



County Commissioners Hearing Room
400 High Street
Chestertown, Maryland

AGENDA
October 6, 2022
1:30 p.m.

Members of the public are welcome to attend meetings in person or via conference call. Please note that the County’s live stream video is temporarily unavailable.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **298 318 291#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment.

MINUTES

September 1, 2022

APPLICATIONS FOR REVIEW

22-65 Massey Aero, LLC (Robert Dierker) – Site Plan AmendmentPC Decision
33541 Maryland Line Road, Massey – First Election District – Agricultural Zoning District (AZD)

22-69 Animal Care Shelter of Kent County – Site Plan AmendmentPC Decision
10168 Worton Road, Chestertown – Third Election District – Industrial (I)

GENERAL DISCUSSION

STAFF REPORTS

ADJOURN

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

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.



DRAFT

Planning Commission Department of Planning, Housing, and Zoning

MINUTES

September 1, 2022

1:30 p.m.

The Kent County Planning Commission met in regular session on Thursday, September 1, 2022, at 1:30 p.m. in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. It was a hybrid meeting, and the following members were in attendance: Chair F. Joseph Hickman, Vice Chair Paul Ruge, William Sutton, Ray Strong, and County Commissioner P. Thomas Mason. Cynthia L. McCann, Esq., Planning Commission Attorney was in attendance. Staff in attendance were William Mackey, AICP, Director; Carla Gerber, AICP, Deputy Director; Mark Carper, LEED Green Associate, Associate Planner; and Campbell Safian, Planning Specialist.

Members of the public in attendance included Buck Nickerson, LS of Extreme Measures, LLC; John Hutchison, AIA, NCARB of John Hutchison Architecture; Bruce M. Wilson, Project Developer of Pivot Energy; Mark Vansant; Jean Taylor; Mary Hurtt Tazewell; Margaret Hurtt; John W. Hickey; Bob Payne; and Andy Simmons.

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

MINUTES

Mr. Sutton moved to accept the minutes of August 4, 2022, without correction. Mr. Ruge seconded the motion. The motion passed with all in favor.

APPLICATIONS FOR REVIEW

*#22-08 25809a Still Pond Neck, LLC – Major Site Plan (Preliminary)
26001 Still Pond Neck Road – Third Election District – Agricultural Zoning District (AZD)*

The applicant is requesting preliminary site plan review to construct and operate a utility-scale solar energy system in the Agricultural Zoning District (AZD) on an 85-acre farm owned by Raymond and Joyce Stoltzfus. The property is located on the southwest corner of the intersection of Still Pond Neck Road and Still Pond Road in the Third Election District, and it has been assigned the street address of 26001 Still Pond Neck Road.

The area is predominantly farmland with scattered residential properties. The proposed 1 MW array of panels will be enclosed within a perimeter fence with an area of 5 acres on the northwestern corner of the property, and the entrance will be from Still Pond Neck Road. All setback, landscaping, and structural requirements have been addressed in the site plan. The proposal is not inconsistent with the Comprehensive Plan, and there will be no adverse impacts to adjacent properties or the surrounding area.

Mr. Carper presented the staff report, recommending approval with conditions. The Chair swore in Mr. Bruce Wilson, Project Developer of Pivot Energy.

Mr. Wilson stated that the Kent County Land Use Ordinance was amended to define the permitted area of a solar energy system to be no greater than five acres inside the fence line. The landscape buffer is not included in the five-acre area of use calculated for the solar energy system.

Mr. Ruge inquired about the plan in place to maintain the buffer surrounding the solar energy system's fence line.

Mr. Wilson stated that a maintenance plan has yet to be defined; however, one will be put into place.

Mr. Payne, adjacent property owner, expressed his concern over the solar energy project. Mr. Payne is in favor of the land being used for agricultural purposes.

Mr. Simmons, adjacent property owner, agreed with Mr. Payne's dissatisfaction with losing agricultural land. Secondly, Mr. Simmons expressed his concern over the solar panel's potential for creating glare from the sun.

Chair Hickman asked about what steps can be taken to mediate glare for surrounding properties. Mr. Wilson responded by stating that the solar panels are lined with an anti-glare coating. The glare study report does not account for the tree height or density buffering the solar panels. The report simply measured the potential for glare resulting from the angle of the sun reflecting off of the solar panels.

Chair Hickman made a motion to approve the preliminary site plan application for a utility-scale solar array in the AZD. It is found that the proposal meets the setback requirements, it will not adversely affect traffic patterns, and there are no historic structures within view of this site. The proposal is consistent with the Comprehensive Plan, which allows community solar projects in the AZD. Additionally, traffic, noise, and demands on public services will be minimal. No sewage activities are proposed, and no existing vegetation will be removed. Final site plan approval will be contingent upon the applicant obtaining state and federal permits, and approval of the stormwater management plan. Final site plan approval is also contingent upon receiving a landscaping plan to address potential glare issues, and how the size of the landscaping will mitigate glare.

The motion was seconded by Mr. Ruge, and the motion passed unanimously, 4-0.

22-42 25809a Still Pond Neck, LLC – Special Exception

26001 Still Pond Neck Road – Third Election District – Agricultural Zoning District (AZD)

The applicant is requesting a special exception to construct and operate a utility-scale solar energy system in the Agricultural Zoning District (AZD) on an 85-acre farm owned by Raymond and Joyce Stoltzfus. The property is located on the southwest corner of the intersection of Still Pond Neck Road and Still Pond Road in the Third Election District, and it has been assigned the street address of 26001 Still Pond Neck Road.

The area is predominantly farmland with scattered residential properties. The proposed 1 MW array of panels will be enclosed within a perimeter fence with an area of 5 acres on the northwestern corner of the property, and the entrance will be from Still Pond Neck Road. All setback, landscaping, and structural requirements have been addressed in the site plan. The proposal is not inconsistent with the Comprehensive Plan, and there will be no adverse impacts to adjacent properties or the surrounding area.

Mr. Carper presented the staff report, recommending approval with conditions. Mr. Wilson, who was previously sworn in, presented his case as to the need for the special exception.

Mr. Wilson noted that the solar panel project helps the environment and the surrounding properties. The neighbors can buy energy at a discounted rate, and the project alleviates the strain on the power supply.

Mr. Ruge inquired about the Community Solar program.

Mr. Wilson explained that Community Solar is a program in which the four major utility companies reserve a certain amount of energy to be generated by solar. Utility-scale solar energy customers generally receive a 10% discount from the energy rate.

Chair Hickman moved to send a favorable recommendation to the Board of Appeals based on the fact that community solar is allowed in the AZD with a special exception. It is found that the proposal will not impact traffic patterns, the nature of the surrounding areas, houses of worship, noise or vibration. Additionally, there will not be a negative impact on water quality, fish, wildlife, plant habitats, or community facilities. The proposal is consistent with the Comprehensive Plan. The solar project will not disperse odors or obnoxious materials. If the site is properly screened, it is not expected to have an impact on property values. The 60-foot buffer area will provide a barrier that will be consistent with the Comprehensive Plan. The Community Solar program will benefit the surrounding neighbors. The proposal is consistent with the use, design and standards in the Land Use Ordinance. The approval will lapse after one year if no substantial construction takes place.

The motion was seconded by Mr. Strong, and the motion passed unanimously, 4-0.

*22-51 Mark Vansant – Variance – Front Yard Setback
21542 East Sharp Street – Fifth Election District – Critical Area Residential (CAR)*

The applicants are requesting a 30-foot variance from the 50-foot front setback requirement in order to construct a new sunroom on the front of their house. The property is located at 21542 East Sharp Street near Rock Hall in the 5th Election District and is subject to the standards of the Critical Area Residential (CAR) district following the adoption of the new Critical Area Line in 2021. The underlying zoning is Village. The surrounding area is characterized by residential development.

Ms. Gerber presented the staff report, recommending approval with conditions. The Chair swore in Mr. Mark Vansant, property owner.

Mr. Vansant presented his case as to the need for the front yard setback variance. He stated that the sunroom addition will pose the least amount of impact to the Critical Area if it is constructed in the front of the house, rather than the rear.

Chair Hickman asked Ms. Gerber for confirmation that the Critical Area line changed and affected this property.

Ms. Gerber responded, noting that the Critical Area line was expanded and now the property falls completely within the Critical Area.

Mr. Strong made a motion to forward a favorable recommendation to the Board of Appeals finding that the application will not cause a substantial detriment to adjacent properties or change the character of the district. The variance is consistent with the Comprehensive Plan and the general intent of this Ordinance. Lastly, a majority of the neighboring properties are located closer to the road than the applicant's home.

Mr. Sutton seconded the motion, and the motion passed unanimously, 4-0.

*22-54 Mary Lou Hurtt – Special Exception – Adaptive Reuse of Historic Structure/Site Plan (Concept)
32762 Galena Sassafras Road – First Election District – Resource Conservation District (RCD) and Rural Residential (RR)*

The applicant is requesting a special exception and concept site plan review for the adaptive reuse of a historic structure on Federal Hill Farm. The structures for adaptive reuse are a historic barn and granary to be utilized for the sale of pre-cut Christmas trees and other holiday items.

The property is located at 32762 Galena Sassafras Road in the First Election District and is zoned Rural Residential (RR) and Resource Conservation District (RCD). The barn and granary, as well as the principal structure, are listed in the Maryland Inventory of Historic Properties. No more than 6,200 square feet of the structures will be used for sales or storage. Operating hours will be approximately 15 days over three-day weekends during the winter holiday season. Inventory for the first season will be 300 trees, but an annual growth of 200 additional trees is anticipated with a maximum annual production of 1,500 trees. An estimated high average of 22 vehicles at a time will require parking, and 31 spaces are provided for along with 5 spaces for employees. Two porta-potties will be on site during hours of operation.

Mr. Carper presented the staff report, recommending approval with conditions. The Chair swore in Buck Nickerson, LS, owner of Extreme Measures, LLC, and John Hickey, applicant representing the property.

Mr. Ruge inquired about the Christmas tree loading zones and traffic patterns.

Mr. Nickerson explained the parking outline.

Ms. Taylor expressed her concern that the construction and traffic will upset her mother, the property owner, Mary Lou Hurtt. Secondly, Ms. Taylor expressed her concern regarding children wandering around the large property.

Mr. Hickey responded by stating that he shares Ms. Taylor's concerns. He noted that Ms. Hurtt is in favor of the application; however, communication with Ms. Hurtt on a daily basis about traffic will be an important part of the process. Mr. Hickey explained that employees will be on-site to direct traffic.

Chair Hickman moved to send a favorable recommendation to the Board of Appeals finding that the standards do allow for a special exception for the adaptive reuse of buildings in the Rural Residential District. This application will not impact traffic patterns, except during the business' hours of operation. The nature of the surrounding area, places of worship, and community facilities will not be negatively impacted. The proposal will positively impact the cultural area because the barns will be updated. Unusual noise or vibrations will not be a result of the proposal. Additionally, the proposal will not negatively impact property values, water quality, fish, or wildlife habitats. The application is consistent with the Comprehensive Plan and the Land Use Ordinance. This favorable recommendation will be contingent upon final site plan approval.

Mr. Strong seconded the motion.

Mr. Ruge asked whether updates and improvements will be made to the barns.

Mr. Hickey responded by stating that the barn's siding will be improved.

The motion passed unanimously, 4-0.

22-55 *Andrew and Emily Kaiser – Buffer Variance*

24212 Comegys Bight Lane – Seventh Election District – Resource Conservation District (RCD)

The applicants are requesting a buffer variance to partially renovate an existing residential dwelling. The applicants propose to remove a stoop, stairs, and part of a walkway in order to add a mudroom, stoop, and stairs on to the landward side of the residential structure, resulting in 26.75 square feet of permanent impact to the buffer. In addition, an existing one-story screened porch on the waterfront side will be rebuilt and a second story will be added to it. The renovation will not encroach further into the buffer. Lot coverage allowed for this property is 17,420 square feet. Current lot coverage is 17,153 square feet. The proposed project would increase lot coverage to 17,180 square feet. The 2.66-acre property is located at 24212 Comegys Bight Lane in the Seventh Election District and is zoned Resource Conservation District (RCD).

Mr. Carper presented the staff report, recommending approval with conditions. Mr. Carper noted that he received a phone call from an adjacent neighbor, who expressed their support of the application.

