



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

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

AGENDA
March 4, 2021
1:30 p.m.

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

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **963 723 010#**

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.

ELECTION OF OFFICERS

MINUTES

February 4, 2021

APPLICATIONS FOR REVIEW

- 16-57 Bayshore Land Holdings, LLC/Frederick J. Wick – Major Site Plan Review (Preliminary) – In accordance with the process to Amend the Kent County Comprehensive Water and Sewerage Plan**
4228 Eastern Neck Road – Fifth Election District – Zoned Resource Conservation District “RCD” and Agricultural Zoning District “AZD” PC Review
- 21-01 Roseland, Inc. – Special Exception – Expansion of existing sand and gravel pit**
Bradford Johnson Road – First Election District – Zoned Agricultural Zoning District “AZD”Rec to BOA

GENERAL DISCUSSION

2021 Transportation Priority Letter

Amendments to Planning Commission Bylaws

STAFF REPORTS

ADJOURN

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

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

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

MINUTES

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

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

MINUTES

Mr. Sutton made a motion to accept the minutes of the January 7, 2021, meeting as distributed.

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

PUBLIC HEARING

County Commissioners of Kent County, CHR 7-2020 – Zoning Text Amendment

Ms. Kohl opened the Public Hearing.

The Clerk read into the record the *Public Notice* for the Zoning Text Amendment.

Mr. Mackey and Ms. Gerber provided an overview of the proposed Zoning Text Amendment.

No public input was received.

Ms. Kohl closed the public hearing at 1:42 P.M.

20-47 James and Shirley Alexander – Zoning Text Amendment - Adding Class 8 Farm Brewery as a permitted use.

Ms. Kohl opened the Public Hearing.

The Clerk read into the record the *Public Notice* for the Zoning Text Amendment.

Mr. Tracey provided an overview of the proposed Zoning Text Amendment.

The only comments received during the public hearing were from Mr. Steve Edwards who lives at 12282 Galena Road, Massey, Maryland. He stated that he has been working closely with Mr. Alexander and helped him prepare the paperwork for the text amendment.

Ms. Kohl closed the public hearing at 1:54 P.M.

DRAFT

After reported sound issues with the live stream of the Public Hearing, based on legal advice from Ms. McCann, a decision was made to redo the public hearings.

Ms. Kohl re-opened the public hearing for the Zoning Text Amendment CHR 7-2020.

The Clerk read into the record the *Public Notice* for the Zoning Text Amendment.

Mr. Mackey and Ms. Gerber provided an overview of the proposed Zoning Text Amendment.

No public input was received.

Ms. Kohl closed the public hearing at 1:56 P.M.

Ms. Kohl then re-opened the public hearing for the Zoning Text Amendment Adding Class 8 Farm Brewery as a permitted use.

The Clerk read into the record the *Public Notice* for the Zoning Text Amendment.

Mr. Tracey provided an overview of the proposed Zoning Text Amendment.

No additional public input was received.

Ms. Kohl closed the public hearing at 1:59 P.M.

APPLICATIONS FOR REVIEW:

20-36 Pep-Up – Major Site Plan Review (Preliminary)

Mr. Tracey gave a brief overview of the proposal, citing relevant issues, the applicable laws, and staff comments.

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

The Clerk read into the record correspondence received from Mr. Roy Hoagland, 9522 Fairlee Rd, Chestertown, Maryland 21620.

Mr. Kevin Shearon and Mr. Brian Pepper were present and duly sworn in by Ms. Kohl to discuss the application with the Planning Commission.

Mr. Shearon gave an overview of the project. He stated that a citizen participation meeting was conducted as a virtual call on December 1, 2020 and a mailing to notify citizens of the meeting was sent out in November. A report of the citizen's participation meeting was submitted to the Department of Planning, Housing, and Zoning.

DRAFT

Mr. Shearon said since concept review the plans have changed slightly with the most notable change being the turn around area being shifted south.

Mr. Shearon said the plans meets all state requirements of a facility of this nature.

There was discussion regarding the number of tanks being proposed. It was determined that the number of tanks reported on the staff report was inaccurate, and the number of tanks proposed should be four instead of six as was presented during concept review.

No public input was received.

After further discussion, Mr. Hickman made a motion to grant preliminary approval of the site plan based on the following findings:

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

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

County Commissioners of Kent County, CHR 7-2020 – Zoning Text Amendment

Ms. Gerber gave a brief overview of the proposal.

No correspondence has been received.

After further discussion, Mr. Hickman made a motion to send a favorable recommendation to the Kent County Commissioners.

Mr. Megargee seconded the motion, and the motion passed unanimously.

DRAFT

20-47 James and Shirley Alexander – Zoning Text Amendment - Adding Class 8 Farm Brewery as a permitted use.

Mr. Tracey gave a brief overview of the proposal.

Present and duly sworn in were Mr. James Alexander and Mr. Steve Edwards.

Mr. Alexander and Mr. Edwards gave a brief overview of the proposal.

Mr. Alexander said he would like to see this text amendment pass to provide opportunities for farmers and another source of income. He said it would also help boost tourism for Kent County.

Mr. Megargee said he agrees that this proposal would be good for the county.

No correspondence has been received.

After further discussion, Mr. Hickman made a motion to send a favorable recommendation to the Kent County Commissioners.

Mr. Sutton seconded the motion, and the motion passed unanimously.

GENERAL DISCUSSION

2021 Transportation Priority Letter

Mr. Mackey asked the Planning Commission if the Commission would like to participate in the formulation of the 2021 priority letter. The Planning Commission agreed to contribute thoughts and suggestions to the 2021 priority letter at the next meeting.

Amendments to Planning Commission Bylaws

Ms. McCann discussed proposed amendments to the *Planning Commission Bylaws*.

Ms. McCann said she does not recommend any changes to the bylaws regarding creating a new position of Co-Chairperson.

Ms. McCann also recommended an amendment to the bylaws to change the Annual Meeting to occur in January.

After discussion, Mr. Ruge made a motion to proceed with the proposed amendment to change the Annual Meeting from March to the first month of the calendar year.

Mr. Hickman seconded the motion, and the motion passed unanimously.

Mr. Sutton made a motion to have Ms. McCann investigate addressing audience participation.

Mr. Megargee seconded the motion, and the motion passed unanimously.

DRAFT

STAFF REPORTS

Carla Gerber:

- Working on various projects.
- Working on the Parks & Recreation plan with Myra Butler

Mr. Tracey:

- Busy working on various projects, reviewing, and issuing building permits.

Mr. Mackey:

- Working on the Comprehensive Re-Zoning process.

ADJOURN

There being no further business for the good of the organization, the meeting adjourned at 3:15 p.m.

Kim Kohl, Chairperson

Brian Jones, Clerk

DRAFT

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: Bayshore Land Holding, LLC – Frederick J. Wicks
Preliminary Site Plan Review in accordance with the Process to Amend the Kent County Comprehensive Water and Sewerage Plan
DATE: February 23, 2021

DESCRIPTION OF PROPOSAL

Since 2016, Fred Wick of Bayshore Land Holdings, LLC has been working toward expanding his existing campground on Eastern Neck Road south of Rock Hall. The current application is for preliminary site plan review in accordance with Step 5 of the process to amend the Kent County Comprehensive Water and Sewerage Plan. The Comprehensive Water and Sewerage Plan requires the Planning Commission to review the project for compliance with the Comprehensive Plan and Land Use Ordinance and its feasibility, environmental, and design characteristics based on a specific project that complies with the requirements for a preliminary plan. At this stage, the applicant must demonstrate adequate provisions for water supply and sewage disposal, proposed methods for fire protection, preliminary stormwater management and Forest Conservation Plans.

The 57.86-acre property is located in the Fifth Election District and split zoned “RCD” Resource Conservation Area and “AZD” Agricultural Zoning District. The surrounding area is characterized by houses on large lots, farmland, woodlands and wetlands.

HISTORY

In May 1972, the Kent County Board of Appeals granted a conditional use to what was known as Ellendale Campground, now Bay Shore Campground, for the use of a campground for mobile campers, tents, camp trailers, touring vans, and the like.

In 2019, a Consent Order was signed between the County Commissioners and Bayshore Land Holdings which recognizes the legal use of the property as a campground, establishes that there are 160 existing campsites, and specifies actions that Bayshore Land Holdings must undertake to resolve outstanding issues. One of the stipulations is converting the on-site sewage disposal from holding tanks to an “onsite sewage disposal system” as contemplated by COMAR 26.04.02.02. The Maryland Department of the Environment is requiring an amendment to the Comprehensive Water and Sewerage Plan with specific details on the project.

PROCESS TO AMEND THE COMPREHENSIVE WATER AND SEWERAGE PLAN

Section 1.6.2.4: Amendment Review Process

STEP 5: Preliminary Plan as currently drafted with the following addition: The Planning Commission will review the project for compliance with the Land Use Ordinance and Comprehensive Plan and its feasibility, environmental, and design characteristics based on a specific project that compiles the requirements for a preliminary plan. At this stage, the applicant must demonstrate adequate provisions for water supply and sewage disposal, proposed methods for fire protection, preliminary stormwater management and Forest Conservation Plans.

Staff and TAC Comments:

- The Preliminary Plan as currently drafted complies with the basic technical requirements of the Land Use Ordinance for a Preliminary Plan (Article VI, Section 5.4.E). The submitted preliminary plan is specific to the installation of sewer lines to serve existing campsites and construction of the onsite sewage disposal system.
- Campgrounds are identified in the Kent County Comprehensive Plan as a means to promote tourism.

- Goal: Enhance and Expand Locally Based Tourism that Is Rooted in the Unique Natural, Cultural and Historic Features and Qualities of Kent County (Page 18)

- *Strategy: Promote and expand facilities, services, and activities that support natural resource-based economic development.* (Page 19)

- These facilities and activities include: commercial campgrounds or primitive camp sites.

- The campground is a permitted use within the RCD. The campground currently has 146 RV sites which complies with a Consent Order signed in January 2019. The Consent Order established that the use of the property as a campground, with up to 160 sites, is legal.

Article V, Section 2.2:

18. *Campgrounds* existing and in use as of August 1, 1989, in the Resource Conservation District. It is the intent of this section to provide for the continued existence and operation as well as the intensification or expansion of *campgrounds* existing and in use as of August 1, 1989, in the RCD. It is not the intent to permit the creation of new *campgrounds*, but rather to protect those enterprises that existed in the RCD on August 1, 1989. Any expansion or intensification of an existing *campground*, including the addition of sites or conversion of existing sites to allow for additional recreational vehicles, shall require growth allocation.* (* Amended 8/18/20)

- The applicant has been working closely with the Kent County Health Department to properly size and design the onsite sewage disposal system. The Health Department approved a 268,200 square foot septic disposal area in September 2018.
- There is a potable well onsite which provides water to each site.
- Any new structures built by the owner, such as a new bathhouse, will comply with current building codes.
- Preliminary stormwater management plans are under review.
- Forest Conservation isn't applicable as the development is occurring primarily within the Critical Area.

STAFF RECOMMENDATION

Staff recommends forwarding a letter to the County Commissioners noting compliance with Step 5 of the Process to Amend the Water and Sewer Plan.

SITE PLAN APPLICATION -- KENT COUNTY, MARYLAND
400 High Street, Chestertown, MD 21620
410-778-7475 - FAX 410-810-2932
e-mail: gowings@kentgov.org; camartin@kentgov.org; bcarroll@kentgov.org

File No. _____ Date/Amount Paid _____

Name Bayshore Campground

District 5th Map 55 Parcel 229 Lot 1 Deed Ref: 1059 / 29 Zoning RCA / AZD

LOCATION: 4228 Eastern Neck Road, Rock Hall, Maryland 21661 Lot Size 57.86 acres

PROPOSED USE: Campground

OWNER OF LAND:

Name Bayshore Land Holdings, LLC Telephone (410)639-7485

Address P.O. Box 540 Rock Hall, Maryland 21661 FAX or E-Mail _____

APPLICANT:

Name (same as above) Telephone _____

Address _____ FAX or E-Mail _____

AGENT/ATTORNEY (if any)

Name C. Daniel Saunders Law Offices Telephone (410)778-4510

Address 110 N. Cross Street Chestertown, Maryland 21620 FAX or E-Mail (410)778-5804

REGISTERED ENGINEER OR SURVEYOR:

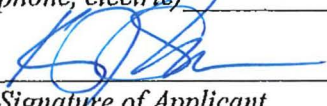
Name DMS & Associates, LLC Kevin Shearon Telephone (443)262-9130

Address P.O. Box 80 Centreville, Maryland 21617 FAX or E-Mail kjs@dmsandassociates.com

WATER SUPPLY: Public system () On lot system (X)

SEWERAGE: Public system () On lot System (X)

UTILITIES SERVICED BY: (telephone, electric) Verizon / Delmarva Power


Signature of Applicant

2/8/2021
Date

SITE PLAN APPROVAL

Concept Date _____ Approving Authority _____

Preliminary Date _____ Approving Authority _____

Final Date _____ Approving Authority _____

PROJECT NARRATIVE
Bayshore Campground Expansion
4228 Eastern Neck Road, Rock Hall, Maryland

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

The site is located at the west side of Eastern Neck Road (Maryland Route 445) and is identified as Parcel 229, Lot 1 on Tax Map 55. The total site area is 57.86 acres in size. A lot line adjustment plat was recorded on November 13, 2019 which combined two previous lots into the resulting Lot 1.

The property is owned and maintained by Bayshore Land Holdings, LLC, P.O. Box 540, Rock Hall, Maryland, and is currently operated as a recreational campground which has been active since 1972. The business entity operates as the Bayshore Campground. The property has two zoning districts. The area within the Critical Area is zoned Resource Conservation District (RCD) and the area paralleling Eastern Neck Road is zoned Agriculture Zoning District (AZD).

Based on a Consent Order dated January 17, 2019, the campground may operate up to 160 campsites located anywhere within a predetermined “shaded area” as shown on an exhibit included with the Consent Order.

The campground has historically operated using a sewage pump out system for its patrons. Several dump stations are located throughout the campground where campers can dispose of their sewage into a holding tank. The tanks are pumped out regularly and the sewage is hauled to a local municipal wastewater treatment plant. In order to comply with the above noted Consent Order to “convert its on-site sewage disposal system from holding tanks to an ‘onsite sewage disposal system’”, extensive soils testing was done at the site. On September 8, 2018, the Kent County Health Department approved a 268,200 sq. ft. septic disposal area.

Based on the 160 campsites, and using the Maryland Department of the Environment’s standardized flow-per-campsite rate, a treatment and disposal system has been designed. As the calculated flow is anticipated to exceed an average 5,000-gallons per day, an amendment to the Kent County Comprehensive Water and Sewage Plan is being sought. It is anticipated that after the amendment is approved, MDE will review and approve the treatment and disposal system. That system, combined with the collection system shown on the current site plans, will be constructed. A monitoring period of three years will commence. Should the flow rates be less than MDE’s standard flow rates, the campground may seek expansion up to a maximum of 248 campsites. Any expansion will require a subsequent site plan review process and award of growth allocation from the Commissioners of Kent County and the Critical Area Commission.

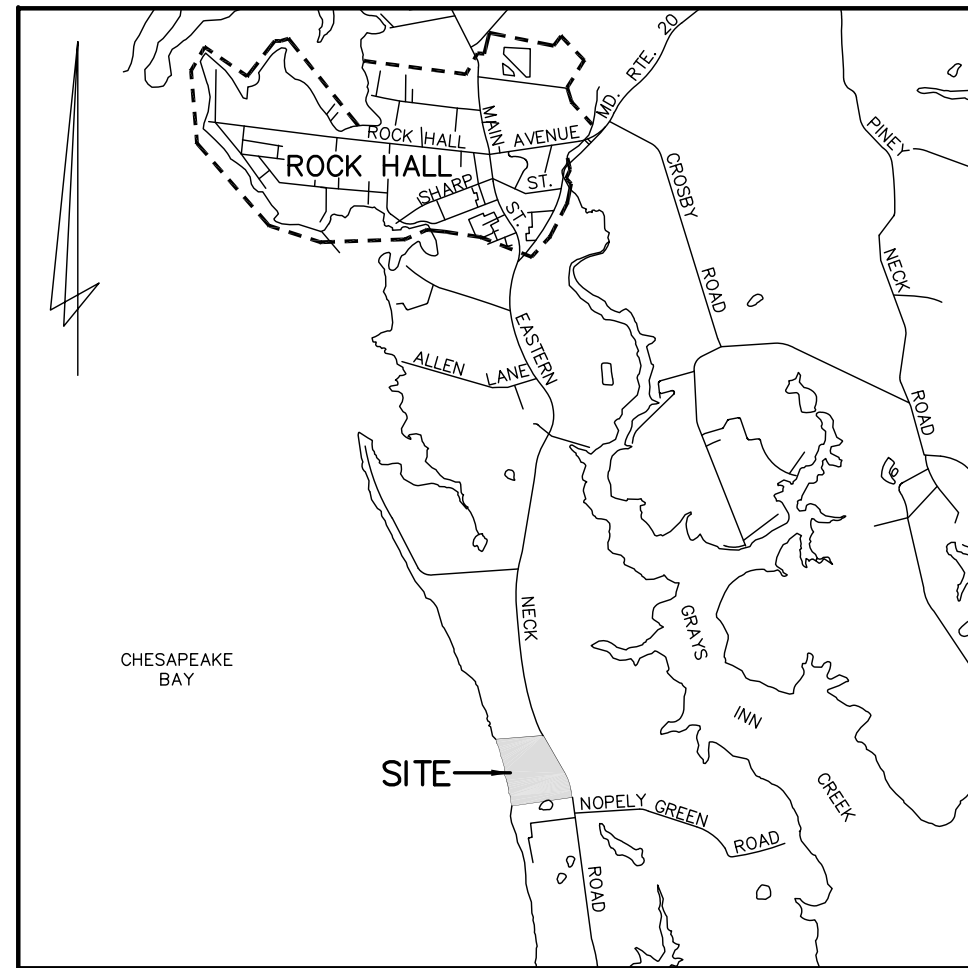
PRELIMINARY SITE PLAN FOR THE *BAYSHORE* CAMPGROUND ON THE LANDS OF *BAYSHORE* LAND HOLDINGS, LLC FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND PREPARED FOR : BAYSHORE CAMPGROUND

NOTES

- SITES PHYSICAL ADDRESS : 4228 EASTERN NECK ROAD
ROCK HALL, MARYLAND 21661
TAX MAP - 55, GRID - 3A, PARCEL - 229, LOT - 1
- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF BAYSHORE LAND HOLDINGS, LLC AND FREDERICK J. WICK" PREPARED BY MICHAEL A. SCOTT, INC. IN MARCH, 2019 AND RECORDED IN PLAT BOOK LIBER M.L.M. 5, FOLIO 266.
- THIS CAMPGROUND HAS OPERATED ON THIS PROPERTY SINCE THE ORIGINAL CONDITIONAL APPROVAL USE APPROVED OF MAY 25, 1972 AND CONTINUES UNDER THE CONSENT ORDER DATED JANUARY 17, 2019.
- FOR DEED REFERENCE, SEE LIBER M.L.M. 1059, FOLIO 29
- CURRENT ZONING CLASSIFICATION IS - AZD (AGRICULTURAL ZONING DISTRICT AND RCD - (RESOURCE CONSERVATION DISTRICT)
- THE PROPERTY IS PARTIALLY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - RCA. GROWTH ALLOCATED FROM RCA TO IDA (BUFFER MODIFIED) IS BEING REQUESTED.
- SITE IS PARTIALLY LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP No. 24029C0380D, EFFECTIVE JUNE 9, 2014. ZONE "VE". ELEV. = 8.0.
- SOILS SHOWN HEREON ARE AS SCALED FROM <http://websoilsurvey.nrcs.usda.gov>. FOR KENT COUNTY, MARYLAND. SOILS ONSITE CONSIST OF "BuA" BUTLERTOWN-MATTAPEX SILT LOAM, "MpA & MpB" MATTAPEX FINE SANDY LOAM, "MtA" MATTAPEX SILT LOAM AND "WaA" WOODSTOWN SANDY LOAM. NO HYDRIC SOILS EXIST ONSITE.
- EXISTING IMPROVEMENTS AND TOPOGRAPHY SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN JULY, 2016. VERTICAL DATUM IS NAVD 88. STEEP SLOPES OCCUR ALONG THE EXISTING SHORELINE. STEEP SLOPES DO NOT APPEAR TO OCCUR ELSEWHERE ON THE SITE.
- EXISTING WOODLANDS AND TREES SHOWN HEREON ARE SCALED FROM ORTHO IMAGERY FLOWN IN FEBRUARY, 2013 AND VERIFIED BY A SITE VISIT.
- PRIVATE SEPTIC RESERVE AREA WILL BE UTILIZED FOR SEWAGE DISPOSAL AND PRIVATE WELLS WILL BE UTILIZED FOR POTABLE WATER SUPPLY.
- NONTIDAL WETLANDS SHOWN HEREON WERE FIELD DELINEATED BY DAVIS AND ASSOCIATES ENVIRONMENTAL CONSULTING, LLC AND FIELD LOCATED BY MICHAEL A. SCOTT, INC. IN JULY, 2016.
- SITE REQUIREMENTS:
FRONT = 100'
REAR = 30'
SIDE = 15'

