



## CENTREVILLE PLANNING COMMISSION

February 21, 2024

Liberty Building - 2nd Floor

107 North Liberty Street

7:00 p.m.

### A G E N D A

- I. **CALL TO ORDER** – Kara Willis – Chair
- II. **Chair’s Announcements**
- III. **Review of Minutes from Previous Meetings**
  - a. October 18, 2023 meeting minutes
  - b. November 1, 2023 work session minutes
  - c. November 15, 2023 work session minutes
  - d. December 6, 2023 work session minutes
- IV. **Opening Statement**
- V. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- VI. **Appearances**
  - a. Preliminary Site Plan Submittal – 216 N. Commerce Street, Mixed-Use Building; Tred Avon Partners, LLC, Owner; Steve Layden, P.E., LEED AP, Dumb Home, LLC
- VII. **New Business**
  - a. Schedule of tasks - discussion
- VIII. **Old Business**
- IX. **Zoning Issues – Discussion**
- X. **Miscellaneous Business / Correspondence**
  - a. Approved Building Permit lists issued October, November and December 2023, January 2024
- XI. **Citizen Comment** (*Citizens are requested to keep their comments to three minutes*)
- XII. **Council Member Report**
- XIII. **Adjournment**



THE TOWN OF CENTREVILLE 101 LAWYERS ROW CENTREVILLE, MD 21617  
410-758-1180 FAX 410-758-4741 WWW.TOWNOFCENTREVILLE.ORG

### PLANNING COMMISSION APPLICATION

<input checked="" type="checkbox"/> Site Plan	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Major Subdivision
<input checked="" type="checkbox"/> Concept	<input type="checkbox"/> Preliminary	<input type="checkbox"/> Sketch
<input type="checkbox"/> Final	<input type="checkbox"/> Final	<input type="checkbox"/> Preliminary
<input type="checkbox"/> Property Line Adjustment	<input type="checkbox"/> Re-Subdivision	<input type="checkbox"/> Final
<input type="checkbox"/> Annexation	<input type="checkbox"/> Zoning Re-Classification	

Applicant Name: TRED AVON PARTNERS, LLC

Applicant Address: PO BOX 387, 111 MARCIA LN.  
DORSET, VT 05257

Phone #: \_\_\_\_\_ Cell Phone #: 443-480-2532 Email: kfeagg@yaho0.com

Proposed Name of Subdivision/Project: 216 N COMMERCE MIXED-USE BUILDING

Property Address: 216 N. COMMERCE ST.

Map: 44C Parcel: 778 Block: \_\_\_\_\_ Zoning: CBD

Brief Description of Project Location: VACANT LOT LEFT OF MILES INSURANCE

Brief Description of Project Proposal: SITE PLAN FOR A 3-FLOOR 60'x32' MIXED-USE BLDG (5,760 SF) w/ 1 COM'L APT & 5 1-BR RES'L APTS.

Number of Existing Lots: 1 Number of Proposed Lots: 1

Has property involved ever been subject to previous application? NOT WITH THIS APPLICANT

If so, give application number and date: \_\_\_\_\_

Stephen E. Spindler, DUNES HOME, LLC 12/1/2023  
Signature of Applicant(s) or Agent/Attorney

OFFICE USE ONLY

**TOTAL PLAN REVIEW FEE**

Payment Date: \_\_\_\_\_

Amount: \_\_\_\_\_ Check Number: \_\_\_\_\_

Receivables Approved: \_\_\_\_\_ Date: \_\_\_\_\_



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

January 19, 2024

Town of Centreville Planning Commission  
Kara Voight , Chair  
101 Lawyer's Row  
Centreville, MD 21617

**RE: Site Plan Planning Commission Submittal – Tred Avon Partners, LLC  
216 N Commerce St Mixed-Use Building**

Dear Ms. Voight:

Please accept this site plan submission for review and placement on the February 21<sup>st</sup> Planning Commission agenda. We are providing 10 copies of the items listed below (one full size and nine 11x17) as well as digital scans:

- Schematic Design rendering and elevations by Torchio Architects
- "Site and Construction Plan" Sheets 1-9
- Stormwater Management Narrative

Note that we will be sending the engineering plans and the complete SWM report to QAC Department of Public Works staff and the Soil Conservation District for review. Before addressing the TAC comments, which we received on 1/8/2024, we wish to bring a few particular design choices that may be relevant to your evaluation of our design.

- A. The site layout features a building-forward layout with nine parking spaces in the rear. As shown on Sheet 1 of the Site Plan, the required parking for the building is 14 spaces, and we are taking credit for shared parking under 170-32 B. 3. since the three required commercial spaces will only be in use during business hours, when the parking demand for the apartments is reduced. We also believe the Centreville parking requirements are rather generous, so under 170-32 B. 2, we are requesting a 2-space reduction by using the Anne Arundel County parking standards. With these two adjustments, the 14 spaces required is reduced to 9, matching the number proposed. The plan also lists several locations of adjacent public parking that are available to building users.
- B. We are showing a one-way driveway, which is similar to conditions at the QAC Arts Council building and the driveway that serves the Thompson & Richard parking area (next to the new courthouse). We anticipate that during the rare circumstance where a car is entering the site while one is exiting, the exiting car would have right of way while the entering car on Commerce Street would temporarily pause traffic. Because the Miles Insurance building is set back roughly 40 feet, entering traffic has clear site lines to determine if there is any exiting traffic coming. It should be noted that the traffic light at Water Street creates a platooning effect to allow reasonably patient drivers adequate opportunities to exit the driveway.

- C. Based on trash and recycling pickup at DMS's building (a similarly-sized mixed use building), we believe trash trucks would back into the site and empty the bins located behind the building as shown on Site Plan Sheet 3. We are planning for three trash cans and three recycling cans to serve all 6 units.
- D. The existing driveway serving the residence on the Echo 5 lot to the north is partly located on the subject property. Site Plan Sheet 2 shows a portion of the encroachment being removed with 2 feet of gravel driveway remaining on the subject property. This approach leaves a minimum of 9' of gravel to serve the Echo 5 house, not including their concrete walk. We envision providing some small shrubs along the building to screen the foundation, and it is likely that some HVAC will be placed within that strip of landscaping as well.

In reference to the TAC comments from our meeting on December 11, we offer the following:

- 1. Submitted project is a principle permitted use under § 170-22 A-10. The ground floor is designated for commercial use.

RESPONSE: So noted.

- 2. Per queries in the Applicant's cover:

- 3. This parking calculation should be acceptable on precedence and code, this is in the CBD and the applicant can also prevail on § 170-22 F inasmuch as the top deck of the State parking garage is available under agreement with the Town. We should ask the applicant if he inquired whether the County lot in the rear of the site can be cited for offsite calculations. It is clear the access road cannot be extended into that lot, but pedestrian access might.

RESPONSE: Thank you for mentioning the availability of the parking deck. We believe that between the on-site parking, the parking deck, nearby on-street spaces near Courthouse Square, and the proximity of the Department of Health parking lot, adequate provisions have been made. Please note the addition of a woodchip path in the location of an existing informal pathway between the subject lot and the DEH parking lot on Sheet 3 of the site plan.

- 4. The front yard setback should be acceptable per § 170-22 E (1) as it sits where the prior structure was (see attached 2004 aerial). Also note that the Miles Insurance building front sits on the line between the County

RESPONSE: So noted. We believe we've struck a good balance between the aesthetic constraints of the existing buildings on that block, the need to provide room for the water meter in the front yard, and the minimum setback from the power lines in terms of construction safety.

- 5. The drive access lane does have a sidewalk along it per § 170-22 E (2) however it is not ADA accessible from Commerce Street as currently designed....It can however be made to be so by separating the risers into the commercial from a ramped walk to the rear. The engineer should take a look at that condition. We should note as to the applicant's suggestion for a sign on Commerce alerting its traffic to the conflict with traffic exiting the site, the town has no authority to place signs and the MSHA would have to give approval. It should be noted that the Miles Insurance drive entry and the entry to the ECHO 5 lot mirror that proposed by the applicant. [While presumably beyond the prevue of the Town review authority, both Miles and Tred Avon's ingress and egress issues could be eased by a private shared drive agreement for one-way use. This type of agreement could also be made with ECHO5 but with less

workable width.] The nature of the commercial tenant is the wild card as a very popular use will exacerbate the potential congestion.

RESPONSE: We have redesigned the grades and the building entrance as you suggest to ensure a handicap accessible pathway to the building entrance located midway on the south side. The developer considered shared entrance with the neighboring Miles insurance Building, but chose to keep the project unencumbered by cross easements in that fashion. In addition, the grade change between the two lots would have been a complicating Factor.

6. Changing the railing along the walkway to the same as shown on the balconies would have more consistency in the design of the structure and with the historic district.

RESPONSE: Thank you for the feedback. Due to the revised grades, the guard rail along the curb is no longer needed. Hand rails that match the railings of the balconies are now show on the architectural drawings.

7. I do not see any ADA access from the handicapped space in the parking lot to the sidewalk. There are no doors in the east elevation therefore the south elevation door must be accessible.

RESPONSE: The sidewalk as graded, is ADA accessible without the need for a particular ramp by virtue of a gradual tapering curb adjacent to the north side of the trash corral. We have added a keynote clarifying that this is an accessible route to Sheet 4 of the Site Plans.

8. Trench repair in Commerce shall be in accordance with MSHA repair standards.

RESPONSE: So noted. The applicable detail is included on sheet 7 of the Site Plans.

9. 4" meter vault detail including in & out stenciling.

RESPONSE: The town provided a 6" meter vault which is shown on Sheet 6. We have added a note to stencil on the flow direction. We are looking into whether a 6' service line and meter is required or whether 4" would be adequate. If we're able to go with 4", we talked with Gillespie precast, and they believe the meter vault could be shrunk to 4 ft x 6 ft inside. In either case, we would prefer the headroom in the vault to be approved at 6 ft rather than the 7 ft currently shown. With space at a premium in the front yard, the vault currently sits on the foundation footer directly adjacent to the basement foundation wall. With a vault that provides 7 ft of headroom (8'-2" tall), the vault would interfere with the siding and waterproofing on the front of the building. A lower vault means the top slab sits down below the siding. We look forward to finalizing these details later in the approval/permitting process.

10. 6" sewer laterals are used in Commerce Street.

RESPONSE: Thank you for that information, we have updated the notes on sheet 6 accordingly.

11. Has the applicant received comments from QAC Stormwater Management?

RESPONSE: We have preliminary verbal comments based on our sketch plan dated December 1st. Now that we have refined the design and provided a stormwater management report, we are resubmitting the project for a detailed review.

12. The subject property currently has one water/sewer allocation. A minimum of five additional allocations will be required to be purchased by the property owner to service the currently proposed structure. The commercial use may require additional allocations to be purchased in the future, the Town reserves the option to recalculate based on use.

RESPONSE: So noted. We trust that the town will work with the developer to prepare a public works agreement after planning commission approval.

The developer, Greg Torchio and I look forward to attending the Planning Commission meeting to provide additional insight into the building and site plans, as well as answering any questions you may have. We look forward to everyone's feedback!

Sincerely,

Steve Layden, P.E., LEED AP



COMMERCE STREET VIEW



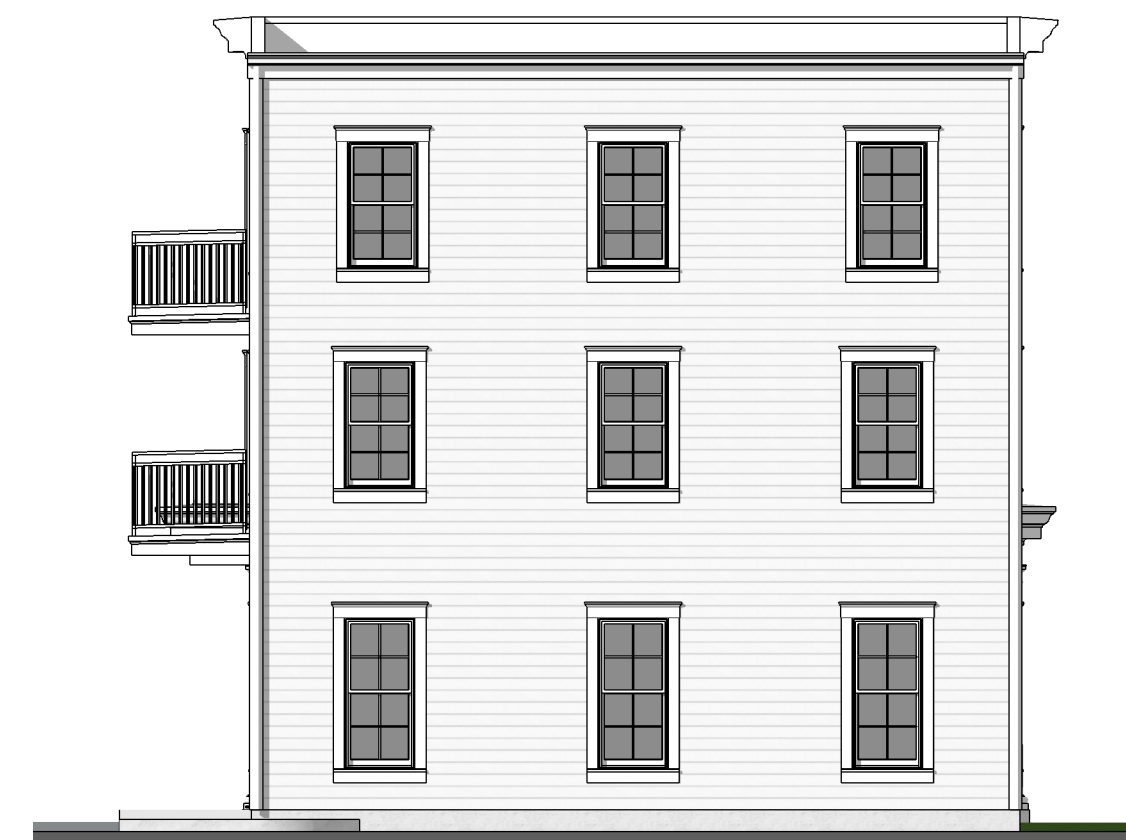
WEST ELEVATION

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



SOUTH ELEVATION

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

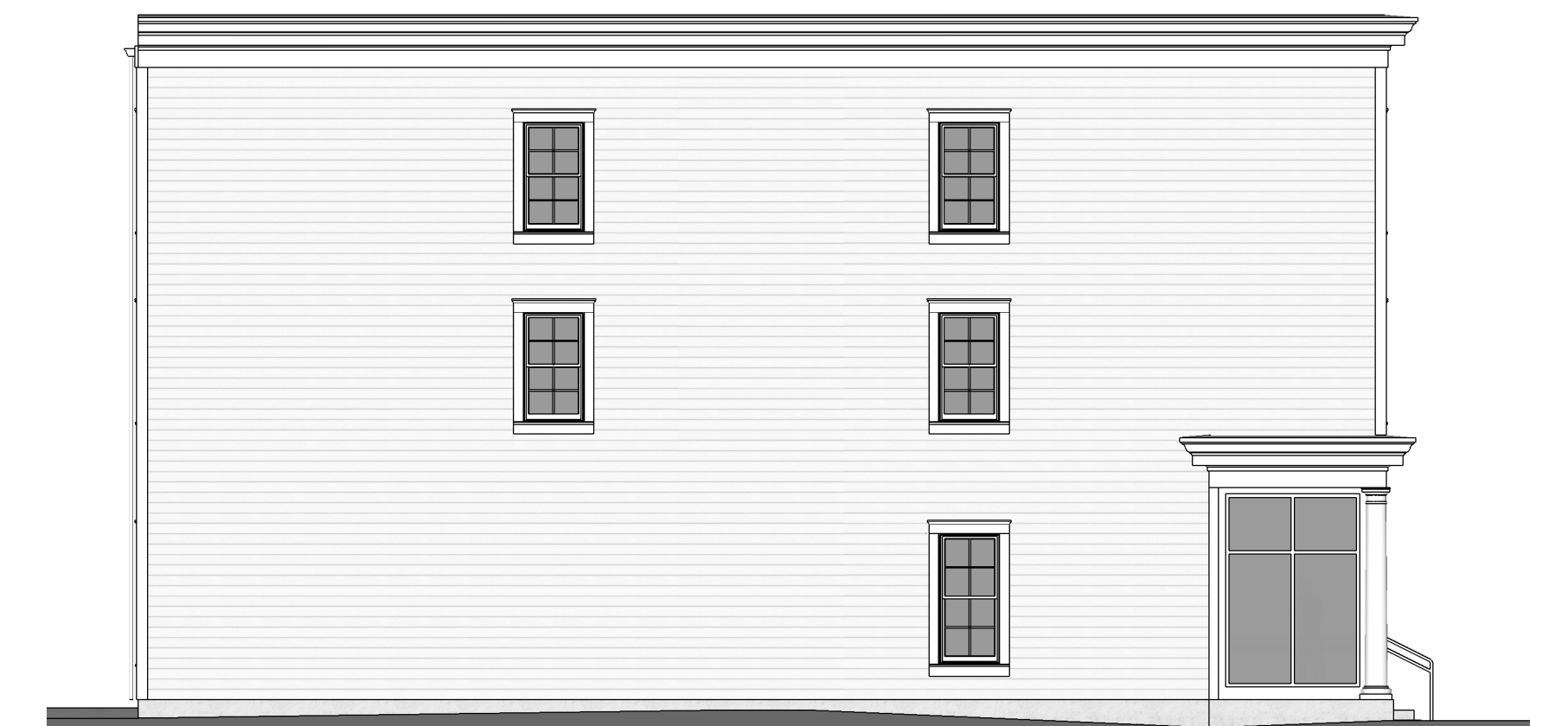


EAST ELEVATION

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

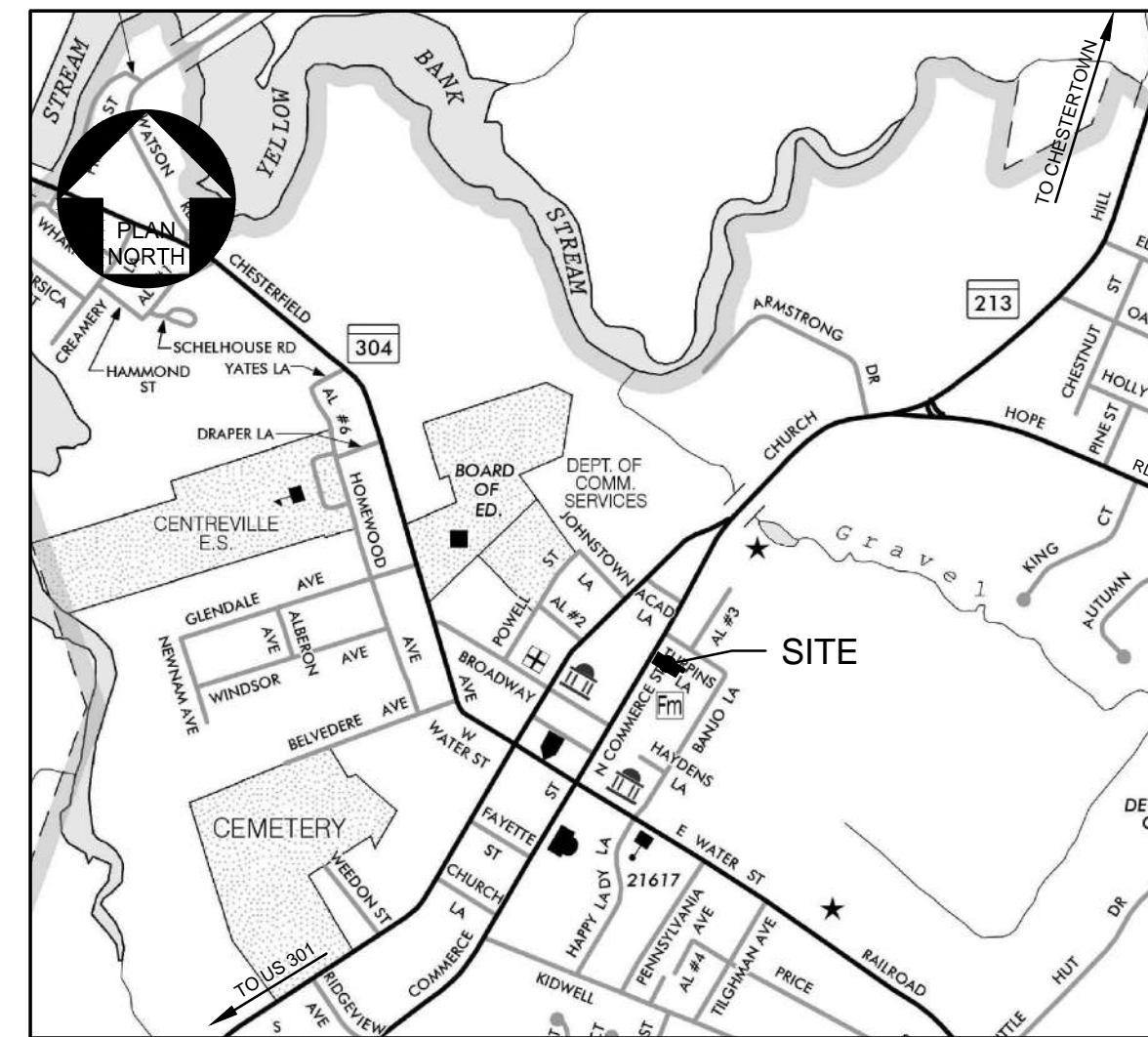
SCALE: 1/8"=1'-0"

# 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:
 

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 PREMISE ADDRESS

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

216 N COMMERCE ST  
CENTREVILLE, MD 21617

### SURVEYOR ENGINEER

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

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	7,240	SQ. FT.
VEGETATIVELY STABILIZED AREA	1,426	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 =	7,149 SF ±	0.164 AC. ±
RESULTING IMPERVIOUS AREA (83.5%) =	7,240 SF ±	0.166 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

SHARED PARKING CREDIT PER 170-32 B. 3. FOR OFFSET COMMERCIAL AND RESIDENTIAL PARKING TIMES = 3 SPACE REDUCTION  
REDUCED PARKING CREDIT PER 170-32 B. 2. BASED ON ANNE ARUNDEL COUNTY PARKING STANDARDS (14% 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 NY CENTREVILLE CODE)

NET REQUIRED PARKING SPACES REQUIRED = 9 SPACES

SPACES PROVIDED = 9 SPACES  
NOTE THAT ADDITIONAL ON-STREET PARKING SPACES ARE AVAILABLE IN THE COURTHOUSE SQUARE AREA, AS WELL AS OFFSITE SPACES BEING AVAILABLE ON AT THE LIBERTY STREET RAISED PARKING DECK AND IN THE ADJACENT DEPARTMENT OF HEALTH PARKING LOT.

### 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.

### DEVELOPERS CERTIFICATION

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

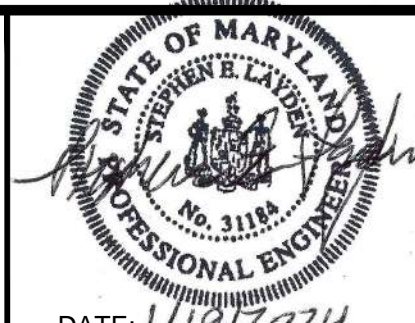

IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

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

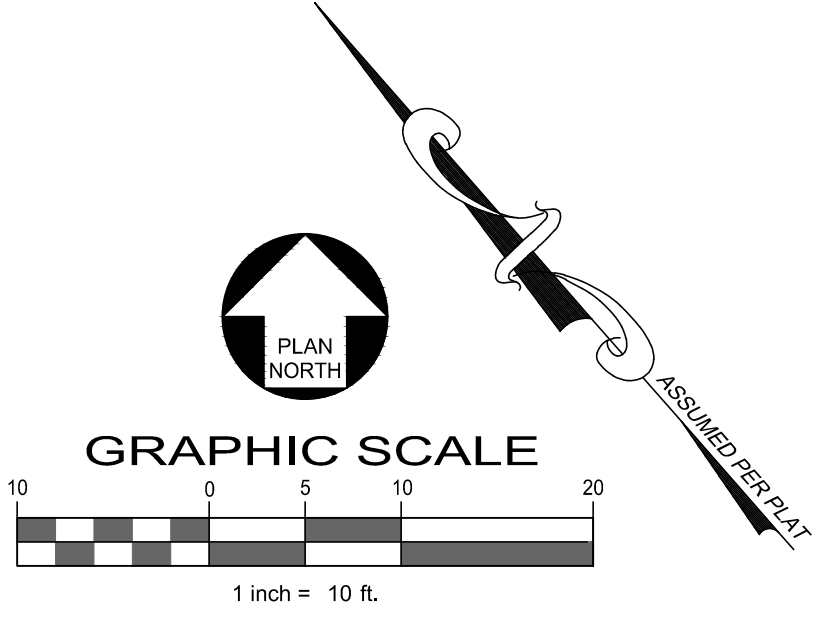
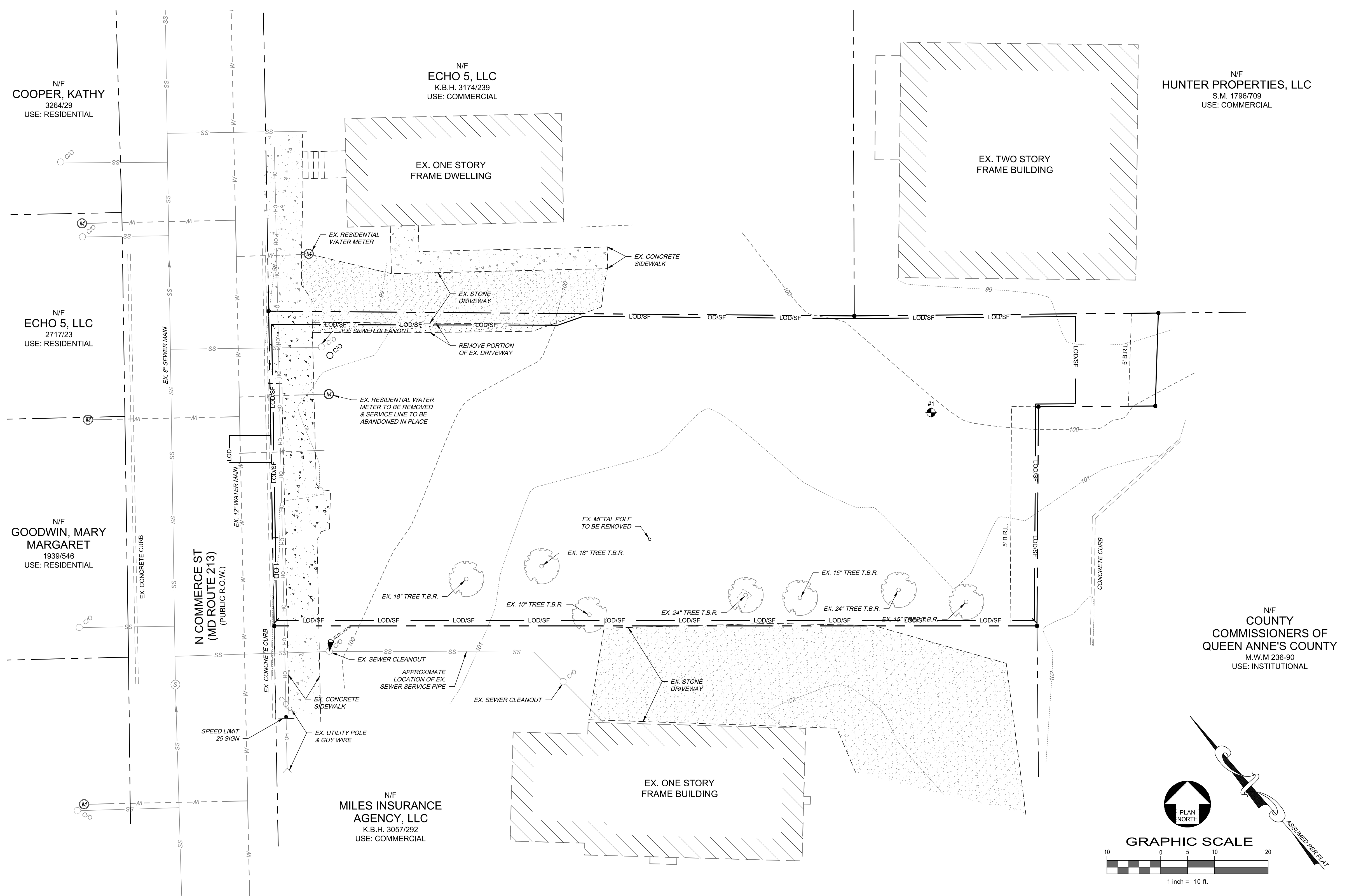
PRINT NAME Barry P. Feaga

