



**Dumb Home, LLC**  
309 Windsor Ave  
Centreville, MD 21617  
301-529-2368  
[dumbhome@gmail.com](mailto:dumbhome@gmail.com)  
[compacthomeplans.com](http://compacthomeplans.com)

April 3, 2024

Town of Centreville Board of Zoning Appeals  
Frederick Beu, Chair  
101 Lawyer's Row  
Centreville, MD 21617

**RE: Variance Application – Tred Avon Partners, LLC  
216 N Commerce St Mixed-Use Building**

Dear Mr. Beu:

Please accept this site plan submission and variance application for consideration and to be scheduled at your earliest convenience. We are providing 17 copies of the items listed below (one full size and sixteen 11x17) as well as digital scans:

1. Fee check for \$300
2. Variance Application form
3. "Site and Construction Plan" Sheets 1-3 (Sheets 4-9 are technical in nature and have no substantive revisions as compared the 12/1/23 plan set.)
4. Schematic Design rendering, elevations and floor plans by Torchio Architects
5. Cover Letter for April 17<sup>th</sup> Planning Commission meeting
6. Letter describing the project's compliance with the Centreville Design Standards (CDS)

Please note that this submittal doubles as a re-submittal of the site plan for consideration by the Planning Commission (PC) on April 17, 2024. The items listed above address comments and issues discussed during our presentation to the PC on February 21, 2024, and we have made minor revisions to the architectural plans and engineering site plans as a result. For the purposes of your evaluation of the variance application, we expect you will focus on Items #2 and 3, and the remaining items may be of interest in understanding the overall project goals and design feature.

As noted on the application form, the purpose for this application is that the Centreville Zoning Code 170-32 C.2.d. requires driveway entrances to be located at least 7 1/2 feet from side lot lines. We are requesting a reduction so that the face of curb is 0.5' from the right-side lot line. This is necessary to provide width for the required 14' wide entrance driveway and still leave room for a commercially viable building, as well as the existing driveway encroachment on the left side of the lot.

In support of our request, we ask that you keep in mind that the property is zoned Central Business District (CBD). Please review the Sheet 3 site plan and observe the entrance driveway configuration, building size & layout, and the driveway encroachment on the left (north) side from the Echo 5 LLC property. We believe it is obvious that it is not possible to develop the 59' wide lot in a way that is typical of existing lots within the CBD district while still complying with 7.5' separation requirement.

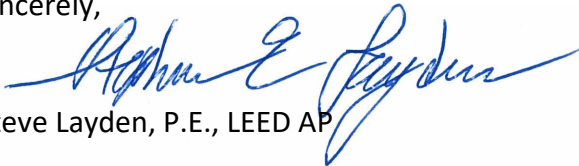
We do not believe this provision in the code was intended to limit the footprint size or floor area of proposed building improvements in the CBD zone. Compliance with the standard would have the practical effect of forcing the proposed building to be narrowed from 32' wide to 25', (a 22% reduction in width and floor area).

Moreover, providing a 7.5' separation makes perfect sense for projects in less dense zoning districts that require more landscaping and side bufferyards, such as the commercial entrances along Roue 213 from the split at Citgo, south through the Food Lion shopping center. It is not compatible with existing development in the CBD zone.

In addition, we would like to note that this requirement is not met by approximately 25 existing properties/sites within the CBD zone as marked on the attached annotated zoning map. For this reason, we do not believe that granting the variance will give the applicant a benefit that is more advantageous than any existing property in the downtown area. We would also like to note that the Town Planner has indicated unofficially that the 7.5' separation requirement is not appropriate in the CBD zone and recommends that the code be revised.

We look forward to presenting the project to you in the near future and discussing these issues in more depth. We are also open to hearing if you have particular concerns or would like us to prepare additional exhibits prior to the hearing in order for us to make the best possible information available to you at the hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Layden".

Steve Layden, P.E., LEED AP

pdf: Bo Feaga, Tred Avon Partners, LLC  
Greg Torchio, Torchio Architects, Inc.

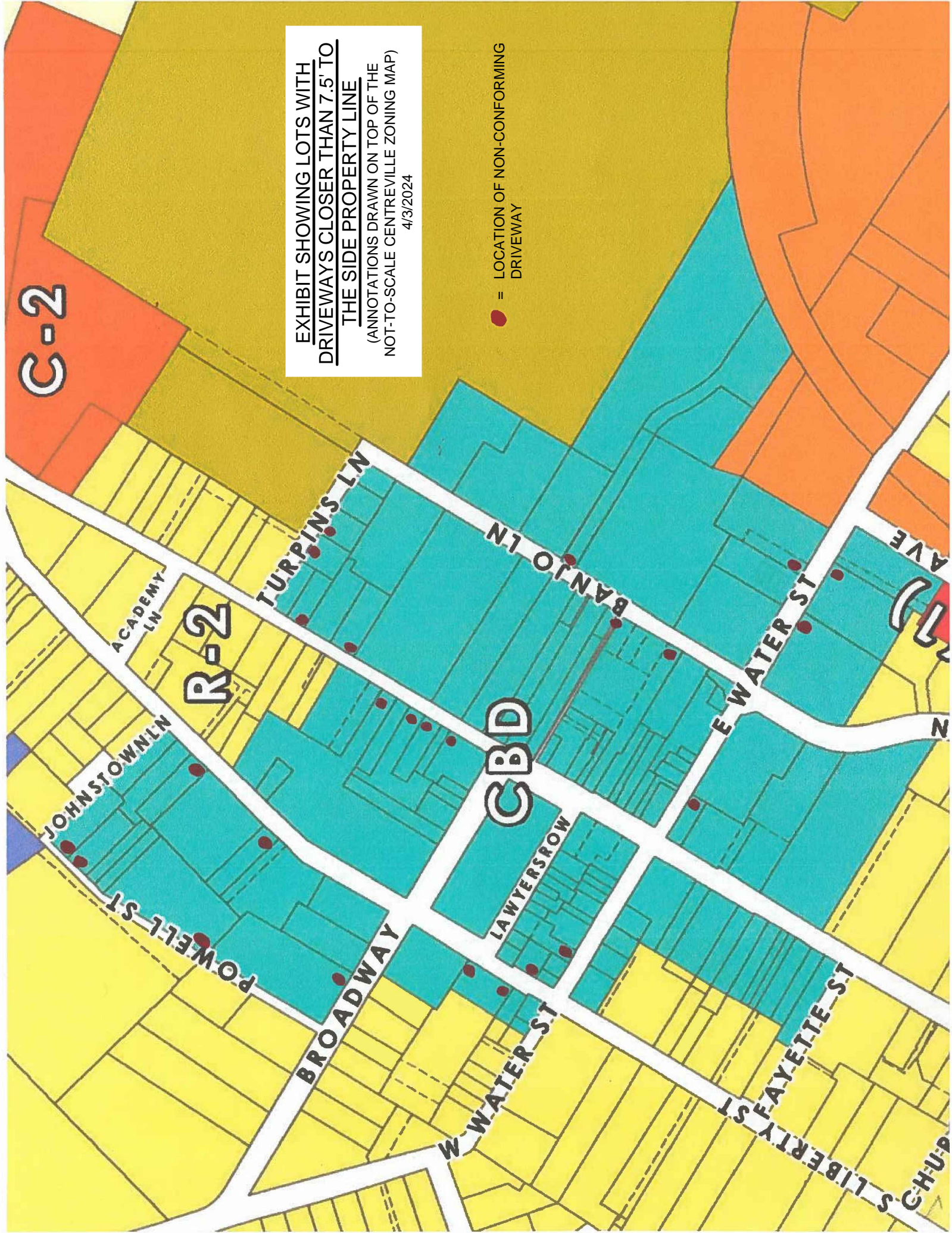
C-2

R-2

CBD

EXHIBIT SHOWING LOTS WITH  
DRIVEWAYS CLOSER THAN 7.5' TO  
THE SIDE PROPERTY LINE  
(ANNOTATIONS DRAWN ON TOP OF THE  
NOT-TO-SCALE CENTREVILLE ZONING MAP)  
4/3/2024

