

# Kent County Planning Commission

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Kent County Government Center  
400 High Street  
Chestertown, Maryland 21620

FACSIMILE 410-810-2932

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

### AGENDA

August 6, 2020

1:30 p.m.

#### *COVID-19 Special Announcement Regarding Meeting Attendance*

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

To participate via Microsoft Teams:

1. Call **1-872-239-8359**
2. Enter Conference ID: **358 587 996#**

To participate via the Kent County Conference Bridge service:

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

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

### MINUTES

June 4, 2020

July 2, 2020

### APPLICATIONS FOR REVIEW

#### **20-26 Dixie Land Energy – Set Back Variance (Side & Rear Yards)**

East side of Massey and Sassafras Road – First Election District – Zoned Industrial “I” .....Rec to BOA  
(Staff: Stephanie Jones)

#### **20-23 Dixie Land Energy – Site Plan Review (Concept)**

East side of Massey and Sassafras Road – First Election District – Zoned Industrial “I” .....PC Review  
(Staff: Stephanie Jones)

### GENERAL DISCUSSION

Town of Millington - Parks & Recreation Master Plan 2020.....For Your Information, No Action Required

### STAFF REPORTS

### ADJOURN

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

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

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



## MINUTES

The Kent County Planning Commission met in regular session on Thursday, June 4, 2020, virtually in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members attending via audio/video conference: Elizabeth Morris, Chairman; William Sutton, Vice Chairman; F. Joseph Hickman; Kim Kohl; Commissioner P. Thomas Mason; B. Douglas Megargee; James Saunders; Cynthia L. McCann, Esq., Planning Commission Attorney; Staff in attendance were Carla Gerber, GIS Specialist; Stephanie Jones, Environmental Planner; William Mackey, Director; Robert Tracey, Community Planner; and Brian Jones, Clerk.

The following attended and participated in the meeting: Mr. John Rutkowski; Christopher Drummond, Esquire; and Mr. Jack Kirby, Kirby and Associates, Inc.

Ms. Morris called the meeting to order at 1:31 p.m.

## MINUTES

The minutes of the meeting on May 7, 2020, were approved as written and distributed.

### APPLICATIONS FOR REVIEW:

#### **20-20 John E. and Susan M. Rutkowski - Buffer Variance**

Present and duly sworn in by Ms. Morris was the applicant, Mr. Rutkowski.

Ms. Gerber gave a brief overview of the proposal, citing relevant issues, the applicable laws and staff comments. The applicants wish to install a 50-foot long privacy fence beginning 80 feet from the shoreline. The fence will be 8-foot long panels with the end posts set in concrete. The end posts will overlap but have a 4-inch gap between them. The panels will have 6 inches of clearance off the ground.

Ms. Gerber said the applicants have applied for a variance to construct 20 feet of their proposed 50-foot fence within the buffer.

Ms. Gerber said that the applicant has tried to maintain a living fence, but due to the nature of the property, he has had to replace the plantings more than once. Ms. Gerber said some of the evergreens need to be replaced again, and the applicant would prefer to install a fence.

Ms. Gerber said the Critical Area Commission does not regulate fences without footers in the Buffer and does not oppose the variance request.

Ms. Gerber said staff recommends granting the variance with the following conditions for mitigation:

- Mitigation be set at a ratio of 1:1 for removal of the existing vegetation and that the areas of mitigation be planted with native cultivars.

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- A Critical Area Forest Clearing Plan and a Buffer Management Plan shall be approved by the Department of Planning, Housing, and Zoning during building permit review.

Ms. Morris asked if any correspondence has been received.

Ms. Gerber said correspondence was received by the Critical Area Commission. She provided a summary of their letter and noted that they do not oppose the variance request. She reviewed the Commission's recommendation for mitigation.

Mr. Rutkowski said that he and his wife have owned the property for 16 years and they have done everything they can to keep the property natural. Mr. Rutkowski said they are looking for privacy and that this is the third generation of plantings that have done. Mr. Rutkowski said the plantings where the fence is being proposed keep dying. Mr. Rutkowski further noted that the area sees a large amount of traffic on a daily basis and without any kind of protection, someone could look into their dining room.

Mr. Hickman asked about the practical difficulty.

Ms. Gerber said the practical difficulty was adjacency to the public landing. Mr. Hickman questioned if location was applicable based on variance standard "d3" – "the use or development of property immediately adjacent to the property, except that this criterion shall not apply in the Critical Area." Mr. Gerber then suggested that the property had an unusual characteristic of size or shape because it is relatively narrow and the house sits close to the property line.

Mr. Hickman asked Mr. Rutkowski if the trees die because the soils are too wet. Mr. Rutkowski stated that the trees had to be planted on a raised bed because of the brackish water that regularly fills the parallel ditch. Even with watering, the trees don't survive drought conditions. Mr. Hickman determined that the soil conditions were the most significant practical difficulty.

No public input was received.

After further discussion and additional questions by the Commission, Mr. Hickman made a motion to send a favorable recommendation for the buffer variance to the Kent County Board of Appeals based on the following findings:

- The need for a variance was not caused by the applicant's actions.
- A practical difficulty exists due to the soil conditions.
- Granting a variance will not cause a substantial detriment to neighboring properties nor will it change the character of the neighborhood and district.
- The granting of the variance will not adversely affect water quality or adversely impact fish, wildlife, or plant habitat.
- The request represents a minimal disturbance to the buffer.
- The Critical Area Commission does not oppose the granting of the variance and the application is consistent with the general spirit and intent of the Land Use Ordinance.
- The granting of the variance does not confer any special privileges that would be denied to other similar lands and uses.

- The reasonable use of the entire property was considered.

Ms. Kohl seconded the motion, and the motion passed unanimously.

**20-21 Fifth Investments, LLC, and Emily C. McCoy and Christopher A. Delahanty – Major Subdivision (Concept Review) and Road Waiver**

Present and representing the applicant were Attorney Christopher Drummond and Mr. Jack Kirby.

Ms. Morris swore in Mr. Jack Kirby.

Ms. Gerber gave a brief overview of the proposal, citing relevant issues, the applicable laws, and staff and TAC comments. The applicants are requesting a road waiver and concept review for a major subdivision of their 10.712-acre parcel into 24 lots and a common area lot. The purpose of the subdivision is to terminate the existing Delta Heights Condominium Regime and create fee-simple lots for each existing dwelling. The remainder of the property will be a common area lot owned by the Delta Village Townhouses Community Association, Inc. The property is located on Tolchester Road. It is in the Sixth Election District and is zoned “AZD,” Agricultural Zoning District.

Ms. Morris asked if any correspondence has been received.

Ms. Gerber said no correspondence has been received.

Mr. Drummond provided a brief history of the property and overview of the proposal.

Mr. Drummond said the applicant has spent a lot of money over the past several years rehabilitating the units, and Kent County extended water and sewer service replacing old infrastructure.

Mr. Drummond explained that federal loan programs are not available for condominium projects until at least fifty percent of the condominium units are sold. That prompted the applicant to move towards townhouses where the fifty percent threshold does not apply.

Mr. Drummond said the applicant requested a zoning text amendment which the County Commissioners approved, allowing this project to move forward as it relates to home ownership.

During concept review the Planning Commission recommended the following:

- Adding one parking space to the proposal to eliminate the need for a parking waiver.
- Use standard “AZD” setbacks for alterations/additions to the existing units and for accessory structures.
- A 50-foot right-of-way be established for each entrance road and that the applicant considers naming each road in order to assign unique addresses to each unit.

Ms. McCann suggested having the applicant’s attorney draft a private road agreement.

Mr. Drummond said he would draft a road maintenance agreement releasing the county from any obligations.

No public input was received.

In considering the road waiver request to allow a private road in a major subdivision, Mr. Hickman said the strict application of the ordinance would inhibit achieving goals of workforce housing. He said the reason these properties will be sold at the prices they are is because the infrastructure costs stay down to the owners.

After further discussion and additional questions, Mr. Hickman made a motion to grant a road waiver based on the following findings:

- The waiver would not cause substantial detriment to neighboring properties.
- The waiver is consistent with the Comprehensive Plan and County ordinances.
- The cost to improve the road to public road standards would inhibit the goals of the Comprehensive Plan which encourages development of workforce housing.
- The extraordinary hardship was not caused by the applicant.

Ms. Kohl seconded the motion, and the motion passed unanimously.

## **STAFF REPORTS**

Carla Gerber:

- Ms. Gerber said the Annual Report should be ready for review by the Planning Commission at the next meeting.
- Ms. Gerber said she has been working on a project in cooperation with Emergency Services to prepare the county for Next Generation 911. A consultant has been hired to assist with the project.

Mr. Tracey:

- Mr. Tracey said he has been working on building permits and various projects.

Ms. Jones:

- Ms. Jones said she attended the virtual Critical Area Commission meeting for the Campground Text Amendment and Growth Allocation Policy. She said the Critical Area Commission recommends amending the text amendment and policy that was approved by the Commissioners.

Mr. Mackey

- Mr. Mackey reported the County Commissioners adopted a modified version of the Data Center Ordinance. Mr. Mackey said the modified version removed “AZD” and “Intense Village” from the Ordinance. Mr. Mackey said the Commissioners also approved the housekeeping legislation regarding agricultural structures in “AZD.”
- Mr. Mackey reported that COVID-19 has delayed some of the processes, however the Department has been able to continue with full operations of all services to the citizens.

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- Mr. Mackey said some of the aspects of the rezoning project have been placed on hold, he said the goal within the next several days is to launch the webpage that will announce to the citizens how to get involved. He said the consulting team has begun working on the project completing various tasks.

Ms. Morris and Ms. Kohl expressed concern regarding how citizens without internet accessibility could participate in the rezoning process.

Mr. Mackey said other avenues will be utilized to get the word out to those without internet accessibility about the rezoning project.

### **GENERAL DISCUSSION**

Ms. Morris thanked everyone for their cooperation, hard-work, and dedication.

Ms. Kohl thanked Ms. Morris for doing a good job at chairing the meetings.

### **ADJOURN**

There being no further business for the good of the organization, the meeting was adjourned at 2:55 p.m.

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Elizabeth Morris, Chairman

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Brian Jones, Clerk

## MINUTES

The Kent County Planning Commission met in regular session on Thursday, July 2, 2020, virtually in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland, with the following members attending via audio/video conference: Elizabeth Morris, Chairman; William Sutton, Vice Chairman; F. Joseph Hickman; Kim Kohl; Commissioner P. Thomas Mason; B. Douglas Megargee; James Saunders; Cynthia L. McCann, Esq., Planning Commission Attorney; Staff in attendance were Carla Gerber, GIS Specialist; Stephanie Jones, Environmental Planner; William Mackey, Director; Robert Tracey, Community Planner; and Brian Jones, Clerk.

The following attended and participated in the meeting: Attorney Christopher Drummond; Mr. Jack Kirby, Kirby and Associates, Inc.; Mr. David Seay, Delmarva Power and Light, Co.; and Mr. John Fellows, Duffield Associates, Inc.

Ms. Morris called the meeting to order at 1:32 p.m.

## MINUTES

The minutes of the June 4, 2020 meeting were tabled until the next meeting.

### APPLICATIONS FOR REVIEW:

#### **19-72 County Commissioners of Kent County – Zoning Text Amendment Campgrounds**

Ms. Jones gave a brief overview of the amendment, which is required as a condition of the Critical Area Commission approval, citing relevant issues, the applicable laws and staff comments.

Ms. Jones said the proposed amendment is consistent with many goals and strategies of the Comprehensive Plan, and after adopting the language it would be consistent with Critical Area regulations.

Ms. Jones said staff recommends sending a favorable recommendation on this item to the Board of County Commissioners.

Ms. Morris asked if any correspondence has been received.

Ms. Jones said no correspondence has been received.

No public input was received.

After further discussion, Mr. Hickman made a motion to send a favorable recommendation for the zoning text amendment to the Board of County Commissioners based on the following:

- The Critical Area Commission requirement for the amendment addresses public need.
- The amendment complies with the Comprehensive Plan with retaining and supporting existing businesses.

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- The amendment benefits the county.

Ms. Kohl seconded the motion, and the motion passed unanimously.

**20-21 Fifth Investments, LLC, and Emily C. McCoy and Christopher A. Delahanty – Major Subdivision (Final Review)**

Present and representing the applicant were Attorney Christopher Drummond and Mr. Jack Kirby.

Ms. Morris swore in Mr. Jack Kirby.

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

Ms. Gerber said during concept review, the applicant and the Planning Commission discussed requiring a 30-foot rear setback which is consistent with current standards for the Agricultural Zoning District. Since then the applicant has realized that the proposed townhouse lots do not meet this standard due to the attached shed for each unit. The applicant would like to propose requiring a rear setback of 25 feet.

Ms. Gerber said the applicant would also like to request that Building Restriction Lines not be required on the plat.

Ms. Gerber said a 50-foot right-of-way has been established from the entrance to the parking area.

Ms. Gerber said the applicant has proposed naming the road serving the duplexes Lynn Lane and the road serving the townhouses Persimmon Drive. The road names have been approved.

Ms. Gerber said adequate parking is provided. The parking easement for the duplex spaces that fall within the proposed lots have been shown on the plat and language has been included in the deed restrictions to maintain those spaces as part of the common parking area.

Ms. Gerber said the application is consistent with the Comprehensive Plan. Adequate water and sewer are available. An easement for the pump station on the property has been included on the plat. Existing vegetation will not be removed. The development will not place unreasonable demands on public services and infrastructure.

Ms. Gerber further noted that staff recommends granting final approval conditioned upon approval of the deed restrictions by the Planning Commission attorney.

Ms. Morris asked if there was any public input

Ms. Morris asked if any correspondence has been received.

Ms. Gerber said no correspondence has been received.

Ms. McCann said the road conveyance for the private road is described as a 50 ft. wide right-away. However, that was a time before the road names were designated. The roadways are 50 ft. wide at the entrance but not 50 ft. wide in the parking area.

Mr. Drummond said the parking lot and the private roads are within the common area and that he would work with Ms. McCann on the concern.

After further discussion and additional questions, Mr. Hickman made a motion to grant final approval of the major subdivision based on the following findings:

- The subdivision is a permitted use.
- The subdivision is consistent with the Comprehensive Plan as it relates to work-force housing.
- The subdivision meets the open space and forest conservation requirements.
- The Commission approves a 25 ft. rear yard setback.
- The Commission will not require any building restriction lines on the plat.
- The road access has been addressed with a private road and the roads have been identified per the Commission's request.
- Adequate parking is provided.
- There are reasonable demands of public services.
- There is adequate water and sewer.
- The applicant integrated design features making it an attractive rehabilitation of an old facility.
- By approving the subdivision of land on the proposed plat, the Kent County Planning Commission are in no way representing that the existing structures on the property meet life/safety codes, or current fire safety separation standards, or any standards, other than those related to land subdivision and the location of structures related to zoning.

Ms. Kohl seconded the motion, and the motion passed unanimously.

### **20-24 Delmarva Power & Light Co. (Chestertown Substation Expansion) – Concept Site Plan Review**

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

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

Mr. Tracey said Delmarva Power & Light Company is requesting concept site plan review to expand the existing substation located at 509 Morgnec Road (Tax Map 37/Parcel 82), to the recently purchased adjacent parcel located at 511 Morgnec Road (Tax Map 37/Parcel 85), just outside of the Town of Chestertown. The combined site area totals 2.40 acres and is located in the Fourth Election District.

Mr. Tracey said the following will need to be addressed, in order to receive preliminary site plan approval:

- Completed Citizen Participation Plan.
- Completed Forest Conservation Plan.
- Sediment and erosion control and stormwater management plans must be approved by the Kent County Soil and Water Conservation District.
- If applicable, sureties for stormwater management and sediment and erosion control and forest conservation must be posted prior to final approval.

Mr. Tracey said no correspondence has been received.

Mr. Seay said the project is a reliability project for Delmarva, the intent is to expand an existing substation that was built 1968 or 1969 and the equipment needs to be replaced.

Mr. Seay said they are replacing 2 transformers and installing a new switch gear.

Mr. Fellows asked staff why they had to conform with forest conservation since the expansion is less than 40,000 sq. ft. Mr. Tracey said that could be an error and would work with Mr. Fellows.

Mr. Fellows said the project is unoccupied and has no demands for well or septic and inquired if the Commission would combine the preliminary and final site plan with one submission.

Mr. Hickman said he didn't see a problem with combining a preliminary and final review and approval as long as there was a robust citizen participation plan, especially regarding landscaping.

### **20-26 Dixie Land Energy – Set Back Variance (Side & Rear Yards)**

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

Present and duly sworn in representing the applicant were Mr. Kevin Shearon with DMS & Associates, LLC.

