

# Kent County Planning Commission

TELEPHONE 410-778-7475

Kent County Government Center  
400 High Street  
Chestertown, Maryland 21620

FACSIMILE 410-810-2932

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

### AGENDA

September 3, 2020

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: **358 587 996#**

To participate via the Kent County Conference Bridge service:

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

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

### MINUTES

August 6, 2020

### APPLICATIONS FOR REVIEW

- 05-130 Eastern Shore Mushroom, Inc. – Final Site Plan Approval Extension (Additional 3 Years)**  
Galena Road (Maryland Route 313) – First Election District – Zoned Agricultural Zoning  
District “AZD” and Industrial “I” .....PC Decision  
(Staff: Carla Gerber)
- 20-23 Dixie Land Energy – Final Site Plan Review**  
East side of Massey and Sassafras Road – First Election District – Zoned Industrial “I” .....PC Decision  
(Staff: Stephanie Jones)

### GENERAL DISCUSSION

### STAFF REPORTS

### ADJOURN

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

Projects will not be reviewed prior to their scheduled time. All applications will be given the time necessary to assure full public participation and a fair and complete review of all projects. 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 course of the meeting.

Posted online: August 28, 2020



## PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission  
SUBJECT: Eastern Shore Mushroom Farm, Inc./Arthur B. Needham  
Extension of Site Plan Approval  
DATE: August 27, 2020

### DESCRIPTION OF PROPOSAL

Mr. Needham requests a three-year extension of the final site plan approval for Eastern Shore Mushroom Farm, Inc. which would otherwise expire on September 7, 2020. The proposed mushroom farm production facility is on an approximately 314.08-acre farm located at 12206 Galena Road in the First Election District near Massey. The farm is zoned "AZD" Agricultural Zoning District and "I" Industrial.

The proposal consists of a substrate preparation area in the Industrial District and growing rooms in the Agricultural Zoning District. The substrate preparation area exceeded the size limit for an agricultural processing operation and was, therefore, considered an industrial operation that must comply with the standards found in the Industrial District. Although the growing rooms are a permitted use, the entire operation was considered as a single facility for the purposes of site plan review.

### HISTORY

The Kent County Planning Commission granted final site plan approval at its September 6, 2007, meeting contingent upon approval of sediment and stormwater plans and submission of surety in the form of bonds or letters of credit. That condition has been met.

Multiple three-year extensions have been granted by the Planning Commission: September 2008, October 2011, October 2014, and September 2017. The most recent extension expires on September 7, 2020.

A stormwater management waiver was granted on October 13, 2011. All construction authorized pursuant to the administrative waiver has been completed in accordance with that waiver deadline of May 4, 2017. The applicant, having obtained a grading permit from the County, completed all work affiliated with its nontidal wetland license from MDE which expired on June 17, 2017.

The sediment control plan was reviewed and approved on August 29, 2008. The plan was last re-stamped on October 1, 2018, and will expire on October 1, 2020, unless it is re-stamped prior to that date.

The applicant has completed construction of the required State Highway Administration (SHA) improvements to the entrance. The applicant has prepared groundwater appropriation permits.

## RELEVANT ISSUES - SITE PLAN REVIEW

- A. COMPREHENSIVE PLAN: “Promote agriculture as a viable industry and secure its future in the County” (Page 17)
- B. APPLICABLE LAW: Article VI, Section 5.2.6 of the Kent County Land Use Ordinance states that both major and minor site plans shall expire after 12 months unless otherwise extended. This section continues to state that when the applicant can show that the project is in the process of obtaining permits from a state, local, or federal agency, and that these permits have been pursued diligently, the Planning Commission shall grant a 12-month extension. A site plan may receive more than one extension.

## STAFF RECOMMENDATION

Staff recommends approval. Eastern Shore Mushroom Farm completed substantial construction on the required site improvements indicating a continued desire to move forward with the project as follows:

- ✓ The applicant has maintained sediment and erosion control plan approval and all affiliated letters of credit.
- ✓ The applicant has completed the structural components of the stormwater management infrastructure in accordance with the waiver granted in 2011.
- ✓ The applicant has completed construction of the entrance in accordance with State Highway Administration requirements.
- ✓ All grading affiliated with the applicant’s nontidal wetland license from MDE has been completed.
- ✓ The applicant has prepared groundwater appropriation permit applications and acknowledge that they must be obtained prior to construction of the facility.
- ✓ The applicant has maintained the access road, leveled building pad, and stormwater facilities such that it will be easy to commence construction once building permits are issued.



July 30, 2020

Ms. Elizabeth Morris, Chairman  
Kent County Department of Planning, Housing & Zoning  
Kent County Government Center  
400 High Street  
Chestertown, MD 21620

**RE: FINAL SITE PLAN EXTENSION REQUEST FOR EASTERN SHORE MUSHROOM FARM  
McCrone #D1080362**

Dear Ms. Morris:

On behalf of the applicant, Mr. Arthur Needham, we would like to request a three-year extension for the Phase 1A final site plan approval for the Eastern Shore Mushroom Farm (ESMF) project on Galena Road in Massey, which is set to expire on September 7, 2020. We are submitting the following information digitally in support of our application:

- Site Plan Application Form
- Fee Check for \$200
- Site Plan sheets 1-6 with SCD signature date of 10/1/2018. Please note that the quality of these drawings degrades slightly with every re-print and re-signature. Have also provided to provide the cleaner sheets from 2010 in case those are easier to read.
- Overall preliminary site plan showing the scope of the entire development as envisioned
- Copy of the stormwater grandfathering approval for reference

We ask that we be added to the July 30th TAC agenda and the September 3rd Planning Commission Agenda. The extension is necessary due to the following circumstances:

1. The Applicant remains committed to moving forward with the project. However, his existing mushroom farm in West Grove has been his primary focus after buying out his financial partner in 2015. Re-building the equity in the existing farm has been critical to his plans to obtaining financing to develop the Massey facility.
2. This first phase of development entails production of growing substrate to be used in the owner's West Grove, PA farm and also sold to other growers. However, the mushroom industry as a whole has continued to experience modest declines in recent years, with the number of growers also decreasing. This negative market force has posed an obstacle both in developing a market for the growing substrate and in obtaining financing.

3. Mr. Needham continues to stay up-to-date with the latest technology implemented by European farms with the goal of emulating their processes. As the European industry continues to advance, their gains will allow the Client to leapfrog his competitors in the Mid Atlantic region.

We have been diligent in keeping relevant permits, plans and approvals up to date:

1. The Kent Soil and Water Conservation District re-signed the sediment and erosion control plans on 10/1/2018, so they do not expire until 10/1/2020.
2. The stormwater management plan was granted an administrative waiver on 9/29/2011, and a stormwater as-built has been approved by the Soil and Water Conservation District. Subsequently, the bond for stormwater improvements was released. It is our opinion that the stormwater facilities are complete and ready to serve the improvements shown on the approved site plans.
3. All construction regarding the State Highway Administration entrance permit is complete and the bond has been released.
4. In May 2017, the Kent County Department of Planning and Zoning issued a grading permit for two pairs of cross culverts to be installed in the existing farm ditch that bisects the western farm field. This work is finished and stabilized. This completes the improvements permitted by the nontidal wetlands division of the Maryland Department of the Environment and the US Army Corps of Engineers. That permit expired on 6/17/2017.
5. The existing site access drive road beds, leveled building pad, and stormwater facilities have been maintained in working order such that it is easy to commence construction of the building foundation when conditions are favorable to move forward. These various site improvements are evident on the latest Google Earth image dated 6/30/2018.

We have examined the 2018 Comprehensive Plan and believe that the site plan continues to be compatible with relevant goals and strategies. In general, the project's combination of agricultural and industrial attributes is an excellent fit for the visions and directives enumerated in the Plan. In particular:

**Page 10 - Goal: Expand and Provide More Diversity in the Size, Number, and Type of Businesses**

ESMF will be a new business in Kent County and will expand a fledgling mushroom industry in Maryland. Because production of growing substrate utilizes many locally produced raw materials (hay, compost, chicken litter, etc.), the facility will support nearby existing businesses as well.

**Page 11 - Strategy: Recruit new businesses which are compatible with the County's environmental resources.**

Even at full build-out, the 317-acre site retains large tracts of agricultural fields and undisturbed woods, which contains considerable non-tidal wetland resources. The mushroom growing process is water-intensive, so all the stormwater ponds onsite will serve as rainwater harvesting

Environmental Site Design practices. The nutrients and sediments that are generated by the onsite roads, parking areas and buildings are captured by the ponds. Normally considered to be “pollutants”, they are actually beneficial to the mushroom production processes and will be harvested as a resource. This reduces or eliminates pollutants discharged from the site. Because the facility is entirely agricultural, despite it being an industrial process, there are no harmful, toxic, or hazardous materials expected to be utilized onsite other than those normally associated with motor vehicles.

**Page 12 - Strategy: Expand regulatory flexibility for the creation of and location of employment centers and industrial uses.**

When the Kent County Planning Commission first granted Final Site Plan approval to ESMF in 2008, Mr. Needham had every expectation that he would bring his vision for the site to fruition, as shown by the overall preliminary plan. At the time, he could not have anticipated the forces working against progress, so we humbly ask this board’s flexibility in keeping this approval current.

**Page 12 - Strategy: The County should explore funding sources and the feasibility of developing a supply of fully serviced industrial land and employment centers.**

As envisioned, ESMF will serve as an industrial employment center. Extending the site plan approval ensures that the property remains in agricultural use. However, without the certainty an approved site plan provides, land value erodes and potential funding sources could evaporate.

**Page 15 - Goal: Maintain and Strengthen Natural Resource and Working Lands Based Industries**

As mentioned above, this project is a balance of higher-intensity industrial and factory-style farming uses, while maintaining large tracts of agricultural land and undisturbed forest.

**Page 17 - Strategy: Promote and support the agricultural industry and secure its future in the County**

Supporting the requested site plan extension certainly supports the agricultural industry and enhances its future in the county, particularly as the mushroom industry expands its foothold in Maryland.

**Page 17 - Strategy: Encourage the development of farm-based business including agri-tourism**

As discussed earlier, ESMF is a farm-based business because it is currently, and will continue to be, a working farm. In addition, the future retail farm stand, as shown on the overall plan near Galena Road, will contribute to agri-tourism along the Route 301 corridor, which is seeing more traffic than ever due to Delaware’s highway improvements.

**Page 29-30 – Growth in Villages Edges and Boundaries–The towns and villages will have well-defined boundaries between their development and their agrarian surroundings.**

The eastern half of the property is zoned agricultural, and in the master plan for the site, the majority of this land is expected to remain in row crops. This provides a de-facto greenbelt for

the houses of Massey. The site plan and master plan show the west half of the property, zoned industrial, with the field closest to Galena Road remaining in row crops. This leaves the actual substrate production building well buffered in the southwest quadrant of the site. Considerable effort went into development of the site master plan to maintain agricultural land as a visual and physical buffer to Galena Road and the homes of Massey. If the site plan is not extended, there is no guarantee that a different, less compatible land use might take the place of the current development plan.

**Page 129 - Implementation Strategies—Putting the Plan into Action**

- **Support agriculture as a permanent and preferred land use.**
- **Expand regulatory flexibility for the creation of and location of employment centers and industrial uses.**

The Planning Commission's support and flexibility in granting an additional three-year extension of the site plan approval is consistent with these strategies. The property has been farmed for decades and continues to be planted and harvested in row crops as a placeholder for the proposed development.

In summary, the applicant has been taking consistent steps to ensure that permitted work has been performed in order to keep the project viable and able to move forward with only a few week's advanced notice. We believe the site plan is compatible with the 2018 comprehensive plan and is preferable to a host of other development options that might evolve if the current plan is not extended. We respectfully ask that the Planning Commission see fit to grant a three-year extension to allow the project to remain viable.

Sincerely,



Steve Layden, P.E., LEED AP  
Senior Project Manager

cc: Arthur B. Needham, Eastern Shore Mushroom Farm

**Kent County Department of Planning, Housing and Zoning**  
Kent County Government Center  
400 High Street • Chestertown, MD 21620  
410-778-7475 (phone) • 410-810-2932 (fax)

**SITE PLAN APPLICATION**

File Number: \_\_\_\_\_ Amount Paid: \$200 Date: 7/30/2020  
Project Name: EASTERN SHORE MUSHROOM FARM  
District: 1ST Map: 24 Parcel: 13 Lot Size: 37.7 Deed Ref: 551/483 Zoning: AG/I  
LOCATION: GALENA ROAD, MASSIEY 21650 (JUST WEST OF TOWN)  
PROPOSED USE: MUSHROOM FARM

**OWNER OF LAND:**

Name: BRIDGEWATER ASSOCIATES LLC Telephone: 610-869-0202  
Address: PO BOX 390, WEST GROVE, PA 19390 Email: NANCY@HYTECHMUSHROOM.COM

**APPLICANT:**

Name: ARTHUR NEEDHAM Telephone: 610-869-0201  
Address: 155 VALLEY RD, WEST GROVE, PA 19390 Email: DAVEY@HYTECHMUSHROOM.COM

**AGENT/ATTORNEY (if any):**

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_  
Address: \_\_\_\_\_ Email: \_\_\_\_\_

**REGISTERED ENGINEER OR SURVEYOR:**

Name: STEVE SLAYDEN - MCCRONE Telephone: 410-758-2237  
Address: 320 PENNSYLVANIA AVE, CENTREVILLE MD 21617 Email: slayden@mccrone-inc.com

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

Water Supply:  Public System  On lot system  
Sewerage:  Public System  On lot system

TELEPHONE SERVICED BY: \_\_\_\_\_

ELECTRIC SERVICED BY: \_\_\_\_\_

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

Arthur Needham  
Signature of Applicant

7/30/2020  
Date

Concept Plan Approving Authority: \_\_\_\_\_ Date: \_\_\_\_\_  
 Preliminary Approving Authority: \_\_\_\_\_ Date: \_\_\_\_\_  
 Final Approving Authority: \_\_\_\_\_ Date: \_\_\_\_\_

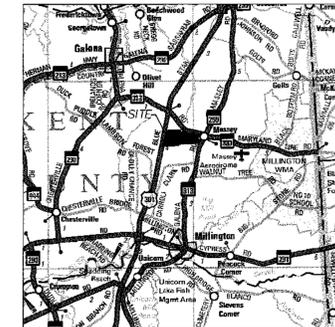
DEPARTMENT OF  
PLANNING, HOUSING & ZONING  
RECEIVED 8/3/2020

# SITE PLAN AND CONSTRUCTION DRAWINGS

## FOR PHASE 1A OF

# EASTERN SHORE MUSHROOM, INC.

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
 PREPARED FOR: ARTHUR NEEDHAM



APPROVED BY: *Joseph C. Shynal* DATE: 08-28-08  
 REVIEWED BY: DATE: 08-28-08  
 KENT CO. DEPT. OF PUBLIC WORKS  
 REVIEWED BY: DATE:

DATE	DESCRIPTION	DATE
7/15/08	PHASE 1A - TUNNELS ONLY	
8/12/08	SCD COMMENTS 1/24/08	

### GENERAL NOTES

- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF CONSTRUCTION. ANY DAMAGE INCURRED TO SUCH UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED.
 

DELMARVA POWER	410-758-0830
MISS UTILITY	800-441-8355
McCRONE, INC.	410-758-2237
MARYLAND DEPARTMENT OF ENVIRONMENT	410-801-4020
KENT COUNTY DEPT. OF PUBLIC WORKS	410-778-7439
KENT COUNTY SOIL CONSERVATION DISTRICT	410-778-5150
VERIZON	410-778-8010
MDE - NON-TIDAL WETLAND DIVISION	410-713-3685
KENT CO. SEDIMENT CONTROL INSPECTOR	410-778-7437
- THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER. CONTRACTOR SHALL TEST PIT TO CONFIRM THE ACTUAL LOCATION OF ANY AND ALL EXISTING SANITARY DISTRICT FACILITIES AT EACH AND EVERY CROSSING AND TIE-IN.
- ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY. ALL SIGN SHALL BE PLACED IN ACCORDANCE WITH SECTION VI OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE KENT COUNTY DEPARTMENT OF PUBLIC WORKS.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITIES FOR ANY DEVIATIONS FROM THESE PLANS, UNLESS SAID DEVIATION IS APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLAN IS NECESSARY.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED, AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCHINGS SHALL BE REPLACED UNTIL SETTLEMENT SUBSIDES (SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS).
- ALL TRASH, TREES, DEMOLITION DEBRIS, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED DUMP SITE BY THE CONTRACTOR.
- ANY EXCESS EXCAVATED MATERIAL PLACED OUTSIDE OF THOSE AREAS DESIGNATED ON THIS PLAN SHALL MEET APPROVAL OF KENT COUNTY SOIL CONSERVATION AND ENGINEER.
- ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- ALL FILL AREAS WITHIN LIMITS OF BUILDING CONSTRUCTION AND OTHER AREAS AS DESIGNATED ON THESE PLANS SHALL BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY AND LAID AND COMPACTED IN 8" MAXIMUM LIFTS.
- ALL SANITARY PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE.
- TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT, IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BREAKING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH.
- A MINIMUM OF ONE-WAY TRAFFIC SHALL BE MAINTAINED ON ROUTE 313 DURING THE HOURS OF CONSTRUCTION, AND TWO WAY TRAFFIC AT ALL OTHER TIMES.

### ASBUILT CERTIFICATION

NOTE: INFORMATION SHOWN ON THESE PLANS IN RED LETTERING REPRESENTS THE ACTUAL LOCATION OF CONSTRUCTED FEATURES AS BUILT ON SITE AND FIELD LOCATED BY McCRONE, INC. ON \_\_\_\_\_ DATE \_\_\_\_\_

I HEREBY CERTIFY THAT THE FACILITIES SHOWN ON THIS PLAN WERE CONSTRUCTED AS SHOWN ON THE "ASBUILT" PLANS AND MEETS THE APPROVED PLANS AND SPECIFICATIONS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ P.E. NO. \_\_\_\_\_

### POND CONSTRUCTION CERTIFICATE

I HEREBY CERTIFY AN "AS-BUILT" SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IN THE EVENT THE "AS-BUILT" FACILITY DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, I SHALL HAVE THE CONTRACTOR AND/OR THE SUBCONTRACTOR, MAKE THE NECESSARY CHANGES OR MODIFICATIONS TO BRING THE STORMWATER FACILITY IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE ENGINEER OF KENT COUNTY DEPARTMENT OF PUBLIC WORKS.

SIGNATURE *Arthur Needham* DATE 12-21-06

PRINT NAME *Arthur Needham*

ARTHUR NEEDHAM  
 155 VALLEY ROAD  
 WEST GROVE, PA 19380

### DEVELOPERS CERTIFICATE

I HEREBY CERTIFY THAT: 1. ANY CLEARING, GRADING, CONSTRUCTION OR DEVELOPMENT, OR ALL OF THESE, WILL BE DONE PURSUANT TO THIS PLAN AND; 2. THAT RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION WILL HAVE A CERTIFICATE OF TRAINING AT A DEPARTMENT OF ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT; AND 3. THE DEVELOPER WILL PROVIDE THE DISTRICT ONE COPY OF A RED LINE AS-BUILT DRAWING OF EACH STORMWATER MANAGEMENT FACILITY.

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

SIGNATURE *Arthur Needham* DATE 12-21-06

PRINT NAME *Arthur Needham*

ARTHUR NEEDHAM  
 155 VALLEY ROAD  
 WEST GROVE, PA 19380

### SITE STATISTICS - PHASE ONE

CURRENT ZONING - AG / I FOR DEED REFERENCE, SEE S.M. 1543/340  
 SITE NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN  
 PROPOSED USE - INDUSTRIAL/OFFICE/RETAIL  
 TAX MAP 24, GRID 1B, PARCEL 13

GROSS SITE AREA: 317.179 Ac.  
 CRITICAL AREA: 0.000 Ac.  
 AREA IN FLOODPLAIN: 0.000 Ac.

