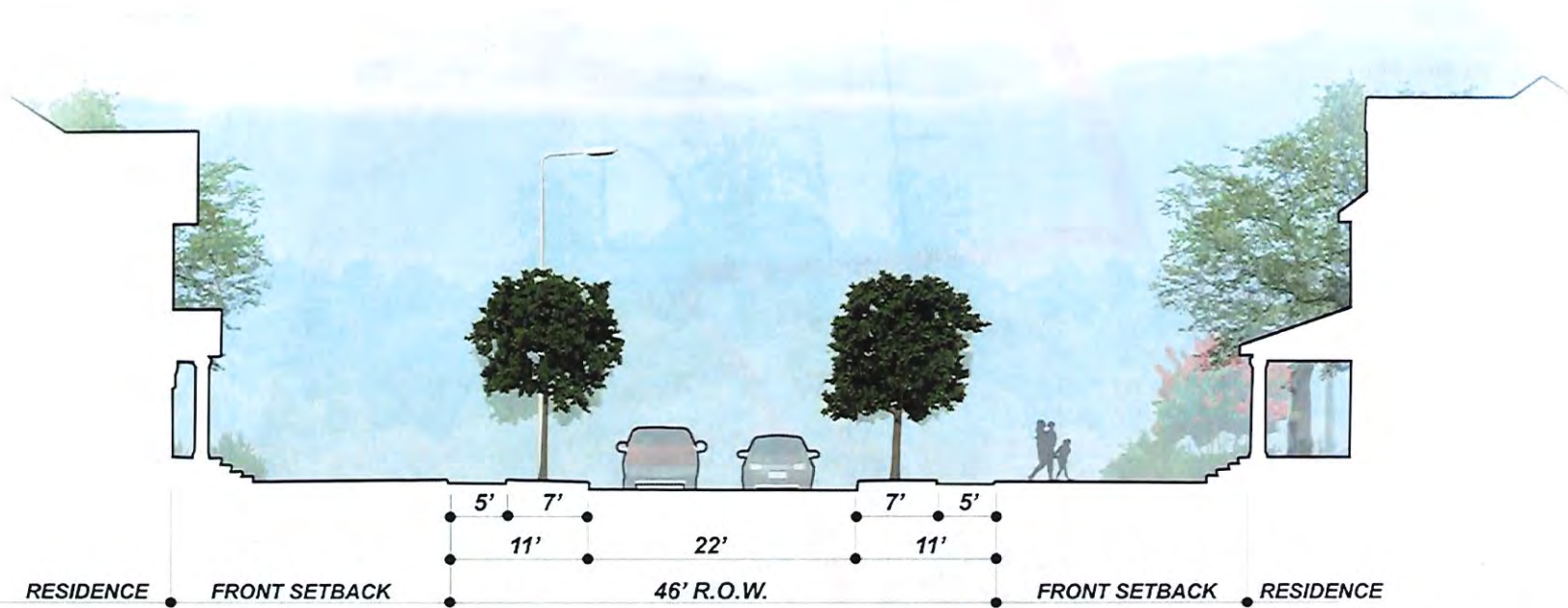


Major Collector #3 (MC-3): Two Travel Lanes, Sidewalk Both Sides

STREET SECTIONS

