

Kent County Planning Commission
Department of Planning, Housing, and Zoning
400 High Street, Suite 130

Chestertown, MD 21620 410-778-7423 (voice/relay)

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

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

COVID-19 Special Announcement Regarding Meeting Attendance

In response to the State of Emergency, individuals must refrain from attending meetings. Planning Commission meetings are live streamed (https://www.kentcounty.com/commissioners/meeting-live-video), and citizens may call in with questions when the Chair opens the floor for comment.

To participate via Microsoft Teams:

- 1. Call **1-872-239-8359**
- 2. Enter Conference ID: 512 553 940#

To participate via the Kent County Conference Bridge service:

- 1. Call **410-810-2213**
- 2. Enter PIN number **55266** when prompted.

Please <u>mute</u> your phone / device until the Commission Chair opens the floor for comment.

MINUTES

January 7, 2021

PUBLIC HEARING

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

AN ACT to amend Article VI, Special Provisions, by creating a new Section 11, Countywide Standards for Utility-Scale Solar Energy Systems. Amendments by interlineation are included for review.

20-47 James and Shirley Alexander – Zoning Text Amendment - Adding Class 8 Farm Brewery as a permitted use AN ACT to amend Article V, Section 1.2, Agricultural Zoning District, Permitted Principal Uses and Structures of the Kent County Land Use Ordinance, by adding 7.5, farm breweries as defined by the State of Maryland.

APPLICATIONS FOR REVIEW

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

12213 Galena Road – First Election District – Zoned Employment Center/Industrial District "EC/I" ... PC Decision (Staff: Rob Tracey)

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

20-47 James and Shirley Alexander – Zoning Text Amendment - Adding Class 8 Farm Brewery as a permitted use AN ACT to amend Article V, Section 1.2, Agricultural Zoning District, Permitted Principal Uses and Structures of the Kent County Land Use Ordinance, by adding 7.5, farm breweries as defined by the State of Maryland.

GENERAL DISCUSSION

2021 Transportation Priority Letter

Amendments to Planning Commission Bylaws

STAFF REPORTS

ADJOURN

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

Projects will not be reviewed prior to their scheduled time. All applications will be given the time necessary to assure full public participation and a fair and complete review of all projects. Therefore, the time each application is heard may be later than the time indicated on the agenda. Agenda items are subject to change due to cancellations.

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



MINUTES

The Kent County Planning Commission met in regular session on Thursday, January 7, 2021, virtually in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members attending via audio/video conference: William Sutton, Vice Chairman; F. Joseph Hickman; Kim Kohl; County Commissioner P. Thomas Mason; B. Douglas Megargee; Paul J. Ruge, Jr.; and James Saunders; Cynthia L. McCann, Esq., Planning Commission Attorney; Staff in attendance were Carla Gerber, GIS Specialist; William Mackey, Director; Robert Tracey, Community Planner; and Brian Jones, Clerk.

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

MINUTES

The minutes of the December 3, 2020, meeting were approved as distributed.

Mr. Paul J. Ruge Jr. introduced himself as the new member of the Kent County Planning Commission.

ELECTION OF CHAIRMAN

Mr. Sutton opened the floor for nominations for the position of Chairperson.

Mr. Hickman nominated Ms. Kim Kohl as Chairperson of the Kent County Planning Commission. Ms. Kohl accepted the nomination and asked Mr. Hickman to be Co-Chairperson.

There was a discussion regarding the Chairperson position and the possibility of having a Co-Chairperson.

Mr. Saunders made a motion to have Ms. Kim Kohl serve as Chairperson and Mr. Joe Hickman as Co-Chairperson. The motion was seconded by Mr. Megargee.

A discussion regarding the Co-Chairperson ensued. Ms. McCann recommended waiting to appoint a Co-Chairperson and look into making amendments to the *Planning Commission By-Laws* to accommodate a Co-Chairperson position. Ms. McCann recommended having one Chairperson until the next election which is scheduled for the month of March.

After further discussion, Mr. Hickman made a motion to nominate Ms. Kim Kohl as Chairperson of the Kent County Planning Commission. The motion was seconded by Mr. Saunders. The motion was approved unanimously.

APPLICATIONS FOR REVIEW:

20-38 CK Property Management, LLC (Greenscapes Land Care, LLC) – Major Site Plan Review (Preliminary & Final)

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

Mr. Tracey said the applicant is requesting preliminary and final site plan review to expand his grounds care business and to perform site improvements to include new employee and trailer parking areas, stone access road, new bulk material storage bins, and a new equipment storage shed. The 2.88-acre property, located between Worton and Kennedyville, is in the Second Election District.

Mr. Jay Silcox and Mr. Casey Hurd were present to discuss the application with the Planning Commission.

Mr. Ruge asked the applicant about combining the two separate lots and if there was a maintenance agreement with the neighbor for the entrance way.

Mr. Hurd said the property is more valuable with having 2 separate lots and he is not aware of a maintenance agreement.

Mr. Tracey said no correspondence has been received.

No public input was received.

After further discussion, Mr. Hickman made a motion to grant combined preliminary and final approval of the site plan contingent upon the following:

- Recordation of the Forest Conservation Declarations:
- Approval of the sediment and erosion control and stormwater management plans;
- Submission and approval of sureties for sediment and erosion control, stormwater management, landscaping, and forest conservation; and
- Revision of the site plan to show the afforestation area.

In addition, Mr. Hickman cited the following findings:

- The proposal is consistent with many Comprehensive Plan goals and strategies relative to retention and promotion of existing businesses and the implementation of best redevelopment practices.
- Onsite vehicular circulation appears to promote clearly defined access to the material storage units while also limiting unauthorized vehicles with a gate at the entrance.
- The use will not place an unreasonable demand on public services and infrastructure.
- Parking and loading requirements have been met.
- The Kent County Health Department approved this application.
- Forest Conservation has been addressed through afforestation onsite. The submission and approval of sureties are required.
- The applicant completed a citizen participation plan.
- Landscaping, comprised of two rows of Leyland Cypress, is proposed along the southern and western property lines.
- The building's design and the landscaping of the development include features that will harmonize with the surrounding area and the natural landscape.

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

20-12 Chester River Yacht & Country Club – Major Site Plan (Final)

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

The applicants wish to increase their onsite parking for an existing Private Club and Golf Course. The expanded parking lot of 32 additional spaces includes permeable pavers and bituminous concrete. The 175-acre property is located on Quaker Neck Road in the Seventh Election District. The property is currently comprised of a private country club, a golf course, a swimming pool, a pier, a boathouse, and accessory buildings incidental to the maintenance of a private club and golf course. The surrounding area is



characterized by single-family residential development and is zoned Critical Area Residential, "CAR", Community Residential, "CR" and Rural Residential "RR". The parking lot expansion is entirely within the CAR district.

Mr. Kevin Shearon from DMS & Associates, LLC, and Mr. Jim Gillespie from CRYCC were present to discuss the application with the Planning Commission.

Mr. Shearon said the applicant is seeking final approval but will likely hold off on any construction. Mr. Shearon requested the surety be postponed until a building permit application is submitted. A letter was received from the bonding company assuring that the club could post the bond.

Mr. Hickman noted that he was pleased to see that the applicant moved some of the plantings closer to the buffer.

No public input was received.

After further discussion, Mr. Hickman made a motion to grant combined final site plan approval with a condition that all required sureties will be submitted with the building permit application and based upon the following findings:

- The proposal is consistent with strategies and goals of the Comprehensive Plan.
- The Maryland Department of Transportation approved this application and the Critical Area Commission provided comments with the preliminary site plan and variance application.
- The existing sign is proposed to be relocated.
- A lighting plan has been provided, and the two proposed lights will not shine light significantly beyond the parking area.
- This proposal will not increase the demands on water and sewer. The Department of Public Works and the Kent County Health Department have approved this application.
- Stormwater management and erosion and sediment control plans have been approved.
- A Major Buffer Enhancement Plan has been submitted. Some of the plantings have been moved closer to the buffer.
- The proposed parking area should not pose any undue disturbances to neighboring properties.
- A Critical Area Forest Clearing Plan will need to be submitted for the proposed removal of an existing tree.
- The proposed parking area is located adjacent to the existing parking area. Shrubs are proposed to be planted between the parking area and the road.
- A variance was granted by the Board of Appeals on April 20, 2020, for 176-square feet of additional lot coverage within the 100-foot buffer.
- A Citizens' Participation Plan was completed.

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

20-24 Delmarva Power and Light Company – Major Site Plan (Final)

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

The applicant is requesting final site plan approval to expand the existing substation located at 509 Morgnec Road (Parcel 82), to the recently purchased adjacent parcel located at 511 Morgnec Road (Parcel 85). The property, just outside of the Town of Chestertown, totals 2.40 acres and is located in the Fourth Election District.



Present and duly sworn in were Mr. John Fellows representing Duffield Associates, Inc. and David Seay representing Delmarva Power.

Mr. Seay gave a brief overview of the project.

No correspondence has been received.

After further discussion, Mr. Hickman made a motion to grant final site plan approval of the site plan conditioned upon the approval of the sediment and erosion control and stormwater management plans.

In addition, Mr. Hickman cited the following findings:

- The proposal is consistent with many strategies of the Comprehensive Plan and conforms with applicable regulations.
- The applicant has proposed one access point from Morgnec Road. The site provides space for vehicles to park when servicing the equipment.
- The facility will place reasonable demands on public services and infrastructure.
- The proposed use should not require excessive use of other public infrastructure such as police and emergency services.
- The applicant has proposed adequate methods of solid waste disposal.
- Stormwater management will be implemented to protect surface waters and groundwater. Sediment control will minimize soil erosion during and after construction.
- The proposed colors and design of the building will harmonize with the surrounding area and natural landscape.
- The applicant has submitted sureties for sediment and erosion control, stormwater management, and landscaping.
- The landscaping plan is sufficient and should protect adjacent property owners from excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
- In lieu of providing onsite or offsite afforestation, the applicant has paid \$4,782.70 into the Kent County Forest Conservation Fund.

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

20-41 Great Oak Manor – Major Site Plan (Concept)

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

The applicants are proposing improvements to expand and enhance their existing county inn use. The improvements include the construction of two free standing cottages with two guest rooms per cottage, expanded parking area to serve the cottage rooms, pedestrian pathways to link the cottages to the manor house, a tent area for events, and an addition to the existing garage to provide storage areas. The project may be split into two phases: the cottages and parking area expansion in phase 1 and the tent area and garage addition in phase 2.

Ms. Gerber read into the record 2 letters of correspondence received. The letters were received by:

Ken and Bronwyn Fry, 10650 Cliff Road, Chestertown, MD 21620 Bruce Galton, 10626 Cliff Road, Chestertown, MD 21620



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Present and duly sworn in were Mr. Tom Davis representing DMS & Associates, LLC, and Buddy Reed representing Great Oak Manor.

Mr. Davis provided a brief overview of the proposal.

Mr. Davis said a citizen participation meeting was conducted and one person called in and one person called the property owner directly to work through some differences.

Mr. Saunders raised concerns regarding a previous project concerning Great Oak in regarding the amount of traffic and noise in the area. Mr. Saunders further noted that the reason for the lack of participation in the citizen participation meeting could be because the meeting was held virtually.

Ms. Gerber said a zoning text amendment was discussed previously.

Mr. Saunders said one of the biggest concerns raised by near-by neighbors was road maintenance.

Mr. Davis said the plan is to add 2 cottages to the property. Weddings have been occurring on the property for the past several years. He does not anticipate any additional traffic related to the addition of the 2 cottages.

Mr. Reed explained that he has been actively involved in donating money towards the community road maintenance fund and has completed road work in previous years. Mr. Reed further noted that he will continue to be involved in assisting and helping to maintain the road that leads to his business.

Mr. Reed said the hope is to have a good working relationship with neighbors.

Mr. Ruge asked about the expansion of the parking area and the location of the septic reserve area.

Mr. Reed said the well is being redrilled. The new well will be moved to a different location.

Public Input: Mr. Bruce Galton called into the meeting to discuss concerns regarding the proposal.

Mr. Davis and Mr. Reed will communicate with neighbors and will work to address concerns before requesting preliminary site plan approval.

GENERAL DISSCUSSION

Ms. McCann discussed amendments to the *Planning Commission By-Laws*. Ms. McCann recommended tabling an action on the amendments until the Co-Chairperson position could be investigated and further discussed.

Ms. McCann also noted the last major update to the *Planning Commission By-Laws* was 2008.

After discussion, the consensus was to table the discussion on adopting any new amendments.

STAFF REPORTS

Carla Gerber:

- Working on various projects.
- Been busy fielding calls from new homeowners regarding renovations and home improvements.
- Working on items related to the Comprehensive Rezoning initiative.



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Mr. Tracey:

- Continue to work on various projects.
- Continue to review and issue building permits.
- Performing baseline inspections for MALPF.

Mr. Mackey:

 Worked with Cecil County and Anne Arundel County to develop additional language for the Kent County 2020 transportation project priority letter. Mr. Mackey asked the Planning Commission if the Commission would like to participate in the formulation of the 2021 priority letter. The Planning Commission answered in the affirmative. An item for the Planning Commission's review will be scheduled.

ADJOURN

There being no further business for	he good of the organization, the meeting adjourned at 3:50 p.m.
Kim Kohl, Chairman	Brian Jones, Clerk



PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission

SUBJECT: Zoning Text Amendment – Countywide Standards for Utility-Scale Solar Energy Systems

Proposed to be Amended by Interlineation

DATE: January 29, 2021

DESCRIPTION OF PROPOSAL

On October 6, 2020, the County Commissioners adopted a resolution to consider a zoning text amendment to amend Article VI, Special Provisions, creating a new Section 11, *Countywide Standards for Utility- Scale Solar Energy Systems*. The new standards address landscaping and maintenance requirements for utility-scale solar energy systems that may be located anywhere in the County.

The Commissioners held a public hearing on December 15, 2020. Several citizens raised issues and concerns with the text amendment, and the Commissioners decided to hold legislative work session on January 12, 2021, to review the comments. The work session resulted in a decision to amend the text amendment. The proposed changes are presented for your review and recommendation.

The text of Code Home Rule Bill No. 7-2020, as amended by interlineation, is attached. The blue text indicates the changes made as a result of the work session. These changes include a 200' setback from any lot line or road/right-of-way, a reduction in the time allowed to remove broken or waste panels, documentation certifying expected noise levels, encouraging pollinator-friendly plantings for all planted areas, and standards related to bonding and decommissioning.