SITE STATISTICS

CURRENT USE - COMMERCIAL (CAMPGROUND/AGRICULTURAL)	
PROPOSED USE - COMMERCIAL (CAMPGROUND)	
GROSS AREA	= 57,860 ac.±
CRITICAL AREA (RCA)	= 42,377 ac.±
UPLAND AREA (AZD)	= 15,483 ac.±
BASE SITE AREA	= 57,860 ac.±
AREA WITHIN 100 Yr. FLOOD PLAIN	= 7,261 ac.±
AREA WITHIN RESOURCE PROTECTION	= 6,437 ac.±
FLOOR AREA (EXISTING)	= 2,189 sq. ft.±
FLOOR AREA (CRITICAL)	= 2,189 sq. ft.±
FLOOR AREA (UPLAND)	= 000 sq. ft.±
FLOOR AREA TO BE REMOVED (EXISTING)	= 302 sq. ft.±
FLOOR AREA (PROPOSED)	= 625 sq. ft.±
FLOOR AREA (CRITICAL)	= 625 sq. ft.±
FLOOR AREA (UPLAND)	= 000 sq. ft.±
FLOOR AREA (TOTAL)	= 2,512 sq. ft.±
FLOOR AREA (CRITICAL)	= 2,512 sq. ft.±
FLOOR AREA (UPLAND)	= 000 sq. ft.±
IMPERVIOUS AREA (EXISTING) (6.1%)	= 3,515 ac.±
IMPERVIOUS AREA (CRITICAL) (8.0%)	= 3,409 ac.±
IMPERVIOUS AREA (UPLAND) (0.7%)	= 0,106 ac.±
IMPERVIOUS AREA TO BE REMOVED (EXISTING)	= 0,060 ac.±
IMPERVIOUS AREA (CRITICAL)	= 0,045 ac.±
IMPERVIOUS AREA (UPLAND)	= 0,015 ac.±
IMPERVIOUS AREA (PROPOSED)	= 7,661 ac.±
PHASE 1	= 5,525 ac.±
PHASE 2	= 2,136 ac.±
IMPERVIOUS AREA (CRITICAL)	= 7,618 ac.±
PHASE 1	= 5,482 ac.±
PHASE 2	= 2,136 ac.±
IMPERVIOUS AREA (UPLAND)	= 0,043 ac.±
PHASE 1	= 0,043 ac.±
PHASE 2	= 0,000 ac.±
IMPERVIOUS AREA (TOTAL) (19.2%)	= 11,116 ac.±
IMPERVIOUS AREA (CRITICAL) (25.9%)	= 10,982 ac.±
IMPERVIOUS AREA (UPLAND) (0.9%)	= 0,134 ac.±



VICINITY MAP

SCALE 1" = 500'
KENT COUNTY TAX MAP - 55, PARCEL - 229
4228 EASTERN NECK ISLAND ROAD, ROCK HALL, MARYLAND 21661

TABLE OF CONTENTS

SHEET C-1	- TITLE SHEET
SHEET C-2	- ENVIRONMENTAL FEATURES AND EXISTING CONDITIONS PLAN
SHEET C-3	- PRELIMINARY OVERALL SITE AND UTILITY PLAN
SHEET C-4	- PRELIMINARY UTILITY PLAN
SHEET C-5	- PRELIMINARY UTILITY PLAN
SHEET C-6	- PRELIMINARY FORCE MAIN AND GRAVITY SEWER PROFILES
SHEET C-7	- PRELIMINARY FORCE MAIN AND GRAVITY SEWER PROFILES
SHEET C-8	- PRELIMINARY GRAVITY SEWER PROFILES
SHEET C-9	- UTILITY DETAILS
SHEET C-10	- SEDIMENT & EROSION CONTROL DETAILS AND SPECIFICATIONS

GENERAL NOTES

- These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work both at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information being shown only for the convenience of the contractor, who must verify the information to his own satisfaction. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduits, telephone lines, and other structures.
- The contractor shall notify the following two (2) weeks prior to the start of construction and shall coordinate construction with the utility companies involved:

Delmarva Power & Light Company ----- 1-800-375-7117
Miss Utility ----- 1-800-441-8355
DMS & Associates, LLC ----- 1-443-262-9130
Kent County Dept. Public Works ----- 1-410-778-7439
Kent Co. Sediment & Erosion Control Inspector 1-410-778-7437
Maryland Department of the Environment-----1-410-631-3510
- All construction shall be marked for traffic and pedestrian safety.
- The Contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the Engineer.
- The owner is responsible for the acquisition of all easements, both permanent and temporary.
- The Contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the Engineer. Contractor shall receive written permission from the Engineer if a deviation of the plans is necessary.
- All disturbed areas shall be smoothly graded to provide positive drainage in the direction of flow arrows herein and stabilized with topsoil, seed, and mulch. If settlement occurs, topsoil, seeding, and mulching shall be repeated until settlement subsides (See Erosion and Sediment Control Specifications).
- All trash, trees, and underbrush are to be cleared and removed off site to an approved dump site by the contractor.
- Any excess excavated material shall be removed off site by the contractor or material shall be placed on site as directed by the Engineer and/or Owner.
- Any existing survey monumentation that is disturbed during construction shall be replaced by a registered surveyor at the contractor's expense.
- The Contractor shall conduct his work in easements so that there will be a minimum of disturbance of the properties crossed. Any disturbed areas shall be restored to its original condition.
- All materials and methods of construction shall conform to the drawings, specifications, local building codes, and the standard specifications and details of Kent County.
- All drainage structures and swales shall remain functional during construction unless otherwise indicated on the plans.
- All water valves, boxes and hydrants shall be set and adjusted to finish grade.
- Wherever sewer or water mains or services run parallel to each other, a minimum horizontal separation of 10' shall be provided.
- Minimum cover over the sewer main shall be 42".
- All concrete used for utility work shall be in accordance with MD SHA Standards and Specifications for Mix No. 2.
- All paving materials and methods shall be in accordance with the latest MD SHA Standards and Specifications and be approved by a State Certified plant.
- Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.
- Erosion and Sediment Control will be strictly enforced by the Kent County Sediment and Erosion Control Inspector.
- All top of curb grades shown hereon are for undepressed conditions.

STATEMENT OF PURPOSE AND INTENT

THE PROPERTY IS LOCATED ON THE WEST SIDE OF EASTERN NECK ROAD (MARYLAND ROUTE 445) DESIGNATED AS LOT 1 OF ELLENDALE SUBDIVISION.

THE PURPOSE OF THIS PRELIMINARY SITE PLAN IS TO OBTAIN COMMENTS FROM THE KENT COUNTY PLANNING COMMISSION AND A CERTIFICATION THAT THE PLAN IS IN COMPLIANCE WITH THE LAND USE ORDINANCE AND COMPREHENSIVE PLAN IN ORDER TO APPLY FOR AN AMENDMENT TO THE KENT COUNTY COMPREHENSIVE WATER AND SEWAGE PLAN FOR AVERAGE DAILY FLOWS GREATER THAN 5,000-gpd.

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

APPROVED: _____ DATE _____

KENT SOIL AND WATER CONSERVATION DISTRICT

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

DEVELOPERS CERTIFICATION

I (WE) CERTIFY THAT:

A. ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND/OR STORMWATER MANAGEMENT PLAN, AND FURTHER, AUTHORIZED THE RIGHT OF ENTRY FOR PERIODIC ONSITE EVALUATION BY THE KENT SOIL AND WATER CONSERVATION DISTRICT SEDIMENT CONTROL INSPECTOR OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.

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

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

SIGNATURE _____ DATE _____

ADDRESS _____ CARD No. _____

PHONE No. _____

OWNER:

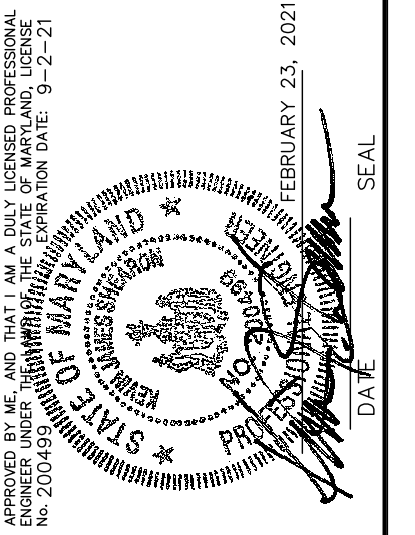
BAYSHORE LAND HOLDINGS, LLC
P.O. BOX 540
ROCK HALL, MARYLAND 21661

SURVEYOR:

MICHAEL A. SCOTT, INC.
207 MAPLE AVENUE
CHESTERTOWN, MARYLAND 21620
PHONE No.: 1-410-778-2310

ENGINEER:

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

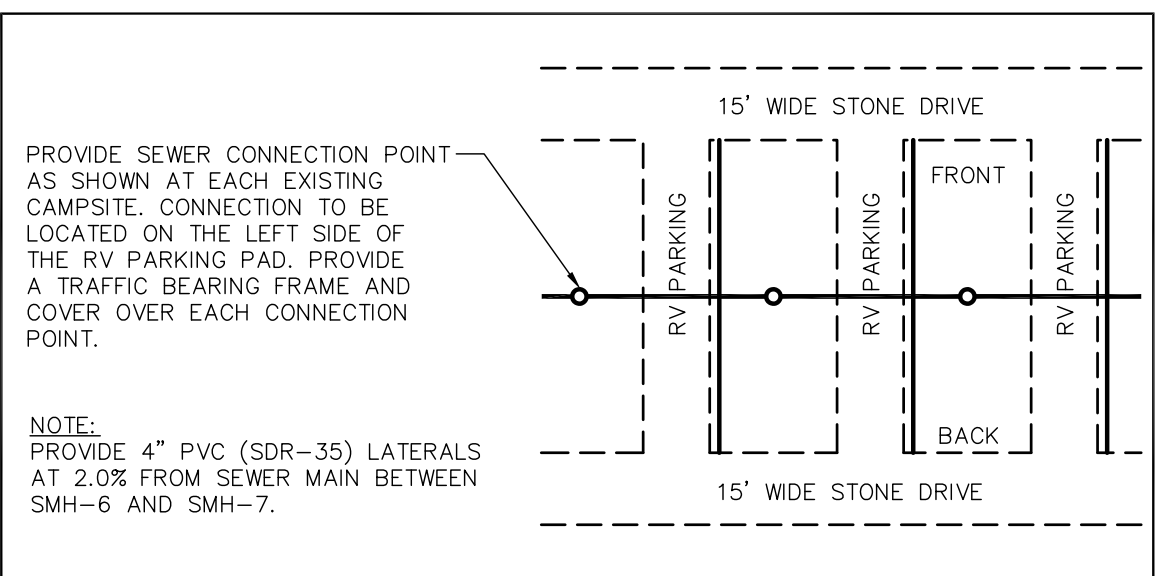
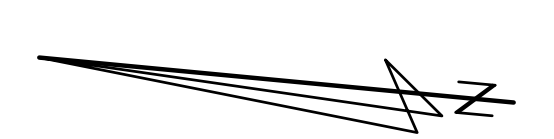


DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 1-443-262-9130
FAX: 1-443-262-9148

REVISION	DATE	PER COMMENTS
	2-23-21	

TITLE SHEET
FOR THE PROPOSED
BAYSHORE CAMPGROUND
ON THE LANDS OF
BAYSHORE LAND HOLDINGS, LLC
TAX MAP - 55, GRID - 3A, PARCEL - 229, LOT - 1
FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

SCALE AS SHOWN	DATE DECEMBER 20
DRAWN BY WJM	JOB No. 2016069
DESIGNED BY KJS	FOLDER #4 55-2016069
SHEET No. - C-1	CADD FILE - 16059C01



TYPICAL SEWER CONNECTION AT EXISTING CAMPSITE
SCALE 1" = 40'

PROVIDE PERIMETER SILT FENCE PER DETAIL ON SHEET C-10. TYPICAL WHERE SHOWN — SF —.

PROVIDE AN AIR RELEASE VALVE PER DETAIL ON SHEET C-9.

PROVIDE A BLOWOFF VALVE PER DETAIL ON SHEET C-9.

CONNECT SEWER TO THE BOTTOM OF THE EXISTING PUMP OUT HOLDING TANK. INV. = 6.59

PROVIDE AN ENDLINE CLEANOUT TO BE TRAFFIC BEARING PER DETAIL ON SHEET C-9.

PROVIDE AN ENDLINE CLEANOUT TO BE TRAFFIC BEARING PER DETAIL ON SHEET C-9.

LANDS N/E OF
WILLIAM A. WILLIS, et ux
E.H.P. 153/190
ZONED — RCD/AZD
CURRENT USE — AGRICULTURAL

PROVIDE GRAVITY SEWER MANHOLE PER DETAIL ON SHEET C-11. TYPICAL WHERE SHOWN.

PROVIDE 8" PVC (SDR-35) GRAVITY SEWER
PROVIDE A DUPLEX GRINDER PUMP PER DETAILS ON SHEET C-9.

PROVIDE A BLOWOFF VALVE PER DETAIL ON SHEET C-9.

PROPOSED 1-1/2" HDPE FORCE MAIN TO TREATMENT PLANT. PROVIDE MAGNETIC DETECTION TAPE OVER PIPE.

NOTE:
PROVIDE IN-LINE CONNECTIONS AT EACH CAMPSITE WITH A TRAFFIC BEARING FRAME AND COVER PER DETAIL ON SHEET C-9.

APPROXIMATE LOCATION OF EXISTING WATER LINE

PROVIDE A DUPLEX GRINDER PUMP PER DETAILS ON SHEET C-9.

PROVIDE AN ENDLINE CLEANOUT TO BE TRAFFIC BEARING PER DETAIL ON SHEET C-9.

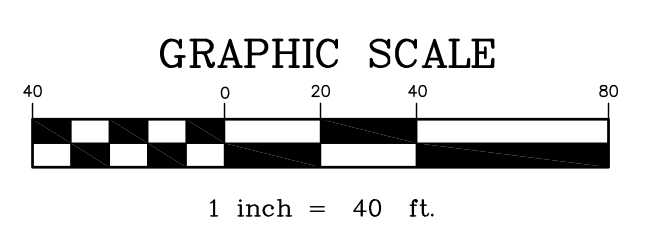
NOTE:
SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED.

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.

PROVIDE A CLEANOUT WITH TRAFFIC BEARING CLEANOUT PER DETAIL ON SHEET C-9.

CHESAPEAKE BAY

PROPOSED 30'x35' BATH HOUSE ADDITION



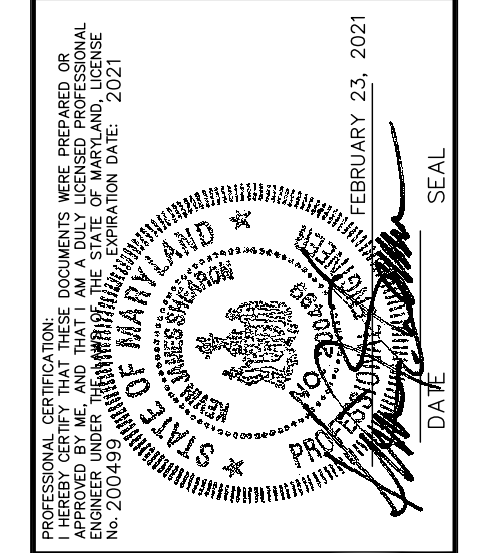
LEGEND

	EDGE OF EXISTING TREE LINE
	EXISTING TREE
	EXISTING CONTOUR
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ELECTRIC METER
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	EXISTING WATER LINE
	EXISTING WATER SPIGOT
	EXISTING WELL
	PERIMETER SILT FENCE
	LIMITS OF DISTURBANCE

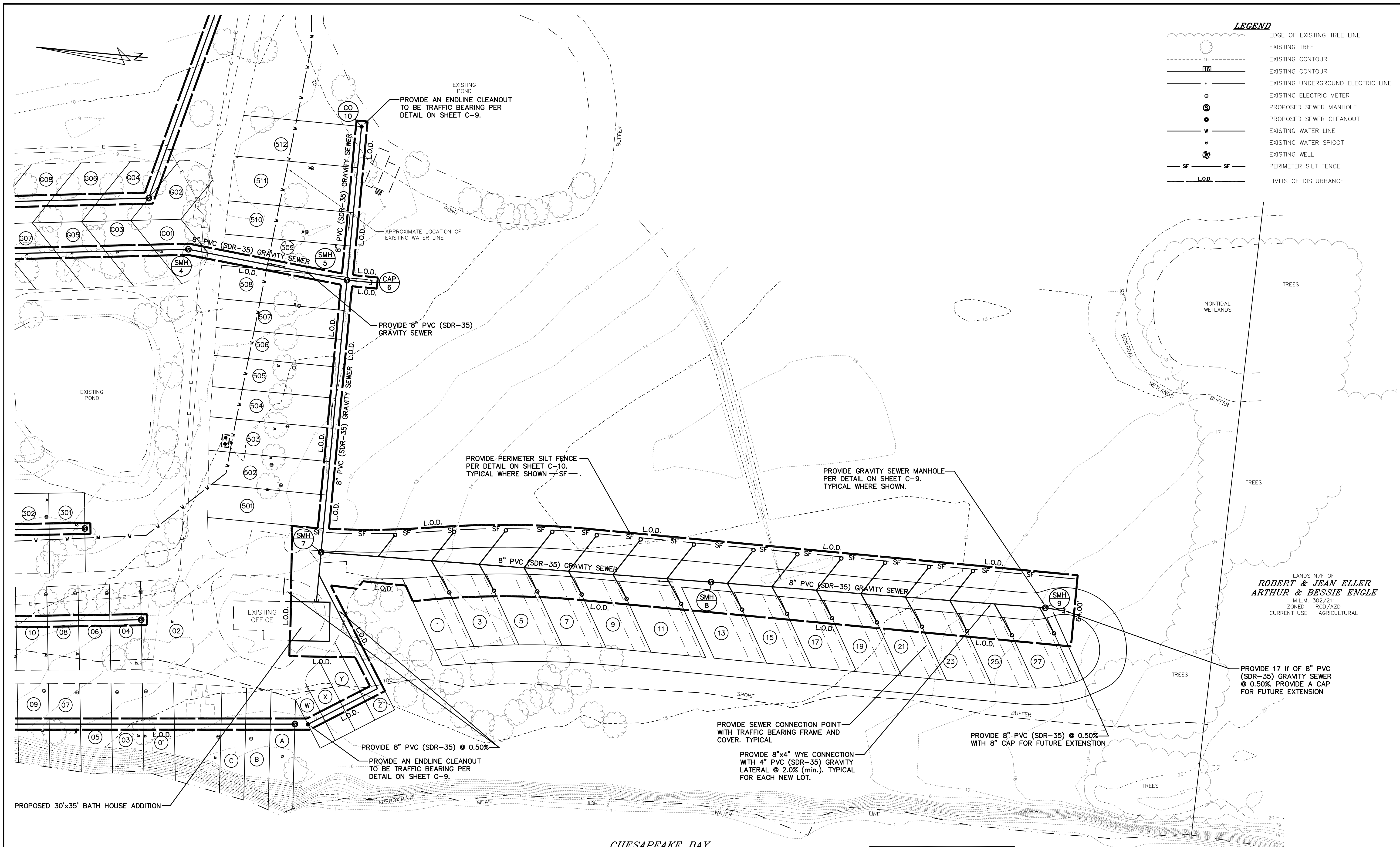
DATE	REVISION	PER COMMENTS
2-23-21		

PRELIMINARY UTILITY PLAN
FOR THE
BAYSHORE CAMPGROUND
ON THE LANDS OF
BAYSHORE LAND HOLDINGS, LLC
TAX MAP — 55, GRID — 3A, PARCEL — 229, LOT — 1
FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

DATE	SCALE	FOR THE	PROJECT
DECEMBER 20	1" = 40'	FOR THE	BAYSHORE CAMPGROUND
JOB NO.	DRAWN BY	DESIGNED BY	PROJECT
2016059	WJM	KJS	CHESAPEAKE BAY
FOLDER #4	DESIGNED BY	PROJECT	
55-2016059	KJS		
SHEET NO. — C-4			
CADD FILE — 16059C04			



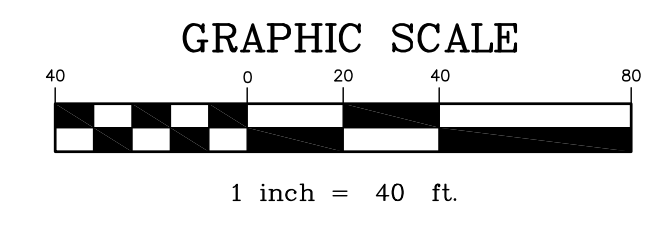
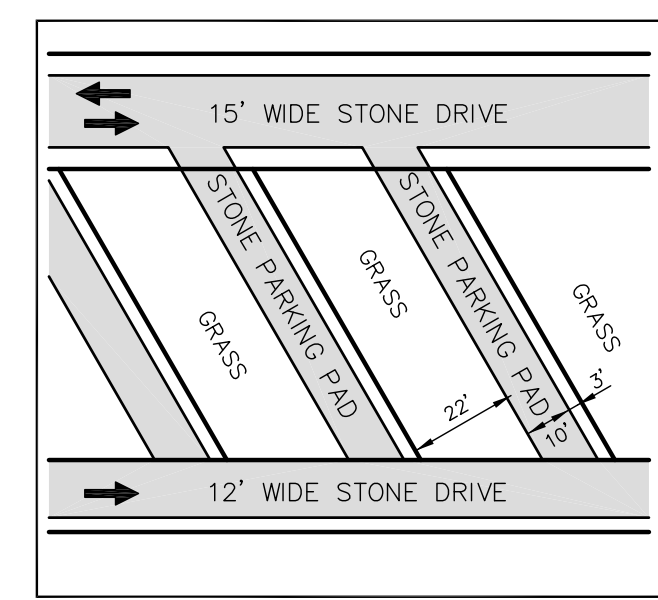
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 410-291-1111
FAX: 410-291-1148



