



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
400 High Street
Chestertown, Maryland

AGENDA

September 2, 2021

1:30 p.m.

Members of the public are welcome to attend meetings in person, virtually, or via conference call. You may also 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. If listening to the meeting online, 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: **915 935 525#**

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

August 5, 2021

APPLICATIONS FOR REVIEW

- 21-34 Atlantic Tractor – Site Plan Review (Concept & Preliminary)**
621 Morgnec Road – Fourth Election District – Zoned Industrial (I) PC Decision
- 20-41 Cliff Road Properties, LLC (Great Oak Manor) – Site Plan Review**
10568 Cliff Road – Sixth Election District – Zoned Critical Area Residential (CAR)
- Preliminary Site Plan – Cottages**.....PC Decision
Concept Site Plan – Pavilion.....PC Review

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.

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MINUTES

The Kent County Planning Commission met in regular session on Thursday, August 5, 2021, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. It was a hybrid meeting, and the following members were in attendance: Vice Chair F. Joseph Hickman, County Commissioner P. Thomas Mason; Tyler Brown (attending remotely), Paul J. Ruge, Jr.; William Sutton; James Saunders (attending remotely); and Cynthia L. McCann, Esq., Planning Commission Attorney. Staff in attendance were William Mackey, Director; Carla Gerber, Deputy Director; Mark Carper, Associate Planner; and Michael Pelletier, Clerk.

Mr. Hickman called the meeting to order at 1:30 p.m.

MINUTES

Mr. Ruge made a motion to accept the minutes of the June 3, 2021, meeting as distributed.

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

APPLICATIONS FOR REVIEW:

#21-41 Cliff Road Properties, LLC (Great Oak Manor) – Site Plan Review

Final (Tent Event Area) and Preliminary (Cottages & Pavilion)

Final Site Plan Review - Tent Event Area

The applicant, Cliff Road Properties, LLC, is seeking final site plan approval to construct a permanent base for erecting a tent to be used in support of the existing country inn.

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

William Thomas Davis of DMS & Associates, LLC, Centerville, Maryland, and Applicant Harry Reed, owner of Cliff Road Properties, LLC, Chestertown, Maryland, were sworn in. Mr. Davis indicated that he is working with Cliff Roads Properties, LLC on this project. He indicated the tent area is 60 feet by 80 feet. He also indicated they contracted Phoenix Noise and Vibration to perform a study of the impact the tent venue has on the community. At this time, Mr. Davis moved to enter a letter from Cliff Road Properties, LLC into the record as Applicant's Exhibit 1 which provides a background of Board of Appeals proceedings as well as what Cliff Road Properties, LLC has undertaken to provide the Commission with information and to address many of the concerns of the community. Applicant's Exhibit 1 was accepted by the Commission.

Mr. Davis indicated they retained the services of Mr. Scott Harvey with Phoenix Noise and Vibration, LLC and Mr. Harvey concluded that the property does maintain a 60-decibel average which is consistent with Maryland State regulations.

Mr. Hickman inquired whether the Commission could take a vote on the tent area application first before moving on to the second application.

Ms. McCann raised concerns whether the Commission needed to go into executive session and whether the site plan approval was properly before the Commission. She questioned whether the final site plan and/or preliminary site plan on the pavilion and cottages should go before the Board of Appeals first. Ms. McCann added that the Commission has not yet heard from Staff on its Final Review.

Ms. Gerber gave a description of the proposal, cited the applicable laws, staff and TAC comments, and staff's recommendation to grant final approval of the proposed tent area with conditions to be adopted by the Planning Commission.

The Commission, Ms. McCann, and Mr. Davis held further discussions on whether these applications should go before the Board of Appeals for consideration as well as the distinctions between the two applications. Mr. Hickman inquired whether they could move forward with the tent area approval.

Mr. Reed inquired about tabling the cottages, if they would be able to move forward with the tent area application.

Mr. Sutton inquired whether the tent is up all summer and taken down in the winter. Mr. Reed indicated it is erected only as needed for an event.

Mr. Ruge inquired as to whether the tent, as a temporary use, constitutes a structure. Ms. Gerber indicated that the Ordinance doesn't have standards for temporary uses, but the proposed stable surface is considered a structure based on the definition in the Ordinance.

Mr. Hickman inquired whether the Commission is moving forward on the tent application or both. Mr. Reed asked if it would be better to table the preliminary site plan review of the cottages and pavilion and address the final site plan on the tent area today. Mr. Hickman recommended they proceed on the tent area. After that is complete, the Commission could hear the preliminary site plan application and if the applicant decides to table it, the Commission can address it at that time. The Commission was in agreement.

Mr. Ruge made a motion that the Commission proceed with final approval on the tent area application. Mr. Sutton seconded the motion. Mr. Hickman indicated the Commission is going to act on the tent application and the Commission will hear additional testimony from the applicants and their witnesses.

Scott Harvey with Phoenix Noise and Vibration in Frederick, Maryland, was sworn in. Mr. Harvey testified that he did not take any noise measurements. Mr. Reed was taking the measurements at each event. Mr. Reed indicated that he would measure each wedding and keep the decibels under 60. Mr. Harvey testified that 60 decibels is in compliance with COMAR.

Concerns were raised by the Commission that more permanent recordings should be utilized. Mr. Reed indicated he would install permanent recording devices on the property. Mr. Reed indicated that measurements were taken roughly every hundred feet along the property lines. Mr. Harvey confirmed that a recording device would be in compliance with COMAR but there were tangible benefits from doing live self-measurements to staff and disc jockeys. Mr. Hickman raised concerns that enforcement would fall upon the County's Sheriff's department.

Mr. Hickman inquired as to whether there were any comments from the public on Teams.

Bruce Galton, Cliff Road, Chestertown, Maryland, was sworn in. Mr. Galton testified that the proposed landscaping is needed to block lights from vehicles. Mr. Galton also inquired whether a traffic study would be

taken. Ms. Gerber indicated that a traffic study is not required as there is no change in traffic due to the tent. Regarding the Pavilion, Staff is not going to recommend a traffic study either.

Mr. Hickman stated that the Commission should move to approve the tent event area with conditions regarding shut off times and shrubbery.

Recommended Staff conditions were discussed between the Commission and the applicant. Mr. Reed agreed to include a permanent recording device to alleviate any disputes or concerns.

Mr. Hickman made a motion for final site plan approval based on Staff and Technical Advisory Committee Comments. The approval is conditioned upon the following:

- Acceptance of required letters of credit by the County Commissioners of Kent County. Outdoor event music (live or otherwise) will be shut off at 10:00pm. A Great Oak Manor employee will be on-site during all special events at Great Oak Manor and will be reachable by phone or text should there be any need to contact someone.
- Great Oak Manor will monitor and comply with all future County and State noise ordinances. The applicant shall monitor noise levels at events with equipment that is capable of recording decibel levels.
- Once the tent platform area is constructed, all noise-generating, outdoor events shall be held in this location. Speakers and musicians shall project in a southeasterly to southwesterly direction at all times. Sound equipment will be situated adjacent to the Manor House in a best effort to have the building act as a partial noise barrier.
- Evergreen shrubs will be planted along the Great Oak Manor property line to block car lights from impacting neighboring properties.
- Any lighting installed will be low level or landscape lighting. No flood lights or overhead lighting will be utilized.

Mr. Sutton seconded the motion, and the motion was approved unanimously.

Preliminary Site Plan Review - Cottages & Pavilion

Ms. McCann suggested the Commission go into a closed session. Mr. Ruge moved to go into a closed session and Mr. Sutton seconded the motion. All members were in favor.

The Commission went into closed session for six minutes at 2:52 p.m. to consult with counsel to obtain legal advice; however, due to technical difficulties, was not able to initiate the session. There was no discussion regarding the application.

Ms. McCann noted that the issue with this application is whether it is an extension of use of an existing structure given the proposed pavilion and cottages. It has been presented as site plan approval, and it's unclear if it can go forward without a special exception review before the Board of Appeals.

Mr. Ruge also noted that the Commission should consider the proximity to the existing structure, the tent area, and the fact that the complex is removing two rooms to offset the two cottages.

Mr. Mackey added that the big picture the Commission should consider is that the property is a country inn. The use is the same and it's a campus with detached buildings. So, other detached buildings appear to be part of that campus approach. This is how the Department interpreted the campus plan on the use which the Department believes is in compliance with the Code.

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The Commission decided to proceed with site plan discussion.

Mr. Tom Davis with DMS & Associates, LLC, on behalf of the applicant, opened a discussion regarding the requested approval of a pavilion and two cottages. The pavilion would reduce noise levels and decrease traffic flow onto the property, and the proposal addresses many of the concerns made by the community. Mr. Davis referenced full-size plans, which included at reduced size with the application packet, to discuss details of the layout and amenities of the proposed pavilion and cottages.

Mr. Ruge indicated he would like to explore the idea of taking a site visit to get a better understanding of what is being proposed as opposed to the limited concept of what is presented on paper. Ms. Gerber indicated it would require public notice and it would technically serve as a public meeting. Mr. Mackey indicated there would be a lot of technicalities. Commissioner Mason indicated that there would be nothing prohibiting a single member from visiting the site as an individual. Ms. McCann indicated a single member may be able to conduct a site visit but could not rely on the visit during the fact-finding aspect of the meeting. Ms. McCann indicated she would need to research that topic further.

A discussion concerning tabling the matter to the next meeting was had between Staff, the Commission, and Counsel, and it was determined that the Commission has the authority to table the application if it requires additional information.

The applicant raised concerns over whether the Commission had moved beyond the question of whether this application needs to go before the Board of Appeals. The Commission could not make a ruling on that issue at the time of the hearing.

Mr. Hickman noted that the Commission needs to know how they should consider expansion of use as it relates to separate structures. Ms. McCann added that expansion of use would not be under consideration for a site plan review.

Mr. Hickman moved to table the preliminary review application until the next Planning Commission meeting on the following grounds:

- Board members have expressed an interest in conducting a site visit to the subject property.
- The Commission requires more clarity on what the application is seeking from Staff's Preliminary Report and the applicant.
- The applicant needs to provide pictures of the existing buildings in order for the Commission to consider if the cottages and pavilion reflect the character and features of the existing structures.

Mr. Ruge seconded the motion to table, and the motion to table passed unanimously.

The Commission recessed for 10 minutes at 3:47 p.m.

#21-28 ACED, LLC (David & Eileen Smack) – Site Plan Review (Final)

David and Eileen Smack, members of ACED, LLC, request final site plan review for a tasting room, which will be used in conjunction with their small, "boutique" winery on their adjacent 80-acre farm. The Board of Appeals approved this use conditional upon final site plan approval.

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This is a 1.57-acre property located at 22622 Handy Point Road and is zoned Resource Conservation District (RCD). The surrounding area is characterized by agricultural and forested land with sparse residential development and is located approximately seven-miles north-west of Chestertown.

Ms. Gerber gave a description of the proposal, cited the applicable laws, staff and TAC comments, and staff's recommendation to grant final site plan approval.

Applicant David Smack, 22622 Handy Point Road, Chestertown, (attending remotely) was sworn in. Mr. Smack gave a description of the character of the property, the limitations on the use of the tasting room regarding the number of tastings and restriction as a large venue location and identified several positive attributes that could draw tourism to Kent County given the colonial era history associated with the subject property.

Mr. Ruge asked for further clarification pertaining to access to the subject property. Ms. Gerber added that access was available as there is already a right-of-way on the subject property. There are provisions in the deed for ingress and egress, and those provisions should be sufficient without a more formal designation which would require approval by the MALPF Board of Trustees.

Mr. Ruge inquired whether the swimming pool on the property exists and would be part of the wine tasting area. Ms. Gerber confirmed the pool still exists.

Mr. Hickman entertained a motion for final site plan approval. Mr. Ruge moved to accept the final site plan based on the following:

- The proposal is consistent with many Comprehensive Plan Strategies.
- The surrounding area is characterized by sparse residential development and is surrounded by both agricultural and forested land.
- The applicants propose access to the site from the existing driveway on Handy Point Road. The proposed use will have minimal impact on traffic.
- Areas of vehicular flow are clearly identified, and the property provides sufficient parking.
- The proposed use will not place unreasonable 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.
- Existing landscaping is in keeping with the character of the building.
- The site is served by private well and septic, and the Kent County Health Department has approved the proposed use.

Mr. Saunders seconded the motion. Mr. Hickman abstained, and all other Commission members voted to approve.

Ina May Puppe Reed – Water and Sewer Plan Amendment (Relocation of Allocation)

Ina Mae Puppe Reed requested an amendment to the Comprehensive Water and Sewer Plan to transfer an allocation from Map 46, Parcel 22 to Map 46, Parcel 46, which requires an amendment to the Sewer Service and Water Service Maps for the Edesville – Lovers Lane Service Area. The Edesville-Lovers Lane Extension was constructed in 2011 to address failing septic systems of existing homes along Lovers Lane, a project for which the Comprehensive Water and Sewage Plan was amended on December 2, 2008.

Both parcels are owned by Ms. Reed, Parcel 22, on the northern side of Lovers Lane and adjacent to the primary residence of Ms. Reed (Parcel 18), is currently allowed access to the sewer system but, at 3,400 square feet, does not allow for building without variances. Parcel 46, on the southern side of Lovers Lane, across from Parcel 18, is 153.7 acres and is undeveloped. The development plan for this parcel is to construct a single-family dwelling from which a home day care will be operated. All three properties are zoned Agricultural Zoning District.

Mr. Carper gave a description of the proposal, cited the applicable laws, staff and TAC comments, and staff's recommendation to the Planning Commission for a favorable recommendation to be sent to the County Commissioners for approval of the amendment conditioned upon a signed Public Works Agreement.

Applicant Ina May Puppe Reed, 21876 Lovers Lane, Rock Hall, Maryland, was sworn in (attending in person). Ms. Reed added that she would like to move the allocation from one property to the other. She has two farms and she would like give each of her daughters one of them. She wants to construct a new house for her second daughter which is the basis for her request.

Mr. Ruge sought clarification on where the house would be located and wanted clarification on the meaning of the phrase, "denied access." Ms. Reed identified it would be on Lovers Lane and would be approximately four telephone poles towards Route 20. The whole farm will belong to her with one water allocation. Mr. Carper clarified that "denied access" refers to the properties along the main water and sewer line from the Edesville system to the Edesville-Lovers Lane Extension. Unless meeting the provisions set forth in the Water and Sewerage Plan, they would be denied access so as not to encourage unwanted development.

A brief discussion followed between members and staff regarding the inapplicability of State funding and subdivision issues due to the property being located in an Agricultural Zoning District.

In response to Mr. Hickman's inquiry about Staff discussions with John Beskid regarding the "denied access" provisions, Mr. Carper confirmed they did discuss it, and it was his understanding that there was no soil testing on the subject property. It was Mr. Carper's impression that Mr. Beskid was not optimistic that the property would pass a perc test. Mr. Hickman had concerns about setting a precedent with an additional allocation. Ms. Gerber added that it is not a situation in which there would be an additional allocation. It is a situation where Parcel 22 goes out of the service area and Parcel 46 goes in. It's an even exchange of allocations. Both the Maryland Department of the Environment and Maryland Department of Planning performed an initial, informal review at the County's Technical Advisory Committee of this proposed amendment and did not raise any concerns.

No questions or comments were proffered by the public.

Mr. Hickman moved that the Commission send a favorable recommendation to the County Commissioners on the application of Ms. Ina Mae Puppe Reed for an amendment to the Kent County Comprehensive Water and Sewerage Plan to transfer an allocation that she currently has on Map 46, Parcel 22, to Parcel 46, Map 46 in the Edesville – Lovers Lane service area based on the following:

- The extension of service along Lovers Lane, as set forth by the Water and Sewer Plan, served to address failing septic systems.
- Ms. Reed owns a lot (Parcel 22) that, because of its limited size, is unbuildable without variances but has been allocated access to water and sewer service. Ms. Reed also owns a 153-acre farm (Parcel 46) which is contiguous to the water and sewer mains that will support a single-family dwelling.
- The water and sewer systems have adequate capacity.

- This action will not increase density and is within the intent of the Comprehensive Plan to preserve the County's rural character and allow for single-family dwellings and home-based business.
- The Water and Sewer Plan amendment will be approved by the State and County.
- This decision is not intended to intensify existing uses and is a special circumstance.
- Only one allocation is to be granted to this farm (Parcel 46); access to public water and sewer is to be denied to any future lots that may be subdivided; and the allocation to Parcel 22 is to be permanently removed. No additional service will be added to this system through this amendment.

Mr. Ruge seconded the motion which was approved unanimously.

STAFF REPORTS

Carla Gerber:

- June and July have been busy. The County forwarded the maximum number of applications to MALPF that were allowed for easement consideration and the Department completed the MALPF inspections by the end of June. All of the subject farms passed inspection without any issues.
- The Department continues to review many building permits and assist many callers.
- The Department is very grateful to be fully staffed. Allie Gorman is not present at the Planning Commission meeting, but she is the new GIS Specialist.

Introductions from New Planning Staff:

Mark Carper, Associate Planner, and Michael Pelletier, Planning Specialist and Clerk to the Planning Commission, gave brief self-introductions to the Commission.

Mr. Mackey:

- Mr. Mackey was happy to have the office fully staffed with Mark Carper, Allie Gorman, and Michael Pelletier with the Office.
- The next CRU Task Force meeting will be held on August 11, 2021, at 6:00 p.m. The Task Force will have two meetings on agricultural issues.

Ms. McCann:

- The Maryland Planning Commissioners Association Annual Conference is coming up in October. The agenda is still pending. It's a two-day conference in Solomons. Ms. McCann will provide more information as it becomes available.
- Ms. McCann needs to research a procedure for the Commission to have closed sessions during hybrid meetings.

ADJOURN

There being no further business, the meeting adjourned at 4:45 p.m.

F. Joseph Hickman, Vice-Chairman

Michael Pelletier, Clerk

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Kent County Department of Planning, Housing, and Zoning

TO: Kent County Planning Commission
FROM: Mark Carper, Associate Planner
MEETING: September 2, 2021
SUBJECT: Atlantic Tractor
Major Site Plan –Preliminary

EXECUTIVE SUMMARY

Request by Applicant

Atlantic Tractor/Cooper Enterprises, LLC is requesting preliminary site plan approval to construct a 6,000 square foot maintenance building to accommodate repairs of combine harvesters. The property is located at 621 Morgnac Road in the Fourth Election District, Map 37, Parcels 43, 46, and 443, and is zoned Industrial (I).

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 proposed maintenance building complies with the goals and strategies of the Comprehensive Plan for economic development, and it meets the use, density, design, industrial performance, and environmental standards of the Land Use Ordinance. The Kent County Health Department approves the plan with a condition that the site be served by public sewer.

The applicant has sufficiently addressed all of the standards for a Preliminary site plan as prescribed by the Kent County Land Use Ordinance.

Recommendation

Staff recommends granting preliminary site plan approval conditioned upon the following:

- Submission of a revised building plan that includes placement of where exterior lighting is to be attached.
- Verification that the placement of the building with its proximity to a buried propane tank meets safety guidelines.
- Submission of a revised site plan that includes removal/relocation of an isolated parking space currently proposed adjacent to the buried propane tank.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: Atlantic Tractor
Major Site Plan – Preliminary
DATE: August 27, 2021

DESCRIPTION OF PROPOSAL

Atlantic Tractor/Cooper Enterprises, LLC is requesting preliminary site plan approval to construct a 6,000 square foot maintenance building to accommodate repairs of combine harvesters. Due to the size of the combines, they are not able to fit inside the current workspace.

The property is located at 621 Morgnec Road in the Fourth Election District, Map 37, Parcels 43, 46, and 443, and is zoned Industrial (I). The property line between Parcels 43 and 443 crosses through the proposed building footprint, and a lot line adjustment has been filed to remove that line.

GENERAL STANDARDS

I. Permitted Uses and Density, Height, Width, Bulk, and Fence Requirements

- A. *Applicable Laws:* Article V, Sections 15.2 of the *Kent County Land Use Ordinance* establish site plan review requirements for all permitted industrial uses in the Industrial District.
- B. Article V, Sections 15.5 of the *Kent County Land Use Ordinance* establishes the density, height, width, bulk, and fence requirements for the Industrial District.
- C. *Staff and TAC Comments:* The proposed structure meets the minimum setback requirements and height limitations.

II. Industrial Performance Standards

- A. *Applicable Law:* Article V, Section 15.6 of the *Kent County Land Use Ordinance* establish 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 odorous matter limitations 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. 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 agriculture, anadromous fish, forest conservation, nontidal wetlands, stream protection corridor, stormwater management, threatened and endangered species, and water quality standards.
- B. *Staff and TAC Comments:* Sediment and erosion control and stormwater management plans have been submitted for review. Because the property is in a Priority Funding Area and the proposed building will be located on an area of existing stone, the project is exempt from Forest Conservation.

