



ADMINISTRATIVE HEARING
County Commissioners Hearing Room
400 High Street
Chestertown, Maryland

Members of the public are welcome to attend meetings in person or listen to the meeting via the audio-only phone number and conference identification number listed below.

1. Dial **1-872-239-8359**
2. Enter Conference ID: **184 197 144#**

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

AGENDA
December 1, 2022
10:00 AM

APPLICATIONS FOR REVIEW:

- 22-86 Travis Fletcher – Administrative Special Exception – Oversize Accessory Structure
13371 Golts Caldwell Road – First Election District – Agricultural Zoning District (AZD)

APPLICANT OR REPRESENTATIVE MUST BE PRESENT

Meetings are conducted in Open Session unless otherwise indicated. All or part of the Administrative Hearing may be held in closed session under the authority of the MD Open Meetings Law. Meetings are subject to audio and video recordings.

Applicants will be given the time necessary to assure full public participation and a fair and complete review of all projects. Items on this Agenda are subject to change due to cancellation of projects.

If you require communication assistance, please contact the Maryland Relay Service at www.mdrelay.org or 7-1-1 Voice/TDD.

To: William Mackey, Planning Director
From: Carla Gerber, Deputy Director
Date: November 28, 2022
Subject: #22-86 – Travis Fletcher
Administrative Special Exception – Accessory Storage Structure

Preliminary Staff Report

DESCRIPTION OF PROPOSAL

Travis Fletcher is requesting an administrative special exception in order to construct an accessory building with a median height of approximately 19 feet on a parcel less than 5 acres. The structure exceeds the 17-foot height limit, thereby requiring a special exception. The additional height is desired to allow for storage of farm equipment. The 4.07-acre property is located at 13371 Golts Caldwell Road in the First Election District and is zoned AZD.

RELEVANT ISSUES

- I. Permitted and Accessory Uses
 - A. *Applicable Law:* Article V, Section 1.3 of the Kent County *Land Use Ordinance* establishes principal uses and structures that may be permitted as special exceptions within the Rural Residential District.
 - B. *Staff and TAC Comments:* The applicant is proposing to construct a 30-foot x 40-foot accessory building with a median height of 19 feet and overall height of 22 feet. Accessory structures with a median height over 17 feet on a parcel less than 5 acres require an administrative special exception.
- II. Special Exception – General Standards
 - A. *Applicable Law:* Article VII, Section 2 of the Kent County *Land Use Ordinance* establishes the Special Exception standards and requires the Planning Director to make findings on the following where appropriate:
 1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
 2. Traffic Patterns;
 3. Nature of surrounding area;
 4. Proximity of dwellings, houses of worship, schools, public structures, and other places of public gathering;
 5. The impact of the development or project on community facilities and services;
 6. Preservation of cultural and historic landmarks, significant natural features and trees;
 7. Probable effect of noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties;
 8. The purpose and intent of this Ordinance as set forth in Article II;
 9. Design, environmental, and other standards of this Ordinance as set forth in Article V;
 10. The most appropriate use of land and structure;
 11. Conservation of property values;
 12. The proposed development’s impact on water quality;
 13. Impact on fish, wildlife and plant habitat;

14. Consistency with the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan;
15. Consistency with the Critical Area Program; and
16. Compatibility with existing and planned land use as described in the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan.

B. *Staff and TAC Comments:*

- The proposed accessory building will be located in the rear yard. It will be 150 feet from the front property line and 150 feet from the closest side property line.
- There is a 1½ story dwelling already on the property that was built in 2021.
- The proposed building will be replacing a smaller existing accessory building.
- The parcel is surrounded on three sides by forest.
- The surrounding area is characterized by single family dwellings on similarly sized lots. The closest dwelling is over 500 feet away.
- Other homes in the neighborhood have large accessory buildings.
- The Comprehensive Plan does not address this matter.
- The proposal is consistent with the intent of the Ordinance.
- Property values should not be negatively impacted by the proposed structure as it is keeping with the common use of a residential property.
- No mapped sensitive species or nontidal wetlands are within the area to be developed.

STAFF RECOMMENDATION

Staff recommends approval of a special exception to construct an accessory building with median height of 19 feet. Recommended conditions include:

1. Obtaining a demolition permit for the existing building which will be replaced.
2. That the special exception hereby granted would lapse after one year if no substantial construction in accordance with the plans herein presented were to occur.

ADMINISTRATIVE HEARING APPLICATION

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)

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

Travis Fletcher (302-632-2629)

13371 Golts Caldwell Rd, Galena, Md 21635

Email: secretary.dreamstructuresllc@gmail.com

For Office Use Only:

Case Number: _____
Date Filed: _____
Filed by: _____
Applicant: _____
Date of Hearing: _____
Parties Notified: _____
Notice in Paper: _____
Property Posted: _____

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

TO THE DEPARTMENT OF PLANNING, HOUSING AND ZONING: In accordance with Article _____ Section _____ of the Kent County Land Use Ordinance, as amended, request is hereby made for an

Administrative Hearing for:

_____ Variance Special Exception _____ Determination of Nonconforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) 13371 Golts Caldwell Rd, Galena, MD 21635

In the 1st Election District of Kent County.

Size of lot or parcel of Land: 4.5 ac

Map: 17 Parcel: 42 Lot #: _____ Deed Ref: _____

List buildings already on property: _____

Subdivision name and address, if applicable: 13371 Golts Caldwell Rd, Galena, Md 21635

PRESENT ZONING OF PROPERTY: Residential

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires the Appeal Hearing.) Would like to make the building taller than 17' to adequately store farm equipment in building. The footprint of the building is not larger than Kent Co. code for accessory structures.

Present owner of property: Travis Fletcher Telephone: 302-632-2629

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

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

If so, please give Application Number and Date: _____

PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.
List all property measurements and dimensions of any buildings already on the property.

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

NAMES OF ADJOINING PROPERTY OWNERS: _____ i will attach property sketch

Owner(s) on the North: _____

Owner(s) on the South: _____

Owner(s) to the East: _____

Owner(s) to the West: _____

Homeowners Association, name and address, if applicable: _____

BY SIGNING THIS APPLICATION, I GRANT THE DEPARTMENT OF PLANNING, HOUSING AND ZONING THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION.



