



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

County Commissioners Hearing Room
400 High Street
Chestertown, Maryland

AGENDA
 October 7, 2021
 1:30 p.m.

Members of the public are welcome to attend meetings in person, virtually, or via conference call. You may also listen to the meeting either online at <https://www.kentcounty.com/commissioners/meeting-live-video> OR via the audio-only phone number and conference identification number listed below. If listening to the meeting online, the way for members of the public to provide verbal comments during the meeting is via the audio-only phone number.

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **367 223 641#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment. Please note that if you are listening to the online livestream while waiting to call in to participate, there is an approximately 35-second delay. In order to avoid audio feedback issues, please mute the livestream before calling in.

MINUTES

September 2, 2021

APPLICATIONS FOR REVIEW

- 21-34 Atlantic Tractor – Site Plan Review (Final)**
 621 Morgnac Road – Fourth Election District – Zoned Industrial (I) PC Decision
- 21-36 Mervin Lapp – Major Subdivision (Preliminary)**
 12119 Coopers Lane – Third Election District – Zoned Rural Residential District “RR”PC Decision
- 20-41 Cliff Road Properties, LLC (Great Oak Manor) – Site Plan Review (Preliminary – Cottages)**
 10568 Cliff Road – Sixth Election District – Zoned Critical Area Residential (CAR)PC Decision
- 21-37 Bonnie Plants LLC – Site Plan Review (Concept)**
 12515 Augustine Herman Highway – Second Election District – Zoned Agricultural Zoning District (AZD) and
 Crossroads Commercial (CC))PC Decision
- 21-38 Bonnie Plants (D. Drury) – Special Exception – Migrant Worker Housing**
 12515 Augustine Herman Highway – Second Election District – Zoned Agricultural Zoning District (AZD) and
 Crossroads Commercial (CC).....Rec to BOA

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. Agenda items are subject to change due to cancellations.

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

MINUTES

The Kent County Planning Commission met in regular session on Thursday, September 2, 2021, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. It was a hybrid meeting, and the following members were in attendance: Chair Kim Kohl, Vice Chair F. Joseph Hickman, County Commissioner P. Thomas Mason; Paul J. Ruge, Jr.; William Sutton; James Saunders; and Cynthia L. McCann, Esq., Planning Commission Attorney. Staff in attendance were William Mackey, Director; Carla Gerber, Deputy Director; Mark Carper, Associate Planner; and Michael Pelletier, Clerk.

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

MINUTES

Ms. Gerber noted there was a typographic error on Page 3 regarding the top line near "final approval" and she would make that correction.

Mr. Sutton made a motion to accept the minutes with Staff's correction of the August 5, 2021, meeting as distributed.

Mr. Saunders seconded the motion; the motion passed with all in favor with that one correction.

APPLICATIONS FOR REVIEW:

#21-41 Cliff Road Properties, LLC (Great Oak Manor) – Site Plan Review Preliminary (Cottages) and Concept (Pavilion)

Ms. Kohl informed the Planning Commission that the applications for Cliff Road Properties, LLC, for preliminary site plan review of the cottages and the concept site plan review of the pavilion have been withdrawn by the applicant.

Prior to Adjournment Ms. McCann made a clarification, and Ms. Kohl added that the Preliminary Site Plan Review for the Cottages was postponed at this time as opposed to withdrawn.

#21-34 Atlantic Tractor – Site Plan Review

Mr. Carper stated that Atlantic Tractor/Cooper Enterprises, LLC is requesting preliminary site plan approval to construct a 6,000 square foot maintenance building to accommodate repairs of combine harvesters. The property is located at 621 Morgnec Road.

Currently the property consists of three parcels. The applicant has submitted a lot line adjustment to remove a property line where the new building is proposed.

Mr. Carper reviewed the development standards found in the Article V, Section 15 of the Land Use and stated that the application meets the applicable standards.

Regarding site plan review, Mr. Carper noted that the Comprehensive Plan has two pertinent goals: (1) To support existing businesses; and (2) To ensure that towns and villages are attractive places to live and work.

In accordance with the applicable standards of review under Article VI, Section 5 of the Land Use Article, Staff and TAC provided the following comments for the members consideration:

- The proposed project promotes an existing business and promotes growth;
- The Project Narrative states that a Citizen Participation meeting is to be arranged and a letter of results will be provided at the next hearing;
- On-site circulation appears to provide clearly defined lanes of travel and spaces for parking;
- The applicant has addressed the performance standards (noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor);
- Sediment and erosion control and stormwater management plans have been submitted for review;
- A landscape plan has been submitted for review and adequate screening is provided;
- A notification from the town of Chestertown has been provides stating the applicant is working with the Chestertown Utilities Commission for connections to the town's water and sewer system; and
- Plans for the proposed structure that include front, side, and rear elevations of all exterior walls have been submitted and all dimensional specifications meet Ordinance requirements.

Mr. Carper concluded that Staff recommends granting preliminary site plan approval conditional upon

- The applicant's submittal of a revised building plan displaying placement of exterior lighting;
- Verification of the building's placement, its proximity to a buried propane tank and that this placement and proximity meets safety guidelines; and
- Submission of a revised site plan including removal/relocation of isolated parking space proposed on the site of the current buried propane tank.

Kevin Shearon with DMS and Associates, LLC was sworn in. Mr. Shearon summarized the purpose of the proposed 6,000 square foot maintenance building was to accommodate maintenance and repairs for combine harvesters. The current structure cannot accommodate the size of the newer combines. A certified engineer's report has been submitted to the Planning Commission.

Mr. Shearon also noted that the project complies with the Comprehensive Plan and that the property would support the local agricultural industry. He added that there is currently a lot line adjustment application pending because the proposed building falls between two of the applicant's parcels. Mr. Sheron added that the applicant will excavate and relocate the buried propane tank to place it at a safe distance from the proposed building, and that they are working with the Town of Chestertown to secure allocations to the public water and sewage system.

Mr. Hickman inquired about the landscaping plan. Mr. Shearon gave a brief overview confirming the proposed landscaping.

Mr. Ruge inquired about whether another lot line adjustment could be done at a later date for the remaining parcel.

Mr. Saunders inquired as to the well on the property. A discussion ensued on the application of public utilities on the property.

Mr. Sutton voiced his support for the application, and the need to have this type of infrastructure in Kent County.

Mr. Hickman entertained a motion, seconded by Mr. Ruge, for preliminary site plan approval based on the following:

- The proposal is consistent with the general standards.
- The proposal meets the industrial and environmental standards.
- The proposal meets the design standards.
- The proposal meets the parking and loading standards.
- The proposal complies with the Comprehensive Plan.

All were in favor and preliminary site plan approval was granted.

STAFF REPORTS

Carla Gerber:

August was busy with normal routine business and hearings.

Mark Carper:

Mr. Carper agreed with Ms. Gerber's assessment.

Mr. Mackey:

- Mr. Mackey wanted to update the Commission on the status of the CRU Task Force.
- Mr. Mackey has been in touch with IT to obtain some additional assistance with the recent technical difficulties pertaining to the remote equipment and the County Commissioners approved an item this week on researching a potential new remote system for the Commissioners' Hearing Room. There will be some additional financial assistance from the American Rescue Plan Act and some outside consultants will be utilized as well. Mr. Mackey noted there are actually three separate systems in the Hearing Room which need to be integrated in unique ways. Mr. Mackey opined that the meetings early on, which only utilized Teams, seemed to have less issues materialize. Mr. Mackey added that the problems that develop, very often, are different problems which makes it very hard to correct.

Ms. McCann:

- The Maryland Planning Commissioners Association Annual Conference is coming up in October. The Conference has a more complete agenda which Ms. McCann will forward the members.

ADDITIONAL COMMENTS

The Chair wanted to relay to the members that Mr. Hickman, Mr. Ruge and herself completed the Open Meetings Act Training.

ADJOURN

Mr. Ruge made a Motion to Adjourn which was seconded by Mr. Sutton. There being no further business for the good of the organization, the meeting adjourned at 2:07 p.m.

Kim Kohl, Chair

Michael Pelletier, Clerk

DRAFT



Kent County Department of Planning, Housing, and Zoning

TO: Kent County Planning Commission
FROM: Mark Carper, Associate Planner
MEETING: October 7, 2021
SUBJECT: Atlantic Tractor
Major Site Plan – Final

EXECUTIVE SUMMARY

Request by Applicant

Atlantic Tractor/Cooper Enterprises, LLC is requesting final site plan approval to construct a 6,000 square foot maintenance building to accommodate repairs of combine harvesters. The property is located at 621 Morgnec Road in the Fourth Election District, Map 37, Parcels 43, 46, and 443, and is zoned Industrial (I).

Public Process

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

Summary of Staff Report

The proposed maintenance building complies with the goals and strategies of the Comprehensive Plan for economic development, and it meets the use, density, design, industrial performance, and environmental standards of the Land Use Ordinance. The Kent County Health Department approves the plan with a condition that the site be served by public sewer. Conditions set forth for previous approval of the preliminary plan have been largely addressed.

The applicant has sufficiently addressed all of the standards for a final site plan as prescribed by the Kent County Land Use Ordinance.

Recommendation

Staff recommends granting final site plan approval conditioned upon the following:

- Exterior lighting should be shown to be dark sky compatible.
- Approval of the sediment and erosion control and stormwater management plans.
- Submission and approval of sureties for landscaping, sediment and erosion control, and stormwater management.

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
SUBJECT: Atlantic Tractor
Major Site Plan – Final
DATE: October 1, 2021

DESCRIPTION OF PROPOSAL

Atlantic Tractor/Cooper Enterprises, LLC is requesting final site plan approval to construct a 6,000 square foot maintenance building to accommodate repairs of combine harvesters. Due to the size of the combines, they are not able to fit inside the current workspace.

The property is located at 621 Morgnec Road in the Fourth Election District, Map 37, Parcels 43, 46, and 443, and is zoned Industrial (I). The property line between Parcels 43 and 443 crosses through the proposed building footprint, and a lot line adjustment has been filed and approved to remove that line.

GENERAL STANDARDS

I. Permitted Uses and Density, Height, Width, Bulk, and Fence Requirements

- A. *Applicable Laws:* Article V, Sections 15.2 of the *Kent County Land Use Ordinance* establish site plan review requirements for all permitted industrial uses in the Industrial District.
- B. Article V, Sections 15.5 of the *Kent County Land Use Ordinance* establishes the density, height, width, bulk, and fence requirements for the Industrial District.
- C. *Staff and TAC Comments:* The proposed structure meets the minimum setback requirements and height limitations.

II. Industrial Performance Standards

- A. *Applicable Law:* Article V, Section 15.6 of the *Kent County Land Use Ordinance* establish 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 odorous matter limitations with compliance certified in an engineer's report.
- B. *Staff and TAC Comments:* The applicant has addressed the performance standards and submitted a Certified Engineer's Report.

III. Industrial Environmental Standards

- A. *Applicable Law:* Article V, Section 15.8 of the *Kent County Land Use Ordinance* establishes the Industrial Environmental Standards which include agriculture, anadromous fish, forest conservation, nontidal wetlands, stream protection corridor, stormwater management, threatened and endangered species, and water quality standards.
- B. *Staff and TAC Comments:* Sediment and erosion control and stormwater management plans have been submitted for review. Because the property is in a Priority Funding Area and the proposed building will be located on an area of existing stone, the project is exempt from Forest Conservation.

IV. Design Standards

- A. *Applicable Law:* Article V, Section 15.9 of the *Kent County Land Use Ordinance* establishes the Industrial Design Standards which address site access, on-site circulation, floodplain, landscaping, screening, lighting, site planning, and subdivision. Screening is required to protect adjoining properties and roadways from noise, glare, and uses which are visually incompatible with neighboring land uses. Lighting on the site should be sufficient to provide for the safety and security of the business, its employees, and its customers while avoiding glare onto adjacent properties and adjacent roadways and not interfere with traffic or create a safety hazard.
- B. Staff and TAC Comments:
- On-site circulation appears to provide clearly defined lanes of travel and spaces for parking.
 - A landscape plan has been submitted for review and adequate screening is provided.
 - Building plans with front, side, and rear elevations of all exterior walls have been submitted for review.
 - Site plans indicate that the buried propane tank is to be relocated, subsequently eliminating the isolated parking space, both conditions that were stipulated for approval of the preliminary site plan.
 - Site plans indicate where the exterior lighting is to be located although they are not shown to be dark sky compatible.

V. Parking and Loading

- A. *Applicable Law:* Article VI, Section 1.3 and 1.4 of the *Kent County Land Use Ordinance* establishes the parking, loading, and bicycle parking standards.
- B. *Staff and Tac Comments:* The proposed number of parking spaces is adequate for the number of employees and customers.

VI. Site Plan Review

- A. *Comprehensive Plan:*
- Goal: Support Existing Business
 - Strategy: Retain and promote existing businesses and assist in their growth. (p. 8)
 - Goal: Ensure that Towns and Villages are Attractive Places to Live and Work
 - Strategy: 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 *Land Use Ordinance* establishes the procedures and standards for site plan review. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
- a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.

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

C. Staff and TAC Comments:

- The proposed project promotes an existing business and assists in its growth.
- Citizen participation was solicited through an informational letter notifying surrounding landowners of the proposed construction and inviting them to provide comment or ask questions. A Citizen Participation Report was submitted to this effect, stating that no comments were received.
- On-site circulation appears to provide clearly defined lanes of travel and spaces for parking.
- The applicant has addressed the performance standards (noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor).
- The applicant has submitted a Certified Engineer's Report.
- Plans for the proposed structure that include front, side, and rear elevations of all exterior walls have been submitted and all dimensional specifications meet Ordinance requirements.
- The proposed structure meets the minimum setback requirements, outside illumination has been included although not shown to be dark sky compatible, and the buried propane tank is to be relocated prior to construction of the building.
- Sediment and erosion control and stormwater management plans have been submitted for review.
- A landscape plan has been submitted for review and adequate screening is provided.
- A notification from the town of Chestertown has been provided stating that Atlantic Tractor is working through the Chestertown Utilities Commission process for connection to the town's water and sewer system.

STAFF RECOMMENDATION

Staff recommends granting final site plan approval conditioned upon the following:

- Exterior lighting should be shown to be dark sky compatible.
- Approval of the sediment and erosion control and stormwater management plans.
- Submission and approval of sureties for landscaping, sediment and erosion control, and stormwater management.
- That the final site plan approval hereby granted would lapse after one year if no substantial construction in accordance with the plans herein presented were to occur.

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:** 9/23/2021

Project Name: Atlantic Tractor Maintenance Building

District: 4th Map: 37 Parcel: 43, 46, 443 Lot Size: 8.30 Deed Ref: 81/300 Zoning I
21/138
931/300

LOCATION: 621 Morgnec Road, Chestertown, Maryland 21620

PROPOSED USE: Agriculture equipment maintenance and repair building

OWNER OF LAND:

Name: Cooper Enterprises Family Partners Telephone: _____

Address: 9860 Perkins Hill Road, Chestertown, Maryland 21620 Email: _____

APPLICANT:

Name: Atlantic Tractor Telephone: 443-221-4561

Address: 621 Morgnec Road, Chestertown, Maryland 21620

Email: _____

AGENT/ATTORNEY (if any):

Name: Stoltzfus Pole Buildings Telephone: 410-810-1504

Address: 6408 Church Hill Road, Chestertown, MD 21620 Email: richard@sunrisesolar.md.com

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

Sewerage: Public System On lot system

TELEPHONE SERVICED BY: Verizon

ELECTRIC SERVICED BY: Delmarva Power


Signature of Applicant

9/23/21
Date

Concept Plan Approving Authority: _____ Date _____

Preliminary Approving Authority: _____ Date _____

X Final Approving Authority: _____ Date _____



Davis, Moore, Shearon & Associates, LLC

September 23, 2021

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

**RE: CITIZENS PARTICIPATION REPORT FOR A PROPOSED ATLANTIC
TRACTOR MAINTENANCE BUILDING, CHESTERTOWN, MARYLAND
KENT COUNTY TAX MAP 37, PARCELS 43, 46, & 443
DMS & ASSOCIATES JOB #2020108**

Dear Mr. Mackey,

On August 24, 2021 an informational letter was sent to surrounding land owners informing them of the proposed maintenance building to be constructed at the Atlantic Tractor site on Morgnec Road. The letter explained that the project would proceed through Kent County site plan review process as required by the County Code. A reduced-scale site plan was included with each letter.

Attached is a sample copy of the letter that was sent as well as the list of neighbors that it was sent to.

To date we have received no responses or questions from any parties regarding the project. Please let me know if you have any questions.

Sincerely,

DMS & Associates, LLC

A handwritten signature in blue ink, appearing to read "K. Shearon".

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

Enclosures



Davis, Moore, Shearon & Associates, LLC

August 4, 2021

**RE: PROPOSED ATLANTIC TRACTOR MAINTENANCE BUILDING,
CHESTERTOWN, MARYLAND
KENT COUNTY TAX MAP 37, PARCELS 43, 46, & 443
DMS & ASSOCIATES JOB #2020108**

To Whom It May Concern:

This letter is to inform citizens in the area of the above referenced project. Atlantic Tractor located at 621 Morgnec Road, Chestertown is proposing to construct a 6,000-sf equipment maintenance and repair building as shown on the attached, reduced-scale site plan.

This project will soon proceed through the Kent County site plan review process as required by the County Code. If you have any comments or questions regarding this proposal, please forward them to my attention by one of the following means by August 20, 2021:

By mail: DMS & Associates
P.O. Box 80
Centreville, Maryland 21617

By email: kjs@dmsandassociate.com

By phone: (443)262-9130

Sincerely,

DMS & Associates, LLC

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

Kevin J. Shearon, PE, LEED AP

Project Engineer

Enclosure

INSPECTION REQUIREMENT DURING CONSTRUCTION

THE CONTRACTOR SHALL NOTIFY THE DAVIS, MOORE, SHEARON & ASSOC. AT 443-262-9130 THREE (3) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION FOR THE FOLLOWING:

- (1) LOCATION, EXCAVATION, CONSTRUCTION AND PLANTING OF STORMWATER MANAGEMENT AREAS
 - (2) DURING EXCAVATION TO SUBGRADE
 - (3) DURING PLACEMENT OF BACKFILL AND PLACEMENT OF UNDERDRAIN SYSTEMS;
 - (4) DURING PLACEMENT OF PEA GRAVEL AND ALL FILTER MEDIA;
 - (5) DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS SUCH AS FLOW DIVERSION STRUCTURES, PRE-FILTERS AND FILTERS, INLETS, OUTLETS, ORIFICES, AND FLOW DISTRIBUTION STRUCTURES; AND
 - (6) UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION;
- (2) FINAL LOT GRADING.

B.4.C Specifications for Micro-Bioretentation

1. Materials Specifications

The allowable materials to be used in bioretention area are detailed in Table B.4.1

2. Filtering Media or Planting Soil

The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth, or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.

The planting soil shall be tested and shall meet following criteria:

- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 5%.
- pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.

There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.

3. Compaction

It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoses to remove original soil. If practices are excavated using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure.

Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through such compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment.

Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base.

When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade.

When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.

4. Plant Material

See Landscape Plans.

5. Plant Installation

Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance.

Rootstock of the plant materials shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and maintain the plant straight during the entire planting process. Thoroughly water ground bed cover after installation.

Trees shall be broced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball.

Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plants shall be planted following the non-grass ground cover planting specifications.

The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.