IV. Design Standards

- A. *Applicable Law:* Article V, Section 15.9 of the *Kent County Land Use Ordinance* establishes the Industrial Design Standards which address site access, on-site circulation, floodplain, landscaping, screening, lighting, site planning, and subdivision. 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:
- On-site circulation appears to provide clearly defined lanes of travel and spaces for parking.
 - There is a proposed isolated parking space just to the south of a buried propane tank.
 - A landscape plan has been submitted for review and adequate screening is provided.
 - Building plans with front, side, and rear elevations of all exterior walls have been submitted for review.
 - Any new exterior lighting should be shown on the plans and needs to be dark sky compatible.

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 number of parking spaces is adequate for the number of employees and customers.

VI. Site Plan Review

- A. *Comprehensive Plan:*
- Goal: Support Existing Business
 - Strategy: Retain and promote existing businesses and assist in their growth. (p. 8)
 - Goal: Insure that Towns and Villages are Attractive Places to Live and Work
 - Strategy: 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 *Land Use 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.

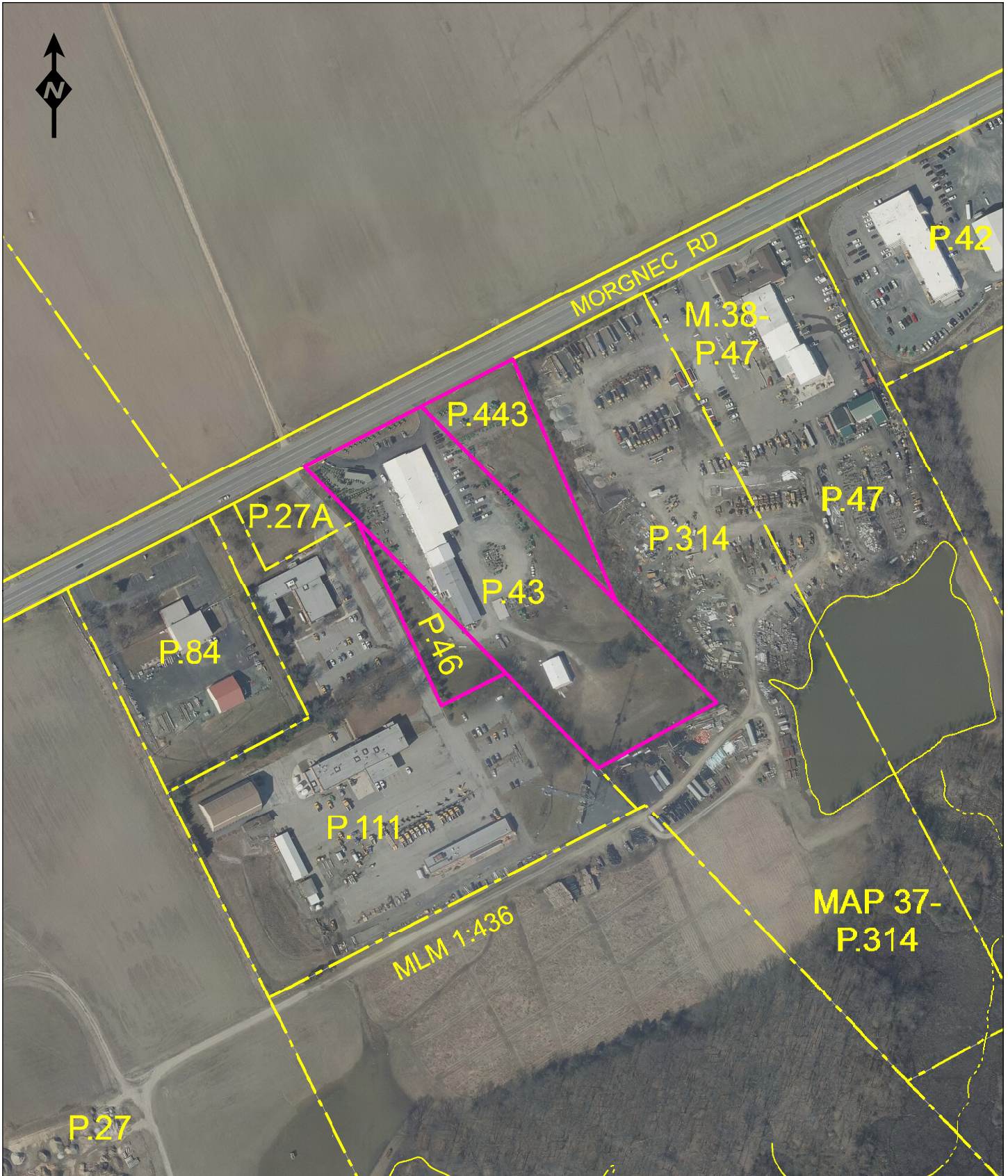
- d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
 - e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, 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 proposed project promotes an existing business and assists in its growth.
 - The Project Narrative states that a Citizen Participation meeting is to be arranged and that a letter of results will be provided following the meeting.
 - On-site circulation appears to provide clearly defined lanes of travel and spaces for parking.
 - 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 has submitted a Certified Engineer's Report.
 - Sediment and erosion control and stormwater management plans have been submitted for review.
 - A landscape plan has been submitted for review and adequate screening is provided.
 - A notification from the town of Chestertown has been provided stating that Atlantic Tractor is working through the Chestertown Utilities Commission process for connection to the town's water and sewer system.
 - Plans for the proposed structure that include front, side, and rear elevations of all exterior walls have been submitted and all dimensional specifications meet Ordinance requirements.

STAFF RECOMMENDATION

Staff recommends granting preliminary site plan approval conditioned upon the following:

- Submission of a revised building plan that includes placement of where exterior lighting is to be attached.
- Verification that the placement of the building with its proximity to a buried propane tank meets safety guidelines.
- Submission of a revised site plan that includes removal/relocation of an isolated parking space currently proposed adjacent to the buried propane tank.

Atlantic Tractor/Cooper Enterprises Family Partners



Source: Kent County Department of Planning, Housing, and Zoning.
Aerial taken Spring 2019. Map prepared August 2021.

1 inch = 300 feet



Davis, Moore, Shearon & Associates, LLC

August 2, 2021

Mr. William Mackey, Planning Director
Kent County Department of Planning & Zoning
400 High Street
Chestertown, Maryland 21620

**RE: COMBINED CONCEPT AND PRELIMINARY SITE PLAN SUBMITTAL FOR A PROPOSED ATLANTIC TRACTOR MAINTENANCE BUILDING, CHESTERTOWN, MARYLAND
KENT COUNTY TAX MAP 37, PARCELS 43, 46, & 443
DMS & ASSOCIATES JOB #2020108**

Dear Mr. Mackey,

Atlantic Tractor is proposing to construct a 6,000-sf maintenance building to accommodate repairs of combine harvesters. Due to the size of the combines, they are not able to fit inside of the current workspaces on the site.

The property is comprised of three separate parcels all owned by Cooper Enterprises Family Partners. The property line between Parcels 43 & 443 cross through the proposed building's footprint. Therefore, a lot line adjustment plat will be filed to remove the line.

Attached please find the following information in support of the above referenced site plan:

- One copy of the site plan application – concept and preliminary
- Five copies of the combined concept and preliminary site plan
- One copy of the Certified Engineer's report which includes:
 - One copy of the Project Narrative
 - One copy of the Industrial Performance Standards
- Fee check for Concept & Preliminary Plan review of \$400

We ask that you please review this information and place the project on the August 23, 2021 T.A.C. agenda for review. If you have any questions please feel free to contact me at 443-262-9130.

Sincerely,

DMS & Associates, LLC

A handwritten signature in blue ink, appearing to read 'K. Shearon', is written over the typed name.

Kevin J. Shearon, P.E., LEED AP

Enclosures

pc: Cooper Enterprises Family Partnership
Atlantic Tractor Chestertown
Mr. Richard Stoltzfus, Stoltzfus Pole Buildings

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:** 7/27/2021

Project Name: Dixie Land Energy

District: 4th Map: 37 Parcel: 43, 46, 443 Lot Size: 8.30 Deed Ref: 81/300 Zoning I
21/138 ;
931/300

LOCATION: 621 Morgnec Road, Chestertown, Maryland 21620

PROPOSED USE: Agriculture equipment maintenance and repair building

OWNER OF LAND:

Name: Cooper Enterprises Family Partners Telephone: _____

Address: 9860 Perkins Hill Road, Chestertown, Maryland 21620 Email: _____

APPLICANT:

Name: Atlantic Tractor Telephone: 443-221-4561

Address: 621 Morgnec Road, Chestertown, Maryland 21620

Email: _____

AGENT/ATTORNEY (if any):

Name: Stoltzfus Pole Buildings Telephone: 410-810-1504

Address: 6408 Church Hill Road, Chestertown, MD 21620 Email: richard@sunrisesolar.md.com

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

8/2/2021

Date

Concept Plan Approving Authority: _____ Date _____

Preliminary Approving Authority: _____ Date _____

Final Approving Authority: _____ Date _____

PROJECT NARRATIVE

ATLANTIC TRACTOR Maintenance Building Chestertown, Maryland

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

Name and address of the landowner, the developer and/or representative, if different from the owner

The property is owned by Cooper Enterprises Family Partnership. The leaseholder is Atlantic Tractor. The builder is Stoltzfus Pole Buildings.

Street address, tax map, parcel number, and subdivision if any

The site is located at 621 Morgnec Road, Chestertown. The property is identified as Tax Map 37 Parcels 43, 46, & 433. The property line between Parcels 43 & 443 cross through the proposed building's footprint. Therefore, a lot line adjustment plat will be filed to remove the line.

Zoning of the site

The site is zoned Industrial. The surrounding properties to the east, south, and west are also zoned Industrial. The property across Morgnec Road is zoned Community Residential (CR).

Current and proposed use of the property

The property is the site of the Chestertown branch of the Atlantic Tractor business which specializes in home lawn and garden and farm equipment. There is a retail and showroom section of the business near Morgnec Road and a maintenance and repair facility toward the back of the property. The use will remain the same. This application proposes to construct a 6,000-sf maintenance building to accommodate maintenance and repairs of combine harvesters. Due to the size of the combines, they are not able to fit inside of the current workspaces on the site.

An explanation of viewshed, open space, and conservation analysis undertaken during the design of the site plan

The placement of the proposed building will be on an existing stone portion of the site.

How the proposed development complies with the Comprehensive Plan and the design and environmental standards of the Ordinance

The development complies with the Comprehensive Plan in that it is a major retailer and maintenance operation in support of the local agricultural industry. The plan also encourages the retention and expansion of local businesses.

Proposed type of water and sewer service

The site is currently on a private well and private septic system.

Number of employees

The Chestertown Atlantic Tractor site currently has 17 employees with plans to expand to 24 employees.

The proposed development schedule and phases of development for all proposed construction

The building is scheduled to be completed at one time immediately following site plan approval.

Statement of provisions for ultimate ownership and maintenance of all parts of the development including streets, structures, and open space.

The property is intended to remain in the ownership of Cooper Enterprises Family Partnership and operated and maintained by Atlantic Tractor.

Water dependent uses in the Critical Area

n/a

Critical Area density calculations

n/a

Citizen Participation Plan

We are currently working to set up a Citizen Participation meeting. A letter of the results will be provided to the Planning Office following the meeting.



Davis, Moore, Shearon & Associates, LLC

August 2, 2021

Mr. William Mackey, Planning Director
Kent County Department of Planning & Zoning
400 High Street
Chestertown, Maryland 21620

**RE: CERTIFIED ENGINEER'S REPORT FOR THE PROPOSED ATLANTIC TRACTOR MAINTENANCE BUILDING, CHESTERTOWN, MARYLAND
KENT COUNTY TAX MAP 37, PARCEL 43, 46, & 443
DMS & ASSOCIATES JOB #2020108**

Dear Mr. Mackey:

Atlantic Tractor is proposing to construct a 6,000-sf maintenance building to accommodate maintenance and repairs of combine harvesters. Due to the size of the combines, they are not able to fit inside of the current workspaces on the site.

The property is comprised of three separate parcels all owned by Cooper Enterprises Family Partners. The property line between Parcels 43 & 443 cross through the proposed building's footprint. Therefore, a lot line adjustment plat will be filed to remove the line.

Please accept this correspondence as our Certified Engineer's Report for this project. In accordance with Sections 14.6 of the Kent County Land Use Ordinance, we offer the following:

1. NOISE – The proposed use on this site will not generate excessive noise. Noises currently associated with maintenance and repair of the combines outdoors will be located inside of the proposed building.
2. VIBRATION – The proposed use on this site will not generate excessive vibration.
3. GLARE – The proposed use on this site will not generate excessive glare.
4. AIR POLLUTION – The proposed use on this site will not generate air pollution. Nothing will be emitted or exhausted from this facility.
5. WATER POLLUTION – The proposed use on this site will not generate water pollution. All impervious surfaces will be treated using current stormwater management practices. All storage tanks will be in compliance with all State and Federal regulations for spill protection.
6. RADIOACTIVITY – There is nothing proposed with the use on this site that would generate radioactivity.

7. ELECTRICAL INTERFERENCE – There is nothing proposed with the use on this site that would generate electrical interference on any other lot or premises.
8. SMOKE AND PARTICULATE MATTER – There is nothing proposed with the use on this site that would generate smoke or particulate matter.
9. TOXIC MATTER – There is nothing proposed with the use on this site that would generate toxic matter.
10. ODOROUS MATTER – There is nothing proposed with the use on this site that would generate odorous matter.

In accordance with Sections 15.6 of the Kent County Land Use Ordinance regarding Industrial Performance Standards, I hereby submit this Certified Engineer's Report claiming, to the best of my knowledge and based on the information provided to me by my client, that the proposed use will not violate any Federal, State or County laws or regulations. The use will not produce undue emissions of pollutants to the waters or air of the County.

If you have questions please call me at 443-262-9130.

Sincerely,

DMS & Associates, LLC



Kevin J. Shearon, P.E., LEED AP

pc: Cooper Enterprises Family Partnership
Atlantic Tractor Chestertown
Mr. Richard Stoltzfus, Stoltzfus Pole Buildings

LEGEND

- × 19.84 EXISTING SPOT ELEVATION
- 23x50 PROPOSED SPOT ELEVATION
- - - - - EXISTING CONTOUR
- --- PROPOSED CONTOUR
- (DS) DOWNSPOUT LOCATION
- ▣ RIPRAP OUTFALL PROTECTION
- SF — SF PERIMETER SILT FENCE
- L.O.D. — L.O.D. LIMITS OF DISTURBANCE

AREA SHOWN [Symbol] DEPICTS PROPOSED STONE TO BE PLACED ON COMPACTED SUBGRADE

AREA SHOWN [Symbol] DEPICTS 6" CONCRETE APRONS. SEE DETAIL ON SHEET C-4

NOTE: STABILIZE ALL SIDE SLOPES WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL ON SHEET C-4

PROPOSED PERIMETER SILT FENCE PER DETAIL ON SHEET C-4. TYPICAL WHERE SHOWN - SF -

PROVIDE RIPRAP OUTLET PROTECTION PER DETAIL ON SHEET C-4. TYPICAL AT TWO (2) LOCATIONS.

PROPOSED OBSERVATION PORT PER DETAIL ON SHEET C-4 TYPICAL OF 3

PROPOSED BIORETENTION AREA SURFACE ELEV. = 22.50. SEE PROFILES AND SPECIFICATIONS ON SHEET C-3

PROPOSED 6"x6" WYE WITH CLEANOUT

PROPOSED MAINTENANCE BUILDING F.F. ELEV. = 25.50

NOTE: EXISTING STONE TO BE REMOVED AS NECESSARY FOR THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS. PROVIDE NEW STONE WHERE NEEDED TO MEET FINISHED GRADES.

PROVIDED 25 # OF 15" ADS (N-12) @ 1.0%

PROPOSED 18" NYLOPLAST DRAIN BASIN WITH 8" DOME GRATE PER DETAIL ON SHEET C-4

PROPOSED 4" PERFORATED PVC PIPE LAID FLAT @ INV. = 19.83. TYPICAL

NOTE: PROPOSED STONE AREAS TO BE STONE PLACED ON 6" OF CR-6 ON COMPACTED SUBGRADE

EXISTING STONE AREA

NOTE: EXISTING ONSITE STONE TO ACT AS A STABILIZED CONSTRUCTION ENTRANCE DURING CONSTRUCTION

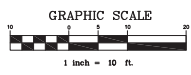
EXISTING STONE AREA

EXISTING FUEL CONTAINMENT AREA

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



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

KENT SOIL AND WATER CONSERVATION DISTRICT DATE
 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.

KENT COUNTY PLANNED OFFICE

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING, DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 90
 CENTREVILLE, MARYLAND 21617
 PHONE: 1-443-262-6130
 FAX: 1-443-262-9148

DATE	REVISION

SITE, GRADING, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN

FOR
ATLANTIC TRACTOR MAINTENANCE BUILDING

TAX MAP - 37, GRID - 3F, PARCELS - 43, 46 AND 443
 FOURTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

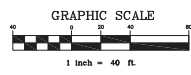
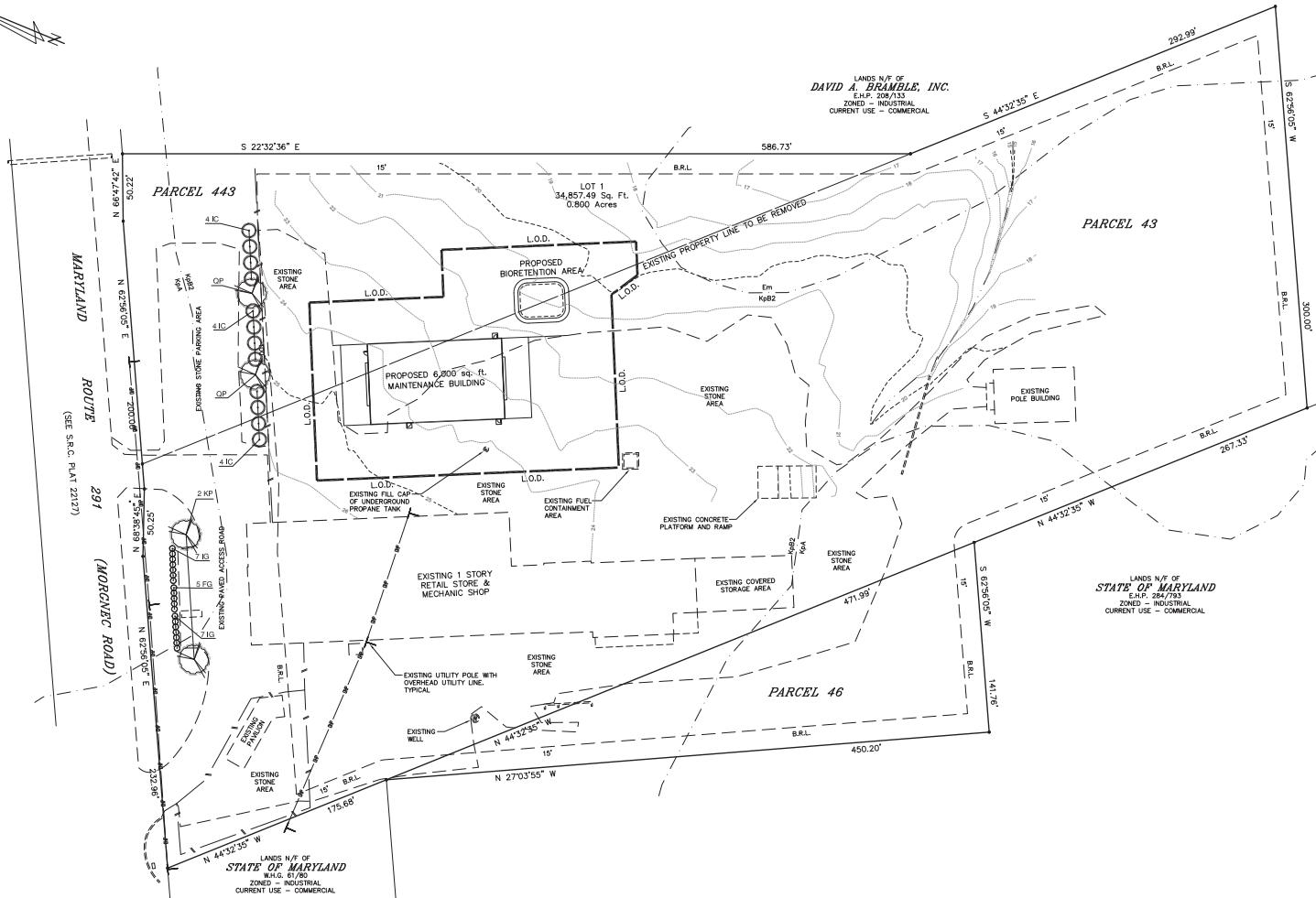
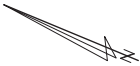
PREPARED FOR: STOLTZFUS POLE BUILDINGS

DATE	SCALE
JULY 21	1" = 10'

JOB No.	DRAWN BY
2020108	WJM

FOLDER Ref.	DESIGNED BY
37-2020108	KJS

SHEET No. - C-2
 CADD FILE - 20108-C2



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Davis, Moore, Shearon & Associates, LLC
 CENTREVILLE, MARYLAND 21617
HUSTEAD Landscape Architecture, LLC
 120 Bay Meadows Lane Stevensville, MD, 21666
 Phone: 443.988.2294
 E-mail: Vhustead@Husteadlla.com Web: www.Husteadlla.com

DATE	REVISION

LANDSCAPE PLAN
 FOR
ATLANTIC TRACTOR MAINTENANCE BUILDING
 TAX MAP - 37, GRID - 3F, PARCELS - 43, 46 AND 443
 FOURTH ELECTION DISTRICT, KENT COUNTY, MARYLAND
 PREPARED FOR : STOLTZFS POLE BUILDINGS

DATE	SCALE
JULY '21	1" = 40'
JOB No. 2020108	DRAWN BY VH
FOLDER Ref: 37-2020108	DESIGNED BY VH
SHEET No. - L-1	
CADD FILE - 20108-L1	

LANDSCAPING SPECIFICATIONS

OVERALL COMPLIANCE WITH THE TERMS OF THIS BUFFER MANAGEMENT PLAN INCLUDING ALL MAINTENANCE AND WARRANTY REQUIREMENTS DESCRIBED HEREIN IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER, MAINTENANCE, WARRANTY AND PLANT MATERIAL SUPPLIER. RESPONSIBILITIES OF THE LANDSCAPE CONTRACTOR SHALL BE AS SPECIFICALLY NOTED BETWEEN OWNER 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 ON PLAN PERIODIC SITE PLANNING MEETINGS. VARIANTS REQUESTED FOR CONSIDERATION AND REVIEW OF MOST CURRENTLY 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. TRUNKS AND BRANCHES SHALL NOT BE PRUNED BEFORE DELIVERY. ALL PLANTS WITH A DAMAGED OR CRACKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUBCUTICULAR BRUISING OR WOUNDS OR FRESH CUTS OVER 1/4" 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 PREVAIL.