### AGRICULTURAL (AG) ZONE

	ACTUAL	ROUNDED
GROSS AREA	= 2,363,025.6 sq. ft. (54,248 AC.±)	
PROPOSED BUILDING FOOTPRINT	= 0.0 sq. ft. (0.000 AC.±)	
PROPOSED BUILDING COVERAGE	= 0.0 %	
EXISTING IMPERVIOUS AREA ON SITE	= 18,550.8 sq. ft. (0.426 AC.±)	
EXISTING IMPERVIOUS AREA TO BE REMOVED	= 782.5 sq. ft. (0.018 AC.±)	
NEW PROPOSED IMPERVIOUS AREA ON SITE	= 22,315.6 sq. ft. (0.512 AC.±)	
TOTAL PROPOSED IMPERVIOUS AREA	= 40,088.9 sq. ft. (0.920 AC.±)	
TOTAL OPEN SPACE PROVIDED	= 2,322,941.7 sq. ft. (53,327 AC.±)	
AREA OF FOREST COVER REQUIRED (20%)	= 472,065.1 sq. ft. (10,837 AC.±)	
AREA OF EXISTING FOREST COVER	= 0.0 sq. ft. (0.000 AC.±)	
PERCENTAGE OF EXISTING FOREST COVER	= 0.0 %	
* FOREST COVER FOR AG ZONE IS PROVIDED WITHIN THE I ZONE. SEE BELOW		
AREA OF ONSITE STREAM PROTECTION CORRIDOR	= 0.00 sq. ft. (0 AC.±)	
PROPOSED DISTURBANCE TO STREAM P.C.	= 0.00 sq. ft. (0 AC.±)	
PERCENTAGE OF STREAM P.C. TO BE DISTURBED	= 0.00 %	

### INDUSTRIAL (I) ZONE

	ACTUAL	ROUNDED
GROSS AREA	= 11,453,328.5 sq. ft. (262,932 AC.±)	
MAXIMUM BUILDING FOOTPRINT (N/A) + PROPOSED BUILDING FOOTPRINT (SILOS NOT INCL.)	= N/A sq. ft. (N/A AC.±)	
PROPOSED BUILDING COVERAGE	= 27,793.5 sq. ft. (0.638 AC.±)	
+ SITE IS LOCATED IN THE ROUTE 301 CORRIDOR	= 0.24 %	
EXISTING IMPERVIOUS AREA ON SITE	= 23,079.9 sq. ft. (0.530 AC.±)	
EXISTING IMPERVIOUS AREA TO BE REMOVED	= 13,201.7 sq. ft. (0.305 AC.±)	
NEW PROPOSED IMPERVIOUS AREA ON SITE	= 125,893.4 sq. ft. (2,890 AC.±)	
TOTAL PROPOSED IMPERVIOUS AREA	= 135,671.6 sq. ft. (3,115 AC.±)	
TOTAL OPEN SPACE PROVIDED	= 11,317,656.9 sq. ft. (259,818 AC.±)	
AREA OF FOREST COVER REQUIRED (15%)	= 1,717,999.3 sq. ft. (39,440 AC.±)	
AREA OF EXISTING FOREST COVER	= 8,481,287.2 sq. ft. (194,704 AC.±)	
PERCENTAGE OF EXISTING FOREST COVER	= 62.5 %	
AREA OF ONSITE STREAM PROTECTION CORRIDOR	= 811,217.6 sq. ft. (18,623 AC.±)	
PROPOSED DISTURBANCE TO STREAM P.C.	= 5,349.6 sq. ft. (0.123 AC.±)	
PERCENTAGE OF STREAM P.C. TO BE DISTURBED	= 0.66 %	

### TOTAL PARCEL

	ACTUAL	ROUNDED
GROSS SITE AREA	= 13,816,354 sq. ft. (317,179 AC.±)	
PROPOSED BUILDING FOOTPRINT (SILOS NOT INCL.)	= 27,793.5 sq. ft. (0.638 AC.±)	
PROPOSED BUILDING COVERAGE	= 0.20 %	
EXISTING IMPERVIOUS AREA ON SITE	= 41,630.7 sq. ft. (0.956 AC.±)	
EXISTING IMPERVIOUS AREA TO BE REMOVED	= 14,084.2 sq. ft. (0.323 AC.±)	
NEW PROPOSED IMPERVIOUS AREA ON SITE	= 148,209.0 sq. ft. (3,402 AC.±)	
TOTAL PROPOSED IMPERVIOUS AREA	= 175,755.5 sq. ft. (4,035 AC.±)	
TOTAL OPEN SPACE PROVIDED	= 13,640,598.5 sq. ft. (313,145 AC.±)	
AREA OF EXISTING FOREST COVER	= 8,481,287.2 sq. ft. (194,704 AC.±)	
PERCENTAGE OF EXISTING FOREST COVER	= 62.5 %	
AREA OF ONSITE STREAM PROTECTION CORRIDOR	= 811,217.6 sq. ft. (18,623 AC.±)	
PROPOSED DISTURBANCE TO STREAM P.C.	= 5,349.6 sq. ft. (0.123 AC.±)	
PERCENTAGE OF STREAM P.C. TO BE DISTURBED	= 0.66 %	

APPROVED BY: *Joseph C. Shynal* DATE 10-6-08  
 CHAIRMAN OF PLANNING COMMISSION

*Gail Webber* DATE 10-6-08  
 DIRECTOR OF PLANNING

*Joseph C. Shynal* DATE 08-29-08  
 HEALTH OFFICER  
 REVIEW FOR KENT SOIL AND WATER CONSERVATION DISTRICT AND MEETS TECHNICAL REQUIREMENTS.

*Joseph C. Shynal* DATE 08-29-08  
 KENT SOIL AND WATER CONSERVATION DISTRICT

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

### SURVEYOR/ENGINEER:

McCRONE, INC.  
 207 N. LIBERTY STREET  
 CENTREVILLE, MARYLAND 21617  
 410-758-2237

### DEVELOPER:

ARTHUR NEEDHAM  
 EASTERN SHORE MUSHROOM FARM, INC.  
 P.O. BOX 51  
 GALENA, MD 21635  
 610-869-0202

### OWNER:

ARTHUR NEEDHAM  
 EASTERN SHORE MUSHROOM FARM, INC.  
 P.O. BOX 51  
 GALENA, MD 21635  
 610-869-0202

### LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
SETBACK LINE	---
MAJOR CONTOUR	---25---
MINOR CONTOUR	---24---
ROAD CENTERLINE	---
EDGE OF PAVEMENT	---
PAVEMENT HATCH	---
GRAVEL HATCH	---
BUILDING OUTLINE	---
BUILDING HATCH	---
SIDEWALK	---
SOIL BORING	---
NON-TIDAL WETLAND	---
WETLAND BUFFER	---
STORM PIPE	---
TUNNEL BUILDING	---
POTENTIAL FUTURE SPACES	---
SANITARY MANHOLE	---
SANITARY CLEANOUT	---
SANITARY PIPE	---
WATER PIPE	---
WELL	---
OVERHEAD ELECTRIC	---
UTILITY POLE	---
ELEC. JCT./SERVICE BOX	---
GUY WIRE	---
LIGHT POLE	---
DECIDUOUS TREE	---
CONIFEROUS TREE	---
TREELINE	---

**NOTE TO CONTRACTOR:**  
 EROSION AND SEDIMENT CONTROL  
 WILL BE STRICTLY ENFORCED

### PHASING NOTE:

- FINAL CONCEPT PLAN APPROVAL WAS GRANTED BY THE KENT COUNTY PLANNING COMMISSION FOR PHASE 1 ON SEPTEMBER 6, 2007.
- THIS PLAN SET REPRESENTS A SUBPHASE (1A) OF PHASE 1 TO ALLOW FOR A SMALLER LIMIT OF CONSTRUCTION AT THE OUTSET OF THE PROJECT AND REDUCED BONDING REQUIREMENTS.
- LIMIT OF CONTRACT LINES ARE PROVIDED THROUGHOUT THIS PLAN SET TO DELINEATE PHASE 1A, AND UNUSED PLAN SHEETS FROM THE FULL PHASE 1 PLANS HAVE BEEN ELIMINATED WHERE APPLICABLE.
- SEWER IS LIMITED TO A SINGLE BUILDING, PROPOSED TO BE SERVED BY A 5,000 GALLON TANK TO BE PUMPED AND HAULED BY A CERTIFIED SEWAGE HAULER.

### INDEX OF DRAWINGS

SHEET #	DESCRIPTION
TI-01	TITLE SHEET
EX-01	EXISTING CONDITIONS PLAN
SP-00	OVERALL SITE PLAN
SP-01 to 03	SITE & UTILITY PLAN
GR-01 to 03	GRADING AND SEDIMENT CONTROL PLANS
RD-01-04	ROAD PLAN & PROFILES
RD-06	MSHA IMPROVEMENT PLAN
SW-02 & 05	STORMWATER MANAGEMENT PLANS SW-02, SW-05
LS-01 to LS-02	LANDSCAPE PLANS
DT-01 to DT-03	SEDIMENT CONTROL, ROAD AND UTILITY DETAILS

### PARKING CALCULATIONS

REQUIRED NUMBER OF PARKING SPACES:  
 INDUSTRIAL: 1 SPACE/2 EMPLOYEES IN PRINCIPAL SHIFT  
 5 MAX. EMPLOYEES = 3 SPACES REQUIRED

PARKINGS SPACES PROVIDED:  
 TUNNEL BUILDING = 7 SPACES  
 TOTAL HANDICAP PARKING SPACES PROVIDED = 1 SPACE  
 POTENTIAL FUTURE SPACES = 18 SPACES

### SITE NOTES

- FOR DEED REFERENCE TO PARCEL SEE MUM352404
- THE PARCEL IS ZONED AG1  
 AG - AGRICULTURAL  
 I - INDUSTRIAL
- THIS SITE IS NOT LOCATED WITHIN THE 100YR FLOOD PLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S F.I.R.M. MAP 240045 0070B.
- NO PORTIONS OF THE SITE ARE LOCATED WITHIN CRITICAL AREA.
- THIS SITE IS INTENDED TO BE SERVED BY A PRIVATE SEPTIC SYSTEM FOR SEWER AND PRIVATE WATER.
- PROPERTY LINES FOR THE PARCEL ARE TAKEN FROM A FIELD RUN SURVEY BY McCRONE, INC.
- HORIZONTAL DATUM IS TAKEN FROM NAD 83/91 VERTICAL DATUM IS TAKEN FROM NAVD 1988.
- NONTIDAL WETLANDS WERE DELINEATED BY BRUCE BAGLEY AND FIELD LOCATED BY McCRONE, INC.
- SIGNAGE IS PROPOSED TO BE ON BUILDINGS. NO FREE STANDING SIGNS ARE PROPOSED.
- REFER TO NONTIDAL WETLAND & WATERWAYS PERMIT # 20076214607-NT-2074.

### PROFESSIONAL CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND.

*Stephen E. Shynal*  
 PRINTED NAME: *Stephen E. Shynal*  
 3/1/94  
 LICENSE NO. \_\_\_\_\_ EXPIRATION DATE \_\_\_\_\_

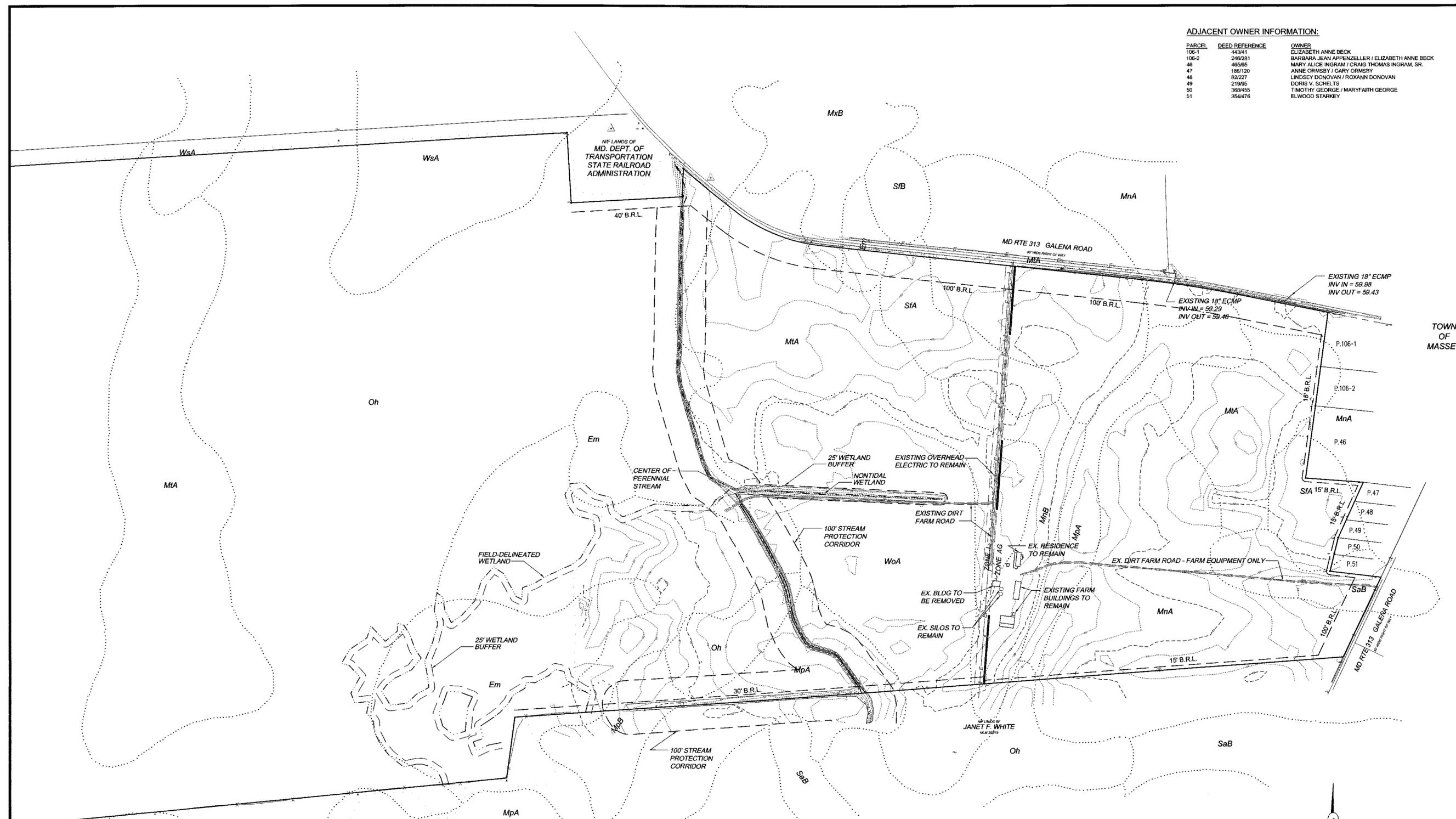
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DATE	JUNE 7, 2007
JOB NUMBER	D1050370
SCALE	NA
DRAWN BY	L.N.J.
DESIGNED BY	J.S.K.
APPROVED BY	S.E.L.
FOLDER REFERENCE	1050

TITLE SHEET FOR:  
**EASTERN SHORE MUSHROOM FARM, INC.**  
 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
 TAX MAP - 24, GRID - 1B, PARCEL - 13  
 PREPARED FOR: ARTHUR NEEDHAM

SHEET NO.: T1-01  
 FILE NO.: D1050370-COVER.dwg

PLOTTED: Aug 28, 2008 - 6:41am Q:\D1050370-Needham\dwg\Engineering\01050370-Existing Cond.dwg.....Tab:EX-1



**ADJACENT OWNER INFORMATION:**

PARCEL	DEED REFERENCE	OWNER
106-1	44341	ELIZABETH ANNE BECK
106-2	246281	BARBARA JEAN APPENZELLER / ELIZABETH ANNE BECK
46	46595	MARY ALICE INGRAM / CRAIG THOMAS INGRAM, SR.
47	186120	ANNE ORMSBY / GARY ORMSBY
48	82227	LINDSEY DONOVAN / ROXANN DONOVAN
49	21985	DORIS V. SCHIELTS
50	368455	TIMOTHY GEORGE / MARYFATH GEORGE
51	354476	ELWOOD STARKEY

APPROVED BY: *Joseph C. Shultz* DATE: 8/12/08  
 REVIEWED BY: *John M. Massey* DATE: 8/12/08

**REVISIONS**

DATE	DESCRIPTION
7/15/08	PHASE 1A - TUNNELS ONLY
8/12/08	SCD COMMENTS 7/24/08

TOWN OF MASSEY

**McCRONE**

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**EXISTING CONDITIONS**

DATE	JOB NUMBER	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	FOLDER REFERENCE
JUNE 7, 2007	D1050370	1" = 200'				1050

FOR:  
**EASTERN SHORE**  
**MUSHROOM FARM, INC.**  
 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
 TAX MAP - 24, GRID - 1B, PARCEL - 13  
 PREPARED FOR: ARTHUR NEEDHAM

**SOIL TYPE LEGEND**

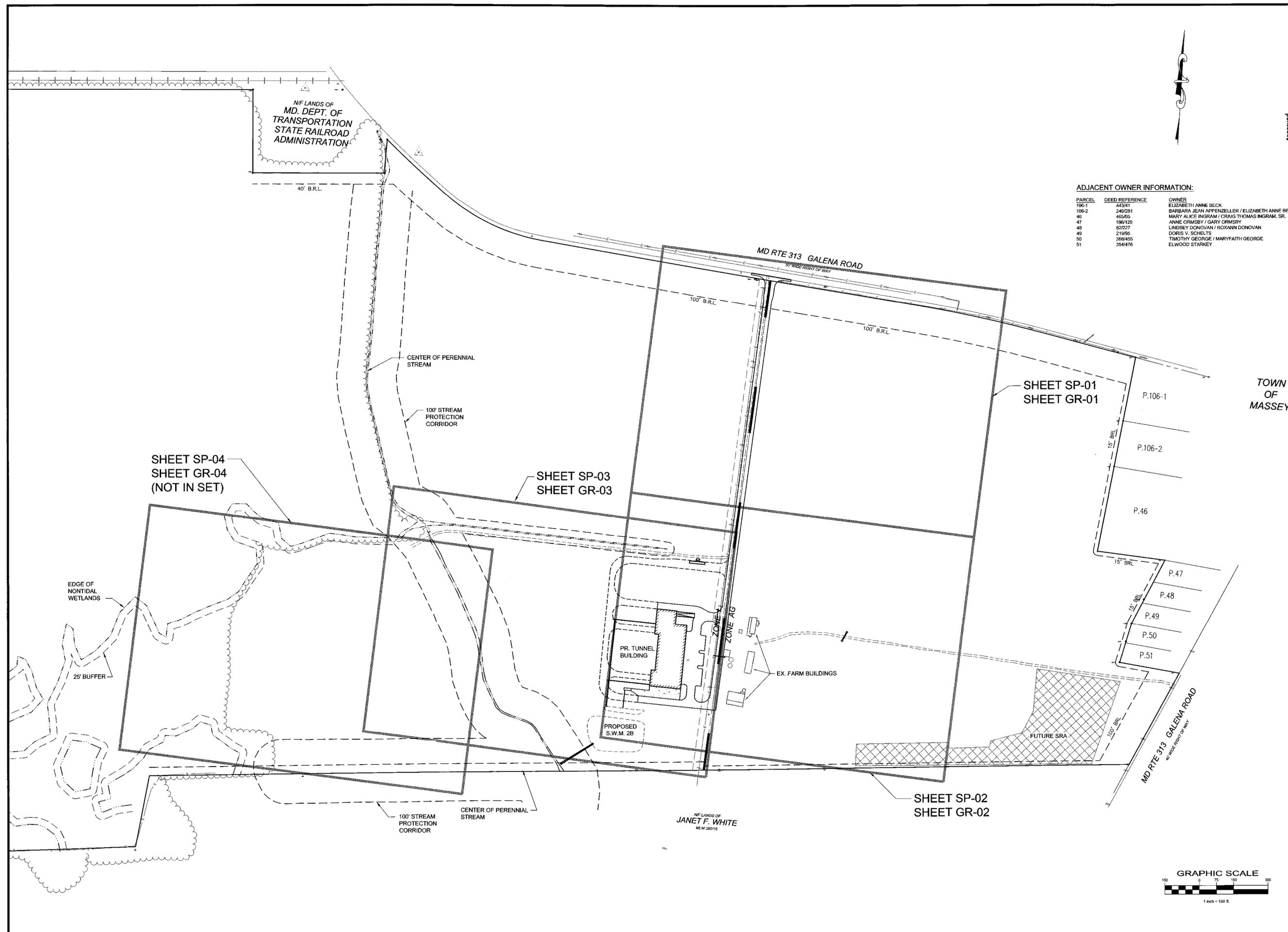
SYMBOL	SOIL TYPE	H.S.G
Em	Elkton Silt Loam	D
MnA	Matapeake Silt Loam, 0-2% slopes	B
MnB	Matapeake Silt Loam, 2-5% slopes	B
MpA	Mattapex Fine Sandy Loam, 0-2% slopes	C
MpB	Mattapex Fine Sandy Loam, 2-5% slopes	C
MtA	Mattapex Silt Loam, 0-2% slopes	C
MxB	Mattapex-Matapeake Butlertown Silt Loams, 2-5% slopes	C
Oh	Othello Silt Loam	D
SaB	Sassafras Sandy Loam, 2-5% slopes	B
SfA	Sassafras Loam, 0-2% slopes	B
SfB	Sassafras Loam, 2-5% slopes	B
WoA	Woodstown Sandy Loam, 0-2% slopes	C
WsA	Woodstown Sandy Loam, 2-5% slopes	C



SHEET NO.: **EX-01**  
 FILE NO.: D1050370-Existing Cond.dwg

D1050370-SP02

PLOTTED: Aug 28, 2008 - 6:42am C:\D:\050370-Needham\dwg\Engineering\050370-SP00-OVERALL.dwg Tab:SP-00



**ADJACENT OWNER INFORMATION:**

PARCEL	DEED REFERENCE	OWNER
106-1	44341	ELIZABETH ANNE BECK
106-2	246281	BARBARA JEAN APPENZELLER / ELIZABETH ANNE BECK
46	465065	MARY ALICE INGRAM / CRAIG THOMAS INGRAM, SR.
47	106120	ANNE ORMSBY / GARY ORMSBY
48	62227	LINDSEY DONOVAN / ROXANN DONOVAN
49	21995	DORIS V. SCHELTS
50	388455	TIMOTHY GEORGE / MARYFAITH GEORGE
51	354476	ELWOOD STARKEY

Approved: *[Signature]*  
 Date: 07/29/08

APPROVED BY: *[Signature]* DATE: 07/29/08  
 REVISOR: *[Signature]* DATE: 10/16/08  
 REVIEWED BY: *[Signature]* DATE: 10/16/08