6. Underdrains

Underdrains should meet the following criteria (See profiles for modifications to specifications below):

- Pipe-Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 758, Type PS 28, or AASHTO-M-276) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations-if perforated pipe is used, perforations should be 3/8" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel-The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain.
- The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet) to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (1/8" to 3/8" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 24".

The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).

7. Miscellaneous

The bioretention facility may not be constructed until all contributing drainage area has been stabilized.

STORMWATER MANAGEMENT SUMMARY TABLE

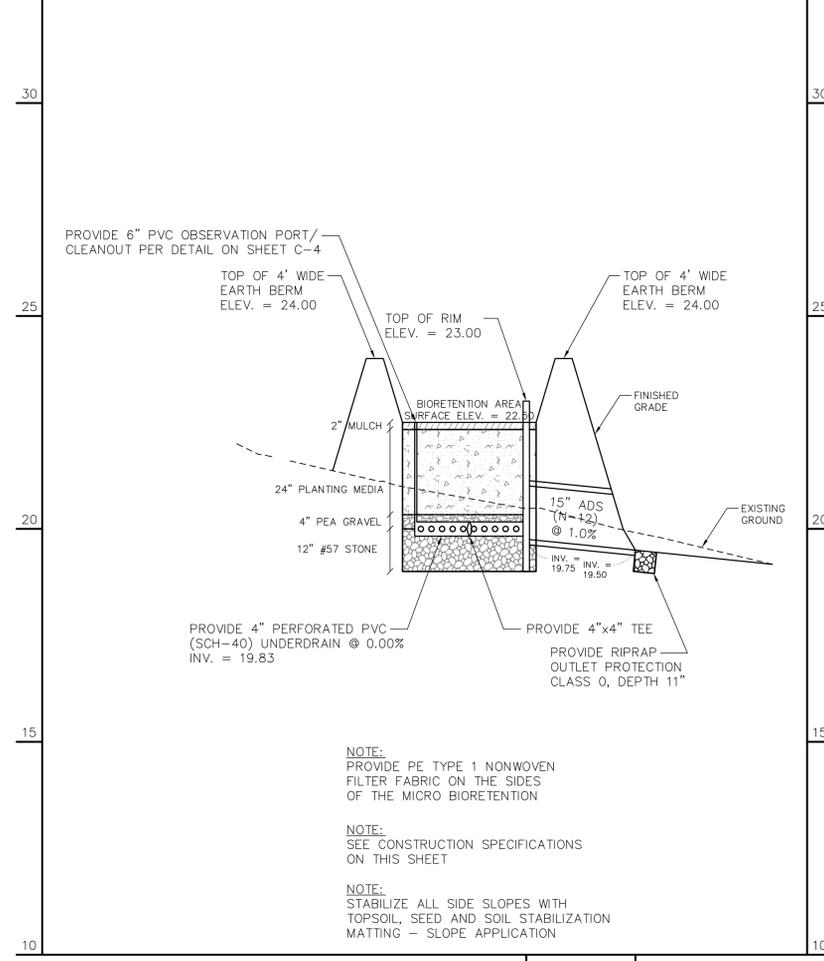
REQUIREMENT	VOLUME REQ.	VOLUME PRO.	NOTES
ESD _v	1,104 cf	1,438 cf	BIORETENTION AREA
RECHARGE (Rev)	126 cf	307 cf	BIORETENTION AREA
CHANNEL PROTECTION VOLUME (Cpv)	N/A	N/A	ESD TO THE MEP MET, THUS SITE IS WOODS IN GOOD CONDITION
EXTREME FLOOD (Qf)	N/A	N/A	N/A

MICRO-BIORETENTION MAINTENANCE SCHEDULE

DESCRIPTION	METHOD	FREQUENCY	TIME OF THE YEAR
SOIL			
INSPECT AND REPAIR EROSION, RESEED	VISUAL	MONTHLY	MONTHLY
ORGANIC LAYER			
TOPSOIL MEDIA SHALL BE REMOVED AND REPLACED WHEN PONDING DRAWDOWN EXCEEDS 48 HOURS	VISUAL	AFTER MAJOR STORM EVENTS	WHENEVER NEEDED
PLANTS			
REMOVAL AND REPLACEMENT OF ALL DEAD AND DISEASED VEGETATION CONSIDERED BEYOND TREATMENT	SEE PLANTING SPECS.	TWICE A YEAR	3/15 to 4/30 AND 10/1 to 11/30
INSPECT FOR DISEASE/PEST PROBLEMS	VISUAL	ONCE A MONTH (AVERAGE)	INSPECT MORE FREQUENTLY IN WARMER MONTHS
DETERMINE IF TREATMENT IS WARRANTED. USE LEAST TOXIC TREATMENT APPROACH	BY HAND	N/A	VARIES, DEPENDS ON DISEASE OR INSECT INFESTATION
WATERING OF PLANT MATERIAL SHALL TAKE PLACE FOR FOURTEEN CONSECUTIVE DAYS AFTER PLANTING HAS BEEN COMPLETED UNLESS THERE IS SUFFICIENT NATURAL RAINFALL	BY HAND	IMMEDIATELY AFTER COMPLETION OF PROJECT	N/A

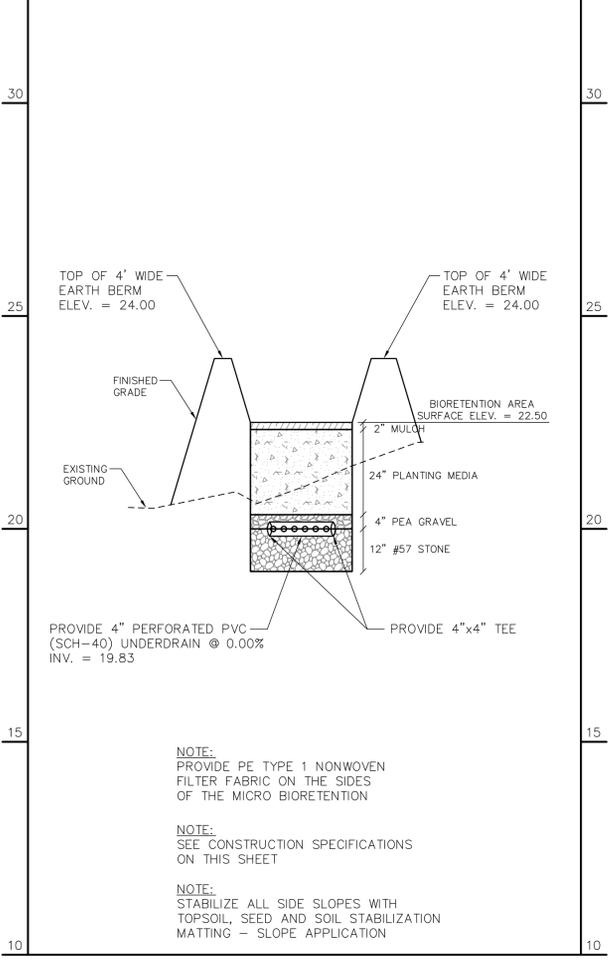
MATERIAL SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE LANDSCAPE PLANS	SEE PLAN	PLANTINGS ARE SITE-SPECIFIC - SEE LANDSCAPE PLAN
PLANTING SOILS (2' to 4' DEEP)	LOAMY SAND (60% to 65%) & COMPOST (35% to 40%) or SANDY LOAM (30%), COARSE SAND (30%) & COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 5%
ORGANIC CONTENT	Min. 10% BY DRY WEIGHT (ASTM D 2974)		
PEA GRAVEL DIAPHRAGM	PEA GRAVEL; ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
CURRENT DRAIN	ORNAMENTAL STONE; WASHED COBBLES	STONE: 2" to 5"	
GEOTEXTILE	SEE APPENDIX A, TABLE A.4	N/A	PE TYPE 1 NONWOVEN
GRAVEL (UNDERDRAINS AND INFILTRATION BERMS)	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
POURED IN PLACE CONCRETE (IF REQUIRED)	MSHA MIX No. 3; f _c = 3500 psi @ 28 DAYS, NORMAL WEIGHT, AIR-ENTRAINED, REINFORCING TO MEET ASTM-610-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST-IN-PLACE OR PRE-CAST) NOT USING PREVIOUSLY APPROVED STATE OR LOCAL STANDARDS REQUIRES DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND DESIGN TO INCLUDE MEETING ACI CODE 350.R/89; VERTICAL LOADING [H-10 OR H-20] ALLOWABLE HORIZONTAL LOADING (BASED ON SOIL PRESSURES); AND ANALYSIS OF POTENTIAL CRACKING
SAND	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO) #10 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTION ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND



STORMWATER MANAGEMENT PROFILE SECTION "A-A"

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



STORMWATER MANAGEMENT PROFILE SECTION "B-B"

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

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

KENT SOIL AND WATER CONSERVATION DISTRICT DATE
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.

KENT COUNTY PLANNING OFFICE

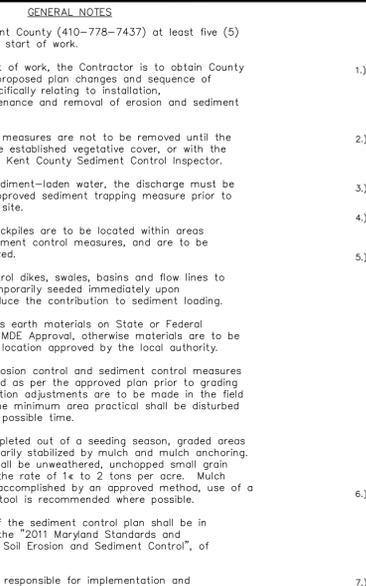
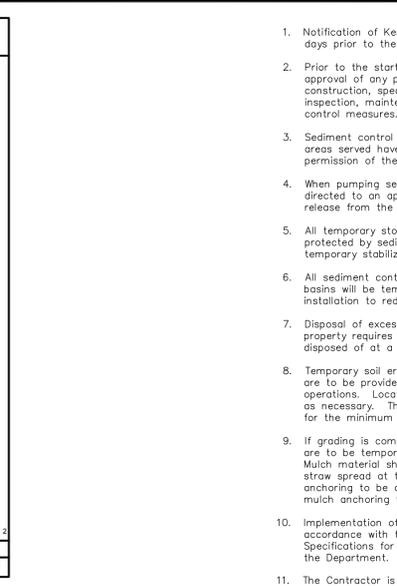
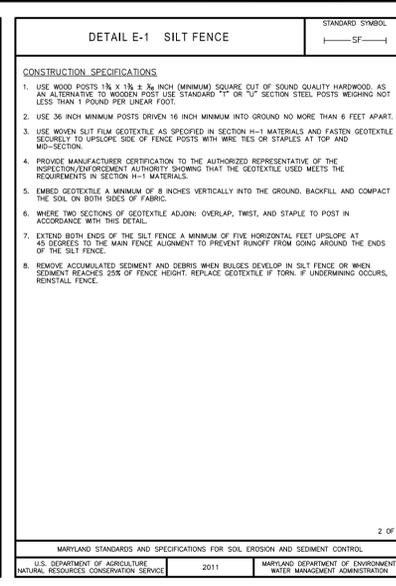
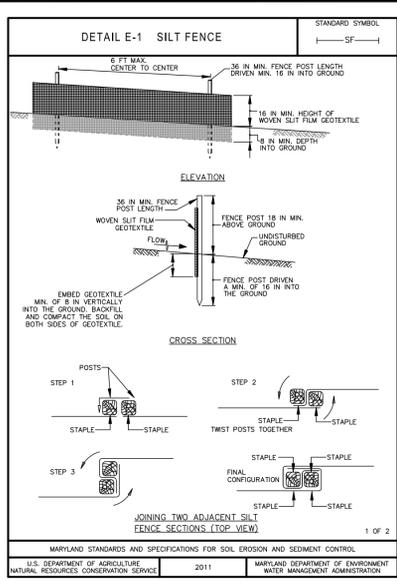
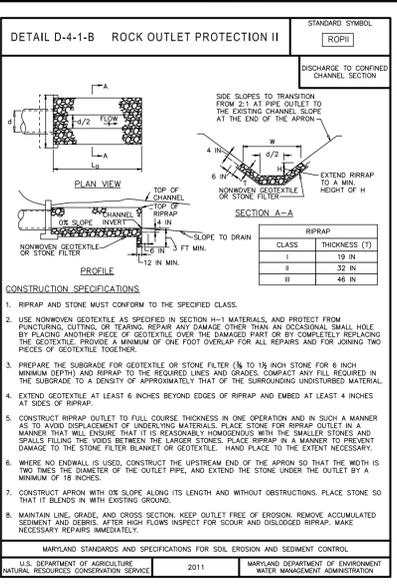
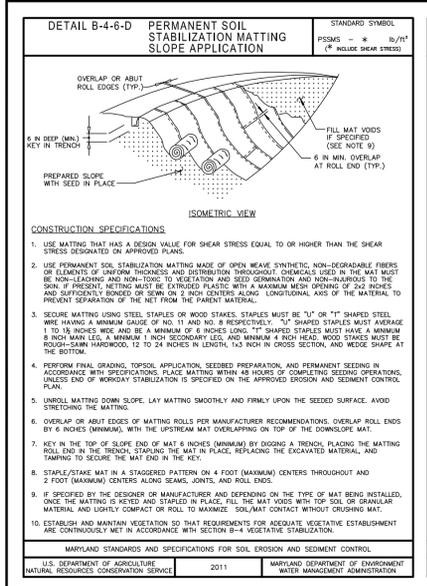


DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE : 1-443-262-9130
FAX : 1-443-262-9148

DATE	REVISION
9-21-20	ADDED UTILITY PLAN

STORMWATER MANAGEMENT PROFILES AND SPECIFICATIONS
FOR
ATLANTIC TRACTOR MAINTENANCE BUILDING
TAX MAP - 37, GRID - 3F, PARCELS - 43, 46 AND 443
FOURTH ELECTION DISTRICT, KENT COUNTY, MARYLAND
PREPARED FOR : STOLTZFUS POLE BUILDINGS

DATE	SCALE
JULY '21	AS SHOWN
JOB No. 2020108	DRAWN BY WJM
FOLDER Ref. 37-2020108	DESIGNED BY KJS
SHEET No. - C-3	
CADD FILE - 20108-C3	



EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS

VEGETATIVE STABILIZATION

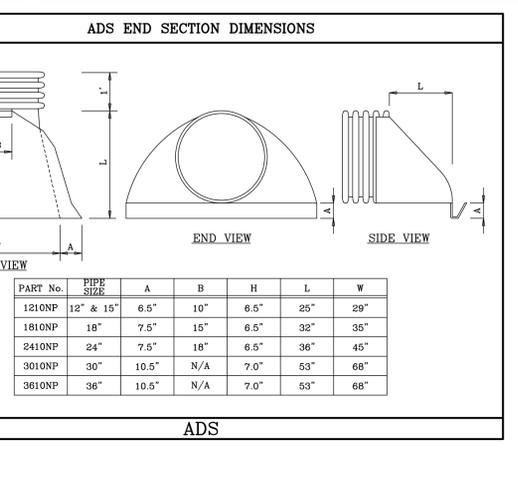
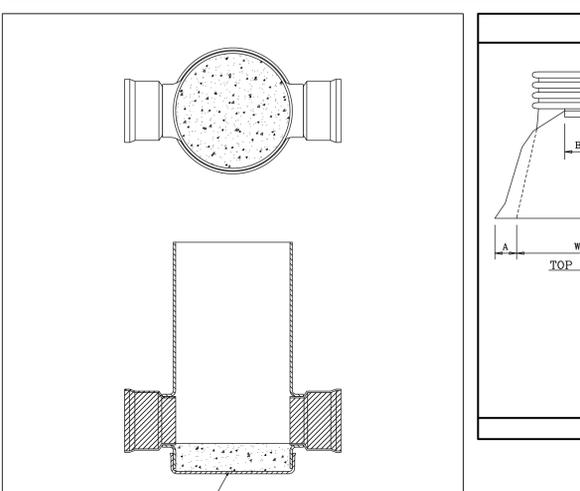
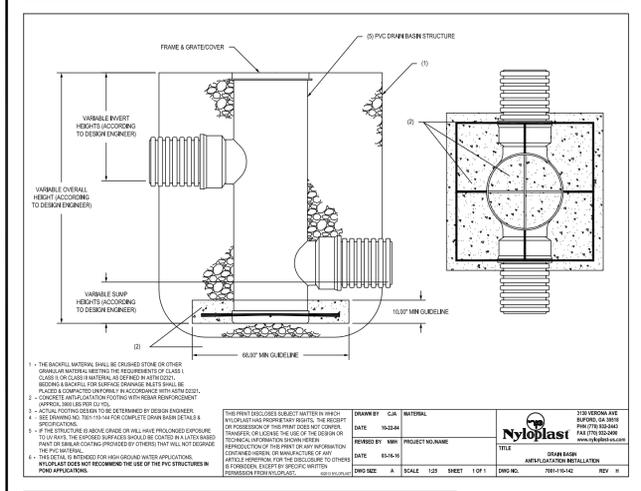
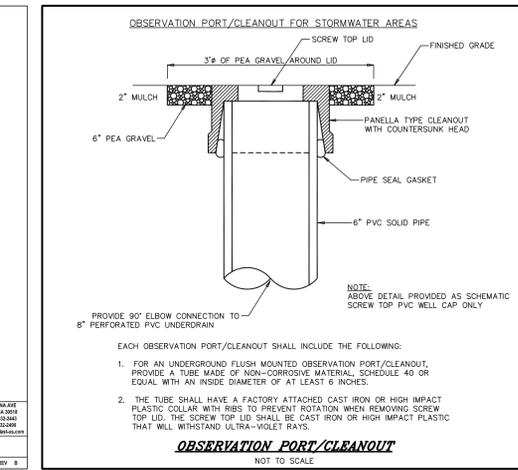
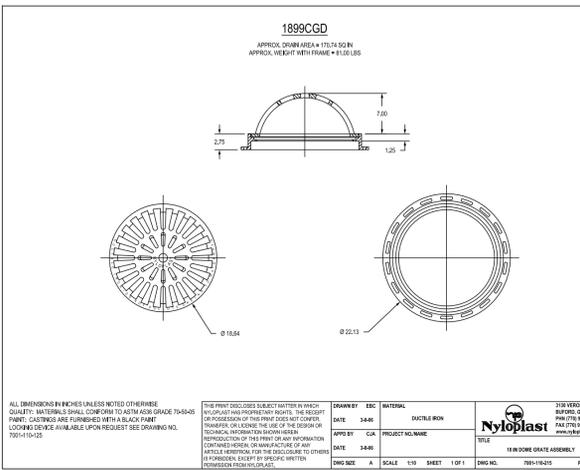
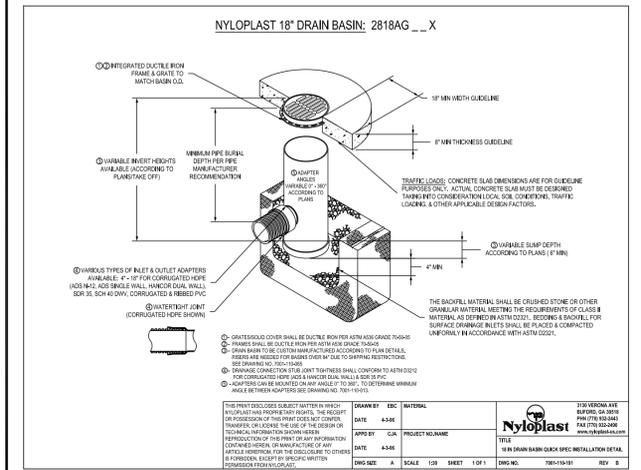
- Contractor shall install soil erosion and sediment control devices prior to any grading. Following initial disturbance or re-disturbance, permanent or temporary stabilization shall be completed within three (3) calendar days as to the surface of all perimeter controls, dikes, swales, ditches, perimeter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