APPLICABLE LAW

Article XII, Section 6 of the Kent County Land Use Ordinance establishes the standards for the review and approval of a zoning text amendment as follows.

Before taking any action on any proposed amendment, supplement, or change, the County Commissioners shall submit the proposal to the Planning Commission for review and recommendation. The Planning Commission may hold a hearing on any proposed amendment, supplement, or change before submitting its recommendation to the County Commissioners. The Planning Commission may request any pertinent data and information as it deems necessary. In its recommendation, the Planning Commission shall address:

- a. The public need for the proposed amendment; and
- b. The extent to which the proposed amendment complies with or deviates from the Comprehensive Plan and the Critical Area Law.

STAFF COMMENTS

At its November 5, 2020, meeting, the Commission voted unanimously to send a favorable recommendation to the County Commissioners citing public needs to pro-actively protect the County and to ensure the Public Service Commission adequately considers the County's land use regulations in making decisions pertaining to the siting of utility-scale solar energy systems. The proposal was found to be consistent with the Comprehensive Plan and to support the general spirit and intent of the Land Use Ordinance.

STAFFRECOMMENDATION

Staff recommends sending a favorable recommendation to the County Commissioners for the proposed amendments to the zoning text amendment.

THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND

, 2021 Legislative Session Day	Legislative Session Day, 2021
	CODE HOME RULE BILL NO. 7-2020
INTRODUCED BY: P. Thomas Mason Maryland.	, President of the Board of County Commissioners for Kent County,
Standards for Utility-Scale Solar installation and maintenance, and se	ecial Provisions, by creating a new Section 11, Countywide Energy Systems, in order to address landscape buffers, etbacks to support required landscape buffers for utility-scale cated anywhere in the County within said gateways as well as
	THE COUNTY COMMISSIONERS OF KENT COUNTY
	P. Thomas Mason, President
, 2020, at 6:00 p.m. in the	, 2020, ordered posted and public hearing scheduled County Commissioners Hearing Room, R. Clayton Mitchell, r, 400 High Street, Chestertown, Maryland.
	By order of:
	Sondra M. Blackiston, Clerk
having been made available to the p	n posted and notice of time and place of hearing and copies public and the press, a public hearing was held on, amendments; read a second time and ordered to be considered we session day.

A BILL ENTITLED CHR 7-2020 LANDSCAPE AND BUFFER REQUIREMENTS FOR UTILITY-SCALE SOLAR ENERGY SYSTEMS ZONING TEXT AMENDMENT

SECTION 1. NOW, THEREFORE, BE IT ENACTED BY THE COUNTY COMMISSIONERS OF KENT COUNTY, MARYLAND that the Kent County Land Use Ordinance is hereby amended as follows:

ARTICLE VI.

SPECIAL PROVISIONS

SECTION 1. PARKING AND LOADING REQUIREMENTS

SECTION 11. COUNTYWIDE STANDARDS FOR UTILITY-SCALE SOLAR ENERGY SYSTEMS

- A. SETBACKS TO ACCOMMODATE REQUIRED LANDSCAPE BUFFER
 - 1. 75 200 FEET FROM ANY LOT LINE.
 - 2. 100 200 FEET FROM ANY ROAD/ RIGHT-OF-WAY
 - 3. 200 FEET FROM ANY ROAD/RIGHT-OF-WAY WITHIN ½ MILE OF A TOWN OR VILLAGE BOUNDARY THAT IS THE GATEWAY INTO A TOWN OR VILLAGE
 - 4. 150 200 FEET FROM ANY RESIDENTIAL USE OR ZONING DISTRICT, INCLUDING RESIDENTIAL PROPERTIES SEPARATED BY ROADWAYS.
 - 5. SETBACKS MAY BE REDUCED TO 100 FEET THE MINIMUM REQUIRED FOR NON-RESIDENTIAL DEVELOPMENT (75) WITH WRITTEN CONSENT FROM THE PROPERTY OWNERS WHOSE PROPERTY IS ADJACENT TO THE AREA IN WHICH THE SETBACK REDUCTION IS SOUGHT. THE PLANNING COMMISSION SHALL BE THE REVIEW AGENCY TO DETERMINE THE APPLICATION OF THIS PROVISION.
 - 6. SETBACKS SHALL BE MEASURED FROM THE OUTERMOST EDGE OF THE NEAREST SOLAR PANEL STRUCTURE WITHIN THE SOLAR ARRAY INCLUDING SUBSTATIONS.

- B. INSTALLATION AND MAINTENANCE STANDARDS

 SOLAR ARRAYS SHALL BE CONSTRUCTED AND MAINTAINED ACCORDING TO THE FOLLOWING:
 - 1. IF SOLVENTS ARE REQUIRED FOR CLEANING OF THE SOLAR MODULES, THEY MUST BE BIODEGRADABLE. <u>ANY UNUSED</u> SOLVENTS MUST BE REMOVED FROM THE SUBJECT PARCEL.
 - 2. ALL BROKEN OR WASTE SOLAR MODULES SHALL BE REMOVED FROM THE SITE SUBJECT PARCEL WITHIN 60 30 DAYS OF BEING TAKEN OUT OF SERVICE. ANY LEACHING PANELS SHALL BE REMOVED WITHIN 30 DAYS OF DISCOVERY. THE SUBJECT PARCEL SHALL BE MAINTAINED IN GOOD ORDER.
 - 3. ALL WIRING NOT ON THE SOLAR ARRAYS SHALL BE UNDERGROUND EXCEPT WHEN NECESSARY TO CONNECT TO THE PUBLIC UTILITY.
 - 4. TRANSMISSION WIRES TO CONNECT THE PROJECT TO THE UTILITY INFRASTRUCTURE SHALL NOT CROSS A ROADWAY OVERHEAD.
 - 5. ANY REQUIRED UTILITY RIGHT OF WAY SHALL BE SECURED THROUGH AN EASEMENT, LEASE, SERVICE AGREEMENT OR OTHER LEGALLY BINDING DOCUMENT.
 - 6. THE SOLAR ARRAY SHALL BE ENCLOSED BY A FENCE OR OTHER APPROPRIATE BARRIER AT THE INTERIOR EDGE OF THE REQUIRED LANDSCAPE BUFFER OR IMMEDIATELY ADJACENT TO THE SOLAR ARRAY. THE FENCE OR BARRIER SHALL:
 - a. SECURE THE FACILITY AT ALL TIMES TO PREVENT UNAUTHORIZED PERSONS OR VEHICLES FROM GAINING ACCESS.
 - b. ALL ACCESS GATES WILL PROVIDE A SIGN THAT IDENTIFIES THE RESPONSIBLE PARTIES OR OWNERS WITH CURRENT CONTACT INFORMATION.
 - 7. NOISE GENERATED BY THE FACILITY SHALL BE LIMITED BY THE PROJECT DESIGN TO 45 DBA AS MEASURED AT THE PROPERTY LINE, EXCEPT WHEN A BACK-UP GENERATOR IS NEEDED FOR MAINTENANCE. CONSTRUCTION ON THE SITE IS EXEMPT FROM THIS STANDARD. A NOTE ON THE SITE PLAN ALONG WITH AN ENGINEER'S REPORT CERTIFYING THE EXPECTED NOISE LEVELS SHALL BE REQUIRED.
 - 8. SOLAR ARRAYS, INCLUDING THE ELECTRICAL AND MECHANICAL COMPONENTS, SHALL CONFORM TO RELEVANT AND APPLICABLE LOCAL, STATE AND NATIONAL CODES.

- 9. TO PROTECT ADJACENT PROPERTIES, AND NOT INTERFERE WITH ROADWAYS OR CREATE A SAFETY HAZARD, EVIDENCE SHALL BE PROVIDED THAT THE SOLAR PANELS ARE DESIGNED TO AVOID GLARE AND/OR REFLECTION WITH ANTI-REFLECTIVE COATING OR NON-GLARE TECHNOLOGY AND IF NECESSARY, HAVE BEEN EVALUATED WITH A SOLAR GLARE HAZARD AND ANALYSIS TOOL.
- 10. NON-ARRAY USES SUCH AS POWER STORAGE ARE NOT PERMITTED.
- C. LANDSCAPE BUFFER FOR UTILITY-SCALE SOLAR ENERGY SYSTEMS
 - 1. ANY UTILITY SCALE SOLAR FACILITY SHALL COMPLY WITH THE REQUIREMENTS OF THE FOREST CONSERVATION ACT. REFORESTATION PLANTING MAY BE INCORPORATED AS LANDSCAPING.
 - 2. THE GROSS USABLE AREA FOR PANELS WILL EXCLUDE WETLAND AREAS THAT ARE REGULATED BY THE MARYLAND DEPARTMENT OF THE ENVIRONMENT OR THE U.S. DEPARTMENT OF THE INTERIOR. IMPACTS ASSOCIATED WITH ACCESS OR INTERIOR ROADS AND UTILITY CROSSINGS SHALL PROVIDE THE NECESSARY AUTHORIZATION FOR ANY DISTURBANCES.
 - 3. EXISTING TOPSOIL SHALL NOT BE REMOVED FROM THE SITE.
 - 4. A VEGETATED BUFFER THAT IS A MINIMUM OF 60 FEET WIDE AROUND THE PERIMETER OF THE SITE AREA FRONTING ON ROADS OR RIGHTS OF WAY THAT ARE CONSIDERED GATEWAYS TO TOWNS OR VILLAGES AND A MINIMUM OF 50 FEET FOR ALL OTHER APPLICATIONS. THIS BUFFER MAY BE LOCATED WITHIN THE SETBACK AND SHALL EXTEND AROUND THE ENTIRE PROJECT WITH THE EXCEPTION OF ANY BOUNDARIES CONTINGUOUS TO PRESERVED, FORESTED LANDS THAT ARE RECORDED ON A PLAT.
 - 5. HEALTHY EXISTING VEGETATION WITHIN THE DESIGNATED BUFFER AREA MAY BE USED TO SATISFY THE SPECIFIC BUFFER STANDARDS.
 - 6. NON-NATIVE PLANT MATERIAL SHALL NOT TOTAL MORE THAN 10% OF ALL PLANTINGS.
 - 7. WHERE A PHASED CONSTRUCTION PLAN IS PROPOSED, THE LANDSCAPE PLAN SHALL IDENTIFY THE PHASING OF THE PLANTINGS APPLICABLE TO EACH CONSTRUCTION PHASE.
 - 8. NOT MORE THAN 25% OF ANY SINGLE PLANT SPECIES SHOULD BE INCLUDED IN THE BUFFER TO PROMOTE THE GROWTH OF A NATURAL LANDSCAPE AND AVOID MONOTONY AND UNIFORMITY

OF THE BUFFER. THE VEGETATION SHALL BE THICKLY PLANTED AND OF SUCH SPECIES THAT IT WILL PROVIDE AN OPAQUE VISUAL BARRIER THAT OBSCURES THE UTILITY SCALE SOLAR ARRAY FROM SIGHT ONCE THE VEGETATION REACHES MATURITY OR WITHIN FIVE YEARS, WHICHEVER COMES FIRST. A MIX OF EVERGREEN AND DECIDUOUS TREES, SHRUBS AND BENEFICIAL HABITAT SHALL BE INCLUDED:

- a. A MINIMUM OF TWO STAGGERED ROWS OF EVERGREEN TREES THAT AT INSTALLATION SHALL BE AT LEAST 6 FEET IN HEIGHT, EACH PLANTED NO MORE THAN 10 FEET APART. EVERGREEN TREE SPECIES SHALL BE A VARIED MIXTURE OF COMPATIBLE TYPES AND ACHIEVE A HEIGHT OF EIGHT FEET IN A MINIMUM OF 2 YEARS.
- b. IN ADDITION TO THE EVERGREEN TREES, NATIVE DECIDUOUS OR SHADE TREES WITH A MINIMUM SIZE AT INSTALLATION OF 2-INCH CALIPER SHALL BE INTERSPERSED TO ENHANCE THE EVERGREEN SCREENING ALONG WITH UNDERSTORY TREES WITH A MINIMUM SIZE OF INSTALLATION OF 1-INCH CALIPER OR 6 FEET IN OVERALL HEIGHT. THE PLANNING COMMISSION MAY REQUIRE INSTALLATION OF TALLER SHADE TREES OR UNDERSTORY TREES TO ADDRESS GATEWAY AREAS.
- c. SHRUBS WITH A MINIMUM SIZE AT INSTALLATION OF 24 INCHES IN HEIGHT OR 30 INCHES IN SPREAD.
- d. THE BUFFER SHALL INCLUDE A FLOWERING GROUND COVER FOR POLLINATORS, WARM SEASON GRASSES AND OTHER BENEFICIAL HABITAT. THE GROUND COVER SEED MIXTURE SHALL INCLUDE A MINIMUM OF 10 PLANT SPECIES WITH A MINIMUM OF 2 FLOWERING SEASONS. <u>LAWNS OUTSIDE THE REQUIRED BUFFER ARE DISCOURAGED</u>; <u>PLANTINGS FOR POLLINATORS ARE ENCOURAGED IN ALL PLANTED AREAS</u>.
- e. THE HEIGHT OF PROPOSED PLANTING MAY REQUIRE ALTERNATIVES BASED UPON THE SITE ELEVATION AND VISIBILITY FROM ADJACENT PROPERTIES AND ROADS AND/OR RIGHTS OF WAYS. IF NECESSARY, AN ELEVATION OR PERSPECTIVE ILLUSTRATION EXHIBIT SHALL BE PROVIDED WITH VIEWPOINTS FROM RELEVANT LOCATIONS AROUND THE SITE FOR THE PLANNING COMMISSION TO CONSIDER.
- D. A LANDSCAPE BERM SHALL BE PROVIDED AT A MINIMUM OF THREE (3) FEET HIGH TO ASSIST IN SCREENING. THE DESIGN OF THE BERM SHALL BE SUCH THAT THE NATURAL DRAINAGE PATTERNS OF THE

SITE WILL NOT BE ALTERED. THE BERM REQUIREMENT MAY BE WAIVED IN PART OR TOTAL SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. A MINIMUM OF TWO STAGGERED ROWS OF EVERGREEN TREES THAT AT INSTALLATION ARE AT LEAST 8 FEET IN HEIGHT AND PLANTED NO MORE THAN 10 FEET APART
- 2. INTERSPERSED SHADE TREES HAVE A MINIMUM SIZE AT INSTALLATION OF 2.5-INCH CALIPER
- 3. UNDERSTORY STORY TREES WITH A MINIMUM SIZE AT INSTALLATION OF 1.5-INCH CALIPER OR 6 FEET IN OVERALL HEIGHT
- 4. SHRUBS WITH A MINIMUM SIZE AT INSTALLATION OF 30 INCHES IN HEIGHT.
- 5. THE LANDSCAPING PLAN IS DEEMED TO SCREEN ELEVATIONS OF THE SITE ADEQUATELY WITHIN 2 YEARS.
- E. IRRIGATION SHALL BE PROVIDED TO ASSIST IN MAINTAINING PLANT MATERIALS IN A HEALTHY CONDITION FOR ALL NEWLY CREATED LANDSCAPE BUFFER AREAS. PLANTS SHALL BE WATERED IN A MANNER ADEQUATE TO ENSURE ESTABLISHMENT AND SURVIVAL. THE LANDSCAPE PLAN SHALL INCLUDE A WATERING SCHEDULE APPROPRIATE FOR THE PROPOSED PLANTINGS, WHICH MAY INCLUDE SERVICE BY ON-SITE IRRIGATION OR WATER TRUCK, UNTIL THE PLANT MATERIAL IS SUFFICIENTLY ESTABLISHED TO SURVIVE ON NATURAL SOIL MOISTURE. AN IRRIGATION SYSTEM IS SUBJECT TO THE FOLLOWING:
 - 1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, OR OTHER SIMILAR CONDITIONS WHERE IRRIGATION WATER FLOWS ONTO NONTARGETED AREAS SUCH AS ADJACENT PROPERTIES, ROADWAYS, OR STRUCTURES.
 - 2. ALL AUTOMATIC IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE WATER USAGE AND SHALL BE MANUALLY SHUT OFF DURING WATER EMERGENCIES OR WATER RATIONING PERIODS.
 - 3. AN ALTERNATIVE FORM OF IRRIGATION FOR A PARTICULAR SITE MAY BE APPROVED THROUGH THE APPLICABLE REVIEW PROCESS UPON DETERMINING THAT UNDERGROUND IRRIGATION IS NOT NECESSARY OR AVAILABLE FOR THE TYPE OF PLANT MATERIAL BEING PROPOSED.