10/20/22

Signature of Owner/Applicant/Agent or Attorney

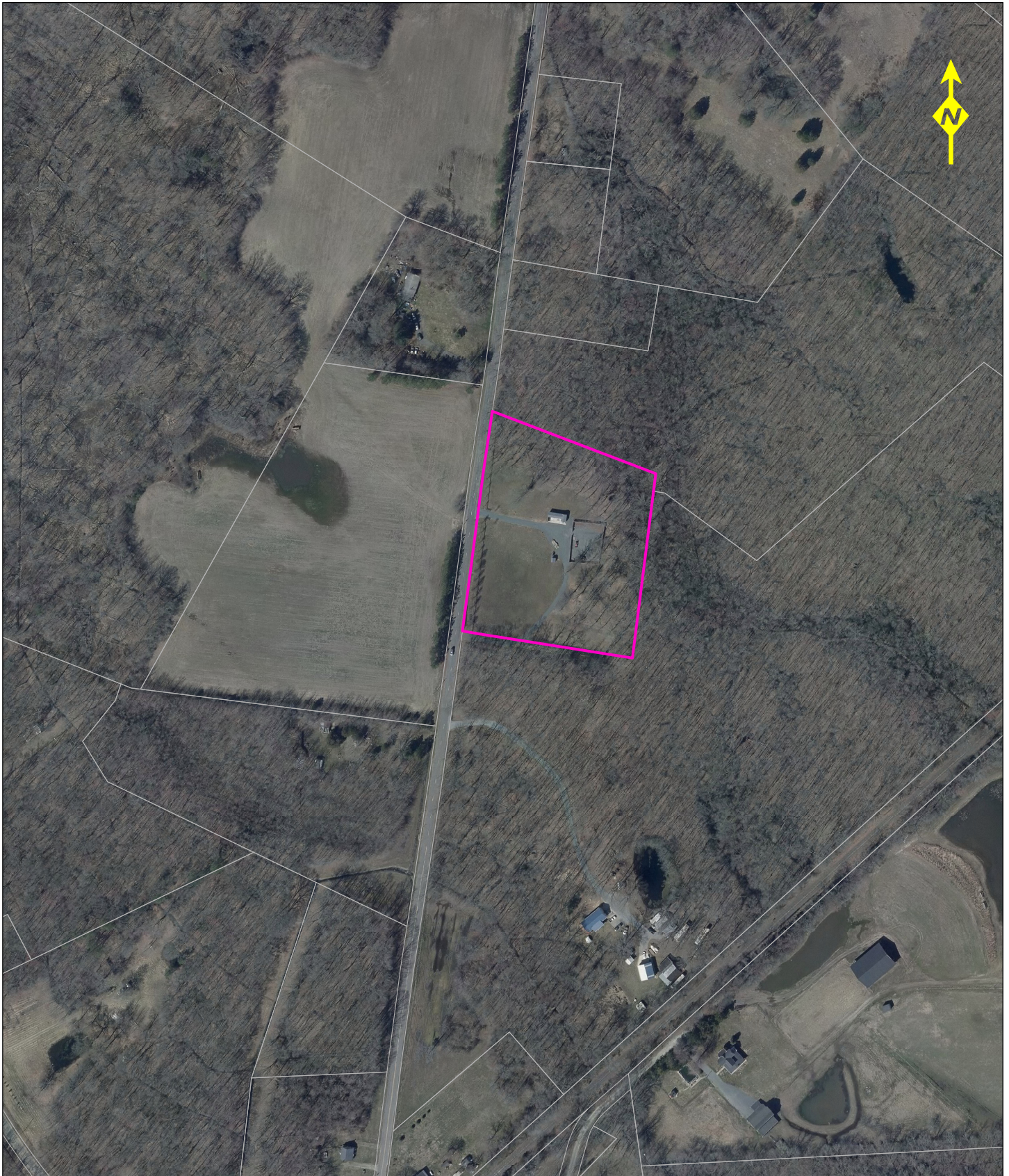
Date

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by **\$200.00** filing fee made payable to the County Commissioners of Kent County. If you have any questions, contact the Kent County Department of Planning, Housing and Zoning.

NOTICE: The Department of Planning, Housing and Zoning is not required to make out this application. Application should be filled in by Applicant or its agent. If the Planning Department assists you, they 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.

Travis Fletcher, 13371 Golts Caldwell Road
22-86 - Administrative Special Exception - Accessory Storage Structure



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

1 inch = 300 feet

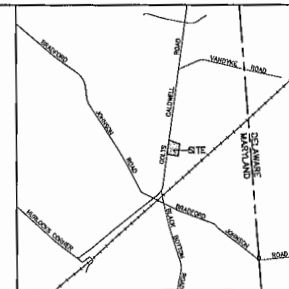


MICHAEL J. & KRISTEN D. SADLER
LANDS N/W OF
M.L.M. 21/254
ZONED - A/D

LANDS N/W OF
CLARENCE MICHAEL HURD
M.L.M. 21/254
ZONED - A/D

OWNER:
JERRY L. & LINDA L. GEARHART
2626 HAZELTITVLE ROAD
DOVER, DELAWARE 19904

ENGINEER:
DHS & ASSOCIATES, LLC
c/o KEVIN J. SHEARON P.E. LEED
P.O. BOX 80
CENTREVILLE, MARYLAND 21017
PHONE No. 1-443-282-9130

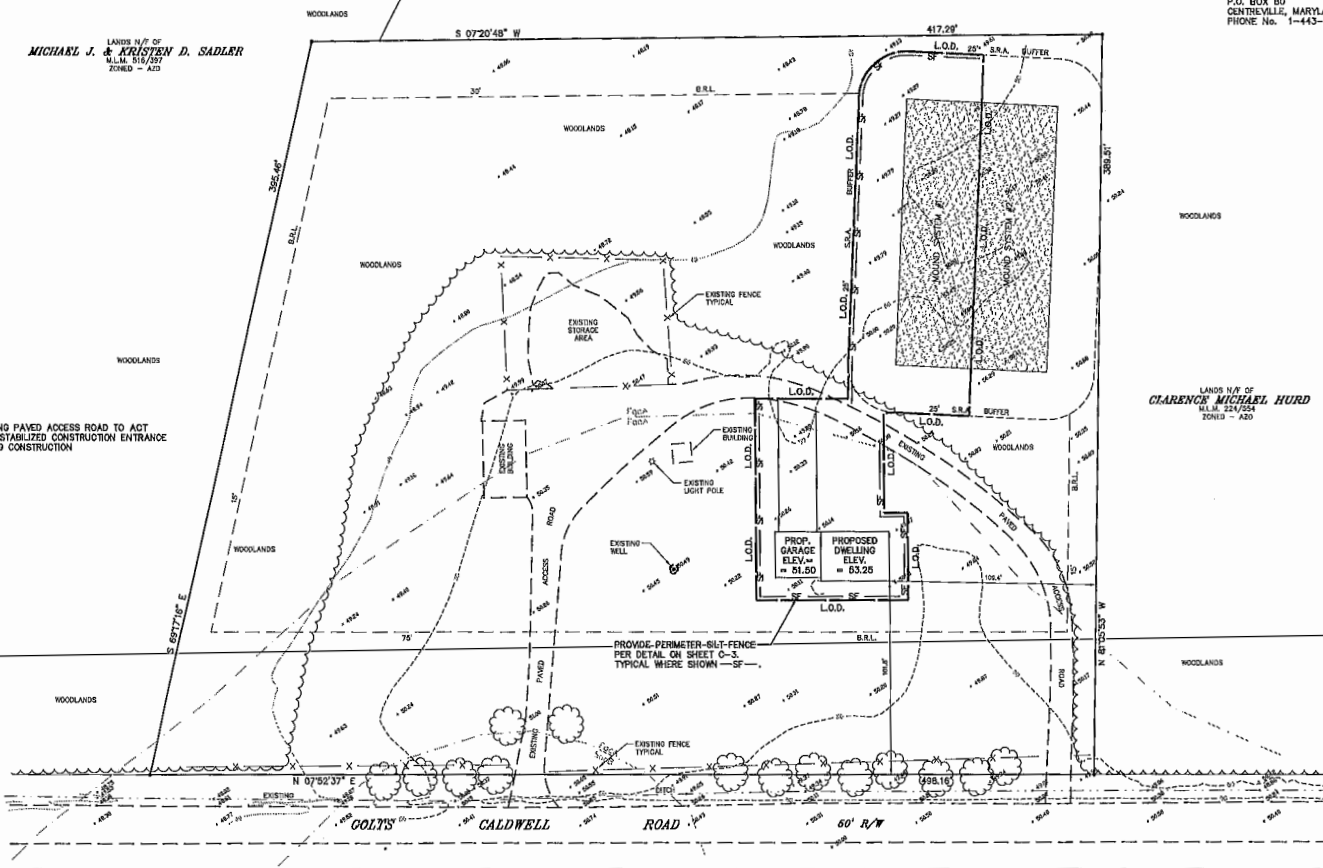


VICINITY MAP
SCALE 1" = 2000'