Seed Mixture (Per Hazard Zone 7)		Fertilizer (10-20-20)		Line Rate
No.	Species	App. Rate (lb./ac.)	Seeding Date	Seeding Depth
1	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"
2	BARLEY	96 lbs.	2/15-4/30, 8/15-11/30	1"
3	ORCHARD GRASS	72 lbs.	2/15-4/30, 8/15-11/30	1"
4	WHEAT	120 lbs.	2/15-4/30, 8/15-11/30	1"
5	CERIAL RYE	112 lbs.	2/15-4/30, 8/15-12/15	1"
6	FOXTAIL MILLET	30 lbs.	5/1-8/14	1/2"
7	PEARL MILLET	28 lbs.	5/1-8/14	1/2"

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

Seed Mixture (Per Hazard Zone 7)		Fertilizer Rate (10-20-20)		Line Rate
No.	Species	App. Rate (lb./ac.)	Seeding Date	Seeding Depth
7	OREGON RED FESCUE	60 lbs.	3/1-5/15	1/4"
8	KENTUCKY BLUEGRASS	15 lbs.	8/15-10/15	1/2"
9	TALL FESCUE	100 lbs.	3/1-5/15	1/4"
10	TALL FESCUE BLUEGRASS	60 lbs.	3/1-5/15	1/4"
11	RYEGRASS	40 lbs.	8/15-10/15	1/2"

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



GENERAL NOTES

- Notification of Kent County (410-778-7437) at least five (5) days prior to the start of work.
- Prior to the start of work, the Contractor is to obtain County approval of any proposed plan changes and sequence of construction, specifically relating to installation, inspection, maintenance and removal of erosion and sediment control measures.
- Sediment control measures are not to be removed until the area shown with location adjustments to be made in the field as necessary, and to be maintained at the end of each working day until project completion. The minimum area practical shall be disturbed for the minimal amount of time possible.
- When pumping sediment-laden water, the discharge must be directed to an approved sediment trapping measure prior to release from the site.
- All temporary stockpiles are to be located within areas protected by sediment control measures, and are to be temporarily stabilized.
- All sediment control dikes, swales, basins and flow lines to basins will be temporarily sealed immediately upon installation to reduce the contribution to sediment loading.
- Disposal of excess earth materials on State or Federal property requires MDE Approval, otherwise materials are to be disposed of at a location approved by the local authority.
- Temporary soil erosion control and sediment control measures are to be provided as per the approved plan prior to grading operations. Location adjustments are to be made in the field as necessary. The minimum area practical shall be disturbed for the minimum possible time.
- If grading is completed out of a seeding season, graded areas are to be temporarily stabilized by mulch and mulch anchoring. Mulch material shall be unweathered, unchopped small grain straw spread at the rate of 1 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of a mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with the 2011 Maryland Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
- The Contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In case where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is dewatered and stabilized.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points on construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Site information:

Total Area of Site	8,301 Acres
Area Disturbed	0.99 Acres
Area to be Roofed or Paved	3.65 Acres
Total Cut	115 cy*
Total Fill	1,275 cy*

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

PHASE OF CONSTRUCTION

- CONTACT THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT 410-778-7437 AT A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
- INSTALL PERIMETER SILT FENCE AT LOCATIONS SHOWN.
- STRIP THE TOPSOIL FROM THE LIMITS OF THE BUILDING PAD AND STOCKPILE ONSITE AND DISPOSE OF AT AN APPROVED OFFSITE DUMP SITE.
- PREPARE THE BUILDING PAD AND BEGIN BUILDING CONSTRUCTION.
- INSTALL BIORETENTION AREA. CAP OR DIVERT THE DOWNSPOUT DRAINAGE AWAY FROM THE BIORETENTION AREA UNTIL SUBSTANTIAL COMPLETION OF THE PROJECT AND STABILIZATION OF THE SURROUND AREA.
- REMOVE EXCESS TOPSOIL AND OTHER MATERIALS OFFSITE TO AN APPROVED LOCATION.
- FINE GRADE SITE AND STABILIZE WITH TOPSOIL, SEED, AND STABILIZATION MATTING FOR ALL SLOPES 3:1 AND STEEPER. MAINTAIN PERIMETER CONTROLS.
- UPON STABILIZATION OF ALL UPSTREAM CONTRIBUTING AREAS, ALLOW DOWNSPOUTS DRAINAGE INTO THE BIORETENTION AREA..
- UPON APPROVAL FROM THE KENT COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS FOUND ON THIS SHEET.

INSPECTION CHECKLIST

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

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

MAINTENANCE SCHEDULE

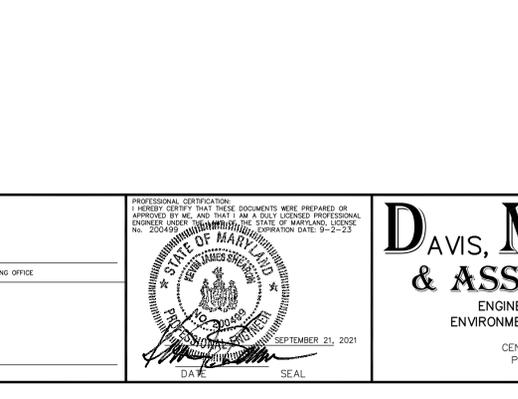
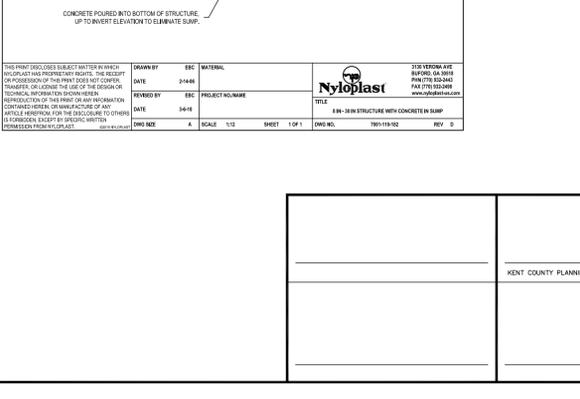
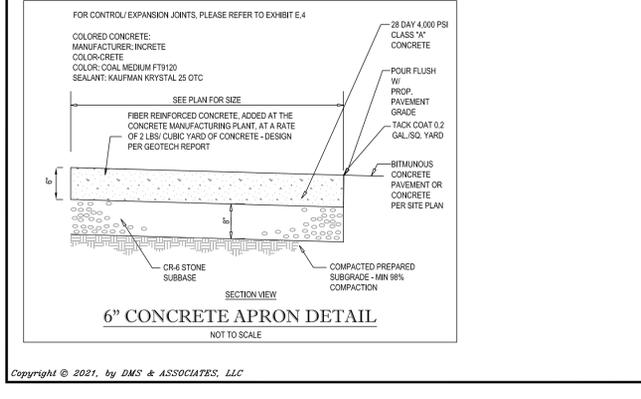
PREVENTATIVE MAINTENANCE SHALL BE ENSURED THROUGH INSPECTION OF ALL INFILTRATION SYSTEMS, RETENTION, OR DETENTION STRUCTURES BY THE KENT COUNTY INSPECTOR. THE INSPECTION SHALL OCCUR DURING THE FIRST YEAR OF OPERATION AND AT LEAST ONCE EVERY 2 YEARS THEREAFTER.

NOTE:
AN ASBUILT SURVEY OF THE STORMWATER MANAGEMENT FACILITY WILL BE PERFORMED AND IF THE AS-BUILT DOES NOT SUBSTANTIALLY REFLECT THE STORMWATER FACILITY DESIGN, THE CONTRACTOR SHALL MAKE ANY CHANGES OR ADDITIONS TO BRING THE FACILITY IN COMPLIANCE WITH THE DESIGN AS DIRECTED BY THE SOIL CONSERVATION TECHNICIAN OF KENT COUNTY.

ASBUILT CERTIFICATION

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 _____ P.E. No. _____
DATE _____



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

KENT SOIL AND WATER CONSERVATION DISTRICT _____ DATE _____
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.

MISCELLANEOUS DETAILS AND SPECIFICATIONS

FOR
ATLANTIC TRACTOR MAINTENANCE BUILDING

TAX MAP - 37, GRID - 3F, PARCELS - 43, 46 AND 443
FOURTH ELECTION DISTRICT, KENT COUNTY, MARYLAND
PREPARED FOR: STOLTZFUS POLE BUILDINGS

DATE	REVISION
9-21-20	ADDED UTILITY PLAN

JULY '21	SCALE
AS SHOWN	

JOB No.	DRAWN BY
20210108	WJM

FOLDER Ref.	DESIGNED BY
37-20210108	KJS

SHEET No. - C-6
CADD FILE - 20108-C6



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

LANDSCAPING 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, DISFIGURING 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 PREVAIL.

(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: GUY 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 NURSERYMEN.

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 INSTANCES IS MULCH TO BE FILED 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.

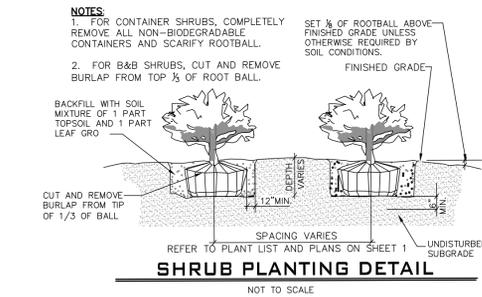
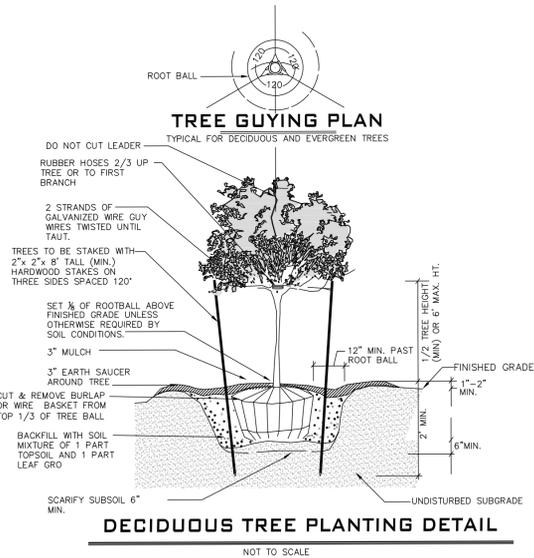
G. STAKING AND PRUNING:
 STAKE LARGE TREES IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE OF THE SIZE AND MATERIAL SPECIFIED ABOVE AND POSITIONED AS SHOWN ON THE ACCOMPANYING PLANTING DETAIL. THEY SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND 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.

H. 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 5 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



PLANT SCHEDULE

KEY	QUA	BOTANICAL NAME	COMMON NAME	SIZE	NATIVE	SPACING
CANOPY TREES						
KP	2	Koeleruteria paniculata	Golden Rain Tree	2 - 2 1/2' Cal. B&B	N	As Shown
QP	2	Quercus phellos	Willow Oak	2 - 2 1/2' Cal. B&B	Y	As Shown
EVERGREEN TREES						
IC	12	Ilex x 'Conat'	Oak Leaf Red Holly	4 - 6' Ht. B&B	N	6' o.c.
SHRUBS						
FG	5	Fothergilla gardenii	Blue Mist Dwarf Fothergilla	18 - 24" Cont.	Y	4' o.c.
IG	28	Ilex glabra 'Compacta'	Compact Inkberry	18 - 24" Cont.	Y	4' o.c.

KENT COUNTY PLANNING OFFICE		DAVIS, MOORE, SHEARON & ASSOCIATES, LLC P.O. BOX 80 CENTREVILLE, MARYLAND 21617 HUSTEAD Landscape Architecture, LLC 120 Bay Meadows Lane Stevensville, MD. 21666 Phone : 443.988.2294 E-mail: Vhustead@Husteadla.com Web: www.Husteadla.com	DATE	REVISION	LANDSCAPE DETAILS		DATE	SCALE
					FOR ATLANTIC TRACTOR MAINTENANCE BUILDING TAX MAP - 37, GRID - 3F, PARCELS - 43, 46 AND 443 FOURTH ELECTION DISTRICT, KENT COUNTY, MARYLAND PREPARED FOR : STOLTZFUS POLE BUILDINGS		JULY '21 1" = 40' JOB No. 2020108 DRAWN BY VH FOLDER Ref. 37-2020108 DESIGNED BY VH SHEET No. - L-2 CADD FILE - 20108-L2	



Kent County Department of Planning, Housing, and Zoning

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
FROM: Carla Gerber, Deputy Director
SUBJECT: Mervin L. Lapp - Major Subdivision – 1 lot
DATE: September 30, 2021

Description of Proposal

Mervin Lapp requests preliminary approval for a major subdivision of his 45.724-acre parcel into two lots. The lot with the existing farmstead will be 17.559 acres; the remainder will be 28.165 acres. The property is located on Coopers Lane, near the intersection with Still Pond Creek Road. It is in the Third Election District and is zoned Rural Residential (RR).

History

Mr. Lapp subdivided four lots on Still Pond Creek Road in 1986 and 1987. In 1990, he subdivided a 1.39-acre lot from the center of the farm. In 2001, Lots 2 and 3 were resubdivided. All lots are considered part of Cheerful Echoes, Section One.

Relevant Issues

- I. Density, Area, Height, Width, and Yard Requirements
 - A. Applicable Law: Article V, Section 4.5 of the Kent County Land Use Ordinance establishes the area, density, and width requirements for development in Rural Residential as follows:

Density	1 dwelling unit 3 per acres
Minimum Lot Size	$\frac{3}{4}$ acre
Minimum Lot width	75 feet
Minimum Yard	
Front	35 feet
Side	10 feet
Rear	30 feet

- B. Staff Comments: The proposed lot meets the minimum requirements.

- II. General Standards

- A. Applicable Law: Article V, Section 4.6 sets forth the general standards:
Major subdivisions shall include 40% of the adjusted tract acreage in open space unless all of the parcels are 10 acres or more in size....When all of the parcels in the subdivision exceed 10 acres in size, the developer shall pay a fee of \$250.00 for each lot in lieu of providing land for recreational purposes.

- B. Staff Comments: The applicants will need to submit the open space fee of \$250 before final approval.
- III. Environmental Standards
- A. Applicable Law: Article V, Section 4.7 sets forth environmental standards for the Rural Residential District. These standards address species protection, buffers, habitat protection, forest conservation, and water quality.
 - B. Staff Comments: Forest conservation will need to be addressed before final approval. If all existing forest is deed restricted, then the applicant will not need to prepare a Forest Stand Delineation or Forest Conservation Plan. There will be no land disturbance as a result of this subdivision; however, stormwater management will be required when additional development is proposed.
- IV. Subdivision Design Standards
- A. Applicable Law: Article V, Section 4.8 sets forth design standards for the Rural Residential District. These standards address the physical appearance of the proposal.
 - B. Staff Comments: Street trees are required for all subdivisions. Mr. Lapp has already planted trees along the property line and at each driveway entrance. There are no new entrances or roads proposed and the farm abuts a public road.
- V. Subdivision
- A. Comprehensive Plan: One of the guiding principles of this Comprehensive Plan is to encourage growth to occur in and around these existing towns, villages and neighborhoods thereby preserving our otherwise rural character, agricultural lands, and environment. (Page 21)
 - B. Applicable Law: Article VI, Section 6.3.B.15 sets forth that the *Planning Commission* shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
 - a. Conformance with the *Comprehensive Plan* and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and *regulations* of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the *site* and in relation to adjoining ways and properties.
 - d. Reasonable demands placed on public services and infrastructure.
 - e. 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.
 - f. 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.
 - g. 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.
 - C. Staff comments: The application is consistent with the Comprehensive Plan. The property is located within a Tier III area of the adopted Growth Tier Map. Tier III areas include Rural Villages as designated under the

Priority Preservation Area Act, Neighborhood Development Areas, and undeveloped tracts of land adjacent to developed areas. Final review will require a public hearing and approval via resolution.

The applicant has submitted a letter from the Kent County Sheriff's Office stating that the subdivision will have "no financial impact to the existing county funds allocated" for services. Letters are still needed from the Board of Education and Department of Emergency Services.

No new roads or entrances are proposed. There should be no change to traffic patterns, and existing roads are capable of handling the traffic generated by the existing dwelling. The Health Department has approved the application. Roadside trees and other landscaping were planted prior to this request and is adequate to meet the standards of the Ordinance. The property will continue to be used in the same manner as Mr. Lapp has used it. Staff would like to note, however, that if the new owner wishes to use the barn for the raising of livestock or fowl then a special exception may be required.

Staff Recommendation: Staff recommends granting preliminary approval contingent upon paying the open space fee, addressing forest conservation, and providing the additional letters as to demands on public services.

SUBDIVISION APPLICATION

Kent County Department of Planning, Housing and Zoning

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

File Number: #21-36
Subdivision Name:
Amount Paid: \$2,750 check #10840
Date: 8/12/21

APPLICATION FOR:

- Major Subdivision
Minor Subdivision
Adj. Lot Lines
Concept Plan Review
Preliminary Plat
Final Plat

District: 3 Map: 20 Parcel: 178 Lot Size: Deed Ref: M.L.M. 1/266 Zoning: RR

OWNER OF LAND:

Name: MERVIN LAPP et ux. Telephone: 443-480-0712
Address: 12119 COOPER'S LANE WORTON, MD 21678 Email:

APPLICANT:

Name: SAME AS ABOVE Telephone:
Address: Email:

AGENT/ATTORNEY (if any):

Name: Telephone:
Address: Email:

REGISTERED ENGINEER OR SURVEYOR:

Name: MICHAEL A. SCOTT INC. Telephone: 410-778-2310
Address: 400 S. CROSS STREET CHESTERTOWN, MD 21620 Email: MICHAEL@MICHAELASCOTTINC.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: MICHAEL@MICHAELASCOTTINC.COM

LOCATION DESCRIPTION: NORTH SIDE OF COOPER'S LANE WEST OF STILL POND CREEK ROAD

Total area of Property: 45.724 Number of Lots: 2
Average Lot Size: 22.862 Smallest Lot Size: 17.599
Number and Names of Roads to be Constructed: NONE

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

TELEPHONE SERVICED BY: VERIZON
ELECTRIC SERVICED BY: DELMARVA POWER

RESTRICTIONS OR COVENANTS: None Yes - Copies Attached

A COPY OF THE LAND DESCRIPTION AS SET FORTH IN THE DEED SHALL BE ATTACHED.

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

Signature of Applicant Date 8-12-21

Concept Plan Approving Authority: Date
Preliminary Plat Approving Authority: Date
Final Plat Approving Authority: Date

MICHAEL SCOTT Inc.

400 SOUTH CROSS STREET, SUITE #3 • CHESTERTOWN, MARYLAND • 21620
(410) 778-2310 FAX (410) 778-5718

NARRATIVE
MAJOR SUBDIVISION OF THE LANDS OF
MERVIN L. LAPP et ux.
THIRD ELECTION DISTRICT, KENT COUNTY, MARYLAND

NAME/ LANDOWNER: MERVIN L. LAPP et ux.

MAILING ADDRESS: 12119 COOPER’S LANE WORTON, MARYLAND 21678

TAX MAP: 20 Parcel 178

ZONING: RURAL ZONING DISTRICT.