**REVISIONS**

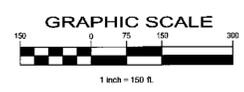
DATE	DESCRIPTION
7/15/08	PHASE 1A - TUNNELS ONLY
8/12/08	SCD COMMENTS 7/24/08

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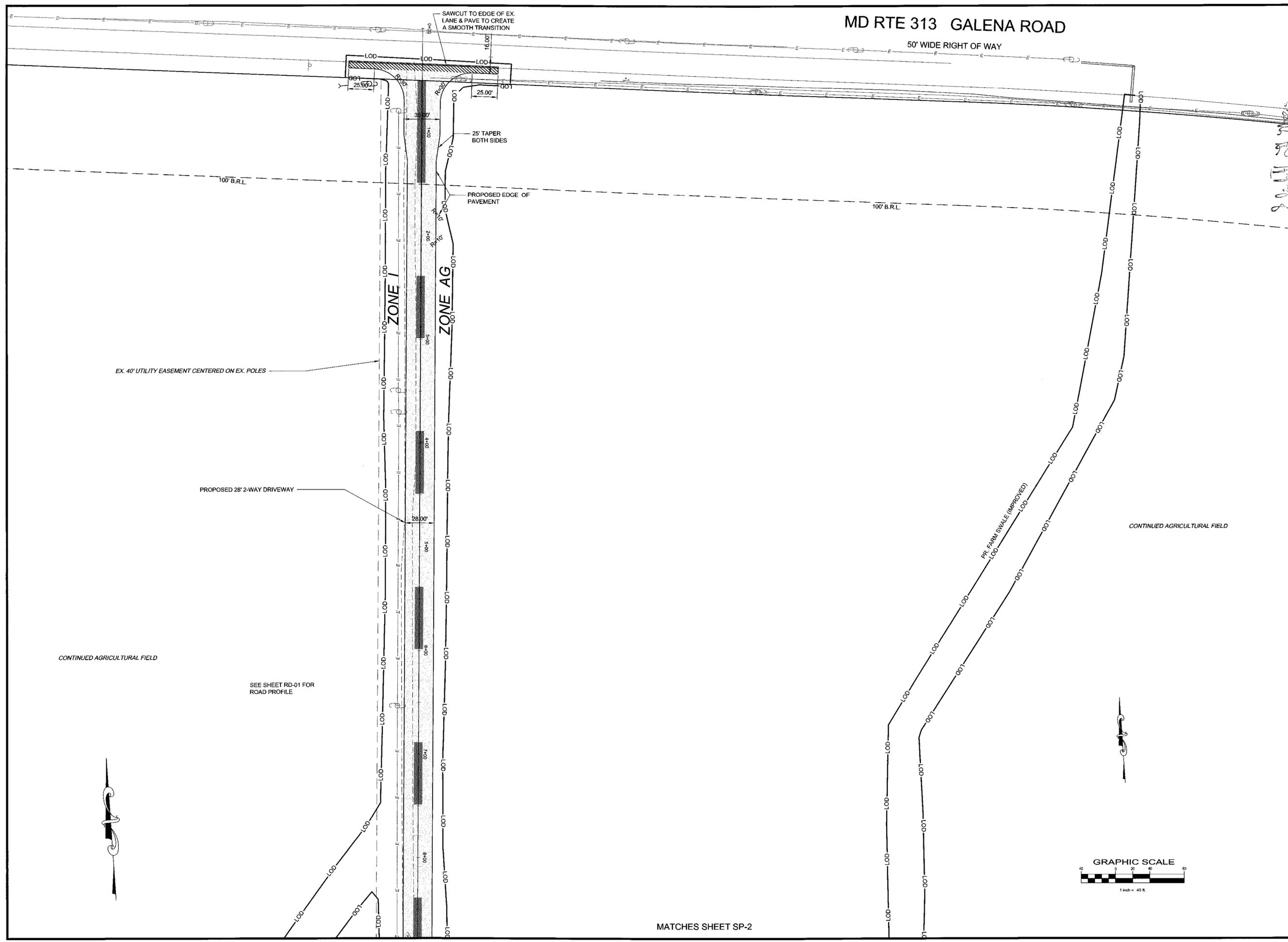
DATE: JUNE 7, 2007  
 JOB NUMBER: D1050370  
 SCALE: 1" = 150'  
 DRAWN BY: L.N.J.  
 DESIGNED BY: J.S.K.  
 APPROVED BY: S.E.L.  
 FOLDER REFERENCE: 1050

OVERALL SITE PLAN  
 FOR:  
**EASTERN SHORE**  
**MUSHROOM FARM, INC.**  
 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
 TAX MAP - 24, GRID - 1B, PARCEL - 13  
 PREPARED FOR: ARTHUR NEEDHAM

SHEET NO.: SP-00  
 FILE NO.: D1050370-SP00-OVERALL.dwg



PLOTTED: Aug 28, 2008 - 6:50am Q:\D1050370-Needham\dwg\Engineering\1050370-SP1\_SP4.dwg.....Tab:SP-1



APPROVED BY: *[Signature]* DATE: 08-28-08  
 Kent County Department of Public Works  
 REVIEWED BY: *[Signature]* DATE: 09-29-08  
 Kent County Director of Planning, Data

REVISIONS	DATE	DESCRIPTION
1	7/15/08	PHASE 1A - TUNNELS ONLY
2	8/12/08	SCD COMMENTS 7/24/08

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DATE:	JUNE 7, 2007
JOB NUMBER:	D1050370
SCALE:	1" = 40'
DRAWN BY:	L.N.J.
DESIGNED BY:	J.S.K.
APPROVED BY:	S.E.L.
FOLDER REFERENCE:	1050

SITE AND UTILITY PLAN  
 FOR:  
**EASTERN SHORE MUSHROOM FARM, INC.**  
 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
 TAX MAP - 24, GRID - 1B, PARCEL - 13  
 PREPARED FOR: ARTHUR NEEDHAM

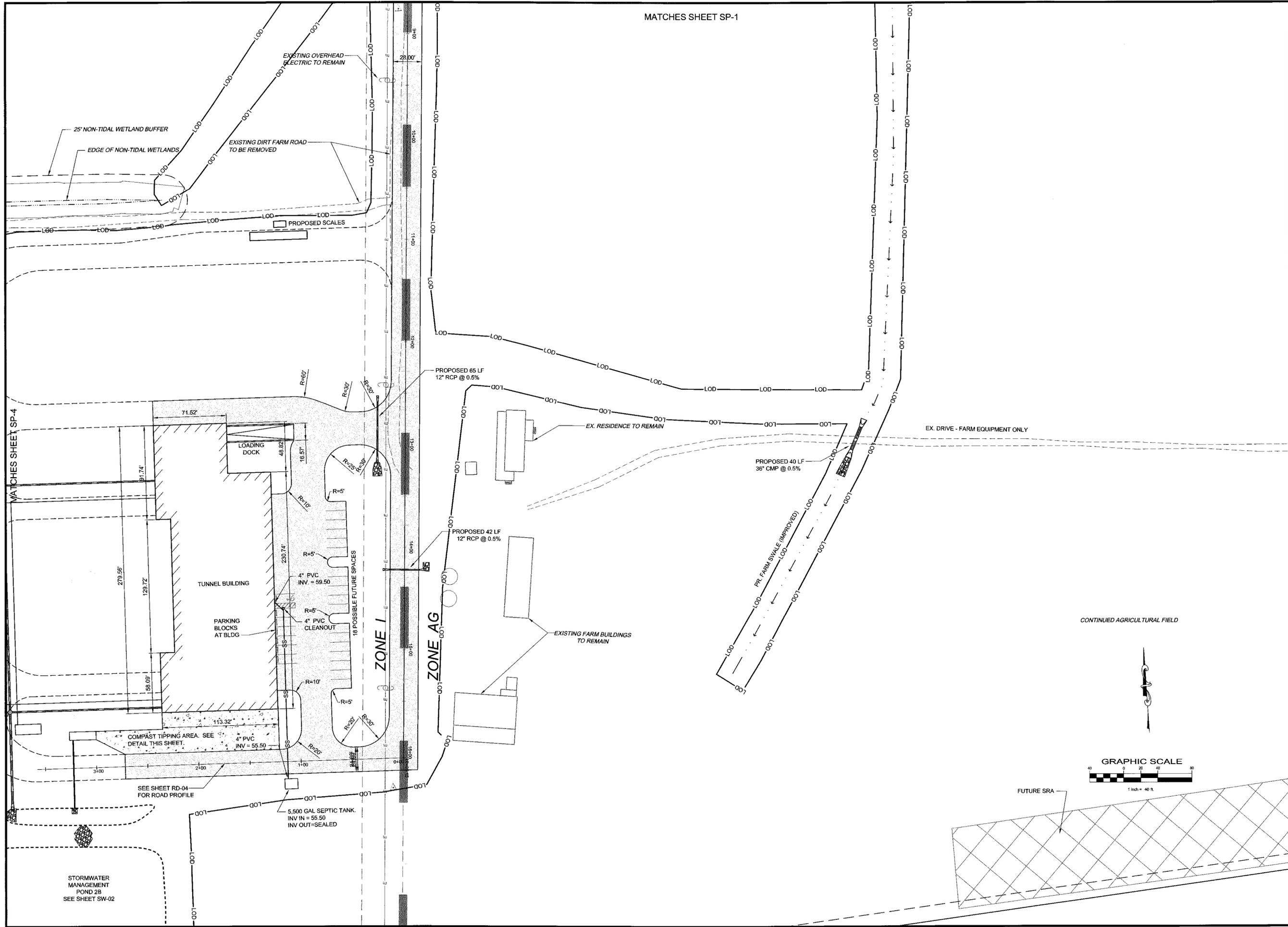
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 FILE NO.: D1050370-SP4.dwg

D1050370-SP4

MATCHES SHEET SP-2

Q:\D\1050370-Needham\dwg\Engineering\1050370-SP1\_SP4.dwg.....Tab:SP-2

PLOTTED: Aug 28, 2008 - 7:55am



MATCHES SHEET SP-1



APPROVED BY: *[Signature]* DATE: 8/28/08

APPROVED BY: *[Signature]* DATE: 10/16/08

APPROVED BY: *[Signature]* DATE: 10/16/08

DATE	DESCRIPTION
7/15/08	PHASE 1A - TUNNELS ONLY
8/12/08	SCD COMMENTS 7/24/08

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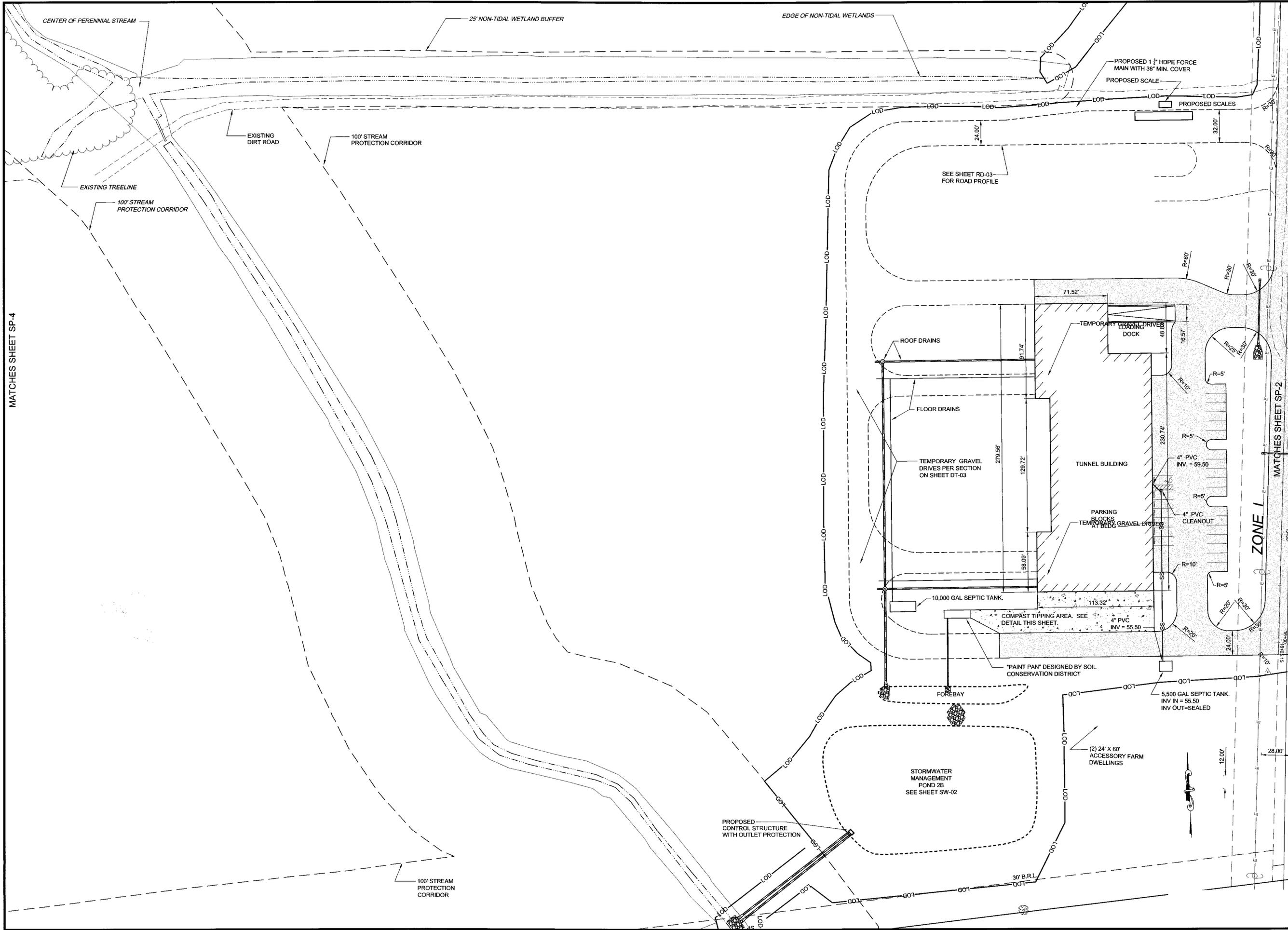
DATE:	JUNE 7, 2007
JOB NUMBER:	D1050370
SCALE:	1" = 40'
DRAWN BY:	L.N.J.
DESIGNED BY:	J.S.K.
APPROVED BY:	S.E.L.
FOLDER REFERENCE:	1090

SITE AND UTILITY PLAN  
FOR:  
**EASTERN SHORE MUSHROOM FARM, INC.**  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
TAX MAP - 24, GRID - 1B, PARCEL - 13  
PREPARED FOR: ARTHUR NEEDHAM

SHEET NO.: **SP-02**

FILE NO.: D1050370-SP1\_SP4.dwg

D1050370-SP05



<b>APPROVED BY:</b> Joseph A. Stegall Professional Engineer State of Maryland License No. 10-10-03 Date: 8/29/08	<b>APPROVED BY:</b> [Signature] Kent County Director of Planning Date:
<b>REVISIONS</b>	<b>DATE</b>
<b>DESCRIPTION</b>	<b>DATE</b>
<b>PHASE 'A' TUNNELS ONLY</b>	<b>DATE</b>
<b>8/12/08</b>	<b>8/29/08</b>
<b>SCD COMMENTS 7/24/08</b>	
<b>Environmental Sciences</b> <b>Land Planning &amp; Surveying</b> <b>Construction Services</b> <b>AMAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY</b> 307 NORTH LIBERTY STREET CENTREVILLE, MARYLAND 21617 (410) 755-2337 • FAX (410) 755-2454 www.mcorne-inc.com Copyright © 2006	
<b>DATE:</b> JUNE 7, 2007	<b>JOB NUMBER:</b> D1050370
<b>SCALE:</b> 1" = 40'	<b>DRAWN BY:</b> L.N.J.
<b>DESIGNED BY:</b> J.S.K.	<b>APPROVED BY:</b> S.E.L.
<b>FOLDER REFERENCE:</b> 1000	
<b>SITE AND UTILITY PLAN</b> <b>FOR:</b> <b>EASTERN SHORE</b> <b>MUSHROOM FARM, INC.</b> FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND TAX MAP - 24, GRID - 1B, PARCEL - 13 PREPARED FOR: ARTHUR NEEDHAM	
<b>SHEET NO.:</b> SP-03	
<b>FILE NO.:</b> D1050370-SP1_SP4.dwg	



## Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission  
From: Stephanie Jones, Environmental Planner  
Date: August 25, 2020  
Subject: Dixie Land Energy, LLC Preliminary and Final Site Plan Review

### EXECUTIVE SUMMARY

#### **Request by Applicant**

Dixie Land Energy, LLC is requesting preliminary and final site plan review for a proposed liquid propane and fuel oil storage and distribution facility. The proposal consists of two 30,000 gallon above ground fuel oil tanks and two 30,000 gallon above ground liquid propane tanks surrounded by an 8-foot tall chain link fence with a lockable gate.

#### **Public Process**

Per the Kent County Land Use Ordinance Article V, Section 15.2 any permitted principal uses and structures within the Industrial Zoning District require a site plan review.

#### **Summary of Staff Report**

The vacant 1.17-acre property is located along the east side of Maryland Route 299 on the north side of Massey (Tax Map 24, Parcel 68). This parcel is zoned Industrial, but is surrounded to the north, east, and south by industrial uses (rail line, operating mill, and fertilizer facilities) on lands zoned Village. Residential properties within Massey are separated from this parcel by the rail line.

The concept site plan was reviewed by the Kent County Planning Commission on August 6, 2020. The Board of Appeals granted an 85' variance from the 100' side yard setbacks and a 50' variance from the 100' rear yard setback on August 17, 2020, conditioned upon the approval of a final site plan.

The applicant has addressed the requirements for preliminary and final site plan review and has provided additional information as requested by the Planning Commission during concept review. Updates include vehicular flow, hours of operation, increased landscaping to the rear of the property, lighting indicated on overall site plan, correct zoning on site plan, and a containment plan. Outstanding items include approval of stormwater and sediment and erosion control plans, submission of any required sureties, payment of the fee-in-lieu of providing on-site forest conservation, and noting the size of the tanks on the site plan.

#### **Recommendation**

Staff recommends final approval of the proposed site plan.

## PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission  
SUBJECT: Dixie Land Energy, LLC  
Preliminary and Final Site Plan Review  
DATE: August 25, 2020

### DESCRIPTION OF PROPOSAL

Dixie Land Energy is requesting preliminary and final site plan review for a proposed liquid propane and fuel oil storage and distribution facility on the lands of SP Realty Investments, LLC. The proposal consists of two above ground fuel oil tanks and two above ground liquid propane tanks surrounded by an 8-foot tall chain link fence with a lockable gate. The entrance to the facility will be concrete and the remainder of area within the fence will be compact asphalt millings with a tank storage area for customer tanks.

The property is located along the east side of Maryland Route 299 on the north side of Massey (Tax Map 24, Parcel 68). This parcel is zoned Industrial but is surrounded to the north, east, and south by industrial uses on land zoned Village. The surrounding uses include the existing rail line, grain mill, and fertilizer facilities. Residential properties within Massey are separated from this parcel by the rail line. The 1.17-acre parcel is currently vacant with some trees to the south side and a gravel turn around area that will be removed.

### HISTORY

At the July 2, 2020, Planning Commission meeting the applicant presented their case for a variance request and concept site plan review. The Planning Commission reviewed and tabled both (concept site plan and variance) applications before them. The Commission felt that the Citizen's Participation Plan needed to be completed before making a recommendation to the Board of Appeals for the requested setback variance. The Planning Commission also requested a containment plan indicating that all State and Federal regulations are being met and a lighting plan. The Board of Appeals tabled the variance application on July 20, 2020, due to no recommendation from the Planning Commission.

The Citizen's Participation Meeting was completed on July 21, 2020. The Planning Commission reviewed the site plan and variance application at its August 6, 2020, meeting. A favorable recommendation was sent to the Board of Appeals for the variance request. The Board of Appeals granted the variance request on August 17, 2020, conditioned upon approval of a final site plan.

### GENERAL STANDARDS

#### I. Permitted and Accessory Uses

- A. *Comprehensive Plan*: "Expand and provide more diversity in the size, number, and type of businesses." (Page 10)
- B. *Applicable Law*: Article V, Section 15.2 of the Kent County *Land Use Ordinance* establishes a site plan review requirement for all permitted principal uses and structures in the Industrial District.
- C. *Staff and TAC Comments*: The proposal consists of two 30,000-gallon above ground liquid propane tanks and two 30,000 gallon above ground fuel oil storage tanks surrounded by asphalt millings for access and a chain link fence with gate. Renderings with dimensions have been submitted.

#### II. Density, Height, Width, Bulk, and Fence Requirements

- A. *Comprehensive Plan*: "Insure that all new development or redevelopment meets a high standard for

planning, workmanship, and design.” (Page 31)

- B. *Applicable Law:* Article V, Section 15.5 of the Kent County Land Use Ordinance establishes the Density, Height, Width, Bulk, and Fence Requirements as follows for the Industrial Zoning District.

	<u>Standard</u>
Minimum yard	
- Front	
- Existing Primary road	100 feet <sup>3</sup>
- Side and Rear	
- Adjacent to EC, I, ICA-LDA, & ICA	15 feet
- Adjacent to V, RR, CAR	100 feet <sup>3</sup>
Height	
- Industrial structure	45 feet
- Fence	
-Security	8 feet

*Staff and TAC Comments:* An 85-foot variance from the 100-foot side yard setback and a 50-foot variance from the 100' rear yard setback was granted by the Kent County Board of Appeals on August 17, 2020.

The fence is proposed to be 8 feet tall and will meet the required fence height requirement.

### III. 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 15.6 of the Kent County *Land Use Ordinance* establishes the Industrial Performance Standards. These performance standards address noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor with compliance certified in an engineer’s report. Section 15.6.11 requires that each future occupant as a part of final site plan review submit a certified engineer’s report describing the proposed operation, processes, by products, and emissions.
- C. *Staff and TAC Comments:* The applicant has adequately addressed the performance standards in the narrative submitted with the application, as well as the certified engineer’s report. The report and narrative notes that activity associated with the storage and distribution facility will not generate excessive noise. Noise coming from the site will include tractor trailers and delivery trucks that will frequent the site. The surrounding uses already generate and utilize this same form of transportation. The report also states that the proposed activity will not generate excessive glare or air pollution. Water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, odorous matter will not be generated on this site.

### IV. Industrial General Standards

- A. *Comprehensive Plan:* “Implement the County’s Comprehensive Water and Sewer Plan.” (Page 60)
- B. *Applicable Law:* Article V, Section 15.7 of the Kent County *Land Use Ordinance* establishes the Industrial General Standards (applicable standards noted 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.
4. Central water and sewer systems may be required by the Planning Commission in an Industrial District. If a public system is available, use of such system shall be mandatory.
  5. Signs in industrial areas shall be permitted in accordance with the regulations contained in Article VI, Section 2 of the *Land Use Ordinance*.
  6. Minimum off-street parking and loading spaces shall be required of each use in an Industrial District in accordance with the regulations contained in Article VI, Section 1 of the *Land Use Ordinance*.
  7. In so far as possible, all uses shall be conducted within a completely enclosed structure or be completely screened. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street and adjacent uses.

C. *Staff and TAC Comments:*

- The narrative does not specifically address raw materials, waste products, and other by-products. The narrative does indicate that liquid propane and fuel oil will be stored onsite along with empty tanks for customers. The storage area for customer tanks should be approved by the Planning Commission.
- With respect to traffic, the applicant has noted that access will be from Maryland Route 299. The majority of traffic will be generated by bulk delivery trucks twice a week and distribution trucks twice a day during peak seasons. The customer tanks, as noted on the site plan, will be delivered to customers by employees of Dixie Land Energy, LLC. The property will not be open to the public. The applicant has submitted a sheet indicating that there is adequate turning radius available for a typical 52-foot bulk delivery truck (tractor and trailer).
- The hours of operation will generally be 7 a.m. to 5 p.m. seven days a week. Access to the facility will be available to delivery trucks 24 hours a day for emergency fill request.
- Pictures of typical tanks have been submitted with this application.
- Public water and sewer are not provided at this location. A sewage disposal area is not required due to it being an existing lot of record. A well will not be permitted on-site.
- No signage is proposed.
- The nature of this site will be to load and unload delivery trucks. The canopy over the concrete pad will allow for filling trucks with fuel oil.
- The entire operation will take place inside an enclosed fence with screening and landscaping.