● = LOCATION OF NON-CONFORMING  
DRIVEWAY

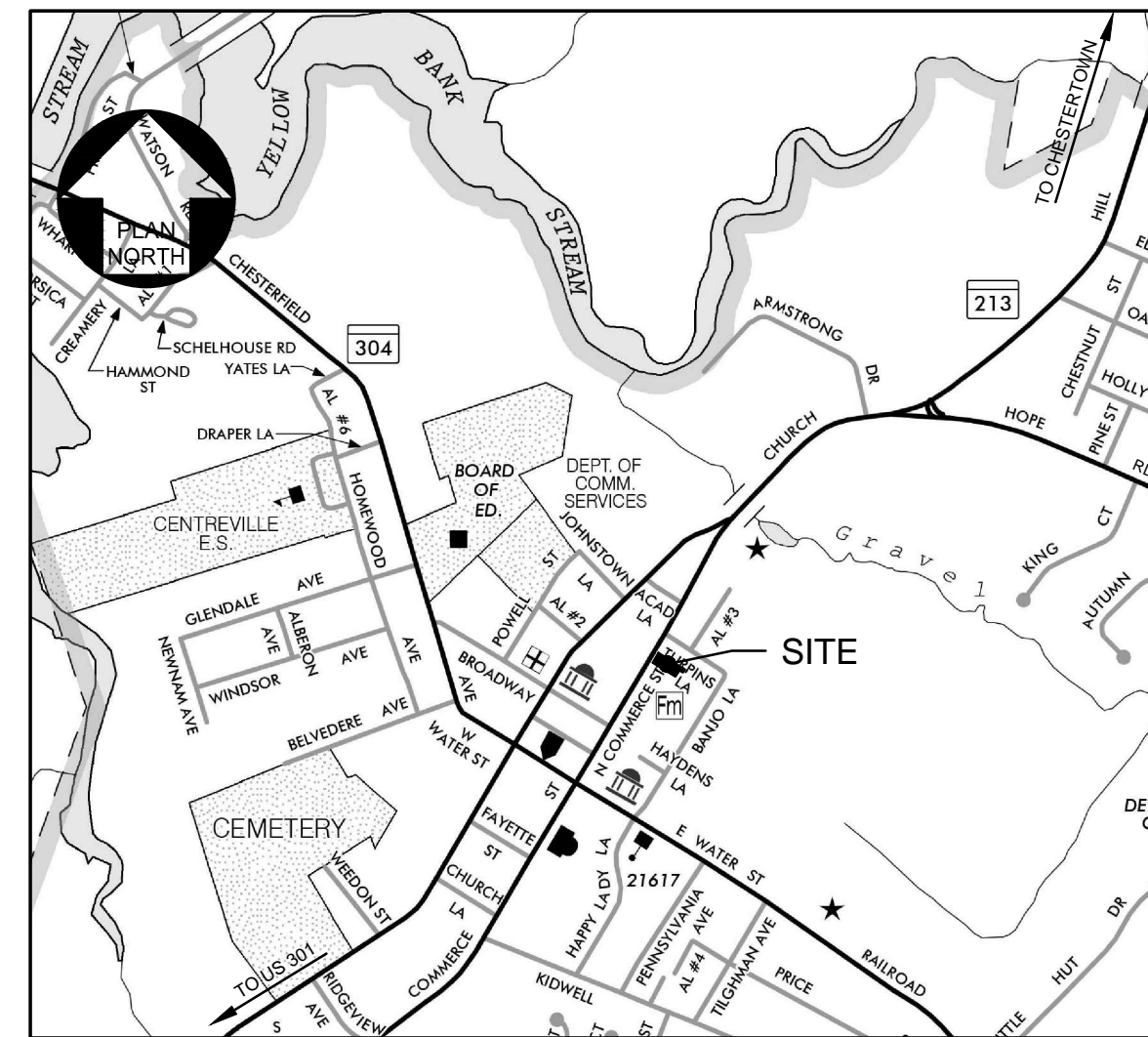


# SITE AND CONSTRUCTION PLANS

## 216 N COMMERCE ST MIXED-USE BUILDING SITE, SEC, STORMWATER MANAGAGEMENT, AND UTILITY PLANS

### SITE NOTES

- PROPERTY SHOWN HEREON IS DESIGNATED AS TAX MAP 44C, GRID 8, PARCEL 778.
- DEED REFERENCE: 4249/130
- THIS SITE IS ZONED CBD - CENTRAL BUSINESS DISTRICT
  - FRONT SETBACK = 0 FEET
  - SIDE SETBACK = 0 FEET
  - REAR SETBACK = 5 FEET
- EXISTING USE: VACANT
- PROPOSED USE: MIXED COMMERCIAL AND RESIDENTIAL APARTMENT
- PROPERTY LINES SHOWN HEREON ARE BASED ON A SURVEY TITLED, "SURVEY ON THE LANDS OF TRED AVON PARTNERS, LLC" PREPARED BY MICHAEL A. SCOTT, INC DATED OCTOBER, 2023.
- TOPOGRAPHY WAS OBTAINED FROM THE AFOREMENTIONED SURVEY AND IS ON AN ASSUMED HORIZONTAL AND VERTICAL DATUM.
- THE PROPERTY IS SERVED BY THE PUBLIC WATER AND SEWER.
- SOILS WITHIN THE LIMIT OF DISTURBANCE CONSIST ENTIRELY OF INGLESIDE SANDY LOAM (lgA), HYDROLOGIC SOIL GROUP A, K FACTOR 0.15, AS PER THE USDA-NRCS WEB SOIL SURVEY AS OF OCTOBER 2023.
- THE PROPERTY IS NOT LOCATED WITHIN THE ONE PERCENT CHANCE FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR QUEEN ANNE'S COUNTY, PANEL NO. 24035C0212D, DATED: 11/05/2014.
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THERE APPEAR TO BE NO NON-TIDAL WETLANDS ON THE PROPERTY.
- THERE ARE NO STEEP SLOPES ON THE PROPERTY.
- NO FOREST IS PROPOSED TO BE DISTURBED AS PART OF THE PROPOSED DEVELOPMENT.
- THE PROPERTY DOES NOT APPEAR TO CONTAIN RARE, THREATENED OR ENDANGERED SPECIES HABITAT AND IS NOT MAPPED AS A SENSITIVE SPECIES PROJECT REVIEW AREA AS OF NOVEMBER 2023.



VICINITY MAP  
SCALE: 1" = 1000'

### GENERAL NOTES

- THE EXISTING UTILITIES SHOWN IN THESE DRAWINGS IS BASED ON BEST AVAILABLE INFORMATION, AND WE ARE NOT AWARE OF ANY UNDERGROUND UTILITIES ON THE PROPERTY. NO GUARANTEE TO THE ACCURACY OF THE LOCATION (HORIZONTAL OR VERTICAL) IS MADE BY THE ENGINEER. CONTRACTOR TO FIELD VERIFY AND TEST PIT AS NEEDED TO VERIFY THE LOCATION OF THE EXISTING UTILITIES. THIS SHALL BE DONE AS PART OF THE CONTRACT FOR THE WORK SHOWN IN THESE DRAWINGS. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING:
 

|  |                |
|--|----------------|
| MD DEPARTMENT OF THE ENVIRONMENT INSPECTOR | 410-901-4020   |
| TOWN OF CENTREVILLE DEPT. OF PUBLIC WORKS  | 410-758-1180   |
| QUEEN ANNE'S COUNTY DEPT. OF PUBLIC WORKS  | 410-758-0925   |
| DELMARVA POWER                             | 410-758-0830   |
| MISS UTILITY                               | 800-441-8355   |
| DUMB HOME, LLC                             | 1-410-758-2237 |
- ALL CONSTRUCTION WITHIN PUBLIC AND PRIVATE ROADS SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGNS SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE TOWN OF CENTREVILLE DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS, SPOT GRADES, AND CONTOURS SHOWN HEREON AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
- ALL TRASH, TREES, DEMOLITION DEBRIS, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL PLACED OUTSIDE OF THOSE AREAS DESIGNATED ON THIS PLAN SHALL MEET APPROVAL OF THE TOWN AND QUEEN ANNE'S COUNTY INSPECTORS AND ENGINEER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL FILL AREAS WITHIN LIMITS OF PAVEMENT, BUILDING CONSTRUCTION, AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" MAXIMUM LIFTS.
- ALL FILL AREAS WITHIN LIMITS OF WALKS, PATIOS, ETC. SHALL BE COMPACTED TO 90% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" MAXIMUM LIFTS.
- IF POSSIBLE, EXCAVATIONS AND TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES, CAPABLE OF BEARING TRAFFIC, SHALL BE USED TO COMPLETELY COVER THE TRENCH OR SAFETY FENCINGS SHALL BE INSTALLED TO COMPLETELY ENCLOSE THE EXCAVATION OR TRENCH.
- THE CONTRACTOR SHALL PROVIDE THE QUEEN ANNE'S COUNTY SWM INSPECTOR AND THE TOWN OF CENTREVILLE WITH A SET OF RED-LINED AS-BUILTS OF THE PROPOSED STORMWATER FACILITIES. RED LINES SHALL SHOW THE HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND PIPING AND STRUCTURES AS SURVEYED, BEFORE BEING BACKFILLED.

