

LEGEND		
	EXISTING	PROPOSED
IRON ROD FOUND		
IRON PIPE FOUND		
CAPPED IRON PIPE FOUND		
MAJOR CONTOURS	--- 40 ---	40
MINOR CONTOURS	--- 42 ---	42
EASEMENT LINE	---	---
BUILDING STRUCTURE		
BUILDING AWNING/OVERHANG	---	---
FENCE LINE	X	X
TREELINE		
GRAVEL ROAD	---	---
CURB	---	---
CONCRETE PADWALK		
PROPERTY LINES	---	---
PROPERTY SETBACK LINES	---	---
PARKING MARKINGS	---	---
ELECTRIC LINE	E	---
WATER LINE	W	W
SEWER LINE	SS	SS
FORCE MAIN	---	FM
STORM PIPE	SD	SD
LIMIT OF DISTURBANCE	---	LOD
SIGN		
SOIL TYPE BOUNDARY	---	---
SOIL TYPE LABEL	H/A HSG A/D	
LIGHT POLE		
STORM MANHOLE	D	S
SEWER MANHOLE	S	S
SEWER CLEANOUT	CO	CO
UTILITY POLE		
ELECTRICAL STRUCTURE	ELEC	ELEC
FIRE HYDRANT	HY	HY
WATER VALVE	WV	WV
WATER METER	WM	WM
LANDSCAPED AREA		
PERMEABLE PAVERS		
DRAINAGE AREAS	---	---
TIME OF CONCENTRATION		
SHEET FLOW		
TIME OF CONCENTRATION		
SHALLOW FLOW		
TIME OF CONCENTRATION		
CHANNEL FLOW		
AREAS TO BE DEMOLISHED		
SHADED AREA		

PRELIMINARY MAJOR SITE PLAN & STORMWATER MANAGEMENT PLAN  
FOR  
EDEN TOWN BREWERY  
TOWN OF DENTON  
3RD ELECTION DISTRICT, CAROLINE COUNTY, MARYLAND  
TAX MAP 103, GRID 17, PARCEL 589

GENERAL NOTES

- THE EXISTING UTILITIES SHOWN IN THESE DRAWINGS IS BASED ON BEST AVAILABLE INFORMATION. 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 AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:
  - DELMARVA POWER 1-800-375-7117
  - CHOPTANK ELECTRIC COOPERATIVE 1-877-892-0001
  - MISS UTILITY 1-800-441-8355
  - MCCRONE 1-410-267-8621
  - MARYLAND DEPARTMENT OF ENVIRONMENT 1-410-901-4020
  - TOWN OF DENTON PUBLIC WORKS 1-410-479-5446
  - TOWN OF DENTON 1-410-479-2050
- THE CONTRACTOR SHALL CONTACT THE TOWN OF DENTON AT LEAST TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.
- ALL CONSTRUCTION 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 DENTON DEVELOPMENT DESIGN STANDARDS.
- 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 HEREIN 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 CAROLINE COUNTY SOIL CONSERVATION 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 BUILDING CONSTRUCTION AND PARKING AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" MAXIMUM LIFTS.
- ALL SIDEWALKS, HANDICAP RAMPS, HANDICAP PARKING SPACES AND ACCESSIBLE ROUTES SHALL COMPLY WITH APPLICABLE ADA CRITERIA.
- IF POSSIBLE, 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.
- A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED ON ADJACENT ROADWAYS DURING HOURS OF CONSTRUCTION, AND TWO WAY TRAFFIC AT ALL OTHER TIMES.
- ALL PVC, PE AND HDPE PIPE, OTHER THAN PIPE RUNS BETWEEN GRAVITY SEWER MANHOLES, SHALL HAVE A CONTINUOUS SINGLE STRAND, 8-GAUGE UNCOATED COPPER TRACER WIRE LOCATED BENEATH THE PIPE. THE WIRE SHALL BE STUBBED INTO ALL METER PITS, VACUUM VALVE PITS, CLEANOUTS, AND DIVISION VALVE BOXES.
- THE CONTRACTOR SHALL PROVIDE A SET OF RED-LINED AS-BUILTS TO THE FOLLOWING ENTITIES AT THE COMPLETION OF CONSTRUCTION: OWNER, DEPARTMENT OF PUBLIC WORKS (STORMWATER), AND THE SANITARY DISTRICT (UTILITIES). RED LINES SHALL SHOW THE HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES AS SURVEYED, BEFORE BEING BACKFILLED.

