



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

County Commissioners Hearing Room
400 High Street
Chestertown, Maryland

AGENDA

August 5, 2021
1:30 p.m.

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

Public participation and audio-only call-in number:

1. Dial **1-872-239-8359**
2. Enter Conference ID: **422 895 776#**

Members of the public are asked to mute their phones/devices, until the Commission Chair opens the floor for comment. Please note that if you are listening to the online livestream while waiting to call in to participate, there is an approximately 45-second delay. In order to avoid audio feedback issues, please mute the livestream before calling in.

MINUTES

June 3, 2021

APPLICATIONS FOR REVIEW

20-41 Cliff Road Properties, LLC (Great Oak Manor) – Site Plan Review
Final (Tent Event Area) and Preliminary (Cottages & Pavilion)
10568 Cliff Road – Sixth Election District – Zoned Critical Area Residential (CAR).....PC Decision

21-28 ACED, LLC (David and Eileen Smack) – Site Plan Review (Final)
22622 Handy Point Road – Sixth Election District – Zoned Resource Conservation District (RCD).....PC Decision

Ina May Puppe Reed – Water and Sewer Plan Amendment (Relocation of Allocation)
Lovers Lane – Fifth Election District – Zoned Agricultural Zoning District (AZD).....PC Recommendation to CC

GENERAL DISCUSSION

STAFF REPORTS

ADJOURN

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

Projects will not be reviewed prior to their scheduled time. All applications will be given the time necessary to assure full public participation and a fair and complete review of all projects. Agenda items are subject to change due to cancellations.

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

MINUTES

The Kent County Planning Commission met in regular session on Thursday, June 3, 2021, in the County Commissioners' Hearing Room at 400 High Street, Chestertown, Maryland. It was a hybrid meeting, and the following members were in attendance: Kim Kohl, Chairman; F. Joseph Hickman, Vice Chairman (attending in person); County Commissioner P. Thomas Mason; Tyler Brown, Paul J. Ruge, Jr.; William Sutton (attending in person); and Cynthia L. McCann, Esq., Planning Commission Attorney. Staff in attendance were William Mackey, Director; Carla Gerber, Deputy Director (attending in person); and Sandy Adams, Clerk (attending in person).

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

MINUTES

Mr. Ruge made a motion to accept the minutes of the May 6, 2021, meeting as distributed.

Mr. Sutton seconded the motion; the motion passed with all in favor.

APPLICATIONS FOR REVIEW:

#21-22 David A. Bramble, Inc. –Special Exception – Renewal of Existing Sand & Gravel Pit

Ms. Gerber gave a description of the proposal, cited the applicable laws, staff and TAC comments, and staff's recommendation.

David A. Bramble, Inc., requests renewal of the special exception to continue operation of an existing sand and gravel pit on a 164.675-acre property owned by Margaret K. Bramble, LLC, located 8415 Rock Hall Road (MD Route 20) near Fairlee. The excavation site comprises 19.66 acres located interior to the property, which is also otherwise farmed, and only 25 percent of the allowed area of the operation is used at one time. Access to the sand and gravel pit is by an unimproved farm lane from MD Route 20 that also serves a residential lot and agricultural structures on the farm. The applicant's narrative advised that there are no employees permanently located at this site. The materials excavated from this sand and gravel pit support the operation of David A. Bramble, Inc.

The parcel is zoned "AZD", Agricultural Zoning District, and is generally surrounded by farmland and woodland. In 2018, the Orem family completed two adjustments of lot lines for two residential lots located interior to the property (Parcel 8, Lot 2 and Parcel 157). In 2019, Margaret K. Bramble, LLC, purchased Parcel 8, Lot 2 on which is located the house closest to the gravel pit. Parcel 157 is owned by an unrelated party. One of the adjustments of lot lines inadvertently encroached on the gravel pit by 1.37 acres. As part of this renewal application, the applicant is seeking to shift that 1.37 acres to the west side of the pit limits. This pit has been in operation since 1984 and has been regularly renewed.

Ms. Gerber read aloud the Applicable Law and Staff and TAC Comments. Ms. Gerber said staff recommends forwarding a favorable recommendation with the same conditions of approval from 2016:

- The operation shall not be enlarged beyond 19.66 acres.
- The special exception shall be granted for a period of five (5) years.
- The operation must have an approved operating and restoration plan from the Surface Mining Division of the Maryland Department of the Environment's Water Resources Administration (the "SMD") in place at all times.

- The applicant's mining permit, sediment and erosion control plan, and operating and restoration plan must be strictly followed at all times.

Ms. Gerber informed the Commission that she had telephone conversations with two of the applicant's adjacent neighbors, Mr. Merkle and Ms. Council. She said both neighbors support the application for renewal and do not have any complaints about the gravel pit.

Ms. Kohl asked if there was any additional correspondence. Ms. Gerber said no additional correspondence had been received.

Present (in-person) at the meeting and duly sworn in were: Megan Owings, David A. Bramble, Inc. and Margaret K. Bramble, LLC; Keith Dill, David A. Bramble, Inc.; and Kevin Shearon, DMS & Associates.

Ms. Bramble introduced her team. She said that she is General Counsel for David A. Bramble, Inc. and a Member at Margaret K. Bramble, LLC; Keith Dill is the Safety Officer and manages the pit operations at the Orem Farm; and Kevin Shearon is the architect who prepared the project plans. Ms. Bramble said she has a couple of points of clarification to make with regards to the TAC comments: The Pit is approved at 19.66 acres, not the 18 +/- acres as noted on the TAC plan. The difference is the plan included with the application did not include the haul road. When you factor that in, the total acreage is 19.66 acres. The Maryland Department of the Environment (MDE) was contacted to determine how they want to handle the shift in acreage, and they had no problem with it. They will keep the Exhibit documenting the shift in acreage in their file. Ms. Bramble said due to the pandemic, most of the MDE employees are still teleworking, and therefore, MDE has provided them with an informal letter noting their acceptance via email. She said they hope to have a formal letter prior to the Board of Appeals meeting. Ms. Owings said as areas are reclaimed, the intent would be to move forward in a westerly direction, but she added that any change in that regard would come before the Planning Commission, Board of Appeals, and MDE.

Ms. Kohl asked if there were any questions.

Mr. Hickman asked for more clarification pertaining to the change in the location of the Pit. Ms. Owings said when the lot line adjustment was done, it ended up crossing the pit limits. Ms. Gerber referred everyone to the Exhibit in their meeting packet. She said the light blue crosshatched area was inadvertently included in the Council property, and the dark blue striped area on the west side is what is being relocated into the Pit. Ms. Owings reiterated that MDE is fine with the shift. Ms. Gerber said she spoke with Mr. Merkle, the adjacent property owner, and forwarded him the application packet so that he had the full documentation. Ms. Owings said she also spoke to Mr. Merkle's counsel.

Mr. Ruge asked for further clarification pertaining to the cross hatching on the Exhibit that was included in the meeting packet. Ms. Bramble said the light blue hatching is part of the original pit limits for the approved surface mining operation. She explained that the Orem family did a lot line adjustment expanding the lot that existed there and when the lot line adjustment occurred, the hatching area noted on the plan represents where the lot encroached on the approved pit limits. She said the area of 1.37 acres is being moved to the western portion of the pit limit which is shown on the Exhibit in dark blue spread across the western limit at 50 feet in width.

Mr. Hickman made a motion to send a favorable recommendation to the Board of Appeals for a special exception to continue operation of an existing sand and gravel pit comprised of 19.66 acres. The decision was based on the following findings:

- The size of the property is more than adequate for the existing use.

- The relocation of the 1.37 acres to the western side of the pit will not inadvertently affect the neighboring properties.
- Traffic patterns remain similar since the original application in 1984.
- The State Highway Administration has no issues or concerns with County approval.
- The property is surrounded by farmland and woodland.
- It is not close to public worship or historic places.
- There is no evidence of negative impact on community facilities and services.
- There has been no negative impact on historic or cultural landmarks.
- The applicant has taken appropriate measures to control potential negative effects from noise, vibration, smoke and particulate matter, toxic matter, odor, fire or explosion hazards, or glare upon surrounding properties.
- There are no known threatened or endangered species located on the property.
- Forested areas or woodlands on the farm will not be disturbed by this operation.
- Environmentally sensitive areas on the farm, such as the West Fork of Langford Creek, will not be disturbed.
- The operation has been in existence since 1984, renewed on five-year cycles, and there have been no complaints. Additionally, in the 2011 renewal, it was noted that additional screening was not required.
- With the prior renewals, the record has been devoid of any evidence that the use would impact property values, water quality, fish, wildlife, or plant habitat.
- The proposal is consistent with the Comprehensive Plan, the general intent and the use, design, and environmental standards found in the *Land Use Ordinance*.
- The Commission finds that it follows the guidelines of the Agricultural Zoning District.
- The special exception shall be for a period not to exceed five years.
- Material is not brought from off-site for processing, mixing, or similar uses.
- The excavation or extraction operation shall be controlled to offer reasonable protection to surrounding properties and the neighborhood, particularly as it regards to the use of residential streets for access to the site.
- The operation will not disturb for future use prime agricultural lands or forest of more than one acre.
- The operation will not degrade water quality.
- The operation does not disturb the minimum 100-foot buffer or stream protection corridor.
- The operation is under an approved operating and restoration plan from the State of Maryland.
- The operation does not adversely affect a non-tidal wetland directly or hydrologically.
- The location of the excavation or extraction with respect to property lines, the depth of excavation, and relation to the water table or flood criteria and the slope of the sides of the excavation shall be controlled to prevent a continuing, unsightly, hazardous, or wasteful condition of the land.
- The operation shall not be enlarged beyond 19.66 acres.
- The operation must have an approved operating and restoration plan from the Surface Mining Division of the Maryland Department of the Environment's Water Resources Administration (the "SMD") in place at all times.
- The applicant's mining permit, sediment and erosion control plan, and operating and restoration plan must be strictly followed at all times.

Mr. Sutton seconded the motion; the motion passed with all in favor.

ANNUAL REPORT

Ms. Gerber provided a summary of the 2020 Annual Report and the letter that is required to be submitted to the Maryland Department of Planning by July 1st:

- Compared to 2019, there were only 45 fewer permits reviewed in 2020.

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- The construction of New Single-Family Dwellings (NSFD) increased from 24 to 34.
- The Planning Commission reviewed 6 major site plans: 2 for new businesses; the rest were for the enhancement and expansion of existing businesses.
- As in previous years, accessory buildings and residential alterations and additions continue to account for the greatest number of permits.
- All Board and Commissions staffed by the Planning Department continued to meet as needed.
- The Comprehensive Rezoning Process has begun.
- Throughout the pandemic, there was a shift in how to conduct business in order to provide opportunity for both the public and applicants to participate in the process.
- Regarding the letter to the Department of Planning: 14 permits are in Priority Funding Areas (PFA); 20 NSFDs are outside PFAs, but only 5 were located in the Priority Preservation Area (PPA) and 3 were replacement dwellings.

Ms. Gerber said the County continues to grow at a slow pace, and it is continuing to put development in areas where it has been determined it to be appropriate.

Ms. Gerber informed the Commission that she hopes to have the traditional, full annual report available once the Planning Department is fully staffed.

Mr. Sutton made a motion to send a favorable recommendation to the County Commissioners for the Letter to be accepted as submitted. Mr. Hickman seconded the motion, and the motion passed with all in favor.

STAFF REPORTS

Mr. Mackey:

- Two of the Task Force questionnaires have been received back thus far. Mr. Mackey said he hopes to receive the rest back soon, so that they can begin to prepare the summer meeting schedule.
- Staff is preparing for the Task Force meeting on June 9th.
- At the June 23rd meeting, we will have the presentation of the Economic Development Plan.
- Mr. Mackey said he appreciates everyone's time and outstanding effort that is being made on the Task Force.

Carla Gerber:

- Ms. Gerber said she is staying busy with Task Force reports, building permit review, MALPF inspections, and review of easement applications.

Ms. McCann:

- The Maryland Department of Planning sent out an email pertaining to the Governor's Smart Growth Subcabinet Public Forum which will take place on July 21st. Planning Commissioners and Planning staff are invited to attend. Ms. McCann said she will forward the email to everyone. She said it is a good opportunity to interact with the Governor's subcommittee on Smart Growth.

ADJOURN

There being no further business for the good of the organization, the meeting adjourned at 2:10 p.m.

Kim Kohl, Chairman

Sandy Adams, Clerk

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Kent County Department of Planning, Housing, and Zoning

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Meeting: August 5, 2021
Subject: Cliff Road Properties, LLC – Great Oak Manor
Final Site Plan Review – Tent Area
Preliminary Site Plan Review – Cottages and Event Pavilion

EXECUTIVE SUMMARY

Request by Applicant

The applicants are proposing improvements to expand and enhance their existing county inn use. They are seeking final approval to construct a permanent base for erecting a tent to be used in support of the existing country inn. They are also seeking preliminary approval for two free-standing cottages, a pavilion that will replace the tent, associated pedestrian walkways, and expansion of the guest parking area.

Public Process

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

Summary of Staff Report

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

Following preliminary approval of the tent area in April, the applicant hired Phoenix Noise and Vibration, LLC, to evaluate the noise impacts from events and purchased a sound level meter to self-monitor during outdoor events. Staff also reviewed the previous Planning Commission and Board of Appeals recordings and minutes and found no evidence of limits being placed on the number of events per year or maximum number of attendees.

Staff Recommendation

Staff recommends granting final approval of the proposed tent area and preliminary approval of the cottages and pavilion with those conditions adopted by the Planning Commission as part of its preliminary approval of the tent area, along with an additional condition related to bonding of that portion of the project for final approval.

PRELIMINARY STAFF REPORT

To: Kent County Planning Commission
From: Carla Gerber, Deputy Director
Subject: 20-41, Cliff Road Properties, LLC (Great Oak Manor)
Final Site Plan Review – Tent Area
Preliminary Site Plan Review – Cottages and Event Pavilion
Date: July 29, 2021

Description of Proposal

The applicants are proposing improvements to expand and enhance their existing country inn use. They are seeking final approval to construct a permanent base for erecting a tent to be used in support of the existing country inn. They are also seeking preliminary approval for two free-standing cottages, a pavilion that will replace the tent, associated pedestrian walkways, and expansion of the parking area. The pavilion is a new element to the plans and wasn't part of the concept site plan reviewed in January.