### PLANNING COMMISSION CERTIFICATE

THIS IS TO CERTIFY THAT THIS SITE PLAN WAS APPROVED BY THE CENTREVILLE PLANNING COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

### DEPARTMENT OF EMERGENCY SERVICES OFFICE OF THE FIRE MARSHAL CERTIFICATE

THIS IS TO CERTIFY THAT THIS SITE PLAN WAS APPROVED BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF EMERGENCY SERVICES - OFFICE OF THE FIRE MARSHAL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JEFFREY MORGAN, FIRE MARSHAL

### INDEX OF DRAWINGS

| SHEET # | DESCRIPTION                               |
|---------|---|
| 1       | TITLE SHEET                               |
| 2       | EXISTING CONDITIONS PLAN                  |
| 3       | SITE PLAN                                 |
| 4       | GRADING & SEDIMENT & EROSION CONTROL PLAN |
| 5       | STORMWATER MANAGEMENT PLAN                |
| 6       | UTILITY PLAN                              |
| 7       | SEDIMENT & EROSION CONTROL DETAILS        |
| 8       | STORMWATER DETAILS                        |
| 9       | STORMTECH DETAILS                         |

### OWNER / DEVELOPER

TRED AVON PARTNERS, LLC  
PO BOX 387  
11 MARCIA LN  
DORSET, VT 05251  
(443) 480-2532

### PREMISE ADDRESS

216 N COMMERCE ST  
CENTREVILLE, MD 21617

### SURVEYOR

MICHAEL A. SCOTT, INC.  
400 S CROSS ST, STE 4  
CHESTERTOWN, MD 21620  
PHONE: (410) 778-2310

### ENGINEER

DUMB HOME, LLC  
309 WINDSOR AVE  
CENTREVILLE, MD 21617  
PHONE: (301) 529-2368

### SEDIMENT & EROSION CONTROL SITE INFORMATION:

|                                |       |         |
|--------------------------------|-------|---------|
| TOTAL SITE AREA                | 8,666 | SQ. FT. |
| LIMIT OF DISTURBANCE (ONSITE)  | 8,666 | SQ. FT. |
| PROPOSED IMPERVIOUS AREA       | 7,199 | SQ. FT. |
| VEGETATIVELY STABILIZED AREA   | 1,467 | SQ. FT. |
| LIMIT OF DISTURBANCE (OFFSITE) | 50    | SQ. FT. |
| OFFSITE IMPERVIOUS AREA        | 50    | SQ. FT. |
| TOTAL LIMIT OF DISTURBANCE     | 8,716 | SQ. FT. |

### SITE STATISTICS

|                                     |            |             |
|-------------------------------------|------------|-------------|
| TOTAL SITE AREA =                   | 8,666 SF ± | 0.199 AC. ± |
| EXISTING IMPERVIOUS AREA (6.5%) =   | 562 SF ±   | 0.013 AC. ± |
| IMPERVIOUS AREA TO BE REMOVED =     | 471 SF ±   | 0.011 AC. ± |
| IMPERVIOUS AREA TO BE ADDED =       | 7,108 SF ± | 0.163 AC. ± |
| RESULTING IMPERVIOUS AREA (83.0%) = | 7,199 SF ± | 0.165 AC. ± |
| MAXIMUM IMPERVIOUS AREA (85%) =     | 7,366 SF ± | 0.169 AC. ± |

### PARKING CALCULATIONS

|   |            |
|---|------------|
| 900 S.F. COMMERCIAL @ 1 SPACE PER 300 SF =            | 3 SPACES   |
| ONE 1-BR RESIDENTIAL APARTMENT @ 1.5 SPACES EACH =    | 1.5 SPACES |
| FOUR 2-BR RESIDENTIAL APARTMENTS @ 2.25 SPACES EACH = | 9 SPACES   |
| TOTAL PARKING SPACES REQUIRED PER TOWN CODE =         | 14 SPACES  |

REDUCED PARKING CREDIT PER 170-32 B. 2. BASED ON ANNE ARUNDEL COUNTY PARKING STANDARDS (14% REDUCTION) 2 SPACE REDUCTION (ONE 1-BR APT. @ 1 SPC./UNIT + FOUR 2-BR APTS. @ 2 SPC./UNIT 1 + 8 = 9 SPACES REQUIRED FOR DWELLINGS IN AA COUNTY PER 18-3-104 COMPARED TO 11 SPACES REQUIRED BY CENTREVILLE CODE)

SHARED PARKING CREDIT PER 170-32 B. 3. FOR OFFSET COMMERCIAL AND RESIDENTIAL PARKING TIMES\* = 3 SPACE REDUCTION

\* NOTE THAT THE LEASE DOCUMENT FOR THE COMMERCIAL SPACE IS PROPOSED TO INCLUDE LANGUAGE THAT THAT EMPLOYEES AND CUSTOMERS ARE REQUESTED TO UTILIZE ON-STREET PARKING SPACES AT ALL TIMES.

NET REQUIRED PARKING SPACES REQUIRED = 9 SPACES

ONSITE SPACES PROVIDED = 8 SPACES

PARKING CREDIT PER 170-32 A. OFFSITE PARKING CREDITED TO THE SITE:  
REQUESTING 3 ON-STREET PARKING SPACES ON N COMMERCE STREET BE CREDITED TOWARD THE PROPOSED DEVELOPMENT FOR THE COMMERCIAL APARTMENT. 3 SPACES

(NOTE THAT ADDITIONAL ON-STREET PARKING SPACES ARE AVAILABLE IN THE COURTHOUSE SQUARE AREA, AS WELL AS OFFSITE SPACES BEING AVAILABLE IN THE ADJACENT DEPARTMENT OF HEALTH PARKING LOT.)

TOTAL PARKING SPACES PROVIDED = 11 SPACES  
INCLUDING ONE HANDICAP PARKING SPACE

### DEVELOPERS CERTIFICATE

REVIEWED FOR THE QUEEN ANNE'S SOIL CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS

QUEEN ANNE'S SOIL CONSERVATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

NOTE: THE QUEEN ANNE'S SOIL CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY, OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

### DEVELOPER'S CERTIFICATION

I HEREBY CERTIFY THAT ALL THE DEVELOPMENT AND/OR CONSTRUCTION SHALL BE DONE ACCORDING TO THIS PLAN OF EROSION AND SEDIMENT CONTROL.

IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT.

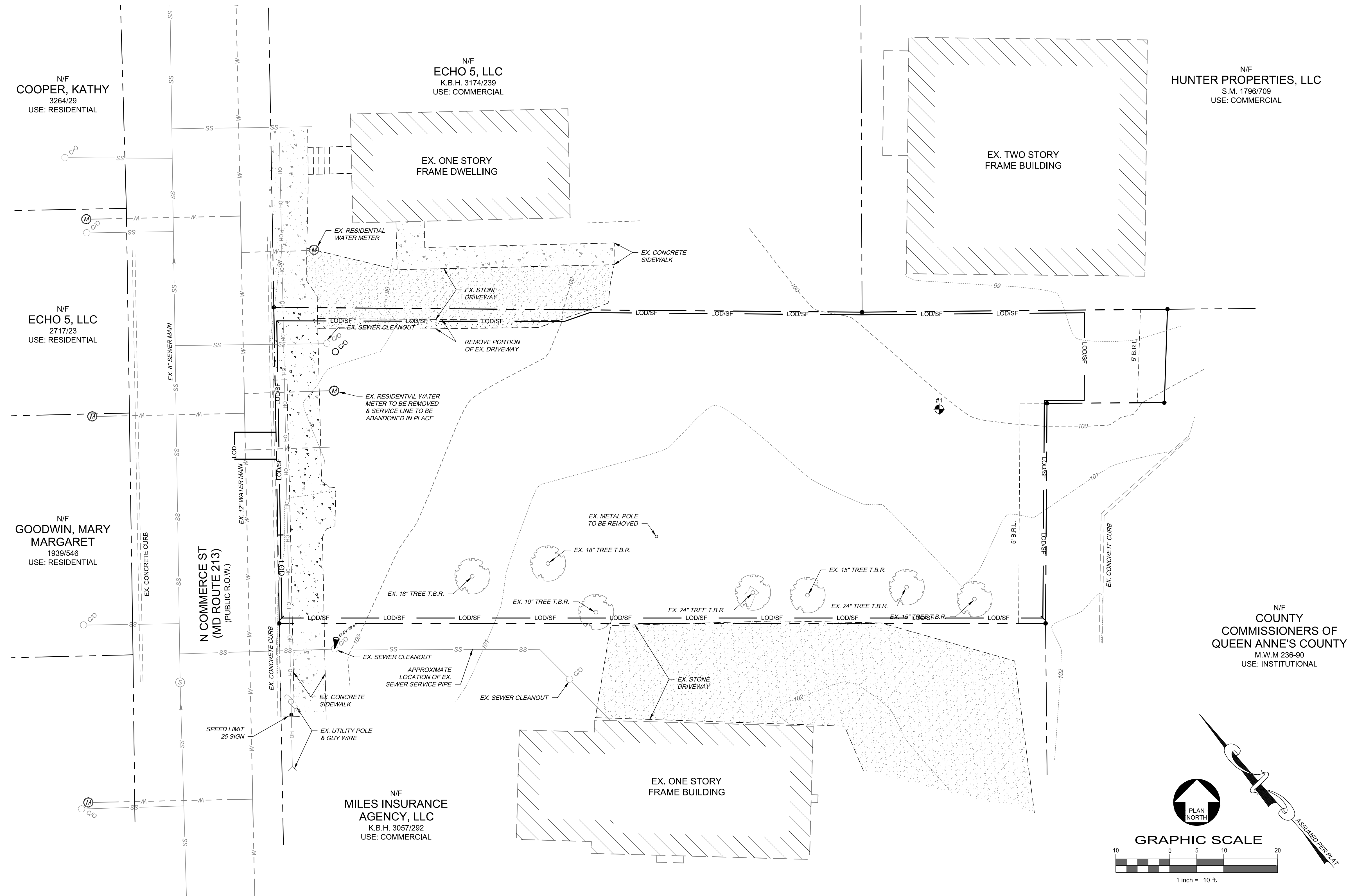
THE DEVELOPER WILL PROVIDE THE DIRECT ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH FACILITY REQUIRING A STATE POND PERMIT.