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 responsibility 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
Vista Utility - 1-800-441-8305
DHS & Associates, LLC - 1-443-282-9130
Kent Co. Sediment & Erosion Control Inspector - 1-410-778-7437
- All construction shall be marked for traffic and pedestrian safety.
- The Contractor shall provide all equipment, labor, and materials for any miscellaneous or tent 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 stabilizes (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 accordance 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 flush grade.
- Whenever sewer or water mains or services run parallel to each other, a minimum horizontal separation of 10' shall be provided.
- Minimum cover over the sewer main shall be 42".
- All concrete used for utility work shall be in accordance with MD SIA Standards and Specifications for Mix No. 2.
- All paving materials and methods shall be in accordance with the latest MD SIA Standards and Specifications and shall be supplied by a State Certified plant.
- Trenches shall not remain open overnight. If it is necessary for trenches to remain open, steel plates capable of bearing traffic shall be used to completely cover the trench openings.
- Erosion and Sediment Control will be strictly enforced by the Kent County Sediment and Erosion Control Inspector.

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



SITE STATISTICS

SITE AREA	= 177,279 sq. ft. ± (4,070 ac. ±)
LOT COVERAGE (EXISTING) (7.0%)	= 14,013 sq. ft. ± (0.322 ac. ±)
LOT COVERAGE (PROPOSED) (1.0%)	= 2,842 sq. ft. ± (0.065 ac. ±)
DWELLING	= 936 sq. ft. ±
GARAGE	= 578 sq. ft. ±
DRIVEWAY	= 1,330 sq. ft. ±
LOT COVERAGE (TOTAL) (8.0%)	= 16,855 sq. ft. ± (0.387 ac. ±)

NOTES:

- THE SITE IS NOT LOCATED IN THE FLOODPLAIN AS TAKEN FROM F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 2402802250, DATED JUNE 9, 2014.
- SOILS ON SITE CONSIST OF "FcaA & FcaB" FALLSNOTON SANDY LOAM (HYDRO SOIL, HYDROLOGIC SOIL GROUP "U/D") AND "ScCB" SASSAPARA SANDY LOAM (OH-HYDRO SOIL, HYDROLOGIC SOIL GROUP "B")

L.O.D. - DENOTES LIMITS OF DISTURBANCE
TOTAL AREA = 18,800 sq. ft. ±

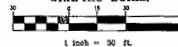
NOTE:
FOLLOWING INITIAL DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN 3 CALENDAR DAYS ON ALL PERIMETER CONTROLS AND SLOPES GREATER THAN 3:1 AND 7 DAYS ON ALL OTHER DISTURBED AREAS ON THE SITE.

NOTE:
SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

LEGEND

- DEED POINT
- EDGE EXISTING OF TREES
- EXISTING TREE
- SOILS LINE AND TYPE
- EXISTING UTILITY POLE WITH OVERHEAD UTILITY LINE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- EXISTING CONTOUR
- EXISTING WELL
- PERIMETER SILT FENCE
- LIMITS OF DISTURBANCE

GRAPHIC SCALE



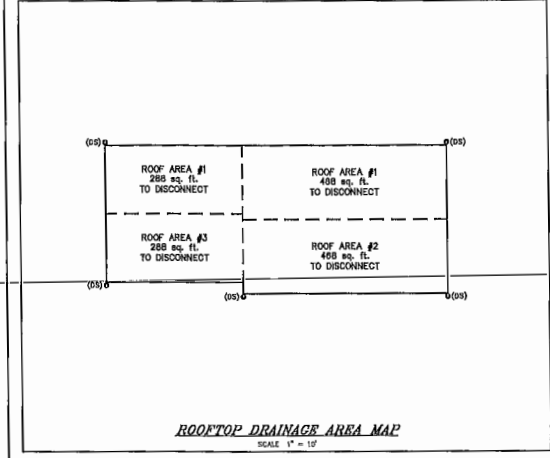
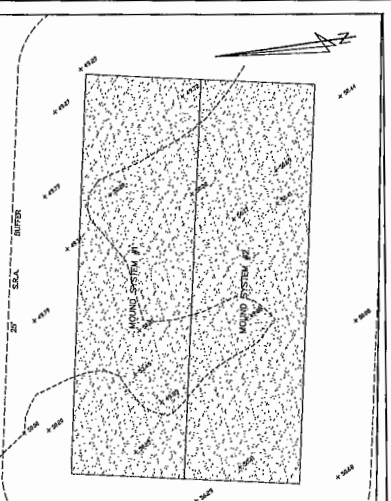
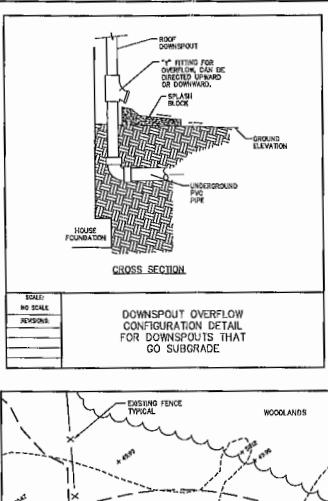
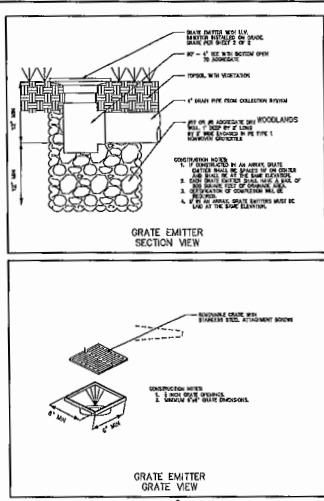
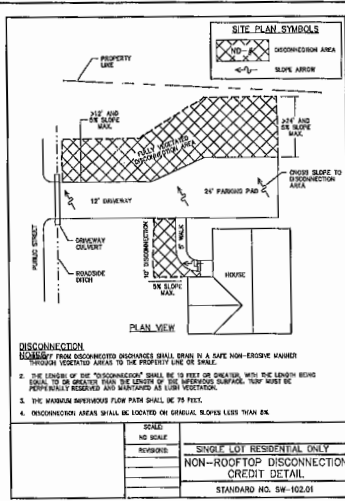
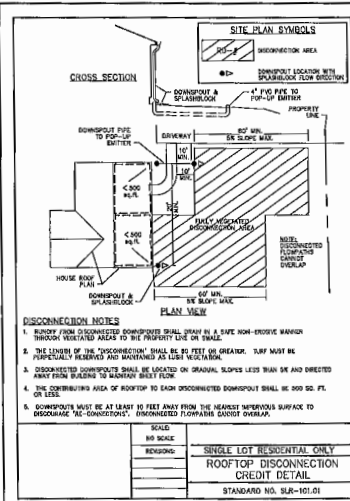
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, ARCHITECTURE, ENVIRONMENTAL, AND SURVEYING
P.O. BOX 11443-282-9130
DOVER, DE 19904