LEGEND

	EDGE OF EXISTING TREE LINE
	EXISTING TREE
	EXISTING CONTOUR
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING ELECTRIC METER
	PROPOSED SEWER MANHOLE
	PROPOSED SEWER CLEANOUT
	EXISTING WATER LINE
	EXISTING WATER SPIGOT
	EXISTING WELL
	PERIMETER SILT FENCE
	LIMITS OF DISTURBANCE

LANDS N/E OF
**ROBERT & JEAN ELLER
 ARTHUR & BESSIE ENGLE**
 M.L.M. 302/211
 ZONED - RCD/AZD
 CURRENT USE - AGRICULTURAL

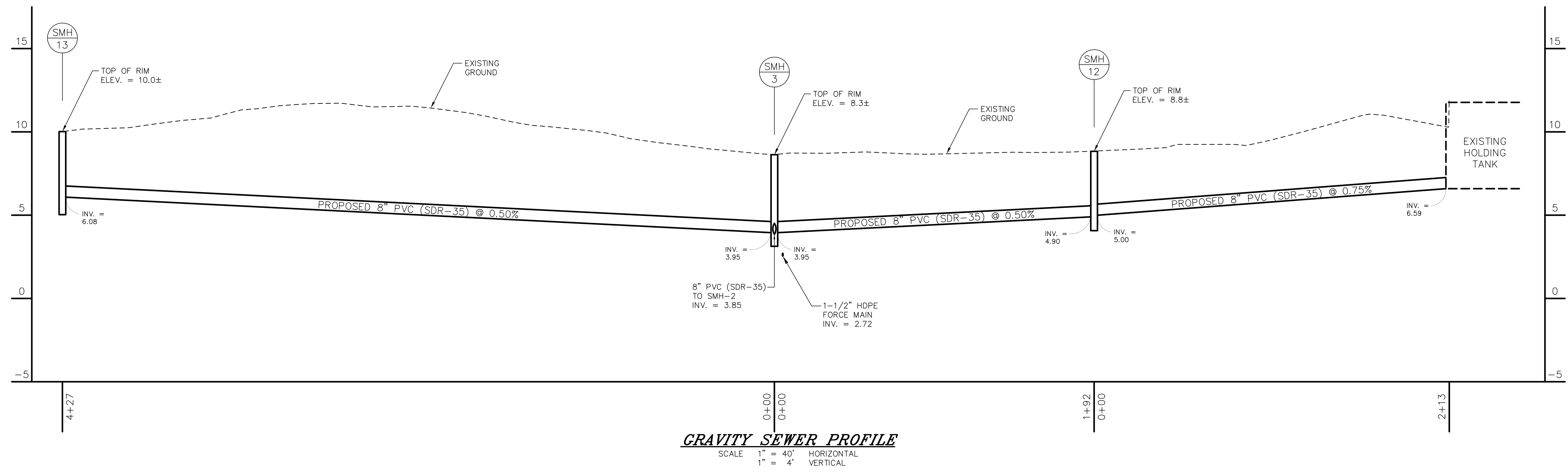
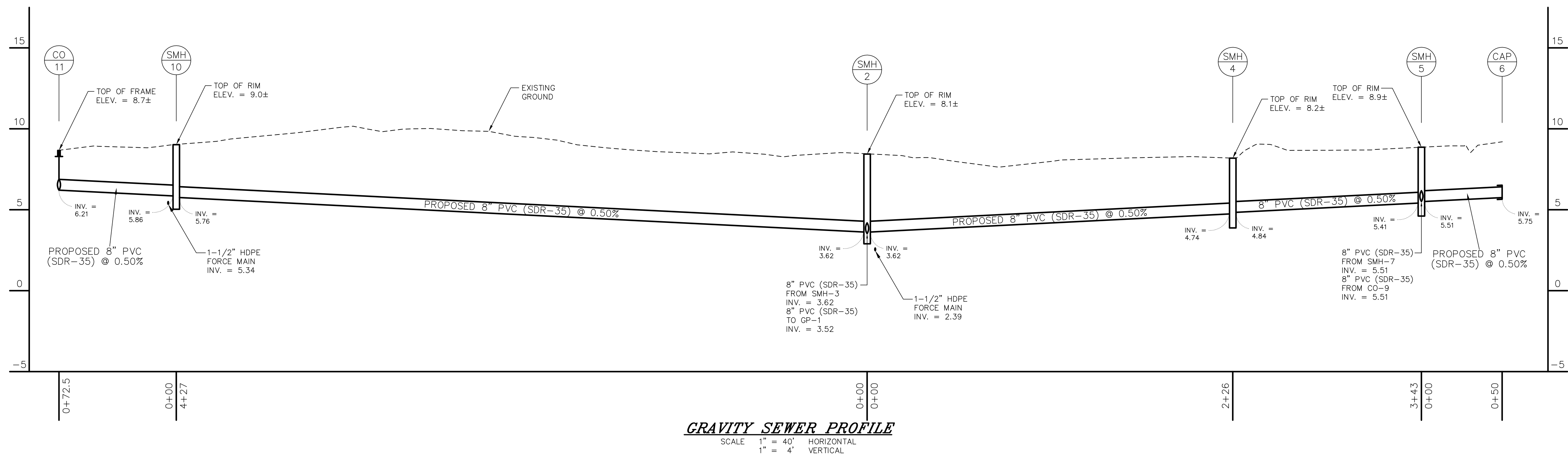
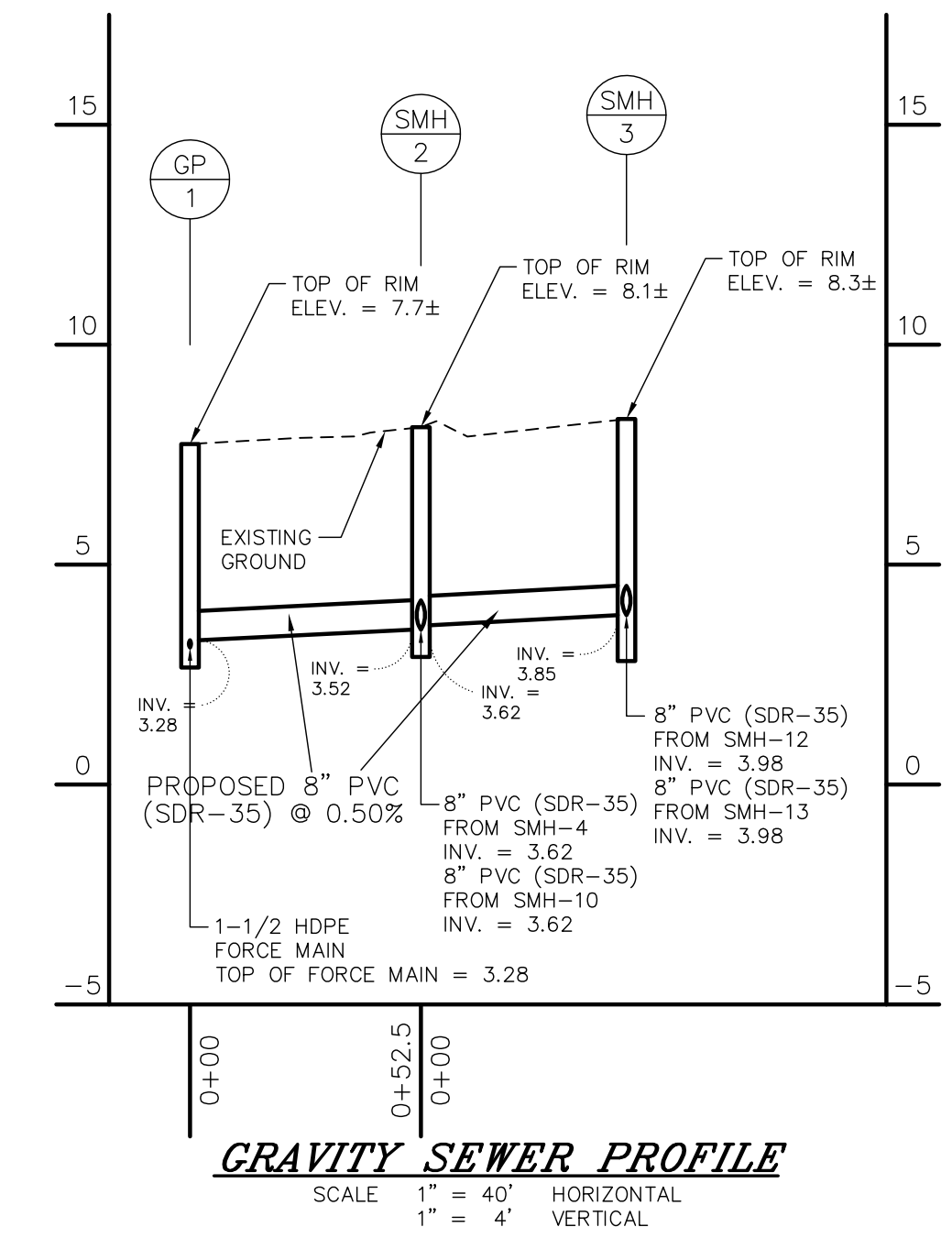
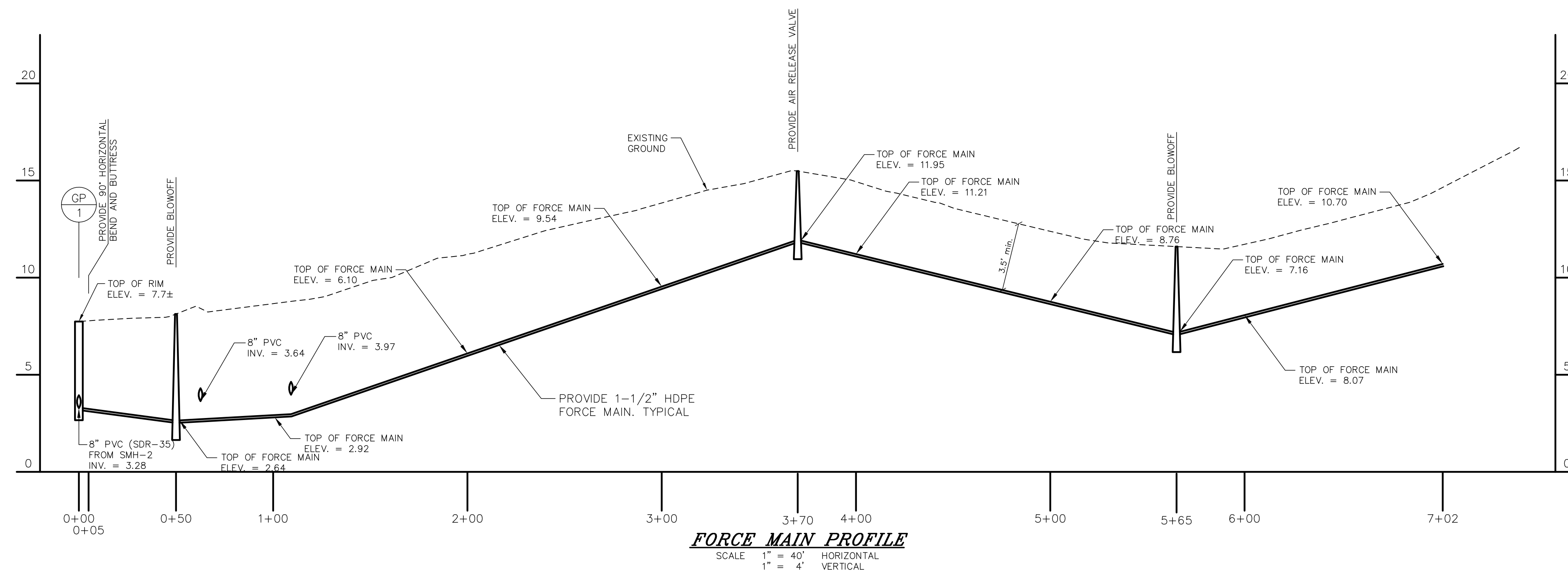


NOTE:
 SEDIMENT AND EROSION CONTROL
 WILL BE STRICTLY ENFORCED.

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

<p>FOR THE BAYSHORE CAMPGROUND ON THE LANDS OF BAYSHORE LAND HOLDINGS, LLC TAX MAP - 55, GRID - 3A, PARCEL - 229, LOT - 1 FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND</p>		<p>DATE DECEMBER 20</p>	<p>SCALE 1" = 40'</p>
<p>PRELIMINARY UTILITY PLAN</p>		<p>JOB No. 2016059</p>	<p>DRAWN BY WJM</p>
<p>REVISION PER COMMENTS</p>		<p>FOLDER #4 55-2016059</p>	<p>DESIGNED BY KJS</p>
<p>DATE 2-23-21</p>		<p>SHEET No. - C-5</p>	
<p>DATE 2-23-21</p>		<p>CADD FILE - 16059C05</p>	

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

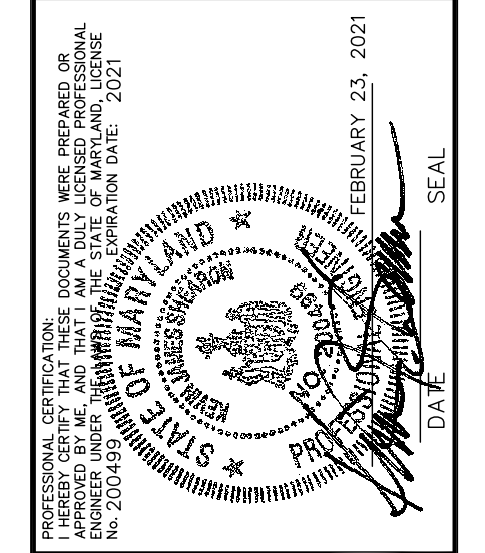


DATE	REVISION
2-23-21	PER COMMENTS

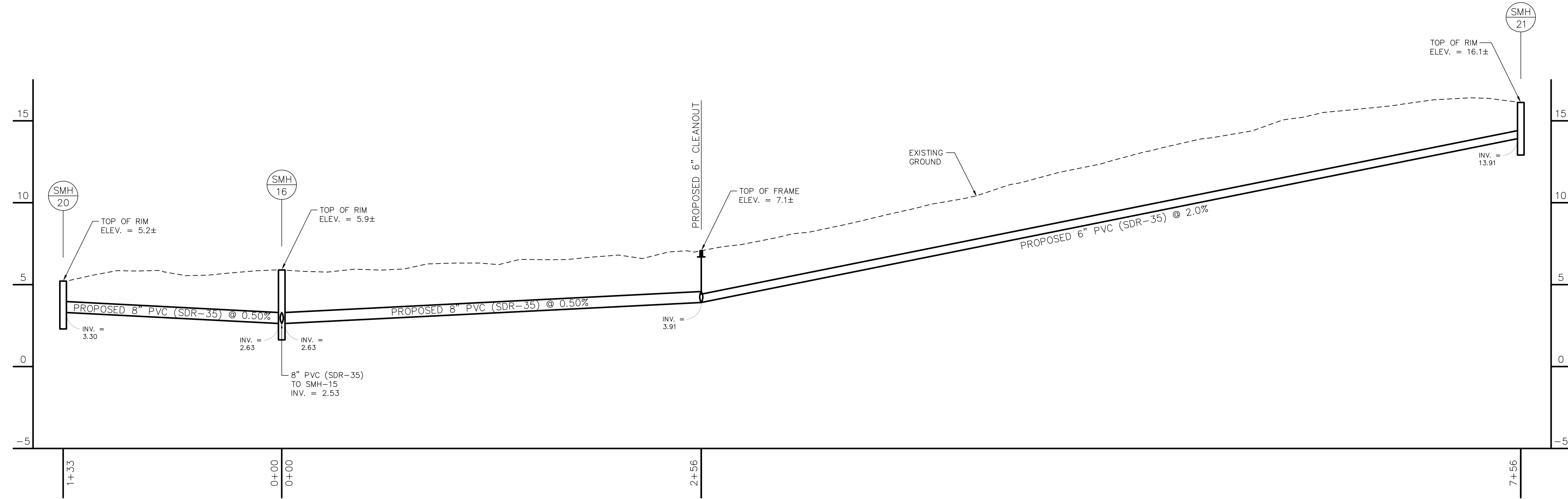
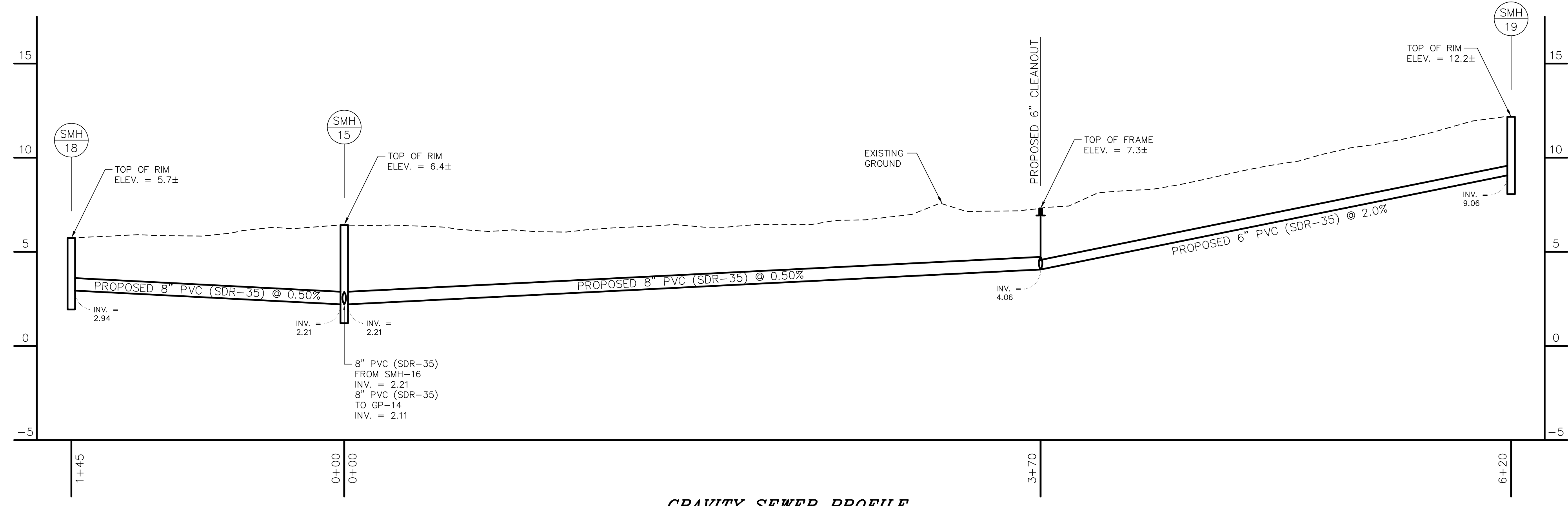
PRELIMINARY FORCE MAIN AND GRAVITY SEWER PROFILES
 FOR PHASE 1 OF
BAYSHORE CAMPGROUND
 ON THE LANDS OF
BAYSHORE LAND HOLDINGS, LLC
 TAX MAP - 55, GRID - 3A, PARCEL - 229, LOT - 1
 FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

DATE	SCALE
DECEMBER 20	AS SHOWN
JOB No.	DRAWN BY
2016059	WJM
FOLDER #46	DESIGNED BY
55-2016059	KJS
SHEET No. - C-6	
CADD FILE - 16059C06	

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



KENT COUNTY PLANNING DIRECTOR
 KENT COUNTY SOLID AND WATER CONSERVATION DISTRICT

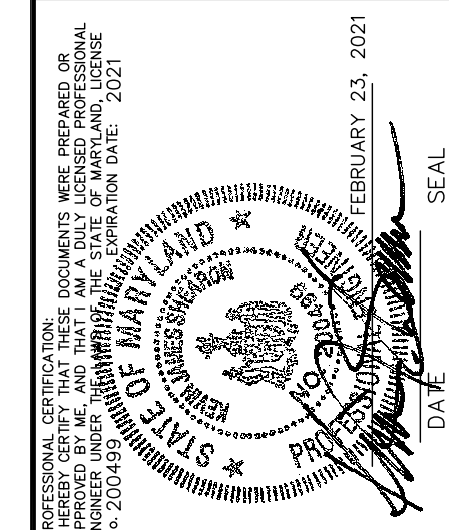


DATE	SCALE
DECEMBER 20	AS SHOWN
JOB No.	DRAWN BY
2016069	WJM
FOLDER #64	DESIGNED BY
55-2016069	KJS
SHEET No. - C-7	
CADD FILE - 16059C07	

GRAVITY SEWER PROFILES
 FOR THE
BAYSHORE CAMPGROUND
 ON THE LANDS OF
BAYSHORE LAND HOLDINGS, LLC
 TAX MAP - 55, GRID - 3A, PARCEL - 229, LOT - 1
 FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