I. Industrial Environmental Standards

- A. *Comprehensive Plan:* “Promote the use of best management practices, such as bio-retention and environmental site design, as a means of water quality improvement and stormwater management where appropriate.” (Page 61)
- B. *Applicable Law:* Article V, Section 15.8 of the Kent County *Land Use Ordinance* establishes the Industrial Environmental Standards, which include the forest conservation and stormwater management standards. The purpose of these standards to provide for the proper stewardship of the County’s natural resources. Specifically, it is the overall goal of the County to maintain the quality of the County’s ecosystem in the face of continuing activity, growth and change.

Article VI, Section 8 of the *Land Use Ordinance* sets forth the provisions for Forest Conservation, Section 9 sets forth Erosion and Sediment Control, and Section 10 is Stormwater Management.

- B. *Staff and TAC Comments:* Previously, Forest Conservation was proposed to be addressed on-site by providing 0.175-acres of afforestation to the rear of the property. In the Industrial District the preferred method for Forest Conservation is forest banking or off-site afforestation; however, payment to the Kent County Reforestation Fund is also acceptable at a rate of \$0.305/sq ft. The applicant has decided to pay into the afforestation fund. At this time the \$2,325 payment has not been received.

Sediment and erosion control and stormwater management plans have not been approved at this time, but have been submitted for review. Proposed stormwater management consists of a forebay and submerged gravel wetland with planting located at the southeast corner of the lot. Sediment control consists of a stabilized construction entrance and silt fence. The appropriate cost estimates have been submitted and sureties are required.

#### VI. Industrial District General Design Standards

- A. *Applicable Law:* Article V, Section 15.9 of the Kent County *Land Use Ordinance* establishes the Industrial District General Design Standards which address site access, landscaping, screening, and lighting. Screening is required to protect adjoining properties and roadways from noise, glare, and uses which are visually incompatible with neighboring land uses. Screening is also required where exterior storage areas are visible from roadways, sidewalks, or nearby residential properties, or where the Planning Commission determines that additional screening is necessary to protect properties in the area. When required, the screen shall be capable of providing year-round screening and consist of coniferous and deciduous trees and plants, species and sizes of which will be chosen to best accomplish an adequate screen (i.e. evergreens used for visual screening, deciduous trees for seasonal screening). Screening may include masonry, or wooden fencing used with or without berms. Screening and fencing shall be maintained in at least the same quality and quantity as initially approved.
- B. *Staff and TAC Comments:* Site access will be from Maryland Route 299. No signage is proposed. A lighting plan has been provided to include 5 twenty-foot tall dark sky compatible lights. Two lights will be located in the fenced in area and three lights will be outside of the fenced in area. The lighting plan indicates that the lighting will be contained to the site. An 8-foot tall fence and locking gate will enclose the proposed storage and distribution facility.

A landscape plan has been submitted. The proposed plan is a mix of evergreen and hardwood canopy trees. The applicant has increased the landscaping to the rear of the property since deciding to meet Forest Conservation requirements by paying into the Forest Conservation Fund. The submerged wetland in the front of the parcel will consist of vegetation and four canopy trees will line the entrance. Vegetation is proposed along both sides. This parcel is surrounded by industrial uses.

#### VII. Parking and Loading

- A. *Applicable Law:* Article VI, Section 1.3 of the Kent County *Land Use Ordinance* establishes the parking standards for industrial uses at 1 per 2 employees in principal shift.
- B. *Staff and TAC Comments:* No full-time employees will be stationed at this location. This is merely a storage and distribution location and only accessible through a locked gate. Previous applications for storage and distribution facilities did not require parking. The nature of this proposal, which is to load

and unload trucks addresses the loading requirement.

## 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 Kent County *Land Use Ordinance* establishes the procedures and requirements for site plan review. Site Development Plans are required to ensure that new development complies with the Comprehensive Plan, Land Use Ordinance, Village Master Plans and other agency requirements, thereby promoting the health, safety, and general welfare of Kent County residents.

At each stage of review, the Planning Commission shall review the site plan and supporting documents taking into consideration the reasonable fulfillment of the following objectives:

- 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 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.

In addition, the applicant is to provide a narrative that addresses a Citizen Participation Plan and a report with the results.

### C. *Staff and TAC Comments*:

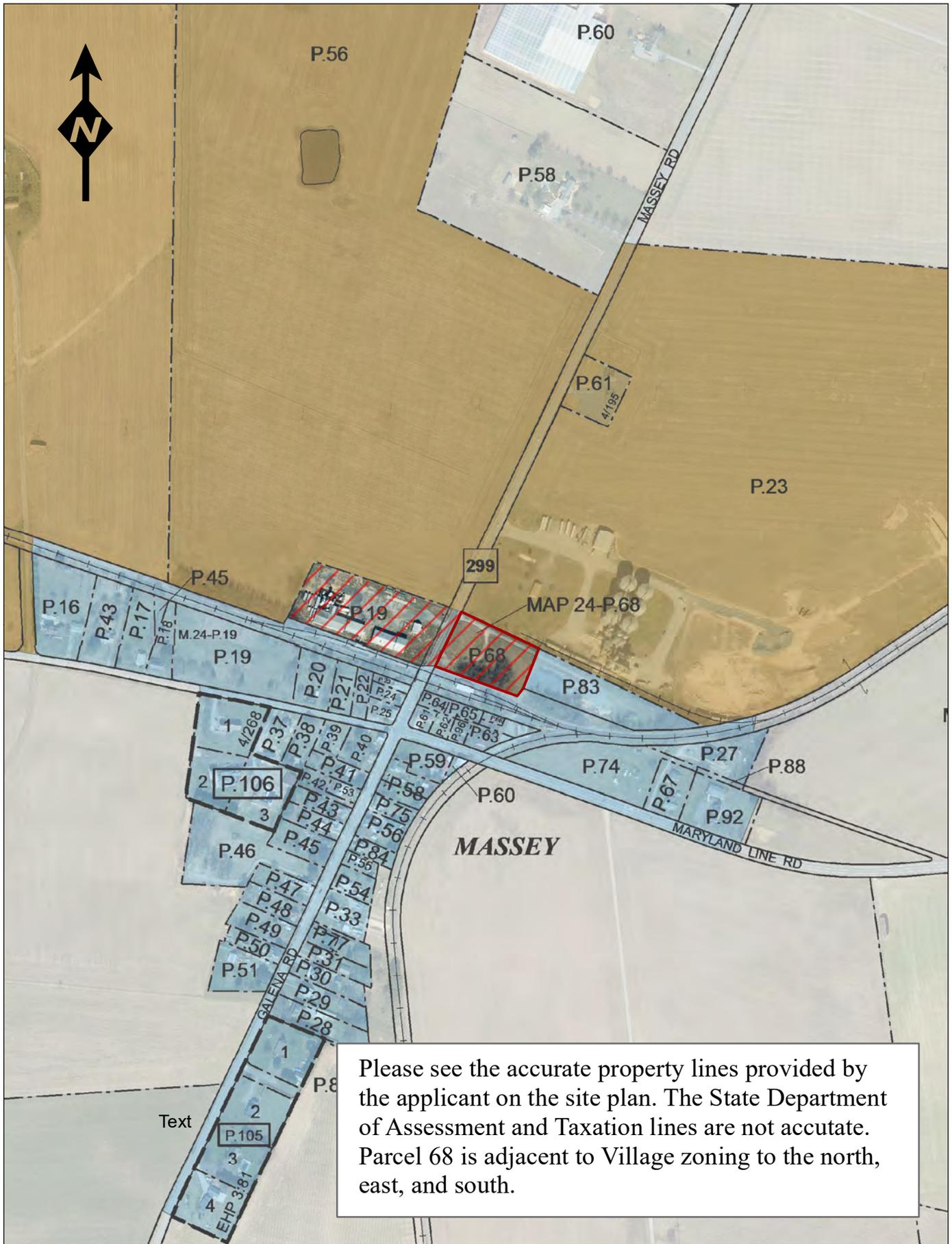
- The proposal is consistent with many strategies and goals of the Comprehensive Plan.
- The State Highway Administration has stated that they have no issues or concerns with approval. They will require a full access management review and permit issuance. This is a common procedure with site development.
- The Kent County Health Department has approved this application with the following comment: Note: Site/Tax Map 24, Parcel 68 is not approved for water and sewer.

- Public water and sewer are not provided on this lot.
- Galena Fire Chief provided the following comment: The Dixie Land Energy site is not in Galena's first due fire district. However, I would like to see a Knox Box installed so that Millington VFC or Galena VFC can gain access to the property for when personnel are not onsite.
- With a lockable gate, the public will not have interaction with this proposed facility. Vehicular circulation has been addressed with the updated site plan.
- No off-street parking has been provided. The proposed facility will only have employees on-site when fill trucks deliver twice a week and distribution trucks fill up twice a day during peak seasons.
- No signage has been proposed.
- A lighting plan has been provided.
- Stormwater management and sediment control plans have been submitted for review.
- Forest Conservation will be addressed by payment of \$2,325 into the Forest Conservation Fund. This payment has not been received at this time.
- The applicant has provided a landscaping plan.
- Architectural renderings of the tanks have been submitted.
- A Citizen's Participation Plan has been completed. A letter, in both English and Spanish, was sent to the property owners and tenants indicated in the attached plan (please see attachment for details). A conference call was held on July 21, 2020 at 6 p.m.
- A Certified Engineer's Report has been submitted.
- A containment plan has been submitted, please see attachment.
- Existing vegetation is to be removed. This lot is only 1.165 acres, surrounded by industrial uses. A landscaping plan has been provided. Due to deciding to pay into the afforestation fund the landscaping to the rear of the property has been increased.
- The applicant was granted a variance of 85-feet to the required 100-foot setback for both sides and 50-feet to the rear of the property to develop the lot at the August 17, 2020, Board of Appeals meeting.

## **STAFF RECOMMENDATION**

Staff recommends granting final site plan approval conditioned upon

- Including the size (gallons) of the fuel oil and liquid propane tanks on the site plan.
- Approval of sediment and erosion control and stormwater management plans.
- Submission and approval of sureties for sediment and erosion control and stormwater management; and
- Payment of \$2,325 into the Forest Conservation Fund.



Please see the accurate property lines provided by the applicant on the site plan. The State Department of Assessment and Taxation lines are not accurate. Parcel 68 is adjacent to Village zoning to the north, east, and south.



Please see the accurate property lines provided by the applicant on the site plan. The State Department of Assessment and Taxation lines are not accurate. Parcel 68 is adjacent to Village zoning to the north, east, and south.

299

MAP

P. 68

P

Text



Davis, Moore, Shearon & Associates, LLC

August 24, 2020

Ms. Stephanie Jones, Environmental Planner  
Kent County Department of Planning & Zoning  
400 High Street  
Chestertown, Maryland 21620

**RE: COMBINED PRELIMINARY AND FINAL SITE PLAN SUBMITTAL FOR A PROPOSED DIXIE LAND ENERGY LIQUID PROPANE AND FUEL OIL STORAGE AND DISTRIBUTION FACILITY, MASSEY, MARYLAND KENT COUNTY TAX MAP 24, PARCEL 68 DMS & ASSOCIATES JOB #2019160**

Dear Ms. Jones,

Attached please find a copy of the plans for the above referenced project. As you are aware, the Planning Commission reviewed a Concept Plan for this project during their August 6, 2020 meeting where they voted to send a favorable recommendation to the Board of Appeals for setback variances. On August 17, 2020 the Board of Appeals reviewed and approved the side yard setbacks to 15-ft and the rear yard setback to 50-ft.

We are in receipt of the letter dated August 18, 2020 regarding the Planning Commission's Concept Plan review. The following are responses to the conditions:

- The hours of operation will generally be 7am to 5pm seven days a week. Access to the facility will be available to delivery trucks 24 hours a day in case of an emergency fill request.
- Some landscaping has been added to the rear of the property where the afforestation has been removed. The required afforestation will be achieved through a payment into the afforestation fund.
- The yard variances have been approved by the Board of Appeals.
- Regarding the site layout:
  - Attached are cut sheets of the proposed tanks. The location and setbacks are shown on the site plan.
  - The tanks to be stored in the tank storage yard include varying sizes of empty residential and commercial fuel oil and propane tanks. These tanks will be stored until they are installed at the end user's property.
  - The loading areas have been identified on the plan. Attached is a turning template indicating the circulation pattern of a typical 52-ft long (includes tractor and trailer) bulk delivery truck.
- The zoning of the railroad track has been corrected to read "Village".

- Attached please find a containment plan as required by the State and Federal regulations.
- The light pole locations have been added to the overall site plan.
- We anticipate approval of the sediment control and stormwater management plans prior to the September Planning Commission meeting.
- We anticipated the submittal of sureties for sediment control and stormwater management, and the fee in lieu of planting for the afforestation requirement prior to the September Planning Commission meeting.

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

A handwritten signature in blue ink, appearing to read 'K. Shearon', written over a horizontal line.

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

Enclosures

pc: Kevin Price, Dixie Land Energy

**Kent County Department of Planning, Housing and Zoning**

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

**SITE PLAN APPLICATION**

**File Number:** \_\_\_\_\_ **Amount Paid:** \_\_\_\_\_ **Date:** 8/24/2020

**Project Name:** Dixie Land Energy

District: 1<sup>st</sup> Map: 24 Parcel: 68 Lot Size: 1.17 Deed Ref: 1066/259 Zoning I

**LOCATION:** East side of Massey-Sassafras Road just north of the railroad tracks, Massey, MD

**PROPOSED USE:** Liquid propane and fuel oil storage and distribution facility

**OWNER OF LAND:**

Name: SP Realty Investments, LLC Telephone: \_\_\_\_\_

Address: 103 Doverview Drive, Unit 404, Dover, DE 19904 Email: \_\_\_\_\_

**APPLICANT:**

Name: Dixie Land Energy Telephone: 410-708-1447

Address: P.O. Box 459 117 Ryan Drive, Suite C, Rising Sun, Maryland 21911

Email: kprice@dixielandenergy.com

**AGENT/ATTORNEY (if any):**

Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

**REGISTERED ENGINEER OR SURVEYOR:**

Name: DMS & Associates, LLC Telephone: 443-262-9130

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

Water Supply:  Public System  On lot system NOTE: NO WELL OR SEPTIC SYSTEM

Sewerage:  Public System  On lot system PROPOSED

**TELEPHONE SERVICED BY:** Verizon

**ELECTRIC SERVICED BY:** Delmarva Power

**Signature of Applicant**

8/24/2020

**Date**

Concept Plan Approving Authority: \_\_\_\_\_ Date \_\_\_\_\_

X Preliminary Approving Authority: \_\_\_\_\_ Date \_\_\_\_\_

X Final Approving Authority: \_\_\_\_\_ Date \_\_\_\_\_



August 25, 2020

To Whom It May Concern,

The proposed tanks for Dixie Land Energy Massey Property are 30,000 gallon capacity. The tanks will be double walled and per MDE guidelines, containment dikes are not required. The area of the loading rack will be constructed of concrete. Containment curbs, trenching or other reasonable spill control system shall be used for truck tank and transport transfer areas. In the event of a spill, clean-up materials, such as absorbents, shall be available at the facility for use in clean-up and removal of spilled oil.

# FINAL SITE PLAN FOR DIXIE LAND ENERGY IN THE VILLAGE OF MASSEY FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND PREPARED FOR : DIXIE LAND ENERGY

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 BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON SAID CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.
2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:  
 DELMARVA POWER & LIGHT COMPANY.....1-800-375-7117  
 MISS UTILITY.....1-800-441-8355  
 DMS & ASSOCIATES, LLC.....1-443-262-9130  
 KENT CO. SEDIMENT & EROSION CONTROL INSPECTOR.....1-410-778-7437  
 MARYLAND STATE HIGHWAY ADMINISTRATION.....1-410-778-3061
3. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY.
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 NECESSARY.
7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING, AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS.
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 GRADE.
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 PLANT.
19. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS.
20. EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED BY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR.

DEVELOPER:

DIXIE LAND ENERGY  
 c/o KEVIN PRICE  
 281 E. MAIN STREET, STE B  
 RISING SUN, MARYLAND 21911  
 PHONE: 1-888-517-3680

OWNER

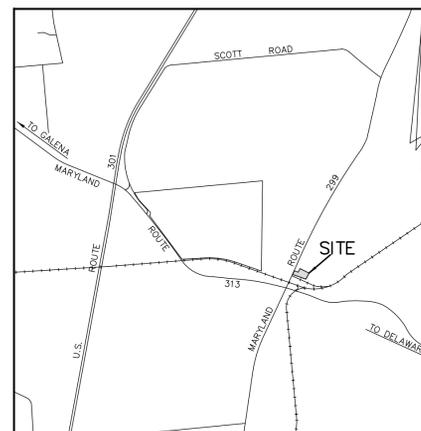
SP REALTY INVESTMENTS, LLC  
 c/o BASIL STEPHEN PERRY, Jr.  
 281 E. MAIN STREET, STE B  
 RISING SUN, MARYLAND 21911  
 PHONE: 1-888-517-3680

SURVEYOR

MICHAEL A. SCOTT, INC.  
 400 S. CANNON STREET, SUITE 3  
 CHESTERTOWN, MARYLAND 21620  
 PHONE No. 1-410-778-2310

ENGINEER

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



VICINITY MAP  
SCALE 1" = 3000'

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SHEET C-5	-	STORMWATER MANAGEMENT SPECIFICATIONS AND DETAILS
SHEET C-6	-	STORMWATER MANAGEMENT PROFILES
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SHEET L-1	-	LANDSCAPE PLAN
SHEET L-2	-	LANDSCAPE DETAILS
SHEET SL-1	-	SITE LIGHTING PHOTOMETRIC PLAN

STATEMENT OF PURPOSE AND INTENT

THE SITE IS LOCATED ON THE EAST SIDE OF MARYLAND ROUTE 299 (MASSEY-SASSAFRAS ROAD) IN THE VILLAGE OF MASSEY, MARYLAND. THE SITE IS CURRENTLY VACANT. THE INTENT OF THIS SITE PLAN IS TO RECEIVE APPROVAL FROM THE PLANNING COMMISSION FOR A PROPANE AND FUEL OIL STORAGE AND DISTRIBUTION FACILITY. THE BOARD OF APPEALS APPROVED A VARIANCE TO REDUCE THE SIDE YARD SETBACKS TO 15' AND REAR YARD SETBACK TO 50' ON AUGUST 17, 2020..

SITE STATISTICS

CURRENT USE - INDUSTRIAL/VACANT	
PROPOSED USE - INDUSTRIAL/FUEL STORAGE AND DISTRIBUTION	
GROSS AREA	= 1.165 ac.± (50,767 sq. ft.±)
CRITICAL AREA	= 0.000 ac.±
AREA IN BUFFERYARDS	= 0.000 ac.±
AREA WITHIN 100 Yr. FLOODPLAIN	= 0.000 ac.±
AREA IN NATURAL RESOURCES	= 0.000 ac.±
FLOOR AREA (EXISTING) (0.0%)	= 0.000 ac.±
FLOOR AREA (PROPOSED)	= 0.000 ac.±
FLOOR AREA (TOTAL) (0.0%)	= 0.000 ac.±
IMPERVIOUS AREA (EXISTING) ( 9.4%)	= 0.110 ac.±
IMPERVIOUS AREA (TO BE REMOVED)	= 0.109 ac.±
IMPERVIOUS AREA (PROPOSED)	= 0.495 ac.±
IMPERVIOUS AREA (TOTAL) (42.6%)	= 0.496 ac.±

NOTES

1. PROPERTY LINE INFORMATION SHOWN HEREON IS THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN APRIL, 2020. HORIZONTAL DATUM IS NAD 83/91.
2. FOR DEED REFERENCE, SEE LIBER 870, FOLIO 403.
3. CURRENT ZONING CLASSIFICATION - INDUSTRIAL.
4. THE PROPERTY IS NOT LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA.
5. SITE IS NOT LOCATED WITHIN 100 YEAR FLOODPLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 24029C215D. (ZONE "X") (UNSHADED)
6. SOILS ONSITE CONSIST OF "MnA" MATAPEAKE SILT LOAM AS SCALED FROM THE WEBSITE: <http://websoilsurvey.nrcs.usda.gov>.
7. FOREST CONSERVATION FOR THIS SITE WILL BE ADDRESSED THROUGH A FEE IN LIEU OF PLANTING ONSITE. THE FEE WILL BE BASED ON 15% OF THE SITE OR 7,615 sq. ft.
8. NO OTHER NATURAL RESOURCE (ie., WETLANDS, STEEP SLOPES, STREAMS OR BUFFERS, EROSION HAZARD AREAS, ENDANGER SPECIES OR HABITAT, etc.) EXIST ON THE SITE.
9. TOPOGRAPHIC CONTOURS AND EXISTING IMPROVEMENTS SHOWN HEREON THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN APRIL, 2020. VERTICAL DATUM IS NAVD 88.
10. SEWER AND WATER ARE NOT REQUIRED OR APPROVED FOR THIS DEVELOPMENT.
11. NO NEW SIGNAGE IS PROPOSED.
12. STORMWATER MANAGEMENT IS ADDRESSED BY IMPLEMENTING ESD TO THE MEP ONSITE.