REQUIRED REGULATORY APPROVALS

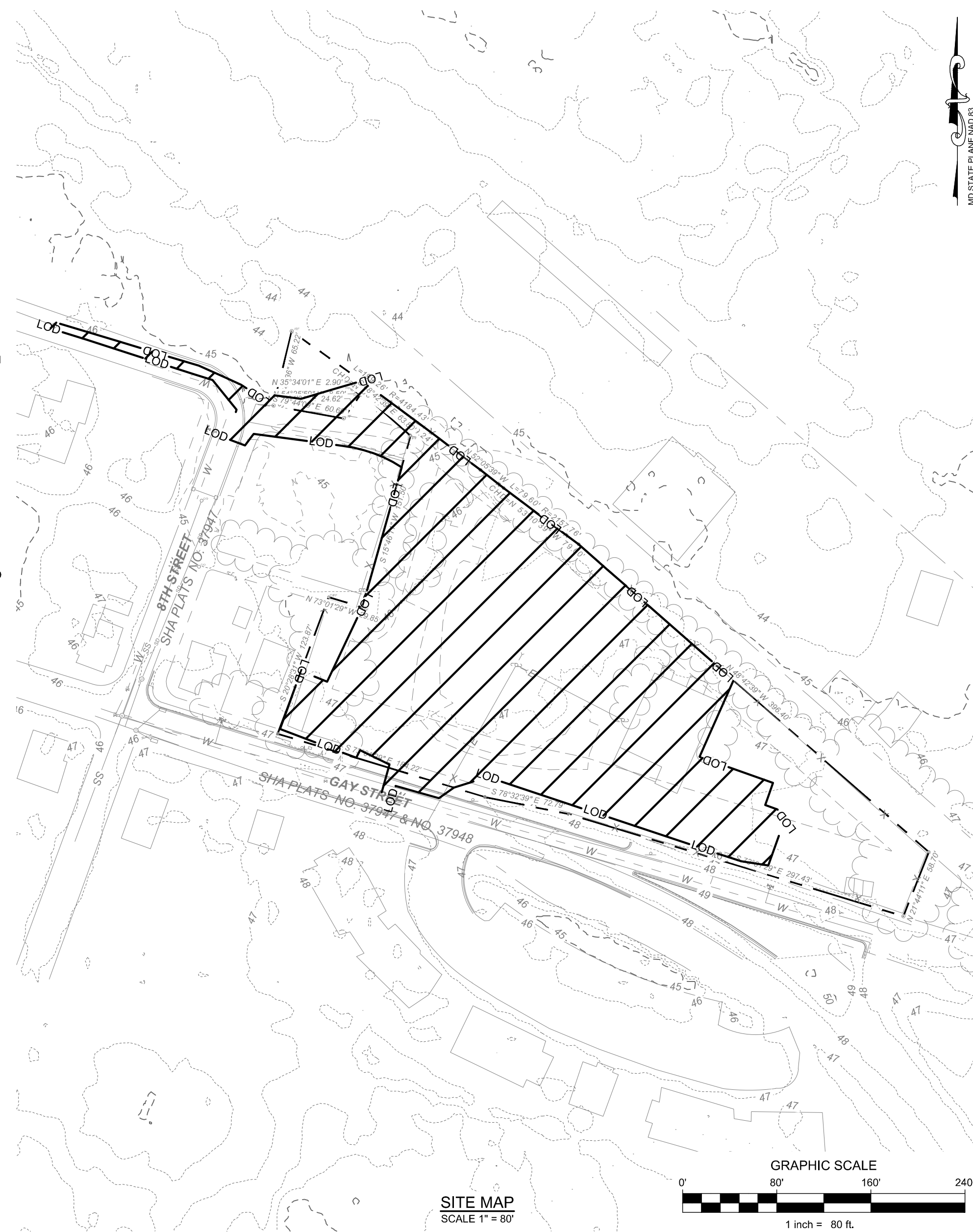
- MAJOR SITE PLAN (INCLUDES STORMWATER MANAGEMENT PLAN) - TOWN OF DENTON
- FINAL STORMWATER MANAGEMENT PLAN - TOWN OF DENTON
- FOREST CONSERVATION ACT - TOWN OF DENTON
- EROSION & SEDIMENT CONTROL - CAROLINE COUNTY SOIL CONSERVATION DISTRICT
- ACCESS PERMIT - MARYLAND STATE HIGHWAY ADMINISTRATION
- NOTICE OF INTENT - MARYLAND DEPARTMENT OF THE ENVIRONMENT