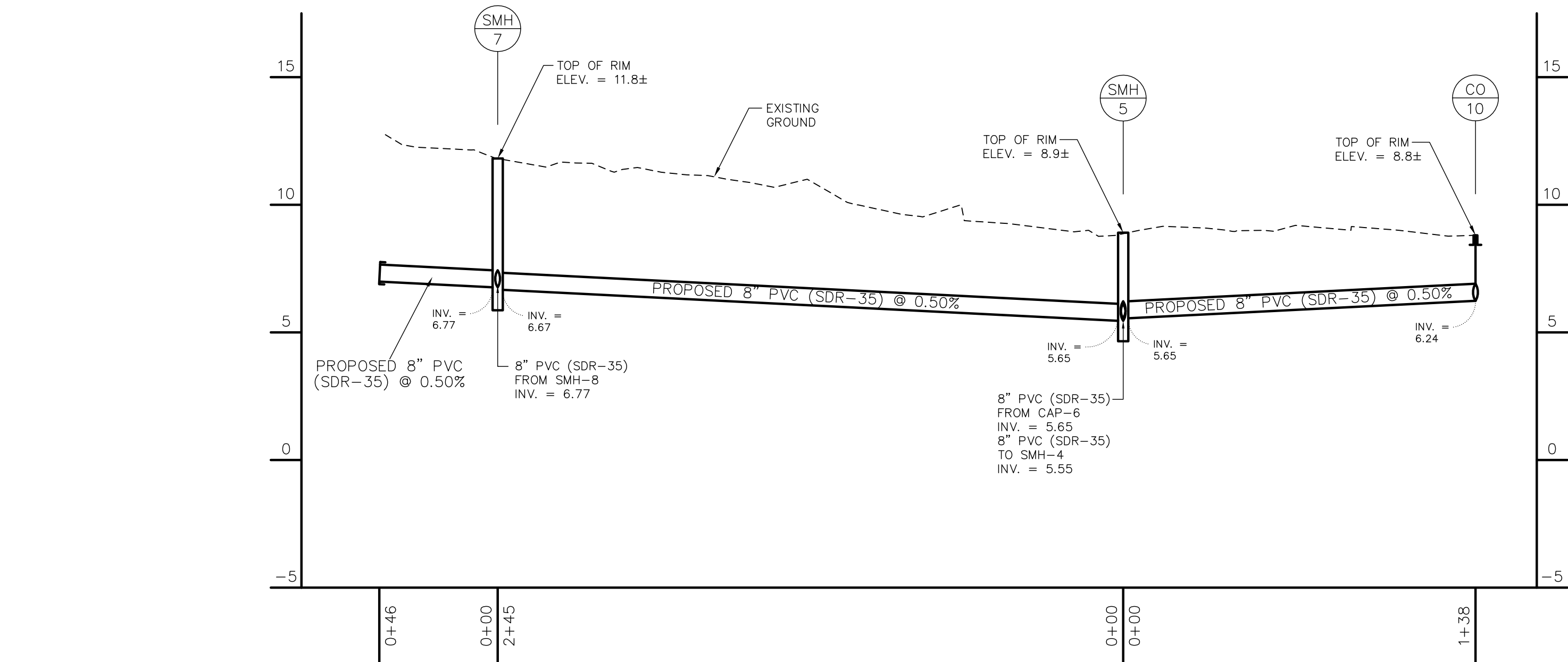
DATE	REVISION
2-23-21	PER COMMENTS

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

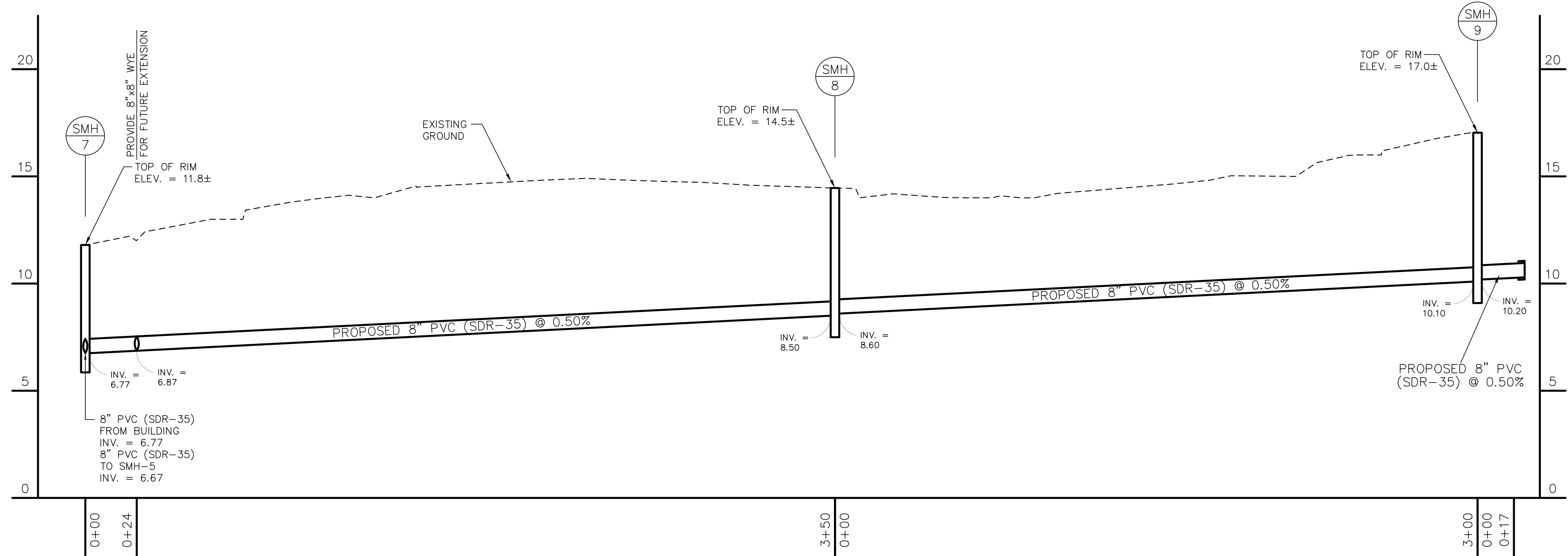


KENT COUNTY PLANNING DIRECTOR
 KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH DEPARTMENT



GRAVITY SEWER PROFILE
 SCALE 1" = 40' HORIZONTAL
 1" = 4' VERTICAL



GRAVITY SEWER PROFILE
 SCALE 1" = 40' HORIZONTAL
 1" = 4' VERTICAL

DATE	SCALE	AS SHOWN
DECEMBER 20	AS SHOWN	
JOB No.	DRAWN BY	WJM
2016069		
FOLDER #64	DESIGNED BY	KJS
55-2016069		
SHEET No. - C-8		
CADD FILE - 16059C08		

PRELIMINARY GRAVITY SEWER PROFILES
 FOR PHASE 2 OF
BAYSHORE CAMPGROUND
 ON THE LANDS OF
BAYSHORE LAND HOLDINGS, LLC
 TAX MAP - 55, GRID - 3A, PARCEL - 229, LOT - 1
 FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

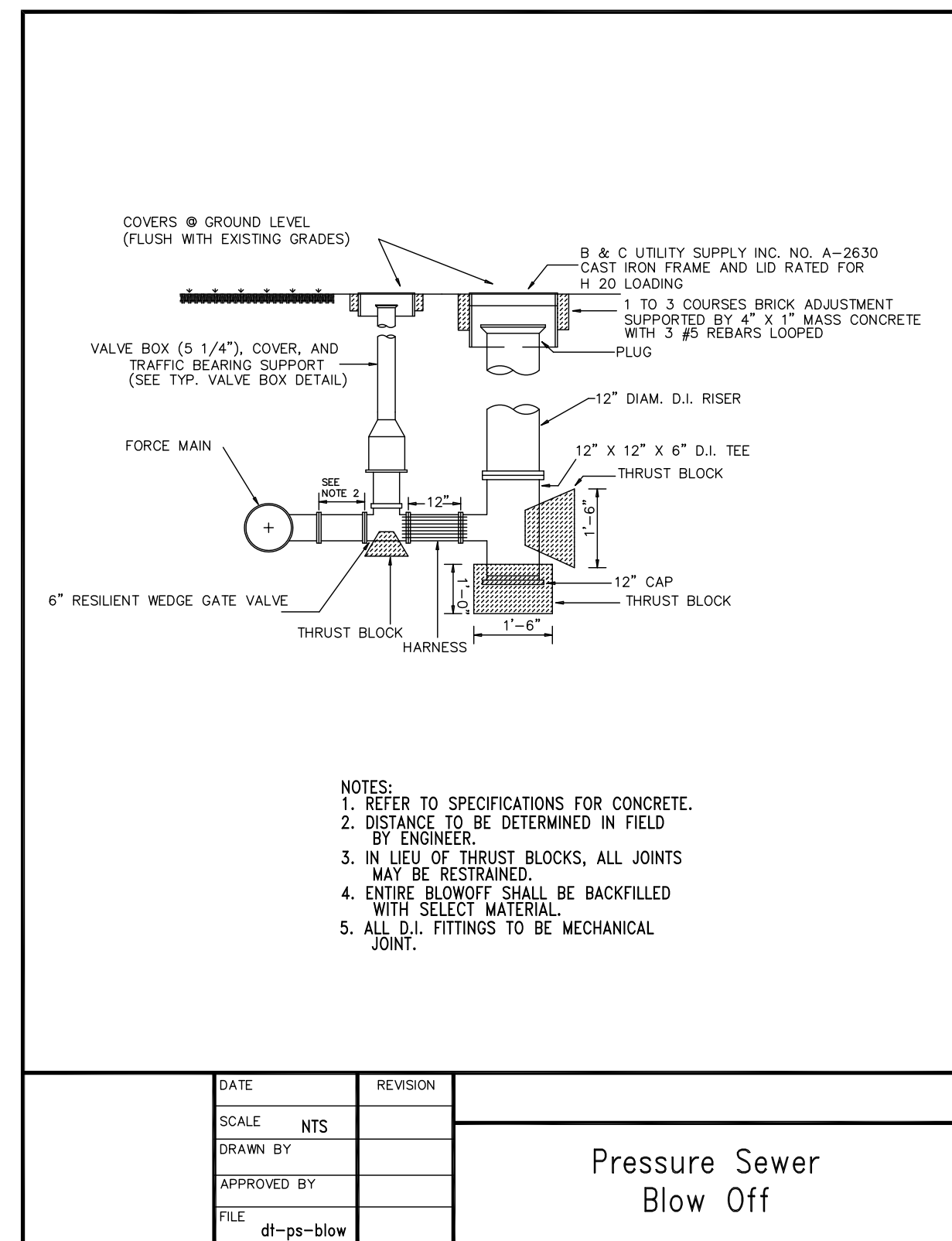
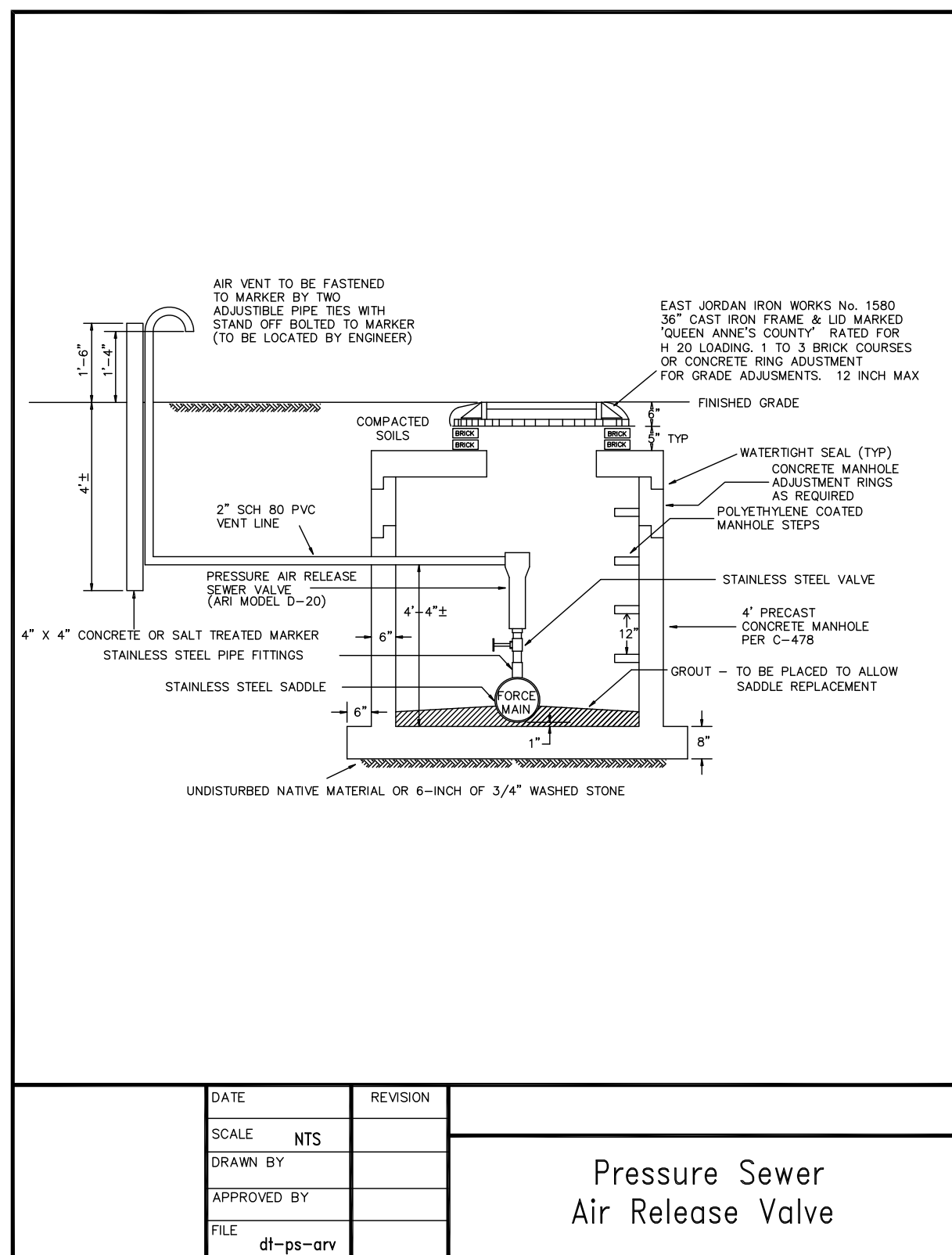
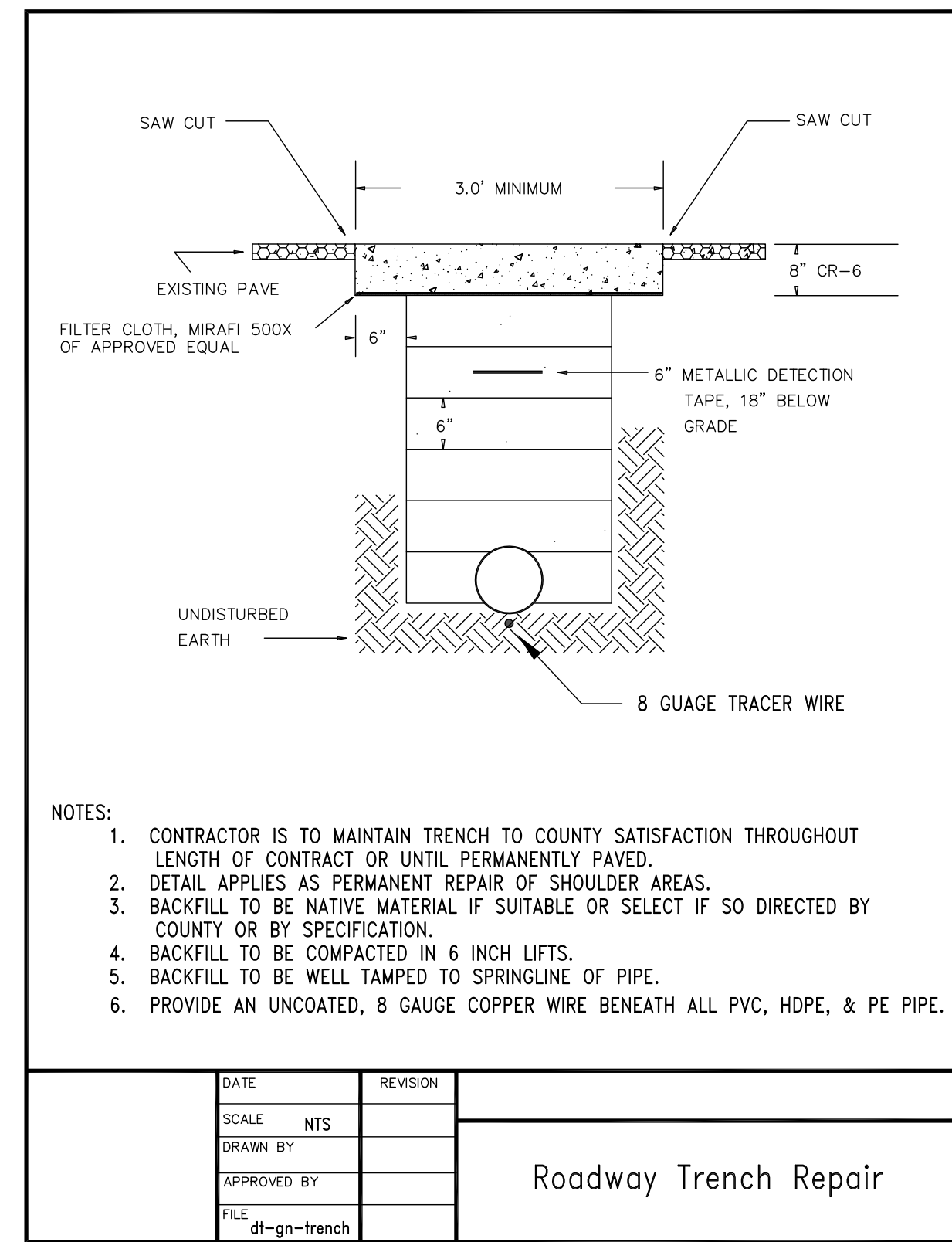
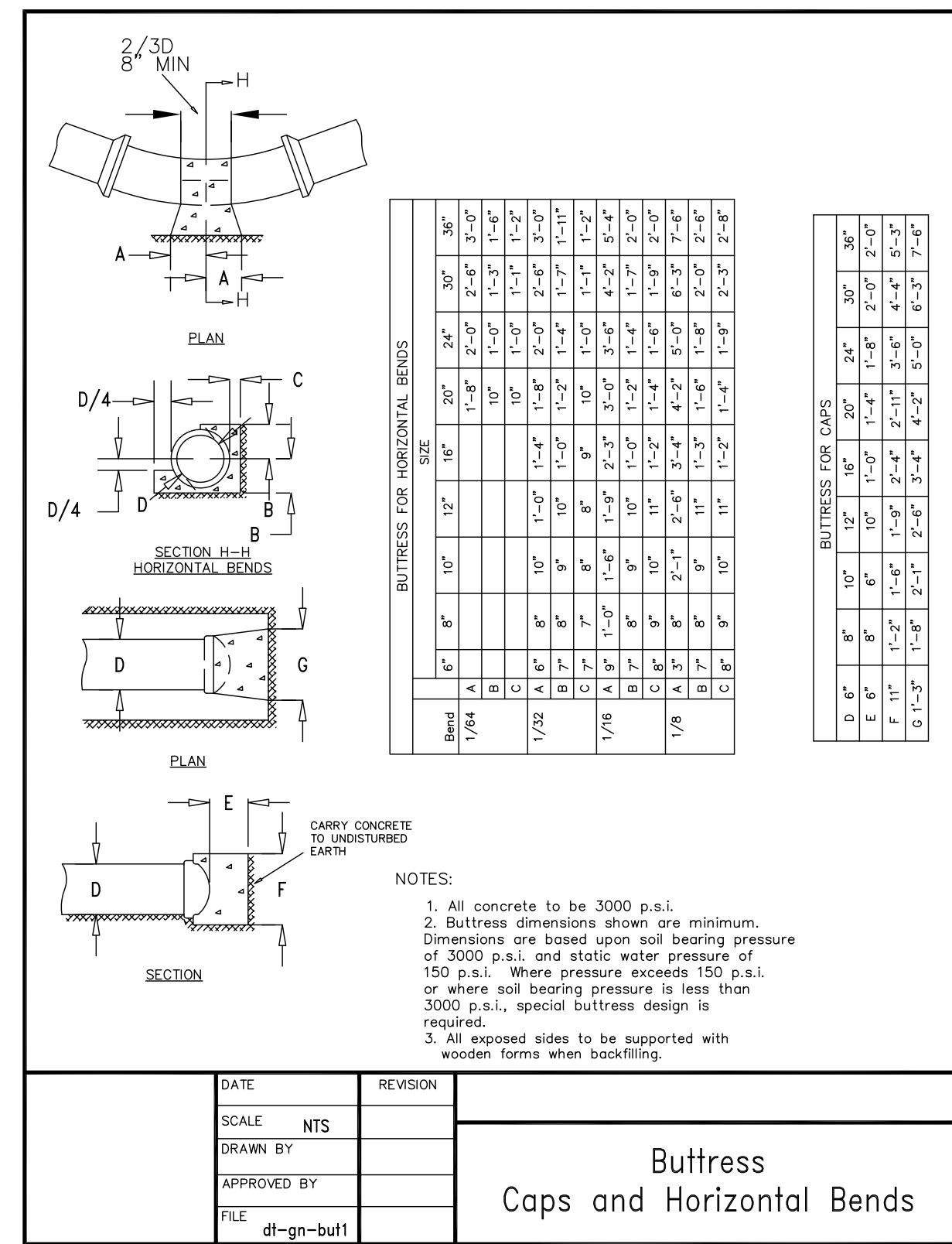
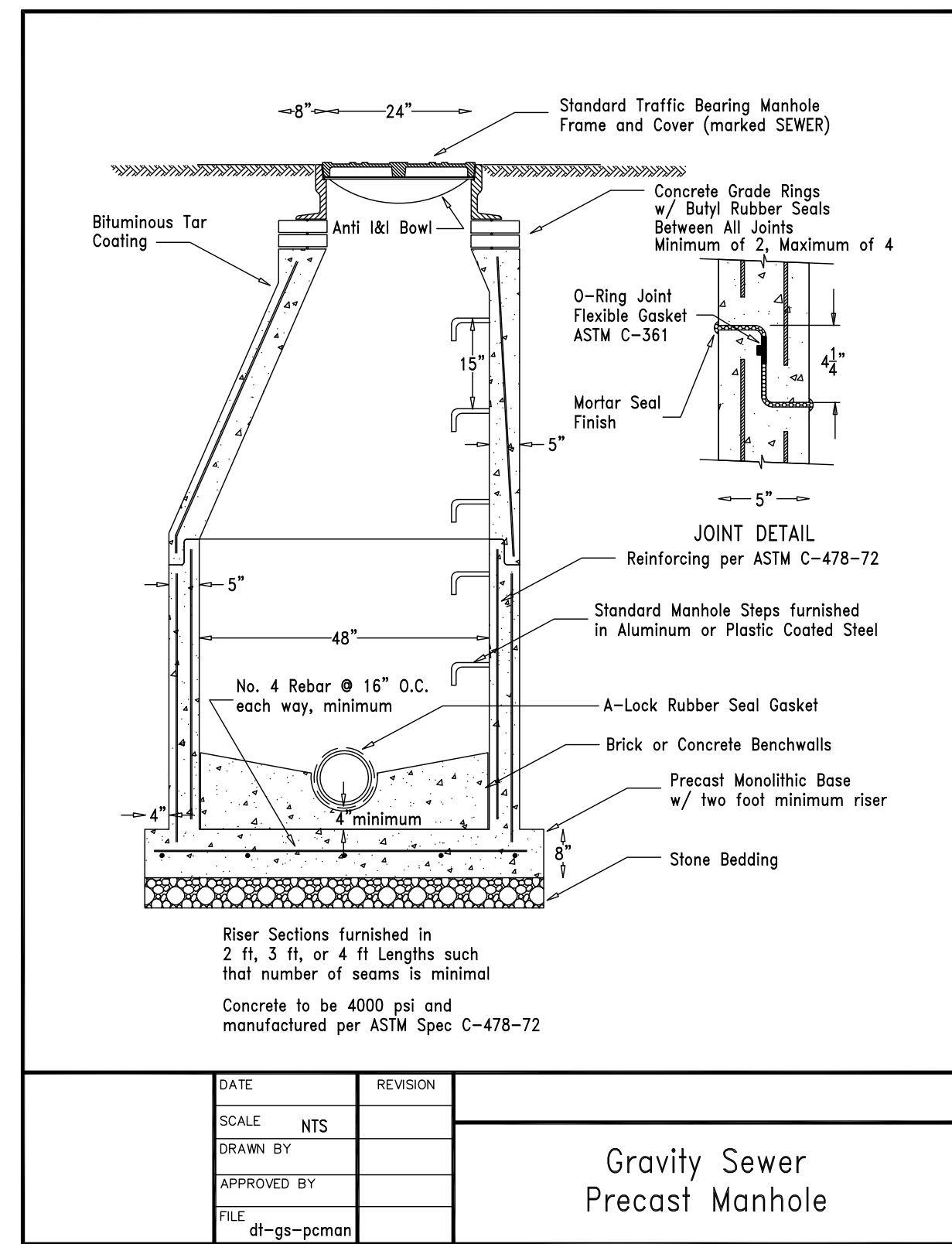
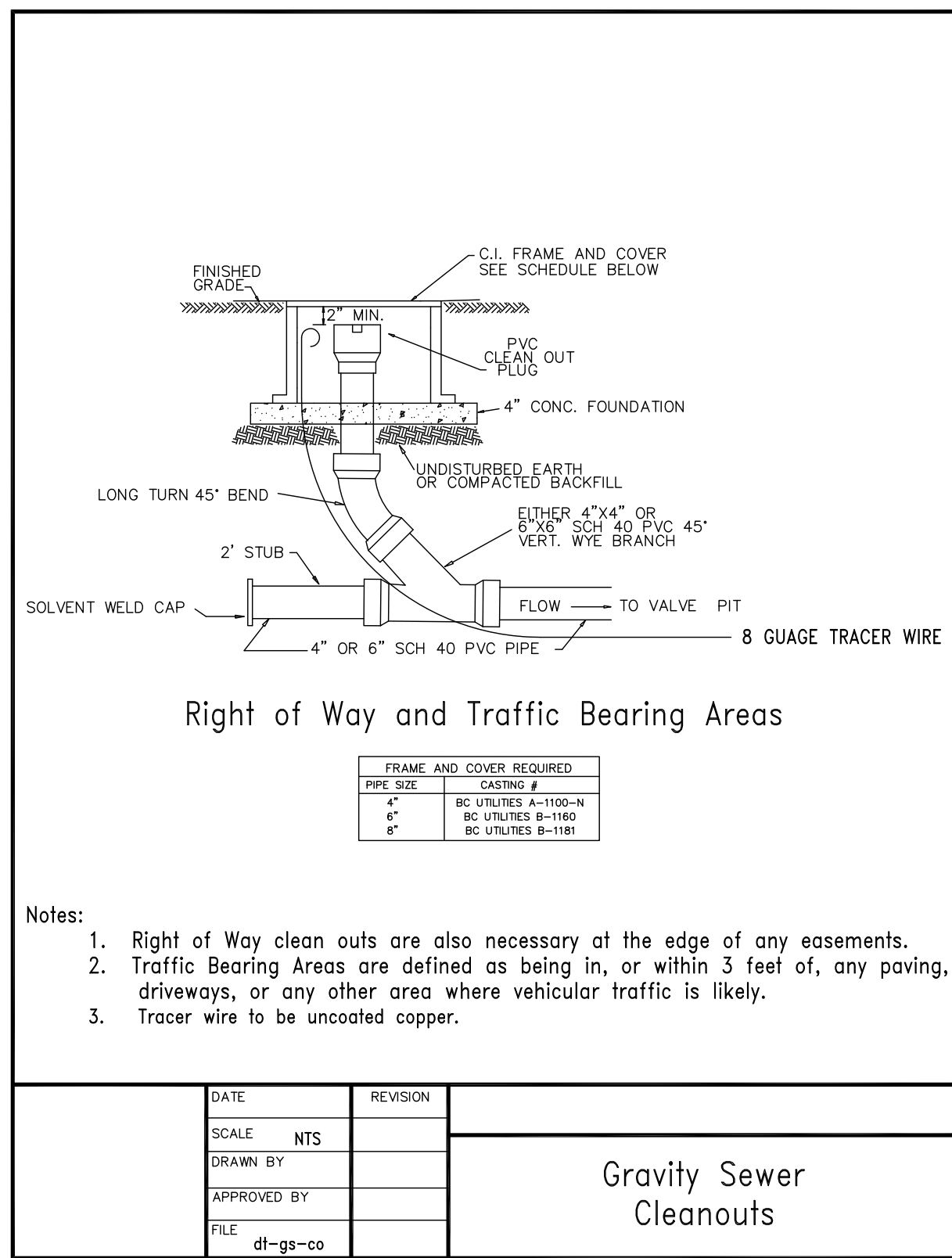
DATE	REVISION	PER COMMENTS
2-23-21		