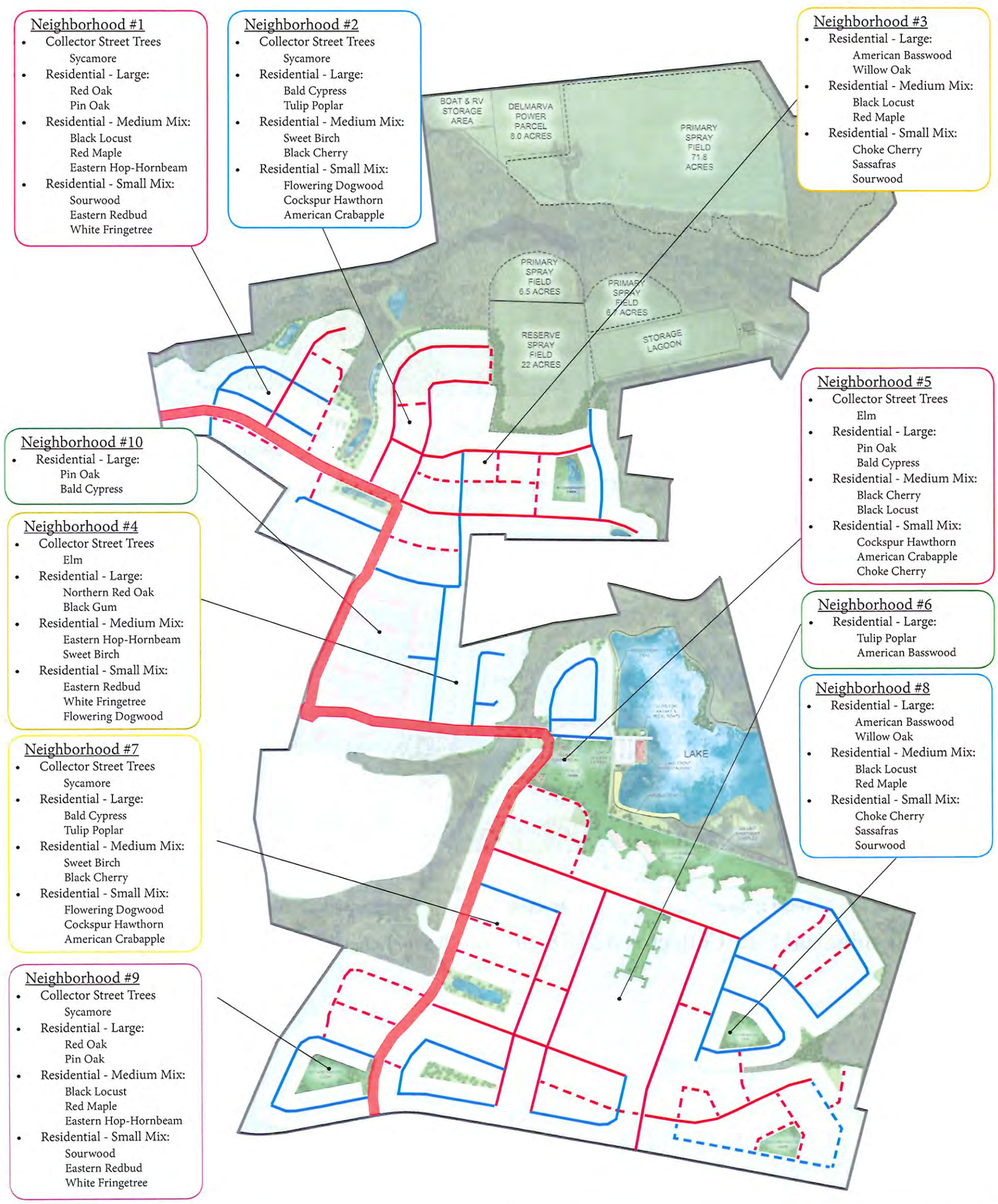


Residential Sub-Collector #1 (RS-1): Two Travel Lanes, Sidewalks, Occasional Parking Both Sides