TOWN OF CENTREVILLE, MARYLAND	APPROVED BY: TOWN OF CENTREVILLE ENGINEER	APPROVED BY: QA Co. DEPT. OF PUBLIC WORKS	REVISIONS: 1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DATE: DECEMBER 1, 2023	Professional Certification: 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 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	TITLE SHEET 216 N COMMERCE ST MIXED-USE BUILDING 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: 1 of 9
		APPROVED BY: QA Co. SOIL CONSERVATION SERVICE		SCALE: 1" = 60'						



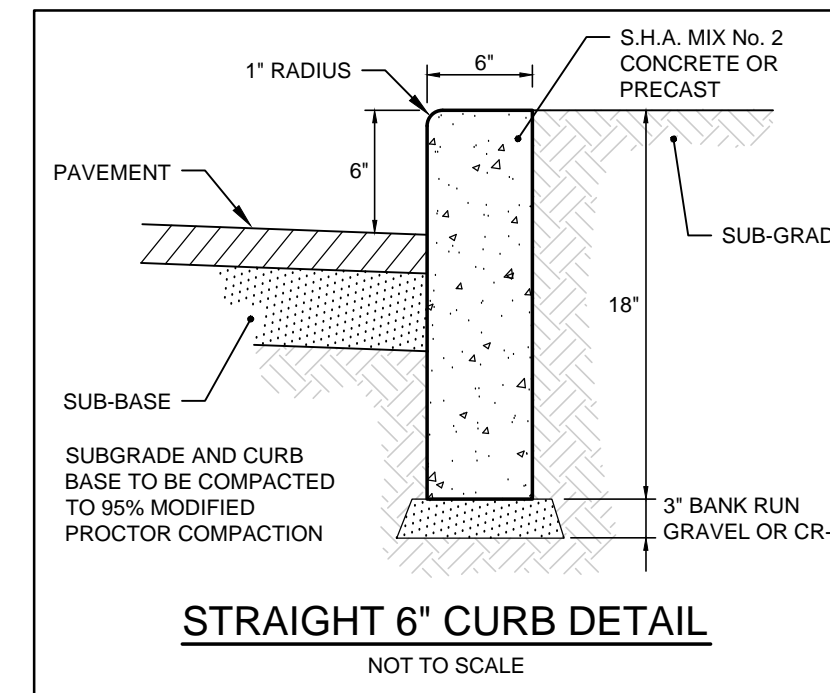
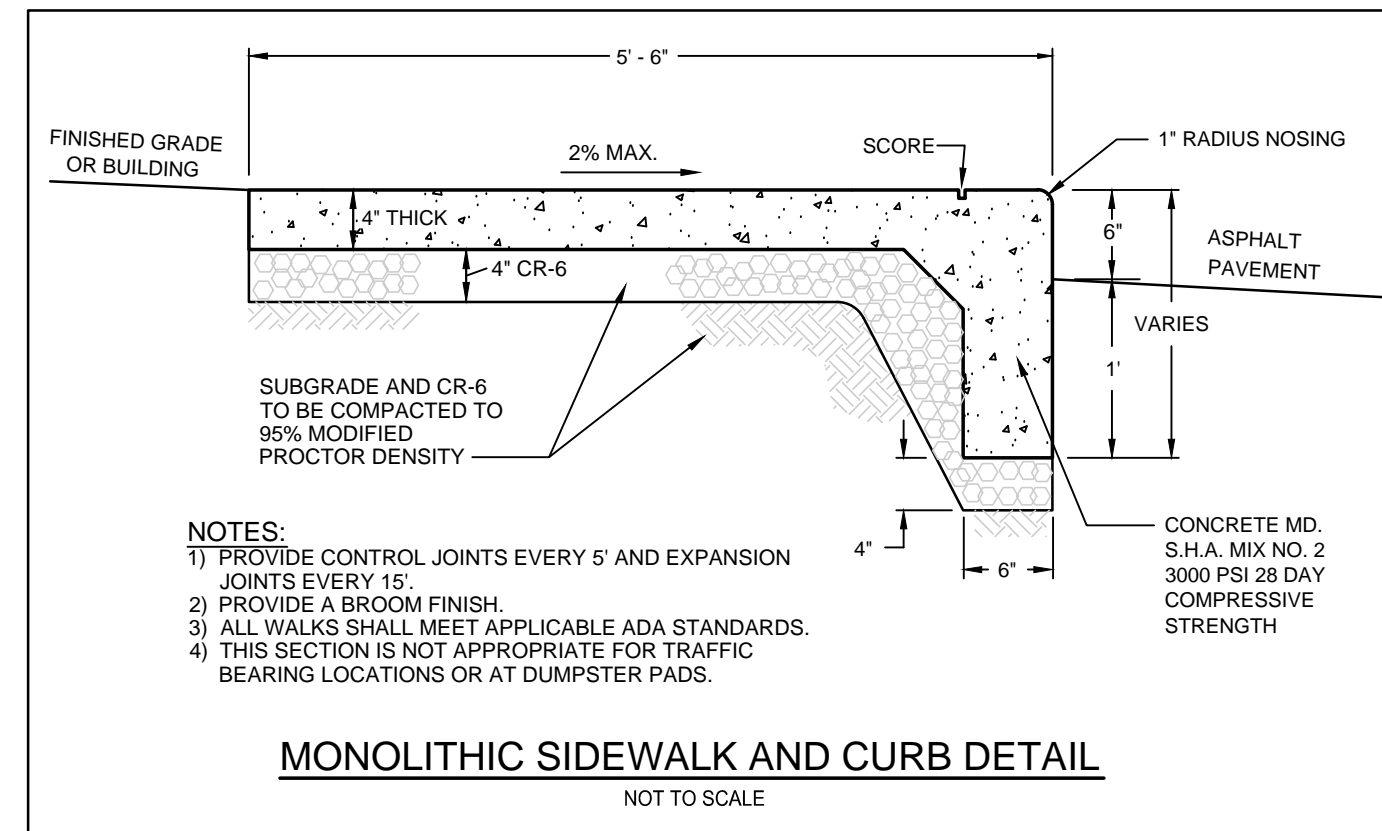
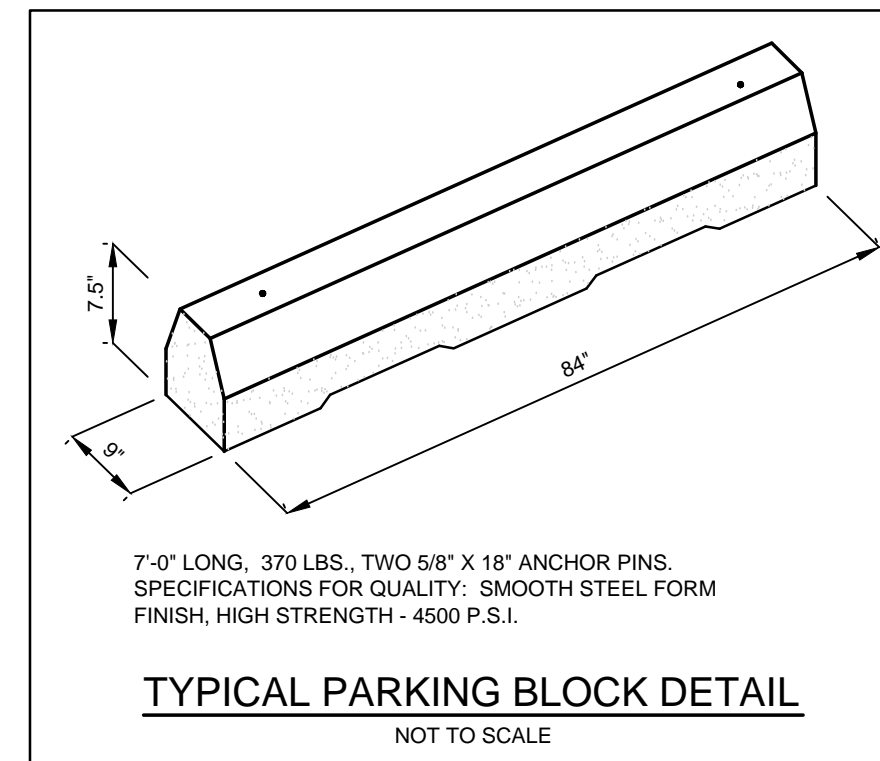
P:\OTTED - Jan 19, 2024 - 4:42pm - D:\My Documents\Dumb Home\Projects\2023\23-013 Tred Avon\CAD\23-013 Site Plan.dwg .....Tab:02EX

LEGEND	
EXISTING	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SETBACK LINE	---
CONTOURS	---25---24---
PROPOSED FLOW ARROW	→
SPOT GRADE	x 101.34
EDGE OF PAVEMENT	---
PAVEMENT HATCH	[Hatched Box]
CURB	---
CONCRETE	[Stippled Box]
FENCE	---
BUILDING OUTLINE	[Hatched Box]
BUILDING HATCH	[Hatched Box]
BUILDING ROOF OVERHANG	---
BUILDING PORCHES, PADS, ETC	---
SEWER MANHOLE & PIPE	SS
SEWER CLEANOUT	CO
6" WATER MAIN WITH VALVE	W
WATER METER	M
STORM DRAIN INLET & PIPE	SD
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	[Tree Symbol]
SOIL TYPE BOUNDARY	---
SOIL TYPE, HYDROLOGIC GROUP	---
LIMIT OF DISTURBANCE	---
SILT FENCE	---
SUPER SILT FENCE	---
FILTER LOG	---
STABILIZED CONSTRUCTION ENTRANCE	---
TEMP. STOCKPILE LOCATION	---

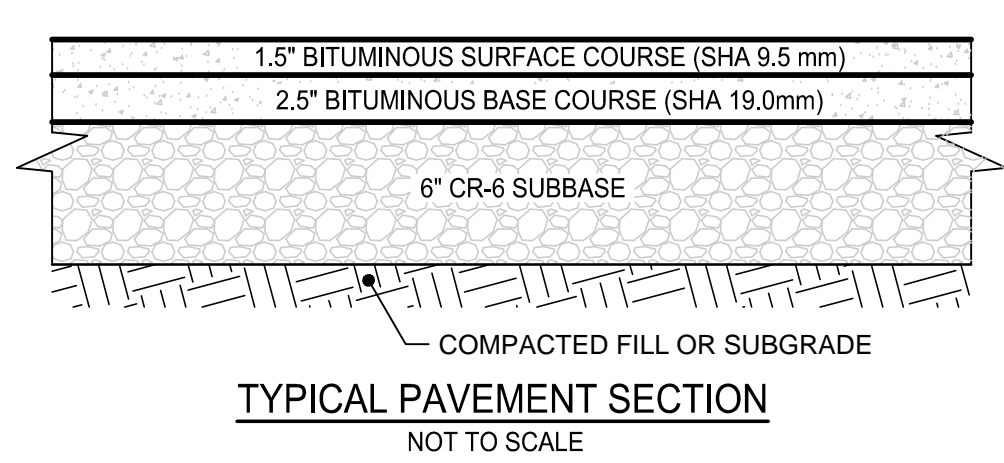


<b>TOWN OF CENTREVILLE, MARYLAND</b>	APPROVED BY: TOWN OF CENTREVILLE ENGINEER	APPROVED BY: QA Co. DEPT. OF PUBLIC WORKS	REVISIONS: 1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DATE: DECEMBER 1, 2023	Professional Certification: I hereby certify that these documents were prepared or approved 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</b> simple is smarter	Dumb Home, LLC 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	<b>EXISTING CONDITIONS PLAN</b>  <b>216 N COMMERCE ST MIXED-USE BUILDING</b> 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: <b>2</b>
	APPROVED BY: QA Co. SOIL CONSERVATION SERVICE	APPROVED BY: QA Co. DEPT. OF PUBLIC WORKS	DATE: DECEMBER 1, 2023	SCALE: 1" = 20' JOB NUMBER: 23-013 DESIGNER: SEL						SHEET: <b>2</b> of 9

	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
SETBACK LINE	---	---
CONTOURS	20 21	20 21
PROPOSED FLOW ARROW	→	→
SPOT GRADE	101.34	85.00 83.00
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	CO	CO
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	---	---



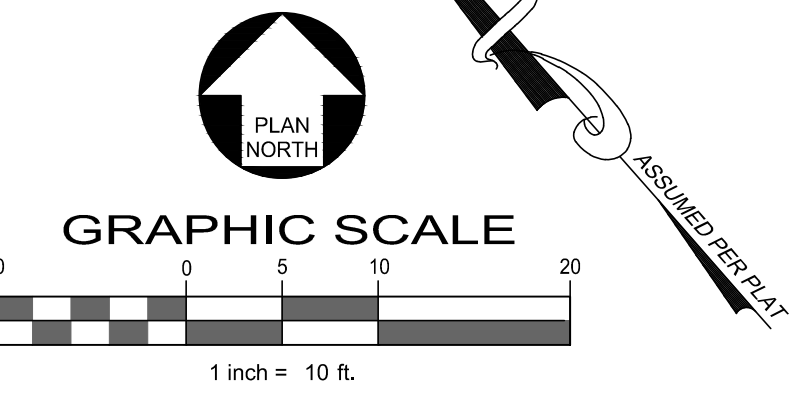
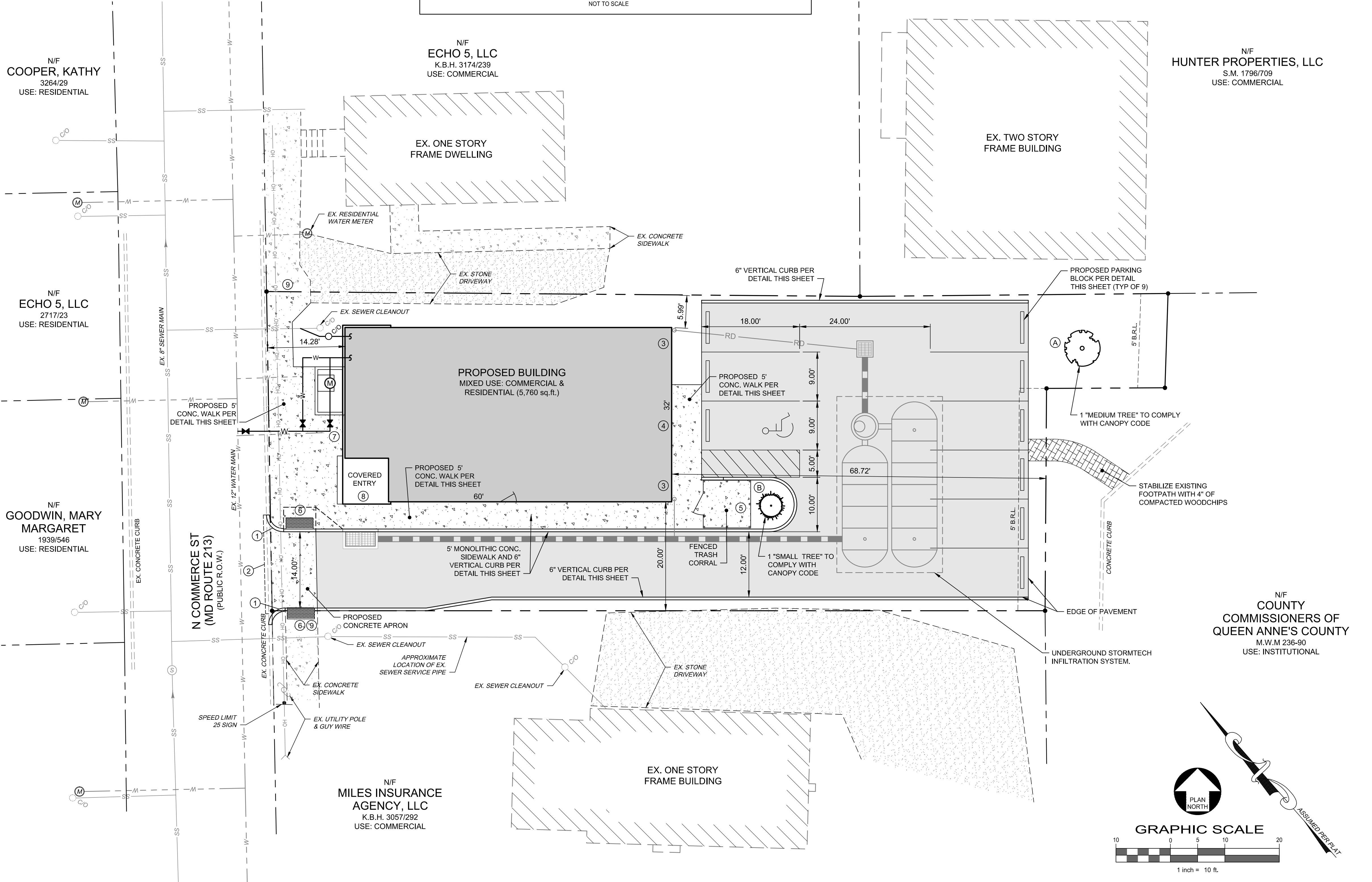
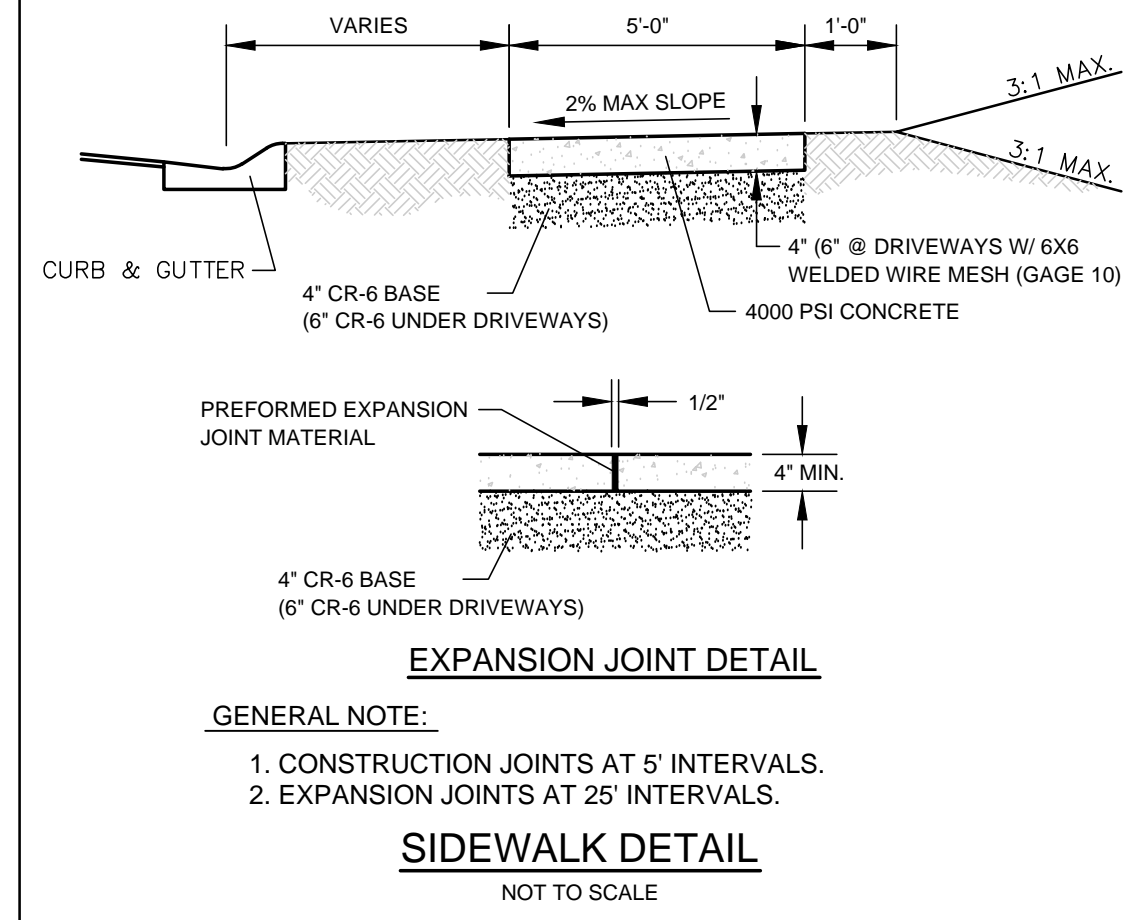
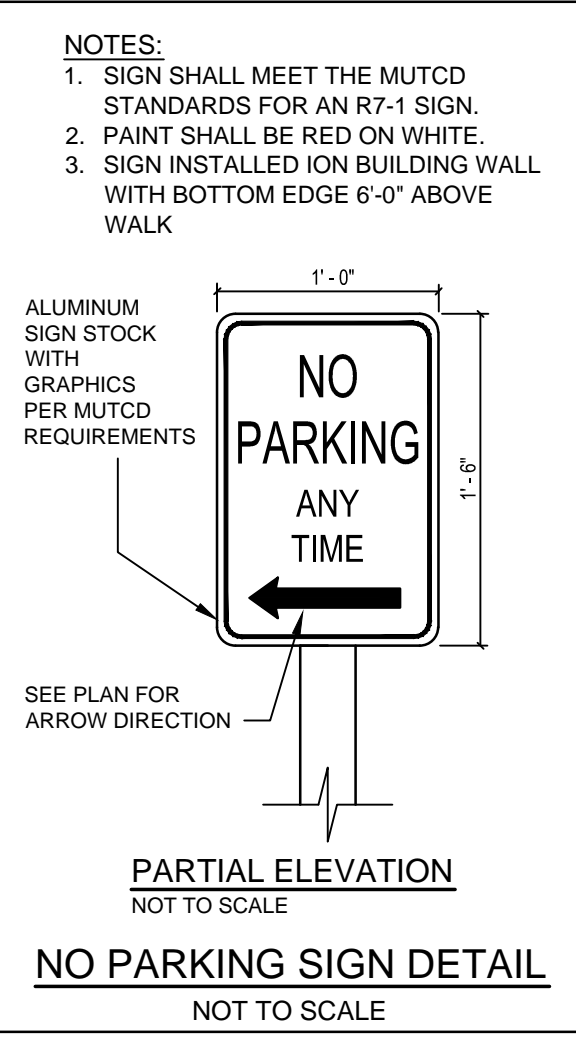
- KEY NOTES**
- SAWCUT EX. CURB TO NEAREST JOINT AND POUR NEW 3' RADIUS CURB AND NOSE DOWN FLUSH WITH PROPOSED SIDEWALK.
  - SAWCUT EX. ASPHALT AND PAVE PROPOSED CONCRETE APRON FLUSH.
  - SEE ELECTRICAL PLANS FOR PROPOSED WALL-MOUNTED PARKING LOT LIGHTING.
  - HANDICAP PARKING SIGN FASTENED TO BUILDING WALL PER DETAIL THIS SHEET.
  - 9'x9' FENCED TRASH CORRAL. FENCING SHALL BE 5' HIGH WHITE VINYL PER OWNER WITH A 4' WIDE LATCHING DOOR. CONCRETE PAD SHALL BE 4" CR-6 PER SIDEWALK DETAIL THIS SHEET.
  - 5' x 2' DETECTABLE WARNING SURFACE PER MSHA DETAIL 655.40 ON SHEET 7.
  - BIKE RACK OR OPTIONAL 8' x 9' MULCHED PLANTING BED.
  - SEE ARCHITECTURALS FOR HANDRAIL THAT LIMITS ACCESS FROM STREET SIDE ONLY.
  - PROVIDE SAFETY CONES AND WARNING SIGNAGE TO DIRECT PEDESTRIAN AWAY FROM CONSTRUCTION ZONE.
  - AMERICAN HOLLY I/EX 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>	APPROVED BY:	APPROVED BY:	REVISIONS:	DATE:	Professional Certification: 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> 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	<b>SITE PLAN</b> <b>216 N COMMERCE ST</b> <b>MIXED-USE BUILDING</b> 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: <b>3</b> of 9
	TOWN OF CENTREVILLE ENGINEER	QA Co. DEPT. OF PUBLIC WORKS	1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DECEMBER 1, 2023					
	DATE	DATE		SCALE:					
		APPROVED BY:		1" = 20'					
		QA Co. SOIL CONSERVATION SERVICE		JOB NUMBER:					
				23-013					
				DESIGNER:					
				SEL					

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SETBACK LINE	---
CONTOURS	--- 20 --- 21 ---
PROPOSED FLOW ARROW	→ 1.5% →
SPOT GRADE	± 101.24 ± 83.00 ±
EDGE OF PAVEMENT	---
PAVEMENT HATCH	[Hatched Box]
CURB	---
CONCRETE	[Dotted Box]
FENCE	---
BUILDING OUTLINE	---
BUILDING HATCH	[Hatched Box]
BUILDING ROOF OVERHANG	---
BUILDING PORCHES, PADS, ETC	---
SEWER MANHOLE & PIPE	SS (S)
SEWER CLEANOUT	SS (C)
6" WATER MAIN WITH VALVE	W (V)
WATER METER	M
STORM DRAIN INLET & PIPE	[Symbol]
UNDERGROUND SWM STORAGE	[Symbol]
BIORETENTION UNDERDRAIN & OBSERVATION WELL	[Symbol]
ROOF DRAIN	RD
DRAINAGE SWALE	---
OVERHEAD UTILITIES	OH
UNDERGROUND ELECTRIC	E
LIGHTING: BUILDING WALL PACK	[Symbol]
SOIL BORING LOCATION	[Symbol]
TREES	[Tree Symbol]
SOIL TYPE BOUNDARY	AuB HSG C
SOIL TYPE, HYDROLOGIC GROUP	---
LIMIT OF DISTURBANCE	LOD
SILT FENCE	SF
SUPER SILT FENCE	SSF
FILTER LOG	FL-8
STABILIZED CONSTRUCTION ENTRANCE	[Symbol]
TEMP. STOCKPILE LOCATION	[Symbol]

**SCD PLAN INFORMATION**

COUNTY: QUEEN ANNE'S COUNTY  
 APPROVING AUTHORITY: QUEEN ANNE'S COUNTY SCD  
 OWNER'S NAME: TRED AVON PARTNERS, LLC  
 OWNER'S ADDRESS: PO BOX 387, 111 MARCIA LN, DORSET, VT 05251  
 DEVELOPER'S NAME: SAME AS OWNER  
 DEVELOPER'S ADDRESS: SAME AS OWNER  
 DEVELOPER'S PHONE: 443-480-2532  
 PLAN: MIXED COMMERCIAL & RESIDENTIAL APRTMENTS  
 FOR INFORMATION CONTACT: STEVE LAYDEN, P.E.  
 PHONE: 301-529-2368  
 CONTRACTOR'S NAME:  
 CONTRACTOR'S ADDRESS:  
 CONTRACTOR'S PHONE:  
 SITE NAME:  
 SITE ADDRESS:  
 SCD APPROVAL NUMBER:

**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.
- 4' LONG HANDICAP RAMP (MAX SLOPE 12:1 OR 8.33%).
- CURB NOSE-DOWN BETWEEN INLET AND CONCRETE DRIVE APRON.
- CONTRACTOR SHALL ENSURE THAT NO SIDEWALK SLOPE EXCEEDS 5% IN ANY DIRECTION BETWEEN THE SIDE DOOR AND THE HANDICAP PARKING SPACE.
- TAPER CURB FROM 0" HIGH AT 99.9 GRADE TO 6" HIGH AT 99.3 GRADE.
- LOD AND SILT FENCE SHALL BE PLACED ON THE PROPERTY LINE, OR AS CLOSE AS FEASIBLE, SHOWN OFFSET FOR CLARITY.
- PLACE SILT FENCE 1' INSIDE PROPERTY LINE AND USE EXCAVATED MATERIAL AND 1' WIDE SOD STRIPS TO CREATE A DIVERSION BERM THAT ROUTES CLEAN OVERLAND RUNOFF TOWARD COMMERCE ST.