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN,
 ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21031
 PHONE : 1-443-262-9149
 FAX : 1-443-262-9148

PROFESSIONAL ENGINEER SEAL
 STATE OF MARYLAND
 PROFESSIONAL ENGINEERING
 No. 20048
 EXPIRES 12/31/2021
 FEBRUARY 23, 2021
 D.A.

KENT COUNTY PLANNING DIRECTOR
 KENT COUNTY SOLID AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH DEPARTMENT



SEWER DETAILS

FOR THE

BAYSHORE CAMPGROUND

ON THE LANDS OF

BAYSHORE LAND HOLDINGS, LLC

TAX MAP - 55, GRID - 3A, PARCEL - 229

FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

DATE: DECEMBER 20
JOB No.: 2016059
FOLDER #4: 55-2016059
SHEET No.: C-9
CADD FILE - 16059C09

SCALE: AS SHOWN
DRAWN BY: WJM
DESIGNED BY: KJS

REVISION PER COMMENTS
2-23-21

KENT COUNTY PLANNING DIRECTOR
KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 410-291-2100
FAX: 1-443-262-9148

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

STANDARD SYMBOL: PSMMS - * 10/11' (* 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-INJURIOUS 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 "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" 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 KEVEX AND STAPLED IN PLACE, FILL THE MAT 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 NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL B-4-6-C PERMANENT SOIL STABILIZATION MATTING CHANNEL APPLICATION

STANDARD SYMBOL: PSMMS - * 10/11' (* 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-INJURIOUS 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 "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 1/2 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" 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 IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. 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 NEXT 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 KEVEX AND STAPLED IN PLACE, FILL THE MAT 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 NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS:

- USE WOOD POSTS 1 1/2 X 1 1/2 X 1/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POSTS 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 6 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 DEGREE ANGLE 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.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS:

- USE WOOD POSTS 1 1/2 X 1 1/2 X 1/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD. AS AN ALTERNATIVE TO WOODEN POSTS USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL

U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION

- 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 "2011 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	57.86 Acres
Area Disturbed	9.66 Acres
Area to be Roofed or Paved	0.02 Acres
Total Cut	100 cy*
Total Fill	100 cy*

* CUT AND FILL AMOUNTS ARE APPROXIMATE. THE CONTRACTOR SHALL DO A SEPARATE TAKE-OFF

PHASE 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 PRE-CONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
- INSTALL PERIMETER SILT FENCE AT LOCATIONS SHOWN.
- EXCAVATE UTILITY TRENCHES AND INSTALL MANHOLES AND PIPING IN MANAGEABLE SECTIONS. PLACE EXCAVATED MATERIAL ON THE HIGH SIDE OF THE TRENCH. DO NOT LEAVE TRENCHES OPEN OVERNIGHT WITHOUT PROVIDING STEEL PLATES.
- EXCAVATE AND GRADE THE DRAINAGE RELIEF SWALE. STABILIZE WITH TOPSOIL, SEED, AND EROSION CONTROL MATTING.
- STABILIZE ALL DISTURBED AREAS WITH TOPSOIL (4" MINIMUM), SEED AND MULCH.
- ON 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	96 lbs.	2/15-4/30, 8/15-11/30	1"	436 lb/ac	2 tons/ac
	OATS	72 lbs.	2/15-4/30, 8/15-11/30	1"	10 lb/1000 sf	90 lb/1000 sf
	WHEAT	120 lbs.	2/15-4/30, 8/15-11/30	1"		
	CERIAL RYE	112 lbs.	2/15-4/30, 8/15-12/15	1"		
	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 attain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
- Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following applications: Permanent seeding for sites having disturbed over five (5) acres shall use fertilizer rates recommended by a soil testing agency and the recommendations provided in the Permanent Seeding Summary Table. Permanent seeding for conditions other than listed above shall be performed at the rates and dates as provided in the Permanent Seeding Summary Table below. Fertilizer and lime amendments shall be incorporated into the top 3" - 5" of the soil by disking or other suitable means. Mulching shall be accomplished as discussed in Item #6 of these specifications.

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 1 lb/1000 sf	90 lb/ac 2 lb/1000 sf	90 lb/ac 2 lb/1000 sf	2 tons/ac 90 lb/1000 sf
8	TALL FESCUE	100 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.

PHASE OF CONSTRUCTION

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 09GP).

- 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).

REVISION

DATE

SEDMIMENT AND EROSION CONTROL SPECIFICATIONS AND DETAILS

FOR THE

BAYSHORE CAMPGROUND

ON THE LANDS OF

BAYSHORE LAND HOLDINGS, LLC

TAX MAP - 55, GRID - 3A, PARCEL - 229, LOT - 1

FIFTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

SCALE AS SHOWN

DATE DECEMBER 20

JOB No. 2016069

DRAWN BY WJM

DESIGNED BY KJS

SHEET No. - C-12

CADD FILE - 16059012

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

DECEMBER 9, 2020

KENT COUNTY PLANNING DIRECTOR

KENT COUNTY HEALTH DEPARTMENT

KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: Roseland, Inc.
Special Exception – expansion of existing sand & gravel pit
DATE: February 17, 2021

DESCRIPTION OF PROPOSAL

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

The parcel is zoned "AZD", Agricultural Zoning District, and is generally surrounded by farmland. The edge of the gravel pit is approximately 175-feet from the nearest property line.

HISTORY

A two to three-acre gravel pit has existed on the site since 1954. On October 22, 1990, the Board of Appeals granted a conditional use for the operation of a four-acre gravel pit. Over the years, portions of the site have been reclaimed as the gravel has been excavated, and there has never been more than five acres being actively mined at one time. As required by the Zoning Ordinance, the special exception was renewed regularly through 2008. In 2013, Mr. Dixon, the original owner, indicated that he was going to discontinue mining the pit. In October 2008, the Board Granted an expansion of the gravel pit with the following conditions:

1. The stumps in the gravel pit shall be removed by November 30, 2008, a fact which shall be verified by the Kent County Office of Planning, Housing, and Zoning.
2. That the special exception granted is for a period not to exceed five (5) years from the effective date of this decision.

RELEVANT ISSUES

I. SAND AND GRAVEL PIT SPECIAL EXCEPTION REVIEW CRITERIA

- A. *Comprehensive Plan*: "Sand and Gravel are the predominant minerals found in Kent County. An unusual seam of high-quality spec and concrete sand and gravel runs southeasterly from Baltimore County to Lewes Delaware. These aggregates area vital to a healthy economy and Kent County recognizes that sand and gravel are resources of increasing commercial value."
Page 83
- B. *Applicable Law*: Article VII Section 7.52 of the *Ordinance* grants the Board of Appeals the authority to grant a special exception for gravel pits, excavation or extraction (not including the removal of sod, and excavation for foundations, swimming pools, soil and water conservation practices, and those removals approved in connection with farm use, street construction, subdivision or planned residential development) in AZD, RCD, RC, RR and CAR provided:
 - a. The special exception shall be for a period not to exceed five years
 - b. Material is not brought from off-site for processing, mixing, or similar uses

- c. The excavation or extraction operation shall be controlled to offer reasonable protection to surrounding properties and the neighborhood, particularly as regards to use of residential streets for access to the site
- d. There are no known threatened or endangered species, areas of specific value, or rare assemblages of species or other vital habitat at the site
- e. In RCD and CAR, highly erodible soils are not disturbed at the site
- f. The operation will not disturb for future use prime agricultural lands or forest and developed woodlands of more than one acre
- g. The operation will not degrade water quality
- h. The operation does not disturb the minimum 100-foot buffer or stream protection corridor
- i. The operation is under an approved operating and restoration plan from the State of Maryland
- j. The operation does not adversely affect a non-tidal wetland directly or hydrologically
- k. The location of the excavation or extraction with respect to property lines, the depth of excavation, and relation to the water table or flood criteria and the slope of the sides of the excavation shall be controlled to prevent a continuing, unsightly, hazardous, or wasteful condition of the land.

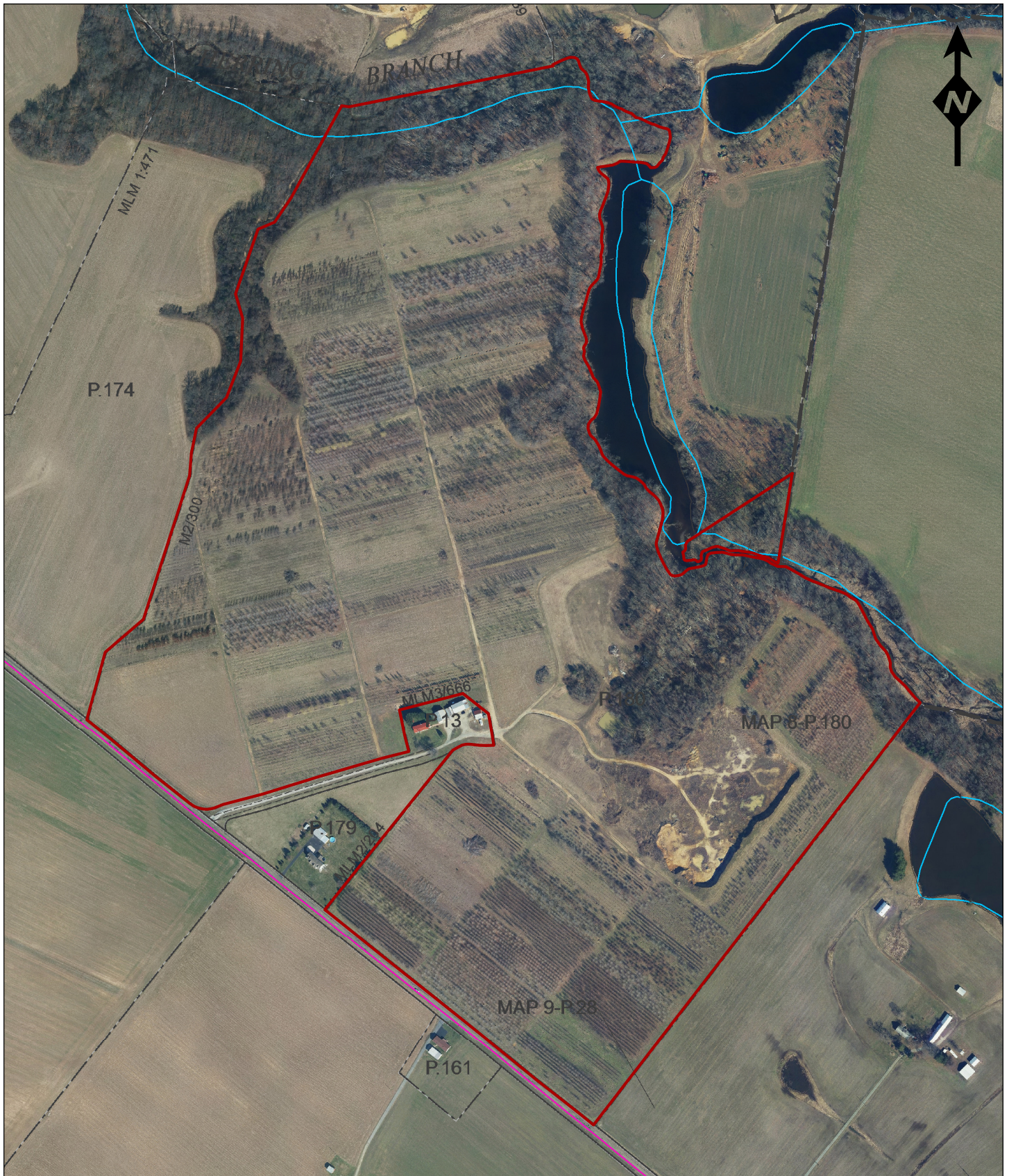
C. Staff Comments:

The proposal is consistent with the Mineral Resources element of the Comprehensive Plan. There are no known threatened or endangered species, areas of specific value, or other vital habitat in need of conservation on the site. The closest RTE area is 0.70 miles East of the property. The expansion of the gravel pit will not disturb the stream protection corridor and will be farther from the stream than previously mined areas. Although the area of the expansion is considered prime agricultural lands, previous approvals have granted approval to mine areas of prime farmland with the condition that the site be restored to an agricultural or forest use. The proposed gravel pit will not adversely affect a non-tidal wetland. Sediment and erosion plans have been submitted for review.

STAFF RECOMMENDATION:

Staff recommends sending a favorable recommendation to the Kent County Board of Appeals contingent on the following conditions:

- The operation shall not be expanded beyond the proposed 5 acres.
- The Applicant's mining permit, sediment and erosion control plan, and operating and restoration plan must be strictly followed at all times.



Source: Kent County Department of Planning, Housing, and Zoning.
Aerial taken Spring 2016. Map prepared February 2021.

1 inch = 524 feet



Davis, Moore, Shearon & Associates, LLC

January 21, 2021

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

**RE: BOARD OF APPEALS SPECIAL EXCEPTION APPLICATION FOR THE
EXPANSION OF AN EXISTING SAND AND GRAVEL PIT, LANDS OF
ROSELAND, INC.
KENT COUNTY TAX MAP 8, PARCEL 180
DMS & ASSOCIATES JOB #2020161**

Dear Mr. Mackey,

Attached please find a Board of Appeals Special Exception application for a five acre expansion of an existing and active sand and gravel pit on the lands of Roseland, Inc. Please find the following information in support of this application:

- One copy of the Board of Appeals Application
- Three copies of the Site Plans
- \$350 application fee check

The requested is based on Article V, Section 1.3.24 which states that a sand and gravel pit requires a Special Exception in the Agricultural Zoning District.