DATE	BY	REVISION

OVERALL SITEWATER PLAN
ON THE LANDS OF
JERRY L. & LINDA L. GEARHART
NEAR THE VILLAGE OF COLTYS
TAX MAP - 17, GRID - 18, PARCELS - 42
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND
PREPARED FOR: JERRY L. & LINDA L. GEARHART

DATE	BY	REVISION

SHEET No. - C-1
JOB FILE - 2107-C1



STORMWATER MANAGEMENT COMPUTATIONS

DRAINAGE AREA = 0.454 acres
 IMPERVIOUS AREA = 0.005 acres
 % IMPERVIOUS = 14.3%
 Rv = 0.18

WITH 'C' SOILS, P₀ = 1.0 inch

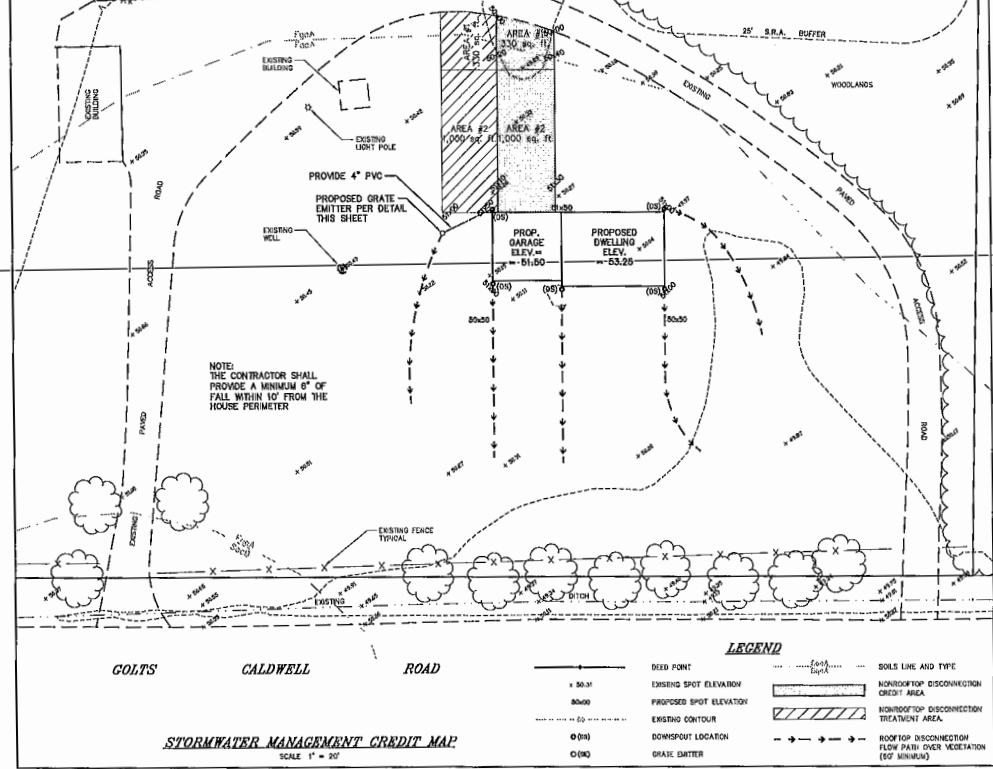
Table A.6. TSD Rating Factors for Rooftop Disconnection

Water	Disconnection Flow Path Length (ft)			
	15	30	45	60
Flow	0.3	0.4	0.5	0.6
Runoff	12	24	36	48
Volume (cu ft)	0.3	0.4	0.5	0.6

Table A.7. TSD Rating Factors for Non-Rooftop Disconnection

Impervious	Grade of Disconnection Length to Controlling Length			
	0.2:1	0.4:1	0.6:1	0.8:1
Flow	0.3	0.4	0.5	0.6
Runoff	12	24	36	48
Volume (cu ft)	0.3	0.4	0.5	0.6

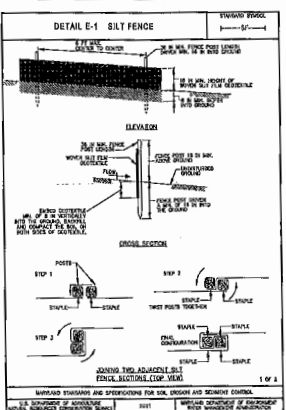
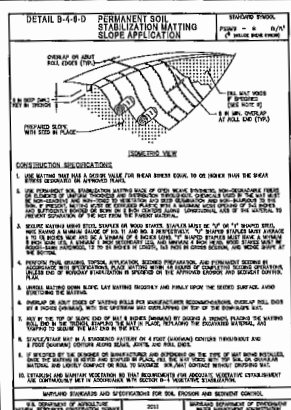
ALL PROPOSED IMPERVIOUS SURFACES ARE TREATED USING ROOFTOP OR NONROOFTOP DISCONNECTION PER THE CHARTS ABOVE. THEREFORE, ESDV HAS BEEN MET. RECHARGE VOLUME HAS ALSO BEEN MET IN ACCORDANCE WITH THE STORMWATER MANUAL.



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENVIRONMENTAL SERVICES & SURVEYING
 14400 WOODBURN ROAD, SUITE 200
 WOODBURN, MD 21786
 TEL: 410-326-3432
 FAX: 410-326-3433
 WWW.DMSA-LLC.COM

JERRY L. & LINDA L. GARRETT
 ON THE LARNS OF
 NEAR THE VILLAGE OF GOATS
 TAX MAP - 17, 08D - 1B, PARCEL - 42
 FIRST ELECTION DISTRICT, WEST COUNTY, MARYLAND
 PREPARED FOR: JERRY L. & LINDA L. GARRETT

DATE: 11-15-2017
 DRAWN BY: JLS
 CHECKED BY: JLS
 SCALE: AS SHOWN
 SHEET NO.: C-2
 CADD FILE: 2107-C2



DETAIL E-1 SILT FENCE

CONSTRUCTION SPECIFICATIONS:

- USE 24" HIGH WALL WITH 12" WIDE BASE. WALL SHALL BE CONSTRUCTED OF 2" X 4" LUMBER OR EQUIVALENT. WALL SHALL BE SET ON A 6" X 6" POST OR EQUIVALENT.
- USE 24" HIGH WALL WITH 12" WIDE BASE. WALL SHALL BE CONSTRUCTED OF 2" X 4" LUMBER OR EQUIVALENT. WALL SHALL BE SET ON A 6" X 6" POST OR EQUIVALENT.
- INSTALL MATTING OVER TOP OF WALL. MATTING SHALL BE 12" WIDE AND 12" HIGH. MATTING SHALL BE SET ON A 6" X 6" POST OR EQUIVALENT.
- INSTALL MATTING OVER TOP OF WALL. MATTING SHALL BE 12" WIDE AND 12" HIGH. MATTING SHALL BE SET ON A 6" X 6" POST OR EQUIVALENT.

