



Kent County Planning Commission
Department of Planning, Housing, and Zoning
400 High Street, Suite 130
Chestertown, MD 21620
410-778-7423 (voice/relay)

County Commissioners Hearing Room
MEETING TO BE HELD VIRTUALLY via CONFERENCE CALL

AGENDA
April 1, 2021
1:30 p.m.

In response to the State of Emergency due to COVID-19, individuals must refrain from attending meetings. In lieu of public appearance, this meeting is being held virtually, via teleconference. Members of the public may listen to the meeting either online at <https://www.kentcounty.com/commissioners/meeting-live-video>, OR via the audio-only phone number and conference identification number listed below. The way for members of the public to provide verbal comments during the meeting is via the audio-only phone number.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **530 348 248#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment. Please note that if you are listening to the online livestream while waiting to call in to participate, there is an approximately 45-second delay. In order to avoid audio feedback issues, please mute the livestream before calling in.

MINUTES

March 4, 2021

APPLICATIONS FOR REVIEW

- 19-30 The Animal Care Shelter of Kent County (The Humane Society and Kennedyville Properties, LLC) – Final Site Plan Review – Worton Road (MD 297) – Third Election District – Zoned Industrial “I”.....PC Decision**
- 20-36 Pep-Up, Inc. – Major Site Plan Review (Final)**
12213 Galena Road – First Election District – Zoned Employment Center/Industrial “EC/I”.....PC Decision
- 20-41 Great Oak Manor – Site Plan Review (Preliminary and Final – Event Tent Area)**
10568 Cliff Road – Sixth Election District – Zoned Critical Area Residential “CAR”.....PC Decision
- 21-07 David and Eileen Smack – Special Exception - Adaptive Reuse of Historic Structure**
22622 Handy Point Road – First Election District – Zoned Resource Conservation District “RCD”
.....PC Recommendation to BOA

GENERAL DISCUSSION

STAFF REPORTS

ADJOURN

Meetings are conducted in Open Session unless otherwise indicated. All or part of the Planning Commission meetings can be held in closed session under the authority of the MD Open Meetings Law by vote of the members. Breaks are at the call of the Chairman. Meetings are subject to audio and video recordings.

Projects will not be reviewed prior to their scheduled time. All applications will be given the time necessary to assure full public participation and a fair and complete review of all projects. Agenda items are subject to change due to cancellations.

Other business without assigned times may be discussed during the meeting.

MINUTES

The Kent County Planning Commission met in regular session on Thursday, March 4, 2021, virtually in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members attending via audio/video conference: Kim Kohl, Chairman; William Sutton, Vice Chairman; F. Joseph Hickman; B. Douglas Megargee; Paul J. Ruge, Jr.; James Saunders; and Cynthia L. McCann, Esq., Planning Commission Attorney; Staff in attendance were William Mackey, Director; Carla Gerber, GIS Specialist; Robert Tracey, Community Planner; and Sandy Adams, Clerk.

Ms. Kohl called the meeting to order at 1:30 p.m.

ELECTION OF OFFICERS

Ms. Kohl opened the annual election asking for nominations for Planning Commission Chairman and Vice Chairman. Mr. Hickman nominated Ms. Kohl for Chairman, and Mr. Megargee nominated Mr. Hickman for Vice Chairman. There being no further nominations, the nominations were closed at 1:35 p.m.

Ms. Kohl opened the floor for elections. Mr. Hickman made a motion to elect Ms. Kohl as Chairman, and Mr. Sutton seconded the motion. Mr. Saunders made a motion to elect Mr. Hickman as Vice Chairman, and Mr. Megargee seconded the motion. The motions to elect Ms. Kohl as Chairman and Mr. Hickman as Vice Chairman passed with all in favor.

The annual election was closed at 1:38 p.m. Ms. Kohl thanked Mr. Sutton for his many years of service as Vice Chairman of the Planning Commission.

MINUTES

Mr. Sutton made a motion to accept the minutes of the February 4, 2021, meeting as distributed.

Mr. Saunders seconded the motion; the motion passed with all in favor.

APPLICATIONS FOR REVIEW:

16-57 Bayshore Land Holdings, LLC/Frederick J. Wick – Major Site Plan Review (Preliminary) – In accordance with the process to Amend the Kent County Comprehensive Water and Sewerage Plan

Ms. Gerber gave a description of the proposal, the history of the project, and staff's comments and recommendation.

Ms. Gerber reported that since 2016, Fred Wick of Bayshore Land Holdings, LLC has been working toward expanding his existing campground on Eastern Neck Road south of Rock Hall. The current application is for preliminary site plan review in accordance with Step 5 of the process to amend the Kent County Comprehensive Water and Sewerage Plan. The Comprehensive Water and Sewerage Plan requires the Planning Commission to review the project for compliance with the Comprehensive Plan and Land Use Ordinance and its feasibility, environmental, and design characteristics based on a specific project that complies with the requirements for a preliminary plan. At this stage, the applicant

must demonstrate adequate provisions for water supply and sewage disposal, proposed methods for fire protection, preliminary stormwater management, and Forest Conservation Plans. The 57.86-acre property is located on Eastern Neck Road in the Fifth Election District and split zoned Resource Conservation District, RCD, and Agricultural Zoning District, AZD.

Ms. Gerber said that no correspondence has been received pertaining to the application.

Mr. Kevin Shearon of Davis, Moore, Shearon, and Associates; Megan Owings of MacLeod Law Group; and Mr. and Mrs. Wick, applicants, were present at the meeting to discuss the application.

Ms. Owings concurred with staff that Step 5 of 12 is for amending the comprehensive water and sewer plan and said that the purpose of this step is to get a statement of certification of consistency with the County's Comprehensive Plan.

Ms. Owings, clarifying staff's report, said 160 sites currently exist at the campground, but up to 248 sites will be permitted once the pending growth allocation is approved. She said in addition to staff's report she wanted to point out for the record that the County's Comprehensive Plan's first area of focus is the economy, and the goals also state support for existing business (Pages 1,7, and 8-10). Its highest priority is for the expansion of existing businesses (Page 129). Ms. Owings said the applicants' sole purpose today is for the recommendation letter, so they may proceed with the amendment process.

Ms. Kohl asked for further comments from the applicants, and there were none.

Ms. Kohl asked the Commission if they had any questions.

Mr. Hickman asked for further clarification of the Commission's charge pertaining to the application.

Ms. Gerber said the applicants are requesting a letter be sent to the County Commissioners finding that the Planning Commission has found the campground to be consistent with the County's Comprehensive Plan and Land Use Ordinance.

Mr. Shearon gave an overview of the project. He said that the campground intends to provide an onsite sewage disposal system, and because that flow is over 5,000 gallons per day, there must be an amendment to the County's water and sewer master plan. Mr. Shearon said with these certifications, the applicant can move forward with the amendment.

Mr. Ruge was concerned about giving an approval for future site growth areas without further review. Ms. Owings said they will not be able to move beyond the 160 sites without further site plan and growth allocation review.

Ms. Kohl asked for further questions and/or comments, and there were none.

Mr. Hickman made a motion to send a letter to the County Commissioners stating that Bayshore Land Holdings, LLC has complied with Step 5 of the process to amend the water and sewer plan based on the following findings:

- The use of the property as a campground complies with the Land Use Ordinance and Comprehensive Plan goals to support economic development and locally based tourism and enhance existing businesses.

- The applicant has been working closely with the Kent County Health Department to properly size the proposed “onsite sewage disposal system” as contemplated by COMAR 26.04.02.02.
- There is a potable well onsite.
- Any new structures built by the owner will comply with current building codes.
- Preliminary stormwater management plans are under review.
- The Forest Conservation Act is not applicable.
- Any further enhancement of the site plan will require growth allocation.

Mr. Sutton seconded the motion; the motion passed with all in favor.

21-01 Roseland, Inc. – Special Exception – Expansion of existing sand and gravel pit

Mr. Hickman informed the Commission that he has conducted professional business with Roseland, Inc. in the past, but he said he feels that he can be impartial and not have to recuse himself.

Mr. Tracey gave a brief overview of the proposal, citing the history of the project, relevant issues, the applicable laws, and staff’s comments and recommendation.

Roseland, Inc. requests a special exception for a five-acre expansion of an existing sand and gravel pit. The existing excavation site is comprised of 4.98 acres located near the southeastern corner of the property which is also otherwise farmed. The proposed five-acre expansion to the gravel pit would be directly south east of the existing pit. Access to the sand and gravel pit is by an existing gravel farm lane from Bradford Johnson Road that also serves a dwelling on a separate parcel. The edge of the gravel pit is approximately 175-feet from the nearest property line. The property is comprised of 152.93 acres located on Bradford Johnson Road near Golts in the First Election District and is zoned Agricultural Zoning District, AZD.

Mr. Tracey read into the record correspondence received from Edward C. Dixon, Jr., who is in opposition to the proposal.

Present and duly sworn in were Kevin Shearon, P.O. Box 80, Centreville, Maryland.

Mr. Shearon shared an aerial image of the property and reviewed the proposal with the Commission.

Ms. Kohl inquired about the distance between the proposed expansion and Mr. Dixon’s property. Mr. Shearon replied that it was approximately 860 feet.

Mr. Ruge asked if the gravel pit that is currently operational has been reclaimed, or if it will be reclaimed, if the expansion were to be approved. Mr. Shearon responded that it will be reclaimed after it reaches the end of its capacity, and then the other five acres will begin to be excavated.

Discussion ensued pertaining to redirecting the equipment that passes by the neighboring properties.

Ms. Kohl inquired of staff about their recommendations regarding whether the site would be restored for agricultural or forest use as in previous expansions. Mr. Tracey said that is something the Commission can add, if they so choose.

After further discussion, Mr. Hickman made a motion to send a favorable recommendation to the Board of Appeals based on the following findings:

- Sand and gravel pits provide a mineral asset to the County and are vital to the economy.
- The special exception shall be for a period not to exceed five years.
- Material is not brought from off-site for processing, mixing, or similar uses.
- The excavation or extraction operation shall be controlled to offer reasonable protection to surrounding properties and the neighborhood, particularly in regard to the use of residential streets for access to the site.
- There are no known threatened or endangered species, areas of specific value, or rare assemblages of species or other vital habitat at the site.
- In RCD and CAR zonings, highly erodible soils are not disturbed at the site.
- The operation will not disturb for future use prime agricultural lands or forest and developed woodlands of more than one acre.
- The operation will not degrade water quality.
- The operation does not disturb the minimum 100-foot buffer or stream protection corridor.
- The operation is under an approved operating and restoration plan from the State of Maryland.
- The operation does not adversely affect a non-tidal wetland directly or hydrologically.
- The location of the excavation or extraction with respect to property lines, the depth of excavation, and relation to the water table or flood criteria and the slope of the sides of the excavation shall be controlled to prevent a continuing, unsightly, hazardous, or wasteful condition of the land.

Mr. Sutton seconded the motion; the motion passed with all in favor.

GENERAL DISCUSSION

2021 Transportation Priority Letter

Mr. Mackey described the Transportation Priority Letter. It is an annual letter that the County Commissioners send to the Maryland Department of Transportation, and the Commissioners prioritize the projects that the County would like to see funded. He said traditionally the plan highlights the Chester River Bridge project and last year the toll diversion issue in Delaware was added. He said there are a variety of projects that could be recommended and requested that the Planning Commission provide its input for consideration. He reported to the Commission the status of current projects:

- The Chester River Bridge has already been formally entered into the Maryland Department of Transportation's Chapter 30 review process.
- Kent County is one of the nine counties on the Eastern Shore that just received an "All American Road" designation for the Chesapeake Scenic Byway. Mr. Mackey conveyed that this status will bring the region national attention.

Ms. Kohl inquired about what happens to those projects that do not get completed and/or addressed. Mr. Mackey said he reaches out to the Towns each year, and they let him know what they would like to see completed.

The Commission informally discussed the Priority Letter and endorsed the Chester River Boulevard bridge crossing as the County's first priority and also asked that the emphasis on solving traffic issues in Galena be strengthened. Additionally, the Planning Commission endorsed maintaining the County's

traditional opposition, as noted in the 2020 Letter, to a third span of the Chesapeake Bay Bridge being located in Kent County.

Amendments to Planning Commission Bylaws

Ms. McCann discussed the following amendments to the *Planning Commission Bylaws*:

- Section 1, Annual Meeting: The annual meeting shall be the first regular meeting of the calendar year.
- Section 5, Voting: The words “if any” now follow the term “ex officio,” and a tie vote shall fail passage of a motion.
- Section 6D: “public comments” has been added for placing limits.

Mr. Hickman made a motion to accept the amendments to the Planning Commission Bylaws as presented, and Mr. Sutton seconded the motion; the motion passed with all in favor.

STAFF REPORTS

Carla Gerber:

- Reviewed many building permits pertaining to the critical area.
- The department is starting to gear up for the MALPF easement application cycle; letters went out to all district owners letting them know that it is time to apply.
- Last week, the department conducted two Administrative Hearings for accessory structures in the front yard of a waterfront property. One was for a pool, and the other was to relocate an accessory farm dwelling; both applications were approved.

Mr. Tracey:

- Worked on reviewing building permits.
- Participated with the two Administrative Hearings.

Mr. Mackey:

- Congratulated Ms. Kohl, Chair and Mr. Hickman, the new Vice Chair.
- Thanked Mr. Sutton for the years he served as Vice Chair on the Commission.
- Last week, the draft was released for the Environmental Impact Statement for the Bay Bridge Study. The Maryland Department of Transportation Authority’s recommendation was for Corridor 7, which was the addition of a third span to the location of the existing Bay Bridge.
- Thanked Cynthia McCann for her great work and advice to the Commission.

Ms. McCann:

- Nothing new to report.

ADJOURN

There being no further business for the good of the organization, the meeting adjourned at 2:31 p.m.

Kim Kohl, Chairman

Sandy Adams, Clerk

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: Animal Care Shelter for Kent County/The Humane Society of Kent County, Inc.
Final Site Plan
DATE: March 24, 2021

DESCRIPTION OF PROPOSAL

The Animal Care Shelter for Kent County (The Humane Society of Kent County, Inc.) is requesting final approval to construct a 10,648 square-foot facility for the care and boarding of domestic animals. The minor subdivision which created the five-acre parcel, was recorded on April 4, 2020. The facility will include an animal enrichment training center as well as a veterinary office. The property is located on Worton Road between Worton and Chestertown in the Third Election District and is zoned Industrial (I). The parcel is comprised of an open field with a hedgerow along the edge of Route 297. The surrounding area is characterized by agricultural land and residential uses.

GENERAL STANDARDS

I. Permitted and Accessory Uses

- A. *Applicable Law:* Article V, Section 15.2 of the Kent County *Land Use Ordinance* establishes a site plan review requirement for all permitted principal uses and structures in the Industrial District. Animal shelters are a permitted use in the Industrial zoning district.
- B. *Staff and TAC Comments:* The proposed 10,648 square foot facility for the care and boarding of domestic animals is proposed on a newly subdivided 5-acre parcel. The facility will include an animal enrichment training center as well as a veterinary office.

II. Density, Height, Width, Bulk, and Fence Requirements

- A. *Applicable Law:* Article V, Section 15.5 of the Kent County *Land Use Ordinance* establishes the Density, Height, Width, Bulk, and Fence Requirements.
- B. *Staff and TAC Comments:* The proposed animal shelter facility meets all required setbacks.

III. Industrial Performance Standards

- A. *Applicable Law:* Article V, Section 15.6 of the Kent County *Land Use Ordinance* establishes the Industrial Performance Standards. These performance standards address noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor with compliance certified in an engineer's report. Section 11 requires that each future occupant as a part of final site plan review submit a certified engineer's report describing the proposed operation, processes, by-products, and emissions.
- B. *Staff and TAC Comments:* The applicant has adequately addressed the performance standards in the submitted narrative, as well as the certified engineer's report. The engineer's report and affiliated narrative notes that animal shelters and kennels inherently produce noise; however, the project has been designed to aid in the reduction of sound through the selection of building materials.

IV. Industrial Environmental Standards

- A. *Applicable Law:* Article V, Section 15.8 of the Kent County *Land Use Ordinance* establishes the Industrial Environmental Standards, which include the forest conservation and stormwater management standards.
- B. *Staff and TAC Comments:* No existing forest currently exists on the parcel. The applicant has proposed to

set aside and plant 0.75 acres of trees for Forest Conservation. A Forest Conservation Plan has been submitted and identifies the area of the proposed afforestation.

Though the Forest Conservation Plan has been submitted, the applicant still needs to provide a Forest Conservation Declaration (Deed Restrictions) addressing the long-term protection of the afforestation area. In addition, appropriate sureties must be submitted.

Sediment and Erosion Control and Stormwater Management Plans have been submitted. The applicant's narrative states that stormwater management will be provided for the site to meet the current standards. Both plans must be approved. Appropriate sureties must be submitted.

V. Parking and Loading

- A. *Applicable Law:* Article VI, Section 1.3 of the Kent County *Land Use Ordinance* establishes the parking standards for kennels based on 1 parking space per 400 square feet of gross floor area, but not less than 4 spaces.
- B. *Staff and TAC Comments:* The applicant is required to provide a minimum of 27 spaces. According to the narrative, the Humane Society plans to provide 40 parking spaces.

VI. Signage

- A. Article VI, Section 2.5 of the Kent County Land Use Ordinance establishes permitted signs for the Industrial zoning district.
- B. According to the signage and lighting plan, the applicants propose two detached signs and two directional signs attached to the building. Plans submitted by the applicant included detached ground lighting.

SITE PLAN REVIEW

- A. *Comprehensive Plan:* "Insure that all new development or redevelopment meets high standards of planning, workmanship, and design." (Page 31)

"Require developers to engage and inform citizens during the development review process through the incorporation of a participation program." (Page 27)

- B. *Applicable Law:* Article VI, Section 5 of the Kent County *Land Use Ordinance* establishes the procedures and requirements for site plan review. At each stage of review the Planning Commission shall review the site plan and supporting documents taking into consideration the reasonable fulfillment of the following objectives:
 - a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
 - e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
 - g. Protection of abutting properties and County amenities from any undue disturbance caused

- by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
- h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - i. The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.
 - j. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.

In addition, the applicant is to provide a narrative that addresses a Citizen Participation Plan and a report with the results.

C. *Staff and TAC Comments:*

- The proposal is consistent with many strategies of the Comprehensive Plan and conforms with applicable regulations.
- The applicant has proposed one access point from Route 297. The parking lot has been located to the side of the building and includes a landscape bio-retention island and walkways for both the convenience and safety of vehicular and pedestrian movement. The provided off-street parking meets the requirements.
- An area for off-street loading and unloading has been provided and adequate dark sky compatible lighting has been proposed within the parking area, along the perimeter of the dog yard areas, and in different locations along the walking path.
- The facility will place reasonable demands on public water and sewer. The proposed use should not require excessive use of other public infrastructure such as police and emergency services.
- The applicant has proposed adequate methods of solid waste disposal. Stormwater management will be implemented to protect surface waters and groundwater. Sediment control will minimize soil erosion during and after construction.
- The building has been designed and the materials have been carefully selected to aid in the reduction of sound to protect abutting properties. The proposed colors and design of the buildings, and signage will harmonize with the surrounding area and natural landscape.
- The applicant's Citizen Participation Plan consisted of a public meeting that was held on January 9, 2020. A letter detailing the citizen participation meeting was submitted on January 14th.

STAFF RECOMMENDATION

Staff recommends granting Final site plan approval conditioned upon:

- Stormwater management and sediment control plans and any required sureties must be approved.
- The Forest Conservation Plan and Forest Conservation Deed Restrictions must be approved, and any required sureties must be submitted.

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7475 (phone) • 410-810-2932 (fax)

SITE PLAN APPLICATION

File Number: _____ **Amount Paid:** _____ **Date:** _____

Project Name: Animal Care Shelter for Kent County _____

District: 3rd Map: 28 Parcel: 120 Lot Size: 5.0 Deed Ref: 1051/282 Zoning: Industrial

LOCATION: Address Pending (25546 Mary Morris Road, Worton, MD 21678) _____

PROPOSED USE: Animal Shelter _____

OWNER OF LAND:

Name: The Humane Society of Kent County, Inc. _____ Telephone: 410-778-3648 _____

Address: 10720 Augustine Herman Hwy, Chestertown, MD 21620 Email: rdkeaveney@gmail.com _____

APPLICANT:

Name: Animal Care Shelter for Kent County _____ Telephone: 410-778-3648 _____

Address: 10720 Augustine Herman Hwy, Chestertown, MD 21620 Email: rdkeaveney@gmail.com _____

AGENT/ATTORNEY (if any):

Name: _____ Telephone: _____

Address: _____ Email: _____

REGISTERED ENGINEER OR SURVEYOR:

Name: DMS & Associates, LLC _____ Telephone: 443-262-9130 _____

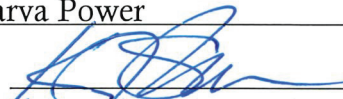
Address: P.O. Box 80 Centreville, MD 21617 _____ Email: kjs@dmsandassociates.com _____

Water Supply: Public System On lot system

Sewerage: Public System On lot system

TELEPHONE SERVICED BY: Verizon _____

ELECTRIC SERVICED BY: Delmarva Power _____


Signature of Applicant

3/9/2021
Date

Concept Plan Approving Authority: _____ Date _____

Preliminary Approving Authority: _____ Date _____

Final Approving Authority: _____ Date _____

FINAL SITE PLAN FOR THE THE ANIMAL CARE SHELTER FOR KENT COUNTY THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND PREPARED FOR : THE ANIMAL CARE SHELTER FOR KENT COUNTY

SITE STATISTICS

CURRENT USE - AGRICULTURAL	
PROPOSED USE - ANIMAL SHELTER	
GROSS AREA	= 5,000 ac.± (217,800 sq. ft.±)
CRITICAL AREA	= 0.000 ac.±
AREA IN BUFFERYARDS	= 0.000 ac.±
AREA WITHIN 100 Yr. FLOODPLAIN	= 0.000 ac.±
FLOOR AREA (EXISTING) (0.0%)	= 0.000 ac.± (0,000 sq. ft.±)
FLOOR AREA (PROPOSED) (5.5%)	= 0.280 ac.± (12,188 sq. ft.±)
MAIN BUILDING	= 0.254 ac.± (11,079 sq. ft.±)
ENRICHMENT BUILDING	= 0.021 ac.± (915 sq. ft.±)
CAT SILO	= 0.004 ac.± (194 sq. ft.±)
IMPERVIOUS AREA (PERMITTED) (75%)	= 3.750 ac.±
IMPERVIOUS AREA (EXISTING) (0.0%)	= 0.000 ac.±
IMPERVIOUS AREA (RESULTING) (17.5%)	= 0.877 ac.±

PARKING REQUIREMENTS

1 space/400 sq. ft. FLOOR AREA X 12,188 sq. ft. = 31 SPACES
 PARKING (REQUIRED) = 31 SPACES
 PARKING (PROPOSED) = 40 SPACES (2 ACCESSIBLE)

STATEMENT OF PURPOSE AND INTENT

THIS SITE IS LOCATED ON THE WEST SIDE OF MARYLAND ROUTE 297 NEAR THE VILLAGE OF WORTON. THE PROPERTY HAS BEEN PREVIOUSLY SUBDIVIDED TO CREATE 4 COMMERCIAL LOTS WITH THE REMAINDER HAVING AN EXISTING DWELLING AND AGRICULTURAL USE. THE PURPOSE OF THIS SITE PLAN IS TO CONSTRUCT A NEW BUILDING, ITS ASSOCIATED PARKING AND RECREATION AREAS. THE INTENT OF THIS SITE PLAN IS TO RECEIVE APPROVAL FROM THE KENT PLANNING COMMISSION ON THE PROPOSED PLAN.

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "SUBDIVISION PLAT OF THE LANDS OF KENNEDYVILLE PROPERTIES, LLC" IN FEBRUARY, 2020.
- FOR DEED REFERENCE, SEE LIBER M.L.M. 1051, FOLIO 282.
- CURRENT ZONING CLASSIFICATION - (I) INDUSTRIAL.
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24029C0165D. (ZONE "X")
- SOILS ONSITE CONSIST OF "mnb" MATAPEAKE SILT LOAM AS SCALED FROM <http://websoilsurvey.nrcs.usda.gov> FOR KENT COUNTY, MARYLAND.
- EXISTING IMPROVEMENTS SHOWN SHOWN HEREON ARE THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN OCTOBER, 2019.
- FOREST CONSERVATION WILL BE ADDRESSED ON SITE. (15% OF 5.00 ACRES = 0.75 ACRES)
- PUBLIC SEWER AND PUBLIC WATER WILL BE UTILIZED FOR SEWAGE DISPOSAL AND POTABLE WATER SUPPLY.
- STORMWATER MANAGEMENT FOR THE SITE HAS BEEN ADDRESSED VIA THE IMPLEMENTATION OF ENVIRONMENTAL SITE DESIGN (ESD) TO THE MAXIMUM EXTENT PRACTICABLE (MEP).
- ALL PROPOSED LIGHTING SHALL BE DARK SKY COMPATIBLE
- SIGNAGE WILL BE LIMITED TO ONE (1) FLAT SIGN PER ESTABLISHMENT LIMITED TO 0.5 sq. ft. PER LINEAR FOOT OF BUILDING FRONTAGE, NOT TO EXCEED 100 sq. ft., PROVIDED THE SIGN USES COLORS APPROVED BY THE PLANNING COMMISSION AND IS ILLUMINATED WITH STEADY EXTERNAL LIGHTING PER ARTICLE VI, SECTION 2 OF THE KENT COUNTY ZONING ORDINANCE.
- SETBACK AND HEIGHT REQUIREMENTS:
 MARYLAND ROUTE 297 = 100'
 FRONT YARD = 50'
 SIDE YARD = 15'
 REAR YARD = 15'
 MAXIMUM BUILDING HEIGHT = 45'

OWNER/DEVELOPER:

THE HUMANE SOCIETY OF KENT COUNTY, MD., INC.
 10720 AUGUSTINE HERMAN HIGHWAY
 CHESTERTOWN, MARYLAND 21620
 PHONE No. 1-410-778-3648

ENGINEER

DMS & ASSOCIATES, LLC
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE No. 1-443-262-9130

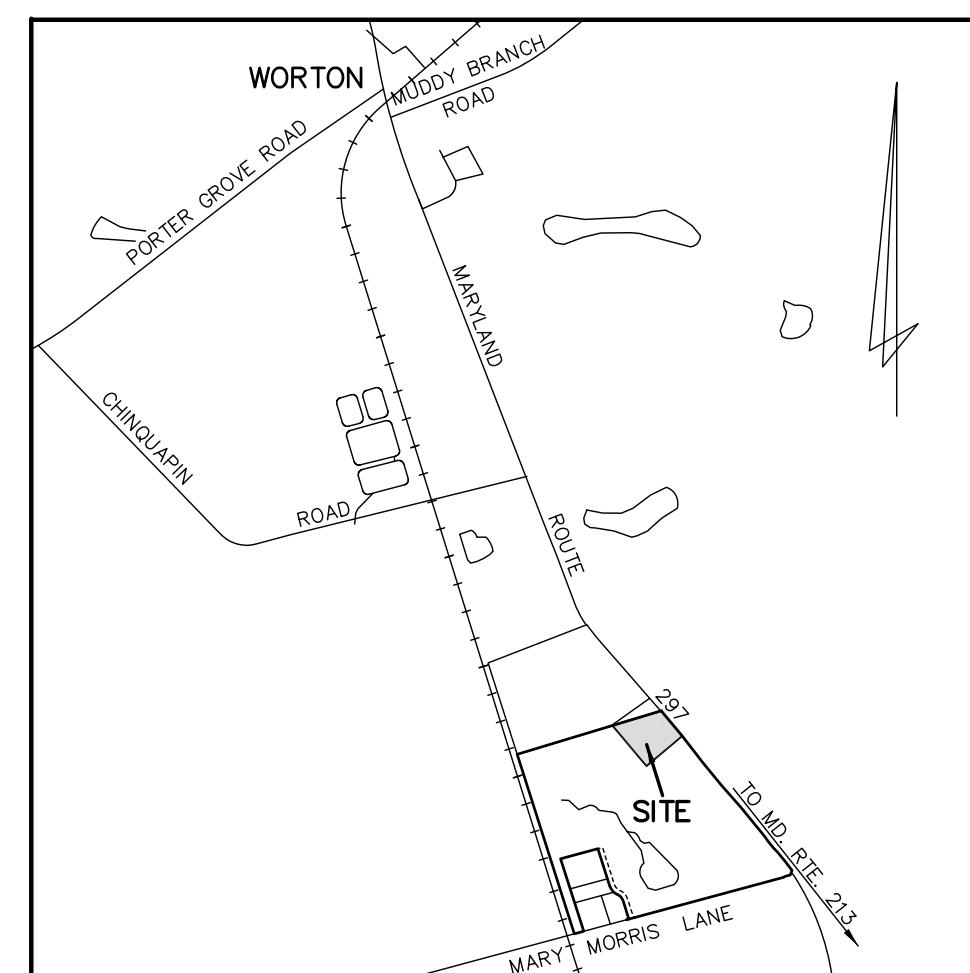
LEGEND

—●—	DEPICTS DEED POINT (UNLESS OTHERWISE NOTED)
x 65.42	EXISTING SPOT ELEVATION
69.37	PROPOSED SPOT ELEVATION
TC=69.76	PROPOSED TOP OF CURB ELEVATION
---	EXISTING CONTOUR ELEVATION
---	PROPOSED CONTOUR
x	EXISTING FENCE
— —	EXISTING TREES/HEDGEROW
→	PROPOSED TRAFFIC FLOW ARROW
⊙	PROPOSED SITE LIGHTING
S	EXISTING SEWER LINE
⊙	EXISTING SEWER MANHOLE
— —	EXISTING WATER LINE
⊙	EXISTING FIRE HYDRANT
⊕	PROPOSED FIRE HYDRANT
⊕	EXISTING WATER VALVE
⊕	PROPOSED WATER VALVE
— —	AT GRADE INLET PROTECTION
— —	RIPRAP INFLOW/OUTFALL PAD
— —	PERIMETER SILT FENCE
---	LIMITS OF DISTURBANCE
— —	STABILIZED CONSTRUCTION ENTRANCE

GENERAL NOTES

- These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work both at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information being shown only for the convenience of the contractor, who must verify the information to his own satisfaction. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduits, telephone lines, and other structures.
- 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 & Light Company 1-800-375-7117
 Miss Utility 1-800-441-8355
 DMS & Associates, LLC 1-443-262-9130
 Dept. Public Works - Engineering 1-410-778-7407
 Dept. of Public Works - Water/Wastewater 1-410-778-3287
 Kent Co. Sediment Control Inspector 1-410-778-7437
 Maryland Department of the Environment 1-410-631-3510
- All construction shall be marked for traffic and pedestrian safety.
- The Contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the Engineer.
- The owner is responsible for the acquisition of all easements, both permanent and temporary.
- The Contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the Engineer. Contractor shall receive written permission from the Engineer if a deviation of the plans 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, and underbrush are to be cleared and removed off site to an approved dump site by the contractor.
- Any excess excavated material shall be removed off site by the contractor or material shall be placed on site as directed by the Engineer and/or Owner.
- Any existing survey monumentation that is disturbed during construction shall be replaced by a registered surveyor at the contractor's expense.
- The Contractor shall conduct his work in easements so that there will be a minimum of disturbance of the properties crossed. Any disturbed areas shall be restored to its original condition.
- All materials and methods of construction shall conform to the drawings, specifications, local building codes, and the standard specifications and details of Kent County.
- All drainage structures and swales shall remain functional during construction unless otherwise indicated on the plans.
- All water valves, boxes and hydrants shall be set and adjusted to finish grade.
- Wherever sewer or water mains or services run parallel to each other, a minimum horizontal separation of 10' shall be provided.
- Minimum cover over the sewer main shall be 42".
- All concrete used for utility work shall be in accordance with MD SHA Standards and Specifications for Mix No. 2, unless otherwise specified.
- All paving materials and methods shall be in accordance with the latest MD SHA Standards and Specifications and be supplied by a State Certified plant.
- 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 openings.
- Erosion and Sediment Control will be strictly enforced by the Kent County Sediment and Erosion Control Inspector.

NOTE:
 ALL SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED



VICINITY MAP

SCALE 1" = 2000'

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SHEET C-5	- STORMWATER MANAGEMENT DETAILS AND SPECIFICATIONS
SHEET C-6	- STORMWATER MANAGEMENT PROFILES
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SHEET C-9	- UTILITY PROFILE
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SHEET L-2	- LANDSCAPE DETAILS AND SPECIFICATIONS

REVIEWED FOR THE KENT SOIL AND WATER CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS

APPROVED: _____ DATE _____

NOTE: KENT SOIL AND WATER 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 (WE) CERTIFY THAT:

- ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND/OR STORMWATER MANAGEMENT PLAN, AND FURTHER, AUTHORIZED THE RIGHT OF ENTRY FOR PERIODIC ONSITE EVALUATION BY THE KENT SOIL AND WATER CONSERVATION DISTRICT SEDIMENT CONTROL INSPECTOR OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.
- 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.

SIGNATURE: Richard Keaveney DATE: 2/20/21

ADDRESS: 10720 Augustine Herman Hwy CARD No. _____

PHONE No. (C) 410-708-6470

Richard Keaveney, Fredrick Humane Society of Kent Co

KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE No. 206499, AND MY EXPIRATION DATE: 9-2-21

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE : 1-443-262-9130
 FAX : 1-443-262-9148

MARCH 23, 2021

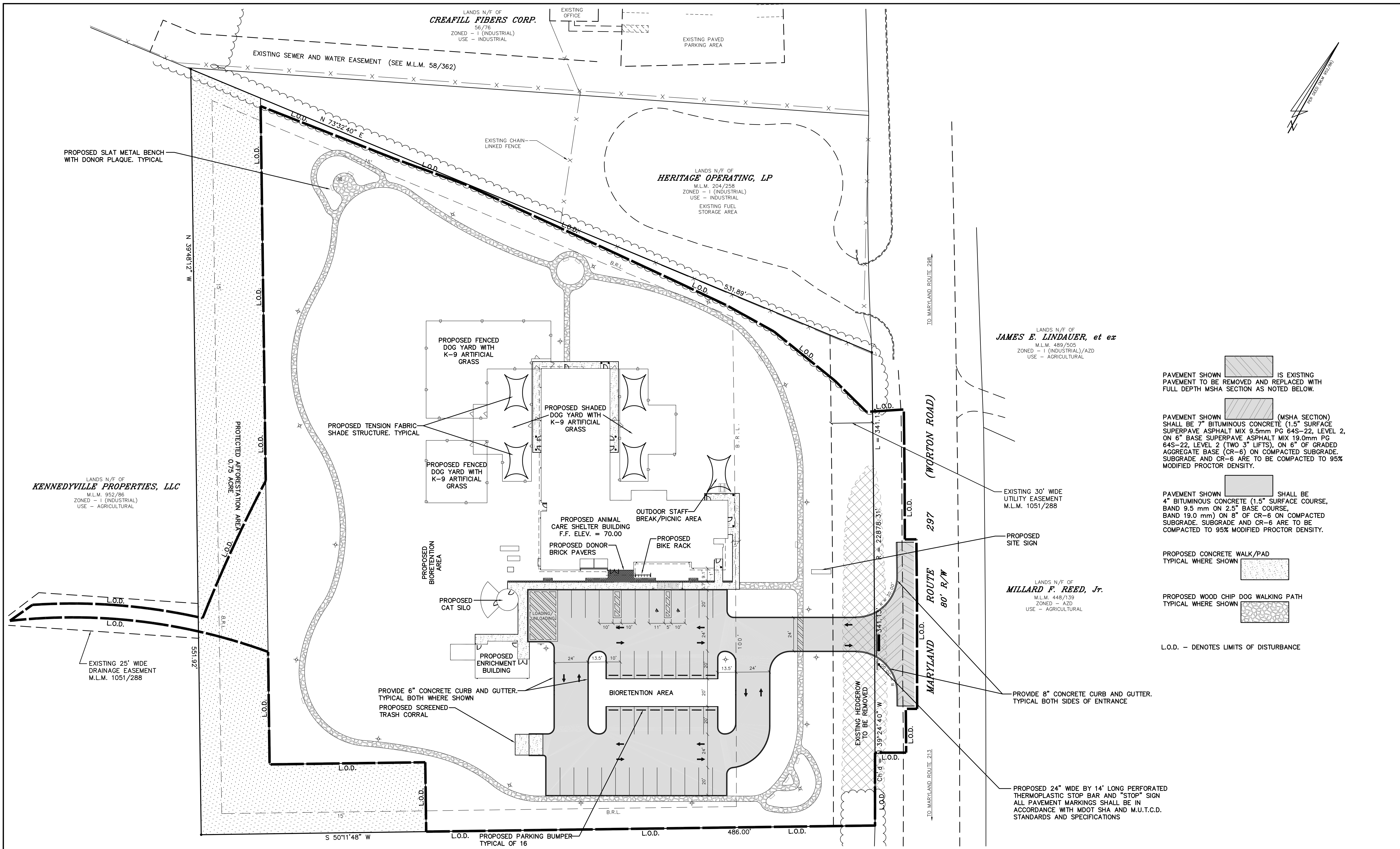
DATE	REVISION
4-17-20	PER COMMENTS
7-17-20	PER COMMENTS
3-22-21	PER COMMENTS

TITLE SHEET

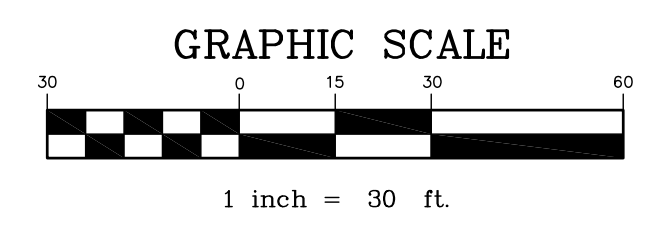
FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
 ON THE LANDS OF
THE HUMANE SOCIETY OF KENT COUNTY, INC.

TAX MAP - 28, GRID - 4C, PARCEL - 120

DATE	SCALE
MARCH '20	AS SHOWN
JOB No.	DRAWN BY
2019112	WJM
FOLDER Ref.	DESIGNED BY
28-2019112	KJS
SHEET No.	- C-1
CADD FILE	- 19112C01



- PAVEMENT SHOWN [diagonal lines] IS EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH FULL DEPTH MSHA SECTION AS NOTED BELOW.
- PAVEMENT SHOWN [diagonal lines] (MSHA SECTION) SHALL BE 7" BITUMINOUS CONCRETE (1.5" SURFACE SUPERPAVE ASPHALT MIX 9.5mm PG 64S-22, LEVEL 2, ON 6" BASE SUPERPAVE ASPHALT MIX 19.0mm PG 64S-22, LEVEL 2 (TWO 3" LIFTS), ON 6" OF GRADED AGGREGATE BASE (CR-6) ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- PAVEMENT SHOWN [diagonal lines] SHALL BE 4" BITUMINOUS CONCRETE (1.5" SURFACE COURSE, BAND 9.5 mm ON 2.5" BASE COURSE, BAND 19.0 mm) ON 8" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.
- PROPOSED CONCRETE WALK/PAD TYPICAL WHERE SHOWN [stippled pattern]
- PROPOSED WOOD CHIP DOG WALKING PATH TYPICAL WHERE SHOWN [cross-hatched pattern]
- L.O.D. - DENOTES LIMITS OF DISTURBANCE



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KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS	KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT
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PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 200499, AND MY EXPIRATION DATE IS 9-2-21

MARCH 23, 2021
DATE SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

DATE	REVISION
4-17-20	PER COMMENTS
7-17-20	PER COMMENTS


SITE PLAN
FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
ON THE LANDS OF
THE HUMANE SOCIETY OF KENT COUNTY, INC.
TAX MAP - 28, GRID - 4C, PARCEL - 120


DATE	SCALE
MARCH '20	1" = 30'
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref 28-2019112	DESIGNED BY KJS
SHEET No. - C-2	
CADD FILE - 19112C02	

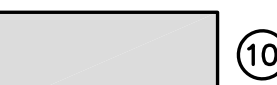
DRAWING NOTES
(APPLY TO THIS DRAWING ONLY)

- 1 - NEW ANIMAL CARE SHELTER BUILDING. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 2 - NEW ENRICHMENT BUILDING. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 3 - NEW CAT SILO. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 4 - PROPOSED TENSION FABRIC SHADE STRUCTURE. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 5 - PROPOSED STAFF BREAK/PICNIC AREA.
- 6 - PROPOSED FENCED DOG YARD WITH K-9 ARTIFICIAL GRASS. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 7 - PROVIDE A SITE SIGN. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 8 - PROVIDE MARYLAND STATE HIGHWAY PAVEMENT. SEE PAVEMENT SECTION ON THIS SHEET.
- 9 - PROVIDE FULL DEPTH RECONSTRUCTION OF EXISTING SHOULDER. PROVIDE MARYLAND STATE HIGHWAY PAVEMENT SECTION.
- 10 - PROVIDE MEDIUM DUTY ASPHALT PAVEMENT. SEE PAVEMENT SECTION ON THIS SHEET.
- 11 - PROVIDE 8" "TYPE A" CONCRETE CURB AND GUTTER PER MARYLAND STATE HIGHWAY ADMINISTRATION DETAIL (MD-620.02) ON SHEET C-11.
- 12 - PROVIDE 6" CONCRETE CURB AND GUTTER PER DETAIL (RD-103.02) ON SHEET C-11.
- 13 - PROVIDE 2' WIDE CURB OPENING PER DETAIL ON SHEET C-11.
- 14 - PROVIDE CONCRETE SIDEWALK PER DETAIL ON SHEET C-11.
- 15 - PROVIDE A.D.A. COMPLIANT SIDEWALK RAMP (PARALLEL) PER DETAIL (MD-655-12) ON SHEET C-11.
- 16 - PROVIDE DONOR BRICK PAVERS. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 17 - PROVIDE A SCREENED TRASH CORRAL. SEE STRUCTURAL PLANS FOR DETAIL. PROVIDE A CONCRETE PAD FLUSH WITH CORRAL PAD PER DETAIL ON SHEET C-10.
- 18 - PROVIDE A WOOD CHIP DOG WALKING PATH. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 19 - PROVIDE SLAT METAL BENCH WITH DONOR PLAQUE. SEE ARCHITECTURAL PLANS FOR DETAIL.
- 20 - PROVIDE 24" WIDE PREFORMED THERMOPLASTIC STOP BAR AND "STOP" SIGN. ALL PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MARYLAND STATE HIGHWAY ADMINISTRATION AND M.U.T.C.D. STANDARDS AND SPECIFICATIONS.
- 21 - PROVIDE PAVEMENT MARKINGS (CROSSWALK, NO PARKING AND PARKING SPACE STRIPING).
- 22 - PROVIDE A.D.A. PARKING SIGNAGE PER DETAIL ON SHEET C-11.
- 23 - PROVIDE CONCRETE WHEEL STOPS PER DETAIL ON SHEET C-11.
- 24 - PROVIDE AN ELECTRIC TRANSFORMER. SEE M.E.P. PLANS FOR DETAIL.
- 25 - PROVIDE A BACKUP GENERATOR. SEE M.E.P. PLANS FOR DETAIL.
- 26 - PROVIDE SITE LIGHTING. SEE ELECTRICAL PLANS FOR DETAIL.
- 27 - PROVIDE A BIORETENTION AREA. SEE MATERIAL, MAINTENANCE AND INSPECTION SPECIFICATIONS ON SHEET C-5.
- 28 - PROVIDE A 2' WIDE TRAPEZOIDAL DITCH WITH 5:1 SIDE SLOPES (UNLESS SHOWN OTHERWISE). STABILIZE WITH TOPSOIL, SEED, AND STABILIZATION MATTING PER DETAIL ON SHEET C-12.
- 29 - PROVIDE STANDARD YARD INLET PER DETAIL (MD-381.01) ON SHEET C-5.

LANDS N/F OF
KENNEDYVILLE PROPERTIES, LLC
M.L.M. 952/86
ZONED - I (INDUSTRIAL)
USE - AGRICULTURAL

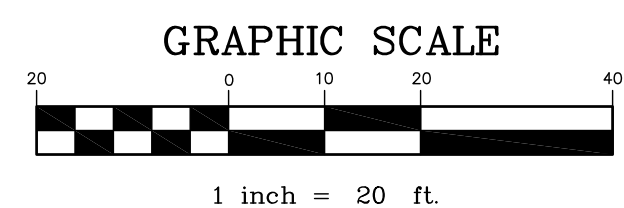
PAVEMENT SHOWN  IS EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH FULL DEPTH MSHA SECTION AS NOTED BELOW.

PAVEMENT SHOWN  SHALL BE 7" BITUMINOUS CONCRETE (1.5" SURFACE SUPERPAVE ASPHALT MIX 9.5mm PG 64S-22, LEVEL 2, ON 6" BASE SUPERPAVE ASPHALT MIX 19.0mm PG 64S-22, LEVEL 2 (TWO 3" LIFTS), ON 6" OF GRADED AGGREGATE BASE (CR-6) ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PAVEMENT SHOWN  SHALL BE 4" BITUMINOUS CONCRETE (1.5" SURFACE COURSE, BAND 9.5 mm ON 2.5" BASE COURSE, BAND 19.0 mm) ON 8" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PROPOSED CONCRETE WALK/PAD  TYPICAL WHERE SHOWN

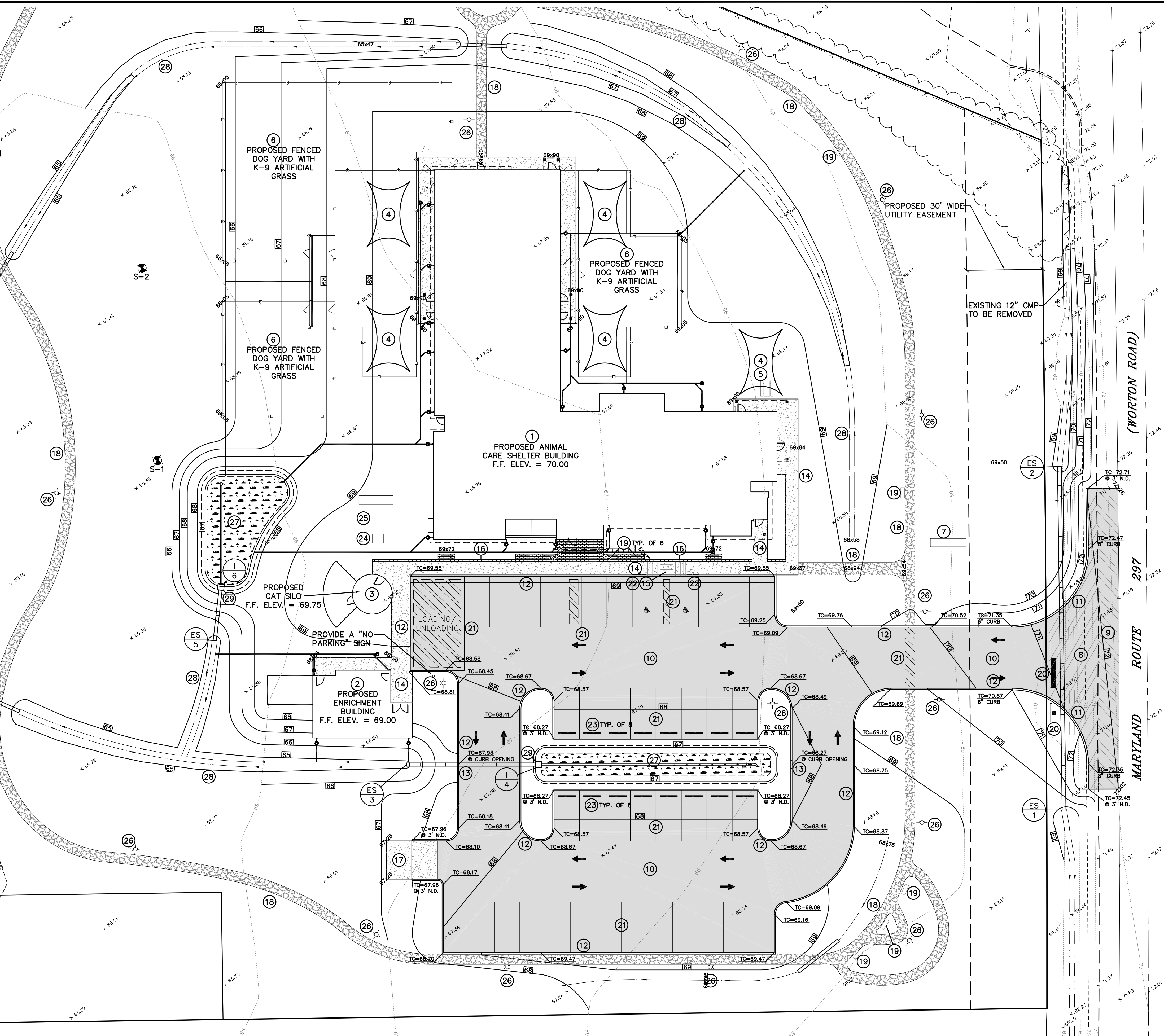
PROPOSED WOOD CHIP DOG WALKING PATH  TYPICAL WHERE SHOWN



PROTECTED AFFORESTATION AREA
0.75 ACRE

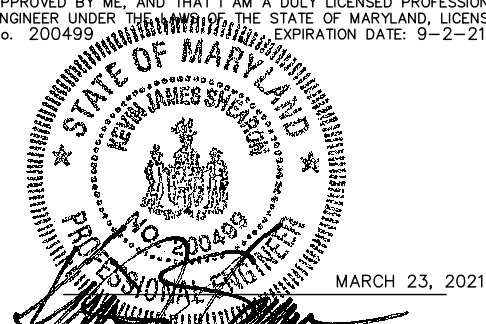
PROTECTED AFFORESTATION AREA
0.75 ACRE

PROTECTED AFFORESTATION AREA
0.75 ACRE



KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

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 JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 200490, AND MY EXPIRATION DATE IS 9-2-21



MARCH 23, 2021
DATE SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-262-9130
FAX : 1-443-262-9148

DATE	REVISION
4-17-20	PER COMMENTS
6-9-20	PER COMMENTS
7-17-20	PER COMMENTS

SITE AND GRADING PLAN
FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
ON THE LANDS OF
THE HUMANE SOCIETY OF KENT COUNTY, INC.
TAX MAP - 28, GRID - 4C, PARCEL - 120

DATE	SCALE
MARCH '20	1" = 20'
JOB No.	DRAWN BY
2019112	WJM
FOLDER Ref	DESIGNED BY
28-2019112	KJS
SHEET No. - C-3	
CADD FILE - 19112C03	

DRAWING NOTES
(APPLY TO THIS DRAWING ONLY)

- 1 - PROVIDE A BIORETENTION AREA. SEE MATERIAL, MAINTENANCE AND INSPECTION SPECIFICATIONS ON SHEET C-5. SEE PROFILES ON SHEETS C-6 & C-7.
- 2 - PROVIDE A 2' WIDE TRAPEZOIDAL DITCH WITH 5:1 SIDE SLOPES (UNLESS SHOWN OTHERWISE). SEE SECTION ON SHEET C-5. STABILIZE SIDE SLOPES WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - CHANNEL APPLICATION PER DETAIL (B-4-6-C) ON SHEET C-12.
- 3 - PROVIDE A SWALE WITH 3:1 SIDE SLOPES. STABILIZE SIDE SLOPES WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - CHANNEL APPLICATION PER DETAIL (B-4-6-C) ON SHEET C-12.
- 4 - PROVIDE STANDARD YARD INLET PER DETAIL (MD-381.01) ON SHEET C-5. PROVIDE "AT GRADE" INLET PROTECTION PER DETAIL (E-9-2) ON SHEET C-12.
- 5 - PROVIDE RCP END SECTION PER DETAIL ON SHEET C-5.
- 6 - PROVIDE ADS END SECTION PER DETAIL ON SHEET C-5.
- 7 - PROVIDE STORMDRAIN. SEE PROFILES FOR TYPE, SIZE AND SLOPE ON SHEETS C-6 & C-7.
- 8 - PROVIDE A 6" PVC OBSERVATION PORT/CLEANOUT PER DETAIL ON SHEET C-5.
- 9 - PROVIDE PERFORATED PVC STORMDRAIN.
- 10 - PROPOSED DOWNSPOUTS SHALL BE TRANSITIONED BELOW GRADE TO PROPOSED PVC (SCH-40) ROOF LEADER. PROVIDE A NENAH DOWNSPOUT BOOT WITH CLEANOUT (OR APPROVED EQUAL) PER DETAIL ON SHEET C-5.
- 11 - PROVIDE CLEANOUT WITH CAST IRON FRAME AND COVER, LABELED "STORM".
- 12 - PROVIDE A STABILIZED CONSTRUCTION ENTRANCE PER DETAIL (B-1) ON SHEET C-12.
- 13 - PROVIDE PERIMETER SILT-FENCE PER DETAIL (E-1) ON SHEET C-12. TYPICAL WHERE SHOWN SF.
- 14 - PROVIDE RIPRAP OUTLET PROTECTION (CL-1) PER DETAIL (D-4-1-B) ON SHEET C-12.

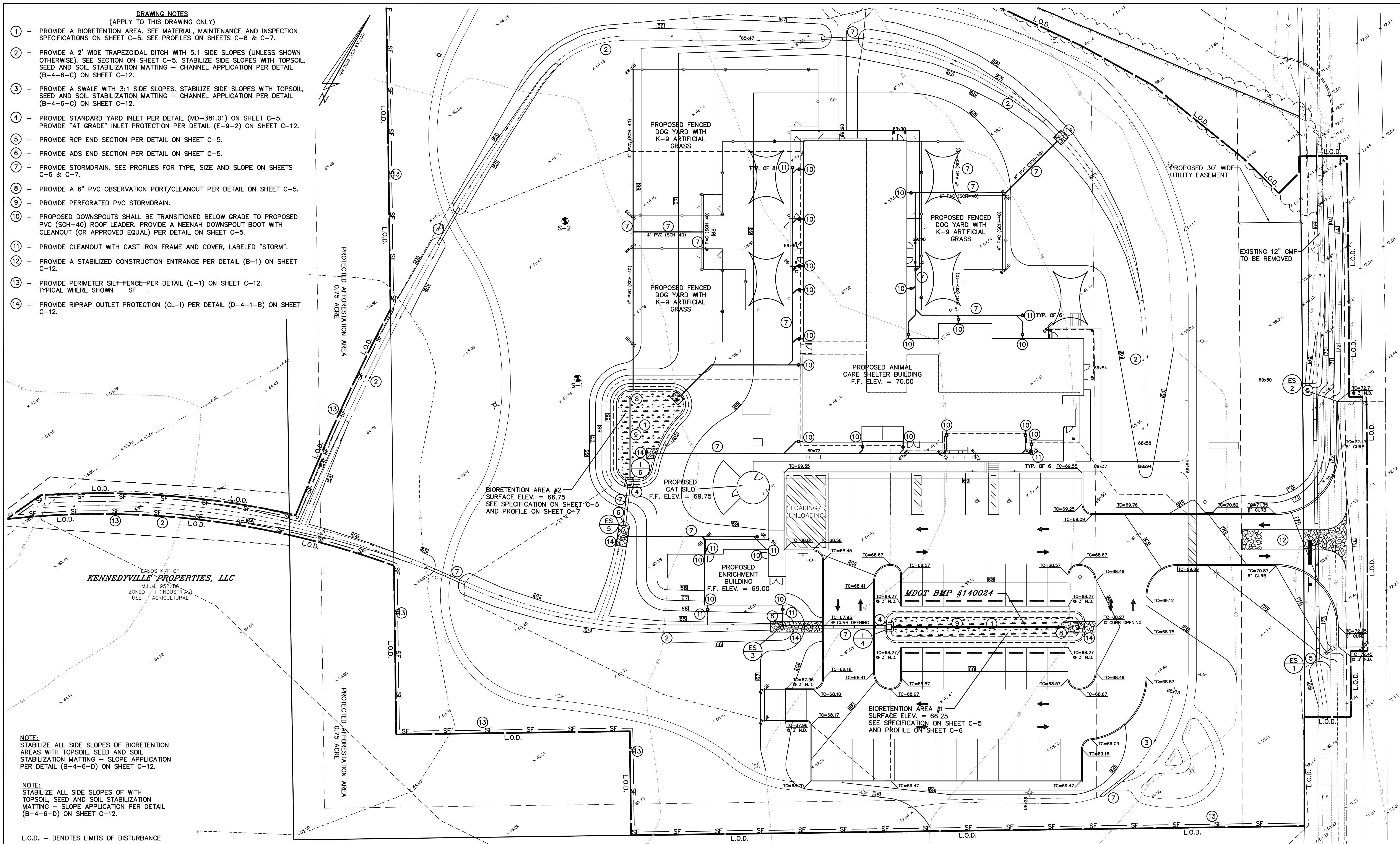
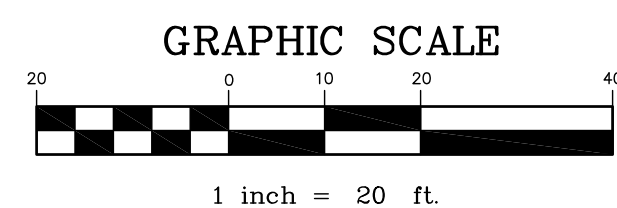
NOTE:
STABILIZE ALL SIDE SLOPES OF BIORETENTION AREAS WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-12.

NOTE:
STABILIZE ALL SIDE SLOPES OF WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-12.

L.O.D. - DENOTES LIMITS OF DISTURBANCE

NOTE:
SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED.

NOTE:
FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 7 DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.



KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 200490, AND MY EXPIRES ON 03/31/2021.

DATE: _____ SEAL: _____

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

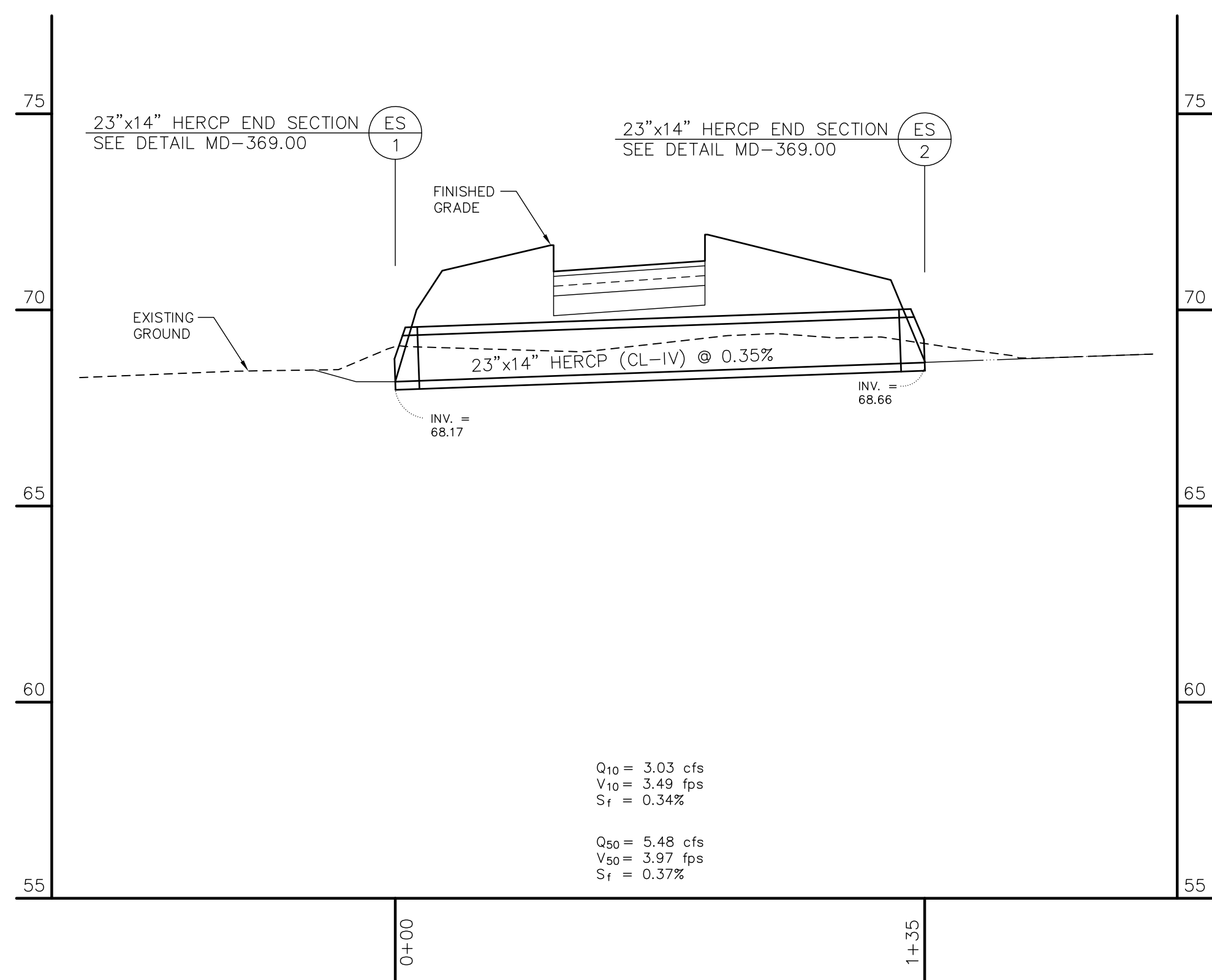
DATE	REVISION
4-17-20	PER COMMENTS
6-9-20	PER COMMENTS
7-17-20	PER COMMENTS

STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN

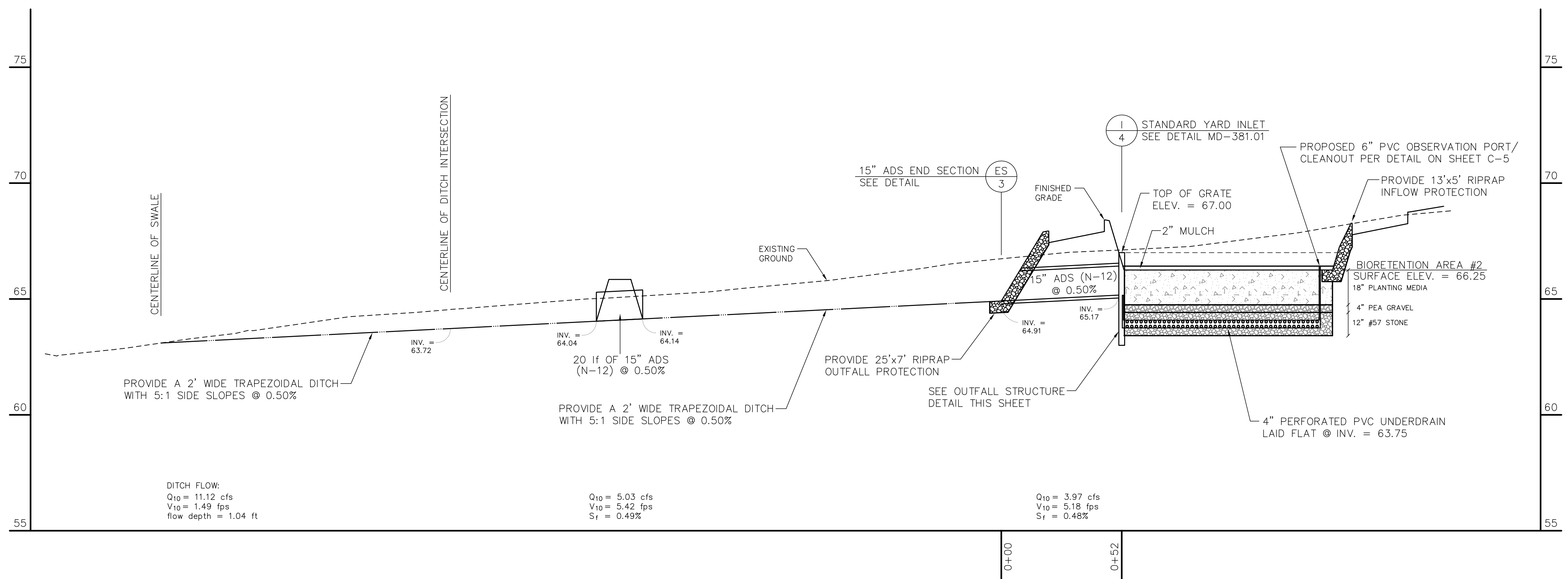
FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
ON THE LANDS OF
THE HUMANE SOCIETY OF KENT COUNTY, INC.