Mr. Shearon explained he would like to alter the variance request for the rear yard from 85 feet to 50 feet and indicated so on Exhibit 1.

Mr. Hickman said he is concerned about addressing the setback variance if a citizen's participation plan has not been completed.

Mr. Shearon agreed to table the application until a citizen participation plan could be completed in conjunction with the site plan application (#20-23).

### **20-23 Dixie Land Energy – Site Plan Review (Concept)**

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

Ms. Jones said Dixie Land Energy is requesting concept site plan review for a proposed liquid propane and fuel oil storage and distribution facility. The proposal consists of two above ground fuel oil tanks and two above ground liquid propane tanks surrounded by an 8-foot tall chain link fence with a lockable gate. The applicant is also requesting an 85-foot variance to both sides and the rear yard to construct the facility.

Mr. Shearon gave a presentation which included an overview of the project.

Mr. Shearon agreed to table the application until a citizen participation plan could be completed.

## **GENERAL DISCUSSION**

### **2019 Annual Report**

Mr. Tracey presented the 2019 Annual Report. Mr. Sutton said the staff did a good job compiling the report.

Ms. Kohl made a motion to adopt the 2019 Annual Report as submitted. Mr. Sutton seconded the motion, and the motion passed unanimously.

### **County Commissioners of Kent County – Amendment to Kent County Growth Allocation Policy**

Ms. Jones gave a brief overview of the amendment, which is required as a condition of the Critical Area Commission approval.

Mr. Hickman made a motion to forward a favorable recommendation to the County Commissioners for the amendment to the Kent County Growth Allocation Policy to reformat Section 2.2.g through 2.2.j to be consistent with the Critical Area Law and the conditions placed on the previous Resolution.

Ms. Kohl seconded the motion, and the motion passed unanimously.

## **STAFF REPORTS**

Carla Gerber:

- Ms. Gerber said she has been busy working on various projects.
- Ms. Gerber gave an update on the comprehensive rezoning project.

Mr. Tracey:

- Mr. Tracey said he has been working on the applications to sell easements to MALPF.

Ms. Jones:

- Ms. Jones said the planners have been working with the Office of Emergency Services on updating the *Hazard Mitigation Plan*.

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- Ms. Jones said she has been working on the *Biannual Critical Area Report*.
- Ms. Jones said she has been working on reviewing the current requirements for the Critical Area Program for the comprehensive rezoning.
- Ms. Jones said she virtually attended a National Flood Insurance Program (NFIP) training.

## **ADJOURN**

There being no further business for the good of the organization, the meeting was adjourned at 3:34 p.m.

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Elizabeth Morris, Chairman

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Brian Jones, Clerk



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

To: Kent County Planning Commission  
From: Stephanie Jones, Environmental Planner  
Date: July 29, 2020  
Subject: Dixie Land Energy Concept Site Plan Review and Sides and Rear Yard Setback Variance

### EXECUTIVE SUMMARY

#### **Request by Applicant**

Dixie Land Energy is requesting concept site plan review for a proposed liquid propane and fuel oil storage and distribution facility. The proposal consists of two above ground fuel oil tanks and two above ground liquid propane tanks surrounded by an 8-foot tall chain link fence with a lockable gate. The applicant is also requesting an 85-foot variance to both sides and a 50-foot variance to the rear yard to construct the facility.

#### **Public Process**

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

Per the Kent County Land Use Ordinance Article V, Section 15.5 the required side yard setback for an industrial zoned property adjacent to the village zoning requires a 100-foot setback. Article IX Section 2.2 of the Kent County Land Use Ordinance authorizes the Board of Appeals to grant variances from the yard (front, side, or rear) requirements.

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

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

Both applications were before the Kent County Planning Commission on July 2, 2020. Due to the lack of a Citizen's Participation Plan both applications were tabled. The Kent County Board of Appeals tabled the variance application and the item is to be heard on August 17, 2020. The applicant has addressed requirements for concept site plan review and should address the Planning Commission's concerns and questions before proceeding with preliminary/final site plan review. The applicant has addressed the variance standards and a recommendation should be made to the Board of Appeal.

#### **Recommendation**

Staff recommends that the Planning Commission review and comment on the concept site plan proposal for consistency with the Kent County Land Use Ordinance and Comprehensive Plan (please see staff and TAC comments). Staff recommends approval of an 85-foot variance from the required 100-foot setback to both sides and further recommends that the rear yard setback be the minimum necessary to ensure safe areas for parking and truck turning.

## PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission  
SUBJECT: Dixie Land Energy  
Concept Site Plan Review  
Side and Rear Yard Setback Variances  
DATE: July 28, 2020

### DESCRIPTION OF PROPOSAL

Dixie Land Energy is requesting concept site plan review for a proposed liquid propane and fuel oil storage and distribution facility on the lands of SP Realty Investments, LLC. The proposal consists of two above ground fuel oil tanks and two above ground liquid propane tanks surrounded by an 8-foot tall chain link fence with a lockable gate. The applicant is also requesting an 85-foot variance to both sides and a 50-foot variance to the rear yard to construct the facility. The entrance to the facility will be concrete and the remainder of area within the fence will be compact asphalt millings.

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

### HISTORY

At the July 2, 2020, Planning Commission meeting the applicant presented their case and indicated that they would be amending the variance request to have a rear setback of 50-foot, with 15-foot setbacks to the sides. The Planning Commission reviewed and tabled both (concept site plan and variance) applications before them. The Commission felt that the Citizen's Participation Plan needed to be completed before making a recommendation to the Board of Appeals for the requested setback variance. The Planning Commission also addressed and requested a containment plan indicating that all State and Federal regulations are being met and a lighting plan.

### SETBACK VARIANCE

#### RELEVANT ISSUES

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

- A. *Comprehensive Plan*: "Insure that all new development or redevelopment meets a high standard for planning, workmanship, and design." (Page 31)
- B. *Applicable Law*: Article V, Section 15.5 of the Kent County Land Use Ordinance establishes the Density, Height, Width, Bulk, and Fence Requirements as follows for the Industrial Zoning District.

##### Minimum yard

- Front
  - Existing Primary road 100 feet<sup>3</sup>
- Side and Rear
  - Adjacent to EC, I, ICA-LDA, & ICA 15 feet 15 feet
  - Adjacent to V, RR, CAR 100 feet<sup>3</sup>

- B. *Staff and TAC Comments:* According to the official Zoning Map, this parcel is zoned Industrial and the parcels to the north and east (Map 16, Parcel 51) and south (rail line) are zoned Village. When adjacent to Village zoning, the side and rear setback is 100 feet. In addition, the required yard shall be landscaped and screened and shall be unoccupied by buildings, structures, or parking area.

The site plan does not indicate the exact setbacks of the proposed tanks to the property lines; however, the applicant is proposing to locate the parking and truck turnaround area within 15 feet of the side property lines. A variance of 85 feet is requested from both sides and the 50 feet from the rear.

## II. Variance

- A. *Applicable Law:* Article IX, Section 2.2 of the Kent County Land Use Ordinance authorizes the Board of Appeals to grant variances from the yard (front, side, or rear), height, bulk, parking, loading, shoreline cliff, 15% slope, pier length, impervious surface, stream protection corridor, and buffer requirements so as to relieve practical difficulties or other injustices arising out of the strict application of the provisions of this Ordinance.

Such granting of a variance shall comply, as nearly as possible, in every respect to the spirit, intent, and purpose of this Ordinance; it being the purpose of this provision to authorize the granting of variation only for reasons of demonstrable practical difficulties as distinguished from variations sought for purposes or reasons of convenience, profit, or caprice.

In order to grant a variance, the Planning Director, or the Planning Director's designee, must find all the following:

- a. That the *variance* will not cause a substantial detriment to adjacent or neighboring property.
  - b. That the *variance* will not change the character of the neighborhood or district.
  - c. That the *variance* is consistent with the *Comprehensive Plan* and the general intent of this Ordinance.
  - d. That the practical difficulty or other injustice was caused by the following:
    - i. Some unusual characteristic of size or shape of the property.
    - ii. Extraordinary topographical or other condition of the property.
    - iii. The use or *development* of property immediately adjacent to the property, except that this criterion shall not apply in the *Critical Area*.
  - e. That the practical difficulty or other injustice was not caused by the applicants' own actions.
  - g. In considering an application for a *variance*, the Board shall consider the reasonable use of the entire parcel or lot for which the *variance* is requested.
  - i. The Board may consider the cause of the *variance* request and if the *variance* request is the result of actions by the applicant, including the commencement of *development* activity before an application for a *variance* has been filed.
- B. *Staff and TAC Comments:* The variance will not cause a substantial detriment to adjacent or neighboring properties or change the character of the neighborhood. The location for which the storage and distribution facility will be located is surrounded by existing industrial uses including a storage area, grain mill, railroad, and multiple agricultural fertilizer businesses. The storage and distribution of fuel oil and propane will blend with the surrounding landscape. The village and residential area of Massey does not extend north of the rail line and farther to the north of the industrial area is agricultural land.

The variance is consistent with the intent of the Land Use Ordinance and Comprehensive Plan. The Comprehensive Plan supports new businesses and the Ordinance only requires a 15-foot setback for Industrial zoned properties that are adjacent to other Industrial zoned properties. A 15-foot setback is reasonable at this location due the surrounding land uses.

The practical difficulty is caused by the overall size and shape of the existing lot. From the north, east, and south a 100-foot setback is required due to the zoning of the adjacent properties. Please see the site plan that was provided which shows how the required 100-foot setbacks overlap. There is no area remaining once the 100-foot setbacks are applied.

The practical difficulty was not caused by the applicant's own actions. This property is zoned for an industrial use. If required to meet the 100-foot setbacks, it is impossible for an industrial use to be developed on this property without requesting a variance. The surrounding properties that are zoned village are used in an industrial manner.

The proposed use is reasonable for this parcel. No actions or construction have begun, and the applicant has applied for a concept site plan review.

The concept site plan indicates that the required afforestation area will be located on the rear of the property. The proposed 50-foot rear setback merely skims the afforestation area. The variance should only be the minimum necessary to ensure safe areas for parking, truck turning, and a safety fence.

## **STAFF RECOMMENDATION**

Staff recommends approval of an 85-foot variance from the required 100-foot setback to the north and south side yards of this parcel to construct a liquid propane and fuel oil storage and distribution facility. Staff also further recommends that the variance for the rear setback be the minimum necessary to ensure safe areas for parking, truck turning, and the proposed fence.

## **CONCEPT SITE PLAN**

### **GENERAL STANDARDS**

#### **I. Permitted and Accessory Uses**

- A. *Comprehensive Plan*: "Expand and provide more diversity in the size, number, and type of businesses." (Page 10)
- B. *Applicable Law*: Article V, Section 15.2 of the Kent County *Land Use Ordinance* establishes a site plan review requirement for all permitted principal uses and structures in the Industrial District.
- C. *Staff and TAC Comments*: The proposal consists of two above ground proposed liquid propane tanks and fuel oil storage tanks surrounded by asphalt millings for access and a chain link fence with gate. The tanks will be located above ground. The applicant has not indicated the size (gallons), height, or dimensions of the structures.

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

- A. *Comprehensive Plan*: "Insure that all new development or redevelopment meets a high standard for planning, workmanship, and design." (Page 31)

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

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

*Staff and TAC Comments:* A variance is required to construct within the 100-foot required setback.

Dimensions of the tanks have not been provided at this time. Pictures of similar tanks have been submitted, but dimensions will need to be provided. The narrative states that empty tanks to be installed at customer locations will be stored on-site. This has been updated from the July Planning Commission meeting and has been indicated to the rear of the fenced in area on the site plan as the tank storage area. This location should be approved by the Planning Commission along with the type of tanks indicated on the site plan.

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

### III. Industrial Performance Standards

A. *Comprehensive Plan:* “Insure that future development, redevelopment, and infill is completed in an environmentally and context sensitive manner.” (Page 31)

B. *Applicable Law:* Article V, Section 15.6 of the Kent County *Land Use Ordinance* establishes the Industrial Performance Standards. These performance standards address noise, vibration, glare, air pollution, water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, and odor with compliance certified in an engineer’s report. Section 15.6.11 requires that each future occupant as a part of final site plan review submit a certified engineer’s report describing the proposed operation, processes, by products, and emissions.

C. *Staff and TAC Comments:* The applicant has adequately addressed the performance standards in the narrative submitted with the application, as well as the certified engineer’s report. The report and narrative notes that activity associated with the storage and distribution facility will not generate excessive noise. Noise coming from the site will include tractor trailers and delivery trucks that will frequent the site. The surrounding uses already generate and utilize this same form of transportation. The report also states that the proposed activity will not generate excessive glare or air pollution. Water pollution, radioactivity, electrical interference, smoke and particulate matter, toxic matter, odorous matter will not be generated on this site.

### IV. Industrial General Standards

A. *Comprehensive Plan:* “Implement the County’s Comprehensive Water and Sewer Plan.” (Page 60)

B. *Applicable Law:* Article V, Section 15.7 of the Kent County *Land Use Ordinance* establishes the Industrial General Standards (applicable standards noted as follows):

1. As a part of the site plan review, the applicant shall submit a statement that includes an explanation of the following:
  - a. The type of raw materials, waste products, and other by-products associated with the process.
  - b. The identity of all chemicals and solids to be discharged into the sewage system.
  - c. The type and amount of traffic expected to be generated by the operation.
  - d. The proposed hours of operation.
  - e. The proposed architectural design (graphic or narrative) of all structures.
4. Central water and sewer systems may be required by the Planning Commission in an Industrial District. If a public system is available, use of such system shall be mandatory.
5. Signs in industrial areas shall be permitted in accordance with the regulations contained in Article VI, Section 2 of the *Land Use Ordinance*.
6. Minimum off-street parking and loading spaces shall be required of each use in an Industrial District in accordance with the regulations contained in Article VI, Section 1 of the *Land Use Ordinance*.
7. In so far as possible, all uses shall be conducted within a completely enclosed structure or be completely screened. Finished or semi-finished products manufactured on the premises may be stored in the open if screened from the street and adjacent uses.

C. *Staff and TAC Comments:*

- The narrative does not specifically address raw materials, waste products, and other by-products. The narrative does indicate that liquid propane and fuel oil will be stored onsite along with empty tanks for customers.
- With respect to traffic, the applicant has noted that access will be from Maryland Route 299. The majority of traffic that will be generated will be the fill trucks twice a week and distribution trucks twice a day during peak seasons. The Planning Commission may want to address how delivery and pick-up of customer tanks will occur. Internal traffic flow (tractor trailers) has not been addressed although there will not be a large frequency in fill and distribution trucks.
- Hours of operation have not been addressed. Although the facility will be accessible for fill and distribution trucks 24 hours a day 7 days a week.
- Pictures of tanks have been submitted with this application.
- Public water and sewer are not provided at this location. A sewage disposal area is not required due to it being an existing lot of record. A well will not be permitted on-site.
- No signage is proposed.
- A specific loading and unloading area has not been determined.
- The entire operation will take place inside an enclosed fence with screening.

### III. Industrial Environmental Standards

A. *Comprehensive Plan:* “Promote the use of best management practices, such as bio-retention and environmental site design, as a means of water quality improvement and stormwater management where appropriate.” (Page 61)

B. *Applicable Law:* Article V, Section 15.8 of the Kent County *Land Use Ordinance* establishes the Industrial Environmental Standards, which include the forest conservation and stormwater management standards. The purpose of these standards to provide for the proper stewardship of the County’s natural resources. Specifically, it is the overall goal of the County to maintain the quality of

the County's ecosystem in the face of continuing activity, growth and change.

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

- B. *Staff and TAC Comments:* Forest Conservation is proposed to be addressed on-site by providing 0.175-acres of afforestation to meet the 15% requirement based on the 1.165-acre net tract area affiliated with the project. A Forest Conservation Plan has been submitted, on which the proposed afforestation area is identified and located on the eastern portion of the lot. In the Industrial District the preferred method for Forest Conservation is forest banking at \$0.305/ sq. ft. or off-site afforestation. For this project, it may be valuable for the applicant to pay into the afforestation fund, with a total cost of \$2,325. The proposed 0.175-acre afforestation area does not contribute to the surrounding environment or create a large habitat. No other forest area is adjacent to this proposed area.

The applicant has provided a Forest Conservation Plan. If choosing to do so, the applicant will need to provide a Declaration (Deed Restrictions) to be reviewed and signed by the Planning Commission Attorney and property owner. The appropriate cost estimates and sureties will need to be provided.