MAINTENANCE AND OPERATIONS FOR SILT FENCE AND SEDIMENT CONTROL:

1. MAINTAIN SILT FENCE AND SEDIMENT CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES.

2. REMOVE DEBRIS AND SEDIMENT FROM SILT FENCE AND SEDIMENT CONTROL DEVICES AS NECESSARY.

3. MAINTAIN SILT FENCE AND SEDIMENT CONTROL DEVICES IN GOOD WORKING ORDER AT ALL TIMES.

GENERAL NOTES

- Notification of Kent County (410-776-7437) 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 area served has established vegetative cover, or with the permission of the Kent County Sediment Control Inspector.
- When purging 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 as 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 mesh anchoring. Mulch material shall be unweathered, unchopped small grain straw applied at the rate of 14 to 2 tons per acre. Mulch anchoring is to be accomplished by approved methods, use of a much 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 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 by gravel-tracking-of-mud-on-to-public-ways.
- Site Information:

Total Area of Site	4.070 Acres
Area Disturbed	0.455 Acres
Area to be Reroofed or Paved	0.076 Acres
Total Cut	50 cu yd

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 minimum 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 specifications: 436 lbs. per acre of 10-20-20, 4,000 lbs. per acre of ground limestone, to be incorporated into the soil by disk or other suitable means. Annual ryegrass shall be applied at a rate of 50 lbs. per acre using suitable equipment. Mulching shall be accomplished immediately after seeding.

Seed Mixtures (Per Hectare Zone 7a) (From Table 5-1)

No.	Species	App. Rate (lb./Ac.)	Seeding Date	Seeding Depth	Fertilizer (10-20-20)	Line Area
	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"		
	BANLEY OATS	90 lbs.	2/15-4/30, 8/15-11/30	1"	428 lb/yd	8 lb/yd/1000 ft
	WHEAT	72 lbs.	2/15-4/30, 8/15-11/30	1"	1000 lb	1000 ft
	GENERAL RYE	112 lbs.	2/15-4/30, 8/15-11/30	1"		
	FOXTAIL MILLET	30 lbs.	2/1-8/14	1/2"		
	TRIAL MILLET	20 lbs.	2/1-8/14	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 mesh 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.
- 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 specifications: 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 disk or other suitable means. Mulching shall be accomplished as discussed in item #6 of these specifications.

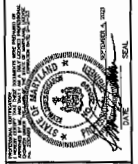
Seed Mixtures (Per Hectare Zone 7a) (From Table 5-2)

No.	Species	App. Rate (lb./Ac.)	Seeding Date	Seeding Depth	Fertilizer Rate (10-20-20)	Line Area
7	CROWN VETCH WHITETOP BLADDERGRASS	50 lbs. 15 lbs. 15 lbs.	3/1-5/15 8/15-10/15 8/15-10/15	1/4" 1/2" 1/2"	N P200 K22	
8	TALL FESCUE	100 lbs.	3/1-5/15 8/15-10/15	1/4" 1/2"	45 lb/yd 15 lb/yd/1000 ft	2 lb/yd/1000 ft 15 lb/yd/1000 ft
9	TALL FESCUE SUDAN GRASS PERENNIAL Ryegrass	85 lbs. 15 lbs. 20 lbs.	3/1-5/15 8/15-10/15	1/4" 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.

PHASE OF CONSTRUCTION

- CONTACT THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT 410-776-7437 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
- CLEAR AND GRUB ONLY AS NECESSARY AND REMOVE DEBRIS OFFSITE TO AN APPROVED LOCATION.
- INSTALL PERIMETER SILT FENCE AT LOCATIONS SHOWN.
- INSTALL DRIVEWAY BASE FOR SITE ACCESS.
- BEGIN HOUSE CONSTRUCTION.
- GRADE SITE AND STABILIZE WITH TOPSOIL, SEED, AND MULCH.
- UPON APPROVAL FROM THE KENT COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS FOUND ON THIS SHEET.



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC

ENVIRONMENTAL SERVICES & SURVEYING

1000 W. MARKET STREET, SUITE 200, WASHINGTON, DC 20005

CONTACT: JERRY L. GEARHART
PHONE: 301-271-2200
FAX: 301-271-2200

JERRY L. & LINDA J. GEARHART

NEAR THE MILLAGE OF COLTS
TAX MAP - 17, GRID - 1B, PARCEL - 42

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

PREPARED FOR: JERRY L. & LINDA J. GEARHART

SCALE: 1" = 20'

DATE: 12/20/2018

DESIGNED BY: JLG

CHECKED BY: JLG

DATE: 12/20/2018

PROJECT: 2107-03

SHEET NO.: 0-3

CADD FILE: 2107-03

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.

DEVELOPER'S DECLARATION

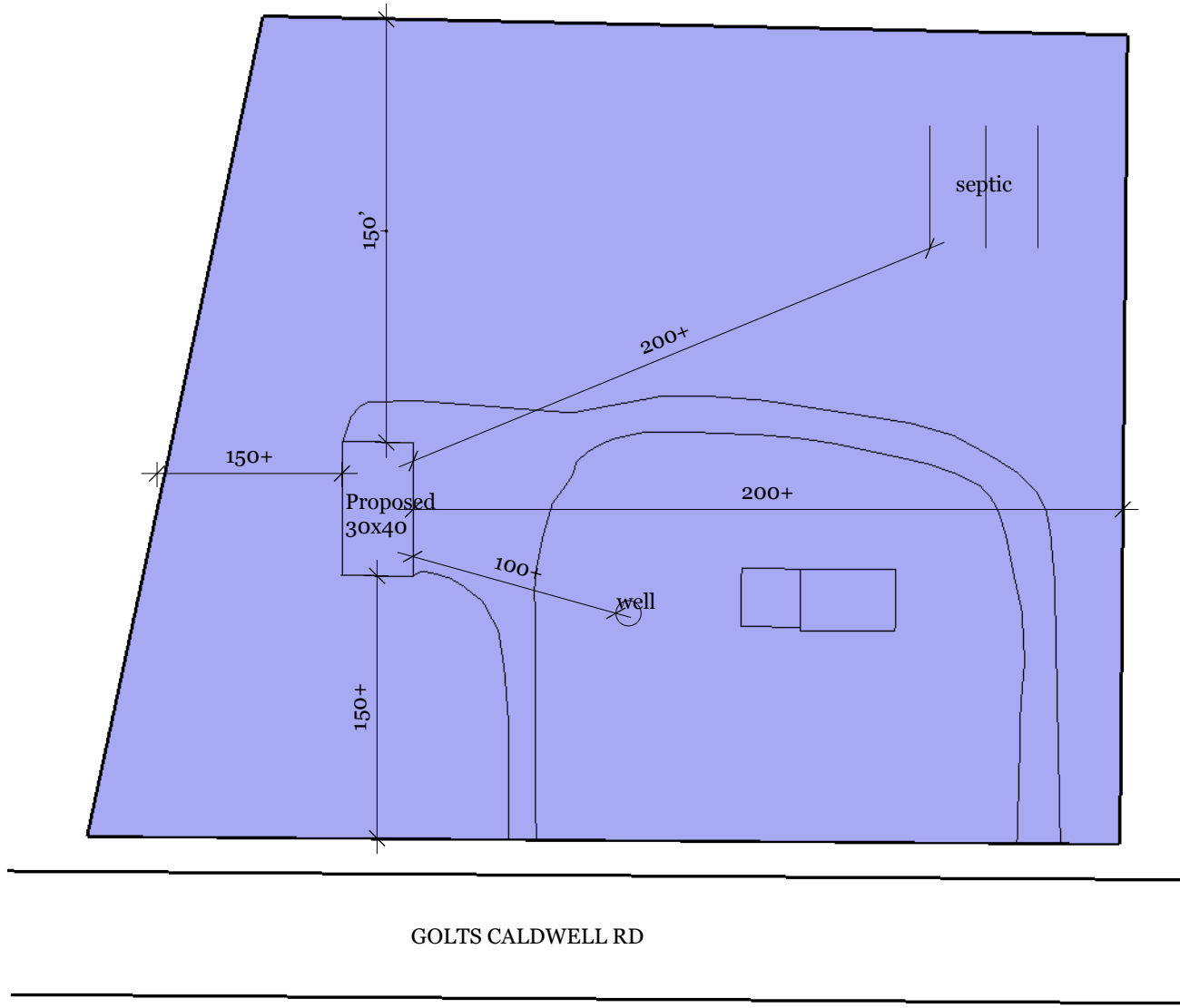
I (WE) CERTIFY THAT:

- ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE IN ACCORDANCE WITH THIS SEDIMENT AND EROSION CONTROL PLAN AND OUR STORMWATER MANAGEMENT PLAN, AND FURTHER, AUTHORITY THE BOND OF ENTRY FOR PERIODIC OWNER EVALUATION BY THE KENT SOIL AND WATER CONSERVATION DISTRICT SEDIMENT CONTROL INSPECTOR OR HAWKLAND 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 EACH CHANGE ON THE CONTRACTOR OR SUBCONTRACTOR.

SIGNATURE: _____ DATE: _____

ADDRESS: _____ CARD NO.: _____

PHONE NO.: _____

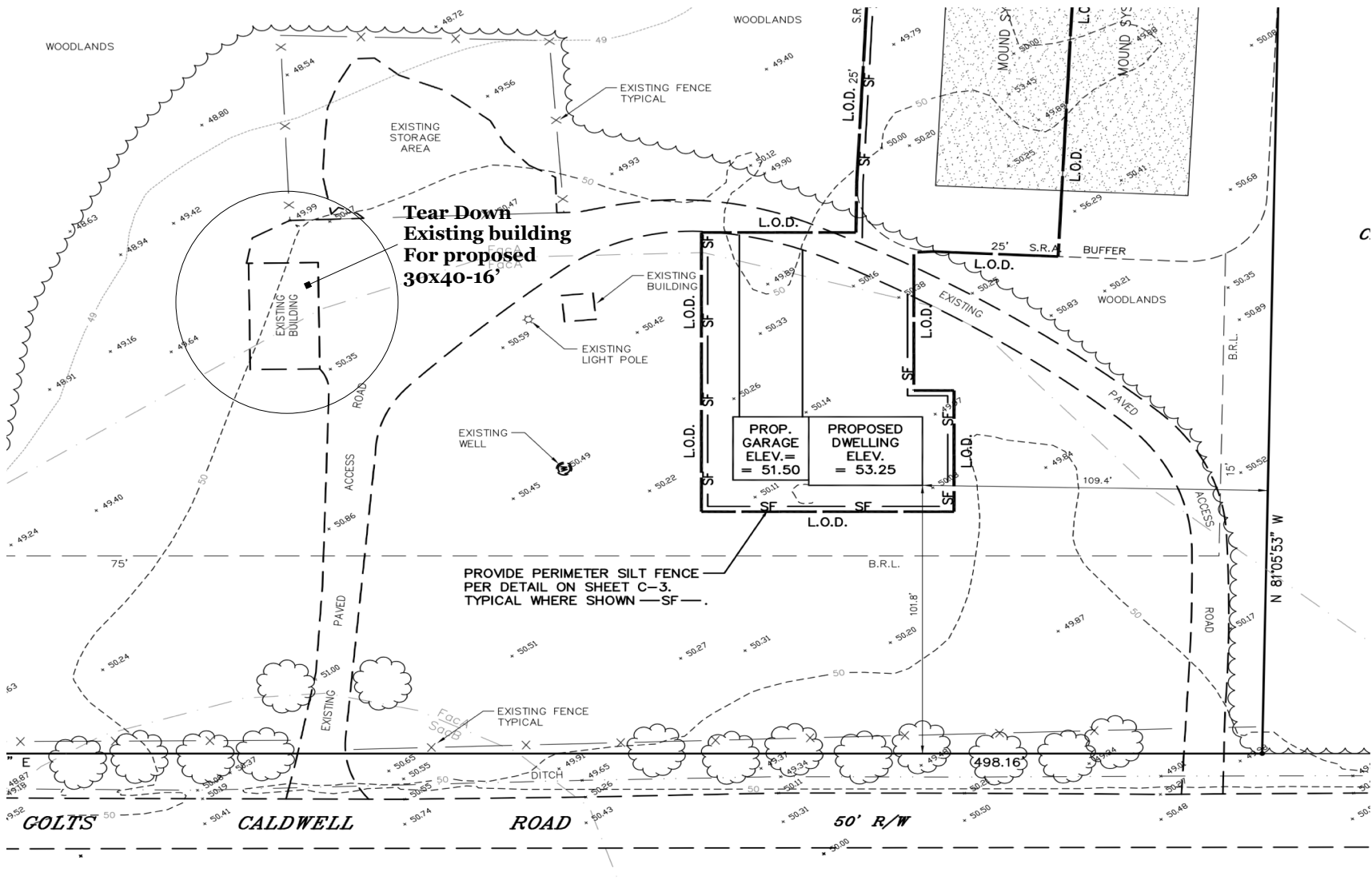


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 13371 Golts Calwell Rd
 Galena, Md 21635