TAX MAP - 28, GRID - 4C, PARCEL - 120

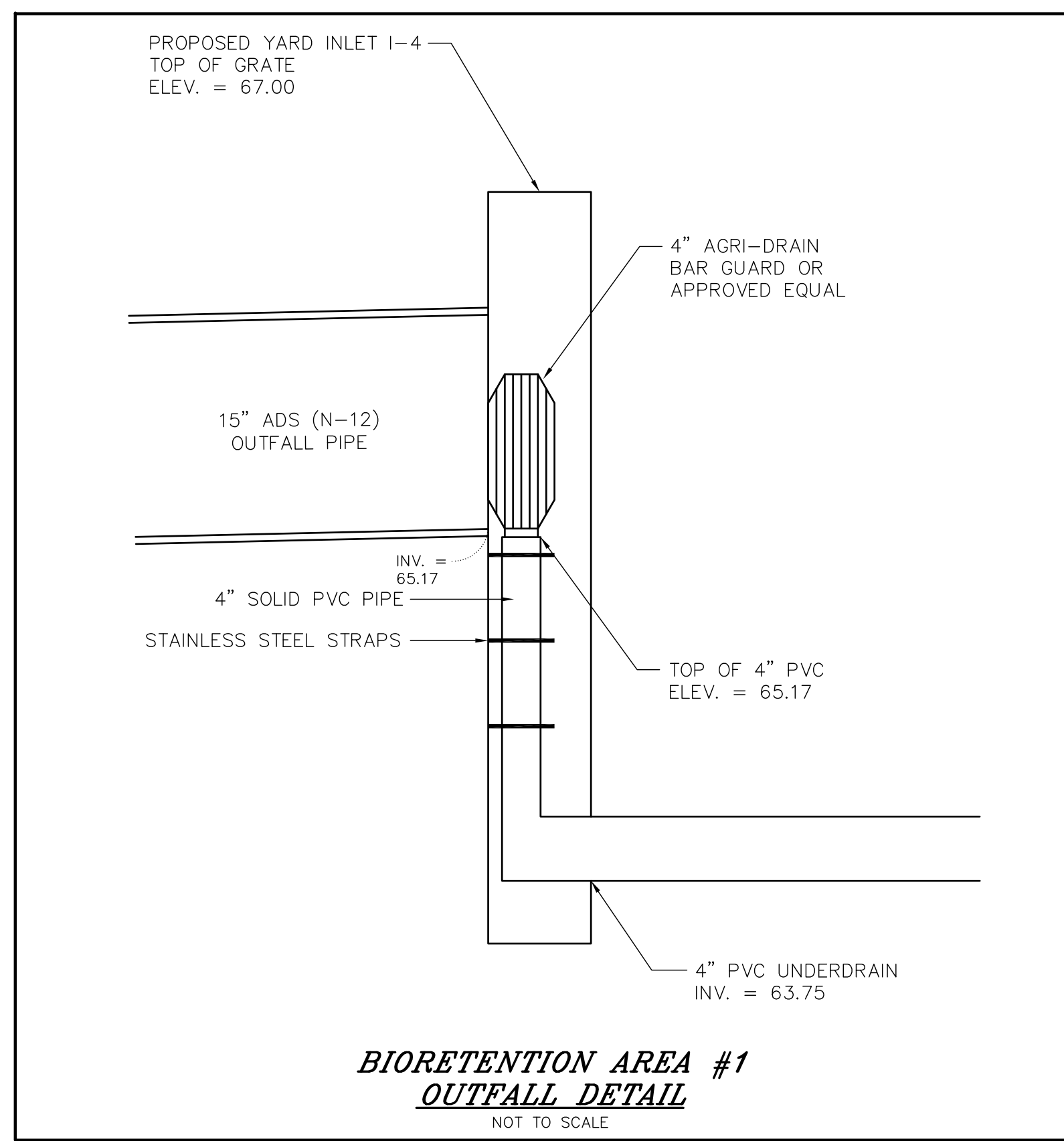
DATE	SCALE
MARCH '20	1" = 20'
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref. 28-2019112	DESIGNED BY KJS
SHEET No. - C-4	
CADD FILE - 19112C04	



STORMWATER MANAGEMENT PROFILE
 SCALE 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



STORMWATER MANAGEMENT PROFILE
 SCALE 1" = 30' HORIZONTAL
 1" = 3' VERTICAL



KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE No. [blank], EXPIRES ON [blank].

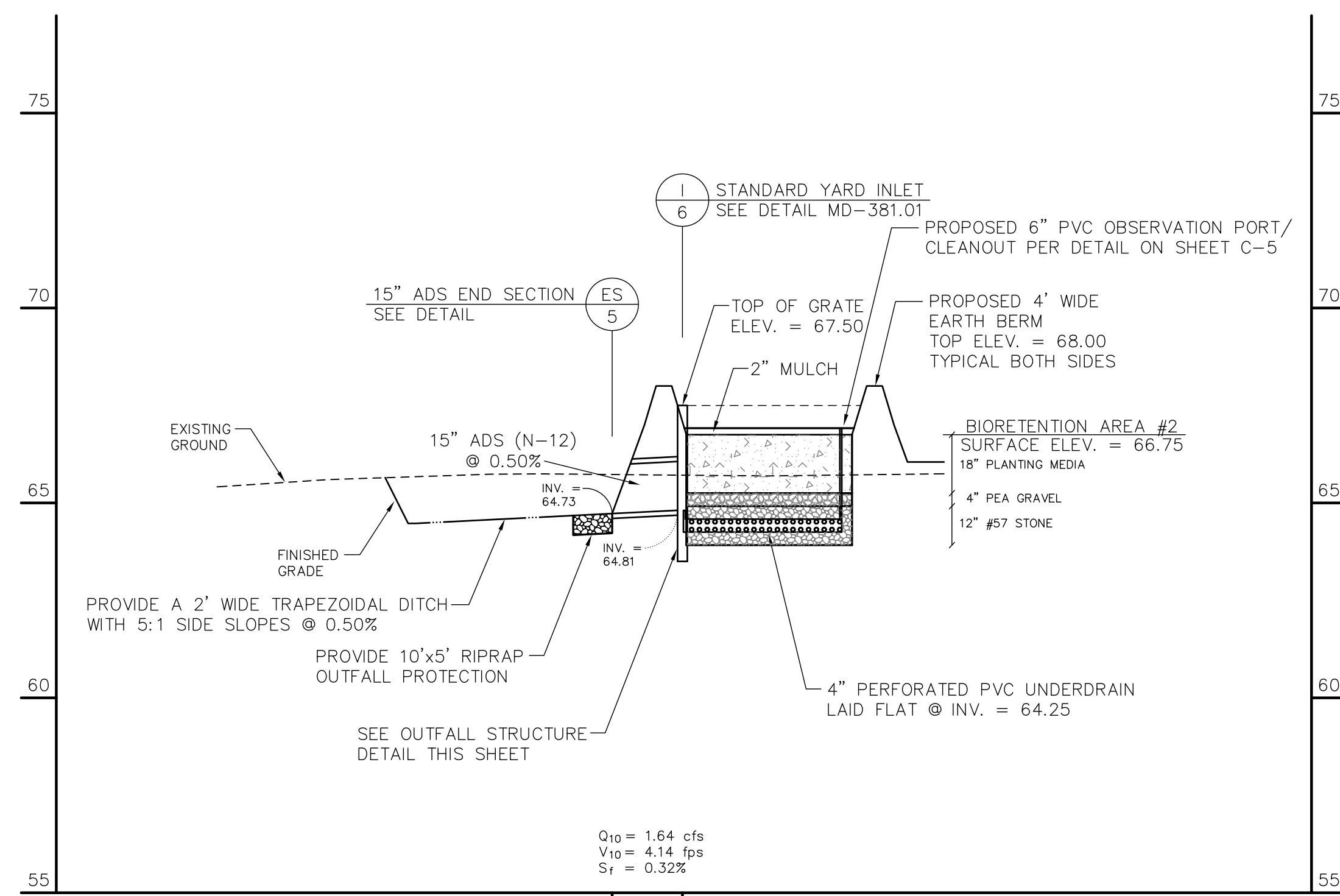
STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 MARCH 23, 2021

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE : 1-443-262-9130
 FAX : 1-443-262-9148

DATE	REVISION
4-17-20	PER COMMENTS
6-9-20	PER COMMENTS
7-17-20	PER COMMENTS

STORMWATER MANAGEMENT PROFILES
 FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
 ON THE LANDS OF
THE HUMANE SOCIETY OF KENT COUNTY, INC.
 TAX MAP - 28, GRID - 4C, PARCEL - 120

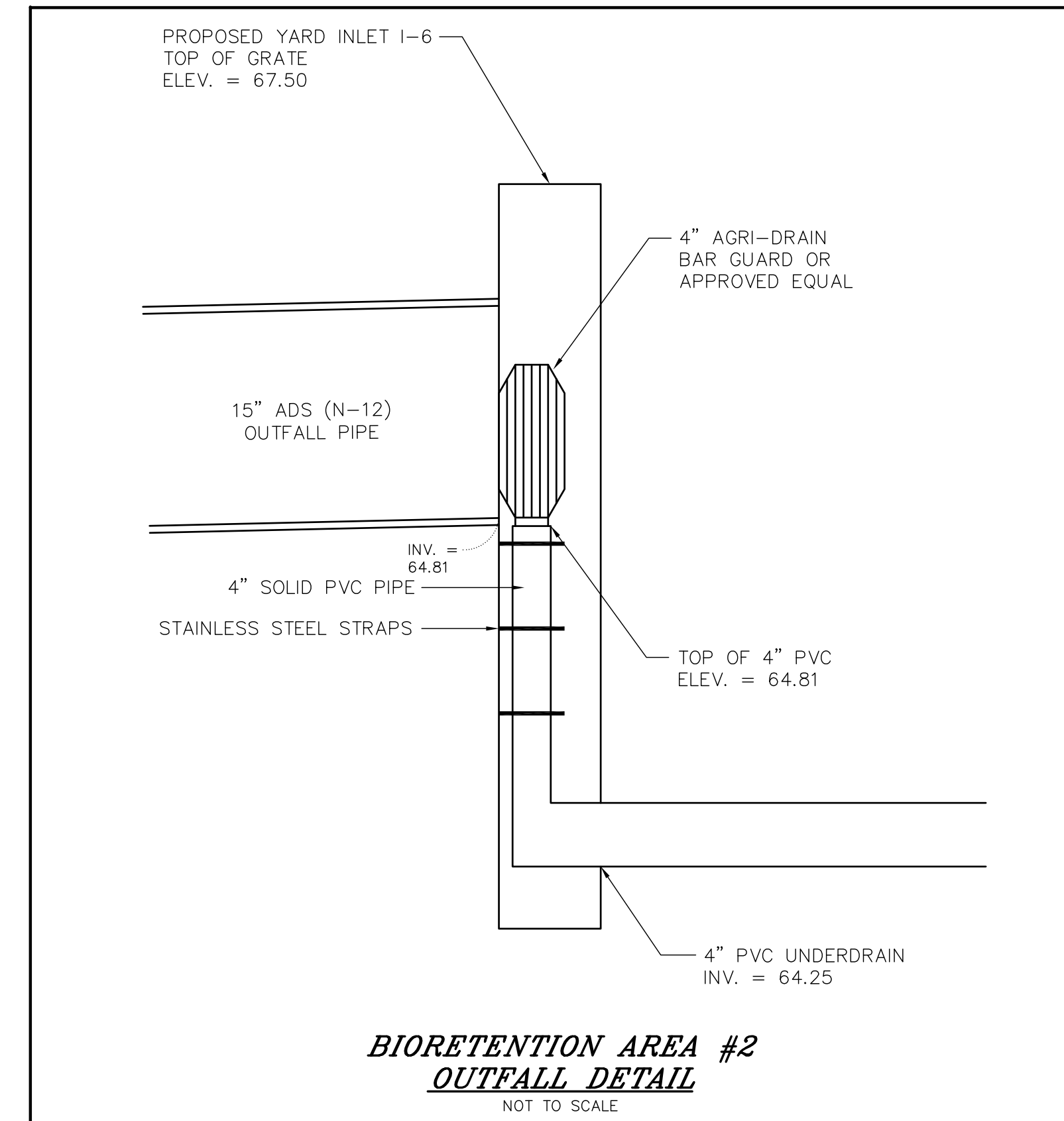
DATE	SCALE
MARCH '20	AS SHOWN
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref. 28-2019112	DESIGNED BY KJS
SHEET No. - C-6	
CADD FILE - 19112C06	



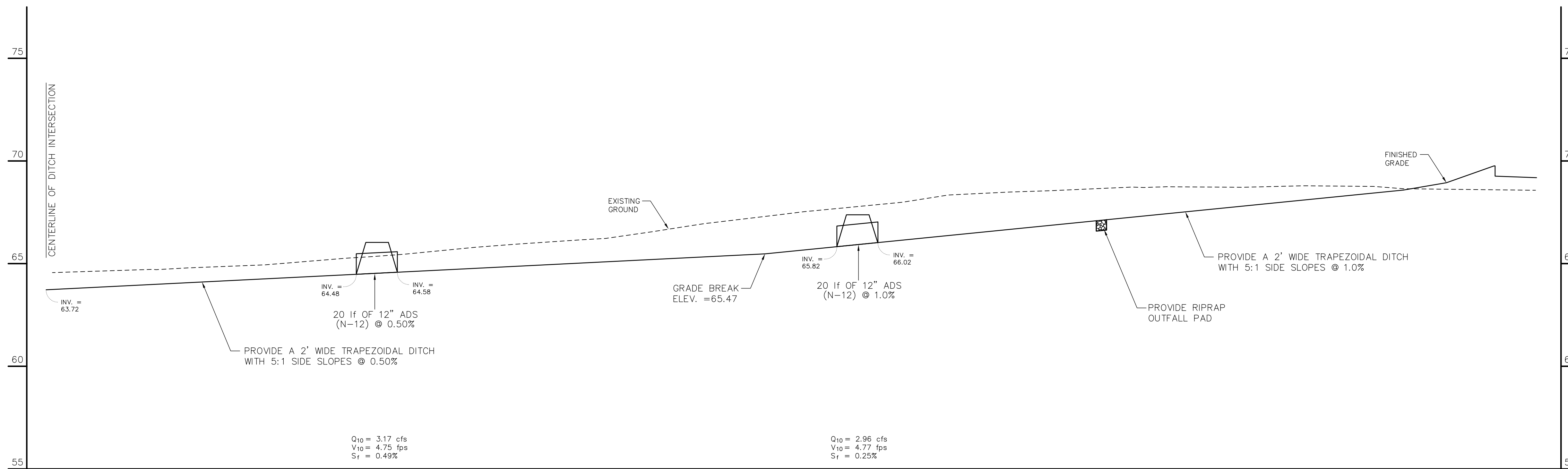
STORMWATER MANAGEMENT PROFILE

SCALE 1" = 30' HORIZONTAL
1" = 3' VERTICAL

Q₁₀ = 1.64 cfs
V₁₀ = 4.14 fps
S_r = 0.32%



**BIORETENTION AREA #2
OUTFALL DETAIL**
NOT TO SCALE



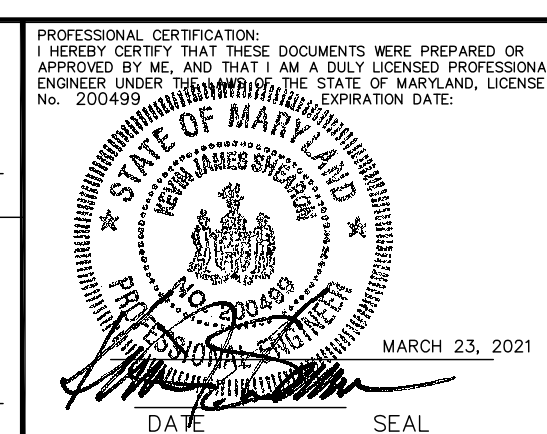
STORMWATER MANAGEMENT PROFILE

SCALE 1" = 30' HORIZONTAL
1" = 3' VERTICAL

Q₁₀ = 3.17 cfs
V₁₀ = 4.75 fps
S_r = 0.49%

Q₁₀ = 2.96 cfs
V₁₀ = 4.77 fps
S_r = 0.25%

KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

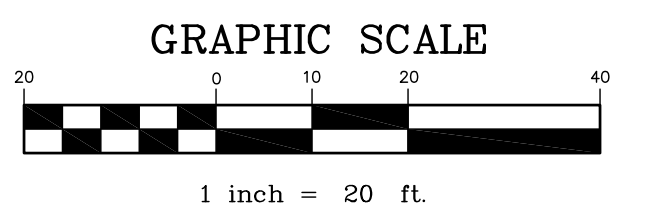
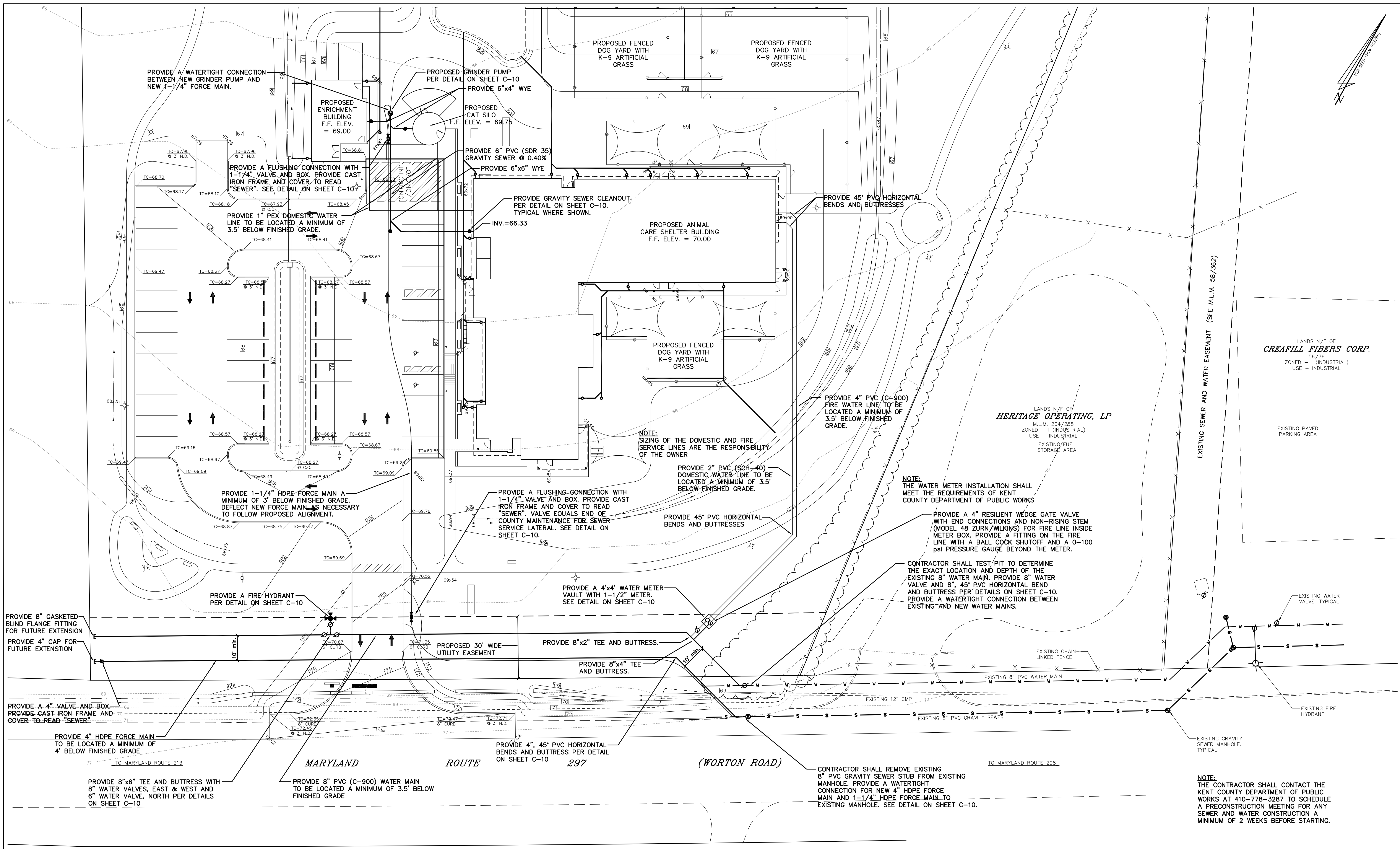


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DATE	REVISION
4-17-20	PER COMMENTS
6-9-20	PER COMMENTS
7-17-20	PER COMMENTS

STORMWATER MANAGEMENT PROFILES
FOR
**THE ANIMAL CARE SHELTER
FOR KENT COUNTY**
ON THE LANDS OF
THE HUMANE SOCIETY OF KENT COUNTY, INC.
TAX MAP - 28, GRID - 4C, PARCEL - 120

DATE	SCALE
MARCH '20	AS SHOWN
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref. 28-2019112	DESIGNED BY KJS
SHEET No. - C-7	
CADD FILE - 19112C07	



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KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

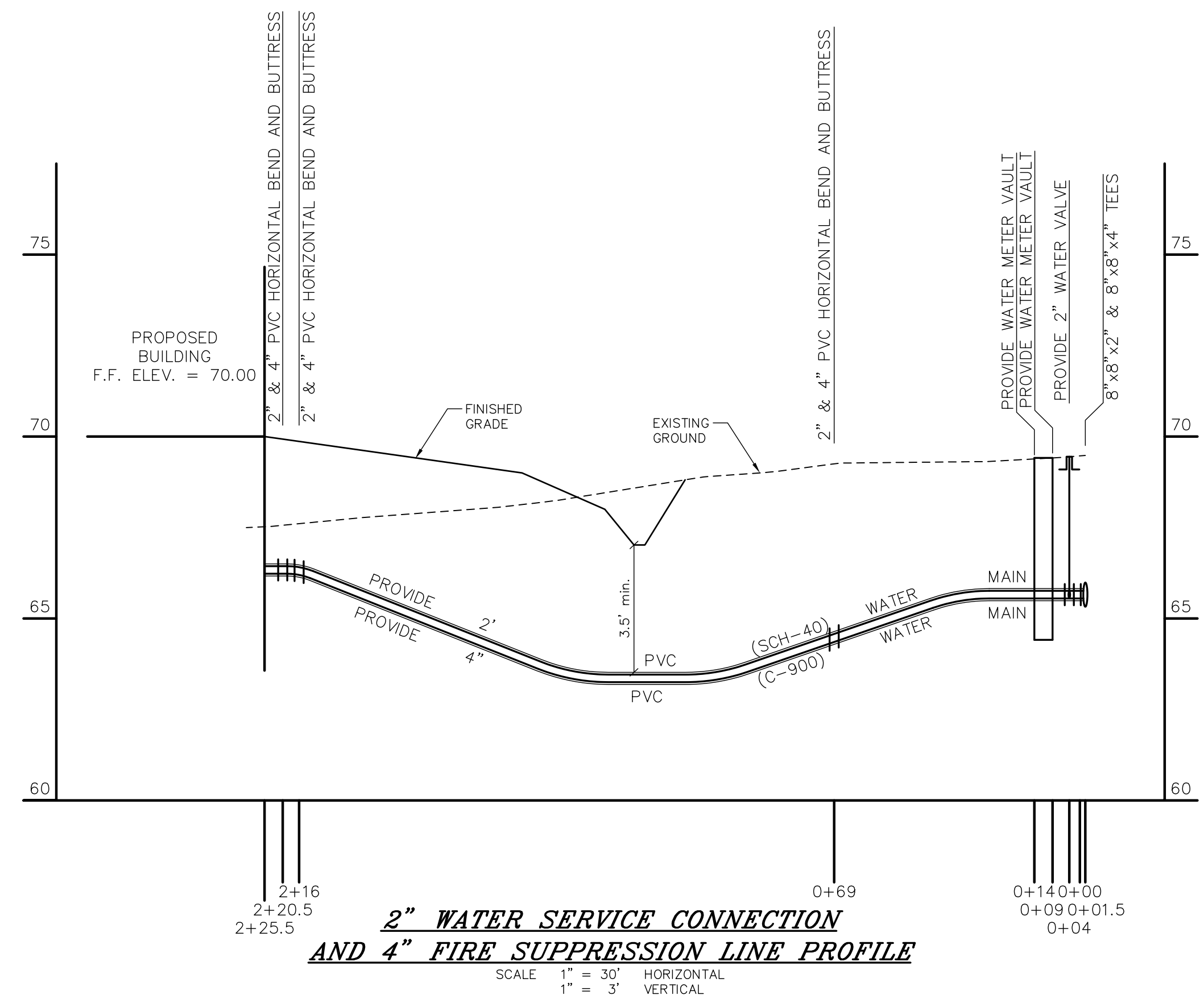
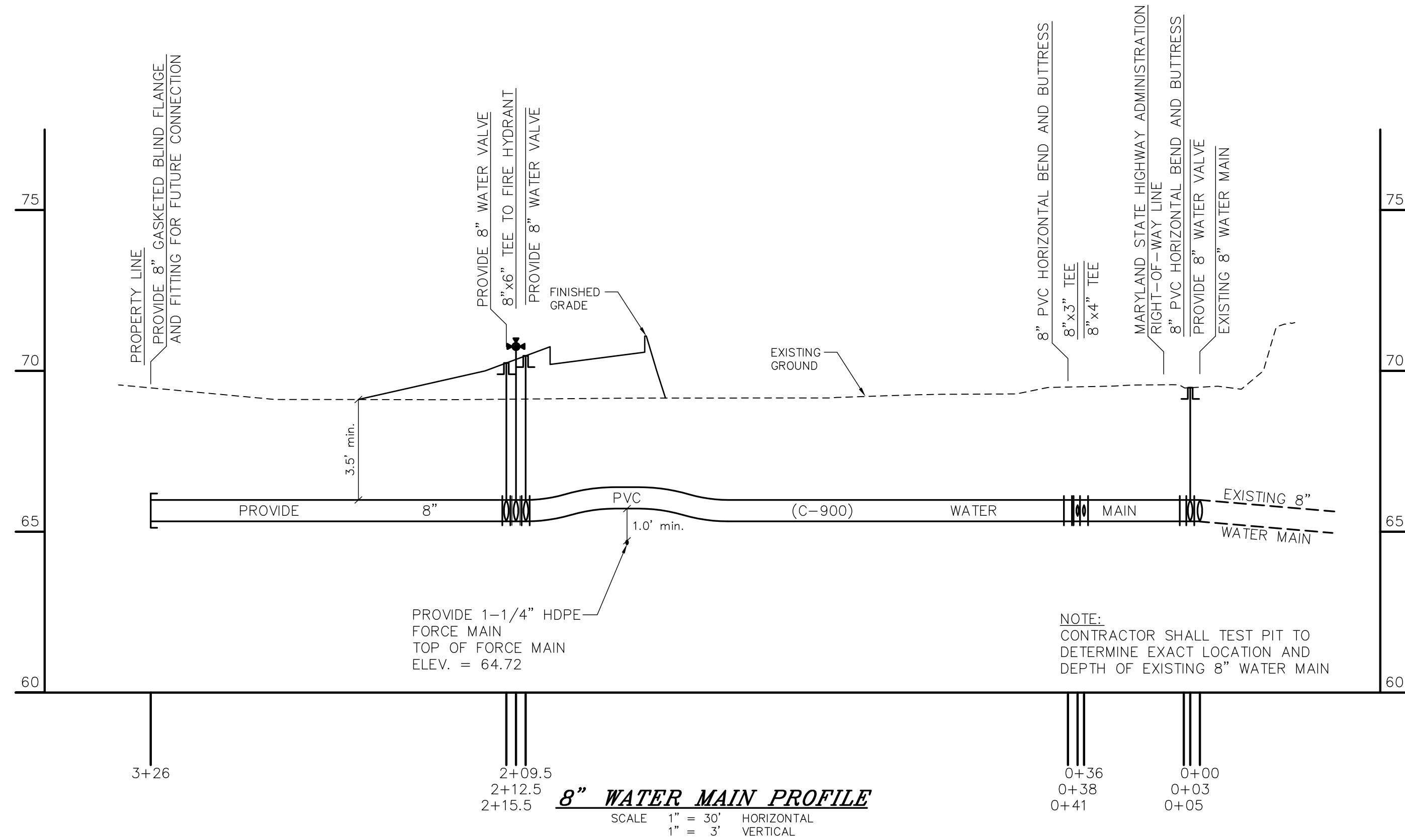
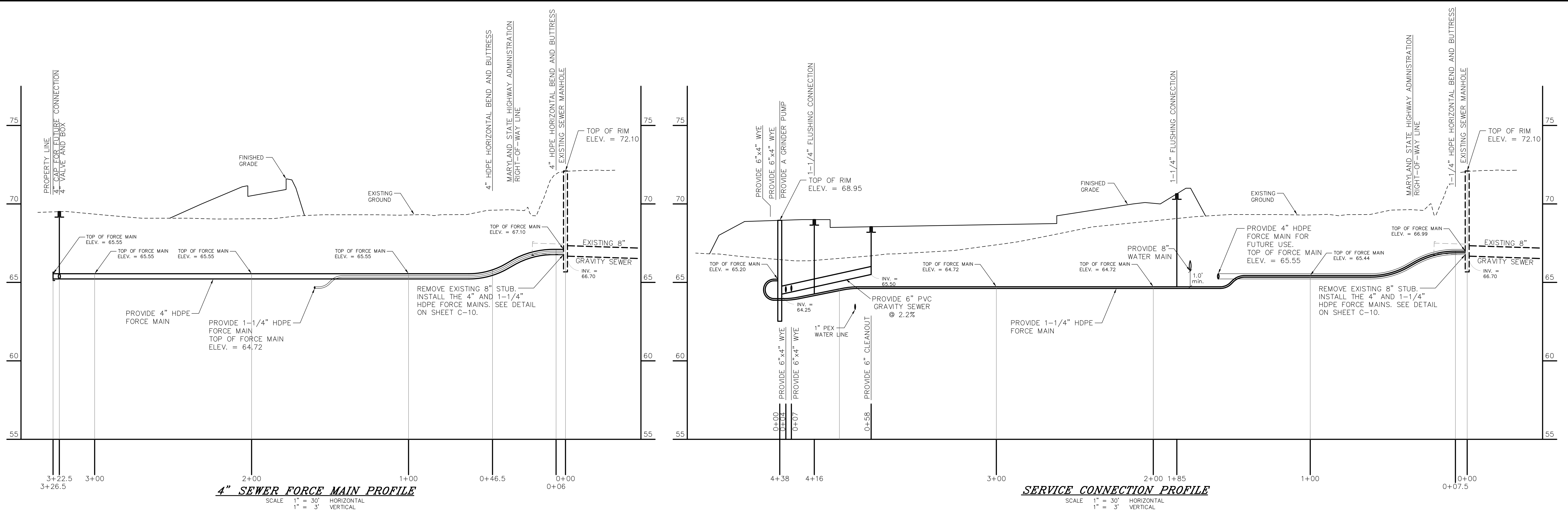
PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A SEELY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 200498, EXPIRES 09/30/2024, EXPIRES DATE: 9-2-21

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

MARCH 23, 2021

DATE	REVISION
4-17-20	PER COMMENTS
7-17-20	PER COMMENTS
3-22-21	PER COMMENTS

UTILITY PLAN		DATE	SCALE
FOR		MARCH '20	1" = 20'
THE ANIMAL CARE SHELTER FOR KENT COUNTY		JOB No.	DRAWN BY
ON THE LANDS OF		2019112	WJM
THE HUMANE SOCIETY OF KENT COUNTY, INC.		FOLDER Ref.	DESIGNED BY
TAX MAP - 28, GRID - 4C, PARCEL - 120		28-2019112	KJS
		SHEET No. - C-8	
		CADD FILE - 19112C08	



KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A DELICATELY LICENSED PROFESSIONAL
 ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE
 No. 206490, AND THAT MY EXPIRATION DATE IS 9-2-2021

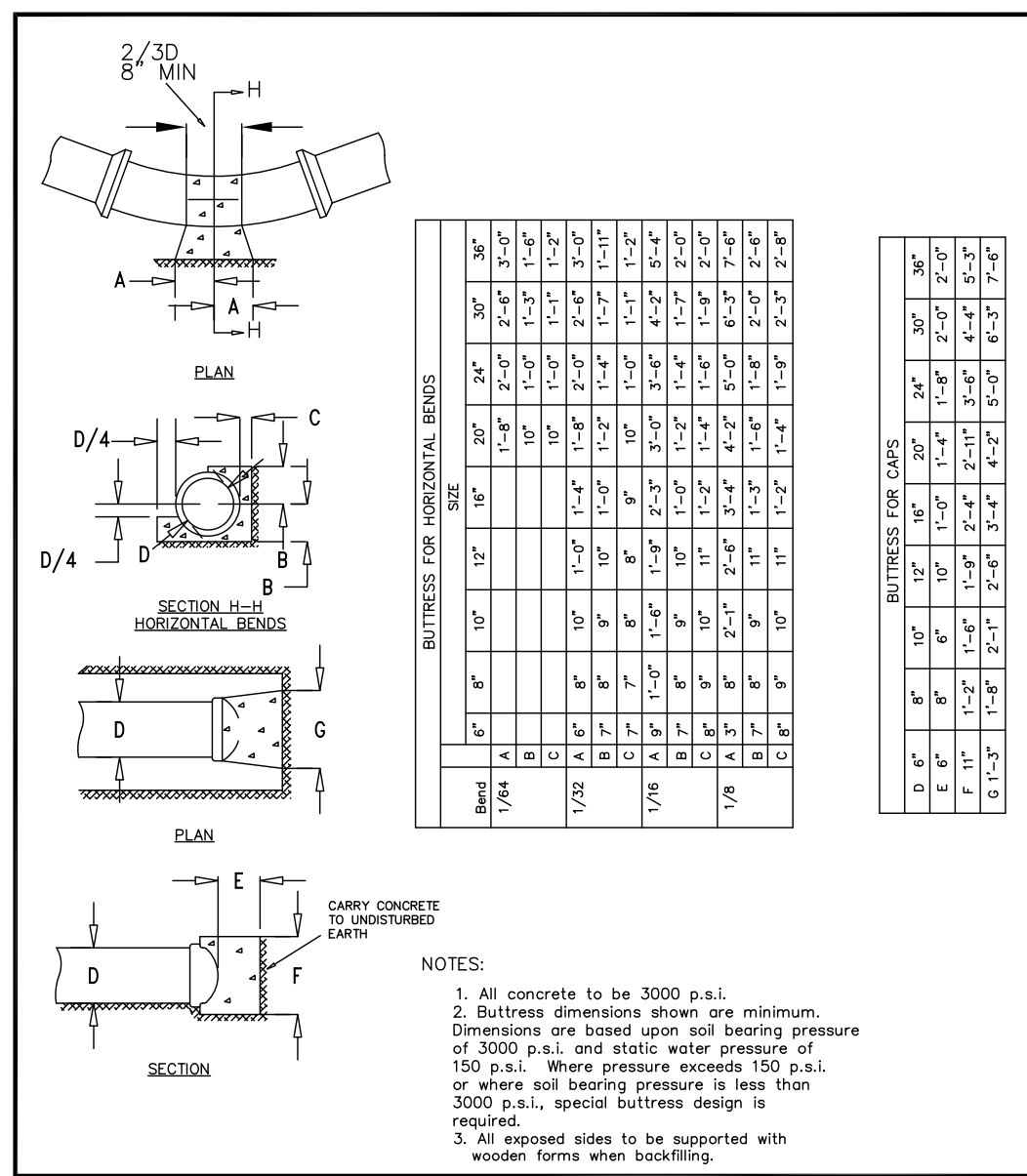
STATE OF MARYLAND
 PROFESSIONAL ENGINEER
 MARCH 23, 2021

**DAVIS, MOORE, SHEARON
 & ASSOCIATES, LLC**
 ENGINEERING, DRAFTING/DESIGN,
 ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE : 1-443-262-9130
 FAX : 1-443-262-9148

DATE	REVISION
4-17-20	PER COMMENTS
7-16-20	PER COMMENTS
7-17-20	PER COMMENTS

UTILITY PROFILES
 FOR
**THE ANIMAL CARE SHELTER
 FOR KENT COUNTY**
 ON THE LANDS OF
THE HUMANE SOCIETY OF KENT COUNTY, INC.
 TAX MAP - 28, GRID - 4C, PARCEL - 120

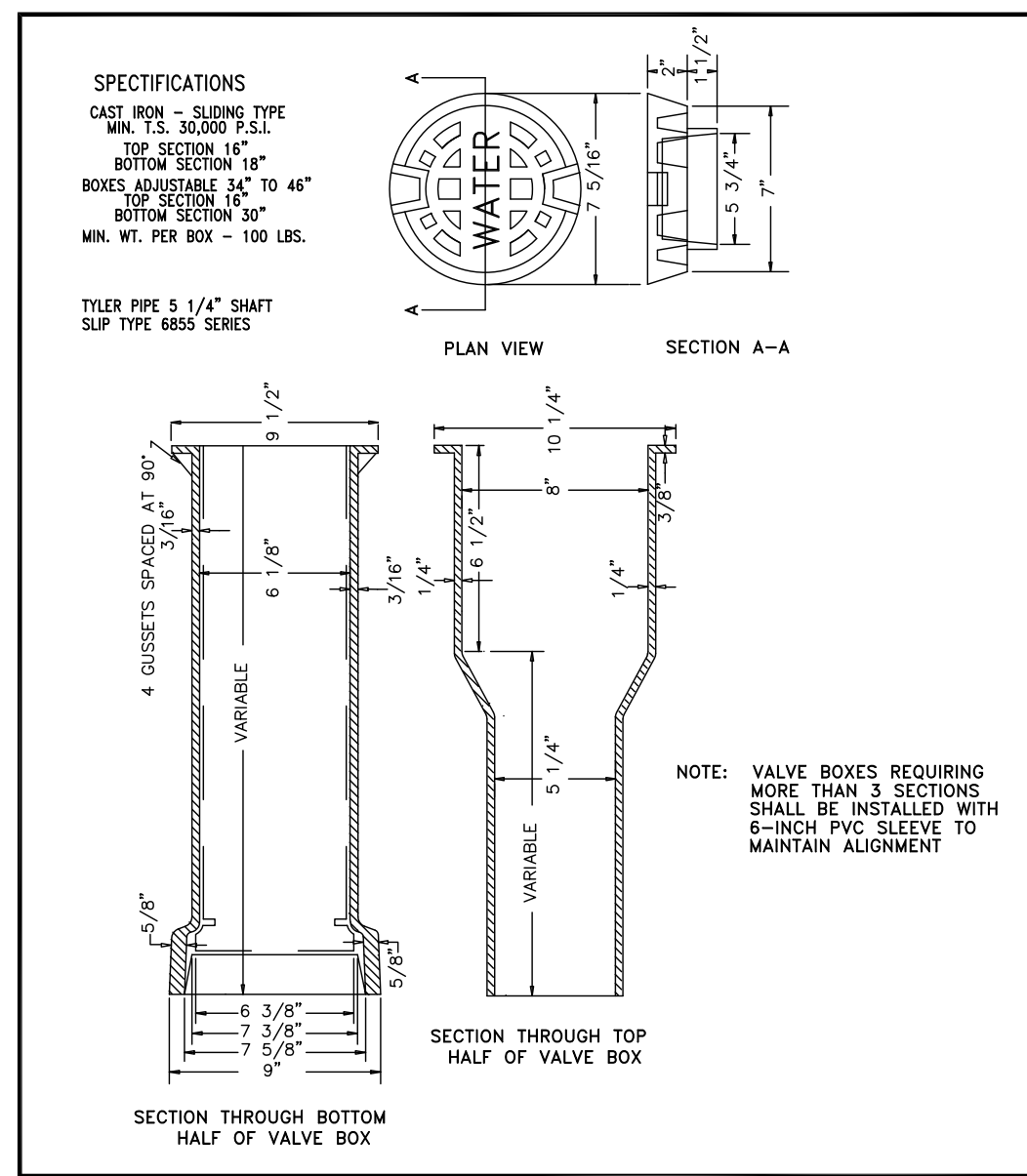
DATE	SCALE
MARCH '20	AS SHOWN
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref 28-2019112	DESIGNED BY KJS
SHEET No. - C-9	
CADD FILE - 19112C09	



DATE	REVISION

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 APPROVED BY: []
 FILE: dl-gn-bu1

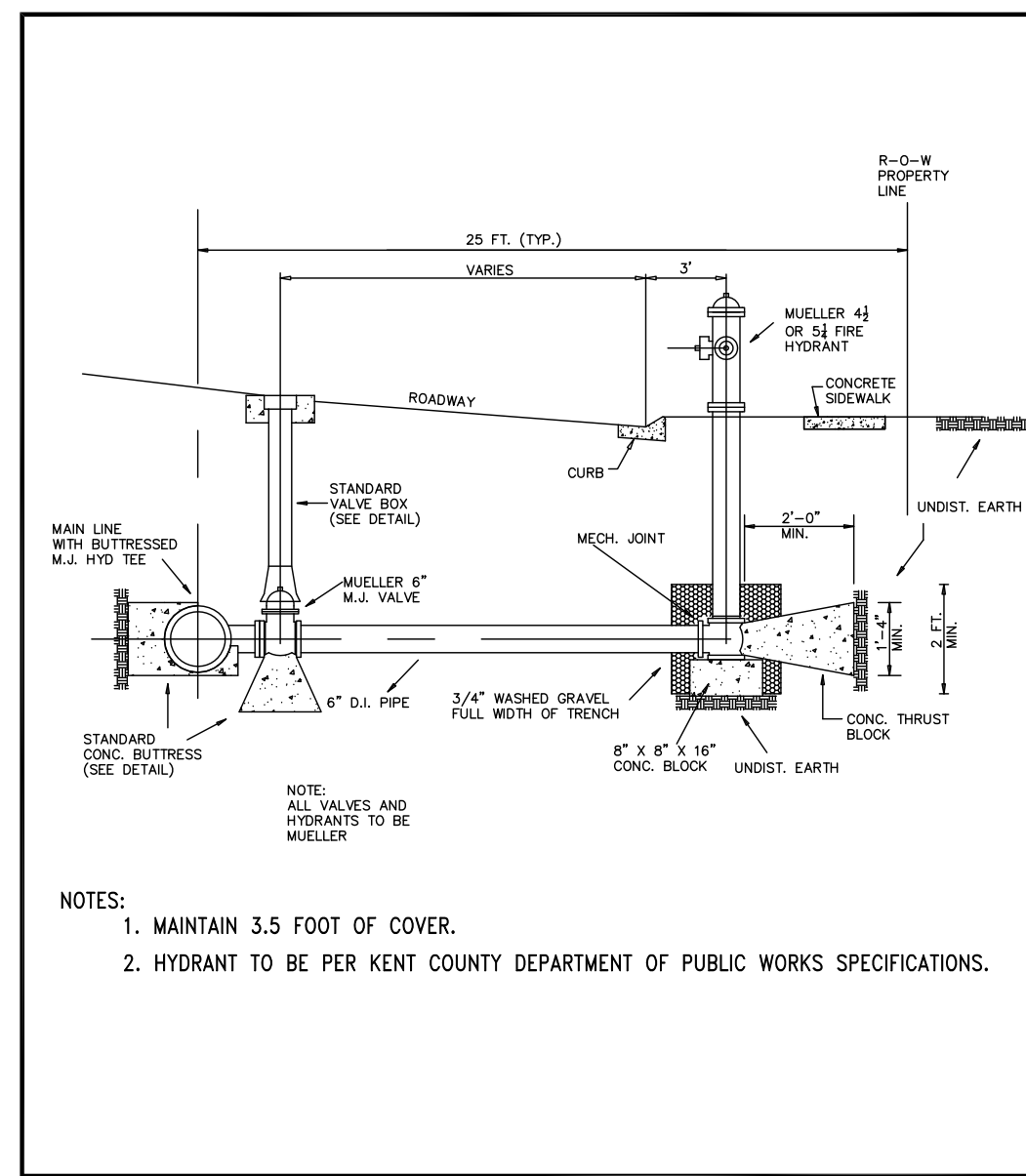
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DATE	REVISION

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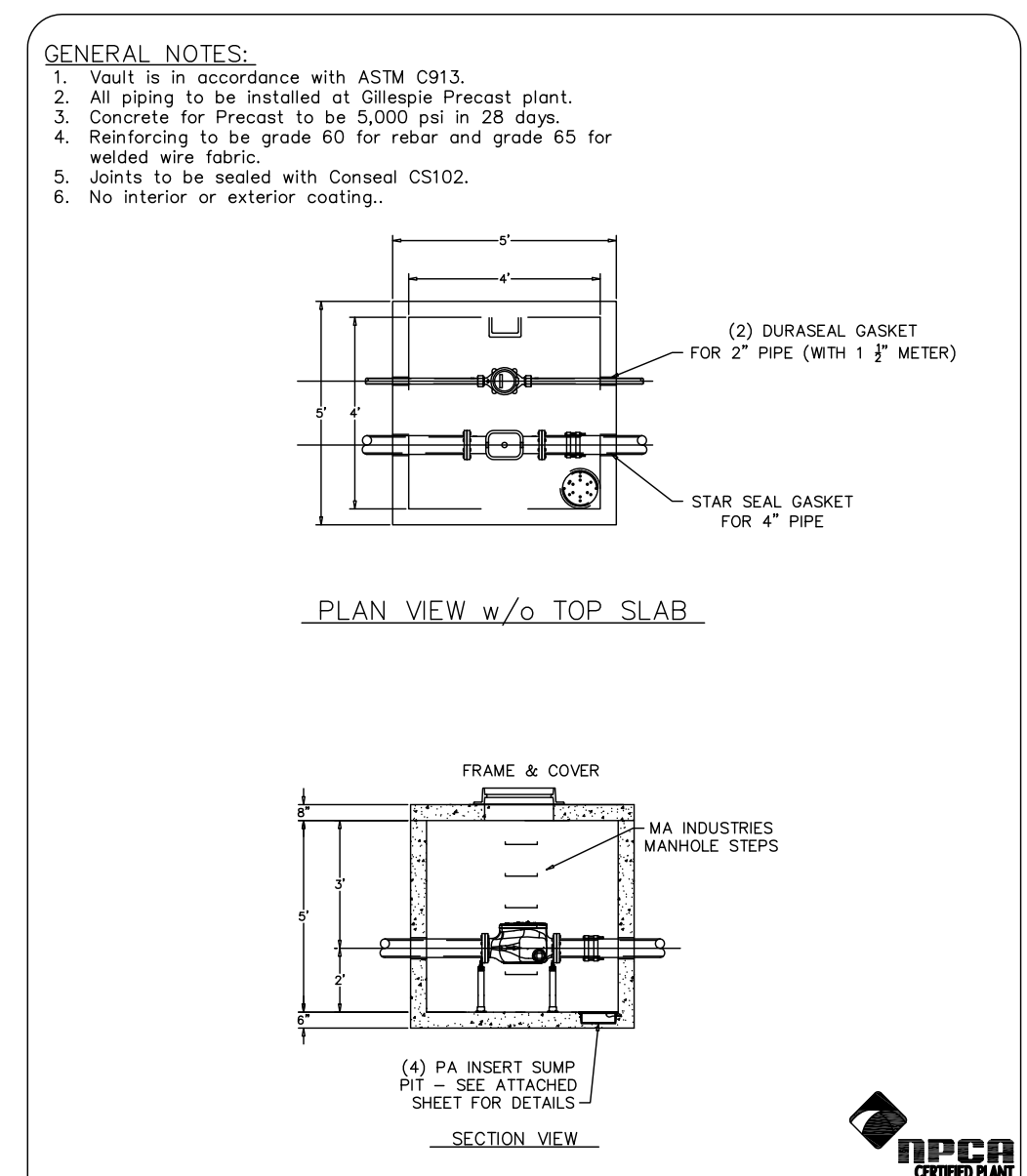
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DATE	REVISION

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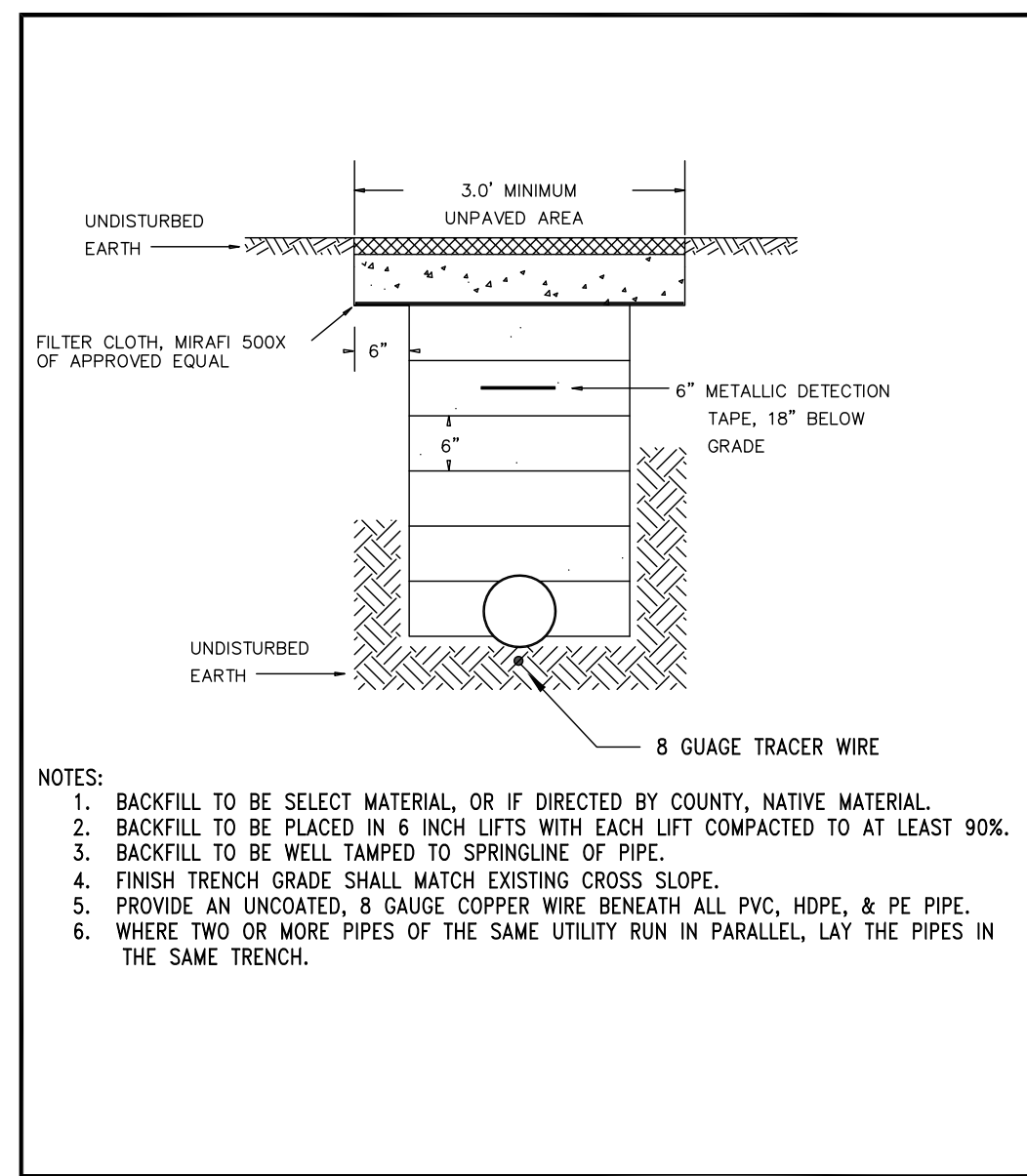
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DATE	REVISION

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 DRAWN BY: Mike L.
 DATE: 2/16/21

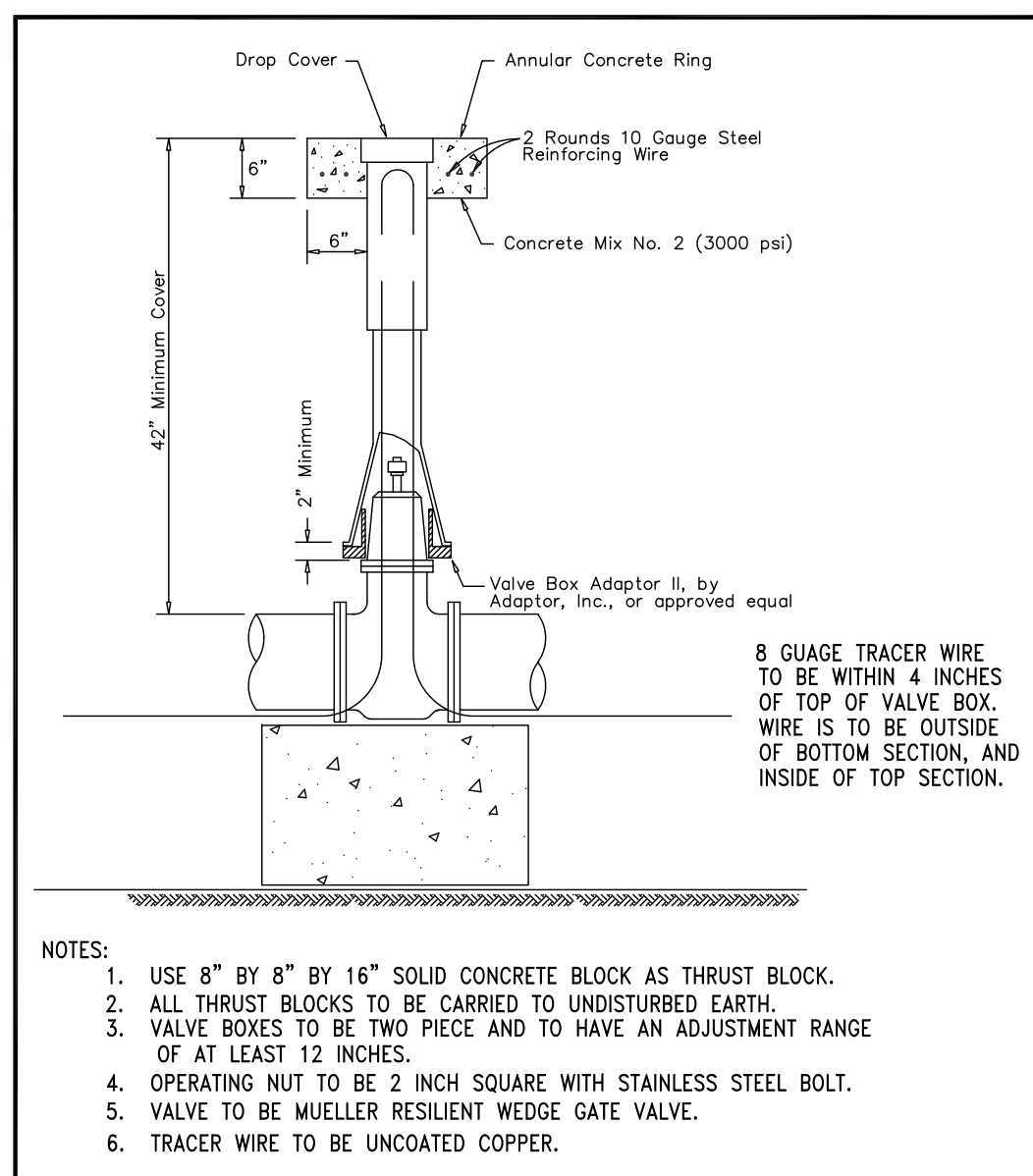
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DATE	REVISION

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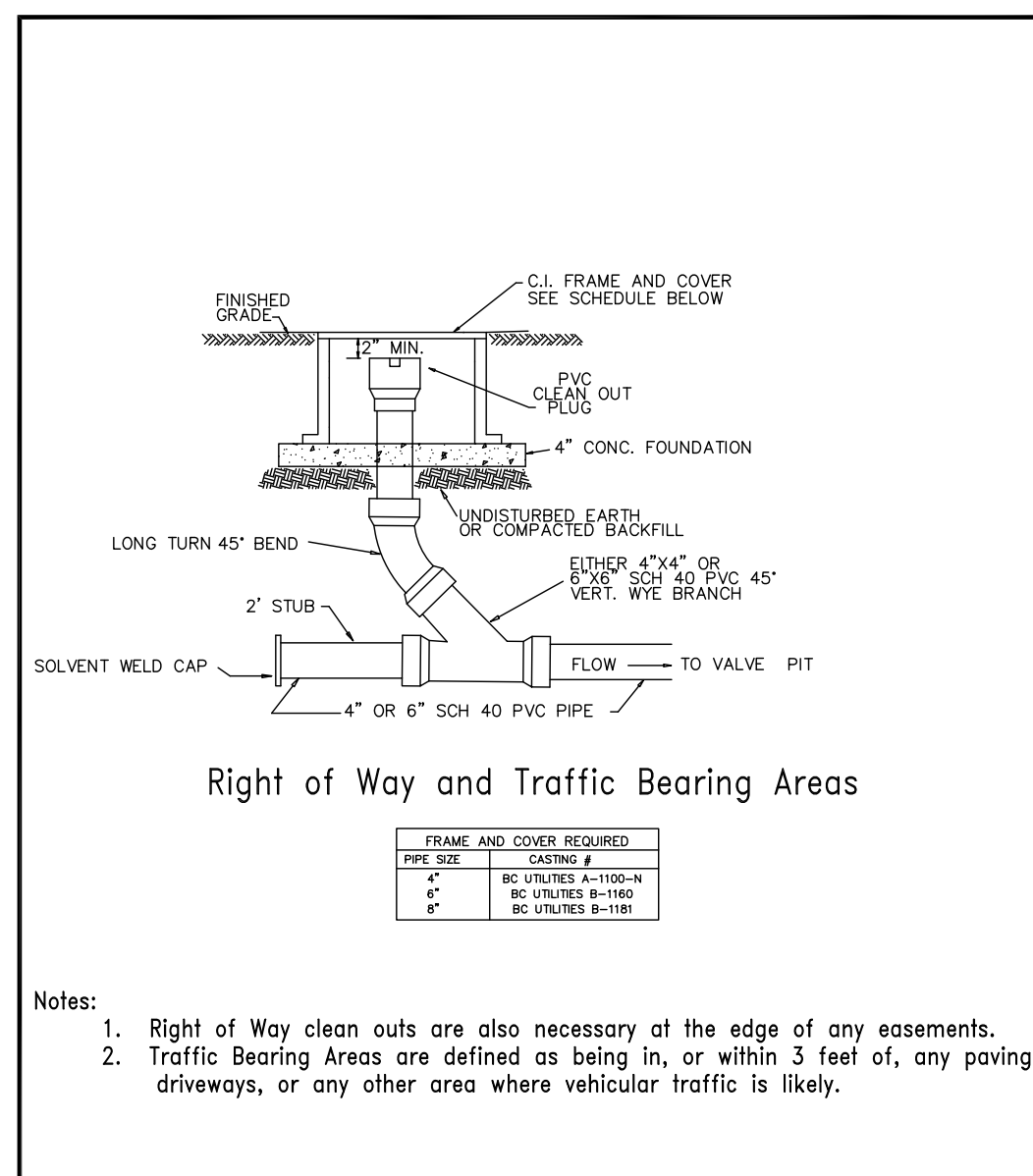
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DATE	REVISION

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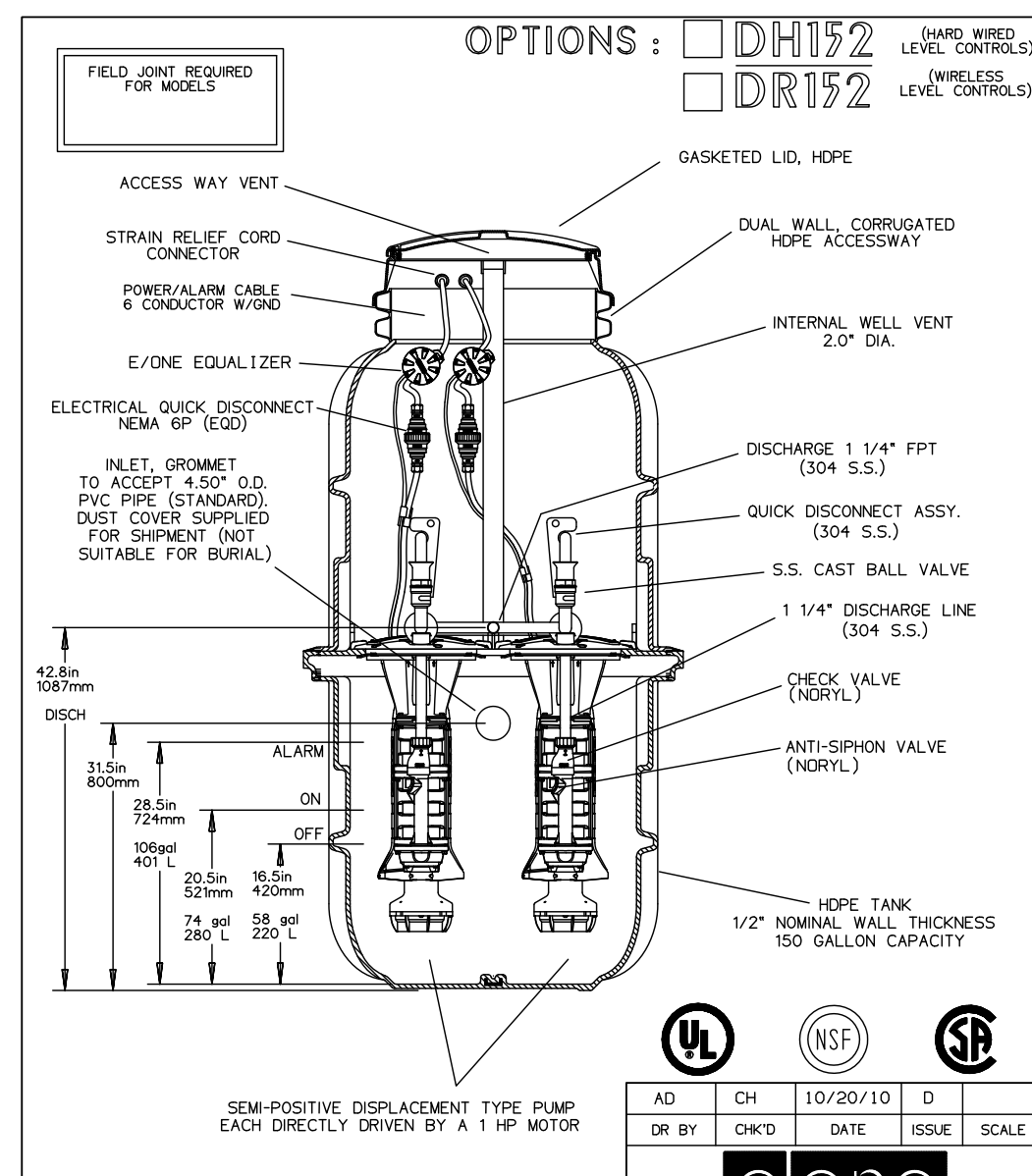
1-1/4" & 2" Division Valve Box



DATE	REVISION

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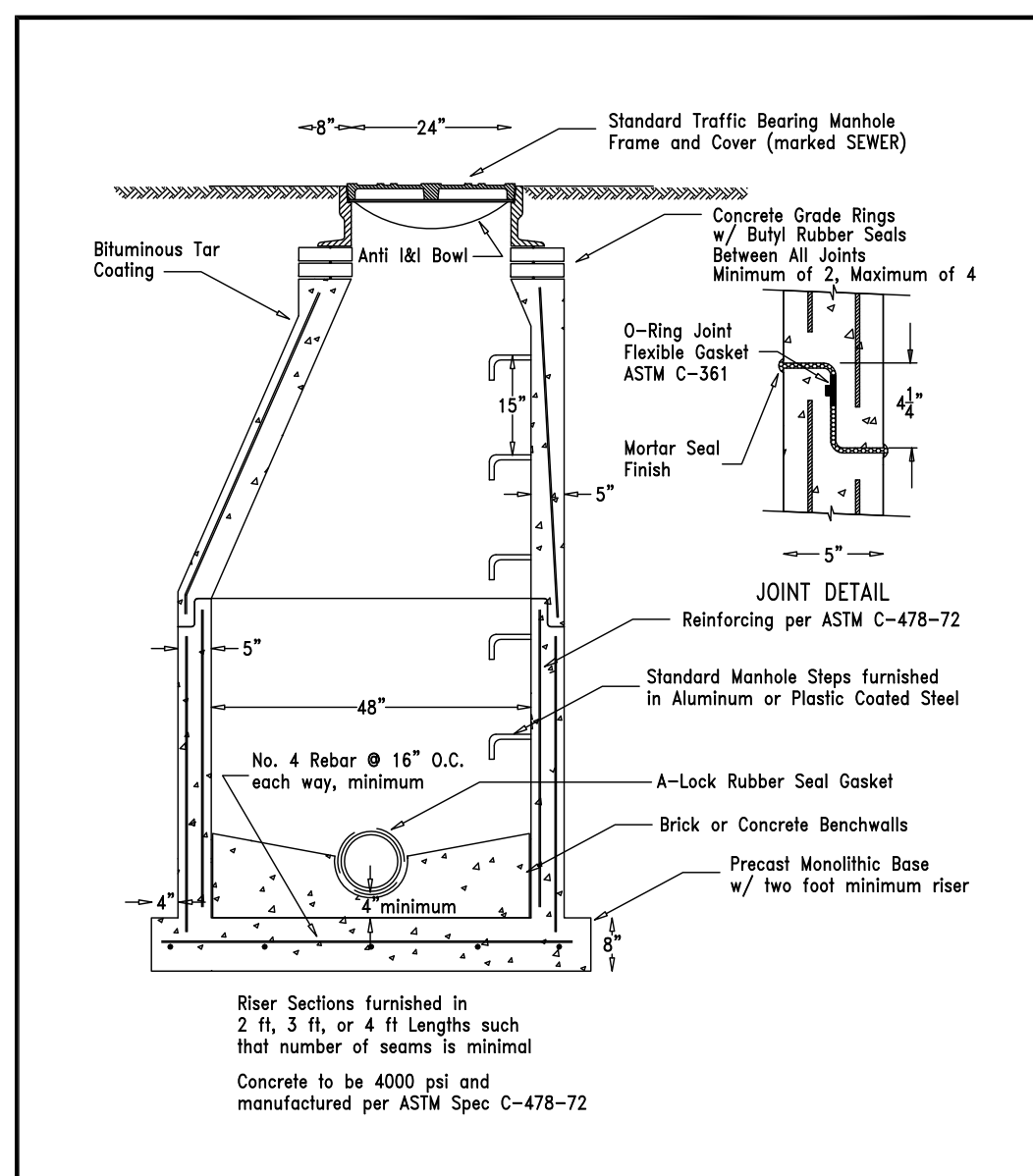
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DATE	REVISION