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

## VI. Industrial District General Design Standards

- A. *Applicable Law:* Article V, Section 15.9 of the Kent County *Land Use Ordinance* establishes the Industrial District General Design Standards which address site access, landscaping, screening, and lighting. Screening is required to protect adjoining properties and roadways from noise, glare, and uses which are visually incompatible with neighboring land uses. Screening is also required where exterior storage areas are visible from roadways, sidewalks, or nearby residential properties, or where the Planning Commission determines that additional screening is necessary to protect properties in the area. When required, the screen shall be capable of providing year-round screening and consist of coniferous and deciduous trees and plants, species and sizes of which will be chosen to best accomplish an adequate screen (i.e. evergreens used for visual screening, deciduous trees for seasonal screening). Screening may include masonry, or wooden fencing used with or without berms. Screening and fencing shall be maintained in at least the same quality and quantity as initially approved.
- B. *Staff and TAC Comments:* Site access will be from Maryland Route 299. No signage is proposed. A lighting plan has been provided to include 5 twenty foot tall dark sky compatible lights with 2 located in the fenced in area and 3 outside of the fenced in area. The lighting plan indicates that the lighting will be contained to the site. See attached lighting plan. An 8-foot tall fence and locking gate will enclose the proposed storage and distribution facility.

A landscape plan has been submitted. The proposed plan is a mix of evergreen and hardwood canopy trees. If the applicant chooses to pay into the afforestation fund the landscaping to the rear of the property will need to be addressed. The submerged wetland in the front of the parcel will consist of vegetation and four canopy trees will line the entrance. Vegetation is proposed for the sides and the

afforestation area is to the rear of the parcel. This parcel is surrounded by industrial uses.

## VII. Parking and Loading

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

At this time, the location of loading and unloading areas has not been addressed. These areas will need to be addressed before final approval.

## SITE PLAN REVIEW

- A. *Comprehensive Plan:* “Require developers to engage and inform citizens during the development review process through the incorporation of a participation program.” (Page 27)
- B. *Applicable Law:* Article VI, Section 5 of the Kent County *Land Use Ordinance* establishes the procedures and requirements for site plan review. Site Development Plans are required to ensure that new development complies with the Comprehensive Plan, Land Use Ordinance, Village Master Plans and other agency requirements, thereby promoting the health, safety, and general welfare of Kent County residents.

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

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

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

*C. Staff and TAC Comments:*

- The proposal is consistent with many strategies and goals of the Comprehensive Plan.
- The State Highway Administration has stated that they have no issues or concerns with approval. They will require a full access management review and permit issuance. This is a common procedure with site development.
- The Kent County Health Department has approved this application with the following comment: Note: Site/Tax Map 24, Parcel 68 is not approved for water and sewer.
- Public water and sewer are not provided on this lot.
- Galena Fire Chief provided the following comment: The Dixie Land Energy site is not in Galena's first due fire district. However, I would like to see a Knox Box installed so that Millington VFC or Galena VFC can gain access to the property for when personnel are not onsite.
- With a lockable gate, the public should not have interaction with this proposed facility. Vehicular circulation has not been addressed at this time.
- No off-street parking has been provided. The proposed facility will only have employees on-site when fill trucks deliver twice a week and distribution trucks fill up twice a day during peak seasons.
- A loading area has not been designated.
- No signage has been proposed.
- A lighting plan has been provided.
- Stormwater management and sediment control plans have been submitted for review.
- Forest Conservation has been addressed through onsite afforestation to the rear of the property. A Forest Conservation Declaration, estimates, and sureties must be provided if the applicant chooses this option. Otherwise, the applicant has the option to pay into the afforestation fund at \$0.305 sq. ft.
- The applicant has provided a landscaping plan.
- Architectural renderings of the tanks have not been submitted.
- A Citizen's Participation Plan has been completed. A letter, in both English and Spanish was sent to the property owners and tenants indicated in the attached plan (please see attachment for details). A conference call was held on July 21, 2020 at 6 p.m.
- An Engineer's Report has been submitted.
- Existing vegetation is to be removed. This lot is only 1.165 acres, surrounded by industrial uses. A landscaping plan and Forest Conservation Plan have been provided. If the applicant chooses to pay into the afforestation fund the landscaping to the rear will need to be addressed.
- The applicant originally applied for a variance of 85-feet to the required 100-foot setback for both sides and the rear of this property to be able to develop this lot. At the July 2, 2020, Planning Commission meeting the applicant indicated they would like to alter the request to the rear yard setback to 50-feet. This is represented on the updated attached site plan for the variance. The Industrial District requires for a 100-foot setback to adjacent properties that are zoned Village. This property is surrounded to the sides and rear by Village zoning.

## **STAFF RECOMMENDATION**

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

- Approved variance from the Kent County Board of Appeals
- The layout of all proposed improvements with the following additions:
  - Location, height, setbacks and dimensions of tanks
  - Indicate the types of tanks to be stored in the tank storage yard
  - Proposed loading areas and vehicular circulation
- Correct zoning indicated on site plan
- The Planning Commission requested a containment plan to address State and Federal regulations.
- Please combine the lighting plan with the overall site plan.
- Sediment and erosion control and stormwater management plans must be approved.
- Sureties for stormwater management, sediment and erosion control, and forest conservation must be posted prior to final approval.



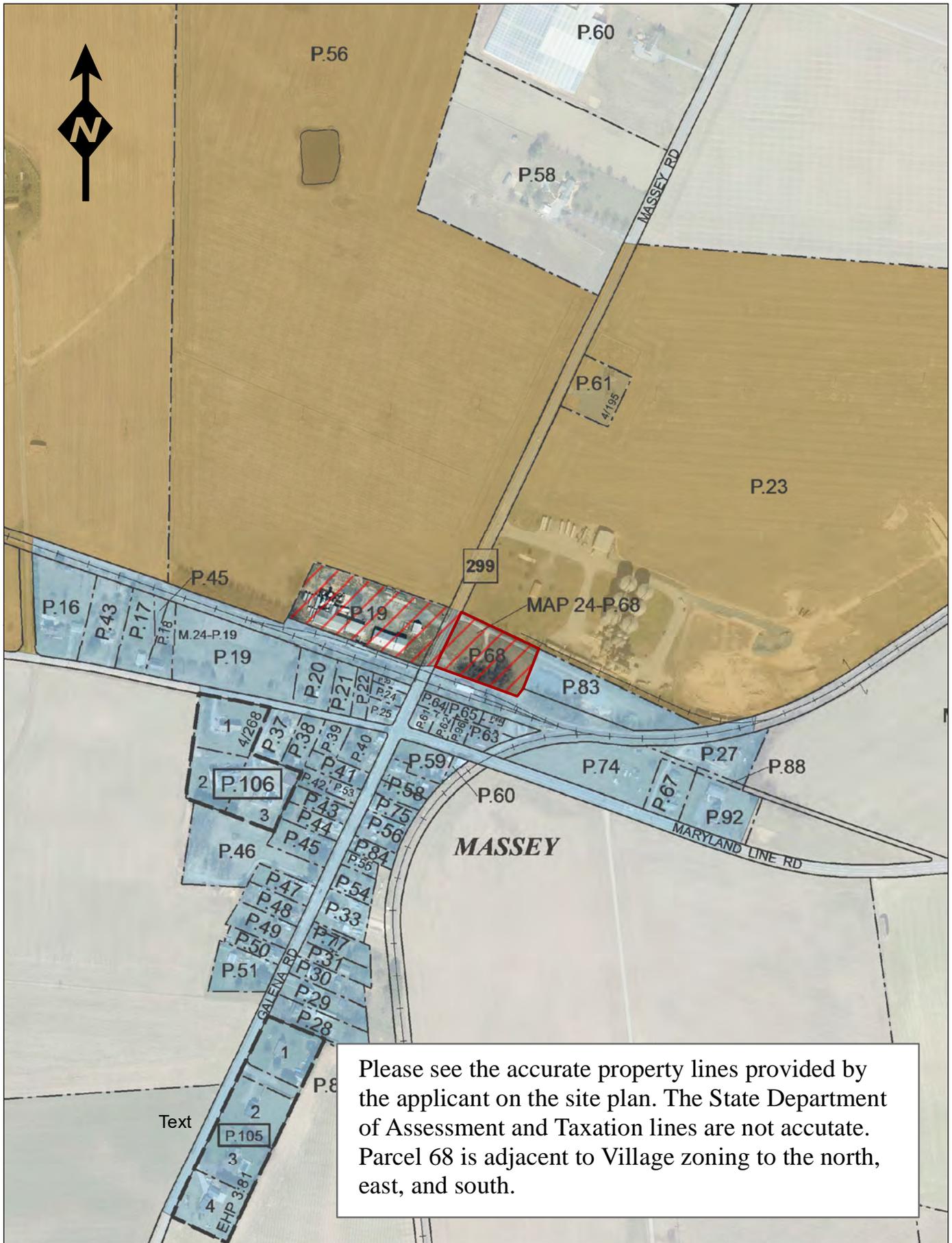
Please see the accurate property lines provided by the applicant on the site plan. The State Department of Assessment and Taxation lines are not accurate. Parcel 68 is adjacent to Village zoning to the north, east, and south.

**299**

**MAP**

**P.68**

Text



Source: Kent County Department of Planning, Housing, and Zoning.  
 Aerial taken Spring 2016. Map prepared June 2020.

1 inch = 500 feet



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Davis, Moore, Shearon & Associates, LLC

June 11, 2020

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

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

Dear Mr. Mackey,

Attached please find a Board of Appeals variance application for reduced setbacks for the proposed Dixie Land Energy development. Please find the following information in support of this application:

- One copy of the Board of Appeals Application
- Three copies of the Concept Plans
- \$350 application fee check

The requested variance is from Article V, Section 15.5 to place structures within the 100-ft side and rear yard setbacks. We are requesting a reduction in the side and rear yard setbacks from 100-ft to 15-ft. The subject property is zoned Industrial yet is surrounded on three sides by Village zoned property and a primary road on the other. Each of these conditions require a 100-ft setback. Once applied, the result is 0.00 acre of a development envelope.

The following are draft findings for the Board of Appeal's consideration in accordance with Article IX, Section 2.2.3 we offer the following:

- a) The variance will not cause a substantial detriment to adjacent or neighboring properties. The proposed development is consistent with adjacent uses that include a large grain storage facility, a large stone stockpile yard, a multi-track railroad, and a Crop Production Services operation.

- b) Granting of the variance will not negatively change the character of the neighborhood. Many of the surrounding uses are also storage facilities with a distribution component.
- c) Granting of the variance is consistent with the Comprehensive Plan by locating industrial uses on Industrial zoned properties.
- d) The practical difficulty arose from the following:
  - i. Applying the 100-ft setbacks from all property lines results in no usable or developable area.
  - ii. n/a
  - iii. n/a
- e) The practical difficulty was not caused by the applicants own actions, but rather the nature of the zoning and, more importantly, the surrounding zoning. If the adjacent properties were also zoned Industrial, the side and rear setbacks would only be 15-ft.
- f) Not Applicable. The subject property is not located within the Critical Area.
- g) As noted above, without a variance, there would be no usable area for this property.
- h) Not Applicable. The subject property is not located within the Critical Area.
- i) No construction has begun on this project.

We ask that you please review this information. We request that this project be placed on the July 2, 2020 Planning Commission agenda for review and positive recommendation to the Board of Appeals. If you have questions please call me at 443-262-9130.

Sincerely,

DMS & Associates, LLC



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

Enclosures

pc: Dixie Land Energy (via email)

BOARD OF APPEALS 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)

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

Dixie Land Energy
281 E. Main Street, Suite B
Rising Sun, Maryland 21911
Phone: (410) 708-1447

Email: kjs@dmsandassociates.com

For Office Use Only:
Case Number/Date Filed:
Filed by:
Applicant:
Planning Commission:
Date of Hearing:
Parties Notified:
Notice in Paper:
Property Posted:

TO THE KENT COUNTY BOARD OF APPEALS: In accordance with Article V Section 15.5
of the Kent County Zoning Ordinance, as amended, request is hereby made for:

Appealing Decision of Kent County Zoning Administrator X Variance
Special Exception Non-conforming Use

DESCRIPTION OF PROPERTY INVOLVED:

Located on: (Name of Road, etc.) Massey - Sassafras Road, Massey, Maryland
In the 1st Election District of Kent County.

Size of lot or parcel of Land: 1.17 acres
Map: 24 Parcel: 68 Lot #: n/a Deed Ref: 870/403

List buildings already on property: There are currently no buildings on the property.

If subdivision, indicate lot and block number: n/a

If there is a homeowners association, give name and address of association: n/a

PRESENT ZONING OF PROPERTY: I - Industrial

DESCRIPTION OF RELIEF REQUESTED: (List here in detail what you wish to do with property that requires
the Appeal Hearing.) Requesting a variance from 100-ft side and rear yard setbacks to 15-ft side and rear setbacks.

If appealing decision of Zoning Administrator, list date of their decision: n/a

Present owner(s) of property: Shirley Ann Beiler Telephone: (410) 708-1447

If Applicant is not owner, please indicate your interest in this property: Dixie Land Energy is the contract purchaser

Has property involved ever been subject to a previous application? no

If so, please give Application Number and Date:

**PLEASE FILL IN BELOW, OR ATTACH HERETO, A SKETCH OF THIS PROPERTY.**

List all property measurements and dimensions of any buildings already on the property.

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

**NAMES OF ADJOINING PROPERTY OWNERS:**

Owner(s) on the North: (see attached)

Owner(s) on the South: (see attached)

Owner(s) to the East: (see attached)

Owner(s) to the West: (see attached)

Homeowners Association, name and address, if applicable: n/a

**BY SIGNING THIS APPLICATION I GRANT MEMBERS AND ALTERNATE OF THE BOARD OF ZONING APPEALS THE RIGHT TO ENTER ONTO THE PROPERTY FOR THE PURPOSE OF VIEWING THE SITE OF THE APPLICATION OR APPEAL.**

  
Signature of Owner/Applicant/Agent or Attorney

6/11/2020  
Date

Please file this form at 400 High Street, Chestertown, MD 21620 accompanied by **\$350.00** filing fee made payable to the Board of Appeals. If you have any questions, contact Clerk at 410-778-7467.

**NOTICE: Neither the Board of Appeals or the Planning Office is required to make out this Application. Application should be filled in by applicant or its agent. If the Planning Department assists you, it cannot be held responsible for its contents.**

**Applicants arriving more than 10 minutes after the scheduled hearing will not be heard and will be re-scheduled at the applicant's expense.**



*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:** 5/7/2020

**Project Name:** Dixie Land Energy

District: 1<sup>st</sup> Map: 24 Parcel: 68 Lot Size: 1.17 Deed Ref: 870/403 Zoning: I

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

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

**OWNER OF LAND:**

Name: Shirley Ann Beiler Telephone: \_\_\_\_\_

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

**APPLICANT:**

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

Address: 281 E. Main Street, Suite B, Rising Sun, MD 21911 Email: kprice@dixielandenergy.com

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

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

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

**REGISTERED ENGINEER OR SURVEYOR:**

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

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

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

Sewerage:  Public System  On lot system PROPOSED

**TELEPHONE SERVICED BY:** Verizon

**ELECTRIC SERVICED BY:** Delmarva Power

  
**Signature of Applicant**

5/20/2020  
**Date**

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

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

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



May 19, 2020

To Whom It May Concern,

This is an authorization from myself, Basil S. Perry, Jr., President and owner of Dixie Land Energy and SP Realty Investments, LLC authorizing DMS to submit site plans on behalf of Dixie Land Energy, LLC.

Sincerely,

A handwritten signature in blue ink, appearing to read "Basil S. Perry, Jr.", is positioned below the word "Sincerely,".

Basil S. Perry, Jr.  
President



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Davis, Moore, Shearon & Associates, LLC

May 19, 2020

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

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

Dear Mr. Mackey:

Dixie Land Energy is proposing to construct a new liquid propane and fuel oil storage and distribution facility on a lot currently owned by Ms. Shirley Ann Beiler in Massey, Maryland. The 1.17 acre lot is within the County's Industrial zoning district. Please accept this correspondence as our Certified Engineer's Report for this project. In accordance with Sections 14.6 of the Kent County Land Use Ordinance, we offer the following:

1. **NOISE** – The proposed use on this site will not generate excessive noise. Noise will be associated with the bulk supply tractor trailers and the delivery trucks frequenting the site to refill. The anticipated noise expected will be within levels normally associated with Industrial zone uses.
2. **VIBRATION** – The proposed use on this site will not generate excessive vibration.
3. **GLARE** – The proposed use on this site will not generate excessive glare.
4. **AIR POLLUTION** – The proposed use on this site will not generate air pollution. Nothing will be emitted or exhausted from this facility.
5. **WATER POLLUTION** – The proposed use on this site will not generate water pollution. All impervious surfaces will be treated using current stormwater management practices. All storage tanks will be in compliance with all State and Federal regulations for spill protection.
6. **RADIOACTIVITY** – There is nothing proposed with the use on this site that would generate radioactivity.
7. **ELECTRICAL INTERFERENCE** – There is nothing proposed with the use on this site that would generate electrical interference on any other lot or premises.