The Chair swore in John Hutchison, AIA, NCARB of John Hutchison Architecture. Mr. Hutchison stated that the floorplan does not allow for the construction of a mudroom without a major interruption to the current use of the living room or the kitchen. Constructing a mudroom, stoop, and stairs on the side of the house will create the most minimal impact to the buffer, as well as not impacting the living room or kitchen.

Chair Hickman made a motion to forward a favorable recommendation to the Board of Appeals for the applicant's buffer variance. The applicant will be required to complete a 3:1 buffer mitigation plan. The proposal will not cause substantial detriment to the neighborhood. The proposal aligns with the character of the neighborhood and is consistent with the Comprehensive Plan. The house was built entirely in the buffer, resulting in a practical difficulty. The granting of the variance supports the intent of the Critical Area law. The application will not adversely affect water quality, fish, or wildlife habitats. Additionally, the application will not cause detriment to adjacent properties. The denial of a buffer variance would create a hardship that is not shared by others in the neighborhood. The denial of a buffer variance would also deprive the applicants of the rights commonly enjoyed by other properties in the Critical Area. Granting of the variance will not create any special privileges for this applicant. The buffer mitigation plan must be implemented within 2 years, and the variance's approval will lapse after one year if no substantial construction has taken place.

Mr. Ruge seconded the motion, and the motion passed unanimously, 4-0.

GENERAL DISCUSSION

Mr. Mackey reported on the review of the Town of Galena's proposed new Comprehensive Plan. Mr. Mackey summarized a staff memorandum.

The members of the Planning Commission agreed that the Plan was well done. It was also noted in the discussion that it was a good Plan for Galena as presented, noting the points in the staff memorandum that may need to be further addressed. The Commission requested that the staff memorandum be forwarded to the Galena Planning Commission for informational purposes.

Chair Hickman made a motion to forward the memorandum and the staff's recommendations to the Town of Galena's Planning Commission in support of the Comprehensive Plan updates.

Mr. Strong seconded the motion, and the motion passed unanimously, 4-0.

STAFF REPORTS

Mr. Mackey noted the upcoming Task Force meeting on September 28.

ADJOURN

Chair Hickman moved to adjourn. Mr. Strong seconded. The meeting adjourned at approximately 3:23 pm.

Francis J. Hickman, Chair

/s/ Campbell Safian
Campbell Safian, Planning Specialist

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Meeting: October 6, 2022
Subject: Massey Aero, LLC
Amendment to 2017 Site Plan

Executive Summary

Request by Applicant

Massey Aero, LLC, is requesting a reduction in the landscaping that was required as a condition of site plan approval in 2017.

Public Process

Per Article VI, Section 5 of the Kent County *Land Use Ordinance* the Planning Commission may approve amendments to approved site plans.

Summary of Staff Report

Massey Aero, LLC, was required to landscape an area equal to 15% of the disturbed area for the construction of a new hangar in 2017. The applicant planted 85 shrubs in 3 locations – on the edge of a parking area, along a driveway, and along Maryland Line Road. The shrubs in the area along Maryland Line Road did not survive due to site conditions. The applicant is seeking a reduction of the landscaping requirement to remove the requirement for planting along Maryland Line Road.

Staff Recommendation

Staff recommends approving an amendment to the site plan by reducing the landscaping as originally approved.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: Massey Aero, LLC – Amendment to 2017 Site Plan
DATE: September 27, 2022

DESCRIPTION OF PROPOSAL

Massey Aero, LLC is requesting a reduction of the landscaping required as part of a site plan approved in 2017. As a condition of the approval for a new 12,650 square foot, 10-unit aircraft hangar, the applicant was required to landscape an area equal to 15% (6,525 square feet) of the limits of disturbance (43,500 sq. ft.) for the new hangar.

The airport and museum operate on a 93.40-acre property located at 33541 Maryland Line Road in the First Election District. The site is currently occupied by a 3,000 linear foot grass runway, taxi-ways, several buildings that have been converted to airport hangars, a building occupied by the museum, and the hangar built in 2017, as well as a 2-story dwelling. The airport is operated by Massey Aerodrome, which is registered with the Maryland Department of Transportation Maryland Aviation Administration Office of Regional Aviation Assistance (ORAA) as a “Public-Use Airport.” Additionally, in 2007 the Massey Air Museum, Inc., which is a 501(c)(3) non-profit organization, became a tenant at the site. The museum is open to the public and hosts several community events during the year.

The property is in the Agricultural Zoning District (AZD). The surrounding area is predominately characterized by farms, preserved land, and public property. The Millington Wildlife Management Area (WMA) abuts the eastern and southern boundaries of this property, as well as across the road to the north where the Check Station, Office and parking for the WMA are located. The property is otherwise surrounding by agricultural land.

In 2017, there were 25 aircraft based at the airfield and peak activity occurs on the weekends when there may be up to 30 takeoff/landings. On weekdays, flying activity averages about 6 takeoff/landings per day. Since there is no runway or navigation lighting, all flying activity is restricted to day-time hours. According to the website, the hours of the Massey Air Museum are Wednesday and Friday through Sunday from 11:00 a.m. to 5:00 p.m. and anytime by appointment. No additional lighting or signage is proposed.

HISTORY

On May 3, 2001, the Board of Appeals granted conditional use approval for the airstrip and an exposition center on the property, which was then owned by the Beiler Charitable Trust. The property was previously used for a crop-dusting business and there were existing empty hangars. Since the granting of the conditional use approval, an additional aircraft hangar building has been added, as well as the building now occupied by the museum and office. In 2017, the Board of Appeals approved modifications to the original conditions. Two conditions were amended: 1) the limitation on the area that could be removed from agricultural production was increased from 15 to 30 acre and 2) a requirement that if the museum ceased operation that approval for the airstrip would also lapse was removed.

RELEVANT ISSUES

VI. AGRICULTURAL ZONING DISTRICT GENERAL STANDARDS

- A. *Applicable Law:* Article V, Section 1.8 of the Kent County *Land Use Ordinance* establishes the Agricultural Zoning District Design Standards which address the physical appearance with respect to the design of the site, buildings and structures, as well as landscaping, and miscellaneous other objects observed by the public.
- B. *Staff and TAC Comments:* Per the TAC minutes from August 10, 2017:

The Village District General Landscaping and Perimeter Landscaping and Screening provisions found in Article V, Section 7.8.C.6., 7, and 8 should be considered as guidance for landscaping for this project, which includes parking lot landscaping. Extending the landscaping bed to the east and curving it into a more crescent shape on the west side would soften the view of this 12,640 square foot building from the road as travelers approach the site from both directions. Shrubs and dwarf cultivars or understory trees would be appropriate.

The landscape plan approved with the site plan consisted of 6,525 square feet of landscaping which was equivalent to 15 percent of the disturbed area for the new hangar. Landscaping, comprised of rhododendrons and azaleas, was to be provided along Maryland Line Road in front of the new hangar and to the side of the existing driveway next to the new hangar building in order to provide some screening from the road to soften the view of the structure. Additional landscaping, consisting of black chokeberry, was also proposed adjacent to the existing parking area that is directly visible from the road. All landscaping plants are shrubs due to the conflict between flight activity and trees.

The applicant made a good faith effort to plant and maintain the approved landscaping. They planted 85 shrubs in three locations and worked with staff on species suitable to the site, but 18 shrubs planted on the eastern end of the eastern driveway did not survive due to site conditions. The area selected for the landscaping along Maryland Line Road is periodically wet and ended up being unsuitable for landscaping.

The landscaping standards allow the Planning Commission to reduce or waive the landscaping requirement when it is demonstrated that the spirit and intent of the requirement are accomplished through other means or the nature of the change does not require additional landscaping.

RECOMMENDATION

Staff recommends that the requirement to replant the remaining landscaping be waived. The applicant has demonstrated that the spirit and intent of the requirement is met through other means. Annual field crops provide some softening of the view, and the hangar, albeit larger, is similar to pole buildings commonly found on farms. In addition, Maryland Line Road is not a high traffic location.

Kent County Department of Planning, Housing and Zoning

Kent County Government Center
400 High Street • Chestertown, MD 21620
410-778-7423 (phone) • 410-810-2932 (fax)

**SITE PLAN APPLICATION
Amendment**

File Number: _____ Amount Paid: _____ Date: 29 AUG 22
Project Name: _____

District: _____ Map: _____ Parcel: _____ Lot Size: _____ Deed Ref: _____ Zoning: _____

LOCATION: 33541 MARYLAND LINE ROAD, MASSEY, MD

PROPOSED USE: _____

OWNER OF LAND:

Name: MASSEY AERO LLC Telephone: 410-920-5270

Address: 33541 MARYLAND LINE RD, MASSEY, MD Fax/Email: EMAIL@MASSEYAERO.ORG

APPLICANT:

Name: ROBERT DIERKER Telephone: 410-699-1697

Address: 25235 FOXCHASE DRIVE, CHESTERTOWN, MD Fax/Email: RRDIERKER@GMAIL.COM

AGENT/ATTORNEY (if any):

Name: N/A Telephone: _____

Address: _____ Fax/Email: _____

REGISTERED ENGINEER OR SURVEYOR:

Name: _____ Telephone: _____

Address: _____ Fax/Email: _____

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

Water Supply: Public System On lot system

Sewerage: Public System On lot system

TELEPHONE SERVICED BY: _____

ELECTRIC SERVICED BY: CHOPTANK ELECTRIC

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

Robert R. Dierker 29 AUG 22
Signature of Applicant Date

Final - Amended Approving Authority: _____ Date _____
Minor / Major

DEPARTMENT OF
PLANNING, HOUSING & ZONING
RECEIVED 8/29/22

In 2017, Massey Aero LLC submitted a site plan for approval to erect a hangar on the Massey Aerodrome property. With that approval came the requirement to post a landscaping bond and to plant 85 shrubs (shrubs were selected that would not attract deer or birds, both of which are not compatible with aircraft operations). We planted the shrubs, but 18 that were all in one area (east of the end of the east driveway) did not survive the required number of months due to flooding. The remainder of the planted scrubs are thriving.

It was explained to us that the purpose of the landscaping was to visually screen the Aerodrome facilities from cars driving on the nearby road (Maryland Line Road). The area between the road just north of the Aerodrome property and all the buildings on the property is agricultural and planted every year in either corn, soybeans, or wheat following by soybeans. These crops alone provide more screening of the Aerodrome facilities from the road than the landscaping required by the county.

Besides being an airport (and the only public use airport in Kent County), Massey Aerodrome hosts the Massey Air Museum which celebrates and promotes Grassroots Aviation. Besides the indoor displays and exhibits, the Museum has several outside exhibits to include a Douglas DC-3, an Antonov AN-2 Colt and a Navy F-4U Corsair. These are displayed outside not just for convenience but to attract people driving by to come in and visit/enjoy the Museum. Screening these aircraft from being seen from the nearby road is actually counter to promoting the Museum.

Massey Aerodrome planted all the required shrubs in good faith in the areas designated by the site. The area between where the unsuccessful scrubs were planted and the building that they were to screen from the road is planted in crops which provide as much if not more screening (especially in the years that the crop is corn) than the shrubs would have provided.

Massey Aero LLC respectfully requests relief from having to replant the shrubs that drown in the same designated area or to have to relocate them.

Note: Please see the attached photos of the three designated planting areas and note the screening provided by the soybeans (corn would screen even more).