**GENERAL PERMIT REQUIREMENTS**

- THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDRC, STATE DISCHARGE PERMIT NUMBER 14GP).
- UTILIZATION OF ENVIRONMENTAL SITE DESIGN
  - MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
  - CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
  - EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
  - EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING OR SEQUENCING
  - IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
  - IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
  - EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

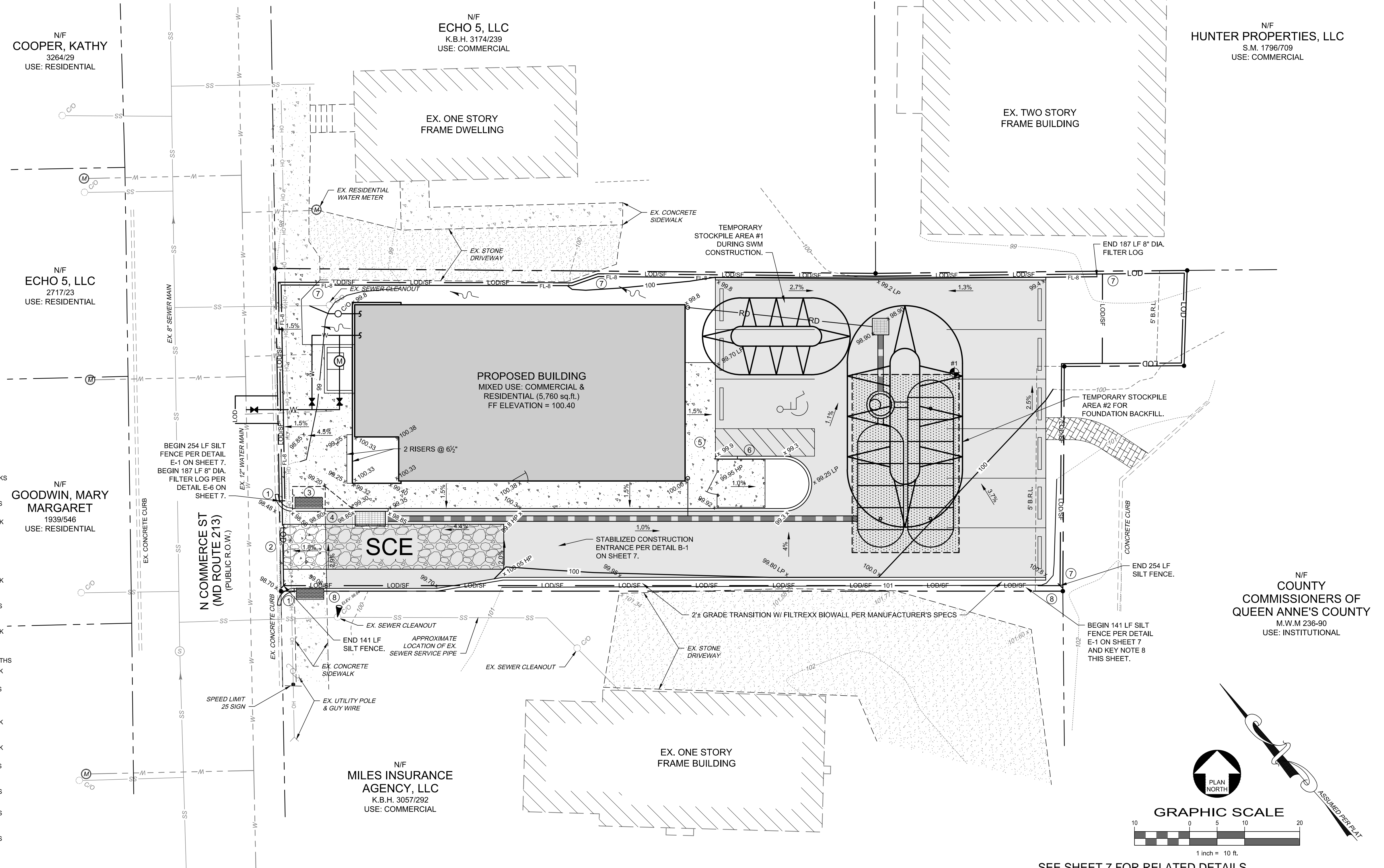
**SEDIMENT & EROSION CONTROL SITE INFORMATION:**

TOTAL SITE AREA	8,666	SQ.FT.
LIMIT OF DISTURBANCE (ONSITE)	8,666	SQ.FT.
PROPOSED IMPERVIOUS AREA	7,240	SQ.FT.
VEGETATIVELY STABILIZED AREA	1,426	SQ.FT.
LIMIT OF DISTURBANCE (OFFSITE)	50	SQ.FT.
OFFSITE IMPERVIOUS AREA	50	SQ.FT.
TOTAL LIMIT OF DISTURBANCE	8,716	SQ.FT.

**STANDARD STABILIZATION NOTE**

\*FOLLOWING INITIAL SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN THREE CALENDAR DAYS AS TO THE SURFACE OF ALL PERIMETER CONTROL, DIKES, SWALES, DITCHES, PERIMETER SLOPES, AND ALL SLOPES GREATER THAN 3 HORIZONTAL TO 1 VERTICAL (3:1); AND SEVEN DAYS AS TO ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE.\*

**NOTE:**  
 EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED.

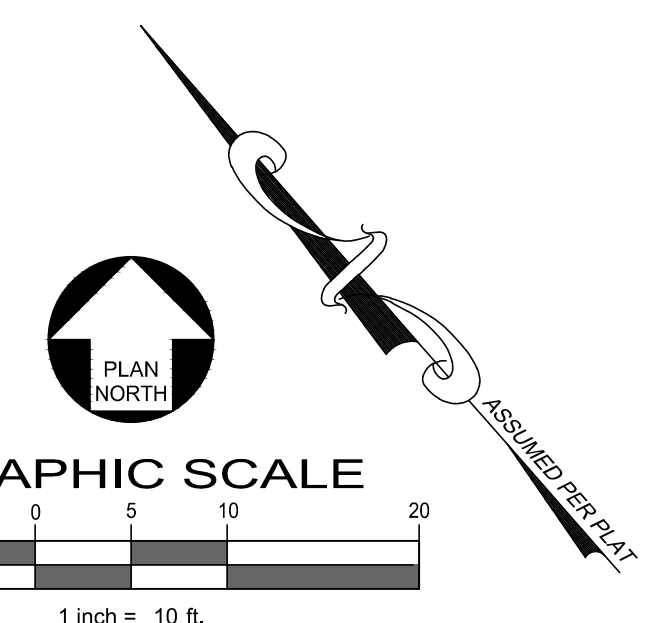


**SEQUENCE OF CONSTRUCTION**

- CONTACT THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS AT 1-410-758-0925 AND THE TOWN OF CENTREVILLE DPW AT 410-758-1180, A MINIMUM OF TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. 2 WEEKS
- INSTALL STABILIZED CONSTRUCTION ENTRANCE AND PERIMETER CONTROLS PER PLAN. (SILT FENCE AND FILTER LOGS ALONG COMMERCE STREET MUST WAIT UNTIL AFTER THE SIDEWALK DEMOLITION IN ITEM 3.) 3 DAYS
- DEMOLISH EXISTING SIDEWALK AND WATER METER PIT. TEST PIT EXISTING WATER AND SEWER STUBS TO VERIFY EXISTING CONDITIONS. IF NECESSARY, SAWCUT THE ROAD PAVEMENT AND CONNECT A NEW WATER SERVICE AND PROVIDE A STUB INTO THE SITE. BACKFILL TRENCH WITH STRUCTURAL FILL AND REPAIR PER MSHA DETAIL ASAP TO MINIMIZE THE NEED TO COVER TRENCH WITH PLATES. INSTALL REMAINING SILT FENCE AND FILTER LOGS & REFRESH STABILIZED CONSTRUCTION ENTRANCE IF NECESSARY. 1 WEEK
- CLEAR AND GRUB THE SITE, WITH ALL MATERIAL REMOVED FROM THE SITE TO EITHER AN APPROVED RUBBLE FILL SITE OR OFFSITE TOPSOIL STOCKPILE LOCATION. 1 DAY
- CONSTRUCT STORMTECH UNDERGROUND CHAMBER STORMWATER FACILITY INCLUDING MANHOLE AND PIPE STUBS OUT TOWARD INLETS. PROVIDE TEMPORARY PIPE CAPS. UTILIZE SOIL STOCKPILE AREA #1 DURING EXCAVATION, AND RELOCATE ANY REMAINING STOCKPILED MATERIALS TO AREA #2 AFTER BACKFILLING THE SYSTEM. 1 WEEK
- EXCAVATE FOR BUILDING FOUNDATION AND WATER METER VAULT. SOILS CAN BE STOCKPILED IN STOCKPILE AREA #2 AS NEEDED TO CREATE POSITIVE DRAINAGE MIMICKING EXISTING CONDITIONS AND TO ALLOW FOR BACKFILL AROUND THE FOUNDATION. 2 DAYS
- CONSTRUCT FOOTERS, BASEMENT FOUNDATION, AND SET WATER METER VAULT IN PLACE. 1 WEEK
- EXTEND PROPOSED WATER AND SEWER SERVICE PIPES INTO BASEMENT. BACKFILL FOUNDATION, REMOVING STOCKPILE AREA #2. 1 DAY
- CONSTRUCT PROPOSED BUILDING. 9 MONTHS
- THIS ITEM CAN BE PERFORMED AT ANY TIME DURING BUILDING CONSTRUCTION: INSTALL DRY UTILITIES, INCLUDING CONDUIT, IF NECESSARY. 1 WEEK
- AS BUILDING CONSTRUCTION IS WRAPPING UP, INSTALL REMAINING STORM DRAIN PIPES, INLETS AND ROOF DRAINS, CONNECTING INLETS TO THE PRE-BUILT STORMTECH SYSTEM. PROVIDE 60 mil EPDM SHEET MATERIAL UNDER GRATES TO PREVENT WATER FROM ENTERING THE UNDERGROUND CHAMBER AT THIS TIME. CONNECT BUILDING ROOF DRAINS TO UNDERGROUND ROOF DRAIN PIPES. 3 DAYS
- FINE GRADE PAVED AREAS AND REMOVE EXCESS MATERIAL FROM STOCKPILE AREA #2 TO AN APPROVED OFFSITE LOCATION. INSTALL PAVEMENT SUB-BASE PER PLAN. NOTE THAT THE DRIVEWAY ENTRANCE WILL ONLY BE 12' WIDE UNTIL STEP 14. 1 WEEK
- FINE GRADE DRIVEWAY APRON, WALKS AND CURBS AND INSTALL SUB-BASE, THEN INSTALL THOSE CONCRETE IMPROVEMENTS. 1 WEEK
- REMOVE SOUTH-SIDE 141 LF OF SILT FENCE AND WIDEN THE ENTRANCE TO 14' AS SHOWN. REFRESH PAVEMENT SUB-BASE AND INSTALL PAVEMENT BASE COURSE. REPLACE EPDM MATERIAL WITH NEW FILTER LOG MATERIAL RINGED AROUND BOTH INLET GRATES. 3 DAYS
- INSTALL VEGETATED FILTREXX BIOWALL (OR OWNER-APPROVED EQUAL) ALONG SOUTH PROPERTY LINE. 2 DAYS
- INSTALL VOLUNTARY LANDSCAPING AND REQUIRED TREES TO SATISFY CENTREVILLE TREE CANOPY CODE. 1 DAY
- FINE GRADE REMAINING DISTURBED AREAS AND STABILIZE WITH 3" TOPSOIL AND SOD. (SEED AND MULCH ARE AN ACCEPTABLE ALTERNATIVE, BUT SOD IS RECOMMENDED FOR INSTANT ROBUST STABILIZATION, PARTICULARLY ALONG THE FRONT AND SIDES OF THE PROPERTY.) 2 DAYS
- ONCE ALL AREAS ARE STABILIZED, REMOVE INLET PROTECTION AND PAVE TOP COURSE OF ASPHALT. 2 DAYS
- UPON APPROVAL FROM THE SITE INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES. 1 DAY

N/F  
 GOODWIN, MARY MARGARET  
 1939/546  
 USE: RESIDENTIAL

N/F  
 MILES INSURANCE AGENCY, LLC  
 K.B.H. 3057/292  
 USE: COMMERCIAL



SEE SHEET 7 FOR RELATED DETAILS

<b>TOWN OF CENTREVILLE, MARYLAND</b> APPROVED BY: _____ TOWN OF CENTREVILLE ENGINEER DATE _____	APPROVED BY: _____ QA Co. DEPT. OF PUBLIC WORKS DATE _____	REVISIONS: 1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DATE: DECEMBER 1, 2023 SCALE: AS NOTED JOB NUMBER: 23-013 DESIGNER: SEL	Professional Certification: 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 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	<b>GRADING &amp; SEDIMENT &amp; EROSION CONTROL PLAN</b> <b>216 N COMMERCE ST MIXED-USE BUILDING</b> 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: <b>4</b> of 9

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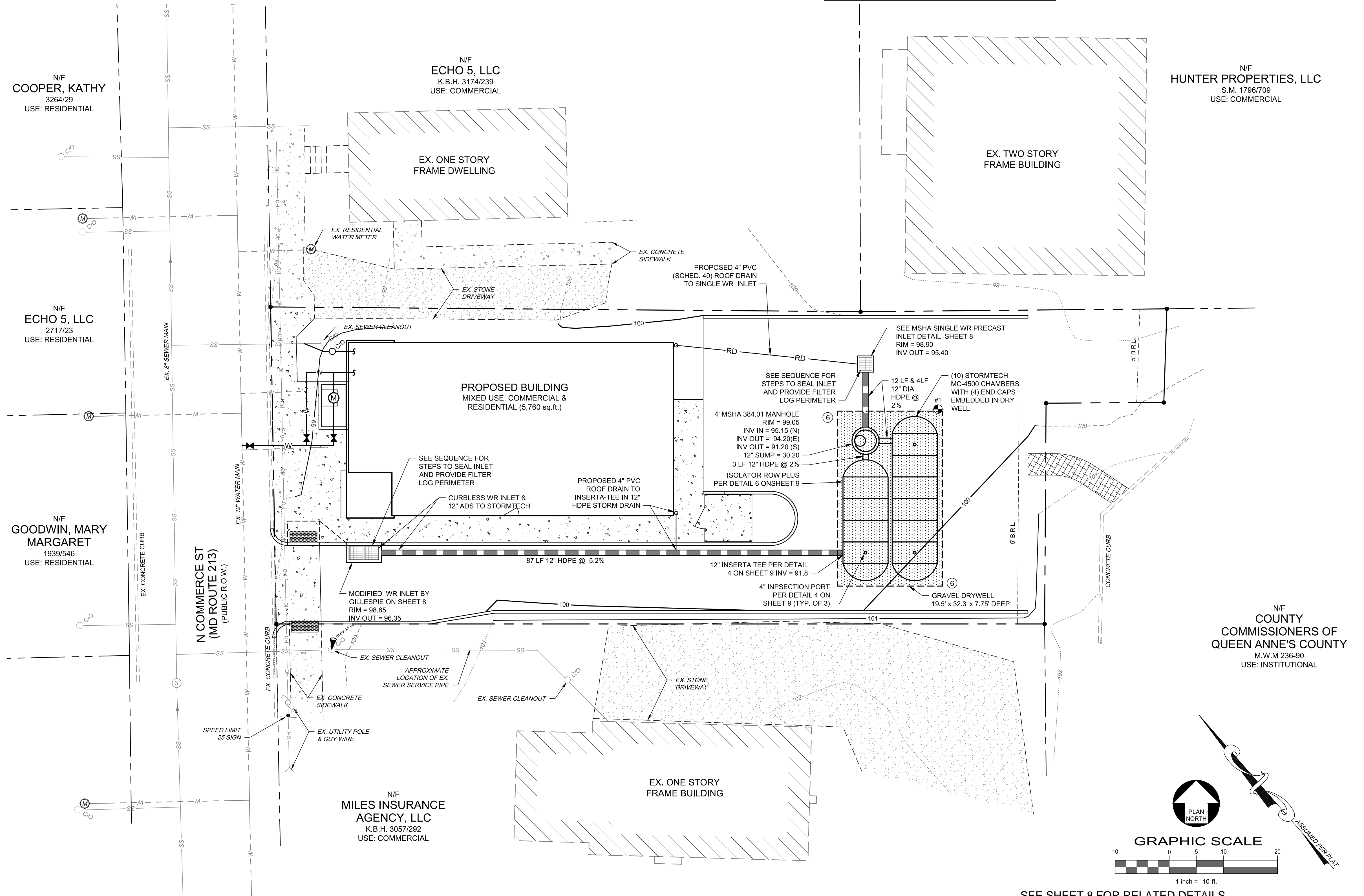
LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SETBACK LINE	---
CONTOURS	--- 20 --- 21 ---
PROPOSED FLOW ARROW	→ 1.5% →
SPOT GRADE	101.24
EDGE OF PAVEMENT	---
PAVEMENT HATCH	▨
CURB	---
CONCRETE	▨
FENCE	---
BUILDING OUTLINE	▨
BUILDING HATCH	▨
BUILDING ROOF OVERHANG	---
BUILDING PORCHES, PADS, ETC	---
SEWER MANHOLE & PIPE	SS (S)
SEWER CLEANOUT	SS (C)
6" WATER MAIN WITH VALVE	W (V)
WATER METER	M
STORM DRAIN INLET & PIPE	RD
UNDERGROUND SWM STORAGE	RD
BIORETENTION UNDERDRAIN & OBSERVATION WELL	RD
ROOF DRAIN	RD
DRAINAGE SWALE	RD
OVERHEAD UTILITIES	OH
UNDERGROUND ELECTRIC	E
LIGHTING: BUILDING WALL PACK	*
SOIL BORING LOCATION	⊙
TREES	⊙
SOIL TYPE BOUNDARY	---
SOIL TYPE, HYDROLOGIC GROUP	AuB HSG C
LIMIT OF DISTURBANCE	---
SILT FENCE	---
SUPER SILT FENCE	---
FILTER LOG	FL-8
STABILIZED CONSTRUCTION ENTRANCE	SCE
TEMP. STOCKPILE LOCATION	---

STORMWATER INFORMATION				
STEP NO	REQUIREMENT	VOLUME REQUIRED	VOLUME PROVIDED	NOTES
1	WATER QUALITY (ESDv)	948 cf	2,862 cf	STORMTECH DRY WELL
2	RECHARGE (Rev)	948 cf	2,862 cf	STORMTECH DRY WELL
3	CHANNEL PROTECTION (Cpv)	1,747 cf	2,862 cf	STORMTECH DRY WELL
4	OVERBANK FLOOD (Qp)	N/A	4,506 cf	NOT REQUIRED
5	EXTREME FLOOD (Oj)	N/A	N/A	NOT REQUIRED

SOIL BORING #1 - ELEV.=100.0±			
DEPTH FROM SURFACE (INCHES)	BOTTOM OF LAYER ELEV.	SOIL TEXTURE	NOTES
0'-8"	99.3	TOPSOIL	-
8'-20"	98.3	SANDY LOAM	-
20'-33"	97.2	SILT LOAM	-
33'-65"	94.6	SANDY LOAM	TRACE OF 3/4" GRAVEL
65'-73"	93.9	SILT LOAM	-
73'-105"	91.2	COARSE SILTY SAND	10% OF 3/4" GRAVEL
105'-116"	90.3	COARSE SAND	CLEAN, GRAY SAND
116'-141"	88.2	COARSE SAND	REDDISH SAND, POCKETS OF LOAMY SAND BELOW 132"
141'-149"	87.2	MEDIUM SAND	CLEAN, GRAY SAND MOTTLING AT 146"

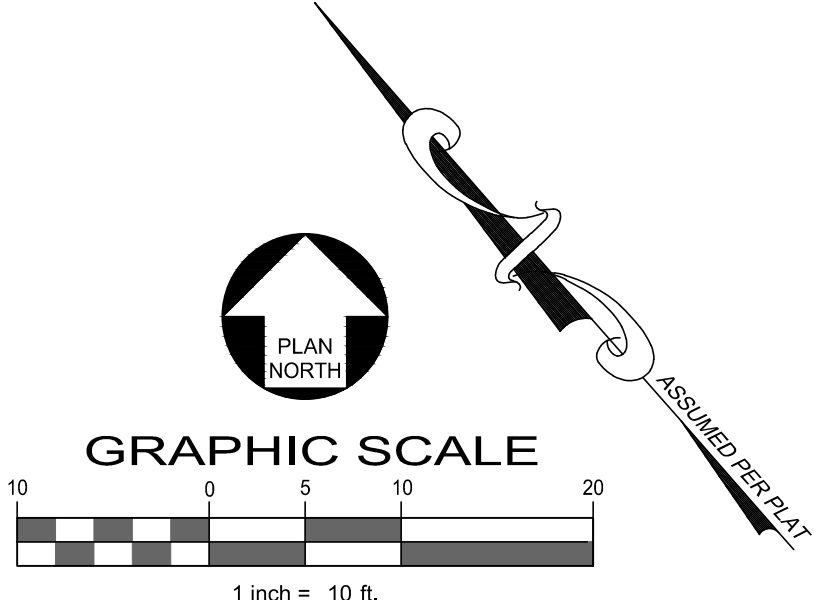
1/11/2024  
INFILTRATION RATE: 9.0 in/hr TEST DEPTH: 138", ELEVATION 88.5±  
ASSUMED HIGH GROUNDWATER ELEVATION = 146", ELEVATION 87.8±

- KEY NOTES**
- SAWCUT EX. CURB TO NEAREST JOINT AND POUR NEW 2' RADIUS CURB AND NOSE DOWN FLUSH WITH PROPOSED SIDEWALK.
  - SAWCUT EX. ASPHALT AND PAVE PROPOSED CONCRETE APRON FLUSH, 3' RADIUS.
  - SEE ELECTRICAL PLANS FOR PROPOSED WALL-MOUNTED PARKING LOT LIGHTING.
  - HANDICAP PARKING SIGN FASTENED TO BUILDING WALL PER DETAIL THIS SHEET.
  - 9'x9' FENCED TRASH CORRAL. FENCING SHALL BE 5' HIGH WHITE VINYL PER OWNER WITH A 4' WIDE LATCHING DOOR. CONCRETE PAD SHALL BE 4" CONCRETE ON 4" CR-6 PER SIDEWALK DETAIL THIS SHEET.
  - DRYWELL SHALL UTILIZE WOVEN IMPERMEABLE GEOTEXTILE CLOTH ON FOUR SIDES AND TOP. NO GEOTEXTILE ALLOWED ON BOTTOM.



**SWM CONSTRUCTION CERTIFICATE**  
 I HEREBY CERTIFY AN "AS-BUILT" SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IN THE EVENT THE "AS-BUILT" FACILITY DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, I SHALL HAVE THE CONTRACTOR AND/OR THE SUBCONTRACTOR MAKE THE NECESSARY CHANGES OR MODIFICATIONS TO BRING THE STORMWATER FACILITY IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE ENGINEER OR QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS.

SIGNATURE: *Barry P. Feaga* DATE: 1/10/24  
 PRINT NAME: Barry P. Feaga  
 TRED AVON PARTNERS, LLC  
 PO BOX 387  
 11 MARCIA LN  
 DORSET, VT 05251  
 (443) 480-2532

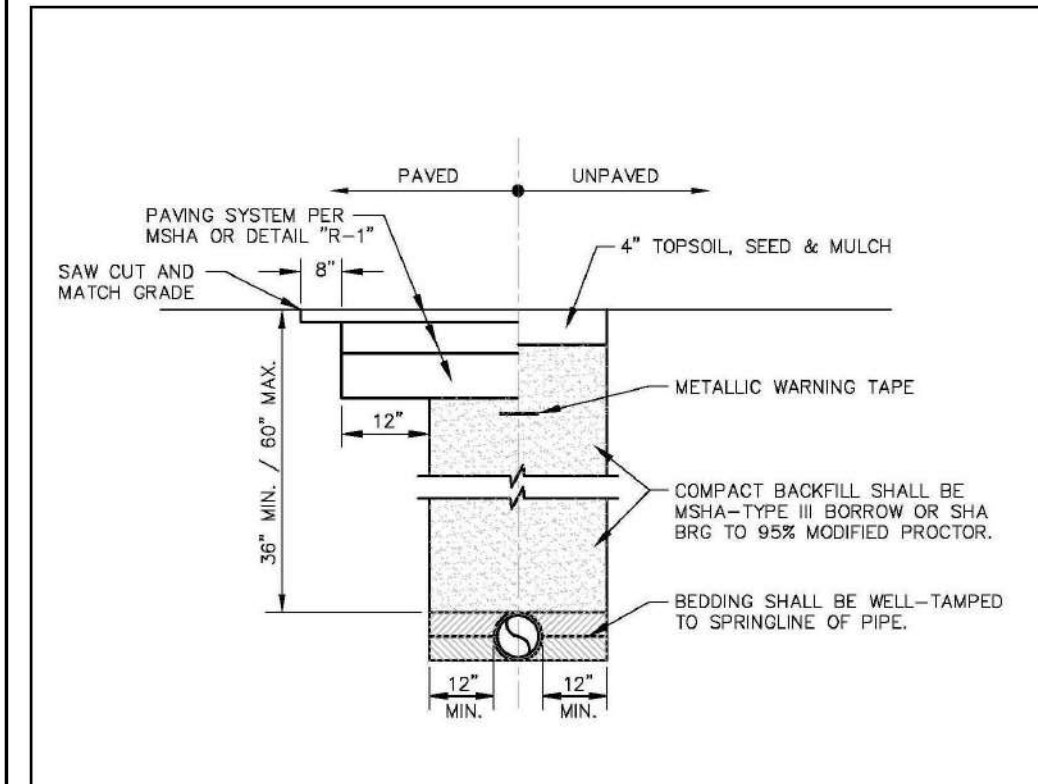


SEE SHEET 8 FOR RELATED DETAILS

<b>TOWN OF CENTREVILLE, MARYLAND</b>	APPROVED BY: _____ TOWN OF CENTREVILLE ENGINEER DATE _____	APPROVED BY: _____ QA Co. DEPT. OF PUBLIC WORKS DATE _____	REVISIONS: 1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DATE: DECEMBER 1, 2023 SCALE: AS NOTED JOB NUMBER: 23-013 DESIGNER: SEL	Professional Certification: 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> 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368 COPYRIGHT © 2024	<b>STORMWATER MANAGEMENT PLAN</b> <b>216 N COMMERCE ST MIXED-USE BUILDING</b> 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: <b>5</b> of 9
		APPROVED BY: _____ QA Co. SOIL CONSERVATION SERVICE DATE _____							

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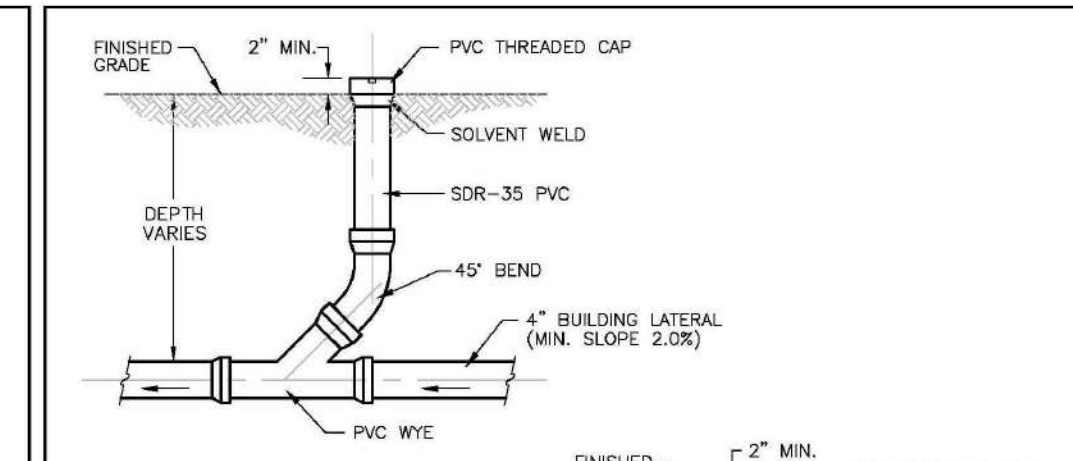
LEGEND		
	EXISTING	PROPOSED
PROPERTY LINE	---	---
ADJACENT PROPERTY LINE	---	---
SETBACK LINE	---	---
CONTOURS	---25---24---	---20---21---
PROPOSED FLOW ARROW		→ 1.5%
SPOT GRADE	83.00	83.00
EDGE OF PAVEMENT	---	---
PAVEMENT HATCH		
CURB		
CONCRETE		
FENCE	X	X
BUILDING OUTLINE		
BUILDING HATCH		
BUILDING ROOF OVERHANG		
BUILDING PORCHES, PADS, ETC		
SEWER MANHOLE & PIPE	SS (S)	SS (S)
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		
DRAINAGE SWALE		
OVERHEAD UTILITIES	OH	OH
UNDERGROUND ELECTRIC	E	E
LIGHTING: BUILDING WALL PACK		★



**NOTES:**

- ALL FITTINGS SHALL BE SPECIFIED IN AWWA C110-83, MECHANICAL JOINT, DUCTILE IRON CL. 52, PRESSURE RATED AT 350 PSI.
- ALL FITTINGS SHALL BE RESTRAINED BY THRUST BLOCKS ACCORDING TO DETAIL "S&W-1".
- FIRM BEARING SHALL BE PROVIDED FOR FULL LENGTH OF BARREL. EXCAVATE FOR BELL HOLES. COMPACT TO 95% MODIFIED PROCTOR.
- A METALLIC LINED UNDERGROUND WARNING TAPE SHALL BE PLACED 24" ABOVE THE ENTIRE LENGTH OF ALL BURIED WATER PIPE. THE TAPE SHALL BE 4" METALLIC CORE, COLOR BLUE, MARKED "BURIED WATER LINE BELOW". TAPE SHALL BE EQUAL TO "SETON NAMEPLATE CORPORATION".