- F. A MAINTENANCE AGREEMENT FOR THE LANDSCAPE PLAN SHALL BE PROVIDED WITH A SURETY OR OTHER FINANCIAL ASSURANCE TO COVER REPLACEMENT OF THE PLANTINGS AND IRRIGATION SYSTEMS. ALL PLANTINGS SHALL BE MAINTAINED IN A LIVE, HEALTHY CONDITION FOR THE DURATION OF THE SOLAR ARRAY LIFE AND SHALL BE REPLACED BY THE SOLAR ARRAY OPERATOR AS NECESSARY WITH APPROPRIATELY SIZED PLANT MATERIAL AS NECESSARY TO MAINTAIN ALL REQUIRED BUFFERING STANDARDS.
- G. THE SURETY MAY BE PROVIDED ON A PHASED BASIS PER THE LANDSCAPE PHASING PLAN AND SHALL BE HELD BY THE COUNTY FOR A PERIOD OF THREE YEARS FOLLOWING PLANTING, AFTER WHICH THE COUNTY, UPON SATISFACTORY INSPECTION OF THE LANDSCAPE BUFFER MAY RELEASE 50% OF THE SURETY, AND THE REMAINING 50% MAY BE RELEASED AFTER AN ADDITIONAL TWO YEARS. THE COUNTY THEN RESERVES THE RIGHT TO INSPECT AND REQUIRE REPLACEMENT FOR THE DURATION OF THE SOLAR ARRAY.
- H. ENTRANCES TO THE PROJECT SHOULD BE DESIGNED TO ENSURE THAT NEIGHBORING PROPERTIES, PUBLIC RIGHTS-OF WAYS AND ROADS ARE NOT EXPOSED TO AN UNSCREENED VIEW THROUGH THE ENTRANCEWAY. THE USE OF A WIRE MESH OR CHAIN-LINK GATE OR FENCE WITH VINYL INTERWOVEN STRIPS IS NOT ACCEPTABLE.
- I. SHALL COMPLY WITH ALL APPLICABLE FEDERAL AND STATE REGULATIONS, INCLUDING BUT NOT LIMITED TO OBTAINING A CERTIFICATE OF PUBLIC CONVENIENCE AND NECESSITY FROM THE PUBLIC SERVICE COMMISSION IF REQUIRED, AND IN THE REMOVAL AND DISPOSAL OF THE UTILITY SCALE SOLAR ARRAY AND ALL OF ITS COMPONENTS.
- J. SHALL COMPLY WITH ALL OTHER APPLICABLE REGULATIONS, AS CONTAINED IN THE PUBLIC LAWS OF KENT COUNTY.
- K. SHALL COMPLY WITH THE BOND-RELATED REQUIREMENTS BELOW:
 - 1. A BOND, SURETY LETTER, OR OTHER FINANCIAL INSTRUMENT FOR REMOVAL OF ALL SOLAR-RELATED STRUCTURES AND NON-VEGETATIVE IMPROVEMENTS ON THE SITE AND FOR THE

- RESTORATION OF THE SITE TO ITS PRE-PROJECT CONDITION SHALL BE SUBMITTED, TO BE BASED ON BONA FIDE WRITTEN ESTIMATES PREPARED BY THIRD-PARTY CONSULTANTS:
- 2. THE COST ESTIMATE SHALL ADDRESS PROVISIONS FOR THE SAFE REMOVAL AND PROPER DISPOSAL OF ALL COMPONENTS OF THE PROJECT, INCLUDING ANY COMPONENTS CONTAINING HAZARDOUS OR TOXIC MATERIALS INCLUDING LEACHATES;
- 3. AN ESTIMATE FOR REVIEW BY COUNTY SHALL BE SUBMITTED:
- 4. BOND SHALL BE MAINTAINED FOR THE LIFE OF THE PROJECT;
- 5. BONDING MAY BE IN COORDINATION WITH OTHER REQUIRED BONDING BY THE STATE OF MARYLAND, PSC, PULJ, PPRP, ETC.;
- 6. IN THE EVENT THAT NO OTHER BONDING IS REQUIRED, THEN A BOND IN FAVOR OF THE COUNTY SHALL BE REQUIRED;
- 7. SAID BONDING SHALL INCLUDE AN ESCALATOR PROVISION BASED ON CHANGES TO THE COST OF RESTORATION, WHICH SHALL BE EVALUATED AND UPDATED EVERY FIVE YEARS;
- 8. <u>SAID BOND SHALL BE FOR 110% OF THE ABOVE ESTIMATE(S)</u> <u>AND/OR UPDATED ESTIMATE(S) FROM FIVE-YEAR REVIEWS;</u>
- 9. SAID BOND SHALL BE REDEEMABLE BY THE COUNTY UPON A FINDING THAT THE PROJECT HAS BEEN ABANDONED, WITH OR WITHOUT NOTICE FROM PROJECT OPERATORS, IF PROJECT HAS, IN FACT, BEEN ABANDONED BY ITS OPERATORS; AND
- 10. THE PROJECT WILL BE CONSIDERED TO BE ABANDONED, IF THERE IS NO ELECTRIC GENERATION PROVIDED TO THE GRID FOR A PERIOD OF TWELVE (12) CONSECUTIVE MONTHS.

SECTION 2. BE IT FURTHER ENACTED BY THE COUNTY COMMISSIONERS OF KENT COUNTY THAT IF ANY SECTION, SUBSECTION, SENTENCE, CLAUSE, PHRASE, WORD, PROVISION OR APPLICATION OF THIS CODE HOME RULE BILL SHALL BE FOUND TO BE INVALID, ILLEGAL, UNCONSTITUTIONAL, OR UNENFORCEABLE, THAT SUCH FINDING SHALL NOT AFFECT OR UNDERMINE THE VALIDITY OF ANY OTHER SECTION, SUBSECTION, SENTENCE, CLAUSE, PHRASE, WORD, PROVISION OR APPLICATION IN THIS BILL OR CHAPTER 222.

SECTION 3. BE IT FURTHER EN. Act shall take effect on the day of	ACTED by the County Commissioners of Kent County that this
Read Third Time	
PASSED this day of	
Failed of Passage	
	By order of:
	Sondra M. Blackiston, Clerk
	THE COUNTY COMMISSIONERS OF KENT COUNTY
	P. Thomas Mason, President
	Ronald H. Fithian, Member
	Robert N. Jacob, Jr., Member

ORDERED a fair summary thereof of the entire bill shall be published in at least one newspaper of general circulation in the County, not less than three times at weekly intervals within a four-week period.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission

SUBJECT: Zoning Text Amendment – Farm Breweries in Agricultural Zoning District

DATE: January 25, 2021

DESCRIPTION OF PROPOSAL

The applicants, James and Shirley Alexander, propose to amend Article V, Section 1.2, Agricultural Zoning District, Permitted Principal Uses and Structures, by adding 7.5, farm breweries as defined by the State of Maryland. This amendment would allow license holders to brew, bottle, store, and sell not more than 15,000 barrels of beer each calendar year. Farm brewery is defined in Maryland Alcohol Article §2-210. License holders may sell beer and certain foods for on-premise consumption. The beer brewed under this type of license must be manufactured with an ingredient from a Maryland agricultural product, including hops, grain, and fruit, produced on the licensed farm.

Staff is also recommending that the bill be amended to require site plan review:

Farm breweries are subject to site plan review by the Planning Commission or where applicable the Planning Director.

APPLICABLE LAW

Article XII, Section 6 of the Kent County Land Use Ordinance establishes the standards for the review and approval of a zoning text amendment as follows.

- 1. The County Commissioners may amend, supplement, or change the boundaries of the districts or the regulations of this Ordinance. Any amendment may be initiated by a resolution of the County Commissioners, the motion of the Planning Commission, or petition of any property owner using forms specified by the Planning Commission.
- 2. The application for an amendment to the text of the Ordinance shall, at a minimum, state in particular the article section, and paragraph sought to be amended. The application shall contain the language of the proposed amendment and shall recite the reasons for the proposed change in text.
- 4. Before taking any action on any proposed amendment, supplement, or change, the County Commissioners shall submit the proposal to the Planning Commission for review and recommendation. The Planning Commission may hold a hearing on any proposed amendment, supplement, or change before submitting its recommendation to the County Commissioners.

The Planning Commission may request any pertinent data and information as it deems necessary. In its recommendation, the Planning Commission shall address:

- a) The public need for the proposed amendment; and
- b) The extent to which the proposed amendment complies with or deviates from the Comprehensive Plan and the Critical Area Law.
- c) When reviewing an amendment to the zoning map, the Planning Commission shall address the suitability of the property in question for the uses permitted under the proposed zoning. The Planning Commission shall not recommend the adoption of the amendment unless it finds that the adoption of the amendment is in the public interest and not solely for the interest of the applicant. Failure of the Planning Commission to report to the County Commissioners within 60 days after its first meeting after the proposal was referred to them, shall be deemed approval.

COMPREHENSIVE PLAN

The proposed text amendment is consistent with the Kent County Comprehensive Plan's strategies to:

- Promote the development of small, locally owned businesses.
- Recruit new businesses which are compatible with the County's environmental resources.
- Encourage the development of farm-based business including agri-tourism.
- Promote and expand facilities, services, and activities that support natural resource-based economic development.
- Support programs and initiatives to maintain the economic viability of agriculture.
- Encourage more young people to live and work in Kent County.

STAFF COMMENTS

The Kent County Agriculture Advisory Commission met on January 13th and voted to make a favorable recommendation of this proposal. Their letter is included in your packet.

The Planning Commission will consider the public need for the amendment and consistency with the Comprehensive Plan and Land Use Ordinance.

The public need for this text amendment is to allow for the development of small, locally owned businesses, to encourage the development of farm-based business including agri-tourism, and to support initiatives to maintain the economic viability of agriculture. This use may also provide farmers with additional income.

Under State law, a farm brewery has limits on the amount of beer that can be produced each year, the number of events that may be held, as well as the types of food and the amount of product that can be sold for consumption on premises. According to staff's research, eight other jurisdictions permit farm breweries.

Staff recommends sending a favorable recommendation to the Kent County Commissioners.

APPLICATION FOR TEXT AMENDMENT TO THE KENT COUNTY LAND USE ORDINANCE KENT COUNTY, MARYLAND

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)

	475 (phone) • 410-810-2932 (fax)
Pursuant to Article XII, "Administr	rative Procedures" Section 6, "Amendments", of the Kent
County Land Use Ordinance, I/We Ja	mes and Shirley Alexander
	Applicant's Name
of 13501 Alexander Rd Galena	1, md 21635-1930 302-367-4543
Mante22	Telephone Number
hereby petition the Kent County Commis	ssioners to amend the Land Use Ordinance of Kent County,
Maryland, as follows: Update Art.	cle II Section 4.3.18 Class & Farm
Brewery as Defined	by the State of Margland.
. 3	ng me site et margiana.
The purpose of the proposed amendment is	to permit: the operation of a
Class & Form Brewery	at 13501 Alexander Rd Galena, md 21635
Tive 's a ole be seen	21 19501 Alexander Rd Galena, Mid 21635
In:3 13 a plan to pron	note Craft beer tourism and
economic developement	in Kent County.
	1
	Jamas Roy alicando
	A opticant's Signature
	11-17-2020
	Date
Please Note: The application for an amendment to the Section, and paragraph sought to be appended. The a	text of this Ordinance shall, at a minimum state in particular, the Article, application shall contain the language of the proposed amendment.
r and respect to be uniclided. The a	application shall contain the language of the proposed amendment.
Instructions: The Land Use Ordinance requires that fit Assistant to the County Commissioners accompanied	ve (5) copies for Zoning Text Amendment be submitted to the Executive by \$500.00 filing fee, payable to the County Commissioners of Kent
County.	by \$500.00 filling fee, payable to the County Commissioners of Kent
	File Number 20 - 47
DEPARTMENT OF	Date Filed 12/17/20
PLANNING, HOUSING & ZONING	Date Referred to Planning Commission Date Recommend. Rec'd from Plan. Comm
RECEIVED 12/15/2020	County Comm. Public Hearing Date
10 g	Country Commissioners Action
	Date of Action Property Posted

BAYBILLY BREWING CO.

Baybilly LLC.