Great Oak Manor's 8.515-acre property is zoned Critical Area Residential (CAR) and is located along Cliff Road adjacent to the Chesapeake Bay, Great Oak Estates, and Great Oak Landing Marina to the south and residential uses to the north. The property is currently improved with a 3-story dwelling known as the "Manor House" and a detached garage. The surrounding area is characterized by residential development, agricultural, and marine uses.

History

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

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

In April 2021, the Planning Commission granted preliminary approval of the tent area and indicated that the following conditions will be incorporated into the final decision:

1. Outdoor event music (live or otherwise) will be shut off at 10:00pm. It will be the responsibility of the Innkeeper-Owner-Employee to ensure that all events comply with this schedule. The Innkeeper, Owner, or a Great Oak Manor employee will be on-site during all special events at Great Oak Manor and will be reachable by phone or text should there be any neighborhood communication needed.

2. Great Oak Manor will monitor and comply with all future County and State noise ordinances. If noise restrictions are put in place in future revisions to the County Code, regulations, or similar legislation, Great Oak Manor will comply with mandated noise restrictions and will not seek exception or grandfathered exemption to the application of future noise controls.
3. Once the tent platform area on the south side of the Manor House is constructed, all noise-generating outdoor events shall be held in this location. Speakers and musicians shall project in a southeasterly to southwesterly direction at all times (away from the homes along Cliff Road). Sound equipment will be situated adjacent to the Manor House in a best effort to have the building act as a partial noise barrier.
4. Great Oak Manor ownership shall engage an acoustical consultant, perform research of materials, and develop a physical remediation solution (i.e. erect temporary acoustical dampening 'panels' or 'devices' as a part of standard tent setup) to absorb sound at the location of the event and prevent it from spilling over to neighboring properties.
5. Evergreen shrubs will be planted along the Great Oak Manor property line to block car lights from impacting neighboring properties.
6. Any lighting installed will be low level or landscape lighting. No flood lights or overhead lighting will be utilized.

Relevant Issues

I. Uses

- A. *Comprehensive Plan*: "Retain and promote existing businesses and assist in their growth." (page 8)
- B. *Applicable Law*: Article VII, Section 7.16 of the Kent County Land Use Ordinance permits Country Inns as a special exception in the Critical Area Residential District.
- C. *Staff and TAC Comments*: A country inn has been operating on this site since 1984. The proposed tent area provides an amenity common to other similar inns on large lots. The tent area will provide a permanent, stable base on which tents can be erected, as needed, for weddings or other events. The tent area is located on the south side of the property and is surrounded by existing trees/woodlands.

The cottages will be located towards the cliff, but outside of the buffer. Once the cottages are constructed two rooms will be removed from service in the Manor House and the total number of rooms will be fifteen. Since January, the design has been refined and building elevations are included in the packet. The applicant is also now proposing to replace the tent area with a permanent pavilion that will be partially enclosed. The pavilion has a dedicated area for a DJ/band, restrooms, service area, and bar. The designs currently have a stone and siding façade. The Planning Commission will need to determine if the proposed elevations "maintain features and character that are consistent with the structures that existed as of August 1, 1989."

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

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

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

- B. *Staff and TAC Comments*: All proposed improvements meet the setback requirements.

III. District Environmental Standards

- A. *Comprehensive Plan*: “Encourage comprehensive stormwater management.” (Page 23)

- B. *Applicable Law*: Article V, Section 5.7 in the Kent County Land Use Ordinance establishes the Critical Area Environmental Design Standards, which include stormwater and Critical Area standards. The purpose of these standards is to provide for the proper stewardship of the County’s natural resources. Specifically, it is the overall goal of the County to maintain the quality of the County’s ecosystem in the face of continuing activity, growth and change.

Article VI, Section 9 of the Kent County Land Use Ordinance sets forth the provisions for Erosion and Sediment Control and Section 10, Stormwater Management.

- C. *Staff and TAC Comments*: A Buffer Enhancement Plan is required for the increase in lot coverage. The mitigation requirement for the tent area is 4,965 square feet, and the mitigation requirement for the other improvements is 9,334 square feet. Mitigation consists of a mix of canopy and understory trees, large and small shrubs, and grasses. If the removal of existing vegetation becomes necessary, a Critical Area Forest Clearing Plan will be required.

The Buffer Enhancement Plan does not include any landscaping along the property line to help block car lights from impacting neighboring properties.

Stormwater and sediment control plans have been approved. The applicant has submitted a letter from his bank indicating that Letters of Credit will be issued upon project approval.

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

IV. Parking and Loading Requirements

- A. *Applicable Law*: Article VI, Section 1.3 of the Kent County *Land Use Ordinance* establishes the parking standards. Similar uses have required 1 parking space per 3 seats. Parking for lodging facilities is 1 space per guest room, plus 1 per employee.

- B. *Staff and TAC Comments*: Great Oak Manor can accommodate up to 150 people for tented events. The applicant has provided a parking plan showing the availability of 50 spaces on

existing lawn areas. The parking area associated with the guest rooms will be expanded to have 15 spaces. There are additional parking areas for staff.

V. Site Plan Review

A. *Comprehensive Plan*: “Implement thorough design review for new development and major renovations.” (Page 33)

B. *Applicable Law*: Article VI, Section 5.3 of the Kent County *Land Use Ordinance* establishes site plan review procedures. The Planning Commission shall prepare findings of fact concerning the reasonable fulfillment of the objectives listed below.

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

C. *Staff and TAC Comments*:

- The proposal is consistent with strategies and goals of the Comprehensive Plan.
- The property is served by private well and septic. A new well was recently installed. Additional septic reserve area has been shown on the site plan.
- Stormwater and sediment control plans have been approved.
- A Buffer Enhancement Plan has been submitted. A mix of trees, shrubs, and grasses

will be planted in the buffer. Additional landscaping is proposed for the bio-retention area near the tent platform/pavilion.

- A parking plan has been provided. Sufficient parking is available.
- The applicant provided a sample lease agreement for events which includes a rule that outside music must end by 10:00 pm. Another rule states that vehicles may not block or park on the public roads or shoulders at any time.
- The applicant hired a sound consultant, who opines that with self-monitoring the applicant can stay within COMAR noise regulations and that the pavilion would reduce potential noise impacts further.
- Staff reviewed previous Planning Commission and Board of Appeals minutes and listened to the recordings of the September 2017 meetings when the applicant was seeking to update the Special Exception approval to match current regulations. In the Planning Commission meeting, Mr. Reed states “we have weddings and events occasionally, eight to 10 per year of significance.” Neither the Planning Commission nor the Board of Appeals placed restrictions on the number of events or number of attendees.
- The tent area is an enhancement of the existing use. Great Oak Manor already hosts weddings and other events. The applicant has attempted to integrate the tent area into the landscape in a way that is sensitive to the surrounding neighborhood.
- A Citizens Participation meeting was held on December 10, 2020. Only one landowner provided comments.

Staff Recommendation

Staff recommends granting final approval of the tent area with the following conditions:

1. Acceptance of letters of credit by the County Commissioners of Kent County.
2. Outdoor event music (live or otherwise) will be shut off at 10:00pm. It will be the responsibility of the Innkeeper-Owner-Employee to ensure that all events comply with this schedule. The Innkeeper, Owner, or a Great Oak Manor employee will be on-site during all special events at Great Oak Manor and will be reachable by phone or text should there be any neighborhood communication needed.
3. Great Oak Manor will monitor and comply with all future County and State noise ordinances. If noise restrictions are put in place in future revisions to the County Code, regulations, or similar legislation, Great Oak Manor will comply with mandated noise restrictions and will not seek exception or grandfathered exemption to the application of future noise controls.
4. Once the tent platform area on the south side of the Manor House is constructed, all noise-generating outdoor events shall be held in this location. Speakers and musicians shall project in a southeasterly to southwesterly direction at all times (away from the homes along Cliff Road). Sound equipment will be situated adjacent to the Manor House in a best effort to have the building act as a partial noise barrier.
5. Evergreen shrubs will be planted along the Great Oak Manor property line to block car lights

from impacting neighboring properties.

6. Any lighting installed will be low level or landscape lighting. No flood lights or overhead lighting will be utilized.

Staff further recommends granting preliminary approval for the cottages and pavilion.

Cliff Road Properties, LLC - Great Oak Manor



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

1 inch = 300 feet



Davis, Moore, Shearon & Associates, LLC

July 13, 2021

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

**RE: SITE PLAN SUBMITTAL FOR PROPOSED EVENTS TENT, COTTAGES, AND
EVENTS PAVILION FOR GREAT OAK MANOR, LOCATED NEAR CHESTERTOWN,
KENT COUNTY, MARYLAND
KENT COUNTY TAX MAP 26, PARCEL 76, DMS & ASSOCIATES JOB #2017055**

Dear Mr. Mackey,

Cliff Road Properties, LLC (owner of Great Oak Manor) had presented a concept plan that included 2 free standing cottage buildings, expanded parking areas to serve the cottages, pedestrian paths to link the existing manor house to the cottages, a tent area for events, and an addition to the existing garage to provide storage areas. The planning commission provided a favorable review of the project.

Cliff Road Properties, LLC later submitted a site plan for the tent only requesting preliminary and final site plan approval. At the April planning commission meeting the planning commission granted preliminary approval only as concerns were raised about noise and any previous limitations placed on the property as relates to the number of events that could be held. Based on our discussions with Carla Gerber she found no records that a limitation was placed on the property for the number of events that could be held at the facility. Our client has also retained Phoenix Noise & Vibration, LLC to develop a report related to noise generated from events held at the property.

Our client is now requesting final site plan approval for the tent area. Attached please find the following information in support of that request.

- Two copies of the tent site plans
- One copy of the Phoenix Noise & Vibration Analysis

We request that this application be placed on the agenda for the August 5, 2021 planning commission meeting for final site plan approval.

Our client has also requested DMS develop preliminary site and grading plans for the cottages originally proposed with the concept plan as well as a more permanent pavilion structure that would take the place of the tent. Our client has been working with his architect to develop plans and elevations for both the cottages and the permanent pavilion.

The permanent pavilion would address many of the neighbors concerns as it would provide a fixed structure to baffle noise and after the initial construction of the pavilion it would reduce traffic associated with set up and take downs of the needed facilities to service wedding/events, such as the tent, temporary bathrooms, and generator etc.

Attached please find the following information in support of the above referenced site plan for the cottages and pavilion.

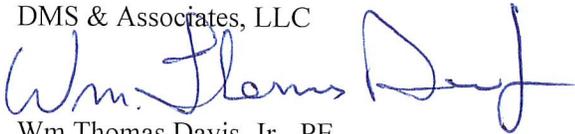
- Two copies of the Preliminary site plans
- Two copies of the preliminary buffer plans
- Two copies of the cottage architectural plans
- Two copies of the pavilion architectural plans
- Two copies of the Revised Project Narrative

We ask that you please review this information with the goal of reviewing the plans at the July 22, 2021 TAC meeting and with goal reviewing the plans with the planning commission at the August 5, 2021 planning commission meeting.

If you have any questions please feel free to contact me at 443-262-9130.

Sincerely,

DMS & Associates, LLC

A handwritten signature in blue ink that reads "Wm. Thomas Davis, Jr." with a stylized flourish at the end.

Wm Thomas Davis, Jr., PE

Enclosures

pc: Buddy Reed, Great Oak Manor

PROJECT NARRATIVE

Expansion of Great Oak Manor Cliff Road Properties LLC, Near Chestertown, 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 west side of Great Oak Landing Road near the intersection with Cliff Road. The 8.515 acre parcel is currently improved with the Great Oak Manor Country Inn with 13 guest rooms, a garage, access drive and parking areas comprising 0.776 ac of impervious area.

The property is identified as Tax Map 26 Parcel 76. The property is zoned Critical Area Residential (CAR). The site is located entirely within the Critical Areas with a land use designation of Limited Development Area

Cliff Road Properties, LLC (owner of Great Oak Manor) is proposing improvements to the site that includes 2 free standing cottage buildings with two guest rooms each, expanded parking areas to serve the cottages with two guest rooms, pedestrian paths to link the existing manor house to the cottages, an initial seasonal tent area for events, a permanent pavilion proposed in the area of the seasonal tent for events, and a sidewalk from the pavilion to the existing driveway. Two guest rooms in the existing manor house will be taken out of service such the resulting number of guest rooms for the site will be 15. The resulting site coverage does not exceed the 15% permitted.

It is anticipated that the improvements will be phased with the first phase consisting of the tent area and walkway connection from the manor house to the tent area. The tent area will consist of a screened concrete pad with a paver/turf surface placed over it. The tent area which will serve as an events area as well as an area for outdoor activities such as bocce ball, crochet, etc.

Phase 2 would consist of the cottages, pedestrian paths and expanded parking, the permanent events pavilion, and sidewalk improvements to serve the pavilion. The buffer mitigation plantings required would be installed consistent with the phasing.

The site exists with a private septic system and potable water is supplied by an existing well.

There is no signage associated with this project.

The property will be maintained by Cliff Road Properties, LLC

9 July 2021

Buddy Reed
Great Oak Manor
10568 Cliff Road
Chestertown, Maryland 21620



Phoenix Noise & Vibration, LLC
5216 Chairmans Court, Suite 107
Frederick, Maryland 21703
301.846.4227 (phone)
301.846.4355 (fax)
www.phoenixnv.com

Reference: Great Oak Manor Wedding Venue
Fixed Pavilion Noise Analysis Proposal
Project No. GOM2101

Dear Mr. Reed:

Per your request we have reviewed the plans and documentation for the proposed Great Oak Manor Tent area relative to noise impact from wedding reception events and we offer recommendations to minimize noise impact upon residential properties to the east and northeast of the Great Oak Manor property. Additionally, we offer comments on the effectiveness of a pavilion style structure in the same location with regard to noise control to the same areas. Details of this analysis are found herein.

1 STANDARDS & REGULATIONS

It is our understanding that there is no formal noise regulation or ordinance regarding wedding venue activities in Kent County, Maryland, where Great Oak Manor is located. There is, however, a state regulation which governs all locations with Maryland except where a more stringent code is locally enforced.