①



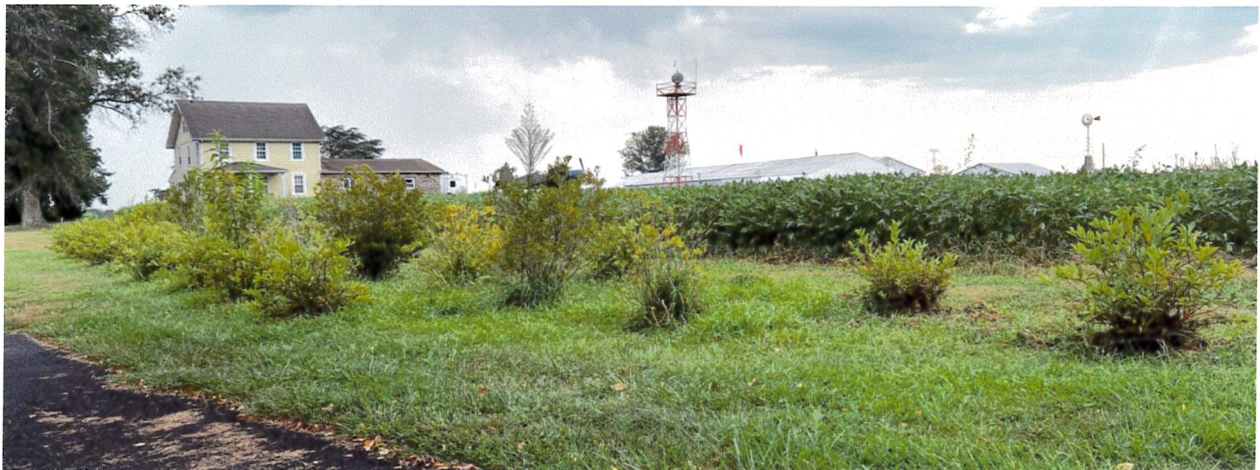
Shrubs in front of the DC-3 (looking west)

②



Shrubs in front of the DC-3 (looking east)

③



Shrubs on west side of East Driveway (looking southwest from Maryland Line Road)

4



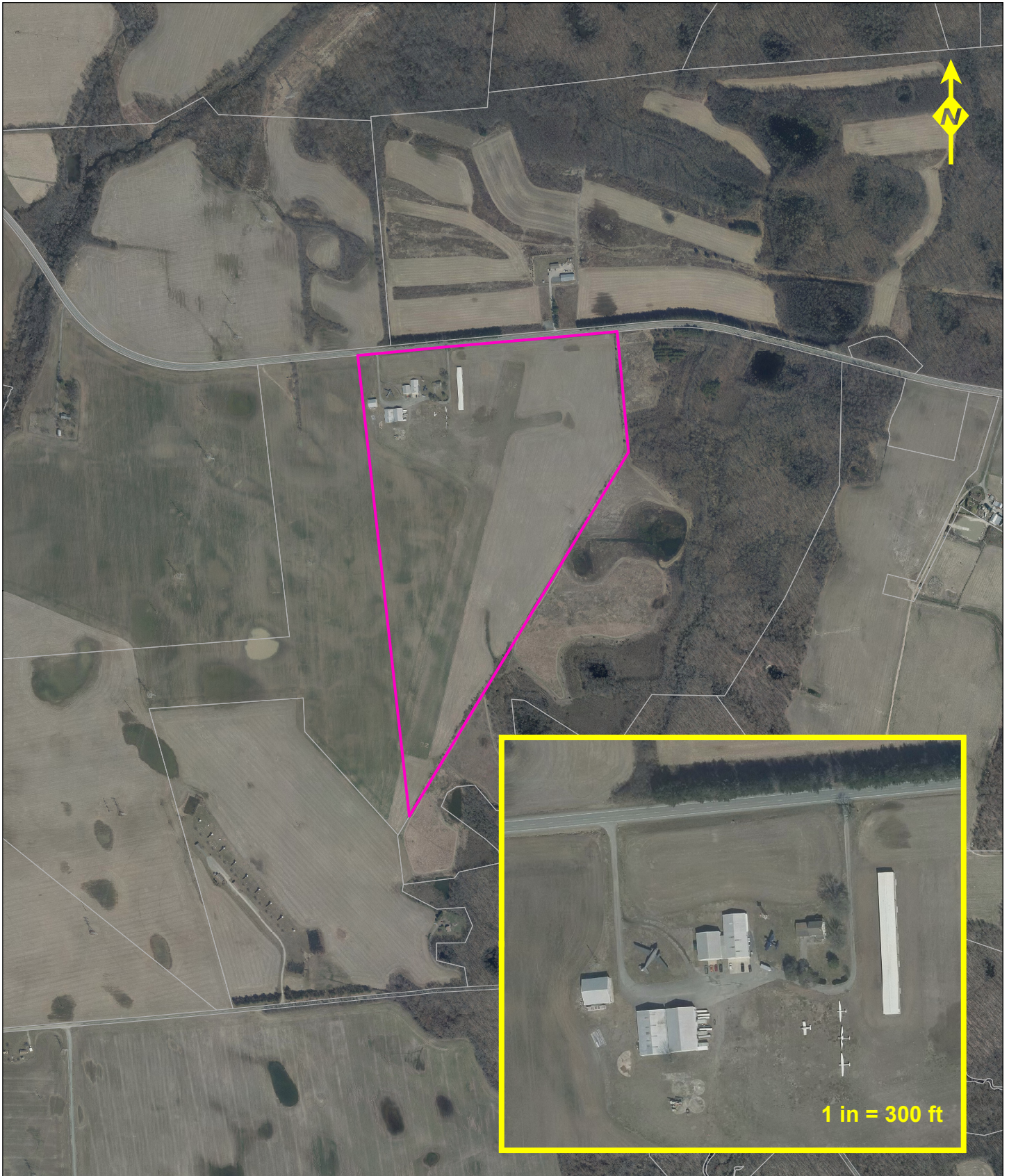
Area on east side of East Driveway (looking due south) where scrubs drown

5



Area on east side of East Driveway (looking due south) where scrubs drown

Massey Aero, LLC
Amendment of Site Plan



Source: Kent County Department of Planning, Housing, and Zoning.
Aerial taken Spring 2019. Map prepared September 2022.

1 inch = 1,000 feet



TO: Kent County Planning Commission
FROM: Mark Carper, Associate Planner
MEETING: October 6, 2022
SUBJECT: Animal Care Shelter of Kent County
Amendment of Approved Final Site Plan

Preliminary Staff Report

REQUEST BY APPLICANT

The Animal Care Shelter of Kent County (the Humane Society of Kent County, Inc.) is requesting an amendment to an approved final site plan. They are requesting approval to eliminate the proposed cat silo, the proposed enrichment building, and a portion of the proposed concrete sidewalk in order to construct a 30-foot by 46-foot pole building along with 5 feet of concrete walkway. According to the applicant, the proposed building is to be architecturally and aesthetically tied to the main facility structure. Proposed building elevations have been provided.

Final site plan approval was granted April 1, 2021. The Soil and Erosion Control Plan, the Stormwater Management Plan, the Forest Conservation, and the Forest Conservation Deed Restrictions have been approved and the sureties were submitted. The 5-acre property is located at 10168 Worton Road, Chestertown, MD in the Third Election District and is zoned Industrial. The surrounding area is characterized by agricultural land and residential uses.

PUBLIC PROCESS

Per Maryland State Law and Article VI, Section 5.2 of the Kent County *Land Use Ordinance*, the Planning Commission shall review and approve Major Site Plans. Article VI, Section 5.5 specifies that If the Planning Director determines that the amendment represents a significant change from the use or character of the original site plan and previously approved amendments or that the amendment requires more detailed review, the proposed amendment shall be regarded as an original application for a site plan and follow the procedures for review for a new site plan.

STAFF COMMENTS

A key focal point upon entry onto the property of the proposed Michael Lawrence Animal Care Shelter was the proposed cat silo and enrichment building. As architecturally unique and prominently positioned structures, they embodied a significant portion of the character of the facility as initially presented. By comparison, the proposed substitution, as the elevations accompanying the amendment application show, is a diminishment. Staff is of the opinion that any alternative structure should provide, to the greatest extent possible, the same level of appeal and place defining character as the original design presented in the approved site plan.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission not approve the as submitted amendment to the final site plan. Staff further recommends that the applicant offer a revised design of the replacement structure that is in keeping with the original character and quality of the proposed buildings.



Davis, Moore, Shearon & Associates, LLC

August 31, 2022

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

**RE: AMENDED FINAL SITE PLAN FOR THE ANIMAL CARE SHELTER FOR
KENT COUNTY ON THE LANDS OF THE HUMANE SOCIETY OF KENT
COUNTY, INC.
KENT COUNTY TAX MAP 28, PARCEL 120, LOT 2
DMS & ASSOCIATES JOB #2019112**

Dear Mr. Mackey,

Attached please find two copies of amended site plans and architectural elevations for the Animal Care Shelter for Kent County. Due to budgetary constraints, ACSKC is proposing to eliminate the originally approved cat silo and enrichment building structures and construct a 30'x46' pole building. Architectural treatments will be used to tie the proposed building to the main building aesthetically.

We ask that you please review this information for placement on the next available TAC agenda for review with the intent of having the proposal reviewed at the Planning Commission as a combined concept, preliminary, and final. 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", written over a light blue circular stamp.

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

Enclosures

pc: The Animal Care Shelter for Kent County (via email)
KRM Construction (via email)

Kent County Department of Planning, Housing and Zoning

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

**SITE PLAN APPLICATION
Major Amendment**

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

Project Name: Animal Care Shelter of Kent County

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

LOCATION: 10168 Worton Road, Chestertown, Maryland 21620

PROPOSED USE: Animal Shelter

OWNER OF LAND:

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

Address: P.O. Box 352, Chestertown, MD 21620 Fax/Email: rdkeaveney@gmail.com

APPLICANT:

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

Address: P.O. Box 352, Chestertown, MD 21620 Fax/Email: rdkeaveney@gmail.com

AGENT/ATTORNEY (if any):

Name: _____ Telephone: _____

Address: _____ Fax/Email: _____

REGISTERED ENGINEER OR SURVEYOR:

Name: DMS & Associates, LLC c/o Kevin Shearon Telephone: 443-262-9130

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

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

Water Supply: Public System On lot system

Sewerage: Public System On lot system

TELEPHONE SERVICED BY: Verizon

ELECTRIC SERVICED BY: Delmarva Power

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


Signature of Applicant

8/31/22
Date

Final - Minor Approving Authority: _____ Date: _____
Amendment

AMENDED FINAL SITE PLAN FOR THE

THE ANIMAL CARE SHELTER FOR KENT COUNTY

THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND

PREPARED FOR : THE ANIMAL CARE SHELTER FOR KENT COUNTY

SITE STATISTICS

CURRENT USE - AGRICULTURAL		
PROPOSED USE - ANIMAL SHELTER		
GROSS AREA	=	5,000 ac.± (217,800 sq. ft.±)
CRITICAL AREA	=	0.000 ac.±
AREA IN BUFFERYARDS	=	0.000 ac.±
AREA WITHIN 100 Yr. FLOODPLAIN	=	0.000 ac.±
FLOOR AREA (EXISTING) (0.0%)	=	0.000 ac.± (0,000 sq. ft.±)
FLOOR AREA (PROPOSED) (5.7%)	=	0.286 ac.± (12,459 sq. ft.±)
MAIN BUILDING	=	0.254 ac.± (11,079 sq. ft.±)
POLE BUILDING	=	0.032 ac.± (1,380 sq. ft.±)
IMPERVIOUS AREA (PERMITTED) (75%)	=	3.750 ac.±
IMPERVIOUS AREA (EXISTING) (0.0%)	=	0.000 ac.±
IMPERVIOUS AREA (RESULTING) (17.2%)	=	0.862 ac.±

PARKING REQUIREMENTS

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

STATEMENT OF PURPOSE AND INTENT

THIS SITE IS LOCATED ON THE WEST SIDE OF MARYLAND ROUTE 297 NEAR THE VILLAGE OF WORTON. IT IS THE LOCATION OF THE NEW ANIMAL CARE SHELTER OF KENT COUNTY THAT IS CURRENTLY UNDER CONSTRUCTION. THE PURPOSE OF THIS AMENDED SITE PLAN IS TO REMOVE THE ENRICHMENT BUILDING, CAT SILO AND SOME CONCRETE WALKS (2,186 sq. ft.± (0.050 ac.±)) AND PROVIDE A NEW 30'x46' POLE BARN (1,380 sq. ft.± (0.032 ac.±)) AND 5' CONCRETE WALK (151 sq. ft.± (0.003 ac.±)) RESULTING IN A DECREASE OF IMPERVIOUS AREA OF 655 sq. ft.± (0.015 ac.±).

THE INTENT OF THIS SITE PLAN IS TO RECEIVE APPROVAL FROM THE KENT PLANNING COMMISSION ON THE PROPOSED PLAN AMENDMENT.