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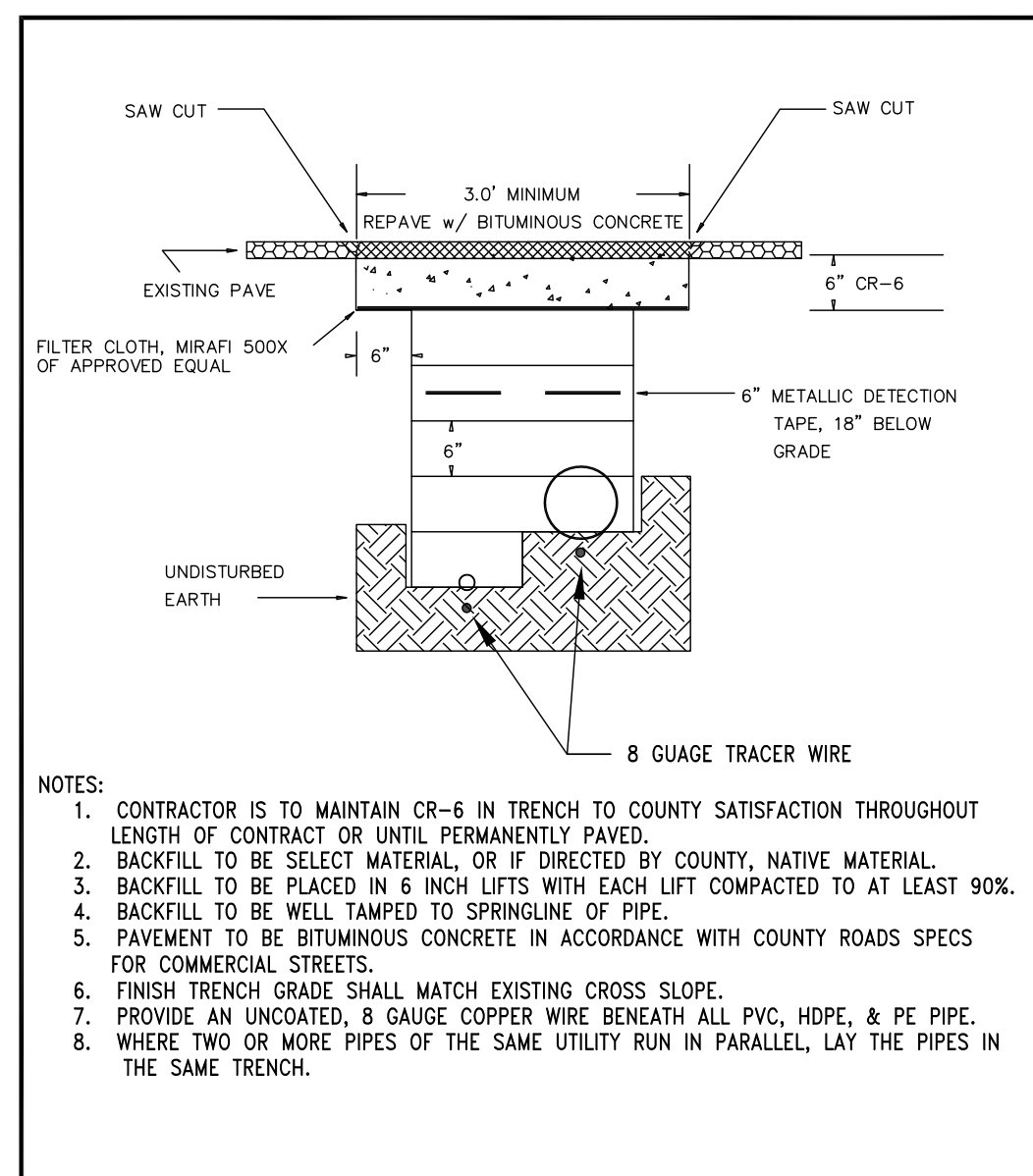
Gravity Sewer Precast Manhole



DATE	REVISION

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 APPROVED BY: []
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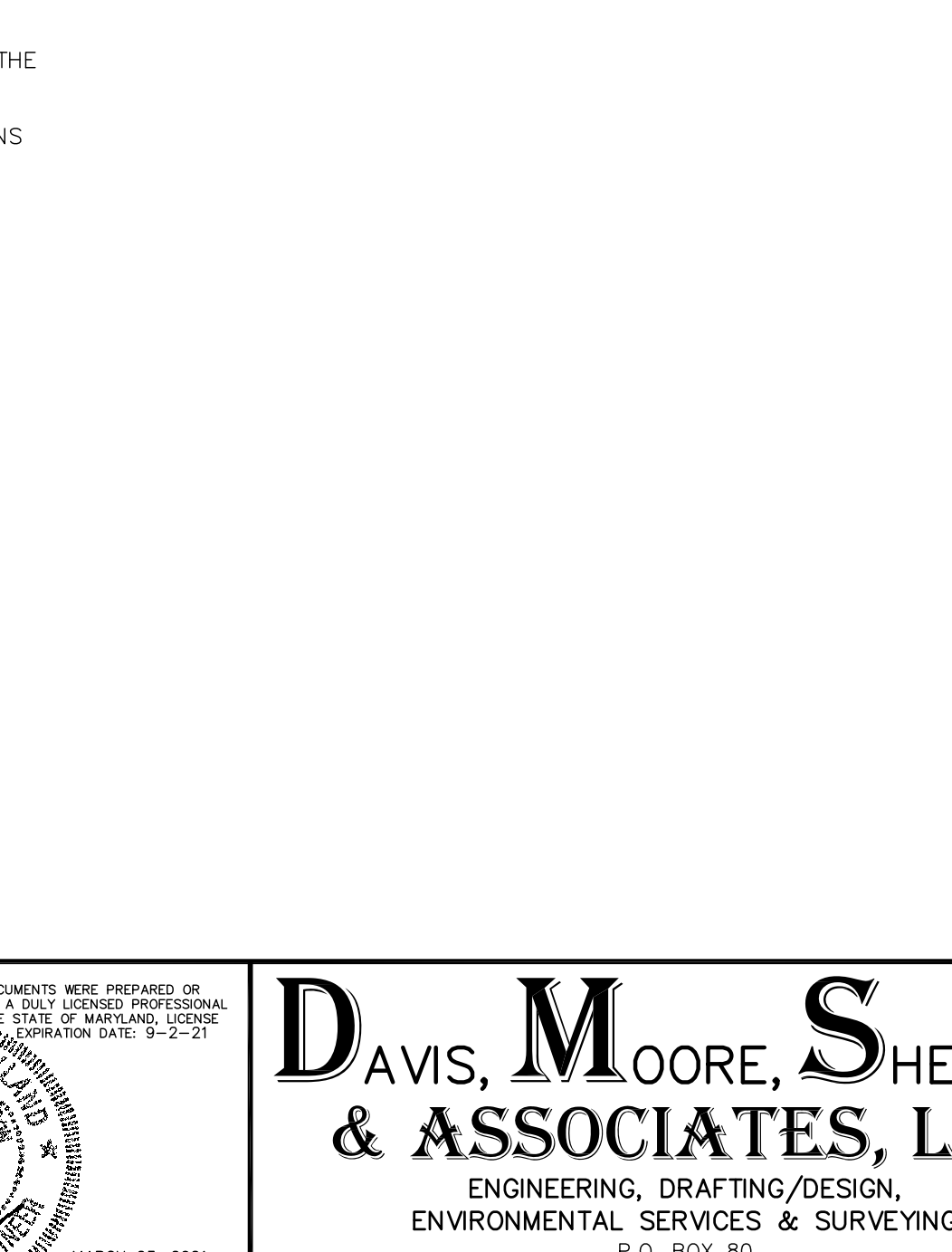
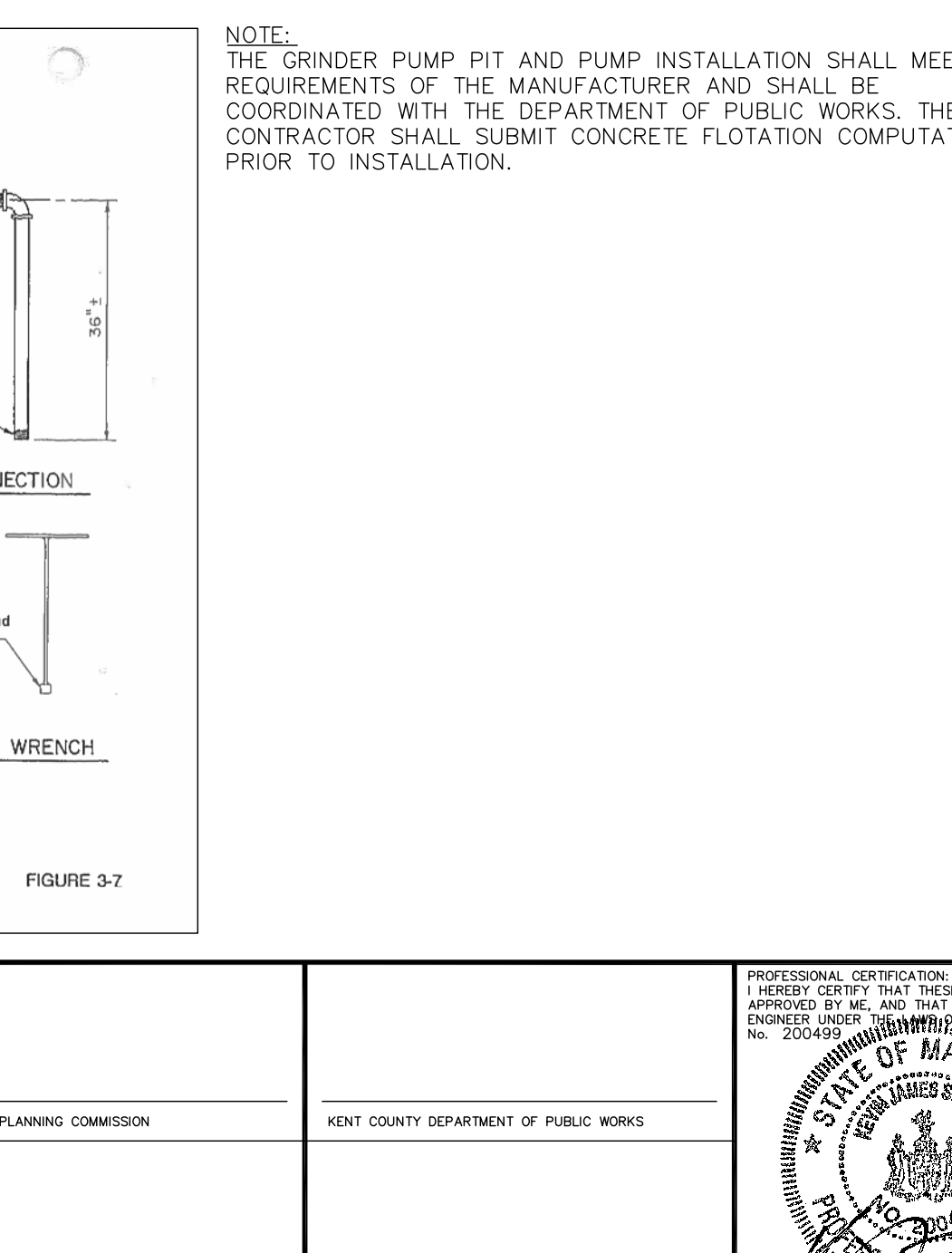
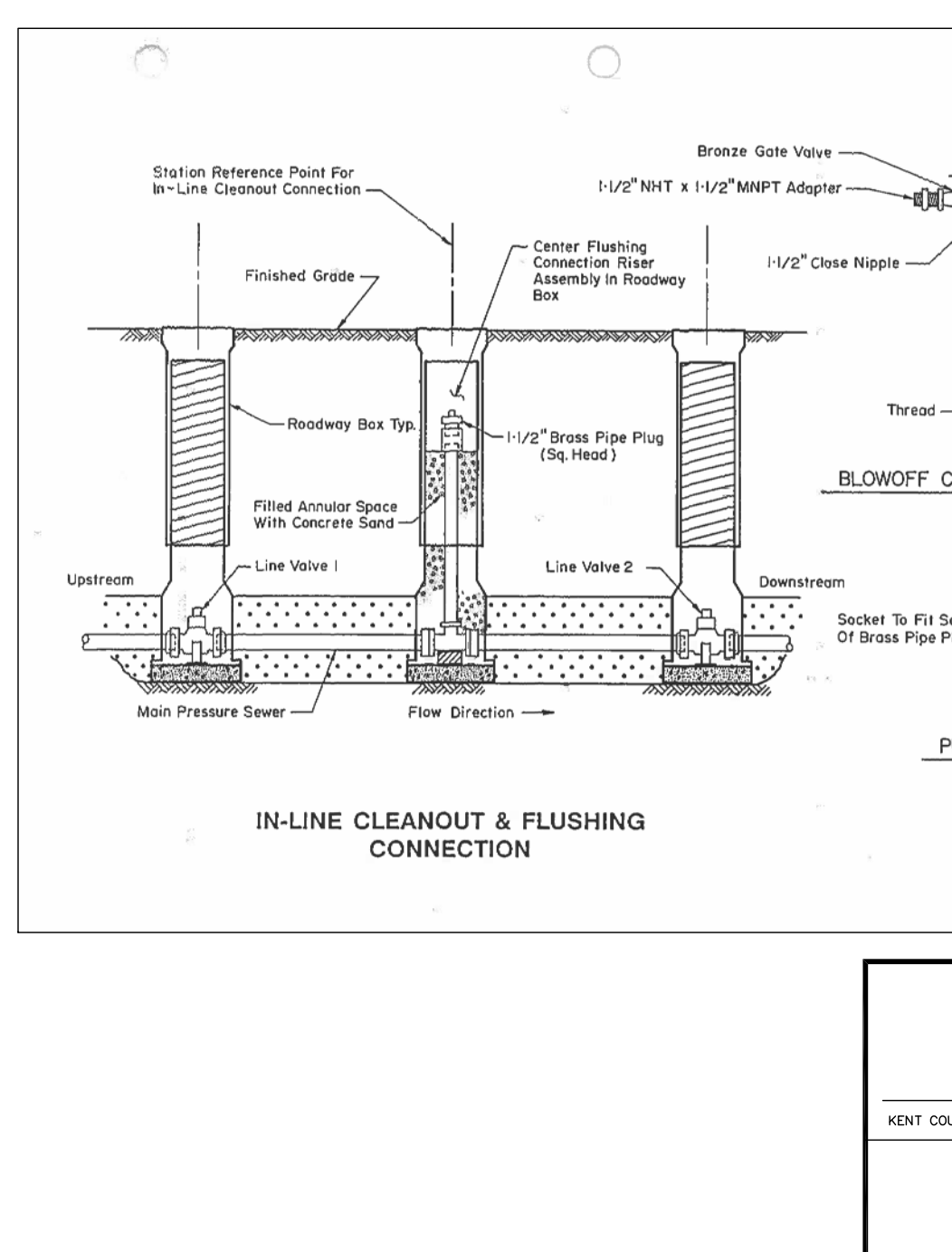
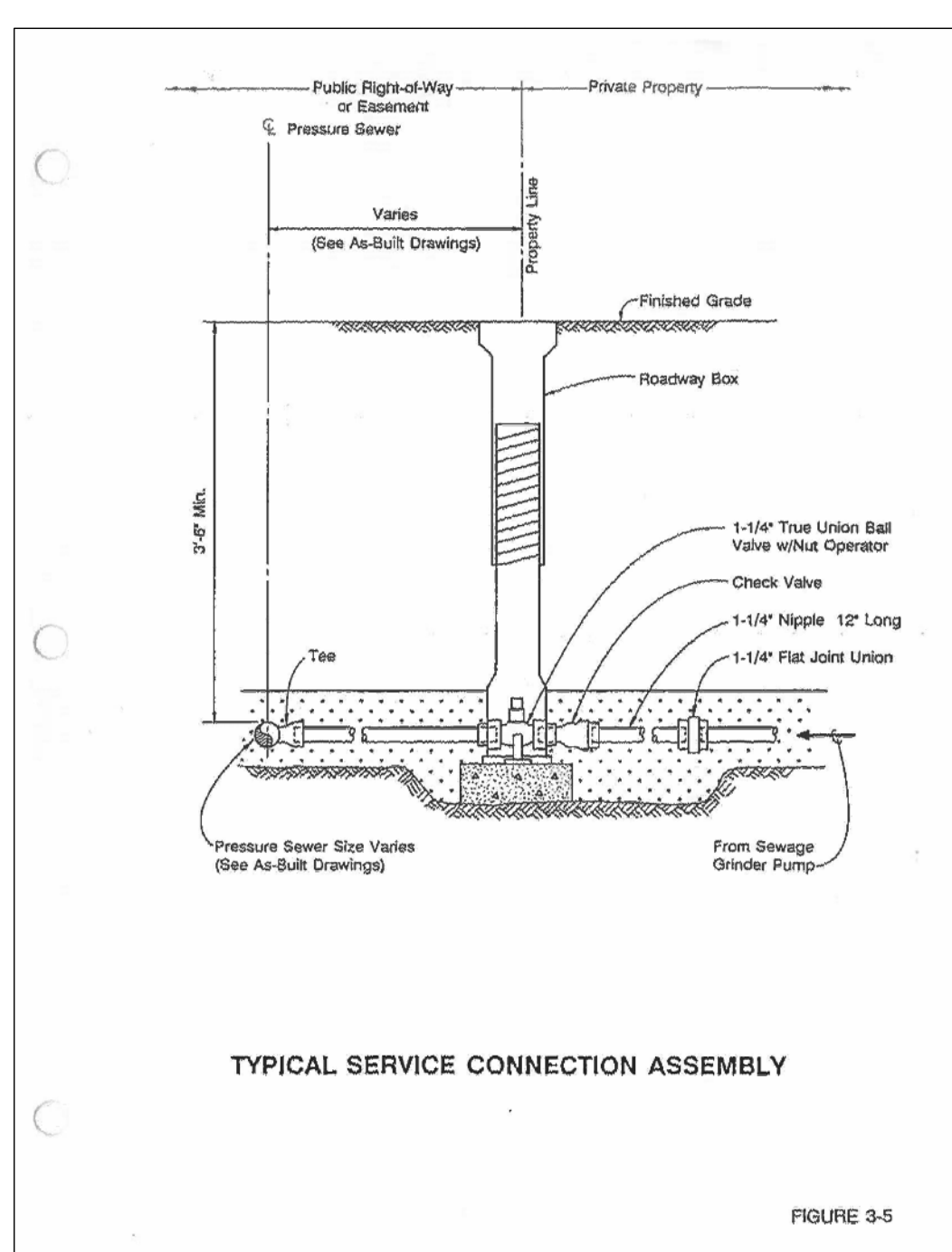
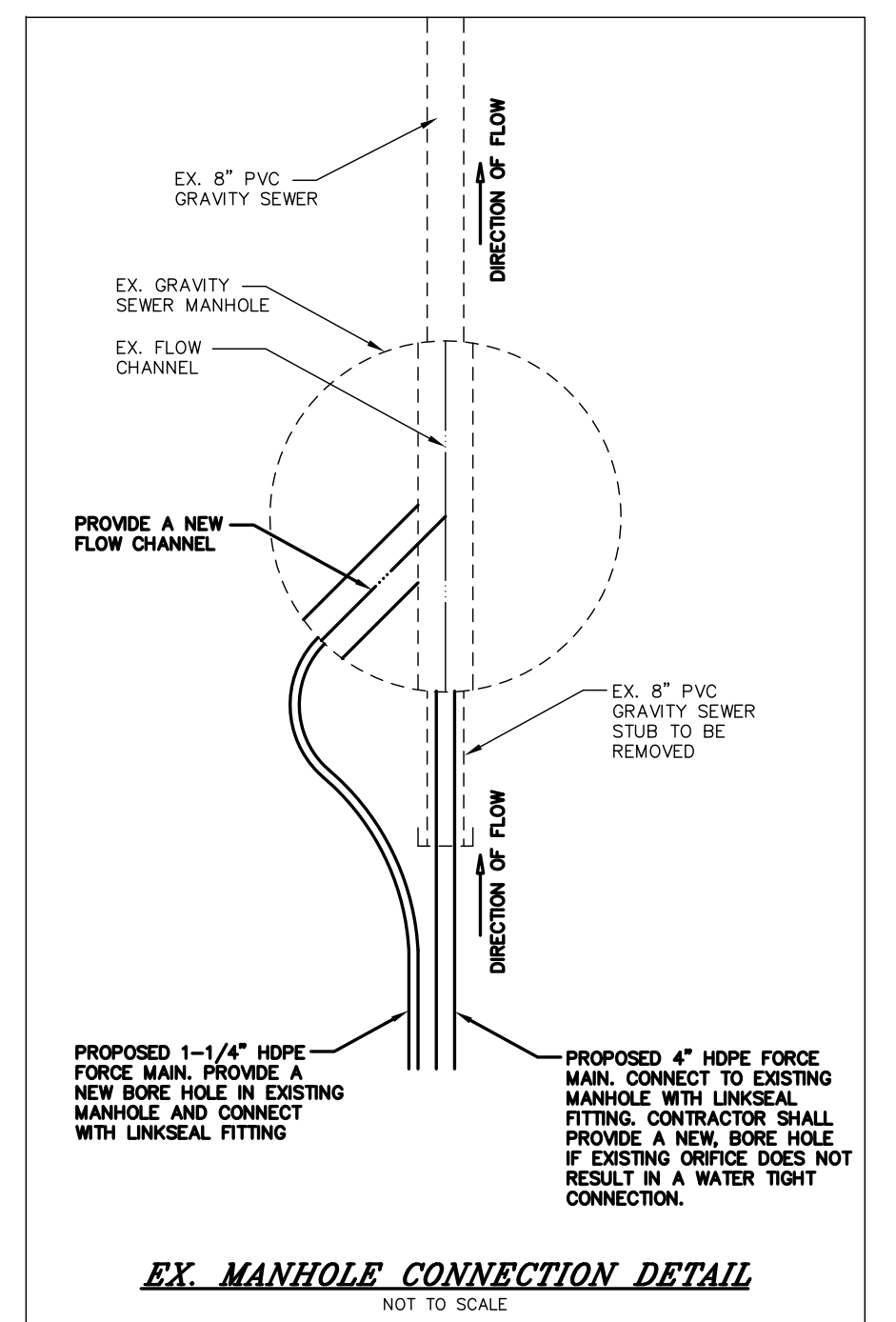
Gravity Sewer Precast Manhole



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Roadway Trench Repair Permanent Bituminous Concrete



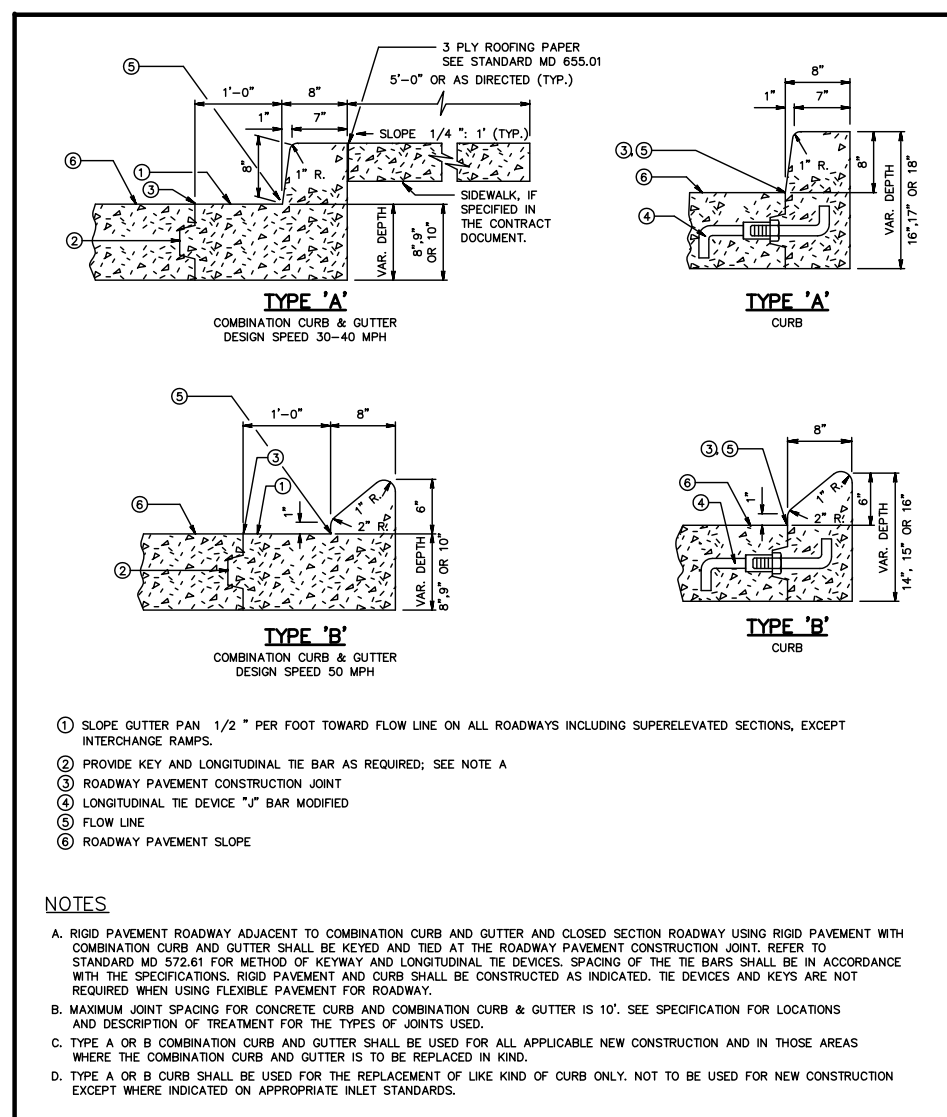
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4-17-20	PER COMMENTS	FOR THE ANIMAL CARE SHELTER FOR KENT COUNTY ON THE LANDS OF THE HUMANE SOCIETY OF KENT COUNTY, INC. TAX MAP - 28, GRID - 4C, PARCEL - 120
7-17-20	PER COMMENTS	
2-15-21	PER COMMENTS	

DATE	SCALE
MARCH '20	AS SHOWN

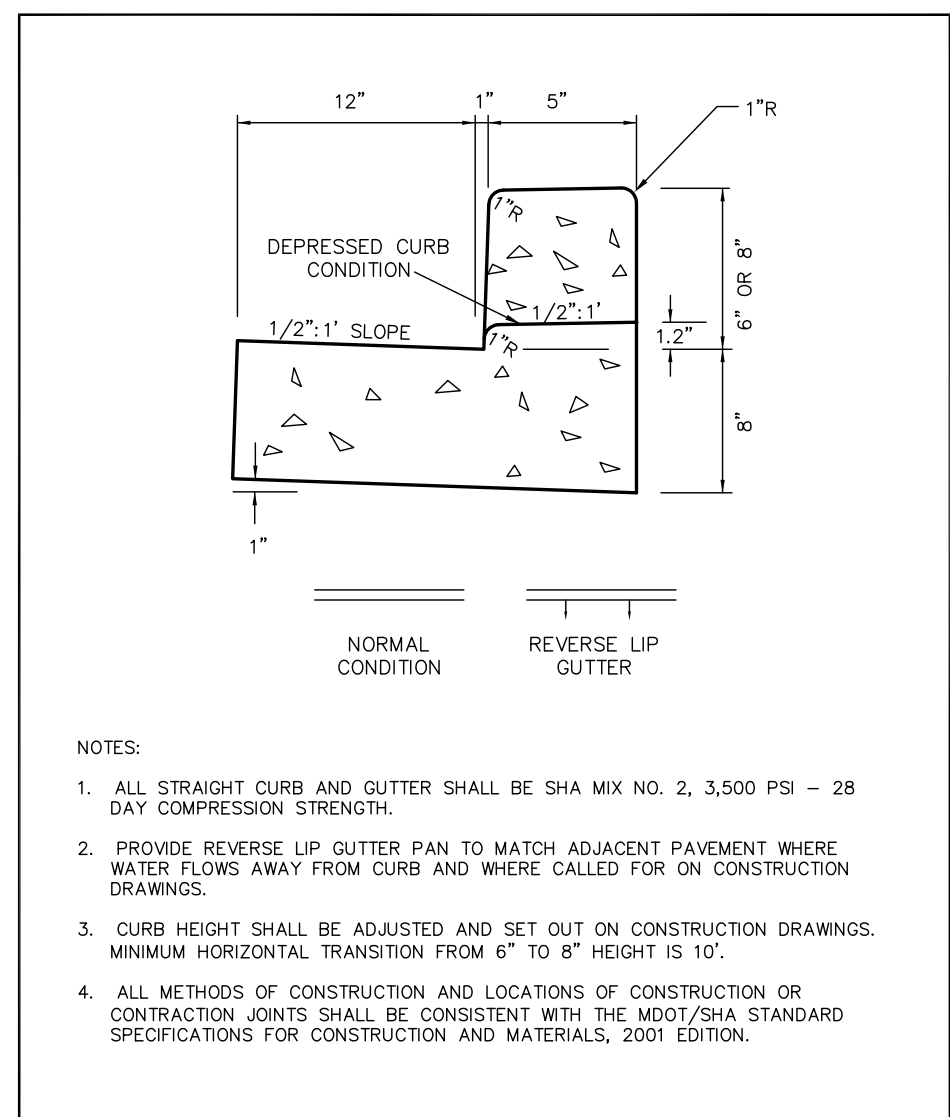
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2019112	WJM

FOLDER Ref.	DESIGNED BY
28-2019112	KJS

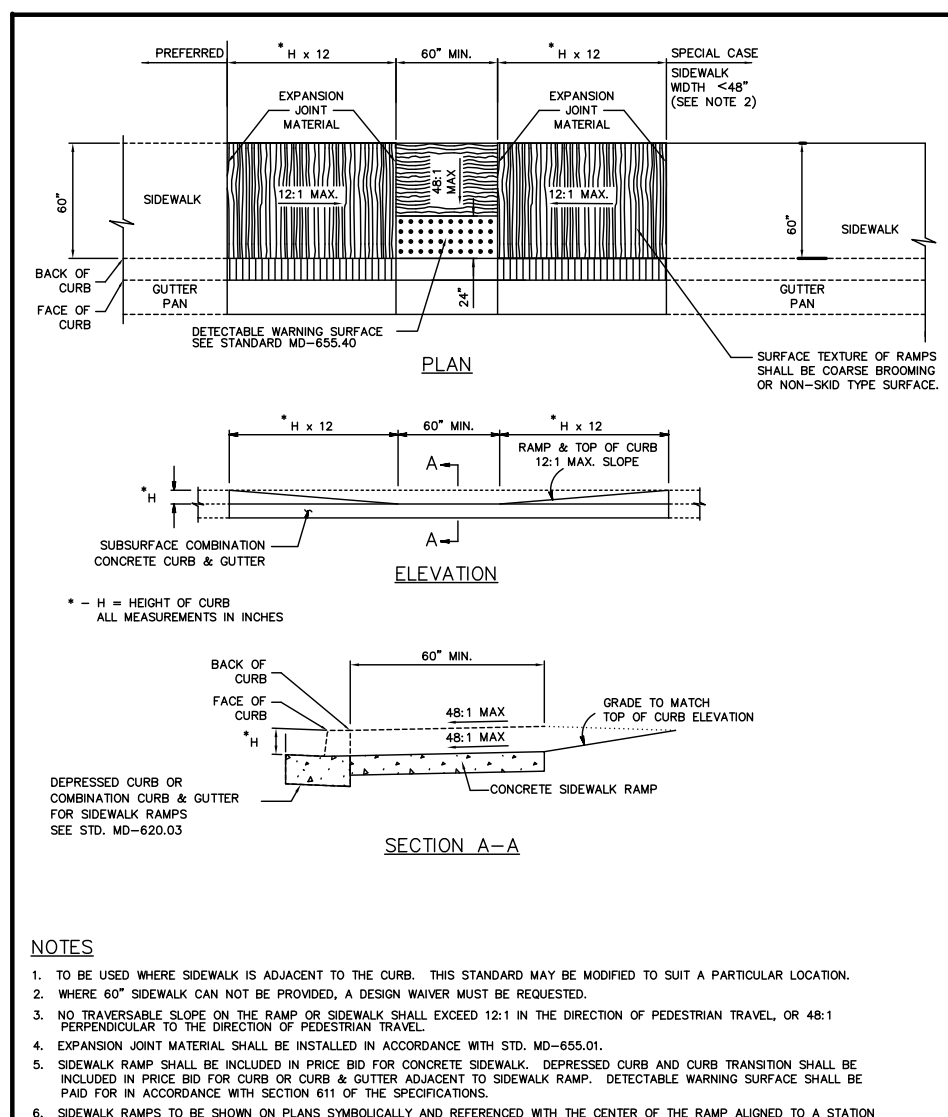
SHEET No. - C-10
 CADD FILE - 19112C10



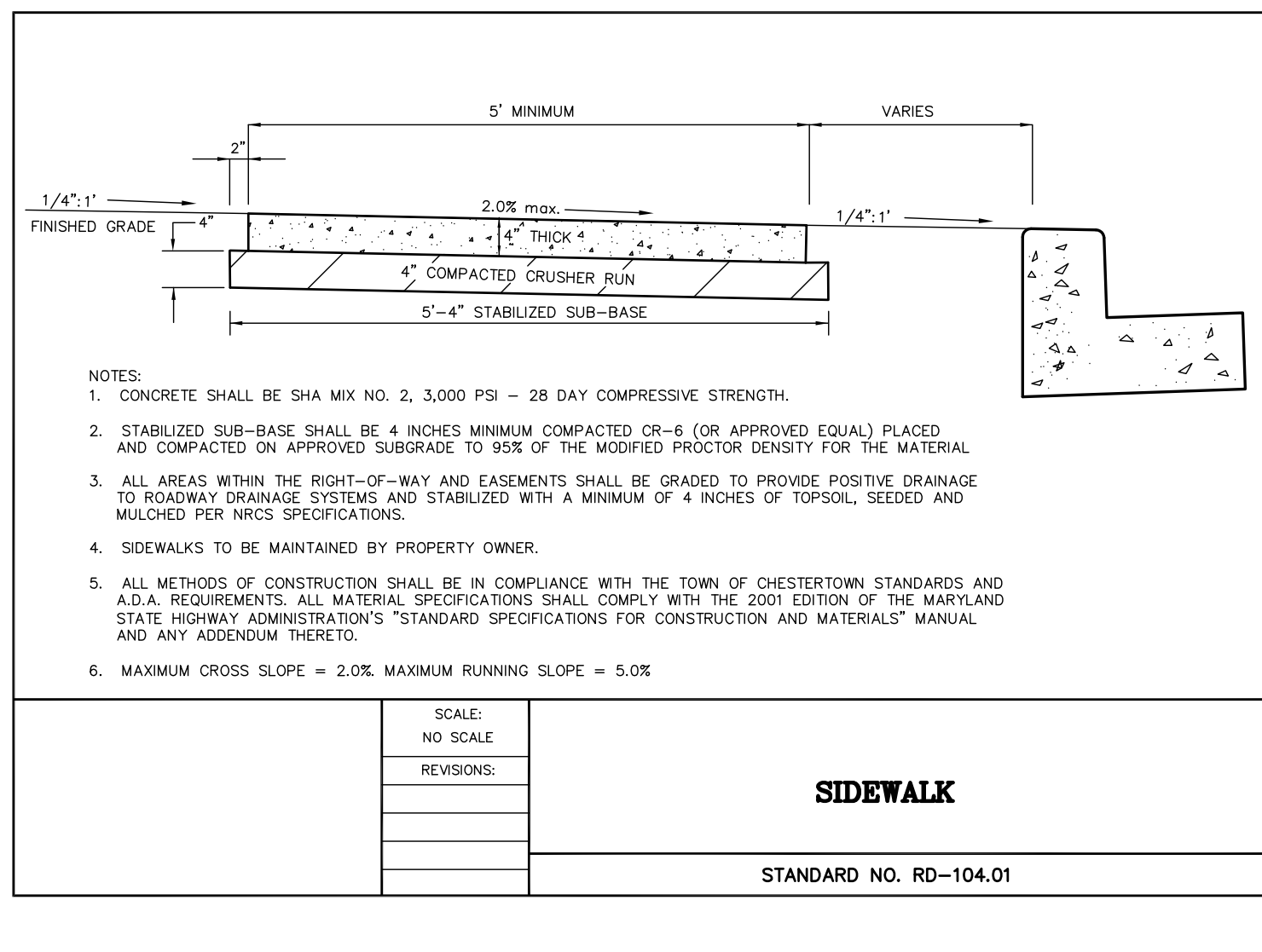
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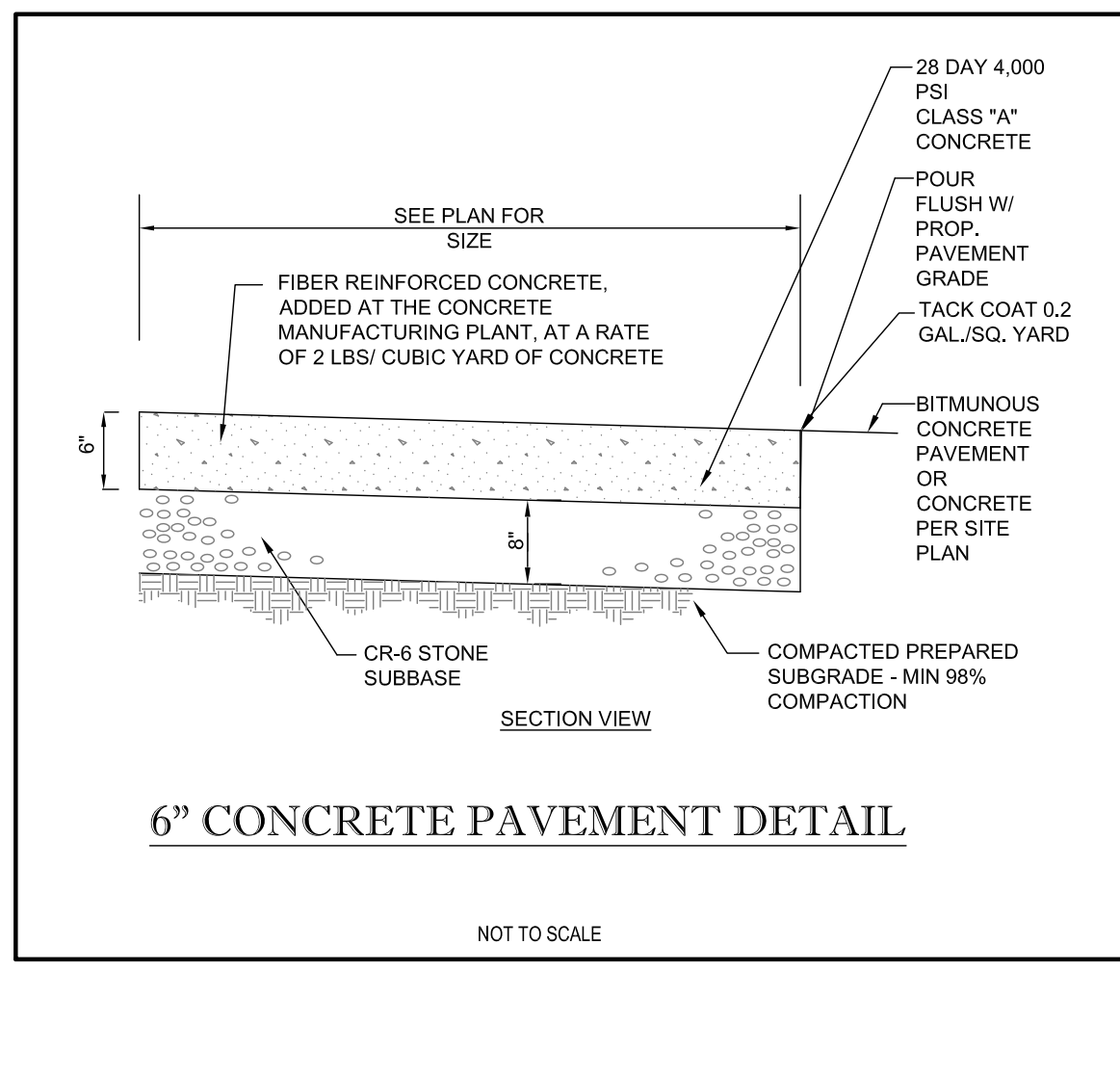
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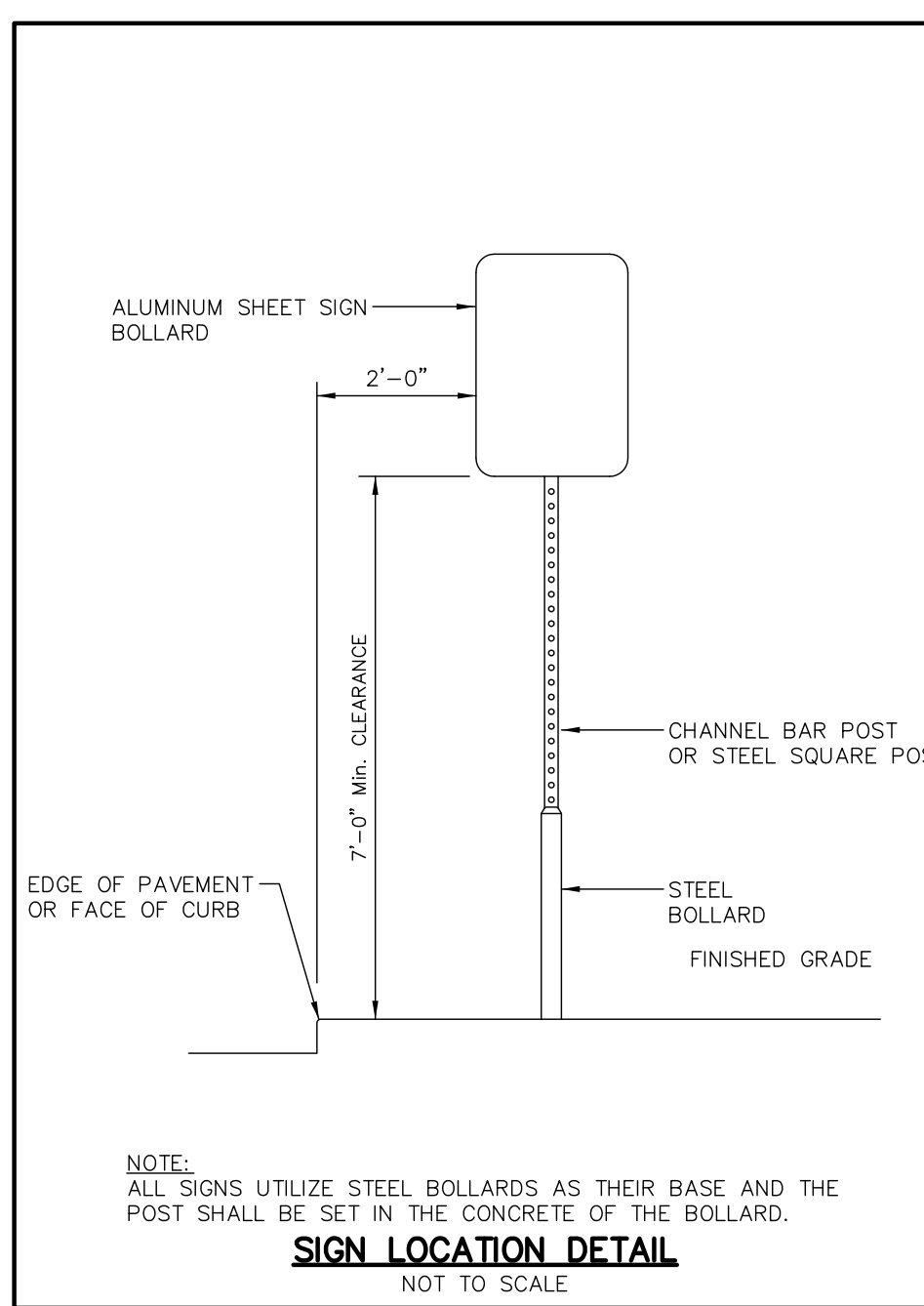
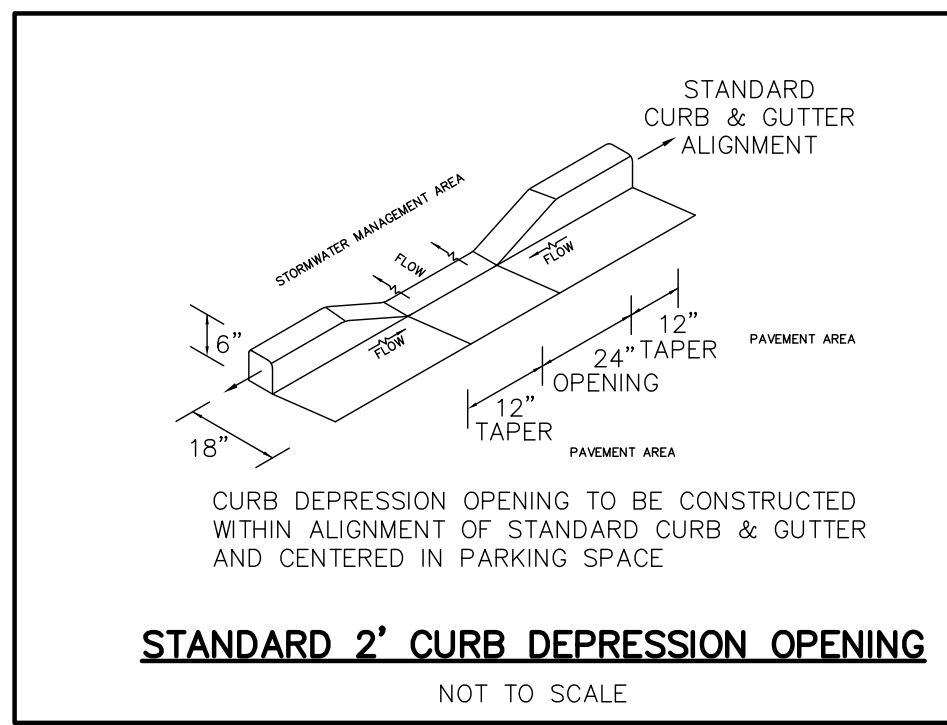
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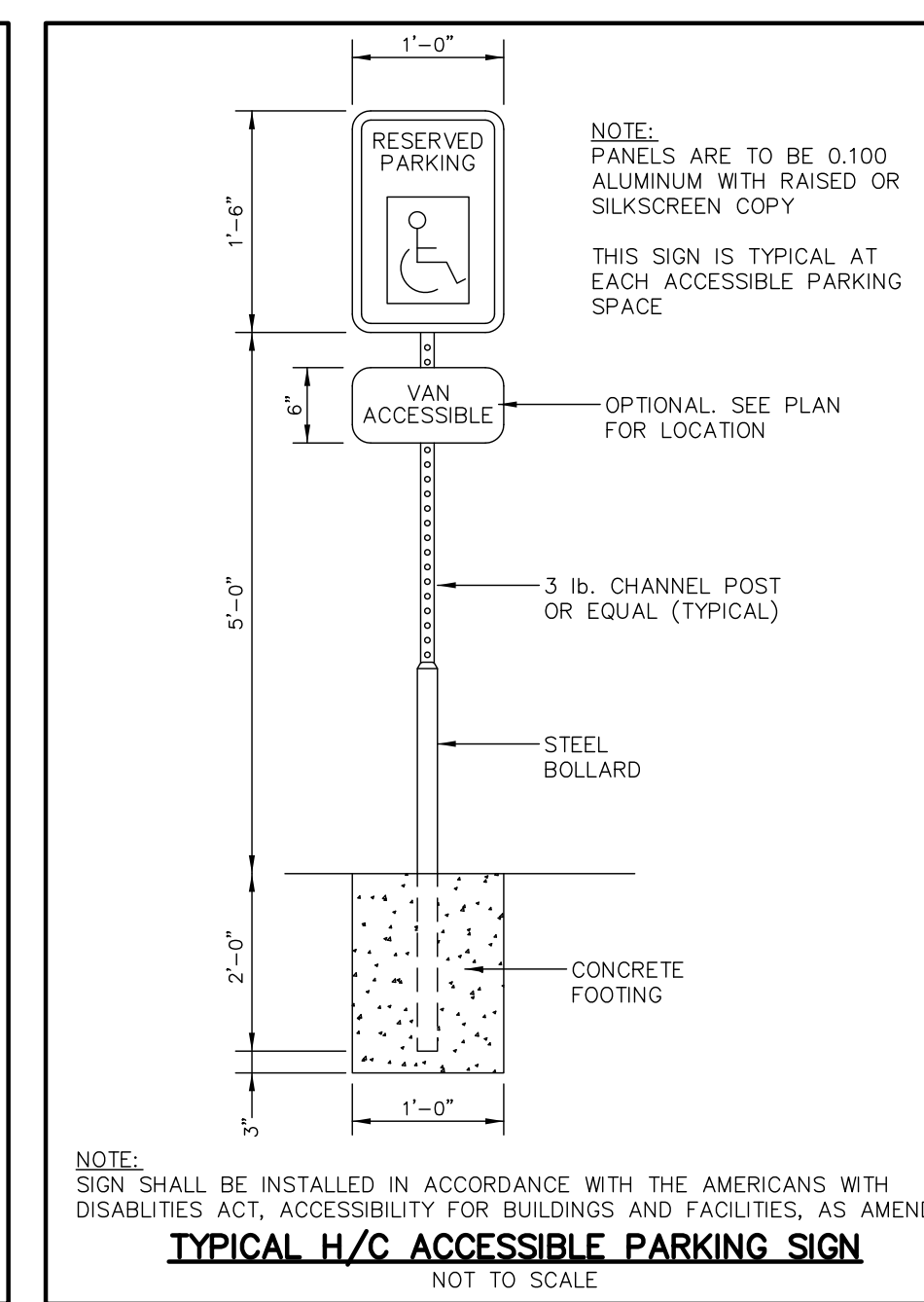
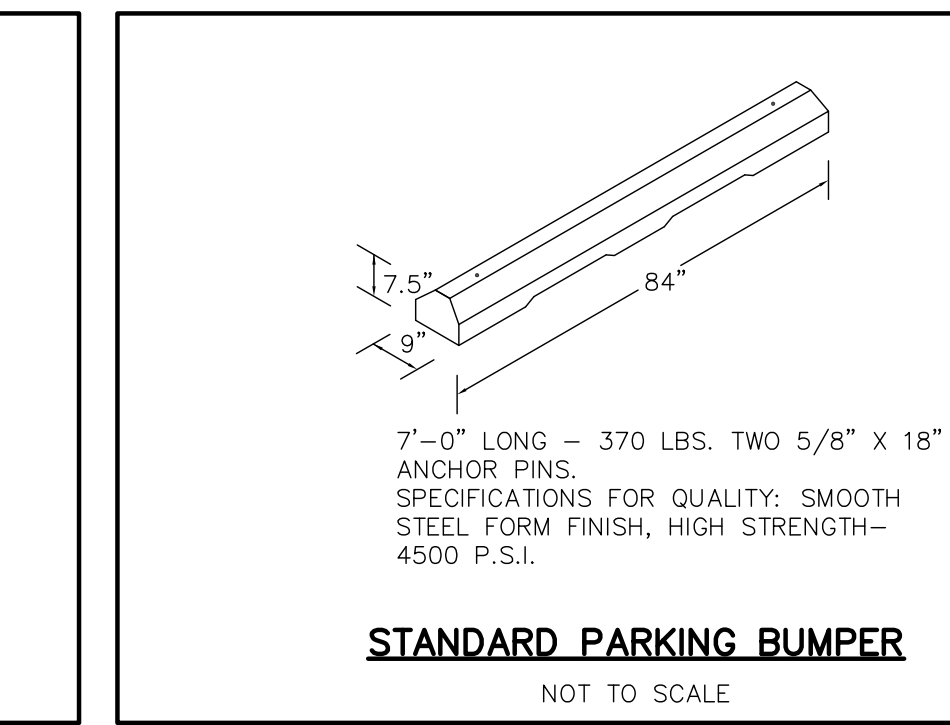
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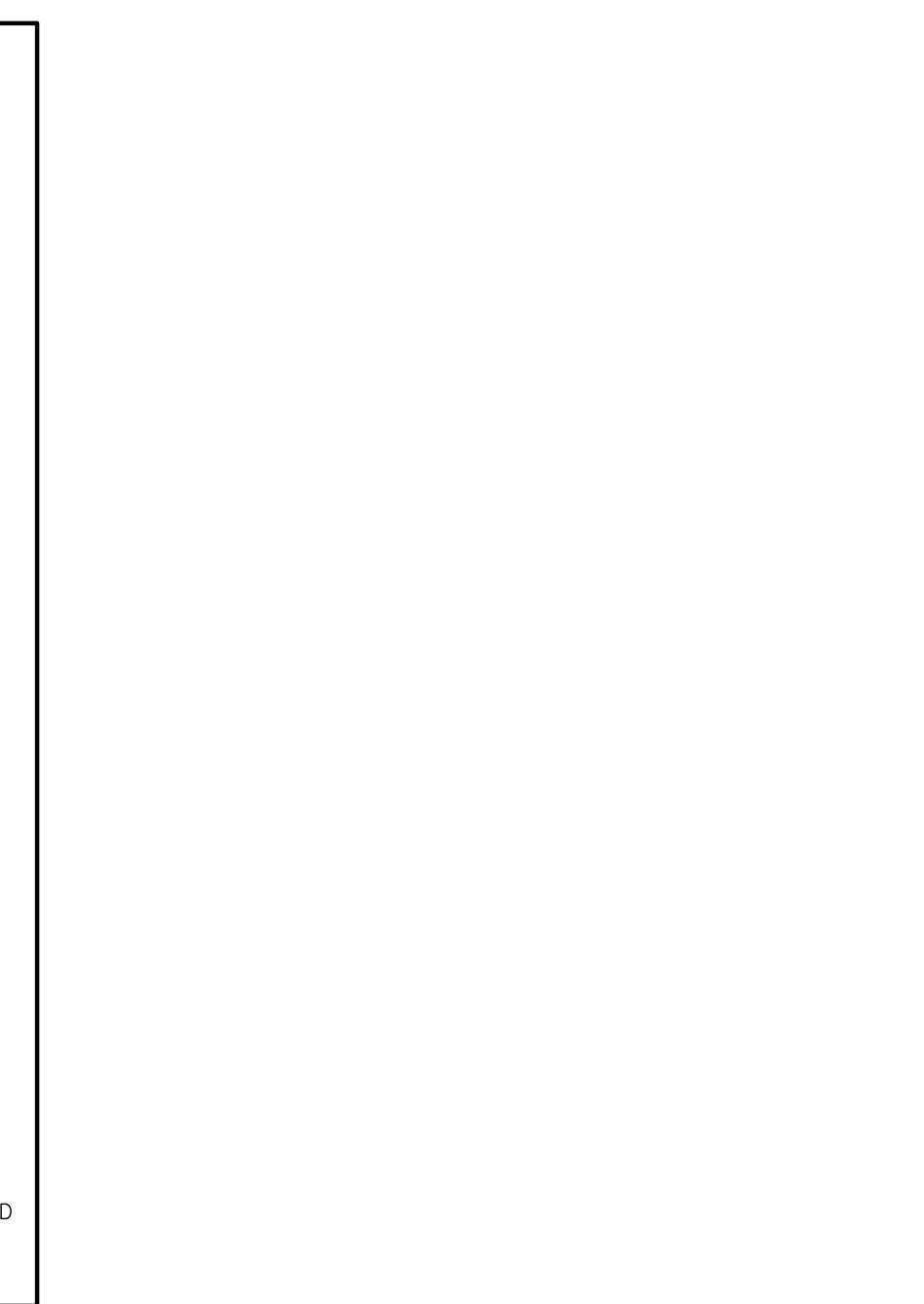
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SPECIFICATION CATEGORY CODE ITEMS 602	Maryland Department of Transportation STATE HIGHWAY ADMINISTRATION STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES STANDARD TYPES A & B CONCRETE CURB AND COMBINATION CONCRETE CURB & GUTTER STANDARD NO. MD-620.02
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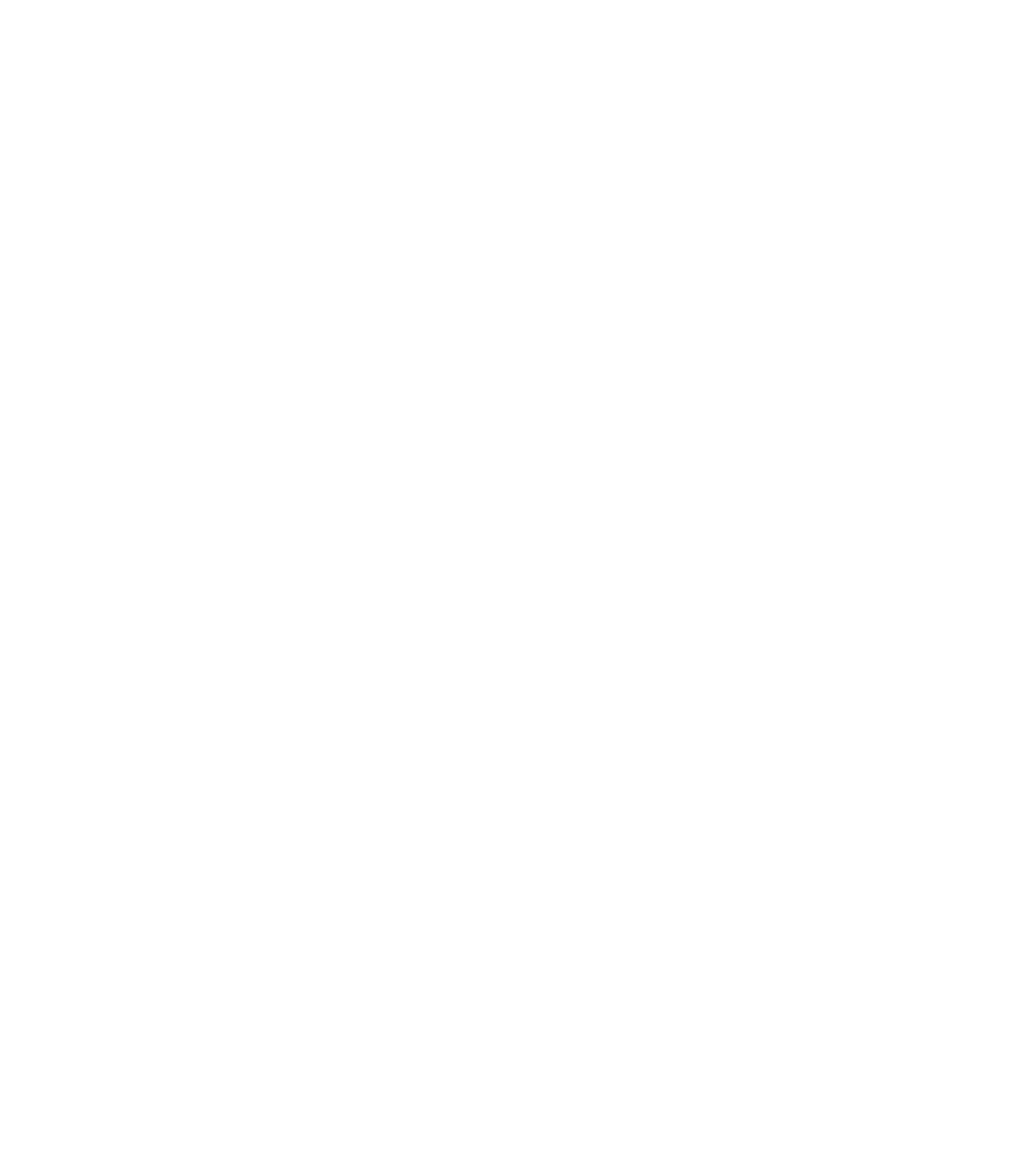
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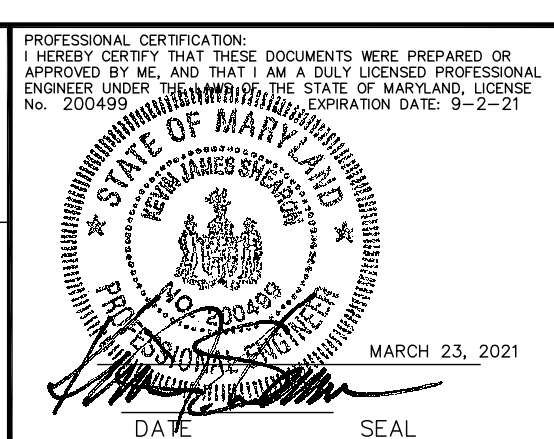
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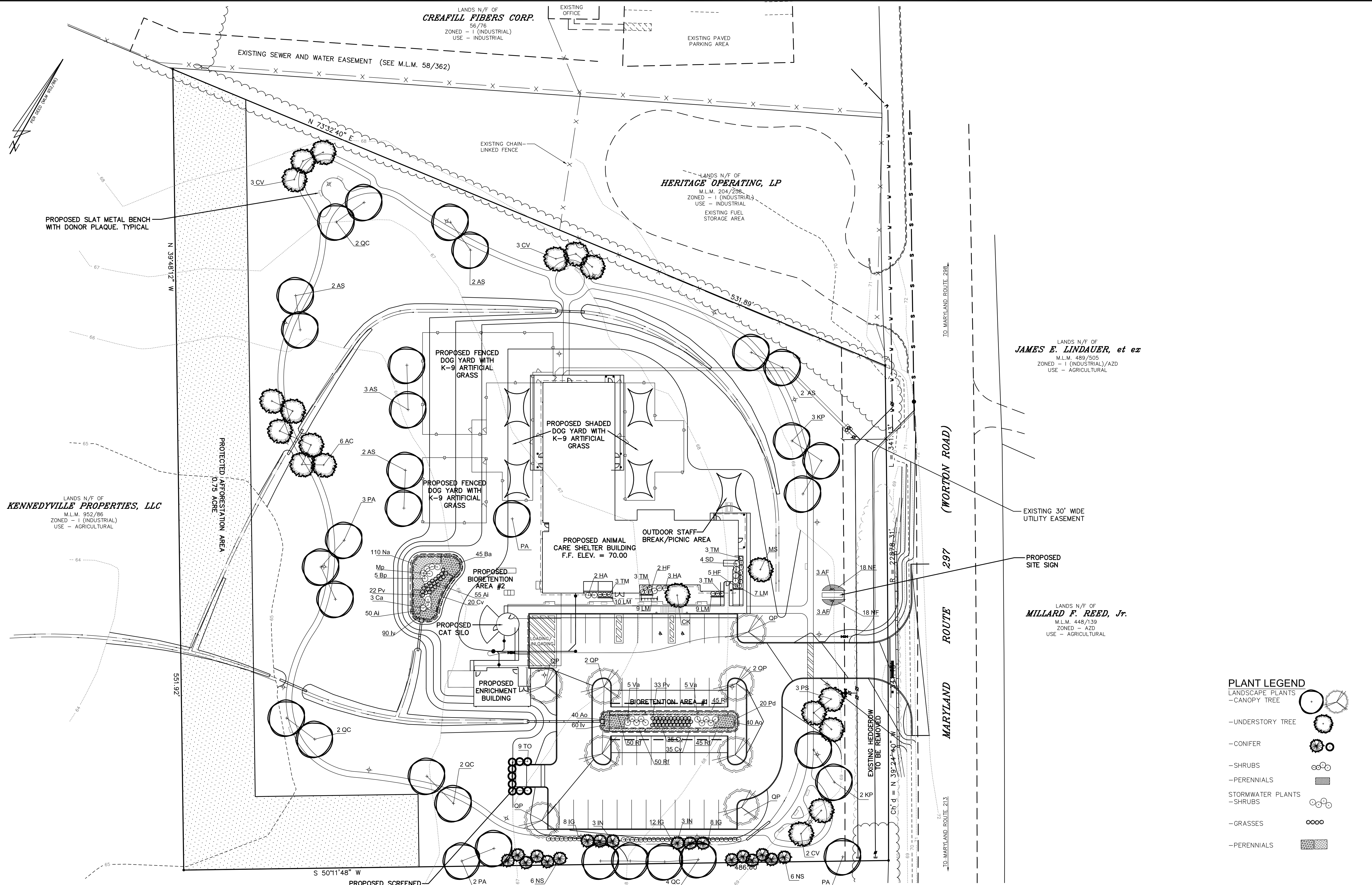


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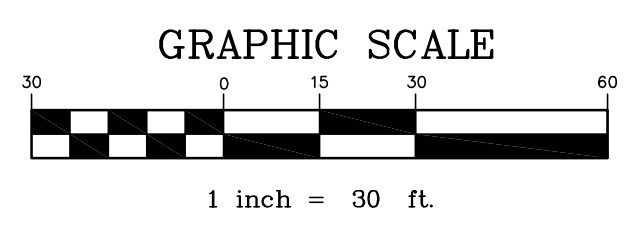


DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
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 CENTREVILLE, MARYLAND 21617
 PHONE : 1-443-262-9130
 FAX : 1-443-262-9148

DATE 4-17-20 7-17-20	REVISION PER COMMENTS PER COMMENTS	SITE DETAILS FOR THE ANIMAL CARE SHELTER FOR KENT COUNTY ON THE LANDS OF THE HUMANE SOCIETY OF KENT COUNTY, INC. TAX MAP - 28, GRID - 4C, PARCEL - 120	DATE MARCH '20	SCALE AS SHOWN
KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS	JOB No. 2019112	DRAWN BY WJM	SHEET No. - C-11
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT	FOLDER Ref. 28-2019112	DESIGNED BY KJS	CADD FILE - 19112C11



- PLANT LEGEND**
- LANDSCAPE PLANTS
- CANOPY TREE
 - UNDERSTORY TREE
 - CONIFER
 - SHRUBS
 - PERENNIALS
 - STORMWATER PLANTS
 - SHRUBS
 - GRASSES
 - PERENNIALS



KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS	
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT	