Quoting from the preface of COMAR regulations on Control of Noise Pollution:

The Environmental Noise Act of 1974 of the State of Maryland declares as policy the limitation of noise to that level which will protect the health, general welfare, and property of the people of the State.

COMAR's Title 26 Department of the Environment, Subtitle 02 Occupational, Industrial, and Residential Hazards, Chapter 03 Control of Noise Pollution provides clear direction to landowners and/or land tenants in maintaining objective, measurable noise impact on neighboring properties, based upon the "Receiving Land Use Category." Land Use Categories include Industrial, Commercial and Residential use. Significant excerpts from the COMAR section are reprinted here:

1.1.1 .03 General Regulations.

A. Noise and Vibration Prohibitions.

(1) A person may not cause or permit noise levels which exceed those specified in Table 2 except as provided in §A(2) or (3), or §B, below.

Table 2
Maximum Allowable Noise Levels (dBA)
for Receiving Land Use Categories

Effective Date	Day/Night	Industrial	Commercial	Residential
	Day	75	67	65
Upon Adoption	Night	75	62	55

(2) A person may not cause or permit noise levels emanating from construction or demolition site activities which exceed:

(a) 90 dBA during daytime hours;

(b) The levels specified in Table 2 during nighttime hours.

(3) A person may not cause or permit the emission of prominent discrete tones and periodic noises which exceed a level which is 5 dBA lower than the applicable level listed in Table 2.

The entire COMAR regulation on Noise Pollution Control is attached to this letter for the reader's reference.

According to COMAR, daytime is defined as the hours between 7:00 AM and 10:00 PM, nighttime the hours between 10:00 PM and 7:00 AM, local time.

Also, the definition of prominent discrete tones and periodic noises are as follows:

"Prominent discrete tone" means any sound which can be distinctly heard as a single pitch or a set of single pitches. For the purposes of this regulation, a prominent discrete tone shall exist if the one-third octave band sound pressure level in the band with the tone exceeds the arithmetic average of the sound pressure levels of the 2 contiguous one-third octave bands by 5 dB for center frequencies of 500 Hz and above and by 8 dB for center frequencies between 160 and 400 Hz and by 15 dB for center frequencies less than or equal to 125 Hz.

"Periodic noise" means noise possessing a repetitive on-and-off characteristic with a rapid rise to maximum and a short decay not exceeding 2 seconds.

Given the main sound source emanating from Great Oak Manor is music, it can be conservatively stated that the 5 dBA penalty for prominent discrete tone and periodic noise will apply because music can occasionally exhibit both these characteristics. Therefore, Great Oak Manor will be limited to 60 dBA instantaneous noise levels during the daytime and 50 dBA levels during the nighttime upon adjacent residential properties.

2 PROPOSED TENT AREA

Based upon our review of the Concept Plan by Davis Moor Shearon & Associates stamped 6 March 2021, and the Preliminary Plan Approval Letter from Kent County Planning Commission dated 14 April 2021 we offer the following comments and recommendations.

We agree with items 1, 2, and 3 of the agreed conditions within the letter.

- The limitation to 10:00 PM coincides exactly with the limits for daytime use according to COMAR. With this termination time the limit at receiving property lines is therefore 60 dBA and the nighttime limitation is not a factor.
- Having DJ's or live music performers situated close to the house in the northeast corner of the tent area with loudspeakers directed toward the southwest will aid significantly in reducing the noise impact to the residential properties to the east and northeast of Great Oak Manor. The house will clearly act as a barrier, given its height and its density.

Regarding the use of temporary barriers surrounding the music sources, such devices would only be minimally effective as a reasonable temporary barrier would be limited in height to approximately 8 feet and may not be sufficiently dense enough block sound. For such noise barriers to function effectively they must, at minimum, block line of sight between the source of the noise and the receiver, and they must exhibit a minimum STC rating of 25. Loudspeakers for such events are many times elevated 5 to 6 feet above the ground which would decrease the effective height of an 8-foot-tall barrier. STC ratings of this magnitude generally require a heavy, dense material to achieve such a rating. Lightweight, temporary structures will not meet this criterion. Also, the tent itself will be essentially transparent acoustically, allowing sound to easily pass through so that noise control would be limited to the temporary barriers. Given the height and the length limitation of the barrier concept, there would be only a small reduction in noise level provided by such structures.

It is my understanding the Great Oak Manor has purchased a Type 2 sound level meter and is currently using it to self-monitor the noise emission during outdoor events. This type of meter is suitable for measurements according to the COMAR standard and can be used to self-monitor the sounds crossing the property line during music events. This method of noise control can be very effective and the efforts of Great Oak Manor personnel in monitoring the noise for every event are fully supported by Phoenix Noise & Vibration. Prior to the event, during sound checks, measurements at critical property locations can be easily made and, if necessary, directions can be given to the performers or DJs to reduce the sound emissions so as to comply with the COMAR regulations. Further measurements can be made during the actual event to ensure that limits are continually being met.

It is important that the meter be calibrated on a regular basis (annually for example) by an outside calibration agency, to ensure accuracy of the measurements.

3 OPTIONAL PAVILION

We have also reviewed the hand sketch for a future pavilion type structure in the same location as the tent area which would include a full shingled roof and full height walls which extend and connect to the roof line with no gaps or openings on the eastern and southern limits of the tent area. The pavilion would be open along the western and northern limits. The solid wall along the eastern side would be similar to an exterior wall for a building with outer layers and inner layers of building material such as brick, cementitious siding, gypsum board, or wood plank. The southern wall would include rooms such as service area, bar, and bathrooms. The roof would be solid plywood covered in asphalt singles or the like.

The musicians or DJ will be located in the same area as with the tent area with speakers directed toward the south and west, away from the neighboring residential properties.

The enclosed nature of the pavilion concept would greatly decrease the noise impact to the north and east due to the solid walls and the solid roof which would block noise emission to those areas. While it will not enable an unmonitored noise condition it will aid in more easily meeting the COMAR regulations.

Additionally, with the pavilion concept the sound would be more focused toward the dance floor and would not as readily emanate out of the pavilion area. This will enable achieving a louder level on the dance floor without needing to increase the speaker volume as would be required with the tent concept. The sound will reflect off the pavilion walls and roof back toward the dance floor rather than leaving the area through the tent roof and open perimeter.

Self-monitoring will still be strongly recommended as this will ensure maintenance of an acceptable sound level at the property lines and, like the tent concept, provide direction to the performers or DJ's when levels start to exceed the limit.

4 CONCLUSION

With the conditions outlined in the Preliminary Site Plan Approval plus the recommended self-monitoring using a Type 2 sound level meter, noise control that meets the applicable COMAR regulations will be achievable at the Great Oak Manor Tent Area concept. The addition of portable shielding along the perimeter will not provide significant reduction in the noise level without extending to extreme heights and lengths.

The pavilion concept provides greater noise reduction by employing a solid roof with two solid, permanent walls of heavy dense construction. This will significantly block noise to the outside and focus sound toward the dance floor enabling a higher sound level there without emitting excessive sound to the surroundings.

In all cases, self-monitoring of the noise levels at critical locations along the property line will enable control of the musical programs to meet COMAR's maximum allowable noise limits. Also stopping activities, a 10:00 PM will also enable meeting COMAR limits without drastically changing the limits on the performers or DJ's.

If you have any questions, feel free to contact me directly.

Sincerely,



Scott Harvey, PE, INCE Bd. Cert.
Chief Engineer

SITE NOTES

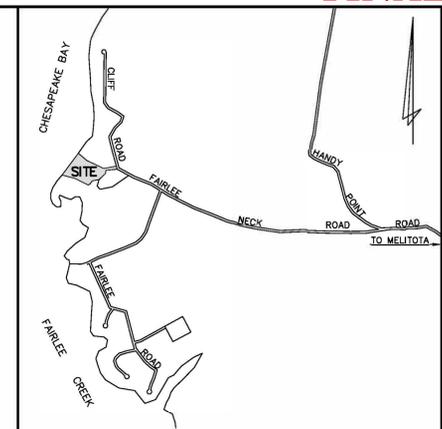
- 1. THE SITES PHYSICAL ADDRESS IS : 10568 CLIFF ROAD CHESTERTOWN, MARYLAND 21620
2. PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF GREAT OAK MANOR, LLC" PREPARED BY MICHAEL A. SCOTT, INC. IN AUGUST, 208 AND RECORDED IN PLAT BOOK LIBER M.L.M. 4, FOLIO 294.
3. FOR DEED REFERENCE, SEE M.L.M. 819/291.
4. CURRENT ZONING CLASSIFICATION IS "CAR" - (CRITICAL AREA RESIDENTIAL)
5. THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA (LIMITED DEVELOPMENT AREA).
6. SITE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY No. 24029C0140D. (ZONE "AE") (ELEV. = 6). EFFECTIVE, JUNE 9, 2014. NO ONSITE ELEVATIONS HAVE BEEN TAKEN.
7. SOILS SHOWN HEREON WERE SCALED FROM http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx.
8. THE EXISTING IMPROVEMENTS AND TREES SHOWN HEREON ARE TAKEN FROM A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN AUGUST, 2015.
9. NO OTHER NATURAL RESOURCE (ie..WETLANDS, STEEP SLOPES, STREAMS, EROSION HAZARD AREAS, ENDANGERED SPECIES OR HABITAT, etc...) EXIST ON THE SITE.
10. TOPOGRAPHIC CONTOURS AND EXISTING IMPROVEMENTS SHOWN WITHIN THE DEVELOPED AREA ARE THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN JANUARY, 2021.
11. AN EXISTING PRIVATE SEPTIC RESERVE AREA WILL BE UTILIZED FOR SEWAGE DISPOSAL. A PRIVATE WELL BE UTILIZED FOR POTABLE WATER SUPPLY.
12. SITE REQUIREMENTS:
MINIMUM BUILDING SETBACKS:
FRONT = 50'
REAR = 30'
SIDE = 15'
MAXIMUM BUILDING HEIGHT:
PRINCIPAL = 38' (ALLOWED)
PRINCIPAL = <40' (EXISTING & PROPOSED)

SITE STATISTICS

Table with 2 columns: Category and Value. Includes Gross Area (370,901 sq. ft.), Non-Critical Area (0,000 sq. ft.), Critical Area (370,901 sq. ft.), Maximum Lot Coverage Allowed (15%), Lot Coverage Existing (9.1%), Coverage of Proposed Tent Area (4.965 sq. ft.), Lot Coverage Total (10.5%), and Lot Coverage Remaining (4.5%).

PARKING REQUIREMENTS

1 space/3 people X 150 PEOPLE = 50 SPACES
PARKING PROVIDED ONSITE AND OFFSITE ON LAWN
AREAS FOR 10 to 15 EVENTS ANNUALLY



VICINITY MAP

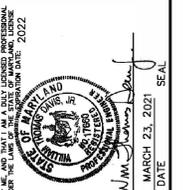
LANDS N/F OF TATIANA B. COPELAND, TRUST
M.L.M. 583/416
ZONED - CAR & RC
CURRENT USE - RESIDENTIAL

OWNER:

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

ENGINEER:

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



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

LANDS N/F OF VITA T. PICKRUM, et con.
M.L.M. 407/587
ZONED - CAR
CURRENT USE - RESIDENTIAL

LANDS N/F OF VITA T. PICKRUM, et con.
M.L.M. 407/587
ZONED - CAR
CURRENT USE - RESIDENTIAL

OTHER LANDS OF CLIFF ROAD PROPERTIES, LLC
M.L.M. 271/153
ZONED - CAR
CURRENT USE - RESIDENTIAL

LANDS N/F OF RAK LLC
953/291
ZONED - CAR
CURRENT USE - RESIDENTIAL

CHESAPEAKE BAY

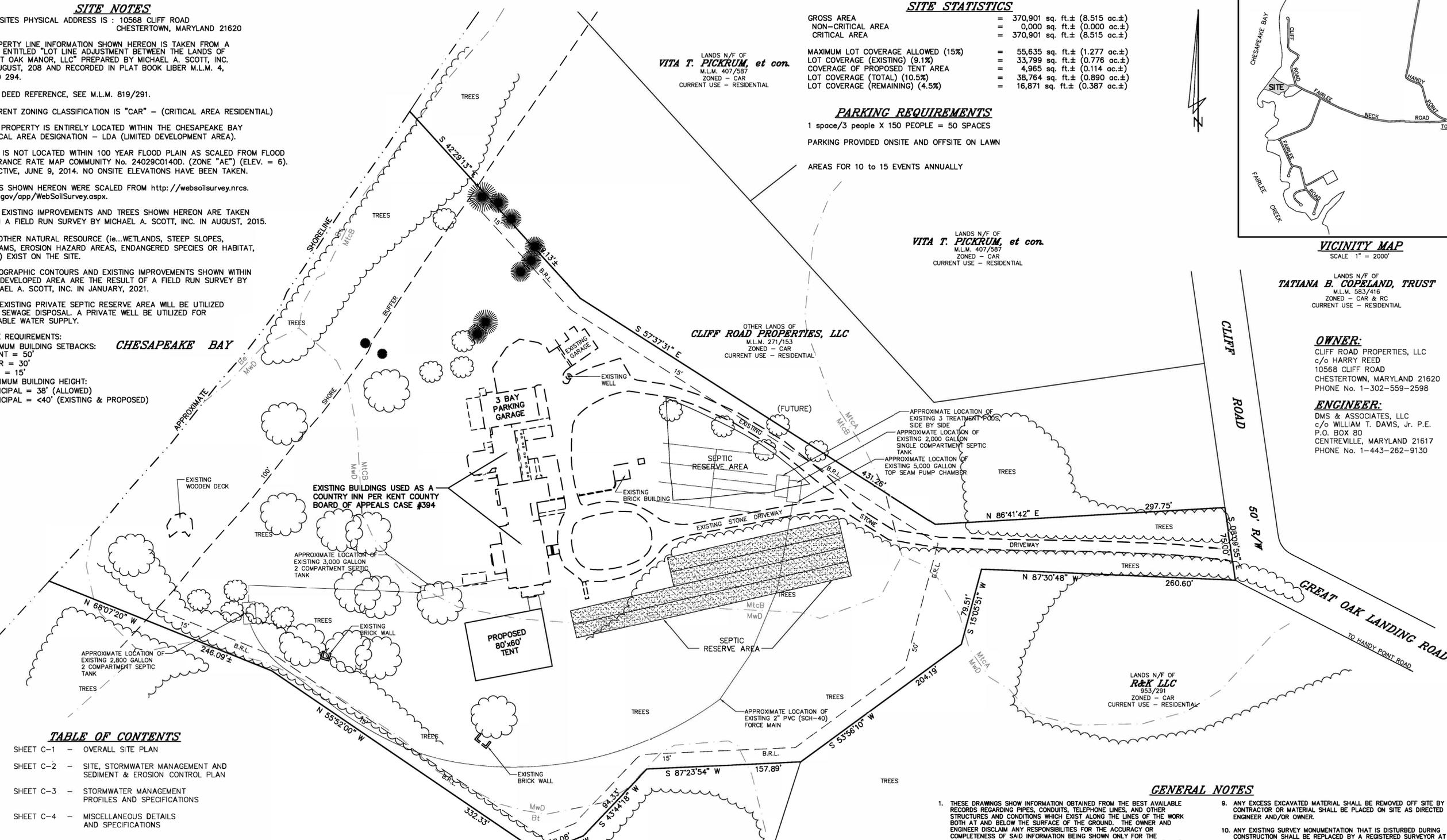


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- SHEET C-1 - OVERALL SITE PLAN
SHEET C-2 - SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN
SHEET C-3 - STORMWATER MANAGEMENT PROFILES AND SPECIFICATIONS
SHEET C-4 - MISCELLANEOUS DETAILS AND SPECIFICATIONS