NOTES

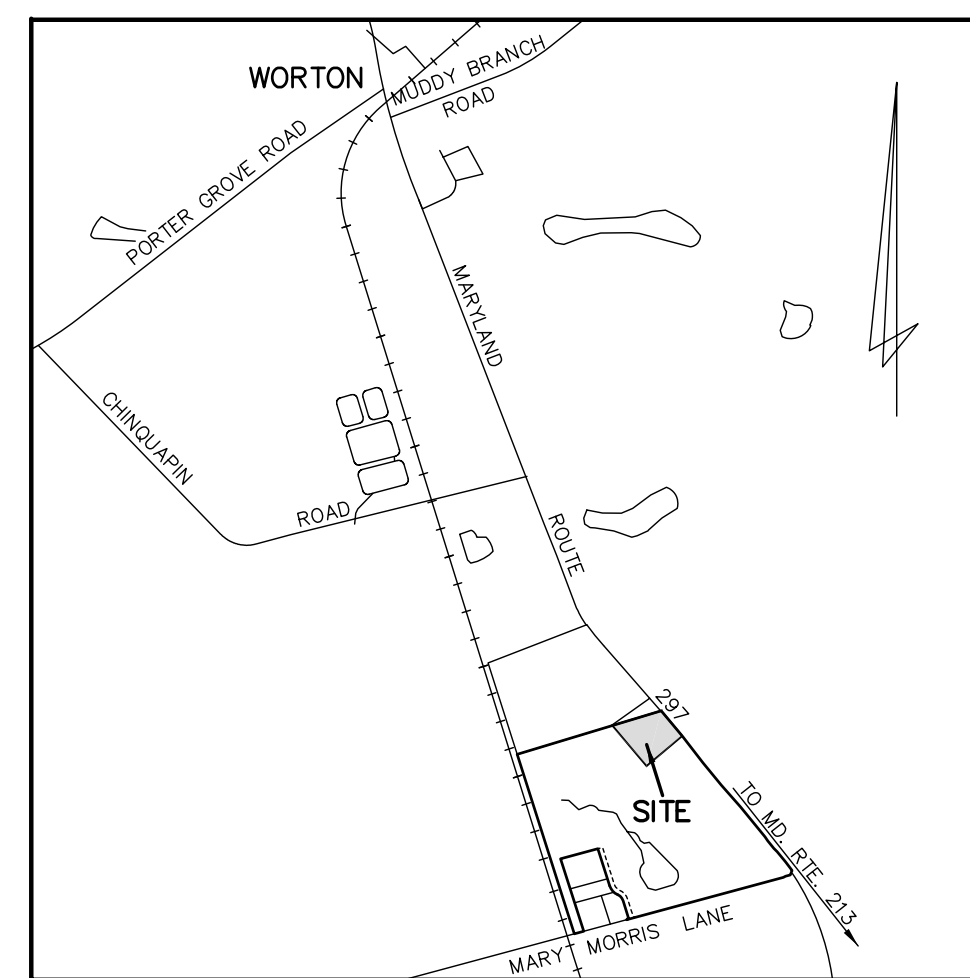
- PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "SUBDIVISION PLAT OF THE LANDS OF KENNEDYVILLE PROPERTIES, LLC" IN FEBRUARY, 2020.
- FOR DEED REFERENCE, SEE LIBER M.L.M. 1051, FOLIO 282.
- CURRENT ZONING CLASSIFICATION - (I) INDUSTRIAL.
- THE PROPERTY IS NOT LOCATED WITHIN THE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

OWNER/DEVELOPER:

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

ENGINEER

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



VICINITY MAP

SCALE 1" = 2000'

TABLE OF CONTENTS

SHEET C-1	-	AMENDED TITLE SHEET
SHEET C-2	-	AMENDED SITE PLAN
SHEET C-3	-	AMENDED SITE AND GRADING PLAN

LEGEND

DEPCTS DEED POINT (UNLESS OTHERWISE NOTED)	x 65.42
EXISTING SPOT ELEVATION	69.37
PROPOSED SPOT ELEVATION	TC=69.76
PROPOSED TOP OF CURB ELEVATION	---
EXISTING CONTOUR ELEVATION	---
PROPOSED CONTOUR	---
EXISTING FENCE	x
EXISTING TREES/HEDGEROW	~
PROPOSED TRAFFIC FLOW ARROW	→
PROPOSED SITE LIGHTING	*
EXISTING SEWER LINE	S
EXISTING SEWER MANHOLE	⊙
EXISTING WATER LINE	W
EXISTING FIRE HYDRANT	+
PROPOSED FIRE HYDRANT	+
EXISTING WATER VALVE	V
PROPOSED WATER VALVE	V
AT GRADE INLET PROTECTION	□ (AGP)
RIPRAP INFLOW/OUTFALL PAD	▨
PERIMETER SILT FENCE	—S—S—
LIMITS OF DISTURBANCE	L.O.D.
STABILIZED CONSTRUCTION ENTRANCE	▨

NOTE:
 ALL SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

GENERAL NOTES

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

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:

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.

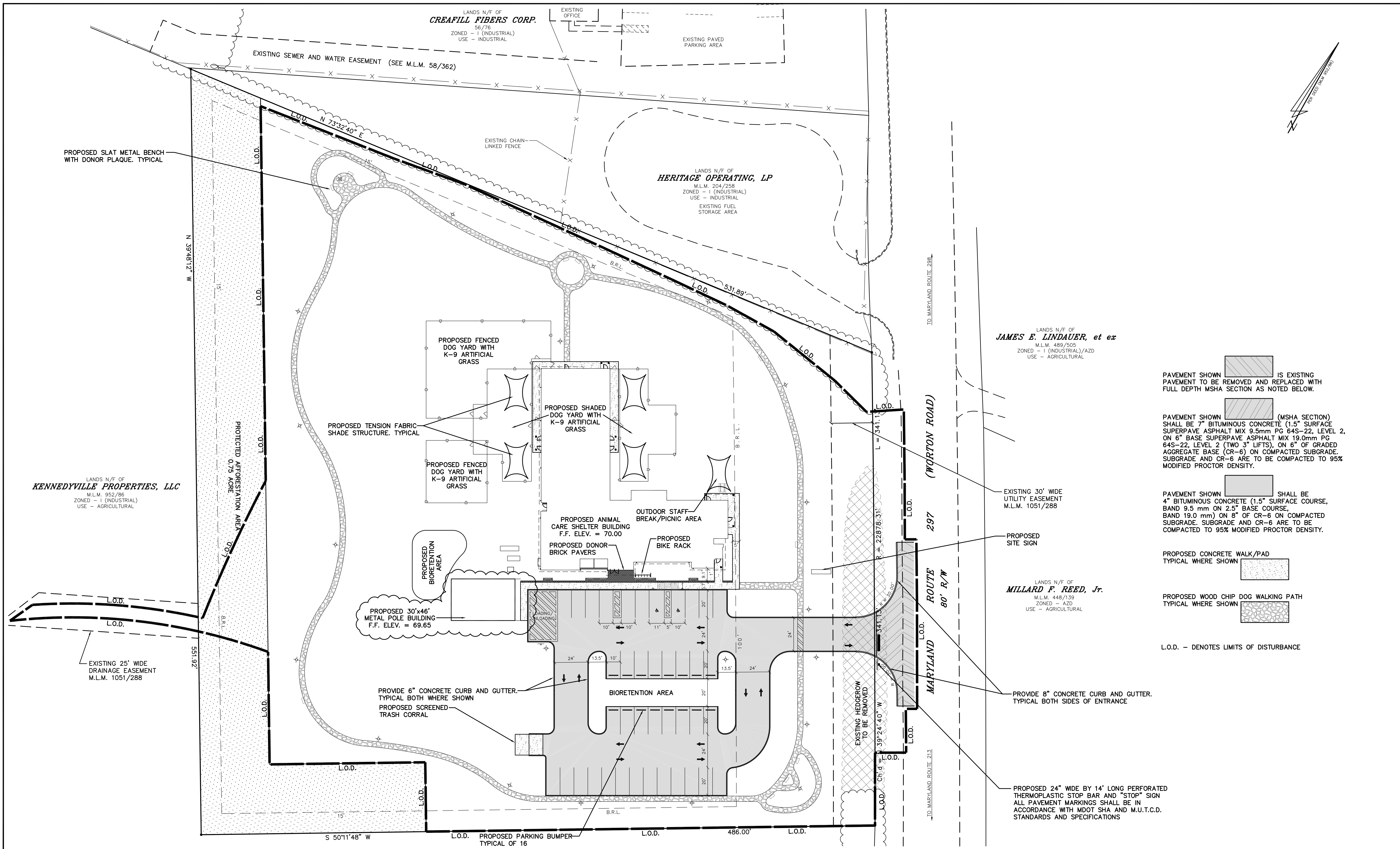
C. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR OR SUBCONTRACTOR TO NOTIFY THE ENGINEER OF ANY DEVIATION FROM THIS PLAN. ANY CHANGE MADE IN THIS PLAN WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER WILL PLACE RESPONSIBILITY FOR SAID CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.


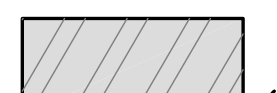



SIGNATURE _____ DATE _____

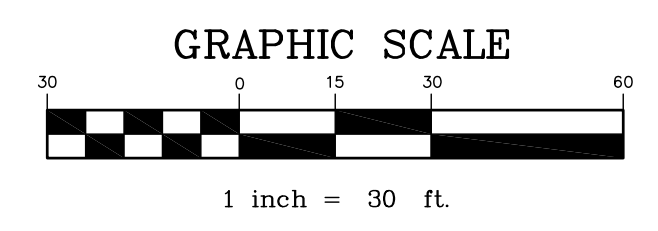
ADDRESS _____ CARD No. _____

PHONE No. _____

KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE No. 200499, AUTHORITY EXPIRES ON DATE 9-2-23	DATE	REVISION	AMENDED TITLE SHEET	DATE	SCALE
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT		AUGUST 31, 2022		FOR THE ANIMAL CARE SHELTER FOR KENT COUNTY ON THE LANDS OF THE HUMANE SOCIETY OF KENT COUNTY, INC.	AUGUST '22	AS SHOWN
		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				JOB No. 2019112	DRAWN BY WJM
						FOLDER Ref. 28-2019112	DESIGNED BY KJS
						SHEET No. - C-1	
						CADD FILE - 19112C01	

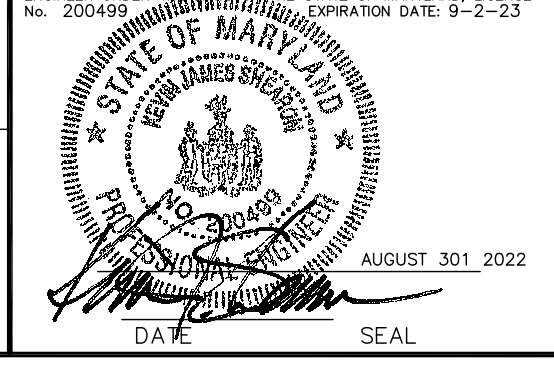


- 
 PAVEMENT SHOWN IS EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH FULL DEPTH MSHA SECTION AS NOTED BELOW.
- 
 PAVEMENT SHOWN (MSHA SECTION) SHALL BE 7" BITUMINOUS CONCRETE (1.5" SURFACE SUPERPAVE ASPHALT MIX 9.5mm PG 64S-22, LEVEL 2, ON 6" BASE SUPERPAVE ASPHALT MIX 19.0mm PG 64S-22, LEVEL 2 (TWO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



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KENT COUNTY PLANNING COMMISSION	KENT COUNTY DEPARTMENT OF PUBLIC WORKS	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 200490, AND MY EXPIRATION DATE IS 9-2-23.
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT	




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

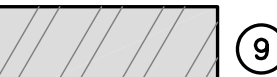
DATE	REVISION	AMENDED SITE PLAN	
		DATE	SCALE
		AUGUST '22	1" = 30'
		JOB No.	DRAWN BY
		2019112	WJM
		FOLDER Ref	DESIGNED BY
		28-2019112	KJS
		SHEET No. -	C-2
		CADD FILE - 19112C02	


DRAWING NOTES
(APPLY TO THIS DRAWING ONLY)