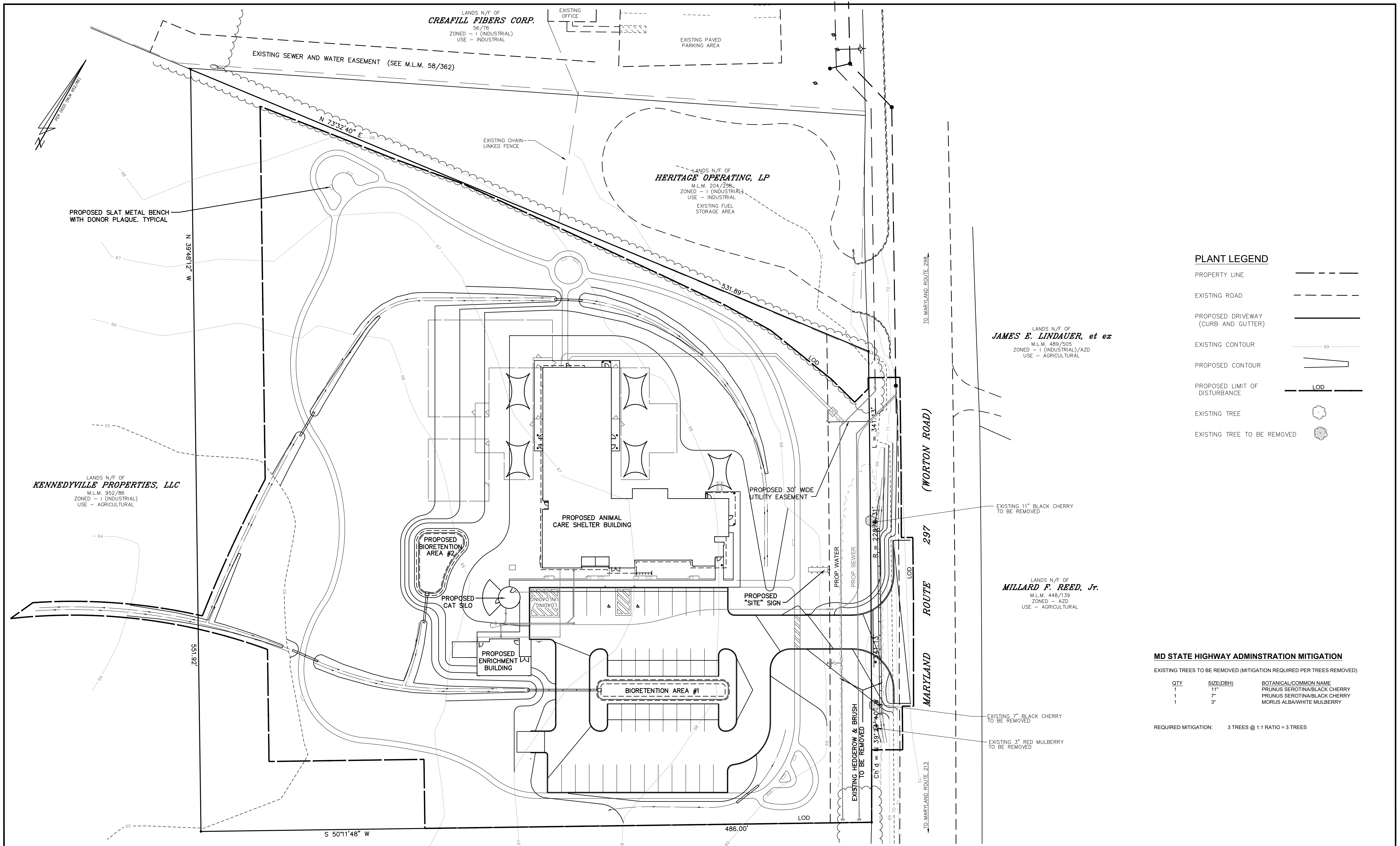
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617

HUSTEAD Landscape Architecture, LLC
 120 Bay Meadows Lane Stevensville, MD 21666
 Phone: 443.988.2294
 E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com

DATE	REVISION

LANDSCAPE PLAN
 FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
 ON THE LANDS OF
THE HUMANE SOCIETY OF KENT CO.
 TAX MAP - 28, GRID - 4C, PARCEL - 120

DATE	SCALE
MARCH '20	1" = 30'
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref. 28-2019112	DESIGNED BY KJS
SHEET No. - L-1	
CADD FILE - 19112-L1	



PLANT LEGEND

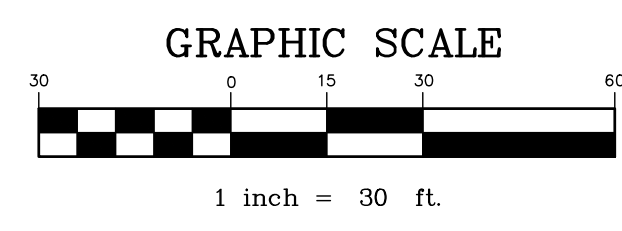
PROPERTY LINE	---
EXISTING ROAD	---
PROPOSED DRIVEWAY (CURB AND GUTTER)	---
EXISTING CONTOUR
PROPOSED CONTOUR	---
PROPOSED LIMIT OF DISTURBANCE	LOD
EXISTING TREE	⊙
EXISTING TREE TO BE REMOVED	⊙

MD STATE HIGHWAY ADMINISTRATION MITIGATION

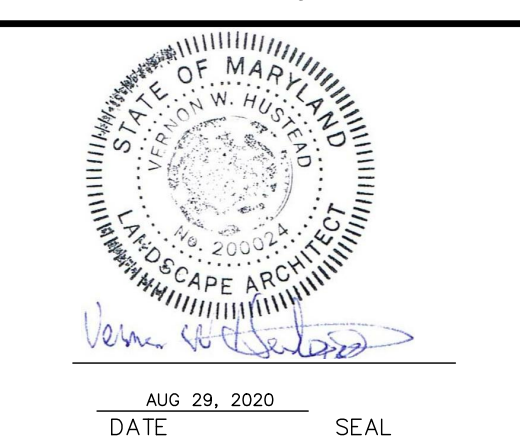
EXISTING TREES TO BE REMOVED (MITIGATION REQUIRED PER TREES REMOVED)

QTY	SIZE(OBH)	BOTANICAL/COMMON NAME
1	11"	PRUNUS SEROTINA/BLACK CHERRY
1	7"	PRUNUS SEROTINA/BLACK CHERRY
1	3"	MORUS ALBA/WHITE MULBERRY

REQUIRED MITIGATION: 3 TREES @ 1:1 RATIO = 3 TREES



KENT COUNTY PLANNING AND ZONING
KENT COUNTY DEPARTMENT OF WATER AND WASTEWATER
KENT COUNTY HEALTH DEPARTMENT
KENT SOIL AND WATER CONSERVATION DISTRICT



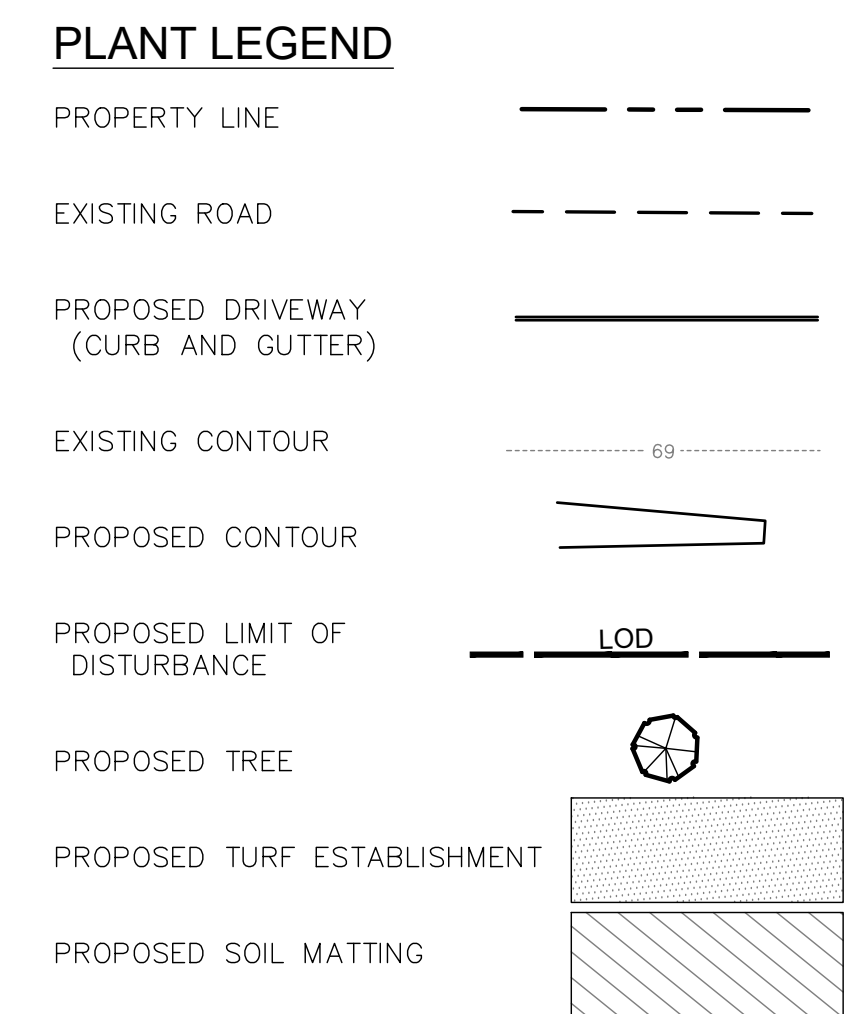
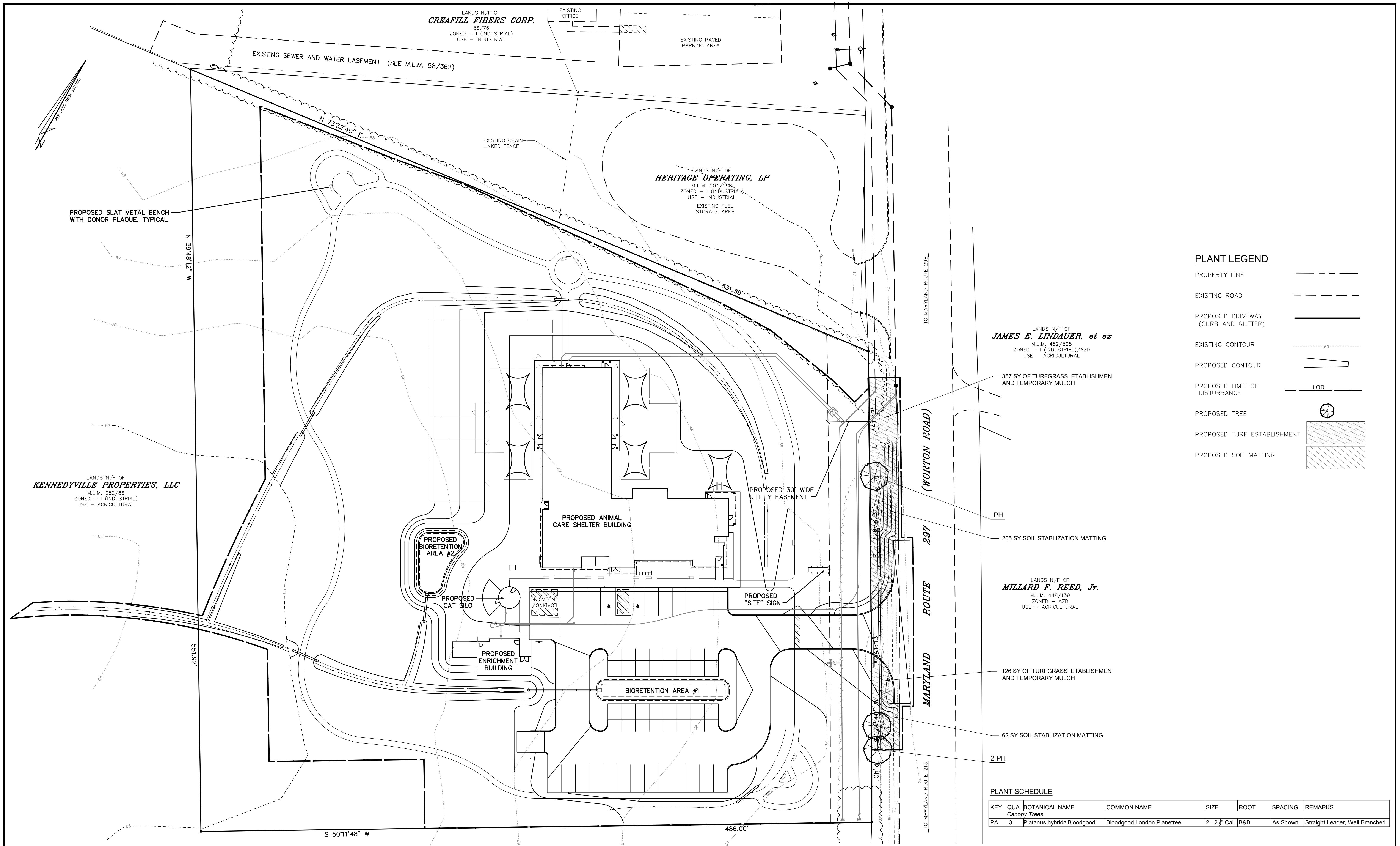
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617

HUSTEAD Landscape Architecture, LLC
120 Bay Meadows Lane Stevensville, MD. 21666
Phone : 443.988.2294
E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com

DATE	REVISION

SHA EXISTING CONDITIONS PLAN
FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
ON THE LANDS OF
KENNEDYVILLE PROPERTIES, LLC
TAX MAP - 28, GRID - 4C, PARCEL - 120

DATE	SCALE
MARCH '20	1" = 30'
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref. 28-2019112	DESIGNED BY KJS
SHEET No. - SHA-1	
CADD FILE - 19112-SHA1	



LANDS N/F OF
JAMES E. LINDAUER, et ex
M.L.M. 489/505
ZONED - I (INDUSTRIAL)/AZD
USE - AGRICULTURAL

LANDS N/F OF
MILLARD F. REED, Jr.
M.L.M. 448/139
ZONED - AZD
USE - AGRICULTURAL

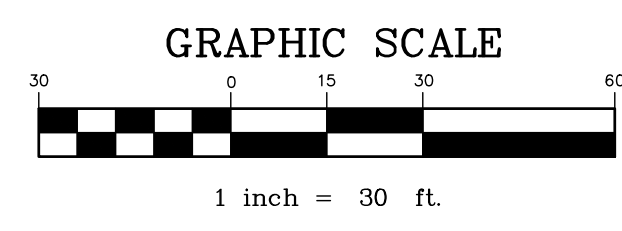
LANDS N/F OF
KENNEDYVILLE PROPERTIES, LLC
M.L.M. 952/86
ZONED - I (INDUSTRIAL)
USE - AGRICULTURAL

LANDS N/F OF
CREAFILL FIBERS CORP.
56/76
ZONED - I (INDUSTRIAL)
USE - INDUSTRIAL

LANDS N/F OF
HERITAGE OPERATING, LP
M.L.M. 204/296
ZONED - I (INDUSTRIAL)
USE - INDUSTRIAL

PLANT SCHEDULE

KEY	QUA	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
Canopy Trees							
PA	3	Platanus hybrida 'Bloodgood'	Bloodgood London Planetree	2 - 2 1/2' Cal.	B&B	As Shown	Straight Leader, Well Branched



KENT COUNTY PLANNING AND ZONING
KENT COUNTY DEPARTMENT OF WATER AND WASTEWATER
KENT COUNTY HEALTH DEPARTMENT
KENT SOIL AND WATER CONSERVATION DISTRICT

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
P.O. BOX 80
CENTREVILLE, MARYLAND 21617

HUSTEAD Landscape Architecture, LLC
120 Bay Meadows Lane Stevensville, MD. 21666
Phone : 443.988.2294
E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com

DATE	REVISION

SHA LANDSCAPE PLAN
FOR
THE ANIMAL CARE SHELTER FOR KENT COUNTY
ON THE LANDS OF
KENNEDYVILLE PROPERTIES, LLC
TAX MAP - 28, GRID - 4C, PARCEL - 120

DATE	SCALE
MARCH '20	1" = 30'
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref. 28-2019112	DESIGNED BY KJS
SHEET No. - SHA-2	
CADD FILE - 19112-SHA2	

SHA LANDSCAPE NOTES

7.1 **SHA Landscape Notes.** Landscape construction within rights of way of the Maryland State Highway Administration (SHA) and within SHA property, easement areas and lands to be conveyed to SHA shall conform to these Notes. For guidance regarding design modifications during construction, refer to SHA Landscape Design Guide, SHA Landscape Estimating Manual, and SHA Environmental Guide for Access and District Permit Applicants at <http://www.roads.maryland.gov/index.aspx?PageId=25>

7.2 **SHA Standard Specifications.** Landscape construction shall conform to Sections 701 through 716, and landscape materials shall conform to Section 920 of the most recent revision of SHA Standard Specifications for Construction and Materials, including all revisions and supplements, and as specified in these notes. These requirements shall supersede all other specifications for work on SHA property. All SHA specifications for landscaping and landscape materials published in 2008 have been replaced. Current Specifications are at <http://www.roads.maryland.gov/index.aspx?PageId=44>.

7.3 **Erosion and Sediment Control Manager.** Soil disturbance such as grading, excavation, soil placement or other activities that involve soil disturbance shall be supervised by an ESCM Manager with a valid "SHA Yellow Card" in conformance with SHA Standard Specifications and any applicable Erosion and Sediment Control Permit.

7.4 **SHA Standard Details for Trees, Shrubs and Planting Beds.** The installation of trees, shrubs, planting beds and other landscape construction in the SHA right of way related to Section 710 of the SHA Standard Specifications shall conform to the "SHA Book of Standards for Highway & Incidental Structures - Category 7" at <http://apps.roads.maryland.gov/BusinessWithSHA/bizStdsSpecs/desManualStdPub/publicationonline/ohd/bookstd/toccat7.asp>.

7.5 **Temporary Stabilization.** Temporary Stabilization shall be installed in conformance with Section 704 to ensure that areas of soil disturbance are protected from wind, rainfall and flowing water until permanent stabilization is installed.

1. Temporary Mulch, either as temporary straw mulch or temporary matting mulch, shall be installed at the end of each working day to provide "same day stabilization" unless other approved stabilization is installed.
2. Temporary straw mulch shall be installed on areas and slopes flatter than 4:1; temporary matting mulch shall be applied on slopes 4:1 and steeper, and to areas within channels.
3. Temporary Seed shall be installed in lieu of Temporary Mulch when soil redisturbance is expected more than 30 days after soil disturbance. The required application rate shall be reduced to 100 lbs per acre of 37-0-0 (SCU) fertilizer.

7.7 **Excavation and Debris Removal.** Debris related to the demolition of sidewalks, driveways, curbs, trees, stumps, roots, fencing, pipes, and other materials that may interfere with landscape installation or future maintenance within the SHA right of way shall be excavated as necessary for their complete removal and disposal.

7.8 **Soil Restoration.** Areas of pavement removal, excavation or drilling in landscaped areas shall remove excavated debris and restore the subgrade with approved subsoil and topsoil placed in conformance with Section 701 of the SHA Standard Specifications.

1. A layer of approved topsoil of at least a 4 inch depth shall be placed on all disturbed areas flatter than 2:1 and in all channels prior to seeding, sodding or other landscaping, unless otherwise specified.
2. A layer of approved topsoil of at least a 2 inch depth shall be placed on all disturbed areas 2:1 and steeper prior to seeding, sodding or other landscaping, unless otherwise specified.

7.10 **Turfgrass Establishment.** Turf establishment shall be performed in all disturbed areas or within the areas indicated in the plans, in conformance with Section 705 of the SHA Standard Specifications. The required application rate of 20-16-12 fertilizer shall be reduced to 200 lbs per acre, and no fertilizer shall be applied from Nov. 15 to Mar. 1.

7.11 **Soil Stabilization Matting** shall be installed in conformance with Section 709 of the SHA Standard Specifications, in conjunction with Turfgrass Establishment per Section 705 or Meadow Establishment per Section 707 as follows:

1. Areas Flatter than 6:1. Type A or Type E matting may be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment.
2. Areas steeper than 6:1 and Flatter than 4:1. Type A or Type E matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.
3. Channels, Stormwater Management Facilities and Slopes 4:1 or Steeper. Type A Soil Stabilization Matting shall be installed in lieu of straw mulch and hydromulch binder in conjunction with Turfgrass Establishment, unless delineated and noted otherwise.

PLANT SCHEDULE

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPACING	REMARKS
<i>Canopy Trees</i>							
PA	3	Platanus hybrida/Bloodgood'	Bloodgood London Planetree	2 - 2 1/2" Cal.	B&B	As Shown	Straight Leader, Well Branched

KENT COUNTY PLANNING AND ZONING	KENT COUNTY DEPARTMENT OF WATER AND WASTEWATER		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617 HUSTEAD Landscape Architecture, LLC 120 Bay Meadows Lane Stevensville, MD. 21666 Phone : 443.988.2294 E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com	DATE	REVISION	SHA LANDSCAPE PLAN	DATE	SCALE
						FOR	MARCH '20	1" = 30'
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617 HUSTEAD Landscape Architecture, LLC 120 Bay Meadows Lane Stevensville, MD. 21666 Phone : 443.988.2294 E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com			THE ANIMAL CARE SHELTER FOR KENT COUNTY ON THE LANDS OF KENNEDYVILLE PROPERTIES, LLC TAX MAP - 28, GRID - 4C, PARCEL - 120	JOB No.	DRAWN BY
						2019112	WJM	
							FOLDER Ref.	DESIGNED BY
							28-2019112	KJS
							SHEET No. - SHA-3	
							CADD FILE - 19112-SHA3	



1 BIRD'S EYE VIEW - 1
SCALE:



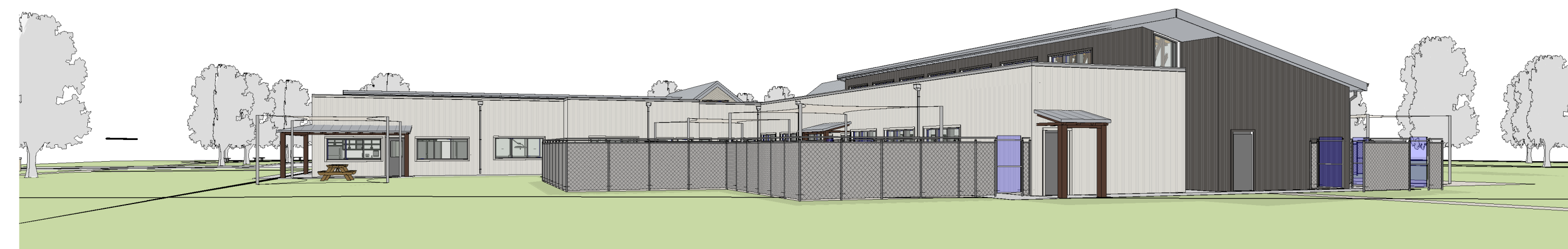
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SCALE:



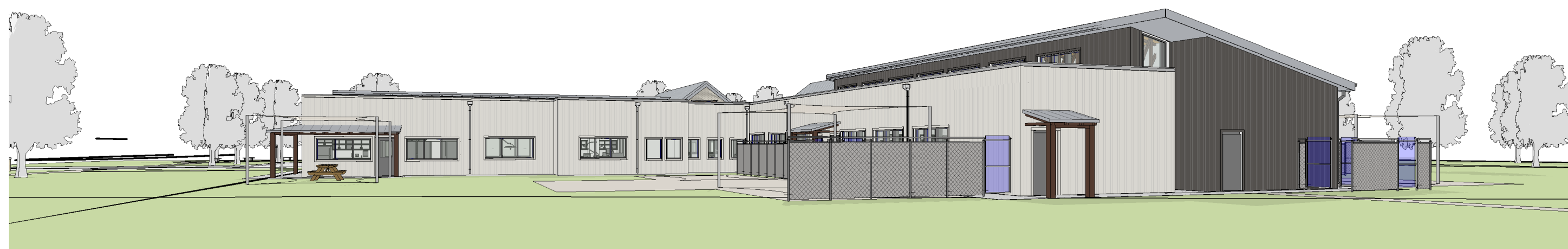
3 BUILDING ENTRY PERSPECTIVE
SCALE:



4 PERSPECTIVE FROM PARKING LOT
SCALE:



5 REAR BLDG PERSPECTIVE
SCALE:



6 REAR BLDG PERSPECTIVE - MINUS FENCING FOR CLARITY
SCALE:



7 DOG HOUSING PERSPECTIVE - MINUS FENCING FOR CLARITY
SCALE:



8 ENRICHMENT BLDG
SCALE:



9 PERSPECTIVE FROM ENTRY DRIVE
SCALE:

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FOR KENT COUNTY**
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25546 MARY MORRIS ROAD, CHESTERTOWN, MD

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REVISIONS

APPROVALS

SEAL

DRAWING TITLE
SITE 3D VIEWS

DATE: 03/25/2020

A-1.3

PROGRESS SET

GENERAL NOTES

1. RE: WINDOW AND DOOR SCHEDULE FOR FRAME TYPES AND DETAILS.

KEYNOTES

SYMBOL	DESCRIPTION
7	TENSION FABRIC SHADE STRUCTURE W/ PAINTED STEEL POSTS
15	STANDING SEAM METAL ROOF
16	FIBER CEMENT BOARD AND BATTEN SIDING
17	EXTERIOR CANOPY / AWNING
19	ALUMINUM FRAMED WINDOW - TYP.
20	BRICK MASONRY
21	HEAVY TIMBER FRAMING - DARK MAHOGANY STAIN
22	STAFF PICNIC TABLE
23	ALUMINUM FRAMED STOREFRONT
25	PRECAST WINDOW SILL - TYP.
26	PAINTED WELDED WIRE CATIO SCREEN - SEE SPEC.
27	FIBER CEMENT TRIM BOARD - TYP.
32	PAINTED GALVANIZED STEEL LOUVER CANOPY
33	BIKE RACK
40	PREFINISHED METAL SCUPPER HEAD & LEADER

WORK NOTES

SYMBOL	DESCRIPTION
--------	-------------

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REVISIONS

APPROVALS

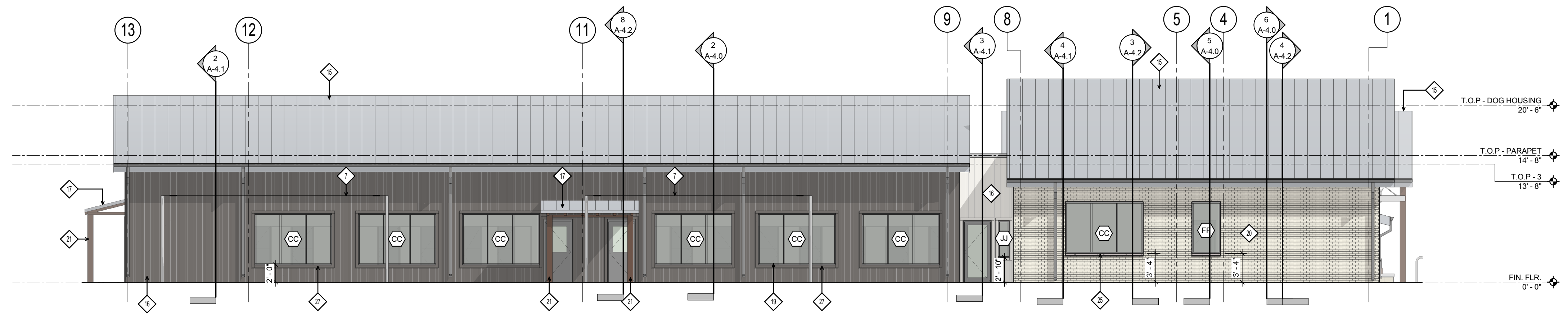
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DRAWING TITLE
 EXTERIOR ELEVATIONS

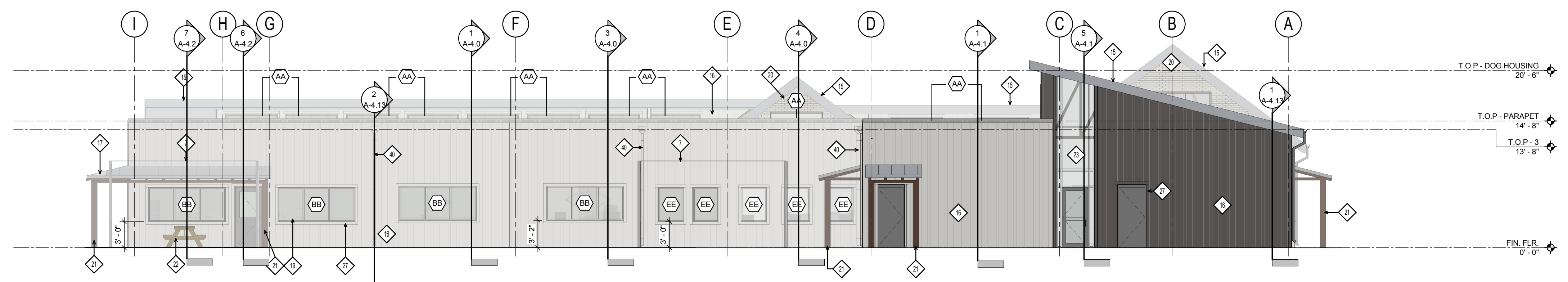
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PROGRESS SET

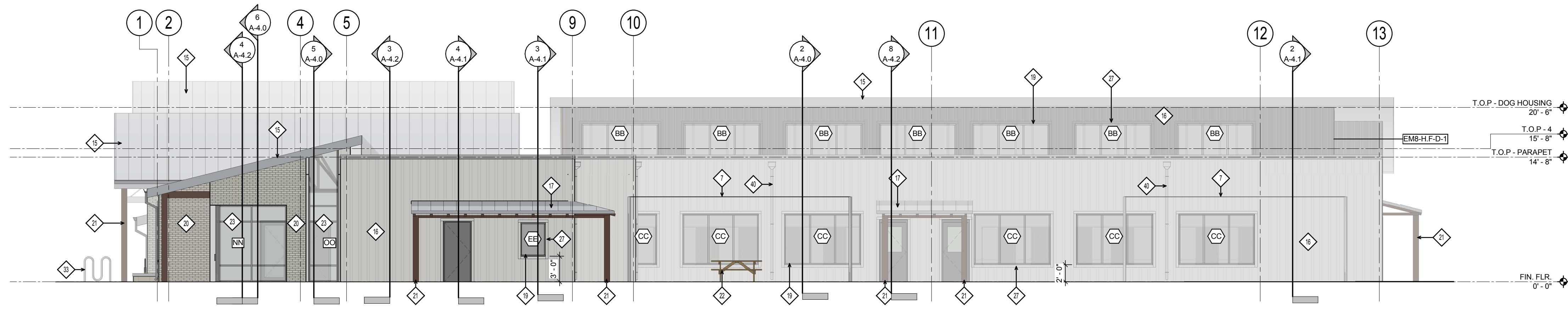
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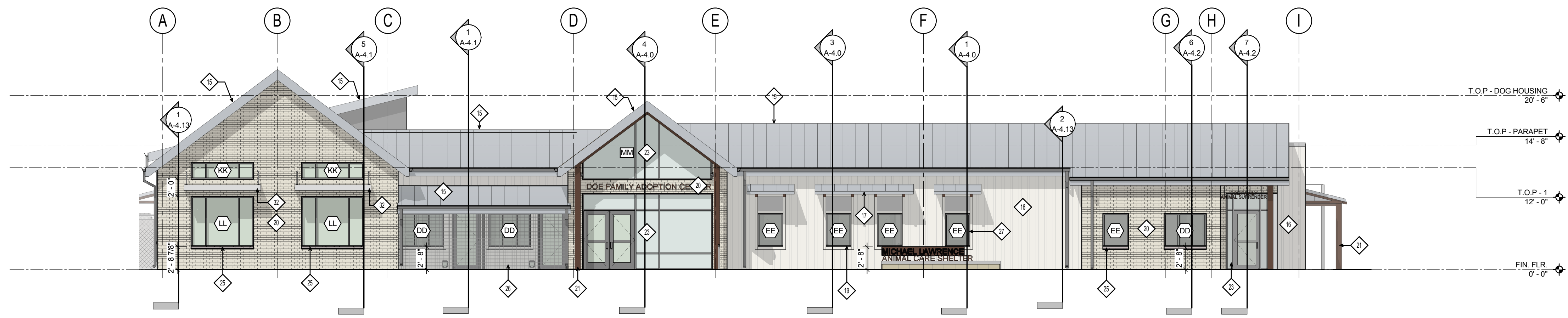
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3 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/8" = 1'-0"



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

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GENERAL NOTES

- RE: WINDOW AND DOOR SCHEDULE FOR FRAME TYPES AND DETAILS.

KEYNOTES

SYMBOL	DESCRIPTION
15	STANDING SEAM METAL ROOF
16	FIBER CEMENT BOARD AND BATTEN SIDING
17	EXTERIOR CANOPY / AWNING
19	ALUMINUM FRAMED WINDOW - TYP.
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25	PAINTED WELDED WIRE CATIO SCREEN - SEE SPEC.
27	FIBER CEMENT TRIM BOARD - TYP.
28	PREFINISHED STANDING SEAM METAL ROOF
29	PREFINISHED METAL SIDING
30	CMU W/ PRECAST SILL

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REVISIONS

APPROVALS

SEAL

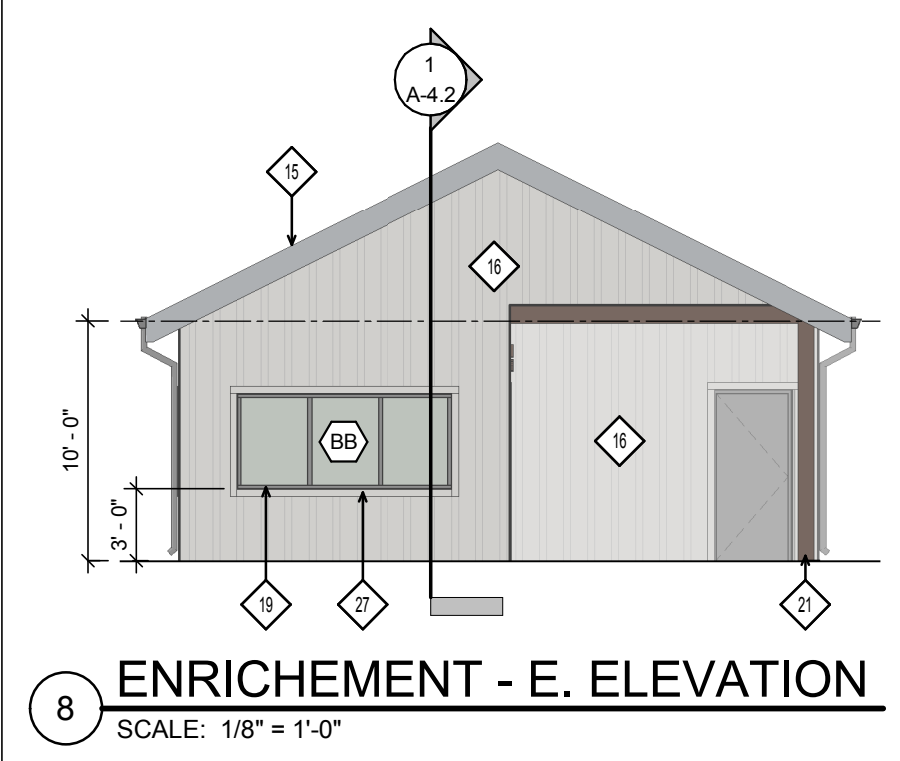
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EXTERIOR ELEVATIONS

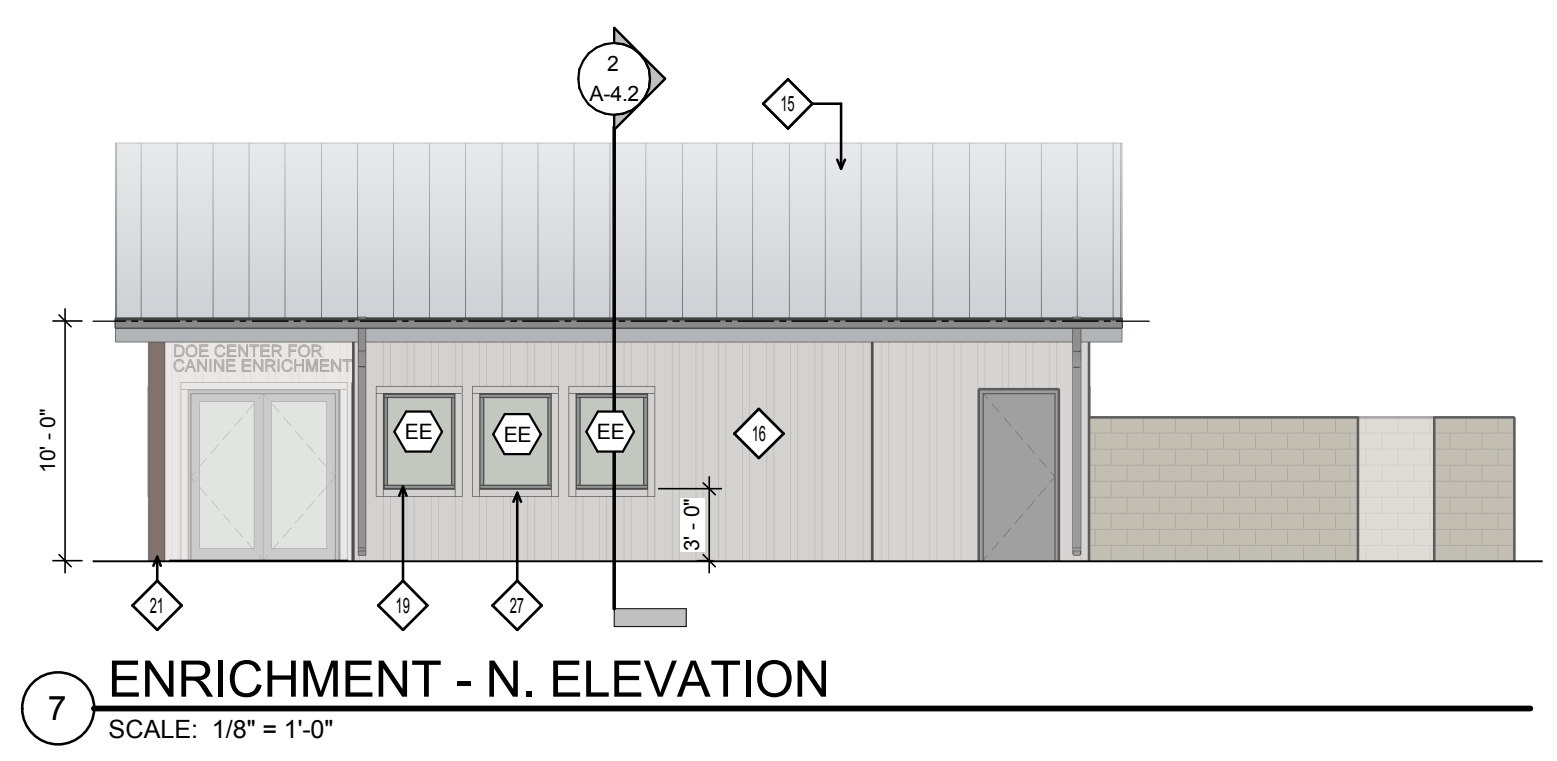
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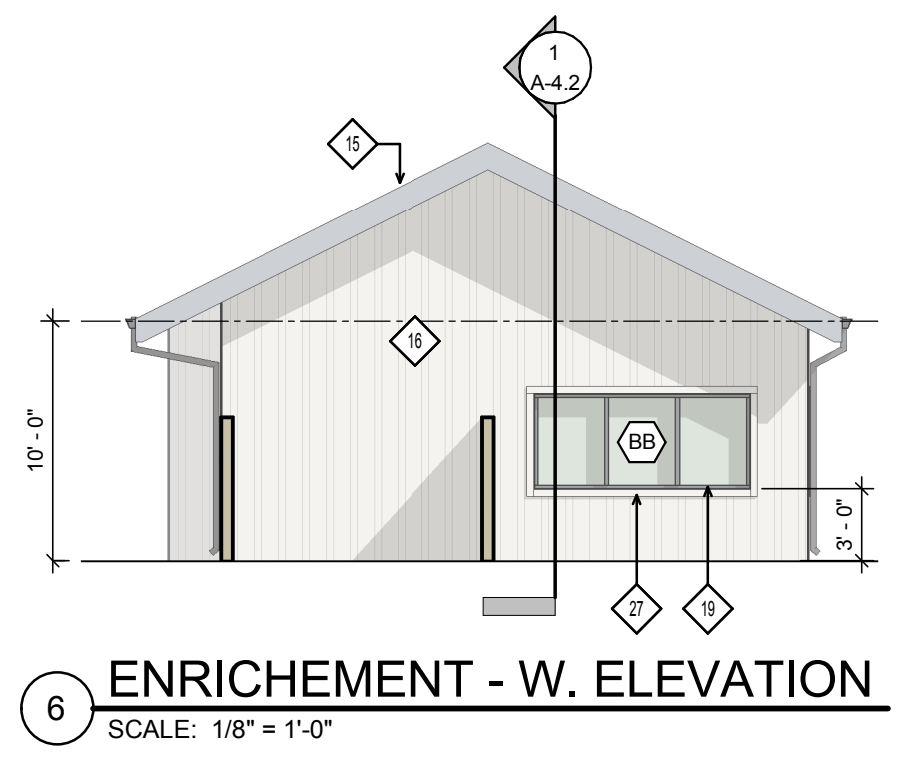
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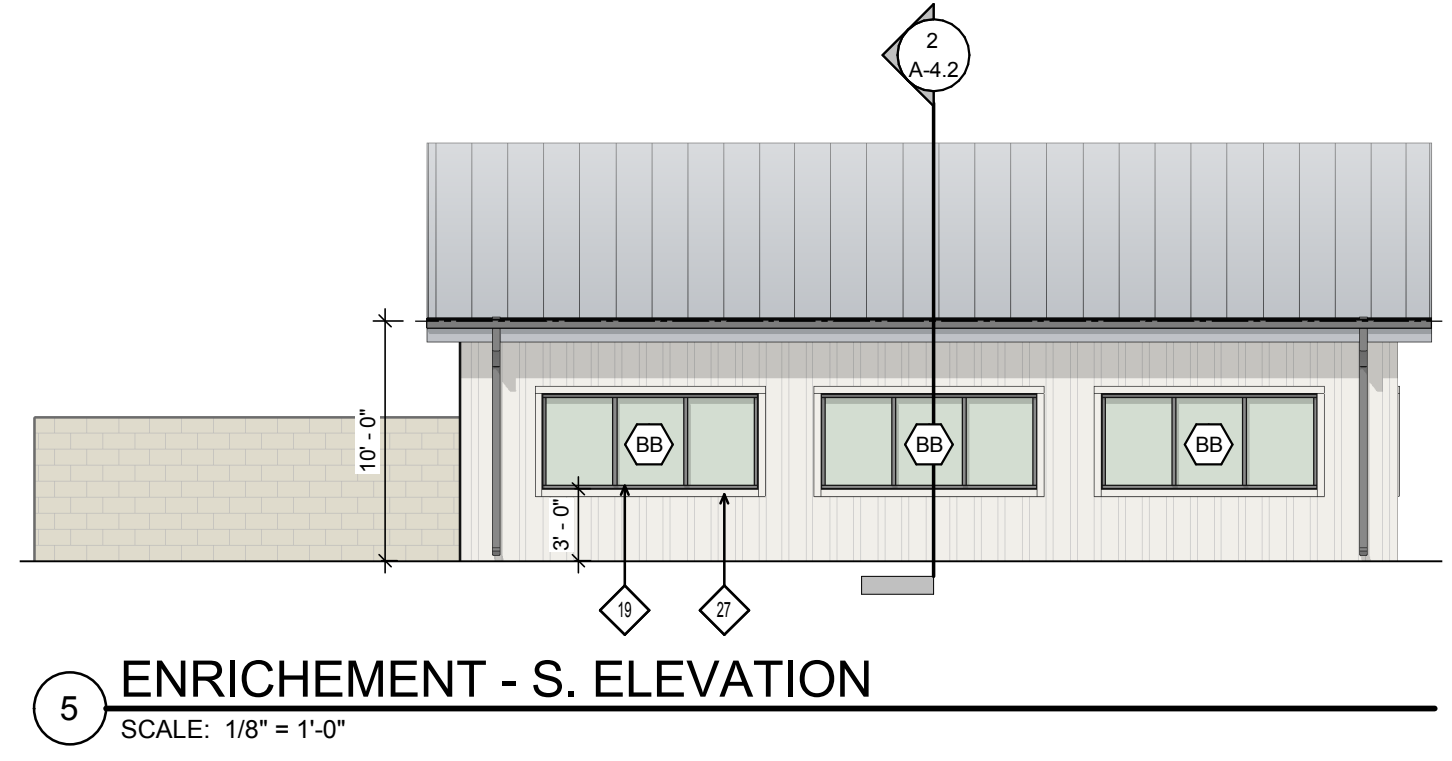
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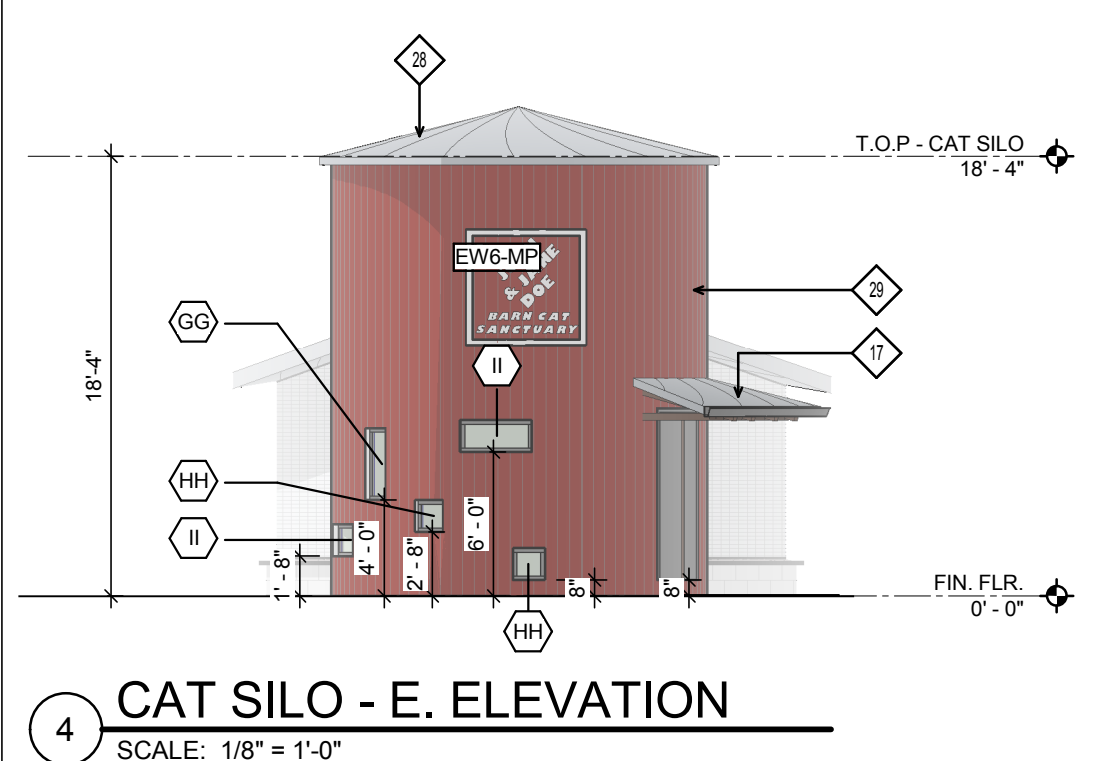
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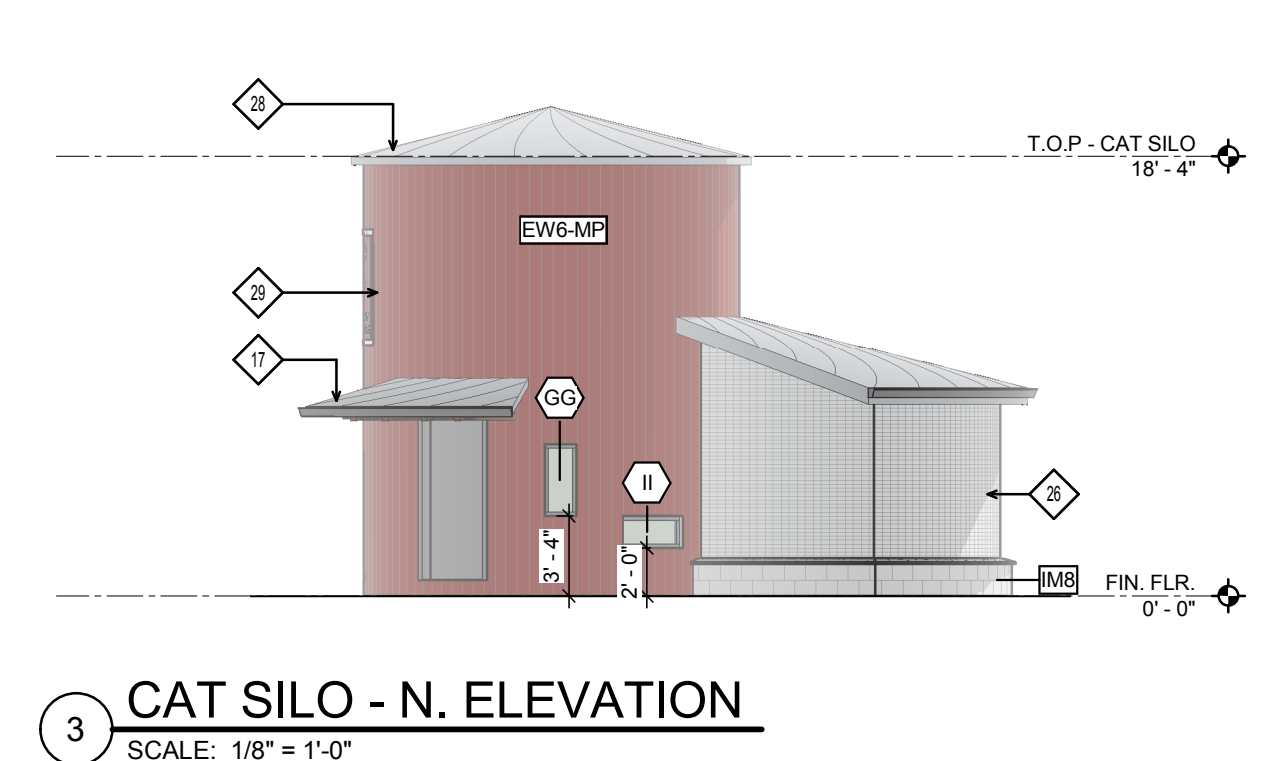
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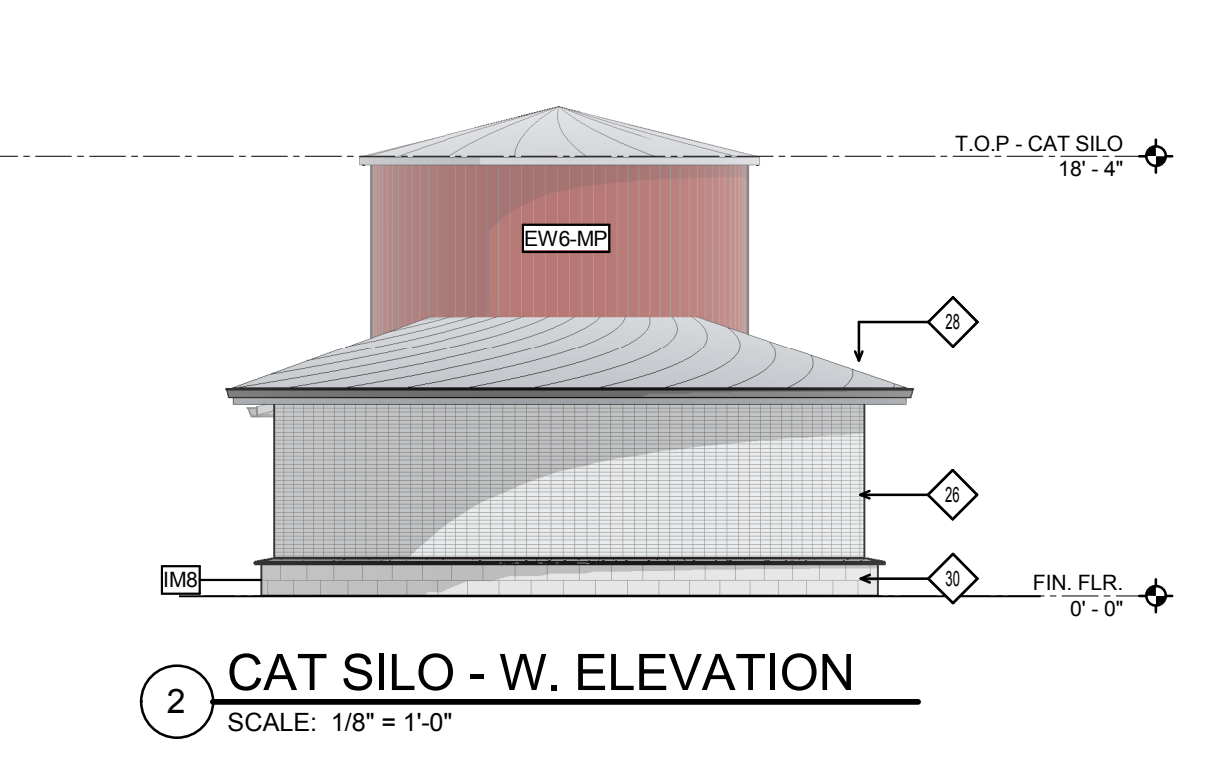
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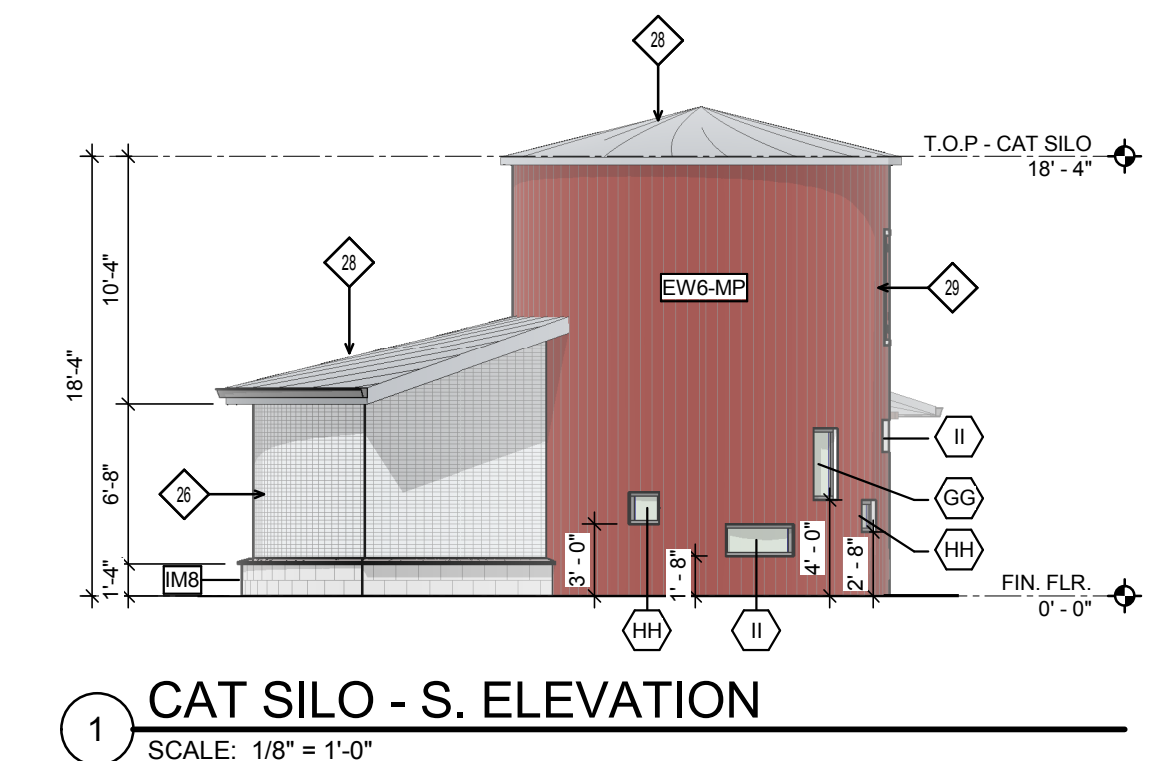
4 CAT SILO - E. ELEVATION
 SCALE: 1/8" = 1'-0"



3 CAT SILO - N. ELEVATION
 SCALE: 1/8" = 1'-0"



2 CAT SILO - W. ELEVATION
 SCALE: 1/8" = 1'-0"



1 CAT SILO - S. ELEVATION
 SCALE: 1/8" = 1'-0"

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Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Rob Tracey, Community Planner
Meeting: April 1, 2021
Subject: David A. Bramble, Inc./Pep Up, Inc.
Final Site Plan Review: Distribution Center (Liquid Propane)

EXECUTIVE SUMMARY

Request by Applicant

Pep Up, Inc. is requesting final site plan approval for a proposed liquid propane storage and distribution center. The liquid propane (LP) facility will be accessed by a rail spur allowing for bulk delivery by railcars. The LP will be offloaded from railcars into one of four new 90,000 gallon above-ground storage tanks. Fixed bodied trucks will fill from the storage tanks and provide deliveries throughout the region. The property is located on Galena Road near Massey in the First Election District.

Public Process

Per Maryland State Law and Article VI, Section 5 of the Kent County *Land Use Ordinance* the Planning Commission shall review and approve Major Site Plans.

Summary of Staff Report

The liquid propane storage and distribution center is proposed to be located on Parcel 9, Parcel 4, which is comprised of 7.123-acres, and is zoned Employment Center (EC). Upon site plan approval, Parcel 4 will be transferred to Pep Up, Inc. from the overall property owned by David A. Bramble, Inc. Parcel 4 is accessible from Galena Road through an existing 80-ft wide right-of-way. The existing railroad crossing, with upgrades as directed by the Maryland Department of Transportation, will be utilized to deliver the liquid propane.

The applicant has sufficiently addressed all the Concept site plan standards as prescribed by the Kent County Land Use Ordinance.

Recommendation

Staff recommends granting final site plan approval conditioned upon:

- Submission and approval of sureties for sediment and erosion control, stormwater management, and landscaping.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: David A. Bramble, Inc./Pep Up, Inc.
Final Site Plan Review: Distribution Center (Liquid Propane)
DATE: March 26, 2021

Description of Proposal

Pep Up, Inc. is requesting final site plan approval for a proposed liquid propane storage and distribution center. The liquid propane (LP) facility will be accessed by a rail spur allowing for bulk delivery by railcars. The LP will be offloaded from railcars into one of four new 90,000 gallon above-ground storage tanks. Fixed bodied trucks will fill from the storage tanks and provide deliveries throughout the region.

The property is located at 12213 Galena Road in the First Election District. Parcel 9, Parcel 4, comprised of 7.123 acres, and is zoned Employment Center (EC). The existing railroad crossing, with upgrades as directed by the Maryland Department of Transportation, will be utilized to deliver the liquid propane.

GENERAL STANDARDS

I. Permitted Uses and Height, Area, and Bulk Requirements

- A. *Applicable Laws:* Article V, Sections 14.2 of the *Kent County Land Use Ordinance* establish site plan review requirements for all permitted industrial uses in the Employment Center.
- B. Article V, Sections 14.5 of the *Kent County Land Use Ordinance* establishes the density, height, width, bulk, and fence requirements for the Employment Center District.
- C. *Staff and TAC Comments:* The proposed structures meet the minimum setback requirements.

II. Employment Center and Industrial Performance Standards:

- A. *Applicable Law:* Article V, Section 14.6 of the *Kent County Land Use Ordinance* establish the EC performance standards. These performance standards address noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor with compliance certified in an engineer's report.
- B. *Staff and TAC Comments:* The applicant has addressed the performance standards and submitted a Certified Engineer's Report.

III. Environmental Standards:

- A. *Applicable Law:* Article V, Section 14.8 of the *Kent County Land Use Ordinance* establishes the EC environmental standards which include forest conservation, nontidal wetlands, stream protection corridor, stormwater management, and water quality standards.
- B. *Staff and TAC Comments:*
 - Forest Conservation was addressed by previous development on site. All the existing woodlands have been placed under a forest conservation easement.
 - Sediment and erosion control and stormwater management plans have been approved

IV. Design Standards

- A. *Applicable Law:* Article V, Section 14.9 of the *Kent County Land Use Ordinance* establishes the EC design standards which address site access, landscaping, screening, and lighting. Screening is required to protect adjoining properties and roadways from noise, glare, and uses which are visually incompatible with neighboring land uses. Lighting on the site should be sufficient to provide for the safety and security of the business, its employees, and its customers while avoiding glare onto adjacent properties and adjacent roadways and not interfere with traffic or create a safety hazard.
- B. *Staff and TAC Comments:*
- Onsite vehicular circulation appears to promote clearly defined access to the storage tanks while also limiting unauthorized vehicles by gating the entrances to the site.
 - The southern portion of the site contains a planted screening buffer that was installed as part of the OneStar Energy solar array project. No additional screening is required.
 - A lighting plan has been submitted and lighting appears to be designed to avoid glare onto adjacent properties, roadways, and should not interfere with traffic or create a safety hazard.

V. Parking and Loading

- A. *Applicable Law:* Article VI, Section 1.3 and 1.4 of the *Kent County Land Use Ordinance* establishes the parking, loading, and bicycle parking standards.
- B. *Staff and TAC Comments:* The proposed loading area and access lanes are sufficient for the offloading of LP from railcars into above ground storage tanks and for loading into fix bodied trucks.

VI. Site Plan Review

- A. *Comprehensive Plan:* “Require developers to engage and inform citizens during the development review process through the incorporation of a participation program.” (Page 27)
- B. *Applicable Law:* Article VI, Section 5 of the *Ordinance* establishes the procedures and standards for site plan review. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
- a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
 - e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
 - g. Protection of abutting properties and County amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
 - h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - i. The applicant’s efforts to integrate the proposed development into the existing landscape

through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.

- j. The applicant's efforts to design the development to complement and enhance the rural and historic nature of the County including incorporating into the project forms and materials that reflect the traditional construction patterns of neighboring communities.
- k. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.

C. Staff and TAC Comments:

- The proposal is consistent with many strategies and goals of the Comprehensive Plan.
- Onsite vehicular circulation appears to promote clearly defined access to the storage tanks while also limiting unauthorized vehicles by gating the entrances to the site.
- The Kent County Health Department is still evaluating the proposed septic reserve area.
- The applicant has addressed the performance standards (noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor).
- The applicant submitted a Certified Engineer's Report.
- Forest Conservation was addressed by previous development on site.
- Sediment and erosion control and stormwater management plans have been approved
- No additional landscaping is required.
- A Citizen Participation was held on December 1, 2020. A summary of the meeting has been included in your packet.
- A lighting plan has been submitted.
- No signage has been proposed at this time.

STAFF RECOMMENDATION

Staff recommends granting final site plan approval conditioned upon:

- Submission and approval of sureties for sediment and erosion control, stormwater management, and landscaping.

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7475 (phone) • 410-810-2932 (fax)

SITE PLAN APPLICATION

File Number: _____ **Amount Paid:** _____ **Date:** 3/11/2021

Project Name: Pep-Up, Inc.

District: 1st Map: 16 Parcel: 9 Lot Size: 7.12 Deed Ref: 152/211 Zoning: EC/V

LOCATION: 12213 Galena Road, Massey, Maryland 21650

PROPOSED USE: Liquid propane storage and distribution facility

OWNER OF LAND:

Name: David A. Bramble, Inc. Telephone: 410-778-3023

Address: P.O. Box 419 Chestertown, Maryland 21620 Email: _____

APPLICANT:

Name: Pep-Up, Inc. Telephone: 302-856-2555

Address: 24987 DuPont Hwy. Georgetown, DE 19947 Email: bpepper@pepupinc.com

AGENT/ATTORNEY (if any):

Name: _____ Telephone: _____

Address: _____ Email: _____

REGISTERED ENGINEER OR SURVEYOR:

Name: DMS & Associates, LLC Telephone: 443-262-9130

Address: P.O. Box 80 Centreville, MD 21617 Email: kjs@dmsandassociates.com

Water Supply: Public System On lot system

Sewerage: Public System On lot system

TELEPHONE SERVICED BY: Verizon

ELECTRIC SERVICED BY: Delmarva Power


Signature of Applicant

3/11/2021
Date

Concept Plan Approving Authority: _____ Date _____

Preliminary Approving Authority: _____ Date _____

Final Approving Authority: _____ Date _____

FINAL SITE PLAN FOR A PEP UP, INC. PROPANE FACILITY ON THE LANDS OF DAVID A. BRAMBLE, INC. NEAR THE VILLAGE OF MASSEY, FIRST Elec. Dist., KENT Co., MD. PREPARED FOR : PEP UP, INC.

NOTES

- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "LOT LINE REVISION BETWEEN PARCEL No. 1 AND PARCEL No. 4 OF THE LANDS OF DAVID A. BRAMBLE, INC." PREPARED DMS & ASSOCIATES, LLC IN SEPTEMBER, 2020, RECORDED IN PLAT BOOK S.L.K. ___/___ AND A PLAT ENTITLED "LOT LINE REVISION BETWEEN THE LANDS OF DAVID A. BRAMBLE, INC. AND OLGA BROOKS" PREPARED BY DMS & ASSOCIATES, LLC IN SEPTEMBER, 2020 AND RECORDED IN PLAT BOOK LIBER S.L.K. ___/___
- FOR DEED REFERENCE, SEE LIBER M.L.M. 152, FOLIO 211.
- CURRENT ZONING CLASSIFICATION - EMPLOYMENT CENTER/VILLAGE.
- THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24029C205D AND PANEL No. 240029C215D. (ZONE "X") (UNSHADED)
- SOILS SHOWN HEREON WERE SCALED FROM <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
- NO NATURAL RESOURCE (ie...WETLANDS, WOODLANDS, STEEP SLOPES, STREAMS, EROSION HAZARD AREAS, ENDANGERED SPECIES OR HABITAT, etc...) EXIST ON THE SITE.
- TOPOGRAPHIC CONTOURS AND EXISTING IMPROVEMENTS SHOWN WITHIN THE DEVELOPED AREA ARE THE RESULT OF A FIELD RUN SURVEY BY FINK, WHITTEN & ASSOCIATES, LLC IN MAY, 2015 AND MICHAEL A. SCOTT, INC. IN OCTOBER, 2018.
- SEWER AND WATER ARE NOT REQUIRED FOR THIS DEVELOPMENT.
- NO NEW SIGNAGE IS PROPOSED.
- STORMWATER MANAGEMENT IS ADDRESSED BY IMPLEMENTING ESD TO THE MEP ONSITE.