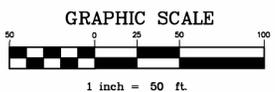
GENERAL NOTES

- 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 THE 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. WHENEVER SEWER OR WATER MAINS OR SERVICES RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED.
6. MINIMUM COVER OVER THE SEWER MAIN SHALL BE 42".
7. ALL CONCRETE USED FOR UTILITY WORK SHALL BE IN ACCORDANCE WITH MD SHA STANDARDS AND SPECIFICATIONS FOR MIX. NO. 2.
8. 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.
9. 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.
10. EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED BY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR.
11. 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.
12. ANY EXISTING SURVEY MONUMENTATION THAT IS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY A REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.
13. 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.
14. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS AND DETAILS OF KENT COUNTY.
15. ALL DRAINAGE STRUCTURES AND SWALES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION UNLESS OTHERWISE INDICATED ON THE PLANS.
16. ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISH GRADE.
17. WHENEVER SEWER OR WATER MAINS OR SERVICES RUN PARALLEL TO EACH OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED.
18. MINIMUM COVER OVER THE SEWER MAIN SHALL BE 42".
19. ALL CONCRETE USED FOR UTILITY WORK SHALL BE IN ACCORDANCE WITH MD SHA STANDARDS AND SPECIFICATIONS FOR MIX. NO. 2.
20. 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.
21. 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.
22. EROSION AND SEDIMENT CONTROL WILL BE STRICTLY ENFORCED BY THE KENT COUNTY SEDIMENT AND EROSION CONTROL INSPECTOR.

LANDS N/F OF GREAT OAK LANDING, L.P.
E.H.P. 198/241
ZONED - RC3 & RC
CURRENT USE - COMMERCIAL

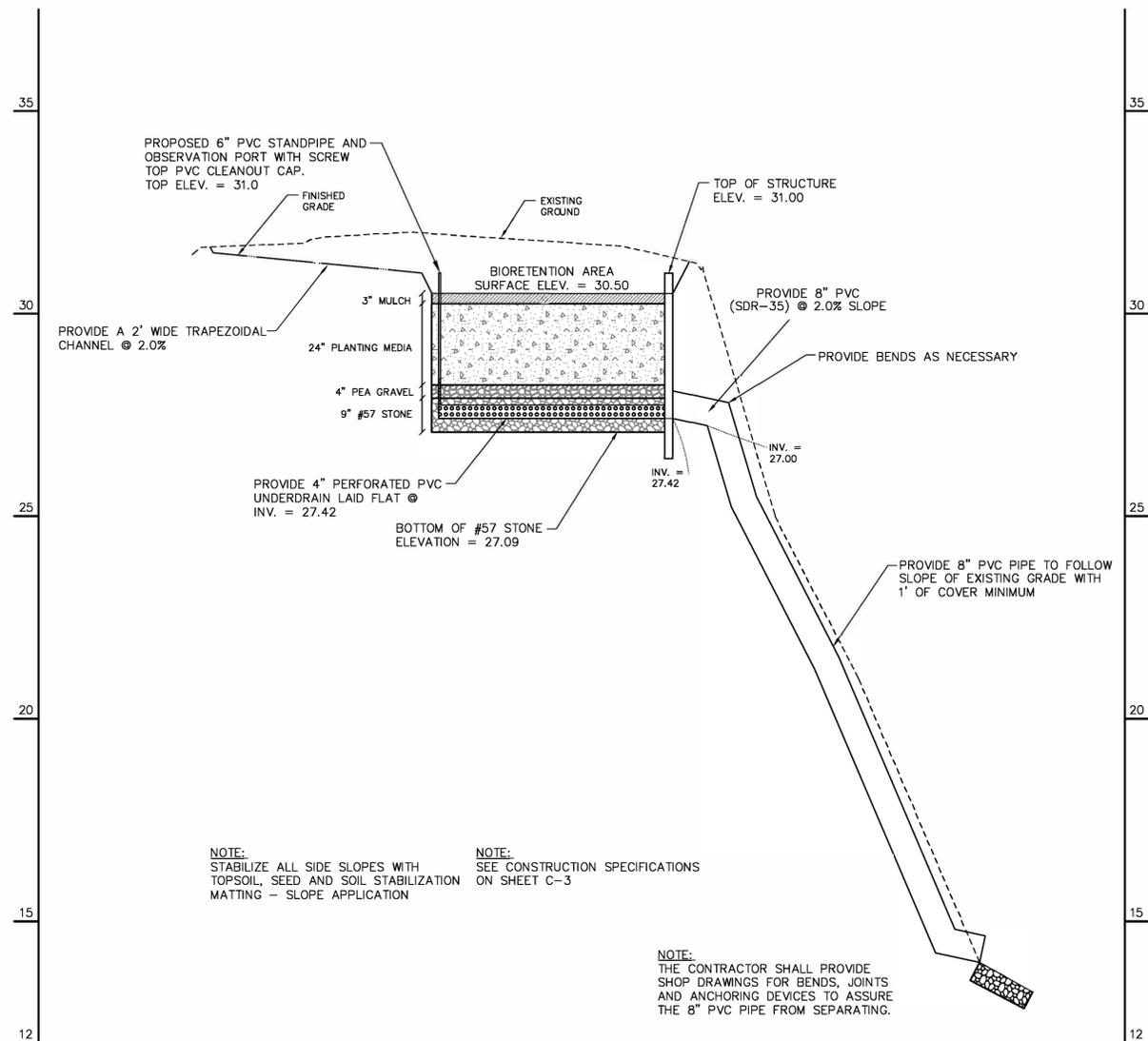
STATEMENT OF PURPOSE AND INTENT

THIS SITE IS LOCATED ON THE WEST SIDE OF FAIRLEE CREEK ROAD NEAR THE VILLAGE OF FAIRLEE. IT IS THE CURRENT LOCATION OF GREAT OAK MANOR (A COUNTRY INN). THE INTENT OF THIS SITE PLAN IS TO CONSTRUCT A TENT FOR SPECIAL EVENTS.
THE PURPOSE OF THIS FINAL SITE PLAN IS TO SEEK APPROVAL FROM KENT COUNTY PLANNING AND ZONING FOR THE DEVELOPMENT OF THE PROPOSED TENT.



Approval and certification section including Kent Soil and Water Conservation District approval, Developer's Certification, and signature lines for the engineer and owner.

Table with columns for Date, Revision, and Overall Site Plan. Includes project information for Great Oak Manor Country Inn and Cliff Road Properties, LLC.



PROPOSED 6" PVC STANDPIPE AND OBSERVATION PORT WITH SCREW TOP PVC CLEANOUT CAP. TOP ELEV. = 31.0

FINISHED GRADE

EXISTING GROUND

TOP OF STRUCTURE ELEV. = 31.00

BIORETENTION AREA SURFACE ELEV. = 30.50

PROVIDE 8" PVC (SDR-35) @ 2.0% SLOPE

PROVIDE BENDS AS NECESSARY

INV. = 27.00

3" MULCH

24" PLANTING MEDIA

4" PEA GRAVEL

9" #57 STONE

PROVIDE 4" PERFORATED PVC UNDERDRAIN LAID FLAT @ INV. = 27.42

BOTTOM OF #57 STONE ELEVATION = 27.09

PROVIDE 8" PVC PIPE TO FOLLOW SLOPE OF EXISTING GRADE WITH 1" OF COVER MINIMUM

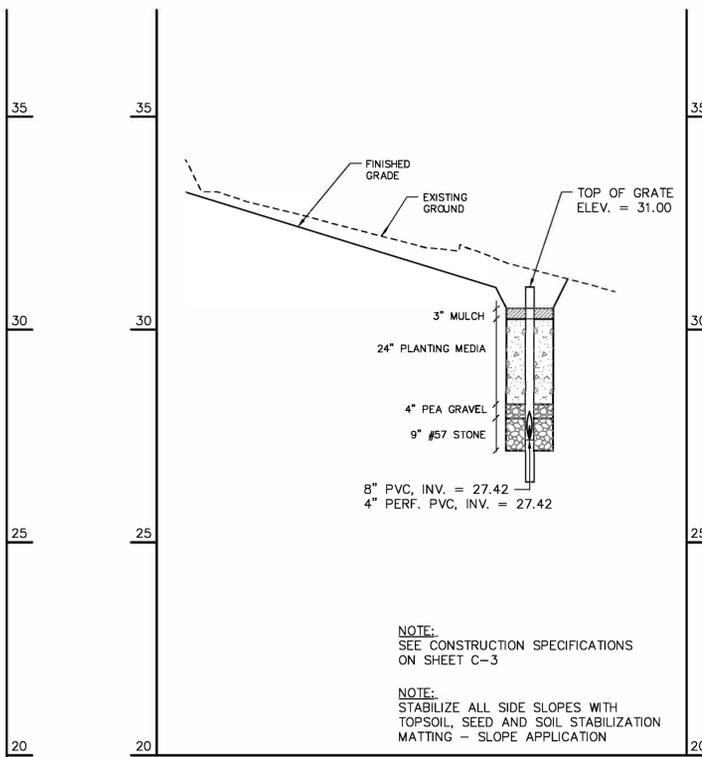
INV. = 27.42

NOTE: STABILIZE ALL SIDE SLOPES WITH TOPSOIL, SEED AND SOIL STABILIZATION MATTING - SLOPE APPLICATION

NOTE: THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR BENDS, JOINTS AND ANCHORING DEVICES TO ASSURE THE 8" PVC PIPE FROM SEPARATING.

NOTE: SEE CONSTRUCTION SPECIFICATIONS ON SHEET C-3

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



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

INSPECTION REQUIREMENT DURING CONSTRUCTION

- THE CONTRACTOR SHALL NOTIFY THE DAVIS, MOORE, SHEARON & ASSOC. AT 443-262-9130 THREE (3) DAYS IN ADVANCE OF BEGINNING CONSTRUCTION FOR THE FOLLOWING:
- 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
- (2) LOCATION, EXCAVATION, CONSTRUCTION AND PLANTING OF STORMWATER MANAGEMENT AREAS
- DURING EXCAVATION TO SUBGRADE
 - DURING PLACEMENT OF BACKFILL AND PLACEMENT OF UNDERDRAIN SYSTEMS
 - DURING PLACEMENT OF PEA GRAVEL AND ALL FILTER MEDIA
 - DURING CONSTRUCTION OF APPURTENANT CONVEYANCE SYSTEMS SUCH AS FLOW DIVERSION STRUCTURES, PIPE-FILTERS AND FILTERS, INLETS, OUTLETS, ORIFICES, AND FLOW DISTRIBUTION STRUCTURES; AND
 - UPON COMPLETION OF FINAL GRADING AND ESTABLISHMENT OF PERMANENT STABILIZATION;
- (3) FINAL LOT GRADING.