- (2) TOPSOIL SHALL BE FERTILE, FRAMBLE 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 FERTILE WATER SOILS.
- (3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS NATIVE TOPSOIL AND ONE PART WET LOOSE PEATMOSS.
- (4) STAKING MATERIALS: GUY WIRE SHALL BE PLUMBLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF 7/8" O.D., REINFORCED BLACK RUBBER HOSE 3/4" INCH 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 NURSERMEN.
- C. PROTECT EXISTING UTILITIES AND PLANT MATERIALS
- (1) IMMEDIATELY BEFORE BACKFILLING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE COVERAGE. BRANCHES, TRUNKS, AND/OR FOLIAGE.
 - (2) DIG BALL AND BURIAL (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARDS FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO COVER THE ENTIRE AND FERTILE 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 AND PLANT MATERIAL SUPPLIER SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND PLANT 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 FREE CONDITION. THE LACK OF AVAILABLE WATER SHALL NOT RELIEVE THE CONTRACTOR OF ADEQUATE MAINTENANCE.

D. SITE PREPARATION

PLANTED 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 MOVED TO 10' 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 HES/UTILITY TO VERIFY UTILITY LOCATIONS, MAKE 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 EXCAVATIONS BEGIN. CONTRACTORS TO CAUTION: TEST PIT AREAS WHERE UNDERGROUND UTILITIES (ELECTRIC, GAS, CABLE/COMMUNICATIONS LINES, WATER LINES, SEWER, ROOF LEADERS, STORM DRAIN PIPES, 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 EXISTING 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 TILLAGE OPERATIONS DURING PERIODS OF EXCESS 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 WERE TO BE SET FROM WHICH THE ORIGINAL BALLS OF EARTH OF NATURAL GROUND OR GRAVEL PERKLEULPT OF BACKFILL TO THE BASE OF THE ROOTBALL. PLANTS THAT ARE TO BE SET IN AN EXPANDED AREA OF PLANTING SOIL, USE PLANTING SOIL TO BACKFILL THE ENTIRE BALL AND WATER THOROUGHLY. BEFORE INSTALLING REMAINERS OF THE EXISTING SOIL TO TOP OF PIT. ELIMINATING ALL AIR POCKETS. SET PLANTS PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLELY AROUND THE BALL AND ROOTS. CUT TOPS OR STRIPS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURIAL OR CLOTH WRAPPING IN CONTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURIAL AT TOP OF BALL. FOR CONTAINER GROWN PERENNIALS, CAREFULLY REMOVE TOP CONTAINERS WITHOUT BREAKING AWAY PLANTS OR ROOT SYSTEMS AND GENTLY LOOSEN SOIL. PLACE PLANT EXCAVATED TO THE DEPTH THAT ALLOWS FOR THE PLANT TO BE SET AT ITS FORMER GRADE, BACKFILL TO 2.5 FEET 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 ROPS 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-TO-FOUR INCH LAYER OF BARK MULCH IMMEDIATELY AFTER PLANTING. TO WORKED BEDS OF HERBICIDE PERENNIALS ADD MULCH TO A DEPTH OF 2". PROVIDE AN 8" O.D. 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 PLANTING 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 GUY WIRES SHALL BE OF THE SIZE AND MATERIAL SPECIFIED AND/OR AS SPECIFIED 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.

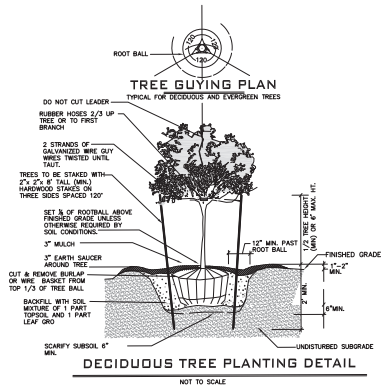
H. INVOICING AND RESPONSIBILITIES:

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:

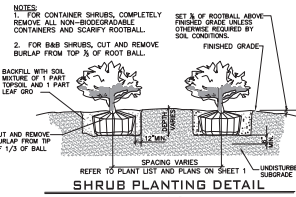
TREES AND HERBACEOUS PERENNIALS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE AND HAS A 100% SURVIVABILITY RATING AT THE END OF THE TWO YEARS. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED. BARE ROOT SEEDLINGS SHALL BE GUARANTEED FOR A PERIOD OF FIVE (5) YEARS AND HAVE A 90% SURVIVABILITY RATE AT THE END OF 5 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



DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

PLANT SCHEDULE

KEY	QUA	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
CANOPY TREES						
WP	2	Koeleria paniculata	Golden Poth Tree	2 - 2' Cal. B&B	N	As Shown
OP	2	Quercus phellos	Willow Oak	2 - 2' Cal. B&B	Y	As Shown
EVERGREEN TREES						
12		Box 'x' Cornif	Oak Leaf Root Holly	4 - 4' Ht. B&B	N	Ø' o.c.
SHRUBS						
FG	5	Fothergilla gardenii/Blue Mist	Blue Mist Dwarf Fothergilla	18 - 24" Cont.	Y	4' o.c.
IG	28	Box glabra/Compact	Compact Holly	18 - 24" Cont.	Y	4' o.c.

KENT COUNTY PLANNING OFFICE		Davis, Moore, Shearon & Associates, LLC CENTREVILLE, MARYLAND 21617 HUSTEAD Landscape Architecture, LLC 120 Bay Meadows Lane Stevensville, MD 21666 Phone: 443.988.2294 E-mail: Vhustead@husteadllc.com Web: www.Husteadllc.com	DATE	REVISION	LANDSCAPE DETAILS FOR ATLANTIC TRACTOR MAINTENANCE BUILDING TAX MAP - 37, GRID - 3F, PARCELS - 43, 46 AND 443 FOURTH ELECTION DISTRICT, KENT COUNTY, MARYLAND PREPARED FOR : STOLTZFUS POLE BUILDINGS	DATE	SCALE
						JULY 21	1" = 40'

NEW BUILDING FOR:

Atlantic Tractor

621 MORGNEC RD
CHESTERTOWN, MD 21620
KENT COUNTY



SHEET LIST		
REV #	SHEET #	SHEET NAME
B	CS-1	COVER SHEET
B	A101	FLOOR PLAN
B	A201	BUILDING ELEVATIONS
B	A301	BUILDING SECTIONS
B	S101	FOUNDATION PLAN

BUILDING CODE INFORMATION:

MUNICIPALITY: TOWNSHIP

COMPLIES with: 2018 VERSIONS of IBC, IEBC, IFC, IECC, IMC, IPC, NEC 2018 PROVISIONS of PA UCC

GENERAL PARAMETERS	REQUIREMENT	REFERENCE
OCCUPANCY TYPE(S):	S-2 (WAREHOUSE)	311

CONSTRUCTION TYPE(S): 2B 602

ALLOWABLE NUMBER OF STORIES:	3	TABLE 504.4
ALLOWABLE BUILDING AREA:	26,000 sf	TABLE 506.2
FIRE ALARM REQUIREMENTS:	N/A	907.2
SPRINKLER REQUIREMENTS:	N/A	903

BUILDING DATA	ACTUAL	REFERENCE
BUILDING AREA:	6,000sf	506.2
NUMBER OF STORIES:	1	

OCCUPANT LOAD: 60 OCC TABLE 1004.1.2

MEANS OF EGRESS:

TOTAL WIDTH REQUIRED:
MAIN FLOOR: 6,000 S.F. = 60 OCC *0.2" = 12" REQ'D 72" PROVIDED

PLUMBING FACILITIES:

F OCC: 60 (5 ACTUAL)		
WC REQUIREMENT: 1/100 = 1 REQ		
LAV REQUIREMENT: 1/100 = 1 REQ		
TOTALS		PROVIDED
WC REQUIREMENT: = 1		WC: 1 / U: #
LAV REQUIREMENT: = 1		LAV: 1

SUBMITTALS and INSPECTIONS:

- CONTRACTOR TO PROVIDE CODE OFFICIAL WITH SHOP DRAWINGS UPON REQUEST WITH COPY TO ENGINEER OF RECORD. SUBMIT ON DEFERRED BASIS.
- CONTRACTORS TO PROVIDE TESTING WITH REPORTS AS LISTED BY CODE OR REQUESTED BY OFFICIALS, INCLUDING SPECIAL TESTING PER SECTION 1704. REFER TO PERMIT APPLICATIONS AND CODE REVIEWS FOR DETAILS.
- CONTRACTORS TO ARRANGE INSPECTIONS FOR ALL CODES, INCLUDING MEP SYSTEMS AND CONSTRUCTION OF CONCRETE, FRAMING AND GYP BOARD.

LOADING NOTES

DEAD LOADS:	
COLLATERAL:	5 psf
INCLUDES SOLAR	
BRIDGE CRANE:	
DOOR:	
LIVE LOADS:	
ROOF:	35 psf
OFFICE CAP:	125 psf
FLOOR:	125 psf
SNOW LOADS:	
GROUND SNOW LOAD (Pg):	35 psf
ROOF SNOW LOAD:	24.3 psf
SNOW IMPORTANCE FACTOR (I):	1.0
SNOW EXPOSURE FACTOR (Ce):	0.9
SNOW THERMAL FACTOR (Ct):	1.1
WIND LOADS:	
ULTIMATE WIND SPEED (Vu):	115mph
WIND EXPOSURE CATEGORY:	C

CONCRETE NOTES

- ALL CONCRETE IS DESIGNED IN ACCORDANCE WITH ACI 318-08.
- USE MINIMUM 4,000psi CONCRETE FOR ALL FLATWORK.

STEEL NOTES

- ALL STEEL IS DESIGNED IN ACCORDANCE WITH AISC 360-10
- STRUCTURAL STEEL SHALL BE A992
- MISCELLANEOUS STEEL SHALL BE A36

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EAGLE ENGINEERING
77 FLOWER BLDG
HANOVER PA 1735
717-723-8432

DESIGN FIRM
Lancaster Design Build
155 JALYN DRIVE • NEW HOLLAND, PA 17557
717-508-4881 • www.lancasterdesignbuild

NEW BUILDING FOR:

Atlantic Tractor

621 MORGNEC RD
CHESTERTOWN, MD 21620
KENT COUNTY

ISSUE: PRELIMINARY

ISSUE DATE: 07/20/2021

REVISIONS:
B - Revision 2 08/11/2021

DWG. # 21.271

SCALE: 1/2" = 1'-0"

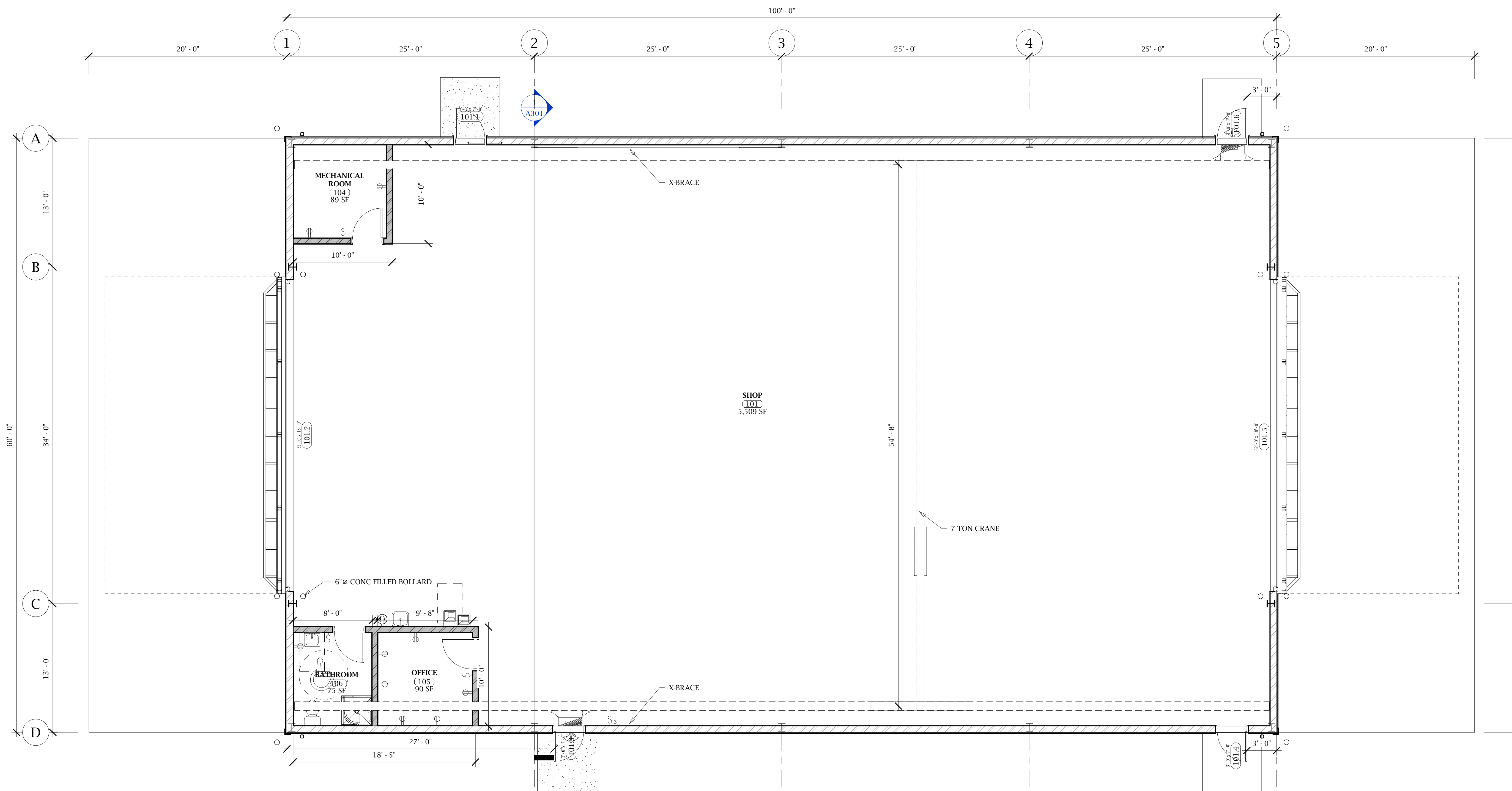
DRAWN BY: AF

REV. BY:

SHEET:
COVER SHEET

CS-1

REV.
B



1 FLOOR PLAN
3/16" = 1'-0"

SEAL

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717-723-9432

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NEW BUILDING FOR:

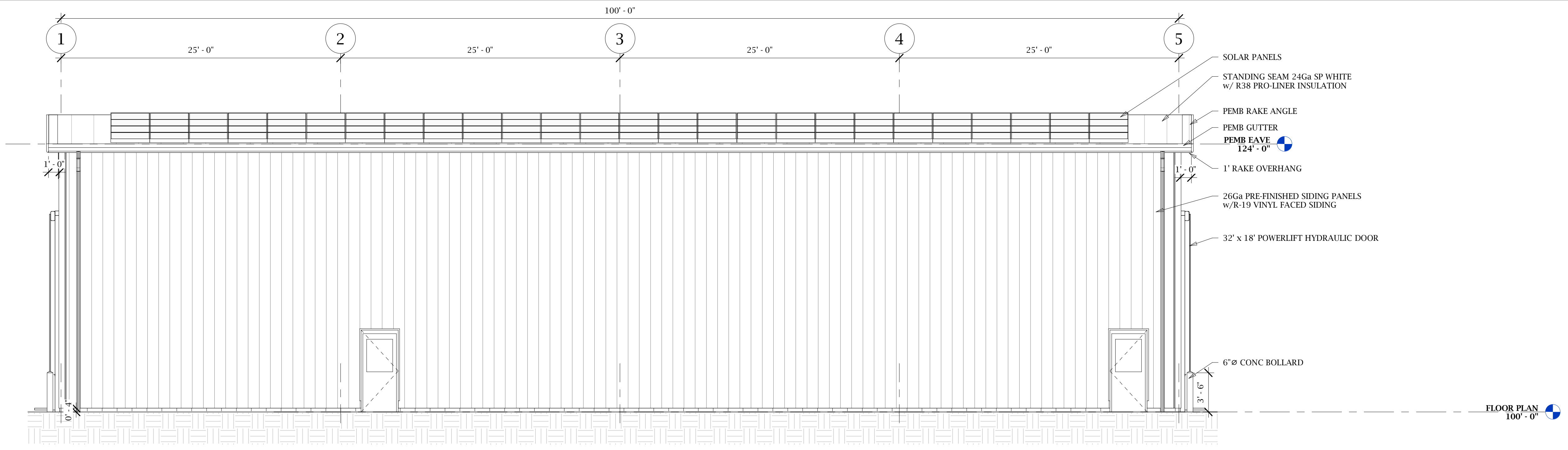
Atlantic Tractor

621 MORNING STAR RD
CHESTER, PA 19380
KENT COUNTY

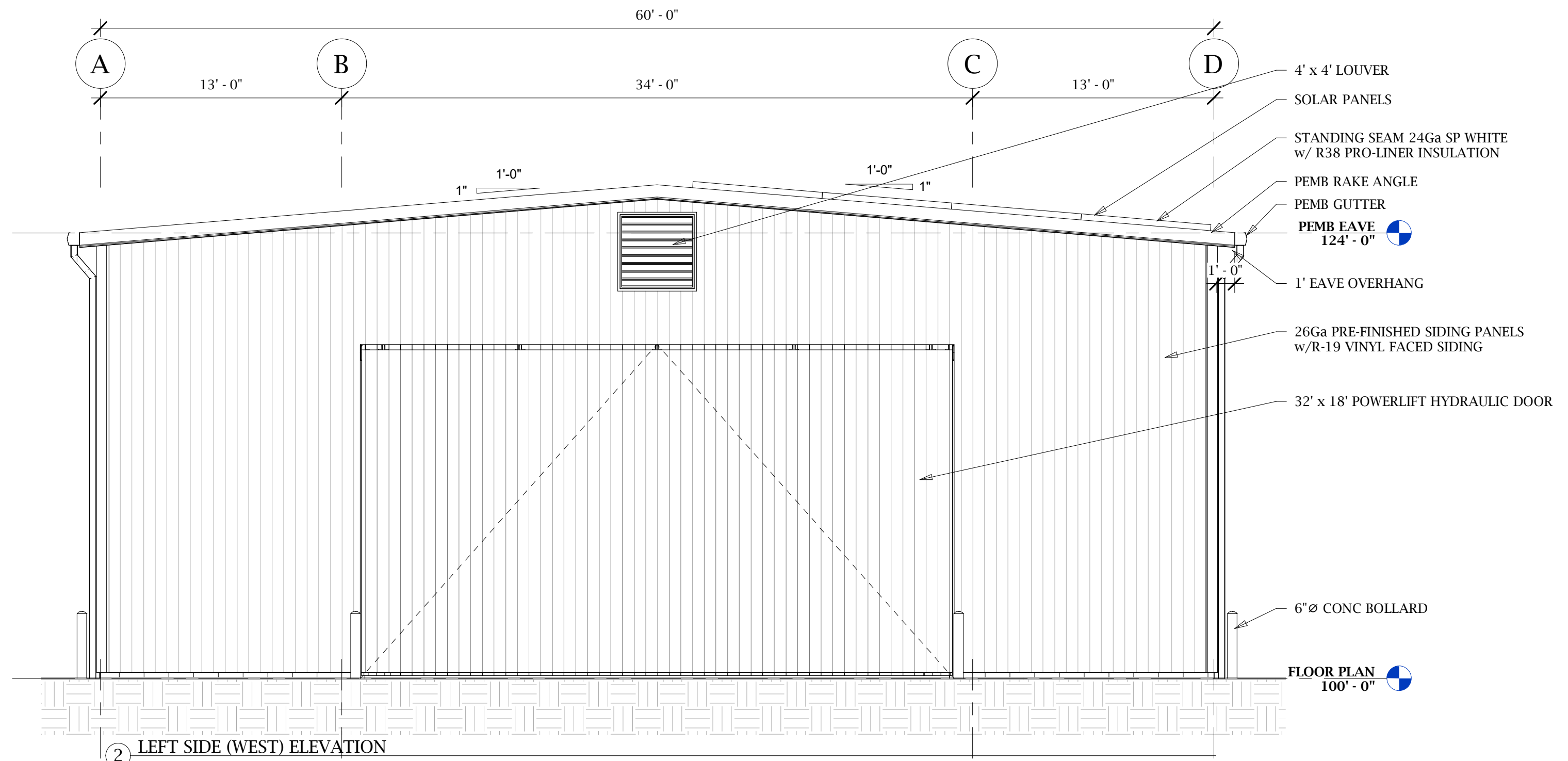
ISSUE: PRELIMINARY
ISSUE DATE: 07/20/2021
REVISIONS:
B - Revision 2 08/11/2021