We ask that you please review this information and place the request on the next T.A.C. agenda. If you have questions please call me at 443-262-9130.

Sincerely,
DMS & Associates, LLC

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

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

Enclosures

pc: Mr. Andy Schlosser, Roseland, Inc.

BOARD OF APPEALS APPLICATION

Kent County Department of Planning, Housing and Zoning

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

IN THE MATTER OF THE APPLICATION OF:
(Name, Address and Telephone Number of Applicant)

Roseland, Inc.
140 Rosebud Lane
Sudlersville, Maryland 21668
Phone: (410) 755-6500

Email: kjs@dmsandassociates.com

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

TO THE KENT COUNTY BOARD OF APPEALS: In accordance with Article V Section 1.3.24 of the Kent County Zoning Ordinance, as amended, request is hereby made for:

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

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) Bradford Johnson Road, Golts, Maryland 21635

In the 1st Election District of Kent County.

Size of lot or parcel of Land: 152.93 acres

Map: 8 Parcel: 180 Lot #: n/a Deed Ref: 214/488

List buildings already on property: none

If subdivision, indicate lot and block number: n/a

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

PRESENT ZONING OF PROPERTY: AZD

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.) Requesting a special exception to expand an existing sand and gravel pit by approximately five acres.

If appealing decision of Zoning Administrator, list date of their decision: n/a

Present owner(s) of property: Roseland, Inc. Telephone: (410) 755-6500

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

Has property involved ever been subject to a previous application? yes

If so, please give Application Number and Date: unknown

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

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

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

NAMES OF ADJOINING PROPERTY OWNERS:

Owner(s) on the North: (see attached)


Owner(s) on the South: (see attached)

Owner(s) to the East: (see attached)

Owner(s) to the West: (see attached)

Homeowners Association, name and address, if applicable: n/a

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

 AGENT
Signature of Owner/Applicant/Agent or Attorney

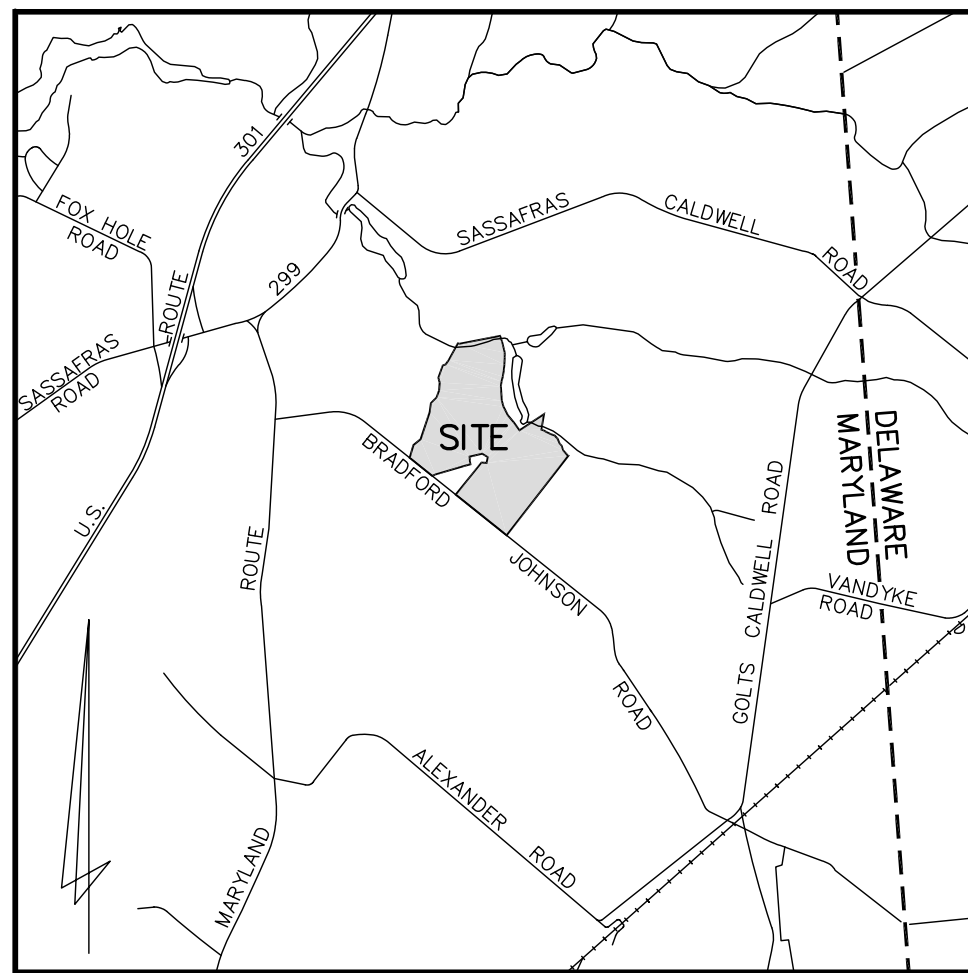
1/21/2021
Date

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

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

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

SPECIAL EXCEPTION PLAN FOR SAND AND GRAVEL PIT EXPANSION ON THE LANDS OF **ROSELAND, INC.** FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND



VICINITY MAP
SCALE 1" = 4000'

LANDS N/F OF
**RHESA K. &
JOSEPHINE M. ANTONE**
188/22
ZONED - AZD

LANDS N/F OF
**FLOYD W. &
TERRI B. PRICE, Jr.**
566/370
ZONED - AZD

LANDS N/F OF
**KENNETH M. &
JOYCE S. CORRIN, Jr.**
529/37
ZONED - AZD

LANDS N/F OF
HARRY N. DIXON
46/9
ZONED - AZD

LANDS N/F OF
SUZANNE W. ROBINSON
293/350
ZONED - AZD

LANDS N/F OF
HARRY N. DIXON
46/9
ZONED - AZD

BENCHMARK
IRON ROD FOUND
ELEV. = 66.25

STATEMENT OF PURPOSE AND INTENT

THE SITE IS LOCATED ON THE NORTH SIDE OF BRADFORD JOHNSON ROAD NEAR THE VILLAGE OF GOLTS. THE SITE IS THE CURRENT LOCATION OF AN EXISTING GRAVEL PIT AND FARM FIELD. THE INTENT OF THIS PLAN IS TO EXPAND THE EXISTING GRAVEL PIT TO THE EXTENT SHOWN ON THE PLANS.

THE PURPOSE OF THIS PLAN IS TO OBTAIN A SPECIAL EXCEPTION APPROVAL FROM THE KENT COUNTY BOARD OF APPEALS FOR THE EXPANSION OF THE EXISTING SAND AND GRAVEL PIT.

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

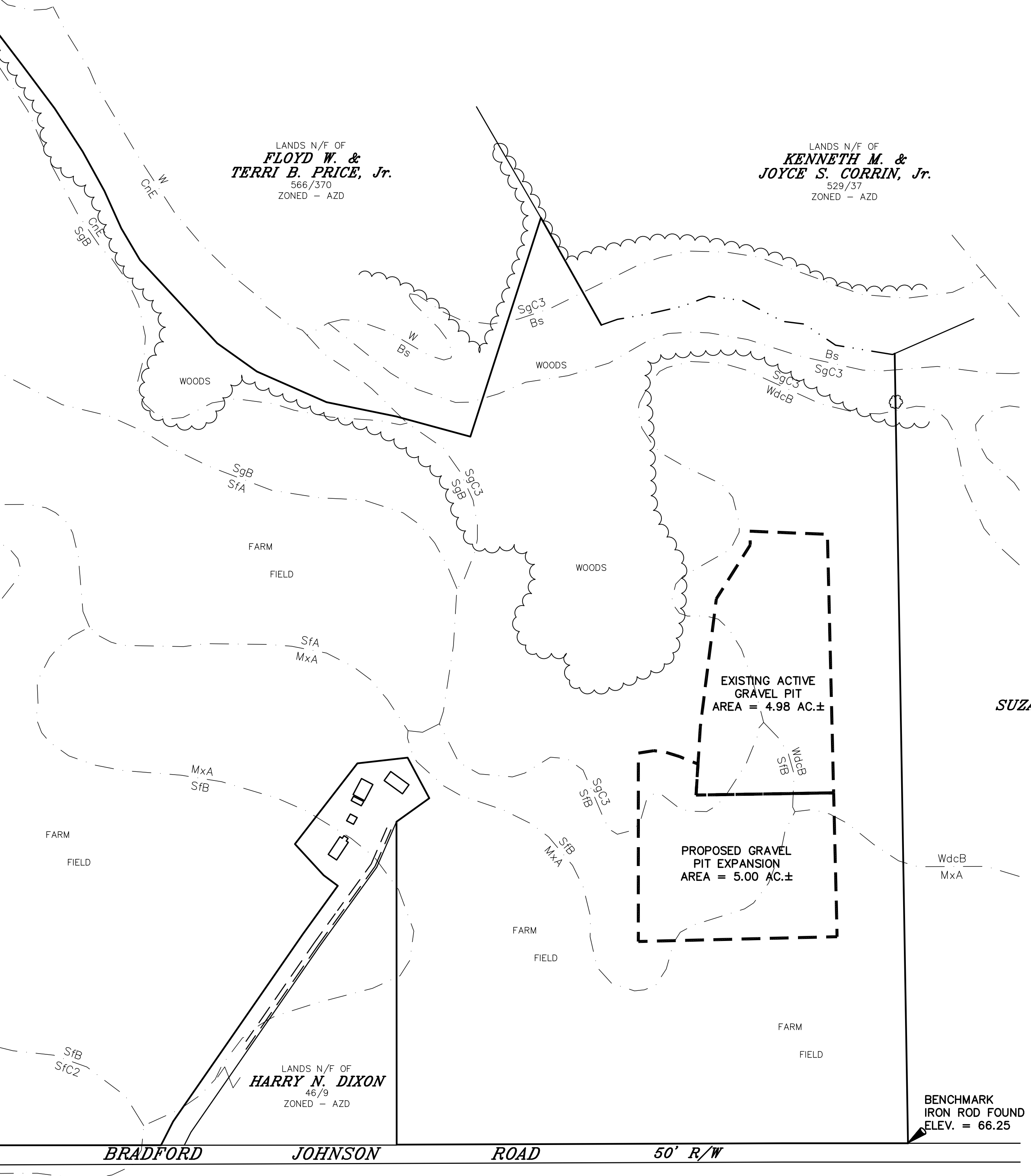
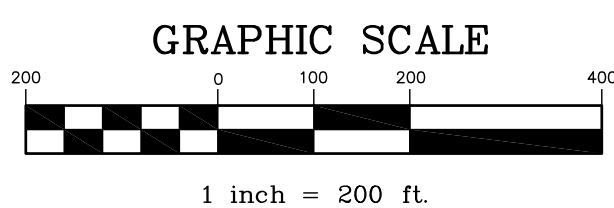
APPROVED:

KENT SOIL AND WATER CONSERVATION DISTRICT _____ DATE _____
NOTE: KENT SOIL AND WATER CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT ADDITIONAL PROTECTION BECOMES NECESSARY.

DEVELOPERS CERTIFICATION

- I (WE) CERTIFY THAT:
- ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND/OR STORMWATER MANAGEMENT PLAN, AND FURTHER, AUTHORIZED THE RIGHT OF ENTRY FOR PERIODIC ON-SITE EVALUATION BY THE KENT SOIL AND WATER CONSERVATION DISTRICT SEDIMENT CONTROL INSPECTOR OR MARYLAND DEPARTMENT OF THE ENVIRONMENT.
 - ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATION OF ATTENDANCE AT THE DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT BEFORE BEGINNING THE PROJECT.
 - IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

ROSELAND, INC. c/o _____ 1/ /21
SIGNATURE _____ DATE _____
140 ROSEBUD LANE, SUDLERSVILLE, MD. 21668
ADDRESS _____ CARD No. _____
410- _____
PHONE No. _____



GENERAL NOTES

- These drawings show information obtained from the best available records regarding pipes, conduits, telephone lines, and other structures and conditions which exist along the lines of the work both at and below the surface of the ground. The owner and engineer disclaim any responsibilities for the accuracy or completeness of said information being shown only for the convenience of the contractor, who must verify the information to his own satisfaction. If the contractor relies on said information, he does so at his own risk. The giving of the information on the contract drawings will not relieve the contractor of his obligations to support and protect all pipes, conduits, telephone lines, and other structures.
- The contractor shall notify the following two (2) weeks prior to the start of construction and shall coordinate construction with the utility companies involved:

Delmarva Power & Light Company ----- 1-800-375-7117
Miss Utility ----- 1-800-441-8355
DMS & Associates, LLC ----- 1-443-262-9130
Kent Co. Sediment & Erosion Control Inspector - 1-410-778-7437
Maryland Department of the Environment-----1-410-631-3510
- All construction shall be marked for traffic and pedestrian safety.
- The Contractor shall provide all equipment, labor, and materials for any miscellaneous or test pit excavations required by the Engineer.
- The owner is responsible for the acquisition of all easements, both permanent and temporary.
- The Contractor assumes all responsibility for any deviations from these plans unless said deviation is approved by the Engineer. Contractor shall receive written permission from the Engineer if a deviation of the plans is necessary.
- All disturbed areas shall be smoothly graded to provide positive drainage in the direction of flow arrows herein and stabilized with topsoil, seed, and mulch. If settlement occurs, topsoil, seeding, and mulching shall be repeated until settlement subsides (See Erosion and Sediment Control Specifications).
- All trash, trees, and underbrush are to be cleared and removed off site to an approved dump site by the contractor.
- Any excess excavated material shall be removed off site by the contractor or material shall be placed on site as directed by the Engineer and/or Owner.
- Any existing survey monumentation that is disturbed during construction shall be replaced by a registered surveyor at the contractor's expense.
- The Contractor shall conduct his work in easements so that there will be a minimum of disturbance of the properties crossed. Any disturbed areas shall be restored to its original condition.
- All materials and methods of construction shall conform to the drawings, specifications, local building codes, and the standard specifications and details of Kent County.
- All drainage structures and swales shall remain functional during construction unless otherwise indicated on the plans.
- All water valves, boxes and hydrants shall be set and adjusted to finish grade.
- Wherever sewer or water mains or services run parallel to each other, a minimum horizontal separation of 10' shall be provided.
- Minimum cover over the sewer main shall be 42".
- All concrete used for utility work shall be in accordance with MD SHA Standards and Specifications for Mix No. 2.
- All paving materials and methods shall be in accordance with the latest MD SHA Standards and Specifications and be supplied by a State Certified plant.
- Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.
- Erosion and Sediment Control will be strictly enforced by the Kent County Sediment and Erosion Control Inspector.

OWNER/DEVELOPER

ROSELAND, INC.
c/o ANDY SCHLOSSER
140 ROSEBUD LANE
SUDLERSVILLE, MARYLAND 21668
PHONE No. 1-410-755-6500

SURVEYOR

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

ENGINEER

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

 PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LEGALLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE No. S00490, AND MY EXPIRES ON 9-2-21. DATE: _____ SEAL: _____	DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148	DATE: _____ REVISION: _____	OVERALL SITE PLAN ON THE LANDS OF ROSELAND, INC. NEAR THE VILLAGE OF GOLTS TAX MAP - 8, GRID - 3F, PARCEL - 180 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND PREPARED FOR : ROSELAND, INC.	DATE: JANUARY '21 SCALE: 1" = 200' JOB No. 2020161 DRAWN BY WJM FOLDER Ref. 8-2020161 DESIGNED BY KJS SHEET No. - C-1 CADD FILE - 20161-C1
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INSPECTION CHECKLIST

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

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

PHASE OF CONSTRUCTION

- 1. 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 PRE- CONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
2. INSTALL PERIMETER SILT FENCE AT LOCATIONS SHOWN. MAINTAIN THROUGHOUT THE LIFE OF THE PROJECT.
3. STRIP THE TOPSOIL FROM THE LIMITS OF THE PROPOSED GRAVEL PIT EXPANSION AND DISPOSE OF OFFSITE TO AN APPROVED LOCATION.
4. EXCAVATE MATERIAL FROM THE GRAVEL PIT IN A NORTH TO SOUTH DIRECTION AND STOCKPILE ON THE HIGH SIDE OF THE GRAVEL PIT.
5. CONSTRUCT SIDE SLOPES AROUND THE PIT AS WORK PROGRESSES.
6. REPLACE TOPSOIL AND ADD SOIL AMENDMENTS IN ACCORDANCE WITH THE SPECIFICATIONS.
7. SEED AND STABILIZE THE SIDE SLOPES AFTER FINAL GRADE HAS BEEN FINALIZED IN ACCORDANCE WITH THE SEEDING SPECIFICATIONS.
8. STABILIZE ALL REMAINING DISTURBED AREAS WITH TOPSOIL, SEED AND STABILIZATION MATTING FOR ALL SIDE SLOPES 3:1 OR GREATER. MAINTAIN PERIMETER CONTROLS.
9. 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.

GENERAL NOTES

- 1. Notification of Kent County (410-778-7437) at least five (5) days prior to the start of work.
2. 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.
3. 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.
4. When pumping sediment-laden water, the discharge must be directed to an approved sediment trapping measure prior to release from the site.
5. All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporary stabilized.
6. 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.
7. 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.
8. 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.
9. 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 1/2 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of a mulch anchoring tool is recommended where possible.
10. Implementation of the sediment control plan shall be in accordance with the "2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
11. 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.
12. 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.
13. 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.
14. Sediment control for utility construction in areas outside of designed controls:
(a) Excavated trench material shall be placed on the high side of the trench.
(b) Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
(c) 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.
15. All points on construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
16. Site information:
Total Area of Site 152.93 Acres
Area Disturbed 5.86 Acres
Area to be Roofed or Paved 0.00 Acres
Total Cut 0.000 cy*
Total Fill 0.000 cy*
* CUT AND FILL AMOUNTS ARE APPROXIMATE. THE CONTRACTOR SHALL DO A SEPARATE TAKE-OFF