B.4.C Specifications for Micro-Bioretention

- Materials Specifications**
The allowable materials to be used in bioretention area are detailed in Table B.4.1
- Filtering Media or Planting Soil**
The soil shall be a uniform mix, free of stones, stumps, roots or other similar objects larger than two inches. No other materials or substances shall be mixed or dumped within the bioretention area that may be harmful to plant growth or prove a hindrance to the planting or maintenance operations. The planting soil shall be free of Bermuda grass, Quackgrass, Johnson grass, or other noxious weeds as specified under COMAR 15.08.01.05.
The planting soil shall be tested and shall meet following criteria:
- Soil Component - Loamy Sand or Sandy Loam (USDA Soil Textural Classification)
- Organic Content - Minimum 10% by dry weight (ASTM D 2974). In general, this can be met with a mixture of loamy sand (60%-65%) and compost (35% to 40%) or sandy loam (30%), coarse sand (30%), and compost (40%).
- Clay Content - Media shall have a clay content of less than 10%.
- pH Range - Should be between 5.5 - 7.0. Amendments (e.g., lime, iron sulfate plus sulfur) may be mixed into the soil to increase or decrease pH.
There shall be at least one soil test per project. Each test shall consist of both the standard soil test for pH, and additional tests of organic matter, and soluble salts. A textural analysis is required from the site stockpiled topsoil. If topsoil is imported, then a texture analysis shall be performed for each location where the topsoil was excavated.
- Compaction**
It is very important to minimize compaction of both the base of bioretention practices and the required backfill. When possible, use excavation hoses to remove original soil. If practices are executed using a loader, the contractor should use wide track or marsh track equipment, or light equipment with turf type tires. Use of equipment with narrow tracks or narrow tires, rubber tires with large lugs, or high pressure tires will cause excessive compaction resulting in reduced infiltration rates and is not acceptable. Compaction will significantly contribute to design failure. Compaction can be alleviated at the base of the bioretention facility by using a primary tilling operation such as a chisel plow, ripper, or subsoiler. These tilling operations are to restructure the soil profile through the 12 inch compaction zone. Substitute methods must be approved by the engineer. Rototillers typically do not till deep enough to reduce the effects of compaction from heavy equipment. Rototill 2 to 3 inches of sand into the base of the bioretention facility before backfilling the optional sand layer. Pump any ponded water before preparing (rototilling) base. When backfilling the topsoil over the sand layer, first place 3 to 4 inches of topsoil over the sand, then rototill the sand/topsoil to create a gradation zone. Backfill the remainder of the topsoil to final grade. When backfilling the bioretention facility, place soil in lifts 12" to 18". Do not use heavy equipment within the bioretention basin. Heavy equipment can be used around the perimeter of the basin to supply soils and sand. Grade bioretention materials with light equipment such as a compact loader or a dozer/loader with marsh tracks.
- Plant Material**
See Landscape Plans.
- Plant Installation**
Compost is a better organic material source, is less likely to float, and should be placed in the invert and other low areas. Mulch should be placed in surrounding to a uniform thickness of 2" to 3". Shredded or chipped hardwood mulch is the only accepted mulch. Pine mulch and wood chips will float and move to the perimeter of the bioretention area during a storm event and are not acceptable. Shredded mulch must be well aged (6 to 12 months) for acceptance. Rootstock of the plant materials shall be kept moist during transport and on-site storage. The plant root ball should be planted so 1/8th of the ball is above final grade surface. The diameter of the planting pit shall be at least six inches larger than the diameter of the planting ball. Set and monitor the plant straight during the entire planting process. Thoroughly water ground bed cover after installation. Trees shall be braced using 2" by 2" stakes only as necessary and for the first growing season only. Stakes are to be equally spaced on the outside of the tree ball. Grasses and legume seed should be drilled into the soil to a depth of at least one inch. Grass and legume plugs shall be planted following the non-grass ground cover planting specifications. The topsoil specifications provide enough organic material to adequately supply nutrients from natural cycling. The primary function of the bioretention structure is to improve water quality. Adding fertilizers, or at a minimum, impedes this goal. Only add fertilizer if wood chips or mulch are used to amend the soil. Rototill urea fertilizer at a rate of 2 pounds per 1000 square feet.
- Underdrains**
Underdrains should meet the following criteria (See profiles for modifications to specifications below):
- Pipe-Should be 4" to 6" diameter, slotted or perforated rigid plastic pipe (ASTM F 756, Type PS 28, or AASHTO-M-278) in a gravel layer. The preferred material is slotted, 4" rigid pipe (e.g., PVC or HDPE).
- Perforations-if perforated pipe is used, perforations should be 1/2" diameter located 6" on center with a minimum of four holes per row. Pipe shall be wrapped with a 1/4" (No. 4 or 4x4) galvanized hardware cloth.
- Gravel-The gravel layer (No. 57 stone preferred) shall be at least 3" thick above and below the underdrain. The main collector pipe shall be at a minimum 0.5% slope.
- A rigid, non-perforated observation well must be provided (one per every 1,000 square feet to provide a clean-out port and monitor performance of the filter.
- A 4" layer of pea gravel (1/8" to 3/8" stone) shall be located between the filter media and underdrain to prevent migration of fines into the underdrain. This layer may be considered part of the filter bed when bed thickness exceeds 2'.
The main collector pipe for underdrain systems shall be constructed at a minimum slope of 0.5%. Observation wells and/or clean-out pipes must be provided (one minimum per every 1000 square feet of surface area).
- Miscellaneous**
The bioretention facility may not be constructed until all contributing drainage area has been stabilized.

MICRO-BIORETENTION MAINTENANCE SCHEDULE

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

STORMWATER MANAGEMENT SUMMARY TABLE

STEP No.	REQUIREMENT	VOLUME REQ.	VOLUME PRO.	NOTES
1	ENVIRONMENTAL SITE DESIGN (ESD)	0.018 ac.-ft.	0.028 ac.-ft.	MICRO-BIORETENTION AREA
2	RECHARGE (Rev)	0.001 ac.-ft.	0.001 ac.-ft.	MICRO-BIORETENTION AREA
3	CHANNEL PROTECTION (Cpv)	N/A	N/A	MET BY ESD TO THE MEP
4	OVERBANK FLOOD (Op)	N/A	N/A	N/A
5	EXTREME FLOOD (Of)	N/A	N/A	N/A

MATERIAL SPECIFICATIONS FOR MICRO-BIORETENTION

MATERIAL	SPECIFICATION	SIZE	NOTES
PLANTINGS	SEE LANDSCAPE PLANS	SEE PLAN	PLANTINGS ARE SITE-SPECIFIC - SEE LANDSCAPE PLAN
PLANTING SOILS (2' to 4' DEEP)	LOAMY SAND (60% to 65%) & COMPOST (35% to 40%) or SANDY LOAM (30%), COARSE SAND (30%) & COMPOST (40%)	N/A	USDA SOIL TYPES LOAMY SAND OR SANDY LOAM; CLAY CONTENT < 8%
ORGANIC CONTENT	Min. 10% BY DRY WEIGHT (ASTM D 2974)		
PEA GRAVEL DIAPHRAGM	PEA GRAVEL: ASTM-D-448	No. 8 or No. 9 (1/8" to 3/8")	
CURRENT DIAPHRAGM	ORNAMENTAL STONE; WASHED COBBLES	STONE: 2" to 5"	
GEOTEXTILE	SEE APPENDIX A, TABLE A.4	N/A	PE TYPE 1 NONWOVEN
GRAVEL (UNDERDRAINS AND INFILTRATION BERMS)	AASHTO M-43	No. 57 or No. 6 AGGREGATE (1/4")	
UNDERDRAIN PIPING	F 756, TYPE PS 28 or AASHTO M-278	4" to 6" RIGID (SCH-40) PVC or SDR-35 GALVANIZED HARDWARE CLOTH	SLOTTED OR PERFORATED PIPE: 3/8" PERFOR. @ 6" ON CENTER. 4 HOLES PER ROW. MINIMUM OF 3" OF GRAVEL OVER PIPES; NOT NECESSARY UNDERNEATH PIPES. PERFORATED PIPE SHALL BE WRAPPED WITH 1/4" GALVANIZED HARDWARE CLOTH
POURED IN PLACE CONCRETE (IF REQUIRED)	MSHA MIX No. 3, f _c = 3500 psi @ 28 DAYS. NORMAL WEIGHT, AIR-ENTRAINED, REINFORCING TO MEET ASTM-615-60	N/A	ON-SITE TESTING OF POURED-IN-PLACE CONCRETE REQUIRED: 28 DAY STRENGTH AND SLUMP TEST; ALL CONCRETE DESIGN (CAST-IN-PLACE OR PRE-CAST) NOT USING PROVISIONAL APPROVED STATE OR LOCAL STANDARDS. REVISION DESIGN DRAWINGS SEALED AND APPROVED BY A PROFESSIONAL STRUCTURAL ENGINEER LICENSED IN THE STATE OF MARYLAND - DESIGN TO INCLUDE MEETING AC CODE 3003/89; VERTICAL LOADING [H-10 OR H-20]; ALLOWABLE HORIZONTAL LOADING (BASED ON SOIL PRESSURES); AND ANALYSIS OF POTENTIAL CRACKING
SAND	AASHTO M-6 or ASTM-C-33	0.02" to 0.04"	SAND SUBSTITUTIONS SUCH AS DIABASE AND GRAYSTONE (AASHTO #0 ARE NOT ACCEPTABLE. NO CALCIUM CARBONATE OR DOLOMITIC SAND SUBSTITUTION ARE ACCEPTABLE. NO "ROCK DUST" CAN BE USED FOR SAND

REVISION PER FAC COMMENTS

DATE 3-23-21

SCALE AS SHOWN

MARCH '21

FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC

DESIGNED BY TOLDER R4F

2017065

DESIGNED BY WTD, JF.

28-2017065

SHEET No. - C-3

DATE MARCH 23, 2021

DATE

SEAL

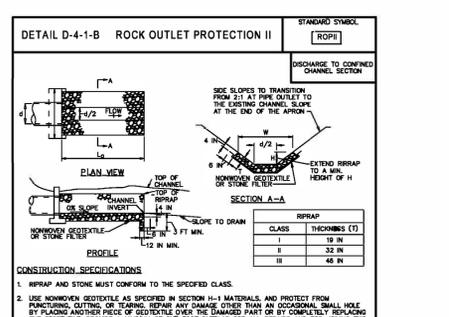
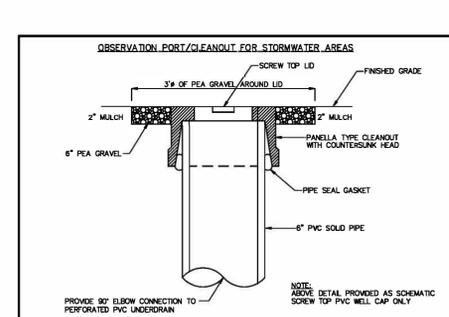
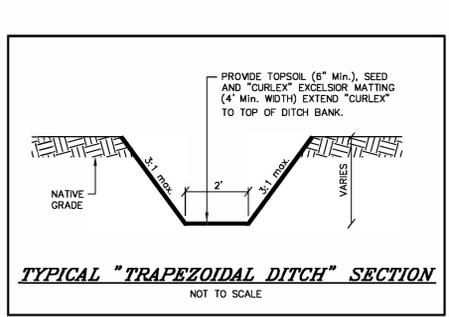
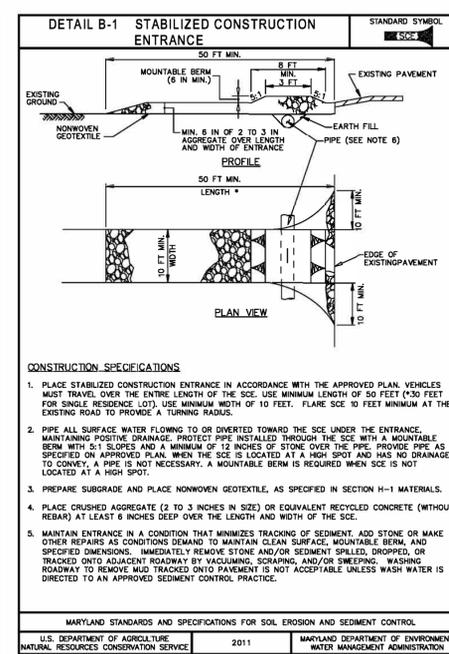
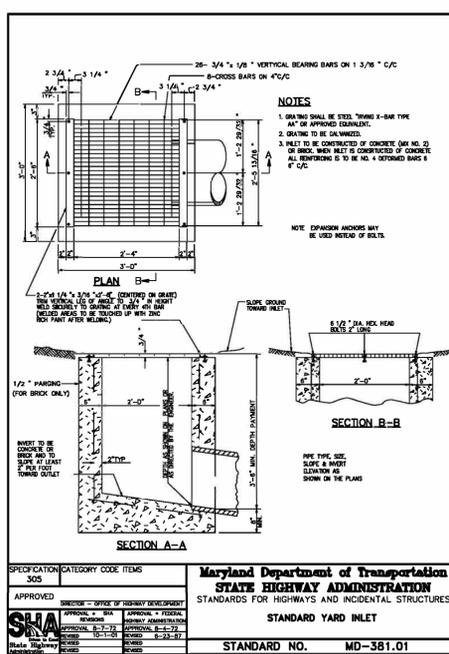
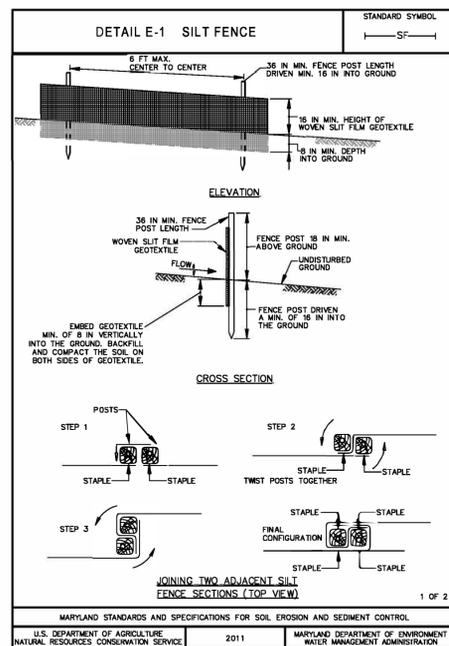
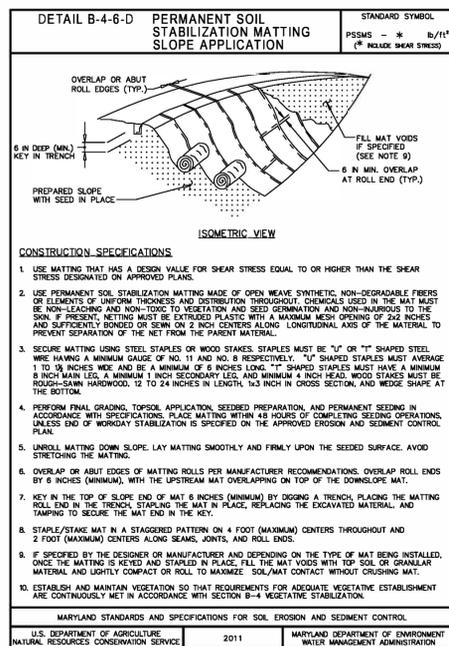
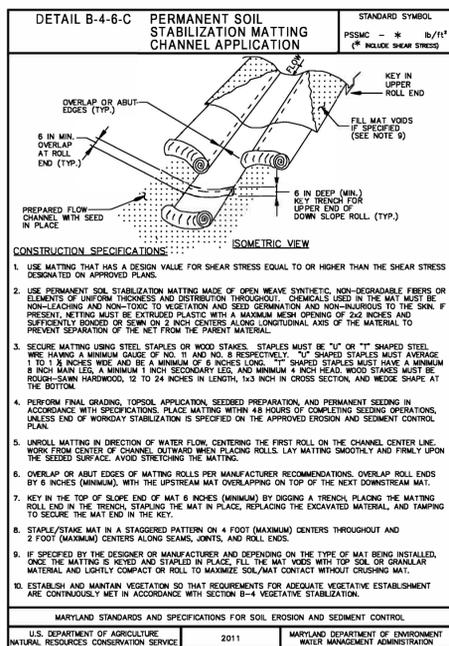
PROFESSIONAL SEAL OF THE STATE OF MARYLAND
DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
17660

KENT COUNTY PLANNING COMMISSION
KENT COUNTY DEPT. OF PUBLIC WORKS
KENT COUNTY DEPT. OF WATER CONSERVATION DISTRICT

ENVIRONMENTAL SERVICES & SURVEYING
ENGINEERING, DRAFTING/DESIGN
P.O. BOX 80
CENTREVILLE, MARYLAND 21617
PHONE: 410-443-2622
FAX: 410-443-2622-9148

TAX MAP - 26, GRID - 2D, PARCEL - 76
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

CADD FILE - 17058-C3



Maryland Department of Transportation
STATE HIGHWAY ADMINISTRATION
STANDARDS FOR HIGHWAYS AND INCIDENTAL STRUCTURES

STANDARD YARD INLET

STANDARD NO. MD-361.01

APPROVED: [Signature]

DATE: [Date]

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011. MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL.
U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE, 2011. MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION.