SIGNATURE Barry P. Feaga DATE 1/10/24

PRINT NAME Barry P. Feaga

|                               |  |  |   |                           |   |  |  |  |                   |   |
|-------------------------------|--|--|---|---------------------------|---|--|--|--|-------------------|---|
| TOWN OF CENTREVILLE, MARYLAND | APPROVED BY:<br>TOWN OF CENTREVILLE ENGINEER | APPROVED BY:<br>QA Co. DEPT. OF PUBLIC WORKS     | REVISIONS:<br>1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN, COM.<br>4/3/2024 SITE LAYOUT REVISIONS PER PLANNING COMMISSION | DATE:<br>DECEMBER 1, 2023 | Professional Certification:<br>I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 31184, Expiration Date: 1-16-25. |  |  | Dumb Home, LLC<br>309 Windsor Ave<br>Centreville, MD 21617<br>dumbhome@gmail.com<br>www.dumbhome.com<br>301-529-2368 | TITLE SHEET       | SHEET:  |
|                               |  | APPROVED BY:<br>QA Co. SOIL CONSERVATION SERVICE |   | SCALE:<br>1" = 60'        |   |  |  |  | DATE:<br>4/3/2024 | 216 N COMMERCE ST<br>MIXED-USE BUILDING<br>3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD<br>TAX MAP 44C, GRID 8, PARCEL 778<br>PREPARED FOR: TRED AVON PARTNERS, LLC |

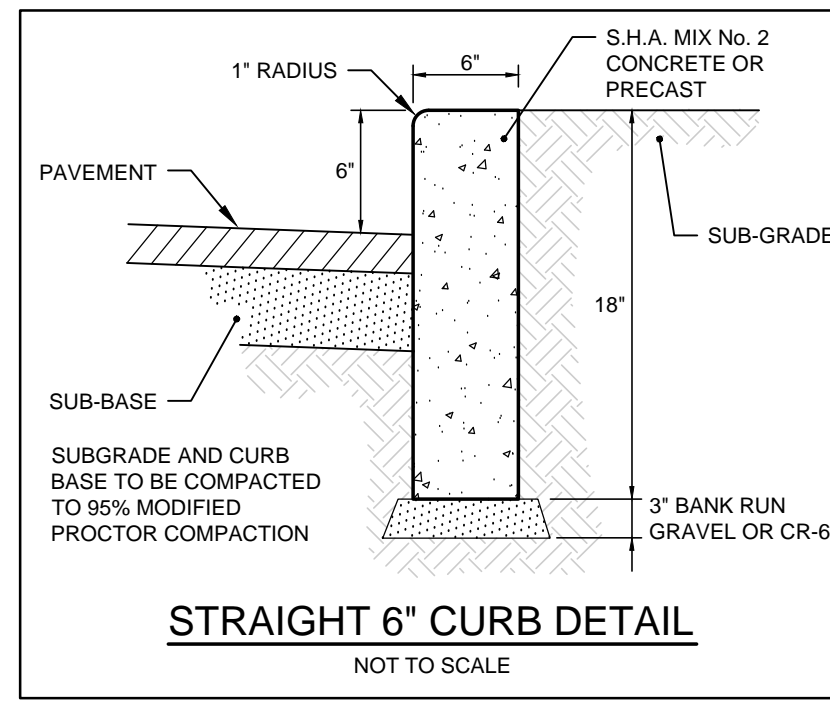
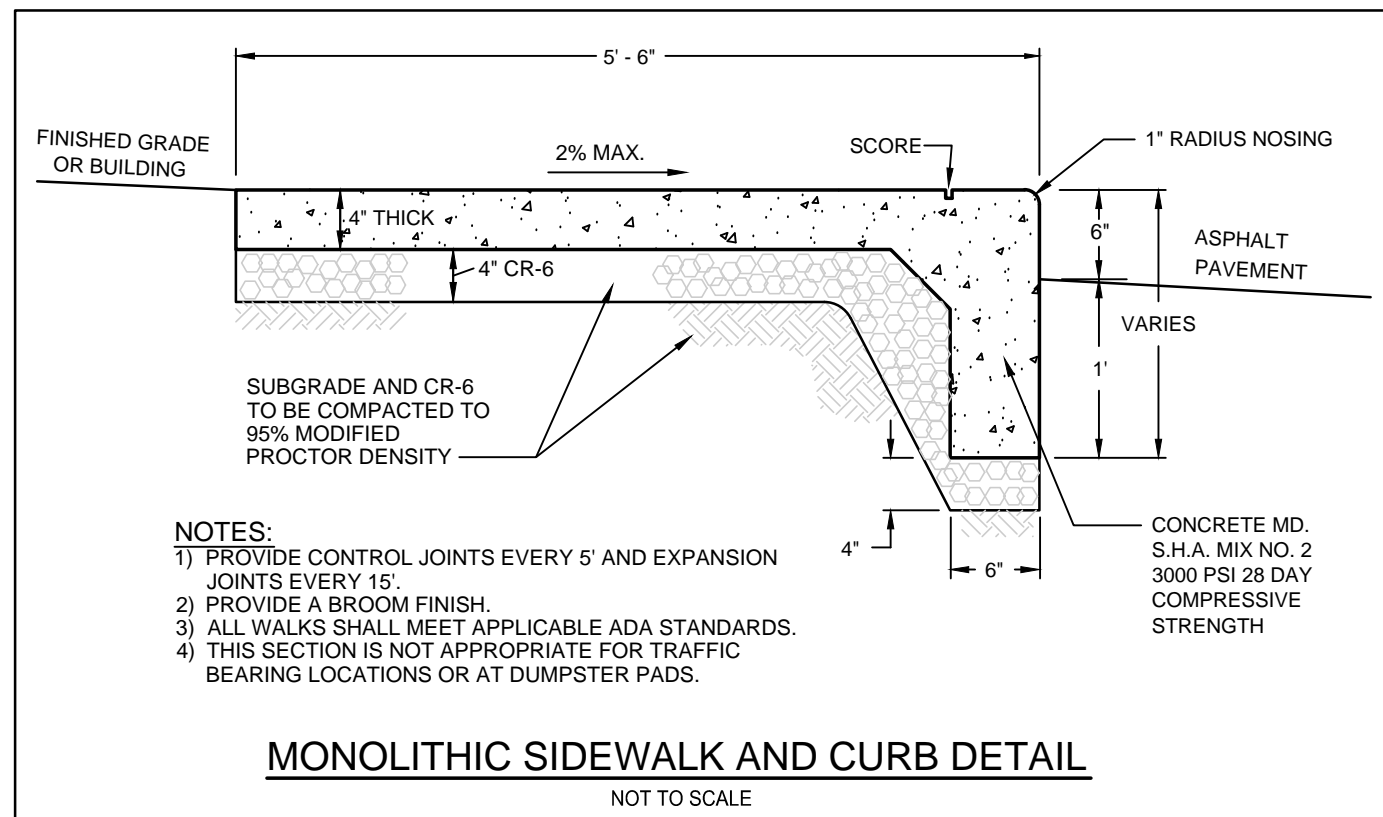
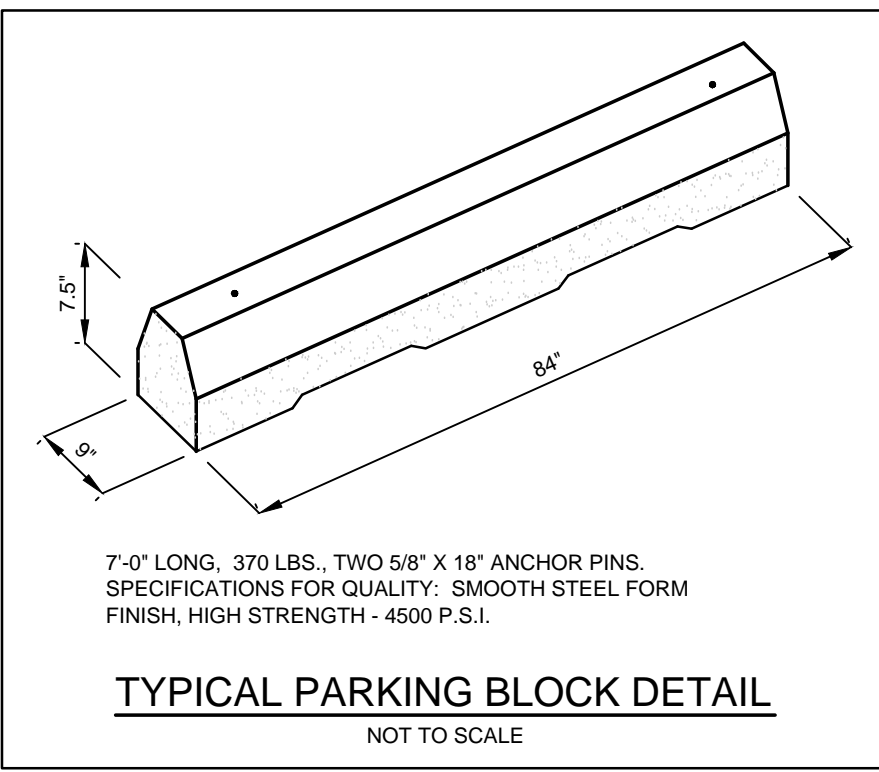
| LEGEND                                     |              |
|--|--------------|
| EXISTING                                   |              |
| PROPERTY LINE                              | ---          |
| ADJACENT PROPERTY LINE                     | ---          |
| SETBACK LINE                               | ---          |
| CONTOURS                                   | -25-<br>-24- |
| PROPOSED FLOW ARROW                        | →            |
| SPOT GRADE                                 | x 101.34     |
| EDGE OF PAVEMENT                           | ---          |
| PAVEMENT HATCH                             | ▨            |
| CURB                                       | ---          |
| CONCRETE                                   | ▨            |
| FENCE                                      | ---          |
| BUILDING OUTLINE                           | ▨            |
| BUILDING HATCH                             | ▨            |
| BUILDING ROOF OVERHANG                     | ---          |
| BUILDING PORCHES, PADS, ETC                | ---          |
| SEWER MANHOLE & PIPE                       | SS           |
| SEWER CLEANOUT                             | ○ C/O        |
| 6" WATER MAIN WITH VALVE                   | W            |
| WATER METER                                | M            |
| STORM DRAIN INLET & PIPE                   | ---          |
| UNDERGROUND SWM STORAGE                    | ---          |
| BIORETENTION UNDERDRAIN & OBSERVATION WELL | ---          |
| ROOF DRAIN                                 | ---          |
| DRAINAGE SWALE                             | OH           |
| OVERHEAD UTILITIES                         | OH           |
| UNDERGROUND ELECTRIC                       | ---          |
| LIGHTING: BUILDING WALL PACK               | ---          |
| SOIL BORING LOCATION                       | ---          |
| TREES                                      | ○            |
| SOIL TYPE BOUNDARY                         | ---          |
| SOIL TYPE, HYDROLOGIC GROUP                | ---          |
| LIMIT OF DISTURBANCE                       | ---          |
| SILT FENCE                                 | ---          |
| SUPER SILT FENCE                           | ---          |
| FILTER LOG                                 | ---          |
| STABILIZED CONSTRUCTION ENTRANCE           | ---          |
| TEMP. STOCKPILE LOCATION                   | ---          |