CURRENT USE: AGRICULTURAL & RESIDENTIAL

PROPOSED USE: AGRICULTURAL & RESIDENTIAL

VIEWSHED: THE PROPOSED SITE IS SURROUNDED BY WOODS AND
RESIDENTIAL LOTS.

**COMPREHENSIVE PLAN
VILLAGE MASTER PLAN
DESIGN & ENVIRONMENAL
STANDARDS OF THIS**

ORDINANCE: THIS PROJECT COMPLIES AND MEETS ALL REQUIRMENTS OF THE
COMPREHENSIVE PLAN, VILLAGE MASTER PLAN & THE DESIGN &
ENVIRONMENTAL STANDARS OF THIS ORDINANCE

WATER & SEWER SERVICE: WATER & SEWER SERVICE WILL BE ON SITE SEPTIC
& WELL.

PROPOSED DEVELOPMENT: THE PLAN IS TO SUBDIVIDE 17.559 ACRE LOT
AROUND EXISTING DWELLING AND IMPROVEMENTS. THE REMAING LOT WILL
BE 28.165 ACRES

CITIZEN PARTICIPATION PLAN: WE HAVE MAILED THE ADJOINING PROPERTY OWNER'S NEXT TO THE 45.724 ACRE PARCEL TO INFORM THEM WHAT THEY ARE PROPOSING FOR THIS SITE. THE ADJOINING OWNERS WE CONTACTED WERE BARBARA A. BELDEN, KENTFIELD PROPERTY OWNERS ASSOCIATES INC., DONALD L. ITNYE, RALPH M. VAN DYKE, JENNIFER L. STRINE, WALTER V. TURNER, WALTER D. STOCKBRIDGE, SUSAN V. LANCASTER, ADAM M. MELVIN, DAVID L. BAMKS, AND JONTHAN C. FITCH. LETTER'S WERE SENT TO THEM AUGUST 13, 2021



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Meeting: October 7, 2021
Subject: Cliff Road Properties, LLC – Great Oak Manor
Preliminary Site Plan Review – Cottages

EXECUTIVE SUMMARY

Request by Applicant

The applicant is proposing improvements to expand and enhance their existing county inn use. In August, they were granted final approval to create a stable base for a designated tent area. They are now seeking preliminary approval to construct two, free-standing cottages, which will have two guest rooms per cottage, associated pedestrian walkways, and expansion of the guest parking area.

Public Process

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

Summary of Staff Report

The 8.515- acre property, located at 10568 Cliff Road, is zoned Critical Area Residential and fronts onto the Chesapeake Bay. The surrounding area is a mix residential, agricultural, and marine uses. The proposed improvements are an expansion of an existing permitted use. The proposal complies with the lot coverage limits and a Major Buffer Enhancement Plan has been submitted. A citizen participation meeting was held on December 10, 2020.

Staff Recommendation

Staff recommends granting preliminary approval of the proposed cottages.

PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Subject: 20-41, Cliff Road Properties, LLC (Great Oak Manor)
Preliminary Site Plan Review – Cottages, walkways, expanded guest room parking
Date: October 1, 2021

Description of Proposal

The applicants are proposing two, free-standing cottages, which will increase the number of available guest rooms to the maximum fifteen rooms permitted for country inns. Each cottage will have two guest rooms and a common area separating the rooms. Great Oak Manor currently has thirteen guest rooms. Two rooms will be taken out of service in the Manor House once the cottages are built. Associated pedestrian walkways connecting the cottages to the Manor House and an expansion of the guest parking area are also included in the application.

Great Oak Manor's 8.515-acre property is zoned Critical Area Residential (CAR) and is located at 10568 Cliff Road adjacent to the Chesapeake Bay. Great Oak Estates and Great Oak Landing Marina are to the south and additional residential uses are to the north. The property is currently improved with a 3-story dwelling known as the "Manor House" and a detached garage. The surrounding area is characterized by residential development, agricultural, and marine uses. A permanent base area for erecting tents was approved in August.

History

In July 1984, the Kent County Board of Appeals approved Country Inn Special Exception Case No. 394. In September 2017, the Board of Appeals approved an amendment to the special exception to replace the original conditions with conditions that are consistent with the current requirements for country inns in the Land Use Ordinance.

In 2018, Cliff Road Properties, LLC, submitted a zoning text amendment to amend Article VII, Section 7.16.f of the Kent County Land Use Ordinance (Country Inn Special Exception Use) to remove the provision that set forth the limitation on extension or enlargement of structures which existed as of August 1, 1989 and replace it with a requirement which addresses consistency of features and character of any extension or enlargement of principal and accessory structures that existed prior to August 1, 1989. The text amendment was adopted in March 2019.

In August 2021, the Planning Commission granted final approval of the tent area with the following conditions:

1. Acceptance of required letters of credit by the County Commissioners of Kent County.
2. Outdoor event music (live or otherwise) will be shut off at 10:00pm. A Great Oak Manor employee will be on-site during all special events at Great Oak Manor and will be reachable by phone or text should there be any need to contact someone.
3. Great Oak Manor will monitor and comply with all future County and State noise ordinances. The applicant shall monitor noise levels at events with equipment that is capable of recording decibel levels.
4. Once the tent platform area is constructed, all noise-generating outdoor events shall be held in this location. Speakers and musicians shall project in a southeasterly to southwesterly direction at all times. Sound equipment will be situated adjacent to the Manor House in a best effort to have the building act as a partial noise barrier.

5. Evergreen shrubs will be planted along the Great Oak Manor property line to block car lights from impacting neighboring properties.
6. Any lighting installed will be low level or landscape lighting. No flood lights or overhead lighting will be utilized.

Relevant Issues

I. Uses

- A. *Comprehensive Plan*: “Retain and promote existing businesses and assist in their growth.” (page 8)
- B. *Applicable Law*: Article VII, Section 7.16 of the Kent County Land Use Ordinance permits Country Inns as a special exception in the Critical Area Residential District.
- C. *Staff and TAC Comments*: A country inn has been operating on this site since 1984. The proposed cottages allow the inn to offer guest suites with a little more privacy than individual rooms in the Manor House. The cottages will be located towards the cliff, but outside of the buffer. Once the cottages are constructed, two rooms will be removed from service in the Manor House, and the total number of rooms will be fifteen.

Since January, the design has been refined and building elevations are included in the packet, as well as pictures of the existing Manor House and detached garage. The designs currently have stone and board and batten siding. According to the architect, the stone was chosen to make the buildings look older than the Manor House and not interfere with the brick, Georgian Manor House. The Planning Commission will need to determine if the proposed elevations “maintain features and character that are consistent with the structures that existed as of August 1, 1989.”

II. Density, Area, Height, Width and Yard Requirements

- A. *Applicable Law*: Article V, Section 5.5 of the Kent County Land Use Ordinance requires the minimum yard:

Front	50 ft
Side	15 ft
Rear	30 ft
Waterfront	Minimum 100 ft buffer

- B. *Staff and TAC Comments*: The cottages meet the setback requirements.

III. District Environmental Standards

- A. *Comprehensive Plan*: “Encourage comprehensive stormwater management.” (Page 23)
- B. *Applicable Law*: Article V, Section 5.7 in the Kent County Land Use Ordinance establishes the Critical Area Environmental Design Standards, which include stormwater and Critical Area standards. The purpose of these standards is 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 9 of the Kent County Land Use Ordinance sets forth the provisions for Erosion and Sediment Control and Section 10, Stormwater Management.

- C. *Staff and TAC Comments:* A Buffer Enhancement Plan is required for the increase in lot coverage. The mitigation requirement for the cottages, walkways and parking areas is 9,863 square feet. Mitigation consists of a mix of canopy and understory trees, large and small shrubs, and grasses. As submitted, the Buffer Enhancement Plan does not meet the requirements: only 9,700 square feet of mitigation is proposed and there is more than the permitted maximum of 10% for grasses. If the removal of existing vegetation becomes necessary, a Critical Area Forest Clearing Plan will be required.

Stormwater and sediment control plans have been submitted for review.

The project does not exceed the lot coverage limit of 15%. The lot coverage with all proposed improvements will be 48,098 square feet, which is 12.9% of the total area.

IV. Parking and Loading Requirements

- A. *Applicable Law:* Article VI, Section 1.3 of the Kent County *Land Use Ordinance* establishes the parking standards. Parking for lodging facilities is 1 space per guest room, plus 1 per employee.
- B. *Staff and TAC Comments:* The parking area associated with the guest rooms will be expanded to have fifteen spaces. There are additional parking areas for staff.

V. Site Plan Review

- A. *Comprehensive Plan:* "Implement thorough design review for new development and major renovations." (Page 33)
- B. *Applicable Law:* Article VI, Section 5.3 of the Kent County *Land Use Ordinance* establishes site plan review procedures. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
- a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
 - e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
 - g. Protection of abutting properties and County amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
 - h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - i. The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.
 - j. The applicant's efforts to design the development to complement and enhance the rural and historic nature of the County including incorporating into the project forms and materials that

reflect the traditional construction patterns of neighboring communities.

- k. The building setbacks, area, and location of parking, architectural compatibility, signage, and landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.

C. *Staff and TAC Comments:*

- The proposal is consistent with strategies and goals of the Comprehensive Plan.
- The property is served by private well and septic. A new well was recently installed. Additional septic reserve area has been shown on the site plan.
- Stormwater and sediment control plans have been submitted for review.
- A Buffer Enhancement Plan has been submitted. A mix of trees, shrubs, and grasses will be planted in the buffer.
- A parking plan has been provided. Sufficient parking is available.
- A Citizens Participation meeting was held on December 10, 2020. Only one landowner provided comments.

Staff Recommendation

Staff recommends granting preliminary approval of the cottages with the following conditions:

1. The final Landscape/Buffer Enhancement Plan be updated to reflect the increase in lot coverage for this phase of the project and adjusted so that not more than 10% of the plantings are grasses.
2. Final approval of the sediment control and stormwater management plans for this phase of the project.
3. Submission of all required Letters of Credit or proof of other surety for this phase of the project.
4. Incorporation of any alterations to the building designs, as necessary, following discussion of the proposal.

Cliff Road Properties, LLC - Great Oak Manor



Source: Kent County Department of Planning, Housing, and Zoning.
Aerial taken Spring 2019. Map prepared December, 2020.

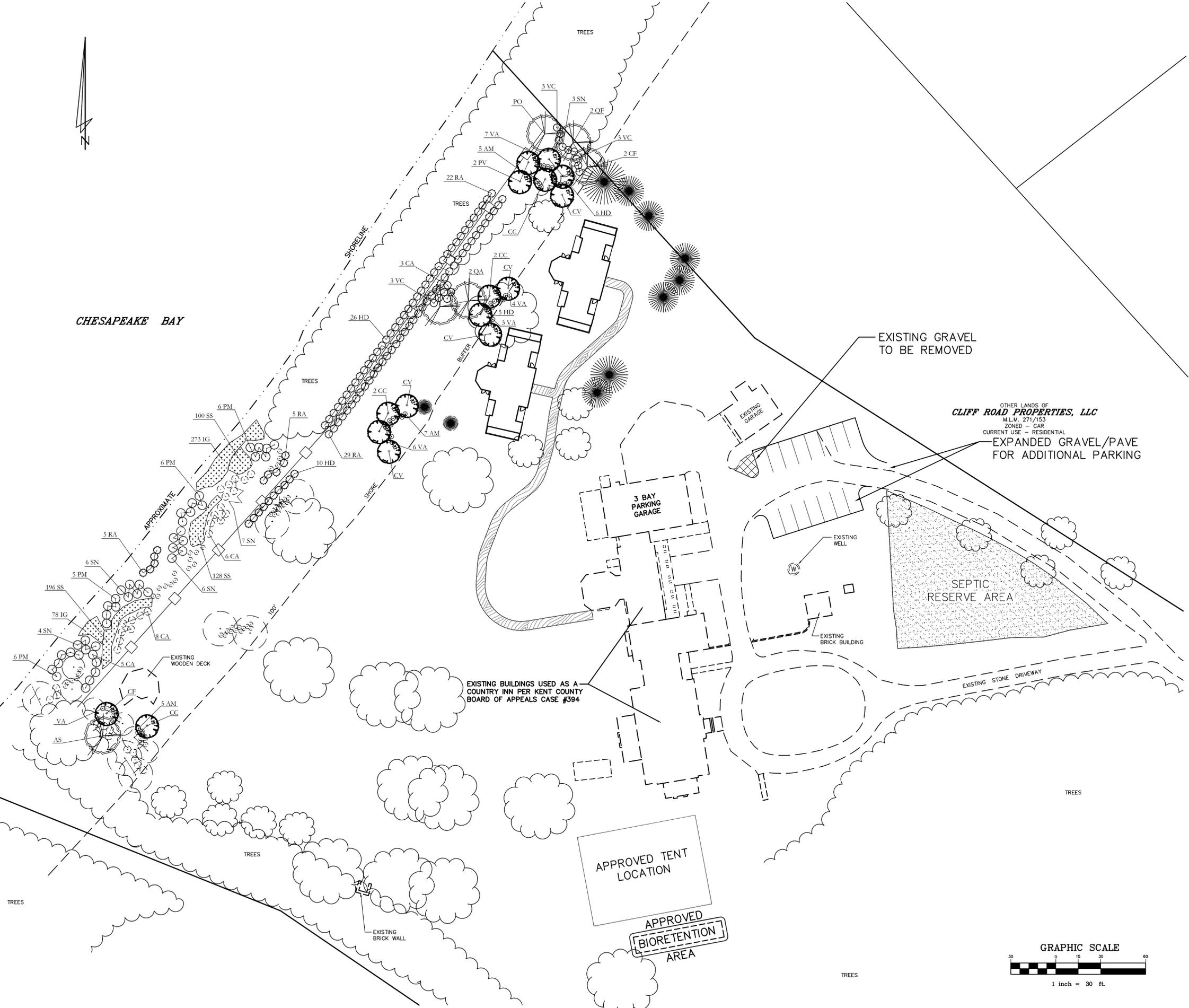
1 inch = 300 feet

PLANTING LEGEND

- EXISTING FENCE 
- EXISTING TREES 
- EXISTING SHRUBS 
- CLUSTER 1A
(1 CANOPY TREE + 3 LARGE SHRUBS) 
- CLUSTER 2A
(2 UNDERSTORY TREES + 6 SMALL SHRUBS) 
- LARGE SHRUB 
- SMALL SHRUB 
- CLUSTER 1B
(1 CANOPY TREE + 6 SMALL SHRUBS) 

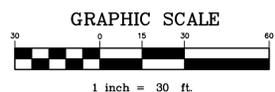


CHESAPEAKE BAY



OTHER LANDS OF
CLIFF ROAD PROPERTIES, LLC
M.L.M. 271/153
ZONED - CAR
CURRENT USE - RESIDENTIAL
EXPANDED GRAVEL/PAVE
FOR ADDITIONAL PARKING

EXISTING BUILDINGS USED AS A
COUNTRY INN PER KENT COUNTY
BOARD OF APPEALS CASE #394

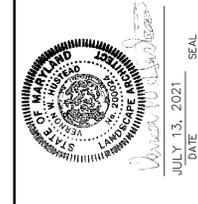


DATE	REVISION
3-23-21	PER TAC COMMENTS

FOR
GREAT OAK MANOR COUNTRY INN
ON THE LANDS OF
CLIFF ROAD PROPERTIES, LLC
TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

SCALE 1" = 30'
DATE JULY '21
JOB No. 2017058
DRAWN BY VH
DESIGNED BY VH
FOLDER #44 28-2017058
SHEET No. - L-2
CADD FILE - 17058BP2

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
CENTREVILLE, MARYLAND 21617
HUSTEAD Landscape Architecture, LLC
120 Bay Meadows Lane
Stevensville, MD, 21666
Phone - 443.988.2294
E-mail: Vhustead@husteadia.com Web: www.Husteadia.com



LANDSCAPING SPECIFICATIONS

OVERALL COMPLIANCE WITH THE TERMS OF THIS BUFFER MANAGEMENT PLAN INCLUDING ALL MAINTENANCE AND WARRANTY REQUIREMENTS PRESERVED 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. ANY CHANGES IN QUANTITY, SIZE OR KIND OF MATERIAL MUST RECEIVE BOTH THE LANDSCAPE ARCHITECT AND COUNTY APPROVAL PRIOR TO MAKING THE CHANGE.

A. MATERIALS
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, DISFIGURING 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 FROM THE JOB SITE. THE LANDSCAPE ARCHITECT OR PLAN PREPARER SHALL REJECT ANY AND ALL PLANT MATERIAL THAT DOES NOT MEET SPECIFICATIONS, IS DISEASED OR 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 RESIDE.

- (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 SOIL.
- (3) PLANTING SOIL (BACKFILL MIX) SHALL BE FIVE PARTS NATIVE TOPSOIL AND ONE PART WET LOOSE PEATMOSS.
- (4) STAKING MATERIALS: GUY 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 NURSERYMEN.

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 DELIVER 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, ROOF 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 MYCOAPPY 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 ROOTS 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 BARK MULCH 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.

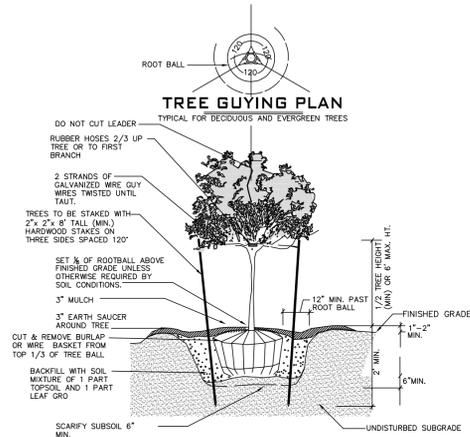
G. STAKING AND PRUNING:
STAKE LARGE TREES IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAND PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE OF THE SIZE AND MATERIAL SPECIFIED ABOVE AND POSITIONED AS SHOWN ON THE ACCOMPANYING PLANTING DETAIL. THEY SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DISPOSED 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.

H. 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 5 YEARS. SEEDLINGS NOT FOUND TO BE IN A HEALTHY VIGOROUS CONDITION AT THE END OF THE FIVE-YEAR PERIOD ARE TO BE REPLACED.

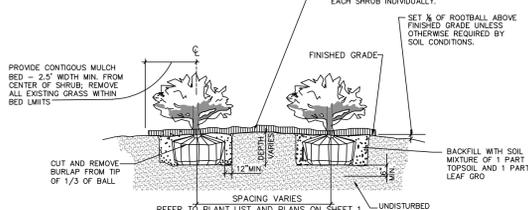
PLANTING DETAILS



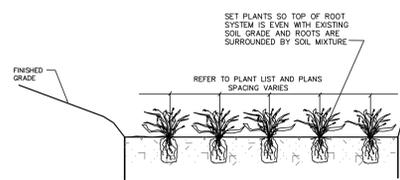
A DECIDUOUS TREE PLANTING DETAIL

NOTES:

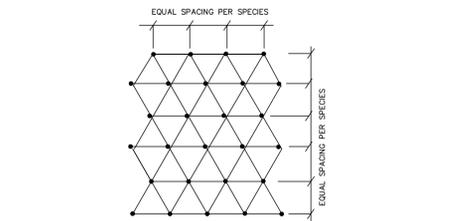
- 1. FOR CONTAINER SHRUBS, COMPLETELY REMOVE ALL NON-BIODEGRADABLE CONTAINERS AND SCARIFY ROOTBALL.
- 2. FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL.