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

In accordance with Sections 15.6 of the Kent County Land Use Ordinance regarding Industrial Performance Standards, I hereby submit this Certified Engineer's Report claiming, to the best of my knowledge and based on the information provided to me by my client, that the proposed use will not violate any Federal, State or County laws or regulations. The use will not produce undue emissions of pollutants to the waters or air of the County.

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

Sincerely,

DMS & Associates, LLC



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

pc: Kevin Price, Dixie Land Energy

## PROJECT NARRATIVE

### **Dixie Land Energy Massey-Sassafras Road, Massey, Maryland**

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

The site is located on the east side of Massey-Sassafras Road (Maryland Route 299) just north of the railroad tracks. The 1.17 acre parcel is currently owned by Ms. Shirley Ann Beiler. The property is currently vacant with the exception of a U-shaped driveway that connects Maryland Route 299 to a driveway owned by Kent County for access to a stone stockpile area. Access to the County's property will terminate and access will be directly from Route 299.

Upon site plan approval, the property will be owned by Dixie Land Energy whose corporate address is 281 E. Main Street, Suite B, Rising Sun, Maryland 21911. The property is identified as Tax Map 24 Parcel 68. The property is zoned Industrial.

Dixie Land Energy is proposing to construct a liquid propane (LP) and fuel oil storage and distribution facility. The LP and fuel oil will be delivered by tractor trailer approximately twice per week during peak demand seasons. Smaller, fixed body delivery trucks will fill from the storage tanks at the site approximately twice per day during peak demand seasons and distribute to customers in the region.

The property will have a secured, 8-ft tall chain link fence. Access to the site will be via a lockable entrance gate. The facility will be accessible by fill and distribution truck 24-hours per day, 7 days a week.

Empty tanks to be installed at customer locations will be stored on-site.

No full-time employees will be located at this site. Therefore, the site does not have a septic system or potable water well proposed. As this is an existing lot of record, a designated sewage disposal area is not required. As a result, a well will not be permitted on the site.

There is no signage or additional lighting associated with this project.

Upon the transfer of ownership, the property will be maintained by Dixie Land Energy.



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

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

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

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

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

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

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

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

MARYLAND ROUTE 289

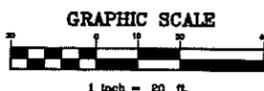


PROPOSED LOCKABLE ACCESS GATES

PROPOSED ABOVE GROUND PROPANE TANKS

PROPOSED ABOVE GROUND FUEL OIL TANKS

PROTECTED AFFORESTATION AREA  
AREA = 0.175 ac. ±



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

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

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

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

DATE	REVISION

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

DATE	SCALE
JUNE '20	1" = 20'
JOB No. 2018180	DRAWN BY WJM
FOLDER Ref. 24-2018180	DESIGNED BY KJS
SHEET No. - C-3	
CADD FILE - 19180-C3	



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

MARYLAND  
ROUTE 299

50' R/W

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

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

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

SUBMERGED GRAVEL WETLANDS  
SURFACE ELEV. = 63.50

FOREBAY

PROPOSED ABOVE GROUND  
PROPANE TANKS

PROPOSED CANOPY OVER  
FUEL OIL FILL CONCRETE PAD

PROPOSED ABOVE GROUND  
FUEL OIL TANKS

PROTECTED  
AFFORESTATION AREA  
AREA = 0.175 ac.±

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

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

EXISTING CONCRETE HEADWALL

EXISTING STONE

EXISTING RAILROAD TRACKS

EXISTING RAILROAD TRACKS

EXISTING RAILROAD TRACKS

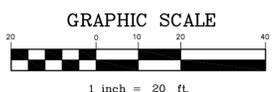
EXISTING

STONE

ACCESS

ROAD

C.M.F.



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

DATE: 7-24-2020 SEAL

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

DATE	REVISION
7-24-20	PER COMMENTS

BOARD OF APPEALS EXHIBIT

ON THE LANDS OF  
**SP REALTY INVESTMENTS, LLC**  
IN THE VILLAGE OF MASSEY

TAX MAP - 24, GRID - 1C, PARCEL - 68  
FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
PREPARED FOR : DIXIE LAND ENERGY

DATE	SCALE
JUNE '20	1" = 20'
JOB No. 2019160	DRAWN BY WJM
FOLDER Ref. 24-2019160	DESIGNED BY KJS
SHEET No. -	
CADD FILE - 19160B0A	

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

GENERAL NOTES

1. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE BEST AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF THE WORK BOTH AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR, WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON SAID CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES.
2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:  
 DELMARVA POWER & LIGHT COMPANY.....1-800-375-7117  
 MISS UTILITY.....1-800-441-8355  
 DMS & ASSOCIATES, LLC.....1-443-262-9130  
 KENT CO. SEDIMENT & EROSION CONTROL INSPECTOR.....1-410-778-7437
3. ALL CONSTRUCTION SHALL BE MARKED FOR TRAFFIC AND PEDESTRIAN SAFETY.
4. THE CONTRACTOR SHALL PROVIDE ALL EQUIPMENT, LABOR, AND MATERIALS FOR ANY MISCELLANEOUS OR TEST PIT EXCAVATIONS REQUIRED BY THE ENGINEER.
5. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, BOTH PERMANENT AND TEMPORARY.
6. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATIONS FROM THESE PLANS UNLESS SAID DEVIATIONS APPROVED BY THE ENGINEER. CONTRACTOR SHALL RECEIVE WRITTEN PERMISSION FROM THE ENGINEER IF A DEVIATION OF THE PLANS IS NECESSARY.
7. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROVIDE POSITIVE DRAINAGE IN THE DIRECTION OF FLOW ARROWS HEREIN AND STABILIZED WITH TOPSOIL, SEED AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING, AND MULCHING SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. SEE EROSION AND SEDIMENT CONTROL SPECIFICATIONS.
8. ALL TRASH, TREES, AND UNDERBRUSH ARE TO BE CLEARED AND REMOVED OFF SITE TO AN APPROVED LANDFILL BY THE CONTRACTOR.
9. ANY EXCESS EXCAVATED MATERIAL SHALL BE REMOVED OFF SITE BY THE CONTRACTOR OR MATERIAL SHALL BE PLACED ON SITE AS DIRECTED BY THE ENGINEER AND/OR OWNER.
10. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
11. THE CONTRACTOR SHALL CONDUCT HIS WORK IN EASEMENTS SO THAT THERE WILL BE A MINIMUM OF DISTURBANCE OF THE PROPERTIES CROSSED. ANY DISTURBED AREAS SHALL BE RESTORED TO ITS ORIGINAL CONDITION.
12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS AND DETAILS OF KENT COUNTY.
13. ALL DRAINAGE STRUCTURES AND SWALES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE PLANS.
14. ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISH GRADE.
15. WHENEVER SEWER OR WATER MAINS OR SERVICES RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED.
16. MINIMUM COVER OVER THE SEWER MAIN SHALL BE 42".
17. ALL CONCRETE USED FOR UTILITY WORK SHALL BE IN ACCORDANCE WITH MD SHA STANDARDS AND SPECIFICATIONS FOR MIX. NO. 2.
18. ALL PAVING MATERIALS AND METHODS SHALL BE IN ACCORDANCE WITH THE LATEST MD. SHE STANDARDS AND SPECIFICATIONS AND BE SUPPLIED BY A STATE CERTIFIED PLANT.
19. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS.
20. EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED BY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR.

DEVELOPER:

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

OWNER

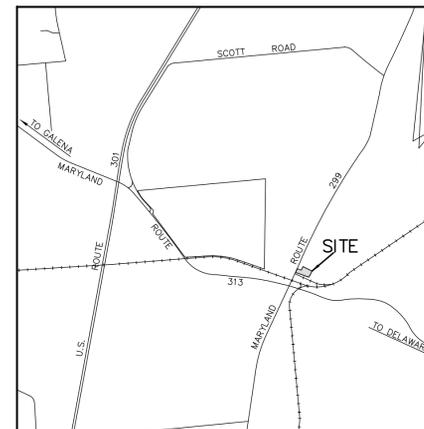
SP REALTY INVESTMENTS, LLC  
 c/o BASIL STEPHEN PERRY, Jr.  
 281 E. MAIN STREET, STE B  
 RISING SUN, MARYLAND 21911  
 PHONE: 1-888-517-3680

SURVEYOR

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

ENGINEER

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



VICINITY MAP  
SCALE 1" = 3000'

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SHEET L-2	LANDSCAPE DETAILS

STATEMENT OF PURPOSE AND INTENT

THE SITE IS LOCATED ON THE EAST SIDE OF MARYLAND ROUTE 299 (MASSEY-SASSAFRAS ROAD) IN THE VILLAGE OF MASSEY, MARYLAND. THE SITE IS CURRENTLY VACANT. THE INTENT OF THIS CONCEPT PLAN IS TO RECEIVE COMMENTS FROM THE PLANNING COMMISSION FOR A PROPANE AND FUEL OIL STORAGE AND DISTRIBUTION FACILITY, AS WELL AS TO SEEK A FAVORABLE RECOMMENDATION TO THE BOARD OF APPEALS FOR A VARIANCE TO REDUCE THE SIDE YARD SETBACKS TO 15-FT AND REAR YARD SETBACK TO 50-FT.

SITE STATISTICS

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

NOTES

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

LEGEND

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

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

APPROVED:

KENT SOIL AND WATER CONSERVATION DISTRICT \_\_\_\_\_ DATE \_\_\_\_\_

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

DEVELOPER'S CERTIFICATION

I (WE) CERTIFY THAT:

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

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

ADDRESS \_\_\_\_\_ CARD No. \_\_\_\_\_

PHONE No. \_\_\_\_\_

KENT COUNTY DEPARTMENT OF PLANNING AND ZONING  KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT	PROFESSIONAL CERTIFICATION I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A LEGALLY LICENSED PROFESSIONAL ENGINEER UNDER THE AUTHORITY OF THE STATE OF MARYLAND, LICENSE No. 2004690, AND MY EXPIRATION DATE: 2021   DATE: 7-24-2020 SEAL	<b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE : 1-443-262-9130 FAX : 1-443-262-9148	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>REVISION</th> </tr> <tr> <th>7-24-20</th> <th>PER COMMENTS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td></tr> </tbody> </table>	DATE	REVISION	7-24-20	PER COMMENTS																					<b>TITLE SHEET</b>  ON THE LANDS OF <b>SP REALTY INVESTMENTS, LLC</b>  IN THE VILLAGE OF MASSEY  TAX MAP - 24, GRID - 1C, PARCEL - 68  FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  PREPARED FOR : DIXIE LAND ENERGY	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>DATE</th> <th>SCALE</th> </tr> <tr> <th>JUNE '20</th> <th>AS SHOWN</th> </tr> </thead> <tbody> <tr> <td>JOB No. 2019160</td> <td>DRAWN BY WJM</td> </tr> <tr> <td>FOLDER Ref. 24-2019160</td> <td>DESIGNED BY KJS</td> </tr> <tr> <td colspan="2">SHEET No. - C-1</td> </tr> <tr> <td colspan="2">CADD FILE - 19160-C1</td> </tr> </tbody> </table>	DATE	SCALE	JUNE '20	AS SHOWN	JOB No. 2019160	DRAWN BY WJM	FOLDER Ref. 24-2019160	DESIGNED BY KJS	SHEET No. - C-1		CADD FILE - 19160-C1	
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LANDS N/F OF  
**CROP PRODUCTION SERVICES, INC.**  
M.L.M. 558/244  
ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

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

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

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

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

EXISTING STORMDRAIN INLET  
AND 12" RCP TO BE REMOVED

EXISTING STONE LANE  
TO BE REMOVED

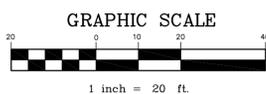
EXISTING BRUSH  
TO BE REMOVED

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

L.O.D. - DENOTES LIMITS OF DISTURBANCE

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

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



KENT COUNTY DEPARTMENT OF PLANNING AND ZONING

KENT COUNTY HEALTH DEPARTMENT

KENT SOIL AND WATER CONSERVATION DISTRICT

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No. 2004690, AND MY EXPIRES ON OPERATION DATE: 2021

7-24-2020

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
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DATE	REVISION
7-24-20	PER COMMENTS

EXISTING CONDITIONS AND DEMOLITION PLAN

ON THE LANDS OF  
**SP REALTY INVESTMENTS, LLC**  
IN THE VILLAGE OF MASSEY

TAX MAP - 24, GRID - 1C, PARCEL - 68

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

PREPARED FOR : DIXIE LAND ENERGY

DATE	SCALE
JUNE '20	1" = 20'
JOB No. 2019160	DRAWN BY WJM
FOLDER Ref 24-2019160	DESIGNED BY KJS
SHEET No. - C-2	
CADD FILE - 19160-C2	



LANDS N/F OF  
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ZONED - INDUSTRIAL  
CURRENT USE - COMMERCIAL

MARYLAND  
ROUTE 299

50' R/W

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ZONED - INDUSTRIAL  
CURRENT USE - VACANT

LANDS N/F OF  
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W.H.G. 76/594  
ZONED - INDUSTRIAL  
CURRENT USE - VACANT

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

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

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

SUBMERGED GRAVEL WETLANDS  
SURFACE ELEV. = 63.50

PROPOSED LOCKABLE  
ACCESS GATES.

PROPOSED ABOVE GROUND  
PROPANE TANKS

PROPOSED CANOPY OVER  
FUEL OIL FILL CONCRETE PAD

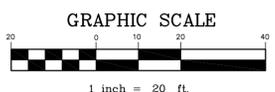
PROPOSED ABOVE GROUND  
FUEL OIL TANKS

TANK STORAGE YARD

PROTECTED  
AFFORESTATION AREA  
AREA = 0.175 ac.±

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

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



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KENT COUNTY DEPARTMENT OF PLANNING AND ZONING

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No. 2004690, AND MY EXPIRATION DATE: 2021

**STATE OF MARYLAND**  
REGISTERED PROFESSIONAL ENGINEER

**DAVIS, MOORE, SHEARON & ASSOCIATES, LLC**  
7-24-2020

DATE SEAL

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

DATE	REVISION
7-24-20	PER COMMENTS

**SITE PLAN**

ON THE LANDS OF  
**SP REALTY INVESTMENTS, LLC**  
IN THE VILLAGE OF MASSEY

TAX MAP - 24, GRID - 1C, PARCEL - 68

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

PREPARED FOR : DIXIE LAND ENERGY

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



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

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

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

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

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

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

PROVIDE A STABILIZED CONSTRUCTION ENTRANCE PER DETAIL ON SHEET C-7.