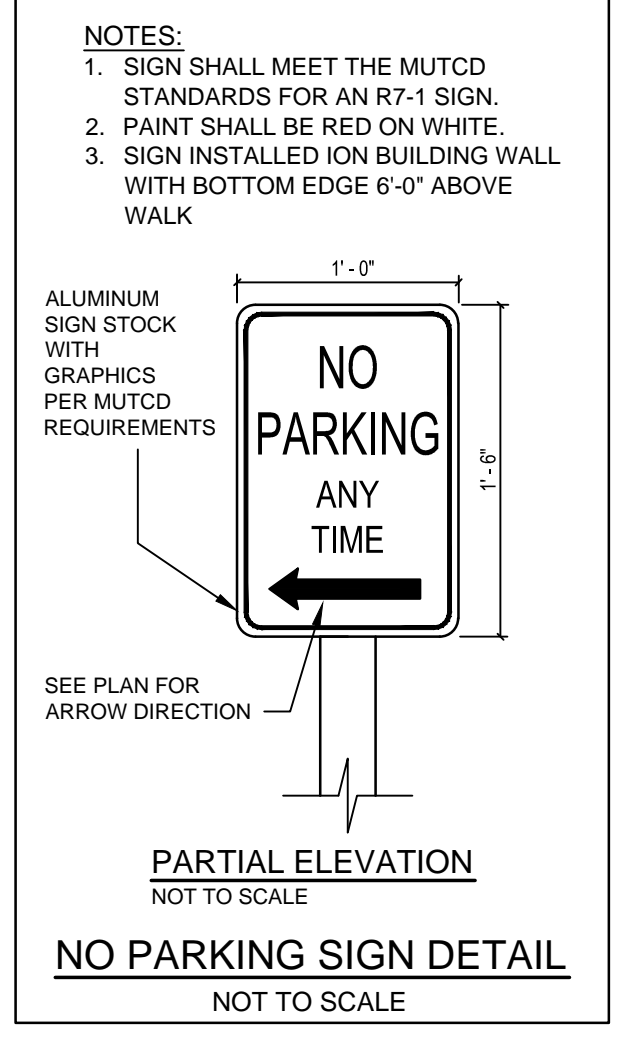
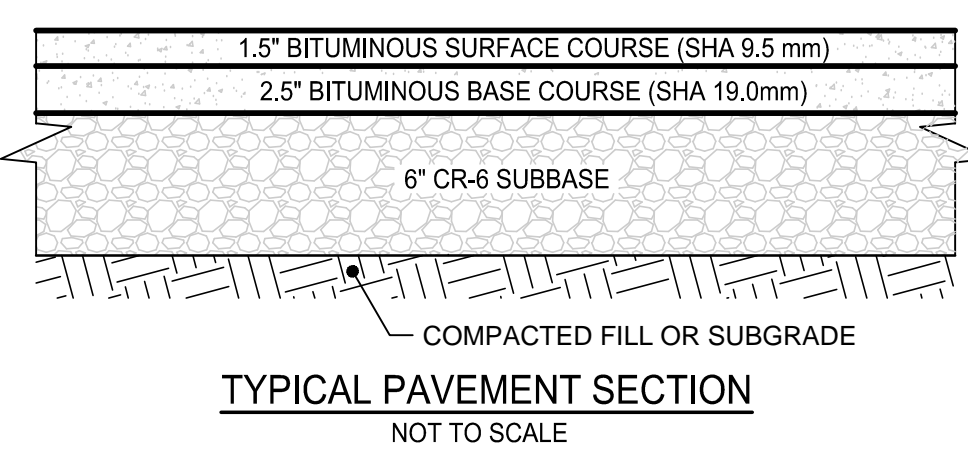
PLOTTED: Apr 03, 2024 - 7:19am D:\My Documents\Dumb Home\Projects\2023\23-013 Trud Avon\CAD\23-013 Site Plan.dwg .....Tab:02EX

|                                      |  |  |   |  |   |  |  |   |  |                            |
|--------------------------------------|--|--|---|--|---|--|--|---|--|----------------------------|
| <b>TOWN OF CENTREVILLE, MARYLAND</b> | APPROVED BY:<br>TOWN OF CENTREVILLE ENGINEER     | APPROVED BY:<br>QA Co. DEPT. OF PUBLIC WORKS | REVISIONS:<br>1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN, COM.<br>4/3/2024 SITE LAYOUT REVISIONS PER PLANNING COMMISSION | DATE:<br>DECEMBER 1, 2023<br>SCALE:<br>1" = 20'<br>JOB NUMBER:<br>23-013<br>DESIGNER:<br>SEL | Professional Certification:<br>I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 31184, Expiration Date: 1-16-25. |  |  | <b>Dumb Home, LLC</b><br>309 Windsor Ave<br>Centreville, MD 21617<br>dumbhome@gmail.com<br>www.dumbhome.com<br>301-529-2368 | <b>EXISTING CONDITIONS PLAN</b><br><b>216 N COMMERCE ST</b><br><b>MIXED-USE BUILDING</b><br>3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD<br>TAX MAP 44C, GRID 8, PARCEL 778<br>PREPARED FOR: TRED AVON PARTNERS, LLC | SHEET:<br><b>2</b><br>of 9 |
|                                      | APPROVED BY:<br>QA Co. SOIL CONSERVATION SERVICE | APPROVED BY:<br>QA Co. DEPT. OF PUBLIC WORKS | APPROVED BY:<br>QA Co. SOIL CONSERVATION SERVICE  | DATE:<br>4/3/2024  | STATE OF MARYLAND<br>PROFESSIONAL ENGINEER<br>DATE: 4/3/2024  | DUMB HOME<br>simple is smarter<br>COPYRIGHT © 2024 | PLAN NORTH<br>GRAPHIC SCALE<br>1 inch = 10 ft. |   |  |                            |

|  | EXISTING           | PROPOSED           |
|--|--------------------|--------------------|
| PROPERTY LINE                              | ---                | ---                |
| ADJACENT PROPERTY LINE                     | ---                | ---                |
| SETBACK LINE                               | ---                | ---                |
| CONTOURS                                   | 20<br>21           | 20<br>21           |
| PROPOSED FLOW ARROW                        |                    | → 1.5%             |
| SPOT GRADE                                 | 7.85.00<br>83.00 x | 7.85.00<br>83.00 x |
| EDGE OF PAVEMENT                           |                    |                    |
| PAVEMENT HATCH                             |                    |                    |
| CURB                                       |                    |                    |
| CONCRETE                                   |                    |                    |
| FENCE                                      | X                  | X                  |
| BUILDING OUTLINE                           |                    |                    |
| BUILDING HATCH                             |                    |                    |
| BUILDING ROOF OVERHANG                     |                    |                    |
| BUILDING PORCHES, PADS, ETC                |                    |                    |
| SEWER MANHOLE & PIPE                       | SS                 | SS                 |
| SEWER CLEANOUT                             | ○ C/O              | ○ C/O              |
| 6" WATER MAIN WITH VALVE                   | W                  | W                  |
| WATER METER                                | M                  | M                  |
| STORM DRAIN INLET & PIPE                   |                    |                    |
| UNDERGROUND SWM STORAGE                    |                    |                    |
| BIORETENTION UNDERDRAIN & OBSERVATION WELL |                    |                    |
| ROOF DRAIN                                 | RD                 | RD                 |
| DRAINAGE SWALE                             |                    |                    |
| OVERHEAD UTILITIES                         | OH                 | OH                 |
| UNDERGROUND ELECTRIC                       | E                  | E                  |
| LIGHTING BUILDING WALL PACK                |                    | *                  |
| SOIL BORING LOCATION                       |                    |                    |
| TREES                                      |                    |                    |