DWG. # 21.271
SCALE: 3/16" = 1'-0"
DRAWN BY: AF
REV. BY:
SHEET:
FLOOR PLAN

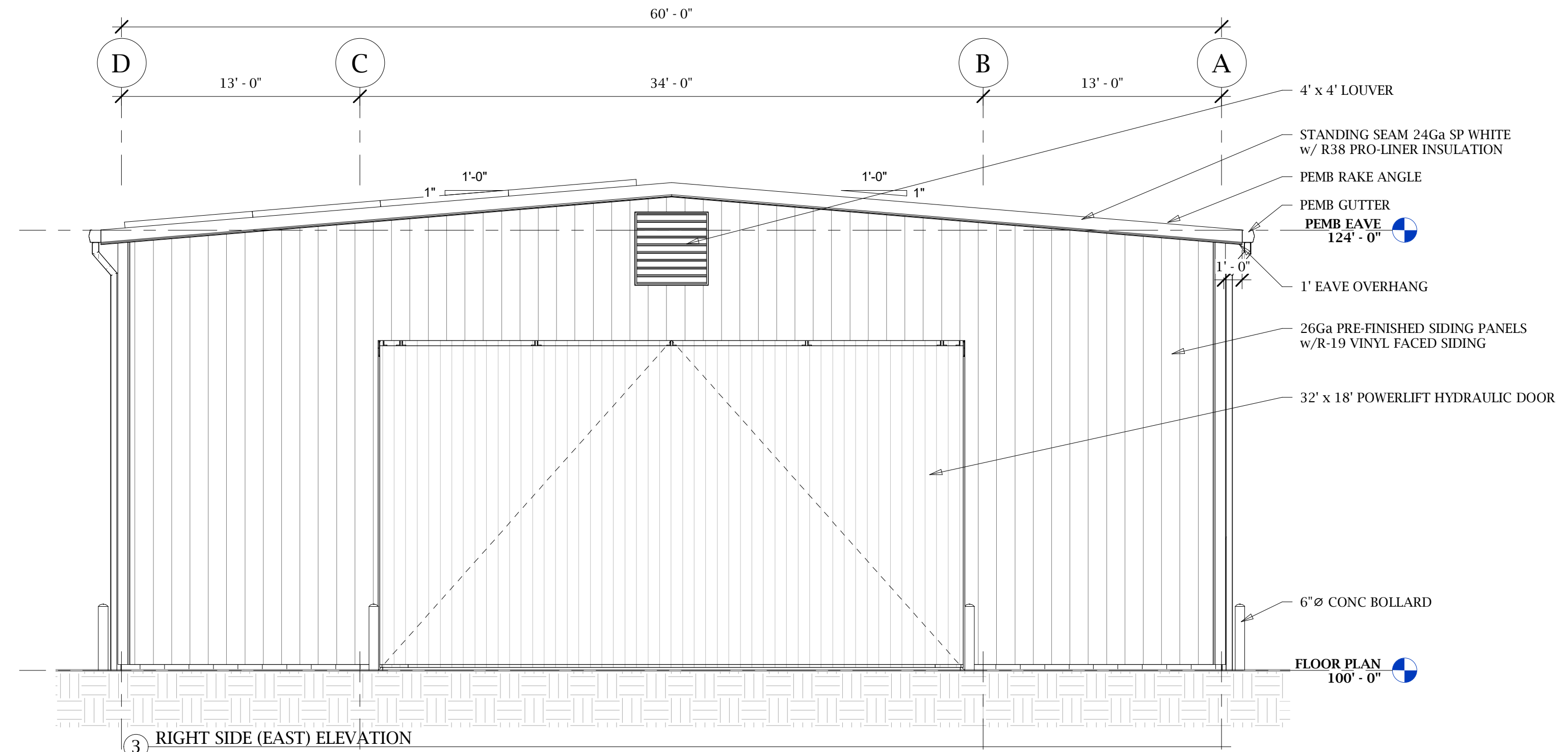
A101
REV. **B**



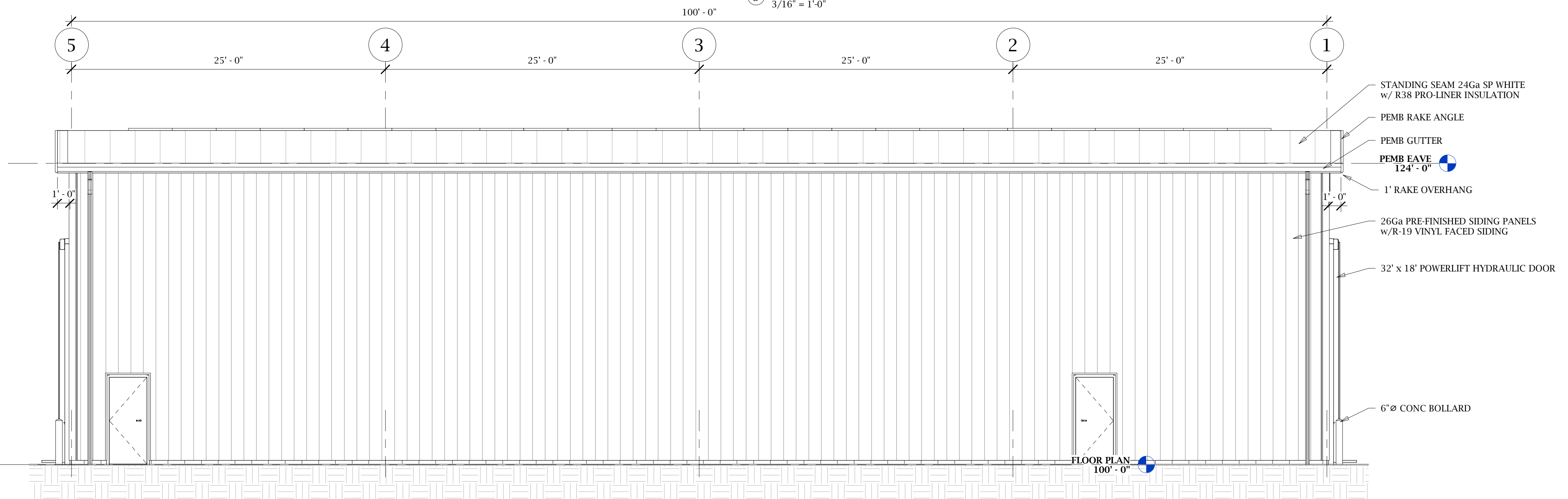
1 FRONT (SOUTH) ELEVATION
3/16" = 1'-0"



2 LEFT SIDE (WEST) ELEVATION
3/16" = 1'-0"



3 RIGHT SIDE (EAST) ELEVATION
3/16" = 1'-0"



4 BACK (NORTH) ELEVATION
3/16" = 1'-0"

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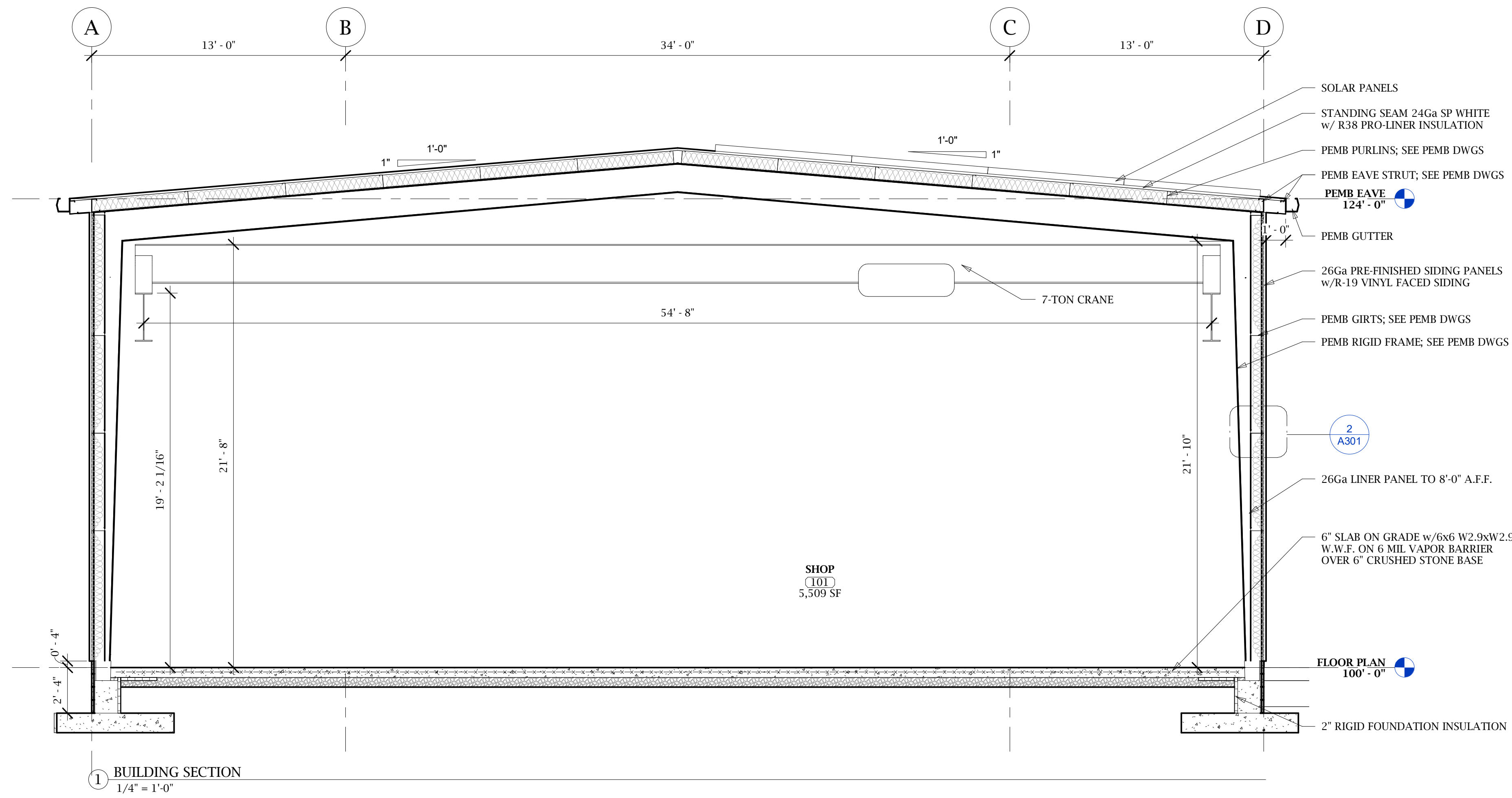
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NEW BUILDING FOR:
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621 MORNING STAR RD
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KENT COUNTY

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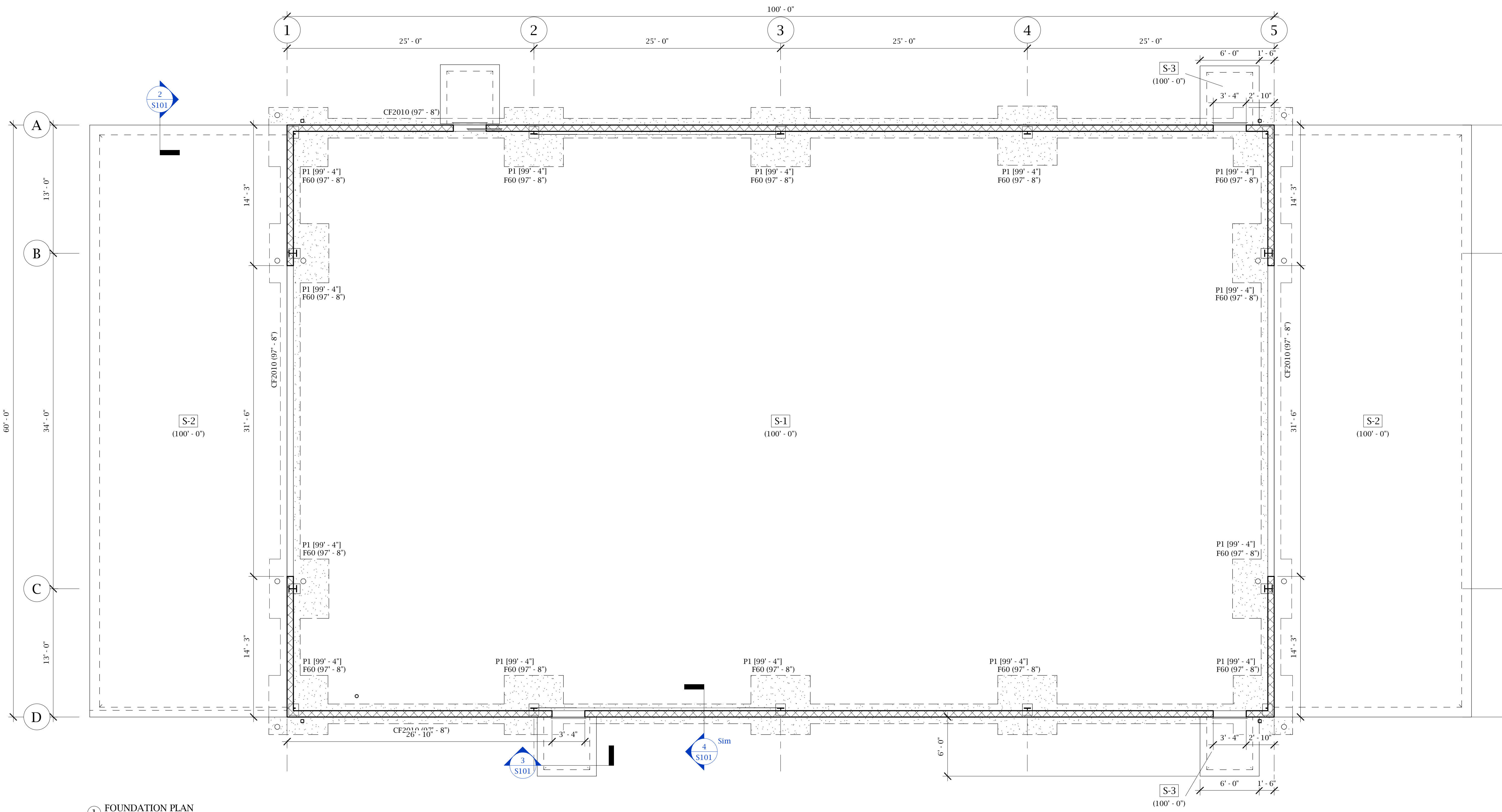
DWG. # 21.271
SCALE: 3/16" = 1'-0"
DRAWN BY: AF
REV. BY:

SHEET:
BUILDING ELEVATIONS
A201
REV. B



DOOR SCHEDULE										
MARK	WIDTH	HEIGHT	DOOR TYPE	FRAME TYPE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	HARDWARE	GLAZING	COMMENTS
101.1	3'-0"	7'-0"	2	HM	HM		1 HR			
101.2	32'-0"	18'-0"	1							
101.3	3'-0"	7'-0"	3	HM	HM		1 HR		HALF GLASS	
101.4	3'-0"	7'-0"	3	HM	HM		1 HR		HALF GLASS	
101.5	32'-0"	18'-0"	1							
101.6	3'-0"	7'-0"	2	HM	HM		1 HR			
101.10	3'-0"	7'-0"	2		HM		1 HR			
101.11	3'-0"	7'-0"	2		HM		1 HR			
101.12	3'-0"	7'-0"	2		HM		1 HR			

ROOM SCHEDULE							
NUMBER	NAME	AREA	WALL FINISH	BASE FINISH	FLOOR FINISH	CEILING FINISH	COMMENTS
101	SHOP	5509 SF					
102	MECH ROOM	Not Placed					
103	RESTROOM	Not Placed					
104	MECHANICAL ROOM	89 SF					
105	OFFICE	90 SF					
106	BATHROOM	75 SF					