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

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

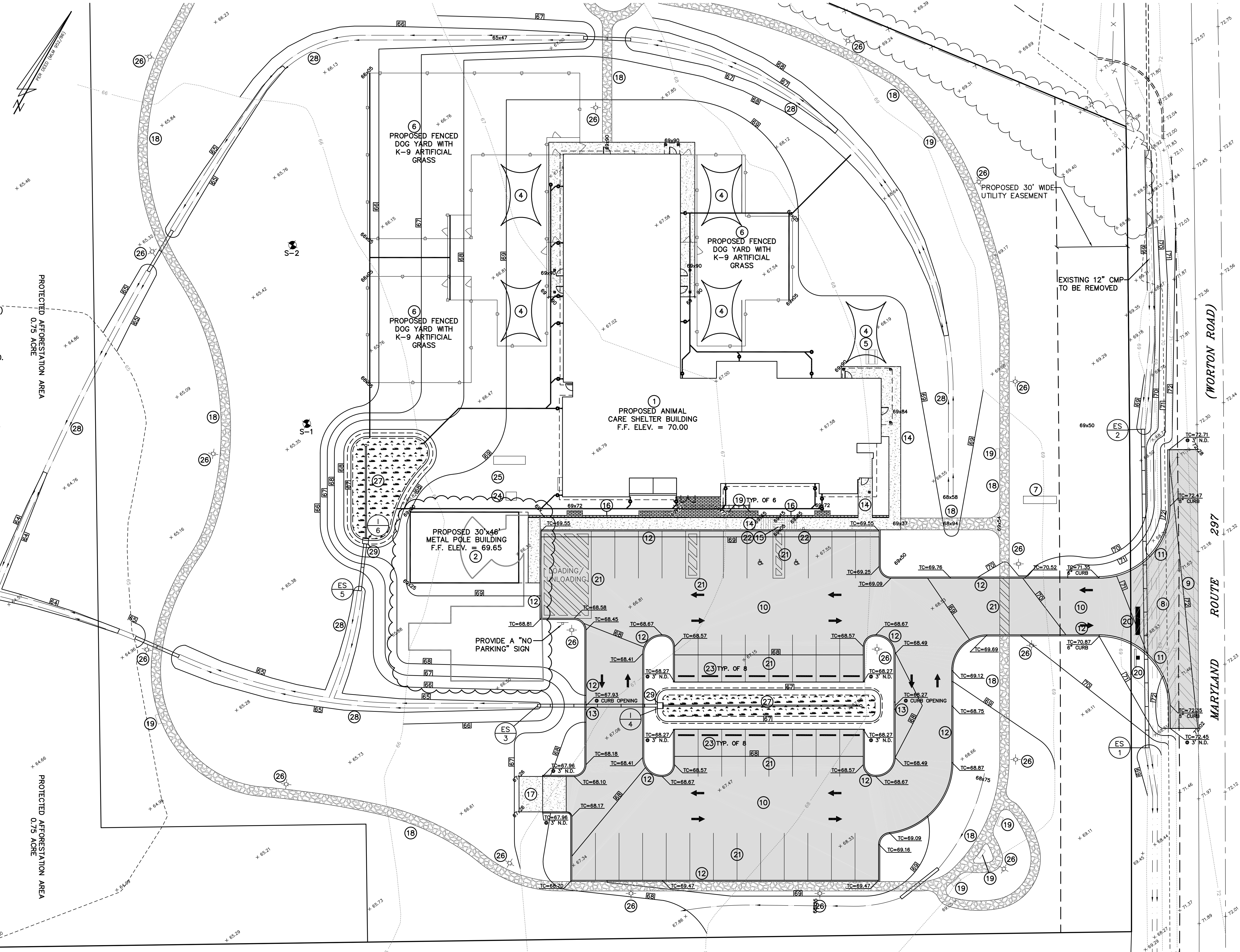
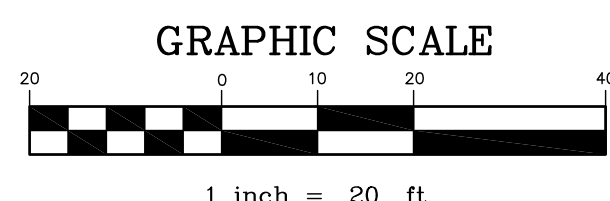
PAVEMENT SHOWN  IS EXISTING PAVEMENT TO BE REMOVED AND REPLACED WITH FULL DEPTH MSHA SECTION AS NOTED BELOW.

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

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

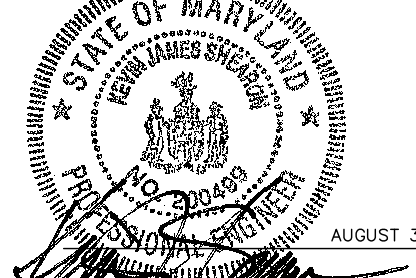
PROPOSED CONCRETE WALK/PAD  TYPICAL WHERE SHOWN

PROPOSED WOOD CHIP DOG WALKING PATH  TYPICAL WHERE SHOWN



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

PROFESSIONAL CERTIFICATION:
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 200490 AND MY EXPIRES ON OPERATION DATE 9-2-23



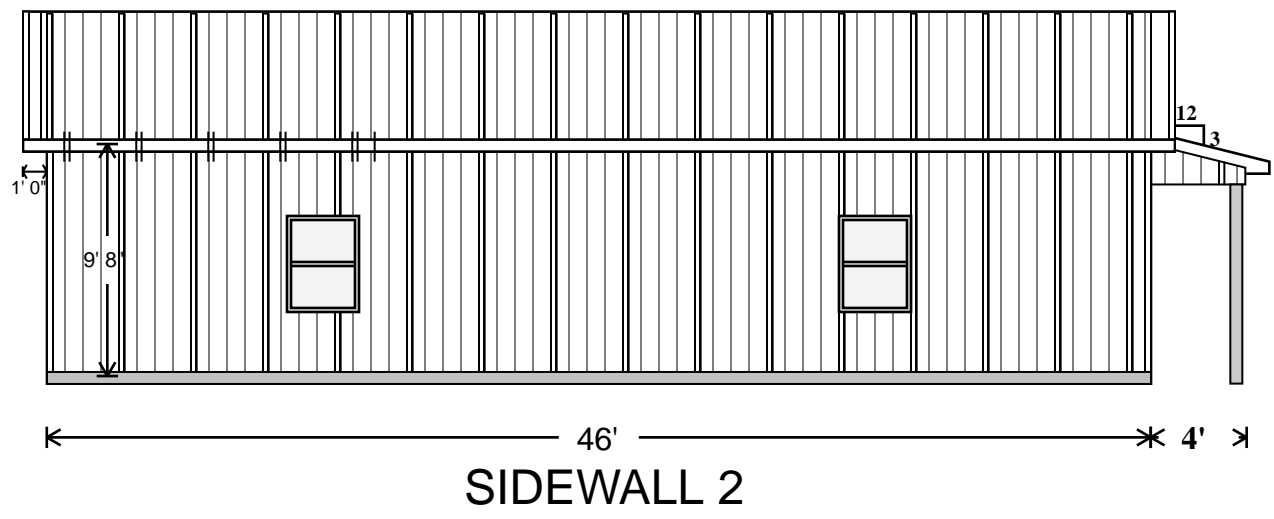
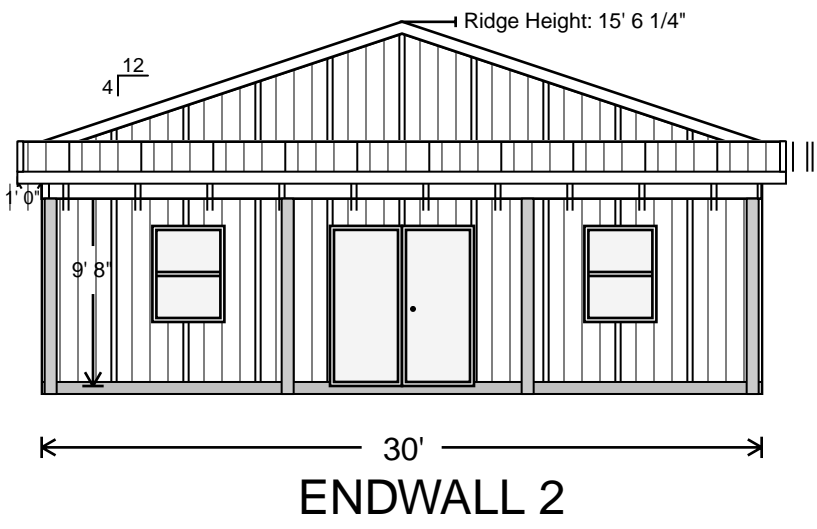
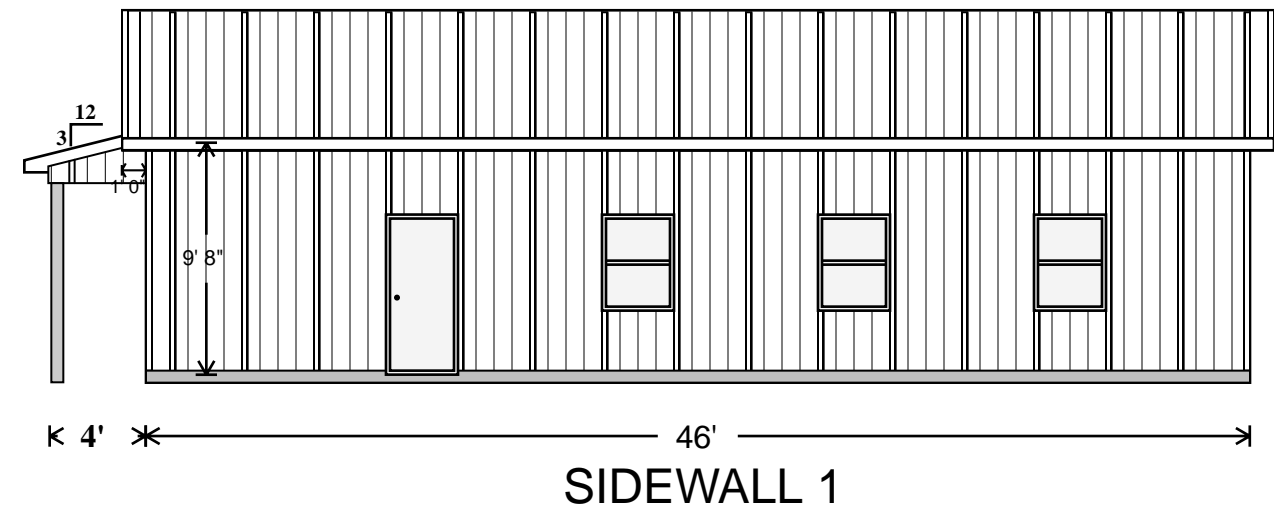
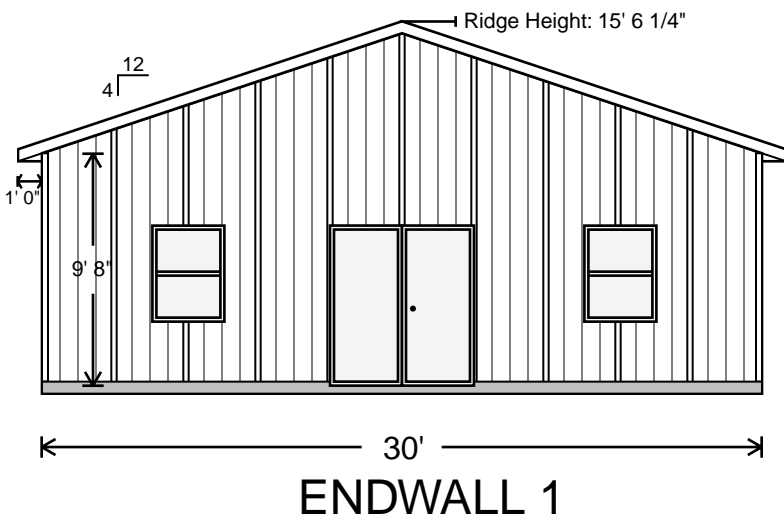
DATE: AUGUST 31, 2022

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

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

DATE	SCALE
AUGUST '22	1" = 20'
JOB No. 2019112	DRAWN BY WJM
FOLDER Ref 28-2019112	DESIGNED BY KJS
SHEET No. - C-3	
CADD FILE - 19112C03	



Eastern Shore Pole Buildings

8471 Willow Grove Rd Wyoming DE 19934

Phone (302) 632-0918

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Scale: 1/8" = 1'

Building Elevation

Dimensions:
 Width: 30'
 Length: 46'
 Wall Height: 10' 0"
 Ridge Height: 15' 6 1/4"