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October 31, 2022



L.O.D. - DENOTES LIMITS OF DISTURBANCE
TOTAL AREA = 19,800 sq. ft.±

LEGEND

- DEED POINT
- ~ EDGE EXISTING OF TREES

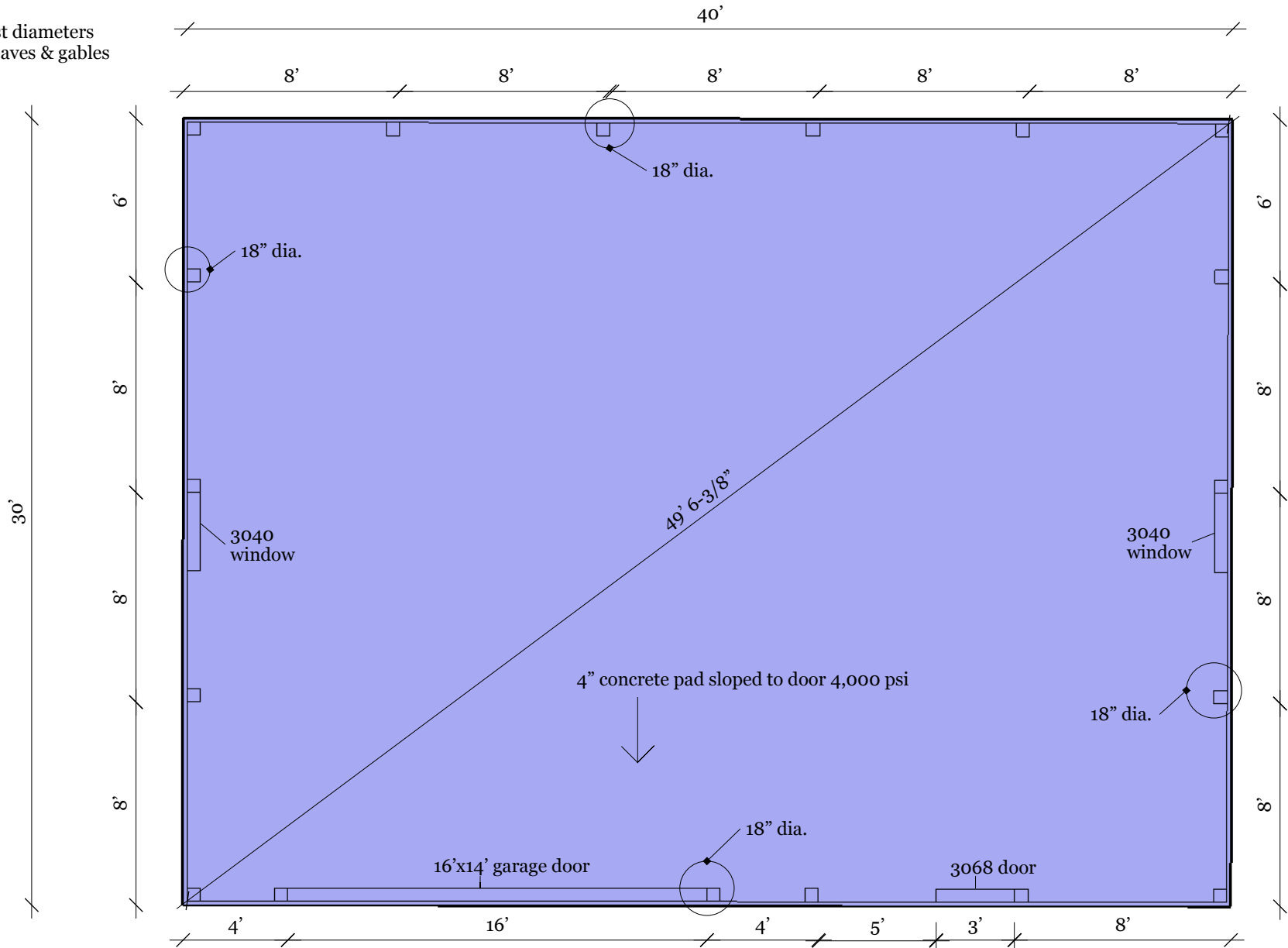
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○ 18" post diameters
on all eaves & gables



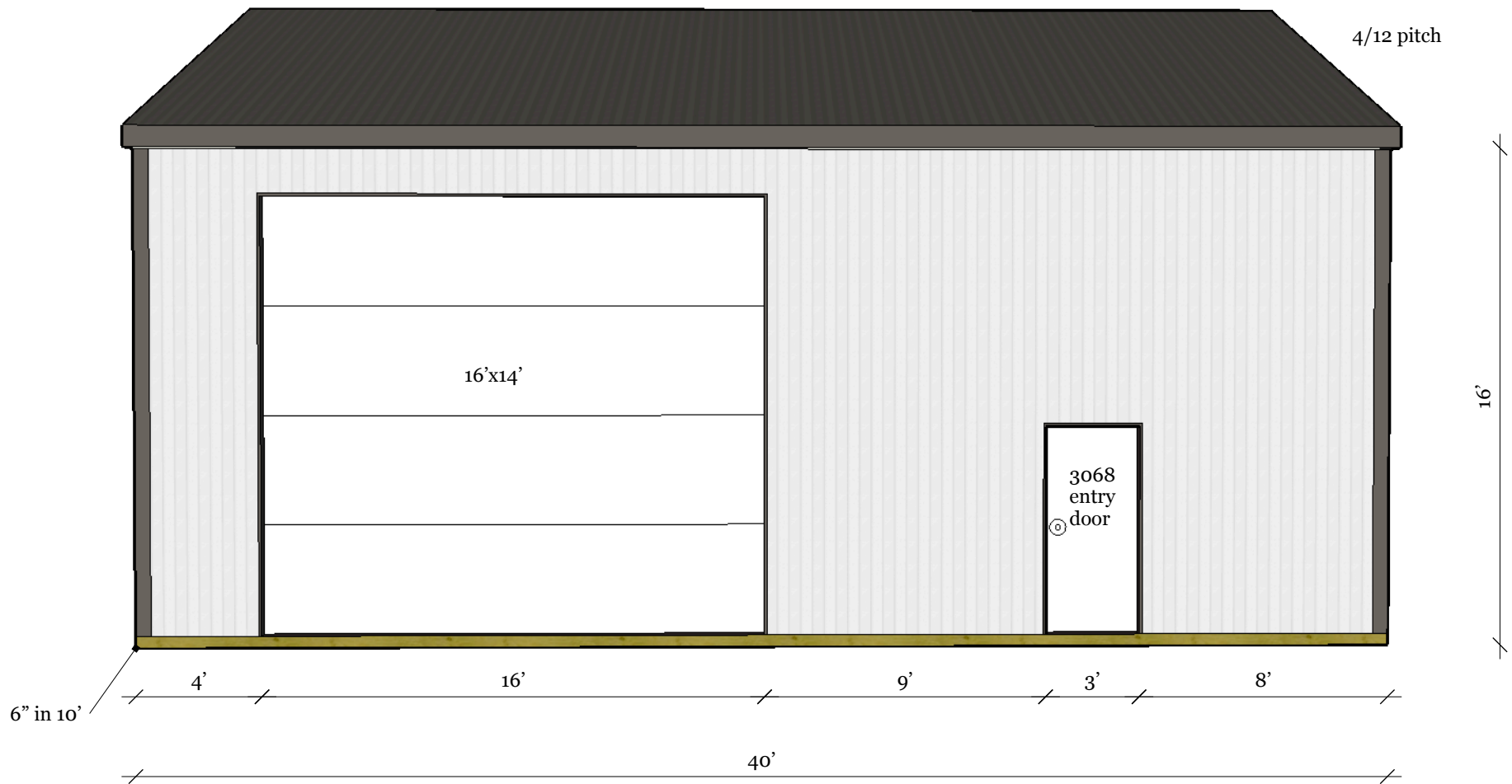
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GARAGE DOOR EAVE