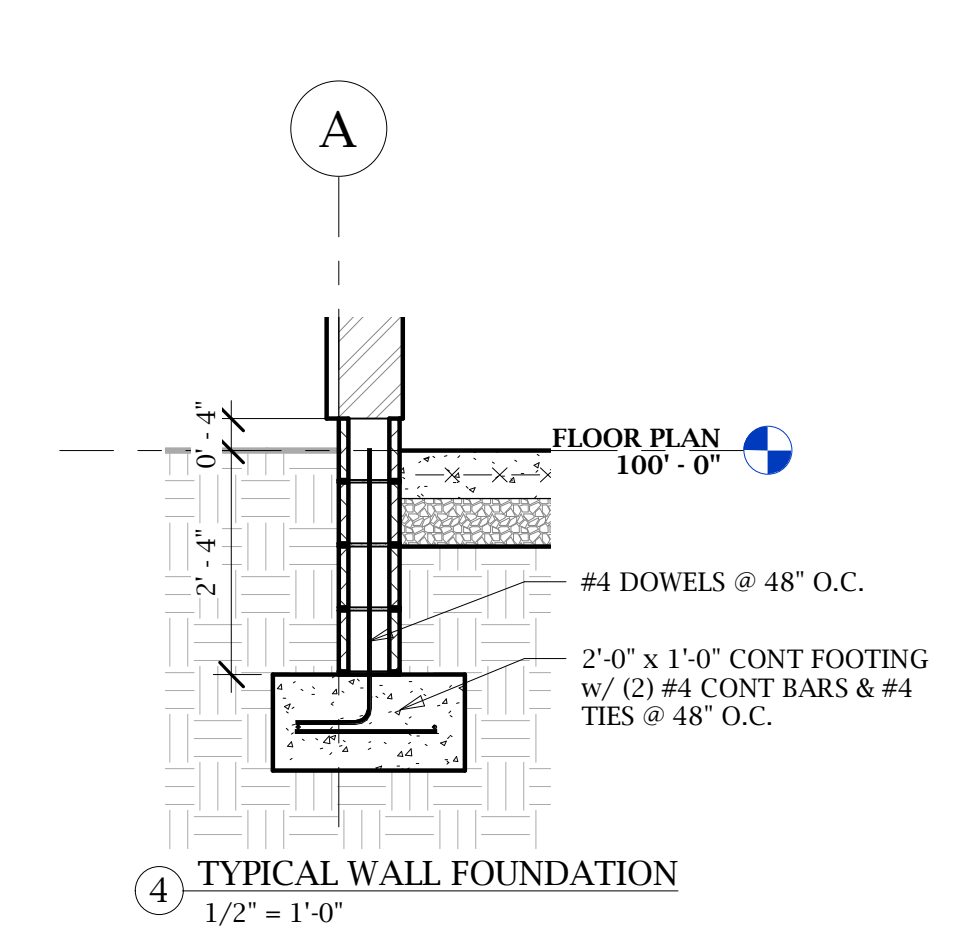
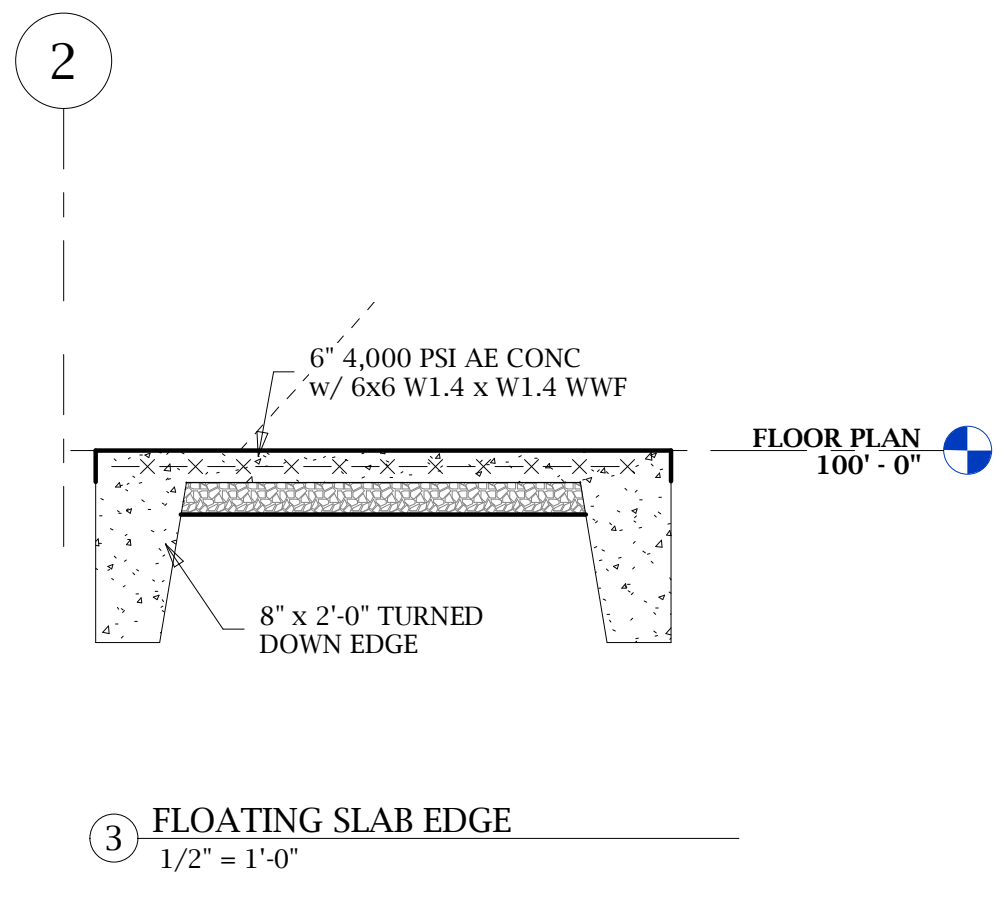
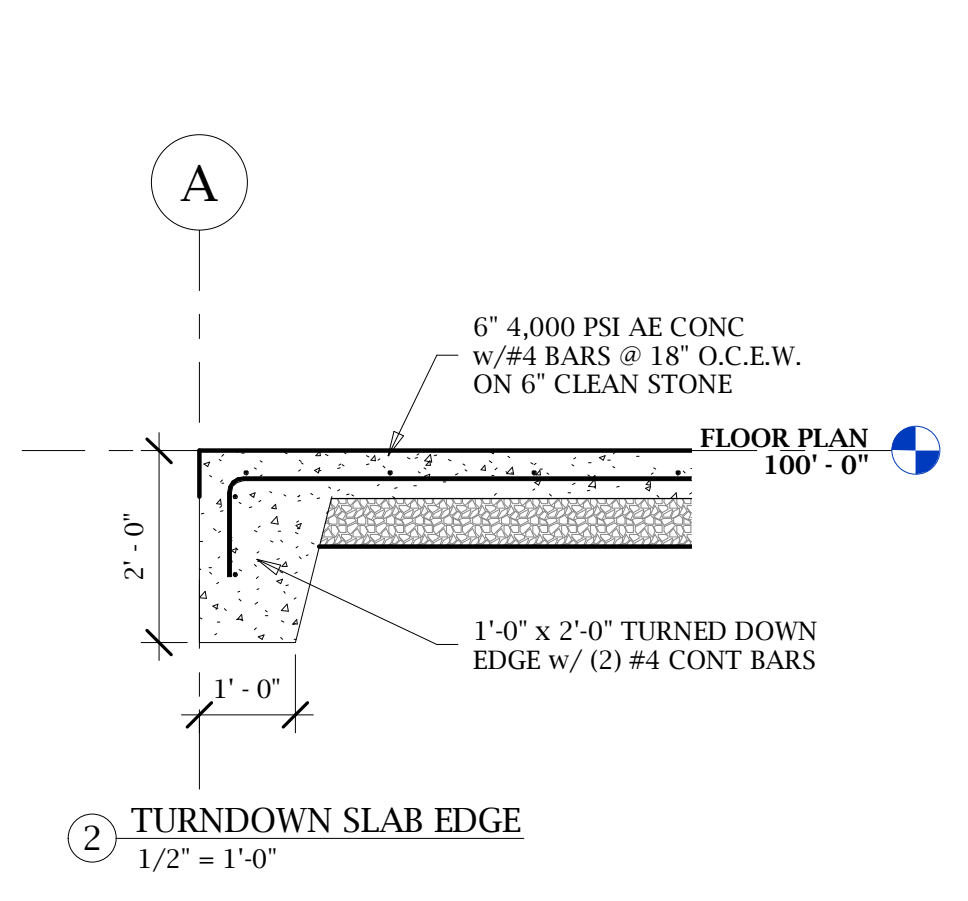
1 FOUNDATION PLAN
3/16" = 1'-0"

- FOUNDATION NOTES**
- TOP OF SLAB ELEVATION = 488.50 = REFERENCE ELEVATION 100'-0" UNLESS NOTED.
 - ALL ELEVATIONS INDICATED ON THE DRAWINGS ARE TAKEN FROM REFERENCE ELEVATION.
 - (x'-x") INDICATES TOP OF FOOTING ELEVATION. (x'-x') INDICATES TOP OF PIER ELEVATION COLUMN AND FOOTING KEY:
 - PIER MARK (SEE SCHED) → P-x (x'-x')
 - FOOTING MARK (SEE SCHED) → F-x (x'-x')
 - WALL MARK (SEE SCHED) → W-x (x'-x')
 - TOP OF PIER ELEVATION
 - TOP OF FOOTING ELEVATION
 - TOP OF WALL ELEVATION
- ALL PIERS, COLUMNS AND FOOTINGS SHALL BE CENTERED ON COLUMN LINES UNLESS DIMENSIONED OR DETAILED OTHERWISE.
 - SEE S001 AND S002 FOR GENERAL STRUCTURAL NOTES.
 - REFER ARCHITECTURAL DRAWINGS FOR HOUSEKEEPING PADS, FLOOR SLOPES, FLOOR RECESSES, SLAB INSERTS, ACCESS FLOOR LAYOUT AND DETAILS, ETC. SEE MECHANICAL DRAWINGS FOR FLOOR DRAIN AND CLEANOUT LOCATIONS.
 - REFER SITE AND MEP DRAWINGS FOR UNDERGROUND UTILITY LOCATIONS. COORDINATE FOUNDATION INSTALLATION WITH UTILITIES. STEP FOOTING AS REQUIRED.

PIER SCHEDULE					
MARK	Elevation at Top	WIDTH	LENGTH	VERT REINF	HORIZ TIES
P1	99'-4"	1'-0"	1'-2"	(4) #5V BARS	(3) #3T @ 2' O.C. TOP & @ 10' O.C. REST

FOOTING SCHEDULE				
MARK	WIDTH	LENGTH	THK	REINFORCING
CF2010	2'-0"	<varies>	1'-0"	(2) #5 CONT w/ #3T & #4 DOWELS @ 48" O.C.
F60	6'-0"	6'-0"	1'-0"	(6) #5 BARS E.W. BOTT.

SLAB SCHEDULE					
MARK	CONC	CONC THK	REINF	VAPOR BARRIER	BASE
S-1	4,000 PSI	6"	6x6 W2.9 x W2.9 W.W.F	6 MIL	6" STONE
S-2	4,000 PSI AE	6"	6x6 W2.9 x W2.9 W.W.F	6 MIL	6" STONE
S-3	4,000 PSI AE	4"	6x6 W1.4 x W1.4 W.W.F	6 MIL	4" STONE



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NEW BUILDING FOR:

Atlantic Tractor
621 MORNING STAR RD
CHESTER, PA 19380
KENT COUNTY

ISSUE: PRELIMINARY
ISSUE DATE: 07/20/2021

REVISIONS:
B - Revision 2 08/11/2021

DWG. # 21.271
SCALE: As indicated
DRAWN BY: AF
REV. BY:
SHEET:
FOUNDATION PLAN

S101

REV. B



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Meeting: September 2, 2021
Subject: Cliff Road Properties, LLC – Great Oak Manor
Preliminary Site Plan Review – Cottages
Concept Site Plan Review – Pavilion

EXECUTIVE SUMMARY

Request by Applicant

The applicant is proposing improvements to expand and enhance their existing county inn use. In August, they were granted final approval to create a stable base for a designated tent area. They are now seeking preliminary approval to construct two, free-standing cottages, which will have two guest rooms per cottage, associated pedestrian walkways, and expansion of the guest parking area. As a separate application, they are also requesting concept review of a pavilion that would replace the tent area.

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, located at 10568 Cliff Road, 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 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.

Staff Recommendation

Staff recommends granting preliminary approval of the proposed cottages.

PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Subject: 20-41, Cliff Road Properties, LLC (Great Oak Manor)
Preliminary Site Plan Review – Cottages, walkways, expanded guest room parking
Date: August 26, 2021

Description of Proposal

The applicants are proposing two, free-standing cottages, which will increase the number of available guest rooms to the maximum fifteen rooms permitted for country inns. Each cottage will have two guest rooms and a common area separating the rooms. Great Oak Manor currently has thirteen guest rooms. Two rooms will be taken out of service in the Manor House once the cottages are built. Associated pedestrian walkways connecting the cottages to the Manor House and an expansion of the guest parking area are also included in the application.

Great Oak Manor's 8.515-acre property is zoned Critical Area Residential (CAR) and is located at 10568 Cliff Road adjacent to the Chesapeake Bay. Great Oak Estates and Great Oak Landing Marina are to the south and additional residential uses are to the north. The property is currently improved with a 3-story dwelling known as the "Manor House" and a detached garage. The surrounding area is characterized by residential development, agricultural, and marine uses. A permanent base area for erecting tents was approved in August.

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.

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 existed as of August 1, 1989 and replace it with a requirement which addresses consistency of features 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.

In August 2021, the Planning Commission granted final approval of the tent area with the following conditions:

1. Acceptance of required letters of credit by the County Commissioners of Kent County.
2. Outdoor event music (live or otherwise) will be shut off at 10:00pm. A Great Oak Manor employee will be on-site during all special events at Great Oak Manor and will be reachable by phone or text should there be any need to contact someone.
3. Great Oak Manor will monitor and comply with all future County and State noise ordinances. The applicant shall monitor noise levels at events with equipment that is capable of recording decibel levels.
4. Once the tent platform area is constructed, all noise-generating outdoor events shall be held in this location. Speakers and musicians shall project in a southeasterly to southwesterly direction at all times. Sound equipment will be situated adjacent to the Manor House in a best effort to have the building act as a partial noise barrier.

5. Evergreen shrubs will be planted along the Great Oak Manor property line to block car lights from impacting neighboring properties.
6. Any lighting installed will be low level or landscape lighting. No flood lights or overhead lighting will be utilized.

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 cottages allow the inn to offer guest suites with a little more privacy than individual rooms in the Manor House. The cottages will be located towards the cliff, but outside of the buffer. Once the cottages are constructed, two rooms will be removed from service in the Manor House, and the total number of rooms will be fifteen.

Since January, the design has been refined and building elevations are included in the packet, as well as pictures of the existing Manor House and detached garage. The designs currently have stone and board and batten siding. According to the architect, the stone was chosen to make the buildings look older than the Manor House and not interfere with the brick, Georgian Manor House. The Planning Commission will need to determine if the proposed elevations “maintain features and character that are consistent with the structures that existed as of August 1, 1989.”

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 cottages 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 mitigation requirement for the cottages, walkways and parking areas is 9,863 square feet. Mitigation consists of a mix of canopy and understory trees, large and small shrubs, and grasses. As submitted, the Buffer Enhancement Plan does not meet the requirements: only 9,700 square feet of mitigation is proposed and there is more than the permitted maximum of 10% for grasses. If the removal of existing vegetation becomes necessary, a Critical Area Forest Clearing Plan will be required.

Stormwater and sediment control plans have been submitted for review.

The project does not exceed the lot coverage limit of 15%. The lot coverage with all proposed improvements will be 48,098 square feet, which is 12.9% 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. Parking for lodging facilities is 1 space per guest room, plus 1 per employee.
- B. *Staff and TAC Comments:* The parking area associated with the guest rooms will be expanded to have fifteen spaces. There are additional parking areas for staff.

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 sediment control plans have been submitted for review.
- A Buffer Enhancement Plan has been submitted. A mix of trees, shrubs, and grasses will be planted in the buffer.
- A parking plan has been provided. Sufficient parking is available.
- A Citizens Participation meeting was held on December 10, 2020. Only one landowner provided comments.

Staff Recommendation

Staff recommends granting preliminary approval of the cottages with the following conditions:

1. The final Landscape/Buffer Enhancement Plan be updated to reflect the increase in lot coverage for this phase of the project and adjusted so that not more than 10% of the plantings are grasses.
2. The final Landscape/Buffer Enhancement Plan include the evergreen shrubs that were required along the Great Oak Manor property line as a condition of final approval of the tent area.
3. Final approval of the sediment control and stormwater management plans.
4. Submission of all required Letters of Credit or proof of other surety.
5. Incorporation of any alterations to the building designs, as necessary, following discussion of the proposal.

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, an initial seasonal tent area for events, a permanent pavilion proposed in the area of the seasonal tent for events, and a sidewalk from the pavilion to the existing driveway. 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.

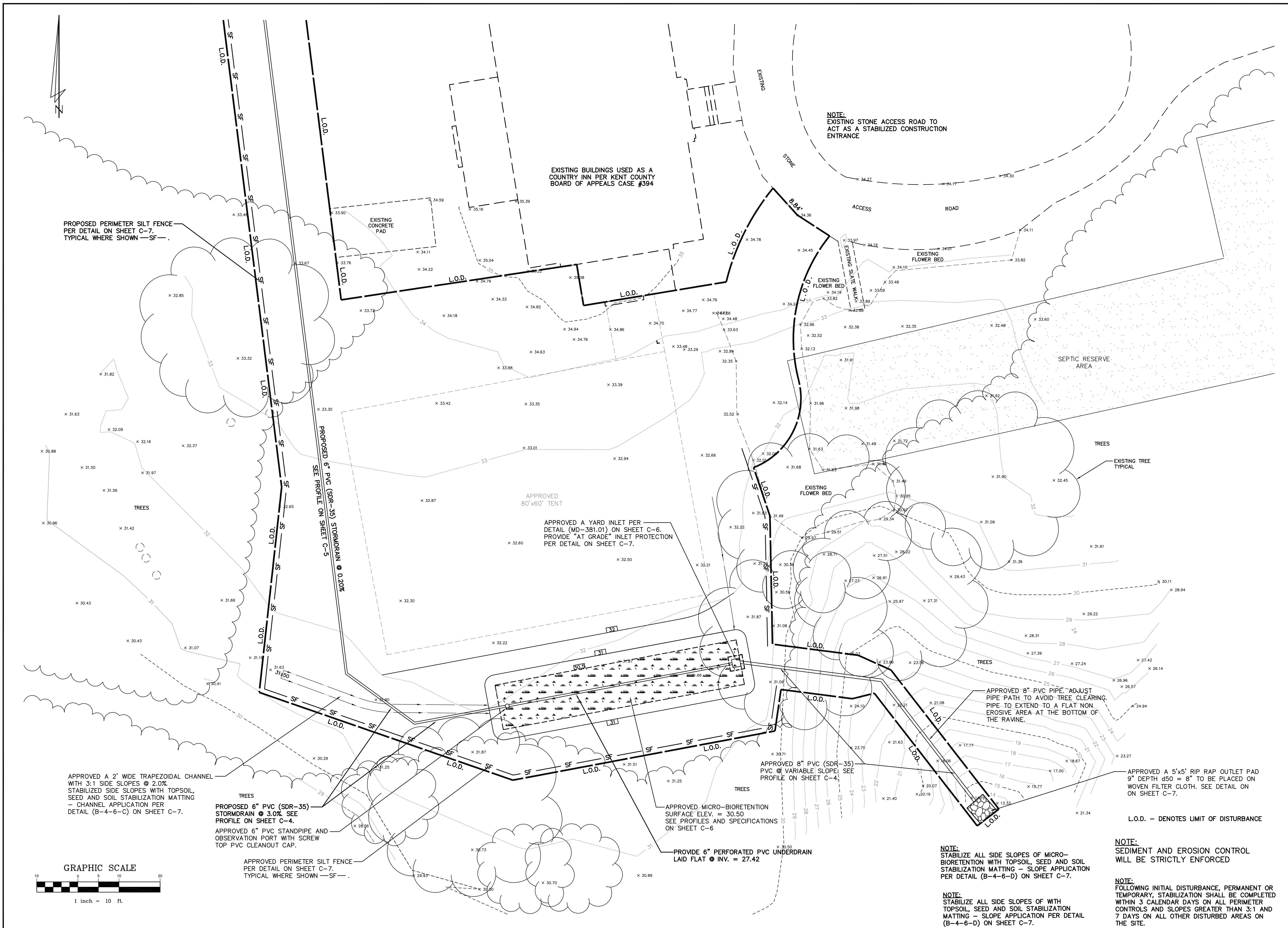
It is anticipated that the improvements will be phased with the first phase consisting of the tent area and walkway connection from the manor house to the tent area. The tent area will consist of a screened concrete pad with a paver/turf surface placed over it. The tent area which will serve as an events 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, the permanent events pavilion, and sidewalk improvements to serve the pavilion. 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



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

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 6" PVC (SDR-35) STORMDRAIN @ 0.20% SEE PROFILE ON SHEET C-5

APPROVED 80'x60' TENT

APPROVED A YARD INLET PER DETAIL (MD-381.01) ON SHEET C-6. PROVIDE "AT GRADE" INLET PROTECTION PER DETAIL ON SHEET C-7.

APPROVED 8" PVC (SDR-35) PVC @ VARIABLE SLOPE SEE PROFILE ON SHEET C-4.

APPROVED MICRO-BIORETENTION SURFACE ELEV. = 30.50 SEE PROFILES AND SPECIFICATIONS ON SHEET C-6

PROVIDE 6" PERFORATED PVC UNDERDRAIN LAID FLAT @ INV. = 27.42

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

APPROVED A 5'x5' RIP RAP OUTLET PAD 9" DEPTH d50 = 8" TO BE PLACED ON WOVEN FILTER CLOTH. SEE DETAIL ON SHEET C-7.

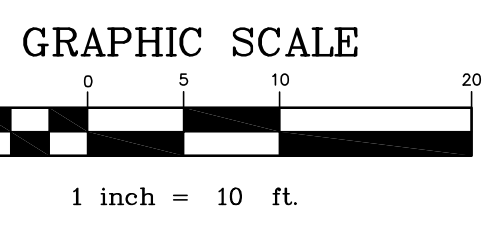
L.O.D. - DENOTES LIMIT OF DISTURBANCE

NOTE: SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

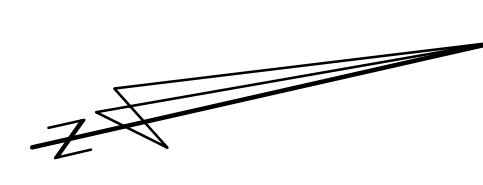
NOTE: STABILIZE ALL SIDE SLOPES OF MICRO-BIORETENTION WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-7.

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.