STORMWATER MANAGEMENT NARRATIVE

THE SUBJECT PROPERTY IS LOCATED AT 108 N. EIGHTH STREET IN THE TOWN OF DENTON, CAROLINE COUNTY, MARYLAND. THE PROPERTY IS CURRENTLY ZONED MIXED INDUSTRIAL (MI).

THE SITE IS APPROXIMATELY 2.30 ACRES IN AREA WITH APPROXIMATELY 0.32 ACRES OF EXISTING IMPERVIOUS AREAS ON-SITE WHICH QUALIFIES THIS SITE AS NEW DEVELOPMENT AS THERE IS LESS THAN 40% EXISTING IMPERVIOUS AREA. WITHIN THE LIMITS OF DISTURBANCE, 1.95 ACRES, THERE ARE 0.41 ACRES OF EXISTING IMPERVIOUS AREA. THE TOTAL PROPOSED IMPERVIOUS AREA IS 1.00 ACRES. SINCE THIS SITE IS ZONED MIXED INDUSTRIAL, AND THIS IS A NEW DEVELOPMENT PROJECT, MCCRONE PROPOSES TO ADD ADEQUATE STORMWATER MANAGEMENT FACILITIES TO ACCOUNT FOR THE INCREASE IN IMPERVIOUS AREA ON THE SITE. MCCRONE PROPOSES SIX (6) MICRO-BIORETENTION AREAS ON SITE TO TREAT THIS STORMWATER. THE MAJORITY OF THE PROPOSED IMPERVIOUS AREA WITHIN THE LIMITS OF DISTURBANCE WILL BE TREATED WITH THE PROPOSED MICRO-BIORETENTIONS.

THE PROPOSED DEVELOPMENT ADDS 0.59 ACRES OF IMPERVIOUS AREA WHICH EQUATES TO 7,228 CF OF TARGET ESDV. THE NEW DEVELOPMENT PROPOSES SIX (6) MICRO-BIORETENTIONS IN THE LAYOUT TO PROVIDE THE REQUIRED ESD VOLUME. THE MICRO-BIORETENTIONS PROVIDE A COMBINED 8,353 CF OF ESDV, WHICH EXCEEDS THE REQUIRED ESDV BY 1,125 CF.



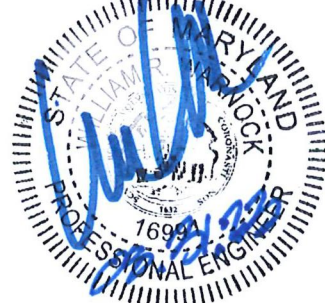
AS-BUILT CERTIFICATION

NOTE: INFORMATION SHOWN ON THESE PLANS IN RED LETTERING REPRESENTS THE ACTUAL LOCATION OF CONSTRUCTED FEATURES AS BUILT ON SITE AND FIELD LOCATED BY MCCRONE ON

I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THE "AS-BUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.  
P.E. No. \_\_\_\_\_  
DATE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_

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. 18991, EXPIRATION DATE: 07-13-2024.  
WILLIAM R. WARNOCK, P.E.  
ENGINEER  
DATE \_\_\_\_\_