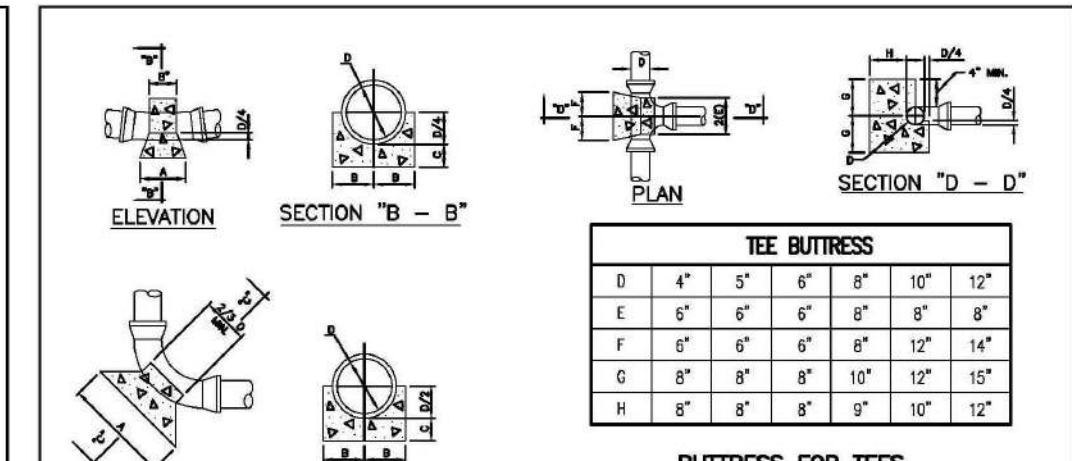
CENTREVILLE MARYLAND	SCALE: NOT TO SCALE	D.I.P. WATER MAIN INSTALLATION DETAIL
DESIGN: SCD	DATE: 12/15/03	STANDARD DETAILS WATER WAT-5



**NOTES:**

- CLEANOUTS SHALL BE PLUMB.
- CLEANOUTS PLACED AT 5' FROM BUILDING AND MINIMUM EVERY 50'.
- NOT FOR USE IN TRAFFIC BEARING AREAS.

CENTREVILLE MARYLAND	SCALE: NOT TO SCALE	CLEANOUTS FOR LATERALS
DESIGN: SCD	DATE: 12/15/03	STANDARD DETAILS SEWER SAN-10



**GENERAL NOTES:**

- DIMENSIONS FOR 4" PIPE IS TYPICAL FOR ALL PRESSURE PIPE SMALLER THAN 4".
- BUTTRESSES SHALL BE INSTALLED ON ALL LINES AT ALL VALVES, BENDS, TEES AND AT REDUCERS OR OTHER FITTINGS WHERE CHANGES IN DIRECTION OR PIPE SIZES OCCUR.
- BEARING SURFACE SHOULD, WHERE POSSIBLE, BE PLACED AGAINST UNDISTURBED SOIL. WHERE NOT POSSIBLE, THE FILL BETWEEN THE BEARING SURFACE AND UNDISTURBED SOIL MUST BE COMPACTED TO AT LEAST 95% STANDARD PROCTOR DENSITY.
- ALL CONCRETE SHALL BE 3,000 PSI, CLASS A.

CENTREVILLE MARYLAND	SCALE: NOT TO SCALE	BUTTRESS DETAILS
DESIGN: SCD	DATE: 12/15/03	STANDARD DETAILS SEWER & WATER S&W-1

**UTILITY NOTES**

- CONTRACTOR SHALL TEST PIT EXISTING STUB (LOCATION FROM RETTALACK & SONS AS-BUILT) AND NOTIFY ENGINEER AND TOWN DPW STAFF. IF STUB IS 6" PVC, THE PROPOSED WATER METER CAN BE CONNECTED DIRECTLY TO THE STUB. IF STUB IS 4" PVC, NOTIFY THE SPRINKLER DESIGNER TO DETERMINE IF THE PROPOSED WATER METER CAN BE CONNECTED DIRECTLY TO THE STUB WITH A 4-6 REDUCER. IF THE STUB IS SMALLER THAN 4", THE STUB SHALL BE CUT BACK AS CLOSE AS POSSIBLE TO THE CORPORATION STOP OR MAIN AND CAPPED DURING THE WORK TO CONNECT THE NEW 6" WATER SERVICES.
- COORDINATE METER VAULT WITH ARCHITECT'S FOUNDATION PLAN. THE TOP OF VAULT ELEVATION IS PROPOSED TO BE APPROXIMATELY ELEVATION 99.4 ± 6", WITH THE VAULT SITTING ON TOP OF THE FOUNDATION FOOTER. THIS REQUIRES THE FOOTER TO BE STEPPED DOWN TO ACCOMMODATE THE VAULT HEIGHT.
- CONTRACTOR SHALL COORDINATE WITH DRY UTILITY PROVIDERS (ELECTRIC, PHONE, DATA) TO SERVE THE BUILDING FROM THIS UTILITY POLE. IF CONDUITS ARE REQUIRED, ADDITIONAL SIDEWALK DEMOLITION AND RECONSTRUCTION MAY BE NECESSARY.

**GRAPHIC SCALE**  
1 inch = 5 ft.

PLAN NORTH

**PLAN VIEW w/TOP SLAB**

**PLAN VIEW w/TOP SLAB**

**SECTION VIEW A-A**

**GENERAL NOTES:**

- Vault is in accordance with ASTM C913.
- Concrete: 5,000 psi at 28 days.
- Reinforcing to be grade 60 for uncoated rebar and meet requirements of ASTM A615 or Grade 70 uncoated welded wire reinforcing and meet requirements of ASTM A1064.
- Joints to be sealed with Con Seal CS102.
- No interior or exterior coatings.
- Weights:  
Top Slab: 6,320 lbs.  
Base Section: 18,440 lbs. Includes pipe weight.

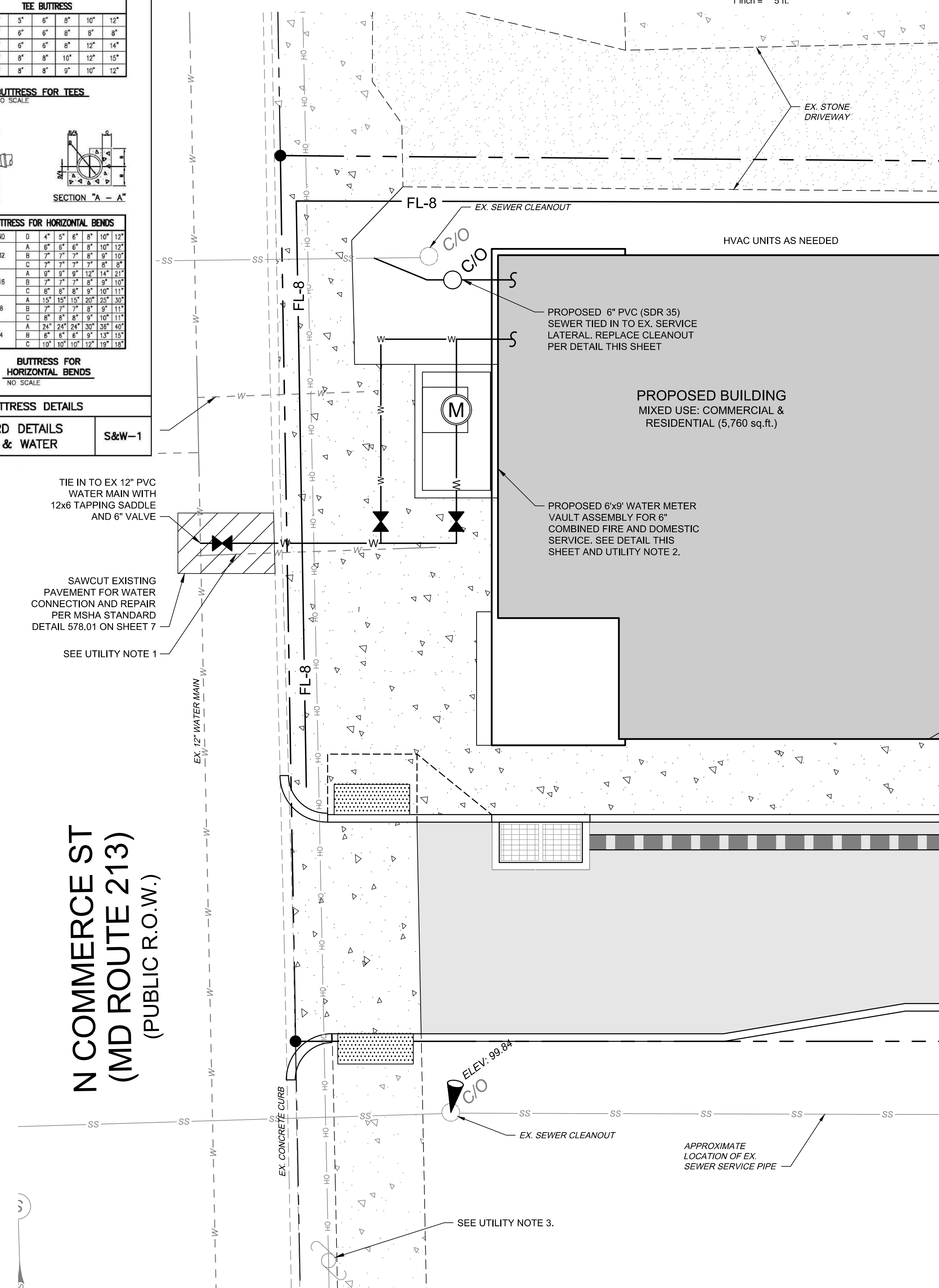
**NOTES:**

- SEE ENGINEER OR TOWN OF CENTREVILLE DEPARTMENT OF PUBLIC WORKS FOR ADDITIONAL CUT SHEETS AND SPECIFICATIONS THAT ACCOMPANY THIS DETAIL, WHICH RELATE TO PIPING, BENDS, VALVES, LID ETC.
- METER VAULT SHALL BE DELIVERED WITH PAINT STENCILING TO INDICATE DIRECTION OF FLOW - "IN" AND "OUT" LOCATED ON THE APPROPRIATE VAULT ENDS
- DETAIL SHALL BE MIRRORED TO SUIT PLAN LAYOUT THIS SHEET.

**GILLESPIE PRECAST LLC**  
1-800-638-6884  
www.gillespieprecast.com

**Meter Pit with 6" Piping**  
Bramble/Queen Anne's County YMCA  
DRAWN BY: JHP DATE: 8/4/21  
SCALE: 1/4" = 1'-0" DWG # 1 of 1

**NPCCA CERTIFIED PLANT**



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<b>TOWN OF CENTREVILLE, MARYLAND</b>	APPROVED BY:	APPROVED BY:	REVISIONS:	DATE:	Professional Certification: 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> 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	<b>UTILITY PLAN</b> <b>216 N COMMERCE ST</b> <b>MIXED-USE BUILDING</b> 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: <b>6</b> of 9
	TOWN OF CENTREVILLE ENGINEER DATE	QA Co. DEPT. OF PUBLIC WORKS DATE	1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DECEMBER 1, 2023 SCALE: 1" = 5' JOB NUMBER: 23-013 DESIGNER: SEL					

**EROSION AND SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION**

- Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven (7) days as to all other disturbed or graded areas on the project site not under active grading.
- All temporary erosion and sediment control devices are to be provided as indicated on this plan, with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
- Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
- Temporary seeding shall be accomplished between February 15th through April 30th, or August 15th through November 30th. During other times, temporary mulching shall be provided.
- Temporary seeding shall conform to the following applications: 436 lbs. per acre of 10-20-20; 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disking or other suitable means. Annual ryegrass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

No.	Species	Seed Mixture (For Hardiness Zone 7a) (From Table B.1)			Fertilizer Rate (10-20-20)			Lime Rate
		Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
	ANNUAL RYEGRASS	50#	2/15 - 4/30 8/15 - 11/30	1/2"				
	BARLEY	99#	2/15 - 4/30 / 8/15 - 11/30	1"				
	OATS	72#	2/15 - 4/30 / 8/15 - 11/30	1"				
	WHEAT	120#	2/15 - 4/30 / 8/15 - 11/30	1"				
	CEREAL RYE	112#	2/15 - 4/30 / 8/15 - 12/15	1"				
	FOXTAL MILLET	30#	5/1 - 8/14	1/2"				
	PEARL MILLET	20#	5/1 - 8/14	1/2"				

- Mulching shall be unchopped, unrotted, small grain straw applied at a rate of 2-2½ tons per acre. Anchor mulch with a mulch anchoring tool on the contour. Wood cellulose fiber may be used for anchoring straw at a rate of 750 lbs. per acre mixed with water at a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water, or with a synthetic liquid binder according to manufacturer recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to attain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water. Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications: Permanent seeding for sites having disturbed over five (5) acres shall use fertilizer rates recommended by a soil testing agency and the recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for conditions other than listed above shall be performed at the rates and dates as provided in the Permanent Seeding Summary Table below. Fertilizer and lime amendments shall be incorporated into the top 3"-5" of the soil by disking or other suitable means. Mulching shall be accomplished as discussed in Item #6 of these specifications.

No.	Species	Seed Mixture (For Hardiness Zone 7a) (From Table B.3)			Fertilizer Rate (10-20-20)			Lime Rate
		Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depths	N	P2O5	K2O	
7	CREeping RED FESCUE KENTUCKY BLUEGRASS	40# 15#	3/1-5/15 8/15-10/15	1/2"-3/4"	45 lb/ac 1 lb/ 1000 sf	90 lb/ac 2 lb/ 1000 sf	90 lb/ac 2 lb/ 1000 sf	2 tons/ac 90 lb 1000 sf
8	TALL FESCUE	100#	3/1-5/15 8/15-10/15	1/2"-3/4"				
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60# 40# 20#	3/1-5/15 8/15-10/15	1/2"-3/4"				

- Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
- All areas remaining or intended to remain disturbed for longer than seven (7) days, shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in developing areas for critical area stabilization.
- 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 of said change on the Contractor or Subcontractor.

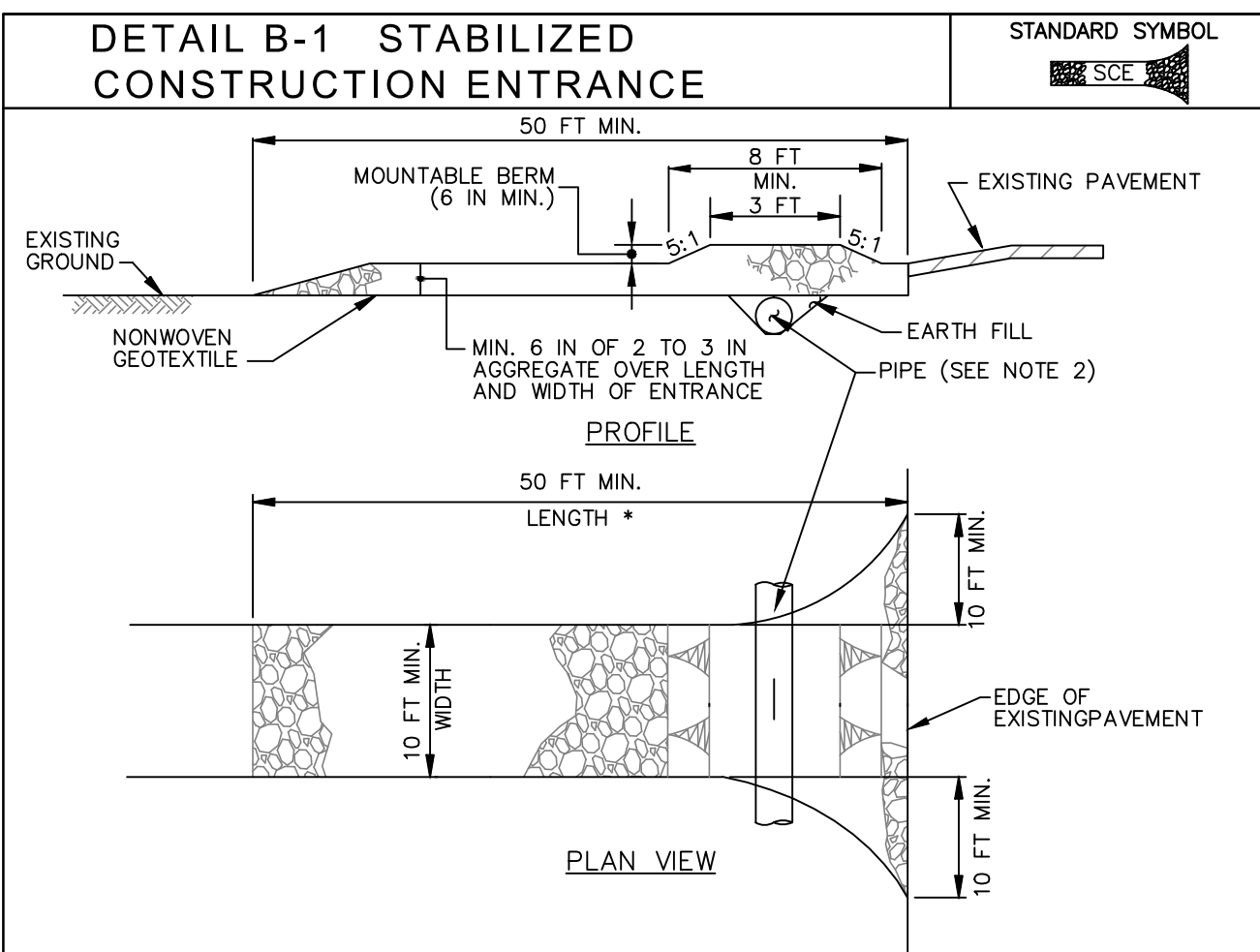
**MAT DETAILS**  
SEE PLACEMENT GUIDELINES BELOW

**PLACEMENT GUIDELINES**

**NOTES**

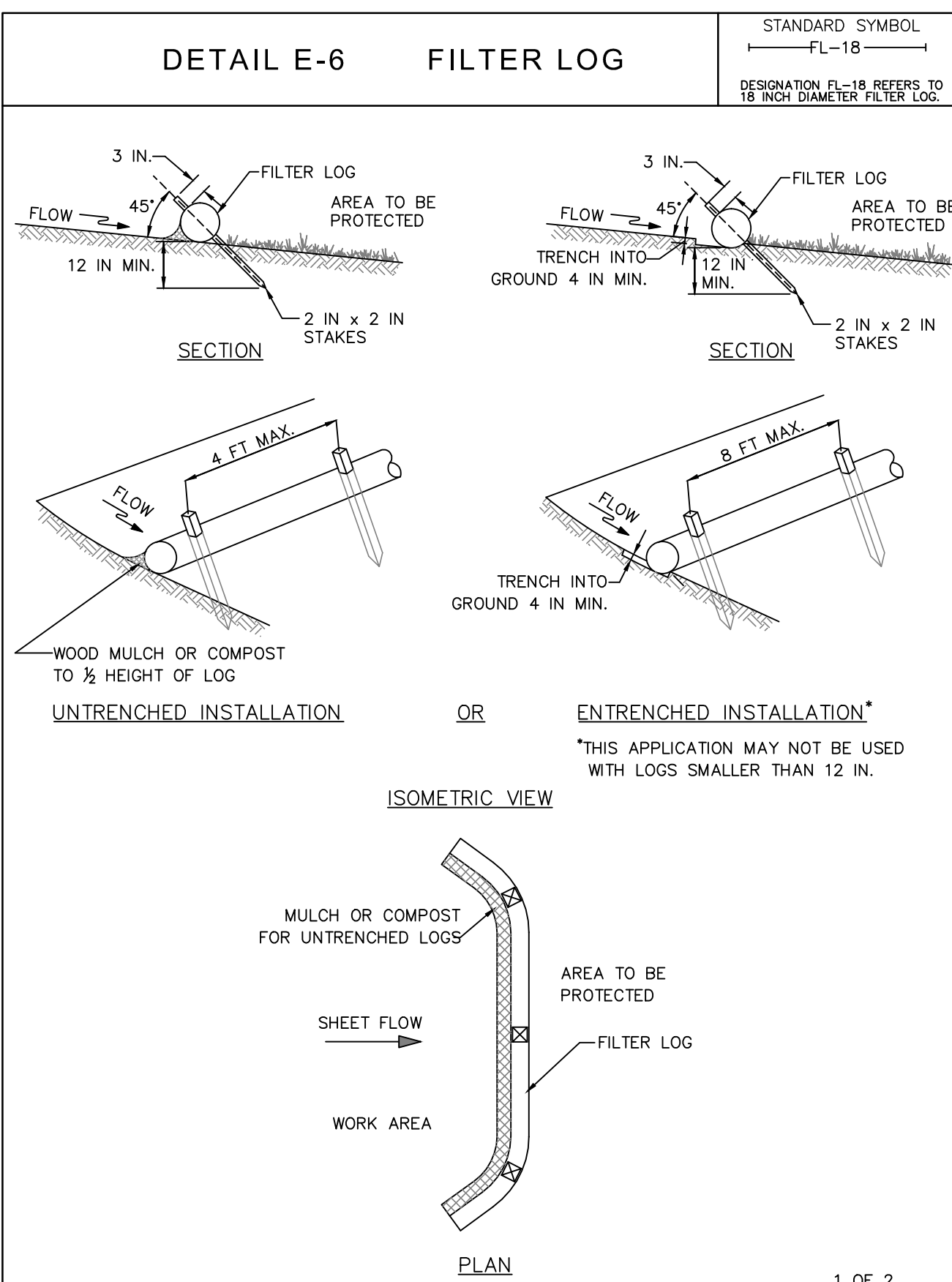
1. DETECTABLE WARNING SURFACE SHALL BE LOCATED SO THAT THE EDGE NEAREST THE CURB LINE IS 4 TO 8 INCHES FROM THE FACE OF CURB.
2. FOR SLOPED APPLICATIONS DETECTABLE WARNING SHALL BE PLACED SUCH THAT THE DOMES CLOSEST TO THE BACK OF CURB ARE NO LESS THAN 0.5' AND NO MORE THAN 3.0' FROM THE BACK OF CURB. TRUNCATED DOME SURFACES SHALL BE FABRICATED TO PREVENT FULL DOMES ONLY.
3. DETECTABLE WARNING SURFACE SHALL BE PAID FOR IN ACCORDANCE WITH SECTION 611 OF THE SPECIFICATIONS.

**Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION**  
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
**DETECTABLE WARNING SURFACES**  
STANDARD NO. MD 655.40

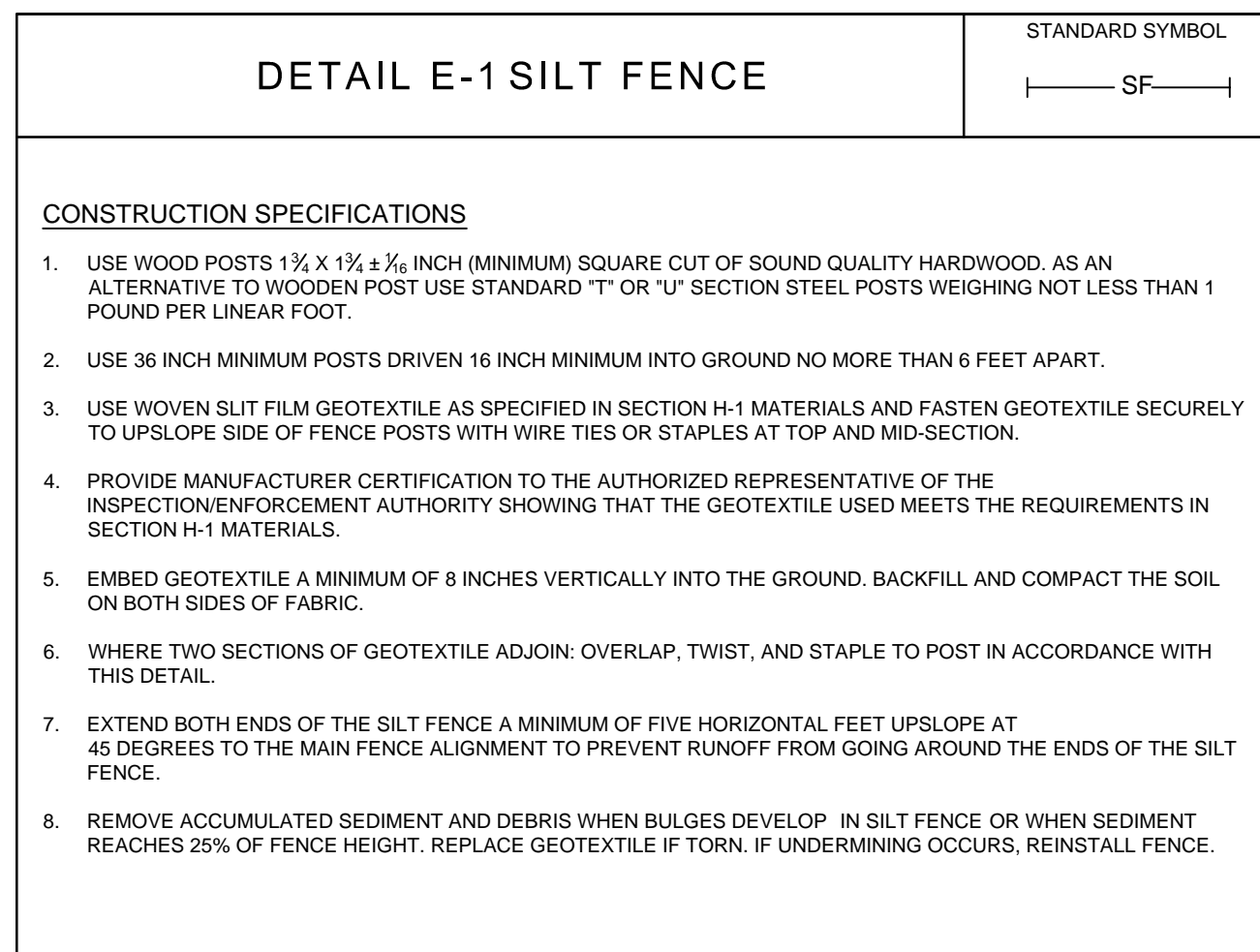


- CONSTRUCTION SPECIFICATIONS**
1. PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (90 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
  2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
  3. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS.
  4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOUT REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
  5. MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SURFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

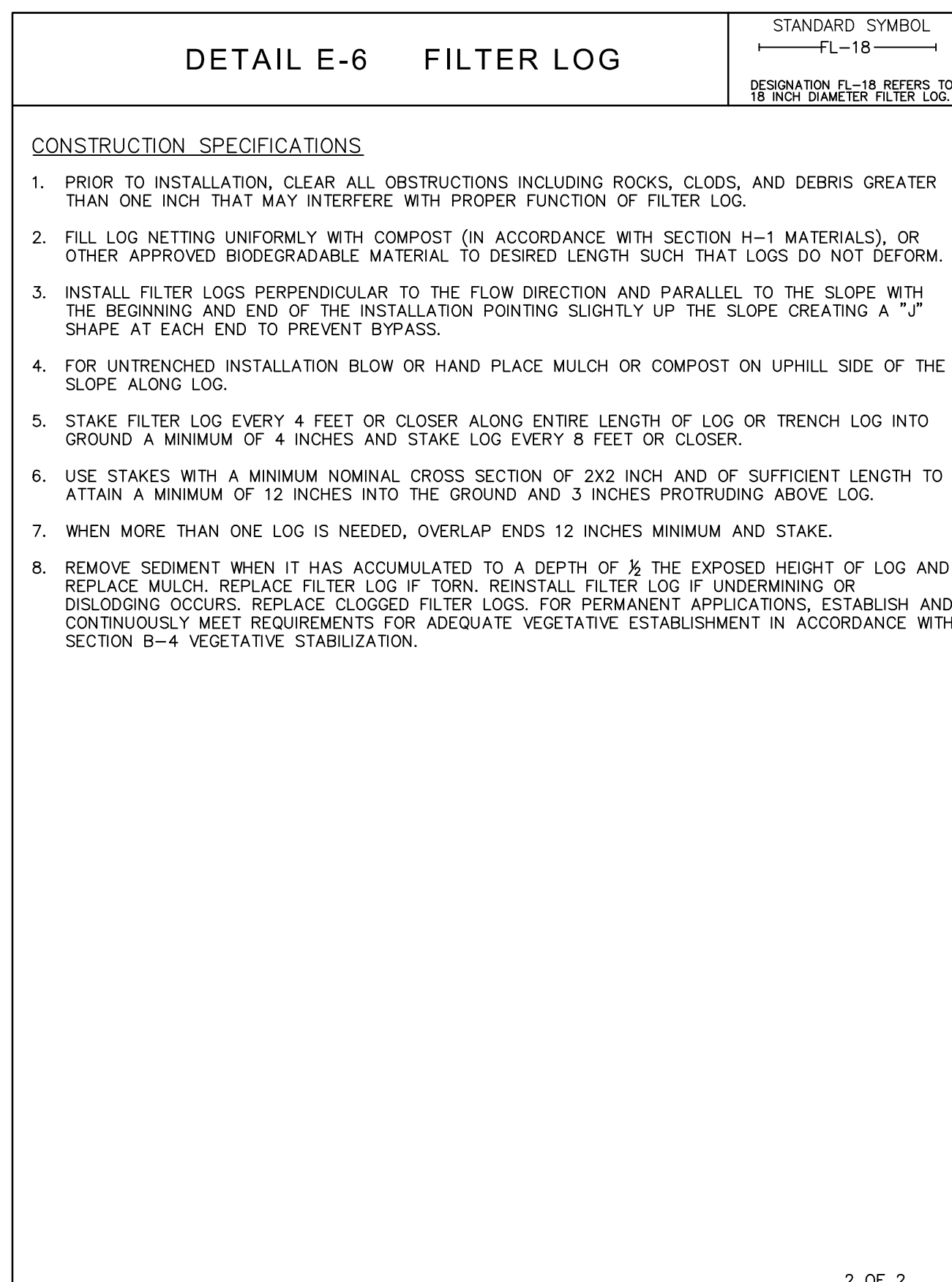


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

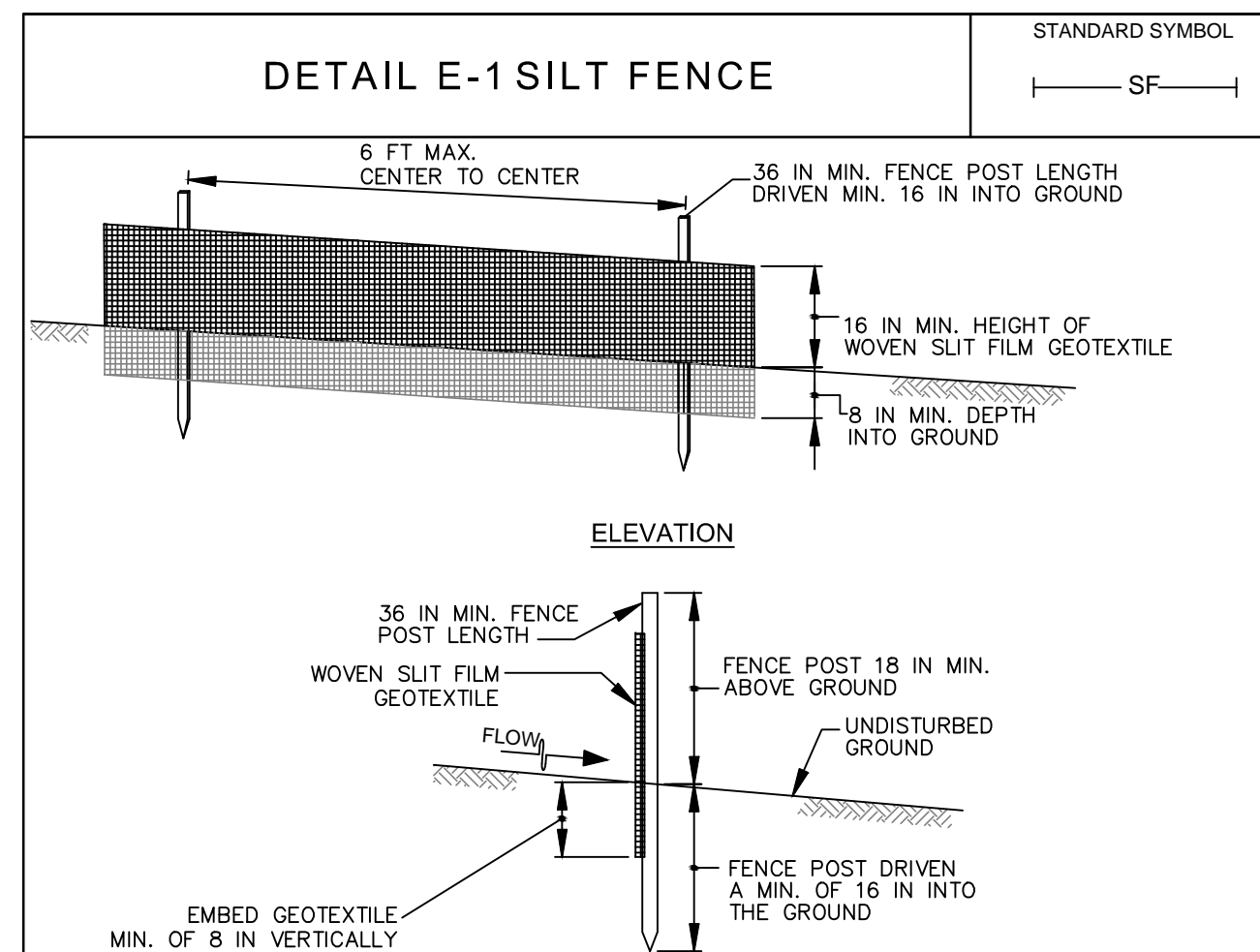


- CONSTRUCTION SPECIFICATIONS**
1. USE WOOD POSTS 1 1/2 x 1 1/2 x 1/8 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
  2. USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
  3. USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
  4. PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/FORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
  5. EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND. BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
  6. WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
  7. EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
  8. REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

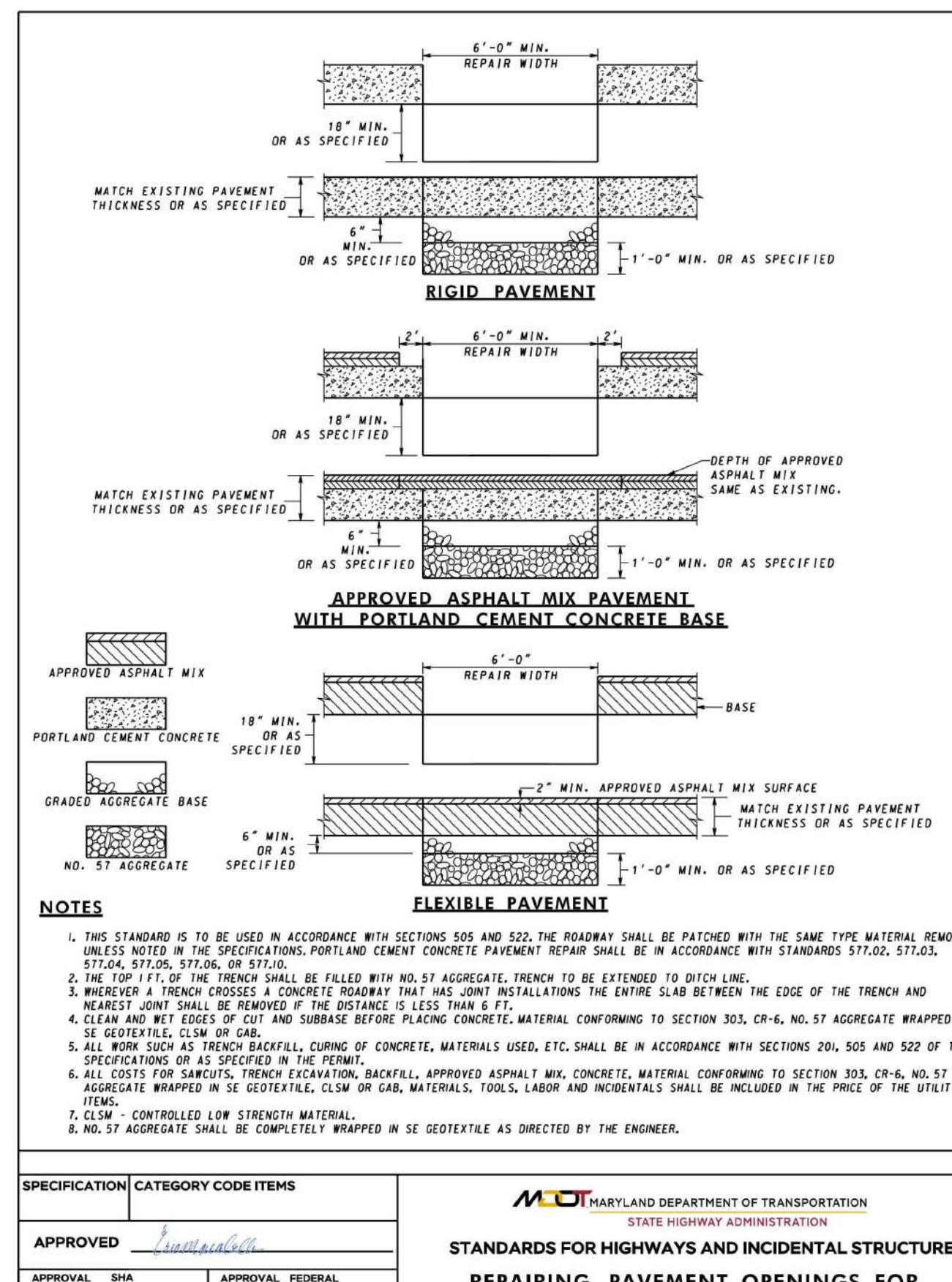


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

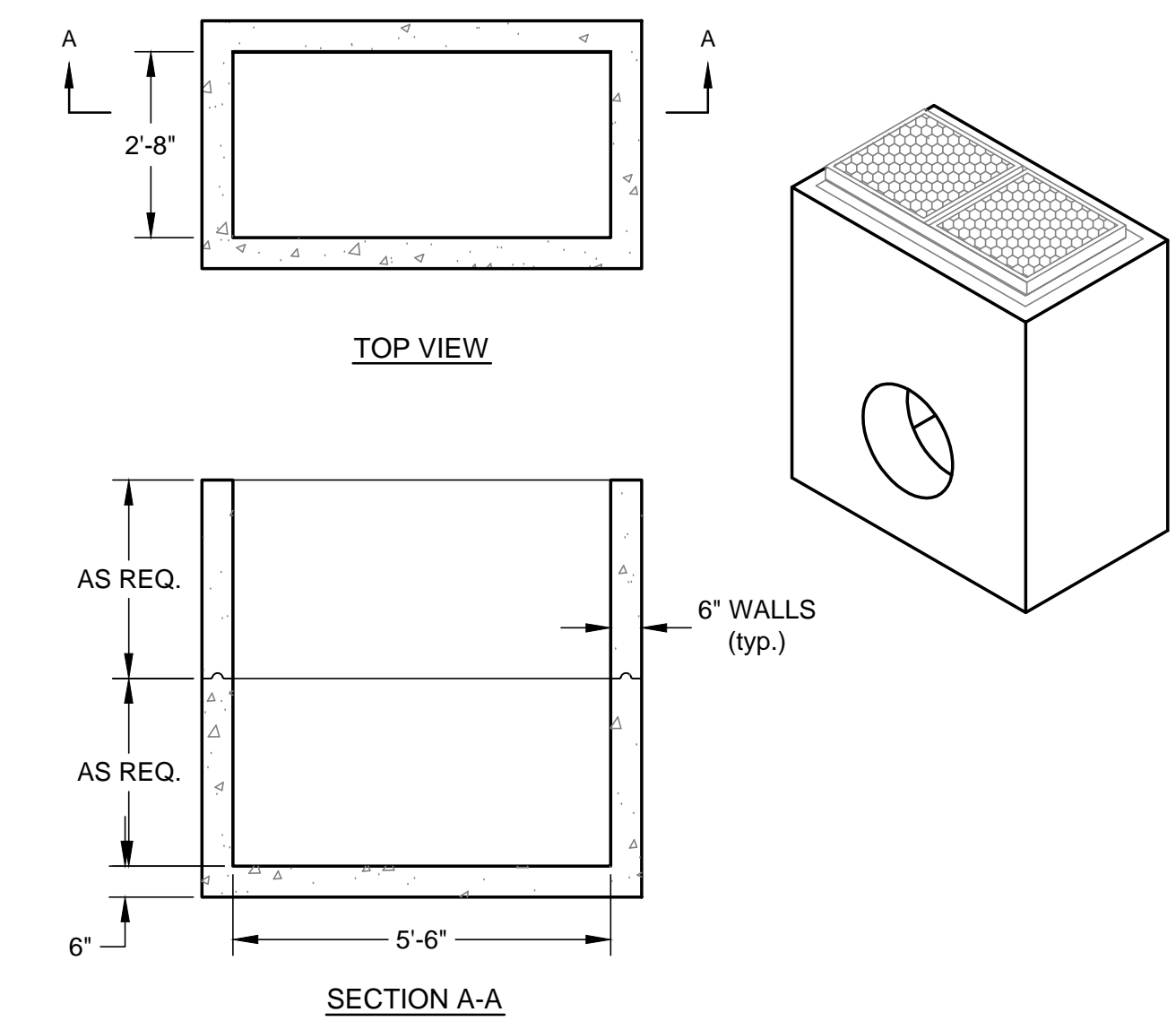


MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL  
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

P:\COTED - Jan 19, 2024 - 4:42pm - D:\My Documents\Dumb Home - Projects\2023\23-013 Trd Avon\CAD\23-013 Site Plan.dwg - Tab:07DET

<p>TOWN OF CENTREVILLE, MARYLAND</p> <p>APPROVED BY: TOWN OF CENTREVILLE ENGINEER</p>	<p>APPROVED BY: QA Co. DEPT. OF PUBLIC WORKS</p>	<p>REVISIONS:</p> <p>1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.</p>	<p>DATE: DECEMBER 1, 2023</p> <p>SCALE: AS NOTED</p> <p>JOB NUMBER: 23-013</p> <p>DESIGNER: SEL</p>	<p>Professional Certification: 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.</p>		<p>Dumb Home, LLC 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368</p>	<p>SEDIMENT &amp; EROSION CONTROL DETAILS</p> <p>216 N COMMERCE ST MIXED-USE BUILDING 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC</p>	<p>SHEET: 7 of 9</p>

- NOTES:
1. CONCRETE: MARYLAND SHA MIX #6 (4500 PSI).
  2. REINFORCING: 2 LAYERS 4x4 W4x4 MEETING ASTM 185.
  3. PIPE OPENINGS PER SITE REQUIREMENTS.
  4. INVERT TO BE INSTALLED IN FIELD BY OTHERS.
  5. FRAME AND GRATE PER MD-374.02.



**GILLESPIE PRECAST**  
 1-800-638-6884  
 www.gillespieprecast.com

PRECAST INLET	
Modified WR Inlet	
DRAWN BY: J.T.	DWG#: 1 of 1
SCALE: Not to Scale	DATE: 1-5-04

**ALTERNATE ECCENTRIC CONE UNIT**

**FLAT SLAB TOP**  
(SHOW WITHOUT FRAME & COVER)

**SECTION B-B**  
(SHOW WITHOUT FRAME & COVER)

**SECTION VIEW**  
(SHOW WITHOUT FRAME & COVER)

**NOTES:**

1. MANHOLES SHALL BE CONSTRUCTED IN ACCORDANCE WITH AASHTO M 199.
2. CONCRETE SHALL BE MIX NO. 6 (4500 PSI).
3. WALL REINFORCEMENT FOR BASE UNITS, RISER UNITS AND ECCENTRIC CONE UNITS SHALL BE REINFORCEMENT BASE OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.12 IN. 2 FT. FOR THE 48" DIAMETER MANHOLES. WELDED WIRE FABRIC SHALL CONFORM TO ASTM A 185 AND A 65. REINFORCEMENT BARS SHALL MEET ASTM A 618 GRADE 60.
4. BASE REINFORCEMENT SHALL BE REINFORCEMENT BARS OR WELDED WIRE FABRIC WITH A MINIMUM AREA OF 0.14 IN. 2 FT. THE BASE MAY BE CAST MONOLITHIC WITH THE UNIT OR JOINTED PER MANUFACTURER'S DESIGN.
5. THE MANUFACTURER SHALL FORM MALE AND FEMALE ENDS OF JOINTS USING THEIR DESIGN. THE JOINTS SHALL BE SEALED BY THE CONTRACTOR AND MADE WATER-TIGHT JOINTS (WHERE APPLICABLE) WITH RUBBER GASKETS MEETING ASTM C 361 & C 443 OR FLOORING PLASTIC GASKETS MEETING AASHTO M 199 TYPE B.
6. LADDER RUNGS SHALL BE INSTALLED IN VERTICAL ALIGNMENT AT 1'-4" MAXIMUM C/C. RUNG TYPES SHALL BE IN ACCORDANCE WITH STANDARDS MD 383.91 OR MD 383.92. LADDER RUNGS SHALL BE INCIDENTAL TO THE COST OF THE MANHOLE.
7. WHEN THE DISTANCE BETWEEN MULTIPLE OPENINGS IN THE BASE UNIT OR ANY RISER UNIT IS LESS THAN 6" ADDITIONAL NO. 5 BARS ARE REQUIRED AROUND OPENINGS.
8. LIFT HOLES OR LIFT EYES SHALL BE PROVIDED IN EACH SECTION FOR HANDLING.
9. MAX. NO. 2 CONCRETE OR BRICK CHANNEL SHALL BE PROVIDED IN THE FIELD AND SHALL SLOPE 2" PER FOOT TOWARD OUTLET OR AS DIRECTED BY THE ENGINEER.
10. THE DRIP STONE LANDING SHALL BE USED ONLY WHEN THERE ARE PIPES CONNECTED TO THE RISER UNITS. SEE STD. NO. 384.13 FOR DETAILS.
11. MINIMUM DEPTH PAYMENT PER EACH SHALL BE 2'-0" MEASURED FROM THE BOTTOM OF THE BASE UNIT TO THE TOP OF THE MANHOLE COVER. VERTICAL DEPTH PAYMENT PER LINEAR FOOT SHALL INCLUDE ALL DEPTHS IN EXCESS OF 9'-0". THE COST OF THE DRIP STONE LANDING, NO. 57 AGGREGATE, GROUT, SEALANT, AND ALL NECESSARY APPURTENANCES SHALL BE INCIDENTAL TO THE PRICE BID.

**APPROVED:**

Maryland Department of Transportation  
 STATE HIGHWAY ADMINISTRATION  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES  
 48" DIAMETER PRECAST MANHOLE  
 FOR 12" TO 24" PIPES

STANDARD NO. MD 384.01

**STANDARD WR SINGLE FRAME & GRATE. FOR DETAILS SEE STD. MD-374.02 & MD-374.03**

**PLAN**

**SECTION A-A**

**SECTION B-B**

**NOTES:**

1. MANHOLES SHALL BE CONSTRUCTED OF REINFORCED CONCRETE (MIX NO. 2).
2. SIZE, TYPE, AND DIRECTION OF OUTLET PIPE WILL VARY TO SUIT EACH CASE AND THE INVERT WILL BE ALTERED ACCORDINGLY.
3. BRICK FOR MASONRY, TO COMPLY WITH THE LATEST S.H.A. SPECIFICATIONS. IF LADDER RUNGS ARE REQUIRED SEE STANDARD MD-383.91 OR MD-383.92.

**POSITION OF CURB WHEN REQUIRED. TO BE PAID FOR PER LINEAR FEET OF STANDARD CURB.**

**REINFORCEMENT: NO. 4Ø DEFORMED BARS @ 6" C/C 2 WAYS 2" COVER**

**5/8" Ø ANCHOR BOLT, 4 PER FRAME (FOR DETAILS SEE STANDARD MD-374.02).**

**BRICK OR CONCRETE CHANNEL TO SLOPE AT LEAST 2" PER FOOT TOWARD OUTLET**

MARYLAND DEPARTMENT OF TRANSPORTATION  
 STATE HIGHWAY ADMINISTRATION  
 STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

**SINGLE WR INLET**

STANDARD NO. MD-374.06

PLOTTED: Jan 19, 2024 - 4:42pm D:\My Documents\Dumb Home\Projects\2023\23-013 Tred Avon\CAD\23-013 Site Plan.dwg.....Tab:08DET

<b>TOWN OF CENTREVILLE, MARYLAND</b>	APPROVED BY: _____ TOWN OF CENTREVILLE ENGINEER DATE	APPROVED BY: _____ QA Co. DEPT. OF PUBLIC WORKS DATE	REVISIONS: 1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DATE: DECEMBER 1, 2023 SCALE: AS NOTED JOB NUMBER: 23-013 DESIGNER: SEL	Professional Certification: 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</b> simple is smarter Dumb Home, LLC 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	<b>STORMWATER DETAILS</b> 216 N COMMERCE ST MIXED-USE BUILDING 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: <b>8</b> of 9
	APPROVED BY: _____ QA Co. SOIL CONSERVATION SERVICE DATE	APPROVED BY: _____ QA Co. DEPT. OF PUBLIC WORKS DATE	APPROVED BY: _____ QA Co. SOIL CONSERVATION SERVICE DATE	DATE: 1/19/2024	COPYRIGHT © 2024	STANDARD NO. MD 384.01	STANDARD NO. MD-374.06		



MC-4500 STORMTECH CHAMBER SPECIFICATIONS

- 1. CHAMBERS SHALL BE STORMTECH MC-4500.
2. CHAMBERS SHALL BE ARCH-SHAPED AND SHALL BE MANUFACTURED FROM VIRGIN, IMPACT-MODIFIED POLYPROPYLENE COPOLYMERS.
3. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101.
4. CHAMBER ROWS SHALL PROVIDE CONTINUOUS, UNOBSTRUCTED INTERNAL SPACE WITH NO INTERNAL SUPPORTS THAT WOULD IMPEDE FLOW OR LIMIT ACCESS FOR INSPECTION.
5. THE STRUCTURAL DESIGN OF THE CHAMBERS, THE STRUCTURAL BACKFILL, AND THE INSTALLATION REQUIREMENTS SHALL ENSURE THAT THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS, SECTION 12.12, ARE MET FOR: 1) LONG-DURATION DEAD LOADS AND 2) SHORT-DURATION LIVE LOADS, BASED ON THE AASHTO DESIGN TRUCK WITH CONSIDERATION FOR IMPACT AND MULTIPLE VEHICLE PRESENCES.
6. CHAMBERS SHALL BE DESIGNED, TESTED AND ALLOWABLE LOAD CONFIGURATIONS DETERMINED IN ACCORDANCE WITH ASTM F2787, "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS". LOAD CONFIGURATIONS SHALL INCLUDE: 1) INSTANTANEOUS (1 MIN) AASHTO DESIGN TRUCK LIVE LOAD ON MINIMUM COVER 2) MAXIMUM PERMANENT (75-YR) COVER LOAD AND 3) ALLOWABLE COVER WITH PARKED (1-WEEK) AASHTO DESIGN TRUCK.
7. REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 450 LBS/FT<sup>2</sup>. THE ABC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.
8. ONLY CHAMBERS THAT ARE APPROVED BY THE SITE DESIGN ENGINEER WILL BE ALLOWED. UPON REQUEST BY THE SITE DESIGN ENGINEER OR OWNER, THE CHAMBER MANUFACTURER SHALL SUBMIT A STRUCTURAL EVALUATION FOR APPROVAL BEFORE DELIVERING CHAMBERS TO THE PROJECT SITE AS FOLLOWS:
- THE STRUCTURAL EVALUATION SHALL BE SEALED BY A REGISTERED PROFESSIONAL ENGINEER.
- THE STRUCTURAL EVALUATION SHALL DEMONSTRATE THAT THE SAFETY FACTORS ARE GREATER THAN OR EQUAL TO 1.95 FOR DEAD LOAD AND 1.75 FOR LIVE LOAD. THE MINIMUM REQUIRED BY ASTM F2787 AND BY SECTIONS 3 AND 12.12 OF THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS FOR THERMOPLASTIC PIPE.
- THE TEST DERIVED CREEP MODULUS AS SPECIFIED IN ASTM F2418 SHALL BE USED FOR PERMANENT DEAD LOAD DESIGN EXCEPT THAT IT SHALL BE THE 75-YEAR MODULUS USED FOR DESIGN.
9. CHAMBERS AND END CAPS SHALL BE PRODUCED AT AN ISO 9001 CERTIFIED MANUFACTURING FACILITY.

IMPORTANT - NOTES FOR THE BIDDING AND INSTALLATION OF MC-4500 CHAMBER SYSTEM

- 1. STORMTECH MC-4500 CHAMBERS SHALL NOT BE INSTALLED UNTIL THE MANUFACTURER'S REPRESENTATIVE HAS COMPLETED A PRE-CONSTRUCTION MEETING WITH THE INSTALLER.
2. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. CHAMBERS ARE NOT TO BE BACKFILLED WITH A DOZER OR EXCAVATOR SITUATED OVER THE CHAMBERS. STORMTECH RECOMMENDS 3 BACKFILL METHODS:
- STONESHOOTER LOCATED OFF THE CHAMBER BED.
- BACKFILL AS ROWS ARE BUILT USING AN EXCAVATOR ON THE FOUNDATION STONE OR SUBGRADE.
- BACKFILL FROM OUTSIDE THE EXCAVATION USING A LONG BOOM HOE OR EXCAVATOR.
4. THE FOUNDATION STONE SHALL BE LEVELED AND COMPACTED PRIOR TO PLACING CHAMBERS.
5. JOINTS BETWEEN CHAMBERS SHALL BE PROPERLY SEATED PRIOR TO PLACING STONE.
6. MAINTAIN MINIMUM 9" (230 mm) SPACING BETWEEN THE CHAMBER ROWS.
7. INLET AND OUTLET MANIFOLDS MUST BE INSERTED A MINIMUM OF 12" (300 mm) INTO CHAMBER END CAPS.
8. EMBEDMENT STONE SURROUNDING CHAMBERS MUST BE A CLEAN, CRUSHED, ANGULAR STONE MEETING THE AASHTO M3 DESIGNATION OF #3 OR #4.
9. STONE SHALL BE BROUGHT UP EVENLY AROUND CHAMBERS SO AS NOT TO DISTORT THE CHAMBER SHAPE. STONE DEPTHS SHOULD NEVER DIFFER BY MORE THAN 12" (300 mm) BETWEEN ADJACENT CHAMBER ROWS.
10. STONE MUST BE PLACED ON THE TOP CENTER OF THE CHAMBER TO ANCHOR THE CHAMBERS IN PLACE AND PRESERVE ROW SPACING.
11. THE CONTRACTOR MUST REPORT ANY DISCREPANCIES WITH CHAMBER FOUNDATION MATERIAL BEARING CAPACITIES TO THE SITE DESIGN ENGINEER.
12. ADS RECOMMENDS THE USE OF "FLEXSTORM CATCH IT" INSERTS DURING CONSTRUCTION FOR ALL INLETS TO PROTECT THE SUBSURFACE STORMWATER MANAGEMENT SYSTEM FROM CONSTRUCTION SITE RUNOFF.