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

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

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

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

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

PROVIDE DOME GRATE TOP ELEV. = 63.50 TYPICAL OF 6

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

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

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

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

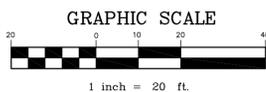
LANDS N/F OF  
**COUNTY COMMISSIONERS OF KENT COUNTY**  
W.H.G. 75/715  
W.H.G. 76/594  
ZONED - VILLAGE  
CURRENT USE - PUBLIC WORKS

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

L.O.D. - DENOTES LIMITS OF DISTURBANCE

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

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



KENT COUNTY DEPARTMENT OF PLANNING AND ZONING

KENT COUNTY HEALTH DEPARTMENT

KENT SOIL AND WATER CONSERVATION DISTRICT

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

STATE OF MARYLAND  
7-24-2020

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

DATE	REVISION
7-24-20	PER COMMENTS

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

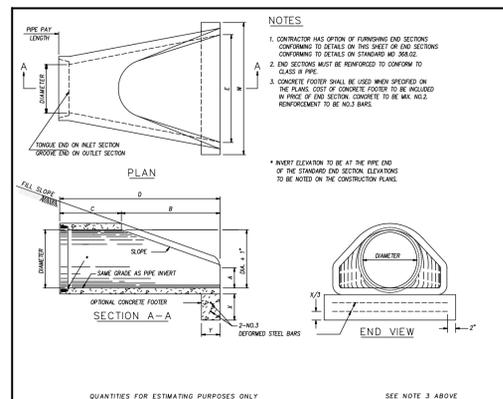
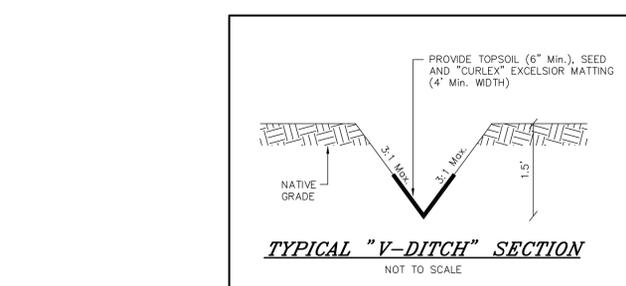
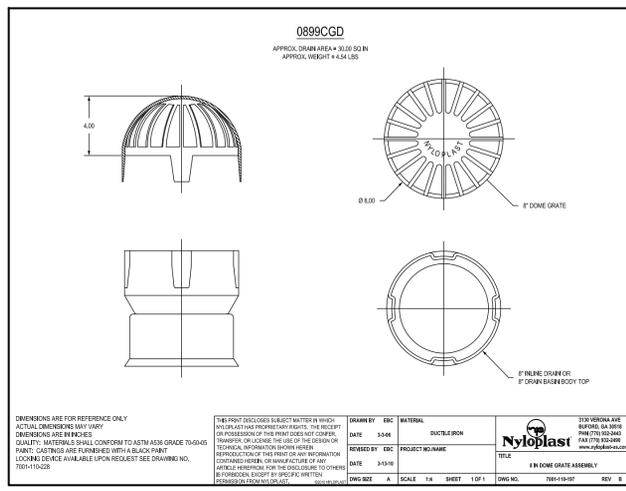
ON THE LANDS OF  
**SP REALTY INVESTMENTS, LLC**  
IN THE VILLAGE OF MASSEY

TAX MAP - 24, GRID - 1C, PARCEL - 68

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

PREPARED FOR : DIXIE LAND ENERGY

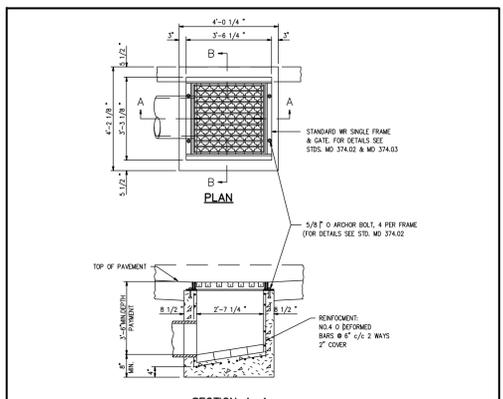
DATE	SCALE
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SHEET No. - C-4	
CADD FILE - 19160-C4	



QUANTITIES FOR ESTIMATING PURPOSES ONLY

DIMENSIONS		QUANTITIES	
DIA.	SLOPE	CONCRETE END SECTION	CONCRETE FOOTER
12"	3:1	4'-0"	0.08
15"	3:1	4'-0"	0.10
18"	3:1	4'-0"	0.11
21"	3:1	4'-0"	0.12
24"	3:1	4'-0"	0.13
27"	3:1	4'-0"	0.14
30"	3:1	4'-0"	0.15
33"	3:1	4'-0"	0.16
36"	3:1	4'-0"	0.17
39"	3:1	4'-0"	0.18
42"	3:1	4'-0"	0.19
45"	3:1	4'-0"	0.20
48"	3:1	4'-0"	0.21
51"	3:1	4'-0"	0.22
54"	3:1	4'-0"	0.23
57"	3:1	4'-0"	0.24
60"	3:1	4'-0"	0.25
63"	3:1	4'-0"	0.26
66"	3:1	4'-0"	0.27
69"	3:1	4'-0"	0.28
72"	3:1	4'-0"	0.29

APPROVED	SECTION - OFFICE OF HIGHWAY DESIGN	MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION	STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
APPROVED	SECTION - STATE HIGHWAY ADMINISTRATION	STANDARD CONCRETE END SECTION ROUND CONCRETE PIPE	STANDARD NO. MD-368.01



APPROVED	SECTION - OFFICE OF HIGHWAY DESIGN	MARYLAND DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ADMINISTRATION	STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES
APPROVED	SECTION - STATE HIGHWAY ADMINISTRATION	SINGLE WR INLET	STANDARD NO. MD-374.06

**MAINTENANCE SCHEDULE**

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

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

- INSPECTION AND MAINTENANCE:
- 1st YEAR POST-CONSTRUCTION:  
INSPECTION FREQUENCY SHALL BE AFTER EVERY MAJOR STORM IN THE FIRST YEAR FOLLOWING CONSTRUCTION.
- INSPECT TO BE CERTAIN SYSTEM DRAINS WITHIN 24-72 hrs. (WITHIN THE DESIGN PERIOD, BUT ALSO NOT SO QUICKLY AS TO MINIMIZE STORMWATER MANAGEMENT)
  - WATERING PLANTS AS NECESSARY DURING THE FIRST GROWING SEASON
  - RE-VEGETATING POORLY ESTABLISHED AREAS AS NECESSARY
  - TREATING DISEASED VEGETATION AS NECESSARY
  - QUARTERLY INSPECTION OF SOIL AND REPAIRING ERODED AREAS, ESPECIALLY ON SLOPES.
  - CHECKING INLETS, OUTLETS AND OVERFLOW SPILLWAY FOR BLOCKAGE, STRUCTURAL INTEGRITY AND EVIDENCE OF EROSION & SEDIMENTATION.

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

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

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

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

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

**INSPECTION REQUIREMENTS DURING CONSTRUCTION**

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

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

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

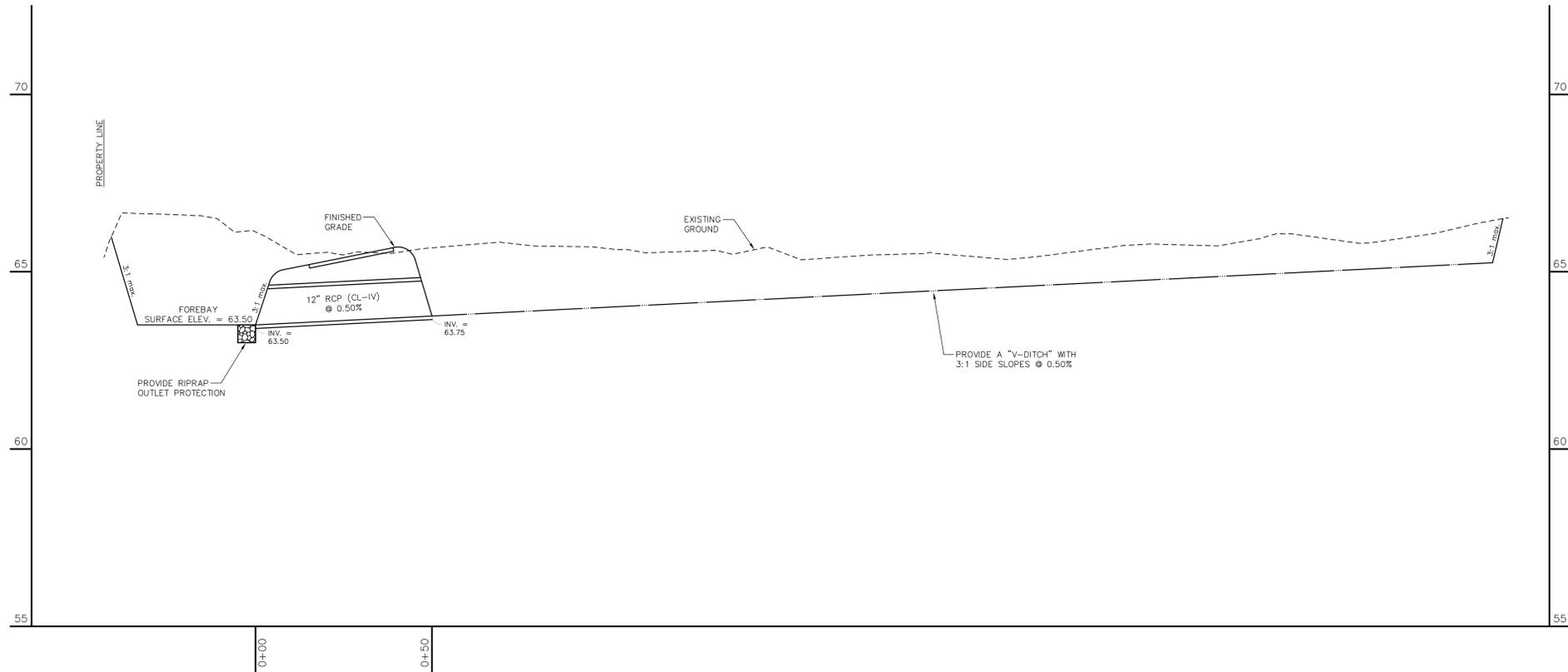
**BMP MATERIAL SPECIFICATIONS FOR SUBMERGED GRAVEL WETLANDS**

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

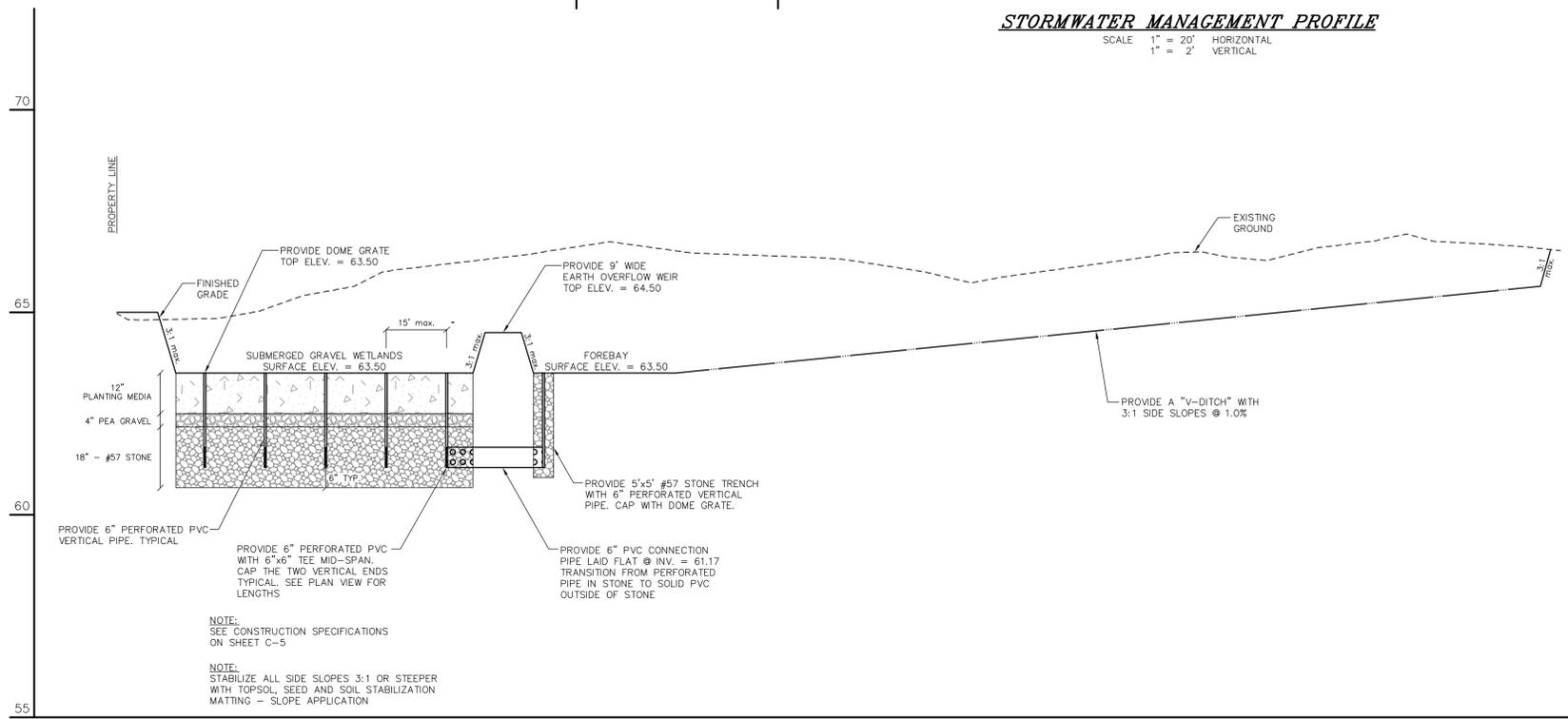
**STORMWATER MANAGEMENT SUMMARY TABLE**

STEP No.	REQUIREMENT	VOLUME REQ.	VOLUME PRO.	NOTES
1	WATER QUALITY (Wq)	3,270 cf	4,173 cf	SUBMERGED GRAVEL WETLAND
2	RECHARGE (Rev)	236 cf	233 cf	SUBMERGED GRAVEL WETLAND
3	CHANNEL PROTECTION (Cp)	N/A	N/A	ESD TO THE MEP
4	EXTREME FLOOD (Q)	N/A	N/A	ESD TO THE MEP

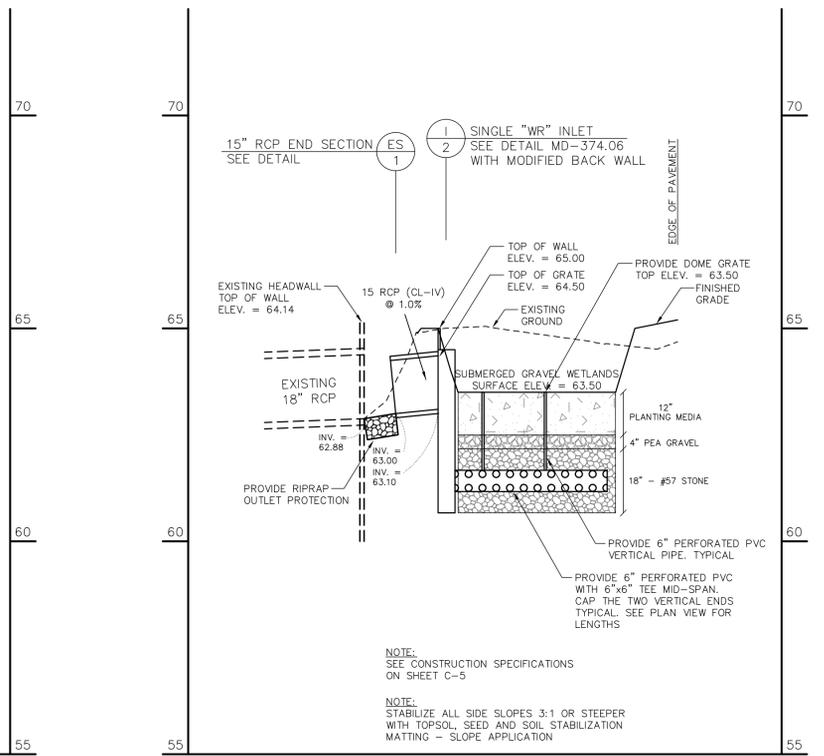
HENT COUNTY DEPARTMENT OF PLANNING AND ZONING  HENT COUNTY HEALTH DEPARTMENT  HENT COUNTY SOIL AND WATER CONSERVATION DISTRICT		<b>DAVIS, MOORE, SHEARON &amp; ASSOCIATES, LLC</b> ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING P.O. BOX 80 CENTREVILLE, MARYLAND 21617 PHONE: 1-443-262-9130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



**STORMWATER MANAGEMENT PROFILE**  
 SCALE 1" = 20' HORIZONTAL  
 1" = 2' VERTICAL



**STORMWATER MANAGEMENT PROFILE**  
 SCALE 1" = 20' HORIZONTAL  
 1" = 2' VERTICAL



**STORMWATER MANAGEMENT PROFILE**  
 SCALE 1" = 20' HORIZONTAL  
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KENT COUNTY DEPARTMENT OF PLANNING AND ZONING	
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT