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 temporarily 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 1 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of a mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
- The Contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In case where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is dewatered and stabilized.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points on construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Site information:

Total Area of Site	8.52 Acres
Area Disturbed	0.30 Acres
Area to be Roofed or Paved	0.11 Acres
Total Cut	120 cy
Total Fill	0 cy

SEQUENCE OF CONSTRUCTION

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

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

Seed Mixture (For Hazard Zone 7a) (From Table B-1)						Fertilizer Rate (10-20-20)	Lime Rate
No.	Species	Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depth			
	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/pc	2 tons/pc	90 lb/ 1000 sf
	CEREAL RYE	112 lbs.	2/15-4/30, 8/15-11/30	1"	1000 sf		
	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 with a mulch anchoring tool on the contour. Wood cellulose fiber may be used for anchoring straw at 750 lbs. per acre mixed with water at a maximum of 50 lbs. of wood cellulose fiber per 100 gals of water, or with a synthetic liquid binder according to manufacture recommendations. Wood cellulose fiber used as mulch must be applied at a net dry weight of 1,500 lbs. per acre. Mix wood cellulose fiber with water to obtain a mixture with a maximum of 50 lbs. of wood cellulose fiber per 100 gals. of water.
- Permanent seeding shall be accomplished between March 1st through May 15th, or August 15th through November 30th. 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. Fertilizer and lime amendments shall be incorporated into the top 3" - 5" of the soil by disking or other suitable means. Mulching shall be accomplished as discussed in item #6 of these specifications.

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

- 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 MDRI0, STATE DISCHARGE PERMIT NUMBER O9GP).
- UTILIZATION OF ENVIRONMENTAL SITE DESIGN.
 - MAINTENANCE OF LIMITS OF DISTURBANCE TO PROTECT NATURAL AREAS
 - CONTROL OF CONSTRUCTION EQUIPMENT AND VEHICLES
 - EVALUATION AND APPROPRIATE LIMITATION OF SITE CLEARING
 - EVALUATION AND DESIGNATION OF SITE AREA FOR PHASING AND SEQUENCING
 - IDENTIFICATION OF SOILS AT HIGH RISK FOR EROSION AND ADVANCED STABILIZATION TECHNIQUES TO BE USED
 - IDENTIFICATION OF STEEP SLOPES AND DESIGNATION OF LIMITATIONS ON CLEARING THEM
 - EVALUATION AND DESIGNATION OF STABILIZATION REQUIREMENTS AND TIME LIMITS AND PROTECTION MEASURES FOR DISCHARGES TO THE CHESAPEAKE BAY, IMPAIRED WATERS OR WATERS WITH AN ESTABLISHED TOTAL MAXIMUM DAILY LOAD (TMDL).

KENT COUNTY PLANNING COMMISSION

KENT COUNTY GEO. AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH OFFICE

DATE: MARCH 23, 2021

SCALE: AS SHOWN

JOB No.: 2017055

FOLDER Ref.: 28-2017055

DESIGNED BY: WTD, Jr.

SHEET No.: C-4

CADD FILE - 1705B-C4

MISCELLANEOUS DETAILS AND SPECIFICATIONS FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC

TAX MAP - 26, GRID - 2D, PARCEL - 76

SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
GENEVA, VA 20186
TEL: 540-463-1617
FAX: 1-443-262-9148

SITE NOTES

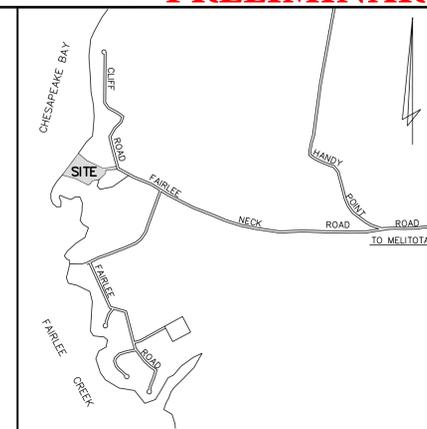
- 1. THE SITES PHYSICAL ADDRESS IS : 10568 CLIFF ROAD CHESTERTOWN, MARYLAND 21620
2. PROPERTY LINE INFORMATION SHOWN HEREON IS TAKEN FROM A PLAT ENTITLED "LOT LINE ADJUSTMENT BETWEEN THE LANDS OF GREAT OAK MANOR, LLC" PREPARED BY MICHAEL A. SCOTT, INC. IN AUGUST, 208 AND RECORDED IN PLAT BOOK LIBER M.L.M. 4, FOLIO 294.
3. FOR DEED REFERENCE, SEE M.L.M. 819/291.
4. CURRENT ZONING CLASSIFICATION IS "CAR" - (CRITICAL AREA RESIDENTIAL)
5. THE PROPERTY IS ENTIRELY LOCATED WITHIN THE CHESAPEAKE BAY CRITICAL AREA DESIGNATION - LDA (LIMITED DEVELOPMENT AREA).
6. SITE IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN AS SCALED FROM FLOOD INSURANCE RATE MAP COMMUNITY No. 24029C0140D. (ZONE "AE") (ELEV. = 6). EFFECTIVE, JUNE 9, 2014. NO ONSITE ELEVATIONS HAVE BEEN TAKEN.
7. SOILS SHOWN HEREON WERE SCALED FROM http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx.
8. THE EXISTING IMPROVEMENTS AND TREES SHOWN HEREON ARE TAKEN FROM A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN AUGUST, 2015.
9. NO OTHER NATURAL RESOURCE (ie...WETLANDS, STEEP SLOPES, STREAMS, EROSION HAZARD AREAS, ENDANGERED SPECIES OR HABITAT, etc...) EXIST ON THE SITE.
10. TOPOGRAPHIC CONTOURS AND EXISTING IMPROVEMENTS SHOWN WITHIN THE DEVELOPED AREA ARE THE RESULT OF A FIELD RUN SURVEY BY MICHAEL A. SCOTT, INC. IN JANUARY, 2021.
11. AN EXISTING PRIVATE SEPTIC RESERVE AREA WILL BE UTILIZED FOR SEWAGE DISPOSAL. A PRIVATE WELL BE UTILIZED FOR POTABLE WATER SUPPLY.

SITE STATISTICS

Table with 2 columns: Category and Value. Includes Gross Area (370,901 sq. ft.), Maximum Lot Coverage Allowed (15%), Lot Coverage (Existing) (10.5%), Lot Coverage (Proposed), etc.

PARKING REQUIREMENTS

1 space/3 people X 150 PEOPLE = 50 SPACES
PARKING PROVIDED ONSITE AND OFFSITE ON LAWN AREAS FOR 10 to 15 EVENTS ANNUALLY



VICINITY MAP

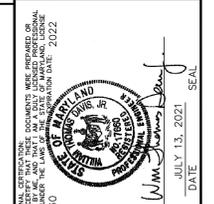
LANDS N/F OF TATIANA B. COPELAND, TRUST
M.L.M. 583/416
ZONED - CAR & RC
CURRENT USE - RESIDENTIAL

OWNER:

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

ENGINEER:

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



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

CHESAPEAKE BAY

- MINIMUM BUILDING SETBACKS:
FRONT = 50'
REAR = 30'
SIDE = 15'
MAXIMUM BUILDING HEIGHT:
PRINCIPAL = 38' (ALLOWED)
PRINCIPAL = <40' (EXISTING & PROPOSED)

TABLE OF CONTENTS

Table with 2 columns: Sheet Number and Description. Includes SHEET C-1 - OVERALL SITE PLAN, SHEET C-2 - SITE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PLAN, etc.

Approval and certification section including Kent Soil and Water Conservation District approval, Developer's Certification, and signature lines for Date, Address, and Phone No.

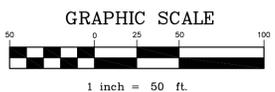
LANDS N/F OF GREAT OAK LANDING, L.P.
E.H.P. 198/241
ZONED - RCD & RC
CURRENT USE - COMMERCIAL

L.O.D. - DENOTES LIMIT OF DISTURBANCE AREA = 0.87 ACRES±

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.

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.



GENERAL NOTES

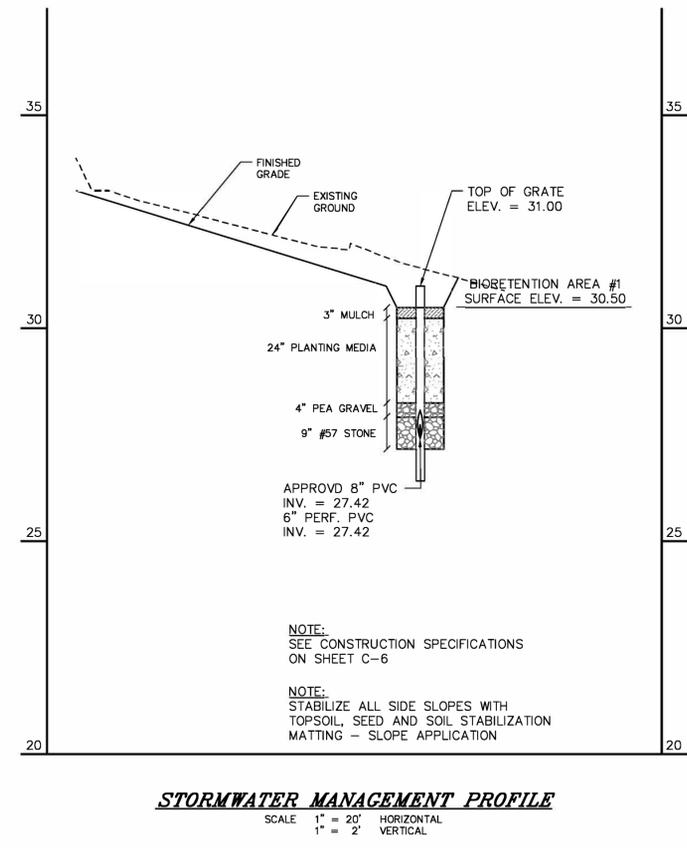
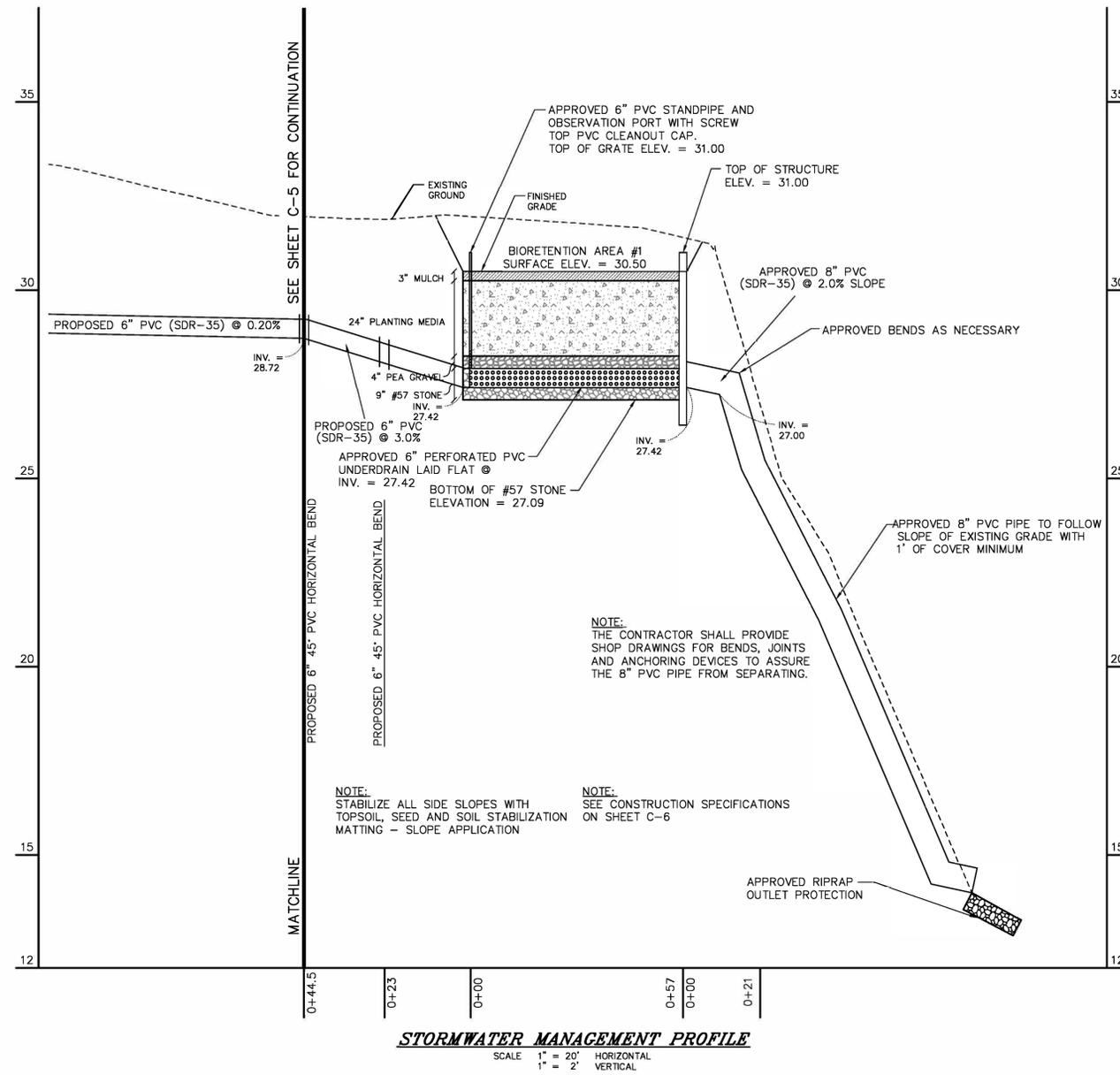
- 1. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE BEST AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF THE WORK BOTH AT AND BELOW THE SURFACE OF THE GROUND.
2. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE CONSTRUCTION WITH THE UTILITY COMPANIES INVOLVED:
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.
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.
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.
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.