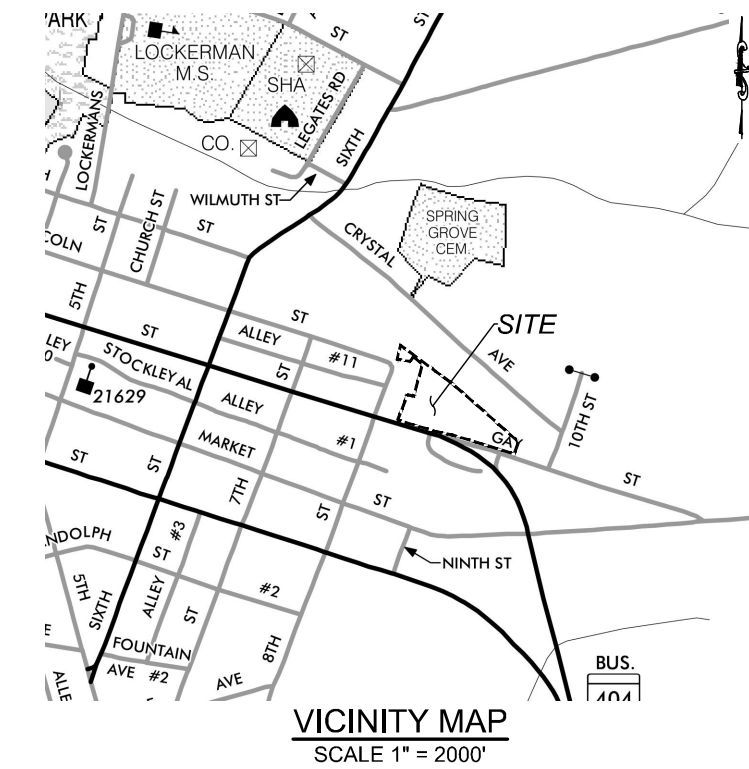


SITE CALCULATIONS

CURRENT ZONING = MIXED INDUSTRIAL (MI)  
ZONING SETBACKS = FRONT 50', REAR 20', SIDE 30'  
CURRENT USE = INDUSTRIAL  
PROPOSED USE = BREWERY  
SITE AREA = 100,299 S.F. (2.30 AC±)  
PROPOSED FLOOR AREA = 7,480 S.F.  
AREA DISTURBED = 85,052 S.F. (1.95 AC±)  
PROPOSED IMPERVIOUS AREA = 43,463 S.F. (1.00 AC±)  
VEGETATIVELY STABILIZED AREA = 41,589 S.F. (0.95 AC±)

SITE NOTES

- PROPERTY SHOWN HEREON IS CURRENTLY DESIGNATED AS TAX MAP 103, GRID 17, PARCEL 589.
- FOR DEED REFERENCE FOR SEE 1630/342.
- THIS SITE IS ZONED MI - MIXED INDUSTRIAL.
- EXISTING USE - INDUSTRIAL AND PROPOSED USE - BREWERY.
- PROPERTY LINES AND IMPROVEMENTS SHOWN HEREON ARE BASED ON FIELD RUN SURVEY DATA PREPARED BY MCCRONE DATED MARCH 2023.
- TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY MCCRONE ON MARCH 2023 AND IS NAD 83 & NAVD 88. THERE ARE NO SLOPES GREATER THAN 15% ON THE SUBJECT PROPERTY.
- SOILS ON SITE CONSIST OF CEDARTOWN LOAMY SAND AND GALESTOWN LOAMY SAND PER THE USDA WEB SOIL SURVEY AS OF AUGUST 7, 2023.
- THIS SITE IS LOCATED WITHIN THE AREA OF MINIMAL FLOOD HAZARD (ZONE X) ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP FOR CAROLINE COUNTY.
- THIS SITE IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- THIS SITE IS SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT IS TO BE PROVIDED ON-SITE.
- MAXIMUM PERMITTED BUILDING HEIGHT = 50 FT  
TALLEST PROPOSED STRUCTURE = 40 FT
- PER AVAILABLE GIS DATA, THE SITE DOES NOT CONTAIN ANY OF THE FOLLOWING: NON-TIDAL WETLANDS, TIDAL WETLANDS, WOODLANDS, STREAMS OR STEEP SLOPES GREATER THAN 15%. AVAILABLE GIS DATA INDICATES SENSITIVE SPECIES PROJECT REVIEW AREAS ARE PRESENT ON SITE.
- THE PROPOSED DEVELOPMENT IS COMMERCIAL AND WILL NOT IMPACT THE SCHOOL DISTRICT OR SCHOOL BUS SERVICE.
- LANDSCAPING IS TO BE PROVIDED IN ACCORDANCE WITH THE TOWN OF DENTON CODE, CHAPTER 128, ARTICLE XVI, UNLESS MODIFIED AT THE TIME OF THE PRELIMINARY/FINAL ENGINEERING DESIGN.
- NO WETLANDS APPEAR ON SITE. IF REQUIRED, A FORMAL WETLAND DELINEATION SHALL BE CONDUCTED, SURVEYED, AND APPROVED BY MDE PRIOR TO FINAL ENGINEERING AND CONSTRUCTION.
- FOREST CONSERVATION IS PROPOSED TO BE PROVIDED FOR THE PROPOSED AREA OF DISTURBANCE WITH A FEE IN LIEU PAYMENT TO THE TOWN OF DENTON.
- DEVELOPMENT OF THE PROPERTY WILL COMMENCE WHEN ALL REQUIRED APPROVALS AND PERMITS HAVE BEEN OBTAINED. DEVELOPMENT OF THE ENTIRE SITE WILL OCCUR IN A SINGLE PHASE.