SITE STATISTICS

CURRENT USE - INDUSTRIAL/AGRICULTURAL		
PROPOSED USE - INDUSTRIAL		
GROSS AREA	=	7.123 ac.±
CRITICAL AREA	=	0.000 ac.±
EMPLOYMENT CENTER ZONE	=	7.122 ac.±
VILLAGE ZONE	=	0.001 ac.±
AREA IN BUFFERYARDS	=	0.000 ac.±
AREA WITHIN 100 Yr. FLOODPLAIN	=	0.000 ac.±
AREA OF NONTIDAL WETLANDS/BUFFERS	=	0.000 ac.±
AREA OF STREAM BUFFER	=	0.000 ac.±
FLOOR AREA (EXISTING) (0.0%)	=	0.000 ac.±
FLOOR AREA (PROPOSED)	=	0.000 ac.±
FLOOR AREA (TOTAL) (0.0%)	=	0.000 ac.±
IMPERVIOUS AREA (EXISTING) (3.5%)	=	0.248 ac.±
IMPERVIOUS AREA (PROPOSED)	=	0.902 ac.±
IMPERVIOUS AREA (TOTAL) (16.1%)	=	1.150 ac.±
LANDSCAPE AREA (EXISTING) (96.5%)	=	6.875 ac.±
LANDSCAPE AREA (PROVIDED) (83.9%)	=	5.973 ac.±

LEGEND

	DEPICTS DEED POINT (UNLESS OTHERWISE NOTED)
	EXISTING SOILS LINE AND TYPE
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINES
	EXISTING RAILROAD TRACKS
	PERIMETER SILT FENCE
	LIMITS OF DISTURBANCE

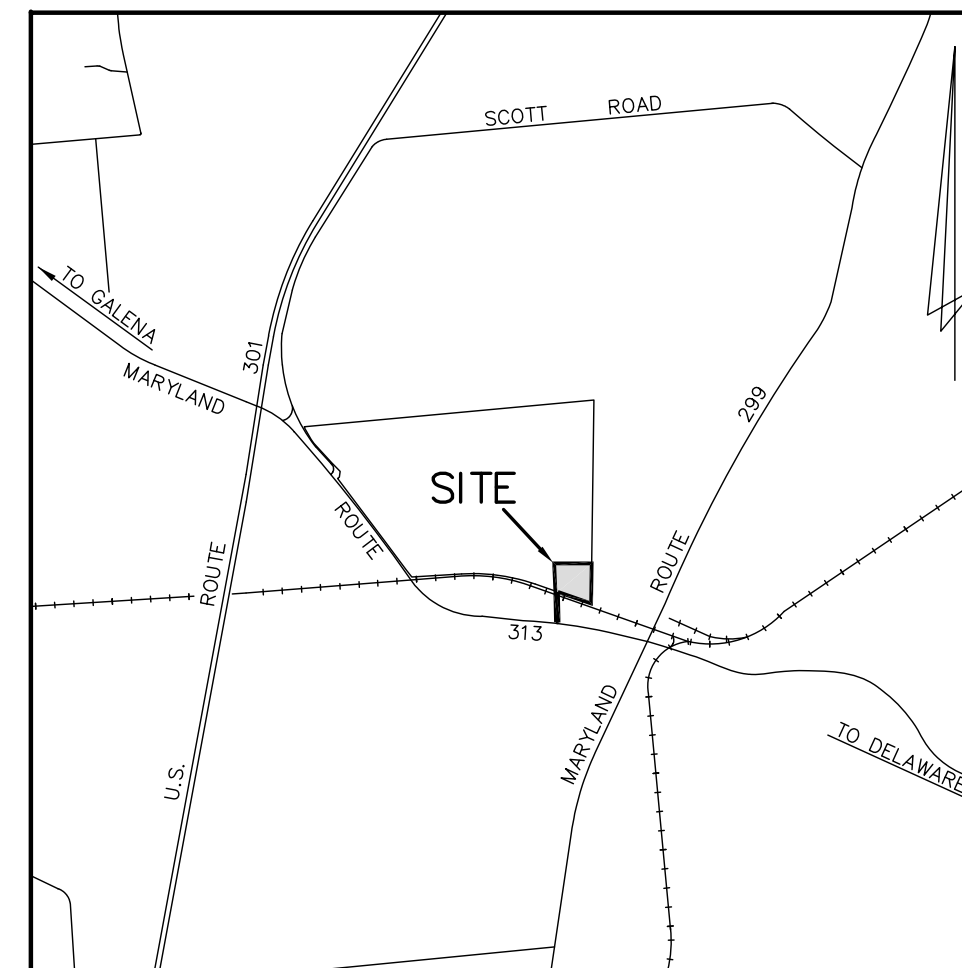


TABLE OF CONTENTS

SHEET C-1	-	TITLE SHEET
SHEET C-2	-	OVERALL SITE PLAN
SHEET C-3	-	SITE AND GRADING PLAN
SHEET C-4	-	SITE, GRADING, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN
SHEET C-5	-	STORMWATER MANAGEMENT DETAILS AND SPECIFICATIONS
SHEET C-6	-	STORMWATER MANAGEMENT PROFILES
SHEET C-6	-	SEDIMENT AND EROSION CONTROL DETAILS AND SPECIFICATIONS
SHEET L-1	-	LANDSCAPE PLAN
SHEET L-2	-	LANDSCAPE DETAILS AND SPECIFICATIONS
SHEET SL-1	-	SITE LIGHTING PHOTOMETRIC PLAN

STATEMENT OF PURPOSE AND INTENT

THIS SITE IS LOCATED ON THE NORTH SIDE OF MARYLAND ROUTE 313 (GALENA ROAD) NEAR THE VILLAGE OF MASSEY. IT IS CURRENTLY VACANT WITH SURROUNDING USES OF AN ASPHALT PLANT, COMMERCIAL BUSINESS, RESIDENCE, AN AGRICULTURAL FARM FIELD AND AN APPROVED SOLAR ARRAY (#15-40 OneENERGY BLUESTAR.)

THE PURPOSE OF THIS FINAL SITE PLAN IS TO SEEK APPROVAL FROM THE KENT COUNTY PLANNING COMMISSION FOR THE DEVELOPMENT OF A PROPANE FACILITY.

GENERAL NOTES

- THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE BEST AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF THE WORK BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.
- 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 & LIGHT COMPANY.....1-800-375-7117
 MISS UTILITY.....1-800-441-8355
 DMS & ASSOCIATES, LLC.....1-443-262-9130
 KENT CO. SEDIMENT & EROSION CONTROL INSPECTOR.....1-410-778-7437
 MARYLAND STATE HIGHWAY ADMINISTRATION.....1-410-778-3061
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, BOTH PERMANENT AND TEMPORARY.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS SAID DEVIATIONS APPROVED BY THE ENGINEER. CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLANS 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, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED LANDFILL BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONDUCT HIS WORK IN EASEMENTS SO THAT THERE WILL BE A MINIMUM OF DISTURBANCE OF THE PROPERTIES GROSSED. ANY DISTURBED AREAS SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS AND DETAILS OF KENT COUNTY.
- ALL DRAINAGE STRUCTURES AND SWALES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISH GRADE.
- WHENEVER SEWER OR WATER MAINS OR SERVICES RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED.
- MINIMUM COVER OVER THE SEWER MAIN SHALL BE 42".
- ALL CONCRETE USED FOR UTILITY WORK SHALL BE IN ACCORDANCE WITH MD SHA STANDARDS AND SPECIFICATIONS FOR MIX. NO. 2.
- ALL PAVING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST MD. SHE STANDARDS AND SPECIFICATIONS AND BE SUPPLIED BY A STATE CERTIFIED PLANT.
- 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 OPENINGS.
- EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED BY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR.

REVIEWED FOR THE KENT SOIL AND WATER CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS	
APPROVED:	DATE:
KENT SOIL AND WATER CONSERVATION DISTRICT	
NOTE: KENT SOIL AND WATER 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 (WE) CERTIFY THAT:	
A. ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND/OR STORMWATER MANAGEMENT PLAN, AND FURTHER, AUTHORIZED THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE KENT SOIL AND WATER CONSERVATION DISTRICT SEDIMENT CONTROL INSPECTOR OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.	
B. ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.	
C. 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.	
SIGNATURE _____	DATE _____
ADDRESS _____	CARD No. _____
PHONE No. _____	

DEVELOPER:

PEP UP, INC.
c/o WILLIAM C. PEPPER
24987 DUPONT HIGHWAY
GEORGETOWN, DELAWARE 19947
PHONE: 1-302-856-2555

OWNER

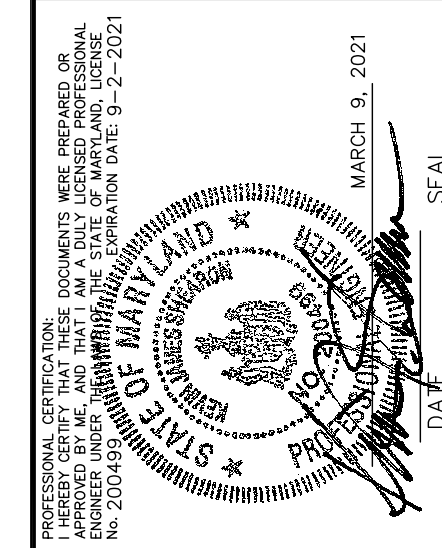
DAVID A. BRAMBLE, INC.
P.O. BOX 419
CHESTERTOWN, MARYLAND 21620
PHONE No. 1-410-778-3023

ENGINEER

DMS & ASSOCIATES, LLC
c/o KEVIN J. SHEARON, PE LEED AP
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130

SURVEYOR

MICHAEL A. SCOTT, INC.
c/o MIKE SCOTT
400 S. CROSS STREET, SUITE 3
CHESTERTOWN, MARYLAND 21620
PHONE No. 1-410-778-2310

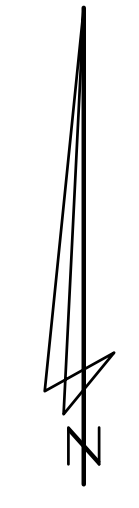
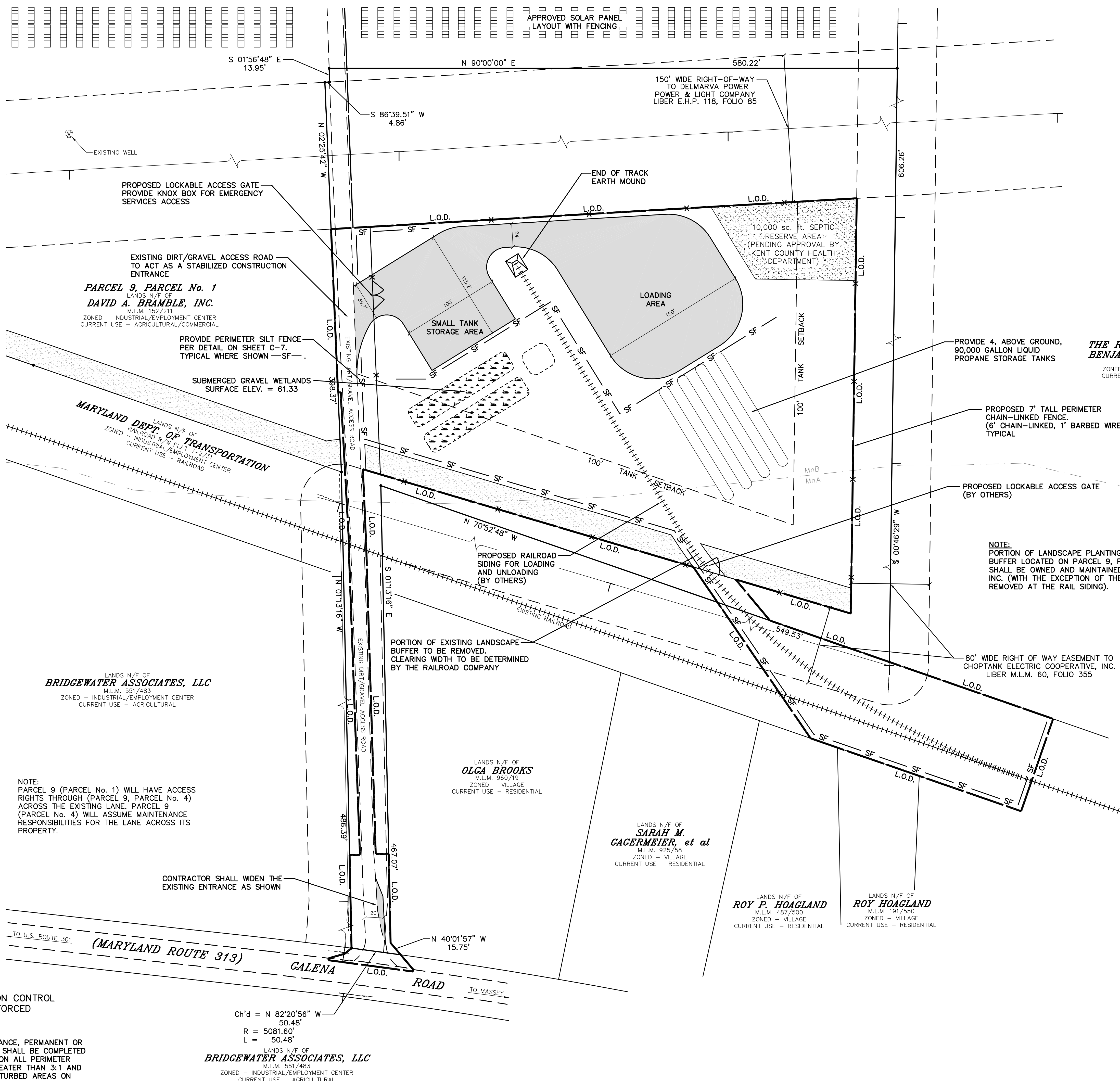


DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

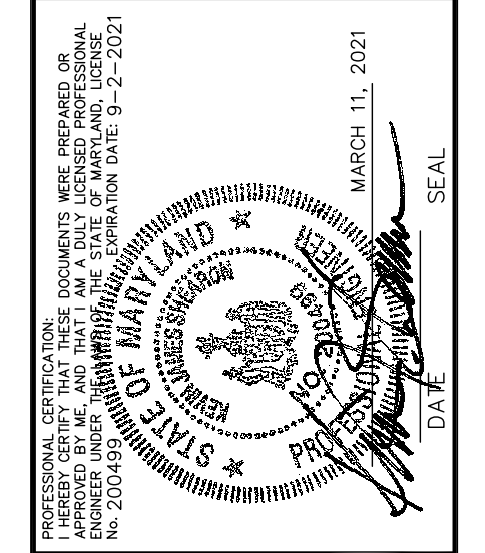
REVISION	DATE	PER COMMENTS

TITLE SHEET
FOR A
PROPANE FACILITY
FOR
PEP UP, INC.
TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)
NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND

DATE	SCALE	AS SHOWN
JANUARY 21	AS SHOWN	AS SHOWN
JOB No.	DRAWN BY	WJM
2018114	DESIGNED BY	RJS
FOLDER Ref.	DESIGNED BY	RJS
18-2018114	DESIGNED BY	RJS
SHEET No. - C-1		
CADD FILE - 18114-C1		



LANDS N/F OF
THE REVOCABLE TRUST
BENJAMIN C. STAFFORD
M.L.M. 846/272
ZONED - EMPLOYMENT CENTER
CURRENT USE - AGRICULTURAL



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 410-291-1111
FAX: 1-443-262-9148

DATE	REVISION
3-11-21	PER COMMENTS
3-11-21	PER COMMENTS

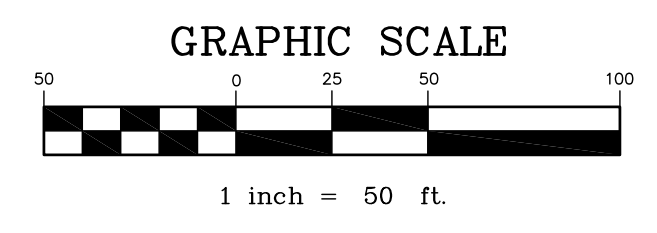
OVERALL SITE PLAN FOR A PROPAANE FACILITY FOR PEP UP, INC.
TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)
NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND

DATE	SCALE
JANUARY 21	1" = 50'
JOB No.	DRAWN BY
2018114	WJM
FOLDER #4	DESIGNED BY
18-2018114	RJS
SHEET No. - C-2	
CADD FILE - 18114-C2	

AREA SHOWN SHALL BE 3" ASPHALT MILLINGS, ROLLED, ON 8" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

APPROVED LANDSCAPE PLANTING SCREENING BUFFER (SEE #15-40 ONEENERGY BLUESTAR)

L.O.D. - DENOTES LIMITS OF DISTURBANCE AREA = 5.00 ac.±



NOTE: SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

NOTE: FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 7 DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.



NOTE:
SEDIMENT AND EROSION CONTROL
WILL BE STRICTLY ENFORCED

L.O.D. - DENOTES LIMITS OF DISTURBANCE

NOTE:
FOLLOWING INITIAL DISTURBANCE, PERMANENT OR
TEMPORARY, STABILIZATION SHALL BE COMPLETED
WITHIN 3 CALENDAR DAYS ON ALL PERIMETER
CONTROLS AND SLOPES GREATER THAN 3:1 AND
7 DAYS ON ALL OTHER DISTURBED AREAS ON
THE SITE.

NOTE:
STABILIZE ALL SIDE SLOPES OF WITH
TOPSOIL, SEED AND SOIL STABILIZATION
MATTING - SLOPE APPLICATION PER DETAIL
(B-4-6-D) ON SHEET C-7.

80' WIDE RIGHT OF WAY EASEMENT TO
CHOPTANK ELECTRIC COOPERATIVE, INC.
LIBER M.L.M. 60, FOLIO 355

LANDS N/F OF
BRIDGEWATER ASSOCIATES, LLC
M.L.M. 551/483
ZONED - INDUSTRIAL/EMPLOYMENT CENTER
CURRENT USE - AGRICULTURAL

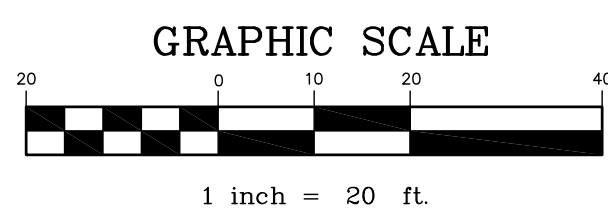
LANDS N/F OF
OLGA BROOKS
M.L.M. 960/19
ZONED - VILLAGE
CURRENT USE - RESIDENTIAL

AREA SHOWN SHALL BE
3" ASPHALT MILLINGS, ROLLED, ON 8"
OF CR-6 ON COMPACTED SUBGRADE.
SUBGRADE AND CR-6 ARE TO BE
COMPACTED TO 95% MODIFIED PROCTOR
DENSITY.

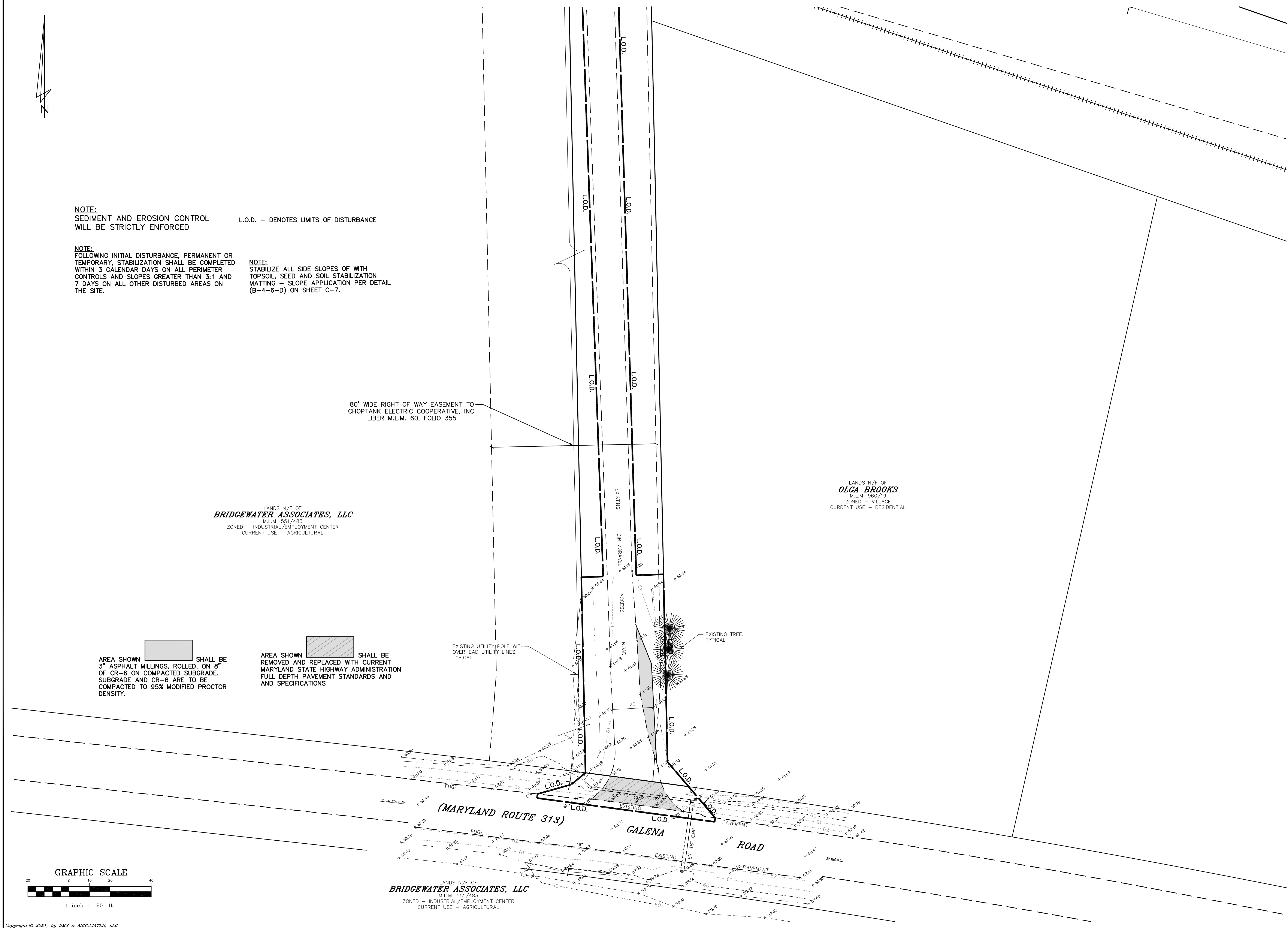
AREA SHOWN SHALL BE
REMOVED AND REPLACED WITH CURRENT
MARYLAND STATE HIGHWAY ADMINISTRATION
FULL DEPTH PAVEMENT STANDARDS AND
AND SPECIFICATIONS

EXISTING UTILITY POLE WITH
OVERHEAD UTILITY LINES.
TYPICAL

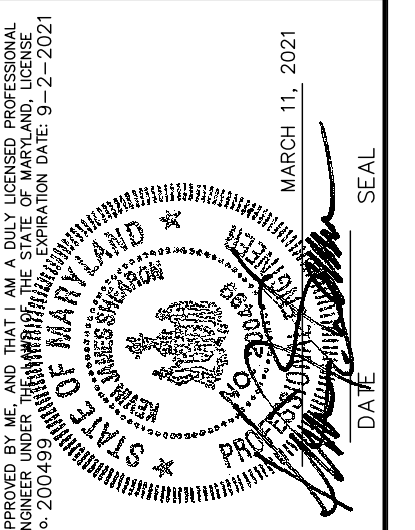
EXISTING TREE.
TYPICAL



LANDS N/F OF
BRIDGEWATER ASSOCIATES, LLC
M.L.M. 551/483
ZONED - INDUSTRIAL/EMPLOYMENT CENTER
CURRENT USE - AGRICULTURAL



KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT
KENT COUNTY PLANNING COMMISSION
KENT COUNTY HEALTH OFFICE

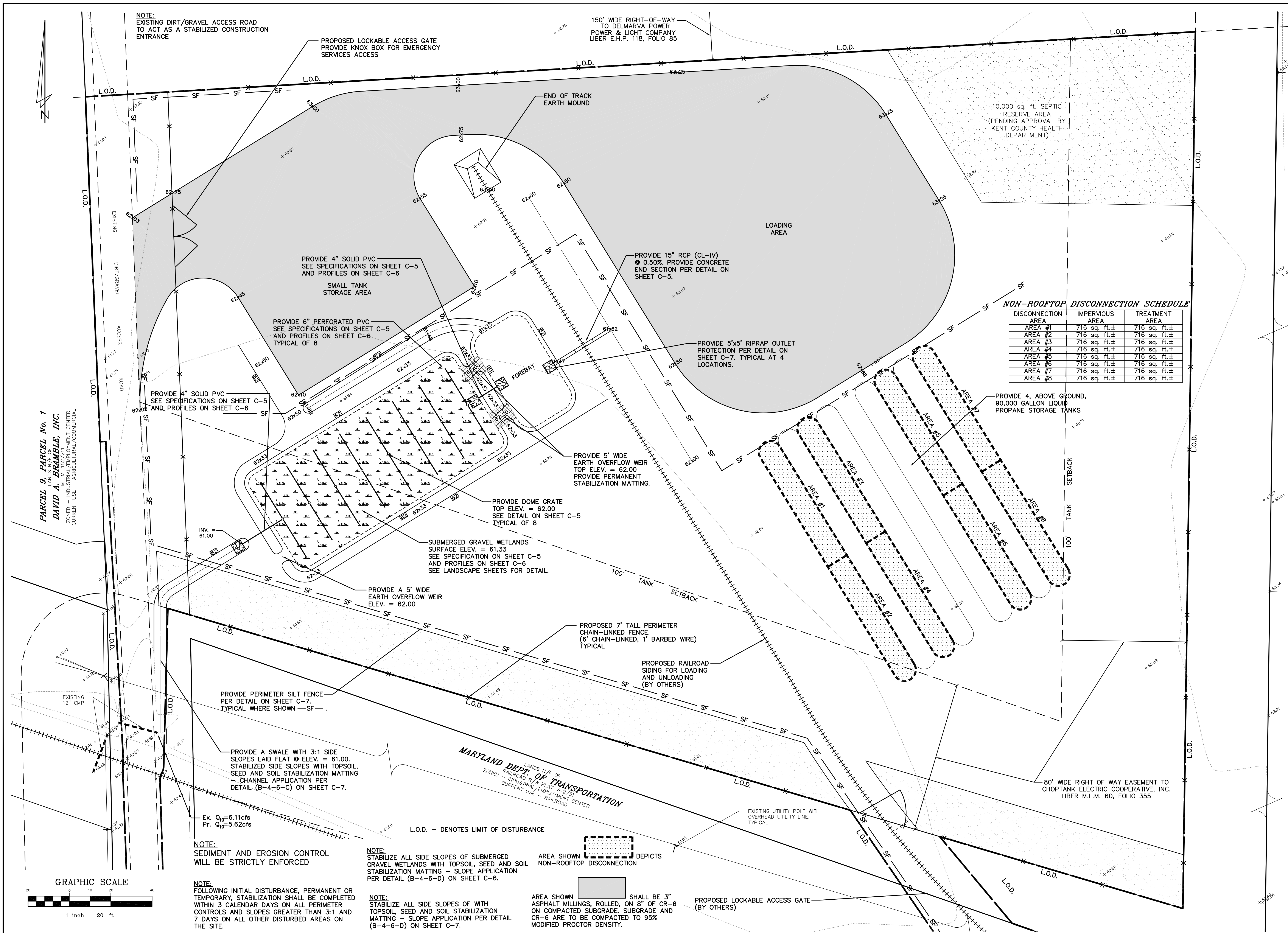


DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21767
PHONE: 301-443-2622
FAX: 301-443-2622-9148

DATE	REVISION
3-11-21	PER COMMENTS
3-12-21	PER COMMENTS

SITE AND GRADING, PLAN
FOR A
PROPANE FACILITY
FOR
PEP UP, INC.
TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)
NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND

SCALE 1" = 20'
DATE JANUARY 21
JOB No. 2018114
DRAWN BY WJM
FOLDER #64
DESIGNED BY KJS
SHEET No. - C-3
CADD FILE - 18114-C3

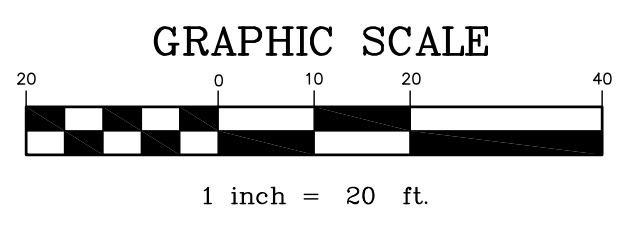


NON-ROOFTOP DISCONNECTION SCHEDULE

DISCONNECTION AREA	IMPERVIOUS AREA	TREATMENT AREA
AREA #1	716 sq. ft.±	716 sq. ft.±
AREA #2	716 sq. ft.±	716 sq. ft.±
AREA #3	716 sq. ft.±	716 sq. ft.±
AREA #4	716 sq. ft.±	716 sq. ft.±
AREA #5	716 sq. ft.±	716 sq. ft.±
AREA #6	716 sq. ft.±	716 sq. ft.±
AREA #7	716 sq. ft.±	716 sq. ft.±
AREA #8	716 sq. ft.±	716 sq. ft.±

PARCEL 9 PARCEL No. 1
LANDS N/F OF
DAVID A. BRAMBLE, INC.
M.L.M. 152/211
ZONED - INDUSTRIAL/EMPLOYMENT CENTER
CURRENT USE - AGRICULTURAL/COMMERCIAL

MARYLAND DEPT. OF TRANSPORTATION
LANDS N/F OF
RAILROAD R/W PLAT. # 27, 31
ZONED - INDUSTRIAL/EMPLOYMENT CENTER
CURRENT USE - RAILROAD



REVISION
DATE
PER COMMENTS

DATE
3-19-21
3-11-21

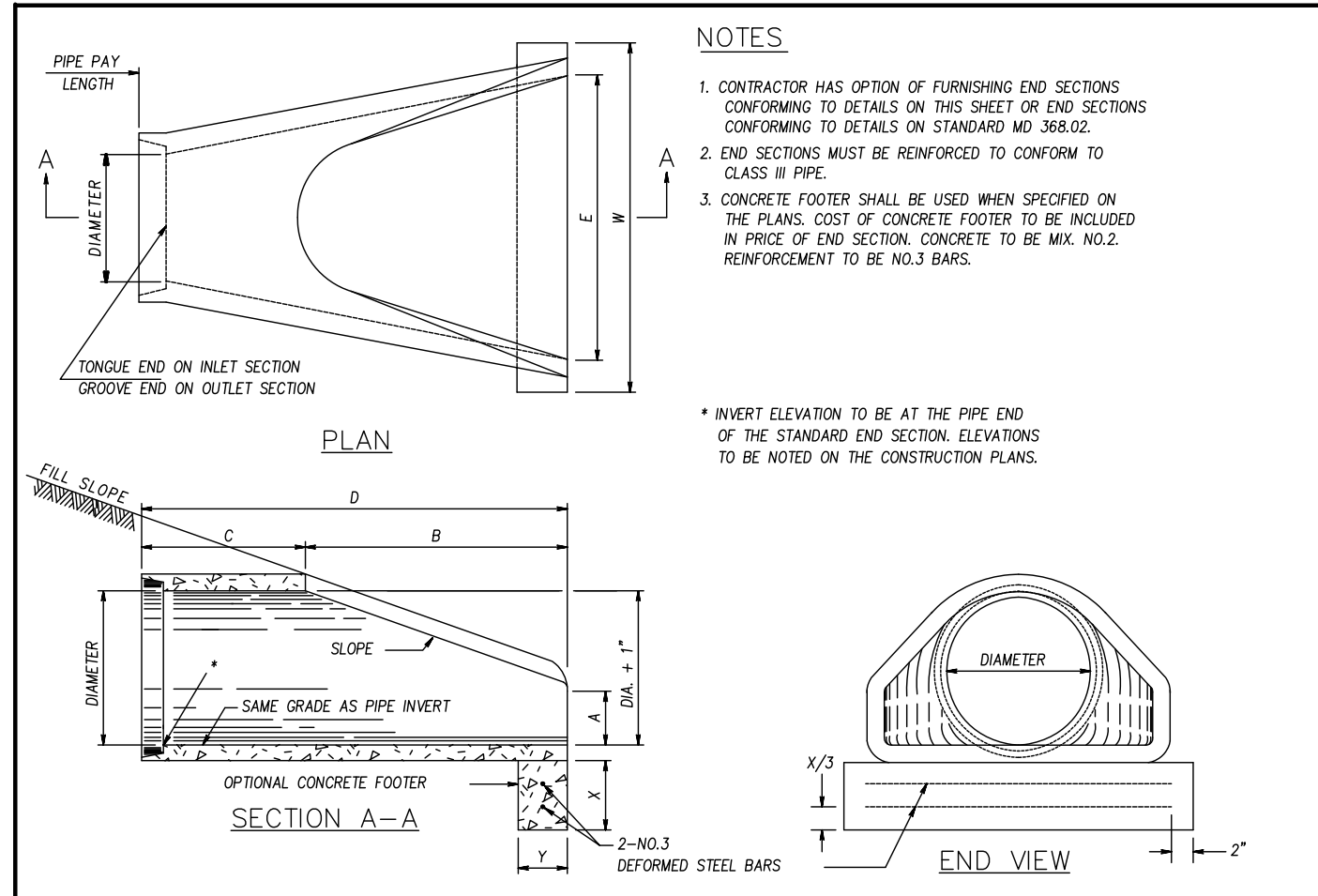
SITE, GRADING, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN
FOR A
PROpane FACILITY
FOR
PEP UP, INC.

TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)
NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND

SCALE
DATE: JANUARY 21
JOB No.: 2018114
DRAWN BY: WJM
DESIGNED BY: KJS
SHEET No.: C-4
CADD FILE - 18114-C4

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 410-291-2622
FAX: 410-291-2622

PROFESSIONAL SEAL
STATE OF MARYLAND
REGISTERED PROFESSIONAL ENGINEER
NO. 12345
EXPIRES 09-30-2024
MARCH 11, 2021
KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT
KENT COUNTY PLANNING COMMISSION
KENT COUNTY HEALTH OFFICE



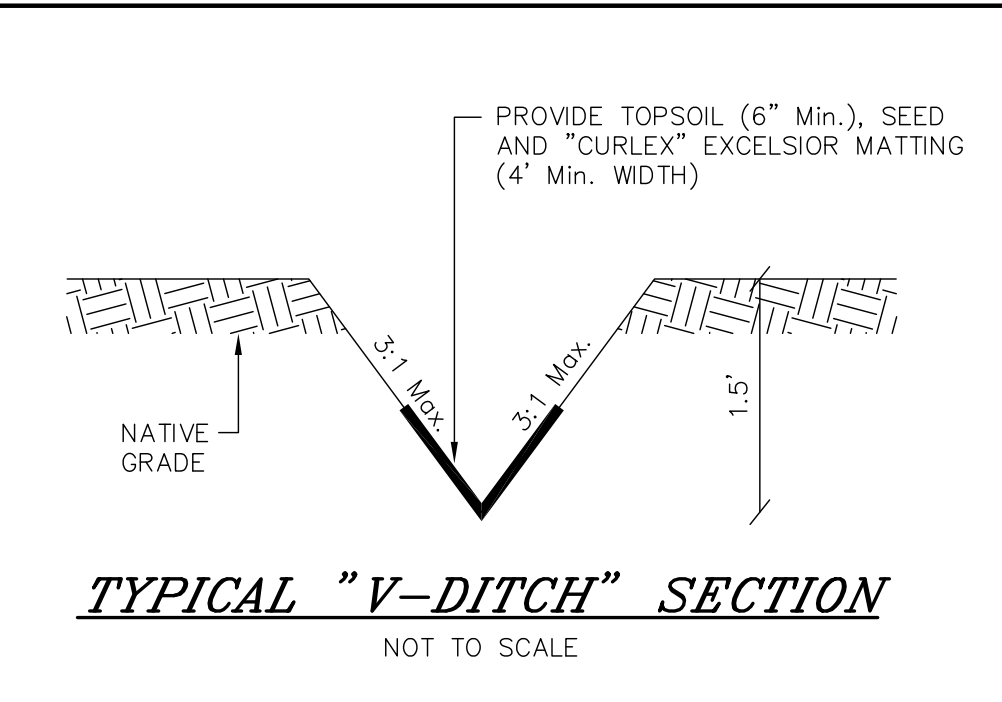
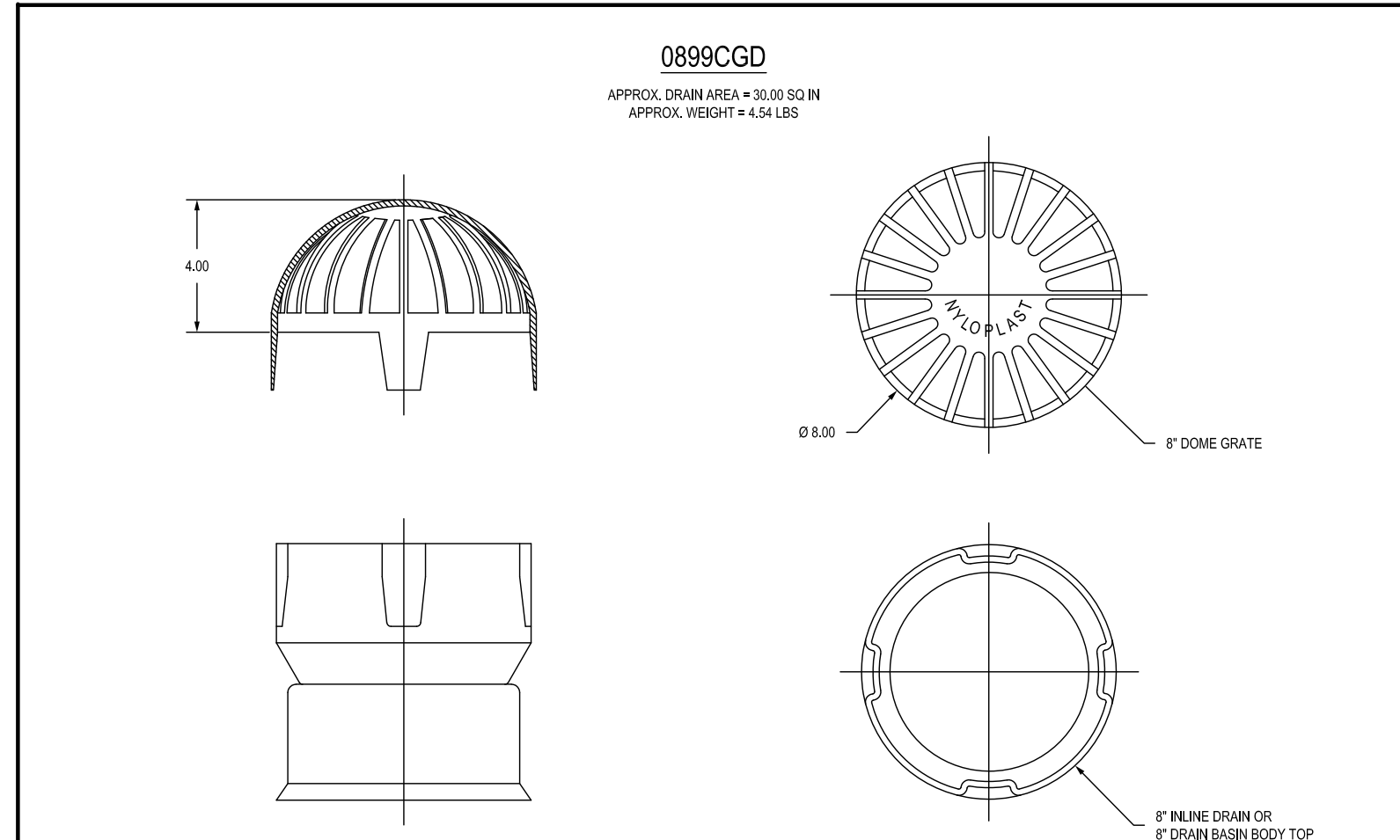
NOTES

- CONTRACTOR HAS OPTION OF FURNISHING END SECTIONS CONFORMING TO DETAILS ON THIS SHEET OR END SECTIONS CONFORMING TO DETAILS ON STANDARD MD 368.02.
- END SECTIONS MUST BE REINFORCED TO CONFORM TO CLASS 'B' PIPE.
- CONCRETE FOOTER SHALL BE USED WHEN SPECIFIED ON THE PLANS. COST OF CONCRETE FOOTER TO BE INCLUDED IN PRICE OF END SECTION. CONCRETE TO BE MIX NO.2. REINFORCEMENT TO BE NO.3 BARS.

* INVERT ELEVATION TO BE AT THE PIPE END OF THE STANDARD END SECTION. ELEVATIONS TO BE NOTED ON THE CONSTRUCTION PLANS.

QUANTITIES FOR ESTIMATING PURPOSES ONLY

DIMENSIONS		QUANTITIES	
CONCRETE END SECTION		CONCRETE FOOTER	
DIA.	SLOPE	CONCRETE	TONGUE & GRIFF
		C.Y.	LBS.
12"	3:1	4"	2'-0"
15"	3:1	6"	2'-4"
18"	3:1	10"	2'-8"
21"	3:1	9"	3'-0"
24"	3:1	11"	3'-7"
27"	3:1	10"	4'-1"
30"	3:1	1'-1"	4'-3"
33"	3:1	1'-2"	4'-7"
36"	3:1	1'-3"	5'-3"
42"	3:1	1'-6"	5'-5"
48"	3:1	2'-1"	6'-0"
54"	2.4:1	2'-5"	5'-2"
60"	2:1	2'-7"	4'-11"
66"	2:1	2'-4"	6'-4"
72"	2:1	2'-10"	6'-6"



0899CGD
APPROX. DRAIN AREA = 30.00 SQ IN
APPROX. WEIGHT = 4.54 LBS

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DRAWN BY: EBC DATE: 3/3/14
REVIEWED BY: EBC PROJECT NO. NAME: 3191 VERONA AVE
DATE: 3/13/14 TITLE: 8 IN DOME GRATE ASSEMBLY
DWG. NO.: 199-119-007 REV. B

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

STANDARD CONCRETE END SECTION
ROUND CONCRETE PIPE

STANDARD NO. MD-368.01

INSPECTION REQUIREMENTS DURING CONSTRUCTION

- THE CONTRACTOR SHALL NOTIFY THE KENT COUNTY INSPECTOR AT 410-778-7437 THREE (3) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION FOR THE FOLLOWING:
- FOR SUBMERGED GRAVEL WETLAND:
- DURING EXCAVATION TO SUBGRADE
 - DURING PLACEMENT OF BACKFILL OF PERFORATED INLET PIPE AND OBSERVATION WELLS
 - DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA
 - DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS SUCH AS DIVERSION STRUCTURES, INLETS, OUTLETS, AND FLOW DISTRIBUTION STRUCTURES.
 - UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION, AND BEFORE ALLOWING RUNOFF TO ENTER THE WETLAND.
 - DURING FLOODING OF SUBMERGED GRAVEL WETLAND BEDS TO VERIFY GRADE AND FUNCTION.
- FOR STORMDRAINS:
- DURING EXCAVATION TO SUBGRADE
 - DURING PLACEMENT OF PIPES
 - DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS
 - DURING COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION

BMP MATERIAL SPECIFICATIONS FOR SUBMERGED GRAVEL WETLANDS

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE PLAN	SEE PLAN	PLANTINGS ARE SITE-SPECIFIC - SEE LANDSCAPE PLAN FOR PLANT SPECIES
WETLAND MEDIA	LOAMY SAND COMPOST SANDY LOAM, COARSE SAND & COMPOST	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5% ORGANIC MATER CONTENT SHALL BE GREATER THAN 15% HYDRAULIC CONDUCTIVITY SHALL BE BETWEEN 0.01 AND 0.10 ft/day
PEA GRAVEL DIAPHRAGM	PEA GRAVEL; ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
UNDERDRAIN STONE	AASHTO M-43	No. 57 or No. 6 AGGREGATE (3/8" to 3/4")	
UNDERDRAIN PIPING	F 758, TYPE PS 28 or AASHTO M-278	4" to 6" RIGID (SCH-40) PVC or SDR-35	SLOTTED OR PERFORATED PIPE; 3/8" PERF. @ 6" ON CENTER, 4 HOLES PER ROW; MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4" GALVANIZED HARDWARE CLOTH

MAINTENANCE SCHEDULE

THE OWNER OF THE PROPERTY WILL ESTABLISH AN INSPECTION AND MAINTENANCE LOG UPON COMPLETION OF THE STORMWATER MANAGEMENT FACILITIES. THE LOG WILL BE UPDATED QUARTERLY OR AFTER ANY MAJOR STORM. THE LOG WILL BE MADE AVAILABLE FOR REVIEW UPON REQUEST BY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS INSPECTION DIVISION.

SUBMERGED GRAVEL WETLANDS:
THE FOLLOWING ITEMS SHALL BE ADDRESSED TO ENSURE PROPER MAINTENANCE AND LONG-TERM PERFORMANCE OF SUBMERGED GRAVEL WETLANDS:

- INSPECTION AND MAINTENANCE:
- 1st YEAR POST-CONSTRUCTION:
INSPECTION FREQUENCY SHALL BE AFTER EVERY MAJOR STORM IN THE FIRST YEAR FOLLOWING CONSTRUCTION.
- INSPECT TO BE CERTAIN SYSTEM DRAINS WITHIN 24-72 hrs. (WITHIN THE DESIGN PERIOD, BUT ALSO NOT SO QUICKLY AS TO MINIMIZE STORMWATER MANAGEMENT)
 - WATERING PLANTS AS NECESSARY DURING THE FIRST GROWING SEASON
 - RE-VEGETATING POORLY ESTABLISHED AREAS AS NECESSARY
 - TREATING DISEASED VEGETATION AS NECESSARY
 - QUARTERLY INSPECTION OF SOIL AND REPAIRING ERODED AREAS, ESPECIALLY ON SLOPES.
 - CHECKING INLETS, OUTLETS AND OVERFLOW SPILLWAY FOR BLOCKAGE, STRUCTURAL INTEGRITY AND EVIDENCE OF EROSION & SEDIMENTATION.

POST-CONSTRUCTION:
INSPECTION FREQUENCY SHALL BE AT LEAST EVERY 6 MONTHS THEREAFTER, AS PER USEPA GOOD HOUSE-KEEPING REQUIREMENTS. INSPECTION FREQUENCY CAN BE REDUCED TO ANNUAL FOLLOWING 2 YEARS OF MONITORING THAT INDICATES THE RATE OF SEDIMENT ACCUMULATION IS LESS THAN THE CLEANING CRITERIA LISTED BELOW. INSPECTIONS SHALL FOCUS ON:

- CHECKING THE FILTER SURFACE FOR DENSE COMPLETE, ROOT MAT ESTABLISHMENT ACROSS THE WETLAND SURFACE. THOROUGH REVEGETATION WITH GRASSES, FORBS AND SHRUBS IS NECESSARY. UNLIKE BIORETENTION, WHERE MULCH IS COMMONLY USED, COMPLETE SURFACE COVERAGE WITH VEGETATION IS NEEDED.
- CHECKING THE GRAVEL WETLAND SURFACE FOR STANDING WATER OR OTHER EVIDENCE OF RISER CLOGGING, SUCH AS DISCOLORED OR ACCUMULATED SEDIMENTS.
- CHECKING THE SEDIMENTATION CHAMBER OR FOREBAY FOR SEDIMENT ACCUMULATION, TRASH AND DEBRIS.
- INSPECT TO BE CERTAIN SEDIMENTATION FOREBAY DRAINS WITHIN 24 TO 72 hrs.
- CHECKING INLETS, OUTLETS AND OVERFLOW SPILLWAY FOR BLOCKAGE, STRUCTURAL INTEGRITY AND EVIDENCE OF EROSION.
- REMOVAL OF DECAYING VEGETATION, LITTER, DEBRIS, INVASIVE SPECIES AND WOODY VEGETATION.

CLEANING CRITERIA FOR SEDIMENTATION FOREBAY:
SEDIMENT SHALL BE REMOVED FROM THE SEDIMENTATION CHAMBER (FOREBAY) WHEN IT ACCUMULATES TO A DEPTH OF MORE THAN 3 inches (30 cm) OR 10 PERCENT OF THE PRETREATMENT VOLUME. THE SEDIMENTATION FOREBAY SHALL BE CLEANED OF VEGETATION IF PERSISTENT STANDING WATER AND WETLAND VEGETATION BECOMES DOMINANT. THE CLEANING INTERVAL IS APPROXIMATELY EVERY 4 YEARS. A DRY SEDIMENTATION FOREBAY IS THE OPTIMAL CONDITION WHILE IN PRACTICE THIS CONDITION IS RARELY ACHIEVED. THE SEDIMENTATION CHAMBER, FOREBAY AND TREATMENT CELL OUTLET DEVICE SHOULD BE CLEANED WHEN DRAWDOWN TIMES EXCEED 60 TO 72 hrs. MATERIALS CAN BE REMOVED WITH HEAVY CONSTRUCTION EQUIPMENT; HOWEVER THIS EQUIPMENT SHALL NOT TRACK ON THE WETLAND SURFACE. REVEGETATION OF DISTURBED AREAS AS NECESSARY. REMOVED SEDIMENTS SHOULD BE DEWATERED (IF NECESSARY) AND DISPOSED OF IN AN ACCEPTABLE MANNER.

CLEANING CRITERIA FOR GRAVEL WETLAND TREATMENT CELLS:
SEDIMENT SHALL BE REMOVED FROM THE GRAVEL WETLAND SURFACE WHEN IT ACCUMULATES TO A DEPTH OF SEVERAL INCHES (>10 cm) ACROSS THE WETLAND SURFACE. MATERIALS SHOULD BE REMOVED WITH RAKES RATHER THAN HEAVY CONSTRUCTION EQUIPMENT TO AVOID COMPACTION OF THE GRAVEL WETLAND SURFACE. HEAVY EQUIPMENT COULD BE USED IF THE SYSTEM IS DESIGNED WITH DIMENSIONS THAT ALLOW EQUIPMENT TO BE LOCATED OUTSIDE THE GRAVEL WETLAND, WHILE A BACKHOE SHOVEL REACHES INSIDE THE GRAVEL WETLAND TO REMOVE SEDIMENT. REMOVED SEDIMENTS SHALL BE DEWATERED (IF NECESSARY) AND DISPOSED OF IN AN ACCEPTABLE MANNER.

DRAINING AND FLUSHING GRAVEL WETLAND TREATMENT CELLS:
FOR MAINTENANCE IT MAY BE NECESSARY TO DRAIN OR FLUSH THE TREATMENT CELLS. PUMP OUT WATER FROM THE SYSTEM FROM THE NYLOPLAST HYDRAULIC CONTROL STRUCTURE AND FROM OTHER YARD GRATES. FLUSHING THE RISERS AND HORIZONTAL SUBDRAINS IS THE MOST EFFECTIVE WITH THE ENTIRE SYSTEM DRAINED. FLUSHED WATER AND SEDIMENT SHALL BE COLLECTED AND PROPERLY DISPOSED.

STORMWATER MANAGEMENT SUMMARY TABLE

STEP No.	REQUIREMENT	REQUIRED	PROVIDED	NOTES
1	WATER QUALITY (WQV)	5,637 cf	6,126 cf	SUBMERGED GRAVEL WETLAND AND NON-ROOFTOP DISCONNECTION
2	RECHARGE (Rev)	6,569 sf	6,609 sf	NON-ROOFTOP DISCONNECTION AND GRASSED SWALES
3	CHANNEL PROTECTION (Cp)	N/A	N/A	ESD TO THE MEP
4	EXTREME FLOOD (Q)	N/A	N/A	ESD TO THE MEP

REVISION

DATE	PER COMMENTS	PER COMMENTS
3-11-21		
3-11-21		

DATE: JANUARY 21, 2018
JOB No.: 2018114
TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)
NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND

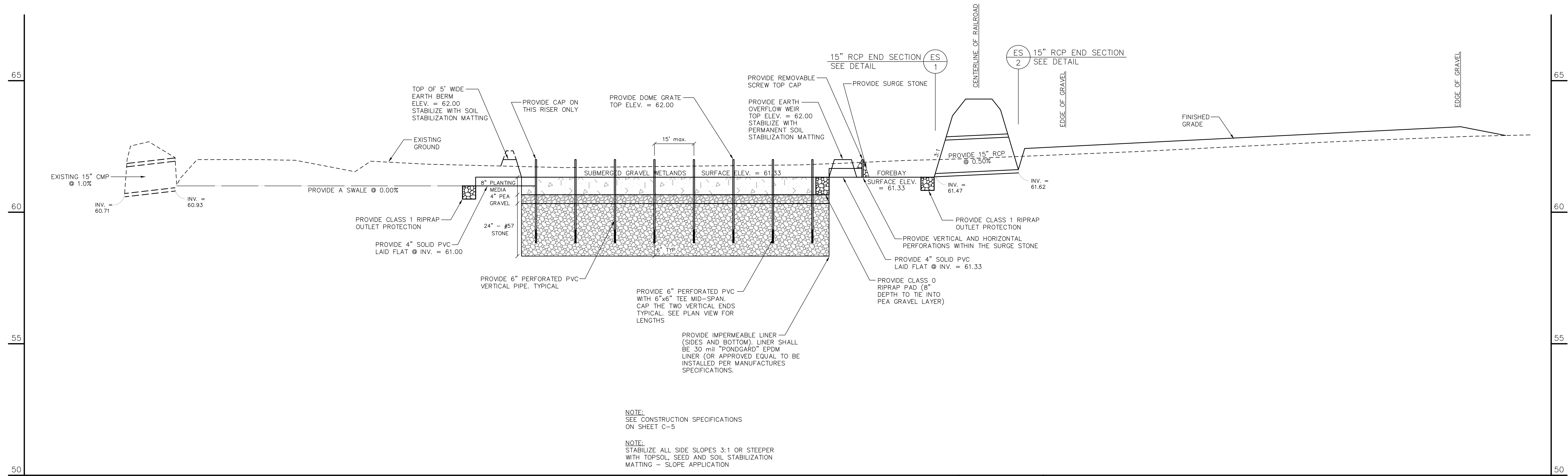
FOR A
PROPRANE FACILITY
FOR
PEP UP, INC.

SCALE: AS SHOWN
DRAWN BY: WJM
DESIGNED BY: KJS
SHEET No. - C-5
CADD FILE - 18114-C5

STORMWATER MANAGEMENT DETAILS AND SPECIFICATIONS

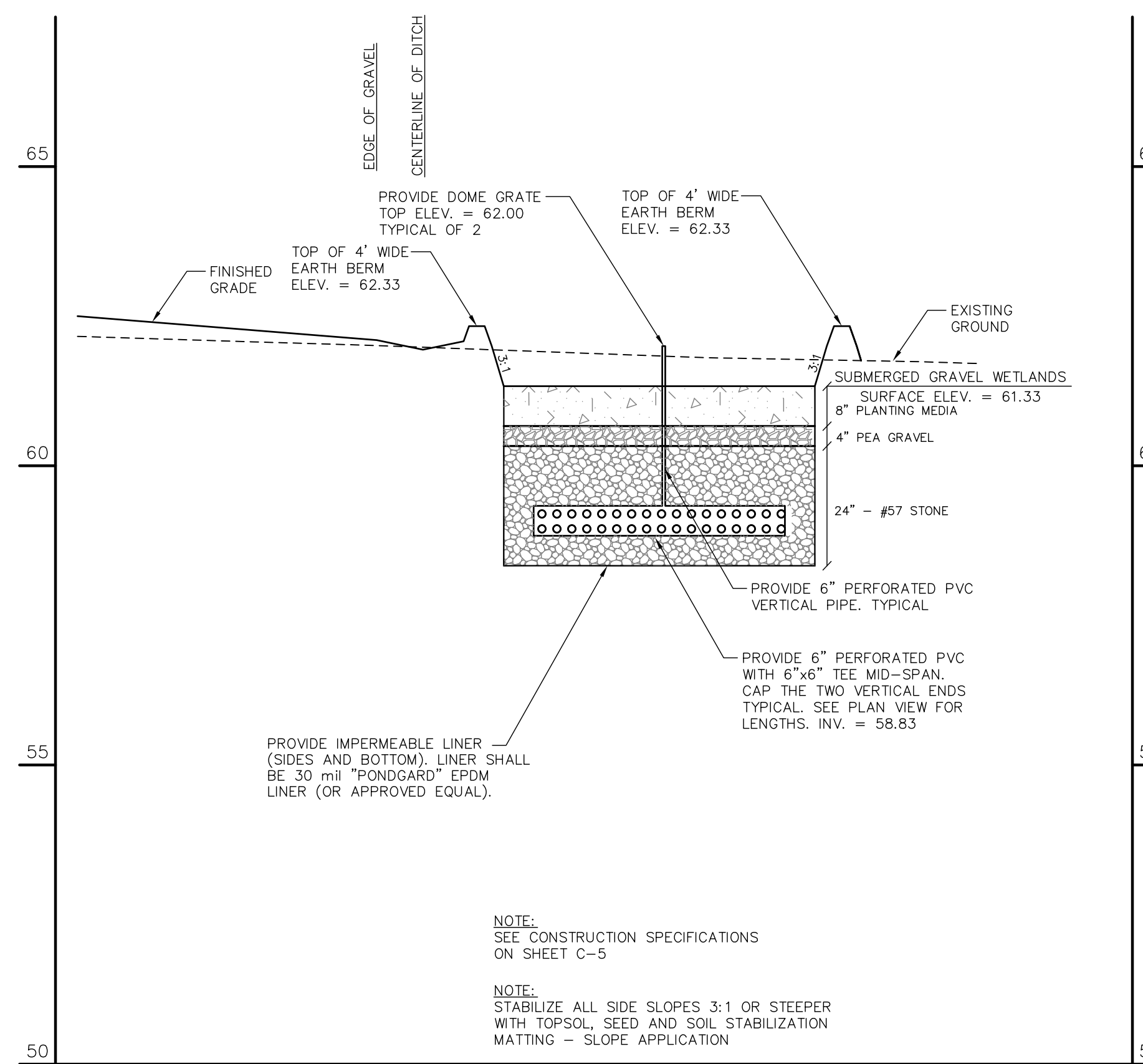
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 410-291-1617
FAX: 1-443-262-9148

MARCH 11, 2021



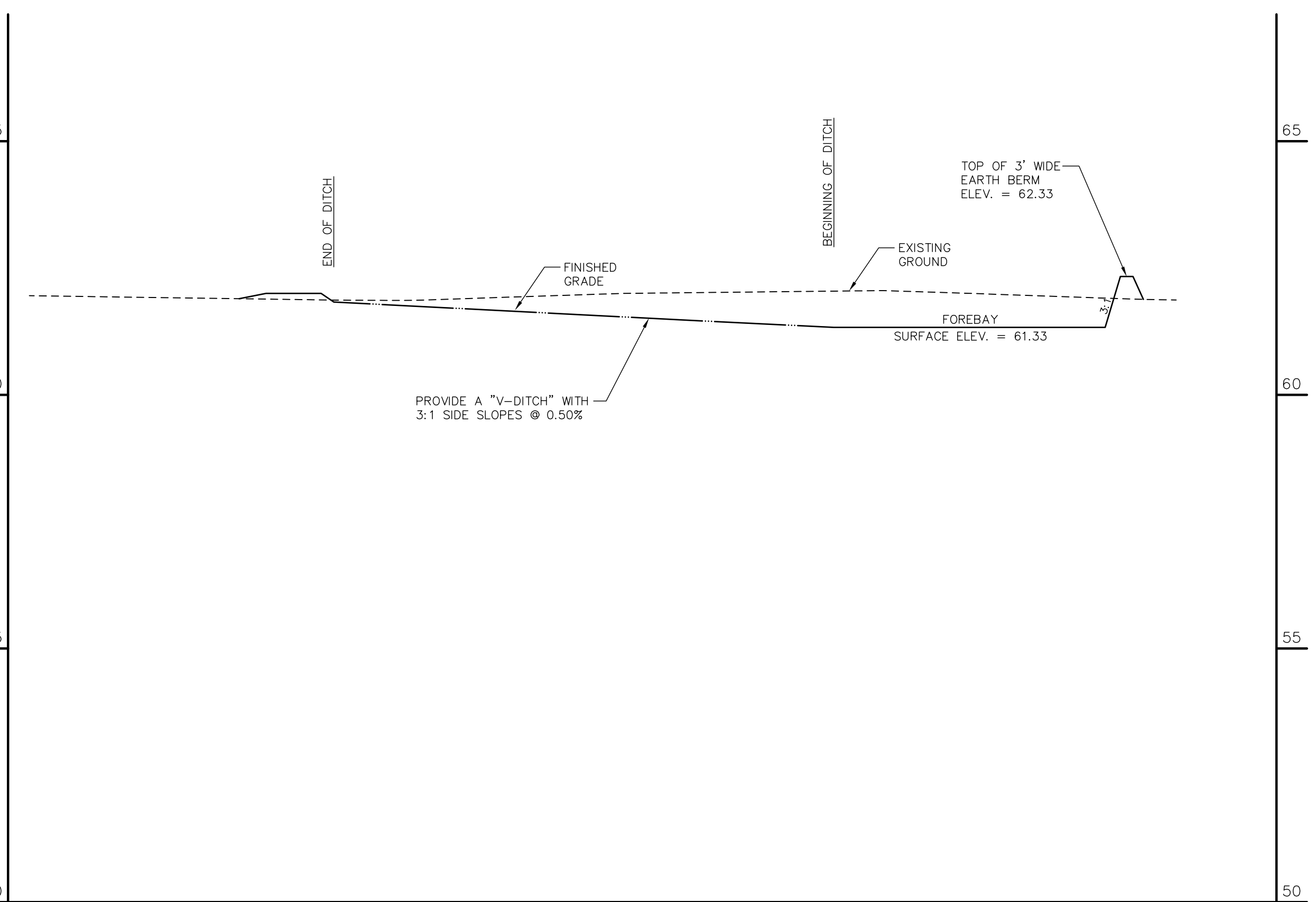
STORMWATER MANAGEMENT PROFILE

SCALE 1" = 20' HORIZONTAL
1" = 2' VERTICAL



STORMWATER MANAGEMENT PROFILE

SCALE 1" = 20' HORIZONTAL
1" = 2' VERTICAL



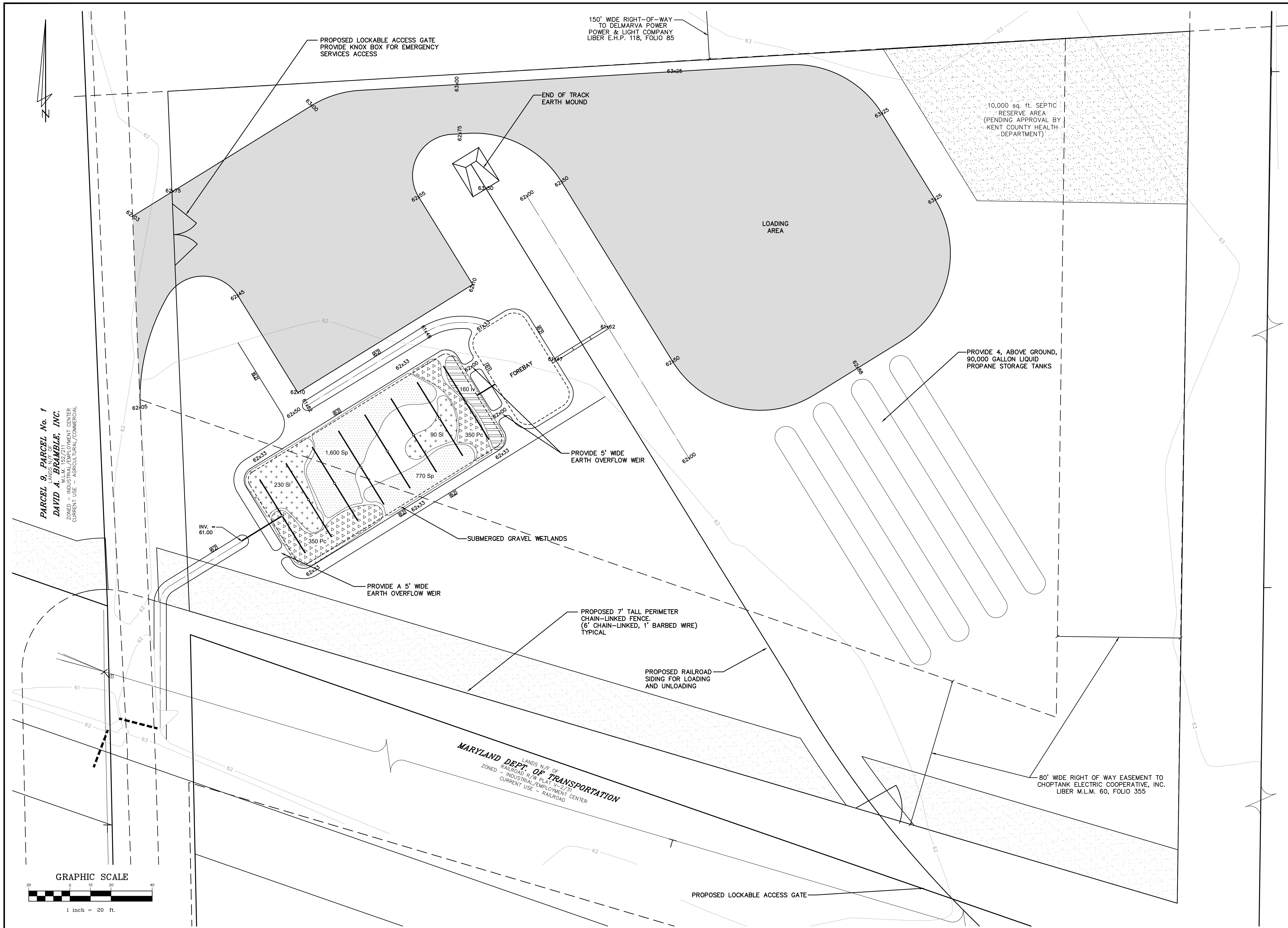
STORMWATER MANAGEMENT PROFILE

SCALE 1" = 20' HORIZONTAL
1" = 2' VERTICAL

DATE JANUARY 21	SCALE AS SHOWN	STORMWATER MANAGEMENT PROFILES	REVISION PER COMMENTS
JOB No. 2018114	DRAWN BY WJM	FOR A PROPANE FACILITY	DATE 3-11-21
FOLDER No. 18-2018114	DESIGNED BY RJS	FOR PEP UP, INC.	DATE 3-11-21
SHEET No. - C-6		TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)	
CADD FILE - 18114-C6		NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND	

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21767
PHONE: 410-291-2100
FAX: 1-443-262-9148

PROFESSIONAL ENGINEER LICENSE NO. 17409
PROFESSIONAL SURVEYOR LICENSE NO. 20201
MARCH 11, 2021
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
KENT COUNTY PLANNING COMMISSION
KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT
KENT COUNTY HEALTH OFFICE



PARCEL 9, PARCEL No. 1
 LANDS OF
DAVID A. BRAMBLE, INC.
 M.L.M. 152/231
 ZONED - INDUSTRIAL/EMPLOYMENT CENTER
 CURRENT USE - AGRICULTURAL/COMMERCIAL

LANDS N/F OF
MARYLAND DEPT. OF TRANSPORTATION
 RAILROAD R/W PLAT. 1-2/31
 ZONED - INDUSTRIAL/EMPLOYMENT CENTER
 CURRENT USE - RAILROAD

10,000 sq. ft. SEPTIC
 RESERVE AREA
 (PENDING APPROVAL BY
 KENT COUNTY HEALTH
 DEPARTMENT)

150' WIDE RIGHT-OF-WAY
 TO DELMARVA POWER
 POWER & LIGHT COMPANY
 LIBER E.H.P. 118, FOLIO 85

PROVIDE 4, ABOVE GROUND,
 90,000 GALLON LIQUID
 PROPANE STORAGE TANKS

PROVIDE 5' WIDE
 EARTH OVERFLOW WEIR

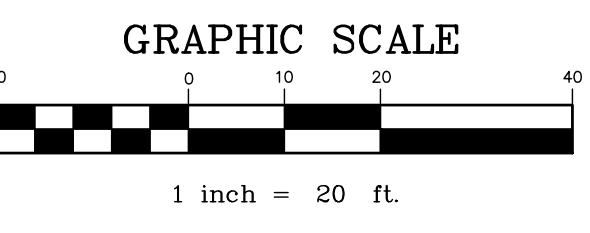
PROVIDE A 5' WIDE
 EARTH OVERFLOW WEIR

PROPOSED 7' TALL PERIMETER
 CHAIN-LINKED FENCE,
 (6" CHAIN-LINKED, 1" BARBED WIRE)
 TYPICAL

PROPOSED RAILROAD
 SIDING FOR LOADING
 AND UNLOADING

80' WIDE RIGHT OF WAY EASEMENT TO
 CHOPTANK ELECTRIC COOPERATIVE, INC.
 LIBER M.L.M. 60, FOLIO 355

PROPOSED LOCKABLE ACCESS GATE
 PROVIDE KNOX BOX FOR EMERGENCY
 SERVICES ACCESS



DATE JANUARY 21	SCALE 1" = 20'	LANDSCAPE PLAN	REVISION
JOB No. 2018114	DRAWN BY VH	FOR A FUEL STORAGE AND DISTRIBUTION FACILITY	DATE
FOLDER Ref. 16-2018114	DESIGNED BY VH	ON THE LANDS OF DAVID A. BRAMBLE, INC.	DATE
SHEET No. - L-1		TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)	DATE
CADD FILE - 18114-L1		NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND	DATE
		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC CENTREVILLE, MARYLAND 21617	SEAL
		HUSTEAD Landscape Architecture, LLC 170 Bay Meadows Lane Stevensville, MD, 21666 Phone: 443.988.2294 E-mail: Husteada@Husteada.com Web: www.Husteada.com	SEAL
		KENT COUNTY PLANNING COMMISSION	KENT COUNTY HEALTH DISTRICT
		KENT COUNTY PLANNING DISTRICT	KENT COUNTY HEALTH DISTRICT

LANDSCAPE SPECIFICATIONS

OVERALL COMPLIANCE WITH THE TERMS OF THIS LANDSCAPE PLAN INCLUDING ALL MAINTENANCE AND WARRANTY REQUIREMENTS PRESCRIBED HEREON IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. MAINTENANCE, WARRANTY AND PLANT MATERIAL SURVIVAL RESPONSIBILITIES OF THE LANDSCAPE CONTRACTOR SHALL BE AS SPECIFICALLY NEGOTIATED BETWEEN OWNER/ DEVELOPER AND CONTRACTOR.