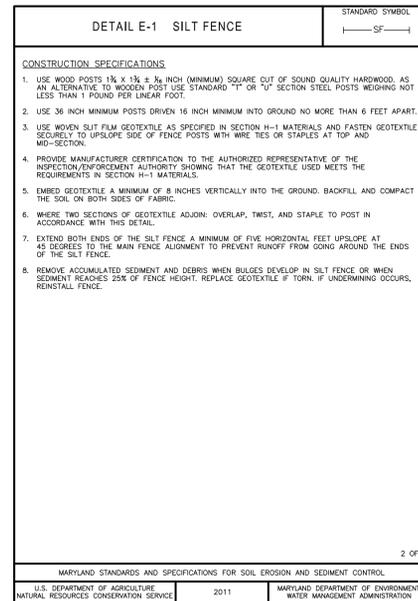
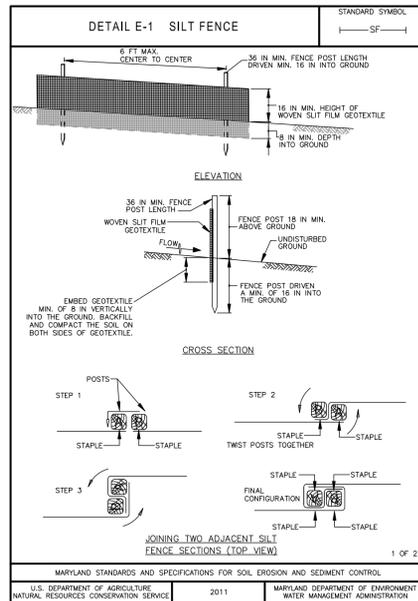
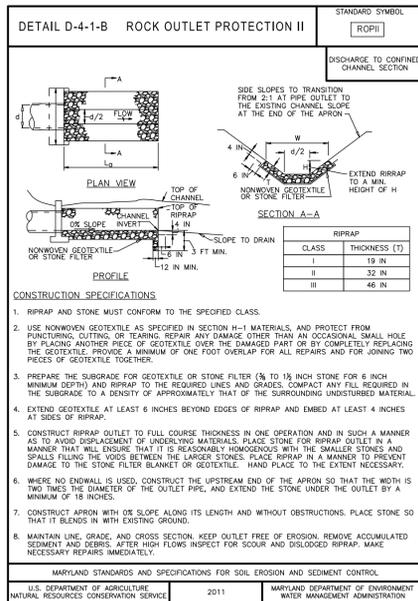
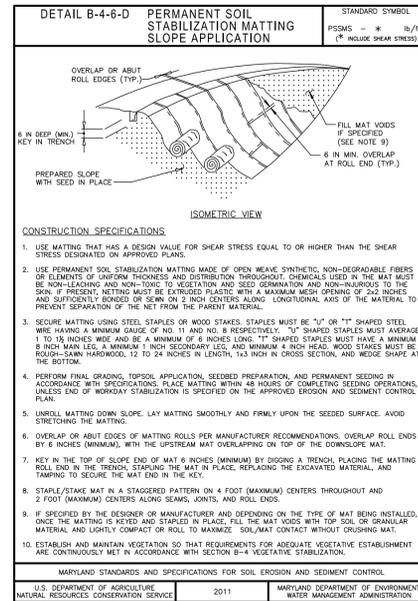
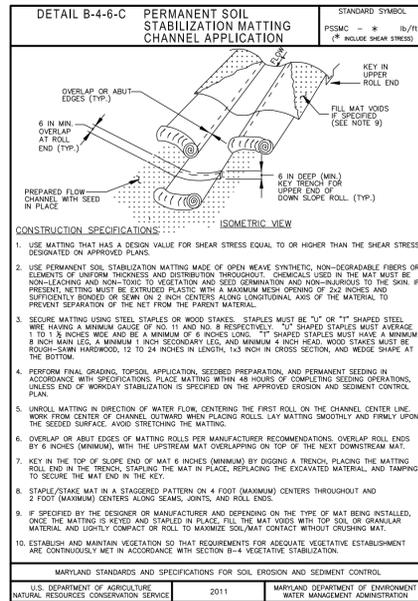
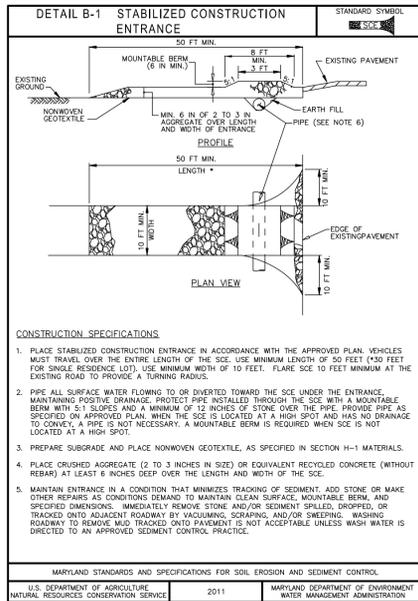


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**STORMWATER MANAGEMENT PROFILES**  
 ON THE LANDS OF  
**SP REALTY INVESTMENTS, LLC**  
 IN THE VILLAGE OF MASSEY  
 TAX MAP - 24, GRID - 1C, PARCEL - 68  
 FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND  
 PREPARED FOR : DIXIE LAND ENERGY

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



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.
- All sediment control dikes, swales, basins and flow lines to basins will be temporarily seeded immediately upon installation to reduce the contribution to sediment loading.
- Disposal of excess earth materials 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 1x 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	1.165 Acres
Area Disturbed	1.042 Acres
Area to be Roofed or Paved	0.496 Acres
Total Cut	0 cy
Total Fill	0 cy

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 coarse 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.

No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)			Lime Rate
					N	P205	K2O	
	ANNUAL RYE GRASS	50 lbs.	2/15-4/30 8/15-11/30	1/2"				
	BARLEY OATS	96 lbs.	2/15-4/30, 8/15-11/30	1"				
	WHEAT	72 lbs.	2/15-4/30, 8/15-11/30	1"	436 lb/acre	2 lb/1000 sf	2 tons/acre	
	GENERAL RYE	112 lbs.	2/15-4/30, 8/15-11/30	1"	90 lb/1000 sf	2 lb/1000 sf	2 tons/acre	
	FOXTAIL MILLET	30 lbs.	5/1-8/14	1/2"				
	PEARL MILLET	20 lbs.	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 manufacturer recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to obtain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
- Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through October 15th. Permanent seeding at other than specified times will be allowed only upon written approval. Permanent seeding shall conform to the following 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.

No.	Species	Appl. Rate (lbs./ac.)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)			Lime Rate
					N	P205	K2O	
7	CREEPING RED FESCUE KENTUCKY BLUEGRASS	60 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"	45 lb/acre	90 lb/acre	2 tons/acre	
8	TALL FESCUE	100 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"	1000 sf	90 lb/acre	2 tons/acre	
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 09GP).

- 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).

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.
- PROVIDE A STABILIZED CONSTRUCTION ENTRANCE AT THE PROJECT SITE.
- INSTALL SILT FENCE AT THE LOCATIONS SHOWN.
- STRIP THE TOPSOIL FROM THE LIMITS OF THE SUBMERGED GRAVEL WETLANDS AND STOCKPILE ONSITE WHERE INDICATED. EXCAVATE THE SUBMERGED GRAVEL WETLANDS TO THE PROPOSED BOTTOM ELEVATION (63.50) TO ACT AS A TEMPORARY SEDIMENT TRAP. PROVIDE OVERFLOW WEIRS AS SHOWN ON THE PLANS. AT THIS POINT, DO NOT INSTALL STONE, PEA GRAVEL, WETLAND SOIL, OR DRAIN PIPES.
- GRADE THE PROPOSED SWALES AND STABILIZE WITH TOPSOIL, SEED, AND STABILIZATION MATTING. INSTALL CULVERT.
- STRIP THE TOPSOIL FROM THE LIMITS OF THE STONE YARD AND DISPOSE OF AT AN APPROVED OFFSITE LOCATION.
- PLACE CR-6 BASE ON THE ACCESS AND STONE YARD.
- INSTALL TANK FOUNDATIONS AND TANKS.
- UPON SUBSTANTIAL COMPLETION OF THE INSTALLATION STABILIZE ALL DISTURBED AREAS WITH SEED AND MULCH.
- EXCAVATE THE SUBMERGED GRAVEL WETLANDS TO REMOVE ACCUMULATED SEDIMENT, AND INSTALL THE STONE, PEA GRAVEL, WETLAND SOIL, AND DRAIN PIPING AS INDICATED ON THE PLANS.
- UPON APPROVAL FROM THE KENT COUNTY SEDIMENT CONTROL INSPECTOR, REMOVE ALL TEMPORARY SEDIMENT AND EROSION CONTROL DEVICES AND STABILIZE ALL DISTURBED AREAS PER PERMANENT STABILIZATION SPECIFICATIONS FOUND ON THIS SHEET.



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

DATE	REVISION
7-24-20	PER COMMENTS

MISCELLANEOUS DETAILS	
DATE	SCALE
JUNE '20	AS SHOWN
JOB No.	DRAWN BY
2019160	WJM
FOLDER Ref.	DESIGNED BY
24-2019160	KJS
SHEET No. - C-7	
CADD FILE - 19160-C7	

KENT COUNTY DEPARTMENT OF PLANNING AND ZONING	
KENT COUNTY HEALTH DEPARTMENT	KENT SOIL AND WATER CONSERVATION DISTRICT



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

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

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

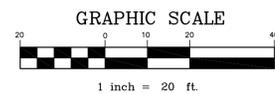
LANDS N/F OF  
**MARYLAND DEPT. OF TRANSPORTATION**  
RAILROAD R/W PLAT V-2/31  
ZONED - INDUSTRIAL/EMPLOYMENT CENTER  
CURRENT USE - RAILROAD

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

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

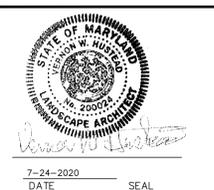
**PLANTING LEGEND**

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



KENT COUNTY DEPARTMENT OF PLANNING AND ZONING
KENT COUNTY HEALTH DEPARTMENT

KENT SOIL AND WATER CONSERVATION DISTRICT
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**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
7-24-20	PER COMMENTS

LANDSCAPE PLAN

ON THE LANDS OF  
**SP REALTY INVESTMENTS, LLC**

IN THE VILLAGE OF MASSEY

TAX MAP - 24, GRID - 1C, PARCEL - 68

FIRST ELECTION DISTRICT, KENT COUNTY, MARYLAND

PREPARED FOR : DIXIE LAND ENERGY

DATE	SCALE
MAY. '20	1" = 20'
JOB No. 2019160	DRAWN BY WJM
FOLDER Ref. 24-2019160	DESIGNED BY KJS
SHEET No. - L-1	
CADD FILE - 19160-L1	

**LANDSCAPE SPECIFICATIONS**

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

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

**A. MATERIALS**

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

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

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

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

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

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

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

**B. APPLICABLE SPECIFICATIONS AND STANDARDS:**

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

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

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

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

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

**D. SITE PREPARATION:**

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

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

**E. EXCAVATION OF PLANTING AREAS:**

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

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

**F. PLANTING OPERATIONS:**

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

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

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

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

**G. STAKING AND PRUNING:**

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

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

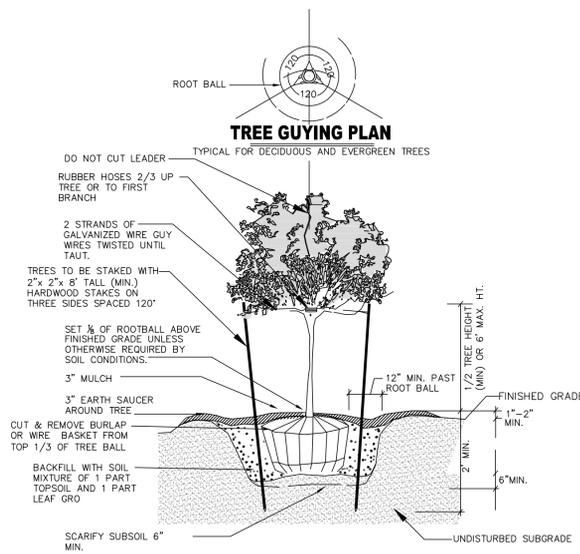
**H. POST PLANTING RESPONSIBILITIES:**

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

**I. GUARANTEE:**

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

**PLANTING DETAILS**



**DECIDUOUS TREE PLANTING DETAIL**

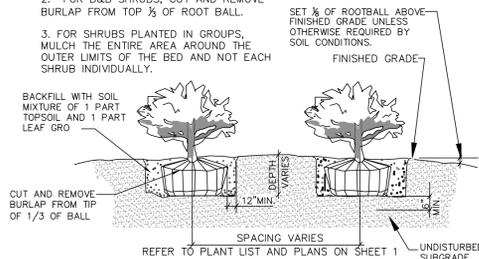
NOT TO SCALE

**NOTES:**

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

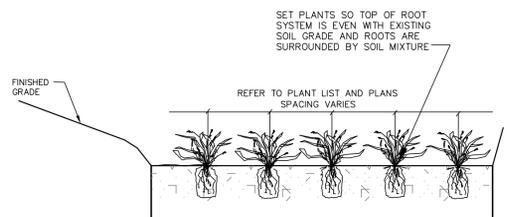
2. FOR B&B SHRUBS, CUT AND REMOVE BURLAP FROM TOP 1/3 OF ROOT BALL.

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



**SHRUB PLANTING DETAIL**

NOT TO SCALE



**PERENNIAL & GRASS PLANTING DETAIL**

NOT TO SCALE

**LANDSCAPE REQUIREMENTS**

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

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

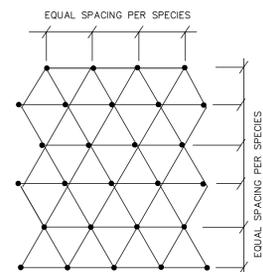
**PLANT SCHEDULES**

**LANDSCAPE PLANT SCHEDULE**

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

**SUBMERGED GRAVEL WETLANDS PLANT SCHEDULE**

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



**HERBACEOUS VEGETATION PLANTING PATTERN**

NOT TO SCALE

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

**LUMINAIRE SCHEDULE**

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

MOUNTING HEIGHT = 20 FEET

**STATISTICS**

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

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

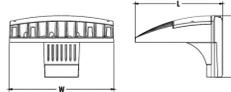


**D-Series Pole Mount LED Area Luminaire**



**Specifications Luminaire**

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



Catalog Number
Notes
Type

**Introduction**

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

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

**Ordering Information**

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

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting*
DSXWPM LED	10C 10 LEDs (one engine)	350 350mA	30K 3000K	T2S Type II short	120*	Shipped included
	20C 20 LEDs (two engines)	700 700mA	40K 4000K	T2M Type II medium	208*	
		50K 5000K	T3S Type III short	T5M Type V medium	240*	SPUMBA Square pole universal mounting adapter RPUMBA Round pole universal mounting adapter PUMBA Square and round universal mounting adapters
		1000 1000mA (1A)	AMBPC Ambient phosphor converted	T3M Type III medium	277*	
			T4M Type IV medium	T5W Type V wide	347*	
			TFTM Forward throw medium	ASTDF Asymmetric diffuse SYMDF Symmetric diffuse	480*	

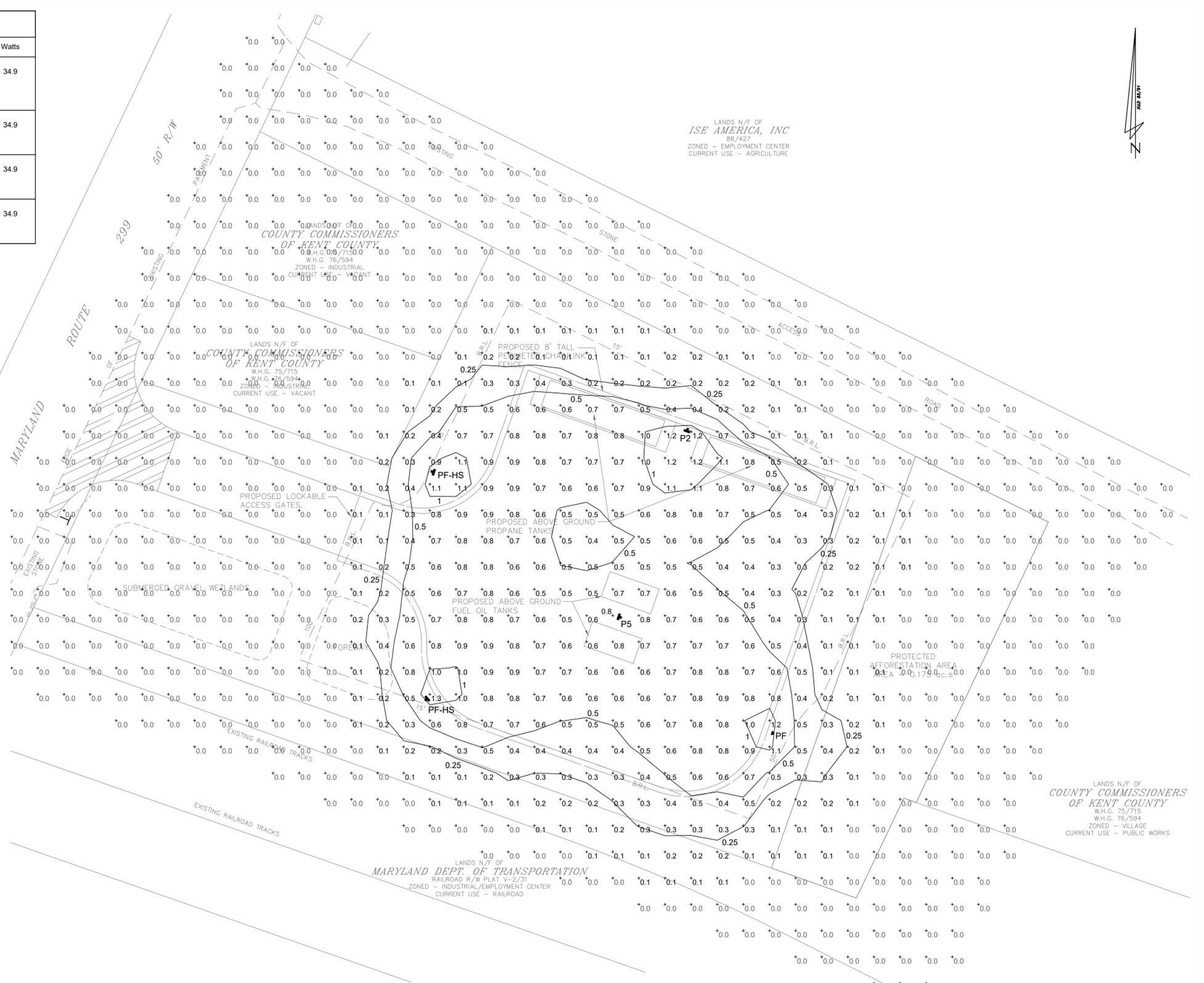
Control Options	Other Options	Finish required
<b>Shipped installed</b> PE Photoelectric cell, button type <sup>1</sup> DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR Motion/ambient light sensor, <15' mtg ht <sup>14</sup> PIRH Motion/ambient light sensor, 15-30' mtg ht <sup>14</sup> PIRHFCV Motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1ft <sup>2</sup> PIRHFCV Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1ft <sup>2</sup>	<b>Shipped installed</b> SF Single fuse (120, 277, 347V) <sup>1</sup> DF Double fuse (208, 240, 480V) <sup>1</sup> HS House-side shield <sup>1</sup>	<b>Shipped separately<sup>1</sup></b> BSW Bird deterrent spikes WG Wire guard VE Vandal guard DDL Diffused drop lens
		DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DSSXD Sandstone
		DDBTD Textured dark bronze DBLTD Textured black DNAXTD Textured natural aluminum DWHGTD Textured white DSSSTD Textured sandstone

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

**Accessories**

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

LITHONIA LIGHTING  
One Lithonia Way • Cary, Georgia 30012 • Phone: 800.279.8041 • Fax: 770.918.1209 • www.lithonia.com  
© 2013-2018 Acuity Brands Lighting, Inc. All rights reserved.