13051 Alexander Rd, Galena, MD 21635

Proposed Amendment to the Kent County Land Use Ordinance for Article II Section 4 Rural Residential Zoning District

I, James Alexander respectfully request the amendments to the land use ordinance listed in the attached application. This request is being made to allow farm breweries to exist on farms across Kent County. I have been in contact with a farm brewer in another county and with brewers from other counties in Maryland. The intent of this is to add to the growing industry of craft brewing tourism in the state and bring that tourism to Kent County.

There are currently over 100 craft breweries in the state of Maryland which ranks it 22nd in the nation. On the eastern shore there are currently thirteen breweries. These breweries broken down by county are 4 in Cecil, 1 in Dorchester, 4 in Queen Anne's, 2 in Wicomico, and 2 in Worcester. There is currently one in Kent county awaiting approval. There are currently 14 farm breweries in the state of Maryland of which 1 is on the eastern shore in Queen Anne's County.

The craft beer industry has brought in over 600 million dollars of revenue to the state (2019). It has created over 6000 jobs. These numbers are actually small compared to neighboring states like Delaware and Pennsylvania with over a billion dollars in sales and over 8000 jobs. There is plenty of room for Maryland to grow in this industry. Opening craft brewery tourism in the county would allow this growth.

Farm breweries have a lot of advantages over a brew pub. Farm breweries are typically family friendly venues. They tend to attract people of all age groups drinkers and nondrinkers. This is due to the various events a farm setting allows. This setting allows not only the brewery but also space for local artisans and farmers to set up booths to sell their wares. Such as a farmers market or craft show. It also allows for events like fall fests, corn mazes, music, playgrounds etc. The craft beer is just a catalyst to bring individuals together to enjoy many of the merchandise available from individuals throughout the county.

Not only will it benefit artisans and crafters throughout the county to be able to sell their things but it will also support the local restaurants in the area. The brewery will not supply food. There will be food trucks available at times but mainly the food will come from local restaurants by takeout. Menus from the restaurants will be provided. Patrons will be able to place orders with the local restaurants and have delivery or there will be a runner to pick up their orders.

For the proposed brewery at the Alexander Farm located at 13501 Alexander Road, Galena will not need any structures built to support the brewery and tasting room. The structures are already present. There will need to be slight renovations made which are mainly cosmetic. The plan is to have a tasting room inside, a brew house, and outside area for tastings and any special events.



Kent County Agricultural Advisory Commission

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

14 January 2021

Kim Kohl, Chair Kent County Planning Commission 400 High Street Chestertown, MD 21620

RE: Zoning Text Amendment - Agricultural Zoning District (AZD)
Permitted Use- Farm Brewery has defined by the State of Maryland

Dear Ms. Kohl:

The Kent County Agricultural Advisory Commission has reviewed the proposed amendment to the *Kent County Land Use Ordinance* District Regulations, Agricultural Zoning District [Article V, Section 1.2] by adding subsection 7.5, Farm Breweries as defined by the State of Maryland. The members voted to recommend approval of proposed amendment based on the following:

In its Vision, the Comprehensive Plan recognizes that agriculture is the keystone to Kent County's heritage and its future. Agriculture is the linchpin that buttresses the County's economy, culture, history, and everyday experiences. The Plan further outlines goals and strategies which support existing businesses; seeks to retain and promote existing businesses and assist in their growth; encourages the development of farm-based business including agri-tourism; and promotes and supports the agricultural industry and secure its future in the County.

If you have any questions or concerns in this regard, kindly contact our staff in the Department of Planning, Housing, and Zoning.

Sincerely,

Jennifer Debnam

Jennifer Debnam Chair

JAD/rwt



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission From: Rob Tracey, Community Planner

Meeting: February 4, 2021

Subject: David A. Bramble, Inc./Pep Up, Inc.

Preliminary Site Plan Review: Distribution Center (Liquid Propane)

EXECUTIVE SUMMARY

Request by Applicant

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

Public Process

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

Summary of Staff Report

The liquid propane storage and distribution center is proposed to be located on Parcel 9, Parcel 4, which is comprised of 7.123-acres. Parcel 4 was created by a lot line adjustment in September of 2020 and is zoned Employment Center (EC). Upon site plan approval, Parcel 4 will be subdivided from the overall property owned by David A. Bramble, Inc. Upon transfer of ownership, the property will be maintained by Pep-Up, Inc. Parcel 4 is accessible from Galena Road through an existing 80-ft wide right-of-way. The existing railroad crossing, with upgrades as directed by the Maryland Department of Transportation, will be utilized to deliver the liquid propane.

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

Recommendation

Please note that the following will need to be addressed, in order to receive final site plan approval:

- Sediment and erosion control and stormwater management plans must be approved.
- Sureties for stormwater management and sediment and erosion control must be posted prior to final approval.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission SUBJECT: David A. Bramble, Inc./Pep Up, Inc.

Preliminary Site Plan Review: Distribution Center (Liquid Propane)

DATE: January 26, 2021

Description of Proposal

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

The property is located at 12213 Galena Road in the First Election District. Parcel 9, Parcel 4, comprised of 7.123 acres, was created by a lot line adjustment in September of 2020 and is zoned Employment Center (EC). Upon site plan approval, Parcel 4 will be subdivided from the overall property owned by David A. Bramble, Inc. Upon transfer of ownership, the property will be maintained by Pep-Up, Inc. Parcel 4 is accessible from Galena Road through an existing 80-ft wide right-of-way. The existing railroad crossing, with upgrades as directed by the Maryland Department of Transportation, will be utilized to deliver the liquid propane.

GENERAL STANDARDS

- I. Permitted Uses and Height, Area, and Bulk Requirements
 - A. Applicable Laws: Article V, Sections 14.2 of the Kent County Land Use Ordinance establish site plan review requirements for all permitted industrial uses in the Employment Center.
 - B. Article V, Sections 14.5 of the *Kent County Land Use Ordinance* establishes the density, height, width, bulk, and fence requirements for the Employment Center District.
 - C. Staff and TAC Comments:

The proposed facility will not have an adverse effect or impact on public facilities. The Certified Engineer's Report states that the operation of the facility will not have a negative impact on the surrounding area and clearly outlines the measures that will be used to safeguard the health, safety, and welfare of employees and residents of the neighborhood.

The proposed parcel is located adjacent to land zoned Employment Center and Village. As such, it appears that proposed structures meet the minimum front yard setback requirement.

II. Employment Center and Industrial Performance Standards:

- A. Comprehensive Plan: "Insure that future development, redevelopment, and infill is completed in an environmentally and context sensitive manner." (Page 31)
- B. Applicable Law: Article V, Section 14.6 of the Kent County Land Use Ordinance establish the EC performance standards. These performance standards address noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and

odor with compliance certified in an engineer's report.

C. *Staff and TAC Comments*: The applicant has addressed the performance standards and submitted a Certified Engineer's Report. This Report must be sealed prior to final site plan review.

III. Employment Center General Standards

- A. Comprehensive Plan: "Promote the development of the County employment centers." (Page 11)
- B. *Applicable Law*: Article V, Section 14.7 of the *Kent County Land Use Ordinance* establish the EC general standards as follows:
 - 1. As a part of the site plan review, the applicant shall submit a statement that includes an explanation of the following:
 - a. The type of raw materials, waste products, and other by-products associated with the process.
 - b. The identity of all chemicals and solids to be discharged into the sewage system.
 - c. The type and amount of traffic expected to be generated by the operation.
 - d. The proposed hours of operation.
 - e. The proposed architectural design (graphic or narrative) of all structures.

C. Staff and TAC Comments:

- The applicant's narrative and Certified Engineer's Report state that there are no byproducts or waste products associate with the use as the propane becomes gaseous at atmospheric pressure.
- The liquid propane will be offloaded from railcars into one of six new 90,000 gallon above ground storage tanks. Fix bodied trucks will fill from the storage tanks and provide deliveries throughout the region.
- A seven-foot-tall perimeter fence (6' chain link with a 1' barbed wire) is proposed around the loading area, the storage tanks, and the majority of the railroad siding. This area will be accessible by two lockable access gates.
- The property is served by onsite water and septic systems.
- No signage is proposed at this time.
- A lighting plan has been received.
- The applicant's narrative states that the site is to be unmanned and no parking is proposed. A loading area has been proposed for LP to be offloaded from railcars into the above ground storage and for the loading of the LP into fix bodied trucks.
- The site can be accessed indirectly off of Galena Road, which currently serves as the access point to the residence and the solar panels located on Parcel 9, Parcel 1. Additionally, there is a point of access from the railway in the southeast corner of the property.
- The southern property line is comprised of a landscape screening buffer from OneStar Engery. No additional landscaping is required.

IV. Environmental Standards:

- A. Comprehensive Plan: "Promote the use of best management practices such as stormwater management" (Page 61)
- B. Applicable Law: Article V, Section 14.8 of the Kent County Land Use Ordinance establish the EC environmental standards which include forest conservation, nontidal wetlands, stream protection corridor, stormwater management, and water quality standards.

C. Staff and TAC Comments:

- Forest Conservation was addressed by previous development on site. All the existing woodlands have been placed under a forest conservation easement.
- Sediment and erosion control and stormwater management plans have been submitted for review.

V. Design Standards

A. Applicable Law: Article V, Section 14.9 of the Kent County Land Use Ordinance establishes the EC design standards which address site access, landscaping, screening, and lighting. Site access should ensure vehicle and pedestrian safety and alleviate congestion. The applicant should demonstrate that access to the project is adequate and the roads which will be impacted have the capacity to handle the traffic generated by the proposed project and will not endanger the safety of the general public.

Screening is required to protect adjoining properties and roadways from noise, glare, and uses which are visually incompatible with neighboring land uses.

Lighting on the site should be sufficient to provide for the safety and security of the business, its employees, and its customers. Lighting should also be designed to avoid glare onto adjacent properties and adjacent roadways and not interfere with traffic or create a safety hazard.

B. Staff and TAC Comments:

- Onsite vehicular circulation appears to promote clearly defined access to the storage tanks while also limiting access by unauthorized vehicles by gating the entrances to the site.
- The southern portion of the site contains a planted screening buffer that was installed as part of OneStar Energy solar array project. No additional screening is required.
- A lighting plan has been submitted. Lighting appears to be designed to avoid glare onto adjacent properties, roadways, and should not interfere with traffic or create a safety hazard.
- The Maryland Department of Transportation State Highway Administration commented that the access site will require an Access Management Review and permit issuance.

VI. Parking and Loading

- A. Applicable Law: Article VI, Section 1.3 and 1.4 of the Kent County Land Use Ordinance establishes the parking, loading, and bicycle parking standards.
- D. *Staff and TAC Comments*: The applicant's narrative states that the site is to be unmanned and no parking is proposed. A loading area has been proposed for LP to be offloaded from railcars into the above ground storage and for the loading of the LP into fix bodied trucks.

VII. Site Plan Review

- A. Comprehensive Plan: "Require developers to engage and inform citizens during the development review process through the incorporation of a participation program." (Page 27)
- B. Applicable Law: Article VI, Section 5 of the Ordinance establishes the procedures and standards for site plan review. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
 - a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.

- b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
- c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
- d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
- e. Reasonable demands placed on public services and infrastructure.
- f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
- g. Protection of abutting properties and County amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
- h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
- i. The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.
- j. The applicant's efforts to design the development to complement and enhance the rural and historic nature of the County including incorporating into the project forms and materials that reflect the traditional construction patterns of neighboring communities.
- k. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.

C. Staff and TAC Comments:

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

STAFF RECOMMENDATION

In order to receive final site plan approval, the applicant must address and/or submit the following outstanding items:

- Sediment and erosion control and stormwater management plans must be approved.
- Sureties for stormwater management and sediment and erosion control must be posted.

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

	Amount Paid:_		Date: 1/14/202	<u>1</u>
o-Up, Inc				
16_ Parcel:	9 Lot Size	e: <u>7.12</u> Deed	Ref: <u>152/211</u> Zoni	ng: EC/V
213 Galena Road, Ma	assey, Maryland 2	21650		
Liquid propane stor	rage and distributi	on facility		6
I D•				
	Т	'elenhone'	410-778-3023	
x 419 Chestertown, N	<u>Aaryland 21620</u> J	Email:		
c.	Γ	'elephone:	302-856-2555	
aPont Hwy. Georgeto	wn, DE 19947	Email: <u>bpeppe</u> 1	@pepupinc.com	
NEY (if any):				
		Telephor	ıe:	
		Email:		
NGINEER OR SURV	EYOR:			
		Telephor	ne: 443-262-9130	
80 Centreville, MD	21617	Email: 1	xjs@dmsandassociate	s.com
□ Public System	X On lot system			
·	•	•	7	
ICED BY: Delm	iarva Power			
	Signature of A ₁	plicant		Date
Approving Authori	ty:		Date	
Approving Authori	ty:		Date	
Approving Authori	ty:		Date	
	D-Up, Inc	D-Up, Inc	Depty Inc	Bramble, Inc. Telephone: 410-778-3023 x 419 Chestertown, Maryland 21620 Email: C. Telephone: 302-856-2555 aPont Hwy. Georgetown, DE 19947 Email: bpepper@pepupinc.com NEY (if any): Telephone: Email: NGINEER OR SURVEYOR: sociates, LLC Telephone: 443-262-9130 Email: kjs@dmsandassociate Public System X On lot system Public System X On lot system Public System X On lot system RVICED BY: Verizon TICED BY: Delmarva Power Signature of Applicant Approving Authority: Date Approving Authority: Date Date



Davis, Moore, Shearon & Associates, LLC

January 14, 2021

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

RE: CITIZENS PARTICIPATION REPORT FOR THE PROPOSED PEP UP, INC. LIQUID

PROPANE STORAGE AND DISTRIBUTION FACILITY, MASSEY, MD

KENT COUNTY TAX MAP 16, PARCEL 9

DMS & ASSOCIATES JOB #2018114

Dear Mr. Mackey,

This letter is to inform you of the results from the community outreach for the above referenced project. As in-person meetings are not recommended during the Maryland State of Emergency, we modified the format to a conference call using the County's Conference Bridge service.

Attached is a list of the property owners that were notified of the conference call as well as the letter. An 11"x17" copy of the overall site plan accompanied the letters. As requested by the Planning Commission, the notification letter was sent in both English and Spanish.

A conference call was conducted on Tuesday, December 1 at 6pm. On behalf of the applicant, Brian Pepper of Pep Up, Inc. and I were on the call. After opening the meeting shortly after 6:00pm, two callers joined. The first was Mr. Roy Hoagland of 9522 Fairlee Road, Chestertown. Mr. Hoagland expressed safety concerns and referenced a letter dated November 18, 2020 that he wrote to the County Commissioners. We have not been a copy of the letter. The other caller was Ms. Olga Brooks of 12209 Galena Road, Massey. Ms. Brooks asked about any effects the solar array would have on the tanks and the orientation of the tanks.