ALL WORK SHALL BE ACCOMPLISHED WITH QUALIFIED PERSONNEL, UTILIZING INDUSTRY STANDARD PRACTICES AND TECHNIQUES. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL LANDSCAPING SHOWN OR IMPLIED ON THIS PLAN. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR PLAN PREPARER IF SITE PLANTING CONDITIONS WARRANT RE-DESIGN CONSIDERATION AND VERIFY THE RECEIPT OF MOST CURRENT APPROVED BUFFER MANAGEMENT PLAN.

A. MATERIALS
 (1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS.

THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM. TREES AND SHRUBS SHALL NOT BE PRUNED BEFORE DELIVERY. ALL PLANTS WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DIEBACKING KNOTS OR FRESH CUTS OVER 1/2" WILL BE REJECTED. THE OWNER RESERVES THE RIGHT TO HAVE THE PLANT MATERIAL INSPECTED AND TAGGED AT THE GROWING SITE AND TO REJECT ANY DEFICIENT MATERIAL AT THE JOB SITE. THE LANDSCAPE ARCHITECT OR PLAN PREPARER SHALL REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS, IS DISEASED, OR IS OTHERWISE UNHEALTHY.

NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE PLANT COUNT AND IN ANY INSTANCE WHERE THERE IS A DISCREPANCY BETWEEN THE PLAN VIEW AND THE LANDSCAPE SCHEDULE, THE PLAN VIEW SHALL PRESIDE.

(2) TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION. COMPACTED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FRIABLE NATIVE SOILS.

(3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS NATIVE TOPSOIL AND ONE PART WET LOOSE PEATMOSS.

(4) STAKING MATERIALS: CUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

(5) MULCH: MULCH SHALL BE ORGANIC DOUBLE SHREDDED HARDWOOD BARK FREE OF HERBICIDES, LARGE CHUNKS AND WEEDS AND SEED AND AGED A MINIMUM OF 6 MONTHS.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:
 (1) "STANDARDIZED PLANT NAMES," LATEST EDITION, AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
 (2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSEYRMAN.

C. PRE-DELIVERY DIGGING AND HANDLING OF PLANT MATERIALS:
 (1) IMMEDIATELY BEFORE DRIVING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/ OR FOLIAGE.
 (2) DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

(3) THE LANDSCAPE CONTRACTOR SHALL PLAN DELIVER AND PLANT INSTALLATION TO MINIMIZE STRESS ON PLANT MATERIAL. MATERIAL TO BE STAGED ON OR OFF THE JOB SITE SHALL BE LOCATED TO MAXIMIZE PROTECTION FROM HOT SUN AND DRYING WINDS AND SHALL BE WATERED TO MAINTAIN A STRESS FREE CONDITION. THE LACK OF AVAILABLE WATER SHALL NOT RELIEVE THE CONTRACTOR OF ADEQUATE MAINTENANCE.

D. SITE PREPARATION:
 PLANTING AREAS THAT HAVE BEEN IN CONSISTENT AGRICULTURAL PRODUCTION SHALL BE PLANTED WITH NO OTHER REQUIRED SITE PREPARATION.

PLANTING AREAS THAT ARE VEGETATED AND STABLE WITH MINIMAL WEEDS SHALL BE MOWED TO 8" OR AS REQUIRED FOR PLANTING OR SEEDLING INSTALLATION.

E. EXCAVATION OF PLANTING AREAS:
 THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH OTHER CONTRACTORS ON SITE AND MISS UTILITY TO VERIFY UTILITY LOCATIONS. ANY REPAIRS TO EXISTING UNDERGROUND UTILITIES REQUIRED AS A RESULT OF ACTIONS OF THE CONTRACTOR AND/OR HIS ASSIGNS SHALL BE BORNE BY THE CONTRACTOR.

STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN. CONTRACTOR IS TO CAUTIOUSLY TEST PIT AREAS WHERE UNDERGROUND UTILITIES (ELECTRIC, GAS, CABLE/COMMUNICATIONS LINES, WATER LINES, SEWER, ROOT LEADERS, STORM DRAIN PIPE, ETC.) ARE SUSPECTED TO EXIST AND WHERE PROPOSED TO BE PLACED ACCORDING TO PLAN TO AVOID ANY DAMAGE OR DISRUPTIONS TO SERVICES. DO NOT PLACE PLANTS DIRECTLY OVER ANY EXISTING UNDERGROUND UTILITIES. OFFSET A REASONABLE AND PRACTICAL DISTANCE TO AVOID ANY IMMINENT OR FUTURE CONFLICT.

F. PLANTING OPERATIONS:
 DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET OR MUDDY CONDITION. SUSPEND SOIL SPREADING, GRADING AND TILLING OPERATIONS DURING PERIODS OF EXCESSIVE SOIL MOISTURE UNTIL MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE AND TOO DUSTY.

TREE PITS SHALL BE EXCAVATED TO A DEPTH THAT ALLOWS FOR THE PLANTS TO BE SET AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. ADD 1 OZ. OF MYCOAPPLY ENDO GRANULAR PER 2 CU.FT. OF BACKSOIL TO THE SIDES OF THE ROOTBALL. PLANTING PITS SHALL BE DUG A MINIMUM OF 6 INCHES BELOW THE ROOT BALL, AND 2 FEET PAST THE EDGE OF THE ROOT BALL TO ALLOW ROOM FOR AN EXPANDED AREA OF PLANTING SOIL. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL. WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS. SET PLANTS PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL. FOR CONTAINER GROWN PERENNIALS, CAREFULLY REMOVE FROM CONTAINERS WITHOUT BREAKING APART PLANTS OR ROOT SYSTEMS AND GENTLY LOOSEN SOIL. PLACE IN PIT EXCAVATED TO THE DEPTH THAT ALLOWS FOR THE PLANT TO BE SET AT ITS FORMER GRADE. BACKFILL TO 2/3 FULL AND WATER THOROUGHLY. BACKFILL WITH REMAINING PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS. DISPOSE OF REMOVED CONTAINERS OFFSITE AT AN APPROVED LANDFILL.

PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

MULCH ALL PITS AND BEDS WITH A TWO-INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING. TO WORKED BEDS OF HERBACEOUS PERENNIALS ADD MULCH TO A DEPTH OF 2". PROVIDE AN 3-FOOT DIAMETER MULCH CIRCLE AROUND THE BASE OF ALL LARGE TREES. IN NO INSTANCE IS MULCH TO BE PILED AGAINST THE BASE OF TREE AND SHRUB TRUNKS. MULCH AREAS AROUND BASE OF EACH PLANT AND IN PLANTER AREAS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

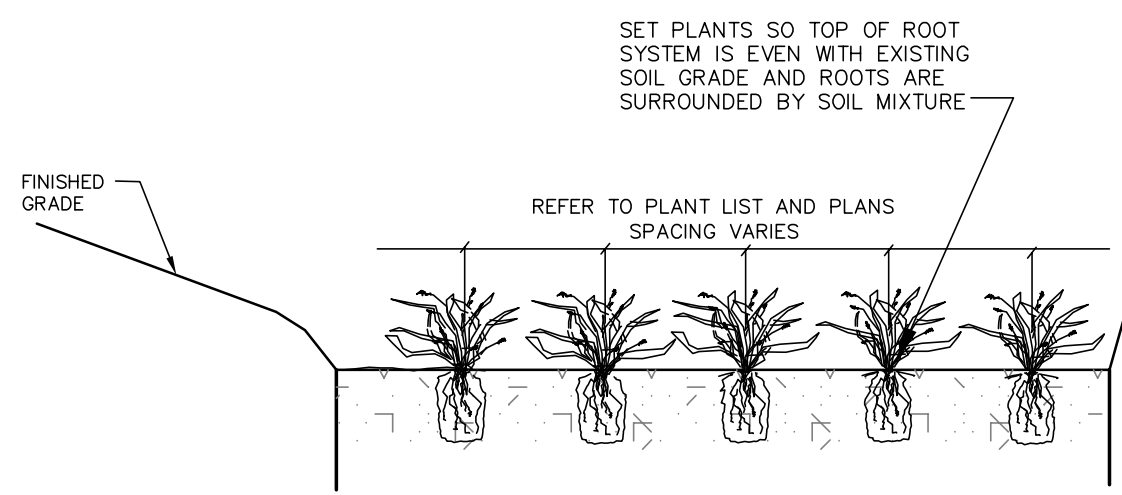
G. STAKING AND PRUNING:
 STAKE LARGE TREES IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND CUY WIRES SHALL BE OF THE SIZE AND MATERIAL SPECIFIED ABOVE AND POSITIONED AS SHOWN ON THE ACCOMPANYING PLANTING DETAIL. THEY SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF SITE BY THE CONTRACTOR.

REMOVE ALL DEAD WOOD, SUCKERS, OR BROKEN BRANCHES AND PRESERVE THE NATURAL CHARACTER OF THE PLANT.

H. POST PLANTING RESPONSIBILITIES:
 THE OWNER/DEVELOPER THROUGH HIS/HER CONTRACT WITH THE LANDSCAPE CONTRACTOR IS RESPONSIBLE AND SHALL INSURE ADEQUATE MAINTENANCE IS PROVIDED THROUGH THE INSTALLATION AND WARRANTY PERIOD AND FINAL INSPECTION BY THE COUNTY.

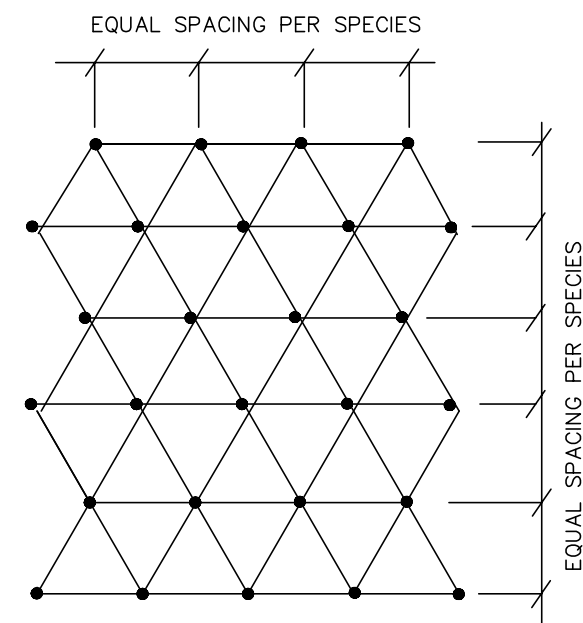
I. GUARANTEE:
 TREES AND HERBACEOUS PERENNIALS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE AND HAVE A 100% SURVIVABILITY RATING AT THE END OF THE TWO YEARS. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED. BARE-ROOT SEEDLINGS SHALL BE GUARANTEED FOR A PERIOD OF FIVE (5) YEARS AND HAVE A 50% SURVIVABILITY RATE AT THE END OF 3 YEARS. SEEDLINGS NOT FOUND TO BE IN A HEALTHY VIGOROUS CONDITION AT THE END OF THE FIVE-YEAR PERIOD ARE TO BE REPLACED.

PLANTING DETAILS



PERENNIAL & GRASS PLANTING DETAIL

NOT TO SCALE



HERBACEOUS VEGETATION PLANTING PATTERN

NOT TO SCALE

PLANT SCHEDULE

SUBMERGED GRAVEL WETLANDS PLANT SCHEDULE

KEY	QUA	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
Emergents					
Iv	160	Iris versicolor	Blue Flag	Land Plug	18" o.c., stag.
Pc	700	Pontederia cordata	Pickeral Weed	Land Plug	18" o.c., stag.
Sl	320	Sagittaria latifolia	Broadleaf Arrowhead	Land Plug	24" o.c., stag.
Sp	2,370	Schoenplectus pungens	Common Three Square	Land Plug	12" o.c., stag.

KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT

KENT COUNTY PLANNING COMMISSION

KENT COUNTY HEALTH OFFICE

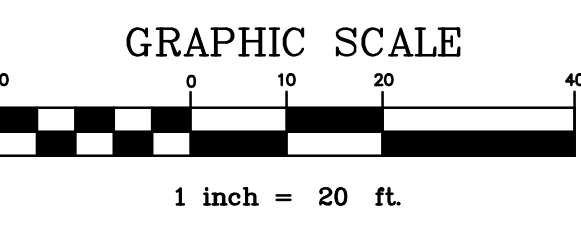
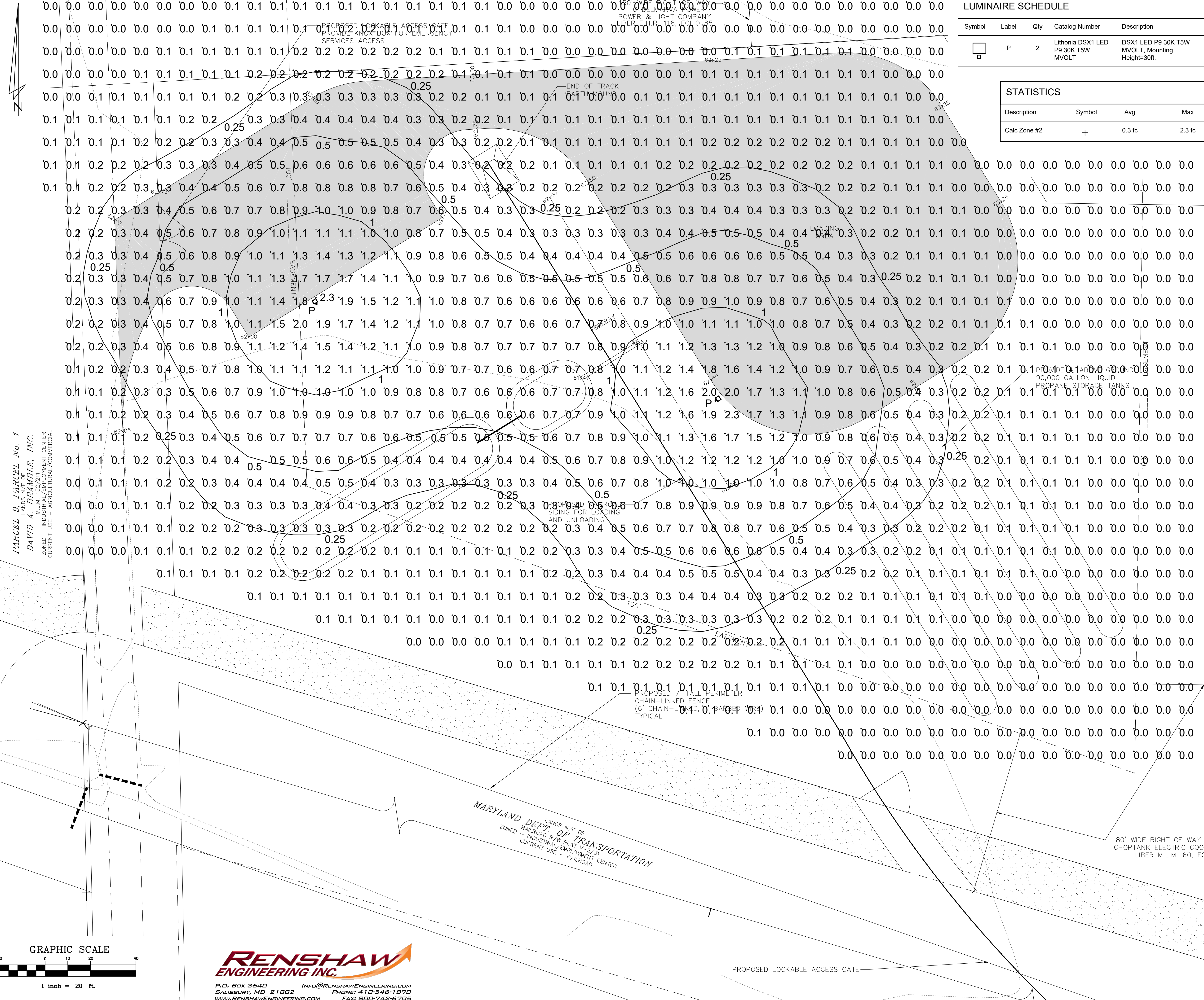
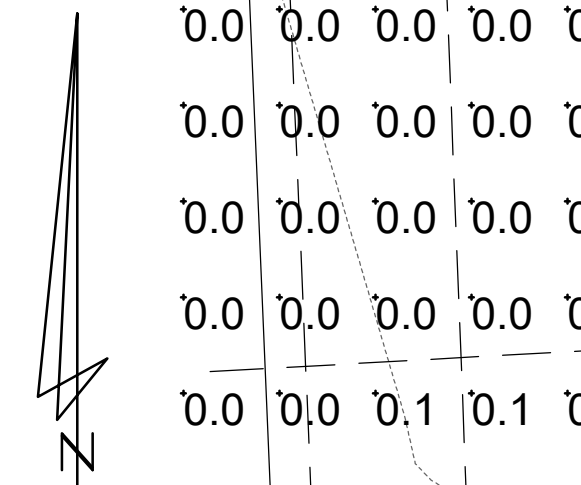


DAVID MOORE, SHEARON & ASSOCIATES, LLC
 CENTREVILLE, MARYLAND 21617
HUSTEAD Landscape Architecture, LLC
 120 Bay Meadows Lane, Stevensville, MD, 21666
 Phone - 443.988.2294
 E-mail: vthustead@husteadia.com Web: www.husteadia.com

REVISION
 DATE

LANDSCAPE DETAILS
 FOR A
FUEL STORAGE AND DISTRIBUTION FACILITY
 ON THE LANDS OF
DAVID A. BRAMBLE, INC.
 TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)
 NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND

SCALE AS SHOWN
 DATE JANUARY 21
 JOB No. 2018114
 TOLDER #64
 SHEET No. - 18-2018114
 CADD FILE - 18114-L2



RENSHAW ENGINEERING INC.
 P.O. BOX 3640 SALISBURY, MD 21802 INFO@RENSHAWENGINEERING.COM
 PHONE: 410-546-1870 FAX: 800-742-6705

LUMINAIRE SCHEDULE									
Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	P	2	Lithonia DSX1 LED P9 30K T5W MVOLT	DSX1 LED P9 30K T5W MVOLT, Mounting Height=30ft.	LED	DSX1_LED_P9_30K_T5W_MVOLT.ies	Absolute	0.95	241

STATISTICS						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.3 fc	2.3 fc	0.0 fc	N/A	N/A

PARCEL 9, PARCEL No. 1
 LANDS N/F OF
 DAVID A. BRAMBLE, INC.
 M.L.M. 152/211
 ZONED - INDUSTRIAL/EMPLOYMENT CENTER
 CURRENT USE - AGRICULTURAL/COMMERCIAL

MARYLAND DEPT. OF TRANSPORTATION
 LANDS N/F OF
 RAILROAD R/W PLAT. V-2/31
 ZONED - INDUSTRIAL/EMPLOYMENT CENTER
 CURRENT USE - RAILROAD

PROVIDE 100' WIDE EASEMENT TO
 90,000 GALLON LIQUID PROPANE STORAGE TANKS

80' WIDE RIGHT OF WAY EASEMENT TO
 CHOPTANK ELECTRIC COOPERATIVE, INC.
 LIBER M.L.M. 60, FOLIO 355

DATE DECEMBER 20	SCALE 1" = 20'	JOB No. 201814	DRAWN BY 18-201814	DESIGNED BY SL-1	CADD FILE - 18114-S1	REVISION	DATE	<p>FOR A FUEL STORAGE AND DISTRIBUTION FACILITY ON THE LANDS OF DAVID A. BRAMBLE, INC. TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4) NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND</p>	<p>DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE: 410-291-9100 FAX: 1-443-262-9148</p>	<p>KENT COUNTY PLANNING COMMISSION DECEMBER 16, 2020 DATE SEAL</p>	<p>KENT COUNTY SOLID AND WATER CONSERVATION DISTRICT</p>



D-Series Size 1 LED Area Luminaire

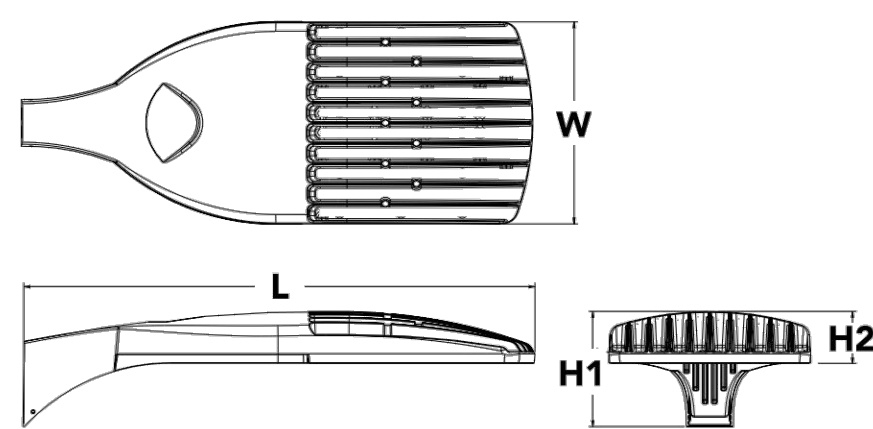


Catalog Number, Notes, Type form fields

Hit the tab key or mouse over the page to see all interactive elements.

Specifications

- EPA: 1.01 ft² (0.09 m²)
Length: 33" (83.8 cm)
Width: 13" (33.0 cm)
Height H1: 7-1/2" (19.0 cm)
Height H2: 3-1/2"
Weight (max): 27 lbs (12.2 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Table with columns: Series, LEDs, Color temperature, Distribution, Voltage, Mounting. Includes sub-tables for Forward optics, Rotated optics, Distribution options, Voltage options, and Mounting options.

Table with columns: Control options, Other options, Finish. Lists various options like PIR, PIRH, PIRHFC3V, FAO, HS, SF, DF, L90, R90, HA, BS, EGS, DDBXD, DBLXD, DNAXD, DWHXD, DDBTXD, DBLTXD, DNATXD, and DWHGXD.



P.O. Box 3640, SALISBURY, MD 21814, PHONES: 410-546-1870, WWW.RENSHAWENGINEERING.COM, INFO@RENSHAWENGINEERING.COM, FAX: 800-742-6705

Table with columns: DATE, SCALE, SHEET No., CADD FILE. Values: DECEMBER 20, NONE, 18-201814, 18114-SL1

FOR A SITE LIGHTING FIXTURE INFORMATION ON THE LANDS OF FUEL STORAGE AND DISTRIBUTION FACILITY NEAR THE VILLAGE OF MASSEY, FIRST ELECTION DIST., KENT COUNTY, MARYLAND. DAVID A. BRAMBLE, INC. TAX MAP - 16, GRID - 4B, PARCEL - 9 (PARCEL No. 4)

Table with columns: DATE, REVISION. Includes a grid for recording changes.

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING. P.O. Box 80, CENTREVILLE, MARYLAND 21617, PHONE: 410-326-9190, FAX: 1-443-262-9148

PROFESSIONAL SEAL AND SIGNATURE REQUIRED FOR THIS DOCUMENT TO BE PREPARED OR REVISIONED FOR THE STATE OF MARYLAND. REGISTERED UNDER THE LAW OF THE STATE OF MARYLAND. DATE: DECEMBER 16, 2020. SEAL

KENT COUNTY PLANNING COMMISSION, KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT, KENT COUNTY HEALTH OFFICE



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Carla Gerber, GIS Specialist
Meeting: April 1, 2021
Subject: Cliff Road Properties, LLC – Great Oak Manor
Preliminary/Final Site Plan Review – Tent Area only

EXECUTIVE SUMMARY

Request by Applicant

The applicants are proposing improvements to create a permanent area for erecting a tent to be used in support of the existing country inn. The other improvements presented at the concept plan hearing will be completed in the future. The tent area will be an 80-foot by 60-foot screened concrete pad finished with a paver or turf surface on top. It will be connected to the manor house with a walkway.

Public Process

Per Maryland State Law and Article VI, Section 5 of the Kent County *Land Use Ordinance* the Planning Commission shall review and approve Major Site Plans.

Summary of Staff Report

The 8.515- acre property is zoned Critical Area Residential and fronts onto the Chesapeake Bay. The surrounding area is a mix residential, agricultural and marine uses. The proposed improvements are an expansion of an existing permitted use. The proposed tent area will provide a common amenity found at other similar facilities. The proposal complies with the lot coverage limits and a Major Buffer Enhancement Plan has been submitted. A citizen participation meeting was held on December 10, 2020.

PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
Subject: Cliff Road Properties, LLC (Great Oak Manor)
Site Plan Review – Preliminary/Final – Tent Area only
Date: March 26, 2021

Description of Proposal

The applicants are proposing improvements to create a permanent area for erecting a tent to be used in support of the existing country inn. The other improvements presented at the concept plan hearing will be completed in the future. The tent area will be an 80-foot by 60-foot screened concrete pad finished with a paver or turf surface on top. It will be connected to the manor house with a walkway.

Great Oak Manor's 8.515-acre property is zoned "CAR" Critical Area Residential District and is located along Cliff Road adjacent to the Chesapeake Bay, Great Oak Estates, and Great Oak Landing to the south and residential uses to the north. The property is currently approved with a 3-story dwelling known as the "Manor House" and a detached garage. The surrounding area is characterized by residential development, agriculture, and marine uses.

History

In July 1984, the Kent County Board of Appeals approved Country Inn Special Exception Case No. 394. In September 2017, the Board of Appeals approved an amendment to the special exception to replace the original conditions with conditions that are consistent with the current requirements for country inns in the Land Use Ordinance:

- a. The number of rooming units provided on the site is limited to fifteen excluding resident management quarters.
- b. Boarding and dining facilities may be permitted only when attendant to rooming units and further provided that such facilities are limited to a maximum seating capacity of forty persons. Such dining facilities may be provided to patrons other than boarders provided all applicable local and State approvals are secured.
- c. Exterior changes to Great Oak Manor shall be minimized. Extension or enlargement of principal and accessory structures may not exceed 50% of the gross floor area of each individual building above that which existed as of August 1, 1989.
- d. Adequate landscaping shall be maintained to screen all parking areas from adjoining residential properties.

In 2018, Cliff Road Properties, LLC, submitted a zoning text amendment to amend Article VII, Section 7.16.f of the Kent County Land Use Ordinance (Country Inn Special Exception Use) to remove the provision that set forth the limitation on extension or enlargement of structures which existing as of August 1, 1989 and replace it with a requirement which addresses consistency of feature and character of any extension or enlargement of principal and accessory structures that existed prior to August 1, 1989. The text amendment was adopted in March 2019.

16. Country inn in AZD, RCD, RC, RR, CAR, CR, and M provided:

- a. Such structures have existed prior to August 1, 1989, except on properties with more than 25 acres in the Marine District*
- b. The number of rooming units provided on the site is limited to fifteen excluding resident management quarters.
- c. Boarding and dining facilities in AZD, RC, RR, and CAR, may be permitted only when attendant to rooming units and further provided that such facilities are limited to a maximum seating capacity of forty persons. Such dining facilities may be provided to patrons other than boarders. No dining

facility shall be permitted in RCD.

- d. The site has access to a public road. This access must be capable of supporting the passage of emergency vehicles. The Board may require improvements to existing access roads.
- e. There shall be sufficient acreage for the proposed use and activities.
- f. ~~Exterior changes to the site structure are minimized. Extension or enlargement of principal and accessory structures may not exceed 50% of the gross floor area of each individual building above that which existed as of August 1, 1989.~~
- f. **EXTENSION OR ENLARGEMENTS OF PRINCIPAL AND ACCESSORY STRUCTURES SHOULD MAINTAIN FEATURES AND CHARACTER THAT ARE CONSISTENT WITH THE STRUCTURES THAT EXISTED AS OF AUGUST 1, 1989.**
- g. Adequate landscaping shall be provided to screen all parking areas from adjoining residential properties. Landscaping or screening proposed shall be shown on a site plan as required by this Ordinance.

Relevant Issues

I. Uses

- A. *Comprehensive Plan*: “Retain and promote existing businesses and assist in their growth.” (page 8)
- B. *Applicable Law*: Article VII, Section 7.16 of the Kent County Land Use Ordinance permits Country Inns as a special exception in the Critical Area Residential District.
- C. *Staff and TAC Comments*: A country inn has been operating on this site since 1984. The proposed tent area provides an amenity common to other similar inns on large lots. The tent area will provide a permanent, stable base on which tents can be erected, as needed, for weddings or other events. The tent area is located on the south side of the property and is surrounded by existing trees/woodlands.

II. Density, Area, Height, Width and Yard Requirements

- A. *Applicable Law*: Article V, Section 5.5 of the Kent County Land Use Ordinance requires the minimum yard:

Front	50 ft
Side	15 ft
Rear	30 ft
Waterfront	Minimum 100 ft buffer
- B. *Staff and TAC Comments*: The proposed improvements meet the setback requirements.

III. District Environmental Standards

- A. *Comprehensive Plan*: “Encourage comprehensive stormwater management.” (Page 23)
- B. *Applicable Law*: Article V, Section 5.7 in the Kent County Land Use Ordinance establishes the Critical Area Environmental Design Standards, which include stormwater and Critical Area standards. The purpose of these standards is to provide for the proper stewardship of the County’s natural resources. Specifically, it is the overall goal of the County to maintain the quality of the County’s ecosystem in the face of continuing activity, growth and change.

Article VI, Section 9 of the Kent County Land Use Ordinance sets forth the provisions for Erosion and Sediment Control and Section 10, Stormwater Management.

- C. *Staff and TAC Comments*: A Buffer Enhancement Plan is required for the increase in lot coverage. The total mitigation requirement for this phase is 4,965 square feet. Mitigation consists of a mix of canopy

and understory trees, large and small shrubs, and grasses. If the removal of existing vegetation becomes necessary, a Critical Area Forest Clearing Plan will be required.

Stormwater and sediment and erosion control plans have been approved. The applicant has submitted a letter from his bank indicating that Letters of Credit will be issued upon project approval.

The project does not exceed the lot coverage limit of 15%. The total lot coverage after the proposed improvements will be 38,764 square feet, which is 10.5% of the total area.

IV. Parking and Loading Requirements

- A. *Applicable Law:* Article VI, Section 1.3 of the Kent County *Land Use Ordinance* establishes the parking standards. Similar uses have required 1 parking space per 3 seats.
- B. *Staff and TAC Comments:* Great Oak Manor can accommodate up to 150 people for tented events. The applicant has provided a parking plan showing the availability of 50 spaces on existing lawn areas.

V. Site Plan Review

- A. *Comprehensive Plan:* “Implement thorough design review for new development and major renovations.” (Page 33)
- B. *Applicable Law:* Article VI, Section 5.3 of the Kent County *Land Use Ordinance* establishes site plan review procedures. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
 - a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
 - e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
 - g. Protection of abutting properties and County amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
 - h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - i. The applicant’s efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.
 - j. The applicant’s efforts to design the development to complement and enhance the rural and historic nature of the County including incorporating into the project forms and materials that reflect the traditional construction patterns of neighboring communities.
 - k. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.

C. *Staff and TAC Comments:*

- The proposal is consistent with strategies and goals of the Comprehensive Plan.
- The property is served by private well and septic. A new well was recently installed. Additional septic reserve area has been shown on the site plan.
- Stormwater and erosion and sediment control plans have been approved.
- A Buffer Enhancement Plan has been submitted. A mix of trees, shrubs and grasses will be planted in the buffer. Additional landscaping is proposed for the bio-retention area near the tent platform.
- A parking plan has been provided. Sufficient parking is available.
- The applicant provided a sample lease agreement for events which includes a rule that outside music must end by 10:00 pm. Another rule states that vehicles may not block or park on the public roads or shoulders at any time.
- The tent area is an enhancement of the existing use. Great Oak Manor already hosts weddings and other events. The applicant has attempted to integrate tent area into the landscape in a way that is sensitive to the surrounding neighborhood.
- A Citizens Participation meeting was held on December 10, 2020. Only one landowner provided comments.

Staff Recommendation

Staff recommends granting final approval conditioned up acceptance of letters of credit by the County Commissioners of Kent County.

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7475 (phone) • 410-810-2932 (fax)

SITE PLAN APPLICATION

File Number: _____ Amount Paid: _____ Date: 3-11-21

Project Name: GREAT OAK MANOR

District: 6 Map: 26 Parcel: 76 Lot Size: 0.5AC Deed Ref: 819/291 Zoning: CA1

LOCATION: FAIRLOVE NECK ROAD NEAR CHESTERTOWN

PROPOSED USE: EXPANSION OF EXISTING COUNTRY INN

OWNER OF LAND:

Name: CLIFF ROAD PROPERTIES LLC Telephone: 1-302-559-2598

Address: 10568 CLIFF ROAD Email: _____
CHESTERTOWN MD 21620

APPLICANT:

Name: OWNER - SEE ABOVE Telephone: _____

Address: _____ Email: _____

AGENT/ATTORNEY (if any):

Name: DMS - SEE BELOW Telephone: _____

Address: _____ Email: _____

REGISTERED ENGINEER OR SURVEYOR:

Name: DMS & ASSOCIATES - TOM DAVIS Telephone: 443-262-9130

Address: PO Box 80 CENTREVILLE MD 21117 Email: WTD @ DMS AND ASSOCIATES.COM

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: _____

Water Supply: Public System On lot system

Sewerage: Public System On lot system

TELEPHONE SERVICED BY: THINK BIG INTERNET

ELECTRIC SERVICED BY: DELMARVA POWER

NOTICE: The Planning Office is not required to make out this Application. If the Planning Department assists you, it cannot be held responsible for its contents.

Wm. Steve AGENT FOR
Signature of Applicant HARRY REED - MEMBER Date _____
CLIFF ROAD PROPERTIES, LLC

- Concept Plan Approving Authority: _____ Date _____
- Preliminary Approving Authority: _____ Date _____
- Final Approving Authority: _____ Date _____

PROJECT NARRATIVE

Expansion of Great Oak Manor Cliff Road Properties LLC, Near Chestertown, Maryland

In accordance with Article VI, Section 5.4.B of the Kent County Zoning Ordinance, we offer the following:

The site is located on the west side of Great Oak Landing Road near the intersection with Cliff Road. The 8.515 acre parcel is currently improved with the Great Oak Manor Country Inn with 13 guest rooms, a garage, access drive and parking areas comprising 0.776 ac of impervious area.

The property is identified as Tax Map 26 Parcel 76. The property is zoned Critical Area Residential (CAR). The site is located entirely within the Critical Areas with a land use designation of Limited Development Area

Cliff Road Properties, LLC (owner of Great Oak Manor) is proposing improvements to the site that includes 2 free standing cottage buildings with two guest rooms each, expanded parking areas to serve the cottages with two guest rooms, pedestrian paths to link the existing manor house to the cottages, a tent area for events, and an addition to the existing garage to provide storage areas. Two guest rooms in the existing manor house will be taken out of service such the resulting number of guest rooms for the site will be 15. The resulting site coverage does not exceed the 15% permitted.

It is anticipated that the improvements will be phased with the first phase consisting of the tent area and walkway connection from the manor house to the tent area. The tent area will consist of a screened concrete pad with a paver/turf surface placed over it. The tent area which will serve as an events area as well as an area for outdoor activities such as bocce ball, crochet, etc.

Phase 2 would consist of the cottages, pedestrian paths and expanded parking and addition to the garage. The buffer mitigation plantings required would be installed consistent with the phasing.

The site exists with a private septic system and potable water is supplied by an existing well.

There is no signage associated with this project.

The property will be maintained by Cliff Road Properties, LLC

SITE NOTES

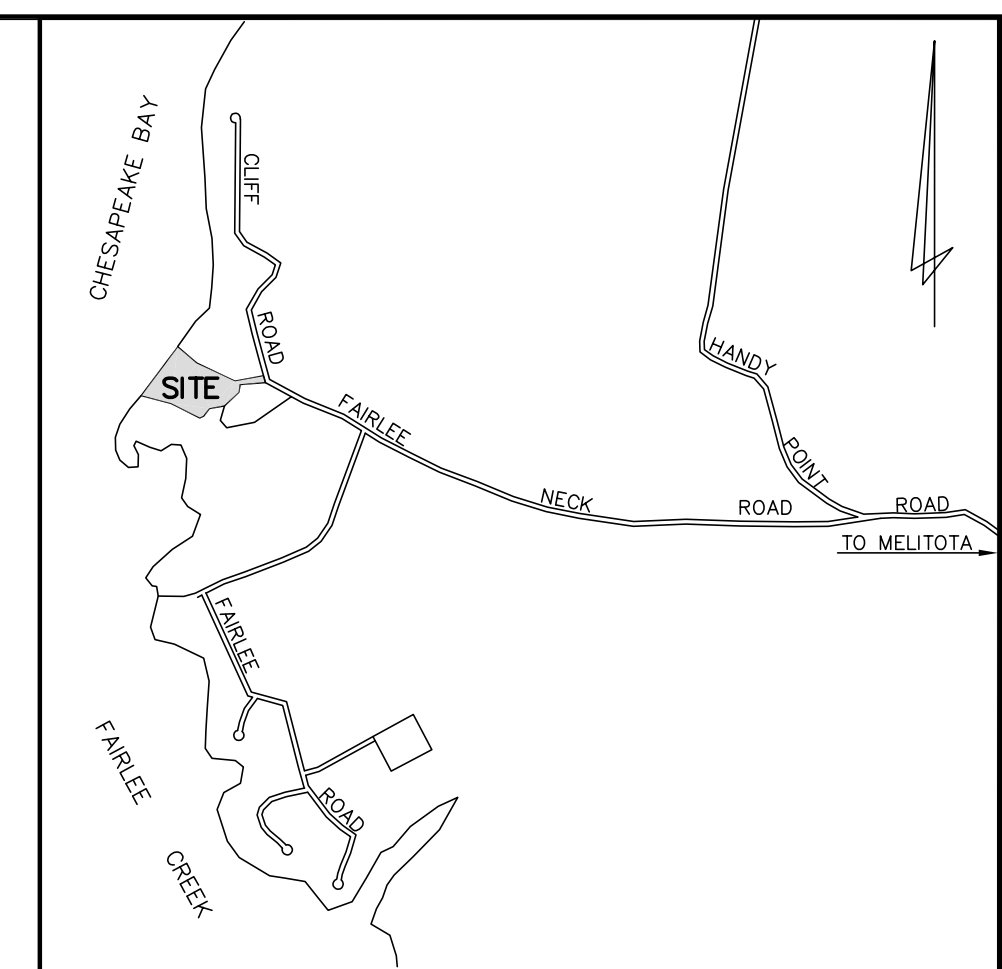
- THE SITES PHYSICAL ADDRESS IS : 10568 CLIFF ROAD CHESTERTOWN, MARYLAND 21620
- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF GREAT OAK MANOR, LLC" PREPARED BY MICHAEL A. SCOTT, INC. IN AUGUST, 208 AND RECORDED IN PLAT BOOK LIBER M.L.M. 4, FOLIO 294.
- FOR DEED REFERENCE, SEE M.L.M. 819/291.
- CURRENT ZONING CLASSIFICATION IS "CAR" - (CRITICAL AREA RESIDENTIAL)
- THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA (LIMITED DEVELOPMENT AREA).
- SITE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY No. 24029C0140D. (ZONE "AE") (ELEV. = 6). EFFECTIVE, JUNE 9, 2014. NO ONSITE ELEVATIONS HAVE BEEN TAKEN.
- SOILS SHOWN HEREON WERE SCALED FROM <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>.
- THE EXISTING IMPROVEMENTS AND TREES SHOWN HEREON ARE TAKEN FROM A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN AUGUST, 2015.
- NO OTHER NATURAL RESOURCE (ie..WETLANDS, STEEP SLOPES, STREAMS, EROSION HAZARD AREAS, ENDANGERED SPECIES OR HABITAT, etc...) EXIST ON THE SITE.
- TOPOGRAPHIC CONTOURS AND EXISTING IMPROVEMENTS SHOWN WITHIN THE DEVELOPED AREA ARE THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN JANUARY, 2021.
- AN EXISTING PRIVATE SEPTIC RESERVE AREA WILL BE UTILIZED FOR SEWAGE DISPOSAL. A PRIVATE WELL BE UTILIZED FOR POTABLE WATER SUPPLY.
- SITE REQUIREMENTS:
MINIMUM BUILDING SETBACKS:
FRONT = 50'
REAR = 30'
SIDE = 15'
MAXIMUM BUILDING HEIGHT:
PRINCIPAL = 38' (ALLOWED)
PRINCIPAL = <40' (EXISTING & PROPOSED)

SITE STATISTICS

GROSS AREA	= 370,901 sq. ft.± (8.515 ac.±)
NON-CRITICAL AREA	= 0,000 sq. ft.± (0.000 ac.±)
CRITICAL AREA	= 370,901 sq. ft.± (8.515 ac.±)
MAXIMUM LOT COVERAGE ALLOWED (15%)	= 55,635 sq. ft.± (1,277 ac.±)
LOT COVERAGE (EXISTING) (9.1%)	= 33,799 sq. ft.± (0,776 ac.±)
COVERAGE OF PROPOSED TENT AREA	= 4,965 sq. ft.± (0.114 ac.±)
LOT COVERAGE (TOTAL) (10.5%)	= 38,764 sq. ft.± (0.890 ac.±)
LOT COVERAGE (REMAINING) (4.5%)	= 16,871 sq. ft.± (0.387 ac.±)

PARKING REQUIREMENTS

1 space/3 people X 150 PEOPLE = 50 SPACES
PARKING PROVIDED ONSITE AND OFFSITE ON LAWN
AREAS FOR 10 to 15 EVENTS ANNUALLY



VICINITY MAP

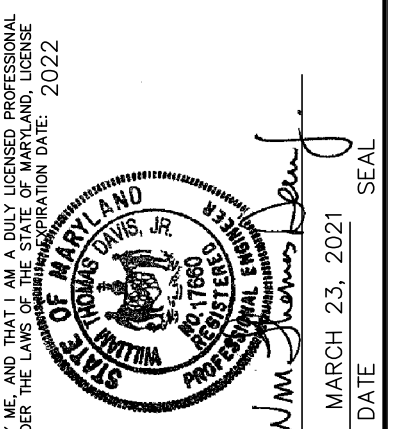
LANDS N/F OF
TATIANA B. COPELAND, TRUST
M.L.M. 583/416
ZONED - CAR & RC
CURRENT USE - RESIDENTIAL

OWNER:

CLIFF ROAD PROPERTIES, LLC
c/o HARRY REED
10568 CLIFF ROAD
CHESTERTOWN, MARYLAND 21620
PHONE No. 1-302-559-2598

ENGINEER:

DMS & ASSOCIATES, LLC
c/o WILLIAM T. DAVIS, JR. P.E.
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

LANDS N/F OF
VITA T. PICKRUM, et con.
M.L.M. 407/587
ZONED - CAR
CURRENT USE - RESIDENTIAL

LANDS N/F OF
VITA T. PICKRUM, et con.
M.L.M. 407/587
ZONED - CAR
CURRENT USE - RESIDENTIAL

OTHER LANDS OF
CLIFF ROAD PROPERTIES, LLC
M.L.M. 271/153
ZONED - CAR
CURRENT USE - RESIDENTIAL

LANDS N/F OF
R&K LLC
853/291
ZONED - CAR
CURRENT USE - RESIDENTIAL

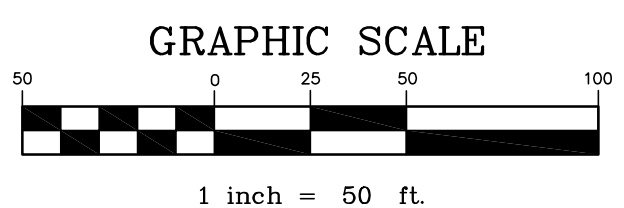
LANDS N/F OF
GREAT OAK LANDING, L.P.
E.H.P. 198/241
ZONED - RC3 & RC
CURRENT USE - COMMERCIAL

TABLE OF CONTENTS

- SHEET C-1 - OVERALL SITE PLAN
- SHEET C-2 - SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN
- SHEET C-3 - STORMWATER MANAGEMENT PROFILES AND SPECIFICATIONS
- SHEET C-4 - MISCELLANEOUS DETAILS AND SPECIFICATIONS

GENERAL NOTES

- THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE BEST AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF THE WORK BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.
- 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 & LIGHT COMPANY.....1-800-375-7117
MISS UTILITY.....1-800-441-8355
DMS & ASSOCIATES, LLC.....1-443-262-9130
KENT CO. SEDIMENT & EROSION CONTROL INSPECTOR.....1-410-778-7437
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY.
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, BOTH PERMANENT AND TEMPORARY.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS SAID DEVIATIONS APPROVED BY THE ENGINEER. CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLANS 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, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED LANDFILL BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL CONDUCT HIS WORK IN EASEMENTS SO THAT THERE WILL BE A MINIMUM OF DISTURBANCE OF THE PROPERTIES CROSSED. ANY DISTURBED AREAS SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS AND DETAILS OF KENT COUNTY.
- ALL DRAINAGE STRUCTURES AND SWALES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE PLANS.
- ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISH GRADE.
- WHENEVER SEWER OR WATER MAINS OR SERVICES RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED.
- MINIMUM COVER OVER THE SEWER MAIN SHALL BE 42".
- ALL CONCRETE USED FOR UTILITY WORK SHALL BE IN ACCORDANCE WITH MD SHA STANDARDS AND SPECIFICATIONS FOR MIX. NO. 2.
- ALL PAVING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST MD. SHE STANDARDS AND SPECIFICATIONS AND BE SUPPLIED BY A STATE CERTIFIED PLANT.
- 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 OPENINGS.
- EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED BY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR.



STATEMENT OF PURPOSE AND INTENT

THIS SITE IS LOCATED ON THE WEST SIDE OF FAIRLEE CREEK ROAD NEAR THE VILLAGE OF FAIRLEE. IT IS THE CURRENT LOCATION OF GREAT OAK MANOR (A COUNTRY INN). THE INTENT OF THIS SITE PLAN IS CONSTRUCT A TENT FOR SPECIAL EVENTS.

THE PURPOSE OF THIS FINAL SITE PLAN IS TO SEEK APPROVAL FROM KENT COUNTY PLANNING AND ZONING FOR THE DEVELOPMENT OF THE PROPOSED TENT.

REVIEWED FOR THE KENT SOIL AND WATER CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS

APPROVED: _____ DATE _____

KENT SOIL AND WATER CONSERVATION DISTRICT _____

NOTE: KENT SOIL AND WATER 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 (WE) CERTIFY THAT:

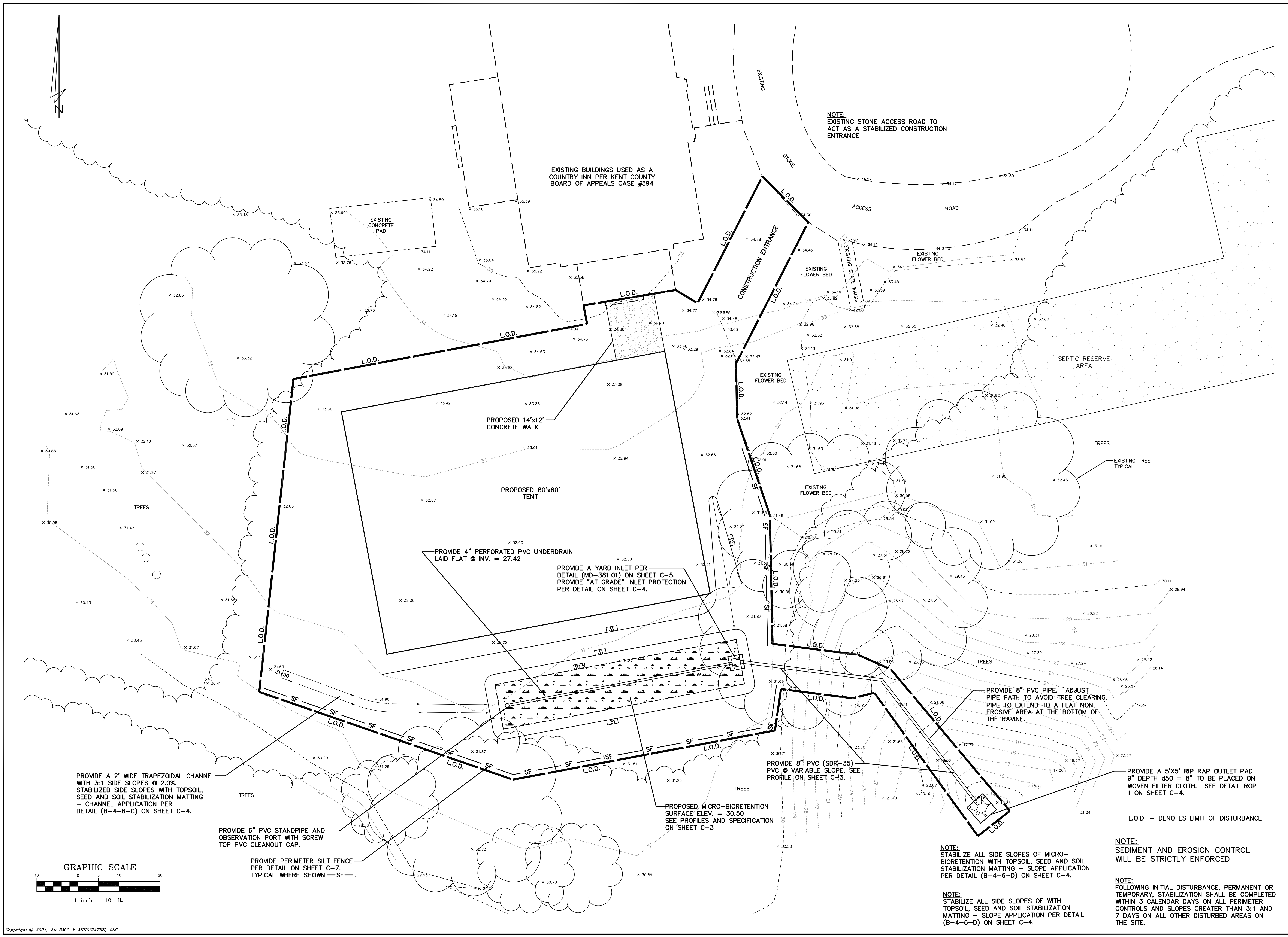
- ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND/OR STORMWATER MANAGEMENT PLAN, AND FURTHER, AUTHORIZED THE RIGHT OF ENTRY FOR PERIODIC ONSITE EVALUATION BY THE KENT SOIL AND WATER CONSERVATION DISTRICT SEDIMENT CONTROL INSPECTOR OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.
- ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.
- 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.

SIGNATURE _____ DATE _____

ADDRESS _____ CARD No. _____

PHONE No. _____

DATE	MARCH '21	SCALE	1" = 50'
JOB No.	2017065	DRAWN BY	WTD, JR.
FOLDER Ref.	28-2017065	DESIGNED BY	C-1
SHEET No.	C-1	DATE	MARCH 23, 2021
CADD FILE	17058-C1	REVISION	
		PER TAC COMMENTS	
		DATE	3-23-21
		OVERALL SITE PLAN	
		FOR	
		GREAT OAK MANOR COUNTRY INN	
		ON THE LANDS OF	
		CLIFF ROAD PROPERTIES, LLC	
		TAX MAP - 26, GRID - 2D, PARCEL - 76	
		SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND	



EXISTING BUILDINGS USED AS A COUNTRY INN PER KENT COUNTY BOARD OF APPEALS CASE #394

NOTE:
EXISTING STONE ACCESS ROAD TO ACT AS A STABILIZED CONSTRUCTION ENTRANCE

PROPOSED 14'x12' CONCRETE WALK

PROPOSED 80'x60' TENT

PROVIDE 4" PERFORATED PVC UNDERDRAIN LAID FLAT @ INV. = 27.42

PROVIDE A YARD INLET PER DETAIL (MD-381.01) ON SHEET C-5. PROVIDE "AT GRADE" INLET PROTECTION PER DETAIL ON SHEET C-4.

PROVIDE 8" PVC PIPE. ADJUST PIPE PATH TO AVOID TREE CLEARING. PIPE TO EXTEND TO A FLAT NON EROSION AREA AT THE BOTTOM OF THE RAVINE.

PROVIDE A 5'X5' RIP RAP OUTLET PAD 9" DEPTH d50 = 8" TO BE PLACED ON WOVEN FILTER CLOTH. SEE DETAIL ROP II ON SHEET C-4.

PROVIDE A 2' WIDE TRAPEZOIDAL CHANNEL WITH 3:1 SIDE SLOPES @ 2.0% STABILIZED SIDE SLOPES WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - CHANNEL APPLICATION PER DETAIL (B-4-6-C) ON SHEET C-4.

PROVIDE 6" PVC STANDPIPE AND OBSERVATION PORT WITH SCREW TOP PVC CLEANOUT CAP.

PROVIDE PERIMETER SILT FENCE PER DETAIL ON SHEET C-7. TYPICAL WHERE SHOWN - SF -

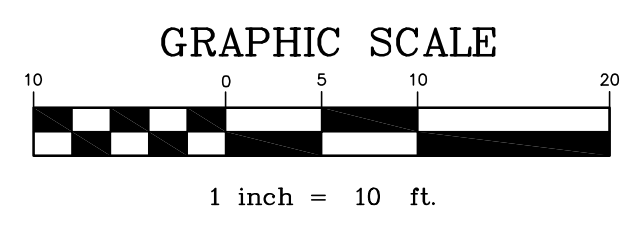
PROPOSED MICRO-BIORETENTION SURFACE ELEV. = 30.50 SEE PROFILES AND SPECIFICATION ON SHEET C-3

NOTE:
STABILIZE ALL SIDE SLOPES OF MICRO-BIORETENTION WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-4.

NOTE:
STABILIZE ALL SIDE SLOPES OF WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-4.

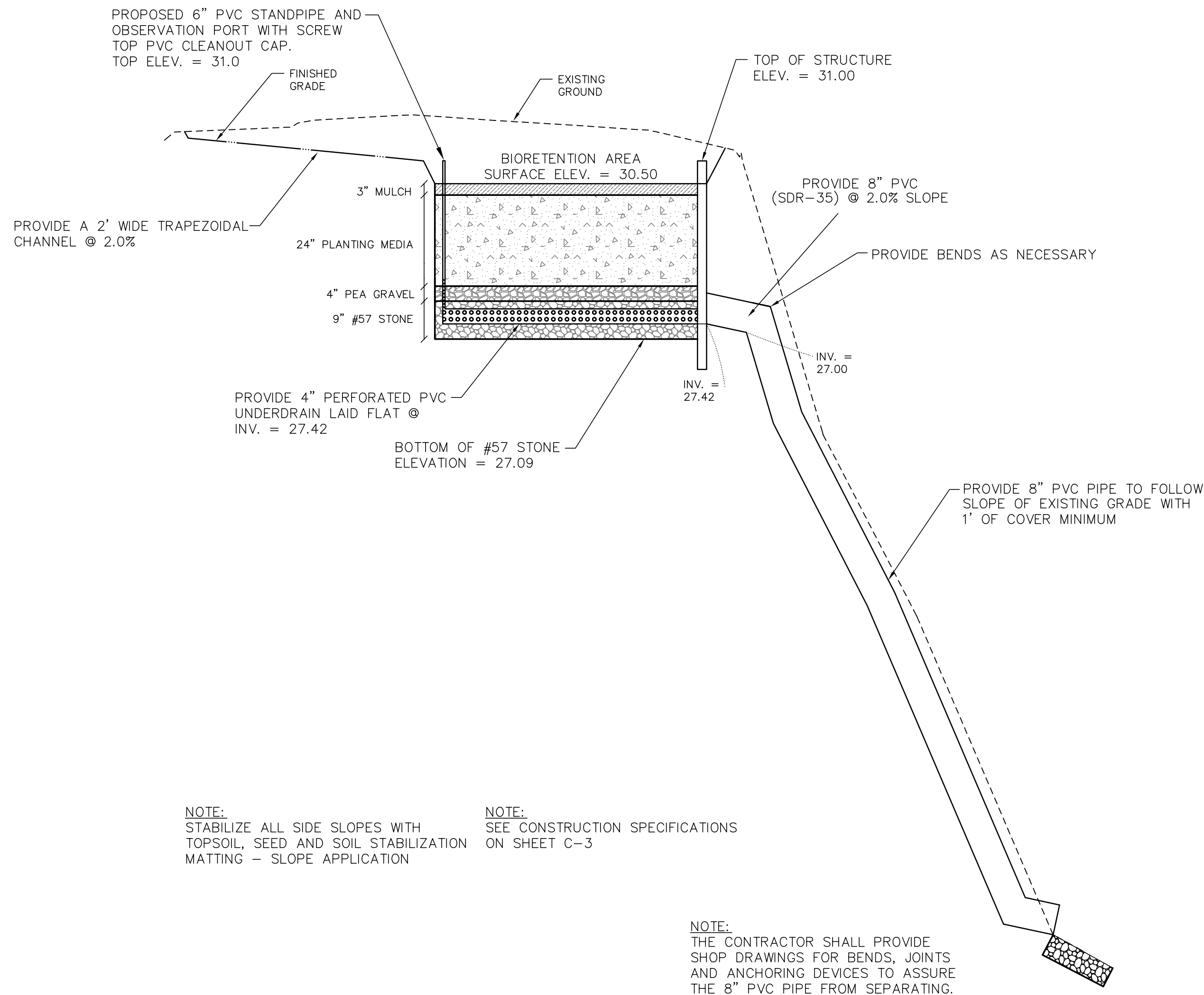
NOTE:
SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

NOTE:
FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 7 DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.

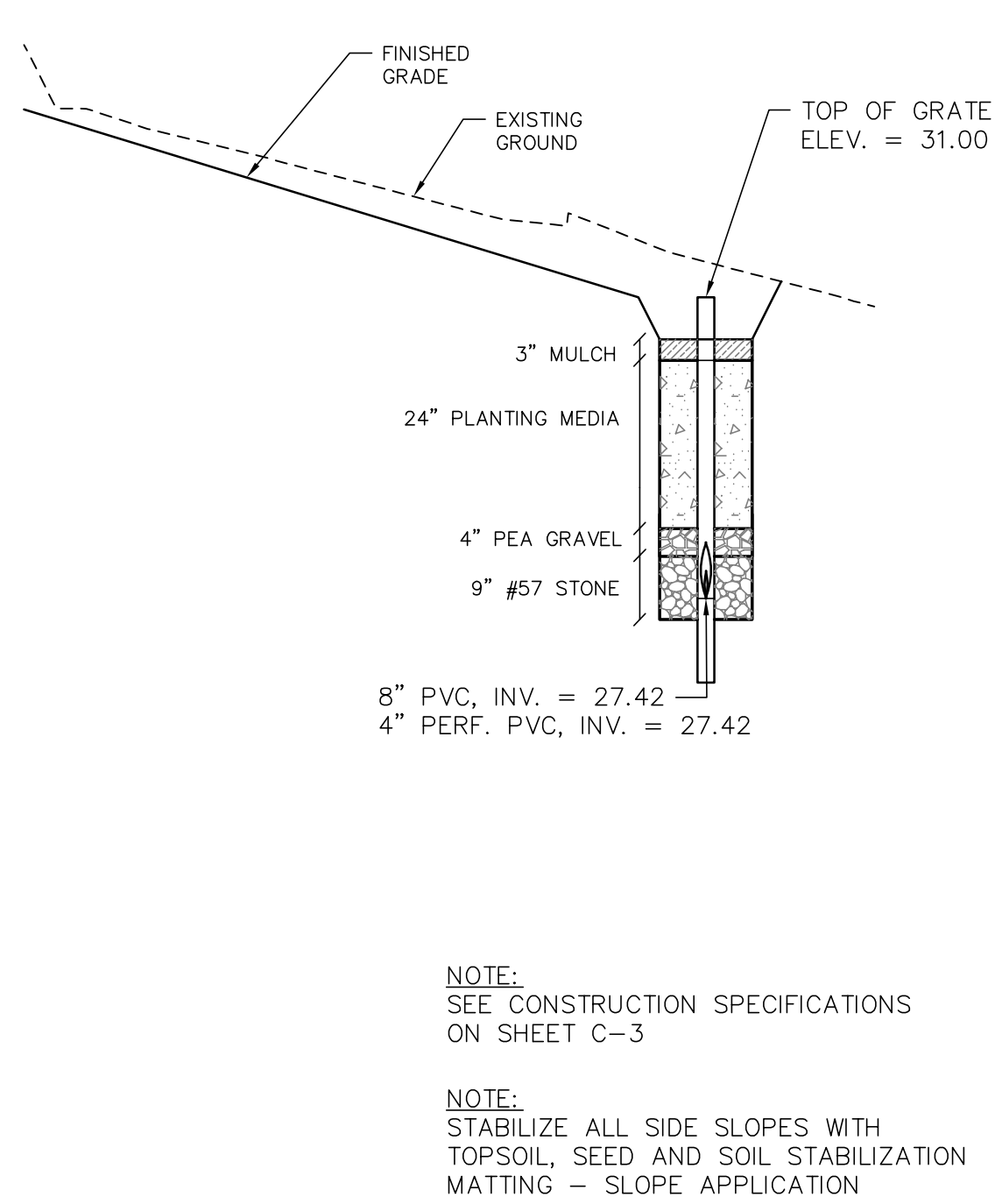


<p>PROFESSIONAL SEAL OF THE STATE OF MARYLAND ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE: 410-326-9200 FAX: 1-443-262-9148</p>	
<p>DATE: MARCH '21 JOB No.: 2017055 FOLDER #4: 28-2017055 SHEET No.: C-2</p>	<p>SCALE: 1" = 10' DRAWN BY: DESIGNED BY: WTD, JF:</p>
<p>DATE: MARCH 23, 2021 DATE: MARCH 23, 2021 DATE: MARCH 23, 2021</p>	<p>REVISION PER TAC COMMENTS DATE: 3-24-21</p>
<p>DATE: 3-24-21</p>	<p>REVISION PER TAC COMMENTS</p>
<p>FOR THE LANDS OF GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC TAX MAP - 26, GRID - 2D, PARCEL - 76 SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND</p>	
<p>SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN</p>	
<p>DATE: MARCH '21 JOB No.: 2017055 FOLDER #4: 28-2017055 SHEET No.: C-2 CADD FILE - 17058-C2</p>	

35
30
25
20
15
12



35
30
25
20
15
12



MICRO-BIORETENTION MAINTENANCE SCHEDULE

DESCRIPTION	METHOD	FREQUENCY	TIME OF THE YEAR
SOIL			
INSPECT AND REPAIR EROSION, RESEED	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
TOPSOIL MEDIA SHALL BE REMOVED AND REPLACED WHEN PONDIING EXCEEDS 48 HOURS	VISUAL	AFTER MAJOR STORM EVENTS	WHENEVER NEEDED
PLANTS			
REMOVAL AND REPLACEMENT OF ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECS.	TWICE A YEAR	3/15 to 4/30 AND 10/1 to 11/30
INSPECT FOR DISEASE/PEST PROBLEMS	VISUAL	ONCE A MONTH (AVERAGE)	INSPECT MORE FREQUENTLY IN WARMER MONTHS
DETERMINE IF TREATMENT IS WARRANTED. USE LEAST TOXIC TREATMENT APPROACH	BY HAND	N/A	VARIABLES, DEPENDS ON INFESTATION
WATERING OF PLANT MATERIAL SHALL TAKE PLACE FOR FOURTEEN CONSECUTIVE DAYS AFTER PLANTING HAS BEEN COMPLETED UNLESS THERE IS SUFFICIENT NATURAL RAINFALL	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A

MATERIAL SPECIFICATIONS FOR MICRO-BIORETENTION.