NOTES FOR CONSTRUCTION EQUIPMENT

- 1. STORMTECH MC-4500 CHAMBERS SHALL BE INSTALLED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
2. THE USE OF EQUIPMENT OVER MC-4500 CHAMBERS IS LIMITED:
- NO EQUIPMENT IS ALLOWED ON BARE CHAMBERS.
- NO RUBBER TIRE LOADERS, DUMP TRUCKS, OR EXCAVATORS ARE ALLOWED UNTIL PROPER FILL DEPTHS ARE REACHED IN ACCORDANCE WITH THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
- WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT CAN BE FOUND IN THE "STORMTECH MC-3500/MC-4500 CONSTRUCTION GUIDE".
3. FULL 36" (900 mm) OF STABILIZED COVER MATERIALS OVER THE CHAMBERS IS REQUIRED FOR DUMP TRUCK TRAVEL OR DUMPING.

USE OF A DOZER TO PUSH EMBEDMENT STONE BETWEEN THE ROWS OF CHAMBERS MAY CAUSE DAMAGE TO CHAMBERS AND IS NOT AN ACCEPTABLE BACKFILL METHOD. ANY CHAMBERS DAMAGED BY USING THE "DUMP AND PUSH" METHOD ARE NOT COVERED UNDER THE STORMTECH STANDARD WARRANTY. CONTACT STORMTECH AT 1-888-892-2694 WITH ANY QUESTIONS ON INSTALLATION REQUIREMENTS OR WEIGHT LIMITS FOR CONSTRUCTION EQUIPMENT.

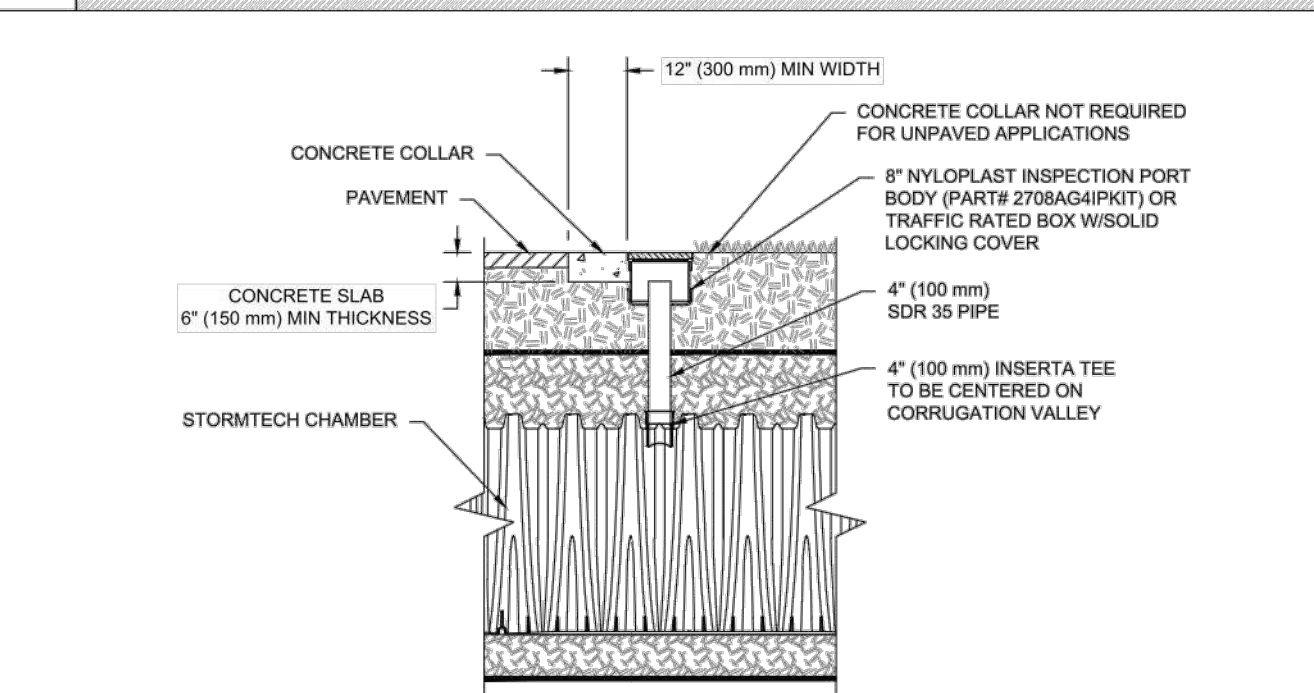
INSPECTION & MAINTENANCE

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
A. INSPECTION PORTS (IF PRESENT)
A.1. REMOVE OPEN LID ON NYLOPLAST INLINE DRAIN
A.2. REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
A.3. USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
A.4. LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LAYERS (OPTIONAL)
A.5. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
B. ALL ISOLATOR PLUS ROWS
B.1. REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS
B.2. USING A FLASHLIGHT, INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
B.3. IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
A. A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 40" (1.0 m) OR MORE IS PREFERRED
B. APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKFLUSH WATER IS CLEAN
C. VACUUM STRUCTURE SUMP AS REQUIRED
STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.

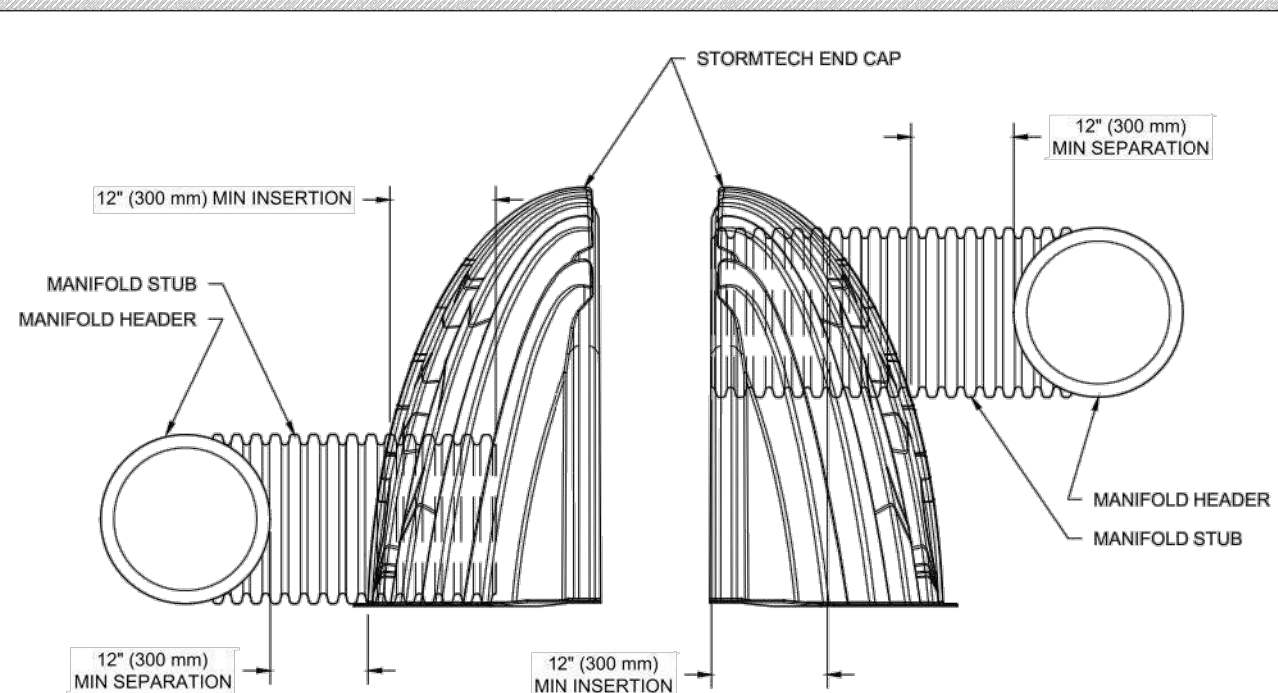
NOTES

- 1. INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
2. CONTACT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

MC-4500 ISOLATOR ROW PLUS DETAIL

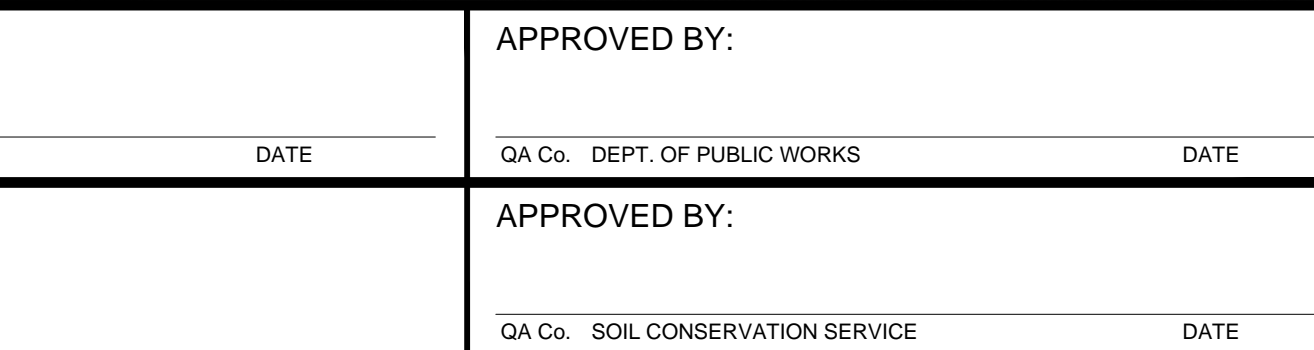


NOTE: INSPECTION PORTS MAY BE CONNECTED THROUGH ANY CHAMBER CORRUGATION VALLEY.

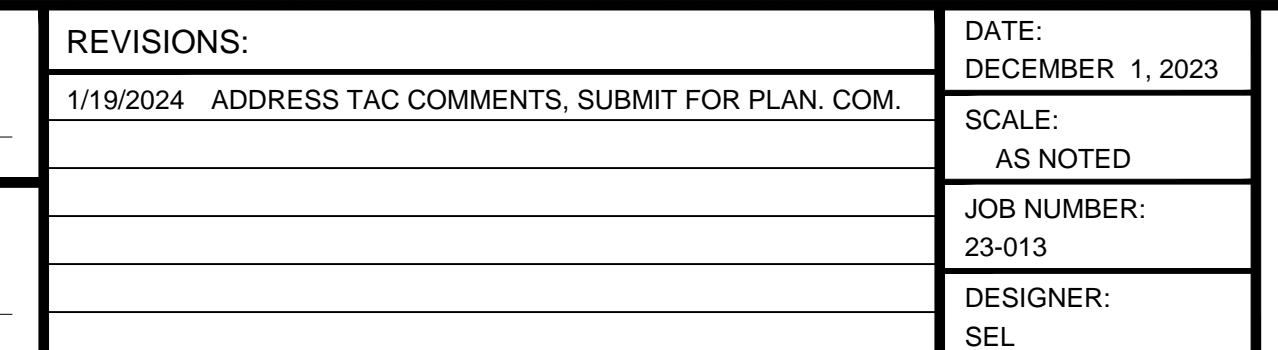


NOTE: MANIFOLD STUB MUST BE LAID HORIZONTAL FOR A PROPER FIT IN END CAP OPENING.

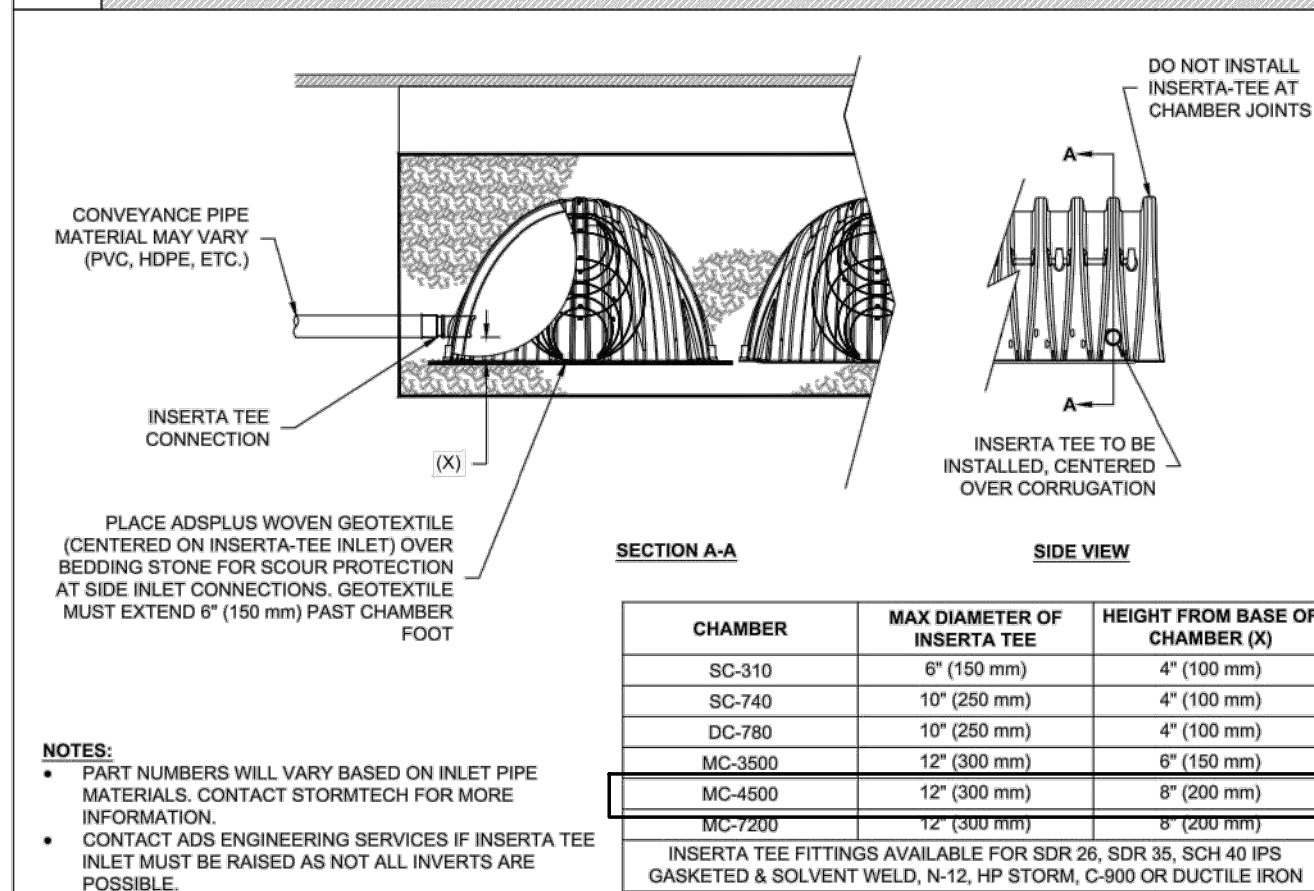
4" PVC INSPECTION PORT DETAIL (MC SERIES CHAMBER)



MC-SERIES END CAP INSERTION DETAIL

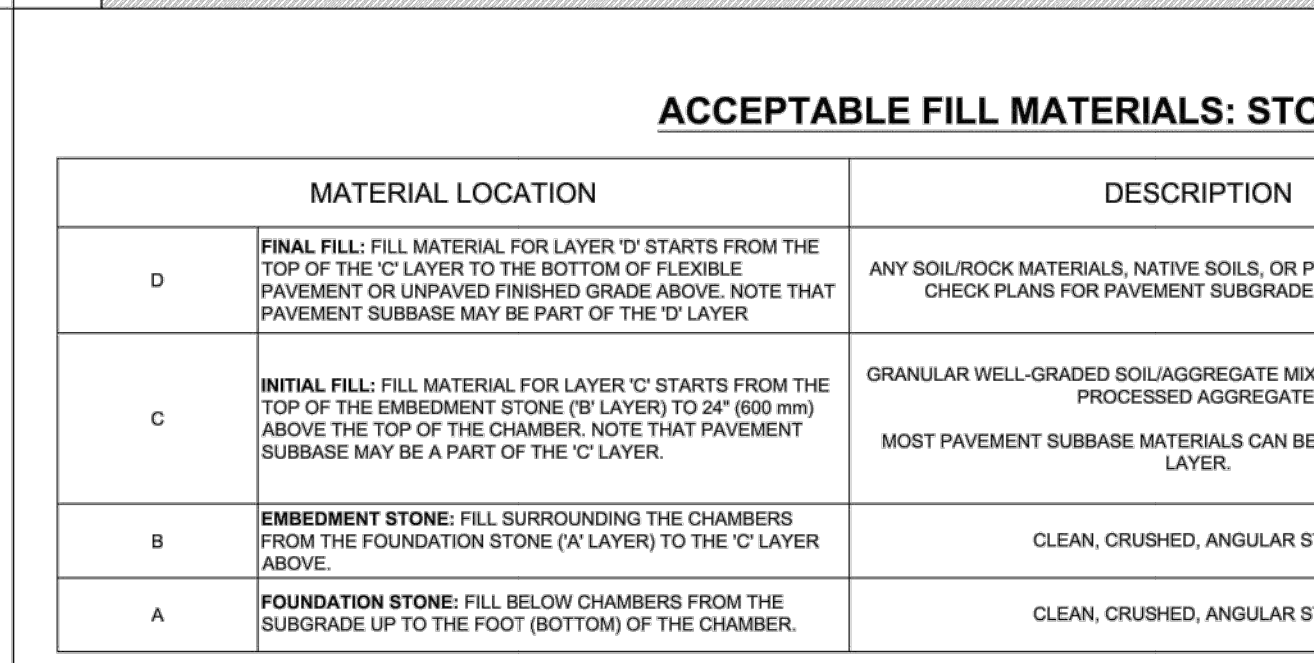


5 UNDERDRAIN DETAIL



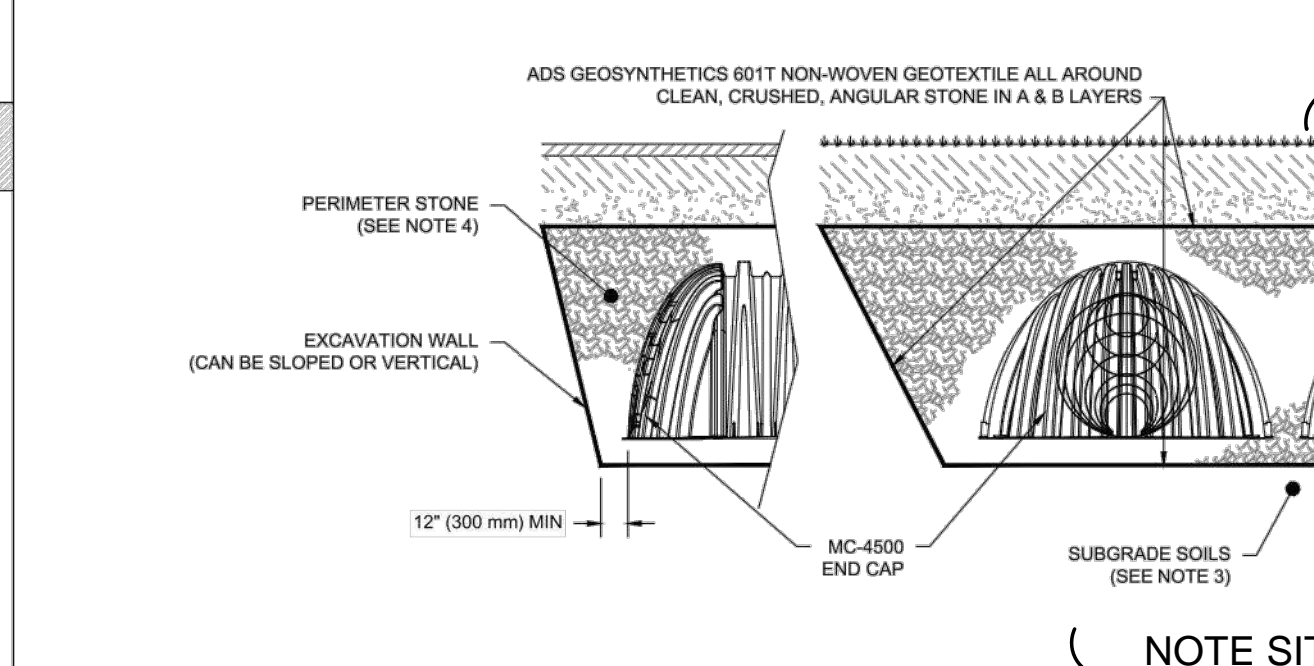
- NOTES:
- PART NUMBERS WILL VARY BASED ON INLET PIPE MATERIALS. CONTACT STORMTECH FOR MORE INFORMATION.
- CONTACT ADS ENGINEERING SERVICES IF INSERTA TEE INLET MUST BE RASSED AS NOT ALL INVERTS ARE POSSIBLE.

6 INSERTA-TEE SIDE INLET DETAIL



NOTES

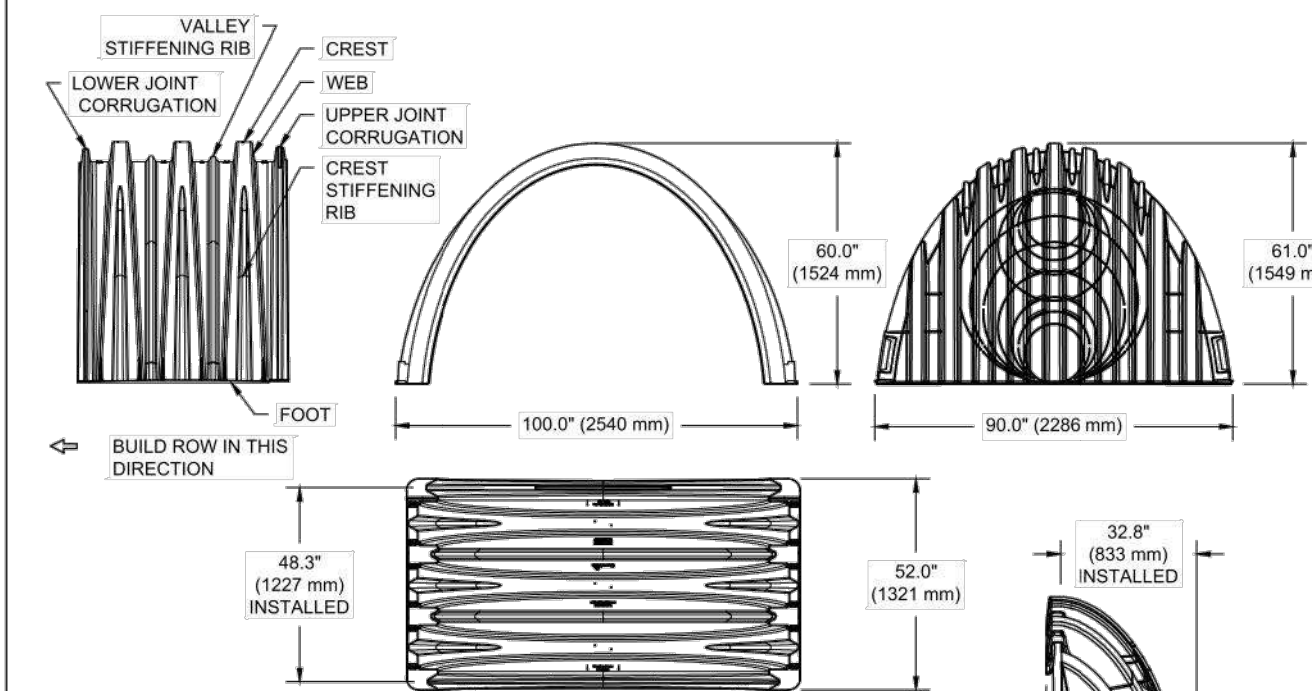
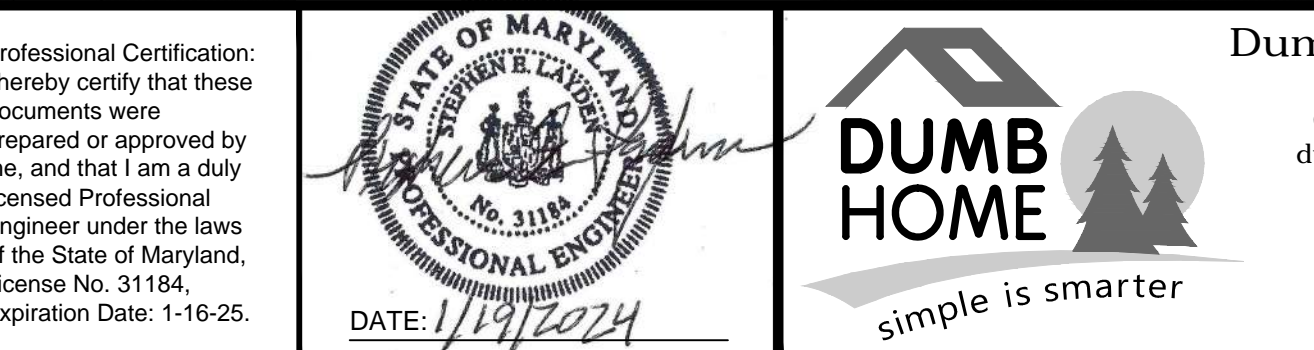
- 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY CONSTRUCTION, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITH CONSTRUCTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



NOTES

- 1. CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
2. MC-4500 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
4. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
5. REQUIREMENTS FOR HANDLING AND INSTALLATION:
- TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL, INTERLOCKING STACKING LUGS.
- TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
- TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT AS DEFINED IN SECTION 6.2.8 OF ASTM F2418 SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT<sup>2</sup>. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

1 MC-4500 CROSS SECTION DETAIL



NOMINAL CHAMBER SPECIFICATIONS table with columns for size, volume, and weight.

NOMINAL END CAP SPECIFICATIONS table with columns for size, volume, and weight.