1 BIRD'S EYE VIEW - 1
SCALE:



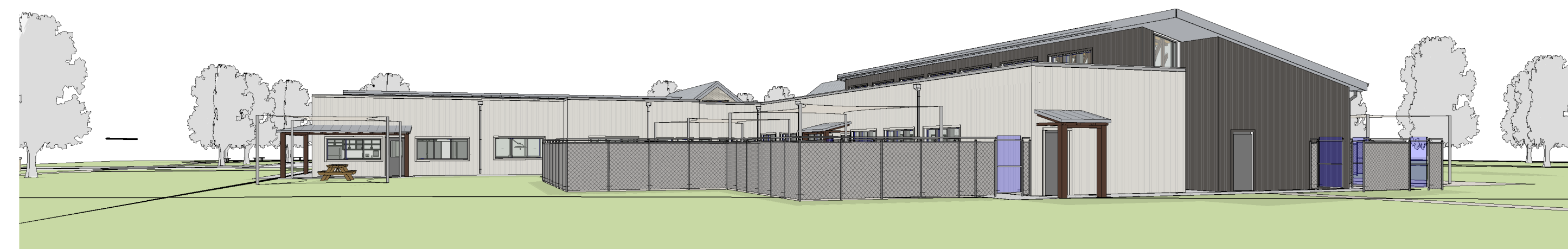
2 BIRD'S EYE VIEW - 2
SCALE:



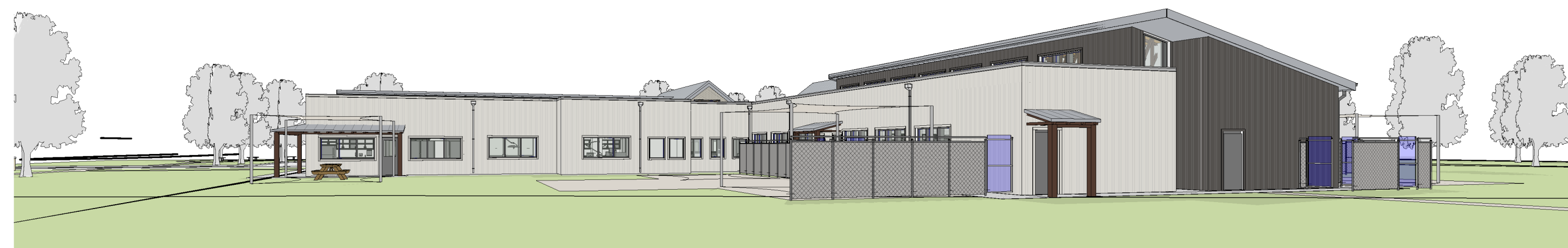
3 BUILDING ENTRY PERSPECTIVE
SCALE:



4 PERSPECTIVE FROM PARKING LOT
SCALE:



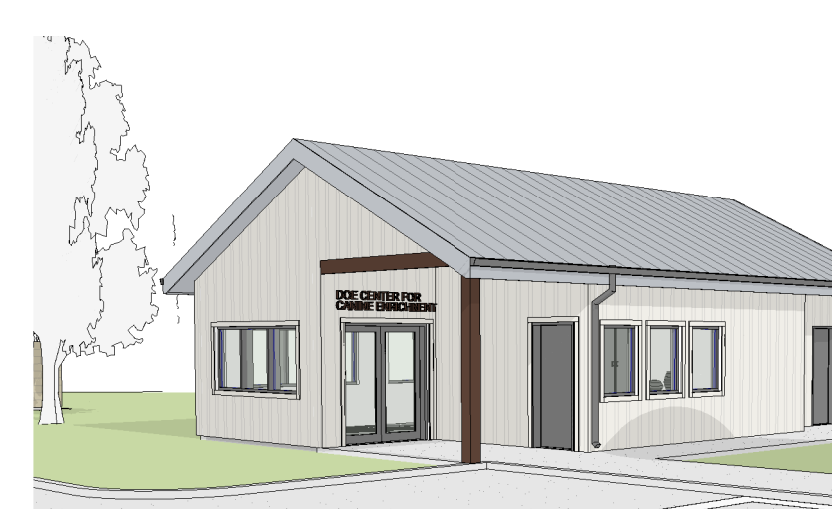
5 REAR BLDG PERSPECTIVE
SCALE:



6 REAR BLDG PERSPECTIVE - MINUS FENCING FOR CLARITY
SCALE:



7 DOG HOUSING PERSPECTIVE - MINUS FENCING FOR CLARITY
SCALE:



8 ENRICHMENT BLDG
SCALE:



9 PERSPECTIVE FROM ENTRY DRIVE
SCALE:

ANIMAL ARTS
architecture • animals • people
4520 BROADWAY, SUITE E
BOULDER CO, 80304
1.800.332.4413
FAX 303.444.1759

**THE ANIMAL CARE SHELTER
FOR KENT COUNTY**
THE ANIMAL CARE SHELTER FOR KENT COUNTY
25546 MARY MORRIS ROAD, CHESTERTOWN, MD

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REVISIONS

APPROVALS

SEAL

DRAWING TITLE
SITE 3D VIEWS

DATE: 03/25/2020

A-1.3

PROGRESS SET

GENERAL NOTES

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

KEYNOTES

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

WORK NOTES

SYMBOL	DESCRIPTION

ANIMAL ARTS
 architecture • animals • people
 4520 BROADWAY, SUITE E
 BOULDER CO, 80304
 1.800.332.4413
 FAX 303.444.1759

**THE ANIMAL CARE SHELTER
 FOR KENT COUNTY**
 THE ANIMAL CARE SHELTER FOR KENT COUNTY
 25546 MARY MORRIS ROAD, CHESTERTOWN, MD

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REVISIONS

APPROVALS

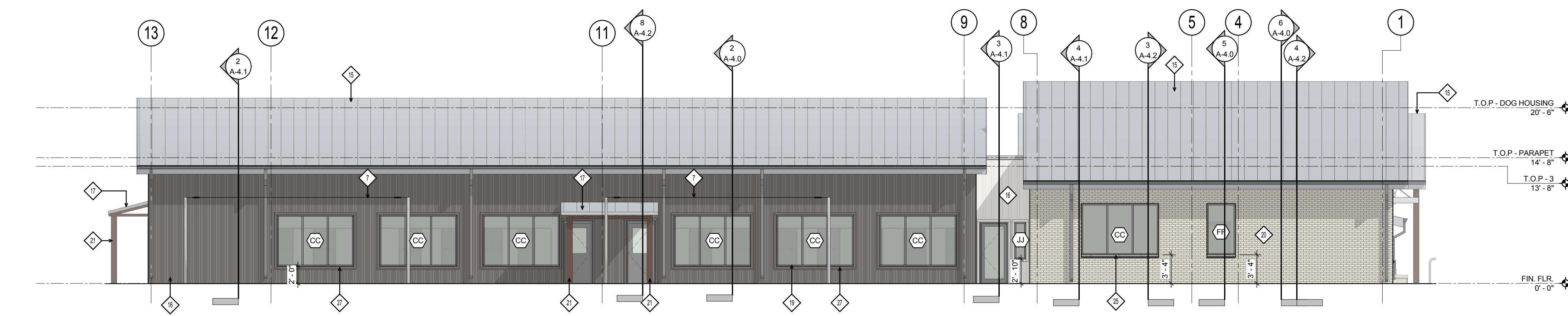
SEAL

DRAWING TITLE
EXTERIOR ELEVATIONS

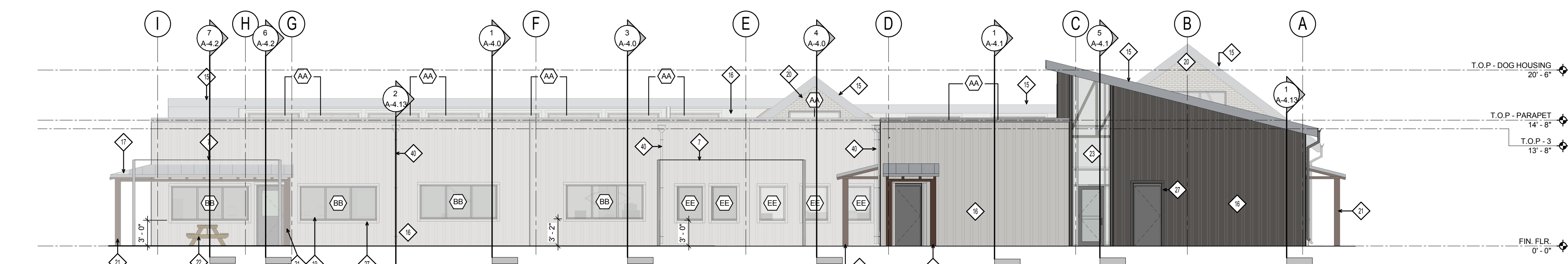
DATE: 03/25/2020

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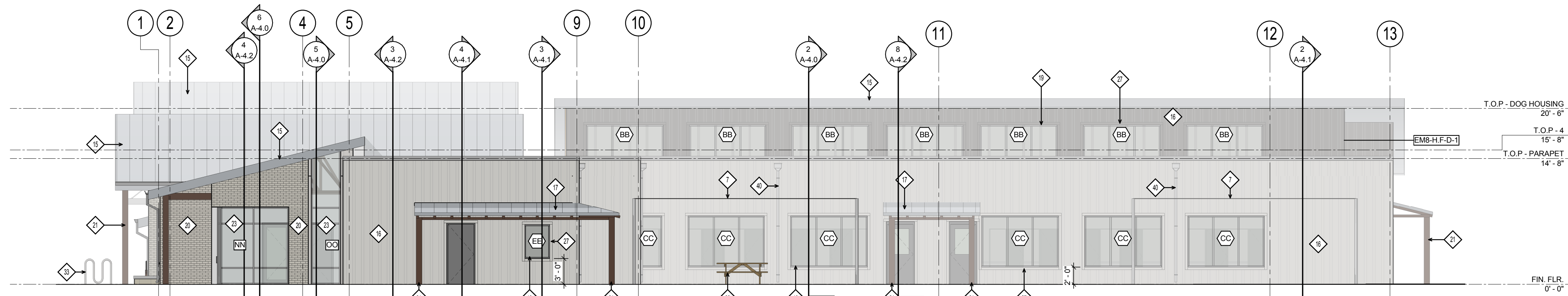
PROGRESS SET



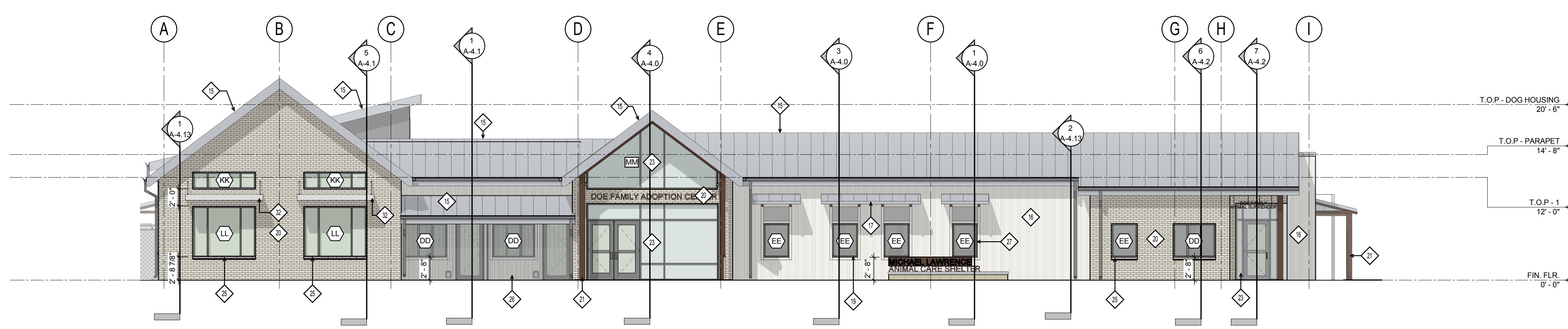
4 WEST ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