B SHRUB PLANTING DETAIL



C PERENNIAL & GRASS PLANTING DETAIL



D HERBACEOUS VEGETATION PLANTING PATTERN

REQUIREMENTS AND SCHEDULE

MITIGATION REQUIREMENTS

PROPOSED LOT COVERAGE AREA FOR PHASE 2: 9,334 SQ.FT.
REQUIRED MITIGATION: 9,334 SQ.FT. @ 1:1 = 9,334 SQ.FT.

PROPOSED MITIGATION CHART FOR 100' BUFFER AREA

VEGETATION TYPE	MAXIMUM CREDIT ALLOWED (SQ.FT.)	MAXIMUM % OF CREDIT	# OF PLANTS	CREDIT PROVIDED
2" CANOPY TREE	200	N/A	0	0
1" CANOPY TREE	100	N/A	0	0
UNDERSTORY TREE	75	N/A	0	0
LARGE SHRUB	50	30 %	44	2,200 (26%)
SMALL SHRUB	25	20 %	97	1,775 (19%)
GRASSES/PERENNIAL	2	10 %	775	1,425 (15%)
PLANTING CLUSTER 1 W/ LARGE SHRUBS	300	N/A	5 Tree + 15 Shrubs	1,500
PLANTING CLUSTER 1 W/ SMALL SHRUBS	300	N/A	0	0
PLANTING CLUSTER 2 W/ LARGE SHRUBS	350	N/A	10 Trees + 48 Shrubs	2,800
PLANTING CLUSTER 2 W/ SMALL SHRUBS	350	N/A	0	0
TOTAL PROVIDED:				9,700 SQ.FT.

BUFFER ENHANCEMENT PLAN PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Canopy Trees				
AS	1	Acer saccharum	Sugar Maple	1 - 12' Cal. B&B
PO	1	Platanus occidentalis	Sycamore	1 - 12' Cal. B&B
QA	2	Quercus alba	White Oak	1 - 12' Cal. B&B
QF	2	Quercus laevis	Southern Red Oak	1 - 12' Cal. B&B
Understory Trees				
CC	6	Cornus canadensis	Forest Spicebush	1 - 12' Cal. B&B
CV	5	Chionanthus virginica	White Frigatebush	1 - 12' Cal. B&B
CF	3	Cornus florida	White Flowering Dogwood	1 - 12' Cal. B&B
PL	2	Prunus virginiana	Chokecherry	1 - 12' Cal. B&B
Large Shrubs				
CA	24	Callunetia americana	American Hollyherry	1 Gal. 4" H.
PM	23	Prunus maritima	Beach Plum	1 Gal. 4" H.
SN	26	Sambucus nigra	Black Elderberry	1 Gal. 4" H.
VC	9	Viburnum cassinoides	Witchwood	1 Gal. 4" H.
Small Shrubs				
AZ	17	Azorella meliocalpa	Black Chokeberry	1 Gal. 18" H.
HD	47	Hypericum ornatum	St. Johns Wort	1 Gal. 18" H.
RA	61	Rhus aromatica	Green Leaf Sumac	1 Gal. 18" H.
VA	21	Vaccinium angustifolium	Lowbush Blueberry	1 Gal. 18" H.
Grasses and Perennials				
SS	424	Schizanthus scoparium	Little Blue Stem	Landscape Plug
IG	351	Sorghastrum nutans	Indian Grass	Landscape Plug



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
CENTREVILLE, MARYLAND 21617
HUSTEAD Landscape Architecture, LLC
120 Bay Meadows Lane, Stevensville, MD, 21666
Phone - 443.988.2294
E-mail: Vthustead@hustead.com Web: www.hustead.com

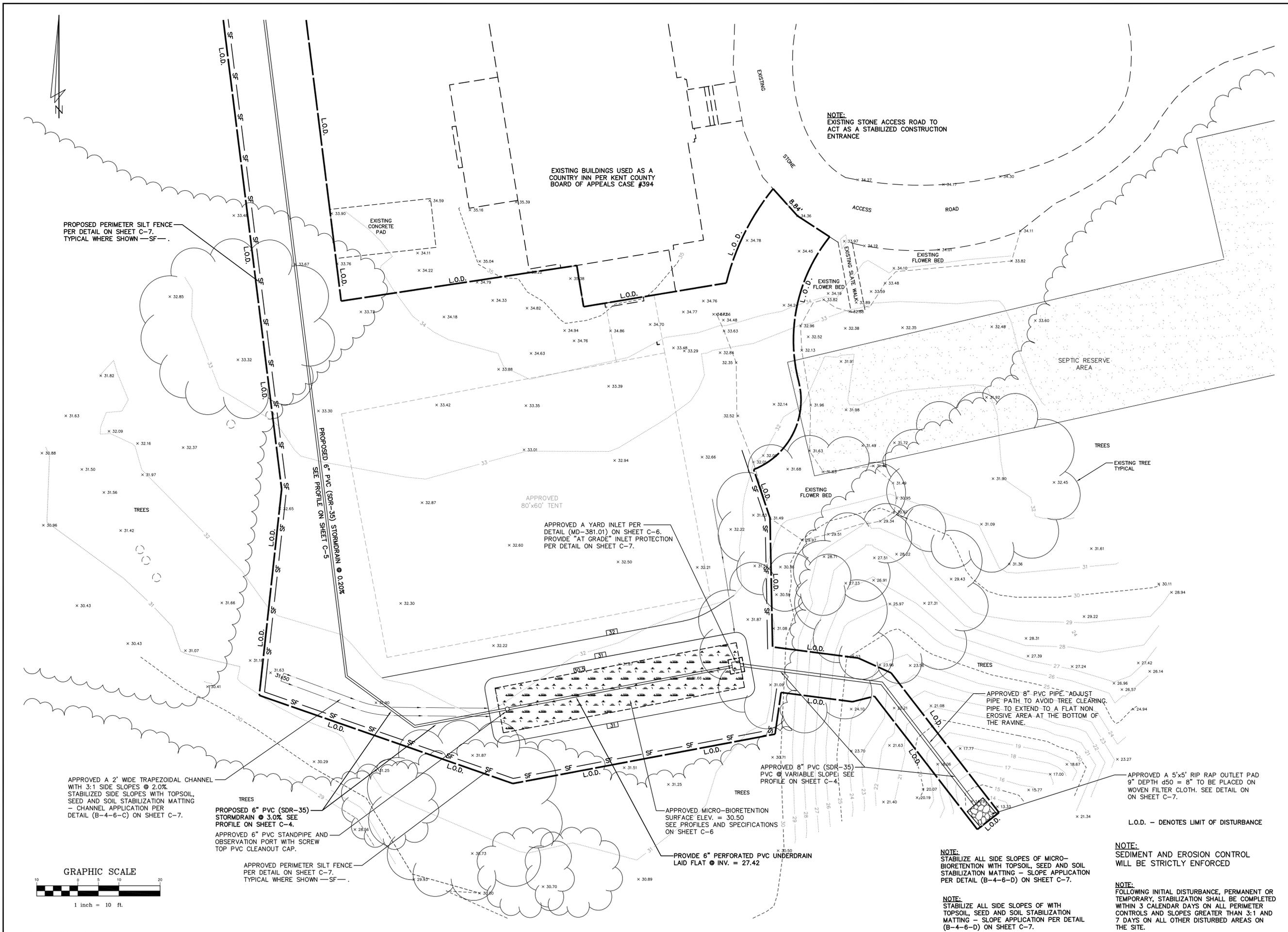
REVISION	DATE

FOR
GREAT OAK MANOR COUNTRY INN
ON THE LANDS OF
CLIFF ROAD PROPERTIES, LLC
TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

DATE	SCALE	AS SHOWN
NOVEMBER 20	AS SHOWN	AS SHOWN
JOB No.	DRAWN BY	WH
2017058	DESIGNED BY	WH
FOLDER Ref.	WTD. J.	
28-2017058		
SHEET No. -	L-3	
CADD FILE -	17058BP3	

OWNER:
CLIFF ROAD PROPERTIES, LLC
c/o BUDDY REED
10568 CLIFF ROAD
CHESTERTOWN, MARYLAND 21620
PHONE No. 1-302-559-2598

ENGINEER:
DMS & ASSOCIATES, LLC
c/o WILLIAM T. DAVIS, Jr. P.E.
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE No. 1-443-262-9130



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

EXISTING BUILDINGS USED AS A COUNTRY INN PER KENT COUNTY BOARD OF APPEALS CASE #394

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

PROPOSED 6" PVC (SDR-35) STORMDRAIN @ 0.20% SEE PROFILE ON SHEET C-5

APPROVED 80'x60' TENT

APPROVED A YARD INLET PER DETAIL (MD-381.01) ON SHEET C-6. PROVIDE "AT GRADE" INLET PROTECTION PER DETAIL ON SHEET C-7.

APPROVED 8" PVC PIPE "ADJUST PIPE PATH TO AVOID TREE CLEARING. PIPE TO EXTEND TO A FLAT NON-EROSIVE AREA AT THE BOTTOM OF THE RAVINE.

APPROVED A 5'x5' RIP RAP OUTLET PAD 9" DEPTH d50 = 8" TO BE PLACED ON WOVEN FILTER CLOTH. SEE DETAIL ON SHEET C-7.

APPROVED A 2' WIDE TRAPEZOIDAL CHANNEL WITH 3:1 SIDE SLOPES @ 2.0% STABILIZED SIDE SLOPES WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - CHANNEL APPLICATION PER DETAIL (B-4-6-C) ON SHEET C-7.

PROPOSED 6" PVC (SDR-35) STORMDRAIN @ 3.0% SEE PROFILE ON SHEET C-4.

APPROVED 6" PVC STANDPIPE AND OBSERVATION PORT WITH SCREW TOP PVC CLEANOUT CAP.

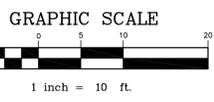
APPROVED MICRO-BIOTENTION SURFACE ELEV. = 30.50 SEE PROFILES AND SPECIFICATIONS ON SHEET C-6

PROVIDE 6" PERFORATED PVC UNDERDRAIN LAID FLAT @ INV. = 27.42

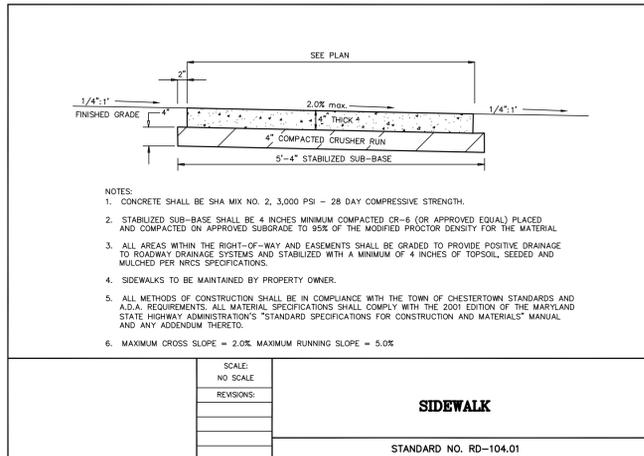
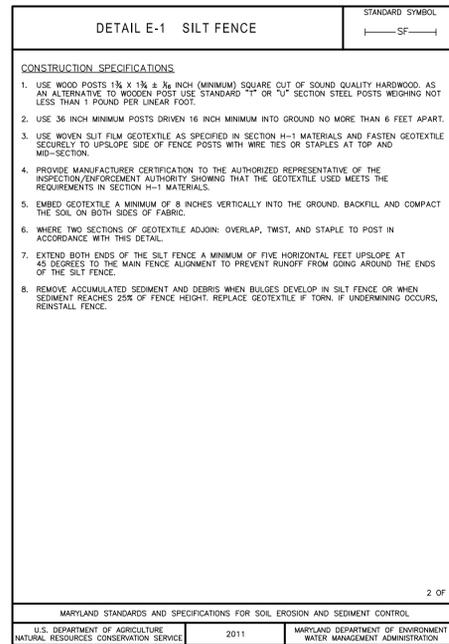
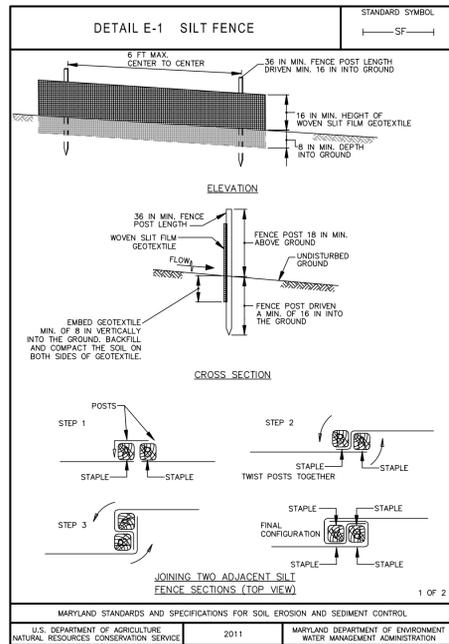
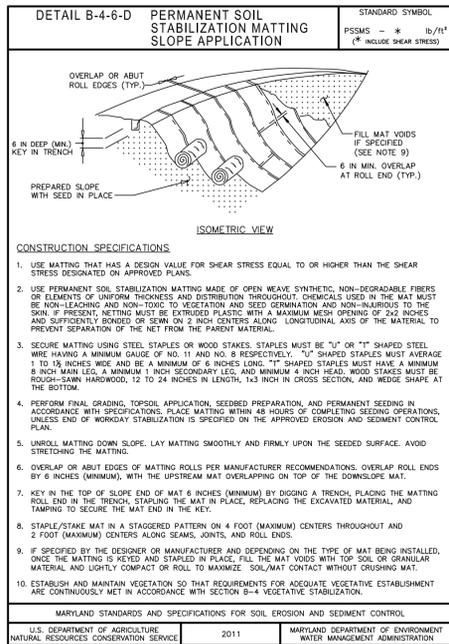
NOTE: STABILIZE ALL SIDE SLOPES OF MICRO-BIOTENTION WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION PER DETAIL (B-4-6-D) ON SHEET C-7.

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.



DATE: JULY 13, 2021 SEAL:	
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21767 PHONE: 1-443-262-9148 FAX: 1-443-262-9148	
DATE:	REVISION:
DATE:	REVISION:
SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC TAX MAP - 26, GRID - 2D, PARCEL - 76 SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND	
SCALE: 1" = 10' JOB No. 2017055 DRAWN BY: 28-2017055 DESIGNED BY: W.D. J. SHEET No. - C-2	CADD FILE - 17058-P2



GENERAL NOTES

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

Total Area of Site	8.52 Acres
Area Disturbed	0.87 Acres
Area to be Roofed or Paved	0.23 Acres
Total Cut	— cy
Total Fill	0 cy

SEQUENCE OF CONSTRUCTION

- CONTACT THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR AT 410-778-7437 A MINIMUM OF 2 WEEKS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING PRIOR TO INITIATION OF ANY GRADING ACTIVITY.
- INSTALL SILT FENCE AT THE LOCATIONS SHOWN.
- STRIP THE TOPSOIL FROM THE LIMITS OF THE PAVILION, COTTAGES AND BIORETENTIONS AREA AND DISPOSE OF OFF SITE AT AN APPROVED LANDFILL. EXCAVATE THE BIORETENTION AREAS TO THE PROPOSED DESIGN GRADE AND DISPOSE OF OFF SITE AT AN APPROVED LANDFILL.
- BEGIN PAVILION AND COTTAGE CONSTRUCTION.
- INSTALL THE BIORETENTION SYSTEMS PER PLAN, PROFILE AND SPECIFICATIONS. STABILIZE ALL DISTURBED AREAS WITH TOPSOIL, SEED AND MULCH.
- INSTALL PROPOSED CONCRETE WALK.
- UPON SUBSTANTIAL COMPLETION OF THE BIORETENTION AREAS, STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH.
- UPON APPROVAL FROM THE KENT COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS FOUND ON THIS SHEET.

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

Seed Mixture (For Hazard Zone 7a) (From Table B-1)					Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depths		
	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"		
	BARLEY OATS WHEAT CEREAL RYE	96 lbs. 72 lbs. 120 lbs. 112 lbs.	2/15-4/30, 8/15-11/30 2/15-4/30, 8/15-11/30 2/15-4/30, 8/15-11/30 2/15-4/30, 8/15-12/15	1" 1" 1" 1"	436 lb/oc 90 lb/oc 1000 sf	2 tons/oc 90 lb/oc 1000 sf
	FOXTAIL MILLET PEARL MILLET	30 lbs. 20 lbs.	5/1-8/14 5/1-8/14	1/2"		

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

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

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

INSPECTION CHECKLIST

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

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

THE FOLLOWING ITEMS HAVE BEEN ADDRESSED TO MEET THE REQUIREMENTS OF THE GENERAL PERMIT FOR STORMWATER ASSOCIATED WITH CONSTRUCTION ACTIVITY (NPDES NUMBER MDR10, STATE DISCHARGE PERMIT NUMBER O9GP).

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

KENT COUNTY PLANNING COMMISSION

KENT COUNTY SOIL AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH OFFICE

DATE: JULY 13, 2021

SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
CENTREVILLE, MARYLAND 21767
PHONE: 410-291-9191
FAX: 1-443-262-9148

REVISION

DATE

FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC
TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

SCALE AS SHOWN
MARCH '21
JOB No. 2017055
DRAWN BY
TOLDER r64
DESIGNED BY
28-2017055
W.D. Jr.
SHEET No. - C-7
CADD FILE - 17058-B7

Richard M. Longo
Registered Architect & Engineer
CEO/Owner of Hillcrest Associates, Inc.
Established in 1972
Specializing in Residential Architecture, Site Planning & Engineering

Our design philosophy for the cottages was to create small outbuildings to the manor house that would, perhaps, feel older than the main house. Therefore, the materials would consist of board & baton and stone versus brick. As, at one time, stone was less expensive than brick. The goal was to make them appear as if they were there before the Georgian Manor house.

The goal for pavilion was to make it feel as if it was older portion of the estate. That the chimneys and fireplace were left and the pavilion was created from them. We did not want to interfere with the beautiful look of the Georgian building; therefore, we make it look like it was created before rather than after. The pavilion is just another addition to the atmosphere of Great Oak Manor by using a permanent structure rather than a tent.

We can achieve a more historic look to these cottages by using minimum amount of brick and more stone and board & baton. The connection to the main building will be a mixture of brick pillars, fencing and landscaping.



GREAT OAK FARM
FRONT ELEVATION

HILLCREST
ASSOCIATES
Designed by Rick Longo, PE, RA
Artistic Interpretation for design development purposes only

Architecture | Civil Engineering | Land Planning | Surveying



GREAT OAK FARM
LEFT ELEVATION

HILLCREST
ASSOCIATES
Designed by Rick Longo, PE, RA
Artistic Interpretation for design development purposes only

Architecture | Civil Engineering | Land Planning | Surveying



GREAT OAK FARM
REAR ELEVATION



Architecture | Civil Engineering | Land Planning | Surveying

Artistic Interpretation for design development purposes only



GREAT OAK FARM
RIGHT ELEVATION



Architecture | Civil Engineering | Land Planning | Surveying

Artistic Interpretation for design development purposes only







Possible color schemes



Kent County Planning Commission
Chestertown, MD 21620
Attn: Ms. Carla Gerber

September 30, 2021

RE: Site Plan Application Great Oak Manor

Dear Planning Commissioners:

Attached is our letter to the Planning Commission sent August 26, 2021, which we ask be re-entered into the record for your consideration.

Additionally, the same issues of noise and traffic control arise with the proposed building of guest cottages, especially as they are proposed to be built as close as possible to abutting residential neighbors.