\*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B" PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T" END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

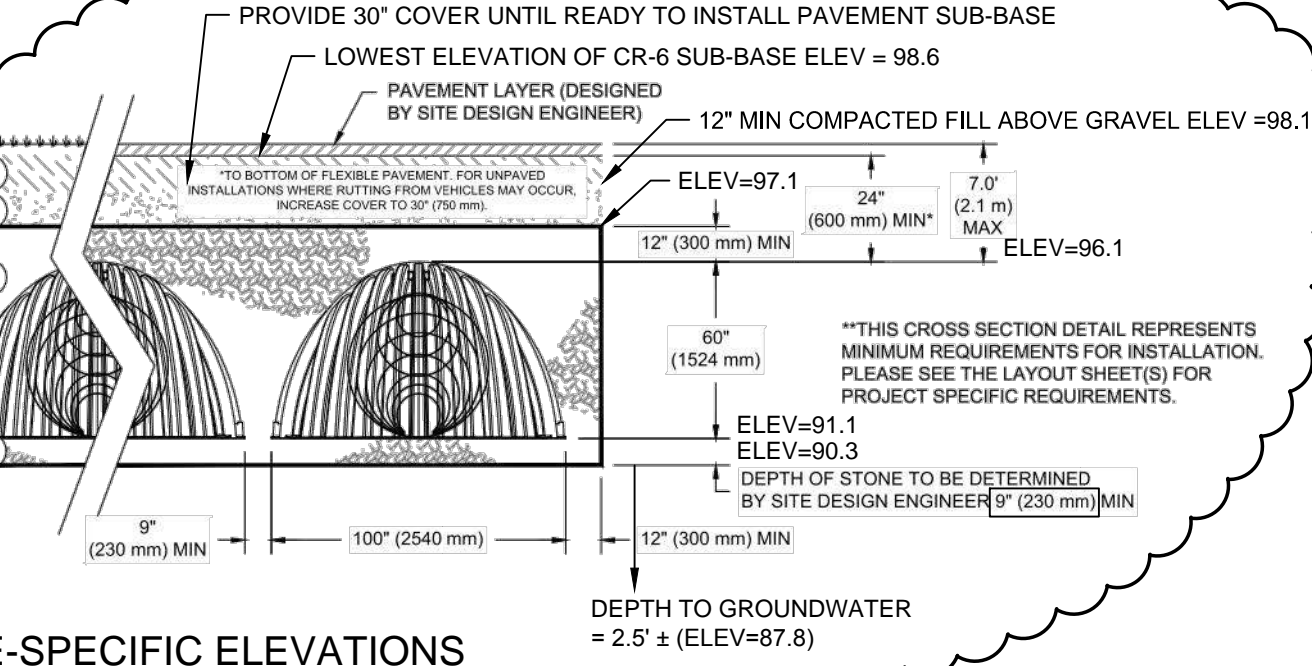
Table with columns for Part #, Stub, B, and C, listing various chamber part numbers and their dimensions.

NOTE: ALL DIMENSIONS ARE NOMINAL

2 MC-4500 TECHNICAL SPECIFICATIONS

Table with columns for Material Location, Description, AASHTO Material Classifications, and Compaction / Density Requirement.

PLEASE NOTE:
1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".
2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR ALL LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) MAX LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY CONSTRUCTION, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITH CONSTRUCTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.
4. ONCE LAYER 'C' IS PLACED, ANY SOLID MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.



- NOTE SITE-SPECIFIC ELEVATIONS
- PROVIDE 30" COVER UNTIL READY TO INSTALL PAVEMENT SUB-BASE
- LOWEST ELEVATION OF CR-6 SUB-BASE ELEV = 98.6
- 12" MIN COMPACTED FILL ABOVE GRAVEL ELEV = 98.1
- PERIMETER STONE (SEE NOTE 4)
- EXCAVATION WALL (CAN BE SLOPED OR VERTICAL)
- MC-4500 END CAP
- SUBGRADE SOILS (SEE NOTE 3)
- ELEV = 97.1
- 24" (600 mm) MIN
- 7.0" (178 mm) MAX
- ELEV = 96.1
- \*\*THIS CROSS SECTION DETAIL REPRESENTS MINIMUM REQUIREMENTS FOR INSTALLATION. PLEASE SEE THE LAYOUT SHEET FOR PROJECT SPECIFIC REQUIREMENTS.
- ELEV = 91.1
- ELEV = 90.3
- DEPTH OF STONE TO BE DETERMINED BY SITE DESIGN ENGINEER 9" (230 mm) MIN
- DEPTH TO GROUNDWATER = 2.5' ± (ELEV=87.8)

APPROVED BY: TOWN OF CENTREVILLE ENGINEER

APPROVED BY: QA Co. DEPT. OF PUBLIC WORKS

REVISIONS: 1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.

DATE: DECEMBER 1, 2023
SCALE: AS NOTED
JOB NUMBER: 23-013
DESIGNER: SEL

DATE: PROJECT NO: NOT TO SCALE

DRAWN: REVIEWED: REV: MC-4500 STANDARD DETAILS

StormTech Chamber System logo and address: 4640 TRUEMAN BLVD HILLIARD, OH 43026

StormTech Chamber System logo and address: 4640 TRUEMAN BLVD HILLIARD, OH 43026

ADS logo and address: 4640 TRUEMAN BLVD HILLIARD, OH 43026

SHEET: 9 of 9



**SITE DEVELOPMENT  
STORMWATER MANAGEMENT NARRATIVE  
FOR  
216 N COMMERCE ST  
CENTREVILLE, MD**

**PREPARED FOR:  
TRED AVON PARTNERS, LLC  
11 MARCIA LN  
DORSET, VT 05251**

**PREPARED BY:  
DUMB HOME, LLC  
309 WINDSOR AVE  
CENTREVILLE, MD 21617**

**JANUARY, 2024**

**PROFESSIONAL CERTIFICATION:**

**I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.**

---

**STEVE LAYDEN, LICENSE NO.  
EXPIRATION DATE:**

**31184  
1/16/2025**

**DATE:**

**JOB #23-011**

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## **STORMWATER MANAGEMENT NARRATIVE**

### **216 N COMMERCE ST**

The project consists of a 32' x 60' mixed use building with a rear parking lot to be built on a 8,666 sqft vacant lot at 216 North Commerce Steet in the Central Business District of Centreville. The lot formerly included a single-family house, which was demolished between 2013 and 2018. Soils consist of Ingleside Sandy Loam, which are categorized as hydrologic Group A, according to the USDA Web Soil Survey. The majority of the site is turf grass with gradual slopes draining from right to left when facing the lot (south to north using "plan north" on the site plans.)

The stormwater system shown in the engineering plans consists of an underground dry well system using Stormtech® chambers and their robust isolator row for pretreatment and collection of trash. This is an Environmental Site Design (ESD) microscale practice described Maryland Stormwater Design Manual under section M-5, Dry Wells. The dry well is intended to infiltrate runoff rather than discharging it, and the enclosed soil boring log shows that the soils at the lower portion of the drywell intercept well-drained sand, with more than two feet of separation to seasonal high groundwater.

The dry well is fed by two roof drains at the rear of the building, an inlet in the rear parking lot, and an inlet in the driveway near the building's front entrance. As a result, the vast majority of proposed impervious areas are captured by the system, with only the front sidewalk and drive apron draining into North Commerce Street. We have sized the system to accommodate a drainage area that includes roughly half of the upstream Miles Insurance Agency, which drains onto the subject property.

As a result of this development, potential runoff flowing to the Lots to the North (Echo 5 and Hunter Properties), should see a significant reduction in runoff entering their properties from the subject lot because it will be intercepted and collected in the dry well. Moreover, the design calls for impermeable fabric to be provided along the top and sides of the system in order to limit infiltration from the bottom only, and not the sides. With the bottom of the system located roughly 9' below grade, the possibility of infiltration increasing basement flooding on adjacent properties is minimized.

The drywell provides water quality and water quantity management. The required water quality volume is 948 cubic feet (cf), and the system volume is significantly larger at 2,862 cf, so the required ESD volume is exceeded by a factor of three.

We have evaluated the system performance in the HydroCAD modeling software for the 2, 10 and 100—year storms and determined the existing and proposed runoff characteristics.

#### **DRAINAGE AREA PEAK RUNOFF RATES**

	Existing (cfs)	Proposed (cfs)
2-Year Storm	0.67	1.00
10-Year Storm	1.40	1.69
100-Year Storm	2.22	2.43

The soils are extremely well-drained below a depth of about six feet when the sandy loam changes to coarse sand, with infiltration rates measured from 9 inches per hour to 12. We conservatively used an infiltration rate of 4 inches per hour in the HydroCAD model, and the chart below demonstrates the system performance:

**DRY WELL PERFORMANCE**

	Discharge Rate (cfs)	Runoff Volume Discharged (cf)	Ponding Depth in Dry Well (ft)
2-Year Storm	0.0	0	2.89
10-Year Storm	0.0	0	5.45
100-Year Storm	0.03/0.56*	675	6.75 (Full)

\* 0.03 cfs under normal conditions, 0.56 cfs if infiltration is neglected

Evaluating this information, here are the key takeaways:

- There is no discharge from the drywell in the 2 and 10-year events: all runoff reaching the drywell is infiltrated.
- In the 100-year event, the system fills up and discharges into North Commerce via the double inlet at a minimal peak rate of 0.03 cfs
- Even if there were no infiltration from the system (which is unlikely given the ability of the isolator row to sequester a decade or more of trash and sediment), the maximum discharge rate from the site would be 0.56 cfs.
- Only 675 cf of runoff is discharged from the site, assuming normal infiltration, which is roughly 11 percent of the 5,969 cf of runoff entering the system. 5,294 cf of runoff is infiltrated
- The system drains completely in about 20 hours, assuming normal infiltration. This means the system will be able to accommodate back-to-back storms.
- Ponding depth in the drywell (the stone reservoir is 6.75' deep) is reasonable, with the system only filling up in roughly a 50-year storm. In a 100-year storm, the system is full and slowly overflowing for roughly an hour via the double inlet near North Commerce. The timing of this overflow is delayed past the peak rainfall, meaning the rush of water in the street will have probably already passed by the time the system overflows.

**CONCLUSION**

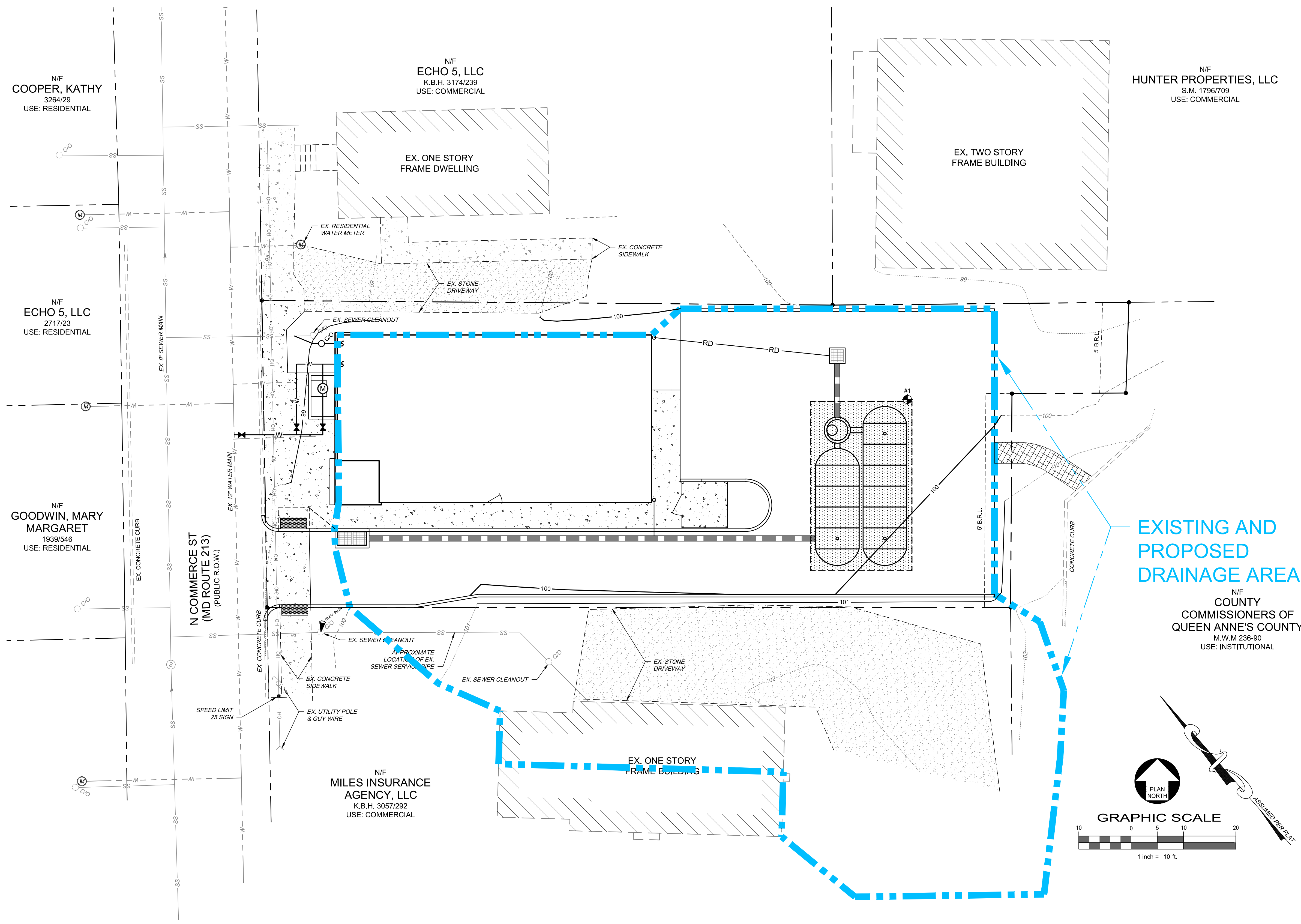
The proposed dry well is an extremely effective system to provide water quality and water quantity treatment. The water quality requirement is exceeded, with the ESD volume provided roughly 3 times that required. Water quantity management is provided for storms up through the 100-year event, with any runoff exiting the site runs harmlessly into the adjacent street. Adjacent and downstream properties are adequately protected from negative consequences from stormwater discharges from the subject property. The Stormtech Isolator Row provides

superior pretreatment to sequester accumulated sediment and trash, which protects the performed and infiltration capacity of the drywell. The isolator row can be conveniently maintained by using water jet to push accumulated waste toward the inflow manhole where it is collected in a vacuum truck. The developer intends for the property to be run by a management company that will enter into a contract for inspection and maintenance of the drywell/Stormtech® system.

## SOIL BORING #1 - ELEV.=100.0±

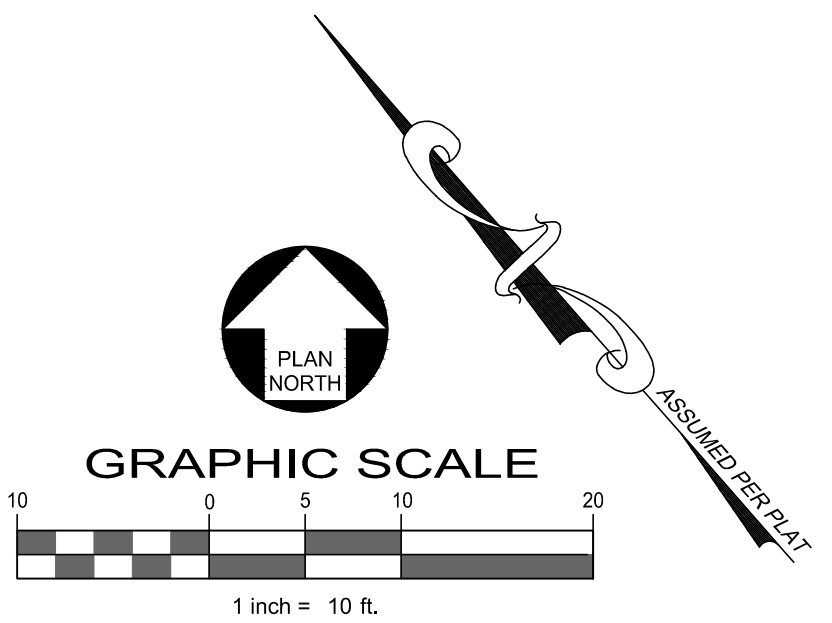
DEPTH FROM SURFACE (INCHES)	BOTTOM OF LAYER ELEV.	SOIL TEXTURE	NOTES
0"-8"	99.3	TOPSOIL	-
8"-20"	98.3	SANDY LOAM	-
20"-33"	97.2	SILT LOAM	-
33"-65"	94.6	SANDY LOAM	TRACE OF 3/4" GRAVEL
65"-73"	93.9	SILT LOAM	-
73"-105"	91.2	COARSE SILTY SAND	10% OF 3/4" GRAVEL
105"-116"	90.3	COARSE SAND	CLEAN, GRAY SAND
116"-141"	88.2	COARSE SAND	REDDISH SAND, POCKETS OF LOAMY SAND BELOW 132"
141"-149"	87.2	MEDIUM SAND	CLEAN, GRAY SAND MOTTLING AT 146"
1/11/2024 INFILTRATION RATE: 9.0 in/hr TEST DEPTH: 138", ELEVATION 88.5± ASSUMED HIGH GROUNDWATER ELEVATION = 146", ELEVATION 87.8±			

LEGEND	
EXISTING	PROPOSED
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
SETBACK LINE	---
CONTOURS	20 21
PROPOSED FLOW ARROW	1.5%
SPOT GRADE	83.00 83.00
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	CO
6" WATER MAIN WITH VALVE	W
WATER METER	M
STORM DRAIN INLET & PIPE	---
UNDERGROUND SWM STORAGE	---
BIORETENTION UNDERDRAIN & OBSERVATION WELL	O.W.
ROOF DRAIN	RD
DRAINAGE SWALE	---
OVERHEAD UTILITIES	OH
UNDERGROUND ELECTRIC	E
LIGHTING: BUILDING WALL PACK	---
SOIL BORING LOCATION	---
TREES	---
SOIL TYPE BOUNDARY	---
SOIL TYPE, HYDROLOGIC GROUP	AuB HSG C
LIMIT OF DISTURBANCE	LOD
SILT FENCE	SF
SUPER SILT FENCE	SSF
FILTER LOG	FL-8
STABILIZED CONSTRUCTION ENTRANCE	SCE
TEMP. STOCKPILE LOCATION	---



**EXISTING AND PROPOSED DRAINAGE AREA**

N/F  
COUNTY COMMISSIONERS OF QUEEN ANNE'S COUNTY  
M.W.M 236-90  
USE: INSTITUTIONAL



PLOTED: Jan 19, 2024 - 11:04am D:\My Documents\Dumb Home\Projects\2023\23-013 Tred Avon\CAD\23-013 Site Plan.dwg

TOWN OF CENTREVILLE, MARYLAND	APPROVED BY:	APPROVED BY:	REVISIONS:	DATE:	Professional Certification: 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 309 Windsor Ave Centreville, MD 21617 dumbhome@gmail.com www.dumbhome.com 301-529-2368	DRAINAGE AREA MAP <b>216 N COMMERCE ST</b> <b>MIXED-USE BUILDING</b> 3RD ELECTION DISTRICT, QUEEN ANNE'S COUNTY, MD TAX MAP 44C, GRID 8, PARCEL 778 PREPARED FOR: TRED AVON PARTNERS, LLC	SHEET: <b>5a</b> of 9
	TOWN OF CENTREVILLE ENGINEER	QA Co. DEPT. OF PUBLIC WORKS	1/19/2024 ADDRESS TAC COMMENTS, SUBMIT FOR PLAN. COM.	DECEMBER 1, 2023						
		APPROVED BY:								
		QA Co. SOIL CONSERVATION SERVICE								

## TECHNICAL ADVISORY COMMITTEE

### MINUTES

The Town of Centreville Technical Advisory Committee met on Monday, December 11, 2023 via Zoom. The following members were in attendance: Carolyn Brinkley, Acting Town Manager; Stacey Dahlstrom, Town Planner; Sharon VanEmburch, Town Attorney; Michael Whitehill, Town Engineer; Betty Jean Hall, Acting Town Clerk; Kip Matthews, Director of Public Works; and Gary Phillips, Acting Director of Public Works.

The Technical Advisory Committee provided the following comments:

#### **TRED AVON PARTNERS, LLC – SKETCH PLAN REVIEW PROPOSED MIXED USE – 216 NORTH COMMERCE STREET CENTREVILLE BUSINESS DISTRICT – MAP 044C – PARCEL 0778**

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1. Submitted project is a principle permitted use under § 170-22 A-10. The ground floor is designated for commercial use.
2. Per queries in the Applicant's cover:
3. This parking calculation should be acceptable on precedence and code, this is in the CBD and the applicant can also prevail on § 170-22 F inasmuch as the top deck of the State parking garage is available under agreement with the Town. We should ask the applicant if he inquired whether the County lot in the rear of the site can be cited for offsite calculations. It is clear the access road cannot be extended into that lot, but pedestrian access might.
4. The front yard setback should be acceptable per § 170-22 E (1) as it sits where the prior structure was (see attached 2004 aerial). Also note that the Miles Insurance building front sits on the line between the County Health Department building and the proposed building which is also desirable.





5. The drive access lane does have a sidewalk along it per § 170-22 E (2) however it is not ADA accessible from Commerce Street as currently designed....It can however be made to be so by separating the risers into the commercial from a ramped walk to the rear. The engineer should take a look at that condition. We should note as to the applicant's suggestion for a sign on Commerce alerting its traffic to the conflict with traffic exiting the site, the town has no authority to place signs and the MSHA would have to give approval. It should be noted that the Miles Insurance drive entry and the entry to the ECHO 5 lot mirror that proposed by the applicant. [ While presumably beyond the prevue of the Town review authority, both Miles and Tred Avon's ingress and egress issues could be eased by a private shared drive agreement for one-way use. This type of agreement could also be made with ECHO5 but with less workable width.] The nature of the commercial tenant is the wild card as a very popular use will exacerbate the potential congestion.
6. Changing the railing along the walkway to the same as shown on the balconies would have more consistency in the design of the structure and with the historic district.
7. I do not see any ADA access from the handicapped space in the parking lot to the sidewalk. There are no doors in the east elevation therefore the south elevation door must be accessible.
8. Trench repair in Commerce shall be in accordance with MSHA repair standards.
9. 4" meter vault detail including in & out stenciling.
10. 6" sewer laterals are used in Commerce Street.
11. Has the applicant received comments from QAC Stormwater Management?
12. The subject property currently has one water/sewer allocation. A minimum of five additional allocations will be required to be purchased by the property owner to service the currently proposed structure. The commercial use may require additional allocations to be purchased in the future, the Town reserves the option to recalculate based on use.

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## MEMORANDUM

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TO: TOWN OF CENTREVILLE  
PLANNING COMMISSION

FROM: STACEY DAHLSTROM, AICP  
*SD*  
SENIOR PLANNER, EPR FOR  
CENTREVILLE

ORGANIZATION: CENTREVILLE MD

DATE: FEBRUARY 14, 2024

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Re: 216 N Commerce Street - Mixed Use  
Building

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URGENT  FOR YOUR USE  PLEASE COMMENT  PLEASE REPLY   
PLEASE RECYCLE

---

### Introduction

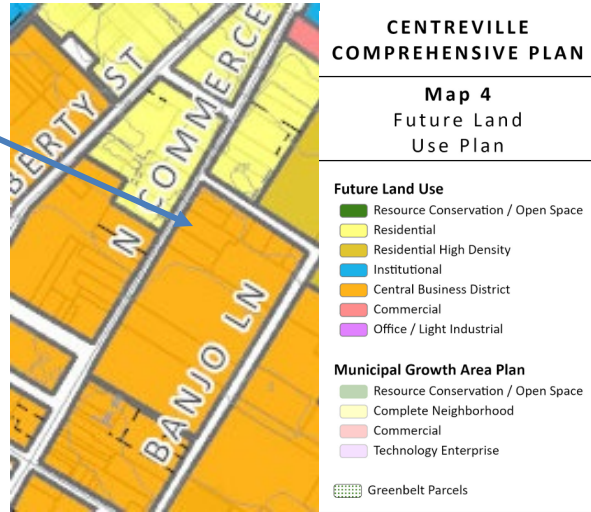
The Applicant seeks Site Plan Review (§170-22 A. (10) in accordance with the provisions of §170-47) for a new three floor 5,260 square feet mixed-use building on a currently vacant lot proposed to consist of 900 square feet of commercial, one, one bedroom and four two bedroom residential apartments (updated since the original application which notes ground floor commercial use and five one-bedroom residential apartments). The site (Map 44C, Parcel 778) is approximately 8,236 square feet (Property Land Area: SDAT) to 8,666 SF (Total Site Area noted on Site and Construction Plans) in size.

Future Land Use and Zoning: Central Business District (CBD)

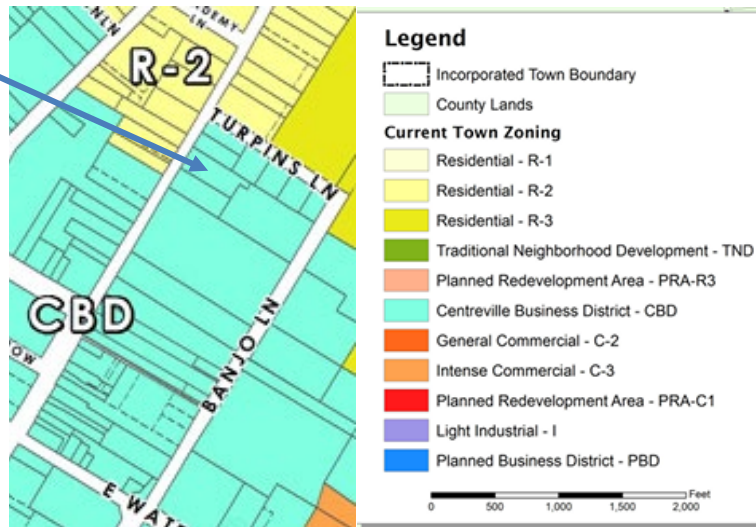
The following excerpt (page 36) from the Future Land Use Centreville Comprehensive Plan 2040 Central Business District (CBD) establishes the continued support/consistency for Mixed Use Residential (ground floor commercial uses) provided in CBD zoning noted below.

“...This designation encompasses properties within downtown where mixed-use development is encouraged, and a broad array of commercial and institutional land uses would continue to be allowed. The Plan also encourages residential apartments above commercial storefronts and new residential buildings with densities that can meaningfully increase the resident population in the CBD, such as one housing unit per 1,200 square feet of lot area...”

Future Land Use Map



**TOWN OF CENTREVILLE  
ZONING MAP**



The proposed use (Mixed Use Residential with ground floor retail) is permitted in CBD Zoning, especially in accordance with the following from §170-22, and §170-22 (A) 10 as well as §170-22 (E) and (F) (relevant excerpts noted here:

“...The zone permits retail and service uses of a limited intensity which serve the needs of the neighborhood and highway-oriented population. It is also the intent of this zone that new development and redevelopment be consistent with the existing historic nature of Centreville with regard to building setbacks, building orientation and lot coverage.”

“(A)10. Apartments in multistory buildings, provided that the portion of the ground floor fronting the street remains commercial, and the property will be subject to site plan review when converted to such use.”

“E. Except as otherwise noted in the Schedule of Zone Regulations, the following additional requirements shall apply to the CBD District:

1. Front yard setbacks shall be established by setbacks of existing buildings located on either side of the lot to be developed. Where no buildings exist on either side of the lot to be developed, the average setback from the edge of the street to the building front of all buildings along the street shall be used to determine the maximum setback of the proposed development.
  2. Side yard setbacks can be reduced to zero except where pedestrian access is provided to parking areas or other uses. Where vehicular access is provided along the side yard, a four-foot-wide sidewalk shall also be provided along the vehicular access.
  3. The ground floor street frontage of each structure shall be pedestrian-oriented, and windows shall be provided to the maximum extent practical rather than blank walls.
- F. Parking shall be provided in accordance with Article IV of this chapter. The Planning and Zoning Commission may consider the use of existing on-street parking areas and/or other existing public parking areas in meeting the minimum parking requirements for a proposed use, if the applicant can demonstrate that said parking spaces and areas will be available at the appropriate times for the patrons, residents or employees of the proposed use.”

As provided in Section 170-47D, the Planning and Zoning Commission’s role is to review and approve, conditionally approve, or reject a site plan.

This Application was reviewed by the Town of Centreville Technical Advisory Committee on Monday December 11, 2023, the minutes are included in your package and the applicant has provided responses and updated their submittal including responses to those comments.

For your convenience Site Plan Review Checklist – Overview (170-47) is provided at the conclusion of this memo. In addition to the comments provided below, some additional items for clarification have been noted in the Checklist that the Planning Commission should consider.

The location of 106 N Commerce Street is provided in the attached snip from Google Maps to provide an image re the larger context of the location of the property. The property formerly had a single-family residential structure located on it; context of its former location/placement is provided on the 2004 aerial (shared by Mike Whitehill from Property View).