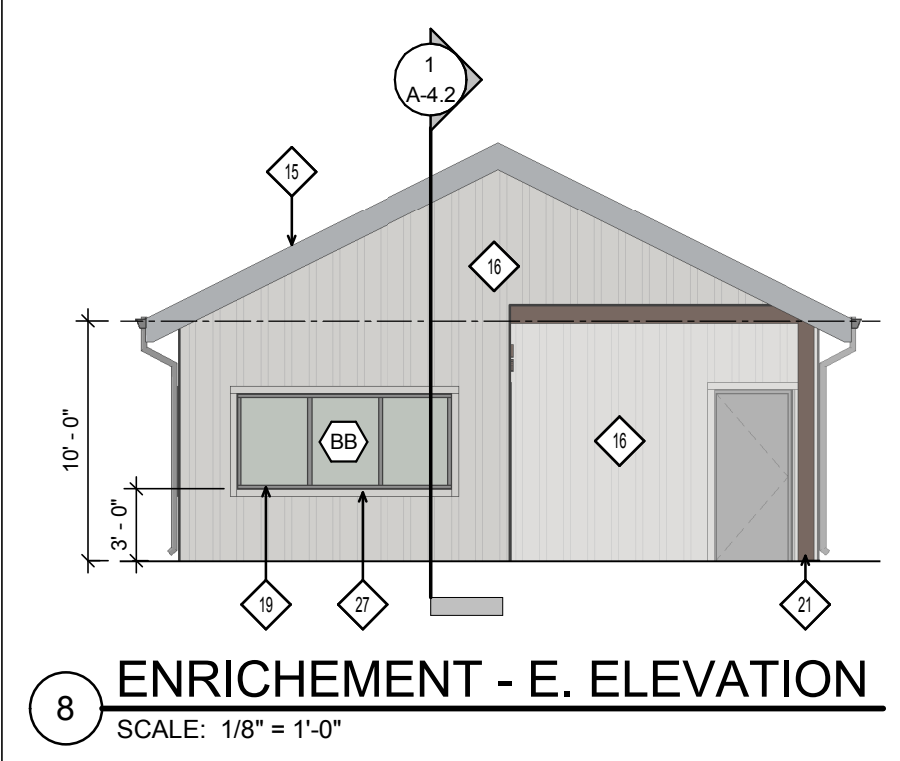
1 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

H:_Projects\19084 - Animal Care Shelter for Kent County\Central\19084_Animal Care Shelter Kent County.rvt

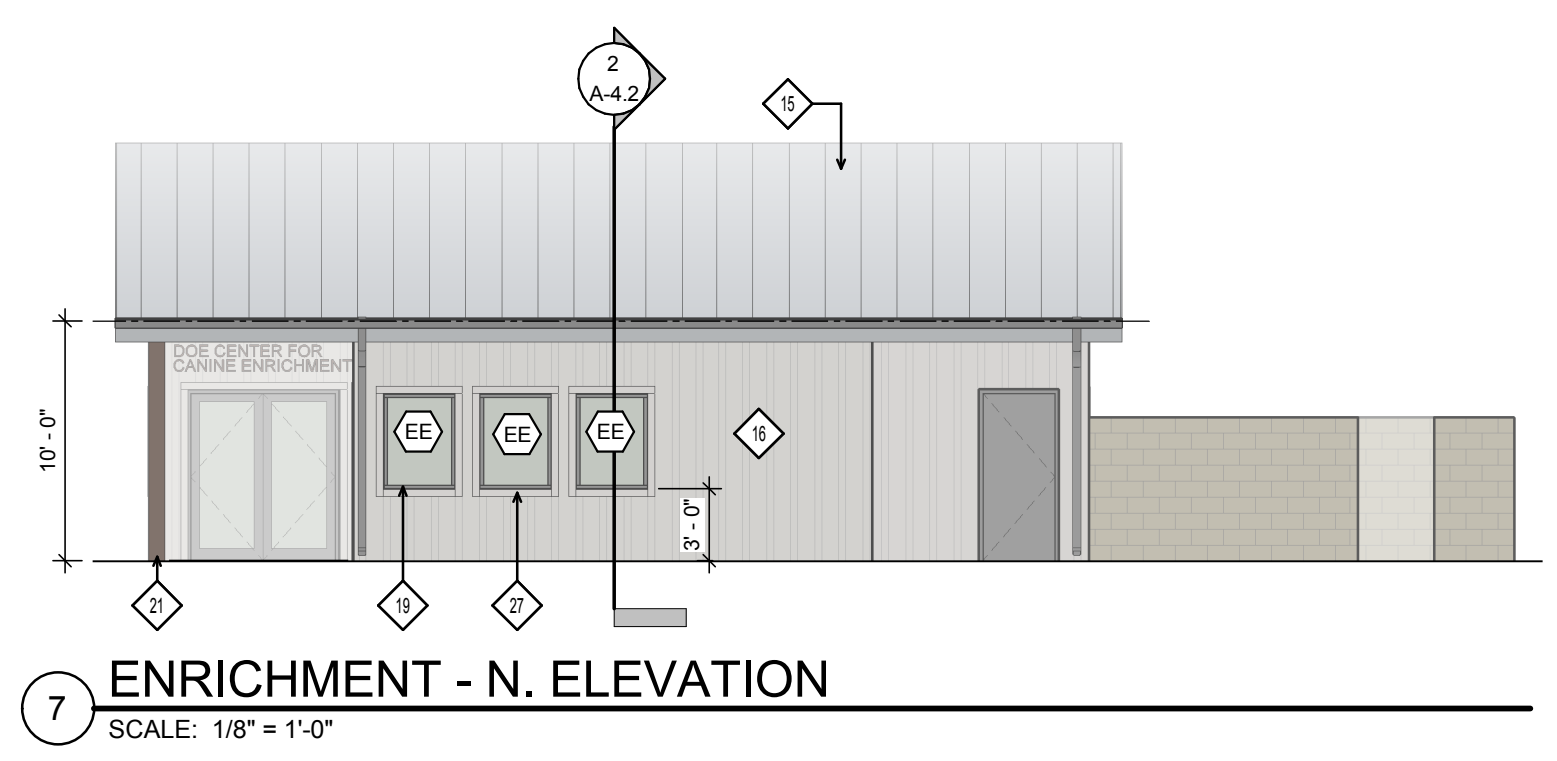
3/25/2020 2:51:48 PM

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

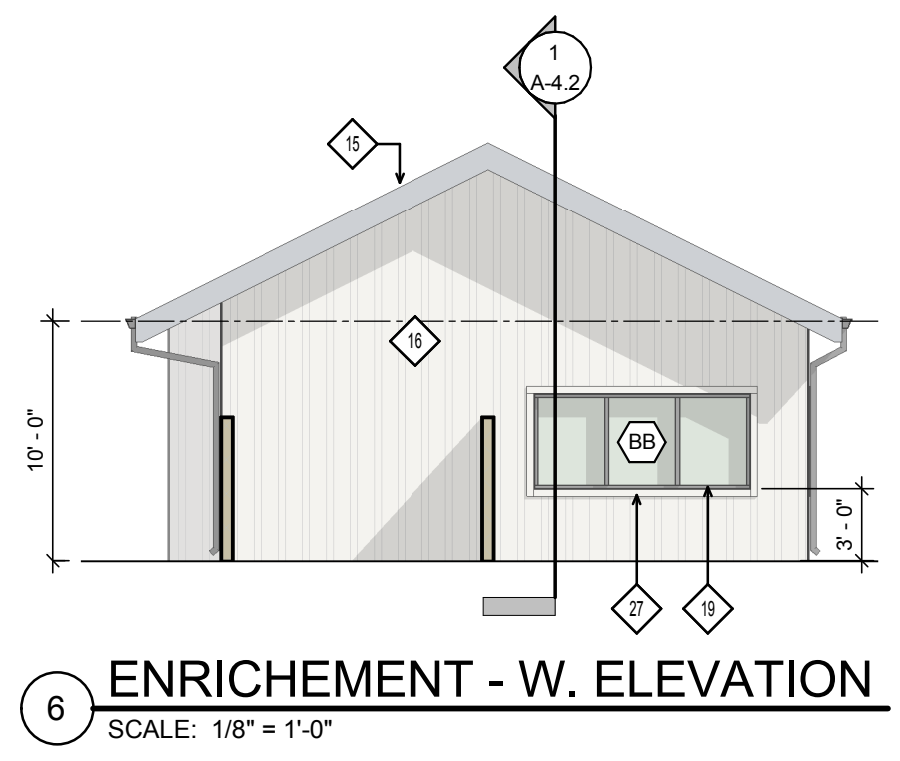
KEYNOTES	
SYMBOL	DESCRIPTION
15	STANDING SEAM METAL ROOF
16	FIBER CEMENT BOARD AND BATTEN SIDING
17	EXTERIOR CANOPY / AWNING
19	ALUMINUM FRAMED WINDOW - TYP.
21	HEAVY TIMBER FRAMING - DARK MAHOGANY STAIN
25	PAINTED WELDED WIRE CATIO SCREEN - SEE SPEC.
27	FIBER CEMENT TRIM BOARD - TYP.
28	PREFINISHED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



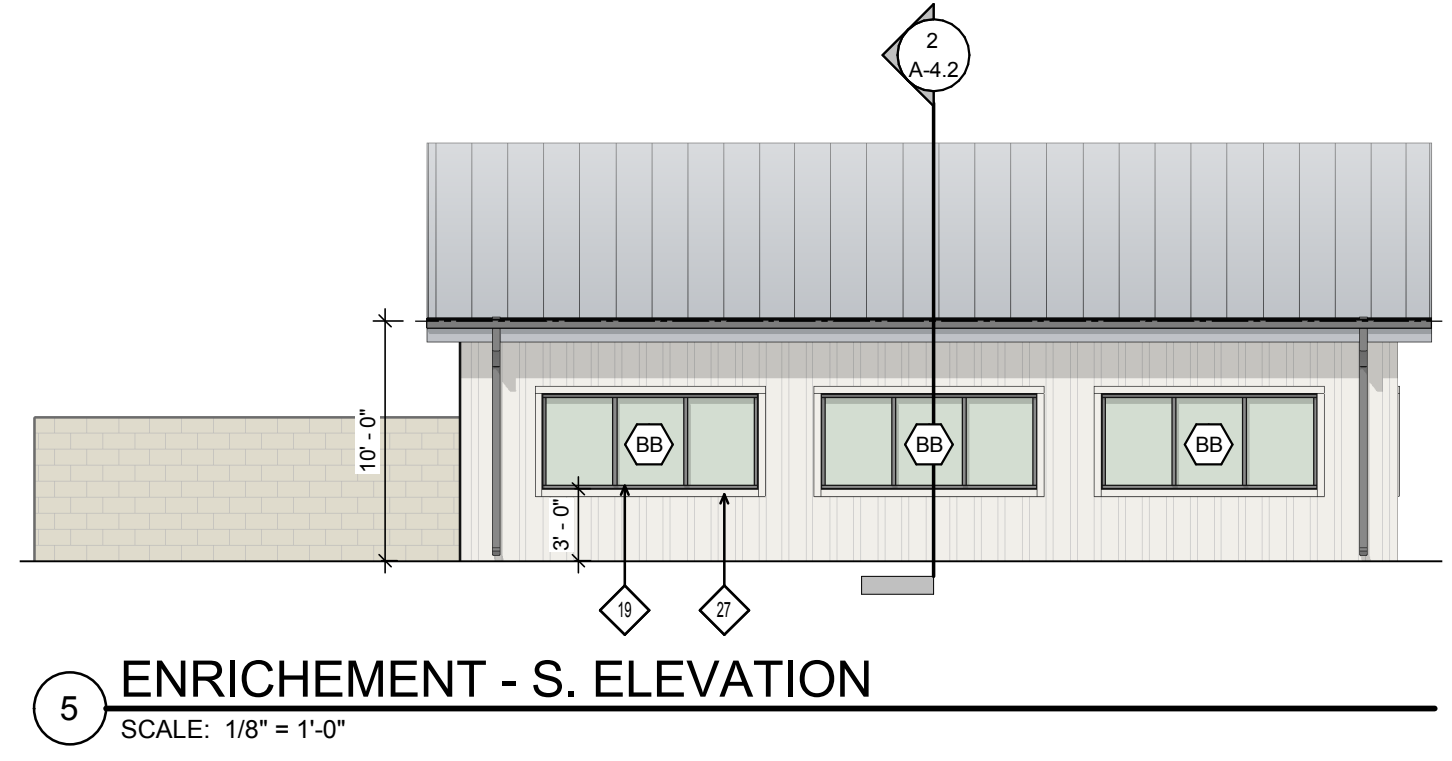
8 ENRICHMENT - E. ELEVATION
 SCALE: 1/8" = 1'-0"