Will there be a 10pm cutoff of “after party” activities from these guest cottages?

How will the Planning Commission ensure that the large common area of each cottage will not become an informal third bedroom?

How will the Planning Commission ensure that guest rooms in the Manor will be “de-commissioned”?

Will the Planning Commission incorporate more of the conditions that are in the wedding venue contract into any resolutions? Without a resolution specifying the conditions, just because they are included in the contract does not guarantee the conditions must be followed. For example, the contract says no on street or shoulder parking, yet, the wedding buses don't heed such limitation. A photo taken Saturday, September 25, 2021 is attached showing the wedding bus using the residential (narrow) section of Cliff Road as its turn around loop making multiple passes back and forth. This is just one example of why residential neighbors are frustrated and why we are asking for the Planning Commission to ask more questions and include more controls in any resolution they might consider.

Thank you again for the opportunity to address the Commission with our concerns.

Regards,

Bruce and Kathryn Galton
10626 Cliff Road
Chestertown, MD

Vita Pickrum
10590 Cliff Road
Chestertown, MD



Kent County Planning Commission
Chestertown, MD 21620
Attn: Ms. Carla Gerber

August 26, 2021

RE: Site Plan Application Great Oak Manor

Dear Planning Commissioners:

The proposed pavilion is in conflict with the limitation on dining facility 40 guest capacity allowed for a Country Inn as set out in Article VII, Section 7.16 c of the Land Use Ordinance. The proposed pavilion is a building specifically designed to serve guests food and drink: it will have tables and chairs, serving stations, a bar and permanent restrooms. It's a dining facility by any definition. When the applicant sought a Zoning Text Amendment, they were clear that they did not seek to amend the limitation on anything other than the building size.

At last month's Planning Commission hearing, a staff member (apologies, the audio of the hearing was difficult to catch the person's name) offered a view that Country Inns could be viewed as "a campus" and the proposed new guest cottages would allow the Applicant to be similar to other Country Inns. My questions for the Commission are; does the language of the Land Use Ordinance support the "campus" premise? and, has the Staff prepared a report for the Commission listing which Country Inns have such a "campus" and if the detached buildings pre-existed or were approved after August 1989 via site plan application? Is the proposal to build new, free standing cottages an extension or enlargement of principal or accessory building? I would think these would be important questions for the Commission to consider.

Thank you for your consideration and we ask once again that the Planning Commission follow through on the responsibility to balance the rights of the Applicant with the rights of the residential taxpayers to live without undue nuisances.

Bruce and Kathryn Galton
10626 Cliff Road
Chestertown, MD

Carla Gerber

From: Gina <gsmckendry@comcast.net>
Sent: Thursday, September 30, 2021 7:02 PM
To: Carla Gerber
Subject: Site Plan Application Great Oak Manor

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Hello.

I am writing to let you know that my husband and I are endorsing the letter written by Bruce and Katy Galton in regards to the application of Great Oak Manor.

Please let me know if you need any additional information.

Thank you.

Brian and Gina McKendry

Sent from my iPhone

Carla Gerber

From: Bronwyn Fry <bfrymail@icloud.com>
Sent: Friday, October 1, 2021 3:10 PM
To: Carla Gerber
Subject: Planning Commission re: Great Oak Manor Cottage site review

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Good afternoon to all: First of all, please forgive the rushed organization of my comments, as they always are on Great Oak Manor's schedule and not always convenient for the public to respond. My husband is in the hospital waiting for me to visit him after a liver biopsy today. But today is the deadline to submit correspondence to you.

First of all, I continue to support any correspondence submitted by Bruce and Katy Galton, including the most recent letter included in the packet for your October meeting. They live next door to me and we would be affected identically by expansion of Cliff Road Properties that is not carefully considered and controlled.

I would ask you to review all the letters submitted for the first scheduling of this site plan review in September, including mine that expressed concern about the general nature of the path Mr. Reed is taking to change his property on Cliff Road beyond what he led the neighbors on Cliff Road to believe:

"The neighboring citizens were led to believe that expansion of this type including detached cottages would never be a part of the re-zoning and change to a country inn. Our understanding was that buildings could be enlarged, but not by adding separate buildings that were not in existence at the time of it first becoming a public facility in 1984. Each site or zoning approval squeezes just a bit more out of the planning commission by twisting the intentions of zoning restrictions intended to protect residential neighborhoods. There is increasingly too much gray area that is being taken advantage of by Cliff Road Properties and their skilled advisors.

Detached cottages would not have been a vision when this property first changed from a private home to a B&B or Country Inn." The addition of separate cottages is more in line with a "Retreat", which seems to be where Mr. Reed is headed, one baby step at a time. Perhaps repurposing an existing building into rooms, but not adding buildings that were not originally included in the property Mr. Reed converted to a Country Inn.

Until several other previously identified nuisances have been resolved to the satisfaction of the neighboring residential property owners on Cliff Road, we do not support any further expansion, especially in seemingly harmless bits and pieces that when all put together, are creating even more of a threat to the peaceful tranquility of a rural residential neighborhood with a commercial business steadily expanding in our midst.

In your September meeting, our Economic Development and Tourism director, Ms. Jamie Williams, testified that there had been no complaints about Special Events and associated noise from music. This is not so, the community on Cliff Road has made multiple complaints in past correspondence with many county departments, with the owners of Great Oak Manor, and with the Kent County Sheriff.

One example of a previously identified nuisance that was said to be resolved by Cliff Road Properties is that the full size transport buses that deliver guests to weddings are able to enter, unload, and turn around on their own property. This is not so. On Saturday, September 25th, not one, but two full size buses were struggling to serve the wedding by using our single lane privately maintained roads to back onto out of the manor and search for places to turn around and wait until the wedding was over, only to repeat the precarious maneuvers on the roads we use. For any of you familiar with our roads, one bus backed out of the Manor driveway and all the way down through the "dip" and up toward the golf

course, where they pulled off and blocked half the road all night until the wedding finished. Alternately, they traveled on roads that are after the Manor House entrance all the way out to the end of Cliff to find a place to turn around. This photo was taken between our two properties, 10631 and 10650 Cliff Road.

o



Thus, as I dutifully paid over \$13,000 of property taxes to Kent County just yesterday and have been a full time resident of Kent County since 1973, please be sure to consider all members of our community when making decisions regarding a commercial business operating in our quiet residential community and help us keep it that way.

Respectfully,

Bronwyn and Ken Fry
10650 Cliff Road
Chestertown, MD

Carla Gerber

From: Bronwyn Fry <bfrymail@icloud.com>
Sent: Thursday, August 26, 2021 3:08 PM
To: Carla Gerber
Subject: Cliff Road Properties, site plan
Attachments: Kent County Planning Commission

August 26.pdf

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

To the Planning Commissioners:

Is the proposed permanent pavilion intended for use of the 40 guests allowed to dine and be served cocktails at a country inn, or is this now to offer drinks, dining, amplified music and extended hours for 100, 200, or more guests? This will certainly create a permanent nuisance for the neighbors. The neighboring citizens were led to believe that expansion of this type including detached cottages would never be a part of the re-zoning and change to a country inn. Our understanding was that buildings could be enlarged, but not added to. Each site or zoning approval squeezes just a bit more out of the planning commission by twisting the intentions of zoning restrictions intended to protect residential neighborhoods. There is increasingly too much gray area that is being taken advantage of by Cliff Road Properties and their skilled advisors.

A pavilion and detached cottages would not have been a vision when this property first changed from a private home to a B&B or Country Inn.

Even as things are, intrusions by Manor House guests into our neighborhood are not controlled by the hired management. Last Monday afternoon(8/16), I encountered on the posted private property part of Cliff Road beyond the Manor House, a golf cart brimming with a joyful group of four children ages seven and under, with one adult scrunched down with feet on the dash, her head buried in cellphone activity. I was startled to see the seven year old was clearly "learning while driving" the Manor House's golf cart that is loaned to guests. I could hardly believe what I had seen, and turned around to follow them all the way to Great Oak Marina to stop this dangerous activity. The adult stated that no rules had been spelled out to them, so she had no idea the seven year old should not be driving. Large delivery and construction vehicles, farm equipment, and garbage trucks appear often and are not expecting to share the private, narrow roads with seven year old drivers. This photo is a few days later, the same time of day, exactly where I found a seven year old driving the loaded golf cart belonging to Great Oak Manor, operated by an ever expanding Cliff Road Properties.



Please protect our rights for a peaceful and safe community as neighbors of Cliff Road Properties. I also fully support the letter submitted by Bruce and Katy Galton today, 8/26.

Bronwyn Fry
Cliff Road, Great Oak
Chestertown

Sent from my iPhone

Carla Gerber

From: Gaye Cox <gaye@gbcox.com>
Sent: Monday, August 30, 2021 3:56 PM
To: Carla Gerber
Subject: Site Plan application for Great Oak Manor

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Ms. Gerber,

We, Dennis and Gaye Cox, residing at 10722 Cliff Road, join in the comments and questions raised by the Galton family in their submission dated 8/26/21 concerning the expansion/additions to Great Oak Manor.

Regards,
The Coxes

Carla Gerber

From: Thomas S. Neuberger <TSN@NeubergerLaw.com>
Sent: Thursday, August 26, 2021 2:48 PM
To: Carla Gerber
Cc: Stephen J. Neuberger; Judy Neuberger; bccgalton@hotmail.com
Subject: Site Plan application for Great Oak Manor

ATTENTION!

This email originated from an external source. DO NOT CLICK any links or attachments unless you recognize the sender and know the content is safe.

- KCIT Helpdesk

Ms. Gerber,

The Neuberger family, at 10736 Cliff Road, joins in the comments and questions raised by the Galton family in their submission dated 8/26/21.

Thomas S. Neuberger

Thomas S. Neuberger, Esquire
The Neuberger Firm. P.A.
Attorneys and Counsellors at Law
17 Harlech Drive, P.O. Box 4481
Wilmington, Delaware 19807
Phone 302-655-0582
Email: tsn@neubergerlaw.com

CONFIDENTIALITY

This e-mail message and any attachments thereto is intended only for use by the addressee(s) named herein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail message, you are hereby notified that any dissemination, distribution or copying of this e-mail message, and any attachments thereto is strictly prohibited. If you have received this e-mail message in error, please immediately notify me by telephone and permanently delete the original and any copies of this email and any prints thereof.

NOT INTENDED AS A SUBSTITUTE FOR A WRITING

Notwithstanding the Uniform Electronic Transactions Act or the applicability of any other law of similar substance and effect, absent an express statement to the contrary hereinabove, this e-mail message, its contents, and any attachments hereto are not intended to represent an offer or acceptance to enter into a contract and are not otherwise intended to bind the sender, The Neuberger Firm, P.A., any of its clients, or any other person or entity.

IRS Circular 230 Disclosure: In order to comply with requirements imposed by the Internal Revenue Service, we inform you that any U.S. tax advice contained in this communication (including any attachments) is not intended to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.



Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Meeting: October 7, 2021
Subject: Bonnie Plants LLC / Dave Drury
21-37: Site Plan – Concept Review
21-38: Special Exception – Migrant Labor Camp

EXECUTIVE SUMMARY

Request by Applicant

The applicant is proposing to construct a 30-foot by 84-foot one-story structure to house up to twenty-four H2A guest workers from February through July.

Public Process

Per Maryland State Law and Article VI, Section 5 of the Kent County *Land Use Ordinance* the Planning Commission shall review and approve Major Site Plans. Per Article VII, the Planning Commission shall make a recommendation to the Board of Appeals for the Special Exception.

Summary of Staff Report

The property is located at 12515 Augustine Herman Highway and is zoned Agricultural Zoning District (AZD) and Crossroads Commercial (CC). The dormitory will be located on the rear of the property within the AZD portion. The surrounding area is a mix of commercial uses and farmland. The property is currently improved with many greenhouses and associated structures which are used to grow herbs and vegetables. The proposal is consistent with the Comprehensive Plan and meets the requirements of the Ordinance.

Staff Recommendation

Staff recommends forwarding a favorable recommendation to the Board of Appeals for the special exception.

PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Subject: Bonnie Plants LLC / Dave Drury
21-37: Site Plan – Concept Review
21-38: Special Exception – Migrant Labor Camp
Date: October 1, 2021

Description of Proposal

The applicant is proposing to construct a 30-foot by 84-foot one-story structure to house up to twenty-four H2A guest workers from February through July. The dormitory is proposed to have 2 independent units that will house up to twelve workers in each unit. Each unit will have three bedrooms, a common area with kitchen, and a large bathroom. A mechanical room accessed only from outside will be attached to the front of the building. Guest workers are currently housed in rental hotel rooms that are over 45 minutes from the site.

The property is located at 12515 Augustine Herman Highway and is zoned Agricultural Zoning District (AZD) and Crossroads Commercial (CC). The dormitory will be located on the rear of the property within the AZD portion. The surrounding area is a mix of commercial uses and farmland. The property is currently improved with many greenhouses and associated structures which are used to grow herbs and vegetables.

Relevant Issues

I. SPECIAL EXCEPTION GENERAL REVIEW CRITERIA

- A. *Comprehensive Plan*: "Retain and promote existing businesses and assist in their growth." Page 8
"Promote and support the agricultural industry and secure its future in the County." Page 17
- B. *Applicable Law*: Article VII, Section 7 of the *Kent County Land Use Ordinance* allows migrant labor camps in AZD as a special exception. Article VII, Section 2 sets forth the standards applicable to all special exceptions as follows:

The Board shall make findings on the following where appropriate:

1. The nature of the proposed site, including its size and shape and the proposed size, shape, and arrangement of structures;
2. Traffic Patterns;
3. Nature of surrounding area;
4. Proximity of dwellings, houses of worship, schools, public structures, and other places of public gathering;
5. The impact of the development or project on community facilities and services;
6. Preservation of cultural and historic landmarks, significant natural features and trees;
7. Probable effect of noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties;
8. The purpose and intent of this Ordinance as set forth in Article II;
9. Design, environmental, and other standards of this Ordinance as set forth in Article V;
10. The most appropriate use of land and structure;
11. Conservation of property values;

12. The proposed development's impact on water quality;
13. Impact on fish, wildlife and plant habitat,
14. Consistency with the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan;
15. Consistency with the Critical Area Program; and
16. Compatibility with existing and planned land use as described in the Comprehensive Plan, Land Use Ordinance, and where applicable the Village Master Plan.

- C. *Staff Comments:* The proposed dormitory will be located on the rear of the irregularly shaped parcel and should not be visible from Augustine Herman Highway. There should be no change to the traffic patterns. The nature of the surrounding area is agricultural in character. The property is adjacent to Molly's and Binkley & Hurst equipment dealer. The closest house of worship is Shrewsbury Parish Episcopal Church. There will be minimal grading and no clearing of trees. The proposal is consistent with the Comprehensive Plan.

Staff recommends approval of the special exception.

III. Site Plan Review

- A. *Comprehensive Plan:* "Implement thorough design review for new development and major renovations." (Page 33)
- B. *Applicable Law:* Article VI, Section 5.3 of the Kent County *Land Use Ordinance* establishes site plan review procedures. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.
- a. Conformance with the Comprehensive Plan and, where applicable, the Village Master Plan.
 - b. Conformance with the provisions of all applicable rules and regulations of county, state, and federal agencies.
 - c. Convenience and safety of both vehicular and pedestrian movement within the site and in relationship to adjoining ways and properties.
 - d. Provisions for the off-street loading and unloading of vehicles incidental to the normal operation of the establishment, adequate lighting, and internal traffic control.
 - e. Reasonable demands placed on public services and infrastructure.
 - f. Adequacy of methods for sewage and refuse disposal, and the protection from pollution of both surface waters and groundwater. This includes minimizing soil erosion both during and after construction.
 - g. Protection of abutting properties and County amenities from any undue disturbance caused by excessive or unreasonable noise, smoke, vapors, fumes, dust, odors, glare, stormwater runoff, etc.
 - h. Minimizing the area over which existing vegetation is to be removed. Where tree removal is required, special attention shall be given to planting of replacement trees.
 - i. The applicant's efforts to integrate the proposed development into the existing landscape through design features such as vegetative buffers, roadside plantings, and the retention of open space and agricultural land.
 - j. The applicant's efforts to design the development to complement and enhance the rural and historic nature of the County including incorporating into the project forms and materials that reflect the traditional construction patterns of neighboring communities.
 - k. The building setbacks, area, and location of parking, architectural compatibility, signage, and

landscaping of the development, and how these features harmonize with the surrounding townscape and the natural landscape.

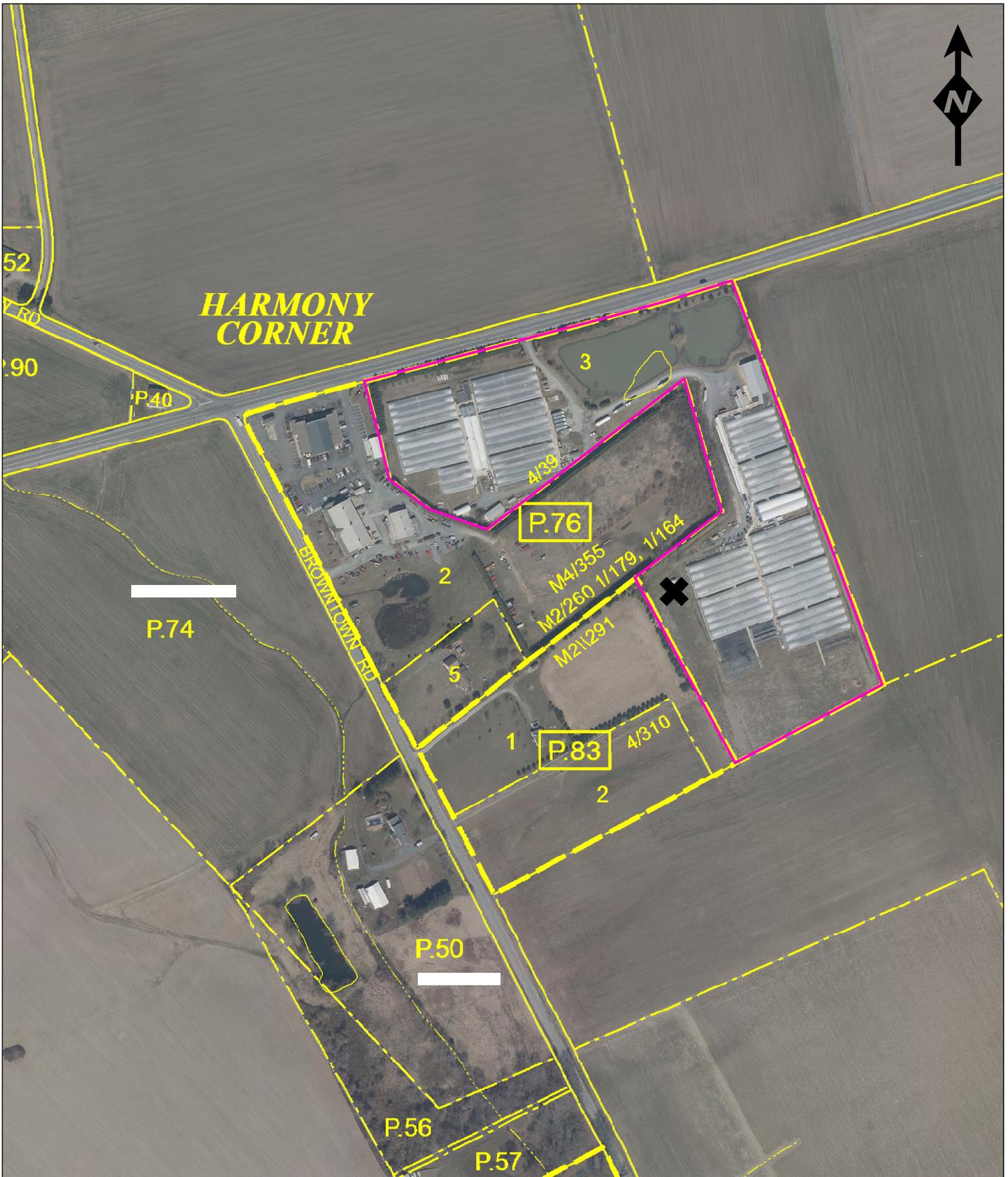
C. *Staff and TAC Comments:*

- The proposal is consistent with strategies and goals of the Comprehensive Plan.
- The property is served by private well and septic. The Health Department is currently reviewing the project to determine necessary improvements to the septic system.
- Stormwater management and sediment control plans will need to be submitted and approved prior to final approval.
- The proposed building will be located approximately 70 feet from the closest property line.
- The proposed building will meet all Federal Department of Labor standards for H2A workers.
- There are no proposed changes to site access.
- “Agricultural activities, not resulting in a change in land use category, including agricultural support buildings” are exempt from Forest Conservation if a Declaration of Intent is filed with the Planning Department.
- The applicant has 2 vans and provides transportation for guest workers. Individual cars for workers will not be parked onsite.
- A Citizen Participation letter was sent to neighboring properties.