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

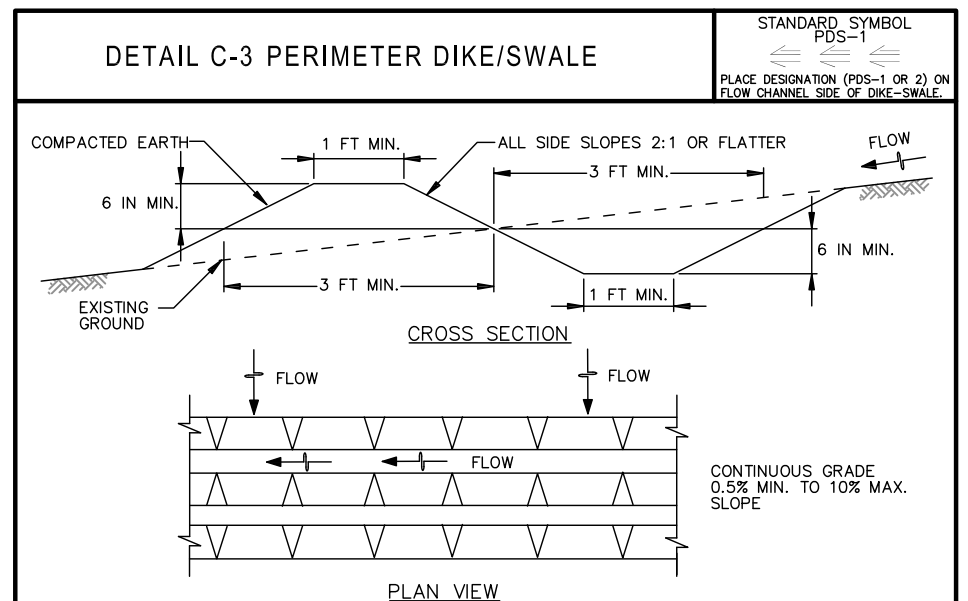
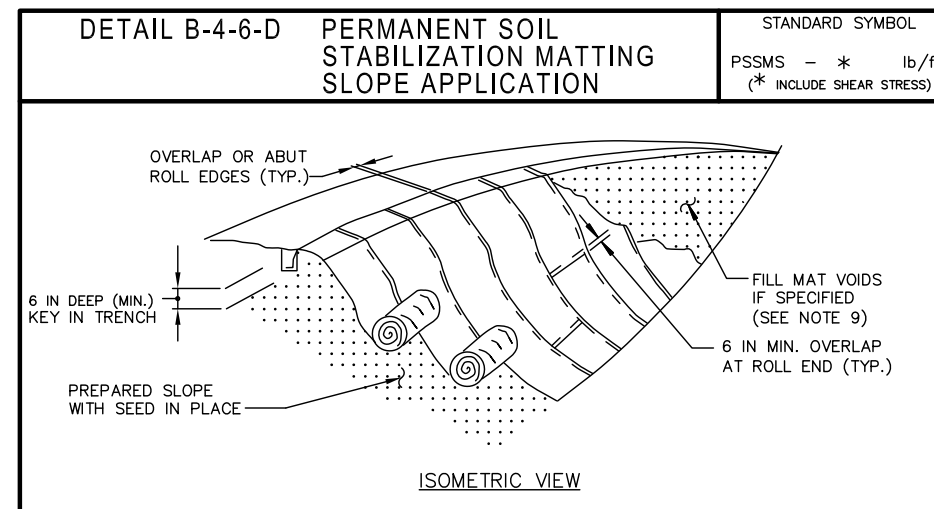
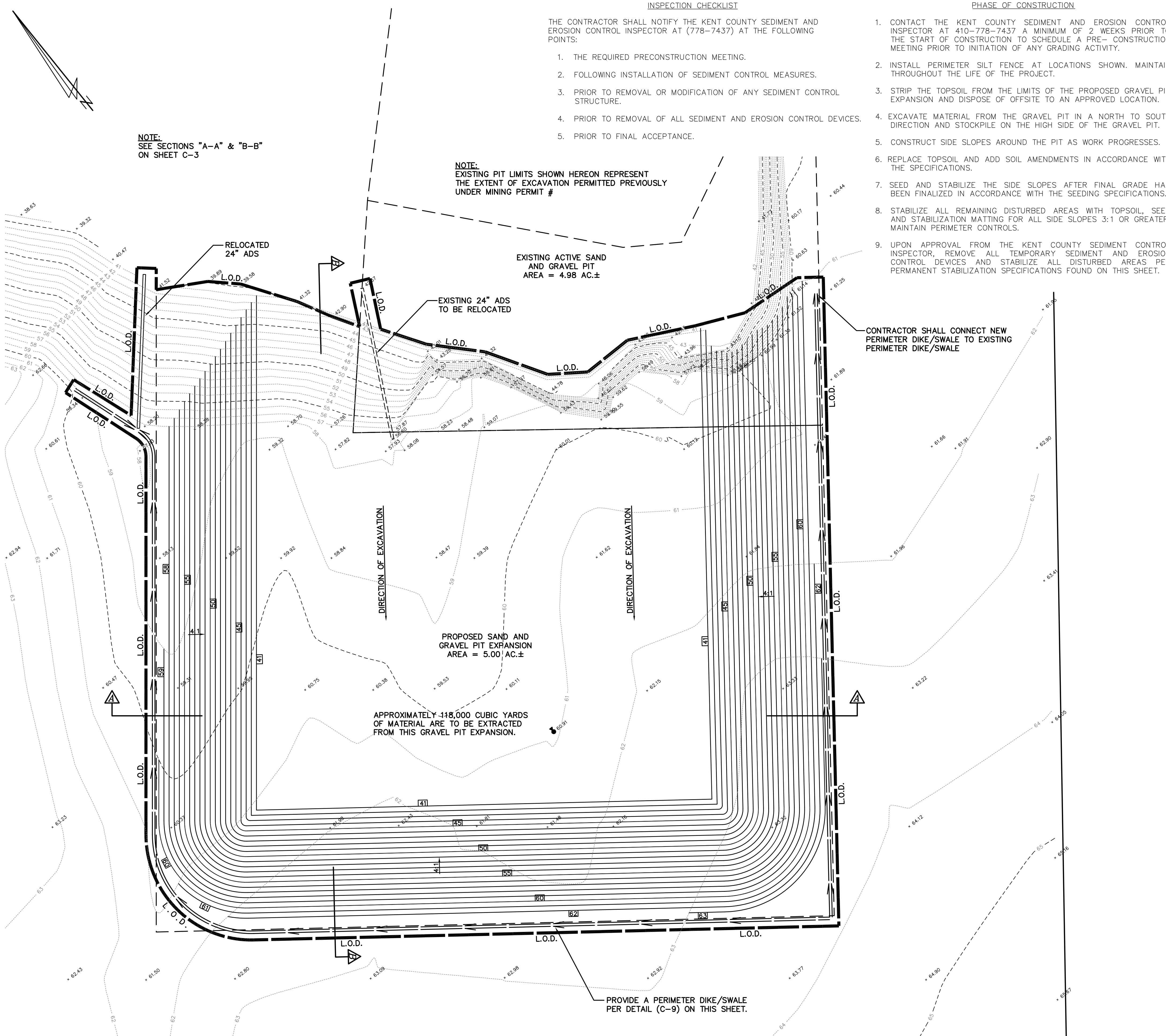
- 1. Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter 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.
2. 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 removed at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
3. Clearing and grubbing shall include all trees, brush, debris, root mat and organic materials to be removed.
4. 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.
5. 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.

Table with 6 columns: No., Species, Appl. Rate (lbs./ac), Seeding Dates, Seeding Depth, Fertilizer Rate (lbs./ac), and Line Rate. Includes rows for ANNUAL RYE GRASS, BARLEY OATS, WHEAT, CEREAL RYE, FOXTAIL MILLET, and PEARL MILLET.

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

Table with 6 columns: No., Species, Appl. Rate (lbs./ac), Seeding Dates, Seeding Depth, Fertilizer Rate (lbs./ac), and Line Rate. Includes rows for CREEPING RED FESCUE, KENTUCKY BLUEGRASS, TALL FESCUE, and TALL FESCUE KENTUCKY BLUEGRASS BERMUDA BLUEGRASS.

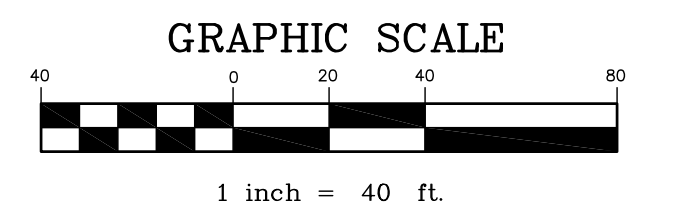
- 8. Any spoil or borrow will be placed at a site approved by the Soil Conservation District.
9. All areas remaining or intended to remain disturbed for longer than three (7) days shall be stabilized in accordance with the USDA, Natural Resources Conservation Service Standards and Specifications for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



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.

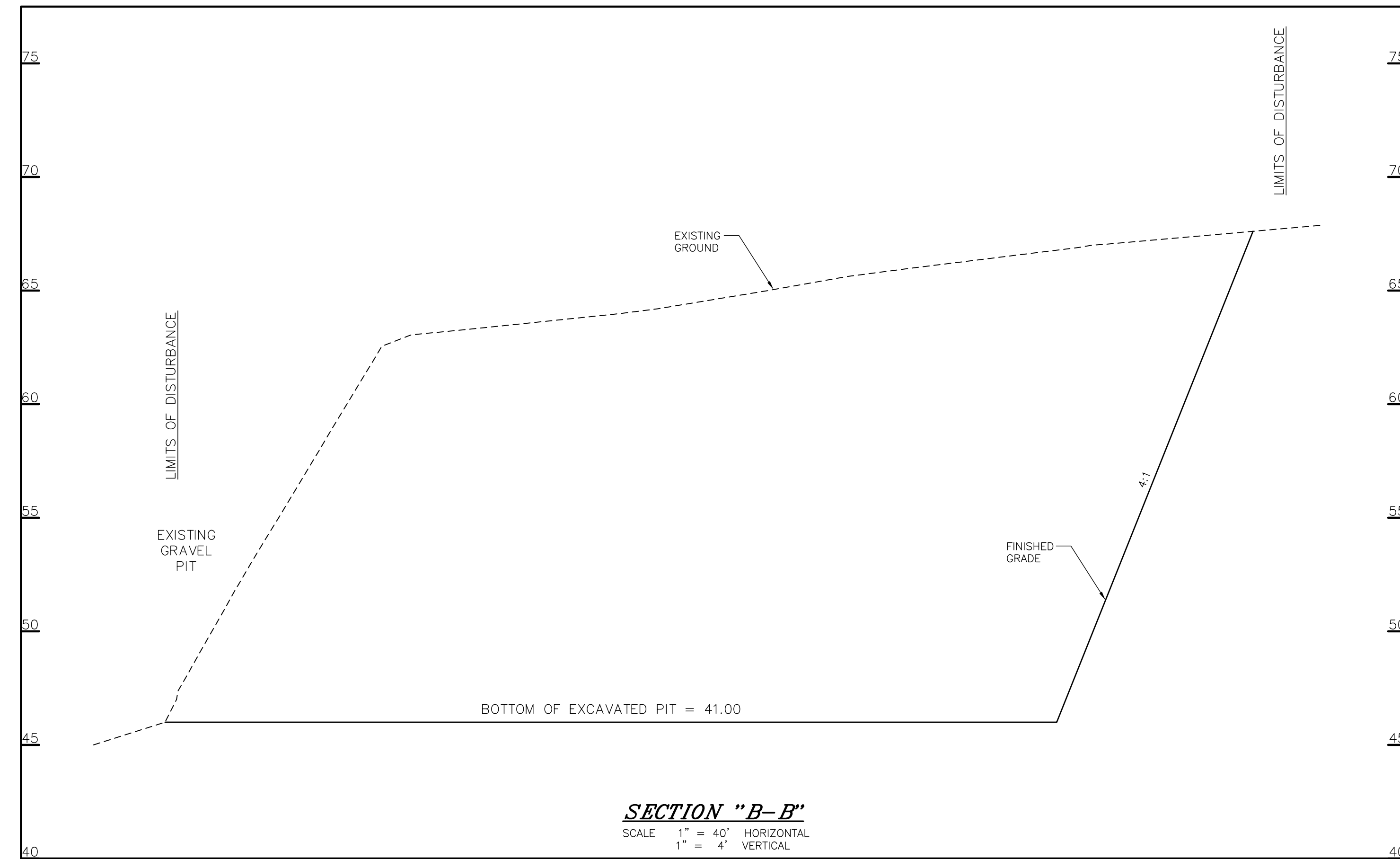
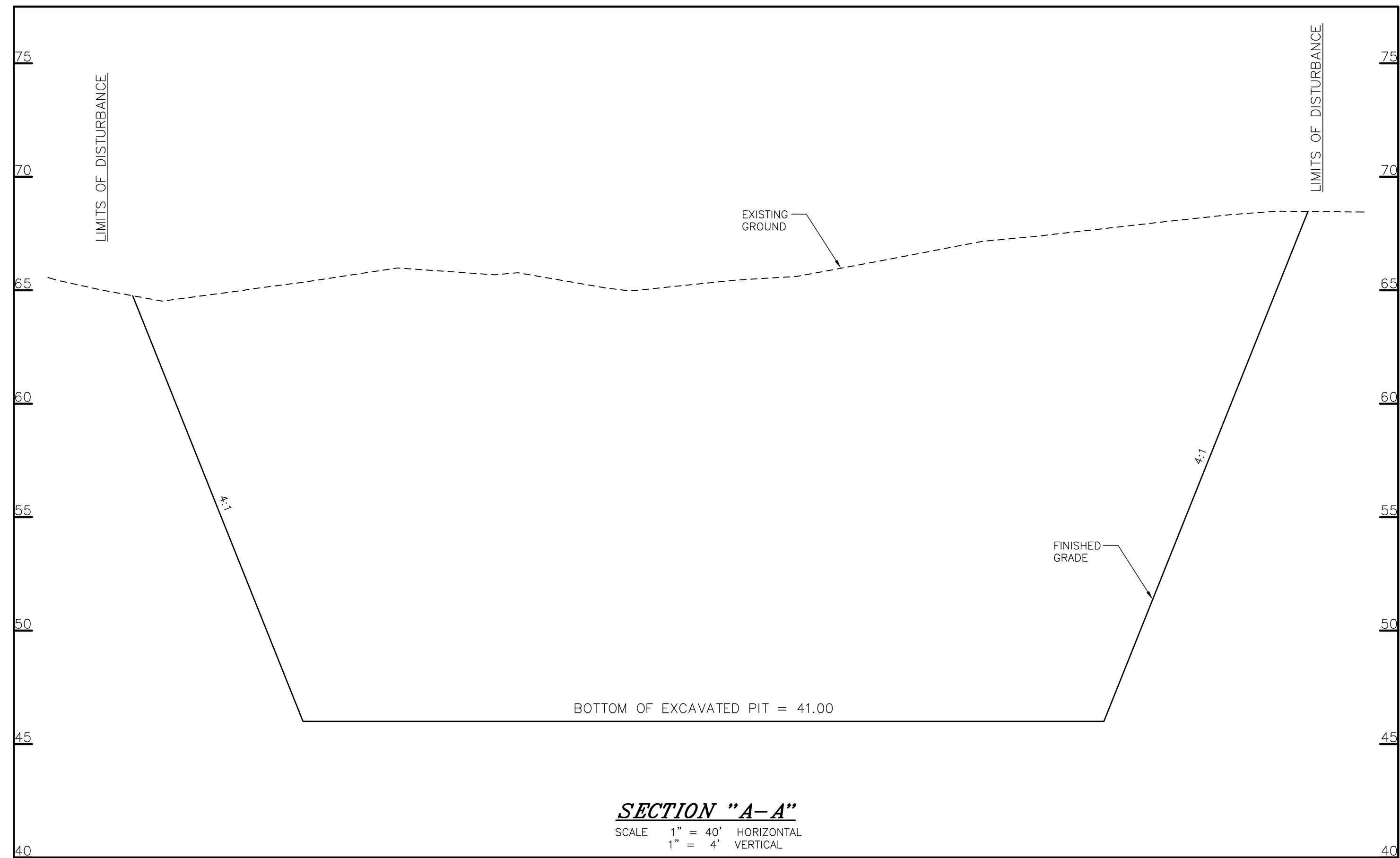
L.O.D. - DENOTES LIMITS OF DISTURBANCE



PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2004099. EXPIRATION DATE: 9-2-21

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

Table with columns for DATE, REVISION, SEDIMENT AND EROSION CONTROL PLAN, and SCALE. Includes project details for ROSELAND, INC. and SHEET No. C-2.



_____	KENT COUNTY PLANNING OFFICE
_____	KENT SOIL AND WATER CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION:
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR
 APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL
 ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE
 No. 200499 EXPIRATION DATE 2-21

 JANUARY 8, 2021
 DATE SEAL

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

DATE	REVISION

SECTIONS
 ON THE LANDS OF
ROSELAND, INC.
 NEAR THE VILLAGE OF GOLTS
 TAX MAP - 8, GRID - 3F, PARCEL - 180
 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND
 PREPARED FOR : ROSELAND, INC.

DATE	SCALE
JANUARY '21	AS SHOWN
JOB No. 2020161	DRAWN BY WJM
FOLDER Ref. 8-2020161	DESIGNED BY KJS
SHEET No. - C-3	
CADD FILE - 20161-C3	



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
 From: Bill Mackey, AICP, Director
 Meeting: March 4, 2021
 Subject: 2021 Transportation Priority Letter

As mentioned during the last meeting, Kent County annually sends a letter to the Secretary of the Maryland Department of Transportation outlining the County's transportation priorities. A copy of the 2020 and 2019 letters, as well as a State Roadways Map, are attached for reference.

The projects to be included generally start with a planning study. Once a study is funded and then completed, funds for project implementation can be requested. The process is long-term, and projects are intended to be integrated into the State's overall plans for its transportation system.

The Maryland Consolidated Transportation Program is available to view here:
https://mdot.maryland.gov/OPCP/FY21FY26_CTP_Full_Report_compressed.pdf

These are current projects that are listed for Kent County including their implementation status:

SYSTEM PRESERVATION MINOR PROJECTS PROGRAM (Dollars in Thousands)				
STATE HIGHWAY ADMINISTRATION - Kent County - LINE 1				
PROJECT ID	ROUTE NUMBER	PROJECT NAME	TOTAL PROGRAMMED COST	STATUS
Bridge Replacement/Rehabilitation				
KE4671	-	CLEAN/PAINT BRIDGES-BRIDGE 1400401, 1400402, 1402200 ON BLUESTAR MEMORIAL HIGHWAY, MORGNEC ROAD	\$ 1,119	Completed
KE2761	MD20	ROCK HALL AVENUE-MISCELLANEOUS-STRUCTURE 14030X0 OVER DRAINAGE DITCH	\$ 1,468	Under Construction
Resurface/Rehabilitate				
XY7141	-	MILL AND RESURFACE-AT VARIOUS LOCATIONS IN KENT COUNTY.	\$ 3,434	Under Construction
XY8141	-	AT VARIOUS LOCATIONS IN KENT COUNTY	\$ 4,256	Under Construction
Urban Reconstruction				
KE4381	MD291	CYPRESS STREET-COMM SAFETY & ENHANCEMENT-WEST OF SCHOOL STREET TO EAST OF CRANE STREET	\$ 5,200	Under Construction

BICYCLE AND PEDESTRIAN RELATED PROJECTS		
<u>PROJECT NAME</u>	<u>MILES</u>	<u>ESTIMATED BIKE/PED COST</u>
STATE HIGHWAY ADMINISTRATION (cont'd)		
Neighborhood Conservation		
<u>Kent County</u> MD 291 - School Street to Crane Street		\$ 394,680

Traditionally, the second Chester River bridge is included in the letter. The project has undergone the planning phase and a study was completed some time ago. It's my understanding that Queen Anne's County may not be supportive; however, this could change over time due to evacuation needs. It's my plan to continue to include the second bridge as a priority project for Kent County, Please note the Board of County Commissioners is the final authority which approves the letter.

For our purposes, are there any facilities that are State controlled, per the attached map, which the Planning Commission thinks are in need of study for improvement? I understand that capacity can bring traffic, and there is a need to balance convenience with expectations for improvements. In other words, improved facilities should access areas where growth is desired and planned for.

As a starting point, it may be well to consider intra-jurisdictional connections. Are there any State facilities that connect the Towns to the major transportation facilities, such as Route 301, which need improvement, in order to facilitate better connections and or improve traffic congestion?

Are there improvements to Route 301 itself such as overpasses or better configured interchanges that could be studied for improvement? I understand that there are some interchanges that the County had hoped could be improved similar to the Millington interchange with grade-separated solutions. These interchanges may be in places where traffic is currently heavy or expected to be.

Finally, are there pedestrian- and/or cycling-oriented improvements the Commission would like to see in the overall, greater community. Small, Main-Street-type projects are also a possibility. These are traditionally undertaken in Towns, but there may be unincorporated areas where such improvements would be appropriate, and the County could request consideration for such areas.

Hopefully, these examples are helpful as you consider recommendations for the Priority Letter.

Thank you.

The County Commissioners of Kent County

P. THOMAS MASON
PRESIDENT
CHESTERTOWN, MD

RONALD H. FITHIAN
MEMBER
ROCK HALL, MD

ROBERT N. JACOB, JR.
MEMBER
WORTON, MD

R. Clayton Mitchell, Jr.
Kent County Government Center
400 High Street
Chestertown, Maryland 21620
TELEPHONE 410-778-4600
E-MAIL kentcounty@kentgov.org
www.kentcounty.com

SHELLEY L. HELLER
COUNTY ADMINISTRATOR

THOMAS N. YEAGER
COUNTY ATTORNEY

April 23, 2019

The Honorable Pete K. Rahn
Secretary, Maryland Department of Transportation
P.O. Box 548
7201 Corporate Center Drive
Hanover, MD 21706

RE: Kent County 2019 Transportation Priority Letter

Dear Secretary Rahn:

We would like to thank the staff of the Maryland Department of Transportation for its continued cooperation and support in meeting the transportation needs of the County. As the Chesapeake Bay Crossing Study (Tier 1 NEPA) continues in earnest, the County would like to reaffirm its continued opposition to any proposal for a north Bay Bridge crossing with a terminus in Kent County. The County's position in this regard is based on its long-standing Comprehensive Plan strategies dating back to 1974 and its affiliated Land Use designations.

To actively enact the County's Comprehensive Plan strategy in opposition to a north Bay Bridge crossing with a terminus in Kent County, the County's Bay Bridge Monitoring Committee has been reconstituted. The watchdog committee continues to carefully track, record, and report on the study, legislation, and other affiliated aspects of this process and study.

The County Commissioners, in cooperation with the municipalities in Kent County, present the following priority listing of transportation projects for your consideration.

- ❖ Construction, Engineering, and Project Planning Priorities
 - Chester River Bridge Crossing – aka Chester River Boulevard (This project has been entered in the MDOT Chapter 30 Portal.)
 - Galena – Toll Diversion from DE 301
- ❖ Streetscape Priorities
 - Betterton – Re-stamping of crosswalk at intersection of Main Street and 6th Avenue
 - Galena –
 - Curbing at the four (4) corners of Galena



- Drainage improvements along west side of MD Route 213N and along the north side of MD Route 290E
- Repainting of all crosswalk lines
- ♦ Butlertown and Worton – Maryland Routes 298 and 297 – sidewalks, drainage improvements, and traffic calming

- ❖ Trail and Pedestrian Priorities
 - ♦ Sidewalks and pedestrian walkways along Flatland Road
 - ♦ Engineering and design for pedestrian and bicycling connections on Quaker Neck Road in order to facilitate safe crossings between the Chestertown waterfront and downtown areas, to include the Rail Trail
 - ♦ Maryland Route 289 to Radcliffe Creek bike/pedestrian improvements for connections to the water trail
 - ♦ Rock Hall Trail System and sidewalk expansion around the waterfront
 - ♦ Addition of bike lanes during resurfacing projects

Thank you for your consideration of these transportation priorities in Kent County. We look forward to working cooperatively with the Maryland Department of Transportation on the planning and implementation of these important local transportation improvements.