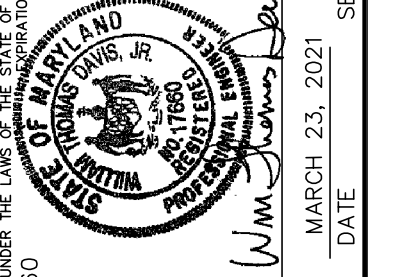
MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE LANDSCAPE PLANS	SEE PLAN	PLANTINGS ARE SITE-SPECIFIC - SEE LANDSCAPE PLAN
PLANTING SOILS (2' to 4' DEEP)	LOAMY SAND (60% to 65%) & COMPOST (35% to 40%) or SANDY LOAM (30%), COARSE SAND (30%) & COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 8%
ORGANIC CONTENT	Min. 10% BY DRY WEIGHT (ASTM D 2974)		
PEA GRAVEL DIAPHRAGM	PEA GRAVEL: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
CURRENT DRAIN	ORNAMENTAL STONE; WASHED COBBLES	STONE: 2" to 5"	
GEOTEXTILE	SEE APPENDIX A, TABLE A.4	N/A	PE TYPE 1 NONWOVEN
GRAVEL (UNDERDRAINS AND INFILTRATION BERMS)	AASHTO M-43	No. 57 or No. 6 (AGGREGATE)	
UNDERDRAIN PIPING	F 758, TYPE PS 28 or AASHTO M-278	4" to 6" RIGID (SCH-40) PVC or SDR-35 GALVANIZED HARDWARE CLOTH	SLOTTED OR PERFORATED PIPE; 3/8" PERFORATION ON CENTER. 4 HOLES PER ROW. MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4"
POURED IN PLACE CONCRETE (IF REQUIRED)	MSHA MIX No. 3; f _c = 3500 psi @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED, REINFORCING TO MEET ASTM-616-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST-IN-PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND - DESIGN TO INCLUDE MEETING ACI CODE 308/89; VERTICAL LOADING [H-10 OR H-20]; ALLOWABLE HORIZONTAL LOADING (BASED ON SOIL PRESSURES); AND ANALYSIS OF POTENTIAL CRACKING
SAND	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO #10) ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITE SAND SUBSTITUTION ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND

INSPECTION REQUIREMENT DURING CONSTRUCTION

- THE CONTRACTOR SHALL NOTIFY THE DAVIS, MOORE, SHEARON & ASSOC. AT 443-262-9130 THREE (3) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION FOR THE FOLLOWING:
- (1) INSTALLATION OF CLOSED STORM DRAIN SYSTEMS;
 - (a) DURING EXCAVATION TO SUBGRADE
 - (b) DURING PLACEMENT OF PIPES
 - (c) DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS
 - (d) DURING COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION
 - (2) LOCATION, EXCAVATION, CONSTRUCTION AND PLANTING OF STORMWATER MANAGEMENT AREAS
 - (a) DURING EXCAVATION TO SUBGRADE;
 - (b) DURING PLACEMENT OF BACKFILL AND PLACEMENT OF UNDERDRAIN SYSTEMS;
 - (c) DURING PLACEMENT OF PEA GRAVEL AND ALL FILTER MEDIA;
 - (d) DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS SUCH AS FLOW DIVERSION STRUCTURES, PRE-FILTERS AND FILTERS, INLETS, OUTLETS, ORIFICES, AND FLOW DISTRIBUTION STRUCTURES; AND
 - (e) UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION;
 - (3) FINAL LOT GRADING.

B.4.C Specifications for Micro-Bioretentation

- Materials Specifications**
The allowable materials to be used in bio-retention area are detailed in Table B.4.1
- Filtering Media or Planting Soil**
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bio-retention area that may be harmful to plant growth or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.06.01.05.
The planting soil shall be tested and shall meet following criteria:
 - Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
 - Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
 - Clay Content - Media shall have a clay content of less than 5%.
 - pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.
 There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.
- Compaction**
It is very important to minimize compaction of both the base of bio-retention practices and the required backfill. When possible, use excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.
Compaction can be alleviated at the base of the bio-retention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.
Rototill 2 to 3 inches of sand into the base of the bio-retention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.
When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.
When backfilling the bio-retention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bio-retention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bio-retention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.
- Plant Material**
See Landscape Plans.
- Plant Installation**
Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bio-retention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.
Rootstock of the plant materials shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.
Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.
Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications.
The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bio-retention structure is to improve water quality. Adding fertilizers, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.
- Underdrains**
Underdrains should meet the following criteria (See profiles for modifications to specifications below):
 - Pipe-Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 758, Type PS 28, or AASHTO M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
 - Perforations-if perforated pipe is used, perforations should be 1/2" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 6x4) galvanized hardware cloth.
 - Gravel-The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
 - The main collector pipe shall be at a minimum 0.5% slope.
 - A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
 - A 4" layer of pea gravel (1/8" to 3/8" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 2'.
- Miscellaneous**
The bio-retention facility may not be constructed until all contributing drainage area has been stabilized.



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 443-262-9148
FAX : 1-443-262-9148

DATE	REVISION	PER	TAC	COMMENTS
3-23-21				

STORMWATER MANAGEMENT PROFILES AND SPECIFICATIONS FOR
GREAT OAK MANOR COUNTRY INN
ON THE LANDS OF
CLIFF ROAD PROPERTIES, LLC
TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

SCALE AS SHOWN
DATE MARCH '21
JOB No. 2017055
DRAWN BY
TOLDER r64
DESIGNED BY
28-2017055
SHEET No. - C-3
WFD, JR.
CADD FILE - 17055-C3

AFFORESTATION REQUIREMENTS
 EXISTING CRITICAL AREA ZONE: LDA
 EXISTING SITE AREA: 370,901 SQ.FT. OR 8.51 AC.
 REQUIRED AFFORESTATION: 8.51 AC. x 15% = 1.28 AC.
 EXISTING FORESTS: 75,640 SQ.FT. OR 1.74 AC. (20%)

LANDS N/F OF
VITA T. PICKRUM, et con.
 M.L.M. 407/587
 ZONED - CAR
 CURRENT USE - RESIDENTIAL

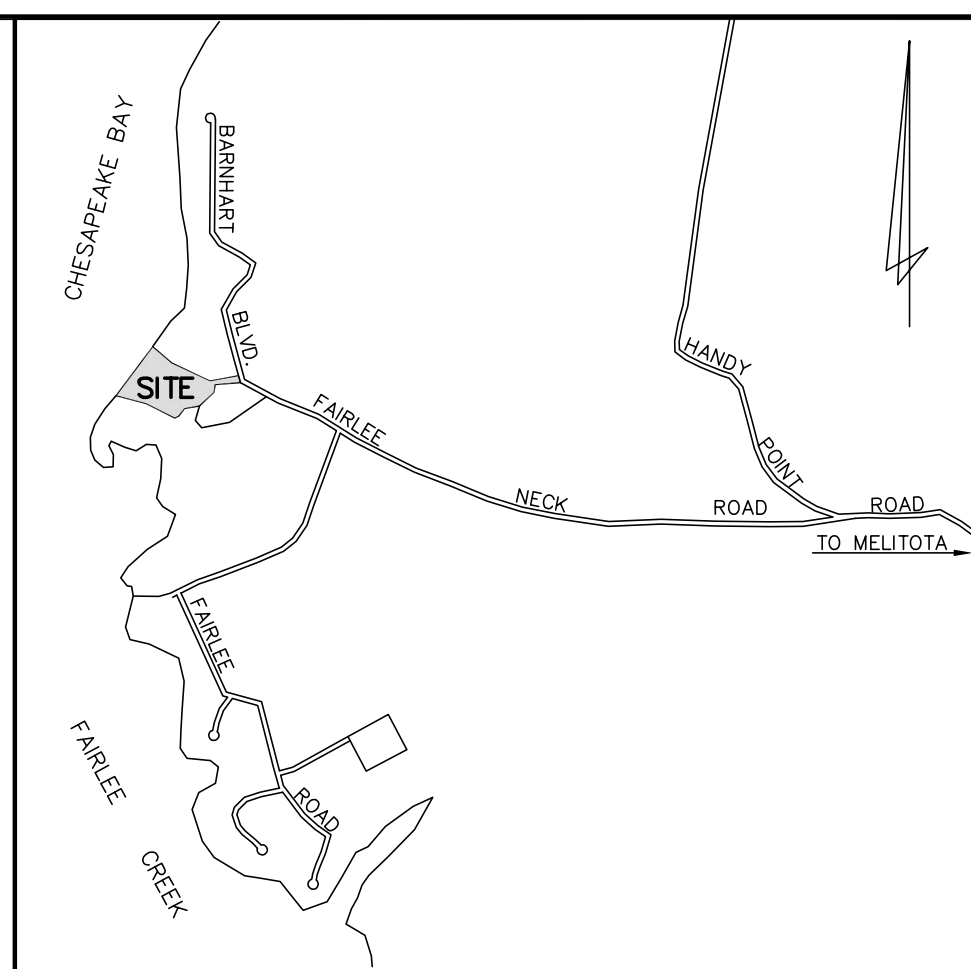
LANDS N/F OF
VITA T. PICKRUM, et con.
 M.L.M. 407/587
 ZONED - CAR
 CURRENT USE - RESIDENTIAL

OTHER LANDS OF
CLIFF ROAD PROPERTIES, LLC
 M.L.M. 271/153
 ZONED - CAR
 CURRENT USE - RESIDENTIAL

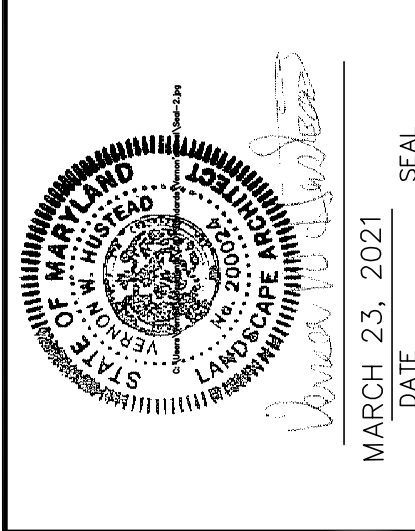
LANDS N/F OF
TATIANA B. COPELAND, TRUST
 M.L.M. 583/416
 ZONED - CAR & RC
 CURRENT USE - RESIDENTIAL

LANDS N/F OF
STIG A. TORSTENSON, et ux
 M.L.M. 586/323
 ZONED - CAR
 CURRENT USE - RESIDENTIAL

LANDS N/F OF
GREAT OAK LANDING, L.P.
 E.H.P. 138/241
 ZONED - RCD & RC
 CURRENT USE - COMMERCIAL



KENT COUNTY PLANNING COMMISSION
KENT COUNTY ZONING AND WATER CONSERVATION DISTRICT
KENT COUNTY HEALTH OFFICE



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 CENTREVILLE, MARYLAND 21617
HUSTEAD Landscape Architecture, LLC
 170 Bay Meadows Lane, Stevensville, MD, 21666
 Phone: 443.988.2294
 E-mail: vthustead@husteadia.com Web: www.husteadia.com

DATE	REVISION
3-24-21	PER TAC COMMENTS

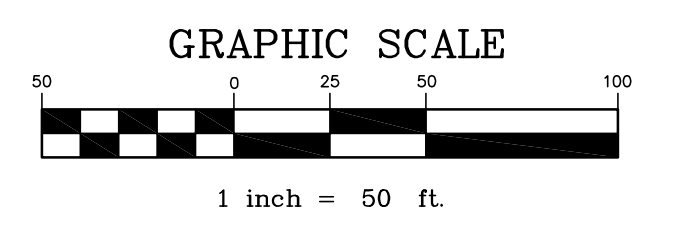
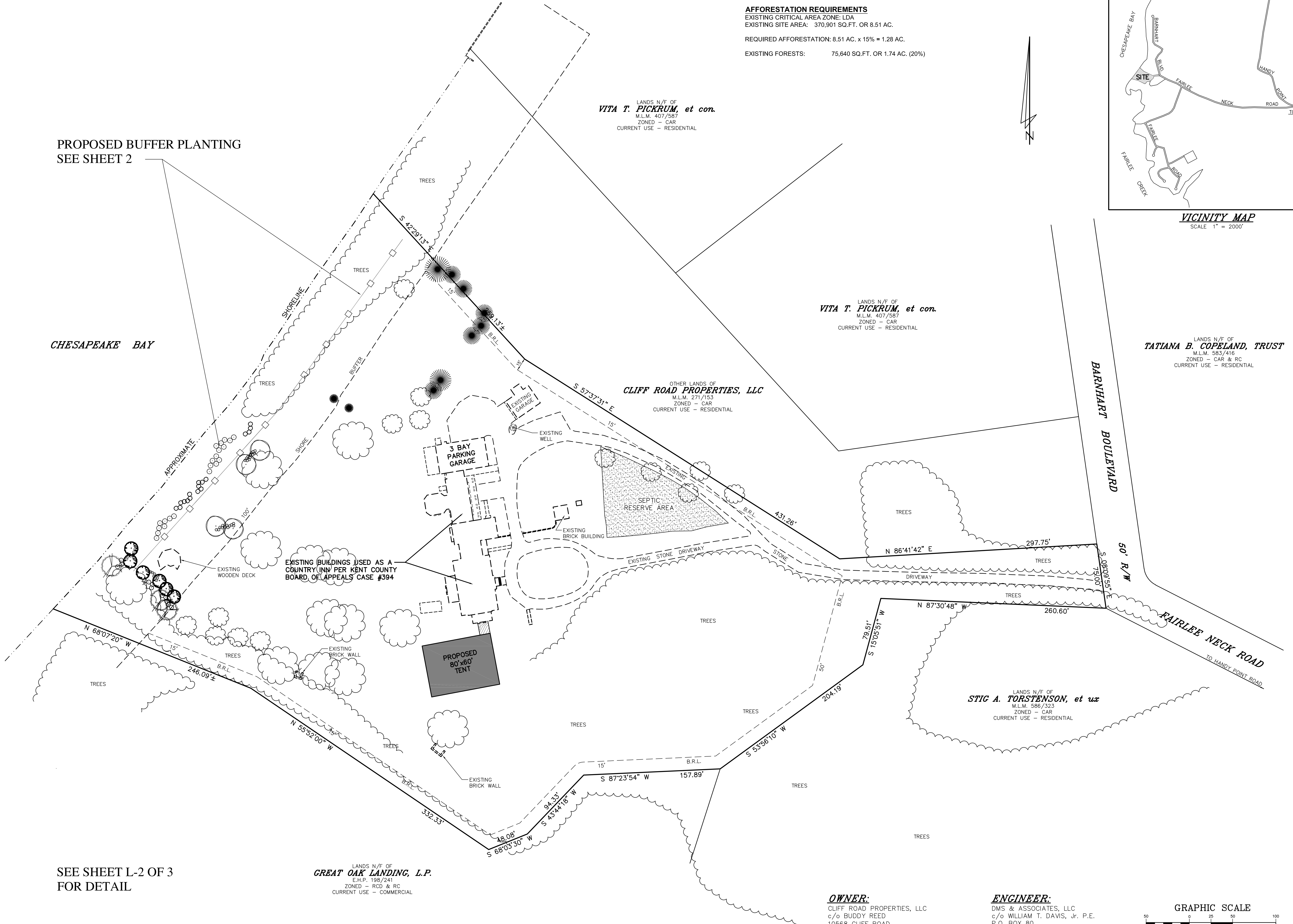
FOR
GREAT OAK MANOR COUNTRY INN
 ON THE LANDS OF
CLIFF ROAD PROPERTIES, LLC
 TAX MAP - 26, GRID - 2D, PARCEL - 76
 SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

DATE	SCALE	SHEET No.
NOVEMBER 20	1" = 50'	L-1
JOB No.	DRAWN BY	CADD FILE
2017058	VH	- 17058BP1
FOLDER Ref.	DESIGNED BY	
26-2017058	WTD, Jr.	

PROPOSED BUFFER PLANTING
 SEE SHEET 2

CHESAPEAKE BAY

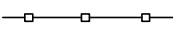
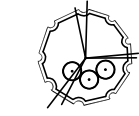

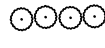

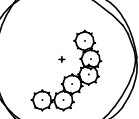
SEE SHEET L-2 OF 3
 FOR DETAIL



OWNER:
 CLIFF ROAD PROPERTIES, LLC
 c/o BUDDY REED
 10568 CLIFF ROAD
 CHESTERTOWN, MARYLAND 21620
 PHONE No. 1-302-559-2598

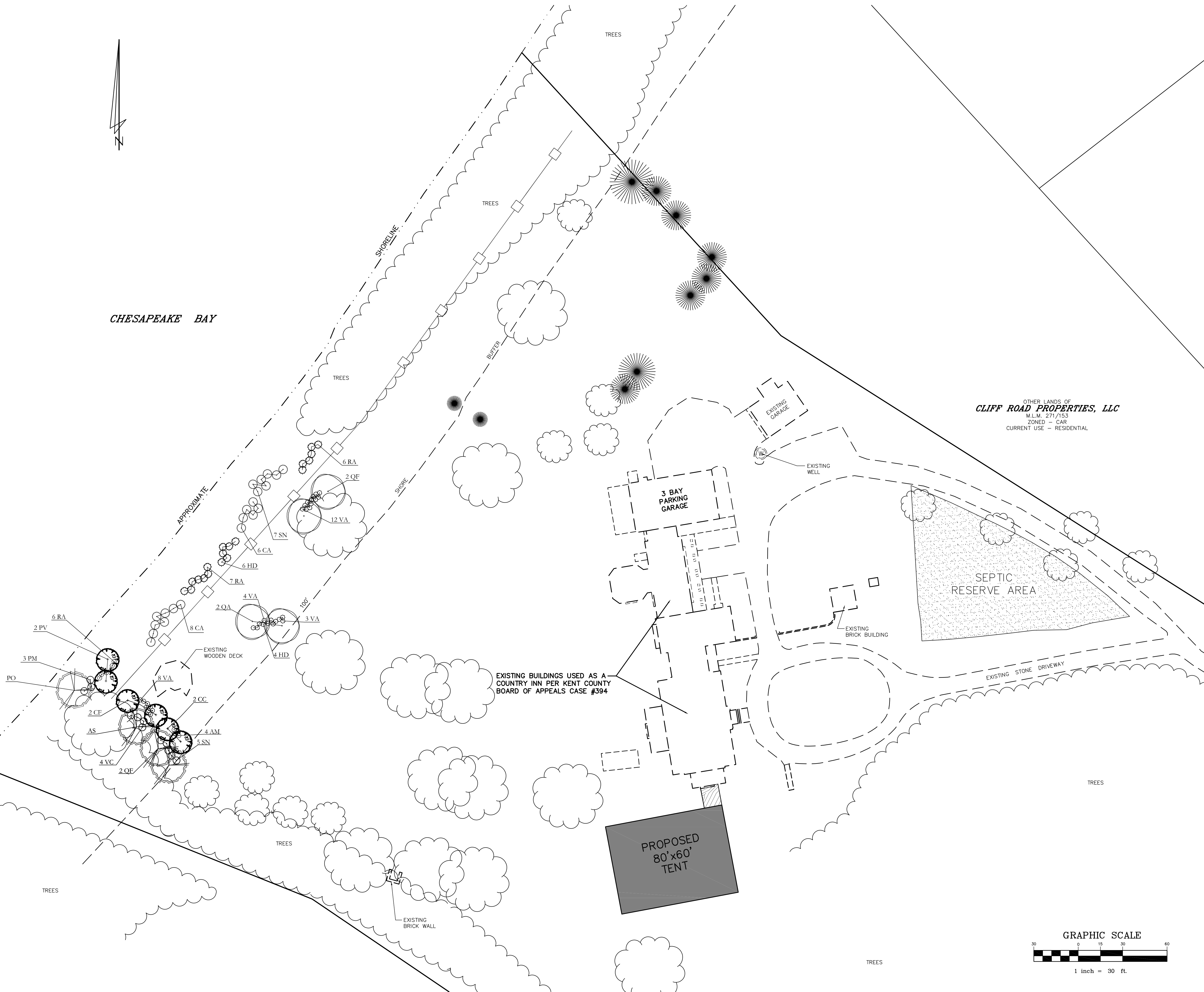
ENGINEER:
 DMS & ASSOCIATES, LLC
 c/o WILLIAM T. DAVIS, Jr. P.E.
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE No. 1-443-262-9130

PLANTING LEGEND

- PROPOSED FENCE 
- CLUSTER 1A
(1 CANOPY TREE + 3 LARGE SHRUBS) 
- CLUSTER 2A
(2 UNDERSTORY TREES + 6 SMALL SHRUBS) 
- LARGE SHRUB 
- SMALL SHRUB 
- CLUSTER 1B
(1 CANOPY TREE + 6 SMALL SHRUBS) 

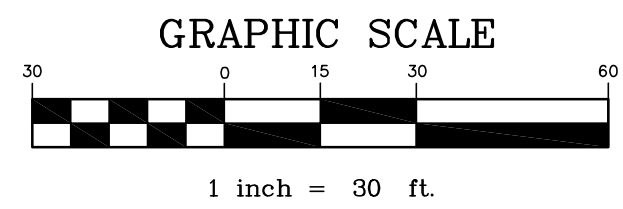


CHESAPEAKE BAY



OTHER LANDS OF
CLIFF ROAD PROPERTIES, LLC
M.L.M. 271/153
ZONED - CAR
CURRENT USE - RESIDENTIAL

EXISTING BUILDINGS USED AS A
COUNTRY INN PER KENT COUNTY
BOARD OF APPEALS CASE #394



KENT COUNTY PLANNING COMMISSION

KENT COUNTY HEALTH OFFICE



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
CENTREVILLE, MARYLAND 21617
HUSTEAD Landscape Architecture, LLC
120 Bay Meadows Lane
Stevensville, MD, 21166
Phone: 443.988.2294
E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com

REVISION	DATE	PER TAC COMMENTS
	3-24-21	

FOR
GREAT OAK MANOR COUNTRY INN
ON THE LANDS OF
CLIFF ROAD PROPERTIES, LLC
TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

SCALE	1" = 30'
DATE	NOVEMBER '20
JOB No.	2017058
FOLDER Ref.	28-2017058
DRAWN BY	VH
DESIGNED BY	VH
SHEET No.	L-2
CADD FILE	- 17058BP2

EVENTS PARKING NARRATIVE

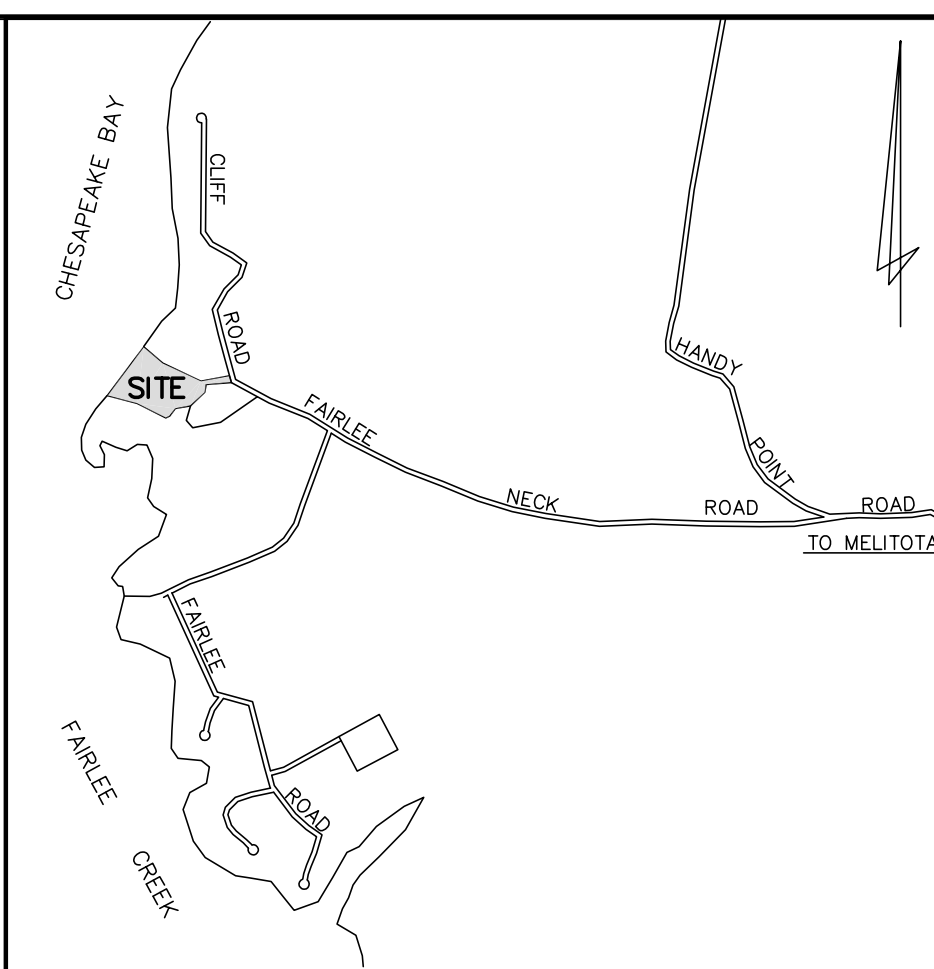
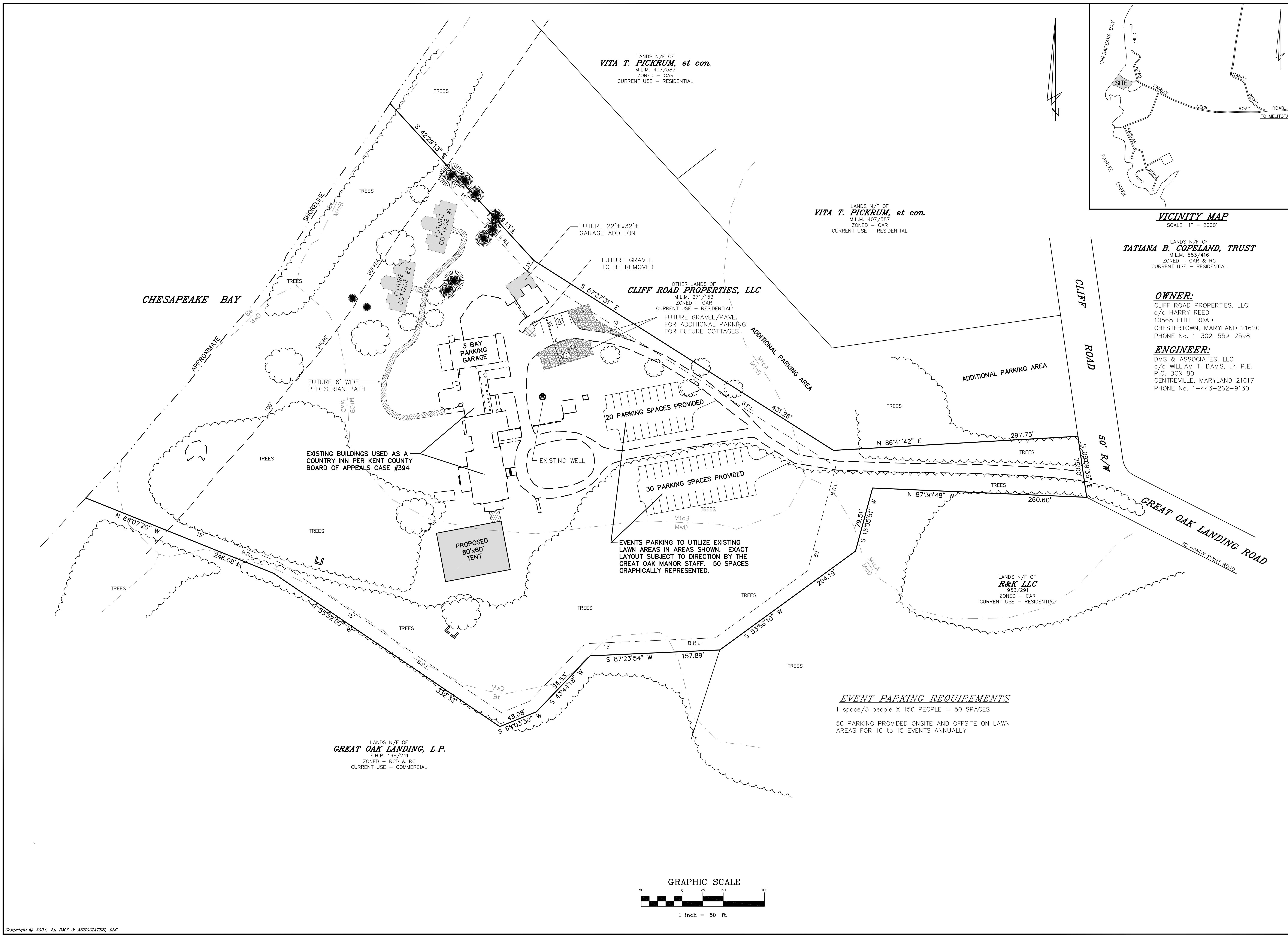
Events Tent for Great Oak Manor Cliff Road Properties LLC, Near Chestertown, Maryland

Great Oak Manor has historically been used as a wedding venues site prior to the current owner's purchase of the property.

Cliff Road Properties, LLC (current owner of Great Oak Manor) is proposing improvements to the site that includes a permanent tent area for events. The number of people attending events that utilize the tent area will be limited to 150 people per the facility's standard lease agreement. The number events with this number of people is anticipated to be 10-15 annually. While not specifically mandated by the Kent County code Planning & Zoning staff is requiring parking be provided at a ratio of 1 space/3 people which results in 50 spaces.

Due to the limited number of events it is not practical or environmentally sensitive to construct a permanent parking lot for 50 cars. Historically when events have been held at the facility patrons park their cars in lawns areas available on the site. On the days of the events Great Oak Manor staff provides direction as to where to park on the lawn areas located within the lawns area inside of the looped gravel driveway and on the south side of the gravel driveway. A schematic plan has been prepared to indicate that 50 parking spaces can be accommodated. It is also noted that parking is available for patrons/guests associated with the events, that will stay in the manor house building, on existing gravel parking areas near the manor house and existing garage building.

It is also noted that the owner of the Great Oak Manor Inn facility also owns property to the north that can be utilized for event parking.



VICINITY MAP
SCALE 1" = 2000'

LANDS N/F OF
TATIANA B. COPELAND, TRUST
M.L.M. 583/416
ZONED - CAR & RC
CURRENT USE - RESIDENTIAL

OWNER:
CLIFF ROAD PROPERTIES, LLC
c/o HARRY REED
10568 CLIFF ROAD
CHESTERTOWN, MARYLAND 21620
PHONE No. 1-302-559-2598

ENGINEER:
DMS & ASSOCIATES, LLC
c/o WILLIAM T. DAVIS, JR. P.E.
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130

PROFESSIONAL SEAL
WILLIAM T. DAVIS, JR.
P.E.
MARCH 11, 2021
DATE

PROFESSIONAL SEAL
WILLIAM T. DAVIS, JR.
P.E.
MARCH 11, 2021
DATE

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

REVISION	DATE

EVENTS PARKING SCHEMATIC
FOR
GREAT OAK MANOR COUNTRY INN
ON THE LANDS OF
CLIFF ROAD PROPERTIES, LLC
TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

DATE	SCALE
MARCH '21	1" = 50'
JOB No.	DRAWN BY
2017055	
FOLDER #44	DESIGNED BY
28-2017055	WTD, Jr.
SHEET No. - C-1	
CADD FILE - 17058-C1	

LANDS N/F OF
VITA T. PICKRUM, et con.
M.L.M. 407/587
ZONED - CAR
CURRENT USE - RESIDENTIAL

LANDS N/F OF
VITA T. PICKRUM, et con.
M.L.M. 407/587
ZONED - CAR
CURRENT USE - RESIDENTIAL

OTHER LANDS OF
CLIFF ROAD PROPERTIES, LLC
M.L.M. 271/153
ZONED - CAR
CURRENT USE - RESIDENTIAL

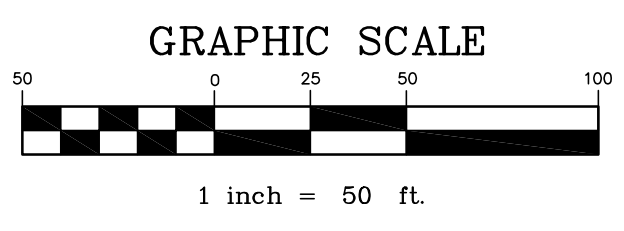
LANDS N/F OF
R&K LLC
953/291
ZONED - CAR
CURRENT USE - RESIDENTIAL

LANDS N/F OF
GREAT OAK LANDING, L.P.
E.H.P. 198/241
ZONED - RC & RC
CURRENT USE - COMMERCIAL

EVENTS PARKING TO UTILIZE EXISTING LAWN AREAS IN AREAS SHOWN. EXACT LAYOUT SUBJECT TO DIRECTION BY THE GREAT OAK MANOR STAFF. 50 SPACES GRAPHICALLY REPRESENTED.

EVENT PARKING REQUIREMENTS

1 space/3 people X 150 PEOPLE = 50 SPACES
50 PARKING PROVIDED ONSITE AND OFFSITE ON LAWN AREAS FOR 10 TO 15 EVENTS ANNUALLY





Event Agreement for Your Wedding

This agreement is made and agreed to this _____ day of _____, 2020 between Great Oak _____ (client). This agreement shall become null and void if a copy signed by the Client and the requested deposit are not received by Great Oak Manor within 15 calendar days of the above date.

The Event shall occur on _____ with an onsite ceremony and reception not to exceed 150 guests including the wedding party.

Great Oak Manor agrees to provide the following as part of the Event Agreement:

- Use of waterfront property (may be tented) for ceremony and reception.
- Use of all interior common rooms (Conservatory, Library, Music Room, Chesapeake & Dining Room) for any wedding set-up or activities such as the pre-wedding event or other wedding activities. Any moving of furniture must be preapproved by Great Oak Manor staff.
- Use of the normal property amenities such as beach, kayaks, canoe, paddleboards, bikes, etc. for all overnight lodging guests on the property.
- Use of the kitchen by caterer under limited conditions. Caterer must discuss use with Great Oak Manor representative prior to permission being granted.
- Thirteen guest rooms for 2 nights of lodging with no more than 26 guests to be assigned without paying the extra person fee of \$50 per night. Guest rooms are blocked and required to host your wedding at the Manor. No rooms will be assigned until you provide a rooming list. Two-night minimum is required for all weekend stays; three-night minimum is required for holiday stays.
- Full breakfast for all overnight lodging guests of Great Oak Manor each morning during normal serving times.
- A designated Great Oak Manor staff member will be onsite before, during, and after the event to oversee deliveries, set-up as well as oversee the cleanup.

Pricing for this event will be a fee payable to Great Oak Manor of \$ _____ plus state and local sales taxes: Site fee is non-refundable once contract is signed and approved by both parties, and payable via payments to be made in advance.

Property and Grounds Site Fee:	\$
12 Guest Rooms- 2 nights	\$
Carriage House-2 nights	\$
State/ County tax:	\$
Service Fee:	\$
Total charges after tax:	\$ _____
Total payments:	\$ _____
Remaining balance:	\$ _____

A non-refundable deposit in the amount of \$500.00 is required to reserve the date requested. **Within 15 days, a signed contract and an additional \$1,500.00 non-refundable deposit are required**; this is reflected in the payment structure shown below. Payment in the form of check is required for the remaining payments made to Great Oak Manor. Payments for deposit may be made by credit card and will be assessed a 3% processing fee. Fees shall be made payable on the following schedule of four payments.

Payment 1 due _____	\$ _____	
Payment 2 due _____	\$ _____	
Payment 3 due _____	\$ _____	
Payment 4 due _____	\$ _____	plus \$500.00 security/damage deposit

A security/damage deposit of \$500.00 is required for events and is due with payment 4.

The Property and Grounds Site Fee is a base rental fee for an event with _____ guests or less, additional guests will incur additional fees. No adjustment in the contract price will be made for any reason, including Client's utilization of less than all the guest rooms and amenities available to Client.

The Client agrees to follow the Event Rules and Regulations attached, ensuring that all guests heed these rules. The Client agrees not to cause and not permit Client's guests or vendors to cause any damage to the grounds, exterior, and interior of the inn, including all construction, furnishings, and accessories. Any costs to replace or repair damages will be deducted from the security deposit. The balance of the security deposit will be refunded, after any and all damages have been determined and repairs, no more than 30 days after the event.

CANCELLATION POLICY: A non-refundable deposit in the amount of \$2,000.00 is required to reserve the date requested. Contracts canceled less than 9 months from the wedding date will be held responsible for the total contract amount agreed upon in this contract. Contracts canceled by Great Oak Manor will result in full refund, less any deposits or payments made to outside vendors on your behalf.

Client agrees that Great Oak Manor, and its owners, managers, and employees, shall not be liable for losses, damages (including attorney's fees, court costs, and consequential damages), detention, delay or failure to perform in whole or in part resulting from causes beyond its reasonable control. Client acknowledges there are events the Parties could not have foreseen or the occurrence and consequences of which could not have been avoided and reasonably prevented, which could result in Great Oak Manor being unable to perform its obligations under this Agreement. Such events may cause Great Oak Manor's performance to be impractical, inadvisable, commercially impractical, illegal, or impossible to perform. These events include but are not limited to acts of God, acts of terrorism, fires, storms, pandemics, quarantines, epidemics, acts of nature, floods, inclement weather conditions, power outages, strikes, riots, embargos, delays in transportation, inability to obtain supplies or requirements, government actions or regulations of the United States Government or any other civil or military authority (to include any local legislation regarding liquor license requirements) or any other emergency. Client further acknowledges that should such an event occur, Client shall not receive a refund.

Client agrees that last-minute cancellations of outdoor site use due to inclement weather will not result in a refund.

If the above causes event to be moved to a future date, Great Oak Manor reserves the right to add change fees not to exceed 5% of the contract. If the fee is changed it will be based on prevailing Venue fees and Guest Room Rates for the new date. All deposits and payments will be applied to the new date, and the contract will be amended.

For the safety of all involved, should hazardous weather occur, such as tornado watches and warnings, severe thunderstorm, hail, lightning strikes, earthquake, other acts of nature or any other emergency, Great Oak Manor reserves the right to mandate taking shelter, moving ceremony and/or reception locations, stopping alcoholic beverage serving, requiring DJs and bands to switch to acoustic, adjust volumes or terminate performances until hazardous weather is deemed no longer a threat, and halting all employee services if actions put them in harm's way. If hazardous weather requires the evacuation of our property for the safety of our guests, the event will be terminated, and guests will be required to vacate the premises. Client acknowledges that should said hazardous weather occur, Client shall not receive a refund.

INDEMNIFICATION OF GREAT OAK MANOR: The Client shall, at the Client's sole cost and expense, defend, indemnify, release and hold harmless Great Oak Manor, its owners, agents and employees ("Indemnitees") from and against any and all loss, damage, liability, and expense imposed upon, incurred by, or asserted against them, including attorney's fees and costs of defense, from any of the following: (a) Client's use of the premises in connection with the Event; (b) any activity, negligence, or other thing done, permitted or suffered by Client about the premises to the extent done by Client or any agent, employee, guest, invitee, or contractor of Client; (c) any accident, injury to or death of persons or loss of or damage to property in connection with the Event; or (e) any failure of Client or any agent, employee, guest, invitee, or contractor of Client to fully comply with any applicable laws; provided that Client shall not have any obligation to indemnify, defend, or hold any Indemnitee harmless against any loss, damage, liability, or expense

resulting directly and solely from the gross negligence or willful misconduct of such Indemnitees. This paragraph shall survive payment in full of all amounts due under this Agreement and performance of all the other obligations contained in this Agreement, shall not be extinguished by any other event occurrence whatsoever.

ARBITRATION: Any dispute arising out of this Agreement shall be resolved through mandatory, binding, and exclusive arbitration in Kent County, Maryland, pursuant to the Maryland Uniform Arbitration Act. Such arbitration shall be before a single neutral arbitrator. The parties may conduct only essential discovery prior to the hearing, as defined by the arbitrator. The arbitrator shall issue a written decision, which contains the essential findings and conclusions on which the decision is based. Judgment upon the determination or award rendered by the arbitrator may be entered in any court in Kent County having jurisdiction thereof.

This Agreement may not be modified except in writing signed by both the Client and Great Oak Manor.

GREAT OAK MANOR

_____ By: _____ Date _____

_____ Date _____

CLIENT

_____ Date _____

CLIENT



Event Rules and Regulations for Wedding of _____(client).

1. Check-in time is 3:00pm-7:00pm and Check out time is 11:00am.
2. Caterers shall have staff present until all guests have left, and Great Oak Manor's property is presentable for the next day's breakfast.
3. Caterers shall remove trash from property at the end of the night.
4. All events using tents and/or with 60 guests or more must use a comfort station.
5. Early delivery of items to be stored at Great Oak Manor prior to the event must be agreed upon by both parties.
6. Damage to the Manor- The client is responsible for any and all damage to the facility (furnishings, equipment, accessories, artwork, plants, etc.) and/or grounds that occur during the event. If any such damage occurs, Great Oak Manor shall deduct the cost of all repairs and/or replacements from the security/damage deposit.
7. All events over 25 guests must involve the use of a licensed and insured caterer. Non-Alcoholic Refreshments can be provided for non-lodging guests at an additional charge. The guest refrigerator is only for use by guests staying overnight at Great Oak Manor.
8. Music-Great Oak Manor reserves the right and authority to lower volume or shut down any inappropriate music. Out of respect for our neighbors, outside music must end by 10:00 pm.
9. Bride and Groom-Nothing should be thrown either inside or outside the Manor without prior permission. This includes rice, birdseed, confetti, balloons, etc. Flower petals or small bubbles are approved. If anything is thrown on the Manor property, a cleanup charge will be deducted from the security deposit (minimum of \$100.00).
10. Decorations-Absolutely nothing may be hung, nailed, or taped to the walls, ceilings, or floors of the Manor. Decorations may be secured to any exterior posts with covered florist wires or monofilament. Repairs for any damage to surfaces of the Manor will be charged to the Client. Plants and flowers supplied for the décor must have protective covers on the bottoms to prevent water dripping and soil spills onto wooden floors, carpets, or tables.

11. Candles-Candles are NOT permitted for use with any catered event in the Manor.
Candles are not allowed in guest rooms.
12. Smoking-Great Oak Manor is a smoke-free facility. Please use the designated area and ask for an ashtray for disposal of smoking materials. Smoking inside any guest room or common area will result in a charge of \$200 **per incident**. This fee will be deducted from the security deposit.
13. Parking-Onsite parking is available for approximately 75 cars. Vehicles may not Block or Park on the public roads or shoulders at any time. Great Oak Manor will not assume any responsibility or liability for any loss or damage to Client's or guest vehicles parked on their property, including any vehicles left overnight. Great Oak Manor staff will assist with parking and direct guests to the ceremony site. Valet parking is not provided, but client can hire valet parking attendants with the approval of Great Oak Manor staff.
14. Alcohol
 - a. Client shall assure that no one under the age of 21 is served alcohol.
Service of all alcohol will be by professional, TIPS certified bartenders either supplied by the caterer or contracted for separately. Proof of insurance must be submitted to Great Oak Manor 30 days prior to event.
 - b. Great Oak Manor reserves the right to suspend service of all beverages as we find it necessary to protect either the property or the guests.
 - c. Great Oak Manor will not be responsible or accept liability for injury, death and/or property damage resulting from any incident before, during, or after your event.
 - d. Client must remove all unopened alcohol at the end of the event. The Manor will not be responsible for storage.
15. Client may tour the Manor with their vendors and consultants with advance notification provided. Deliveries and set-ups scheduled by the Client need to be coordinated with the Manor, including florists, musicians, photographers, and third-party vendors such as rental companies and decorators, etc. Third-party vendors are requested not to arrive at the Manor to set up more than four hours before the scheduled start time of the event unless prior arrangements have been made with the Manor.
16. Trash-Client is responsible for the removal of all trash and garbage resulting from the rehearsal dinner, reception, and any activities involving in-house guests and visiting guests. Please consult with your caterer to make arrangements with them for trash removal during catered events. A fee of \$10 per bag plus \$30 per hour of labor will be charged if Great Oak Manor is left to clean and remove trash, this fee will be taken out of the security/damage deposit.
17. If for any reason damage or additional fees exceed Security Deposit Client agrees to pay the balance.

- 18. Eastern Shore Tents & Events is the exclusive tent vendor at Great Oak Manor.
- 19. Additional guests over the contracted amount will incur \$50 charge per person.
Additional guest count must be confirmed and fees paid 7 days prior to event.
Weddings less the contracted amount of guests for any reason will not be credited .

I, _____, have read, understand and agree to abide by the rules and regulations for the use of Great Oak Manor.

Signed:

Client

Date

Client

Date

Great Oak Manor

Date



We Stand For Service®

WSFS Bank Center
500 Delaware Avenue
Wilmington, Delaware 19801
wsfsbank.com

The County Commissioners of Kent County Maryland

Dept. Planning, Housing & Zoning

400 High Street

Chestertown, MD 21620

Attn: Carla Gerber

RE: Great Oak Manor

To Whom it may Concern,

Please be advised that WSFS Bank is prepared to issue an Irrevocable Letter of Credit as needed to support the pending project. Once project amounts are finalized the Bank is prepared to provide the Letter of Credit to the Beneficiary . Project estimates are currently \$16,400 for landscaping, \$11,000 for storm water management and \$4,200 for Sediment Control.

Regards,

Scott J. Sukeena

Vice President

302-633-5770



**The Neuberger Family
10736 Cliff Road
Great Oak
Chestertown, MD 21620**

March 25, 2021

Via E-mail Only
CGerber@kentgov.org

Attention Ms. Carla Gerber
Kent County Planning Commission
Chestertown, MD 21620

RE: Great Oak Manor - Preliminary Site Plan

Dear Commissioners,

We have lived here for many years now. The operations of Great Oak Manor (“GOM”) under its current ownership have been a source of endless problems preventing the quiet enjoyment of our property and our neighborhood. Unfortunately, the only respite from the noise, traffic and safety problems have not been the result of the neighborhood’s good faith negotiations which have long failed to resolve these problems but instead have arisen only as an unintended side effect of the social distancing, travel and capacity restrictions imposed because of the COVID-19 pandemic.

So without here recounting the long history of problems caused by the current ownership of GOM, as they are documented elsewhere, I write to request that the Planning Commission impose certain concrete, specific and enforceable conditions and guarantees upon GOM’s site plan application, including:

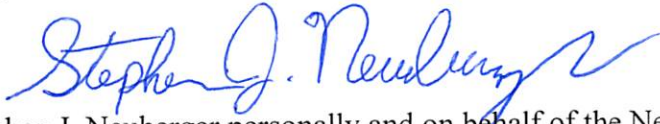
- a fixed 10:00 p.m. cutoff for any and all outdoor wedding festivities and any and all other gatherings and events held there.
- that the above condition be specifically defined to include any and all after-parties, bonfires, get-togethers and other gatherings, be they formal or informal, which take place after the main event.
- a mechanism to control and limit the volume.
- permanent physical sound barriers to mitigate the sound generated by these events.

When I’m reading a book at 11:00 p.m., indoors, with the windows closed and I’m still hearing the booming music blaring up from GOM, this is a problem.

Given the lengthy history of noise and other problems generated by GOM – including what we still refer to as the owner’s “drunken golf cart ride” up Cliff Road late at night to intimidate neighbors who objected to his excessive late night noise – such limits and conditions are reasonably necessary to protect the neighborhood and prevent GOM’s use from interfering with the quiet enjoyment of the neighboring homes in our neighborhood.

I urge you to reject GOM’s self-imposed “trust me” approach to this issue. In the words from the Disney classic Mary Poppins, these are just pie crust promises, easily made, easily broken.

Respectfully Submitted,

A handwritten signature in blue ink that reads "Stephen J. Neuberger". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Stephen J. Neuberger personally and on behalf of the Neuberger Family

Carla Gerber

From: adrian dover <[REDACTED]>
Sent: Wednesday, March 24, 2021 7:13 AM
To: Carla Gerber
Subject: Great Oak Manor - Proposed Expansion

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Hello Carla ,

Please see the attached letter from my wife and I. We are against the planned expansion of Great Oak Manor as we will be directly affected by the increase in road traffic in front of our home , as well as the resulting noise.

Kent County Planning Commission
Chestertown, MD 21620
Attn: Carla Gerber cgerber@kentgov.org

RE: Preliminary Site Plan Great Oak Manor

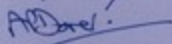
Dear Planning Commissioners:

To protect the quiet enjoyment of our property the undersigned request that as Conditions and Guarantees for possible approval of Great Oak Manor's site plan application the Planning Commission impose:

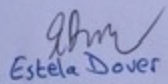
A fixed 10pm cutoff for outdoor wedding festivities, including "after-parties",
A volume limitation control
Permanent physical sound mitigation barriers,

Such reasonable limits and strict conditions are necessary to protect the residents from traffic nuisances and excessive noise that will occur each weekend that the Applicant holds wedding events.

Respectively,



Adrian Dover



Estela Dover

22400 Great Oak Landing Road,
Chestertown MD 21620

Best regards,
Adrian Dover

Sent from my iPad

March 26, 2021

Kent Planning Commission
400 High Street
Chestertown, Maryland 21620

Dear Planning Commissioners:

The neighbors of Great Oak Manor on Cliff Road find ourselves, once again, attempting to defend our rights as adjacent and nearby property owners of this business. We have voiced our concerns at every stage of overwhelmingly successful attempts by the current owner to expand his commercial business in our quiet, residential neighborhood on Cliff Road. Some of these have consisted of changing its designation from B & B to Country Inn, a permanent Zoning Text Amendment to allow unlimited growth of the business and its footprint, a liquor license, and now a permanent tent platform that will allow for unlimited growth of a "special event" side business not regulated by any Kent County zoning laws or that would be in line with a quiet Country Inn of 15 rooms. Attached to the original application under review, there were plans for two cottages along the bayfront, adding even more than Mr. Reed had ever alluded to when he wanted to become a Country Inn.

At every turn, the current Kent County Commissioners have ignored our pleas and given a clear advantage to the current owner/developer, who is neither a resident of Kent County or Maryland, nor a hands-on participant in the day-to-day operation of Great Oak Manor. He is simply an investor, and has stated this to members of our community. We all miss having the owner/operators be residents of the manor and true good neighbors on a daily basis. The past two innkeepers were not hired locally, thus even the top paying job here has been filled by out of state applicants, and did not contribute to top-level employment of Kent County residents.

We, the neighbors, ARE here day to day, especially on weekends when special events and their trappings rock the neighborhood into the night. Add to this days before to set up tents, and a day afterward to take it all down. Often, delivery vehicles and even wedding guests come to the deepest reaches of our property hunting for the wedding, asking where they can unload the new chairs we ordered or hurriedly change clothes before the wedding begins.

If the proposed permanent tent platform is to be considered, we ask that Conditions and Guarantees be attached permanently to any approval. Conditions and Guarantees that will convey to future owners when Mr. Reed decides to sell Great Oak Manor and move on to another investment opportunity. This is, as we all know, his line of business.

Two main issues we would like to see addressed by Conditions and Guarantees are:

- 1) **Size and frequency of events.** The only other designated Country Inn in the County, Brampton, limits their on-site weddings to a very small size. **We would like to see a limit of guests remain the same as the Country Inn dinner guest limit of 40 persons.** This number would not require bands with oversized sound equipment or loud DJs with powerful microphones. Long ago, Mr. Reed testified before county officials that the number of events would be no more than 8-10 a year. The convenience of a permanent tent platform with no established conditions of use could easily lead to many more. Noise mitigation such as sound absorption walls should be built into the design. Simple shrubbery borders will not suffice.
- 2) With the considerable extra volume of traffic that this commercial business adds to our privately maintained roads, we would like to see as previous owners offered on their own accord, **that the business operating as Great Oak Manor be permanently responsible for full maintenance of Cliff Road from Great Oak Landing Road at the corner of the golf course, up to the entrance of the commercially operated Great Oak Manor.** This would be a concrete gesture of being a “good neighbor”. Mr. Reed testified at your meeting of January 6, 2021, that he “repaired a pothole”. Other neighbors repair potholes all the time. Mr. Reed repaired one to our knowledge, when he had a large group of wedding guests coming in that weekend. It had been there for months.

In closing, the residents of Cliff Road have previously been instructed by the Commissioners and planning office to phone the Sheriff when the disturbances of a special event were beyond reason. We were told that the records of any complaints to the sheriff about a business would be examined at the time of any future requests on behalf of a business. Over the years we have made these calls when nothing else works. Have the records of complaints of disturbing the peace been reviewed as promised?

Thank you for your time and consideration one more time from the residents of Cliff Road.

Respectfully,

Bronwyn Fry

10650 Cliff Road, Chestertown, MD 21620

Carla Gerber

From: Dennis Cox <[REDACTED]>
Sent: Wednesday, March 24, 2021 11:17 PM
To: Carla Gerber
Cc: Cox Gaye
Subject: Great Oak Manor Expanded Event Facility Application

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

As Cliff Road neighbors (10722) of Great Oak Manor, we are writing in support of Mr Reed's event facility expansion.

We believe, as proposed, it will continue to be an asset to our neighborhood. We particularly appreciate the elements of his proposal which control noise, limit the impact of traffic, and outlines the frequency and hours of operation.

To help secure the enduring success of Great Oak Manor and the ongoing support of it's Cliff Road neighbors, we do request that the specific limitations and physical elements outlined in the plan application be included as conditions of the commission's approval.

Mr. and Mrs Dennis F. Cox
10722 Cliff Road
Chestertown, MD

Sent from my iPad

March 24, 2021

Kent County Planning Commission
Chestertown, MD 21620
Attn: Carla Gerber cgerber@kentgov.org

RE: Preliminary Site Plan Great Oak Manor

Dear Planning Commissioners:

My wife and I wanted to take the opportunity to address the above-captioned matter as the homeowners of 10716 Cliff Road. First and foremost, we do not generally oppose Mr. Reed's efforts to enhance his pecuniary returns relative to the Great Oak Manor. However, we believe those efforts must take into consideration the covenant of quiet enjoyment to which we are entitled. Unfortunately, we appear to be living in a society which respect for others has taken on both a pejorative and dismissive meaning. Hopefully, we are mistaken as to Mr. Reed's intent. As such, we recommend a proper balancing of interests. This will enable all interested parties to receive those needed benefits and assure a reasonable compromise.

Our suggestion is to impose conditions of use which constitute a proviso to the approval of the Great Oak Manor Site Plan application. Those conditions of use should also be enforceable if a breach occurs. We suggest the following conditions:

A fixed 10pm cutoff for outdoor event festivities, including but not limited to weddings and "after parties; Volume be limited to less than 80db to protect the hearing of those attending the event; Permanent physical sound mitigation barriers or similar barriers to mitigate excessive volume.

Furthermore, to ensure enforceability, violations of conditions should impose a financial penalty. Five Hundred \$500.00 for the first violation; One Thousand \$1,000.00 for the second violation; Twenty-Five Hundred \$2,500.00 for the third violation. After the third violation, Great Oak Manor's use license should be suspended until such time that Kent County can be provided adequate assurances that future violations would not occur.

Lastly, the above requested limits and conditions we suggest are reasonable and enable Great Oak Manor to provide events to patrons and protect the interests of the homeowners who need protections from excessive noise and traffic which occurs each weekend when the Applicant holds outdoor events.

Respectfully submitted,


Joel P. Trigiani

Denise Ghee



March 25, 2021

Kent County Planning Commission
Chestertown, MD 21620
Attn: Carla Gerber cgerber@kentgov.org

RE: Preliminary Site Plan Great Oak Manor

Dear Planning Commissioners:

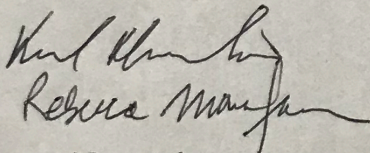
As homeowners of 10840 Cliff Road, we would like to voice our concerns about the Preliminary Site Plan for Great Oak Manor. We believe that the interests of both Great Oak Manor and its neighbors, who enjoy the quiet location where we have chosen to live, must be considered. To protect the quiet enjoyment of our property the undersigned request that as Conditions and Guarantees for possible approval of Great Oak Manor's site plan application the Planning Commission impose:

A fixed 10pm cutoff for outdoor events including, but not limited to, weddings and "after-parties"
A volume limitation control to <80 db
Permanent physical sound mitigation barriers

Furthermore, to ensure enforceability, violations of conditions should impose a financial penalty. Five Hundred \$500.00 for the first violation; One Thousand \$1,000.00 for the second violation; Twenty-Five Hundred \$2,500.00 for the third violation. After the third violation, Great Oak Manor's use license should be suspended until such time that Kent County can be provided adequate assurances that future violations would not occur.

These reasonable limits and conditions are reasonable and allow Great Oak Manor to host events for patrons and protect the interests of homeowners from the excessive noise and traffic nuisances which occur each weekend that the Applicant holds outdoor events.

Respectfully,



Kevin and Rebecca Mountain
10840 Cliff Road
Chestertown, MD 21620

KEN FULGINITI
10752 Cliff Road
Chestertown, MD 21620

March 24, 2021

VIA E-MAIL

Kent County Planning Commission
400 High Street
Chestertown, MD 21620
ATTN: Carla Gerber
cgerber@kentgov.org

RE: Preliminary Site Plan-Great Oak Manor

Dear Planning Commissioners:

I own the property at 10752 Cliff Road, Chestertown, Maryland. To be able to enjoy my property, I am requesting that as a condition and guarantee for the possible approval of the Great Oak Manor Site Plan Application, the Planning Commission impose the following:

1. A fixed 10:00 p.m. cutoff for outdoor wedding festivities, including “after parties”;
2. A volume limitation; and
3. Permanent physical sound mitigation barriers.

These reasonable limits and conditions are necessary to protect those of us who wish to enjoy our properties without excessive noise and traffic nuisances generated every weekend that the applicant holds outdoor events.

If you have any questions, please feel free to contact me.

Respectfully,

Ken Fulginiti

KEN FULGINITI

March 26, 2021

Kent County Planning Commission
Attention: Carla Gerber

Re: Great Oak Manor Application Request

Dear Ms. Gerber,

As a resident of Great Oak and a neighbor to Great Oak Manor, I am requesting serious consideration of the concerns regarding the Great Oak Manor project's impact. We understand the application to be considered on April 1 is a modified plan to Phase 1 of their application. I know in the near future we will have to address the rest of the proposed plans for the property.

We are a small, quiet community with an active Marina and now a request to increase the Manor House activity. The demand for a permanent venue for weddings sounds innocent; however, as a neighbor that lives next door (our properties connect), it is a nightmare. The traffic to and from the property, and the noise of the events is already unbearable at times. Our community residents have met with the non-resident owner and have discussed – if the Kent County Planning Commission approves their request – limiting the end time of all events and the size of the events. While we are not against economic development, we ask for consideration as residents of the County and taxpayers. Therefore, while a permanent wedding tent site is not desired at all, we are begging you to, at a minimum, include provisions as Conditions and Guarantees for the application.

Of course, I feel helpless in this situation, as we are quite aware that economic development is a priority for the County. But, think about if you lived next door to such a venue with no noise or time restrictions; had to travel on a failing road to reach our properties (that this application will impact even further), and had drunken people partying late into the evening. Just think if some of the party-goers wandered into the community – a genuine crime concern.

Ms. Gerber, please ensure that my letter is read to the full Planning Commission. I hope the Planning Commissioners' love for this County, respect for its taxpayers, and commitment to our quality of life will be considered in this application's review process.

All the best,

Vita Pickrum

Vita Pickrum (wife of William Pickrum)
10590 Cliff Road
Chestertown, Maryland 21620



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Rob Tracey, Community Planner
Meeting: April 1, 2021
Subject: ACED, LLC: Special Exception- Adaptive Reuse of a Historic Structure

EXECUTIVE SUMMARY

Request by Applicant

David and Eileen Smack, members ACED, LLC, are requesting a special exception for an adaptive reuse of a historic structure on their property located at 22622 Handy Point Road. Dr. & Mrs. Smack propose to renovate the existing two-story dwelling into a reservation-only tasting room for their small, “Boutique” winery located on their adjacent 80-acre farm. According to the applicant’s research, the lot upon which the dwelling is located was originally part of the 1658 Great Oak Manor land grant held by one of the most controversial and influential Colonial Governors of the Maryland Colony. This historic farm was subsequently patented and owned for over a century by one of the founding Quaker families of Kent County and the Maryland colony. The structure was originally constructed in the early 1940’s and was remodeled in 2008 to complement the existing period historic features of the circa 1790 Main house on their adjacent farm. The house is not listed on the Maryland Historic Inventory of Properties. The 1.6-acre property is zoned Resource Conservation District, RCD, and located in the 6th Election District.

Public Process

Per Maryland State Law and Article VII, Section 6.2 of the Kent County *Land Use Ordinance* the Planning Commission shall send a recommendation to the Board of Appeals on special exceptions for the adaptive reuse of historic structures.

Summary of Staff Report

The applicant has addressed all specific and general special exception standards. The intent of the special exception provisions is to provide for certain uses with unique characteristics. The Commission must consider the impact of the uniqueness of these characteristics upon neighboring uses, the surrounding area, and the public need for the particular use at the particular location. Limitations and standards are established by the special exception performance standards.

This application addresses all standards and outlines limitations on its proposed uses onsite. There is a definite uniqueness to the applicant’s site and the historic structure specifically. The use as proposed, in conjunction with the limitations outlined, offers a novel community interface with a valuable historic structure.

Recommendation

Staff recommends approval of the special exception conditioned upon site plan approval.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: ACED, LLC – Special Exception, Adaptive Reuse of Historic Structure
DATE: March 26, 2021

DESCRIPTION OF PROPOSAL

David and Eileen Smack, members ACED, LLC, are requesting a special exception for an adaptive reuse of a historic structure on their property located at 22622 Handy Point Road. Dr. and Mrs. Smack propose to renovate the existing two-story dwelling into a reservation-only tasting room for their small, “Boutique” winery located on their adjacent 80-acre farm. According to the applicant’s research, the lot upon which the dwelling is located was originally part of the 1658 Great Oak Manor land grant held by one of the most controversial and influential Colonial Governors of the Maryland Colony. This historic farm was subsequently patented and owned for over a century by one of the founding Quaker families of Kent County and the Maryland colony. The structure was originally constructed in the early 1940’s and was remodeled in 2008 to complement the existing period historic features of the circa 1790 Main house on their adjacent farm. The house is not listed on the Maryland Historic Inventory of Properties.

The 1.6-acre property is zoned Resource Conservation District, RCD, and located in the 6th Election District. The property is currently improved with a two-story dwelling. The surrounding area is characterized by agricultural and forested land with sparse residential development. This property is located approximately seven-miles north-west of the Town of Chestertown.

RELEVANT ISSUES

I. Special Exception – Specific Standards for Adaptive Reuse of Historic Structures

A. *Comprehensive Plan:*

- The County seeks the adaptive reuse of historic structures and resources as appropriate, through the development review process. (Page 127)
- Assist property owners in preserving historic sites. (Page 124)

B. *Applicable Laws:* Article V, Section 2.3 identifies the adaptive reuse of historic structures as a special exception in RCD, subject to site plan review and standards found in Article VII.

Article VII, Section 7.4 of the Kent County Land Use Ordinance authorizes the Kent County Board of Appeals to grant a special exception for the adaptive reuse of historic structures in RCD provided the application complies with the following:

- a. Structures shall be listed in the Kent County Historic Site Survey or approved as a historically significant structure by the Planning Commission.
- b. It is shown that exterior changes to site structures will be minimized. Extensions or enlargement of the principal and accessory structures may not exceed 25% of the gross floor area of each individual building above that which existed as of August 1, 1989. Enlargements shall be designed in keeping with the character of the building.
- c. Landscaping is in keeping with the character of the building.
- d. The site must have access to a public road adequate to handle traffic generated. The proposed use shall not generate traffic of a type or amount inappropriate for all access roads and the surrounding area. The use does not require road improvements detrimental to the character of the area.

- e. The number of dwellings shall not exceed the density permitted in the district in which the structure is located.
- f. The proposed use does not create an unacceptable impact by way of noise, odor, noxious materials, or other nuisances.
- g. In RCD, adaptive reuse projects shall be limited to non-commercial and non-industrial uses.

C. *Staff and TAC Comments:*

- a. According to the applicant's research, the lot upon which the dwelling is located was originally part of the 1658 Great Oak Manor land grant held by one of the most controversial and influential Colonial Governors of the Maryland Colony. This historic farm was subsequently patented and owned for over a century by one of the founding Quaker families of Kent County and the Maryland colony. The structure was originally constructed in the early 1940's. The structure is not listed in the Maryland Historic Inventory of Properties (MIHP). The house was remodeled to compliment the features of the historic structure located on their adjacent farm. Please see the attached narrative relative to the history of the building and the overall project proposal.
- b. The applicant intends to preserve the history of the property and no alternations to the building are proposed at this time.
- c. The aerial of the property identifies existing forest on the east portion of the property along the water. Landscaping is in keeping with the character of the building.
- d. The applicant proposes access to the site from the existing driveway on Handy Point Road. The proposed use will have minimal impact on traffic. No vegetation will be removed, and the proposed tasting room will be located in the interior of the existing house.
- e. The number of dwellings does not exceed the density permitted in the Resource Conservation District.
- f. The proposed use does not create an unacceptable impact by way of noise, odor, noxious materials, or other nuisances.