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

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

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

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







240

NO SMOKING  
PROPANE



---

Davis, Moore, Shearon & Associates, LLC

July 24, 2020

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

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

Dear Ms. Jones,

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

Attached is a list of the property owners that were notified of the conference call as well as the letter. An 11"x17" copy of the overall site plan accompanied the letters. As requested by the Planning Commission, the notification letter was sent in both English and Spanish. The properties just south of the railroad tracks are primarily tenant houses, so the letters were not only mailed to the property owner, but also to the physical address to the attention of "Current Resident". Attached is a map showing these properties.

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

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

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

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

Sincerely,

DMS & Associates, LLC



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

Enclosures

pc: Kevin Price, Dixie Land Energy



OWNNAME1	OWNADD1	OWNCITY	OWNSTATE	OWNERZIP
TUCKER SUSAN L &	11975 GALENA RD	MASSEY	MD	21650
DONOVAN GARY D & BOBBIE J	PO BOX 65	MASSEY	MD	21650
TINARI ELIZABETH A	12019 GALENA ROAD	MASSEY	MD	21650
CHADICK JEFFREY M &	12035 GALENA RD	MASSEY	MD	21650
KENNEDY DAVID F & MARJORIE J LEE	12045 GALENA RD	MASSEY	MD	21650
STARKEY ELWOOD D JR ETALS	PO BOX 15	MASSEY	MD	21650
GRAVES DAVID T & RENEE L	PO BOX 144	MASSEY	MD	21650
GEORGE TIMOTHY N & MARYFAITH B	12054 GALENA RD	MASSEY	MD	21650
SIMPLER KENNETH R	12063 GALENA RD	MASSEY	MD	21650
SHELTS EARL WILLIAM ETALS	PO BOX 55	MASSEY	MD	21650
ROTHWELL JEREMY J	12069 GALENA ROAD	MASSEY	MD	21650
DONOVAN LINDSEY P & ROXANN	12072 GALENA RD	MASSEY	MD	21650
MARTIN TRUDY L	12075 GALENA RD	MASSEY	MD	21650
MCCREA JAMES E & VIOLET MAY	PO BOX 6	MASSEY	MD	21650
ORMSBY ANNE & GAY ALINE	PO BOX 214	MILLINGTON	MD	21651
INGRAM BRITTANY NICHOLE	C/O CRAIG T INGRAM SR	MASSEY	MD	21650
MCCREA BRUCE E & CHERYL A	12101 GALENA RD	MASSEY	MD	21650
FLORENT HARRY D	12104 GALENA RD	MASSEY	MD	21650
QUINN PETER J	PO BOX 22	MASSEY	MD	21650
EVERETT H WAYNE & SHIRLEY DAIMUS&	32287 QUINN ROAD	MASSEY	MD	21650
SMITH PHYLLIS J & RALPH HYLTON JR	PO BOX 155	MASSEY	MD	21650
CARPENTER FRED W & EMILY A	PO BOX 136	MASSEY	MD	21650
SUSI ROBERT P & KAREN P	PO BOX 16	MASSEY	MD	21650
HALL RICHARD W JR	PO BOX 14	MASSEY	MD	21650
LESTER C JONES & SONS INC	12667 MASSEY RD	MASSEY	MD	21650
CITIZENS BANK N A	C/O RBS CITIZENS NA	GLEN ALLEN	VA	23059
STEMPLE ROGER DALE SR &	PO BOX 137	MASSEY	MD	21650
REDDING VICTOR	PO BOX 53	MASSEY	MD	21650
HYLTON JOHN C & SUSAN M	12158 GALENA RD	MASSEY	MD	21650
INGRAM CRAIG THOMAS & DEBORAH E	12160 GALENA RD	MASSEY	MD	21650
OVALLE GILBERTO RENE YOC	12162 GALENA ROAD	MASSEY	MD	21650
BECK ELIZABETH ANNE &	12184 GALENA RD	MASSEY	MD	21650
KELLEY PAUL W	12177 GALENA ROAD	MASSEY	MD	21650

PARIS MATTHEW	12180 GALENA RD	MASSEY	MD	21650
BECK ELIZABETH ANNE & HOAGLAND ROY P	12172 GALENA RD 9522 FAIRLEE RD	MASSEY	MD	21650 21620
BECK & KING LLC	12172 GALENA RD	MASSEY	MD	21650
BRIDGEWATER ASSOCIATES LLC	PO BOX 390	WEST GROVE	PA	19390
BONES DANIEL D & MELISSA M	12209 GALENA RD	MASSEY	MD	21650
DAVID A BRAMBLE INC	P.O. BOX 419	CHESTERTOWN	MD	21620
STUP GEORGE GRANT & FLORENCE	2022 STATE ROUTE 973	GREENVILLE	KY	42345
ROCHE MICHAEL B & LESLIE J	201 PINE FOREST FARM LN	MILLINGTON	MD	21651
FRONT STREET PROPERTIES LLC	PO BOX 413	GEORGETOWN	MD	21930
HEINE DAVID M	32853 MARYLAND LINE ROAD	MASSEY	MD	21650
WILLIAMSON GERTRUDE W	183 LINCOLN AVE	GULPH MILLS	PA	19428
LONGFELLOW ROBERT L JR & WORK SCHRODEL FAMILY L P	4022B RHODE ISLAND DR 32909 MARYLAND LINE ROAD	DOVER	DE	19901 21650
JOHNSON DANA L	14012 MASSEY RD	GALENA	MD	21635
COPPAGE CHARLES EDGAR	32924 MARYLAND LINE RD	MASSEY	MD	21650
NORTH KENT PARISH EPISCOPAL CHURCH	VESTRY OF NORTH KENT PARISH	MASSEY	MD	21650
MANLOVE JOHN BRYAN	33080 MARYLAND LINE RD	MASSEY	MD	21650
SMITH KATIE HADEL	33094 MARYLAND LINE RD	MASSEY	MD	21650
OAKLEY MARK T & TERESA C	33100 MARYLAND LINE RD	MASSEY	MD	21650
COLE GLEN J & DONNA Y	33130 MARYLAND LINE RD	MASSEY	MD	21650
HERNANDEZ VICTOR FERNANDEZ	PO BOX 46	MASSEY	MD	21650
WALLACE DANIEL MEDFORD & CROP PRODUCTION SERVICES INC	PO BOX 13 3005 ROCKY MOUNTAIN AVE	MASSEY	MD	21650 80538
ISE AMERICA INC	PO BOX 267	GALENA	MD	21635
FLETCHER SAMUEL L & JUDITH W	12338 MASSEY RD	MASSEY	MD	21650
GOOSE LANDING FARMS INC	1110 BOLTON WOODS ROAD	SUDLERSVILLE	MD	21668
DONAHOE FARM LLC	1750 S TAYLOR DRIVE	DOVER	DE	19901
HYLTON JOAN H TRUSTEE FOR	12452 MASSEY RD	MASSEY	MD	21650
SIMON KATHLEEN O	12510 MASSEY RD	MASSEY	MD	21650
OSBORN ROBERT B & KATHLEEN D	12518 MASSEY RD	MASSEY	MD	21650
BEILER SHIRLEY ANN	48 ORCHARD GROVE RD	CAMDEN	DE	19934
KELLEY PAUL W	12177 GALENA ROAD	MASSEY	MD	21650
COPPAGE CHARLES EDGAR	32924 MARYLAND LINE RD	MASSEY	MD	21650

WHITE D KEMATER JR & JOHN F	2117 BECKETT WAY	WOODSTOCK	MD	21163
KELLEY PAUL W	12177 GALENA ROAD	MASSEY	MD	21650
OVALLE GILBERTO RENE YOC	12162 GALENA ROAD	MASSEY	MD	21650
WHALEY RALPH C JR	101 CHESTNUT LANE	QUEENSTOWN	MD	21658
STAFFORD BENJAMIN C REVOCABLE TRUS	883 COW MARSH CREEK ROAD	CAMDEN	DE	19934
FRIEL S E W JR ET AL	PO BOX 10	QUEENSTOWN	MD	21658
VESTRY OF NORTH KENT PARISH	PO BOX 158	MASSEY	MD	21650
COLE GLEN J & DONNA Y	33130 MARYLAND LINE RD	MASSEY	MD	21650
CHOPTANK ELECTRIC COOPERATIVE INC	PO BOX 430	DENTON	MD	21629
NEWELL CLAYTON R	102 BOXWOOD LN	GALENA	MD	21635
CURRENT RESIDENT	12190 MASSEY ROAD	MASSEY	MD	21650
CURRENT RESIDENT	12193 MASSEY ROAD	MASSEY	MD	21650
CURRENT RESIDENT	32854 MARYLAND LINE ROAD	MASSEY	MD	21650
CURRENT RESIDENT	32858 MARYLAND LINE ROAD	MASSEY	MD	21650
CURRENT RESIDENT	32844 MARYLAND LINE ROAD	MASSEY	MD	21650
CURRENT RESIDENT	32826 MARYLAND LINE ROAD	MASSEY	MD	21650





July 13, 2020

Davis, Moore, Shearon & Associates, LLC

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

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

To Whom It May Concern:

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

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

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

Sincerely,

DMS & Associates, LLC

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

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

Enclosure

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

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

3 de julio de 2020

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

A quien le interese:

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

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

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

Sinceramente,

DMS & Associates, LLC

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

Recinto

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

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

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

# Town of Millington

Incorporated 1890

P. O. Box 330 - Millington, Maryland 21651

Phone: (410) 928-3880 Fax: (410) 928-5764

E-Mail: [Millington@atlanticbbn.net](mailto:Millington@atlanticbbn.net)

Website: [millingtonmd.us](http://millingtonmd.us)

July 17, 2020

Kent County Planning Commission  
400 High Street  
Chestertown, MD 21620

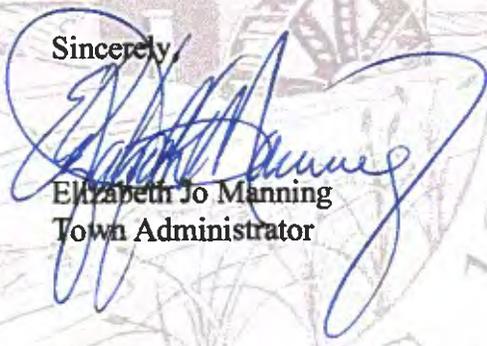
Re: Parks & Recreation Master Plan 2020

Kent County Planning Commissioners:

Enclosed is the Town of Millington's Parks & Recreation Master Plan 2020 which was approved by the Millington Planning Commission June 25, 2020. The Town Commission will introduce a resolution to adopt this plan at its August meeting with a public hearing and adoption of the plan scheduled for the September meeting.

Please provide comments no later than August 31, 2020. Thank you for your support and assistance to the Town.

Sincerely,



Elizabeth Jo Manning  
Town Administrator

Enclosure

Claude J Morales, Jr., Mayor

Kevin Hemstock, Council

Michelle Holland, Council

Jason E. Manning, Council

Wayne Starkey, Council

DEPARTMENT OF  
PLANNING, HOUSING & ZONING  
RECEIVED 7/22/2020

# ***TOWN OF MILLINGTON***



Robvanary Park



Water Front Park

## ***PARKS & RECREATION MASTER PLAN 2020***

## ACKNOWLEDGEMENTS

### Millington Town Council

Mayor C. J. Morales, Jr.  
Council Kevin Hemstock  
Council Michelle Holland  
Council J Eli Manning  
Council Wayne J. Starkey

### Millington Planning Commission

Chair Joyce P. Morales  
Commissioner Patty Cartagena-Santiago  
Commissioner Sam Johnston  
Commissioner Moe Morton  
Commissioner Lewis Teat

### Millington Staff

Administrator E. Jo Manning  
Clerk Carolyn Bowers  
Maintenance James Baxter  
Maintenance Sam Runkle

### Consultants

KCI Technologies

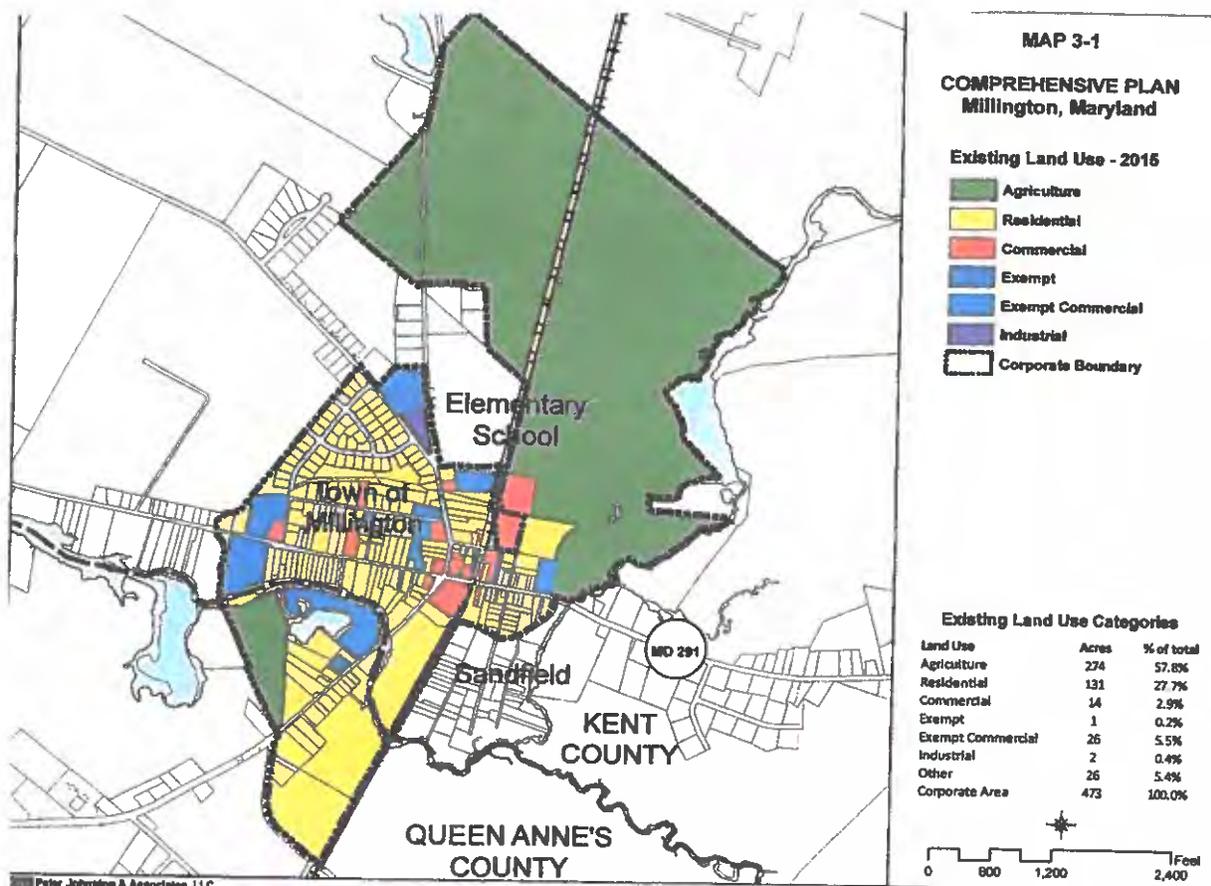
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- I. Purpose of the Plan.
- II. Planning Process.
- III. Key Issues Identified.
- IV. Inventory Assessment Summary
- V. History of Millington's Parks.
- VI. Future Millington Parks.
- VII. Conservation and Preservation.
- VIII. Conclusion.