No other callers joined the conference call. I remained on the line until approximately 6:20pm when I made a final request for comment from anyone on the line. Hearing none I announced the meeting closed.

Please review this information at your earliest convenience. If you have questions please feel free to contact me at 443-262-9130.

Sincerely,

DMS & Associates, LLC

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

Enclosures

pc: Brian Pepper, Pep Up, Inc.



Davis, Moore, Shearon & Associates, LLC

September 24, 2020

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

RE: CERTIFIED ENGINEER'S REPORT FOR THE PROPOSED PEP-UP, INC. LIQUID PROPANE STORAGE AND DISTRIBUTION FACILITY, GALENA ROAD, MASSEY, MARYLAND KENT COUNTY TAX MAP 16, PARCEL 9, LOT 2 DMS & ASSOCIATES JOB #2018114

Dear Mr. Mackey:

Pep-Up, Inc. is proposing to construct a new liquid propane storage and distribution facility on a lot to be created from the lands of David A. Bramble, Inc. in Massey, Maryland. The lot will be located in the Employment Center zoning district. Please accept this correspondence as our Certified Engineer's Report for this project. In accordance with Sections 14.6 of the Kent County Land Use Ordinance, we offer the following:

- NOISE The proposed use on this site will not generate excessive noise. Noise will be associated with the supply train utilizing the existing railroad bed and delivery trucks frequenting the site to refill. The anticipated noise expected will be within levels normally associated with Employment Center uses.
- 2. VIBRATION The proposed use on this site will not generate excessive vibration. The only anticipated vibration will be generated from the trains utilizing the existing operational tracks.
- 3. GLARE The proposed use on this site will not generate excessive glare.
- 4. AIR POLLUTION The proposed use on this site will not generate air pollution. Nothing will be emitted or exhausted from this facility.
- 5. WATER POLLUTION The proposed use on this site will not generate water pollution. All impervious surfaces will be treated using current stormwater management practices.
- 6. RADIOACTIVITY There is nothing proposed with the use on this site that would generate radioactivity.
- 7. ELECTRICAL INTERFERENCE There is nothing proposed with the use on this site

that would generate electrical interference on any other lot or premises.

- 8. SMOKE AND PARTICULATE MATTER There is nothing proposed with the use on this site that would generate smoke or particulate matter.
- 9. TOXIC MATTER There is nothing proposed with the use on this site that would generate toxic matter.
- 10. ODOROUS MATTER There is nothing proposed with the use on this site that would generate odorous matter.

In accordance with Sections 14.6 of the Kent County Land Use Ordinance regarding Employment Center Performance Standards, I hereby submit this Certified Engineer's Report claiming, to the best of my knowledge and based on the information provided to me by my client, that the proposed use will not violate any Federal, State or County laws or regulations. The use will not produce undue emissions of pollutants to the waters or air of the County.

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

Sincerely,

DMS & Associates, LLC

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

pc: Pep-Up, Inc.

David A. Bramble, Inc.

PROJECT NARRATIVE

Pep-Up - Galena Road, Massey, Maryland

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

The site is located on the north side of Galena Road (Maryland Route 313). The lot is to be subdivided from the overall property owned by David A. Bramble, Inc. The new 7.123 acre site, to be known as Parcel 9 (Parcel No. 4) will take access via an existing lane off of Galena Road (Maryland Route 313). The existing railroad crossing, with upgrades as directed by the Maryland Department of Transportation, will be utilized to access the usable portion of the lot. Parcel 4 is currently encumbered by the railroad right-of-way, an 80-ft wide Choptank Electric utility right-of-way, and a 150-ft wide Delmarva Power utility right-of way.

Upon site plan approval, the property will be owned by Pep-Up, Inc. whose corporate address is 24987 DuPont Highway, Georgetown, Delaware 19947. The property will be identified as Tax Map 16 Parcel 9 (Parcel 4). The property is zoned Employment Center.

Pep-Up, Inc. is proposing to construct a liquid propane (LP) storage and distribution facility. A new rail siding will be constructed to allow for bulk delivery by railcars. The LP will be offloaded from the railcars into one of six new 90,000 gallon above-ground storage tanks. Fixed bodied trucks will fill from the storage tanks and provide deliveries throughout the region.

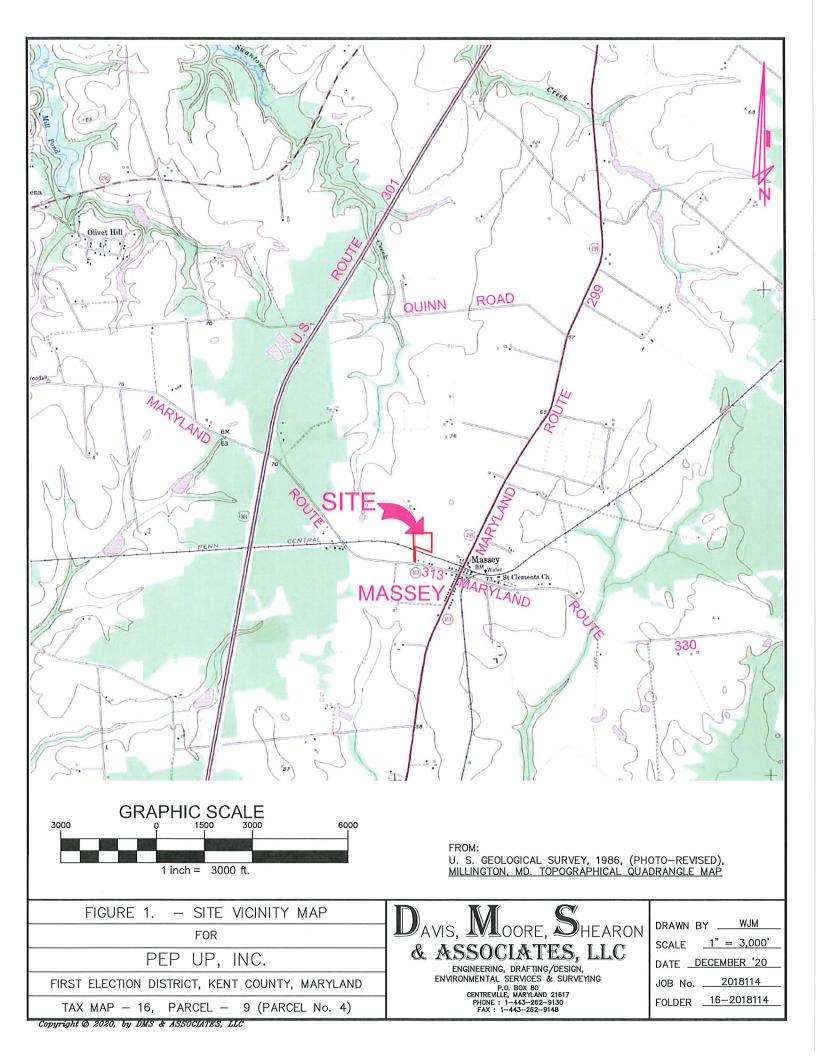
The raw materials associated with this project is liquid propane. There is no byproduct or waste products associated with the use as the propane becomes gaseous at atmospheric pressure.

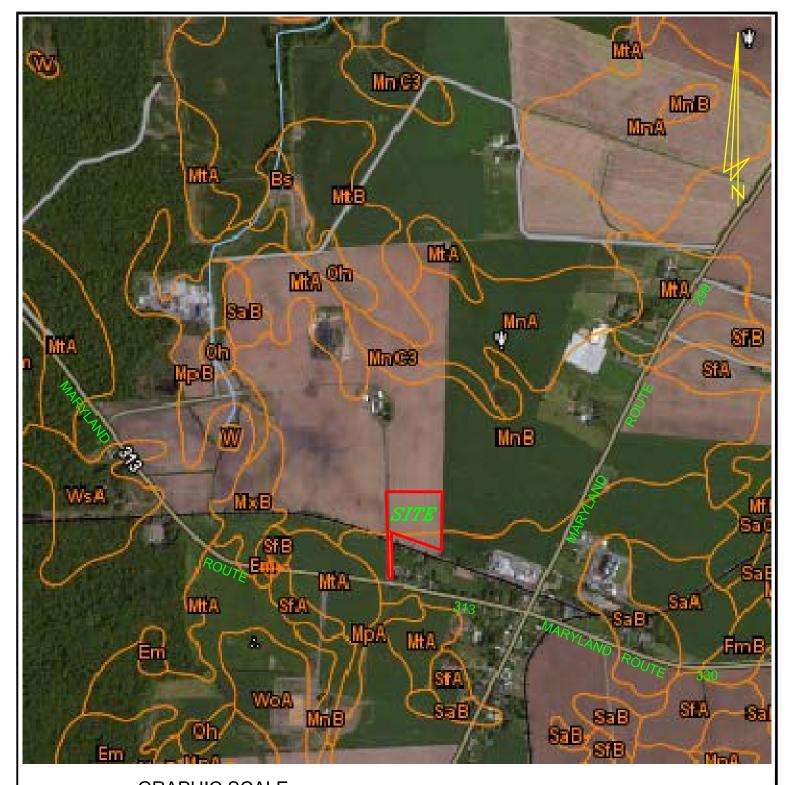
No full-time employees will be located at this site. Therefore, the site does not have a septic system or potable water well proposed. A 10,000-sf sewerage reserve area will be established as part of the lot line adjustment requirements.

There is no signage associated with this project. A lighting plan will be developed for the site showing no adverse impacts on adjacent properties.

Upon the transfer of ownership, the property will be maintained by Pep-Up, Inc. This includes a planted screening buffer that was installed as part of the OneEnergy Bluestar solar array project (#15-40). A portion of the landscaping will be removed to make way for the rail siding, but the remainder on Parcel 4 will be the continued responsibility of Pep-Up, Inc.









1 inch = 1000 ft.

SOIL INFORMATION ACQUIRED FROM http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx. FOR KENT COUNTY

FIGURE 2. - SOILS

FOR

PEP UP, INC.

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

TAX MAP - 16, PARCEL - 9 (PARCEL No. 4)

& ASSOCIATES, LLC

ENGINEERING, DRAFTING/DESIGN,
ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX BO
CENTREVILE, MARYLAND 21617
PHONE: 1.-443-262-9130
FAX: 1-443-262-9148

Davis, Moore, Shearon

DRAWN BY WJM

SCALE 1" = 1000'

DATE DECEMBER '20

JOB No. 2018114

FOLDER 16-2018114

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PRELIMINARY SITE PLAN FOR A

PEP UP, INC. PROPANE FACILITY ON THE LANDS OF

DAVID A. BRAMBLE, INC.

NEAR THE VILLAGE OF MASSEY, FIRST Elec. Dist., KENT Co., MD. PREPARED FOR: PEP UP, INC.

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

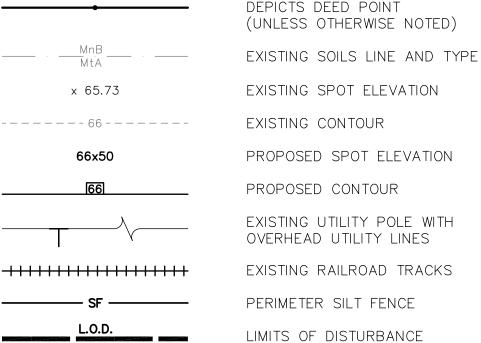
REVIEWED FOR THE KENT SOIL AND WATER CONSERVATION DISTRICT AND MEET TECHNICAL REQUIREMENTS APPROVED: KENT SOIL AND WATER CONSERVATION DISTRICT KENT SOIL AND WATER CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, MODIFY OR OTHERWISE ALTER THE EROSION CONTROL PROVISIONS OF THIS PLAN IN THE EVENT 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.

<u>SITE STATISTICS</u>

CURRENT USE - INDUSTRIAL/AGRICULTURAL PROPOSED USE - INDUSTRIAL

GROSS AREA CRITICAL AREA EMPLOYMENT CENTER ZONE VILLAGE ZONE AREA IN BUFFERYARDS AREA WITHIN 100 Yr. FLOODPLAIN AREA OF NONTIDAL WETLANDS/BUFFERS AREA OF STREAM BUFFER	= 7.123 ac.d = 0.000 ac.d = 7.122 ac.d = 0.001 ac.d = 0.000 ac.d = 0.000 ac.d = 0.000 ac.d = 0.000 ac.d
	= 0.000 ac.= = 0.000 ac.= = 0.000 ac.=
IMPERVIOUS AREA (PROPOSED)	= 0.248 ac.= = 0.941 ac.= = 1.189 ac.=
LANDSCAPE AREA (EXISTING) (96.5%) LANDSCAPE AREA (PROVIDED) (83.3%)	= 6.875 ac.= = 5.934 ac.=

<u>LEGEND</u>



<u>DEVELOPER:</u>

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

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

<u>ENGINEER</u>

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

<u>SURVEYOR</u>

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

VICINITY MAP SCALE 1" = 3000'

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AND SEDIMENT & EROSION CONTROL PLAN

SHEET C-1 - TITLE SHEET

SHEET C-2 - OVERALL SITE PLAN

SHEET C-3 - SITE AND GRADING PLAN

SHEET C-4 — SITE, GRADING, STORMWATER MANAGEMENT

SHEET C-5 - STORMWATER MANAGEMENT

DETAILS AND SPECIFICATIONS SHEET C-6 - SEDIMENT AND EROSION CONTROL

DETAILS AND SPECIFICATIONS SHEET SL-1 - SITE LIGHTING PHOTOMETRIC PLAN

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

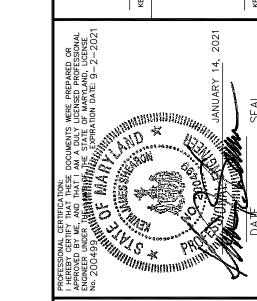
THE PURPOSE OF THIS SITE PLAN IS TO SEEK APPROVAL FROM THE KENT COUNTY PLANNING COMMISSION FOR THE DEVELOPMENT OF A PROPANE FACILITY.