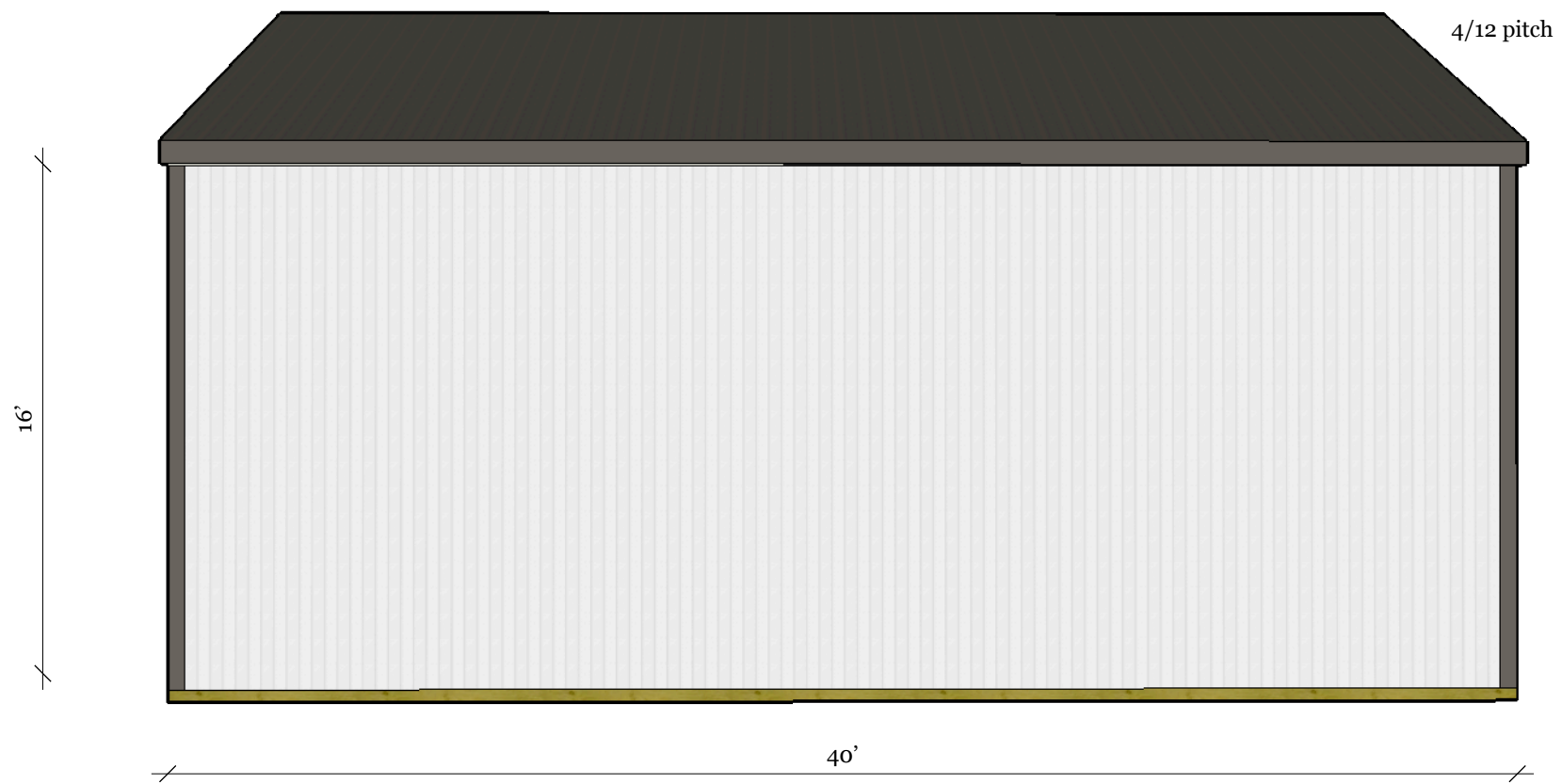
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BACK EAVE

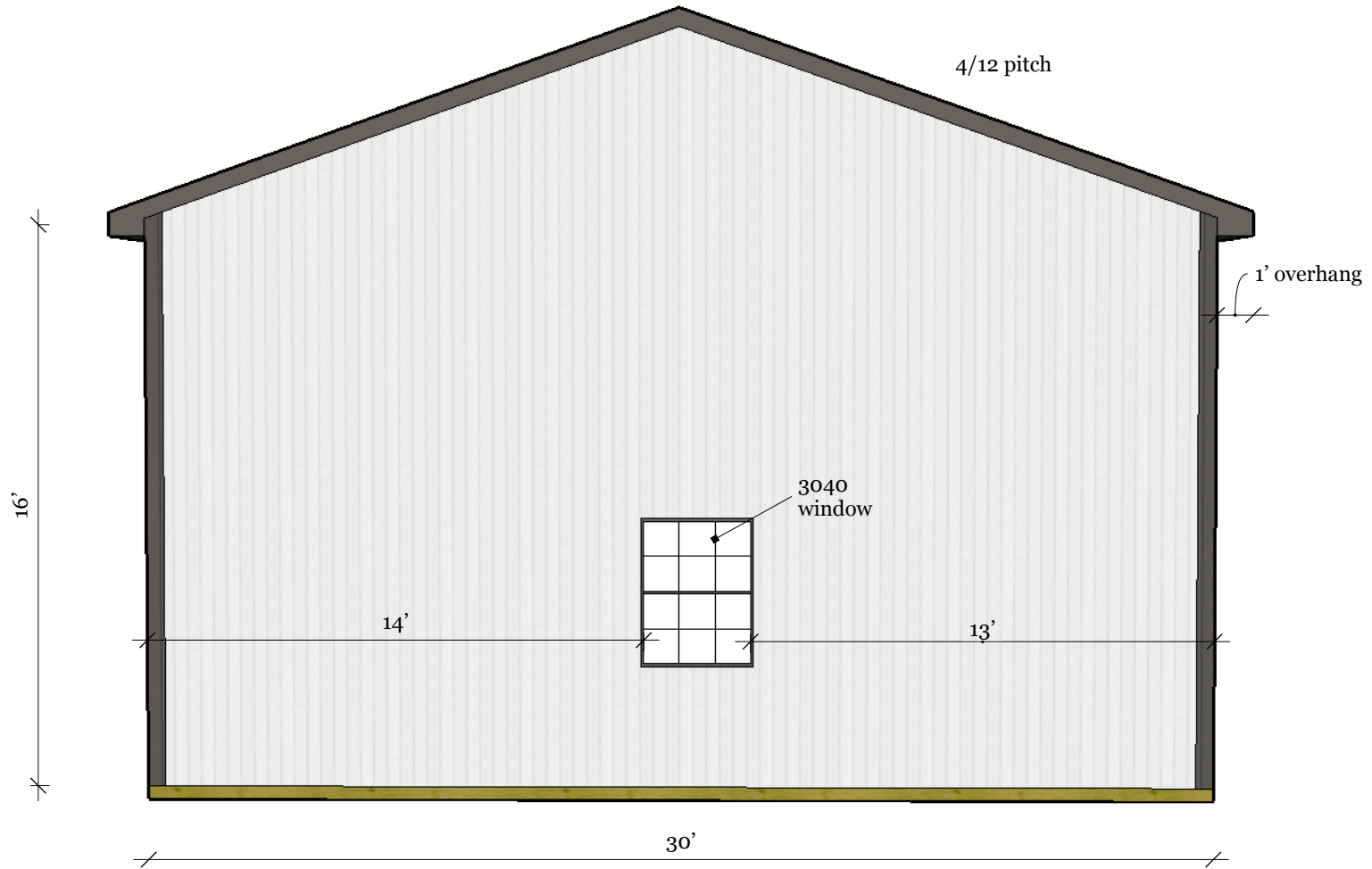


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**For Framing Reference ONLY.
NOT TO SCALE.**

- {2} 2x12 Southern Yellow Pine Lumber #1
- {2} 4" Simpson SDWS Timber Screws at each Girder and Post Connection.
- {12} 3-1/4" Power Driven nails

- Engineered Trusses 4/12
4' on center
- Usp-7az Hurricane Ties (2) at each Truss
- Braces to Truss Manufacture Specs.

- 2x8 Treated Skirtboard.
- Tarpaper behind metal trim on treated skirt board.

Solid 2x12's above garage doors
for more mounting support

4x6 Treated Posts 8' on center

4/12

2x6 Faceboard SPF

(1) 16'x14' Garage Door on Eave

6" in 10'

2x4 Purlins and Girts SPF
2' on center
3- 3-1/4" power driven nails at each
post connection

16'

30'

40"

40"

4000psi Concrete Pad Sloped to Door.

18" Diameter Footings at base of holes on Eaves
18" Diameter Footings at gable
12" Concrete Footing.
Uplift Blocks on 2-sides of post.
Backfilled with enclosed material.

12" SOLID CONCRETE

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