ENGINEER/SURVEYOR

MCCRONE  
ATTN: WILLIAM R. WARNOCK, P.E.  
20 RIDGELY AVENUE  
ANNAPOLIS, MARYLAND 21401  
PHONE: (410) 267-8621 x1011

OWNER/APPLICANT/DEVELOPER

SECOND STREET VENTURES, LLC  
ATTN: MATTHEW & SARAH DAHL, MANAGERS  
408 S. SECOND STREET  
DENTON, MARYLAND 21629  
PHONE: (919) 819-7848

STATEMENT OF PURPOSE & INTENT

THE PURPOSE OF THIS SITE PLAN IS TO OBTAIN APPROVALS TO DEMOLISH THE EXISTING BARN AND SHED AND DEVELOP A BREWERY. THE APPLICANT IS SEEKING MAJOR SITE PLAN APPROVAL.

INDEX OF DRAWINGS

00.00	COVER SHEET
01.00	EXISTING CONDITIONS MAP
02.00	DEMOLITION PLAN
03.00	SITE LAYOUT PLAN
03.01	SITE PARKING PLAN
04.00	GRADING PLAN
05.00	STORMWATER MANAGEMENT PLAN
05.01	STORMWATER MANAGEMENT DETAILS
06.00	EXISTING SITE DRAINAGE AREA MAP
06.01	PROPOSED SITE DRAINAGE AREA MAP
06.02	STORMWATER FACILITY DRAINAGE AREA MAP
07.00	UTILITIES PLAN - KEY SHEET
07.01	WATER AND SEWER PROFILES
07.02	UTILITY DETAILS
08.00	LANDSCAPE PLAN
08.01	SHADING PLAN
09.00	TRUCK TURNING MOVEMENTS PLAN - KEY SHEET
09.01	GARBAGE TRUCK TURNING MOVEMENT PLAN
09.02	FIRE TRUCK TURNING MOVEMENT PLAN
10.00	DETAILS

OWNER'S CERTIFICATION

SIGNATURE \_\_\_\_\_ DATE 8/30/23

- IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGES MADE ON 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 CERTIFICATION OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.

TOWN OF DENTON APPROVALS

THESE PLANS HAVE BEEN REVIEWED FOR THE TOWN OF DENTON DEPARTMENT OF PLANNING AND CODES AND MEETS TECHNICAL REQUIREMENTS.