GENERAL NOTES

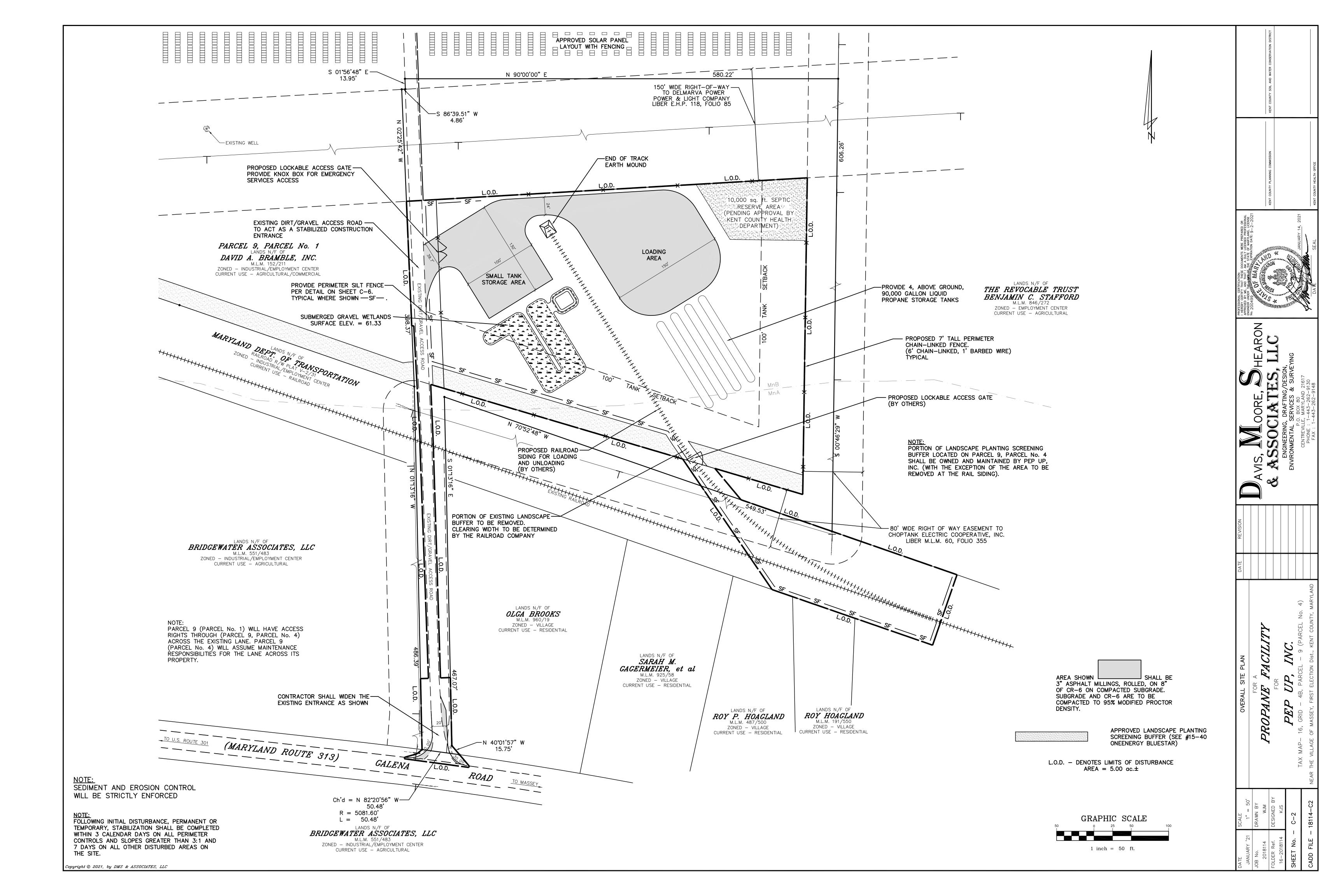
- 1. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE BEST AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF THE WORK BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION 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
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY

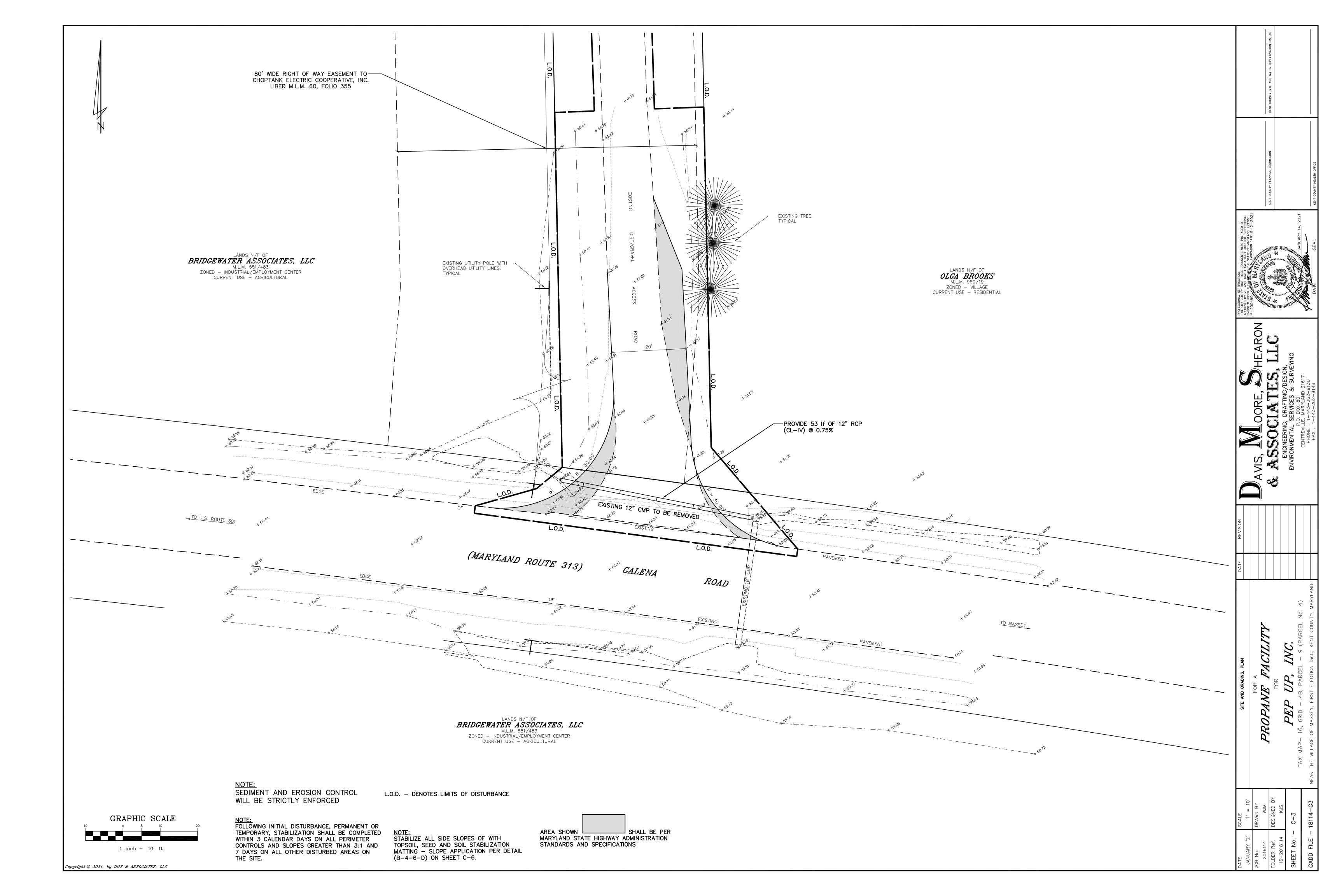
DELMARVA POWER & LIGHT COMPANY ...1-443-262-9130 KENT CO. SEDIMENT & EROSION CONTROL INSPECTOR1-410-778-7437 MARYLAND STATE HIGHWAY ADMINISTRATION..

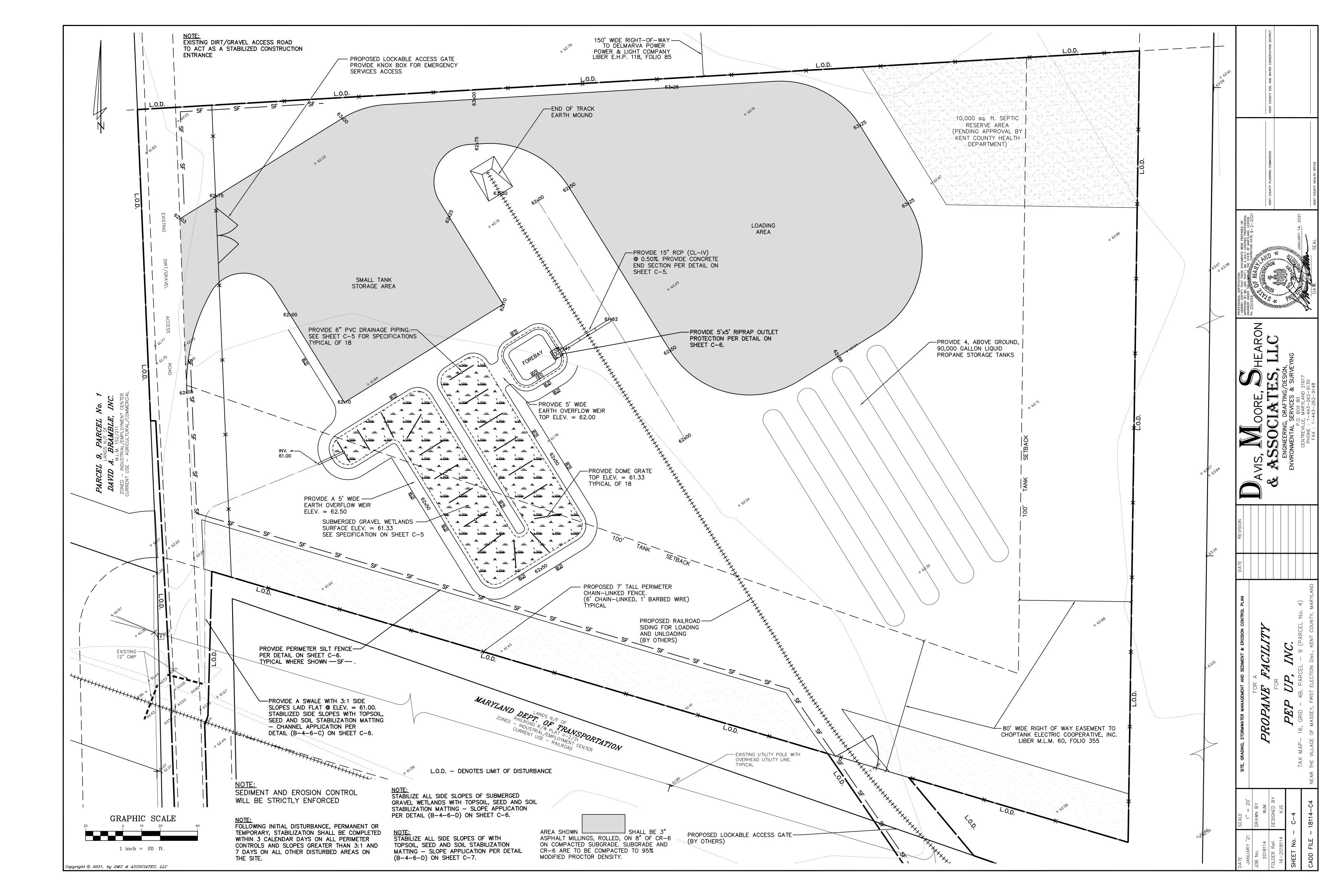
- 4. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
- 5. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, BOTH PERMANENT AND TEMPORARY.
- 6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS SAID DEVIATIONS APPROVED BY THE ENGINEER. CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLANS IS
- 7. AL 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
- 8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED LANDFILL BY THE CONTRACTOR.
- 9. 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.
- 10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- 11. 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.
- 12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS AND DETAILS OF KENT COUNTY.
- 13. ALL DRAINAGE STRUCTURES AND SWALES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE PLANS.
- 14. ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISH
- 15. WHENEVER SEWER OR WATER MAINS OR SERVICES RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED.
- 16. MINIMUM COVER OVER THE SEWER MAIN SHALL BE 42".
- 17. ALL CONCRETE USED FOR UTILITY WORK SHALL BE IN ACCORDANCE WITH MD SHA STANDARDS AND SPECIFICATIONS FOR MIX. NO. 2.
- 18. ALL PAVING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST MD. SHE STANDARDS AND SPECIFICATIONS AND BE SUPPLIED BY A STATE CERTIFIED
- 19. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE
- 20. EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED BY THE KENT COUNTY SEDIMENT ND EROSION CONTROL INSPECTOR

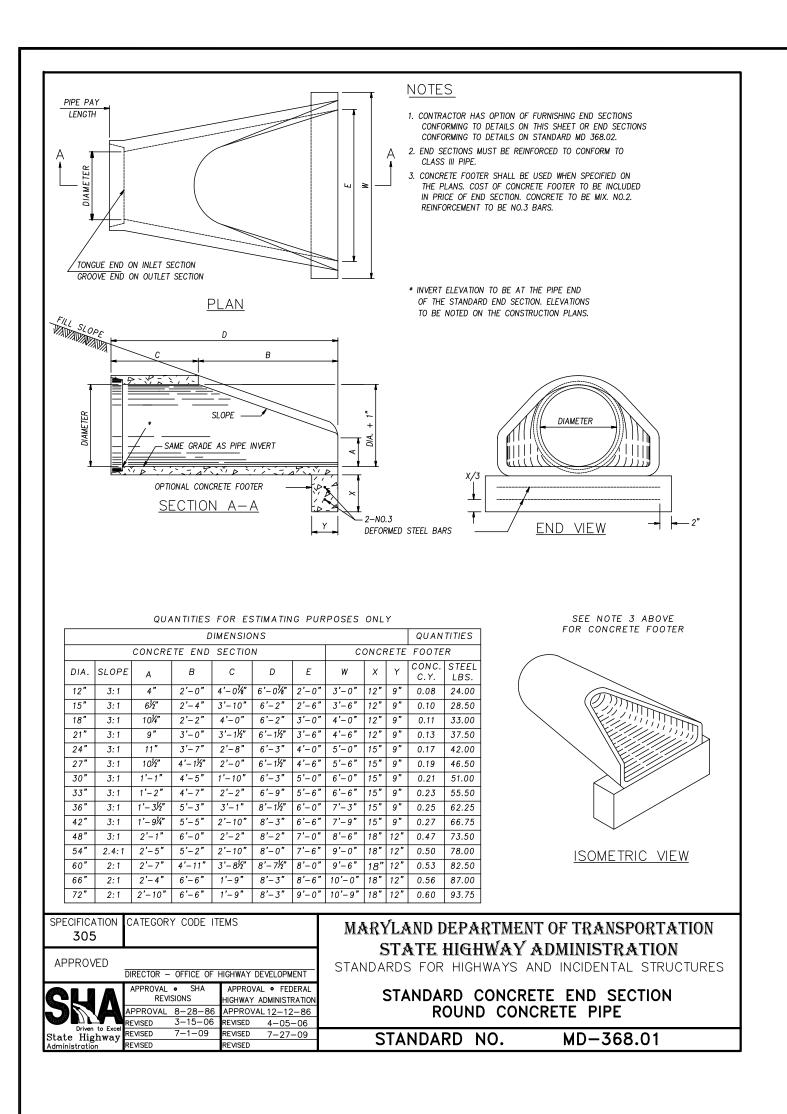


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INSPECTION REQUIREMENTS DURING CONSTRUCTION

THE CONTRACTOR SHALL NOTIFY THE KENT COUNTY INSPECTOR AT 410-778-7437 THREE (3) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION FOR THE FOLLOWING:

FOR SUBMERGED GRAVEL WETLAND:

(a) DURING EXCAVATION TO SUBGRADE

(b) DURING PLACEMENT OF BACKFILL OF PERFORATED INLET PIPE AND OBSERVATION WELLS

(c) DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA

(d) DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS SUCH AS DIVERSION STRUCTURES, INLETS, OUTLETS, AND FLOW DISTRIBUTION STRUCTURES.