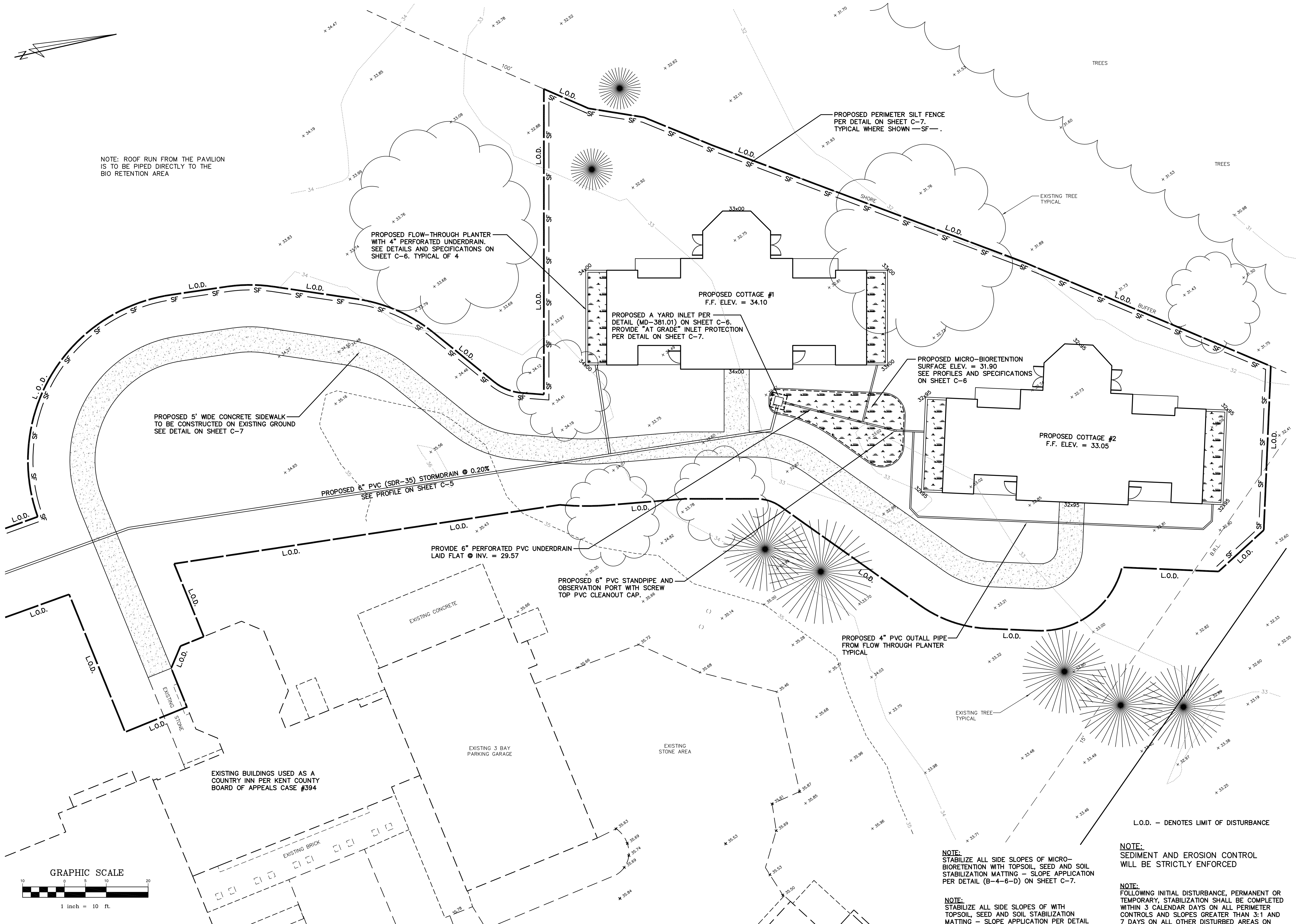
NOTE: FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY, STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 7 DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.



DATE: JULY 13, 2021 SEAL:	
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE: 410-291-1100 FAX: 1-443-262-9148	
DATE:	REVISION:
JOB No. 2017055	DRAWN BY:
FOLDER #4: 28-2017055	DESIGNED BY:
SHEET No. - C-2	WTD, JR.
SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL 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	
SCALE: 1" = 10'	CADD FILE - 17058-P2



NOTE: ROOF RUN FROM THE PAVILION IS TO BE PIPED DIRECTLY TO THE BIO RETENTION AREA



PROPOSED FLOW-THROUGH PLANTER WITH 4" PERFORATED UNDERDRAIN. SEE DETAILS AND SPECIFICATIONS ON SHEET C-6. TYPICAL OF 4

PROPOSED COTTAGE #1
F.F. ELEV. = 34.10

PROPOSED A YARD INLET PER DETAIL (MD-381.01) ON SHEET C-6. PROVIDE "AT GRADE" INLET PROTECTION PER DETAIL ON SHEET C-7.

PROPOSED MICRO-BIORETENTION SURFACE ELEV. = 31.90
SEE PROFILES AND SPECIFICATIONS ON SHEET C-6

PROPOSED COTTAGE #2
F.F. ELEV. = 33.05

PROPOSED 5' WIDE CONCRETE SIDEWALK TO BE CONSTRUCTED ON EXISTING GROUND SEE DETAIL ON SHEET C-7

PROPOSED 6" PVC (SDR-35) STORMDRAIN @ 0.20%
SEE PROFILE ON SHEET C-5

PROVIDE 6" PERFORATED PVC UNDERDRAIN LAID FLAT @ INV. = 29.57

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

PROPOSED 4" PVC OUTLET PIPE FROM FLOW THROUGH PLANTER TYPICAL

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

EXISTING 3 BAY PARKING GARAGE

EXISTING STONE AREA

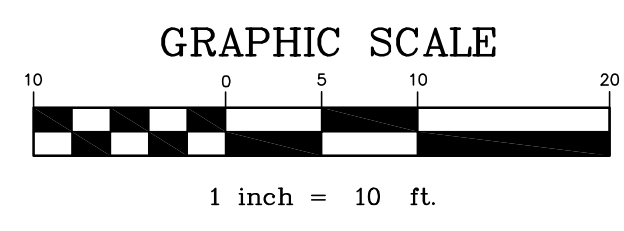
L.O.D. - DENOTES LIMIT OF DISTURBANCE

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-7.

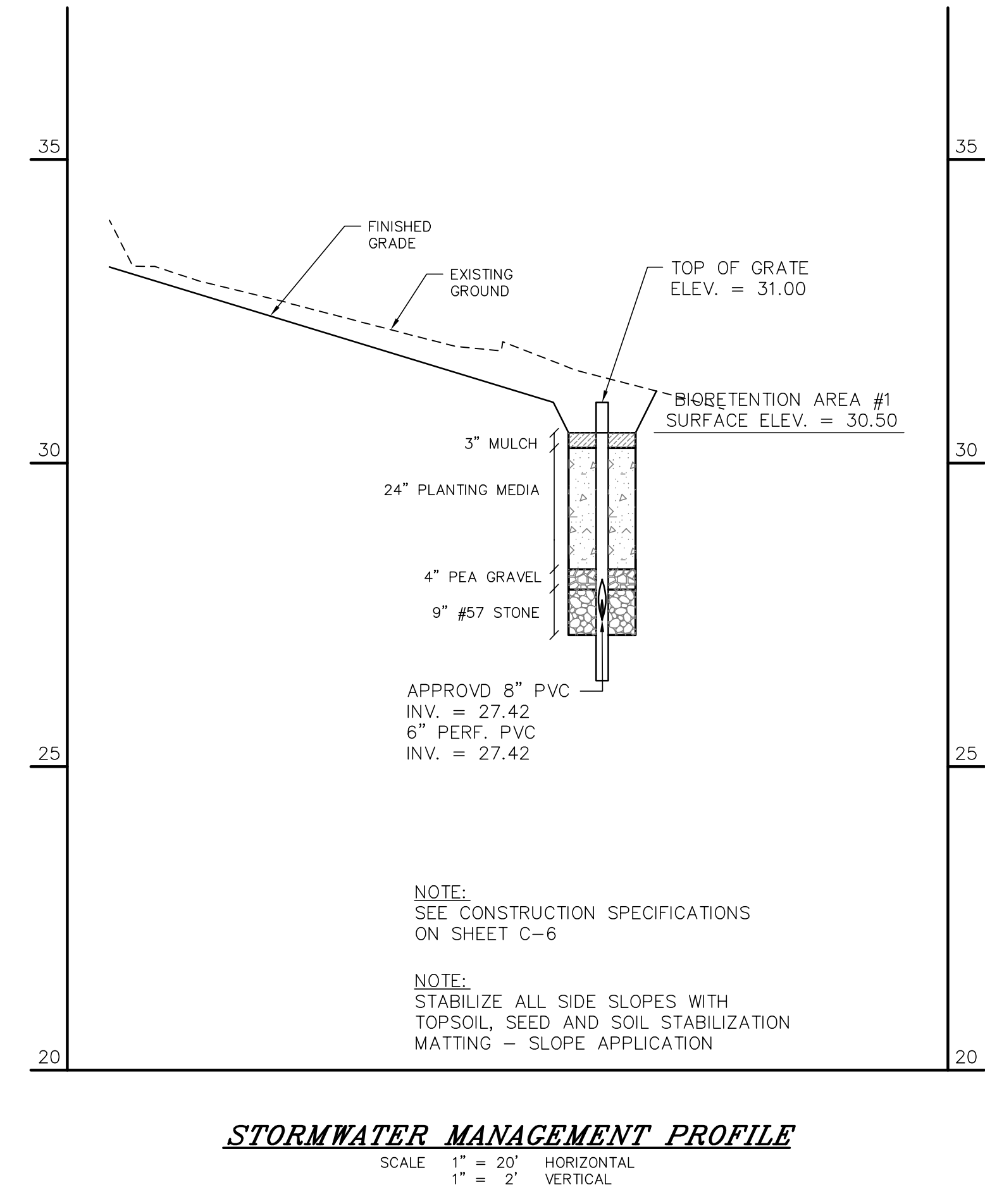
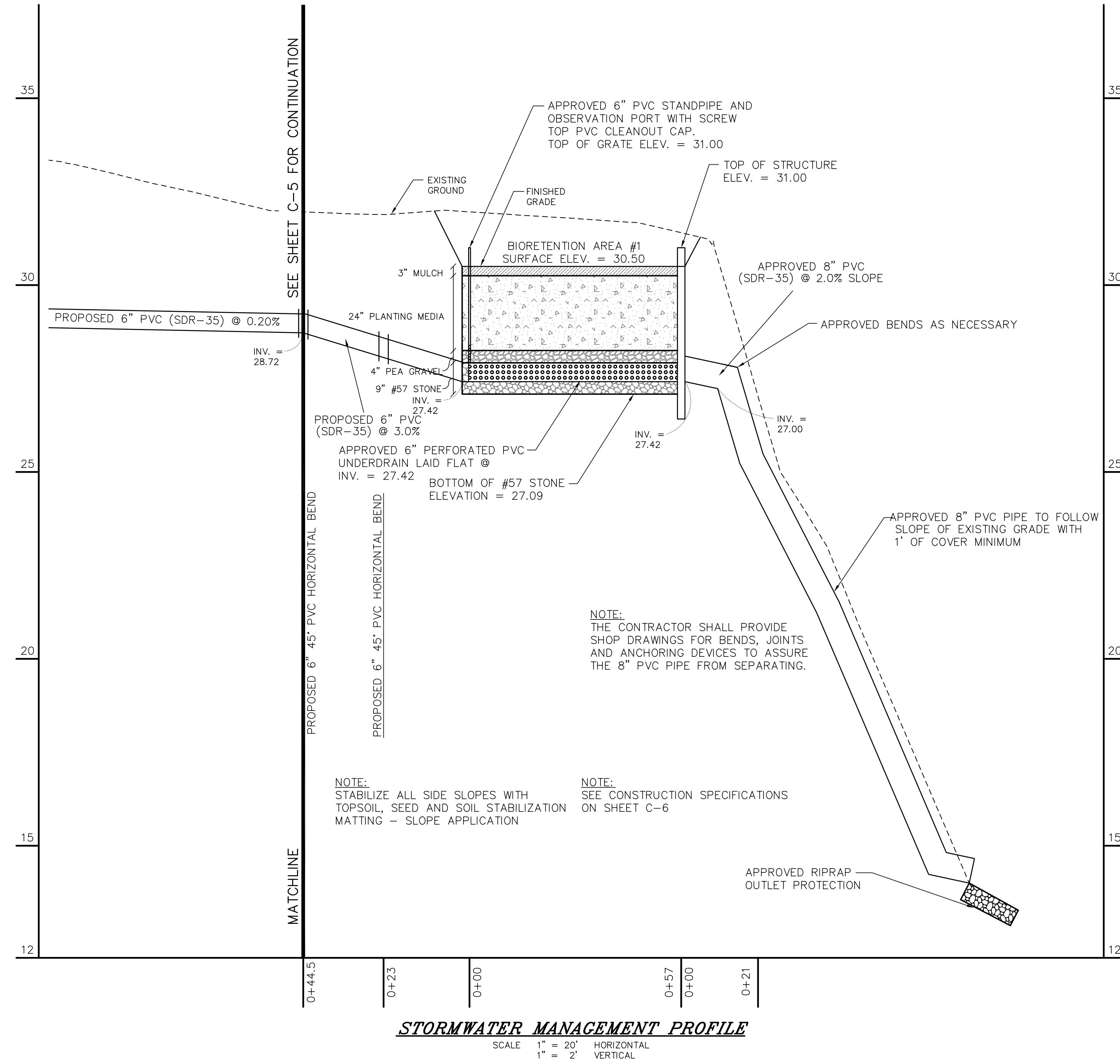
NOTE: STABILIZE ALL SIDE SLOPES OF WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-7.

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.



DATE: JULY 13, 2021 SEAL:	
PROJECT: GREAT OAK MANOR COUNTRY INN SHEET: C-3	
CLIENT: GREAT OAK MANOR COUNTRY INN ADDRESS: 26, GRID - 2D, PARCEL - 76 COUNTY: KENT COUNTY, MARYLAND	
DESIGNER: DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ADDRESS: P.O. BOX 80, CENTREVILLE, MARYLAND 21617 PHONE: 410-291-1100 FAX: 410-291-1148	
DATE: JULY '21 JOB NO.: 2017055 FOLDER #4: 28-2017055	SCALE: 1" = 10' DRAWN BY: [Name] DESIGNED BY: [Name] W.D. J.: [Name]
SHEET NO.: C-3 CADD FILE: 17055-P3	SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC
REVISION:	DATE:



DATE	SCALE	AS SHOWN
JULY '21	JULY '21	JULY '21
JOB No.	DRAWN BY	DRAWN BY
2017055	2017055	2017055
FOLDER #64	DESIGNED BY	DESIGNED BY
28-2017055	W.D. J.	W.D. J.
SHEET No. - C-4		
CADD FILE - 17058-P4		

STORMWATER MANAGEMENT PROFILES
 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

REVISION	DATE

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80 21617
 CENTREVILLE, MARYLAND 21760
 PHONE : 1-443-262-9148
 FAX : 1-443-262-9148

PROFESSIONAL ENGINEER
 STATE OF MARYLAND
 LICENSE NO. 17660
 W.D. J.
 DATE: JULY 13, 2021
 SEAL

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

DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: PSMS - * (lb./ft.²) (* INCLUDE SHEAR STRESS)

CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-HARZIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2 1/2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE 1/4" OR 1/2" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. 1/2" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. 1/4" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1 1/2 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS. UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDBED SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
- KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEPT AND STAPLED IN PLACE, FILL THE VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
- ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION.

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

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

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

JOINING TWO ADJACENT SILT FENCE SECTIONS (TOP VIEW)

1 OF 2

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

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CONSTRUCTION SPECIFICATIONS

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2 OF 2

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

SIDEWALK

SCALE: NO SCALE

REVISIONS:

STANDARD NO. RD-104.01

NOTES:

- CONCRETE SHALL BE SHA MIX NO. 2, 3,000 PSI - 28 DAY COMPRESSIVE STRENGTH.
- STABILIZED SUB-BASE SHALL BE 4 INCHES MINIMUM COMPACTED CR-6 (OR APPROVED EQUAL) PLACED AND COMPACTED ON APPROVED SUBGRADE TO 95% OF THE MODIFIED PROCTOR DENSITY FOR THE MATERIAL.
- ALL AREAS WITHIN THE RIGHT-OF-WAY AND EASEMENTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO ROADWAY DRAINAGE SYSTEMS AND STABILIZED WITH A MINIMUM OF 4 INCHES OF TOPSOIL, SEEDING AND MULCHED PER NRCS SPECIFICATIONS.
- SIDEWALKS TO BE MAINTAINED BY PROPERTY OWNER.
- ALL METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF CHESTERTOWN STANDARDS AND A.D.A. REQUIREMENTS. ALL MATERIAL SPECIFICATIONS SHALL COMPLY WITH THE 2001 EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATION'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS" MANUAL AND ANY ADDENDUM THERE TO.
- MAXIMUM CROSS SLOPE = 2.0% MAXIMUM RUNNING SLOPE = 5.0%

GENERAL NOTES

- Notification of Kent County (410-778-7437) at least five (5) days prior to the start of work.
- Prior to the start of work, the Contractor is to obtain County approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.
- Sediment control measures are not to be removed until the areas served have established vegetative cover, or with the permission of the Kent County Sediment Control Inspector.
- When pumping sediment-laden water, the discharge must be directed to an approved sediment trapping measure prior to release from the site.
- All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporary stabilized.
- All sediment control dikes, swales, basins and flow lines to basins will be temporarily seeded immediately upon installation to reduce the contribution to sediment loading.
- Disposal of excess earth materials on State or Federal property requires MDE Approval, otherwise materials are to be disposed of at a location approved by the local authority.
- Temporary soil erosion control and sediment control measures are to be provided as per the approved plan prior to grading operations. Location adjustments are to be made in the field as necessary. The minimum area practical shall be disturbed for the minimum possible time.
- If grading is completed out of a seeding season, graded areas are to be temporarily stabilized by mulch and mulch anchoring. Mulch material shall be unweathered, unchopped small grain straw spread at the rate of 1 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of a mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
- The Contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In case where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is dewatered and stabilized.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points on construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Site information:

Total Area of Site	8.52 Acres
Area Disturbed	0.87 Acres
Area to be Roofed or Paved	0.23 Acres
Total Cut	— cy
Total Fill	0 cy

SEQUENCE OF CONSTRUCTION

- CONTACT THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT 410-778-7437 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
- INSTALL SILT FENCE AT THE LOCATIONS SHOWN.
- STRIP THE TOPSOIL FROM THE LIMITS OF THE PAVILION, COTTAGES AND BIORETENTIONS AREA AND DISPOSE OF OFF SITE AT AN APPROVED LANDFILL. EXCAVATE THE BIORETENTION AREAS TO THE PROPOSED DESIGN GRADE AND DISPOSE OF OFF SITE AT AN APPROVED LANDFILL.
- BEGIN PAVILION AND COTTAGE CONSTRUCTION.
- INSTALL THE BIORETENTION SYSTEMS PER PLAN, PROFILE AND SPECIFICATIONS. STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH.
- INSTALL PROPOSED CONCRETE WALK.
- UPON SUBSTANTIAL COMPLETION OF THE BIORETENTION AREAS, STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH.
- UPON APPROVAL FROM THE KENT COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS FOUND ON THIS SHEET.

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

- Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter slopes greater than three (3) horizontal to one (1) vertical (3:1) and seven days (7) as to all other disturbed or graded areas on the project site.
- All temporary erosion and sediment control devices are to be provided as indicated on this plan, with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
- Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
- Temporary seeding shall be accomplished between February 15th through April 30th, or August 15th through November 30th. During other times, temporary mulching shall be provided.
- Temporary seeding shall conform to the following applications: 436 lbs. per acre of 10-20-20; 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disking or other suitable means. Annual rye grass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

Seed Mixture (For Hazard Zone 7a) (From Table B-1)					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths		
	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"		
	BARLEY OATS	96 lbs.	2/15-4/30, 8/15-11/30	1"	436 lb/ac	2 tons/ac
	WHEAT	72 lbs.	2/15-4/30, 8/15-11/30	1"	90 lb/1000 sf	90 lb/1000 sf
	CEREAL RYE	112 lbs.	2/15-4/30, 8/15-12/15	1"	1000 sf	1000 sf
	FOXTAIL MILLET	30 lbs.	5/1-8/14	1/2"		
	PEARL MILLET	20 lbs.	5/1-8/14	1/2"		

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

Seed Mixture (For Hazard Zone 7a) (From Table B-3)					Fertilizer Rate (10-20-20)			Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	N	P205	K20	
7	CREeping RED FESCUE KENTUCKY BLUEGRASS	60 lbs. 15 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"	45 lb/ac 90 lb/1000 sf	90 lb/ac 2 lb/1000 sf	90 lb/ac 1000 sf	2 tons/ac 1000 sf
8	TALL FESCUE	100 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"				
9	TALL FESCUE KENTUCKY BLUEGRASS PERENNIAL RYEGRASS	60 lbs. 40 lbs. 20 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"				

- Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
- All areas remaining or intended to remain disturbed for longer than three (7) days shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for Soil Erosion and Sediment Control in developing areas for critical area stabilization.
- It will be the responsibility of the Contractor or Subcontractor to notify the Engineer of any deviation from this plan. Any change made in this plan without written authorization from the Engineer will place responsibility of said change on the Contractor or the Subcontractor.