LEGEND

	DEPICTS DEED POINT (UNLESS OTHERWISE NOTED)
	IRON ROD FOUND
	CONCRETE MONUMENT FOUND
	EXISTING SPOT ELEVATION
	EXISTING CONTOUR
	PROPOSED SPOT ELEVATION
	PROPOSED CONTOUR
	EXISTING UTILITY POLE
	EXISTING RAILROAD TRACKS
	PERIMETER SILT FENCE
	LIMITS OF DISTURBANCE

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

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_

KENT SOIL AND WATER CONSERVATION DISTRICT

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

DEVELOPERS CERTIFICATION

I (WE) CERTIFY THAT:

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

Signature: Basil Stephen Perry DATE: 8-26-20

Address: 281 E Main Street Rising Sun Md 21911 CARD No. \_\_\_\_\_

Phone No. 443-414-4940

KENT COUNTY DEPARTMENT OF PLANNING AND ZONING  KENT COUNTY HEALTH DEPARTMENT  KENT SOIL AND WATER CONSERVATION DISTRICT	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LEGALLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE No. 2004650, AUTHORITY EXPIRES ON OPERATION DATE: 2021   DATE: _____ SEAL: _____	<b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> </thead> <tbody> <tr> <td>7-24-20</td> <td>PER COMMENTS</td> </tr> <tr> <td>8-24-20</td> <td>PER COMMENTS</td> </tr> </tbody> </table>	DATE	REVISION	7-24-20	PER COMMENTS	8-24-20	PER COMMENTS	TITLE SHEET  FOR <b>DIXIE LAND ENERGY</b> IN THE VILLAGE OF MASSEY TAX MAP - 24, GRID - 1C, PARCEL - 68 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND LANDS OF : SP REALTY INVESTMENTS, LLC	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>SCALE</th> </tr> </thead> <tbody> <tr> <td>JUNE '20</td> <td>AS SHOWN</td> </tr> </tbody> </table> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td>JOB No. 2019160</td> <td>DRAWN BY WJM</td> </tr> <tr> <td>FOLDER Ref. 24-2019160</td> <td>DESIGNED BY KJS</td> </tr> <tr> <td colspan="2">SHEET No. - C-1</td> </tr> <tr> <td colspan="2">CADD FILE - 19160-C1</td> </tr> </table>	DATE	SCALE	JUNE '20	AS SHOWN	JOB No. 2019160	DRAWN BY WJM	FOLDER Ref. 24-2019160	DESIGNED BY KJS	SHEET No. - C-1		CADD FILE - 19160-C1	
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LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 558/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
**ISE AMERICA, INC**  
88/427  
ZONED - EMPLOYMENT CENTER  
CURRENT USE - AGRICULTURE

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - VILLAGE  
CURRENT USE - PUBLIC WORKS

LANDS N/F OF  
**MARYLAND DEPT. OF TRANSPORTATION**  
RAILROAD R/W PLAT V-2/31  
ZONED - VILLAGE  
CURRENT USE - RAILROAD

EXISTING 12" RCP TO REMAIN

EXISTING STORMDRAIN INLET TO BE REMOVED AND REPLACED

EXISTING UTILITY POLE

EXISTING CONCRETE HEADWALL

EXISTING STONE LANE TO BE REMOVED

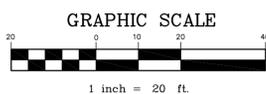
EXISTING BRUSH TO BE REMOVED

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

L.O.D. - DENOTES LIMITS OF DISTURBANCE

**NOTE:**  
SEDIMENT AND EROSION CONTROL WILL BE STRICTLY ENFORCED

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



KENT COUNTY DEPARTMENT OF PLANNING AND ZONING

---

KENT COUNTY HEALTH DEPARTMENT

KENT SOIL AND WATER CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A FULLY LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE NO. 2004690, AND MY EXPIRATION DATE: 2021

DATE: 8-24-2020

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

DATE	REVISION
7-24-20	PER COMMENTS
8-24-20	PER COMMENTS

EXISTING CONDITIONS AND DEMOLITION PLAN

FOR  
**DIXIE LAND ENERGY**  
IN THE VILLAGE OF MASSEY  
TAX MAP - 24, GRID - 1C, PARCEL - 68  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
LANDS OF: SP REALTY INVESTMENTS, LLC

DATE	SCALE
JUNE '20	1" = 20'

JOB No. 2019160	DRAWN BY WJM
FOLDER Ref 24-2019160	DESIGNED BY KJS
SHEET No. - C-2	
CADD FILE - 19160-C2	



LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 558/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

MARYLAND  
ROUTE 299

50' R/W  
PAVEMENT

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

PROPOSED 8' TALL PERIMETER CHAIN-LINKED FENCE. TYPICAL

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

PROPOSED LOCKABLE ACCESS GATES. PROVIDE KNOX BOX FOR EMERGENCY SERVICES ACCESS

LANDS N/F OF  
**ISE AMERICA, INC**  
88/427  
ZONED - EMPLOYMENT CENTER  
CURRENT USE - AGRICULTURE

PAVEMENT SHOWN  SHALL BE 7.5" BITUMINOUS CONCRETE (1.5" HOT MIX ASPHALT SUPERPAVE 12.5 mm, PG 64-22, LEVEL 2 ON 6" OF HOT MIX ASPHALT SUPERPAVE 19.2 mm, PG 64-22, LEVEL 2 ON 12" GRADES AGGREGATE BASE COURSE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

AREA SHOWN  SHALL BE 3" ASPHALT MILLINGS, ROLLED, ON 8" OF CR-6 ON COMPACTED SUBGRADE. SUBGRADE AND CR-6 ARE TO BE COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

PROPOSED SITE LIGHTING. SEE SITE LIGHTING PHOTOMETRIC PLAN FOR ADDITIONAL DETAIL. TYPICAL

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - VILLAGE  
CURRENT USE - PUBLIC WORKS

PROPOSED 8' TALL PERIMETER CHAIN-LINKED FENCE. TYPICAL

SUBMERGED GRAVEL WETLANDS  
SURFACE ELEV. = 63.50

FOREBAY

PROPOSED CANOPY OVER FUEL OIL FILL CONCRETE PAD

PROPOSED ABOVE GROUND PROPANE TANKS

PROPOSED ABOVE GROUND FUEL OIL TANKS

STORAGE YARD

TANK

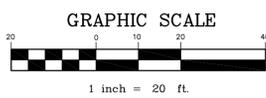
LANDS N/F OF  
**MARYLAND DEPT. OF TRANSPORTATION**  
RAILROAD R/W PLAT V-2/31  
ZONED - VILLAGE  
CURRENT USE - RAILROAD

EXISTING CONCRETE HEADWALL

EXISTING RAILROAD TRACKS

EXISTING RAILROAD TRACKS

EXISTING RAILROAD TRACKS



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KENT COUNTY DEPARTMENT OF PLANNING AND ZONING

KENT COUNTY HEALTH DEPARTMENT

KENT SOIL AND WATER CONSERVATION DISTRICT



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

DATE	REVISION
7-24-20	PER COMMENTS
8-24-20	PER COMMENTS

SITE PLAN  
FOR  
**DIXIE LAND ENERGY**  
IN THE VILLAGE OF MASSEY  
TAX MAP - 24, GRID - 1C, PARCEL - 68  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
LANDS OF : SP REALTY INVESTMENTS, LLC

DATE	SCALE
JUNE '20	1" = 20'
JOB No. 2019160	DRAWN BY WJM
FOLDER Ref. 24-2019160	DESIGNED BY KJS
SHEET No. - C-3	
CADD FILE - 19160-C3	



LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 558/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
**ISE AMERICA, INC**  
88/427  
ZONED - EMPLOYMENT CENTER  
CURRENT USE - AGRICULTURE

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

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

CONTRACTOR SHALL FLUSH EXISTING  
SEDIMENT FROM EXISTING PIPE

CONTRACTOR SHALL REMOVE EXISTING INLET  
AND PROVIDE A SINGLE "WR" INLET PER  
DETAIL ON SHEET C-5. PROVIDE "AT GRADE"  
INLET PROTECTION PER DETAIL ON SHEET C-7

PROVIDE A STABILIZED CONSTRUCTION  
ENTRANCE PER DETAIL ON SHEET C-7.  
CONTRACTOR SHALL FLUSH EXISTING  
SEDIMENT FROM EXISTING PIPE

SUBMERGED GRAVEL WETLANDS  
SURFACE ELEV. = 63.50  
SEE SPECIFICATION ON SHEET C-5  
AND PROFILE ON SHEET C-6

PROVIDE A SINGLE "WR" INLET  
PER DETAIL ON SHEET C-5.  
PROVIDE "AT GRADE" INLET  
PROTECTION PER DETAIL ON  
SHEET C-7.

PROVIDE 15" RCP (CL-IV)  
@ 1.0% PROVIDE RCP END  
SECTION PER DETAIL ON  
SHEET C-5.

PROVIDE 5'x5' RIPRAP OUTLET  
PROTECTION PER DETAIL ON  
SHEET C-7.

PROVIDE 6" PVC DRAINAGE PIPING.  
SEE SHEET C-5 FOR SPECIFICATIONS  
TYPICAL OF 5

PROVIDE DOME GRATE  
TOP ELEV. = 63.50  
TYPICAL OF 6

PROVIDE 9' WIDE  
EARTH OVERFLOW WEIR  
TOP ELEV. = 64.50

PROVIDE 5'x5' STONE TRENCH  
FOR FOREBAY DRAWDOWN. SEE  
PROFILE ON SHEET C-6

PROVIDE A "V-DITCH" WITH 3:1  
SIDE SLOPES @ 1.00%. STABILIZE  
SIDE SLOPES WITH TOPSOIL, SEED  
AND SOIL STABILIZATION MATTING  
- CHANNEL APPLICATION PER  
DETAIL (B-4-6-C) ON SHEET C-7.

PROVIDE A "V-DITCH" WITH 3:1  
SIDE SLOPES @ 0.50%. STABILIZE  
SIDE SLOPES WITH TOPSOIL, SEED  
AND SOIL STABILIZATION MATTING  
- CHANNEL APPLICATION PER  
DETAIL (B-4-6-C) ON SHEET C-7.

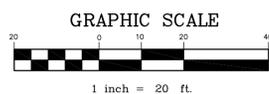
PROVIDE PERIMETER SILT FENCE  
PER DETAIL ON SHEET C-7.  
TYPICAL WHERE SHOWN - SF -

**NOTE:**  
SEE STORMWATER MANAGEMENT  
PROFILES ON SHEET C-6.

L.O.D. - DENOTES LIMITS OF DISTURBANCE

**NOTE:**  
SEDIMENT AND EROSION CONTROL  
WILL BE STRICTLY ENFORCED

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



KENT COUNTY DEPARTMENT OF PLANNING AND ZONING

KENT COUNTY HEALTH DEPARTMENT

KENT SOIL AND WATER CONSERVATION DISTRICT

PROFESSIONAL CERTIFICATION  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
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ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE  
NO. 2004690, AND MY EXPIRATION DATE IS 2021



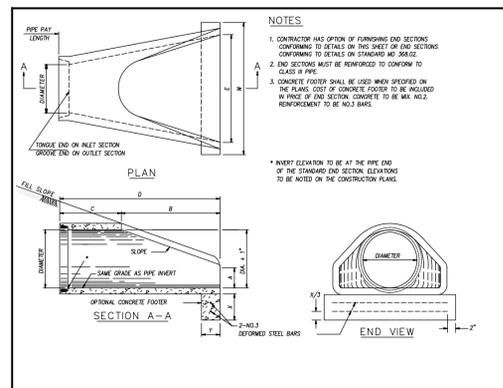
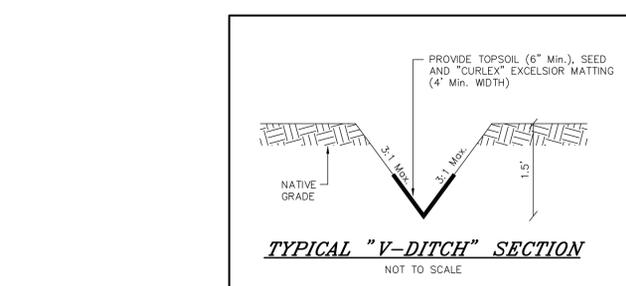
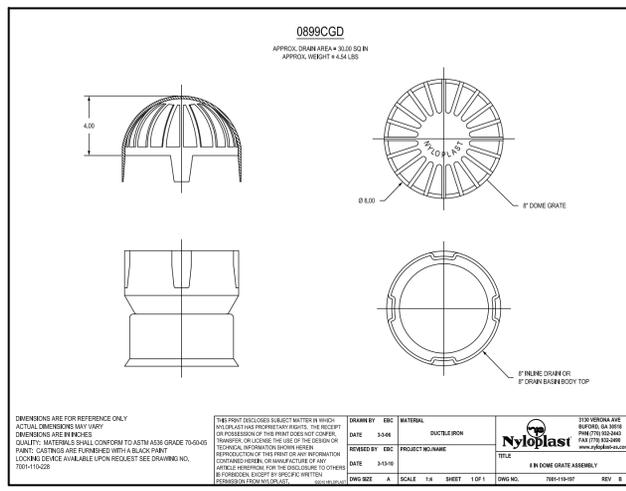
**DAVIS, MOORE, SHEARON  
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PHONE : 1-443-262-9130  
FAX : 1-443-262-9148

DATE	REVISION
7-24-20	PER COMMENTS
8-24-20	PER COMMENTS

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

FOR  
**DIXIE LAND ENERGY**  
IN THE VILLAGE OF MASSEY  
TAX MAP - 24, GRID - 1C, PARCEL - 68  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
LANDS OF : SP REALTY INVESTMENTS, LLC

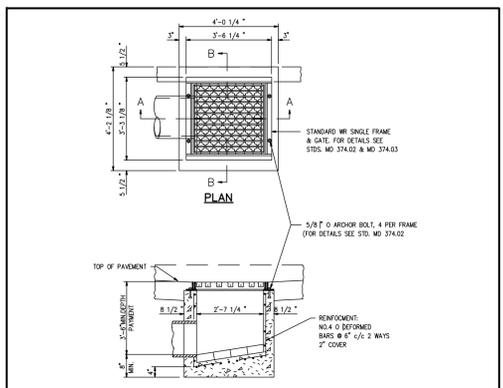
DATE	SCALE
JUNE '20	1" = 20'
JOB No. 2019160	DRAWN BY WJM
FOLDER Ref 24-2019160	DESIGNED BY KJS
SHEET No. - C-4	
CADD FILE - 19160-C4	



QUANTITIES FOR ESTIMATING PURPOSES ONLY

DIMENSIONS		CONCRETE END SECTION		CONCRETE FOOTER		QUANTITIES		
DIA.	SLOPE	A	B	C	D	E	F	CONC. STEEL
								C.Y. LBES.
12"	3:1	4"	2'-0"	4'-0"	8'-0"	2'-0"	12"	9.08
15"	3:1	6"	2'-0"	4'-0"	8'-0"	2'-0"	12"	12.50
18"	3:1	8"	2'-0"	4'-0"	8'-0"	2'-0"	12"	17.50
21"	3:1	10"	2'-0"	4'-0"	8'-0"	2'-0"	12"	23.50
24"	3:1	12"	2'-0"	4'-0"	8'-0"	2'-0"	12"	30.50
27"	3:1	15"	2'-0"	4'-0"	8'-0"	2'-0"	12"	38.50
30"	3:1	18"	2'-0"	4'-0"	8'-0"	2'-0"	12"	47.50
33"	3:1	21"	2'-0"	4'-0"	8'-0"	2'-0"	12"	57.50
36"	3:1	24"	2'-0"	4'-0"	8'-0"	2'-0"	12"	68.50
42"	3:1	30"	2'-0"	4'-0"	8'-0"	2'-0"	12"	97.50
48"	3:1	36"	2'-0"	4'-0"	8'-0"	2'-0"	12"	130.50
54"	2.4:1	2'-0"	2'-0"	2'-0"	8'-0"	2'-0"	12"	100.50
60"	2:1	2'-0"	2'-0"	2'-0"	8'-0"	2'-0"	12"	83.50
66"	2:1	2'-0"	2'-0"	2'-0"	8'-0"	2'-0"	12"	68.50
72"	2:1	2'-0"	2'-0"	2'-0"	8'-0"	2'-0"	12"	55.50

APPROVED	SECTION - OFFICE OF HIGHWAY DESIGN	APPROVAL - STATE HIGHWAY ADMINISTRATION	STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
APPROVAL - STATE HIGHWAY ADMINISTRATION	REVISION - 10-11-06	REVISION - 10-11-06	REVISION - 10-11-06
APPROVAL - FEDERAL HIGHWAY ADMINISTRATION	REVISION - 10-11-06	REVISION - 10-11-06	REVISION - 10-11-06



APPROVED	SECTION - OFFICE OF HIGHWAY DESIGN	APPROVAL - STATE HIGHWAY ADMINISTRATION	STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
APPROVAL - STATE HIGHWAY ADMINISTRATION	REVISION - 10-11-06	REVISION - 10-11-06	REVISION - 10-11-06
APPROVAL - FEDERAL HIGHWAY ADMINISTRATION	REVISION - 10-11-06	REVISION - 10-11-06	REVISION - 10-11-06

**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 DIVISION.

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

- 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 MANAGEMENT)
  - 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 BIOTENTATION, 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 PRE-TREATMENT 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 SUDRAINS IS THE MOST EFFECTIVE WITH THE ENTIRE SYSTEM DRAINED. FLUSHED WATER AND SEDIMENT SHALL BE COLLECTED AND PROPERLY DISPOSED.

**INSPECTION REQUIREMENTS DURING CONSTRUCTION**

THE CONTRACTOR SHALL NOTIFY THE QUEEN ANNE'S COUNTY DEPARTMENT OF PUBLIC WORKS STORMWATER ENGINEER AT 410-758-0925 THREE (3) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION FOR THE FOLLOWING:

- FOR SUBMERGED GRAVEL WETLAND:
- DURING EXCAVATION TO SUBGRADE
  - DURING PLACEMENT OF BACKFILL OF PERFORATED INLET PIPE AND OBSERVATION WELLS
  - DURING PLACEMENT OF GEOTEXTILES AND ALL FILTER MEDIA
  - DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS SUCH AS DIVERSION STRUCTURES, INLETS, OUTLETS, AND FLOW DISTRIBUTION STRUCTURES.
  - UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION, AND BEFORE ALLOWING RUNOFF TO ENTER THE WETLAND.
  - DURING FLOODING OF SUBMERGED GRAVEL WETLAND BEDS TO VERIFY GRADE AND FUNCTION.
- FOR STORMDRAINS:
- DURING EXCAVATION TO SUBGRADE
  - DURING PLACEMENT OF PIPES
  - DURING CONSTRUCTION OF ANY APPURTENANT CONVEYANCE SYSTEMS
  - DURING COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION

FINAL LOT GRADING TO ENSURE COMPLIANCE WITH ROOFTOP AND NON-ROOFTOP DISCONNECTION CREDIT CRITERIA

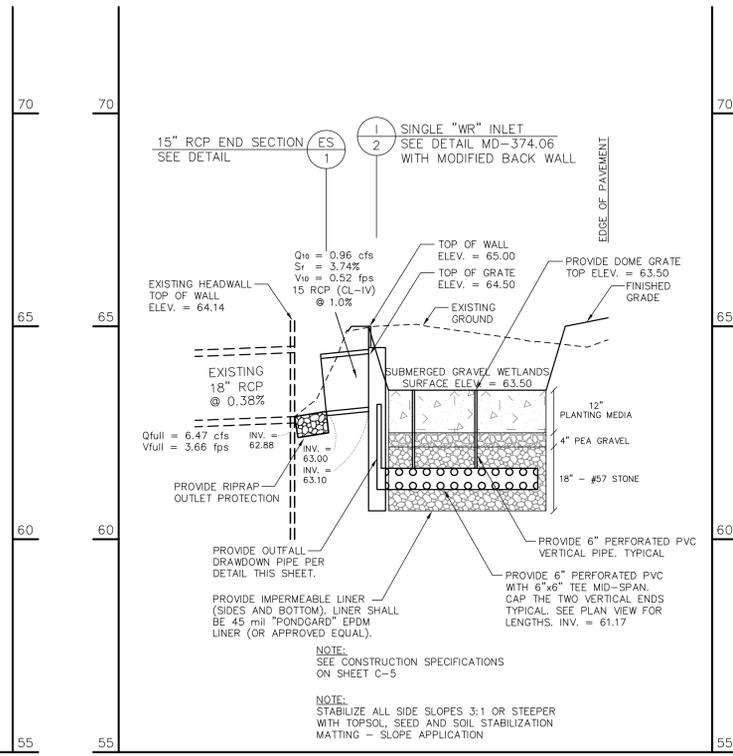
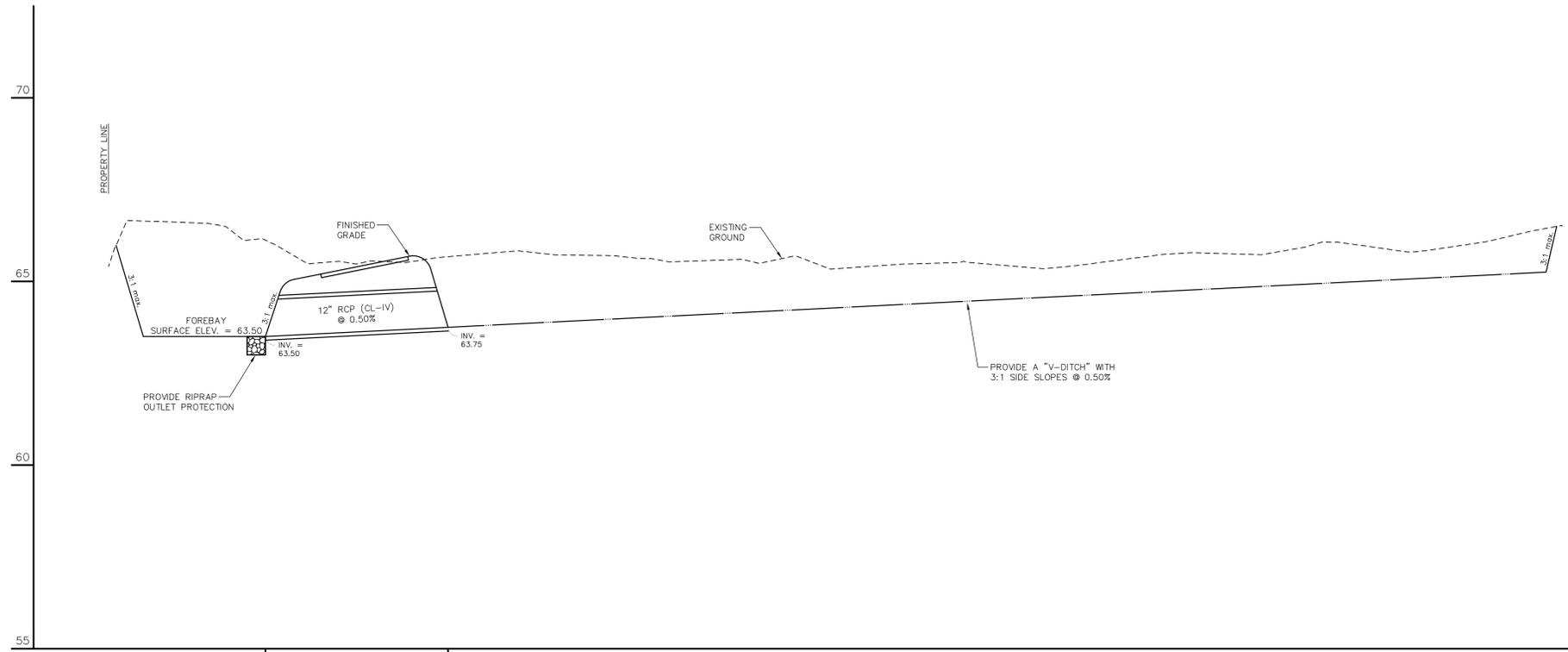
**BMP MATERIAL SPECIFICATIONS FOR SUBMERGED GRAVEL WETLANDS**