III. Special Exception - General Standards

A. *Comprehensive Plan:*

- The County will continue to promote the compatible adaptive reuse of significant historic structures through the use of flexible protocols. (Page 124)

B. *Applicable Law:* Article VII, Section 2 of the Kent County Land Use Ordinance requires that the Board of Appeals make findings on the following where appropriate:

- 1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
- 2. Traffic Patterns;
- 3. Nature of surrounding area;
- 4. Proximity of dwellings, houses of worship, schools, public structures, and other places of public gathering;
- 5. The impact of the development or project on community facilities and services;
- 6. Preservation of cultural and historic landmarks, significant natural features and trees;
- 7. Probable effect of noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties;
- 8. The purpose and intent of this Ordinance as set forth in Article II;
- 9. Design, environmental, and other standards of this Ordinance as set forth in Article V;

10. The most appropriate use of land and structure;
11. Conservation of property values;
12. The proposed development's impact on water quality;
13. Impact on fish, wildlife and plant habitat;
14. Consistency with the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan;
15. Consistency with the Critical Area Program; and
16. Compatibility with existing and planned land use as described in the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan.

C. *Staff and TAC Comments:*

1. The site will continue to be accessed by the existing driveway.
2. The surrounding area is characterized by sparse residential development and is surrounded by both agricultural and forested land.
3. This property is located approximately seven miles north-west of the Town of Chestertown where the closest churches, schools, and places of public gathering are located.
4. The site is served by private well and septic. The Kent County Health Department provided the following comment: An adequate sewage reserve area will need to be established for the proposed use.
5. The Comprehensive Plan and the Ordinance encourage the preservation of historic structures. The full scope of the proposal of the uses onsite has been described, identified, and limited by the applicant in the narrative.
6. The applicant has outlined use of the property which is specific and clearly defined which should not have a negative impact on property values.
7. The proposed use is considered agriculture and will be conducted within the interior of the existing structure. No additions or additional lot coverage will be added.
8. The proposal is consistent with many Comprehensive Plan strategies concerning preservation of historic structures.

IV Site Plan Review

- A. *Applicable Law:* Article VI, Section 5 of the Kent County Land Use Ordinance outlines the procedures and requirements for site plan review.

Site Development Plans are required to ensure that new development complies with the Comprehensive Plan, Land Use Ordinance, Village Master Plans and other agency requirements, thereby promoting the health, safety, and general welfare of Kent County residents.

All other commercial and industrial development, multi-family dwellings, special exceptions, public facilities, and quasi-public facilities require Major Site plan Review - Concept Plan, Preliminary Plan and Final Plan. The Technical Advisory Committee reviews these projects. The Planning Commission reviews and approves major site plans. Where deemed appropriate by the Planning Director, the final site plan may be combined with the preliminary site plan. In unusual cases with a minor impact on the community, and with approval of the Planning Director, the concept, preliminary and final site plans may be combined.

At each stage of review the Planning Commission shall review the site plan and supporting documents taking into consideration the reasonable fulfillment of the following objectives:

- a. Conformance with the Comprehensive Plan and, where applicable, the Village Master

- Plan.
- b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
 - e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
 - g. Protection of abutting properties and County amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
 - h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - i. The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.
 - j. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.
- C. *Staff and TAC Comments:* Major site plan review has been deemed appropriate in this case.
- The proposal is consistent with many Comprehensive Plan strategies.
 - Areas of vehicular flow are clearly identified.
 - The property provides sufficient parking.
 - The use places reasonable demands on public services and infrastructure.
 - The proposed use will be conducted within an existing historic structure thereby protecting abutting properties from any undue disturbance caused by excessive or unreasonable noise, smoke, vapor fumes, dust, odors, glare, stormwater runoff, etc.
 - No tree or vegetation removal is proposed, and adequate screening currently exists.

STAFF RECOMMENDATIONS

The applicant has addressed all specific and general performance standards. The intent of the special exception provisions is to provide for certain uses with unique characteristics. The Commission must consider the impact of the uniqueness of these characteristics upon neighboring uses, the surrounding area, and the public need for the particular use at the particular location. Limitations and standards are established by the special exception performance standards.

This application addresses all standards and outlines limitations on its proposed uses onsite. There is a definite uniqueness to the applicant's site and the historic structure specifically. The use as proposed, in conjunction with the limitations outlined, offers a novel community interface with a valuable historic structure.

Staff recommends approval of the special exception conditioned upon site plan approval.

BOARD OF APPEALS APPLICATION

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7475 (phone) • 410-810-2932 (fax)

IN THE MATTER OF THE APPLICATION OF:
(Name, Address and Telephone Number of Applicant)
David P. Smack & Eileen A. Smack, members ACED, LLC
22620 & 22622 Handy Point Road
Chestertown, MD 21620
410-810-3131
Email: dsderm@aol.com

For Office Use Only:
Case Number/Date Filed: _____
Filed by: _____
Applicant: _____
Planning Commission: _____
Date of Hearing: _____
Parties Notified: _____
Notice in Paper: _____
Property Posted: _____

Please provide the email of the one person who will be responsible for responding to comments. Only this person will be contacted by staff and will be the person responsible for forwarding the comments or requests for additional information to any other interested parties. EMAIL: dsderm@aol.com

TO THE KENT COUNTY BOARD OF APPEALS: In accordance with Article VII Section 7.4

of the Kent County Zoning Ordinance, as amended, request is hereby made for:

 Appealing Decision of Kent County Zoning Administrator Variance
 X Special Exception Non-conforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 22622 Handy Point Road; Chestertown, MD 21620

In the 1st Election District of Kent County.

Size of lot or parcel of Land: 1.57 acres

Map: 0018 Parcel: 0002 Lot #: _____ Deed Ref: /00194/00170

List buildings already on property: Frame 1 1/2 story house

If subdivision, indicate lot and block number: _____

If there is a homeowners association, give name and address of association: _____

PRESENT ZONING OF PROPERTY: RCD

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.) Please see attached written narrative and surveyed site plan.

If appealing decision of Zoning Administrator, list date of their decision: _____

Present owner(s) of property: David P. Smack & Eileen A. Smack, members ACED, LLC

Telephone: 410-810-3131

If Applicant is not owner, please indicate your interest in this property: _____

Has property involved ever been subject to a previous application? _____ No

If so, please give Application Number and Date: _____

PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.

List all property measurements and dimensions of any buildings already on the property.

Put distances between present buildings or proposed buildings and property lines.

NAMES OF ADJOINING PROPERTY OWNERS:

Owner(s) on the North: _____ David P. Smack & Eileen A. Smack, members ACED, LLC

Owner(s) on the South: _____ David P. Smack & Eileen A. Smack, members ACED, LLC

Owner(s) to the East: _____ George Harms, GreenPoint Marina; Pepper Gilbert, Wharf at Handy Point

Owner(s) to the West: _____ David P. Smack & Eileen A. Smack, members ACED, LLC

Homeowners Association, name and address, if applicable: _____

BY SIGNING THIS APPLICATION, I GRANT MEMBERS AND ALTERNATE OF THE BOARD OF ZONING APPEALS THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION OR APPEAL.



Signature of Owner/Applicant/Agent or Attorney

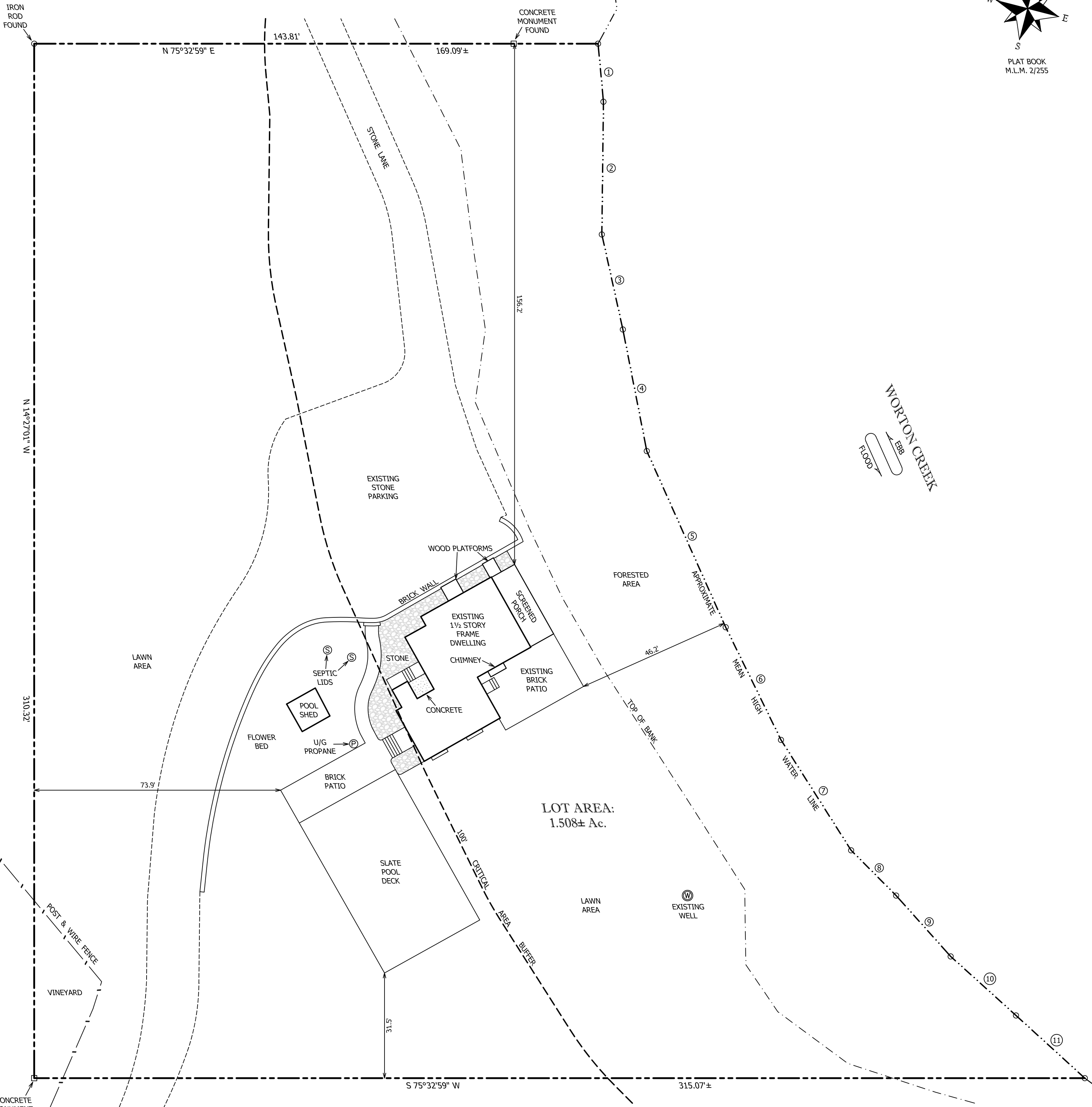
2/19/2021
Date

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by **\$350.00** filing fee made payable to the Board of Appeals. If you have any questions, contact Clerk at 410-778-7467.

NOTICE: Neither the Board of Appeals or the Planning Office is required to make out this Application. If the Planning Department assists you, it cannot be held responsible for its contents.

Applicants arriving more than 10 minutes after the scheduled hearing will not be heard and will be re-scheduled at the applicant's expense.

LANDS OF
ACED, LLC
PARCEL NO. 1 - M.L.M. 194/170
PLAT BOOK: M.L.M. 2/255



LOT AREA:
1.508± Ac.

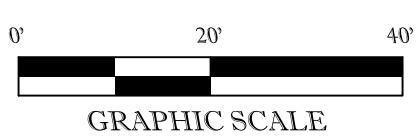
COURSES & DISTANCES ALONG APPROXIMATE MEAN HIGH WATER LINE OF WORTON CREEK

LINE	BEARING	DISTANCE
1	S 19°45'52" E	17.49'
2	S 13°45'16" E	39.81'
3	S 26°55'11" E	29.19'
4	S 25°35'15" E	37.17'
5	S 38°34'15" E	57.91'
6	S 40°34'32" E	37.65'
7	S 46°52'27" E	39.24'
8	S 59°17'17" E	19.14'
9	S 56°18'41" E	24.51'
10	S 62°20'34" E	26.41'
11	S 62°05'41" E	27.92'

LOT COVERAGE SUMMARY

HOUSE & SHED	1,516 Ft ²
BRICK, SLATE, & CONCRETE	3,032 Ft ²
DECORATIVE STONE	476 Ft ²
STONE DRIVEWAY	7,826 Ft ²
EXISTING TOTAL	12,850 Ft ²
SITE AREA	65,706 Ft ²

NOTES:
DEED REFERENCE: PARCEL NO. 2 - M.L.M. 194/170
PLAT BOOK: M.L.M. 2/255
PREMISES ADDRESS: 22622 HANDY POINT ROAD
CHESTERTOWN, MD. 21620
CURRENT ZONING: RCD



<p>SITE PLAN</p> <p>OF THE LANDS OF</p> <h1 style="margin: 0;">ACED, LLC</h1> <p>SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND</p> <p>TAX MAP 18, PARCEL 2</p> <p>PREPARED FOR: LANDS POINT WINERY & VINEYARDS</p>	<p>SCALE 1"=20'</p> <p>DRAWN BY WJE</p> <p>DATE 2/8/21</p> <p>JOB NO. 1276</p> <p>REVISIONS</p>	<p>EXTREME MEASURES LAND SURVEYORS</p> <p>Chestertown, MD 21620 PHONE 410-778-0147</p> <p>www.extrememeasuresllc.com</p>
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DESCRIPTION OF RELIEF REQUESTED:

We are requesting approval for the establishment of a farm-based commercial winery and tasting room to be opened to the public on our historic farm. This requires Kent County Planning & Zoning approval of a *Special Exception - Adaptive Reuse of a Historic Structure* located at 22622 Handy Point Road, Chestertown, MD 21620.

For background, our farm consists of two contiguous properties. An 80+ acre MALPF-eased historic farm property at 22620 Handy Point Road and a separate, but contiguous non-MALPF-eased 1.6-acre lot upon which the 22622 Handy Point Road structure is located (refer to aerial photo on page 3).

The 22622 structure was originally constructed in the early 1940's prior to being remodeled recently. The lot upon which it is located was originally part of the 1658 Great Oak Manor land grant held by one of the most controversial and influential Colonial Governors of the Maryland Colony. This historic farm was subsequently patented and owned for over a century by one of the founding Quaker families of Kent County and the Maryland colony. The circa 1790 Main house on the adjacent 22620 historic farm lot is listed on the Maryland Historical Trust State Historic Site Survey (K-239). Therefore, the 22622 structure for which we are requesting the *Special Exception – Adaptive Reuse of a Historic Structure* qualifies by being over 75 years old and by its location on property that is associated with persons who are important to the community or to specific developments in Maryland history.

In 2008, we constructed trellises and deer fencing, and planted 400 grape vines on approximately 0.7 acres of our 80+ acre farm. The farm possesses approximately 47 tillable acres, the balance of which is planted in either corn or soybeans. This will continue to be the case after the opening of the winery and tasting room. We have set aside approximately one acre adjacent to the established vineyard for possible future expansion of grape production that is currently maintained as pasture (see page 3).

Because their cultivation has a very limited environmental impact on adjacent waterways, wine grapes are an ideal crop to plant on Chesapeake Bay waterfront and watershed located farms. For the most part, the most-damaging farm runoff for the bay consists of soil erosion enhanced by tilling, excess nutrients and agrichemicals. Wine grapes are challenging to grow well in our area. This is due to the fact that our area typically receives too much rain, the groundwater table is too shallow and the soil too fertile. Leading experts in viticulture (grape growing for wine production) preach that when looking for an area to establish a vineyard you should ask the farmer what portion of his or her land has south facing slopes, a deep groundwater table, good water drainage, and is impossible to grow anything on without the use of fertilizer/nutrient application and irrigation. One of the finest, award winning vineyards and wineries in our state, “*Black Ankle Vineyards*” outside of Frederick, took this advice to heart and they are doing very well because of it.

Our farm, unfortunately for wine grape growing purposes, possesses fertile soil, an over-abundance of rain most years and a shallow groundwater table. However, we do have a south-facing slope and good water drainage. The less-than-ideal wine grape growing conditions on our farm forced us to plan our vineyard establishment carefully. We consulted Dr. Joe Fiola, the University of Maryland Cooperative Extension's wine grape expert, and solicited his advice on choosing which grape varieties to plant, the ideal vine spacing and arrangement to counteract the over-abundance of water and nutrients, and the proper utilization of training and pruning systems to maximize fruit quality. Even with this careful planning and expert advice, we had to work hard to create a productive vineyard yielding consistently high-quality fruit. We have never had to apply any fertilizers or nutrients over the past 12 years and we think the vines have actually been able to deplete the over-abundance of nutrients present in the soil enough over this time frame to create more ideal growing conditions; since our grape quality continues to improve over the past few vintages. The vineyard is never tilled, so soil erosion is nonexistent. The only sprays we apply consist of fungicides and mildewcides, and the occasional *Sevin* spray to prevent Japanese beetles from consuming all of our grape vine's leaves. We feel the presence of the vineyard has actually created a nice physical buffer between Worton Creek and the nutrient-requiring soy beans and corn grown on the rest of the farm.

The winery operation on the farm consumes a small amount of groundwater that is supplied by the Main house existing well. There is no liquid waste or waste water. Solid waste consists of pomace, which is made up of crushed grape skins and stems. This is composted and reused in the farm's gardens. Required electricity is supplied by our ground-based solar panel array.

In 2011, upon maturation of our vines and initiation of wine grape production, we set up a small temperature-controlled winery within one of the existing pole barns for the purposes of fermentation and aging of wine for our personal use to see how feasible wine and grape production was going to be on the farm.

Over the intervening years we have informally polled family and friends regarding the quality, taste and drinkability of our farm-produced wine with positive reviews. This positive assessment of the wine has held steady over 7 vintages giving us the confidence that we can convert our hobby into a commercially viable product for public consumption.

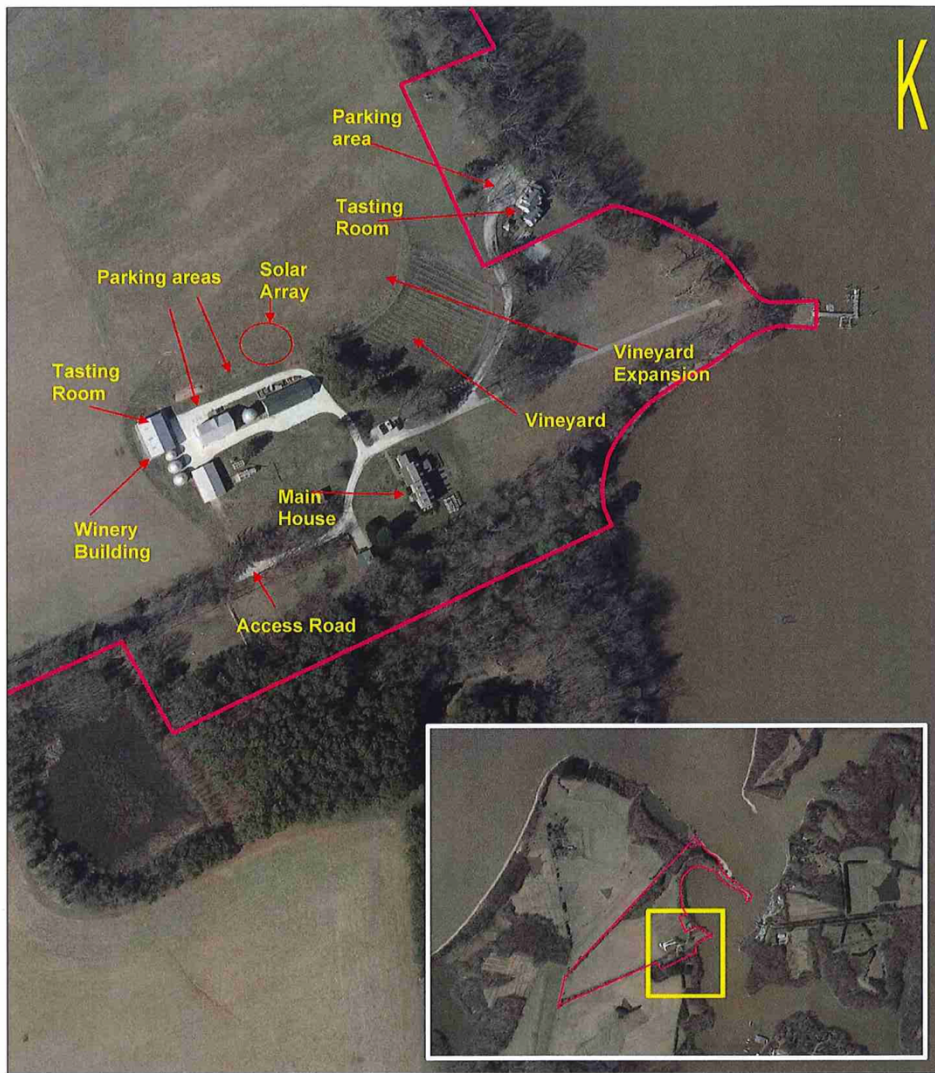
The 12-year deliberate approach we have taken in establishing this enterprise reflects our goals regarding the scale envisioned for this farm-based business. We very much value the privacy, tranquility, and quiet we currently experience on the farm.

Our vision for Lands Point Winery & Vineyards, LLC, is as a "Boutique", low-production volume winery. We plan for the Winery's income to cover vineyard and winery operating costs, and to help defray ongoing farm maintenance and property tax expenses.

As currently planted and established, the hobby winery has been averaging approximately 100+ cases of wine production per year. This production could be increased should there be a consumer demand. Our current plan is for most wine sales to be conducted with local restaurants and Maryland state-licensed reseller shops along with a small percentage occurring through a tasting room on the farm on a reservation-only basis.

We currently do not have any employees for the vineyard and winery operation. David manages the vineyard to include all pruning, spraying and anything else that is required. Eileen keeps the grass in the vineyard trimmed. David performs all of the wine making duties. Bottling is a group effort between family and friends. Harvest in the fall requires the help of family, friends and volunteers. Tasting room events may involve part-time workers. If the operation is successful and we are able to ramp up the size of the vineyard and increase wine production, full-time employees may be added.

ACED, LLC - David and Eileen Smack
Lands Point Winery & Vineyards, LLC
22620 Handy Point Road, Chestertown



Source: Kent County Department of Planning, Housing, and Zoning.
Aerial taken Spring 2019. Map prepared February 2020.

1 inch = 200 feet

Thus far, we have obtained Federal TTB approval for the winery operation, MALPF State board and Kent County Agricultural Preservation board approval and have submitted our Maryland state winery application and undergone their onsite inspection. Completion of our State application is contingent upon final Kent County Planning and Zoning approval.

We purposely placed the farm into the MALPF perpetual easement. We currently produce 100+ cases per year of wine and by commercial winery standards that is a small amount of wine.

As delineated in the attached State MALPF board Winery approval terms, we agreed as a condition of approval that should the MALPF-eased farm portion ever be sold, the winery approval is automatically rescinded and cannot transfer with the sale. Additionally, no events other than wine tastings may occur on the farm property. So, even though these conditions do not apply to the 22622 lot - no grapes can be grown and no wine can be produced since all of these activities occur on the MALPF-eased farm portion of the property.

The MALPF board granted approval for tastings to occur in the un-airconditioned pole barn that houses the winery and elsewhere on the 22620 MALPF-eased historic farm parcel. We are requesting that the structure located on the 22622 lot be utilized for more formal tastings in an air-conditioned setting. We view the tastings as reservation-only events from specific groups requesting tastings. We are not planning to have routine drive-up winery visitation hours. Our driveway is gated at the road. The MALPF board conditions of approval prevent us from hosting any large events such as weddings, concerts...etc. So, sound and traffic pollution should be minimal. Planned tastings will consist of small groups of people who reserve a tasting slot ahead of time, i.e.: Washington College groups, Yacht club groups and regattas, Kent County and other Historical Society group events, groups from any of the 3 commercial Marinas located on Worton Creek, clients of nearby Great Oak Bed & Breakfast, groups from nearby Great Oak Marina on Fairlee creek to outline a few possibilities. Meshing with Kent County's Comprehensive Plan, we hope to contribute to promoting Kent County as a destination for tourism, agritourism and experiential learning of early Maryland history. Most of our sales, however, are planned to involve local restaurants and local state-licensed wine resellers.

Limiting our tasting group size allows us to have ample parking utilizing our existing driveways and parking areas around the existing farm buildings and structures. No additions of impervious surface are requested. No additional structures or alterations to existing structures are requested.

HISTORY:

GOVERNOR JOSIAS FENDALL:

1658 – During the 23rd year since the founding of the Maryland Colony, the Great Oak Manor land grant was created. This tract was originally laid out on 16 August 1658 and formally granted to Lieutenant-General Josias Fendall (1628-1687), the 4th Proprietary Governor of the Maryland Colony, on 28 February 1659. Its boundaries were described as beginning south of the Sassafras River mouth where Steel Bone Creek flows into a small bay. In early records this creek was also referred to as Steepone Creek and the bay Steepone Bay, both mentioned in records of 1659; the modern name of Still Pond Creek is of later origin. Churn Creek, lying near Steel Bone Creek, is shown in a map dated 1670/73 (see below) drawn by early mapmaker Augustine Herrman (1605–1686), but left unnamed; it often appears in the land records from 1661 onwards. South of Steelpone Bay appears Beacon Bay (Worton Creek), more often called Bacon Bay (Worton Creek) in early deeds. Development began here in 1658 when Gov. Fendall and Captain Cornwallis took up lands on its shores. On the south side of the bay is Beacon Creek (Worton Creek). Here Gov. Josias Fendall took up his approximately 2,000-acre Great Oak Manor grant, which apparently was referring to a large oak tree on an oyster shell bank which marked the southwest corner of the property. In 1658 and thereafter for a time, the deed records used the name Fendall's Creek (Worton Creek) for this body of water, but Fendall fell into political disgrace in March of 1660 when he led a revolt, Fendall's Rebellion, against the 2nd Lord Baltimore. The "careful" mapmaker Herrman on his map instead refers to this water as Beacon Creek (Worton Creek). South from Beacon Creek is Farlo Creek, later called Farley or Fairlee Creek ("*Notes on Augustine Herrman's Map*", Maryland Historical Magazine.). The Great Oak Manor grant is a subject on the rent rolls of the Calvert Papers for Kent County, 1658, and Henry Hosier is listed as possessing 450 of the grant's 2,000 total acres. Fendall was subsequently pardoned by the 2nd Lord Baltimore following his rebellion, but had to resign his position as Proprietary Governor. Fendall's family never resided personally at Great Oak Manor, although he succeeded in clearing the forests to cultivate tobacco there.



1658-1660 – Concurrently elsewhere, the historic record indicates that the lands north of Beacon Creek (Worton Creek) attributed above to being part of the original Great Oak Manor grant actually became part of the Worton Manor land grant given to Henry Meese who assigned it to Col. Edward Carter of Virginia in 1660, and consisted of a 2,300-acre tract.¹

March 12, 1673 - Great Oak Manor was resurveyed and a grant given to John Van Neck on the upper ship point of the South side of Worton creek (location of modern Handy Point).

1673 to 1724 – The Great Oak Manor grant was subdivided into four farms, 450 acres of which on the South side of Worton Creek were owned by Henry Hosier (this parcel consisted of land that included the modern day 22620 & 22622 lots), James Barber (155 acres), William Frisby (422 acres) and William Harris (300 acres).

HOSIER FAMILY:

There are numerous Henry Hosiers found in the historic record. I have found five that appear to have connections to our farm. The historic excerpts presented in this narrative were obtained by accessing numerous online data bases to include: *familysearch.org* - which contains detailed information on Quaker family lineages, the archives of the state of Maryland at *msa.maryland.gov.com* and *query.mdarchives.state.md.us.com*, *myheritage.com*, *wikitree.com*, *ancestry.com*, *colonial-settlers-md-va.us.com* and *historicmapworks.com*. All cited paper references are listed in the bibliography at the end of this narrative. The five Henrys and other important family members originating in different generations who shared first names are distinguished from one another by supra-script sequential numerals.

HENRY^{#1}:

Henry^{#1} Hosier was born in Barton, Somerset, England 1630 and married to Johanna Jones. He immigrated likely by himself initially from Bristol, England to Calvert County of the Maryland colony by at least 1663 (likely before 1658 as noted in the paragraph above regarding the Calvert Papers Rent Rolls; one source listed his arrival as early as 1651). Henry^{#1} was a neighbor and close associate of Richard Johns^{#1} who was born in England in the early 1640's; his descendants founded Johns Hopkins University and Hospital. Henry^{#1} subsequently moved his residence to Kent County in 1670. This is the same year he petitioned the Colony of Maryland for land payment as compensation for his sponsorship of indentured servants transported to the colony. The compensated land was likely located in Kent County since he resided in this county from then on. He was a free, literate Gentleman and appointed by the 3rd Lord Baltimore, Charles Calvert, to serve as a justice and the coroner of Kent County from 1671 through 1683. He was also one of two appointed delegates, Maj. Joseph Wickes the other, representing Kent County in the Lower House of the Maryland colonial legislature during the 3rd Lord Baltimore's Proprietary Assembly convened from 1676-1684. He served as a member of the Lower House on the "*Committee of Trade*" and in both houses, Lower and Upper, on the committee "*Bringing in of Money into this Provence*". He was later dismissed from his Kent County justiceship in 1683 for purported misbehavior arising from the alleged collusion of he and two other justices, Major Joseph Wickes and Mr. Michael Miller, in their handling of a complex matter involving

the issuing of a tax levy for Kent County against the estate of William Bateman, a Constable of Langford Bay. This caused Bateman's estate to be sold off with a lack of due process to settle debts of the estate purportedly owed to Henry^{#1}, Wickes and Miller. This occurred when the three justices attempted to convene the Kent County court in New Yarmouth to create the tax levy and endeavored to enjoin Maj. James Ringgold, the fourth member of the court, to also sit on the court and create the required quorum of four justices. Maj. Ringgold refused. In response, Henry^{#1}, Wickes and Miller proceeded to illegally (absence of a court quorum) liquidate Bateman's estate. Subsequently, they shut down the court, refused to conduct any further legal proceedings and canceled several future scheduled proceedings blaming it on a lack of the required quorum of 4 justices. The three then filed a complaint with Charles Calvert the 3rd Lord Baltimore against Maj. Ringgold for dereliction of his duties for not establishing a quorum for the court. In response, Maj. Ringgold sent a lengthy letter to Lord Calvert defending his position and detailing several accusations against the three other justices. Accusations included premeditated fabrication of alleged debts owed by Bateman's estate to the three justices, and undocumented cancellation of an alleged debt owed by Henry^{#1} to the estate. In response, Lord Calvert convened the Kent County court and personally attended the proceedings in New Yarmouth on Eastern Neck on 28 August 1683. He listened to each side's arguments, weighed the evidence and sided with Maj. Ringgold. Lord Calvert awarded the Bateman estate proceeds to an orphan of the estate. He then threatened to "turn out" the three justices and relieve them of their duties. Maj. Wickes and Mr. Miller who personally attended the proceedings in New Yarmouth were fined twenty pounds of sterling each and admonished that should their behavior not be exemplary going forward they would be dismissed from their positions as justices. Lord Calvert also ordered the Kent County Sheriff to ensure that Henry^{#1} be in attendance at the next hearing on this matter, which would be held before the next Provincial Court at St. Mary's City scheduled for 7 November 1683. No further excuses were to be tolerated for not attending. Henry^{#1} did not take this lying down. During the subsequent annual October 1683 meeting of the 3rd Lord Baltimore's Proprietary Assembly, he authored legislation to provide for "*Immunity of Legislators*". He did this the very same day after being presented with Lord Calvert's summons by the Sheriff of Kent County. Subsequent to this in November 1683, Henry^{#1} did appear in the Provincial Court, submitted to Lord Calvert, was released, and then dismissed as a Kent County justice and coroner.

Henry^{#1} continued to serve as a delegate to the 3rd Lord Baltimore's Proprietary Assembly until his death and only then was an election held to replace him as a delegate. Henry^{#1} had a son named Henry^{#2} (born 1659) along with daughters named Elizabeth (born 1643), Johanna (born 1652), and Mary (born 1656). All of the children were likely born in England since it appears his wife and children did not join him in the Maryland colony until several years after his arrival. He died in Kent County on 3 May 1686. He was an active follower of the Quaker faith since in his last Will and Testament dated 5 January 1685-86, he requested his burial be handled by the Friends of the local Kent County Quaker Meeting.

The Will, also, mentions his "*most rebellious children*", daughter Johanna and her husband Minister Morgan Jones (occupation also listed as a tanner elsewhere) who received only 200lbs of tobacco each. Several years later after Henry^{#1}'s passing, a court case appears where Morgan Jones sued Henry^{#2} to gain possession of a cow and calf and 1,600 pounds of tobacco given to him by his sister-in-law and Henry^{#2}'s sister, Mary Hosier. Jones won the case.

Interestingly, one summary of Henry^{#1}'s last Will and Testament suggested that 2/3's of his *personal* estate was conveyed to his daughter Elizabeth Hosier, and 1/3 to son Henry^{#2}. Elizabeth married Thomas Norris Jr. (born 1638) of St. Mary's County in 1671. Norris died in 1683, leaving Elizabeth widowed with young children. The asymmetric *personal* estate division might have reflected Henry^{#1}'s concern for Elizabeth's and his grandchildren's welfare. His other daughters were already well-provided for by their husbands. Elizabeth did apparently re-marry to John Abbott (born 1637) in 1690. However, another summary I found, indicates that his son Henry^{#2} was the Executor and residuary legatee of Henry^{#1}'s estate, *real* and *personal*; in other words, he got everything. In legalese, *real* estate refers to land and dwellings, while *personal* estate refers to jewelry, furniture, clothes, china, servants...etc. So, Elizabeth may have received 2/3's of his *personal* estate, and Henry^{#2} the remaining 1/3 along with all of Henry^{#1}'s *real* estate. Either way, as shown below, the land (*real* estate) that comprises our farm continued through Henry^{#2}'s lineage.

Henry^{#1} had plantations and land holdings in Calvert and Kent Counties and was heavily involved in the cultivation of tobacco. This required a large work force and to fill this need Henry^{#1} engaged in extensive use of the head rights or land rights system. Cecil Calvert, 2nd Lord Baltimore adopted the headrights system whereby any settler who financed their own passage to the colony was promised 50 acres of land. In addition, those who financed the passage of others also received an additional 50 acres per person they transported to the Maryland colony. Indentured contracts obligated the servants to their sponsor for a time period of typically 5 to 7 years. To ordinary English farmers who could pay their own way, the headrights system offered a powerful incentive to move to Maryland. For the wealthy gentry, the system promised even more; the ability to easily acquire vast plantations worked by large numbers of indentured laborers whose transport to the colony entitled them to the estates they now owned. Henry^{#1} sponsored and recruited 21 indentured servants from England to the Maryland colony and in 1670 he formally requested his payment of 1,050 acres of land owed him by the colony. Aside from Henry^{#1}'s Great Oak Manor holdings he also, in 1671, patented "*Tulley's Fancy*". This parcel was originally a 100-acre grant patented by John Tulley in 1664. The following year, 1672, Hosier acquired an additional adjoining 100 acres and renamed the now 200-acre parcel "*Hosier's Addition*". This parcel was located on the North side of the Chester river by the side of the upper reaches of East Langford creek.² This area is referred to today as "*Quaker Neck*". Henry^{#1} also patented a 150-acre tract called "*Bristol*" on 15 June 1681.³ Could this tract have been part of the parcel on the north shores of Worton creek described in William Hosier's 1826 Will (see page 11)? No description of the location of the "*Bristol*" tract could be found.

HENRY^{#2}:

Henry^{#2} Hosier was likely born in England in 1659 and married to Rebecca^{#1} Kadday (also from a Quaker family in Kent County). He had a son named Henry^{#3} (born 1689) along with three daughters named Mary (born 1687), Johanna (born 1685) and Rebecca (born 1691). Henry^{#2} died in Kent County on 26 December 1710. Henry^{#2}'s last Will and Testament left "*love and affection*" to his 3 daughters who were already well-provided for by their husbands, 200 acres of land to his grandson Richard Johns^{#2} (born 1707) and the balance of his estate to his son Henry^{#3}. Richard Johns^{#2} was the son of Henry^{#2}'s daughter Mary and Aquilla Johns. Aquilla was the son

of Richard Johns^{#1}. The parcel of land left to Richard Johns^{#2} was bought by Henry^{#2} from Stephen Coleman and his wife Sarah. Sarah was the daughter of John Van Neck. Van Neck originally patented in 1673 that portion of the Great Oak Manor grant encompassing modern day Handy Point on the south shore of Worton creek.⁴

Of interest, Henry^{#2} was willed the Philadelphia home of a formerly-Maryland-based Quaker merchant named Cornelius Mahoney, which was probated on 4 August 1699. Other items in this Will were left to Henry^{#2}'s sisters. Henry^{#2} and wife Rebecca^{#1} were also conveyed on 26 March 1695 part of a tract of land called "*New York*" by John True (Trew) of Kent County. This same tract of land which was granted to Stephen Kadday (Rebecca^{#1}'s father) by indenture 27 March 1682 by the same John True and Mary his wife.⁴ Henry^{#2} and Rebecca^{#1} also conveyed on 26 March 1700, 3 ½ acres of land, likely part of the tract originally called "*Tulley's Fancy*" and later "*Hosier's Addition*", to Morgan Brown and George Elliott of Kent County for the people called Quakers. Then on 20 November 1704, Henry^{#2} certified to the commissioners of Kent County that "*We the people called Quakers have two meeting houses in this county, which we have built for to meet together in; one is on the south side of the Chester river called Chester Meeting House (modern day Queen Anne County), the other on the north side of the Chester river called Langford's Bay Meeting House.*", signed Henry Hosier.⁴

HENRY^{#3}:

Henry^{#3} Hosier was born in Kent County 17 December 1689 and married to Hannah Darkin (born 1691 into a Salem, New Jersey Quaker family). Interestingly, Henry^{#3} on 9 May 1712 requested a certificate from the Cecil Quaker Meeting of Kent County stating his "*clearness of marriage*". This was likely required by Hannah's parents prior to granting their consent for the marriage and to ensure that Henry^{#3} was in good financial standing and not previously married.⁴ Henry^{#3} had a son named Henry^{#4} (born 1715) along with two other children named Richard^{#1} (born 1717) and Mary (born 1724). He died on 28 February 1733 in Kent County. In his last Will and Testament, he left to his son Henry^{#4} a 2/3 interest in the dwelling plantation, "*Hosier's Farm*", when he became 21 years of age with the remaining interest left to his wife Hannah during her life and at her decease her share to Henry^{#4}. To his son Richard^{#1}, the tract of land lying between Worton and Farley creeks (Is this tract a portion of the Hosier family's Great Oak Manor holdings separate from the dwelling plantation, "*Hosier's Farm*"?). To his daughter Mary, 1/3 of his personal estate. To his wife Hannah who served as Executrix, 1/3 of his personal estate and the remaining 1/3 to be divided equally between his sons. The children, together with their estates were to be under the care of Hannah until they were of age. Should Hannah die prior, the children would be taken care of by the Cecil Quaker Friends of Kent County. Hannah died by 13 May 1748 when her estate was appraised and Henry^{#4} was named executor.

HENRY^{#4}:

Henry^{#4} Hosier was born in Kent County in 1715 and married Rebecca^{#2} Troth Thomas, the widow of Henry Thomas, in 1744. He had a daughter named Rebecca^{#3} (born 1748). Of note, Henry^{#4} acknowledged to the Cecil Quaker Meeting of Kent County that he had taken a wife "*contrary to discipline*". This meant that he and Rebecca^{#2} had chosen to be married somewhere

other than in a Quaker Meeting. This likely occurred because Rebecca^{#2} was not yet cleared to remarry (did not obtain a “*clearance of marriage*” certificate) within the Cecil Quaker Meeting.⁴ Henry^{#4} died in 1768. Rebecca^{#3} married John Stewart (born 1744) in 1769, and they had a son named Henry Hosier Stewart (born 1773). Henry^{#4}'s widow Rebecca^{#2} died in 1774. Rebecca^{#3} died in 1789. Henry Hosier Stewart married Margaret Starling on 25 August 1799, and he died in 1815.

Henry^{#4} did not have a probated Will as was recently confirmed by *The Maryland State Archives Hall of Records Commission* in correspondence dated and certified 3 December 2020. Rebecca^{#2} filed an appraisal of debts owed to Henry^{#4}'s estate valued at 39-pound sterling on 20 July 1768. On 26 July 1768, Henry^{#4}'s estate inventory was filed and appraised at 650-pound sterling. In this filing, Richard^{#1} Hosier and Rebecca^{#3} Hosier were named as next of kin. On 13 August 1769, another inventory of Henry^{#4}'s estate was filed and appraised at 83-pound sterling. Richard^{#1} Hosier was also mentioned in this filing. Following this on 15 August 1769 and again on 31 October 1770, distribution of Henry^{#4}'s personal estate was made by Rebecca^{#2}.⁴

Rebecca^{#2} Hosier died by 24 September 1774 when her estate was appraised and valued at 556-pound sterling. Thomas Smyth and Robert Anderson signed as creditors and Rebecca^{#3} Hosier Stewart and Samuel Thomas signed as next of kin. On 17 July 1775, Rebecca^{#2}'s estate was again appraised and valued at 7-pound sterling.⁴ The only recorded distribution from Rebecca^{#2}'s estate went to Rebecca^{#3}.

Henry^{#4} died with no probated Will. Richard^{#1} was his closest living relative and also a legatee in their late father Henry^{#3}'s Will. Therefore, Henry^{#4}'s *real* estate holdings consisting of the dwelling plantation called “*Hosier's Farm*” transferred to Richard^{#1}.

RICHARD^{#1} HOSIER:

Richard^{#1} Hosier was born in Kent County in 1717 and married Ann^{#1}. I could not find any information on his wife Ann^{#1}'s surname or birth. This is likely because she was not a Quaker. It was reported on 8 June 1757 at the Quaker Cecil monthly Meeting of Kent County that Richard^{#1} had “*married out*”. This term means he married a woman who was not a Friend (Quaker) and thus no Quaker-based records existed for Ann^{#1}.⁴ Richard^{#1} had 4 sons named Henry^{#5} (born 1750?), Samuel, Richard^{#2} and William. He also had a daughter named Ann^{#2}. Richard^{#1} evidently was still a minor when his mother, Hannah, died on 11 June 1748, since he fell under the care of the Cecil Quaker monthly Meeting of Kent County when they appointed his brother Henry^{#4} as his guardian.⁴ Richard^{#1} died sometime soon after 24 December 1781 (the date his Will and last Testament was last modified). His estate was to be primarily bequeathed to his son Henry^{#5} following his wife Ann^{#1}'s death. However, he did bequeath to his son Samuel; “*the New House commonly called the Shop with one acre of land adjoining and next to the Orchard*”. Ann^{#1} was also his estate's Executrix, and was granted the privilege of enjoying the estate during the entirety of her life.

HENRY^{#5}:

The Maryland Supply Tax of 1783 – These tax rolls indicated that the Great Oak Manor farms at that time were owned by Elizabeth Frisby, Darius Gamble, Ann^{#1} Hosier (Richard^{#1}'s widow), Marmaduke Tilden and Charles Tilden, Jr. This special state tax assessment was conducted to settle Revolutionary War debts. I could not find the date of Ann^{#1}'s death in my research. This makes it a little confusing since Henry Hosier (likely Henry^{#5}) is credited with constructing the historic Main house on the modern day 22620 farm parcel sometime between 1790 and 1810.⁵ This suggests that Henry^{#5} outlived his mother Ann^{#1}, and was conveyed all of his father Richard^{#1}'s estate except for the “*New House*” with its surrounding one-acre plot conveyed to his brother Samuel. It also narrows the time frame during which the circa 1790 Main house could have been constructed from 1790 - 1810 to 1783 - early 1795; since William comes into possession of the entire estate soon after May 1795 following Henry^{#5}'s death, and William is not credited with the construction of the circa 1790 Main house. Early accounts of the region mention a still earlier house on the property (narrative from the *Maryland Historical Trust Inventory Form for State Historic Site Survey, K-239*).

Samuel Hosier married Sarah Cowardine in 1788. He had no children and died before 1 March 1794. Henry^{#5} was initially named his Executor, but could not fulfill this duty (illness?). Brothers William and Richard^{#2} assumed these duties and filed the inventory of his estate. His widow Sarah received cash and a 1/3 interest in his estate with the remainder on 6 May 1795 to his sister Ann^{#2} for brother Richard^{#2}'s share (he had already died); another 1/3 share to his sister Ann^{#2} on 8 June 1796 (her own share); and 1/3 share to brother William on 8 June 1796.

Richard^{#2} Hosier never married and died shortly before 2 April 1795.

Henry^{#5} Hosier never married and died sometime before 5 May 1795. He did not possess a probated Will, and this was recently confirmed by *The Maryland State Archives Hall of Records Commission* in correspondence dated and certified 3 December 2020.

Ann^{#2} Hosier married Frisby Dorsey of Kent County on 7 September 1797. She had a son named William H. Dorsey

Following the untimely deaths of his 3 brothers, William Hosier, already having been a legatee of his late father Richard^{#1}'s Will, inherited the dwelling plantation “*Hosier's Farm*” and the bulk of Richard^{#1}'s estate.

The tragedy of Henry^{#5}, Richard^{#2} and Samuel all dying in rapid succession within a time frame of 14 months from one another is noteworthy. This is the sort of circumstance that can lead to the decline of generationally-accumulated wealth. Local epidemics of various illnesses were common during this time and may have been the cause. It is also notable that Kent County during this time was experiencing a nearly 20% reduction in its population that likely corresponded to the migration of a significant number of local Quakers to Pennsylvania. Richard^{#1} “*marrying out*” and the lack of matrimony for his three sons attest to this to some degree. The son's individual stories were also complicated by them likely being perceived by

potential spouses as neither completely Quaker nor non-Quaker since their mother Ann^{#1} was a non-Quaker. The migration of Quakers from Kent County and elsewhere in Maryland had been ongoing since the founding of the Quaker-majority Pennsylvania colony by William Penn in 1681, and this was exacerbated further in 1692 when King William III sent Sir Lionel Copley to be the Royal Governor of Maryland. New laws that abolished religious tolerance, and ensconced the Church of England as the state church of Maryland resulted. Quaker migrations would also accelerate whenever war and conflict erupted. This occurred in England when a Puritan, Oliver Cromwell, assumed power in 1653, and began persecuting the Quakers, Catholics and other religious groups. This likely was behind Henry^{#1} and other English Quakers decisions to move their families to the Maryland colony in the 1650's. The Quakers were also pacifists and since their formation had refused to take-up arms and participate in war; no matter the circumstance. This belief frequently led to their non-Quaker neighbors possessing ill feelings toward them since they were injured and dying defending the Quaker's land as well as their own. The American Revolution and the War of 1812 aggravated these historic negative feelings toward the Quakers and in response the Quakers migrated and sought out areas possessing an existing Quaker majority.

1814 – During the War of 1812, the British burned the home, farm buildings and wheat of Richard Frisby, owner of one of the adjacent Great Oak Manor farms. The following excerpt from the Historical Society of Kent County's web site illustrates the nearness and juxtaposition of this conflict to our farm:

The British returned to Kent County in July of 1814 - *“Four of their barges entered Worton Creek. Colonel (Phillip) Reed, an old seventy sixer (Revolutionary War Veteran), happened to be on a visit to the neighborhood, he borrowed a musket and hastily collected about 20 men armed with duck guns and muskets, they formed an ambushade, and when the largest barge had fairly passed, opened a certain fire upon them, reported the Niles Weekly Register from Baltimore, before they escaped ... in all possible haste – for though he (the enemy) rowed 24 oars when he entered the creek, he could man only 4 when he went out of it.”*

Additionally, just 26 miles away *“as a crow flies”*, the defining battle of this war was fought at Fort McHenry and the *“Star-Spangled Banner”* was penned by Francis Scott Key, while held prisoner on a British ship.

WILLIAM HOSIER:

1826 - William Hosier apparently never married. He died sometime after 8 May 1826 the date of his last Will and Testament. Within his Will, the estate was described as consisting of two parcels. A 210-acre parcel being originally part of Great Oak Manor on the South/Southwestern Shore of Worton creek and adjoining the lands of Rev. George D. Handy (bordering our farm to the northwest) and those of the heirs of George Skirven (due east of and directly across Worton creek from our farm). This parcel nearly exactly approximates in total dimension and location the lands making up the 22620 and 22622 historic farm lot prior to the recent modern subdivisions. The second parcel encompassed 227 acres and consisted of land from multiple historic tracts known as Worton Manor, Cornwallis's Choice, Budd's Discovery and Carolla and was primarily located at Worton Point adjoining the lands of William Lamb, Samuel G. Kennard

and Andrew Tolson. This second parcel appears to have been located on the North/Northeastern Shore and Northern Mouth of Worton creek. William conveyed his entire estate to his nephew William H. Dorsey who also served as his Executor. He included provisions for his sister Ann^{#2} Hosier Dorsey. She was granted the privilege of being able to reside in the dwelling house where William Hosier had lived (likely the circa 1790 Main house) and utilize the kitchen. Ann^{#2} was also entitled to firewood from the estate lands and a two-hundred dollars per annum payment from the aforementioned farms during her natural life. These provisions did not exclude her son William H. Dorsey from also living in the dwelling house and using the kitchen. William Hosier also included a very detailed, staggered schedule for freeing seven of his slaves beginning 6 years following his death through 32 years after his death. He conveyed his eight other slaves to William H. Dorsey. This is interesting since the Quakers were some of the earliest abolitionists and as a group had decreed that Quakers were no longer allowed to own slaves beginning in the year 1800. This suggests that unlike prior generations of his family, William may not have been a Quaker or at least not a strictly-practicing Quaker. The fact his mother Ann^{#1} was not a Quaker lends credence to this supposition. However, oral local folklore accounts exist from several different sources in Kent County that detail remarkably similar accounts of *Hosier's Farm* being a very active last stop on the *Underground Railroad* for slaves escaping to freedom in the Quaker Colony and later state of Pennsylvania from 1780 onwards.

The transfer of William Hosier's estate to William H. Dorsey marks the end of the Hosier family name's association with our farm.

1826 - 1852 – William Hosier's last Will and Testament included an unusual, post-dated modification 24 October 1826 (nearly 6 months after the initial proving of William's Will) delineating that Thomas Waltham, William H. Dorsey and Samuel G. Kennard promised to remit to the State of Maryland the sum of \$50,000.00 dollars jointly and severally. Further, if William H. Dorsey were to fulfill all of his duties as Executor of the estate: paying all debts, maintaining the property, filing an inventory of the estate with the court...etc., he would be relieved from having to pay the \$50,000.00 dollars to the state. The reason for the required payment to the state is unclear: back taxes owed on the estate, taxes or fees associated with the estate transfer or estate carry-over debts? Sometime afterwards, the farm consisting of 213 acres, the circa 1790 Main house and outbuildings was acquired by Samuel G. Kennard who subsequently sold it to William Vannort in 1852.

VANNORT FAMILY:

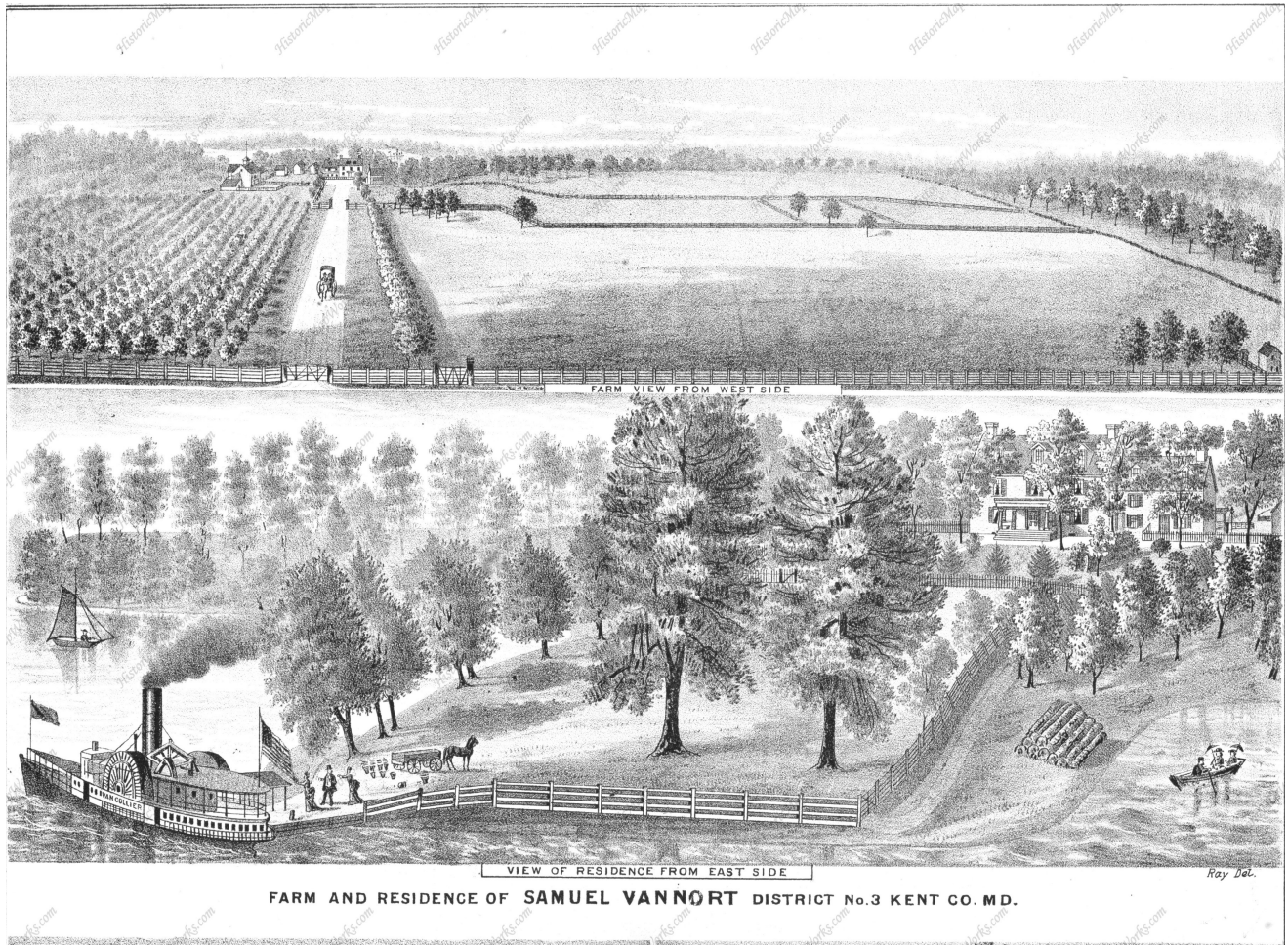
1860 – The Martenet Kent County map for this year indicates the farm as the residence of Joseph Usilton. Usilton was married to a female member of the Vannort family since according to available historic records it remained in the Vannort family through at least 1877 (see below).



1877 – The Martenet Kent County map for this year indicates the farm as the residence of Samuel Vannort. This version of the map includes an illustration of the eastern and western views of the farm. The eastern perspective depicts the waterfrontage of the farm on Worton creek. The sidewheeler steamboat *Van Collier* is seen docked at the farm's landing and illustrates the commercial function of this wharf (see next page). These ships transported local agricultural products to urban areas such as Baltimore and elsewhere on the Chesapeake Bay. In turn, finished goods were received at the landing to be utilized on the farm and by surrounding areas. Many of the finished goods were likely purchased by Augustine L. Vannort (brother of Samuel Vannort) as stock to be sold in his General Merchandise store located in nearby Hanesville (see below).⁶

"A. L. Vannort, Dealer in Dry Goods, Groceries, Hats, Caps, Boots, Hardware, Queens ware, Glassware. Drugs, Medicines, Notions etc. Located at Hanesville"

Passenger embarkations to other ports on the Chesapeake Bay and beyond were also conducted. The landing still exists to this day and is the take-off for our modern dock. The mean low water depth is 8+ feet and could still accommodate the draft requirements of most of the 19th century steamboats. Of note, in 2004, when our new dock was being constructed and shoreline work performed, we discovered at the historic landing intact large diameter, vertically-driven cypress wood logs lining the edges of the landing. This likely resulted in the preservation of this early shoreline commercial feature and its water depth (see below).



The western perspective illustrates the landward approach to the farm and depicts the planting of extensive orchards to the left of the farm lane (see above). Following the decline of tobacco production due to soil depletion and lower market prices for tobacco in the late 17th and early 18th centuries, peaches and apples along with grains likely supplanted tobacco as the principal crops being produced during the 18th and most of the 19th century on the farm.⁷ During the 18th and 19th century apples were frequently utilized to make hard cider. Hard cider was preferred 3 to 1 over beer as the alcoholic beverage of choice during this time. Peaches to a lesser extent were also utilized in the production of alcoholic beverages. In 1705, Robert Beverley described the "luxury of the peach" in early Virginia orchards: " ... some good Husbands plant great

*Orchards of [peaches], purposely for their Hogs; and others make a Drink of them, which they call Mobby, and either drink it as Hard Cider, or Distill it off for Brandy."*⁸ Thomas Jefferson recorded the production of Mobby from peaches grown in Monticello's orchards in 1782 and 1795, it is difficult to determine whether he also distilled it further into brandy.⁹

It seems "*Past is Prologue*". Our establishment of the vineyard and obtaining licensure for the winery will further complete the restoration of the farm to its 17th, 18th and 19th century commercial roots.

Early 1940's – The structure located on the 22622 lot was constructed – account of the prior owner, Ms. Anne Lowell (daughter of Dr. A.J. Delario).

Early 1960's - Dr. A.J. Delario acquired the 200+ acre historic "*Hosier's Farm*".

1980's - The 22622 lot was carved out from the 22620 historic farm lot – account of the prior owner, Ms. Anne Lowell.

1999 - Dr. Delario's heirs sold "*Hosier's Farm*" to Herschel Claggett.

2000 - The original approximately 200+ acre historic farm including the previously subdivided 22622 lot was again subdivided into a new 110+ acre lot retained by Herschel Claggett along with a new 80+ acre 22620 lot and the existing adjoining 1.6-acre 22622 lot both acquired by us.

2003 – The 22620 historic farm lot was placed into the MALPF perpetual easement by us, along with the adjacent new 110+ acre lot then owned by Herschel Claggett. The circa 1790 early Federal Style Main house underwent an extensive period and historic restoration under the careful guidance and research of Michael Bourne. A number of key interior trim and woodwork pieces to include 3 of the 5 fireplace mantles no longer existed and had to be researched and recreated. Surviving trim and woodwork elements such as the baseboard trim in the main living room of the circa 1790 house which possesses a delicate reeding inset suggested to Michael that the original builder was likely the same individual who constructed the "*Big Fairlee*" historic house located on nearby Fairlee Creek.¹⁰ "*Big Fairlee*" still possesses much of its original early 19th century trim and woodwork and is located on property that was originally part of Richard Frisby's farm. It was the tenant house on his farm and survived the burning of Frisby's Main house, crops and farm buildings by the British in 1814. "*Big Fairlee*" possesses high style, elaborate and ornate interior trim and woodwork atypical for a tenant house of that period. At Michael's urging, we visited this house with him and carefully documented and measured many of these original trim and woodwork elements. These were incorporated into the period-correct replacement of lost and missing trim and woodwork during the restoration of the circa 1790 Main house. We had paint chip analysis performed by paint layer expert Matthew Mosca on the surviving original plasterwork, doors, trim and woodwork in the circa 1790 house. The documented sequence of paint layers enabled us to be sure which trim and woodwork were actually original to the house, and which were not. Once the restoration was complete, we utilized the newly re-discovered colors of the first, original layer of paint as the finish colors for repainting the trim and woodwork in the house.

Worton creek side view of the circa 1790 house (22620) post restoration:



Landward side view of the circa 1790 house (22620) post restoration:



Top: View of Worton creek from front of the circa 1790 House (22620) toward 22622 structure.
Below: View of 22622 structure from the vineyard.



We purchased the 18th century bricks from a building that had to be razed in Millington and recycled these bricks wherever repairs to damaged brickwork had to be performed on the circa 1790 house. This brick was also utilized to convert an existing mid-20th century concrete block garden shed on the property to the appearance of an 18th century smokehouse designed by Michael Bourne (see below).



2008 - The structure located on the 22622 lot was remodeled under the direction of Michael Bourne who ensured the renovation and remodel complemented the existing period historic features of the circa 1790 Main house on the farm. The plumbing, electrical, well and septic systems were replaced and upgraded. Outdoor flood lights were installed at each corner of the remodeled structure, and accent lights added around each exterior doorway. This will ensure client safety should a tasting event occur in the evening. The wrought iron hand rails on the exterior steps leading to the kitchen are accented with an inset of the outline of a Baltimore Clipper Ship – “The Pride of Baltimore I”. Michael went to great lengths to ensure this house appears to have been in existence since the late 18th century, and compatible with a clapboard tenant house of that period. The landward and creek side views of the 22622 structure are shown below:



THE PLAN:

As previously stated, we plan no physical changes to the property, the driveways, parking or the existing structures. We propose a small, “Boutique” winery with reservation-only tasting events for small groups.

THE PLEA:

We love history, particularly, Eastern Shore history. David was born and raised in Worcester County and both the maternal and paternal branches of his family have resided on the Eastern Shore in Somerset, Caroline, Dorchester, Worcester and Wicomico counties since the mid to late 1600’s. His family was involved from the late 19th through the late 20th centuries in the commercial production of local agricultural products through the operation of the former Phillip’s canning factory established in Berlin, Maryland.

We know what a treat it is to visit historic properties, and be able to experience a place that still exists in its essentially original 18th century layout and form with surviving period historically restored and maintained 18th century structures. We are attempting to mobilize the farm’s natural resources and attributes to help us maintain it in this condition. Currently, we can tally commercial production of corn and soybeans, electricity generation from a ground mounted solar array, and the proposed addition of the commercial production of wine. All of these efforts help offset the carrying cost of the property and allow us to maintain it in the pristine manner its historical significance warrants. Please approve this historic special exception and allow us to further revive the farms historic 17th, 18th and 19th century commercial roots, while providing the general public the opportunity to interface with and experience in a unique and environmentally low-impact manner all the beauty this historic Kent County farm has to offer.



The following are views of the Winery Barn exterior and interior, along with views of the interior of the temperature-controlled Winery room housed within the barn:







REFERENCES:

1. Cooper, CE (2016). *Decendents 'Day: The History of the Center of Kent County, Maryland, (Worton Hundred) and its Inhabitants*. Self-Published at Total Printing Systems, Newton, Illinois, page 3.
2. Bourne, MO, Johnstone, EH (1998). *Historic Houses of Kent County*. The Historical Society of Kent County, page 446.
3. Barnes, RW, Wright FE (2014). *Colonial Families of the Eastern Shore of Maryland*, Volume 1. Colonial Roots, Millsboro, Delaware, page 199.
4. Barnes, RW, Wright FE (2014). *Colonial Families of the Eastern Shore of Maryland*, Volume 1. Colonial Roots, Millsboro, Delaware, page 200-03.
5. Bourne, MO, Johnstone, EH (1998). *Historic Houses of Kent County*. The Historical Society of Kent County, pages 292, 387-88.
6. Cooper, CE (2016). *Decendents 'Day: The History of the Center of Kent County, Maryland, (Worton Hundred) and its Inhabitants*. Self-Published at Total Printing Systems, Newton, Illinois, pages 124, 376.
7. Kulikoff, A (1986). *Tobacco and Slaves: The Development of Southern Cultures in the Chesapeake, 1680-1800*. University of North Carolina Press, Chapel Hill, page 100.
8. Robert Beverley, [*The History of Virginia*](#) (Richmond: J. W. Randolph, 1855), [260](#). Original work published London, 1705, with title: *The History and Present State of Virginia*.
9. [Garden Book, 1766-1824, page 24](#), and [Farm Book, 1774-1824, page 47](#), by Thomas Jefferson [electronic edition], [*Thomas Jefferson Papers: An Electronic Archive*](#) (Boston: Massachusetts Historical Society, 2003).
10. Bourne, MO, Johnstone, EH (1998). *Historic Houses of Kent County*. The Historical Society of Kent County, pages 294-95, 405-06.



Handys Point, Inc.

23153 Green Point Road
Worton, Maryland 21678

March 24, 2021

Attn: Carla M. Gerber
Kent County Maryland
Department of Planning, Housing and Zoning
400 High Street, Suite 130
Chestertown, MD 21620

RE: #21-07 - David and Eileen Smack, Members, ACED, LLC
Special Exception - Adaptive Reuse of a Historical Structure
District 1, Map 18, Parcel 2

Dear Ms. Gerber:

Unfortunately, we cannot attend the Board of Appeals meeting on April 19, 2021 regarding the request of special exception for the adaptive reuse of the historic structure owned by David and Eileen Smack. We own property directly across Worton Creek from the Smack's. We fully support their proposal for a special exception for an adaptive reuse of a historic structure for use as a tasting room operated in conjunction with their farm-based winery at 22622 Handy Point Road.

We look forward to supporting another local Kent County Business.

Very truly yours,
The Wharf at Handy's Point Inc.



Jim Duffe
President

cc: David and Eileen Smack

Green Point Farms, L.L.C.

11030 St. James-Newtown Road, Worton, MD 21678
Phone: (410) 778-4805 Fax: (410) 778-4810

March 24, 2021

RE: #21-07 – David and Eileen Smack, Members, ACED, LLC
Special Exception – Adaptive Reuse of a Historical Structure
District 1, Map 18, Parcel 2

Dear Ms. Gerber:

Thank you for making us aware of the request of special exception for the adaptive use of the historic structure on the property owned by David and Eileen Smack, and inviting us to comment at the Board of Appeals meeting on April 19, 2021. As a representing agent for the adjoining property owner, we regretfully cannot attend the meeting, but would like to have our support, for the structure to be used as a tasting room operated in conjunction with their farm-based winery, noted.

Thank you, and looking forward to supporting another local business in Kent County.

Sincerely,

A handwritten signature in black ink, appearing to read 'Christopher F. Maier', with a long, sweeping horizontal flourish extending to the right.

Christopher F. Maier
Manager/Representing Agent
Green Point Farms, LLC

Cc: David and Eileen Smack
Members, Green Point Farms, LLC