## I. Purpose of this Plan

The Town of Millington's Parks and Recreation Master Plan is intended to help meet the needs of current and future residents by positioning Millington to build on the community's unique parks and recreation assets and identify new opportunities. This plan establishes a clear direction to guide Town staff, advisory boards, and elected officials in their efforts to enhance Millington's parks and recreation services and facilities. The Town's goal is to ensure that public lands are used in a manner that best serve the needs of its residents and visitors.

Parks and open space are protected lands. There are approximately 35 acres designated as park land and open space in the Town of Millington. Some of the Town's park facilities have been built or refurbished with POS (Program Open Space) funds. Program Open Space was established under the Maryland Department of Natural Resources in 1969 and is funded by the State's real estate transfer taxes. POS funds are used by counties and municipalities to purchase and/or make improvements to parks and recreation lands.



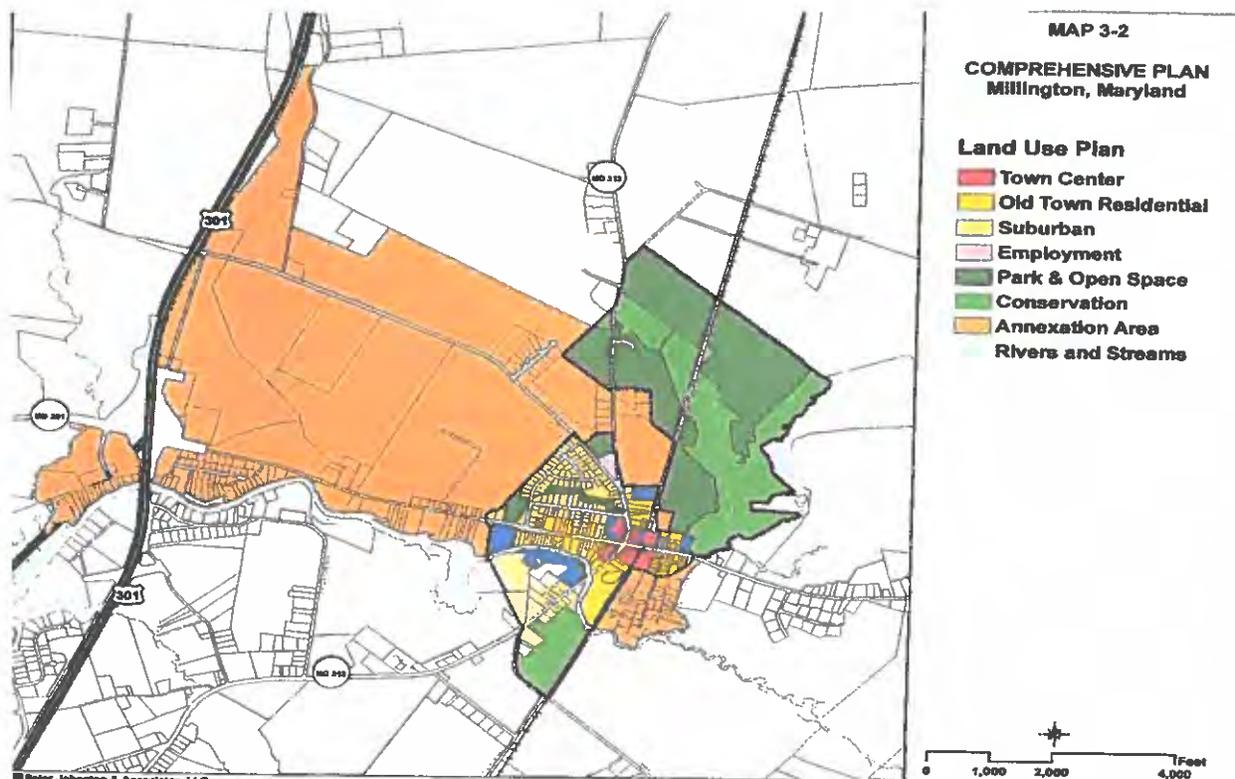
## II. Planning Process

This plan has been drafted by a team made up of the Administrator, KCI Technologies, Millington Planning Commission, and Millington Mayor and Council. The Town's objective for these areas is to maintain public park land for the enjoyment of town residents and visitors. The process begins with land being identified either by the Town Council or Planning Commission during site plan development. Once identified, the Town uses various sources to determine the need and how to successfully satisfy that need through the planning and development of a public park or open space area. These sources include but are not limited to:

- Community Engagement through public meetings, Facebook postings, and website postings;
- Review of previous planning efforts, comprehensive plan;
- Review of historical information available; and
- Meetings with Kent and Queen Anne's Counties Planning, Economic Development, Parks and Recreation, and Tourism departments.

The next step in the planning process is to inventory existing parks and facilities using existing mapping and on-site visits to verify amenities and assess the condition of the facilities and surrounding areas. At this time the Town measures the current delivery of service for these facilities and explores finance and funding mechanisms to support development and sustainability within the system. Consideration is made to the community profile and demographics, including growth trends and projections, growth impacts, and conservation of natural resources.

From this information, the Town can identify and categorize recommendations into themes with goals, objectives, and an action plan for implementation. Development of an action plan for improvements include cost, funding source potentials, and timeframe to support the implementation of the plan.



### III. Key Issues Identified

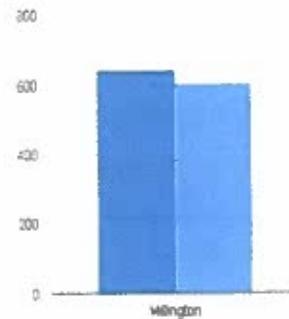
The following key issues have been identified to be considered by the Town Council and the Planning Commission as project development is reviewed.

- **Organizational** – how to better market and communicate activities and facilities; potential future need to increase staff for operations and maintenance; how to attract tourism and outdoor recreational opportunities.
- **Finance** – how to increase economic impact and revitalize Town center; utilization of “fee in lieu” monies from development of annexed properties; consider the creation of user fees; and pursue grant opportunities.
- **Programs and Service Delivery** – determine ways to increase programming for families, seniors, and children; determine ways to increase programs in wellness/fitness, cultural, and special needs; determine ways to increase the number of special events; and determine ways to increase water-related opportunities due to vicinity of Upper Chester River.
- **Facilities and Amenities** – maintain and improve existing facilities; develop connections with greenways and trails; meet future population demands

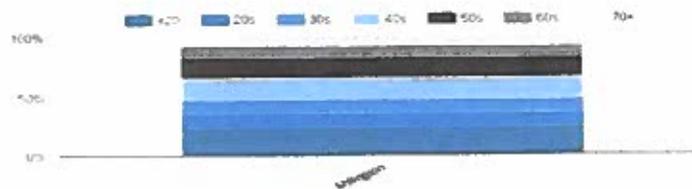
through additional recreational sites; improve water access to river and ponds; explore sports venue for leagues and tournaments; explore outdoor venue for area organizational use; and explore and develop historical sites.



Population of Millington in 2018  
\*www.towncharts.com



Population comparison between  
2010 (dark blue) and 2018 (light blue)  
\*www.towncharts.com



Population by Generation  
\*www.towncharts.com

#### IV. Inventory Assessment Summary

- Existing parks are pleasant and well maintained throughout the Town.
- The parks are used and enjoyed by residents.
- Millington’s Lions Club offers an additional park that serves residents of Millington and outlying areas.
- Kent County Parks & Recreation operates and maintain the Millington Swimming Pool enjoyed by residents and visitors from Memorial Day until Labor Day.

- Even though Millington is a walkable Town, there is a need for additional parks to be distributed throughout the Town.

## V. History of Millington's Parks

Parks, recreation, historical resources, and cultural resources is defined to include but not limited to playgrounds; sports fields; indoor recreation; museums; civic and cultural centers; historical centers; and other parks and areas owned or controlled by the Town of Millington.

The Town of Millington is located in Kent and Queen Anne's Counties with the Upper Chester River dividing a portion of the Town. The Town's parks are an important factor in the quality of life in the community and a nature enthusiast draw due to the river and wildlife.

Over the years, the Town of Millington has purchased and transformed property into parks. On the west side of Town, at the intersection of Cypress Street and School Street, is located Robvanary Park. This park use to be the Town's baseball/softball field; used for many years for youth and adult leagues as well as for sandlot ball. It now has playground equipment for the Town's youth and a section of exercise equipment and instruction for adults; a skateboard park, and a paved walking trail around the edge of the park for use by our health-conscious residents.

Within the last 10 years, the Town of Millington transformed the river bank on the southern side of the Upper Chester River into a Water Front Park complete with fishing piers, a canoe/kayak launch, and a nature trail west along the river bank. The Upper Chester River is the annual site for spawning perch which draws a crowd of fishermen every spring. With the many streams along the river, this park is also a good place to start a canoe/kayak excursion down the Chester River.

## VI. Future of Millington's Parks

The Town of Millington participates in the FEMA Hazard Mitigation Program in the event of a declared storm disaster. Through this program, the Town has purchased property on the Queen Anne's County side of the Chester River for

future use as a park as well as return a portion of this land to its natural state. This area is on the east side of Sassafras Street and consists of 25+ acres made up of woodland, marshland, riverbank, and an old sand pit. On this site there is also an existing artesian well the Town would like to incorporate into its future park design. Through the same program, the Town purchased another parcel, approximately .25 acres which has not been earmarked at this time. The Town would like to preserve the waterfront with buffers, plantings, reconstruction of eroded river banks; create a nature walking trail through the property; install fishing piers; install a small playground area; and are researching other recreational ideas for this property.

In 2002, the Town purchased .713 acres through the FEMA Hazard Mitigation Program. Currently this site is being maintained as Open Space by the Town's maintenance department. Future plans are to convert this area to a Dog Park, allowing residents to exercise and play with their dogs off lease and to help their dogs stay healthy. This type of park will also allow the dogs and their owners to socialize and to form relationships with one another.

In 2016, the Town purchased 418 Cypress Street and demolished an abandoned house. This property is located at the corner of Cypress Street and Crane Street. The Town would like to create a mini playground area for the children that currently live on the east side of Town and in Sandfield, a small development south east of Cypress Street.

In 2019, the Town received through a donation that piece of land that was previously home to the Head-of-Chester Friends Meetinghouse and Quaker Burial Ground, dated 1787 – 1874. This property is a vital piece of Millington's history as it represents the founding of what is known today as the Town of Millington. Prior to donating this property to Millington, the Philadelphia Annual Meeting for the Religious Society of Friends, refurbished an iron fence and remaining tombstones on the site. The Town would like to create a park at this site that honors our past and creation as a Town. The park envisioned is a "serenity park" with a walking path to view the existing historical tombstones, signage depicting the Quaker history in Millington, and sitting areas for reflection or relaxation.

The Town has seen an increase in the interest in soccer, vastly due to the increase in the Latino population. Currently there are no soccer fields within 15 miles of

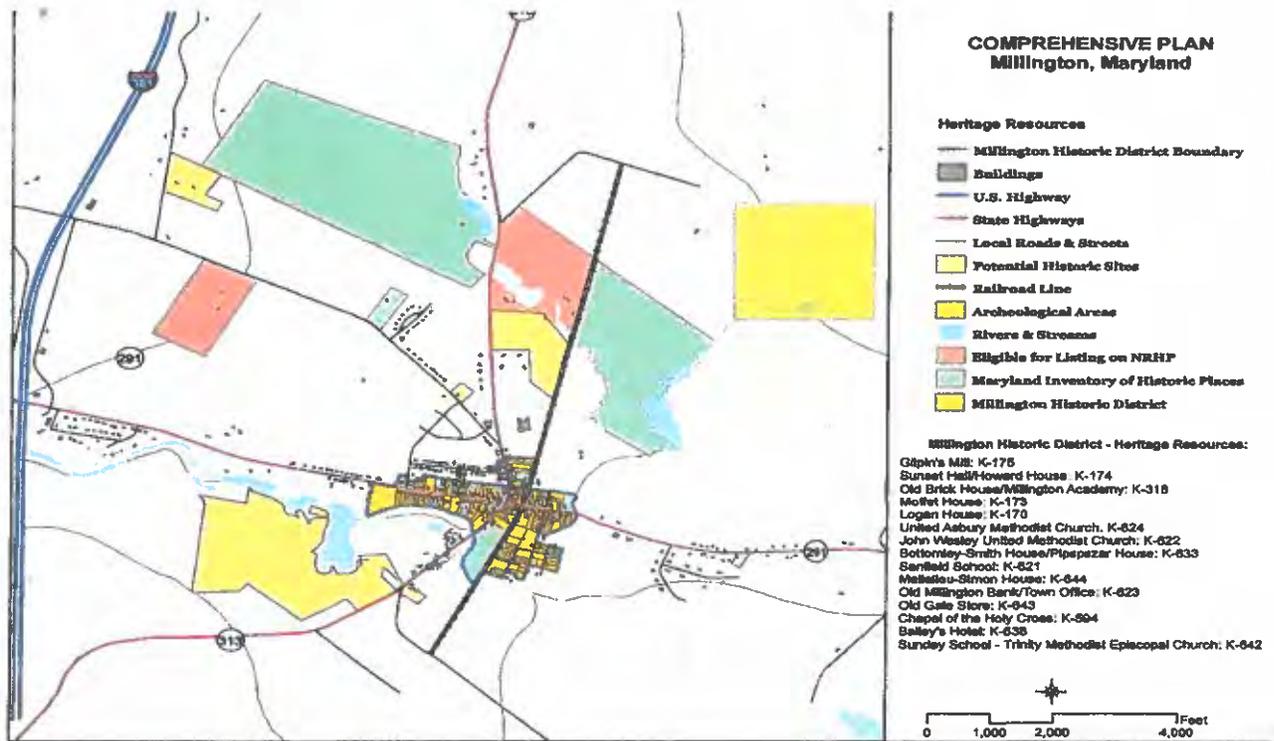
Millington, sending enthusiasts and participants outside of Town to belong to leagues and participate in tournaments. The Town would like to establish regulation soccer fields for use by our residents, their leagues, and future tournaments. The availability of this type of athletic field will increase community pride and economic development in the Town. The Town is researching the possibility of creating soccer fields at the existing Robvanary Park location. In addition, the Town is looking into the installation of additional recreational equipment at this location.

As the Town grows through annexation of lands surrounding the existing Town limits; the Planning Commission will continue to work with developers and property owners to create additional parks and open space areas. There will remain the effort to maintain the walkability of the Town through walking trails, bicycle trails, and connectability of sidewalks and streets.

## VII. Conservation & Preservation

Managing growth and development in Millington must be balanced with consideration for the natural resources, an essential component of the Town's quality of life. Millington's historic identity and present-day charm are intertwined with its natural setting and its roots as a rural waterfront community.

Conservation and the protection of key natural resources and sensitive areas are crucial to preserving the character of Millington. The development and maintenance of future parks will need to take into consideration these natural resources and sensitive areas; whether creating a park to educate environmental issues or to enjoy the natural resources the Town has to offer. During the planning stages of future parks, the Town must protect its streams and their buffers, the 100-year floodplain area, sensitive species habitats; steep slopes, and other sensitive areas from the adverse impacts of development and human activity.



## VIII. Conclusion

With the acceptance of this master plan, Millington Council commits to the new vision and guiding principles. The Millington Parks and Recreation Master Plan identifies the planning process, key issues, and efforts to maintain Millington's heritage and natural resources while providing open space and recreational areas for its residents and visitors. This master plan will be an integral part of the annual work plan and budget process. With this mater plan as a guide, Millington's Council strategic action planning process includes reviewing the plan annually with an update to be completed every five (5) years. This approach is adopted to ensure that the Millington Park and Recreation Master Plan is a living document that does not sit on a shelf but is used to improve the overall goals of the community well into the future.