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 WATER 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

**STORMWATER MANAGEMENT SUMMARY TABLE**

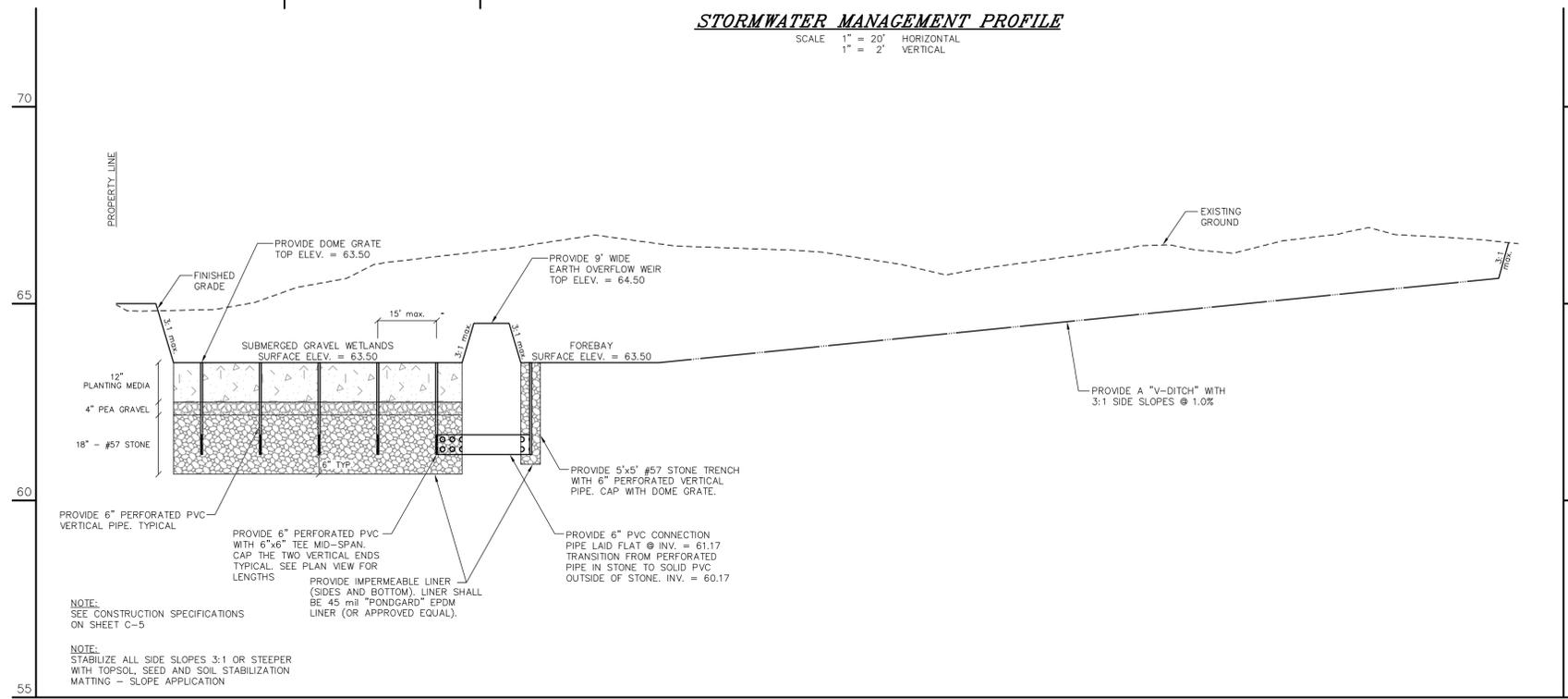
STEP No.	REQUIREMENT	VOLUME REQ.	VOLUME PRO.	NOTES
1	WATER QUALITY (Wq)	3,283 cf	4,173 cf	SUBMERGED GRAVEL WETLAND
2	RECHARGE (Rev)	236 cf	N/A	HOT SPOT
3	CHANNEL PROTECTION (Cp)	0 cf	378 cf	ESD TO THE MEP
4	EXTREME FLOOD (Qf)	N/A	N/A	ESD TO THE MEP

KENT COUNTY DEPARTMENT OF PLANNING AND ZONING DATE: _____ SEAL: _____	KENT COUNTY HEALTH DEPARTMENT DATE: _____ SEAL: _____	KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT DATE: _____ SEAL: _____		<b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE: 1-443-262-9130 FAX: 1-443-262-9148	DATE: 7-24-20 REVISION: PER COMMENTS	STORMWATER MANAGEMENT SPECIFICATIONS AND DETAILS FOR <b>DIXIE LAND ENERGY</b> IN THE VILLAGE OF MASSEY TAX MAP - 24, GRID - 1C, PARCEL - 68 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND LANDS OF: SP REALTY INVESTMENTS, LLC	DATE: JUNE '20 SCALE: AS SHOWN
					DATE: 8-24-20 REVISION: PER COMMENTS		JOB No. 2019160 DRAWN BY WJM FOLDER Ref. 24-2019160 DESIGNED BY KJS SHEET No. - C-5 CADD FILE - 19160-C5



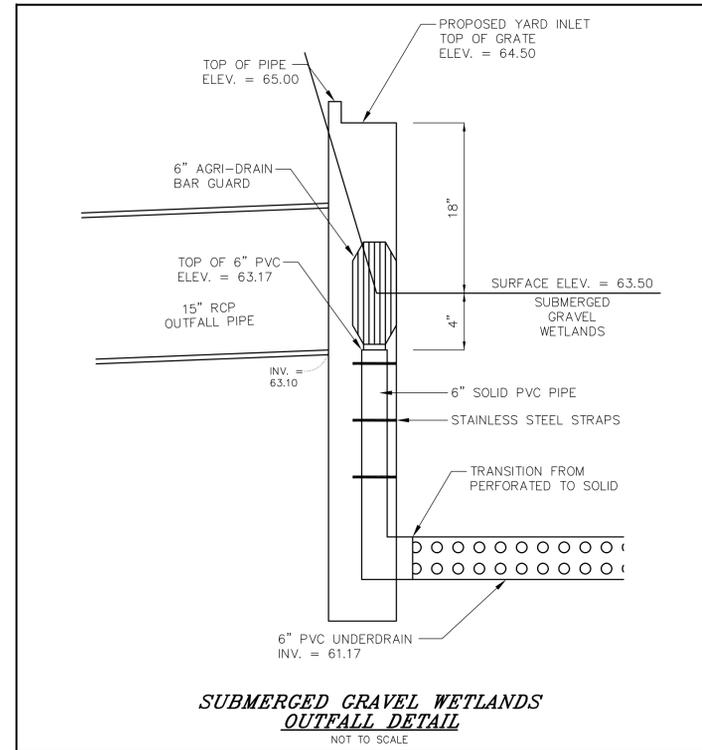
**STORMWATER MANAGEMENT PROFILE**

SCALE 1" = 20' HORIZONTAL  
1" = 2' VERTICAL



**STORMWATER MANAGEMENT PROFILE**

SCALE 1" = 20' HORIZONTAL  
1" = 2' VERTICAL



**STORMWATER MANAGEMENT PROFILE**

SCALE 1" = 20' HORIZONTAL  
1" = 2' VERTICAL

KENT COUNTY DEPARTMENT OF PLANNING AND ZONING	
KENT COUNTY HEALTH DEPARTMENT	

KENT SOIL AND WATER CONSERVATION DISTRICT	
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PROFESSIONAL CERTIFICATION:  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DELIC LICENSED PROFESSIONAL ENGINEER UNDER THE JURISDICTION OF THE STATE OF MARYLAND, LICENSE No. 2004650, AND MY EXPIRES ON OPERATION DATE: 2021

DATE: 8-24-2020 SEAL

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

DATE	REVISION
7-24-20	PER COMMENTS
8-24-20	PER COMMENTS

STORMWATER MANAGEMENT PROFILES  
FOR  
**DIXIE LAND ENERGY**  
IN THE VILLAGE OF MASSEY  
TAX MAP - 24, GRID - 1C, PARCEL - 68  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
LANDS OF : SP REALTY INVESTMENTS, LLC

DATE	SCALE
JUNE '20	AS SHOWN
JOB No. 2019160	DRAWN BY WJM
FOLDER Ref. 24-2019160	DESIGNED BY KJS
SHEET No. - C-6	
CADD FILE - 19160-C6	





LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 558/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

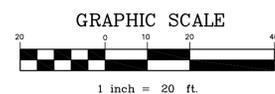
LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - VILLAGE  
CURRENT USE - PUBLIC WORKS

LANDS N/F OF  
**MARYLAND DEPT. OF TRANSPORTATION**  
RAILROAD R/W PLAT V-2/31  
ZONED - INDUSTRIAL/EMPLOYMENT CENTER  
CURRENT USE - RAILROAD

LANDS N/F OF  
**ISE AMERICA, INC**  
88/427  
ZONED - EMPLOYMENT CENTER  
CURRENT USE - AGRICULTURE

**PLANTING LEGEND**

- CANOPY TREE 
- EVERGREEN TREES 
- FLOWERING SHRUBS 
- SWM SHRUBS 
- SWM GRASSES & EMERGENTS 



KENT COUNTY DEPARTMENT OF PLANNING AND ZONING	KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT	 8-20-2020 DATE SEAL	<b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> P.O. BOX 80 CENTREVILLE, MARYLAND 21617 <b>HUSTEAD Landscape Architecture, LLC</b> 120 Bay Meadows Lane Stevensville, MD. 21666 Phone : 443.988.2294 E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com	DATE 7-24-20 REVISION PER COMMENTS	LANDSCAPE PLAN FOR <b>DIXIE LAND ENERGY</b> IN THE VILLAGE OF MASSEY TAX MAP - 24, GRID - 1C, PARCEL - 68 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND LAND OF: SP REALTY INVESTEMENTS, LLC	DATE MAY '20 SCALE 1" = 20' JOB No. 2019160 DRAWN BY WJM FOLDER Ref. 24-2019160 DESIGNED BY KJS SHEET No. - L-1 CADD FILE - 19160-L1

**LANDSCAPE SPECIFICATIONS**

OVERALL COMPLIANCE WITH THE TERMS OF THIS BUFFER MANAGEMENT PLAN INCLUDING ALL MAINTENANCE AND WARRANTY REQUIREMENTS PRESCRIBED HEREON IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER. MAINTENANCE WARRANTY AND PLANT MATERIAL SURVIVAL RESPONSIBILITIES OF THE LANDSCAPE CONTRACTOR SHALL BE AS SPECIFICALLY NEGOTIATED BETWEEN OWNER/DEVELOPER AND CONTRACTOR.

ALL WORK SHALL BE ACCOMPLISHED WITH QUALIFIED PERSONNEL, UTILIZING INDUSTRY STANDARD PRACTICES AND TECHNIQUES. THE CONTRACTOR IS RESPONSIBLE FOR THE COMPLETE INSTALLATION OF ALL LANDSCAPING SHOWN OR IMPLIED ON THIS PLAN. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR PLAN PREPARER IF SITE PLANTING CONDITIONS WARRANT RE-DESIGN CONSIDERATION AND VERIFY THE RECEIPT OF MOST CURRENT APPROVED BUFFER MANAGEMENT PLAN.

**A. MATERIALS**

(1) PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS.

THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM. TREES AND SHRUBS SHALL NOT BE PRUNED BEFORE DELIVERY. ALL PLANTS WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, ABRASIONS ON THE BARK, SUNSCALD, DIEBACKING KNOTS OR FRESH CUTS OVER 1/2" WILL BE REJECTED. THE OWNER RESERVES THE RIGHT TO HAVE THE PLANT MATERIAL INSPECTED AND TAGGED AT THE GROWING SITE AND TO REJECT ANY DEFICIENT MATERIAL AT THE JOB SITE. THE LANDSCAPE ARCHITECT OR PLAN PREPARER SHALL REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS, IS DISEASED, OR IS OTHERWISE UNHEALTHY.

NO CHANGE IN QUANTITY, SIZE, KIND OR QUALITY OF PLANT SPECIFIED WILL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE PLANT COUNT AND IN ANY INSTANCE WHERE THERE IS A DISCREPANCY BETWEEN THE PLAN VIEW AND THE LANDSCAPE SCHEDULE, THE PLAN VIEW SHALL PRESIDE.

(2) TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LUMPS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MUDDY CONDITION. COMPACTED SOILS THAT CANNOT BE RESTORED TO A REASONABLE PLANTING SOIL SHALL BE REMOVED AND REPLACED WITH FRIABLE NATIVE SOILS.

(3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS NATIVE TOPSOIL AND ONE PART WET LOOSE PEATMOSS.

(4) STAKING MATERIALS: CUY WIRE SHALL BE PLIABLE 12 GAUGE GALVANIZED TWISTED TWO STRAND WIRE. HOSE SHALL BE A SUITABLE LENGTH OF TWO-PLY, REINFORCED BLACK RUBBER HOSE 3/4" INCH IN DIAMETER; STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.

(5) MULCH: MULCH SHALL BE ORGANIC DOUBLE SHREDDED HARDWOOD BARK FREE OF HERBICIDES, LARGE CHUNKS AND WEEDS AND SEED AND AGED A MINIMUM OF 6 MONTHS.

**B. APPLICABLE SPECIFICATIONS AND STANDARDS:**

(1) "STANDARDIZED PLANT NAMES," LATEST EDITION, AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.  
(2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERMEN.

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

(1) IMMEDIATELY BEFORE DIGGING, SPRAY ALL EVERGREEN OR DECIDUOUS PLANT MATERIAL IN FULL LEAF WITH ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER TRUNKS, BRANCHES, TWIGS, AND/OR FOLIAGE.

(2) DIG BALL AND BURLAP (B&B) PLANTS WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER NOT LESS THAN THAT RECOMMENDED BY AMERICAN STANDARD FOR NURSERY STOCK, AND OF SUFFICIENT DEPTH TO INCLUDE THE FIBROUS AND FEEDING ROOTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

(3) THE LANDSCAPE CONTRACTOR SHALL PLAN DELIVERY AND PLANT INSTALLATION TO MINIMIZE STRESS ON PLANT MATERIAL. MATERIAL TO BE STAGED ON OR OFF THE JOB SITE SHALL BE LOCATED TO MAXIMIZE PROTECTION FROM HOT SUN AND DRYING WINDS AND SHALL BE WATERED TO MAINTAIN A STRESS FREE CONDITION. THE LACK OF AVAILABLE WATER SHALL NOT RELIEVE THE CONTRACTOR OF ADEQUATE MAINTENANCE.

**D. SITE PREPARATION:**

PLANTING AREAS THAT HAVE BEEN IN CONSISTENT AGRICULTURAL PRODUCTION SHALL BE PLANTED WITH NO OTHER REQUIRED SITE PREPARATION.

PLANTING AREAS THAT ARE VEGETATED AND STABLE WITH MINIMAL WEEDS SHALL BE MOWED TO 8" OR AS REQUIRED FOR PLANTING OR SEEDLING INSTALLATION.

**E. EXCAVATION OF PLANTING AREAS:**

THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK. COORDINATE WITH OTHER CONTRACTORS ON SITE AND MISS UTILITY TO VERIFY UTILITY LOCATIONS. ANY REPAIRS TO EXISTING UNDERGROUND UTILITIES REQUIRED AS A RESULT OF ACTIONS OF THE CONTRACTOR AND/OR HIS ASSIGNS SHALL BE BORNE BY THE CONTRACTOR.

STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREA TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN. CONTRACTOR IS TO CAUTIOUSLY TEST PIT AREAS WHERE UNDERGROUND UTILITIES (ELECTRIC, GAS, CABLE/COMMUNICATIONS LINES, WATER LINES, SEWER, ROOT LEADERS, STORM DRAIN PIPE, ETC.) ARE SUSPECTED TO EXIST AND WHERE PROPOSED TO BE PLACED ACCORDING TO PLAN TO AVOID ANY DAMAGE OR DISRUPTIONS TO SERVICES. DO NOT PLACE PLANTS DIRECTLY OVER ANY EXISTING UNDERGROUND UTILITIES. OFFSET A REASONABLE AND PRACTICAL DISTANCE TO AVOID ANY IMMINENT OR FUTURE CONFLICT.

**F. PLANTING OPERATIONS:**

DO NOT MIX OR PLACE SOILS AND SOIL AMENDMENTS IN FROZEN, WET OR MUDDY CONDITION. SUSPEND SOIL SPREADING, GRADING AND TILLING OPERATIONS DURING PERIODS OF EXCESS SOIL MOISTURE UNTIL MOISTURE CONTENT REACHES ACCEPTABLE LEVELS TO ATTAIN THE REQUIRED RESULTS. UNIFORMLY MOISTEN EXCESSIVELY DRY SOIL THAT IS NOT WORKABLE AND TOO DUSTY.

TREE PITS SHALL BE EXCAVATED TO A DEPTH THAT ALLOWS FOR THE PLANTS TO BE SET AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. ADD 1 OZ. OF MYCOAPPLY ENDO GRANULAR PER 2 CU.FT. OF BACKSOIL TO THE SIDES OF THE ROOTBALL. PLANTING PITS SHALL BE DUG A MINIMUM OF 6 INCHES BELOW THE ROOT BALL, AND 2 FEET PAST THE EDGE OF THE ROOT BALL TO ALLOW ROOM FOR AN EXPANDED AREA OF PLANTING SOIL. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2/3 FULL. WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS. SET PLANTS PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOLIDLY AROUND THE BALL AND ROOTS. CUT ROPES OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL. FOR CONTAINER GROWN PERENNIALS, CAREFULLY REMOVE FROM CONTAINERS WITHOUT BREAKING APART PLANTS OR ROOT SYSTEMS AND GENTLY LOOSEN SOIL. PLACE IN PIT EXCAVATED TO THE DEPTH THAT ALLOWS FOR THE PLANT TO BE SET AT ITS FORMER GRADE. BACKFILL TO 2/3 FULL AND WATER THOROUGHLY. BACKFILL WITH REMAINING PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS. DISPOSE OF REMOVED CONTAINERS OFFSITE AT AN APPROVED LANDFILL.

PROTECT PLANTS AT ALL TIMES FROM SUN OR DRYING WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.

MULCH ALL PITS AND BEDS WITH A TWO-INCH LAYER OF BARKMULCH IMMEDIATELY AFTER PLANTING. TO WORKED BEDS OF HERBACEOUS PERENNIALS ADD MULCH TO A DEPTH OF 2". PROVIDE AN 3-FOOT DIAMETER MULCH CIRCLE AROUND THE BASE OF ALL LARGE TREES. IN NO INSTANCE IS MULCH TO BE PILED AGAINST THE BASE OF TREE AND SHRUB TRUNKS. MULCH AREAS AROUND BASE OF EACH PLANT AND IN PLANTER AREAS. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.

**G. STAKING AND PRUNING:**

STAKE LARGE TREES IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND CUY WIRES SHALL BE OF THE SIZE AND MATERIAL SPECIFIED ABOVE AND POSITIONED AS SHOWN ON THE ACCOMPANYING PLANTING DETAIL. THEY SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED OF OFF SITE BY THE CONTRACTOR.

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

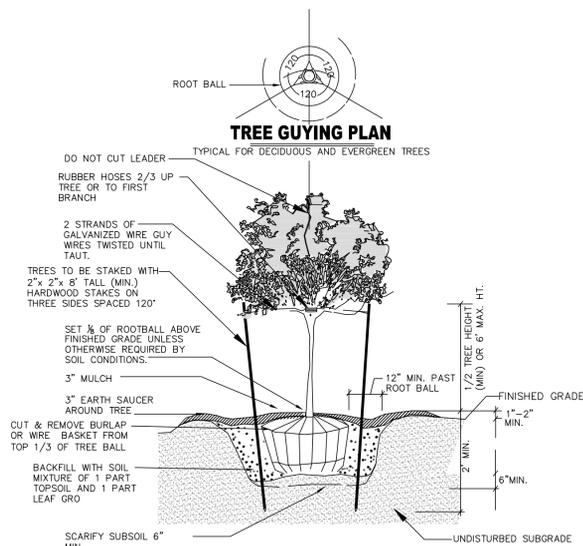
**H. POST PLANTING RESPONSIBILITIES:**

THE OWNER/DEVELOPER THROUGH HIS/HER CONTRACT WITH THE LANDSCAPE CONTRACTOR IS RESPONSIBLE AND SHALL INSURE ADEQUATE MAINTENANCE IS PROVIDED THROUGH THE INSTALLATION AND WARRANTY PERIOD AND FINAL INSPECTION BY THE COUNTY.