Goggle Street View - 2022



2004 Property View Aerial

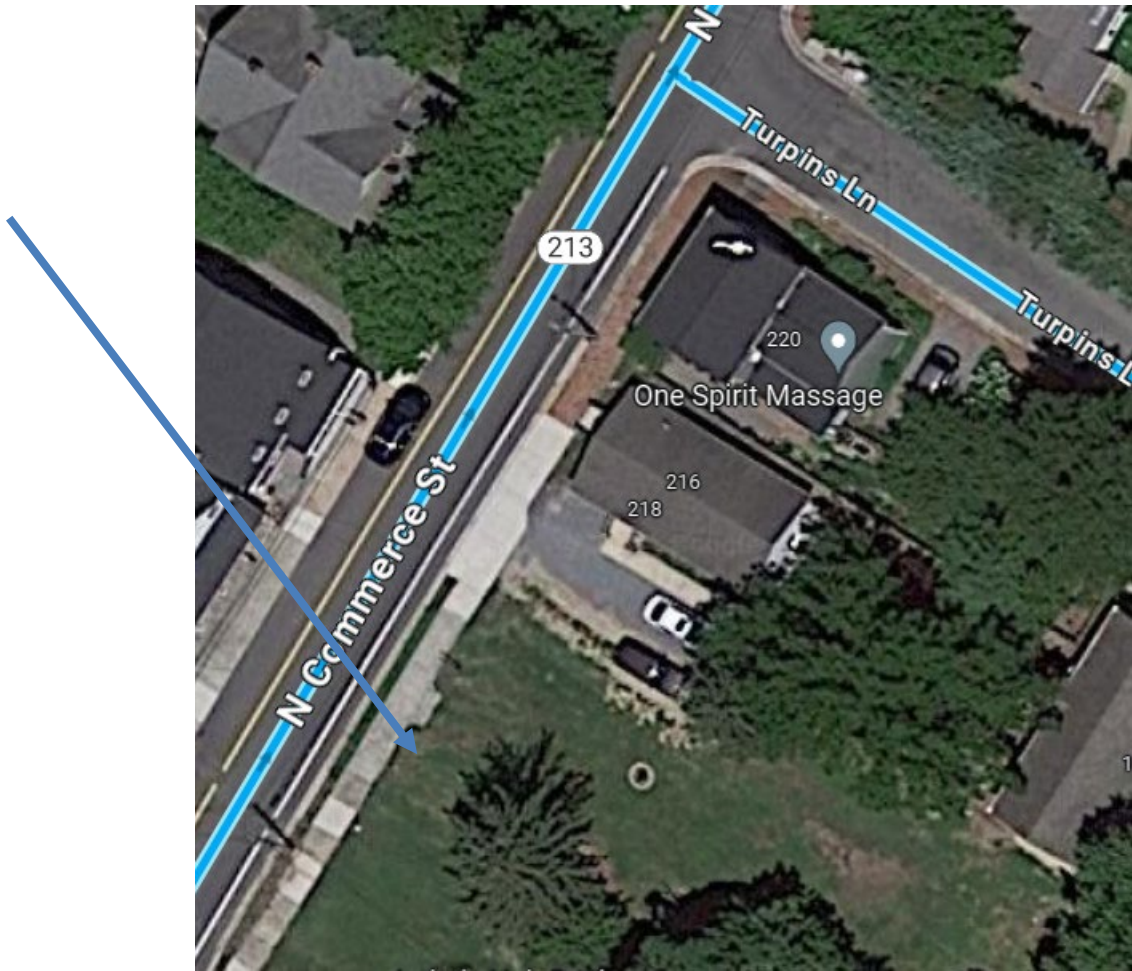


1:564



DISCLAIMER: Property information contained on this map is for reference purposes only and is NOT to be construed as a "legal description". The map scale displayed is not accurate and serves as a general representation only.

Google Aerial View 2024



**Comments**

Please note some of these items address responses to TAC comments which are referenced as they are not addressed in numerical order.

1. Placement of building and front setback. The applicant notes per TAC comment 4: That they worked to strike a balance between the aesthetic constraints of the existing buildings on the block and the need to provide room for the water meter in the front yard and the minimum setback from the property lines (regarding construction safety). It's unfortunate that the water meter utility box and other applicable site constraints can't provide placement of the building to be in closer alignment with the entry steps for the two adjacent properties to the North towards Turpin's Lane. The placement of the building does appear to be in alignment with the existing one story building (noted as EX ONE STORY FRAME DWELLING Sheets 2-5) immediately to the North.

- Regarding the Applicant’s response to TAC item #6 the railing on the entryway to the proposed building being updated to provide more consistency with the ones proposed for the balconies as well as the adjacent historic properties, while it is appreciated that the handrails shown for the entrance have been updated to match the railings of the balconies, additional consideration to include the matching balusters is appreciated.

As noted in the Town’s Design Guidelines “If a proposed building is not adjacent to other buildings having a desirable architectural character, the Planning Commission may require the application to use contextual elements found elsewhere within the area.”

Please see the railing in place across the street (google street view image below), as it appears to more closely match the proposed detail provided on the balconies and both buildings have balusters on the railings (white ones on the white building are in the center helping distinguish front porch areas for each side). Updating the Handrails on the ground floor entryway to also include the balusters will provide a more cohesive/consistent design feature, help integrate the design better with adjacent properties and help unify the commercial and residential aspects of the mixed use structure.

- Google Street view west side of Commerce Street (W and NW of the site)



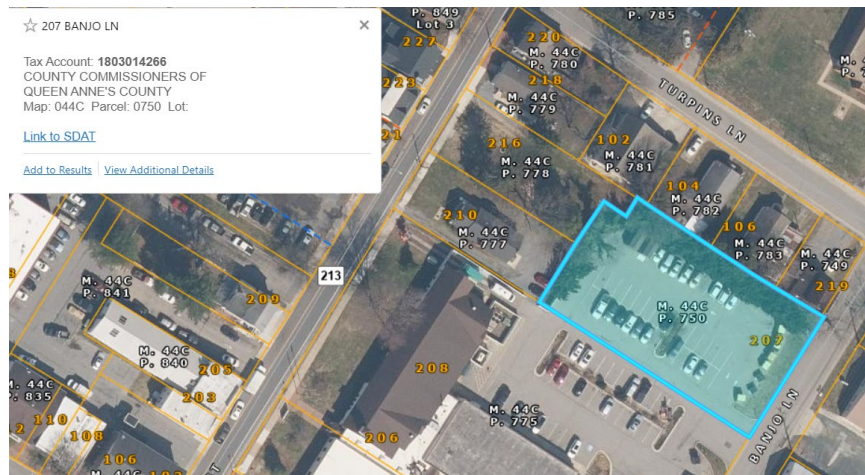
- As noted on Sheet one, based on the Parking calculations required in Article IV §170-32 Off-street Parking, the proposed uses (900 square feet of Commercial, one, one bedroom and four two bedroom residential apartments) require 14 parking spaces, and the applicant provides



information for the Planning Commission’s consideration for the requested deviation to 9 spaces (reduction of 5 spaces, approximately 36%).

- a. TAC Comment item #3, Regarding the availability of the Parking Deck of the State Parking Garage being under agreement with the Town. Please note that the Town is not comfortable committing to any availability of the State Parking Garage parking deck at this time. Recommend updating the Note on Sheet 1 of 9 regarding “...OFFSITE SPACES MAY BEING AVAILABLE ON AT THE LIBERTY STREET RAISED PARKING DECK...”.
- b. Noting the applicant has indicated the addition of a wood path in the location of an existing informal pathway from the proposed lot and the County owned lot on Sheet 3 of the site plan? Has the applicant confirmed that the parking in the lot is available for shared use with the enhanced (woodchip) pedestrian access and that the County is supportive of the woodchip improvement of the path? It appears to be a separate lot from the parking area immediately behind the QAC Health Department (see clip from QAC property view below). The entire parking area behind the County Health Department Building shows up as a Public Parking Lot with 127 spots on Google Maps.

Lot @ 207 Banjo Lane – QAC Property View



As noted above, “The Planning and Zoning Commission may consider the use of existing on-street parking areas and/or other existing public parking areas in meeting the minimum parking requirements for a proposed use, if the applicant can demonstrate that said parking spaces and areas will be available at the appropriate times for the patrons, residents or employees of the proposed use.”

Additionally, 170-32 Provides the ability for the Planning Commission to consider deviations of up to 50% in parking requirements, this applicant proposes less than a 50% reduction of on site parking. §170-32, B.2. states

“Therefore, the Town (through the Planning and Zoning Commission) may permit deviations of up to 50% from the presumptive requirements of Subsection A above and may require more or allow less parking as may be deemed appropriate during the process of site plan review. In determining whether or not it is appropriate to allow such deviations, the applicant shall have the burden of supplying evidence that such a change is warranted. This evidence shall include the applicant's experience with the same use in other jurisdictions, alternate standards (and an assessment of their adequacy) for the same use in other communities, or a suggested standard by a nationally recognized authority in parking (e.g., the Institute of Transportation Engineers, the American Planning Association, etc.), and an explanation of the circumstances that necessitate a variation from the minimum parking requirements.”

- c. There seems to be ample on street parking along Commerce Street as well as on Liberty Street, as well as the lot on Banjo Lane, if the lot on Banjo Lane can be utilized and the existing path be enhanced for pedestrian access, especially for the shared nature of the proposed uses (Residential and Commercial).
- d. Based on the current proposed on-site parking layout, the applicant and Planning Commission may want to consider allowing a further reduction of parking by two spaces (bringing the reduction to 7 required from 14 would be a 50% reduction) is recommended for consideration for improved automobile and pedestrian access and circulation. It is recommended that the applicant consider reworking the spaces along the eastern most side of the parking facility, especially related to providing pedestrian access if the footpath can be improved with compacted woodchips as well as potential reduction of the awkward circulation related to he currently proposed outermost two

spaces in the SE and NE corners of the lot, one is straight in the drive aisle, the other in front of the lot bump out area in the northeast corner.

5. The following comments pertain to the dimensions and location of the access (drive aisle) as well as the edge of pavement in the rear of most of the site.
  - a. As noted in the Town of Centreville Zone of Regulations, the rear yard in CBD zoning is required to be five feet. As depicted on sheet 3 of 9, the edge of pavement and the parking blocks appear to extend into the rear yard in 4 ¼ of the six spaces currently proposed along the east side of the parking area (from the SE corner extending toward the lot bump out in the NE corner).
  - b. §170-32 C.2.d. Off-Street Parking Provides that Entrances from public or private streets shall be at least 7 1/2 feet from side lot lines, it is unclear if the entrance shown on this application is consistent with that requirement.
  - c. §138-48 B Article IV Specifications and Design Considerations, for Streets, Roads and Improvements, Off-Street Parking indicates that “No driveway serving a parking facility shall be closer than five feet to a side property line.” It is unclear how the proposed drive aisle from Commerce Street entrance to the proposed parking area (Sheet 3 of 9) is consistent with this requirement.

### **Additional Consideration**

In consultation with the Town Engineer Whitehill and Town Manager/Zoning Administrator Brinkley, we provide the following for consideration, either in coordination with this application or to be added to the Planning Commission Work Plan regarding updates/modifications re Zoning and Subdivision regulations:

The Applicant/ Planning Commission may wish to consider a text amendment eliminating applicability of the entrance distance criteria from the CBD zone.

Based on a quick overview of study of the CBD, easily over 32 of the existing lots and businesses in the CBD do not meet these criteria. Strict adherence to the criteria applied in the CBD would hamper businesses from submitting building permits and site plans when most would be de facto non-conforming. Travelling through the CBD, vehicle drivers do not distinguish the 7½’ or property lines, so safety would seem not at issue.

Since there are no Buffer Yards required or applicable in the CBD per §170-42 E. Tables of Required Buffer Yards when adjacent lands lie in the same district, the need for a planting strip- even one shared by the adjoining land is moot.

**Site Plan Review Checklist – Overview (Please see especially items highlighted in light blue:**

<b>170-47 Site Plans</b>	
<b>D. Procedural items</b>	
1. Site plans shall be prepared and certified by an engineer, architect, landscape architect, or land surveyor duly registered to practice in the State of Maryland or equivalent certification.	P.E. Seal State of MD – dated Jan 19, 2024.
2. All site plans shall clearly show the information required by this section.	
3. If such plans are prepared in more than one sheet, match lines shall clearly indicate where the several sheets join, and an index sheet shall be required.	Index Sheet and applicable adjacent properties and owners included.
4. Every site plan shall show the name and address of the owner and developer, the election district, North point, date, scale of the drawing, and the number of sheets.	Owner/Developer: Prepared for Tred Avon Partners, LLC (consistent with Application), Election District (3 <sup>rd</sup> ), date and total number of sheets (1 of 9 etc.) noted on all 9 sheets. North arrow and scale (vary) provided on Site Plan, Existing conditions, Grading/ Sediment/Erosion Control, Stormwater Management Plan, and Utility Plan (Sheets 2-6).
At least Five clearly legible copies submitted to Centreville Planning and Zoning Commission	Submitted and accepted for review.
<b>C. Information required to be included in the site plan.</b>	
<b>2. An area or vicinity map at a scale of not smaller than one-inch equals 2,000 feet and showing such information as the names and numbers of adjoining roads, streams, bodies of water, railroads, subdivisions, election districts, or other landmarks sufficient to clearly identify the location of the property.</b>	Vicinity Map scale of one-inch equals 1,000 feet as well as Sheets 2-6 show adjoining roads, and adjacent properties
<b>A boundary survey plat of the entire site at a scale not smaller than one inch equals 100 feet unless otherwise specified by the Planning and Zoning Commission showing the following:</b>	
a. Existing topography at two- or five-foot contour intervals.	Topography provided on Sheet 2 – Existing Conditions of 9 @ scale of 1 inch = 10 Feet and noted in Site Notes 7, referencing Survey in Site note 6 (Sheet 1 of 9)
b. Slopes in excess of 15% (CA only).	Not Applicable (NA)
c. Existing and proposed regraded surface of the land.	Sheet 4 of 9 Grading & Sediment & Erosion Control Plan

d.	Location of natural features such as streams, major ravines, drainage patterns, within the area to be disturbed by construction and the location of trees measuring greater than 12 inches in diameter to be retained.	None appear to be present, Trees noted on Existing Conditions (Sheet 2 of 9) appear varying in diameter from 10 inch to 24 inch aren't proposed to remain. Site Plan Page 3 of 9, shows An American Holly 8 feet in height and a Sweet Bay Magnolia 6 feet in height to be planted in two rear property locations.
e.	Floodplain boundaries (one-hundred-year).	Cover sheet Site Notes – The property is NOT in the one Percent Chance Flood Plain based on FEMA FIRM Map for QAC (Panel No 24035C0212D, 11/05/2014).
f.	Location and areal extent of all soils with septic limitations; wet soils; hydric soils; and soils with hydric properties as shown on the County Soil Survey (CA only).	NA
<b>A detailed drawing showing:</b>		
a.	Location, proposed use, and height of all buildings (delineate all existing buildings and structures);	Location and proposed uses shown on Sheets 3-5; Height provided on Jan 18, 2024, Schematic Design (Torchio). Height shown of 33 Feet, 11 ¾ inches and 3 stories (CBD Zone Maxim Height Regulation is 35 Feet, 3 Stories).
b.	Location of all parking and loading areas with ingress and egress drives thereto;	Site Plan (Sheet 3 of 9)
c.	Location of outdoor storage (if any);	Fenced Trash Corral noted on Site Plan (Sheet 3 of 9)
d.	Location and type of recreational facilities (if any);	None identified, appears that bump out in rear NE portion of lot where an 8 foot American Holly is intended to be planted will be green space.
e.	Location of all existing or proposed site improvements, including storm drains, culverts, retaining walls, fences, stormwater management facilities as well as any sediment and erosion control structures (information on shore erosion shall include the existing shoreline management designation as shown on the Town of Centreville Critical Area Program Map, existing structures, their condition, and areas for proposed structural and nonstructural controls, shown on the boundary survey plat, at a scale of at least one inch equals 100 feet);	Sheets 3 – 9, all of scale at least and sometimes larger than one inch equals 100 feet.  Shore erosion info is NA for this property.
f.	Description, method, and location of water supply and sewerage disposal facilities;	Existing and proposed Water and Sewer facilities are provided on Existing Conditions and Site Plan (Sheets 2 and 3 of 9)
g.	Location, size, and type of all signs;	See Site Plan Sheet 3 of 9 No Parking Sign Detail provided, noted to be installed along building wall (assume along the entrance to

		parking area)– we should clarify locations? Additionally, Site note 4 indicates the Handicap Parking sign, also to be fastened to the building wall, says per detail on this sheet (assume that means same notes as the same 3 notes provided for No Parking Sign Detail?)
h	The location, size, and type of vehicular entrances to the site;	Site Plan – sheet 3 of 9, fourteen feet predominately one way drive aisle. Applicant notes in cover letter that exiting cars would have the right of way, suggest signage be considered to note that.
i	The location of the Critical Area District boundary, the Buffer and other Buffer areas, open space areas, and forested areas;	NA- This property is not in the Critical Area.
j	The location of all Habitat Protection Areas (CA only);	NA
k.	The location of all contiguous forested areas adjacent to the site that are linked to forested areas on the development site, i.e., hedgerows, forest patches or other wildlife corridors (CA only);	NA
L	The location of agricultural fields, barren lands, pasture, etc.	NA
M	The location of tidal and nontidal wetlands on the site;	NA – noted in notes that there appear to be no non-tidal wetlands on the property
N	The location of existing water-dependent facilities on and adjacent to the site, including the number of existing slips and moorings on the site (CA only);	NA
O	The location and extent of existing and/or proposed erosion abatement approaches;	Sheet 4 of 9 – Grading & Sediment & Erosion Control Plan
P	The location of anadromous fish spawning stream(s) on or adjacent to the site and a delineation of the watershed area of the stream on the site (CA only); and	NA
q	A detailed drawing locating shore erosion abatement techniques to be included with the site plan (CA only).	NA
r	Elevations, which indicate the exterior appearance and materials to be used in each structure within the site plan. [Added 4-5-2007 by Ord. No. 1-07]	216 North Commerce Street Mixed Use Building Schematic Design dated Jan 18, 2024, by Torchio Architects. Please see note re follow up to TAC response to Comment #6 above.
<b>3. Computations of:</b>		
a	Total lot area;	As noted above approximately 8,236 Square Feet (Property Land Area: SDAT)

		to 8,666 SF (Total Site Area noted on Site and Construction Plans) in size.
b	Building floor area for each type of proposed use;	900 Square feet for Commercial use ground floor, with approximately 4,860 square feet of residential.
c	Building coverage in percentage;	<p>Percentage Building Coverage doesn't appear to be included; applicant likely has it as a part of impervious coverage calculation. Note also – no standard for percent building coverage exists in the Schedule of Zone Regulations, but the proposed project's impervious coverage ratio (building and parking and paved areas is within the required 85% (83.5%) limit in the CBD Zone.</p> <p>Applicant should confirm that its approximately 22-23% (5,760 square feet ÷ by 3 (# of floors) = 1,920 Square Feet; 1,920 ÷ by 2,666 or 2, 236 acres.</p>
d	Road area;	Similar to building coverage above, Applicant likely has the access driveway information (from Commerce Street to Parking area) as part of the base calculations for impervious coverage ratio (building and parking and paved areas is within the required 85% (83.5%) limit in the CBD Zone.
e	Number and area of off-street parking and loading spaces;	9 including one Handicapped – please see note above for recommended further considerations.
f	Total site area in the Critical Area District (CA only);	NA
g	Total man-caused impervious surfaces areas and the percentage of site these occupy;	471 SF to be removed; 7, 149 SF to be added resulting in 83.5% (noted in Site Statistics on Sheet 1 of 9).
h	Separate computations of the total acres of existing forest cover in the Buffer and in the Critical Area (CA only);	NA
i	Proposed agricultural open space areas;	NA
j	Proposed forest open space areas; and	NA

k	Total area of the site that will be temporarily disturbed during development and the total area that will be permanently disturbed. "Disturbed" is defined as any activity occurring on an area which may result in the permanent loss of or damage to existing natural vegetation (CA only).	NA
<b>4. Commercial or industrial uses must include:</b>		
a.	Specific uses proposed;	Applicant has only indicated Commercial of the nature that requires 3 parking spaces (1 per 300 SF).
b.	Maximum number of employees for which buildings are designed;	Not sure this has been determined yet, based on the nature of Commercial use. We do know that they envision an applicable 900 SF of Commercial use generating a parking need for 1 per 300 SF (which sometimes can be general estimates related to number of employees and customers).
c.	Type of energy to be used for any manufacturing processes;	NA
d.	Type of wastes or by-products to be produced by any manufacturing process;	NA
e.	Proposed method of disposal of such wastes or by-products; and	NA
f.	Location of outdoor lighting facilities.	Not sure this is noted are there any?
<b>5. In addition to the information above, site plans shall be accompanied by the following:</b>		
a.	A Forest Management Plan including the comments of the Bay Watershed Forester (CA only);	NA
b.	A Habitat Protection Plan including the comments of the Maryland Forest, Park and Wildlife Service (CA only);	NA
c.	An executed cooperator's agreement with the Soil Conservation District or Farm Plan, as applicable (CA only);	NA
d.	A Stormwater Management Plan;	Included as Stormwater Management Narrative January 2024 and pages 3-4 & 8-9
e.	A Sediment and Erosion Control Plan;	Sediment and Erosion Control Details Sheet 7 of 9
f.	A Planting Plan, as required; and	As noted above, Site Plan sheet 3 of 9 identifies both an 8 foot Holly and a 6



		foot Sweet Bay Magnolia to be planted. Item D on page 2 of the Tred Avon Partners – 216 N Commerce Street Jan 19, 2024 Letter to the Planning Commission notes that the applicant envisions providing some small shrubs along the building to screen the foundation and it is likely that the HVAC will also be placed within that Strip of Landscaping as well.
g	An Environmental Assessment Report which provides a coherent statement of how the proposed development addresses the goals and objectives of the Centreville Critical Area Program (CA only). At a minimum the environmental assessment shall include:	
	(1) A statement of existing conditions, e.g., the amount and types of forest cover, the amount and type of wetlands, a discussion of existing agricultural activities on the site, the soil types, the topography, etc.;	NA
	(2) A discussion of the proposed development project, including number and type of residential units, amount of impervious surfaces, proposed sewer treatment and water supply, acreage devoted to development, proposed open space and habitat protection areas;	NA
	(3) A discussion of the proposed development's impacts on water quality and Habitat Protection Areas; and	NA
	(4) Documentation of all correspondence and findings.	NA
	<b>6. Other information as requested by the Town.</b> §170-22, and §170-22 (A) 10 as well as §170-22 (E) and (F) as well as TAC Review items.	<b>TAC Review Responses included, and a few additional Comments noted above.</b>

**ISSUED BUILDING PERMITS**  
**October 1 - 31, 2023**

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-204-23	James Blandford	James Blandford	125 East Brook Dr.	shed	10/3/2023
BP-205-23	Economy Restoration LLC	Joseph Candella	830 Harmony Way	replace roof	10/3/2023
BP-206-23	Economy Restoration LLC	James Cotter	166 Symphony Way	replace roof	10/3/2023
BP-207-23	Economy Restoration LLC	Judith Scully	149 Sonata Way	replace roof	10/3/2023
BP-208-23	Economy Restoration LLC	John Teagle	143 East Meadow Dr.	replace roof	10/3/2023
BP-209-23	Economy Restoration LLC	Megan Ford	123 Granard Ave.	replace roof	10/3/2023
BP-210-23	Sunrun	Robert Hays	300 Elm St	roof mounted solar panels	10/3/2023
BP-212-23	Andrew Harper	Cameron Glaws	620 Chesterfield Ave.	remove existing deck & replace	10/11/2023
BP-213-23	Economy Restoration LLC	Donald Rizzo	336 Overture Way	replace roof	10/11/2023
BP-214-23	Economy Restoration LLC	Emory Anderson	135 Harmony Way	replace roof	10/11/2023
BP-215-23	Economy Restoration LLC	Eric Johnson	502 Little Kidwell	replace roof	10/11/2023
BP-216-23	Economy Restoration LLC	Lois Labs	814 Harmony Way	replace roof	10/18/2023
BP-217-23	Nova Solar Inc.	Matthew & Rebecca Perry	144 Cypress St.	roof mounted solar panels	10/18/2023
BP-218-23	Power Factor	Jacob Trently	119 Banbridge Ave	roof mounted solar panels	10/18/2023
BP-219-23	Economy Restoration LLC	Katherine Stursa	371 Overture Way	replace roof	10/26/2023
BP-220-23	EP Cronshaw	112 W Water, LLC	112 W Water St.	interior demolition	10/26/2023
BP-221-23	Amy Lewis, Sunrun	Kenneth Bloodsworth	213 Oak St.	solar panels	10/23/2026

\* based on the approval date by Zoning Administrator

**ISSUED BUILDING PERMITS**  
**November 1 - 30, 2023**

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-222-23	LBS Contracting, LLC	Our Mother of Sorrows	301 Homewood Ave.	replace roof	11/1/2023
BP-223-23	Jeremy Lins/Lins Construction	Harold Haney	143 Meadow Brook Way	replace roof	11/1/2023
BP-224-23	Byron Hernandez/Home Improvement Automation	Maria & Dolores Benitez	329 N. Liberty	interior renovation	11/8/2023
BP-225-23	Richard Starkey	Richard Starkey	359 Kidwell Ave.	pole buiding	11/8/2023
BP-226-23	Ray Lewis	226 Broad St./Crumpton LLC.	126 Kidwell Ave.	complete interior renovation	11/15/2023
BP-227-23	Venture Solar	Kristin Donahue	158 Long CreekWay	roof mounted solar panels	11/8/2023
BP-228-23	Trent Hartman	Trent Hartman	314 Brooke Run Lane	shed	11/15/2023
BP-229-23	Economy Restoration LLC	John Locke	806 Harmony Way	replace roof	11/15/2023
BP-230-23	Muzon General Contractor LLC	Margaret Kolack	415 Opera Court	shingle replacement	11/15/2023
BP-231-23	Economy Restoration LLC	Irvin Kohne	810 Harmony Way	replace roof	11/15/2023
BP-233-23	Economy Restoration LLC	Matthew Johnson	201 Elm St.	replace roof	11/17/2023
BP-234-23	Christopher Harrison	Christopher Harrison	204 Windsor Ave	fence	11/17/2023

\* based on the approval date by Zoning Administrator

**ISSUED BUILDING PERMITS**  
December 1, 2023 - December 31, 2023

Permit #	Applicant	Owner	Address	Type	Issue Date*
BP-232-23	CES Equipment & Sales	Penn Statiion Joint Ventures	420 Pennsylvania Ave.	Commercial/interior reno	12/11/2023
BP-235-23	Monoz Geral Contractor	Jeanette Paiter	165 Symphony Way	replace roof	12/11/2023
BP-236-23	Elizabeth Baer	Elizabeth Baer	103 Tilghman Ave	shed	12/11/2023
BP-237-23	Wells Home Improvements	Bernard Patterson	304 E Water Street	replace roof	12/21/2023
BP-238-23	C & O Services Inc.	Erica Stuart	310 Little Kidwell Ave.	interior renovation & fence	12/29/2023
BP-239-23	Shore Roofing Solutions	William Leavy	169 Orchestra Place	replace roof	12/29/2023
BP-240-23	Dana & Lunneth Brazerol	Dana & Lunneth Brazerol	207 Lurgan Lane	fence	12/29/2023
BP-241-23	Economy Restoration LLC	Ann Sharp	170 Symphony Way	replace roof	12/29/2023

\* based on the approval date by Zoning Administrator

**ISSUED BUILDING PERMITS**  
**January 1 - 31, 2024**

<b>Permit #</b>	<b>Applicant</b>	<b>Owner</b>	<b>Address</b>	<b>Type</b>	<b>Issue Date*</b>
BP-01-24	Christy Stuart	Christy Stuart	203 Kidwell Ave.	fence	1/8/2024
BP-02-24	DriGuy	Dale Walls	105 Heritage Way	add deck	1/8/2024
BP-03-24	Andrew Harper	William Stewart	502 Chesterfield Ave.	enclose deck	1/25/2024
BP-04-24	Weese Development	Island Alliance Church	123 Coursevall Dr.	commercial renovation	1/25/2024
BP-05-24	Christian Bryant	Christian Bryant	124 Price Street	Deck	1/26/2024

\* based on the approval date by Zoning Administrator