INSPECTION CHECKLIST

THE CONTRACTOR SHALL NOTIFY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT (778-7437) AT THE FOLLOWING POINTS:

- THE REQUIRED PRECONSTRUCTION MEETING.
- FOLLOWING INSTALLATION OF SEDIMENT CONTROL MEASURES.
- PRIOR TO REMOVAL OR MODIFICATION OF ANY SEDIMENT CONTROL STRUCTURE.
- PRIOR TO REMOVAL OF ALL SEDIMENT AND EROSION CONTROL DEVICES.
- PRIOR TO FINAL ACCEPTANCE.

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER O9GP).

- UTILIZATION OF ENVIRONMENTAL SITE DESIGN.
- MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
- CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
- EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
- EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING AND SEQUENCING
- IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
- IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
- EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

KENT COUNTY PLANNING COMMISSION

KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH OFFICE

DATE: JULY 13, 2021

SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC

ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING

P.O. BOX 80
CENTREVILLE, MARYLAND 21767
PHONE: 410-291-9191
FAX: 1-443-262-9148

REVISION

DATE

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

MARCH '21

JOB No. 2017055

TOLDER REF. 28-2017055

DESIGNED BY W.D. J.

SHEET No. - C-7

CADD FILE - 17058-P7

LANDSCAPING SPECIFICATIONS

OVERALL COMPLIANCE WITH THE TERMS OF THIS BUFFER MANAGEMENT PLAN INCLUDING ALL MAINTENANCE AND WARRANTY REQUIREMENTS PRESERVED 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.

ANY CHANGES IN QUANTITY, SIZE OR KIND OF MATERIAL MUST RECEIVE BOTH THE LANDSCAPE ARCHITECT AND COUNTY APPROVAL PRIOR TO MAKING THE CHANGE.

A. MATERIALS

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, DISFIGURING 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 FROM THE JOB SITE. THE LANDSCAPE ARCHITECT OR PLAN PREPARER SHALL REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS, IS DISEASED OR 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 RESIDE.

- (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 SOIL.
- (3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS NATIVE TOPSOIL AND ONE PART WET LOOSE PEATMOSS.
- (4) STAKING MATERIALS: GUY 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 NURSERYMEN.

C. PRE-DELIVERY DIGGING AND HANDLING OF PLANT MATERIALS:

- (1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTIDESICCANT, 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 DELIVERY 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, ROOF 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 EXCESS 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 MYCOAPPY 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 ROPE 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 BARK MULCH 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 GUY 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 OFF SITE BY THE CONTRACTOR.

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

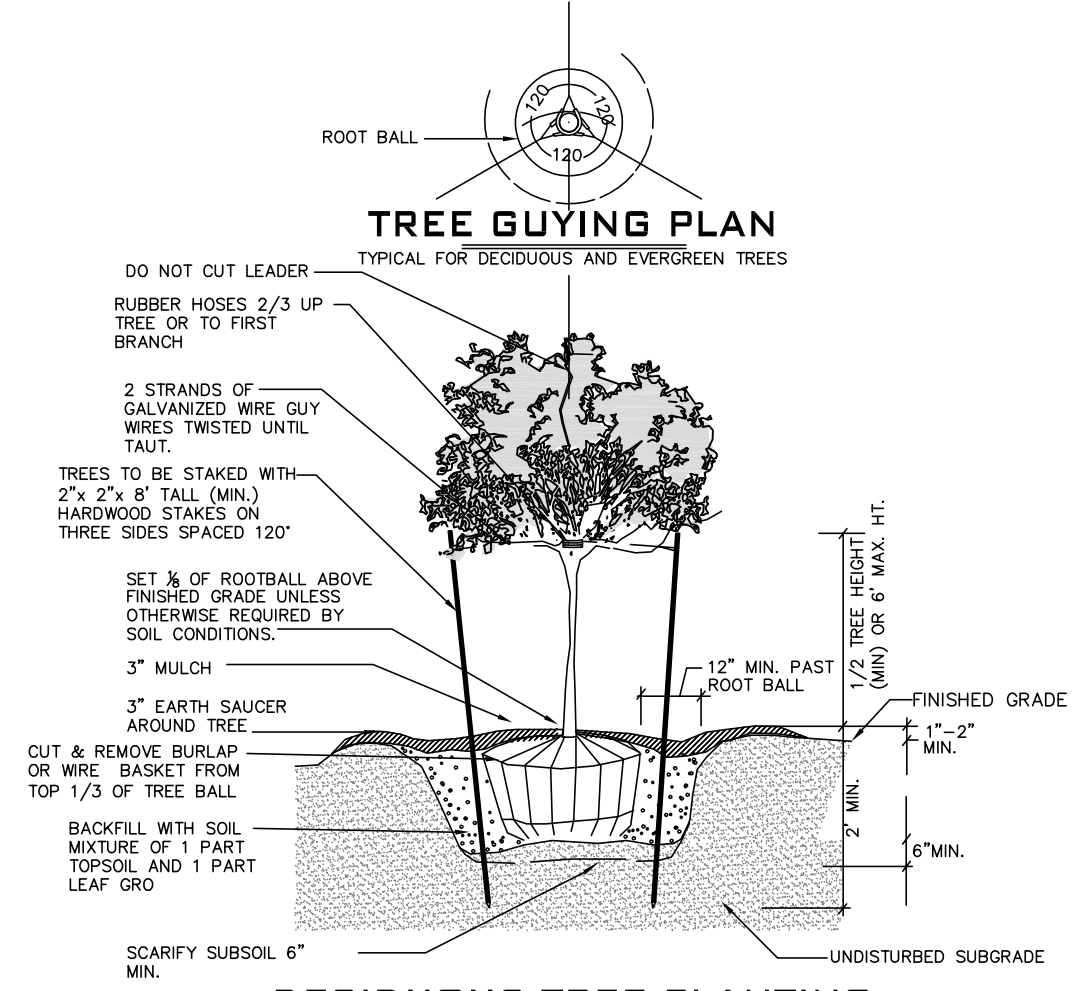
H. POST-PLANTING RESPONSIBILITIES:

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.

H. 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 5 YEARS. SEEDLINGS NOT FOUND TO BE IN A HEALTHY VIGOROUS CONDITION AT THE END OF THE FIVE-YEAR PERIOD ARE TO BE REPLACED.

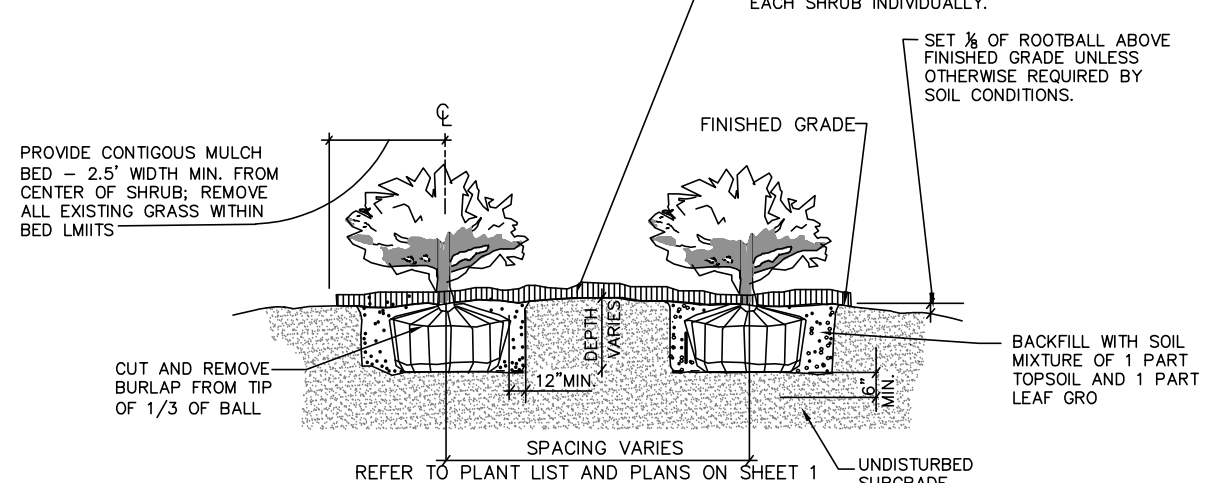
PLANTING DETAILS



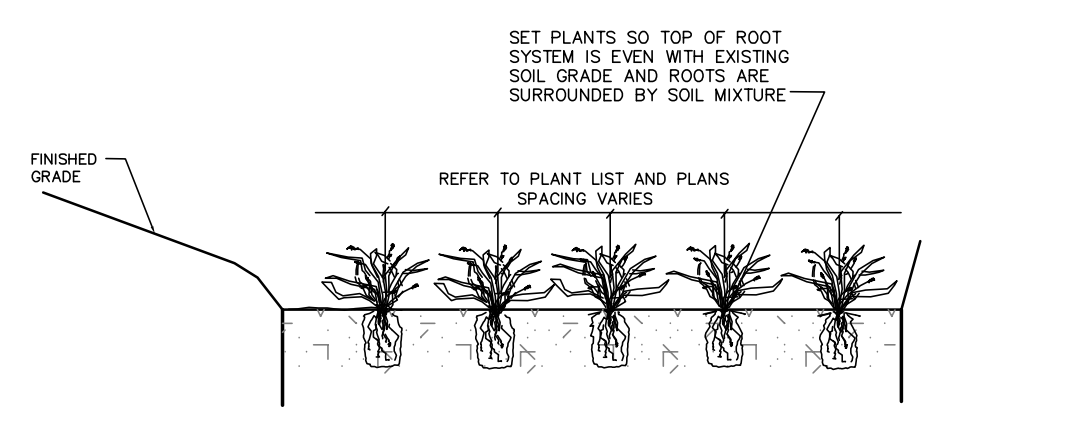
A DECIDUOUS TREE PLANTING DETAIL

NOTES:

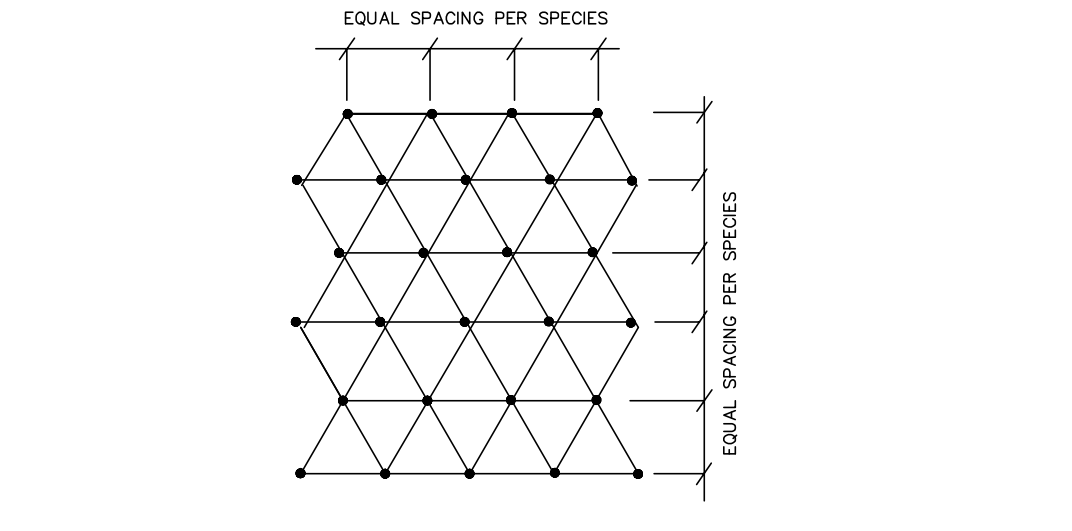
- 1. FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL.
- 2. FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL.
- 3. FOR SHRUBS PLANTED IN GROUPS, MULCH THE ENTIRE AREA AROUND THE OUTER LIMITS OF THE BED AND NOT EACH SHRUB INDIVIDUALLY.



B SHRUB PLANTING DETAIL



C PERENNIAL & GRASS PLANTING DETAIL



D HERBACEOUS VEGETATION PLANTING PATTERN

REQUIREMENTS AND SCHEDULE

MITIGATION REQUIREMENTS

PROPOSED LOT COVERAGE AREA FOR PHASE 2: 9,334 SQ.FT.
REQUIRED MITIGATION: 9,334 SQ.FT. @ 1:1 = 9,334 SQ.FT.

PROPOSED MITIGATION CHART FOR 100' BUFFER AREA

VEGETATION TYPE	MAXIMUM CREDIT ALLOWED (SQ.FT.)	MAXIMUM % OF CREDIT	# OF PLANTS	CREDIT PROVIDED
2" CANOPY TREE	200	N/A	0	0
1" CANOPY TREE	100	N/A	0	0
UNDERSTORY TREE	75	N/A	0	0
LARGE SHRUB	50	30 %	44	2,200 (26%)
SMALL SHRUB	25	20 %	97	1,775 (19%)
GRASSES/PERENNIAL	2	10 %	775	1,425 (15%)
PLANTING CLUSTER 1 W/ LARGE SHRUBS	300	N/A	5 Tree + 15 Shrubs	1,500
PLANTING CLUSTER 1 W/ SMALL SHRUBS	300	N/A	0	0
PLANTING CLUSTER 2 W/ LARGE SHRUBS	350	N/A	10 Trees + 48 Shrubs	2,800
PLANTING CLUSTER 2 W/ SMALL SHRUBS	350	N/A	0	0
TOTAL PROVIDED:				9,700 SQ.FT.

BUFFER ENHANCEMENT PLAN PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Canopy Trees				
AS	1	Acer saccharum	Sugar Maple	1 - 1 1/2" Cal. B&B
PO	1	Platanus occidentalis	Sycamore	1 - 1 1/2" Cal. B&B
QA	2	Quercus alba	White Oak	1 - 1 1/2" Cal. B&B
QF	2	Quercus falcata	Southern Red Oak	1 - 1 1/2" Cal. B&B
Understory Trees				
CC	6	Cornus canadensis/Forest Panicle	Forest Panicle Dogwood	1 - 1 1/2" Cal. B&B
CV	5	Chionanthus virginica	White Frigate	1 - 1 1/2" Cal. B&B
CF	3	Cornus florida	White Flowering Dogwood	1 - 1 1/2" Cal. B&B
PL	2	Prunus virginiana	Choke Cherry	1 - 1 1/2" Cal. B&B
Large Shrubs				
CA	24	Calluna americana	American Sea-berry	1 Gal. 4" H.
PM	23	Prunus maritima	Beach Plum	1 Gal. 4" H.
SN	28	Sambucus nigra/Black	Black Elderberry	1 Gal. 4" H.
VC	9	Viburnum cassinoides	Witchwood	1 Gal. 4" H.
Small Shrubs				
AZ	17	Azorela melanocarpa	Black Chokeberry	1 Gal. 18" H.
HD	47	Hypericum ornatum	St. John's Wort	1 Gal. 18" H.
RA	61	Rhus aromatica/Sumac	Green Leaf Sumac	1 Gal. 18" H.
VA	21	Vaccinium angustifolium	Lowbush Blueberry	1 Gal. 18" H.
Grasses and Perennials				
SS	424	Schizanthus scoparium	Little Blue Stem	Landscape Plug
IG	351	Sorghastrum nutans	Indian Grass	Landscape Plug

KENT COUNTY PLANNING COMMISSION

KENT COUNTY ZONING AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH OFFICE

APPROVED FOR THE PLANNING COMMISSION

APPROVED FOR THE ZONING DISTRICT

APPROVED FOR THE HEALTH OFFICE

JULY 13, 2021

DATE

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC

CENTREVILLE, MARYLAND 21617

HUSTEAD Landscape Architecture, LLC

120 Bay Meadows Lane, Stevensville, MD, 21666

Phone: 443.988.2294

E-mail: Vhustead@husteadllc.com Web: www.husteadllc.com

REVISION	DATE

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

NOVEMBER 20

JOB No. 2017058

TOLDER Ref. 28-2017058

DESIGNED BY WH

WTD, Jr.

SHEET No. - L-3

CADD FILE - 17058BP3







Richard M. Longo
Registered Architect & Engineer
CEO/Owner of Hillcrest Associates, Inc.
Established in 1972
Specializing in Residential Architecture, Site Planning & Engineering

Our design philosophy for the cottages was to create small outbuildings to the manor house that would, perhaps, feel older than the main house. Therefore, the materials would consist of board & baton and stone versus brick. As, at one time, stone was less expensive than brick. The goal was to make them appear as if they were there before the Georgian Manor house.

The goal for pavilion was to make it feel as if it was older portion of the estate. That the chimneys and fireplace were left and the pavilion was created from them. We did not want to interfere with the beautiful look of the Georgian building; therefore, we make it look like it was created before rather than after. The pavilion is just another addition to the atmosphere of Great Oak Manor by using a permanent structure rather than a tent.

We can achieve a more historic look to these cottages by using minimum amount of brick and more stone and board & baton. The connection to the main building will be a mixture of brick pillars, fencing and landscaping.



GREAT OAK FARM
FRONT ELEVATION

HILLCREST
ASSOCIATES 
Designed by Rick Longo, PE, RA
Artist interpretation for design development purposes only

Architecture | Civil Engineering | Land Planning | Surveying



GREAT OAK FARM
LEFT ELEVATION

HILLCREST
ASSOCIATES 
Designed by Rick Longo, PE, RA
Artist interpretation for design development purposes only

Architecture | Civil Engineering | Land Planning | Surveying



GREAT OAK FARM
REAR ELEVATION

HILLCREST
ASSOCIATES 
Designed by Rick Longo, PE, RA
Artist interpretation for design development purposes only

Architecture | Civil Engineering | Land Planning | Surveying



GREAT OAK FARM
RIGHT ELEVATION

HILLCREST
ASSOCIATES 
Designed by Rick Longo, PE, RA
Artist interpretation for design development purposes only

Architecture | Civil Engineering | Land Planning | Surveying

Possible color schemes



PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Subject: 20-41, Cliff Road Properties, LLC (Great Oak Manor)
Concept Site Plan Review – Pavilion
Date: August 26, 2021

Description of Proposal

The applicants are proposing a permanent pavilion in place of the previously approved tent area.

Great Oak Manor's 8.515-acre property is zoned Critical Area Residential (CAR) and is located along Cliff Road adjacent to the Chesapeake Bay. Great Oak Estates and Great Oak Landing Marina are to the south and additional residential uses are to the north. The property is currently improved with a 3-story dwelling known as the "Manor House" and a detached garage. The surrounding area is characterized by residential development, agricultural, and marine uses. A permanent base area for erecting tents was approved in August.

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.

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 existed as of August 1, 1989 and replace it with a requirement which addresses consistency of features 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.

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 pavilion will replace the tent area approved in August. The applicant is attempting to respond to concerns from neighboring property owners with a permanent structure. The pavilion will have bathrooms, a service area for caterers, bar area, and space for DJs or musicians. Dining facilities in country inns are limited to a maximum of seating capacity of forty persons. A note will be required on the site plan that Great Oak Manor will have tabled seating for no more than forty persons in total.

The design is similar to the proposed cottages with stone and board and batten siding. According to the architect, the stone was chosen to make the buildings look older than the Manor House and not interfere with the Georgian-style architecture. The Planning Commission will need to determine if the proposed elevations "maintain features and character that are consistent with the structures that existed as of August 1, 1989."

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 pavilion meets 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:* Because the pavilion is replacing the tent area (existing lot coverage), no Buffer Enhancement Plan is required. In fact, there will be a slight, net loss of lot coverage. However, if the tent area is not constructed, and the applicant only builds the pavilion, then a Buffer Enhancement Plan will be required. In addition, if the removal of existing vegetation becomes necessary, a Critical Area Forest Clearing Plan will be required.

Stormwater and sediment control plans have been submitted for review.

The project does not exceed the lot coverage limit of 15%. The lot coverage with all proposed improvements will be 48,098 square feet, which is 12.9% 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.