(e) UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION, AND BEFORE ALLOWING RUNOFF TO ENTER THE WETLAND. (f) DURING FLOODING OF SUBMERGED GRAVEL WETLAND BEDS TO VERIFY GRADE AND FUNCTION.

FOR STORMDRAINS:

(a) DURING EXCAVATION TO SUBGRADE

(b) DURING PLACEMENT OF PIPES

(c) DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS

(d) DURING COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION

BMP MATERIAL SPECIFICATIONS FOR SUBMERGED GRAVEL WETLANDS

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

MAINTENANCE SCHEDULE

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

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

INSPECTION AND MAINTENANCE:

1st YEAR POST-CONSTRUCTION: INSPECTION FREQUENCY SHALL BE AFTER EVERY MAJOR STORM IN THE FIRST YEAR FOLLOWING CONSTRUCTION.

- INSPECT TO BE CERTAIN SYSTEM DRAINS WITHIN 24-72 hrs.(WITHIN THE DESIGN PERIOD, BUT ALSO NOT SO QUICKLY AS TO MINIMIZE STORMWATER
- WATERING PLANTS AS NECESSARY DURING THE FIRST GROWING SEASON
- RE-VEGETATING POORLY ESTABLISHED AREAS AS NECESSARY
- TREATING DISEASED VEGETATION AS NECESSARY
- QUARTERLY INSPECTION OF SOIL AND REPAIRING ERODED AREAS. ESPECIALLY ON SLOPES.
- CHECKING INLETS, OUTLETS AND OVERFLOW SPILLWAY FOR BLOCKAGE, STRUCTURAL INTEGRITY AND EVIDENCE OF EROSION & SEDIMENTATION.

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

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

CLEANING CRITERIA FOR SEDIMENTATION FOREBAY:

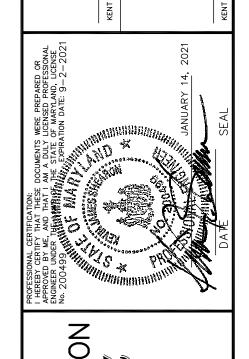
SEDIMENT SHALL BE REMOVED FROM THE SEDIMENTATION CHAMBER (FOREBAY) WHEN IT ACCUMULATES TO A DEPTH OF MORE THAN 3 inches (30 cm) OR 10 PERCENT OF THE PRETREATMENT VOLUME. THE SEDIMENTATION FOREBAY SHALL BE CLEANED OF VEGETATION IF PERSISTENT STANDING WATER AND WETLAND VEGETATION BECOMES DOMINANT. THE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

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

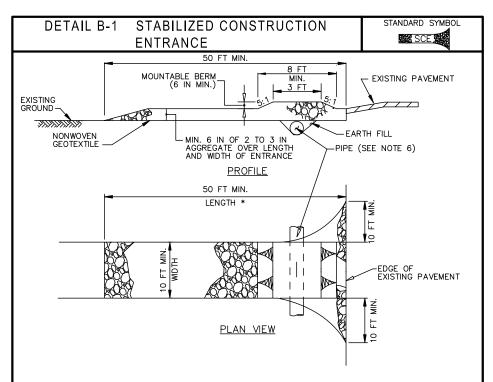
DRAINING AND FLUSHING GRAVEL WETLAND TREATMENT CELLS: FOR MAINTENANCE IT MAY BE NECESSARY TO DRAIN OR FLUSH THE TREATMENT CELLS. PUMP OUT WATER FROM THE SYSTEM FROM THE NYLOPLAST HYDRAULIC CONTROL STRUCTURE AND FROM OTHER YARD GRATES. FLUSHING THE RISERS AND HORIZONTAL SUBDRAINS IS THE MOST EFFECTIVE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

STORMWATER MANAGEMENT SUMMARY TABLE

STEP No.	REQUIREMENT	VOLUME REQ.	VOLUME PRO.	NOTES
1	WATER QUALITY (WQv)	5,754 cf	6,089 cf	SUBMERGED GRAVEL WETLAND
2	RECHARGE (Rev)	N/A	N/A	ESD TO THE MEP
3	CHANNEL PROTECTION (Cpv)	N/A	N/A	ESD TO THE MEP
EXTREME 4 FLOOD (Qf)		N/A	N/A	ESD TO THE MEP



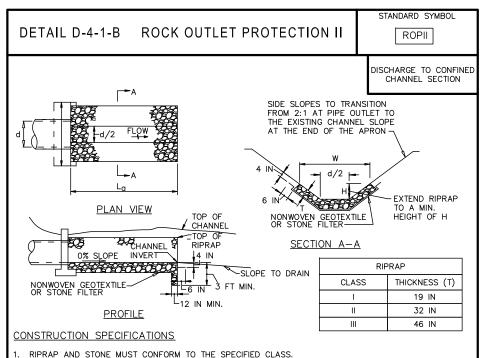
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CONSTRUCTION SPECIFICATIONS

- . PLACE STABILIZED CONSTRUCTION ENTRANCE IN ACCORDANCE WITH THE APPROVED PLAN. VEHICLES MUST TRAVEL OVER THE ENTIRE LENGTH OF THE SCE. USE MINIMUM LENGTH OF 50 FEET (*30 FEET FOR SINGLE RESIDENCE LOT). USE MINIMUM WIDTH OF 10 FEET. FLARE SCE 10 FEET MINIMUM AT THE EXISTING ROAD TO PROVIDE A TURNING RADIUS.
- 2. PIPE ALL SURFACE WATER FLOWING TO OR DIVERTED TOWARD THE SCE UNDER THE ENTRANCE, MAINTAINING POSITIVE DRAINAGE. PROTECT PIPE INSTALLED THROUGH THE SCE WITH A MOUNTABLE BERM WITH 5:1 SLOPES AND A MINIMUM OF 12 INCHES OF STONE OVER THE PIPE. PROVIDE PIPE AS SPECIFIED ON APPROVED PLAN. WHEN THE SCE IS LOCATED AT A HIGH SPOT AND HAS NO DRAINAGE TO CONVEY, A PIPE IS NOT NECESSARY. A MOUNTABLE BERM IS REQUIRED WHEN SCE IS NOT LOCATED AT A HIGH SPOT.
- S. PREPARE SUBGRADE AND PLACE NONWOVEN GEOTEXTILE, AS SPECIFIED IN SECTION H-1 MATERIALS. 4. PLACE CRUSHED AGGREGATE (2 TO 3 INCHES IN SIZE) OR EQUIVALENT RECYCLED CONCRETE (WITHOU REBAR) AT LEAST 6 INCHES DEEP OVER THE LENGTH AND WIDTH OF THE SCE.
- MAINTAIN ENTRANCE IN A CONDITION THAT MINIMIZES TRACKING OF SEDIMENT. ADD STONE OR MAKE OTHER REPAIRS AS CONDITIONS DEMAND TO MAINTAIN CLEAN SUFFACE, MOUNTABLE BERM, AND SPECIFIED DIMENSIONS. IMMEDIATELY REMOVE STONE AND/OR SEDIMENT SPILLED, DROPPED, OR TRACKED ONTO ADJACENT ROADWAY BY VACUUMING, SCRAPING, AND/OR SWEEPING. WASHING ROADWAY TO REMOVE MUD TRACKED ONTO PAVEMENT IS NOT ACCEPTABLE UNLESS WASH WATER IS DIRECTED TO AN APPROVED SEDIMENT CONTROL PRACTICE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL U.S. DEPARTMENT OF AGRICULTURE URAL RESOURCES CONSERVATION SERVI MARYLAND DEPARTMENT OF ENVIRONME WATER MANAGEMENT ADMINISTRATION

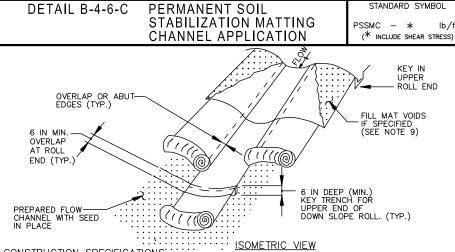


RIPRAP AND STONE MUST CONFORM TO THE SPECIFIED CLASS.

- USE NONWOVEN GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS, AND PROTECT FROM PUNCTURING, CUTTING, OR TEARING. REPAIR ANY DAMAGE OTHER THAN AN OCCASIONAL SMALL HOLE BY PLACING ANOTHER PIECE OF GEOTEXTILE OVER THE DAMAGED PART OR BY COMPLETELY REPLACING THE GEOTEXTILE. PROVIDE A MINIMUM OF ONE FOOT OVERLAP FOR ALL REPAIRS AND FOR JOINING TWO PIECES OF GEOTEXTILE TOGETHER.
- PREPARE THE SUBGRADE FOR GEOTEXTILE OR STONE FILTER (3/4 TO 1/5 INCH STONE FOR 6 INCH MINIMUM DEPTH) AND RIPRAP TO THE REQUIRED LINES AND GRADES. COMPACT ANY FILL REQUIRED IN THE SUBGRADE TO A DENSITY OF APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED MATERIAL 4. EXTEND GEOTEXTILE AT LEAST 6 INCHES BEYOND EDGES OF RIPRAP AND EMBED AT LEAST 4 INCHES AT SIDES OF RIPRAP.
- . CONSTRUCT RIPRAP OUTLET TO FULL COURSE THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO AVOID DISPLACEMENT OF UNDERLYING MATERIALS. PLACE STONE FOR RIPRAP OUTLET IN A MANNER THAT WILL ENSURE THAT IT IS REASONABLY HOMOGENOUS WITH THE SMALLER STONES AND SPALLS FILLING THE VOIDS BETWEEN THE LARGER STONES. PLACE RIPRAP IN A MANNER TO PREVENT DAMAGE TO THE STONE FILTER BLANKET OR GEOTEXTILE. HAND PLACE TO THE EXTENT NECESSARY. WHERE NO ENDWALL IS USED, CONSTRUCT THE UPSTREAM END OF THE APRON SO THAT THE WIDTH IS TWO TIMES THE DIAMETER OF THE OUTLET PIPE, AND EXTEND THE STONE UNDER THE OUTLET BY A MINIMUM OF 18 INCHES.
- 8. MAINTAIN LINE, GRADE, AND CROSS SECTION. KEEP OUTLET FREE OF EROSION. REMOVE ACCUMULATED SEDIMENT AND DEBRIS. AFTER HIGH FLOWS INSPECT FOR SCOUR AND DISLODGED RIPRAP. MAKE NECESSARY REPAIRS IMMEDIATELY.

CONSTRUCT APRON WITH 0% SLOPE ALONG ITS LENGTH AND WITHOUT OBSTRUCTIONS. PLACE STONE SO THAT IT BLENDS IN WITH EXISTING GROUND.

NECESSART REPAIRS IMMEDIATELT.		
MARYLAND STANDARDS AND SPE	CIFICATIONS FOR SOIL EF	OSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE	2011	MARYLAND DEPARTMENT OF ENVIRONMENT WATER MANAGEMENT ADMINISTRATION



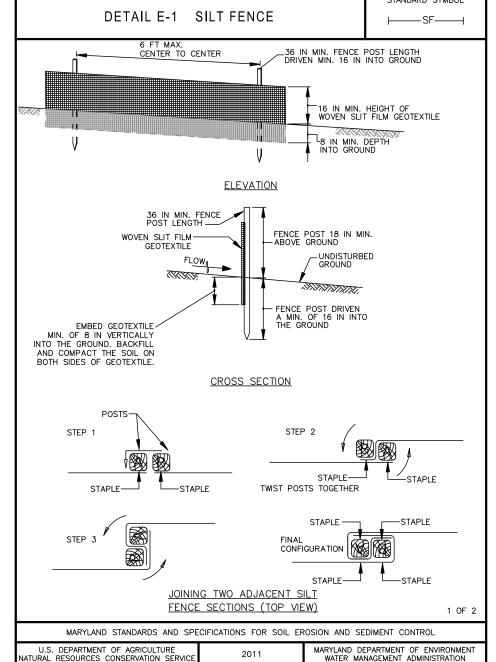
JSE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.

USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. "U" SHAPED STAPLES MUST AVERAGE 1 TO 1 ½ INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. "T" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAKES MUST BE ROUGH-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM

. PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDBED PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.