**I. GUARANTEE:**

TREES AND HERBACEOUS PERENNIALS SHALL BE GUARANTEED FOR TWO (2) FULL YEARS FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE AND HAVE A 100% SURVIVABILITY RATING AT THE END OF THE TWO YEARS. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE BEGINNING OF THE SECOND GROWING SEASON IS TO BE REPLACED. BARE-ROOT SEEDLINGS SHALL BE GUARANTEED FOR A PERIOD OF FIVE (5) YEARS AND HAVE A 50% SURVIVABILITY RATE AT THE END OF 3 YEARS. SEEDLINGS NOT FOUND TO BE IN A HEALTHY VIGOROUS CONDITION AT THE END OF THE FIVE-YEAR PERIOD ARE TO BE REPLACED.

**PLANTING DETAILS**



**DECIDUOUS TREE PLANTING DETAIL**

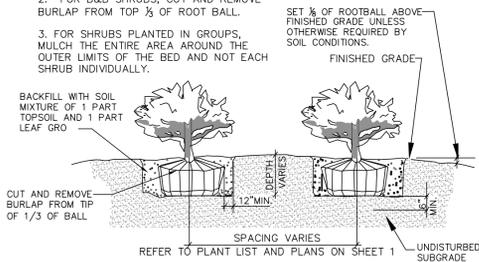
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**NOTES:**

1. FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL.

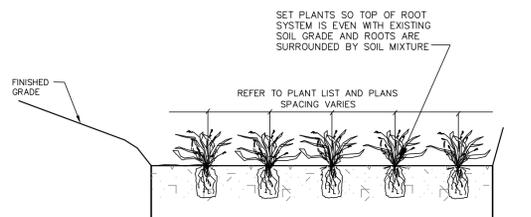
2. FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL.

3. FOR SHRUBS PLANTED IN GROUPS, MULCH THE ENTIRE AREA AROUND THE OUTER LIMITS OF THE BED AND NOT EACH SHRUB INDIVIDUALLY.



**SHRUB PLANTING DETAIL**

NOT TO SCALE



**PERENNIAL & GRASS PLANTING DETAIL**

NOT TO SCALE

**LANDSCAPE REQUIREMENTS**

THE ZONING CODE REQUIRES THE SCREENING OF INDUSTRIAL SITES FROM ADJACENT RESIDENTIAL HOMES AND ROADS. THE ADJACENT PROPERTIES ARE INDUSTRIAL OR COMMERCIAL IN USE. THE ACCESS TO THE SITE FROM MD RTE 299 IS NARROW.

THE LANDSCAPE DESIGN IS INTENDED TO SCREEN LOADING AREAS FOR THE ABOVE GROUND PROPANE AND FUEL OIL TANKS FROM THE ADJACENT PROPERTIES. THE ENTRANCE AND FRONT BUFFER YARDS HAVE PROPOSED STREET TREES TO SCREEN THE LOADING AREAS FROM THE ROAD AND FLOWERING SHRUBS TO ACCENTUATE THE ENTRANCE. EVERGREEN AND FLOWERING EMERGENT PLANTS ARE PROPOSED IN THE SUBMERGED GRAVEL WETLANDS TO PROVIDE EVERGREEN PLANTINGS AND FLOWERING PLANTS OR SEASONAL INTEREST. SHRUBS ARE PROPOSED TO PROVIDE FLOWERING PLANTS AND A VERTICAL ACCENT TO THE DESIGN.

**PLANT SCHEDULES**

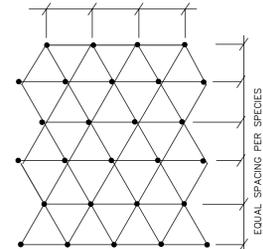
**LANDSCAPE PLANT SCHEDULE**

KEY	QUA	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Canopy Trees</i>					
PA	5	Platanus acerifolia/Bloodgood	Bloodgood London Plane Tree	1 1/2 - 2" Cal. B&B	As Shown
QF	3	Quercus falcata	Southern Red Oak	1 1/2 - 2" Cal. B&B	As Shown
<i>Evergreen Trees</i>					
NS	16	Picea abies	Norway Spruce	4 - 5' Ht. B&B	As Shown
PS	3	Pinus strobus	White Pine	4 - 5' Ht. B&B	As Shown
<i>Flowering Shrubs</i>					
VC	10	Viburnum carlesii	Korean Spicebush	3 - 4" Ht. B&B	4' o.c.

**SUBMERGED GRAVEL WETLANDS PLANT SCHEDULE**

KEY	QUA	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
<i>Flowering Shrubs</i>					
Co	12	Cephalanthus occidentalis	Butterbush	18 - 24" Cont.	As Shown
<i>Emergents</i>					
Iv	135	Iris versicolor	Blue Flag	1 Qt. Cont.	18" o.c., stag.
Pc	480	Pontederia cordata	Pickelrel Weed	1 Qt. Cont.	18" o.c., stag.
Si	210	Sagittaria latifolia	Broadleaf Arrowhead	1 Qt. Cont.	24" o.c., stag.
Sp	1,055	Schoenoplectus pungens	Common Three Square	1 Qt. Cont.	12" o.c., stag.

**EQUAL SPACING PER SPECIES**



**HERBACEOUS VEGETATION PLANTING PATTERN**

NOT TO SCALE

KENT COUNTY DEPARTMENT OF PLANNING AND ZONING	KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT		<b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> P.O. BOX 80 CENTREVILLE, MARYLAND 21617 <b>HUSTEAD Landscape Architecture, LLC</b> 120 Bay Meadows Lane Stevensville, MD. 21666 Phone : 443.988.2294 E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com	DATE 7-24-20	REVISION PER COMMENTS	LANDSCAPE DETAILS		DATE MAY, '20	SCALE 1" = 20'
					FOR <b>DIXIE LAND ENERGY</b> IN THE VILLAGE OF MASSEY TAX MAP - 24, GRID - 1C, PARCEL - 68 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND LANDS OF: SP REALTY INVESTMENTS, LLC		JOB No. 2019160	DRAWN BY WJM	FOLDER Ref 24-2019160	DESIGNED BY KJS

**LUMINAIRE SCHEDULE**

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	PF-HS	2	Lithonia DSXWPM LED 20C 530 30K TFTM MVOLT HS	DSXWPM LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 530mA WITH HOUSE-SIDE SHIELDS.	LED	DSXWPM_LE D_20C_530_30 K_TFTM_MVO LT_HS.ies	Absolute	0.95	34.9
	PF	1	Lithonia DSXWPM LED 20C 530 30K TFTM MVOLT	DSXWPM LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFTM OPTIC, 3000K, @ 530mA.	LED	DSXWPM_LE D_20C_530_30 K_TFTM_MVO LT.ies	Absolute	0.95	34.9
	P2	1	Lithonia DSXWPM LED 20C 530 30K T2M MVOLT	DSXWPM LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2M OPTIC, 3000K, @ 530mA.	LED	DSXWPM_LE D_20C_530_30 K_T2M_MVOL T.ies	Absolute	0.95	34.9
	P5	1	Lithonia DSXWPM LED 20C 530 30K T5W MVOLT	DSXWPM LED WITH (2) 10 LED LIGHT ENGINES, TYPE T5W OPTIC, 3000K, @ 530mA.	LED	DSXWPM_LE D_20C_530_30 K_T5W_MVOL T.ies	Absolute	0.95	34.9

MOUNTING HEIGHT = 20 FEET

**STATISTICS**

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone	+	0.2 fc	1.3 fc	0.0 fc	N/A	N/A

LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 558/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

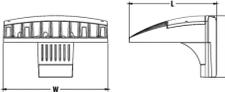


**D-Series Pole Mount LED Area Luminaire**



**Specifications Luminaire**

- EPA: 0.8 ft<sup>2</sup> (0.7 m<sup>2</sup>)
- Width: 13-3/4" (34.9 cm)
- Length: 11.5" (29.2 cm)
- Height: 8" (20.3 cm)
- Weight: 16.03 lbs (7.3 kg)



Catalog Number
Notes
Type

**Introduction**

The D-Series Pole Mount luminaire is a stylish, fully integrated LED solution for area and site applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance.

With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Pole Mount is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

**Ordering Information**

EXAMPLE: DSXWPM LED 20C 1000 40K T5M MVOLT SPUMBA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting*
DSXWPM LED	10C 10 LEDs (one engine)	350 350 mA	30K 3000K	T2S Type II short	120*	Shipped included
	20C 20 LEDs (two engines)	700 700 mA	40K 4000K	T2M Type II medium	208*	
		50K 5000K	T3S Type III short	T5M Type V medium	240*	SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter PUMBA Square and round universal mounting adapters
		1000 1000 mA (1 A)	AMBPC Ambient phosphor converted	T3M Type III medium	277*	
				T4M Type IV medium	347*	
				TFTM Forward throw medium	480*	

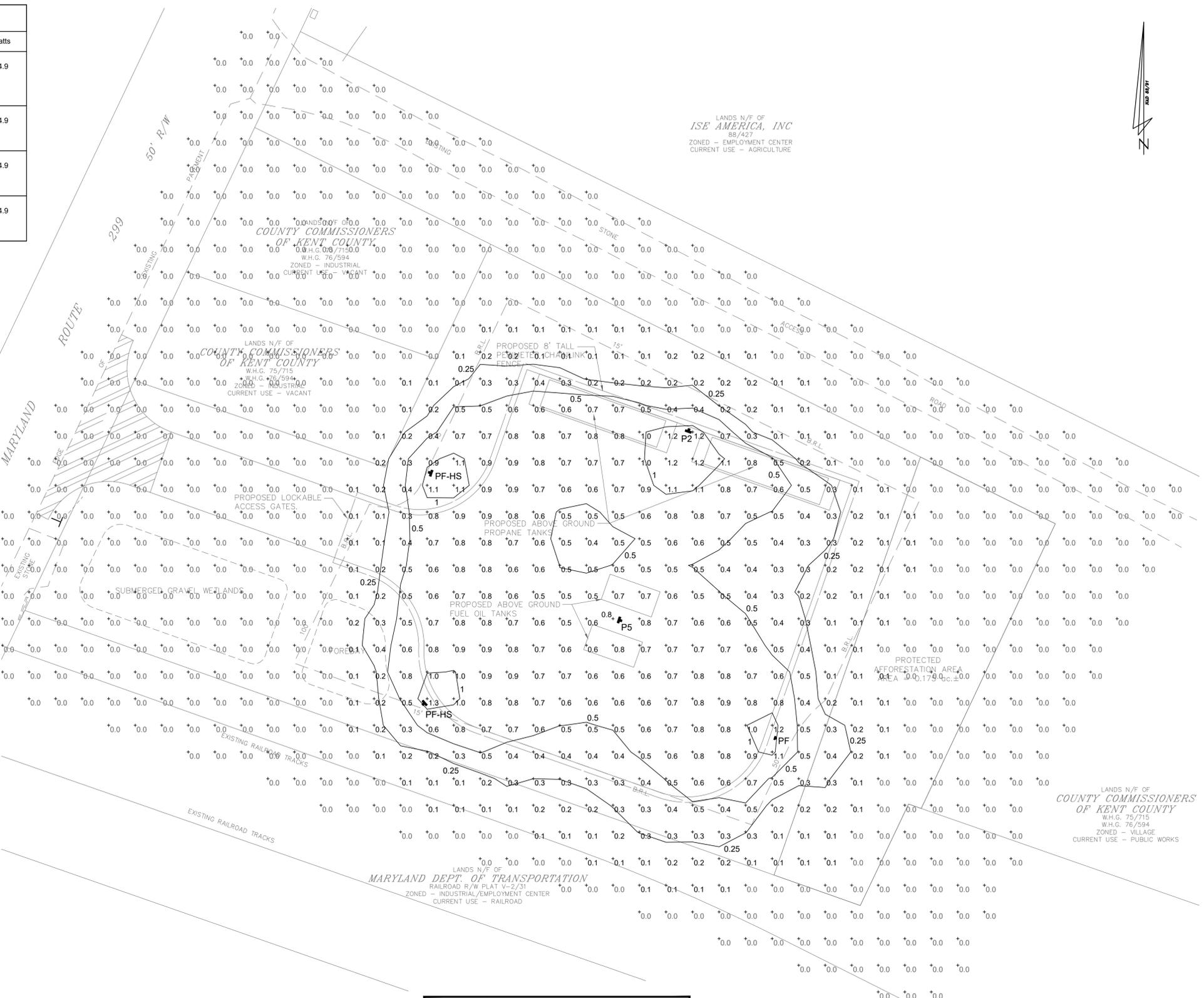
Control Options	Other Options	Finish required
Shipped installed	Shipped installed	DDBXD Dark bronze
PE Photoelectric cell, button type <sup>1</sup>	SF Single fuse (120, 277, 347V) <sup>1</sup>	DBLBD Black
DMG 8-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DF Double fuse (208, 240, 480V) <sup>1</sup>	DNAXD Natural aluminum
PIR Motion/ambient light sensor, <15' mtg ht <sup>14</sup>	HS House-side shield <sup>1</sup>	DWHGD White
PIRH Motion/ambient light sensor, 15-30' mtg ht <sup>14</sup>		DSSXD Sandstone
PIRHFCV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1ft <sup>2</sup>		DSSTD Textured sandstone
PIRHFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft <sup>2</sup>		

- NOTES**
- 1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SE, DF options), or photocontrol (PE option).
  - 2 Only available with 20C, 700mA or 1000mA. Not available with PIR, PIRH.
  - 3 Not available with 90 degree mounting. Not recommended for 3" poles.
  - 4 Photocontrol (PE) requires 120, 208, 240, 277 or 347 voltage option. Not available with motion/ambient light sensors (PIR or PIRH).
  - 5 PIR specifies the SensorSwitch SSGR-10-CDP control; PIRH and PIRHFCV specify the SensorSwitch SSGR-A-CDP control; see Motion Sensor Guide for details. Dimming driver standard. Includes ambient light sensor. Not available with "PE" option (button type photocell).
  - 6 Not available with 20 LED/1000 mA configuration (DSXWPM LED 20C 1000).
  - 7 PIR and PIRHFCV specify the SensorSwitch SSGR-10-CDP control; PIRH and PIRHFCV specify the SensorSwitch SSGR-A-CDP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with PERS or PER7. Ambient sensor disabled when ordered with DCR. Separate on/off required.
  - 8 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208, 240, or 480 voltage option.
  - 9 Also available as a separate accessory; see Accessories information.

**Accessories**

DSXWSU	House-side shield (one per light engine)
DSXWSVU	Wind-deterrent spikes
DSXWSWU	Wire guard
DSXWSXU	Wire guard accessory
DSXWSYU	Vandal guard accessory
DSXWSZU	Diffused drop lens

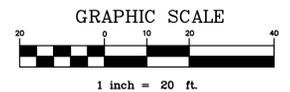
NOTE: OWNER AND CONTRACTORS SHALL VERIFY THAT THE LIGHTING INSTALLATION WILL BE COMPATIBLE WITH THE FINAL SITE LAYOUT, INCLUDING HAZARDOUS AREA CONDITIONS, ETC.



**RENSHAW ENGINEERING INC.**  
P.O. BOX 3640 SALISBURY, MD 21802  
www.RENSHAWENGINEERING.COM  
INFO@RENSHAWENGINEERING.COM PHONE: 410-546-1870  
FAX: 800-742-6705

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

DATE	REVISION	SITE LIGHTING PHOTOMETRIC PLAN	DATE	SCALE
		ON THE LANDS OF <b>SP REALTY INVESTMENTS, LLC</b> IN THE VILLAGE OF MASSEY TAX MAP - 24, GRID - 1C, PARCEL - 68 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND PREPARED FOR: DIXIE LAND ENERGY	JULY '20	1" = 20'
			JOB No. 2019160	DRAWN BY RAR
			FOLDER Ref. 24-2019160	DESIGNED BY RAR
			SHEET No. - SL-1	
			CADD FILE - REL_20-20.DWG	



KENT COUNTY DEPARTMENT OF PLANNING AND ZONING			
KENT COUNTY HEALTH DEPARTMENT			
KENT SOL AND WATER CONSERVATION DISTRICT			
		DATE	SEAL

PROFESSIONAL CERTIFICATION: I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 2004459 EXPIRATION DATE: 2021

6-24-2020



LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 558/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

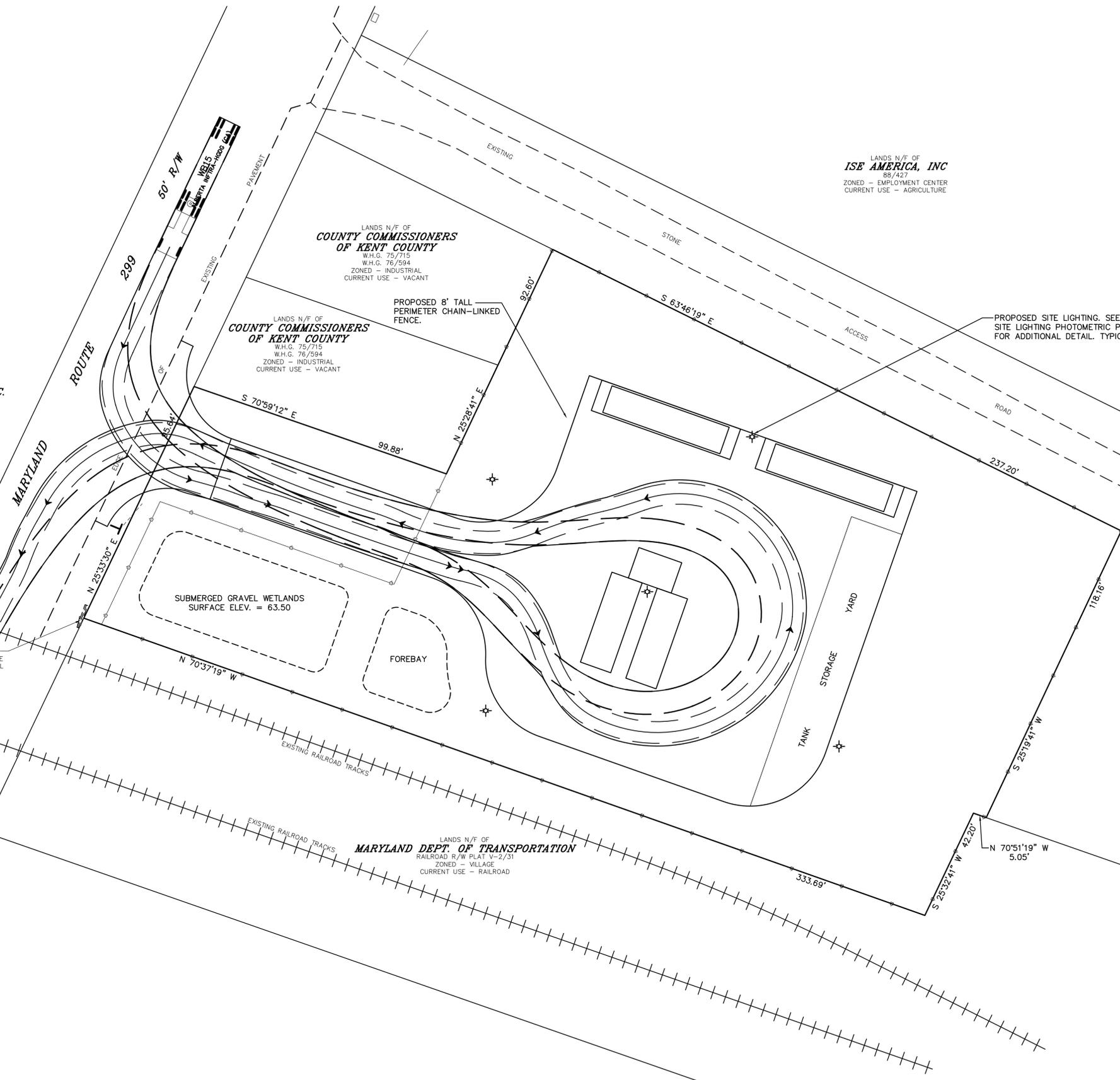
LANDS N/F OF  
**ISE AMERICA, INC**  
88/427  
ZONED - EMPLOYMENT CENTER  
CURRENT USE - AGRICULTURE

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

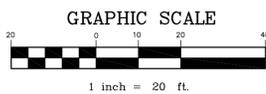
LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - VILLAGE  
CURRENT USE - PUBLIC WORKS

LANDS N/F OF  
**MARYLAND DEPT. OF TRANSPORTATION**  
RAILROAD R/W PLAT V-2/31  
ZONED - VILLAGE  
CURRENT USE - RAILROAD



PROPOSED SITE LIGHTING. SEE SITE LIGHTING PHOTOMETRIC PLAN FOR ADDITIONAL DETAIL. TYPICAL



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KENT COUNTY DEPARTMENT OF PLANNING AND ZONING

KENT COUNTY HEALTH DEPARTMENT

KENT SOIL AND WATER CONSERVATION DISTRICT



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

DATE	REVISION

CIRCULATION EXHIBIT

FOR  
**DIXIE LANDS ENERGY**  
IN THE VILLAGE OF MASSEY

TAX MAP - 24, GRID - 1C, PARCEL - 68  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
LANDS OF : SP REALTY INVESTMENTS, LLC

DATE	SCALE
JUNE '20	1" = 20'
JOB No. 2019160	DRAWN BY WJM
FOLDER Ref. 24-2019160	DESIGNED BY KJS
SHEET No. -	
CADD FILE - 19160-TRUCK	



**STANWADE METAL PRODUCTS, INC.**

6868 State Route 305, P.O. Box 10  
 Hartford, Ohio 44424  
 Phone: 800-826-5243 Fax: 1-330-772-3307  
 www.tankstore.com

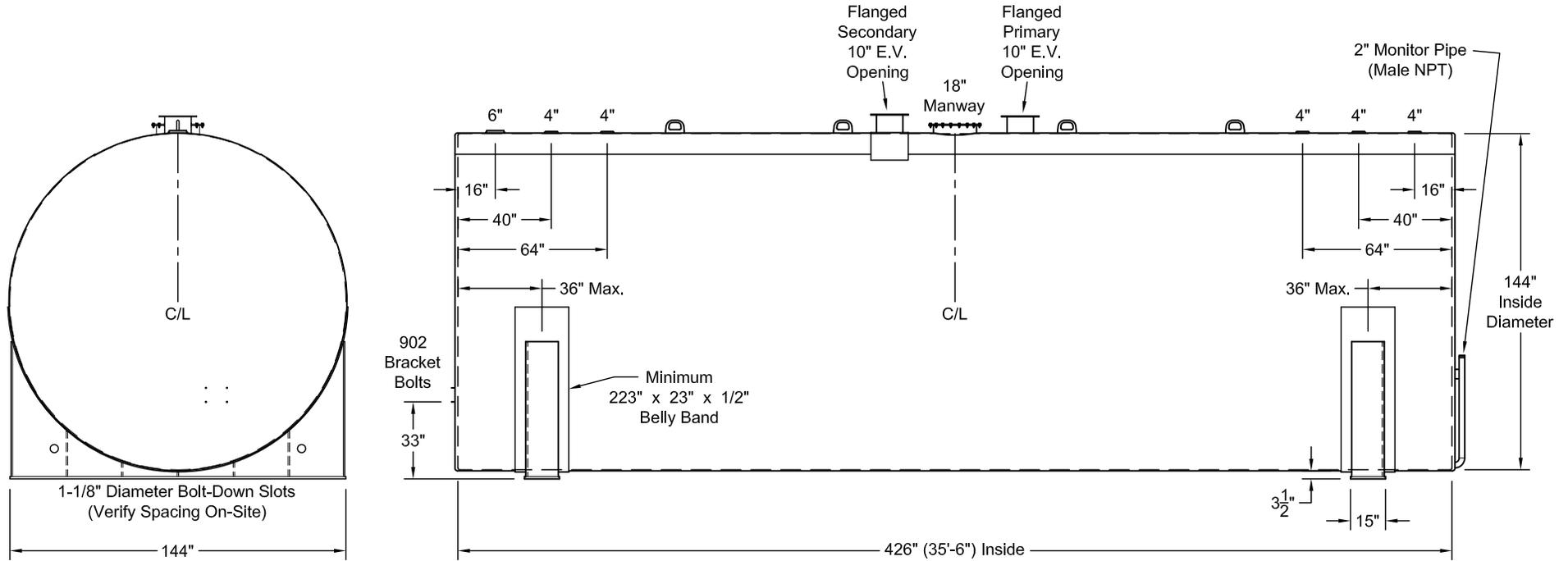
Capacity: 30,000 Gallons  
 Design: Double Wall Aboveground  
 Code: UL 142, Flameshield  
 Test Pres.: 5 P.S.I.