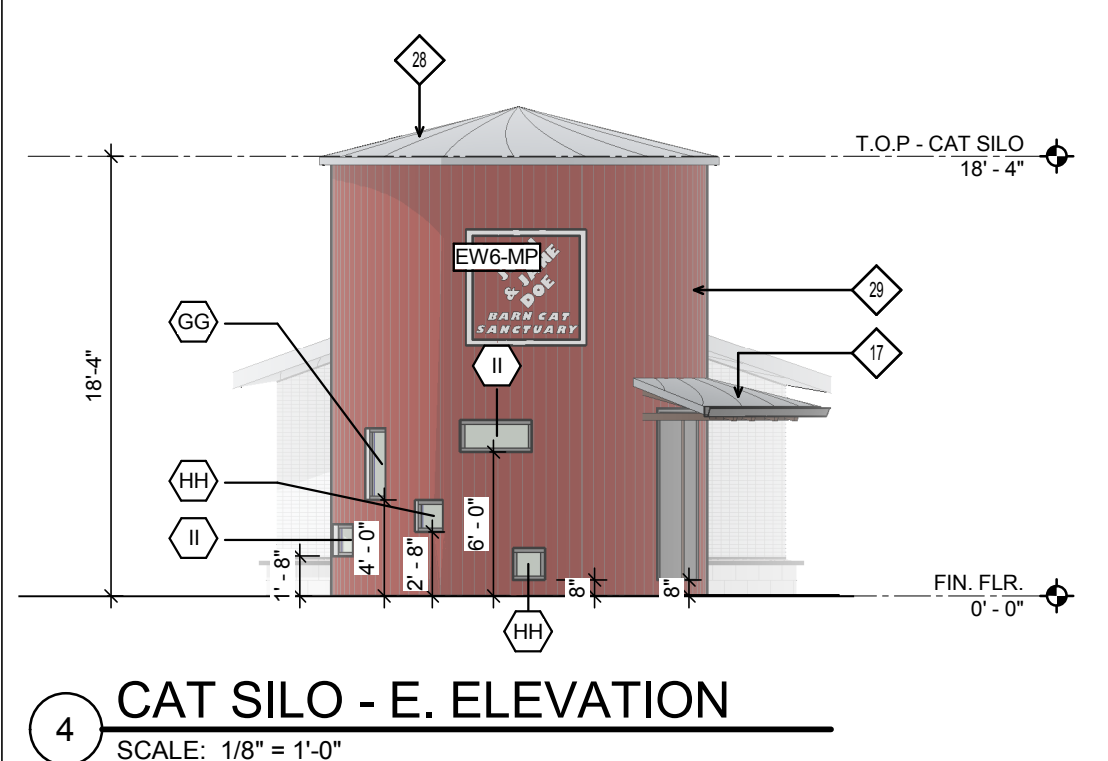
7 ENRICHMENT - N. ELEVATION
 SCALE: 1/8" = 1'-0"



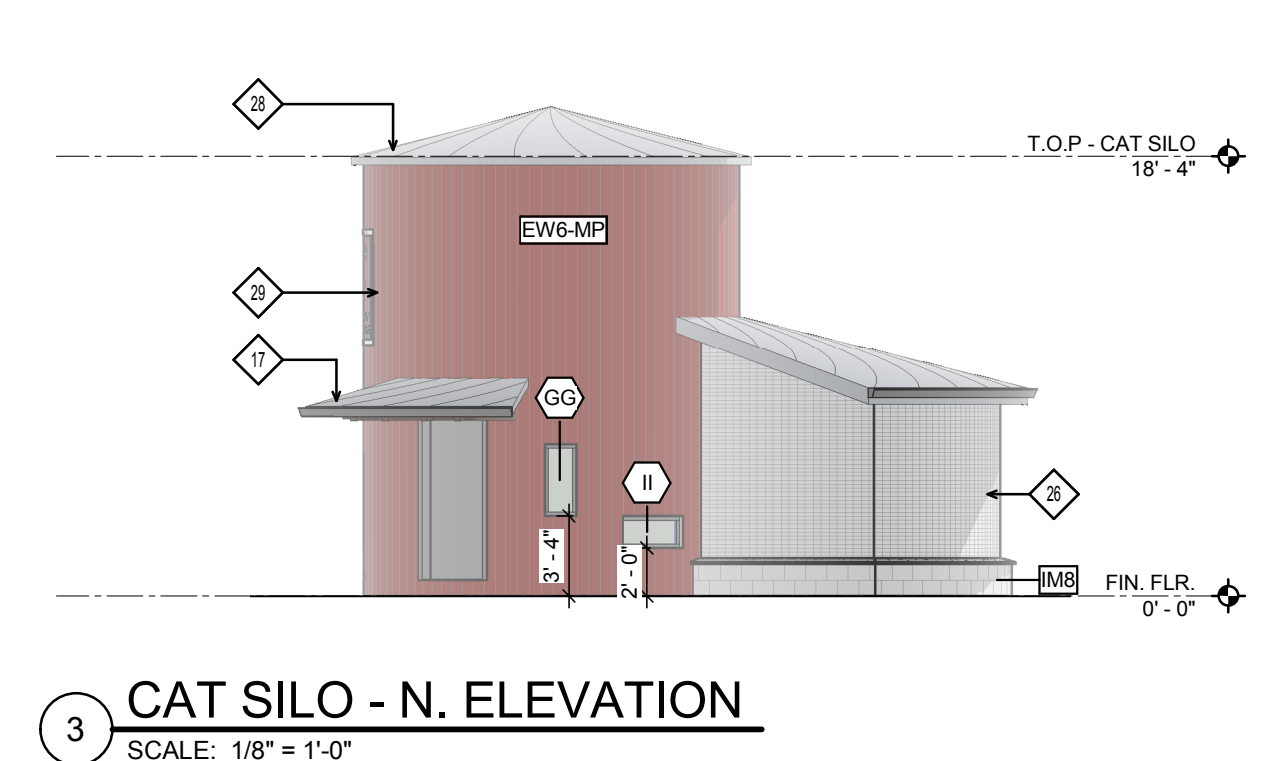
6 ENRICHMENT - W. ELEVATION
 SCALE: 1/8" = 1'-0"



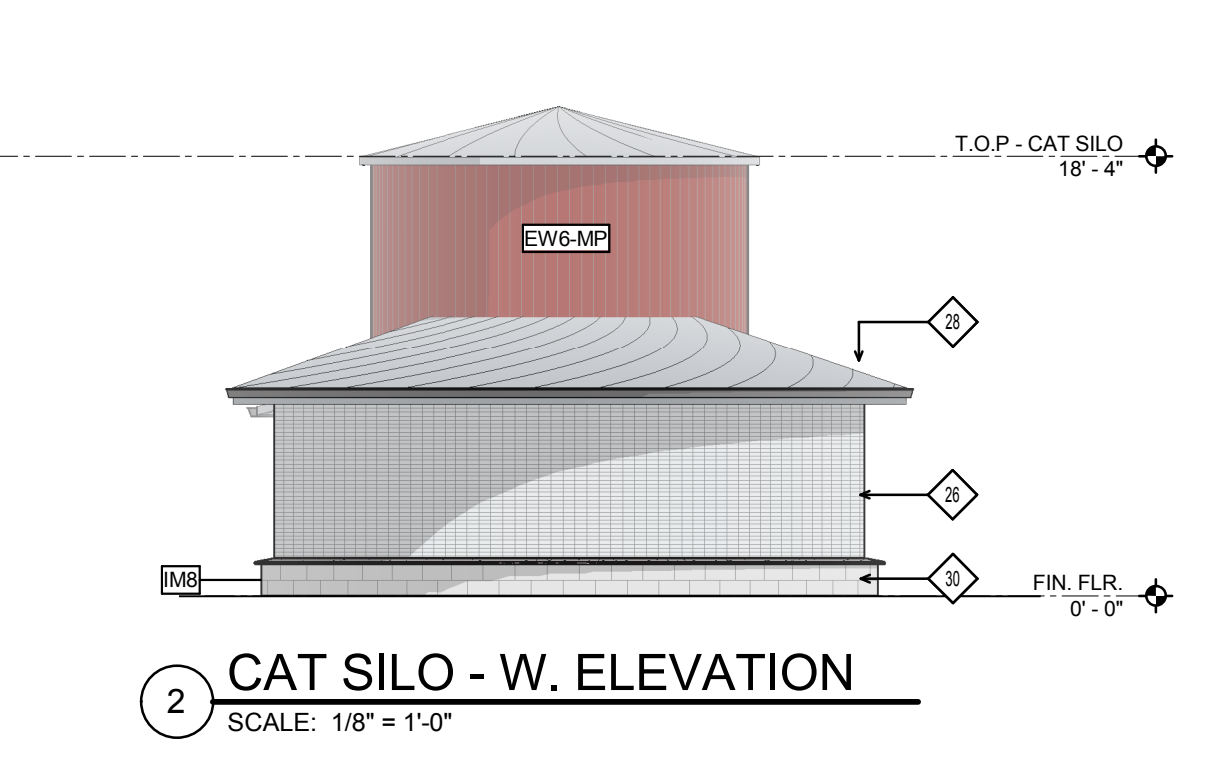
5 ENRICHMENT - S. ELEVATION
 SCALE: 1/8" = 1'-0"



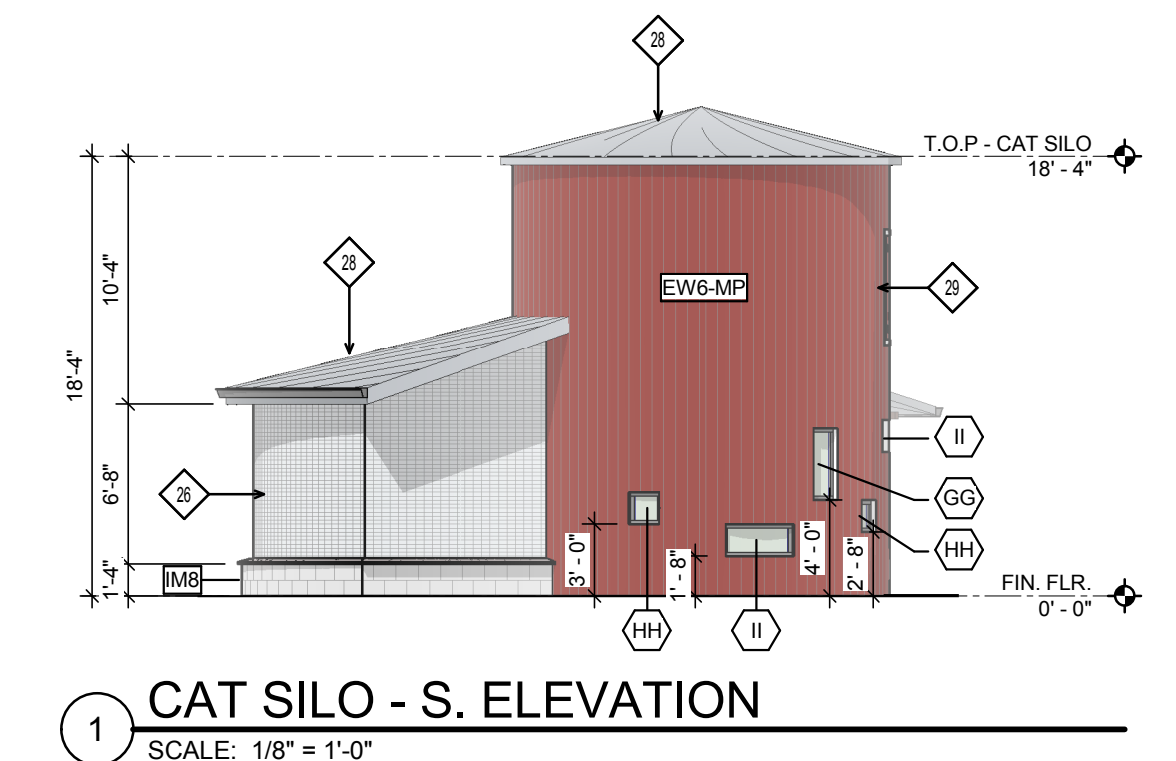
4 CAT SILO - E. ELEVATION
 SCALE: 1/8" = 1'-0"



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



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



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

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REVISIONS

APPROVALS

SEAL

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EXTERIOR ELEVATIONS

DATE: 03/25/2020

A-3.1

PROGRESS SET