Staff Recommendation

Staff recommends that a landscape berm be planted along the western property line. Although the neighboring parcel has planted a screen along their property line, the applicant should plant a screen as well.

Bonnie Plants LLC - Site Plan and Special Exception
Migrant Labor Camp



Source: Kent County Department of Planning, Housing, and Zoning.
Aerial taken Spring 2019. Map prepared October 2021.

1 inch = 400 feet

Narrative

1. **Owner Information:**

Bonnie Plants, LLC.
1727 AL-223, Union Springs, AL 36089

2. **Property Address:**

12515 Augustine Herman Highway, Kennedyville, MD 21645
Parcel 76, Lot 3

3. **Zoning:**

Agricultural Zoning District (AZD) and Crossroads Commercial (CC)

4. **Property Use:**

The property is currently being used to grow herbs and vegetables using agricultural greenhouses. The land use would not change based on the proposed improvements. The improvements consist of adding a 30'x84' dormitory to house migrant workers onsite. The building consists of 6 bedrooms that can house a maximum of 24 workers. Migrant workers are currently being housed in rental hotel rooms that are over 45 minutes from the site.

5. **Site Plan Design**

The proposed structure is 2520 SF. Grade work is negligible and will be kept to the bare minimum on the site. The site plan calls for over 2 acres of pervious, grassed area to remain adjacent to the structure. 1.6 acres of this area will remain as a septic reserve area.

6. **Comprehensive Plan and Land Use Ordinance Compliance:**

The planned improvements will aid in furthering Kent County's economic and cultural commitment to the agricultural industry. Bonnie Plants wishes to continue supporting the agricultural industry in the region by bolstering its production in the area and providing a product in local stores that will continue to promote agricultural practices as buyers buy and plant Bonnie vegetables and herbs.

Bonnie Plants is committed to adhering to all design and environmental standards of the Land Use Ordinance. This includes predesign meetings and permitting, stormwater management and erosion control measures onsite during and after construction, and inspections and certification once construction is complete

7. **Water and Sewer Service**

The proposed dormitory will receive water from an existing well located on the site. A septic system will be adequately sized, approved, and installed per Health Department requirements.

8. **Number of Employees**

Up to 24 seasonal, migrant workers will be housed in the proposed structure

9.

10. **Ownership and Maintenance:**

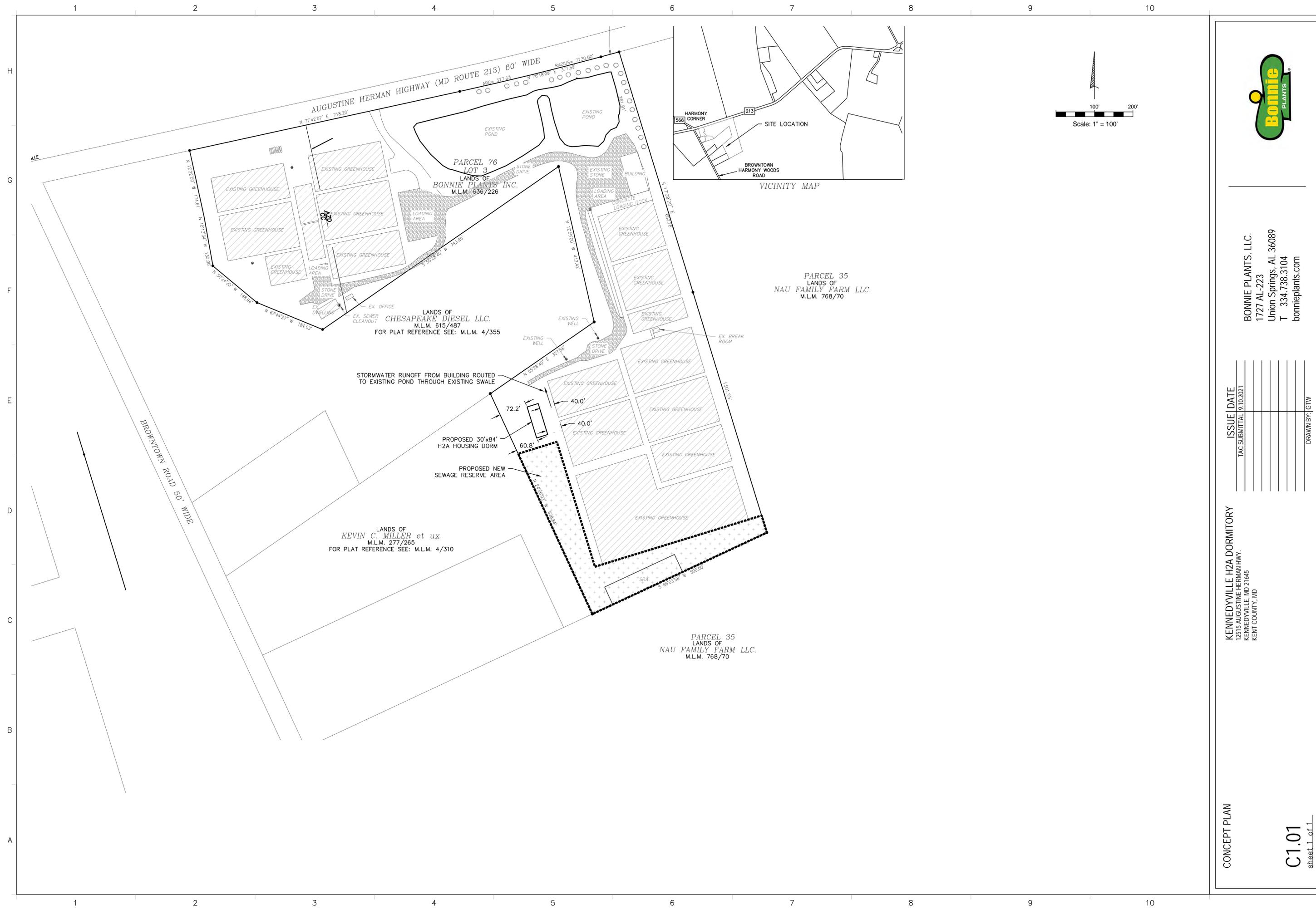
The new structure will be owned and maintained by Bonnie Plants, LLC. The dormitory will meet yearly Department of Labor inspections for H2A housing.

11. **Dependent Uses in Critical Area**

N/A

12. Citizen Participation Plan

A letter and site plan have been sent to the adjacent property owners. The letter, comments and responses will be sent to Kent County to review.



BONNIE PLANTS, LLC.
 1727 AL-223
 Union Springs, AL 36089
 T 334.738.3104
 bonnieplants.com

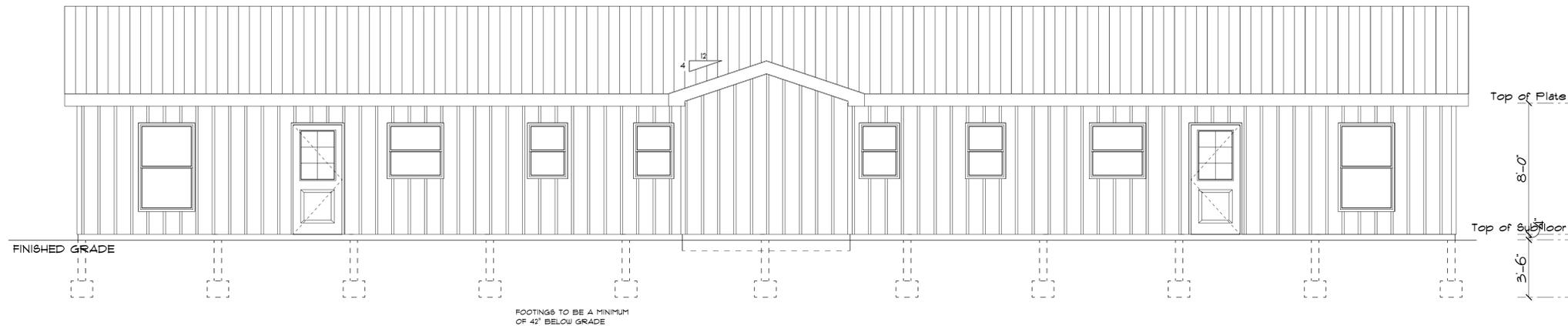
ISSUE DATE
 TAG SUBMITTAL 9.10.2021

KENNEDYVILLE H2A DORMITORY
 12515 AUGUSTINE HERMAN HWY.
 KENNEDYVILLE, MD 21645
 KENT COUNTY, MD

CONCEPT PLAN

C1.01
 sheet 1 of 1

DRAWN BY: GTW



INSULATION REQUIREMENTS:
SEE ATTACHED RESCHECK
COMPLIANCE REPORT

DESIGN CRITERIA:
DEFLECTION LIMITS FLOOR LOADS
LIVE LOADS-- L/480 40 P#F
TOTAL LOAD-- L/240 10 P#F

TOTAL SQ FOOT-- 2520 PLUS UTILITY ROOM 60 SF

FRONT ELEVATION

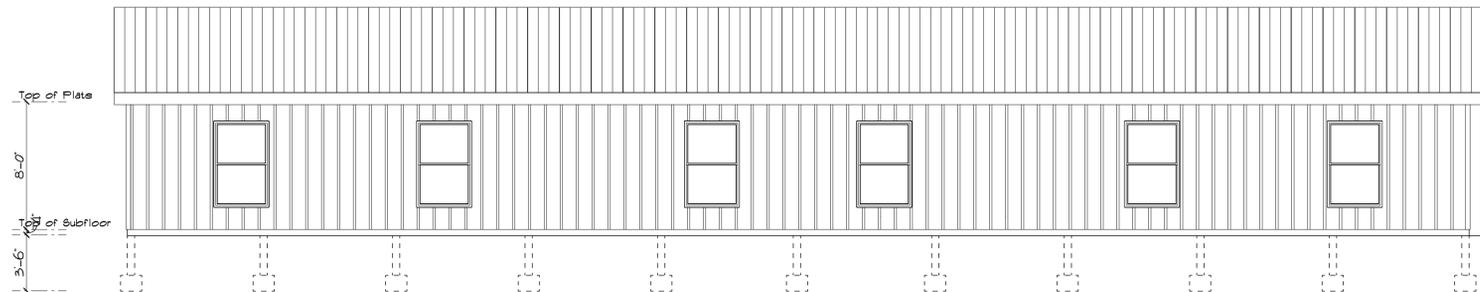
SCALE: 1/4" = 1'-0"

PART 15 MIGRANT FARMWORKER HOUSING SATUTORY AUTHORITY: PUBLIC HEALTH LAW §226

- Standards**
- 15.5 Location, grounds.
- (a) Location. All migrant farmworker housing facilities shall be well drained, and be free of depressions where water may pool and stagnate. The site shall be located where disposal of sewage can be provided in a safe, sanitary manner which neither creates nor is likely to create a public health nuisance or health hazard.
- (b) Grounds. The grounds of a migrant farmworker housing facility shall be maintained in a clean and sanitary condition, and be free of noxious plants. Driveways and access roads shall be maintained to allow free and safe vehicular access to the property.
- 15.6 Housing fire hazards; maintenance.

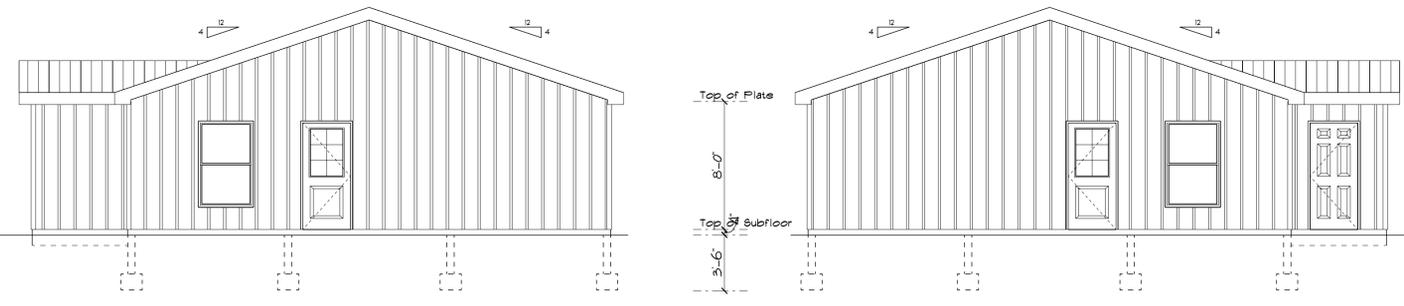
- (a) Requirements for new construction.
- (1) No migrant farmworker housing facility, or any portion thereof, shall be constructed or enlarged for occupancy or use, and no property shall be converted for occupancy or used as a migrant farmworker housing facility without the permit-issuing official being first notified in writing. The required notice of construction, enlargement or conversion shall be submitted at least thirty days prior to beginning such construction on a form approved by the Commissioner of Health. The notice may be supplemented by such further information, plans or specifications as required by the permit-issuing official.
- (2) All new construction including alterations, enlargements, conversions, or relocation of mobile homes, shall conform with the Uniform Code. A Certificate of Occupancy, or equivalent documentation to certify the construction was completed in conformance with the Uniform Code requirements, must be obtained prior to occupancy, and be available for review on request by the permit-issuing official.
- (b) General requirements. A building or structure which is part of a migrant farmworker housing facility shall be structurally safe, adequate in size for its use, and easy to keep clean. Every foundation, roof and exterior wall, door, skylight and window shall be maintained to prevent entrance by rodents, weatherlight and waterlight, and shall be kept in sound condition and good repair. Porches, landings, stairs, and railings shall be maintained structurally sound and in good repair. Interior floors, walls, doors and ceilings shall be sound and in good repair.
- (c) Flooring required in buildings. A building used for accommodation of people in a migrant farmworker housing facility shall have a floor which is constructed of smooth, readily cleanable, durable material such as sealed concrete, close-grained wood or composition material. Floors and floor covering materials shall be maintained in cleanable condition and in good repair.
- (d) Sleeping quarters. Adequate sleeping quarters shall be provided.
- (1) Sleeping quarters shall contain at least 50 square feet of floor area for each occupant over two years of age.
- (2) The required floor area in a room used for sleeping shall consist only of that part which has a minimum ceiling height of at least five feet, and at least 80 percent of the required floor area shall have a minimum ceiling height of at least seven feet.
- (3) In all housing facilities constructed after May 1, 1991, rooms used for sleeping are required to have a minimum ceiling height of seven-foot one-half feet.
- (4) Adequate sleeping facilities shall be provided for each person. Such facilities shall consist of beds, cribs or bunks, complete with required springs and mattresses. Every bed, bunk, crib, bed or bunk spring, mattress, pillow, sheet, pillow case, blanket or other bed cover provided by the operator, shall be clean and in good condition at the time of lease.
- (5) Each sleeping quarters shall contain adequate space for the storage of clothes and personal possessions of each occupant. As a minimum, this space shall include 21 square feet of wall storage area which has a minimum depth of 12 inches and is equipped with clothes rods or hooks and shelving for each occupant. Other provisions which provide equivalent storage capacity for each person may be substituted.
- (6) Separate sleeping quarters for persons of each sex shall be provided except in the housing of families.
- (7) There shall be a clear space of at least 27 inches above the sleeping surface of a bed, bunk.
- (8) When a separate partitioned sleeping area is provided for parents having one or more children two years of age or over, the partition shall be of sound construction and extend a minimum of six feet above the floor.
- (e) Light and ventilation. Adequate light and ventilation shall be provided in each habitable room, and in common use rooms and areas including: kitchens, dining rooms, mess halls, cooking areas, hallways, stairways, laundry rooms, shower rooms, privies and toilet rooms. Adequate artificial lighting and mechanical ventilation may be provided in lieu of natural light and ventilation in toilet rooms and shower rooms where approved by the permit-issuing official.