Very Truly Yours,
THE COUNTY COMMISSIONERS
OF KENT COUNTY, MARYLAND


P. Thomas Mason, President


Ronald H. Fithian, Member


Robert N. Jacob, Jr., Member

KCC:am

cc: Amy Moredock, Director, Planning, Housing, and Zoning

The County Commissioners of Kent County

P. THOMAS MASON
PRESIDENT
CHESTERTOWN, MD

RONALD H. FITHIAN
MEMBER
ROCK HALL, MD

ROBERT N. JACOB, JR.
MEMBER
WORTON, MD

R. Clayton Mitchell, Jr.
Kent County Government Center
400 High Street
Chestertown, Maryland 21620
TELEPHONE 410-778-4600
E-MAIL kentcounty@kentgov.org
www.kentcounty.com

SHELLEY L. HELLER
COUNTY ADMINISTRATOR

THOMAS N. YEAGER
COUNTY ATTORNEY

June 2, 2020

The Honorable Gregory Slater
Secretary, Maryland Department of Transportation
P.O. Box 548
7201 Corporate Center Drive
Hanover, MD 21706

RE: Kent County 2020 Transportation Priority Letter

Dear Secretary Slater:

We would like to thank the staff of the Maryland Department of Transportation for its continued cooperation and support in meeting the transportation needs of the County. As the Chesapeake Bay Crossing Study (Tier 1 NEPA) continues in earnest, the County would like to reaffirm its continued opposition to any proposal for a north Bay Bridge crossing with a terminus in Kent County. The County's position in this regard is based on its long-standing Comprehensive Plan strategies dating back to 1974 and its affiliated Land Use designations.

The Kent County Commissioners, referencing the 2020 Priority Letter from Cecil County, Maryland, and in cooperation with the municipalities in Kent County, Maryland, present the following priority listing of transportation projects for your consideration.

Construction, Engineering, and Project Planning Priorities:

Chester River Bridge Crossing

- aka Chester River Boulevard (This project has been entered in the MDOT Chapter 30 Portal in previous years. The request was forwarded.)

US 301 Toll Diversion Coordination Actions in coordination with Cecil County, Maryland

- Of immediate importance is coordination with DeIDOT regarding toll-evading traffic, now that US 301 has been converted to a limited-access toll road. Toll evasion now threatens the distinctive character and sense of place in both Kent County, Maryland and Cecil County, Maryland. The current toll-evading traffic has shifted an undue burden of maintenance and operations costs from DeIDOT's roads to Maryland's local roadways. Likewise, truck weight scale evasion could have similar impacts along the US 1/222/301 corridors. In conjunction with this priority, our project requests are as follows:
- Continued coordination with DeIDOT in the operations of US 301 in Delaware.
- Stepped-up enforcement of truck weight limits along the MD 213 and US 1/222/301.



Streetscape Priorities

- Betterton – Re-stamping of crosswalk at intersection of Main Street and 6th Avenue
- Butlertown and Worton – Maryland Routes 298 and 297 – Sidewalks, drainage improvements, and traffic calming
- Galena – Curbing at the four (4) corners of Galena; drainage improvements along west side of MD Route 213N and along the north side of MD Route 290E; repainting of all crosswalk lines
- Millington Streetscape Priorities – complete current drainage and ADA sidewalk project; and resurface Cypress and Sassafras Streets – grind existing pavement, correct foundation support of roadway, repave.

Trail and Pedestrian Priorities

- Sidewalks and pedestrian walkways along Flatland Road
- Engineering and design for pedestrian and bicycling connections on Quaker Neck Road in order to facilitate safe crossings between the Chestertown waterfront and downtown areas, to include the Rail Trail
- Maryland Route 289 to Radcliffe Creek bike/pedestrian improvements for connections to the water trail
- Rock Hall Trail System and sidewalk expansion around the waterfront
- Addition of bike lanes during resurfacing projects

Thank you for your consideration of these transportation priorities in Kent County. We look forward to working cooperatively with the Maryland Department of Transportation on the planning and implementation of these important local transportation improvements.

Very Truly Yours,
THE COUNTY COMMISSIONERS OF
KENT COUNTY, MARYLAND



P. Thomas Mason, President

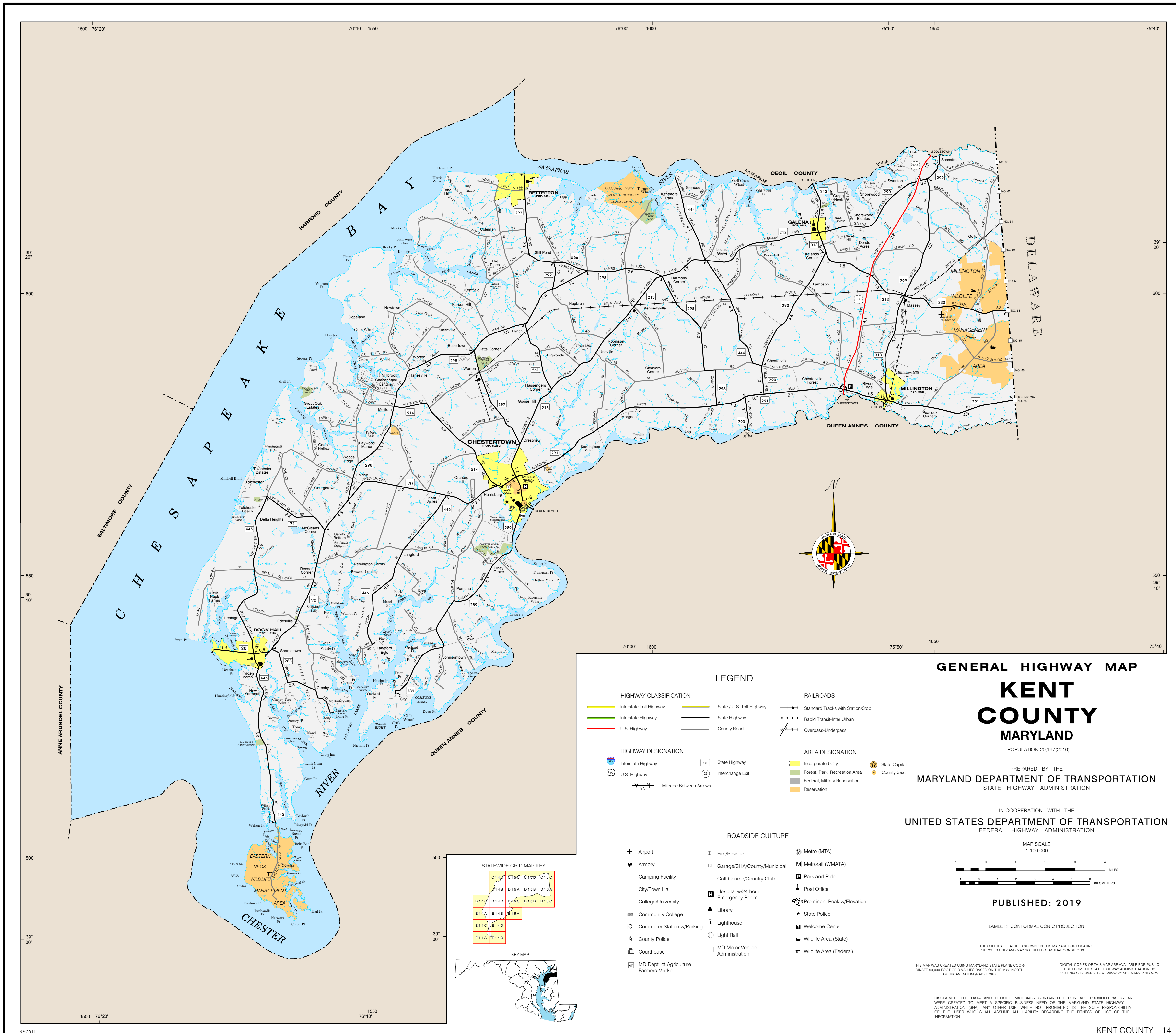


Ronald H. Fithian, Member



Robert N. Jacob, Jr., Member

cc: Dr. Alan McCarthy, County Executive, Cecil County, Maryland
Shelley L. Heller, County Administrator, Kent County, Maryland
Mike Moulds, PE, Director of Public Works
William A. Mackey, AICP, DPHZ Director

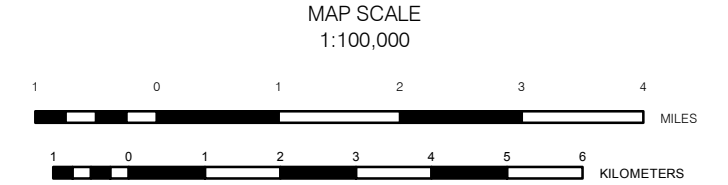


GENERAL HIGHWAY MAP
KENT COUNTY
MARYLAND

POPULATION 20,197 (2010)

PREPARED BY THE
MARYLAND DEPARTMENT OF TRANSPORTATION
 STATE HIGHWAY ADMINISTRATION

IN COOPERATION WITH THE
UNITED STATES DEPARTMENT OF TRANSPORTATION
 FEDERAL HIGHWAY ADMINISTRATION



PUBLISHED: 2019

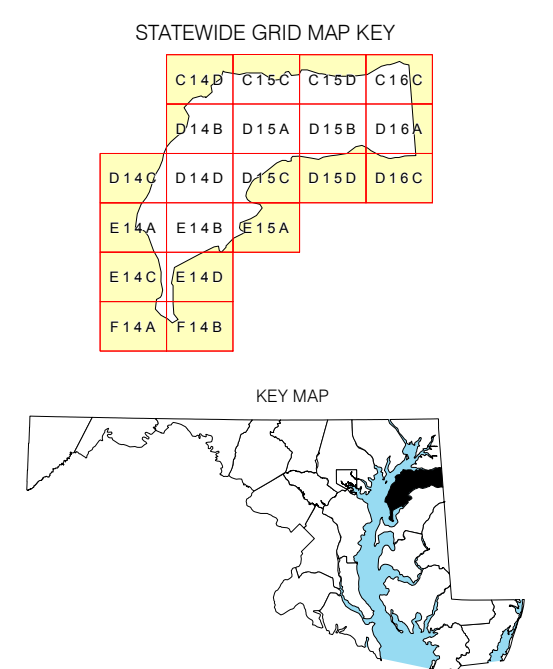
LAMBERT CONFORMAL CONIC PROJECTION

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- LEGEND**
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| HIGHWAY CLASSIFICATION | RAILROADS |
| Interstate Toll Highway | Standard Tracks with Station/Stop |
| Interstate Highway | Rapid Transit-Inter Urban |
| U.S. Highway | Overpass-Underpass |
| State / U.S. Toll Highway | |
| State Highway | |
| County Road | |
| HIGHWAY DESIGNATION | AREA DESIGNATION |
| Interstate Highway | Incorporated City |
| U.S. Highway | Forest, Park, Recreation Area |
| Message Between Arrows | Federal, Military Reservation |
| | Reservation |
| | State Capital |
| | County Seat |
| ROADSIDE CULTURE | |
| Airport | Metro (MTA) |
| Fire/Rescue | Metro-rail (WMATA) |
| Garage/SHA/County/Municipal | Park and Ride |
| Golf Course/County Club | Post Office |
| City/Town Hall | Prominent Peak w/Elevation |
| College/University | Lighthouse |
| Hospital w/24 hour Emergency Room | Welcome Center |
| Library | Wildlife Area (State) |
| Light House | Wildlife Area (Federal) |
| Light Rail | |
| County Police | |
| MD Motor Vehicle Administration | |
| Courthouse | |
| MD Dept. of Agriculture Farmers Market | |



Kent County Planning Commission

Bylaws

SECTION 1 ANNUAL MEETING

The annual meeting of the Planning Commission shall be the first regular meeting ~~in the month of March~~ of each ~~calendar~~ year. Such meeting shall be devoted to the election of officers for the ensuing year and such other business as shall be scheduled.

SECTION 2 REGULAR MEETINGS

Regular meetings of the Planning Commission shall be held in the County Commissioners Hearing Room, Kent County Government Center, 400 High Street, Chestertown, MD on the first Thursday of each month and shall be open to the public. At such meetings, the Commission shall consider all matters properly brought before it without the necessity of prior notice thereof to any members. Meetings may be continued if the need arises. A regular meeting may be canceled or rescheduled as deemed appropriate by the Planning Commission. Notice of canceled, relocated or rescheduled meetings shall be published in the local newspaper if time permits and posted on the door or blackboard at the entrance to the Department of Planning, Housing, and Zoning or on the glass doors at the Calvert Street entrance to the building.

SECTION 3 SPECIAL MEETINGS

Special Meetings of the Planning Commission shall be held only by a decision of the majority of the Planning Commission members or by request of the Board of County Commissioners of Kent County. The Planning Commission shall determine the time and place of the special meeting. Notice of such meetings shall be given to all the members and the public not less than forty-eight hours in advance thereof by posting on the door or blackboard at the entrance to the Department of Planning, Housing, and Zoning and if time permits by publication in the local newspaper.

SECTION 4 QUORUM

At any meeting of the Planning Commission, a quorum shall consist of four citizen members of the Commission. No action shall be taken in the absence of a quorum except to adjourn the meeting to a subsequent date.

SECTION 5 VOTING

At all meetings of the Planning Commission, each citizen member attending shall be entitled to cast one vote. An ex-officio member, if any, appointed by the Kent County Commissioners, pursuant to § 199-2 of the Kent County Code, shall vote only in the case of a tie vote by the other citizen members. Voting shall be by voice. In the event that any member shall have a personal interest of any kind that would affect their ability to render a decision of a matter then before the Commission based

solely on the evidence, he shall disclose his interest and be disqualified from voting upon the matter, and the secretary shall so record in the minutes that no vote was cast by such member. The affirmative vote of a majority of those members voting shall be necessary to pass any motion. A tie vote shall fail passage of a motion.

SECTION 6 PROCEEDINGS

- A. At any regular meeting of the Planning Commission, the following shall be the regular order of business:
- The Chairman will call the meeting to order.
 - The Chairman will state that the members have had an opportunity to review the agenda and will ask if a member has anything to disclose.
 - The minutes will be read; changes noted; and a vote taken on the minutes.
 - Each agenda item will be taken and will be followed in order:
 1. Staff reports will be taken;
 2. Applicant will present case;
 3. Planning Commission will ask questions;
 4. Citizens ask questions or present comments on the proposal;
 5. Applicants make a final statement;
 6. Staff will present any additional recommendations or comments;
 7. Planning Commission will have a general discussion;
 8. Motion will be made and seconded;
 9. Motion will be discussed; and
 10. Vote will be taken by all members.
 - Officers and staff will present reports.
 - General discussion.
 - Adjourn.
- B. Each formal action of the Planning Commission required by law, rule or regulations shall be embodied in a formal motion duly carried and entered in full upon the Minute Book after a vote as provided in Section 5 hereof.
- C. The Planning Commission may permit electronic presentations with advance notice of one week or as approved by the Planning Director. A copy of the presentation shall be provided to the Department of Planning, Housing, and Zoning for inclusion in the project file either before or as a part of the presentation at the meeting.
- D. The Planning Commission may place time limits on presentations, ~~and~~ testimony, ~~and~~ public comments.

SECTION 7 RULES OF PROCEDURE

All meetings of the Planning Commission shall be conducted in accordance with Robert's Rules of Order and Maryland's Open Meetings Act. Rules of evidence shall be relaxed; however, the burden

of proof shall remain with the applicant. All witnesses (including staff) who are testifying for those cases that are executive functions of the Planning Commission shall testify under oath.

The Commission welcomes testimony from the public at its meetings. If any Person wishes to bring to the Board's attention complex data, reports, or arguments, that Person should submit the material in writing one week before the hearing and the planning staff will note in the staff report that additional information is in the file for review by the Commission. The Commission may limit the time allotted for oral testimony and may leave the record open to receive written testimony. Each Person offering oral testimony should summarize major points that are more fully discussed in written testimony and refrain from repetitious oral testimony. Because hearings conducted under these rules are quasi-judicial in character, those presenting testimony are advised to observe general rules of decorum and address only the issues before the Board.

SECTION 8 CONFLICTS OF INTEREST

To promote confidence and trust in the conduct of public business, members of the Planning Commission and Planning Staff must, at all times and in all respects, observe an affirmative obligation to disclose any actual, apparent or potential conflict of interest pertaining to any application that is subject to the Planning Commission's jurisdiction.

SECTION 9 EX PARTE COMMUNICATIONS

To preserve public confidence in the fairness of Planning Commission deliberations and decisions, the Planning Commission should ensure that the public and interested Persons have the opportunity to know, and respond to, all information that the Planning Commission considers in making its decisions. The Planning Commission should also ensure that all members have the same opportunity to know and consider any relevant evidence provided to any other Planning Commission member. The Commission may take administrative notice of facts in common knowledge and matters falling within any member's experience and expertise, as disclosed by that member, in reaching a decision on a matter.

When considering any matter, all interested parties need the assurance that other interested parties will not have an unfair advantage in presenting their version of the relevant facts or concerns to the Commission. To that end, Commission members must avoid communicating with applicants or any other persons about a pending application except at Commission meetings when the application is considered.

Each Planning Commission member must not communicate with any person, other than planning staff, about the merits or facts of any pending application, except during the Commission meeting when the application is considered. If the Commission finds that any person has intentionally communicated or attempted to communicate with a Commission member, the Commission may impose an appropriate sanction including the exclusion of any testimony by the person from the record of the matter to which the prohibited communication pertained.

If a Planning Commission member receives unsolicited communications about a pending application outside of a Commission meeting, the member must disclose and describe the communications at the earliest opportunity during the Commission's consideration of the proposal.

Subject only to the applicable provisions of the Maryland Open Meetings Act, nothing applies to or otherwise restricts any member of the Planning Commission from communicating with the planning staff, or Commission legal counsel for the purpose of obtaining information or advice. This also does not restrict any Commission member from communicating with any third party in connection with any matter other than an application considered by the Commission.

SECTION 10 OFFICERS

The Officers of the Planning Commission shall consist of a Chairman and Vice Chairman voted upon by the Commission members at the annual meeting for a term of one year. The Ex-Officio cannot hold office. The member who serves in lieu of the Ex-Officio may hold office.

SECTION 11 DUTIES OF OFFICERS

The duties and powers of the Officers of the Planning Commission shall be as follows:

- A. Chairman
 1. Preside at all meetings of the Commission; and
 2. Call special meetings of the Commission in accordance with these bylaws.

- B. Vice Chairman
 1. During the absence of the Chairman, the Vice Chairman shall exercise or perform all the duties and shall be subject to all responsibilities of the Chairman.
 2. During the absence, disability or disqualification of the Chairman and the Vice Chairman, the member who has served on the Commission the longest shall exercise or perform all the duties and be subject to all the responsibilities of the Chairman.

- C. Department of Planning, Housing and Zoning.
 1. Keep the minutes of all meetings of the Commission in an appropriate Minute Book.
 2. Give or serve all notices required by law or these bylaws.
 3. Prepare the agenda for all meetings of the Commission. Projects will not be placed on the agenda unless the Department of Planning, Housing and Zoning receives a complete application a minimum of twenty days before the meeting. The Technical Advisory Committee shall review applicable projects at least twice before the Planning Commission meeting.
 4. Be custodian of Commission records, all of which shall be open to the public. Appropriate fees may be charged for copies.
 5. Inform the Commission of correspondence relating to business of the Commission and to attend to such correspondence when directed by the Chairman.
 6. See that all actions of the Commission are properly executed.

7. All deed, covenants and restrictions shall be approved and signed by the Planning Commission attorney before recordation.

SECTION 12 RESPONSIBILITIES OF MEMBERS OF THE PLANNING COMMISSION

1. Attend and freely participate in discussions at regular and special meetings.
2. Develop understanding of Article 66 B of the Public General Laws of Maryland; Maryland Open Meetings Act; the Kent County Comprehensive Plan, the Zoning, Subdivision, Floodplain Management, Sediment and Erosion Control, Stormwater Management, and Forest Conservation Ordinances within the spirit and intent of these documents.
3. Recommend courses of action to the County Commissioners and respond to requests for action by them.
4. Introduce subjects for the Commission's consideration.
5. Gain an understanding of applicable State and Federal agencies.
6. Gain an understanding of the workings of other local administrative bodies.
7. Take appropriate actions to demonstrate a vigorous, thoughtful and positive influence of the County's well being within its authority.
8. Make personal inspections, when necessary, of land and other situations that require Commission action.
9. Help the general public to understand and accept the Comprehensive Plan, Zoning Ordinance and Subdivision Ordinance.

SECTION 13 VACANCIES

Should any vacancy occur among the members of the Commission by reason of death, resignation, disability or otherwise, immediate notice thereof shall be given to the County Commissioners by the Department of Planning, Housing and Zoning. Should any vacancy occur among the officers of the Commission, the vacant office shall be filled by election at the next scheduled meeting, in accordance with Section 10 of these bylaws, such officer to serve the unexpired term of the office in which such vacancy shall occur.

SECTION 14 AMENDING BYLAWS

The Planning Commission may amend these bylaws at any meeting of the Commission provided notice of said proposed meeting is given to each member in writing at least five days prior to said meeting and posted on the door or blackboard at the entrance to the Department of Planning, Housing, and Zoning. A copy of these bylaws will be provided to the County Commissioners of Kent County.

These bylaws were adopted by the Planning Commission at its October 28, 1993 meeting and amended at its April 2, 1998, March 2, 2000, July 3, 2008, and , 2021 meetings.