Primary Heads: 1/4"  
 Primary Shell: 1/4"  
 Secondary Heads: 1/4"  
 Secondary Shell: 7 Ga.

Paint Ext.: White Urethane  
 Paint Int.: N/A  
 Weight: 33,000 Lbs.

Notes:

1. Dimensions Shown Are Interior Clearances.
2. All Openings Are Female Threaded Unless Noted Otherwise.
3. Tank Is Intended For Stationary Use Only.
4. Tank Must Be Open Atmospheric Vented.



Customer: \_\_\_\_\_

Drawing Date: \_\_\_\_\_

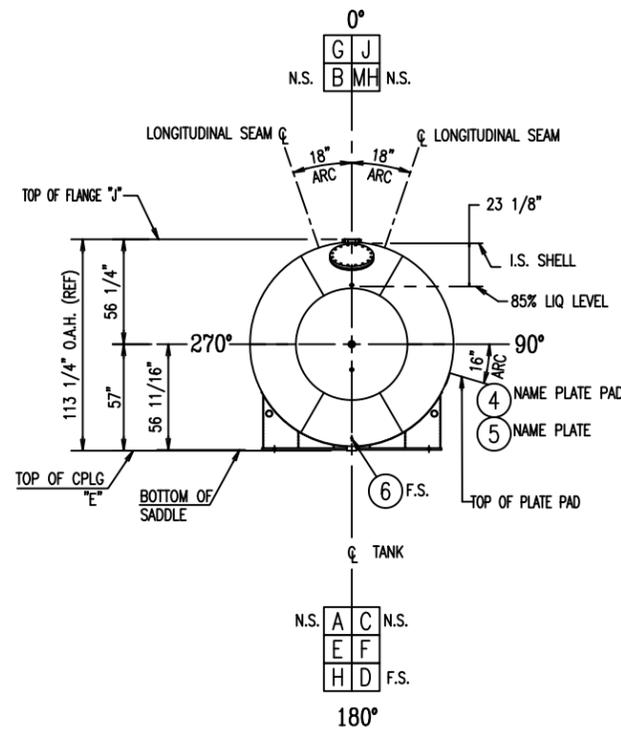
Drawing #: \_\_\_\_\_

Drawing Approved By: \_\_\_\_\_

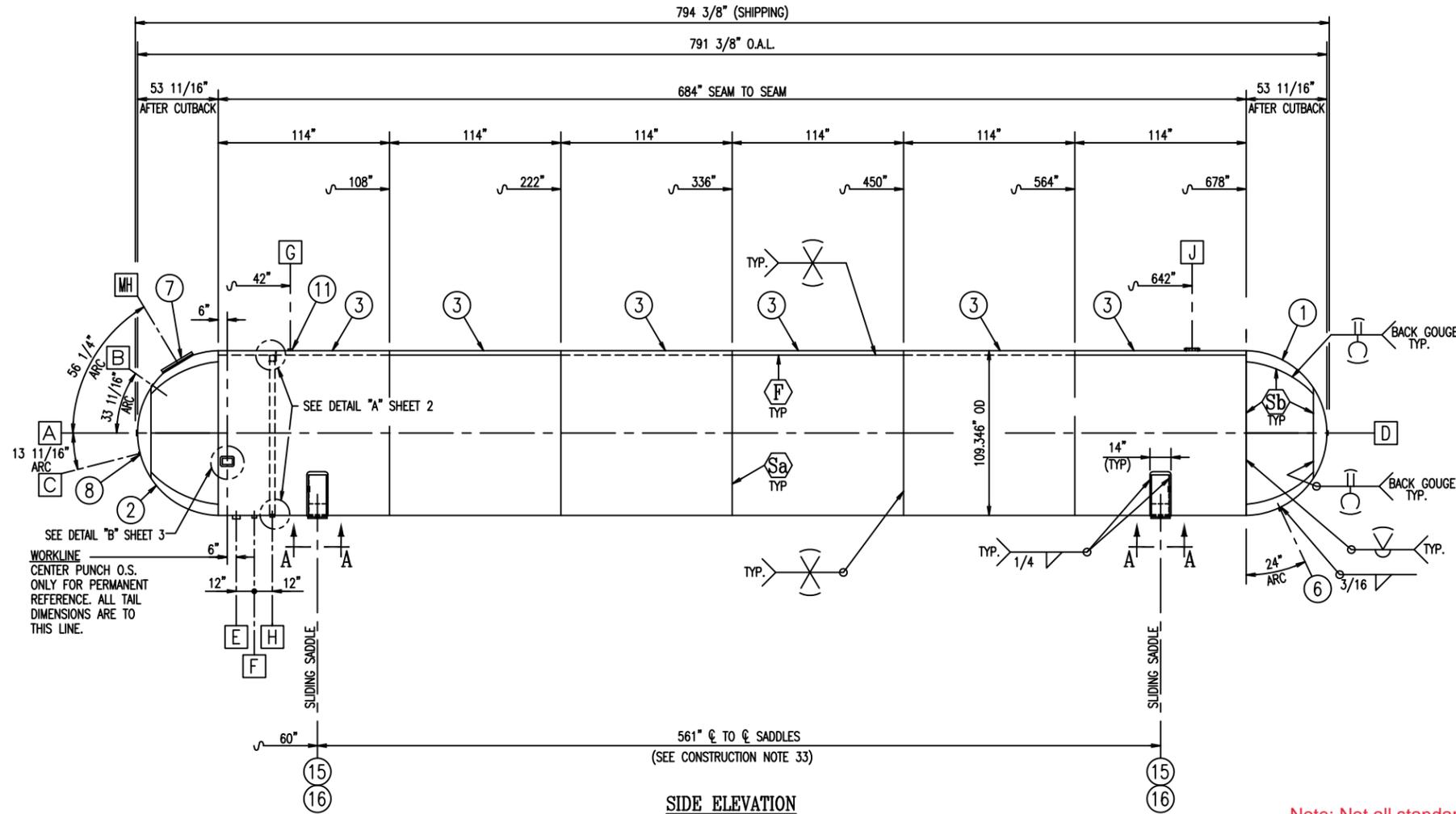
Quote #: \_\_\_\_\_

Quoted Lead Times Begin Upon Receipt of Signed Approved Drawing, Which Must be Returned Before Production Can Begin.

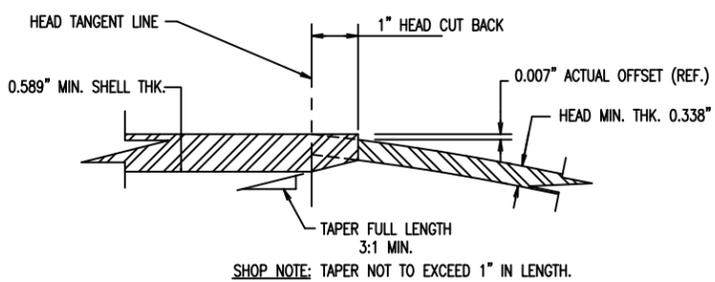




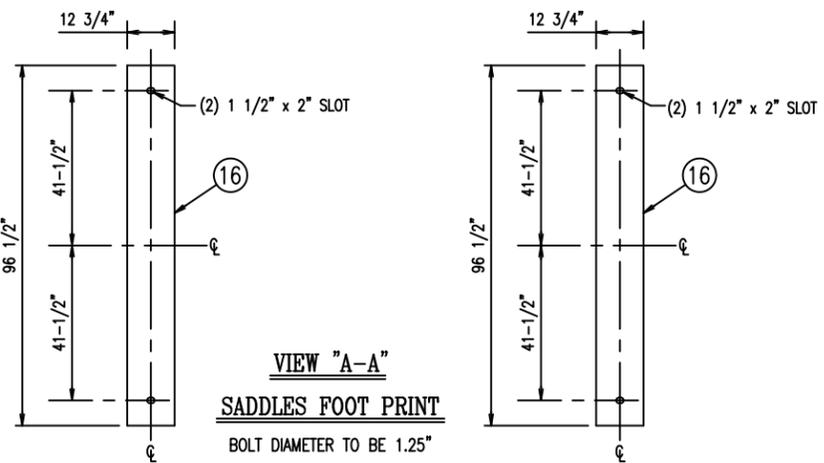
**END VIEW**



**SIDE ELEVATION**



**DETAIL OF HEAD TO SHELL JOINT**  
SEE FIGURE UW-13.1(j)



**VIEW "A-A"**  
**SADDLES FOOT PRINT**  
BOLT DIAMETER TO BE 1.25"

Note: Not all standard 30,000 gallon tanks have welded steel saddles.

MARK	QTY	SIZE	DESCRIPTION	SERVICE
J	1	4"	300# RF PAD FLANGE	RELIEF
H	1	2"	3000# HALF COUPLING	VAPOR
G	1	2"	3000# HALF COUPLING	VAPOR
F	1	2"	3000# HALF COUPLING	FILL
E	1	3"	6000# SPCL COUPLING	LIQUID OUT
D	1	2"	3000# HALF COUPLING	ROTARY GAUGE
C	1	3/4"	6000# FULL COUPLING	THERMOWELL
B	1	3/4"	6000# SPCL COUPLING	LIQ. LVL & PRESS. GA.
A	1	2 1/2"	3000# HALF COUPLING	FLOAT GAUGE
MH	1	16"	150# RF PAD FLANGE	MANWAY W/COVER ASSY.

**SCHEDULE OF OPENINGS**

X-RAY LEGEND		DEFINITION
(F)	FULL	N.S. = NEAR SIDE F.S. = FAR SIDE I.S. = INSIDE O.S. = OUTSIDE
(Sa)	SPOT REQUIRED PER UW-11(a)(5)(b)	℄ = CENTER LINE ~ = TAIL LINE O.A.H. = OVERALL HEIGHT O.A.L. = OVERALL LENGTH I.T. = IMPACT TEST AG = ABOVE GROUND OSSA = OUTSIDE SURFACE AREA
(Sb)	SPOT PER UW-11(b)	

950958 QTY = 1			
CUSTOMER: TRANS TECH			
DRAWN	ESK	4-20-15	
CHKD	MK	4-20-15	
APPD	JCR	4-20-15	
FILE NAME	eB		
LCN			
A	MK	4-27-15	RELEASED FOR FABRICATION
-	ESK	4-20-15	RELEASED FOR APPROVAL
REV	BY	DATE	REVISION

TRANSTECH ENERGY LPG & NGL STORAGE SOLUTIONS			
<b>TANK, HORIZONTAL STORAGE</b> 109.346" OD 30,000 NOM WG, 250 PSI FOR NON-CORROSIVE SERVICE			
DRAWING NO:	SHEET	REV	SIZE
CT950958	1	A	D



4  
0

NO SMOKING  
PROPANE



---

Davis, Moore, Shearon & Associates, LLC

July 24, 2020

Ms. Stephanie Jones, Environmental Planner  
Kent County Department of Planning & Zoning  
400 High Street  
Chestertown, Maryland 21620

**RE: CITIZENS PARTICIPATION REPORT FOR THE PROPOSED DIXIE LAND ENERGY LIQUID PROPANE AND FUEL OIL STORAGE AND DISTRIBUTION FACILITY, MASSEY, MARYLAND  
KENT COUNTY TAX MAP 24, PARCEL 68  
DMS & ASSOCIATES JOB #2019160**

Dear Ms. Jones,

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. The properties just south of the railroad tracks are primarily tenant houses, so the letters were not only mailed to the property owner, but also to the physical address to the attention of "Current Resident". Attached is a map showing these properties.

A conference call was conducted on Tuesday, July 21 at 6pm. On behalf of the applicant, Kevin Price of Dixie Land Energy and I were on the call. After opening the meeting shortly after 6:00pm, one caller, Ms. Olga Brooks of 12209 Galena Road, Massey, Maryland provided comments on the plan. Her comments included concern over the number of industrial uses in the Massey area, potential for impact on property values, and that the mailing that came to her home was addressed to the previous property owner.

No other callers joined the conference call. I remained on the line until 6:25pm when I made a final request for comment from anyone on the line. Hearing none I announced the meeting closed.

Prior to the conference call I received a call from Mr. David Bramble inquiring on the project. He stated that he was neither opposed nor in favor of the project, but rather was curious about the use given the similar use (Pep-Up) that is currently proposed on his property in Massey.

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: Kevin Price, Dixie Land Energy







July 13, 2020

Davis, Moore, Shearon & Associates, LLC

Stephanie Jones  
Kent County Planning & Zoning  
400 High Street  
Chestertown, MD 21620

**RE: PROPOSED DIXIE LAND ENERGY LIQUID PROPANE AND FUEL OIL STORAGE AND DISTRIBUTION FACILITY, MASSEY, MARYLAND  
KENT COUNTY TAX MAP 24, PARCEL 68  
DMS & ASSOCIATES JOB #2019160**

To Whom It May Concern:

This letter is to inform you of an informational conference call on Tuesday, July 21<sup>st</sup> at 6pm. The conference call has been set up in lieu of a face to face meeting give the current State of Emergency in Maryland. The call will be a chance for you to ask questions about the project of the developer and site engineer. This is an initial step in the site plan review project. Further meetings before the Planning Commission and Board of Appeals will be scheduled in the near future.

The property is located on the north side of the Maryland and Delaware railroad line, east of Massey Road, just south of the Southern States facility. It is currently owned by SR Realty Investments, LLC and is proposed to be operated by Dixie Land Energy. The property is proposed to be developed into a liquid propane (LP) and fuel oil storage and distribution facility. The LP and fuel oil will be delivered by tractor trailer approximately twice per week during peak demand seasons. Smaller, fixed body delivery trucks will fill from the storage tanks at the site approximately twice per day during peak demand seasons and distribute to customers in the region. A variance will be requested of the Board of Appeals to reduce the setbacks to 15-ft for the side property lines and 50-ft for the rear property line.

If you are unable to join the conference call and would prefer to submit questions or comments in writing, please send them to me at the address noted below. If you should have any questions please feel free to contact me at (443)262-9130.

Sincerely,

DMS & Associates, LLC

A handwritten signature in black ink that reads 'Kevin J. Shearon'. The signature is written in a cursive style and is positioned above a horizontal line that extends across the width of the signature.

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

Enclosure

**To access the Kent County (Planning Office) Conference Bridge service off site:**

- 1. Call 410-810-2213.**
- 2. Enter PIN number 55759 when prompted.**
- 3. Announce yourself.**
- 4. Please mute your phone/device until ready to speak.**

3 de julio de 2020

**RE: PROPUESTA DE DIXIE ENERGÍA TERRESTRE PROPANO LÍQUIDO Y COMBUSTIBLE ACEITE DE ALMACENAMIENTO Y DISTRIBUCIÓN, MASSEY, MARYLAND MAPA DE IMPUESTOS DEL CONDADO DE KENT 24, PARCELA 68 DMS & ASOCIADOS TRABAJO # 2019160**

A quien le interese:

Esta carta es para informarle de una conferencia telefónica informativa el martes 21 de julio a las 6 p.m. La conferencia telefónica se estableció en lugar de una reunión cara a cara con el estado actual de emergencia en Maryland. La llamada será una oportunidad para que usted haga preguntas sobre el proyecto del desarrollador y el ingeniero del sitio. Este es un paso inicial en el proyecto de revisión del plan del sitio. Se programarán más reuniones antes de la Comisión de Planificación y la Junta de Apelaciones en un futuro próximo.

La propiedad está ubicada en el lado norte de la línea de ferrocarril de Maryland y Delaware, al este de Massey Road, justo al sur de las instalaciones de los estados del sur. Actualmente es propiedad de SR Realty Investments, LLC y se propone que sea operado por Dixie Land Energy. Se propone que la propiedad se convierta en una instalación de almacenamiento y distribución de propano líquido (LP) y aceite combustible. El LP y el fuel oil serán entregados por el remolque del tractor aproximadamente dos veces por semana durante las temporadas de mayor demanda. Los camiones de reparto de carrocería más pequeños y fijos se llenarán desde los tanques de almacenamiento en el sitio aproximadamente dos veces al día durante las temporadas de mayor demanda y se distribuirán a los clientes en la región. Se solicitará una variación a la Junta de Apelaciones para reducir los contratiempos a 15 pies para las líneas de propiedad laterales y 50 pies para las líneas de propiedad traseras.

Si no puede unirse a la conferencia telefónica y prefiere enviar preguntas o comentarios por escrito, envíenoslos a la dirección que se indica a continuación. Si tiene alguna pregunta, no dude en comunicarse conmigo al (443) 262-9130.

Sinceramente,

DMS & Associates, LLC

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

Recinto

**Para acceder al servicio de puente de conferencia del condado de Kent (Oficina de Planificación) fuera del sitio:**

- 1. Llame al 410-810-2213.**
- 2. Ingrese el número PIN 55759 cuando se le solicite.**
- 3. Anúnciate a ti mismo.**
- 4. Silencie su teléfono / dispositivo hasta que esté listo para hablar.**

**Tenga en cuenta que solo se hablará inglés durante la llamada. Proporcione un traductor si es necesario.**



LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 358/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

LANDS N/F OF  
**ISE AMERICA, INC**  
88/427  
ZONED - EMPLOYMENT CENTER  
CURRENT USE - AGRICULTURE

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 75/704  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 75/704  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 75/704  
ZONED - VILLAGE  
CURRENT USE - PUBLIC WORKS

LANDS N/F OF  
**MARYLAND DEPT. OF TRANSPORTATION**  
RAILROAD N/W PLAT Y-2/21  
ZONED - INDUSTRIAL/EMPLOYMENT CENTER  
CURRENT USE - RAILROAD

PAVEMENT SHOWN  SHALL BE  
7.5" BITUMINOUS CONCRETE (1.5" HOT MIX ASPHALT  
SUPERPAVE 12.5 mm, PG 64-22, LEVEL 2 ON 6" OF  
HOT MIX ASPHALT SUPERPAVE 18.2 mm, PG 64-22,  
LEVEL 2 ON 12" GRADES AGGREGATE BASE COURSE.  
SUBGRADE AND CR-8 ARE TO BE COMPACTED TO  
95% MODIFIED PROCTOR DENSITY.

AREA SHOWN  SHALL BE 3" ASPHALT  
MILLING, ROLLED, ON 6" OF CR-8 ON COMPACTED  
SUBGRADE. SUBGRADE AND CR-8 ARE TO BE  
COMPACTED TO 95% MODIFIED PROCTOR DENSITY.

MARYLAND ROUTE 289

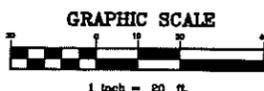


PROPOSED LOCKABLE ACCESS GATES

PROPOSED ABOVE GROUND PROPANE TANKS

PROPOSED ABOVE GROUND FUEL OIL TANKS

PROTECTED AFFORESTATION AREA  
AREA = 0.175 ac. ±



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KENT COUNTY DEPARTMENT OF PLANNING AND ZONING	
KENT COUNTY HEALTH DEPARTMENT	
KENT SOIL AND WATER COMMISSIONER'S OFFICE	

PROFESSIONAL CERTIFICATE  
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR  
APPROVED BY ME, AND THAT I AM A LEGALLY LICENSED PROFESSIONAL  
ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE  
NO. 2004490

DATE \_\_\_\_\_ SEAL \_\_\_\_\_

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
ENGINEERING, DRAFTING/DESIGN,  
ENVIRONMENTAL SERVICES & SURVEYING  
P.O. BOX 80  
CENTREVILLE, MARYLAND 21617  
PHONE : 1-443-282-9130  
FAX : 1-443-282-9148

DATE	REVISION

**SITE PLAN**  
ON THE LANDS OF  
**SP REALTY INVESTMENTS, LLC**  
IN THE VILLAGE OF MASSEY  
TAX MAP - 24, GRID - 1C, PARCEL - 68  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
PREPARED FOR : DIXIE LAND ENERGY

DATE	SCALE
JUNE '20	1" = 20'
JOB No. 2018180	DRAWN BY W.M.
FOLDER Ref. 24-2018180	DESIGNED BY K.J.S.
SHEET No. - C-3	
CADD FILE - 19180-C3	