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



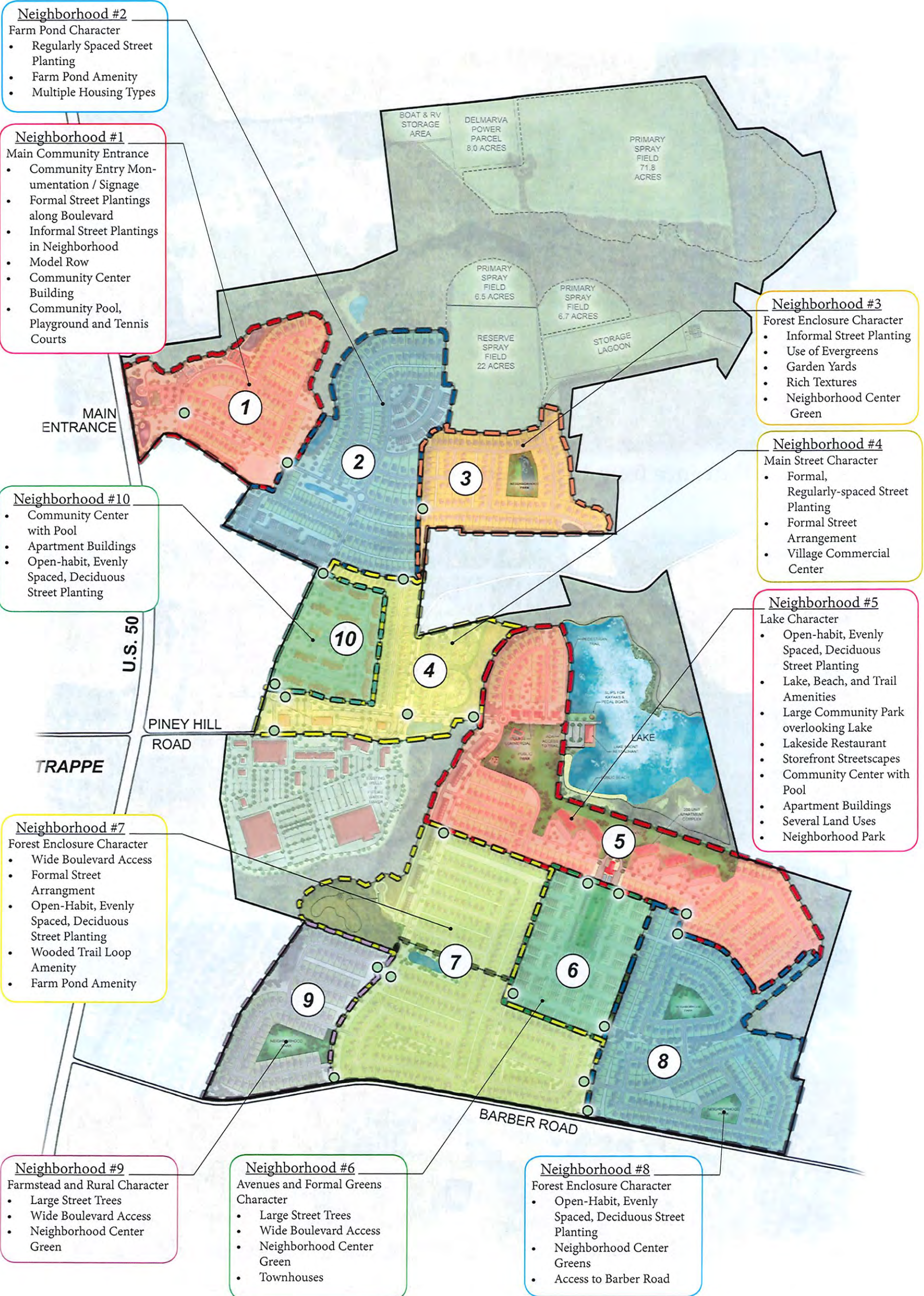
LAKEFRONT PARK

Lakeside at Trappe
Talbot County, Maryland
November 2019



PICNIC AREA / WOODDED

Lakeside at Trappe
Talbot County, Maryland
November 2019



NEIGHBORHOOD PLAN



Aerial at Entrance from U.S. Route 50



Entrance Sign Feature



Street Level with Guardhouse, Pond Signage, and Clubhouse

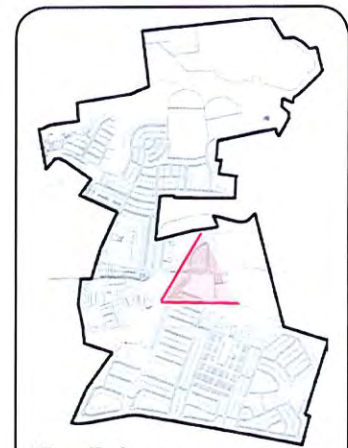
MAIN ENTRANCE



Community Clubhouse Concept



View Reference



View Reference

Community Park Overlooking the Lake



CONCEPTUAL RENDERINGS



Boulevard Traffic Circle
Neighborhoods 7 & 9

View Reference



Neighborhood Center Green
Neighborhood 8

View Reference



CONCEPTUAL RENDERINGS



Apartments & Condominiums



Retail & Commercial Storefront



Single Family Homes - Detached



Townhomes



ARCHITECTURAL PRECEDENT

Lakeside at Trappe

Talbot County, Maryland

November 2019





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