B. *Staff and TAC Comments:* A parking plan was approved with the tent area.

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 sediment control plans have been submitted for review.
- A parking plan has been provided. Sufficient parking is available.
- Total tabled seating for no more than forty persons may be provided on the property.
- A Citizens Participation meeting was held on December 10, 2020. Only one landowner provided comments.

SITE NOTES

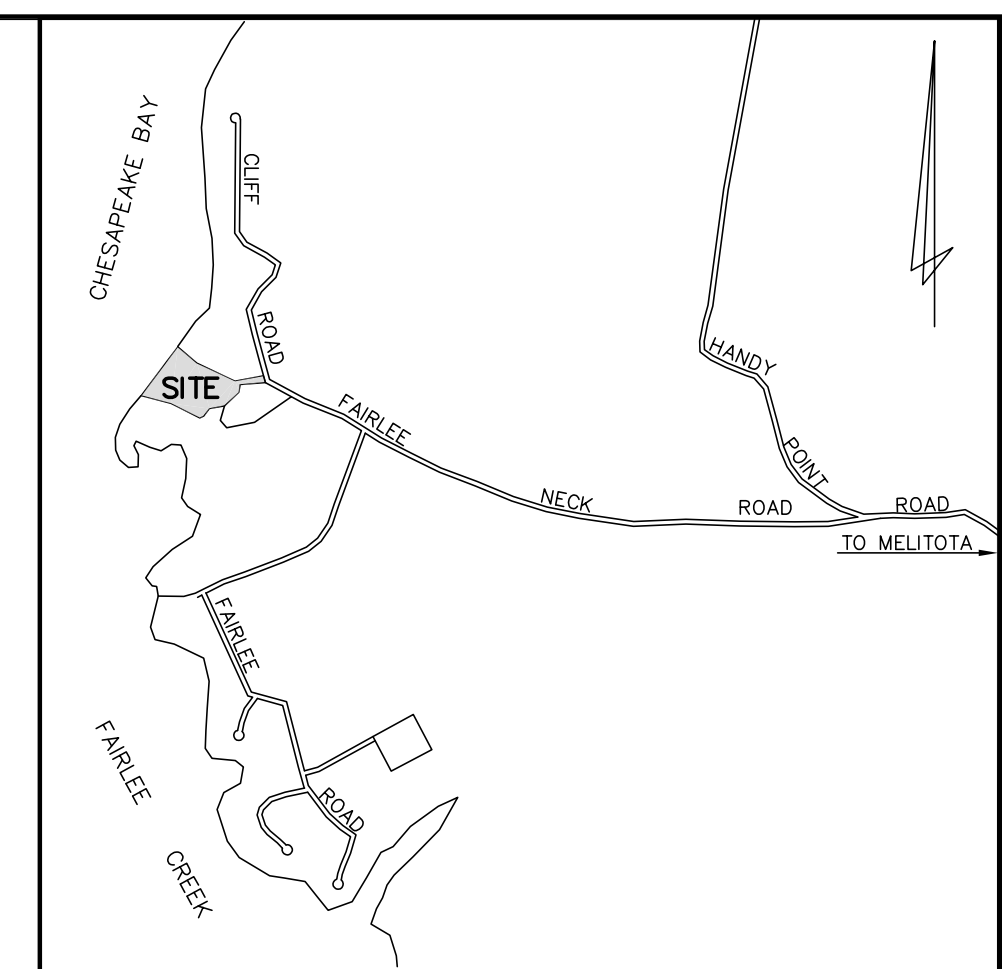
- THE SITES PHYSICAL ADDRESS IS : 10568 CLIFF ROAD CHESTERTOWN, MARYLAND 21620
- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF GREAT OAK MANOR, LLC" PREPARED BY MICHAEL A. SCOTT, INC. IN AUGUST, 208 AND RECORDED IN PLAT BOOK LIBER M.L.M. 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 (i.e., 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) (10.5%)	= 38,764 sq. ft.± (0,890 ac.±)
EXISTING APPROVED (TENT)	= 33,799 sq. ft.± (0,776 ac.±)
LOT COVERAGE (TO BE REMOVED)	= 4,965 sq. ft.± (0,114 ac.±)
LOT COVERAGE (PROPOSED)	= 14,299 sq. ft.± (0,328 ac.±)
PAVILION	= 4,436 sq. ft.±
COTTAGES AND PATIOS	= 3,459 sq. ft.±
CONCRETE WALKS	= 3,254 sq. ft.±
EXPANDED PARKING AREAS	= 3,150 sq. ft.±
LOT COVERAGE (TOTAL) (12.97%)	= 48,098 sq. ft.± (1,104 ac.±)
LOT COVERAGE (REMAINING) (2.03%)	= 7,537 sq. ft.± (0,173 ac.±)

PARKING REQUIREMENTS

1 space/3 people X 150 PEOPLE = 50 SPACES
PARKING PROVIDED ONSITE AND OFFSITE ON LAWN



VICINITY MAP

SCALE 1" = 2000'

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

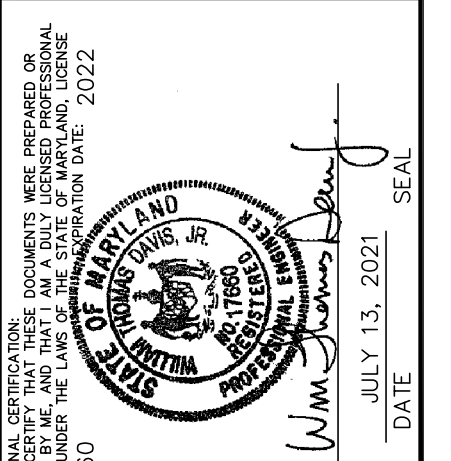
LANDS N/F OF
TATIANA B. COPELAND, TRUST
M.L.M. 583/416
ZONED - CAR & RC
CURRENT USE - RESIDENTIAL

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: 1-443-262-9148
FAX: 1-443-262-9148

CHESAPEAKE BAY

APPROXIMATE LOCATION OF EXISTING 3,000 GALLON 2 COMPARTMENT SEPTIC TANK

APPROXIMATE LOCATION OF EXISTING 2,800 GALLON SINGLE COMPARTMENT SEPTIC TANK

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THE ARCHITECT AND/OR ENGINEER CANNOT BE RESPONSIBLE FOR EXISTING CONDITIONS OR THE ACCURATE MEASUREMENT OF SAME. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION OF WORK. SIGNATURES OF THE ARCHITECT AND/OR ENGINEER SHALL BE REQUIRED TO SIGNIFY THE ARCHITECT IS WRITING WHEN A DISCREPANCY OR CONFLICT EXISTS ON THESE PLANS AND/OR SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY BACK CHANGES RESULTING FROM SUCH DISCREPANCIES OR CONFLICTS.

IF FLOOR AND/OR TRUSSES ARE USED, THEY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TRUSS MANUFACTURER, AND MUST BE DESIGNED IN ACCORDANCE WITH LOCAL CODES AND CODES OF PRACTICE. BRIDGES SHOULD BE ACCURATELY BRIDGED DURING AND AFTER CONSTRUCTION. FLOOR AND TRUSS BUILDING MATERIALS SHOULD NOT BE STORED ON TRUSSES AT ANY TIME.



EXISTING MANOR

EXISTING PORCH

PAVILION
49'-5" x 49'-0"

MEN'S RESTROOM
11'-0" x 9'-0"

WOMEN'S RESTROOM
11'-0" x 9'-0"

SERVICE AREA
11'-0" x 14'-10"

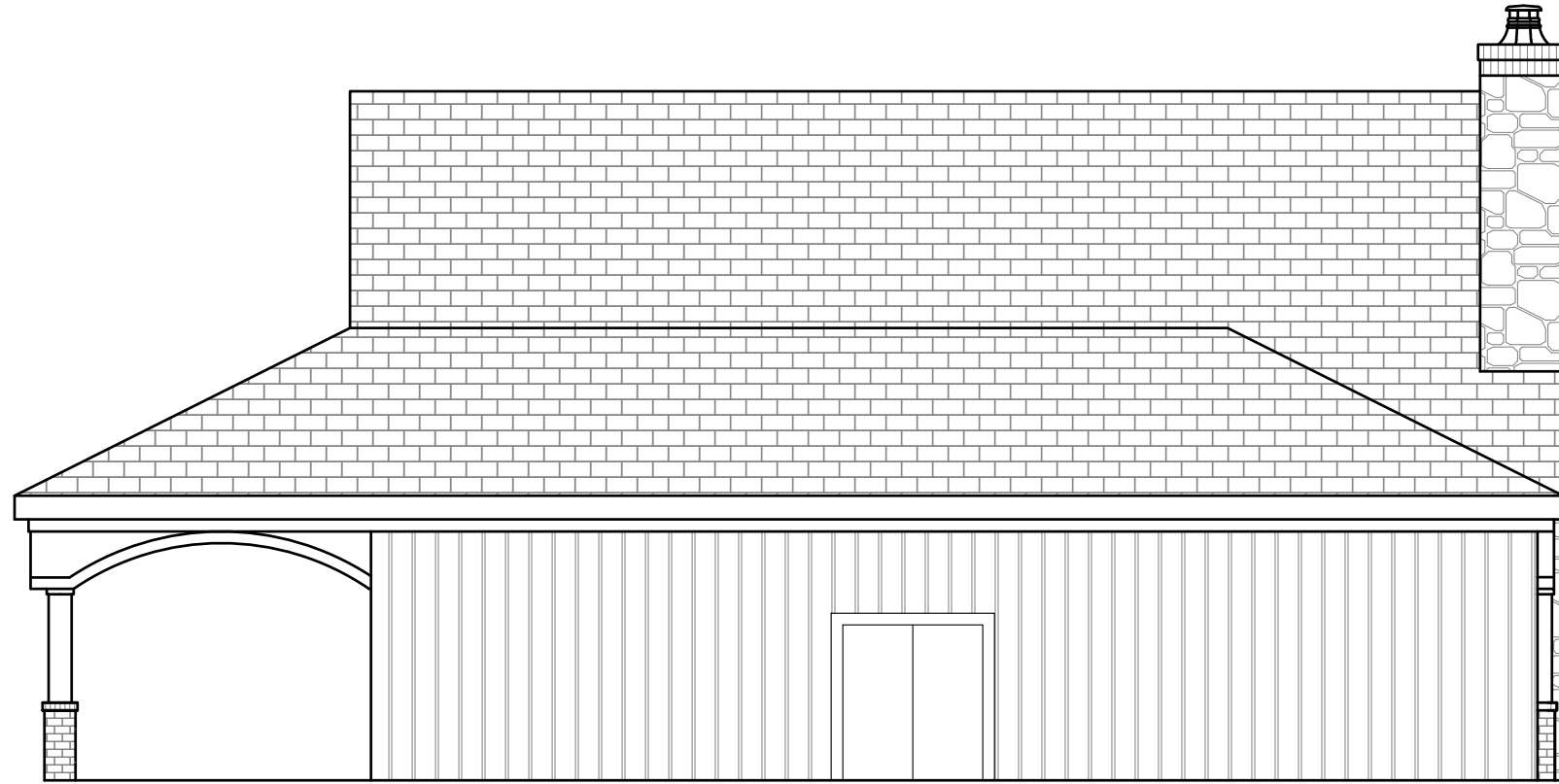
BAR
11'-0" x 14'-10"

DJ / BAND

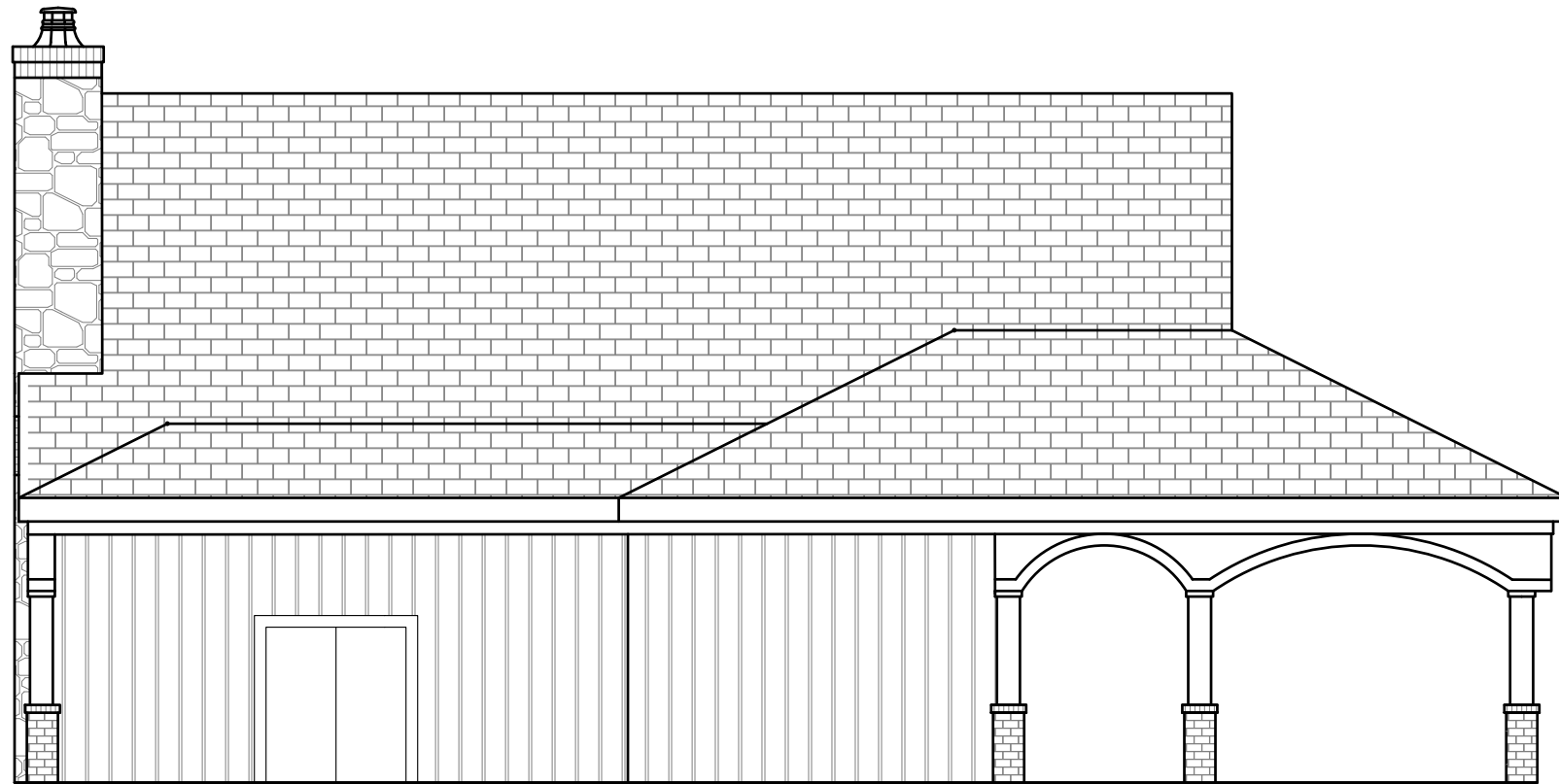
PORCH

PAVILION FLOOR PLAN
 GREAT OAK MANOR
 KENT COUNTY
 10568 CLIFF RD.
 CHESTERTOWN, MD 21620

DATE	REVISION
07-13-2021	
DRAWN BY: WGR	
CHECKED BY: RAL	
PROJ. NO. 4630	
SCALE AS NOTED	
DATE FILED	
FILE NAME	
4630	



1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

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THE ARCHITECT AND/OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS FROM THESE PLANS BY THE OWNER, CONTRACTOR OR BUILDER. THE ARCHITECT AND/OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS FROM THESE PLANS BY THE OWNER, CONTRACTOR OR BUILDER.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, STABILITY, CONSTRUCTION SEQUENCE OR TEMPORARY ENGINEERING PRACTICES. BUILDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREIN APPROPRIATE.
IF FLOOR AND/OR TRUSSES ARE USED, THEY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TRUSS MANUFACTURER AND MUST BE DESIGNED IN ACCORDANCE WITH LOCAL CODES AND GOOD ENGINEERING PRACTICES. TRUSSES SHALL BE ACCURATELY BRAZED DURING AND AFTER CONSTRUCTION. FLOOR AND CHAIR BRACING MATERIALS SHOULD NOT BE STORED ON TRUSSES AT ANY TIME.

DATE	REVISION
07-13-2021	
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SCALE AS NOTED	
CAD FILE NAME	
4480	

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

August 26, 2021

RE: Site Plan Application Great Oak Manor

Dear Planning Commissioners:

The proposed pavilion is in conflict with the limitation on dining facility 40 guest capacity allowed for a Country Inn as set out in Article VII, Section 7.16 c of the Land Use Ordinance. The proposed pavilion is a building specifically designed to serve guests food and drink: it will have tables and chairs, serving stations, a bar and permanent restrooms. It's a dining facility by any definition. When the applicant sought a Zoning Text Amendment, they were clear that they did not seek to amend the limitation on anything other than the building size.

At last month's Planning Commission hearing, a staff member (apologies, the audio of the hearing was difficult to catch the person's name) offered a view that Country Inns could be viewed as "a campus" and the proposed new guest cottages would allow the Applicant to be similar to other Country Inns. My questions for the Commission are; does the language of the Land Use Ordinance support the "campus" premise? and, has the Staff prepared a report for the Commission listing which Country Inns have such a "campus" and if the detached buildings pre-existed or were approved after August 1989 via site plan application? Is the proposal to build new, free standing cottages an extension or enlargement of principal or accessory building? I would think these would be important questions for the Commission to consider.

Thank you for your consideration and we ask once again that the Planning Commission follow through on the responsibility to balance the rights of the Applicant with the rights of the residential taxpayers to live without undue nuisances.

Bruce and Kathryn Galton
10626 Cliff Road
Chestertown, MD

Carla Gerber

From: Thomas S. Neuberger <TSN@NeubergerLaw.com>
Sent: Thursday, August 26, 2021 2:48 PM
To: Carla Gerber
Cc: Stephen J. Neuberger; Judy Neuberger; bccgalton@hotmail.com
Subject: Site Plan application for Great Oak Manor

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- KCIT Helpdesk

Ms. Gerber,

The Neuberger family, at 10736 Cliff Road, joins in the comments and questions raised by the Galton family in their submission dated 8/26/21.

Thomas S. Neuberger

Thomas S. Neuberger, Esquire
The Neuberger Firm. P.A.
Attorneys and Counsellors at Law
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Wilmington, Delaware 19807
Phone 302-655-0582
Email: tsn@neubergerlaw.com

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Carla Gerber

From: Bronwyn Fry <bfrymail@icloud.com>
Sent: Thursday, August 26, 2021 3:08 PM
To: Carla Gerber
Subject: Cliff Road Properties, site plan
Attachments: Kent County Planning Commission

August 26.pdf

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- KCIT Helpdesk

To the Planning Commissioners:

Is the proposed permanent pavilion intended for use of the 40 guests allowed to dine and be served cocktails at a country inn, or is this now to offer drinks, dining, amplified music and extended hours for 100, 200, or more guests? This will certainly create a permanent nuisance for the neighbors. The neighboring citizens were led to believe that expansion of this type including detached cottages would never be a part of the re-zoning and change to a country inn. Our understanding was that buildings could be enlarged, but not added to. Each site or zoning approval squeezes just a bit more out of the planning commission by twisting the intentions of zoning restrictions intended to protect residential neighborhoods. There is increasingly too much gray area that is being taken advantage of by Cliff Road Properties and their skilled advisors.

A pavilion and detached cottages would not have been a vision when this property first changed from a private home to a B&B or Country Inn.

Even as things are, intrusions by Manor House guests into our neighborhood are not controlled by the hired management. Last Monday afternoon(8/16), I encountered on the posted private property part of Cliff Road beyond the Manor House, a golf cart brimming with a joyful group of four children ages seven and under, with one adult scrunched down with feet on the dash, her head buried in cellphone activity. I was startled to see the seven year old was clearly "learning while driving" the Manor House's golf cart that is loaned to guests. I could hardly believe what I had seen, and turned around to follow them all the way to Great Oak Marina to stop this dangerous activity. The adult stated that no rules had been spelled out to them, so she had no idea the seven year old should not be driving. Large delivery and construction vehicles, farm equipment, and garbage trucks appear often and are not expecting to share the private, narrow roads with seven year old drivers. This photo is a few days later, the same time of day, exactly where I found a seven year old driving the loaded golf cart belonging to Great Oak Manor, operated by an ever expanding Cliff Road Properties.



Please protect our rights for a peaceful and safe community as neighbors of Cliff Road Properties. I also fully support the letter submitted by Bruce and Katy Galton today, 8/26.

Bronwyn Fry
Cliff Road, Great Oak
Chestertown

Sent from my iPhone