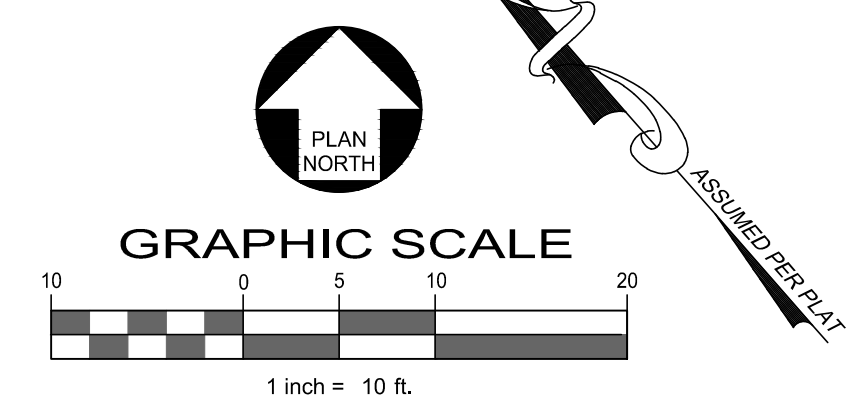
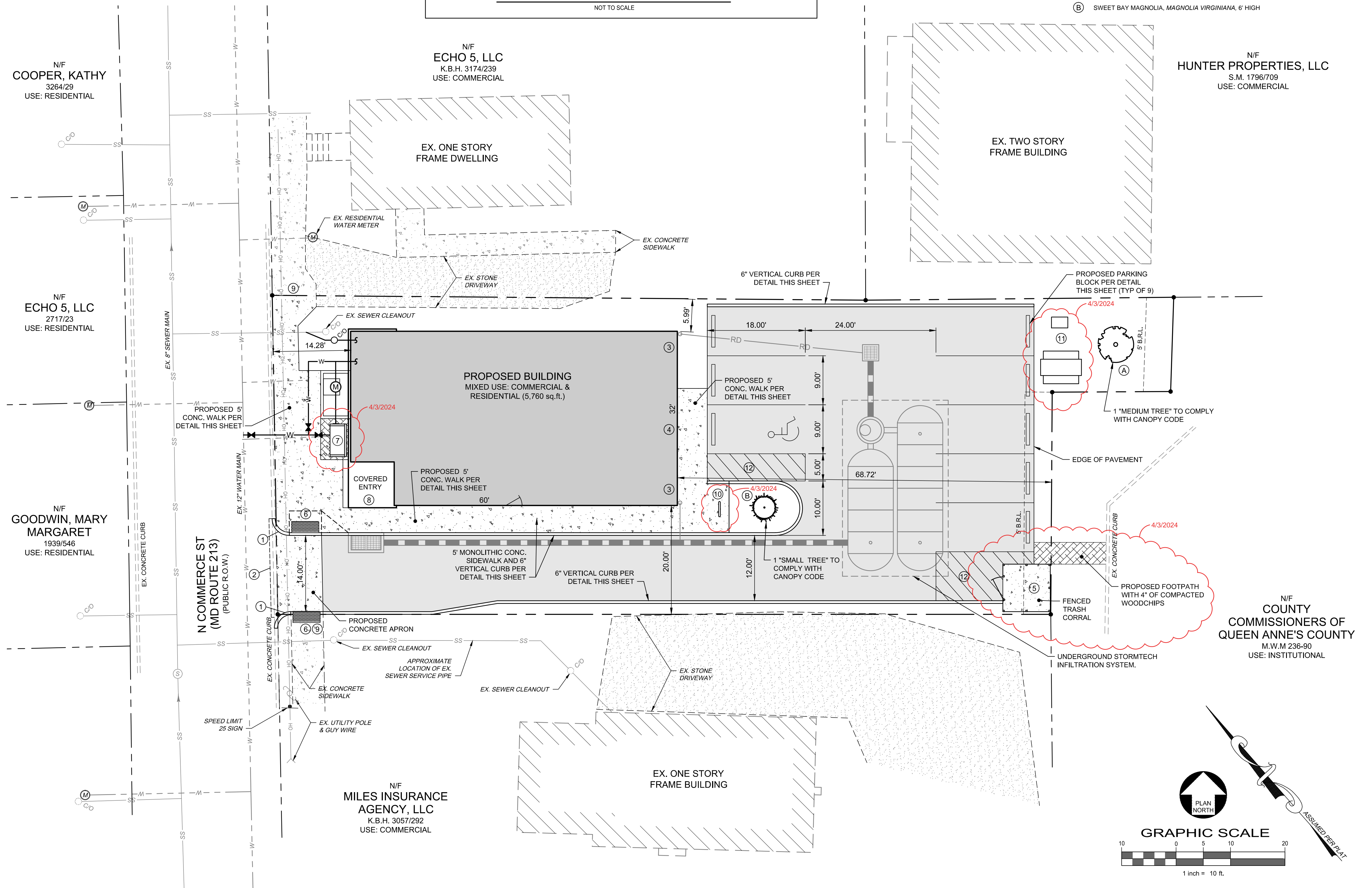
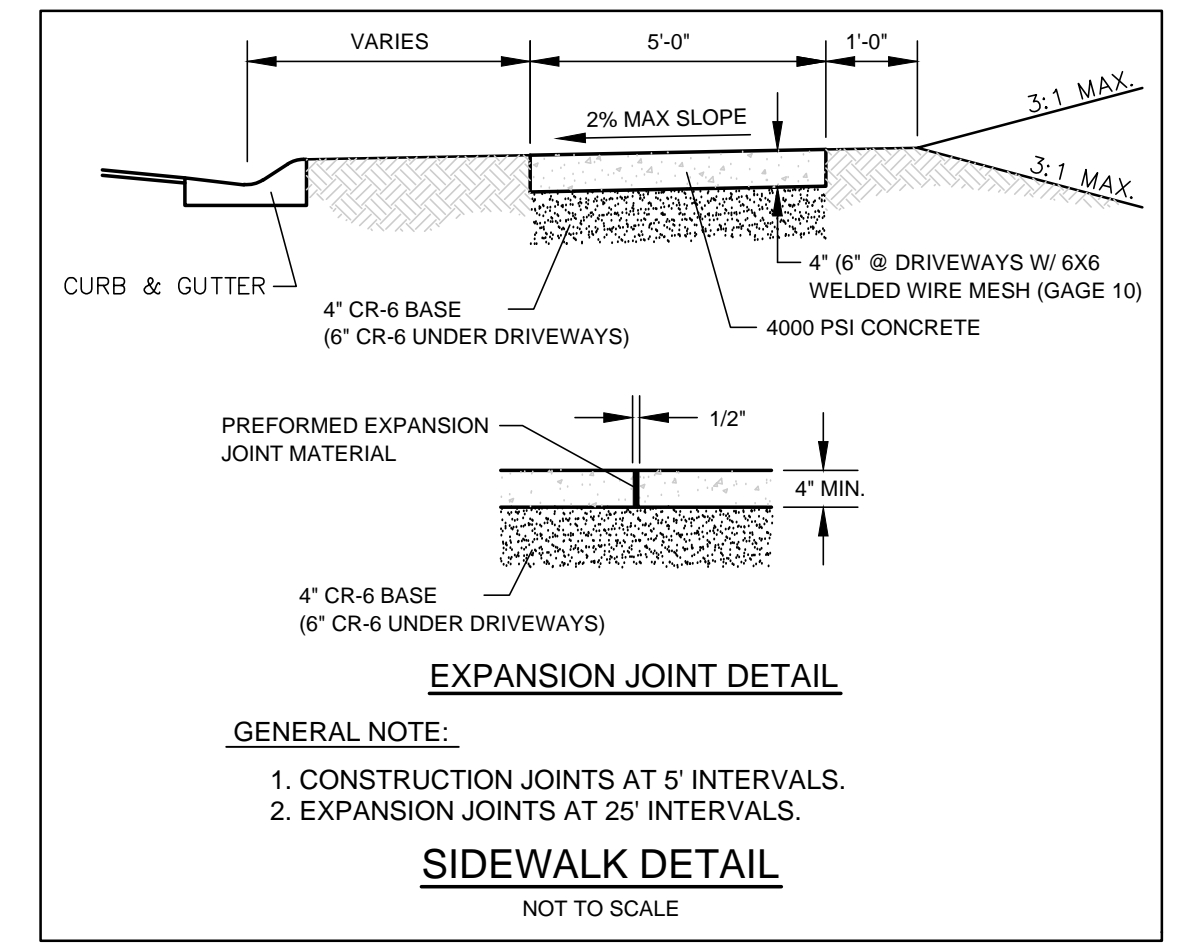