APPROVED:

TOWN OF DENTON PLANNING COMMISSION CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED:

TOWN OF DENTON DIRECTOR OF PLANNING & CODES \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED:

TOWN OF DENTON TOWN ADMINISTRATOR \_\_\_\_\_ DATE \_\_\_\_\_

APPROVED:

TOWN OF DENTON CONSULTING ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

REVISIONS

REV. #	DATE	DESCRIPTION
1	9/1/2023	PRELIMINARY MAJOR SITE PLAN SUBMITTAL

**MCCRONE**  
ENGINEERS • SURVEYORS • PLANNERS  
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • DELAWARE

DATE:	AUGUST 2023
JOB NUMBER:	D2220157
SCALE:	AS SHOWN
DRAWN BY:	AHL SMH
DESIGNED BY:	AHL SMH
APPROVED BY:	WRW

FOR:  
**EDEN TOWN BREWERY**

TOWN OF DENTON, 3RD ELECTION DISTRICT  
TAX MAP 103, GRID 17, PARCEL 589  
CAROLINE COUNTY, MARYLAND

OWNER: SECOND STREET VENTURES, LLC

SHEET NO.: 00.00 1 OF 20

FILE NO.:  
D2220157\_00 CO.dwg



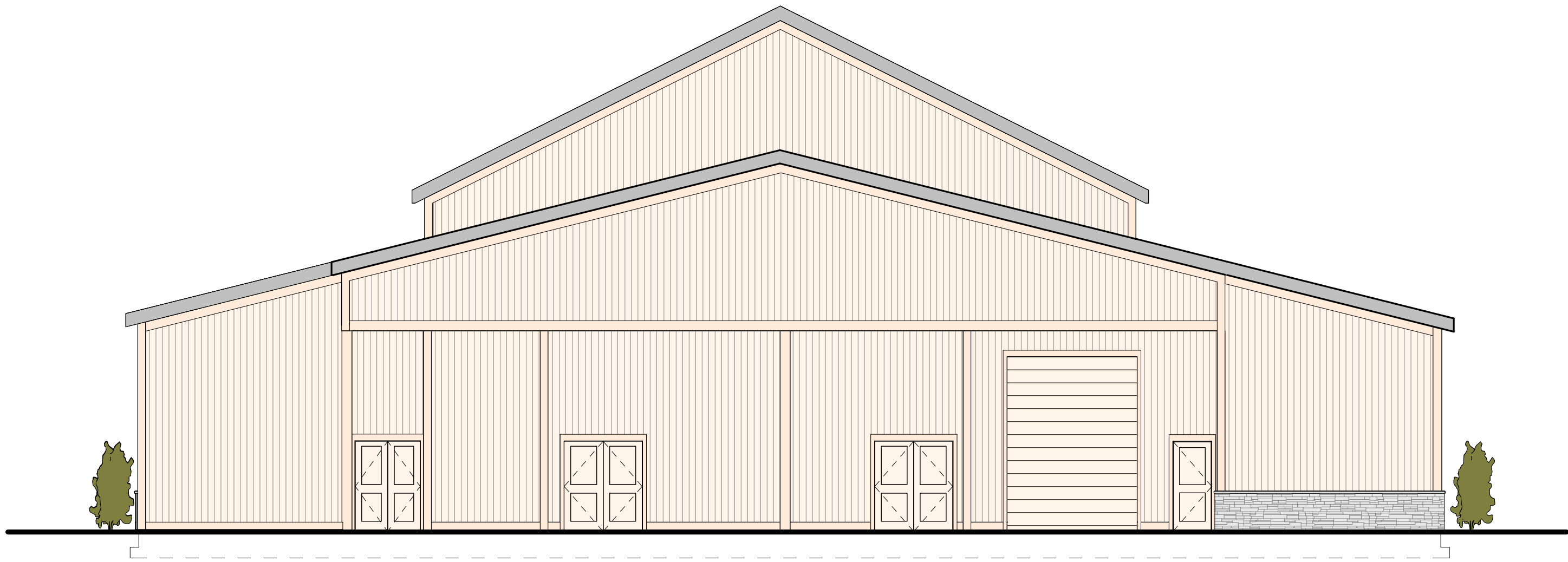






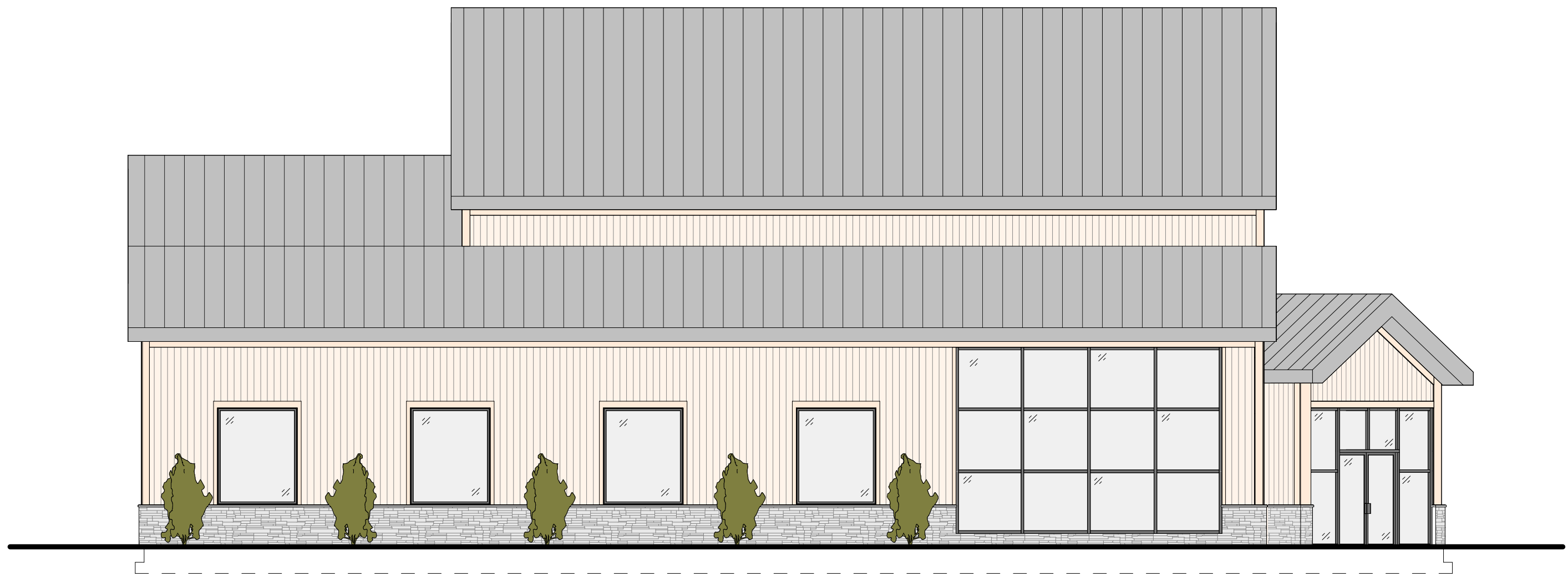
1 SOUTH ELEVATION (FRONT)  
SCALE:1/8" = 1'-0"

1/8" = 1'-0"  
0' 2' 4' 8' 16'



2 NORTH ELEVATION (REAR)  
SCALE:1/8" = 1'-0"

1/8" = 1'-0"  
0' 2' 4' 8' 16'



3 WEST ELEVATION (SIDE)  
SCALE:1/8" = 1'-0"

1/8" = 1'-0"  
0' 2' 4' 8' 16'



4 EAST ELEVATION (YARD SIDE)  
SCALE:1/8" = 1'-0"

1/8" = 1'-0"  
0' 2' 4' 8' 16'



kezlo group

PO Box 1086 844.495.3956  
Brookhaven, PA 19015 www.kezlo.com

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SEAL

CONSULTANTS:

ISSUE DATE NUMBER

"FOR DESIGN USE ONLY.  
NOT FOR CONSTRUCTION"

CLIENT:

DATE: 2023.09.01  
KEZLO GROUP PROJECT NUMBER: 23-008

PROJECT TITLE:

EDEN TOWN  
BREWING

SHEET TITLE:

PROPOSED  
ELEVATIONS

SHEET NUMBER:

A1