- (1) For sleeping quarters, kitchens, cooking areas, dining rooms, mess halls, toilet rooms and privies, natural light shall be provided by windows, transoms or skylights having a total area within the eavelets of at least 10 percent of the floor area of the room.
- (2) Provision shall be made for natural ventilation in each sleeping quarters, dining room, kitchen, cooking area, mess hall, bathroom, washroom, public space, toilet room or privy, by providing that at least 40 percent of the area within eavelets required for light shall be capable of being opened.
- (3) One or more ceiling or wall-type electric light fixtures which provide adequate lighting shall be installed in each habitable room, and all common use rooms or areas including: kitchen, cooking area, dining room, mess hall, bathroom, washroom, shower room, laundry room, hallway, stairways, public space, toilet room, and at each privy. At least one separate wall-type electric duplex outlet shall be provided in addition to the required electric light fixture in each sleeping quarters, bathroom, washroom, laundry room, cooking and eating spaces. Additional electrical circuits and outlets may be required when problems with overloading or excessive use of extension cords are identified. The electric service, wiring, and fixtures shall be properly installed in accordance with the Uniform Code and be maintained in good repair and safe condition.
- (4) Stoves. All stoves, heating units or other source of heat using combustible fuel shall be installed and vented in such a manner as to avoid both a fire hazard and a dangerous concentration of fumes or gas.
- (5) No portable heaters or stoves, other than electrical, shall be provided or used. In a room with a combustible floor, there shall be a concrete slab, metal sheet or other fireproof material on the floor under any solid fuel burning stove, or heating unit, extending 18 inches beyond the perimeter of the base of the unit. Any wall, ceiling or other combustible surface or material within 18 inches of a heating unit or chimney pipe shall be adequately protected with fire proof material or moved to a distance of 36 inches or greater from the heater or pipe. Stoves and heating units intended to be connected with a stovepipe shall have such stovepipe connected to the stove and discharging to the outside air or to a chimney. A stovepipe or vent pipe passing through a combustible wall, ceiling, floor or roof shall be installed with adequate fire protection.
- (6) Electric stoves and portable electric heaters and gas fueled space or water heaters or any other heat producing equipment and appliances shall be adequately designed, installed and maintained.
- (7) Fire exits. A building in which people sleep or eat shall be provided with ready exit in case of fire and shall have at least two exits from each occupied floor. Where sleeping quarters are located above the ground floor, at least one outside exit from each floor above the ground floor is required. Windows in sleeping quarters two stories or less in height may constitute a required exit, if the sill is no more than three feet above the floor, the drop from the window sill to an unobstructed area on the ground below is less than 4 feet, and the window has a minimum openable area of four square feet with a minimum dimension of 18 inches. Every sleeping room in which 10 or more individuals sleep shall have at least two exit doors which swing in the direction of exit travel and open to the outside of the building, or to an interior hall. Any hallway extending beyond two occupied floors in a building shall have tight-fitting, self-closing doors which have a minimum three quarter hour fire rating at each floor level. The doors shall swing in the direction of exit travel. Stairways shall be enclosed within smoke-tight walls. All required exit pathways shall be maintained free and clear.
- (8) Fire extinguishing equipment. A minimum of a type 2A rated fire extinguisher shall be provided in a readily accessible location not more than 100 feet from each housing unit. In addition, a minimum of a type 5BC rated extinguisher shall be provided within 30 feet of all rooms containing cooking facilities. Any extinguisher with an equivalent A-B-C rating may be provided.
- (9) Fire and smoke detection devices. Each dwelling unit shall have smoke detection devices that are adequately designed, installed and maintained in accordance with the Uniform Code. Battery operated devices are acceptable in existing construction.
- (10) Heating. All habitable rooms used or occupied between September 1 and June 1, including bathrooms, shower rooms and washrooms must have heating facilities which are properly installed and maintained, and which are capable of maintaining a minimum temperature of 68 degrees Fahrenheit in each room. Heating facilities may be required by the permit issuing official at housing facilities which are occupied at times other than noted above when the room temperature falls below 68 degrees Fahrenheit. When regulation of the temperature is not controlled by the occupants, the heating facilities must be operated to maintain minimum temperature requirements in all occupied habitable rooms during the specified time period.
- (11) In housing constructed after May 1, 1991, all habitable rooms shall have heating equipment which is capable of maintaining a minimum temperature of 70 degrees Fahrenheit, and a minimum temperature of 70 degrees Fahrenheit shall be maintained as required.
- (12) Screening of exterior openings. Effective screening shall be provided for all windows and exterior openings of dwelling units. Screen doors shall be tight fitting and self-closing. All screening shall be maintained in good repair.



REAR ELEVATION

SCALE: 3/16" = 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

LEFT SIDE ELEVATION

SCALE: 3/16" = 1'-0"

- GENERAL NOTES:**
- THE ENGINEER CERTIFIES THAT THESE DRAWINGS ARE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) NEW YORK SUPPLEMENT.
 - WHILE EVERY ATTEMPT HAS BEEN MADE IN THE PREPARATION OF THESE PLANS TO AVOID MISTAKES, THE ENGINEER CANNOT GUARANTEE AGAINST HUMAN ERROR. THE CONTRACTOR MUST CHECK ALL DIMENSIONS AND OTHER DETAILS AND BE RESPONSIBLE FOR THE SAME.
 - ENGINEER SUPERVISION OF CONSTRUCTION IS NOT INCLUDED WITH THESE DRAWINGS. THEREFORE THE ENGINEER ASSUMES NO RESPONSIBILITY FOR WORK-MANSHIP, CODE OR PLAN COMPLIANCE DURING CONSTRUCTION.
 - THESE PLANS ARE INTENDED FOR USE ONLY BY PERSONS KNOWLEDGEABLE IN AND FAMILIAR WITH GENERAL ACCEPTED METHODS OF CONSTRUCTION, TECHNIQUES, AND INDUSTRY STANDARDS AND WHO ARE FAMILIAR WITH ALL APPLICABLE CODES AND OTHER REGULATIONS THAT GOVERN THE CONSTRUCTION OF THIS STRUCTURE.
 - IN THE ABSENCE OF A SOIL REPORT, THE DRAWINGS SHOWING THE FOOTINGS, FOUNDATIONS AND SLAB ARE TO BE USED AS A GUIDE TO THE CONSTRUCTION AND ARE NOT BASED ON ACTUAL SOIL CONDITIONS OF THE SITE.
 - FLOOR PLAN AND EXTERIOR APPEARANCES HAVE BEEN PROVIDED BY THE OWNER. EXTERIOR FINISHES SHALL BE SELECTED BY THE OWNER, UNLESS OTHERWISE SPECIFIED.
 - THE OWNER/BUILDER MUST VERIFY THAT THE DWELLING IS NOT LOCATED IN A FLOODPLAIN AS DEPICTED IN THE LATEST FIRM FLOOD MAP. SHOULD SUCH BE THE CASE, THE OWNER MUST OBTAIN A DETERMINATION FOR THE LOCAL CODE ENFORCEMENT OFFICIAL AS TO WHETHER THESE PLANS REPRESENT A REGULATED ACTIVITY. THE UNDERSIGNED ASSUMES NO RESPONSIBILITY FOR SUCH DETERMINATION UNLESS EXPRESSLY PROVIDED IN WRITING.
 - ELEVATIONS OF GABLES, PORCHES, GRABE LINES, ETC., SHOWN ON DRAWINGS ARE SUBJECT TO CHANGE TO MEET TOPOGRAPHICAL CONDITIONS.
 - BUILDER SHALL VERIFY ALL MATERIALS, DIMENSIONS AND CONDITIONS SHOWN ON STRUCTURAL DRAWINGS OR NOTED IN STRUCTURAL SPECIFICATIONS. ANY VARIANCES WITH THE STRUCTURAL DRAWINGS AND SPECIFICATIONS, OR WITH CONDITIONS ENCOUNTERED AT THE JOB SITE, SHALL BE REPORTED TO THE OWNER IN WRITING BEFORE COMMENCEMENT OF ANY WORK EFFECTED BY SUCH VARIANCE.
 - STRUCTURAL SPECIFICATIONS AND DRAWINGS INDICATE FINISHED STRUCTURE. BUILDER SHALL BE RESPONSIBLE FOR CONSTRUCTION METHODS, PROCEDURES, AND CONDITIONS INCLUDING SAFETY, EXCEPT AS SPECIFICALLY INDICATED OTHERWISE IN THE CONTRACT DOCUMENTS.
 - BUILDER SHALL FILE SEPARATELY: FLOOR PLAN INDICATING FRONT, SIDES, REAR, AND DIMENSIONS AND WASTE WATER DISPOSAL, DOMESTIC WATER SUPPLY.
 - ALL MANUFACTURED MATERIALS, COMPONENTS, FASTENERS, ASSEMBLIES, ETC. SHALL BE HANDLED AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
 - ALL CHANGES TO THESE PLANS MAY ONLY BE APPROVED WITH THE CONSENT OF THE ENGINEER AND/OR OWNER.
 - EXTERIOR WALLS: Construction projections, openings and penetrations of exterior walls of dwellings and accessory buildings shall comply with Table R302.1(1).
 - R302.1.4 R302.8 Barriers, Illumination. All interior and exterior walling shall be provided with a means to illuminate the area, including the landings and tracks. Interior walling shall be provided with an artificial light source located in the immediate vicinity of each landing of the stairway. For interior walls the artificial light sources shall be capable of illuminating tracks and landings to levels not less than 1 footcandle (1 lux) measured at the center of tracks and landings. Exterior walling shall be provided with an artificial light source located in the immediate vicinity of the top landing of the stairway. Exterior walling providing access to a basement from the outside grade level shall be provided with an artificial light source located in the immediate vicinity of the bottom landing of the stairway. Exceptions: 1. An artificial light source is not required at the top and bottom landings provided an artificial light source is located directly over each stairway section. 2. Owner-occupied one-family dwellings not supplied with electrical power in accordance with Section E302.1.2. 3. R302.4 Minimum area. Other habitable rooms shall have a floor area of not less than 10 square feet (9.3 sq. m). Exception: Kitchens. 4. R302.5 Weight effects on room area. Portions of a room with a sloping ceiling measuring less than 5 feet (1524 mm) or a furled ceiling measuring less than 7 feet (2134 mm) from the finished floor to the finished ceiling shall not be considered as contributing to the minimum required habitable area for the room. 5. R302.6 Minimum height, habitable space, hallway, and portions of basements containing these spaces shall have a ceiling height of not less than 7 ft. Bathrooms, toilet rooms and laundry rooms shall have a ceiling height of not less than 6 ft 6 inches. Exceptions: 1. For rooms with sloped ceilings, the required floor area of the room shall have a ceiling height of not less than 7 ft. 2. The ceiling height above bathroom and toilet room fixtures shall be such that the fixture is capable of being used for its intended purpose. A shower or tub equipped with a showerhead shall have a ceiling height of not less than six inches above an area of not less than 30 inches by 30 inches as the showerhead is extended. 3. Beams, girders, ducts or other obstructions in basements containing habitable space shall be permitted to project to within six inches of the finished floor.

**TABLE R301.2(1)
CLIMATE AND GEOGRAPHIC DESIGN CRITERIA**

HEATING DEGREE DAYS	GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM ICE LEAKAGE	ROOF DEPTH (IN)	WIND TEMPE. (F)	WIND DIR. (F)	WIND DIR. (F)	CLIMATE ZONES	ICE BANKING REQUIRED	FLOOD HAZARD
ORANGE CO. DUTCHESS CO.	5750	30-40	90	B-C	BEVERE	42	POSSIBLE TO HEAVY	6	83	5A	YES
ULSTER CO.	6750	40-50	80	B	BEVERE	48	"	6	83	6A	YES
SULLIVAN CO.	6750	40-50	80	B	BEVERE	48	"	6	83	6A	YES

PART OF ORANGE CO. IS IN SPECIAL WIND REGION SEE R301.2(4) SHINGLES TO BE ATTACHED W/6 FASTENERS

ELEVATIONS

BONNIE PLANTS MIGRANT HOUSING

SCALE: 1/4" = 1'-1"

DRAWN BY: J. SCHNEIDER

DATE: 10-20-16

MICHAEL J. AIELLO, P.E.
CONSULTING ENGINEER

JMK TEC INC.
PLANS & DRAFTING

452 County Rd. 48
Pine Bush, NY 12566
jktec3@gmail.com
(845)361-4356

REVISION DATE

PAGE: 1

OF: 3

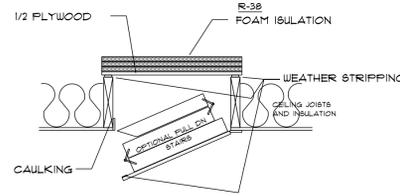
16BONNIEPLANTS-0

SOFTPLAN

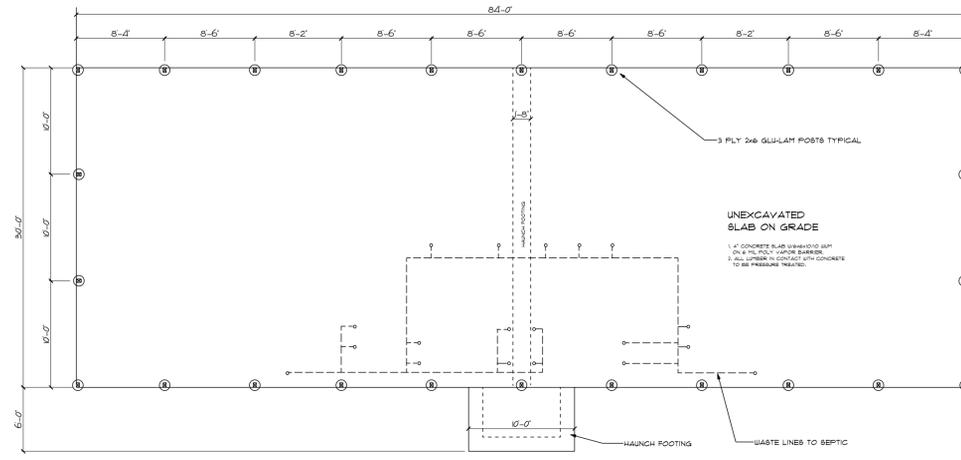
SECTION R801 ATTIC ACCESS

R801.1 Attic access. Buildings with combustible ceiling or roof construction shall have an attic access opening to attic areas that exceed 30 square feet (2.8 m²) and have a vertical height of 30 inches (762 mm) or more.

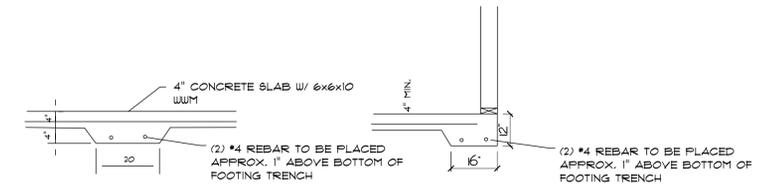
The rough-framed opening shall not be less than 22 inches by 30 inches (559 mm by 762 mm) and shall be located in a hallway or other readily accessible location. A 30-inch (762 mm) minimum unobstructed headroom in the attic space shall be provided at some point above the access opening. See Section M1 305.1.3 for access requirements where mechanical equipment is located in attic.



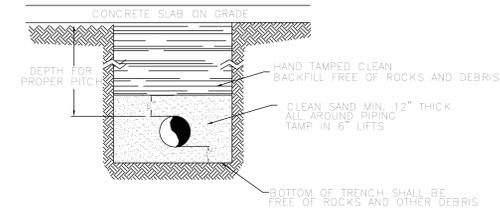
ATTIC ACCESS
INSULATION DETAIL
NTS



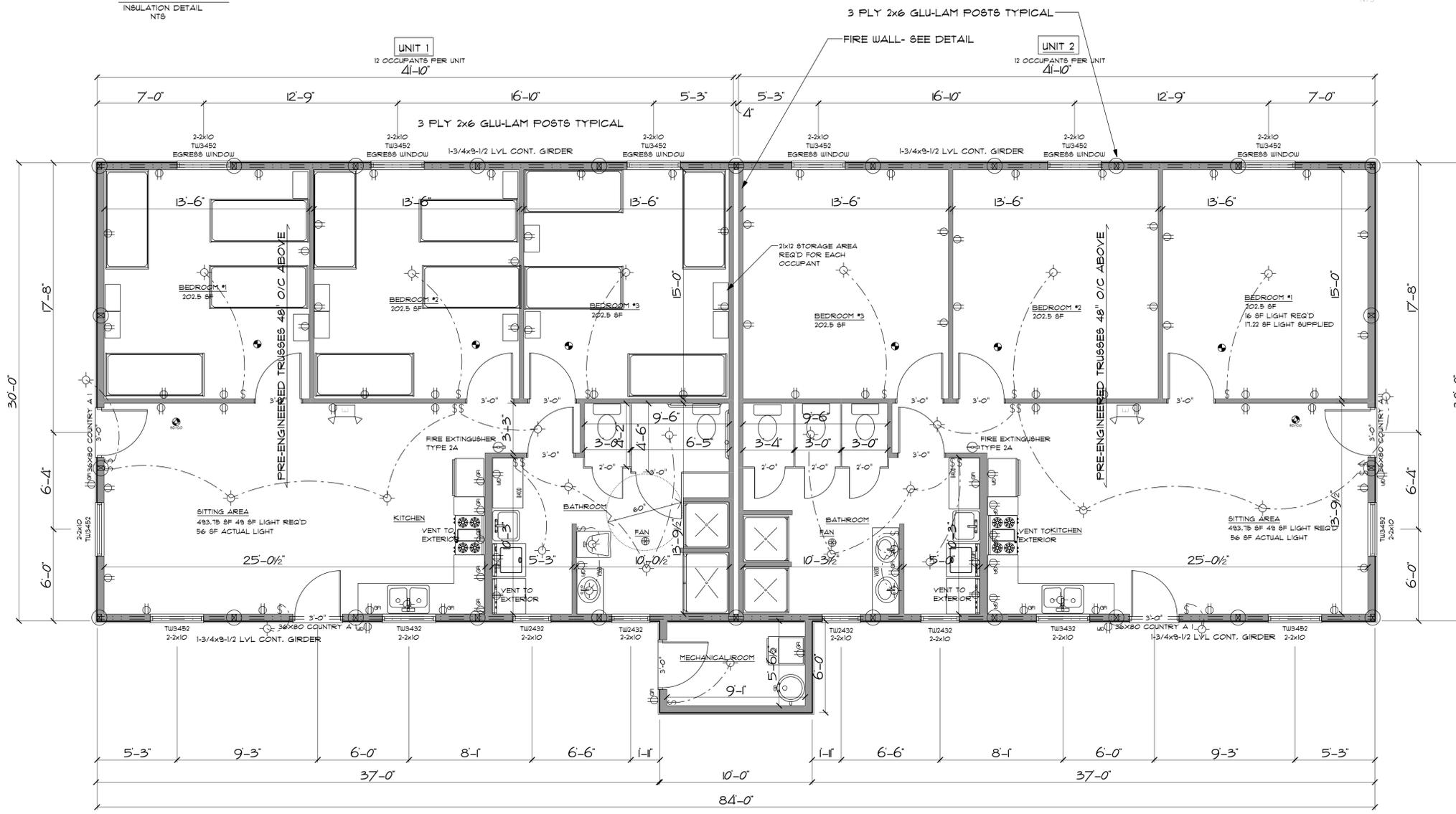
FOOTING PLAN
SCALE: 1/8" = 1'-0"



HAUNCH FOOTING DETAIL
NTS



TYPICAL TRENCH DETAILS
NTS



FLOOR PLAN
SCALE: 1/4" = 1'-0"

UTILITY ROOM NOTES:

- MIN. 16" CLEARANCE AROUND FURNACE. MIN. 18" ABOVE FLOOR.
- SELF CLOSING FIRE RATED DOOR ON UTILITY ROOM.
- 5/8" TYPE 'X' GYPSUM BOARD THROUGHOUT UTILITY ROOM AND ON OPPOSITE SIDE OF COMMON WALL.
- FRESH AIR VENT REQUIRED.

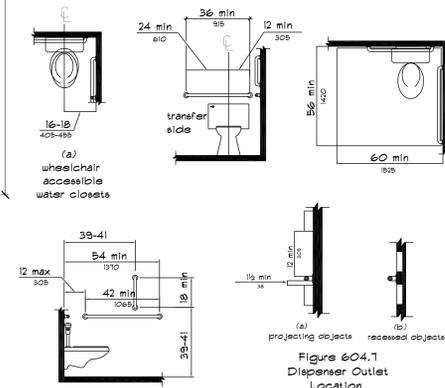
HEATING AND COOLING EQUIPMENT SHALL BE SIZED BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL J (1401.3)

ALL DOOR AND WINDOW HEADERS NOT SPECIFIED ARE TO BE 2-2x10 ON BEARING WALLS

SECTION 404 ELECTRICAL POWER AND LIGHTING SYSTEMS

404.1 Lighting equipment (Mandatory). A minimum of 80 percent of the lamps in permanently installed lighting fixtures shall be high-efficacy lamps.

NO STORAGE OF HAZARDOUS MATERIALS PERMITTED



HANDI-CAP DETAILS

SCALE: 1/4" = 1'	JK TEC INC. PLANS & DRAFTING
DRAWN BY: J. SCHNEIDER	MICHAEL J. AIELLO, P.E. CONSULTING ENGINEER
DATE: 10-20-16	File Path: NY 12566 452 County Rte. 48 NY (845) 361-4356 jktec3@gmail.com
FLOOR PLAN	BONNIE PLANTS MIGRANT HOUSING
REVISION	MONTGOMERY
PAGE: 2	OF: 3
16BONNIEPLANTS-0	SOFTPLAN