- KEY NOTES**
- SAWCUT EX. CURB TO NEAREST JOINT AND POUR NEW 3' RADIUS CURB AND NOSE DOWN FLUSH WITH PROPOSED SIDEWALK.
  - SAWCUT EX. ASPHALT AND PAVE PROPOSED CONCRETE APRON FLUSH.
  - SEE ELECTRICAL PLANS FOR PROPOSED WALL-MOUNTED PARKING LOT LIGHTING.
  - HANDICAP PARKING SIGN FASTENED TO BUILDING WALL PER DETAIL THIS SHEET. *4/3/2024*
  - 9'x9' FENCED TRASH CORRAL. FENCING SHALL BE 5' HIGH WHITE VINYL WITH A 4' WIDE LATCHING DOOR. CONCRETE PAD SHALL BE 4" CONCRETE ON 4" CR-6 PER SIDEWALK DETAIL THIS SHEET.
  - 5' x 2' DETECTABLE WARNING SURFACE PER MSHA DETAIL 655.40 ON SHEET 7. *2/3/2024*
  - PROPOSED TWO-PERSON BENCH FIXED TO 5'x7'-6" STAINED & PATTERNED CONCRETE.
  - SEE ARCHITECTURALS FOR HANDRAIL THAT LIMITS ACCESS FROM STREET SIDE ONLY.
  - PROVIDE SAFETY CONES AND WARNING SIGNAGE TO DIRECT PEDESTRIAN AWAY FROM CONSTRUCTION ZONE.
  - PROPOSED TWO-BIKE BLACK STEEL U-RACK FIXED TO CONCRETE WALK.
  - PROPOSED PICNIC TABLE AND FIXED CHARCOAL GRILL. *4/3/2024*
  - 4" WHITE PAINT STRIPES 24" APART DENOTE HANDICAP REFUGES AND TURN-AROUND AT TRASH CORRAL.
  - AMERICAN HOLLY (LEX. OPACA), 8' HIGH
  - SWEET BAY MAGNOLIA, MAGNOLIA VIRGINIANA, 6' HIGH



**TREE CANOPY CALCULATIONS**

|   |           |
|---|-----------|
| TOTAL SITE AREA =                         | 8,666 SF± |
| PERCENTAGE OF TREE COVER REQUIRED (15%) = | 1,300 SF± |
| PROPOSED TREES                            |           |
| 1 MEDIUM TREE (900 SF PER TABLE A)        | 900 SF    |
| 1 SMALL TREE (400 SF)                     | 400 SF    |
| TOTAL PROPOSED TREE CANOPY                | 1,300 SF  |



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|   |   |  |  |   |  |   |   |                                   |
|---|---|--|--|---|--|---|---|-----------------------------------|
| <b>TOWN OF CENTREVILLE, MARYLAND</b><br>APPROVED BY: _____<br>TOWN OF CENTREVILLE ENGINEER DATE _____ | APPROVED BY: _____<br>QA Co. DEPT. OF PUBLIC WORKS DATE _____ | <b>REVISIONS:</b><br>1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN, COM.<br>4/3/2024 SITE LAYOUT REVISIONS PER PLANNING COMMISSION | <b>DATE:</b> DECEMBER 1, 2023<br><b>SCALE:</b> 1" = 20'<br><b>JOB NUMBER:</b> 23-013<br><b>DESIGNER:</b> SEL | Professional Certification:<br>I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed Professional Engineer under the laws of the State of Maryland, License No. 31184, Expiration Date: 1-16-25. |  | <b>Dumb Home, LLC</b><br>309 Windsor Ave<br>Centreville, MD 21617<br>dumbhome@gmail.com<br>www.dumbhome.com<br>301-529-2368 | <b>SITE PLAN</b><br><b>216 N COMMERCE ST MIXED-USE BUILDING</b><br>3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD<br>TAX MAP 44C, GRID 8, PARCEL 778<br>PREPARED FOR: TRED AVON PARTNERS, LLC | <b>SHEET:</b><br><b>3</b><br>of 9 |
|   |   |  |  |   |  |   |   |                                   |



**COMMERCE STREET VIEW**



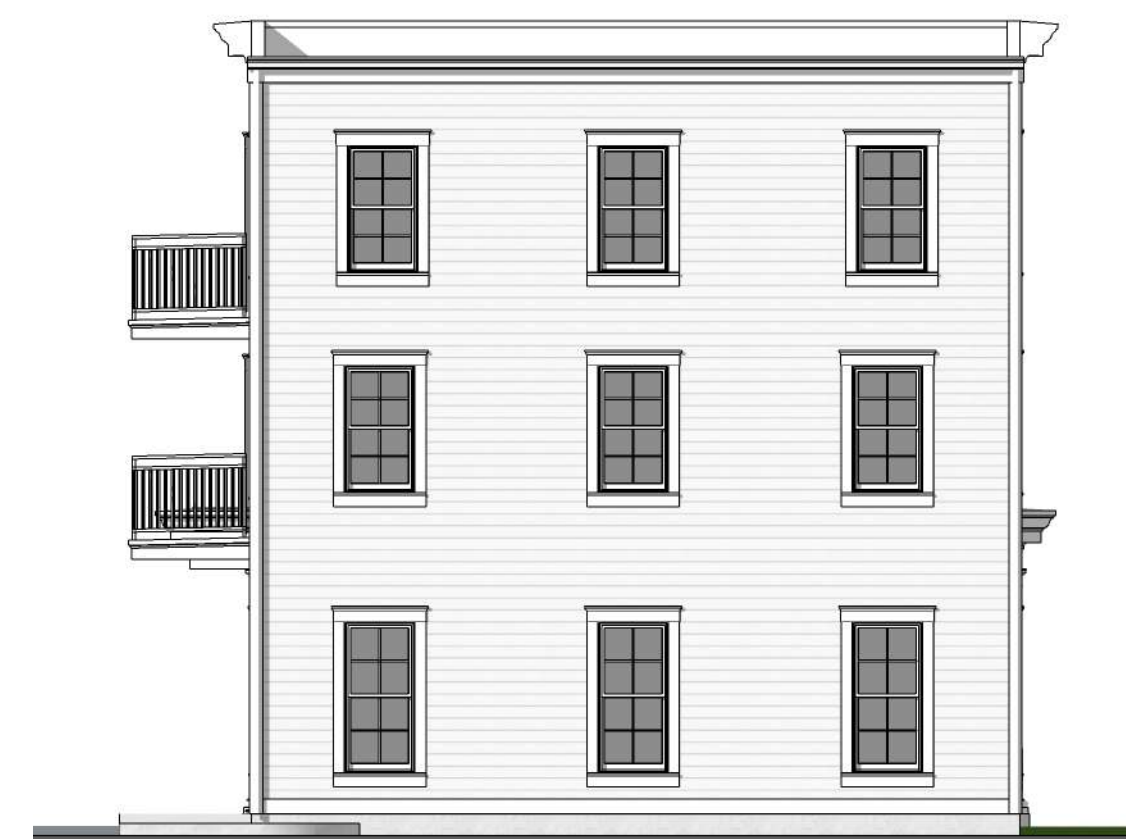
**WEST ELEVATION**

SCALE: 1/8"=1'-0"



**SOUTH ELEVATION**

SCALE: 1/8"=1'-0"

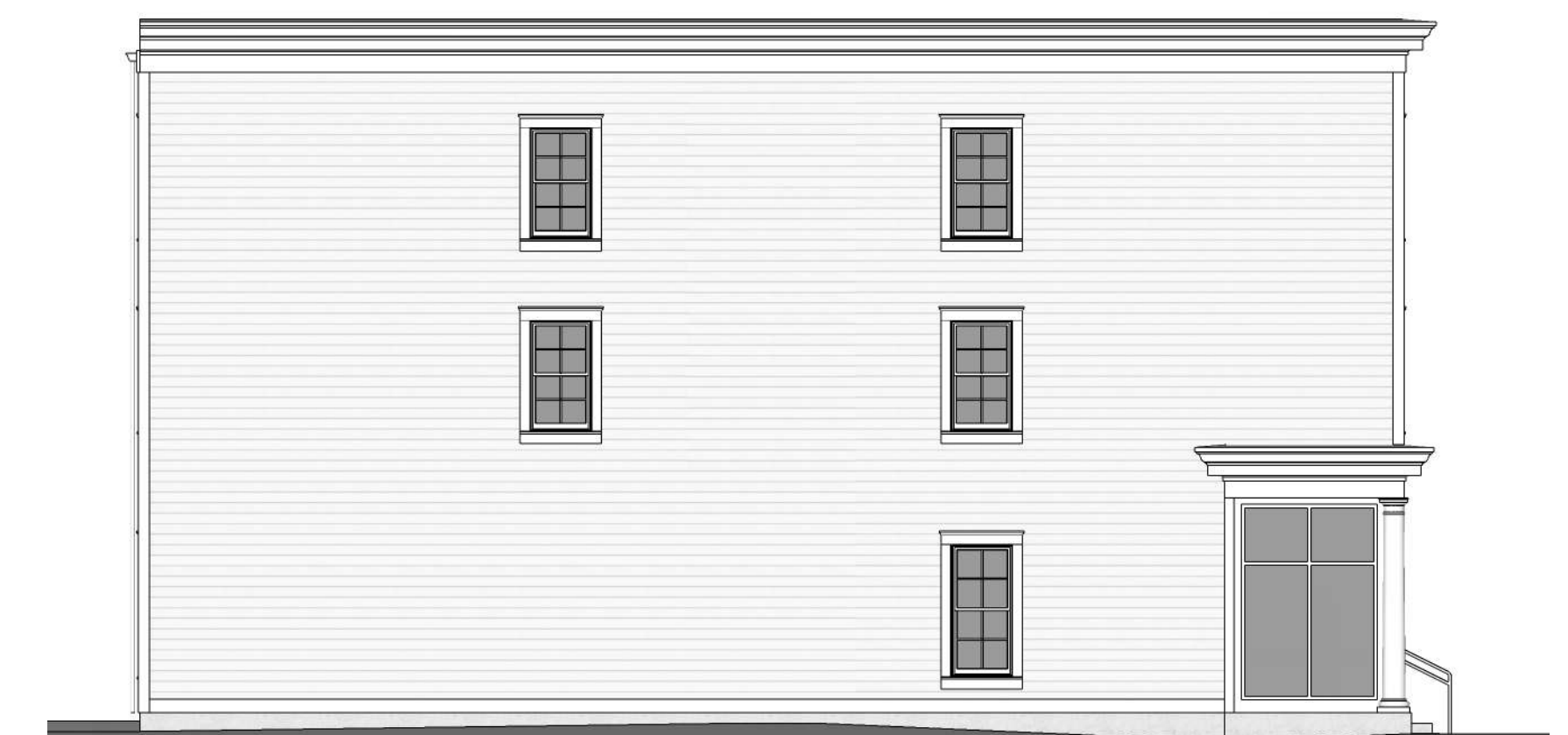


**EAST ELEVATION**

SCALE: 1/8"=1'-0"