- UNROLL MATTING IN DIRECTION OF WATER FLOW, CENTERING THE FIRST ROLL ON THE CHANNEL CENTER LINE. WORK FROM CENTER OF CHANNEL OUTWARD WHEN PLACING ROLLS. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING. OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE NEXT DOWNSTREAM MAT. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT. O. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT

ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL J.S. DEPARTMENT OF AGRICULTURE AL RESOURCES CONSERVATION SERV MARYLAND DEPARTMENT OF ENVIRON WATER MANAGEMENT ADMINISTRATION



TABILIZATION MATTING SLOPE APPLICATION (* INCLUDE SHEAR STRESS) ROLL EDGES (TYP.)-(SEE NOTE 9) 6 IN MIN. OVERLAP ISOMETRIC VIEW

DETAIL B-4-6-D PERMANENT SOIL

- CONSTRUCTION SPECIFICATIONS USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OSE PERMANENT SOIL STABILIZATION MAITING MADE OF OPEN WEAVE STRITHETIN, NON-DEGRADABLE FIBERS OF CHEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAIT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND SEED GERMINATION AND NON-INJURIOUS TO THE SKIN. IF PRESENT, NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2x2 INCHES AND SUFFICIENTLY BONDED OR SEWN ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL. SECURE MATTING USING STEEL STAPLES OR WOOD STAKES. STAPLES MUST BE "U" OR "T" SHAPED STEEL
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- ACCORDANCE WITH SPECIFICATIONS, PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS, UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PI AN. UNROLL MATTING DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDED SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT. KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH, STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- 3. STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS. IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED ONCE THE MATTING IS KEYED AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT

O. ESTABLISH AND MAINTAIN VEGETATION SO THAT REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4 VEGETATIVE STABILIZATION. MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL

		STANDARD SYMBOL
DETAIL E-1	SILT FENCE	⊢SFI

MARYLAND DEPARTMENT OF ENVIRONMEI WATER MANAGEMENT ADMINISTRATION

MARYLAND DEPARTMENT OF ENVIRONMEN WATER MANAGEMENT ADMINISTRATION

CONSTRUCTION SPECIFICATIONS

U.S. DEPARTMENT OF AGRICULTURE IRAL RESOURCES CONSERVATION SEF

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

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL FROSION AND SEDIMENT CONTROL

GENERAL NOTES

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

Total Area of Site	7.123	Acres
Area Disturbed	5.00	Acres
Area to be Roofed or Paved	1.19	Acres
Total Cut	0	су
Total Fill	0	су

SEQUENCE OF CONSTRUCTION

- 1. CONTACT THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT 410-778-7437 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
- 2. INSTALL SILT FENCE AT THE LOCATIONS SHOWN.
- 3. STRIP THE TOPSOIL FROM THE LIMITS OF THE SUBMERGED GRAVEL WETLANDS AND STOCKPILE ONSITE WHERE INDICATED. EXCAVATE THE SUBMERGED GRAVEL WETLANDS TO THE PROPOSED BOTTOM ELEVATION 61.33 TO ACT AS A TEMPORARY SEDIMENT TRAP. PROVIDE OVERFLOW WEIRS AS SHOWN ON THE PLANS. AT THIS POINT, DO NOT INSTALL STONE, PEA GRAVEL, WETLAND SOIL, OR DRAIN PIPES.
- 4. GRADE THE PROPOSED SWALES AND STABILIZE WITH TOPSOIL, SEED, AND STABILIZATION MATTING. INSTALL CULVERT.
- 5. STRIP THE TOPSOIL FROM THE LIMITS OF THE STONE YARD AND DISPOSE OF AT AN APPROVED OFFSITE LOCATION.
- 6. PLACE CR-6 BASE ON THE ACCESS AND STONE YARD.
- 7. INSTALL TANK FOUNDATIONS AND TANKS.
- 8. UPON SUBSTANTIAL COMPLETION OF THE INSTALLATION STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH.
- 9. EXCAVATE THE SUBMERGED GRAVEL WETLANDS TO REMOVE ACCUMULATED SEDIMENT, AND INSTALL THE STONE, PEA GRAVEL, WETLAND SOIL, AND DRAIN PIPING AS INDICATED ON THE PLANS.
- 10. UPON APPROVAL FROM THE KENT COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS FOUND ON THIS SHEET.

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS

VEGETATIVE STABILIZATION

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

	Seed M					
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths	Fertilizer Rate (10-20-20)	Lime Rate
	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"		
	BARLEY OATS WHEAT CEREAL RYE	72 lbs. 120 lbs.	2/15-4/30, 8/15-11/30 2/15-4/30, 8/15-11/30 2/15-4/30, 8/15-11/30 2/15-4/30, 8/15-12/15	1" 1" 1" 1"	436 lb/ac 10 lb/ 1000 sf	2 tons/ac 90 lb/ 1000 sf
	FOXTAIL MILLET PEARL MILLET	30 lbs. 20 lbs.	5/1-8/14 5/1-8/14	1/2"		

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

	Seed		Hazard Zone 7a) Table B—3)			Fertilizer Rate (10-20-20)		
No. Species Appl. Rate (lbs./ac.)			Seeding Dates	Seeding Depths	N	P205	K20	Lime Rate
7	CREEPING RED FESCUE	60 lbs	3/1-5/15	1/4"				
/	KENTUCKY BLUEGRASS	15 lbs.	8/15-10/15	to 1/2"				
		400 !!	3/1-5/15	1/4"	45 lb/ac 1 lb/	90 lb/ac 2 lb/	90 lb/ac 2 lb/	2 tons/a 90 lb/
8	TALL FESCUE	100 lbs.	8/15-10/15	to 1/2"	1000 sf	1000 sf 1000 sf	1000 sf	1000 sf
	TALL FESCUE	60 lbs	3 /1 _ 5 /15	1/4"				
9	KENTUCKY BLUEGRASS	40 lbs.	3/1-5/15 8/15-10/15	to				
	PERENNIAL RYEGRASS	20 lbs.	8/15–10/15	1/2"				

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

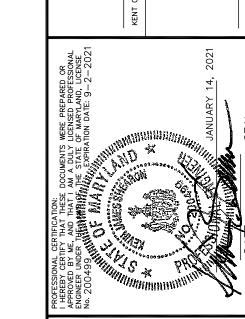
INSPECTION CHECKLIST

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

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

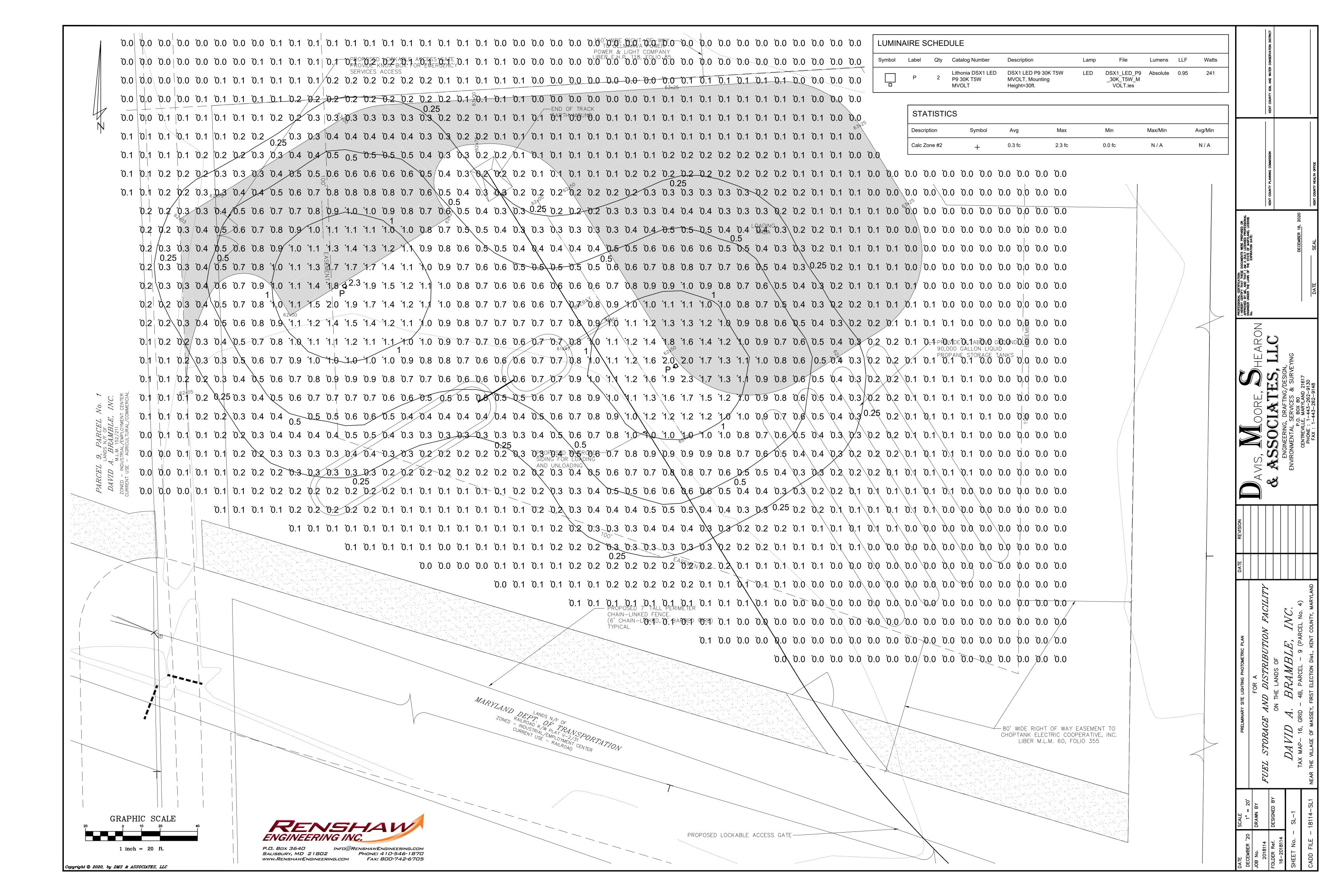
THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER 09GP).

- 1. UTILIZATION OF ENVIRONMENTAL SITE DESIGN.
- . MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
- 3. CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES 4. EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
- 5. EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING AND SEQUENCING
- 6. IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
- 7. IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
- 8. EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).



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D-Series Size 1 LED Area Luminaire	Catalog Number Notes
PREMIUM NIGHTIME FRIENDLY	Type Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

DSX1 LED											
Series	LEDs		Color te	emperature	Distribu	ıtion			Voltage	Mounting	
DSX1 LED	P2 P5 ¹	P7 ¹ P8 P9 ¹	30K 40K 50K	3000 K 4000 K 5000 K	T2S T2M T3S T3M T4M TFTM	Type I short (Automotive) Type II short Type II medium Type III short Type III medium Type IV medium Forward throw medium	T5VS T5S T5M T5W BLC LCCO RCCO	Type V very short ³ Type V short ³ Type V medium ³ Type V wide ³ Backlight control ⁴ Left corner cutoff ⁴ Right corner cutoff ⁴	MVOLT 5 XVOLT (277V-480V) 6,7,8 120 9 208 9 240 9 277 9 347 9 480 9	Shipped includ SPA RPA WBA SPUMBA RPUMBA Shipped separa KMA8 DDBXD U	Square pole mounting Round pole mounting 10 Wall bracket 3 Square pole universal mounting adaptor 11 Round pole universal mounting adaptor 9

H2

Control options			Other	options	Finish (requ	uired)
NLTAIR2 nLight AIR generation 2 enabled ¹³ PIRHN Network, high/low motion/ambient sensor ¹⁴ PER NEMA twist-lock receptacle only (controls ordered separate) ¹⁵ PER5 Five-pin receptacle only (controls ordered separate) ^{15,16} PER7 Seven-pin receptacle only (controls ordered separate) ^{15,16} DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹⁷ DS Dual switching ^{18,19,20}	PIR PIRH PIR1FC3V PIRH1FC3V FAO	High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 5fc ^{20,21} High/low, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 5fc ^{20,21} High/low, motion/ambient sensor, 8–15' mounting height, ambient sensor enabled at 1fc ^{20,21} Bi-level, motion/ambient sensor, 15–30' mounting height, ambient sensor enabled at 1fc ^{20,21} Field adjustable output ^{20,21}	HS SF DF L90 R90 HA	ped installed House-side shield ²³ Single fuse (120, 277, 347V) ⁹ Double fuse (208, 240, 480V) ⁹ Left rotated optics ² Right rotated optics ² 50°C ambient operations ¹ ped separately Bird spikes ²⁴ External glare shield	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white



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Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission From: Carla Gerber, GIS Specialist

Meeting: February 4, 2021

Subject: Annual Transportation Priority Letter

As mentioned during the last meeting, the County annually sends a letter to the Secretary of the Maryland Department of Transportation outlining the County's transportation priorities.

To provide a starting point for discussion, the previous two letters are provided for your information.

The County Commissioners of Kent County

P. THOMAS MASON PRESIDENT CHESTERTOWN, MD

RONALD H. FITHIAN MEMBER ROCK HALL, MD

ROBERT N. JACOB, JR. MEMBER WORTON, MD R. Clayton Mitchell, Jr.
Kent County Government Center
400 High Street
Chestertown, Maryland 21620
TELEPHONE 410-778-4600
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SHELLEY L. HELLER COUNTY ADMINISTRATOR THOMAS N. YEAGER

COUNTY ATTORNEY

April 23, 2019

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

RE: Kent County 2019 Transportation Priority Letter

Dear Secretary Rahn:

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

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

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

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



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

Trail and Pedestrian Priorities

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

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

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

P. Thomas Mason, President

P. Donas Mason

Ronald H. Fithian, Member

Robert N. Jacob, Jr., Member

KCC:am

cc:

Amy Moredock, Director, Planning, Housing, and Zoning

The County Commissioners of Kent County

P. THOMAS MASON PRESIDENT CHESTERTOWN, MD

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SHELLEY L. HELLER COUNTY ADMINISTRATOR

THOMAS N. YEAGER COUNTY ATTORNEY

June 2, 2020

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

RE: Kent County 2020 Transportation Priority Letter

Dear Secretary Slater:

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

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

Construction, Engineering, and Project Planning Priorities:

Chester River Bridge Crossing

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

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

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

The Honorable Greg Slater, Secretary, Maryland Department of Transportation Kent County 2020 Transportation Priority Letter June 2, 2020 Page 2 of 2

Streetscape Priorities

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

Trail and Pedestrian Priorities

- Sidewalks and pedestrian walkways along Flatland Road
- Engineering and design for pedestrian and bicycling connections on Quaker Neck Road in order to facilitate safe crossings between the Chestertown waterfront and downtown areas, to include the Rail Trail
- Maryland Route 289 to Radcliffe Creek bike/pedestrian improvements for connections to the water trail
- Rock Hall Trail System and sidewalk expansion around the waterfront
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Thank you for your consideration of these transportation priorities in Kent County. We look forward to working cooperatively with the Maryland Department of Transportation on the planning and implementation of these important local transportation improvements.

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

P. Thomas Mason, President

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Ronald H. Fithian, Member

Robert N. Jacob, Jr., Member

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