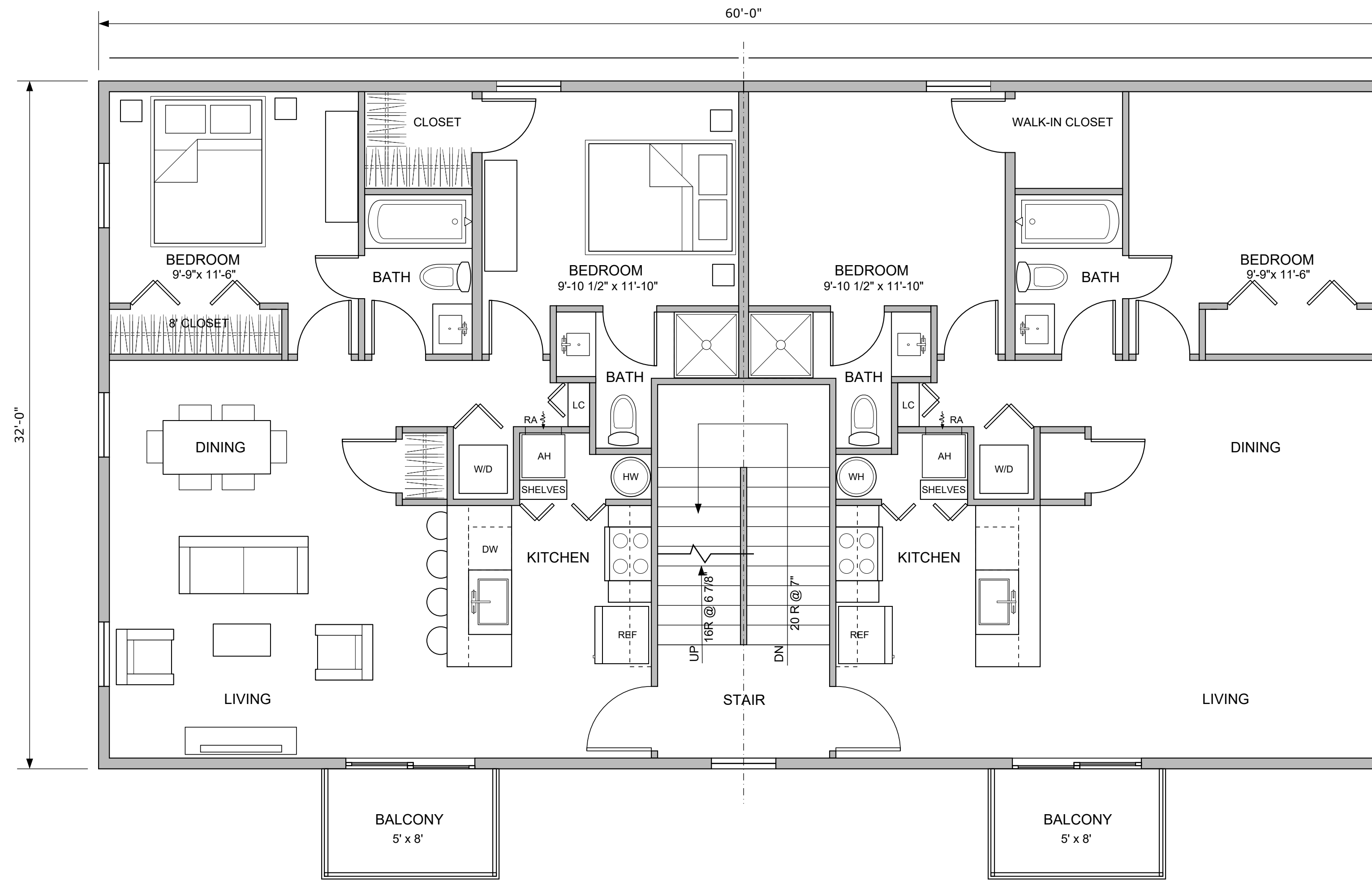
**MATERIALS**

- ALUMINUM STOREFRONT
- ALUMINUM CLAD WOOD WINDOWS
- PVC TRIM
- VINYL OR CEMENT BOARD SIDING
- ALUMINUM RAILINGS
- CONCRETE FOUNDATION
- SINGLE-PLY MEMBRANE ROOFING (NOT VISIBLE)



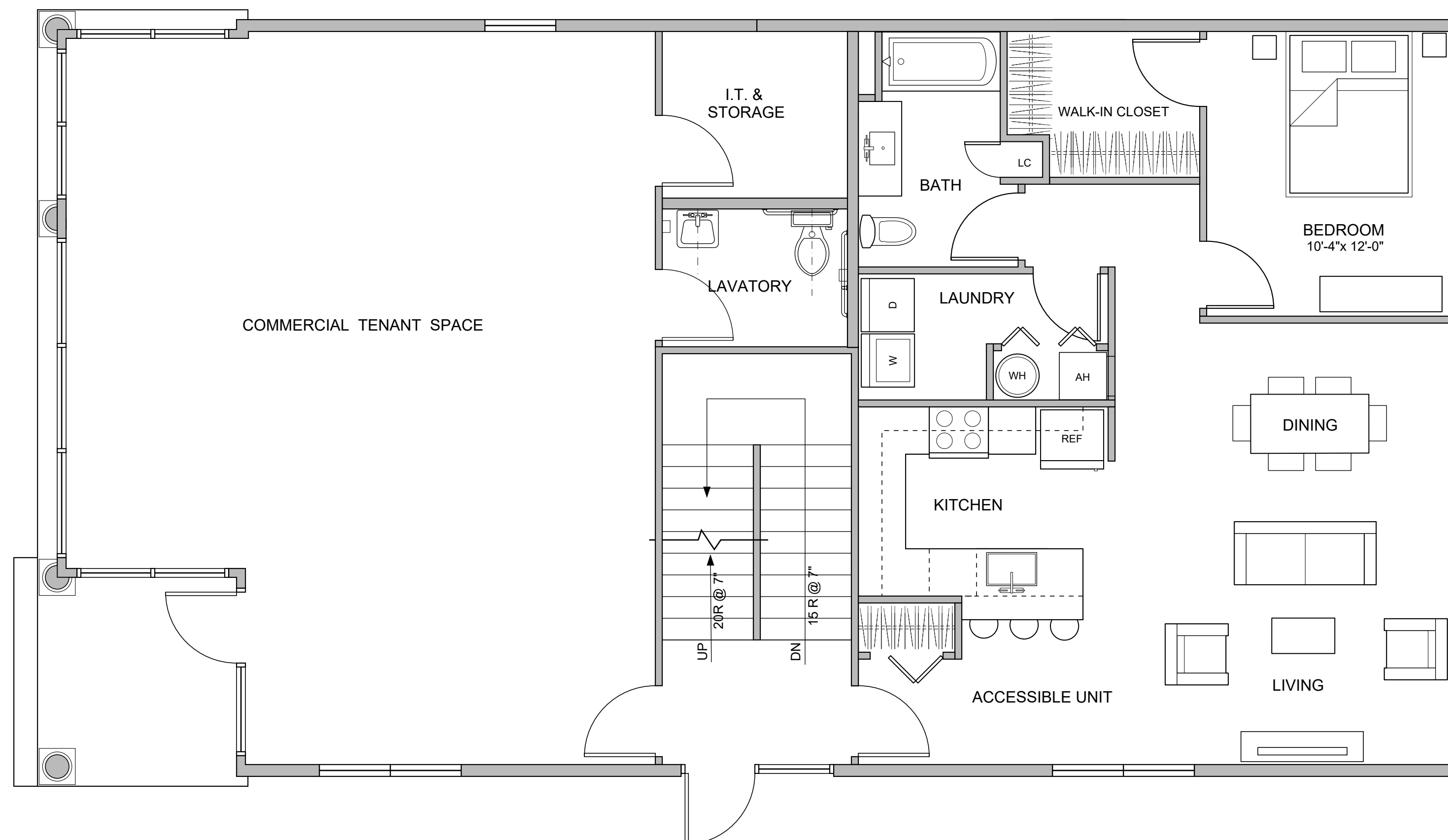
**NORTH ELEVATION**

SCALE: 1/8"=1'-0"



LEVEL 2 & 3 PLAN

SCALE: 1/4"=1'-0"



LEVEL 1 PLAN

SCALE: 1/4"=1'-0"