STATEMENT OF PURPOSE AND INTENT

THIS SITE IS LOCATED ON THE WEST SIDE OF FAIRLEE CREEK ROAD NEAR THE VILLAGE OF FAIRLEE. IT IS THE CURRENT LOCATION OF GREAT OAK MANOR (A COUNTRY INN). THE INTENT OF THIS SITE PLAN IS CONSTRUCT A TENT FOR SPECIAL EVENTS.

THE PURPOSE OF THIS FINAL SITE PLAN IS TO SEEK APPROVAL FROM KENT COUNTY PLANNING AND ZONING FOR THE DEVELOPMENT OF THE PROPOSED TENT.

Revision table and project information including: OVERALL SITE PLAN FOR GREAT OAK MANOR COUNTRY INN ON THE LANDS OF CLIFF ROAD PROPERTIES, LLC. Includes date, scale, and CADD file information.



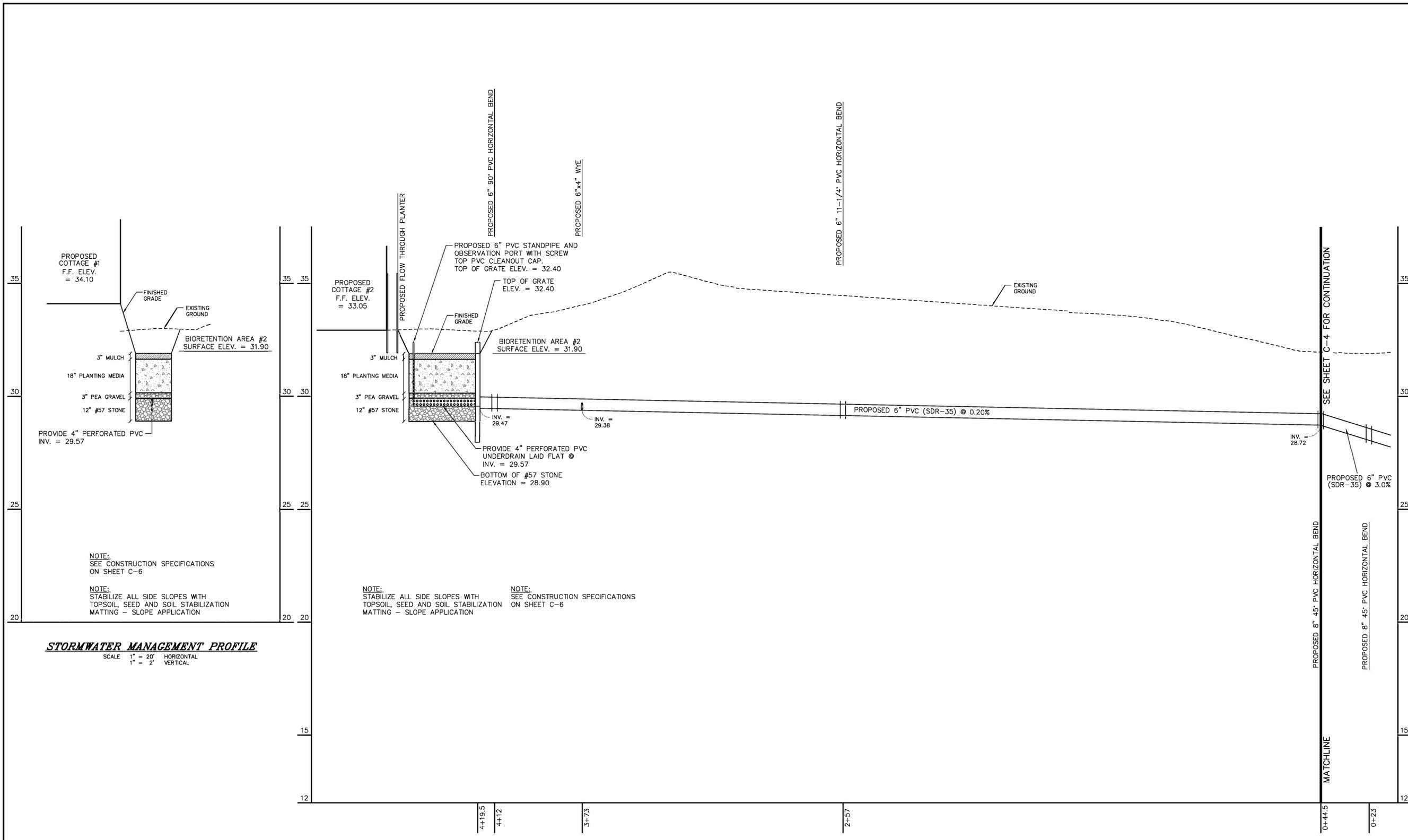
PROFESSIONAL ENGINEER'S SEAL
 STATE OF MARYLAND
 PROFESSIONAL ENGINEERING BOARD
 NUMBER 17660
 DATE JULY 13, 2021
 SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE: 410-326-2622
 FAX: 1-443-262-9148

REVISION	DATE

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

DATE	SCALE	AS SHOWN
JULY '21	AS SHOWN	
JOB No.	DRAWN BY	
2017065		
FOLDER #4	DESIGNED BY	
28-2017065		
SHEET No. - C-4		
CADD FILE - 17058-P4		



STORMWATER MANAGEMENT PROFILE

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

NOTE:
SEE CONSTRUCTION SPECIFICATIONS
ON SHEET C-6

NOTE:
STABILIZE ALL SIDE SLOPES WITH
TOPSOIL, SEED AND SOIL STABILIZATION
MATting - SLOPE APPLICATION

NOTE:
STABILIZE ALL SIDE SLOPES WITH
TOPSOIL, SEED AND SOIL STABILIZATION
MATting - SLOPE APPLICATION

NOTE:
SEE CONSTRUCTION SPECIFICATIONS
ON SHEET C-6

STORMWATER MANAGEMENT PROFILE

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

DATE	JULY '21	SCALE	AS SHOWN
JOB No.	2017055	DRAWN BY	
FOLDER #4	28-2017055	DESIGNED BY	W.D. J.
SHEET No.	C-5		
CADD FILE	17058-P5		

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

DATE	JULY 13, 2021
DATE	JULY 13, 2021

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
 ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
 P.O. BOX 80
 CENTREVILLE, MARYLAND 21617
 PHONE : 1-410-262-9149
 FAX : 1-443-262-9148

PROFESSIONAL ENGINEER LICENSE NO. 17660
 REGISTERED PROFESSIONAL SURVEYOR LICENSE NO. 2022
 STATE OF MARYLAND
 DEPARTMENT OF GENERAL SERVICES
 DIVISION OF PROFESSIONAL REGULATION

DETAIL B-4-6-D PERMANENT SOIL STABILIZATION MATTING SLOPE APPLICATION

STANDARD SYMBOL: PSSMS - * lb/ft² (* INCLUDE SHEAR STRESS)

CONSTRUCTION SPECIFICATIONS

- USE MATTING THAT HAS A DESIGN VALUE FOR SHEAR STRESS EQUAL TO OR HIGHER THAN THE SHEAR STRESS DESIGNATED ON APPROVED PLANS.
- USE PERMANENT SOIL STABILIZATION MATTING MADE OF OPEN WEAVE SYNTHETIC, NON-DEGRADABLE FIBERS OR ELEMENTS OF UNIFORM THICKNESS AND DISTRIBUTION THROUGHOUT. CHEMICALS USED IN THE MAT MUST BE NON-LEACHING AND NON-TOXIC TO VEGETATION AND NON-HAZARDOUS TO THE SOIL. IF PRESENT NETTING MUST BE EXTRUDED PLASTIC WITH A MAXIMUM MESH OPENING OF 2/32 INCHES AND SUFFICIENTLY BROAD OR SEMI ON 2 INCH CENTERS ALONG LONGITUDINAL AXIS OF THE MATERIAL TO PREVENT SEPARATION OF THE NET FROM THE PARENT MATERIAL.
- SECURE MATTING USING STEEL STAPLES OR WOOD STAPLES. STAPLES MUST BE 1/4" OR 1/2" SHARPED STEEL WIRE HAVING A MINIMUM GAUGE OF NO. 11 AND NO. 8 RESPECTIVELY. 1/2" SHAPED STAPLES MUST AVERAGE 1 TO 1/8 INCHES WIDE AND BE A MINIMUM OF 6 INCHES LONG. 1/4" SHAPED STAPLES MUST HAVE A MINIMUM 8 INCH MAIN LEG, A MINIMUM 1 INCH SECONDARY LEG, AND MINIMUM 4 INCH HEAD. WOOD STAPLES MUST BE ROUND-SAWN HARDWOOD, 12 TO 24 INCHES IN LENGTH, 1x3 INCH IN CROSS SECTION, AND WEDGE SHAPE AT THE BOTTOM.
- PERFORM FINAL GRADING, TOPSOIL APPLICATION, SEEDING PREPARATION, AND PERMANENT SEEDING IN ACCORDANCE WITH SPECIFICATIONS. PLACE MATTING WITHIN 48 HOURS OF COMPLETING SEEDING OPERATIONS. UNLESS END OF WORKDAY STABILIZATION IS SPECIFIED ON THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
- UNROLL MATTING DOWN SLOPE. LAY MATTING SMOOTHLY AND FIRMLY UPON THE SEEDING SURFACE. AVOID STRETCHING THE MATTING.
- OVERLAP OR ABUT EDGES OF MATTING ROLLS PER MANUFACTURER RECOMMENDATIONS. OVERLAP ROLL ENDS BY 6 INCHES (MINIMUM), WITH THE UPSTREAM MAT OVERLAPPING ON TOP OF THE DOWNSLOPE MAT.
- KEY IN THE TOP OF SLOPE END OF MAT 6 INCHES (MINIMUM) BY DIGGING A TRENCH, PLACING THE MATTING ROLL END IN THE TRENCH STAPLING THE MAT IN PLACE, REPLACING THE EXCAVATED MATERIAL, AND TAMPING TO SECURE THE MAT END IN THE KEY.
- STAPLE/STAKE MAT IN A STAGGERED PATTERN ON 4 FOOT (MAXIMUM) CENTERS THROUGHOUT AND 2 FOOT (MAXIMUM) CENTERS ALONG SEAMS, JOINTS, AND ROLL ENDS.
- IF SPECIFIED BY THE DESIGNER OR MANUFACTURER AND DEPENDING ON THE TYPE OF MAT BEING INSTALLED, ONCE THE MATTING IS KEPT AND STAPLED IN PLACE, FILL THE MAT VOIDS WITH TOP SOIL OR GRANULAR MATERIAL AND LIGHTLY COMPACT OR ROLL TO MAXIMIZE SOIL/MAT CONTACT WITHOUT CRUSHING MAT.
- ESTABLISH AND MAINTAIN VEGETATION TO MEET REQUIREMENTS FOR ADEQUATE VEGETATIVE ESTABLISHMENT ARE CONTINUOUSLY MET IN ACCORDANCE WITH SECTION B-4-3 VEGETATIVE STABILIZATION.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

DETAIL E-1 SILT FENCE

STANDARD SYMBOL: SF

CONSTRUCTION SPECIFICATIONS

- USE WOOD POSTS 1 1/2 x 1 1/2 x 3/4 INCH (MINIMUM) SQUARE CUT OF SOUND QUALITY HARDWOOD, AS AN ALTERNATIVE TO WOODEN POST USE STANDARD "T" OR "U" SECTION STEEL POSTS WEIGHING NOT LESS THAN 1 POUND PER LINEAR FOOT.
- USE 36 INCH MINIMUM POSTS DRIVEN 16 INCH MINIMUM INTO GROUND NO MORE THAN 6 FEET APART.
- USE WOVEN SLIT FILM GEOTEXTILE AS SPECIFIED IN SECTION H-1 MATERIALS AND FASTEN GEOTEXTILE SECURELY TO UPSLOPE SIDE OF FENCE POSTS WITH WIRE TIES OR STAPLES AT TOP AND MID-SECTION.
- PROVIDE MANUFACTURER CERTIFICATION TO THE AUTHORIZED REPRESENTATIVE OF THE INSPECTION/ENFORCEMENT AUTHORITY SHOWING THAT THE GEOTEXTILE USED MEETS THE REQUIREMENTS IN SECTION H-1 MATERIALS.
- EMBED GEOTEXTILE A MINIMUM OF 8 INCHES VERTICALLY INTO THE GROUND, BACKFILL AND COMPACT THE SOIL ON BOTH SIDES OF FABRIC.
- WHERE TWO SECTIONS OF GEOTEXTILE ADJOIN: OVERLAP, TWIST, AND STAPLE TO POST IN ACCORDANCE WITH THIS DETAIL.
- EXTEND BOTH ENDS OF THE SILT FENCE A MINIMUM OF FIVE HORIZONTAL FEET UPSLOPE AT 45 DEGREES TO THE MAIN FENCE ALIGNMENT TO PREVENT RUNOFF FROM GOING AROUND THE ENDS OF THE SILT FENCE.
- REMOVE ACCUMULATED SEDIMENT AND DEBRIS WHEN BULGES DEVELOP IN SILT FENCE OR WHEN SEDIMENT REACHES 25% OF FENCE HEIGHT. REPLACE GEOTEXTILE IF TORN. IF UNDERMINING OCCURS, REINSTALL FENCE.

MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

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MARYLAND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENT CONTROL
U.S. DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE 2011 MARYLAND DEPARTMENT OF ENVIRONMENT AND WATER MANAGEMENT ADMINISTRATION

SIDEWALK

CONSTRUCTION SPECIFICATIONS

- CONCRETE SHALL BE SHA MIX NO. 2, 3,000 PSI - 28 DAY COMPRESSIVE STRENGTH.
- STABILIZED SUB-BASE SHALL BE 4 INCHES MINIMUM COMPACTED CR-6 (OR APPROVED EQUAL) PLACED AND COMPACTED ON APPROVED SUBGRADE TO 95% OF THE MODIFIED PROCTOR DENSITY FOR THE MATERIAL.
- ALL AREAS WITHIN THE RIGHT-OF-WAY AND EASEMENTS SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE TO ROADWAY DRAINAGE SYSTEMS AND STABILIZED WITH A MINIMUM OF 4 INCHES OF TOPSOIL, SEEDING AND MULCHED PER NRCS SPECIFICATIONS.
- SIDEWALKS TO BE MAINTAINED BY PROPERTY OWNER.
- ALL METHODS OF CONSTRUCTION SHALL BE IN COMPLIANCE WITH THE TOWN OF CHESTERTOWN STANDARDS AND A.D.A. REQUIREMENTS. ALL MATERIAL SPECIFICATIONS SHALL COMPLY WITH THE 2001 EDITION OF THE MARYLAND STATE HIGHWAY ADMINISTRATOR'S "STANDARD SPECIFICATIONS FOR CONSTRUCTION AND MATERIALS" MANUAL AND ANY ADDENDUM THERE TO.
- MAXIMUM CROSS SLOPE = 2.0% MAXIMUM RUNNING SLOPE = 5.0%

SCALE: NO SCALE
REVISIONS:
STANDARD NO. RD-104.01

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 temporarily 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, unhopped small grain straw spread at the rate of 1 to 2 tons per acre. Mulch anchoring to be accomplished by an approved method, use of a mulch anchoring tool is recommended where possible.
- Implementation of the sediment control plan shall be in accordance with the "1994 Maryland Standards and Specifications for Soil Erosion and Sediment Control", of the Department.
- The Contractor is responsible for implementation and maintenance of the approved plan, and all other measures necessary to control, filter, or prevent sediment from leaving the site.
- In case where stormwater management structures are a part of site development, removal of sediment control structures may not be accomplished before the contributing drainage area to the stormwater management structure is dewatered and stabilized.
- On sites where infiltration techniques are utilized for the control of stormwater, extreme care must be taken to prevent all runoff from entering the structure during construction.
- Sediment control for utility construction in areas outside of designed controls:
 - Excavated trench material shall be placed on the high side of the trench.
 - Immediately following pipe installation the trench shall be backfilled, compacted and stabilized at the end of each working day.
 - Temporary silt fence or straw bale dikes shall be placed immediately downstream of any disturbed area intended to remain disturbed longer than one working day.
- All points on construction ingress and egress shall be protected to prevent tracking of mud onto public ways.
- Site information:

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

SEQUENCE OF CONSTRUCTION

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

EROSION & SEDIMENT CONTROL STANDARDS AND SPECIFICATIONS FOR VEGETATIVE STABILIZATION

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

No.	Species	Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depth	Fertilizer Rate (10-20-20)	Lime Rate
	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"	436 lb/acre	2 tons/acre
	WHEAT	72 lbs.	2/15-4/30, 8/15-11/30	1"	90 lb/1000 sf	90 lb/1000 sf
	CERIAL RYE	120 lbs.	2/15-4/30, 8/15-11/30	1"	1000 sf	1000 sf
	FOXTAIL MILLET	30 lbs.	5/1-8/14	1/2"		
	PEARL MILLET	20 lbs.	5/1-8/14	1/2"		

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

No.	Species	Appl. Rate (lb./ac.)	Seeding Dates	Seeding Depth	N	P205	K20	Lime Rate
7	GREENING RED FESCUE KENTUCKY BLUEGRASS	60 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"				
8	TALL FESCUE	100 lbs.	3/1-5/15 8/15-10/15	1/4" to 1/2"	45 lb/acre 90 lb/1000 sf	90 lb/acre 2 lb/1000 sf	90 lb/acre 90 lb/1000 sf	2 tons/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 O9GP).

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

KENT COUNTY PLANNING COMMISSION

KENT COUNTY DEPT. OF ENVIRONMENT AND WATER CONSERVATION DISTRICT

KENT COUNTY HEALTH OFFICE

DATE: JULY 13, 2021

SEAL

DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
ENGINEERING, DRAFTING/DESIGN, ENVIRONMENTAL SERVICES & SURVEYING
P.O. BOX 80
GENEVA, MARYLAND 21679
PHONE: 410-262-9149
FAX: 410-262-9148

REVISION

DATE

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

SCALE AS SHOWN
DATE MARCH '21
JOB No. 2017055
DRAWN BY
FOLDER ref. 28-2017055
DESIGNED BY
WTD, JF.
SHEET No. - C-7
CADD FILE - 1705B-P7

AFFORESTATION REQUIREMENTS
 EXISTING CRITICAL AREA ZONE: LDA
 EXISTING SITE AREA: 370,901 SQ.FT. OR 8.51 AC.
 REQUIRED AFFORESTATION: 8.51 AC. x 15% = 1.28 AC.
 EXISTING FORESTS: 75,640 SQ.FT. OR 1.74 AC. (20%)

LANDS N/F OF
VITA T. PICKRUM, et con.
 M.L.M. 407/587
 ZONED - CAR
 CURRENT USE - RESIDENTIAL

LANDS N/F OF
VITA T. PICKRUM, et con.
 M.L.M. 407/587
 ZONED - CAR
 CURRENT USE - RESIDENTIAL

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

LANDS N/F OF
TATIANA B. COPELAND, TRUST
 M.L.M. 583/416
 ZONED - CAR & RC
 CURRENT USE - RESIDENTIAL

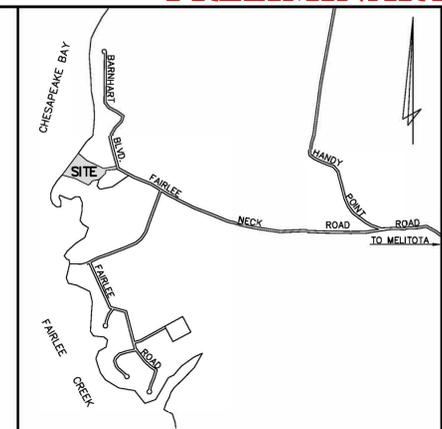
LANDS N/F OF
STIG A. TORSTENSON, et uz
 M.L.M. 586/323
 ZONED - CAR
 CURRENT USE - RESIDENTIAL

LANDS N/F OF
GREAT OAK LANDING, L.P.
 E.H.P. 198/241
 ZONED - RCD & RC
 CURRENT USE - COMMERCIAL

PROPOSED BUFFER PLANTING
 SEE SHEET 2

CHESAPEAKE BAY

SEE SHEET L-2 OF 3
 FOR DETAIL



VICINITY MAP
 SCALE 1" = 2000'

DATE	JULY 13, 2021
DESIGNED BY	VA
DRAWN BY	VA
CHECKED BY	VA
SCALE	1" = 50'

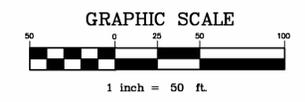


DMS, MOORE, SHEARON & ASSOCIATES, LLC
 CENTREVILLE, MARYLAND 21617
HUSTEAD Landscape Architecture, LLC
 120 Bay Meadows Lane, Stevensville, MD, 21166
 Phone - 443.988.2294
 E-mail: Vhustead@husteadia.com Web: www.Husteadia.com

REVISION	
DATE	

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

DATE	JULY '21
JOB No.	2017058
FOLDER #4	28-2017058
SHEET No.	L-1
CADD FILE	- 17058BP1

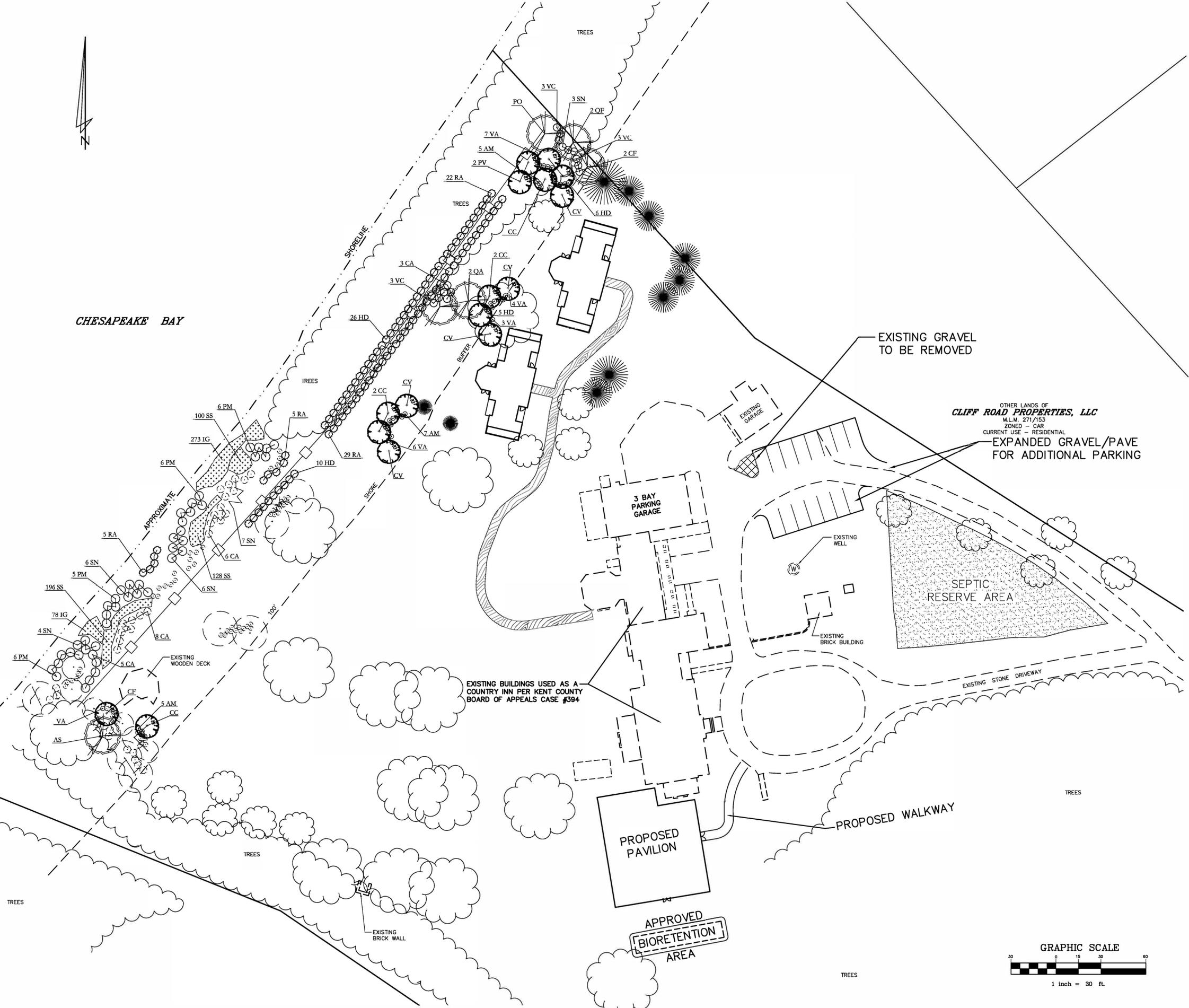


PLANTING LEGEND

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



CHESAPEAKE BAY



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

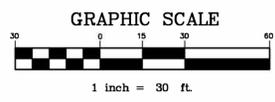
OTHER LANDS OF
CLIFF ROAD PROPERTIES, LLC
M.L.M. 271/453
ZONED - CAR
CURRENT USE - RESIDENTIAL

EXPANDED GRAVEL/PAVE FOR ADDITIONAL PARKING

SEPTIC RESERVE AREA

PROPOSED PAVILION

APPROVED BIORETENTION AREA



DATE	REVISION	PER	TAC COMMENTS
3-23-21			

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

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

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



KENT COUNTY PLANNING COMMISSION
KENT COUNTY HEALTH OFFICE

LANDSCAPING SPECIFICATIONS

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

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

ANY CHANGES IN QUANTITY, SIZE OR KIND OF MATERIAL MUST RECEIVE BOTH THE LANDSCAPE ARCHITECT AND COUNTY APPROVAL PRIOR TO MAKING THE CHANGE.

A. MATERIALS

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

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

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

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

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

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

(1) "STANDARDIZED PLANT NAMES," LATEST EDITION AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.

(2) "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

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

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

(2) DIG BALL AND BURLAP (OR) 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, ROOF LEADERS, STORM DRAIN PIPE, ETC.) ARE SUSPECTED TO EXIST AND WHERE PROPOSED TO BE PLACED ACCORDING TO PLAN TO AVOID ANY DAMAGE OR DISRUPTIONS TO SERVICES. DO NOT PLACE PLANTS DIRECTLY OVER ANY EXISTING UNDERGROUND UTILITIES. OFFSET A REASONABLE AND PRACTICAL DISTANCE TO AVOID ANY IMMINENT OR FUTURE CONFLICT.

F. PLANTING OPERATIONS:

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

TREE PITS SHALL BE EXCAVATED TO A DEPTH THAT ALLOWS FOR THE PLANTS TO BE SET AT THE SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. ADD 1 OZ. OF 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 ROPE OR STRINGS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR CLOTH WRAPPING INTACT AROUND BALLS. TURN UNDER AND BURY PORTIONS OF BURLAP AT TOP OF BALL. FOR CONTAINER GROWN PERENNIALS, CAREFULLY REMOVE FROM CONTAINERS WITHOUT BREAKING APART PLANTS OR ROOT SYSTEMS AND GENTLY LOOSEN SOIL. PLACE IN PIT EXCAVATED TO THE DEPTH THAT ALLOWS FOR THE PLANT TO BE SET AT ITS FORMER GRADE. BACKFILL TO 2/3 FULL AND WATER THOROUGHLY. BACKFILL WITH REMAINING PLANTING SOIL TO TOP OF PIT, ELIMINATING ALL AIR POCKETS. DISPOSE OF REMOVED CONTAINERS OFFSITE AT AN APPROVED LANDFILL.

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

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

G. STAKING AND PRUNING:

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

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

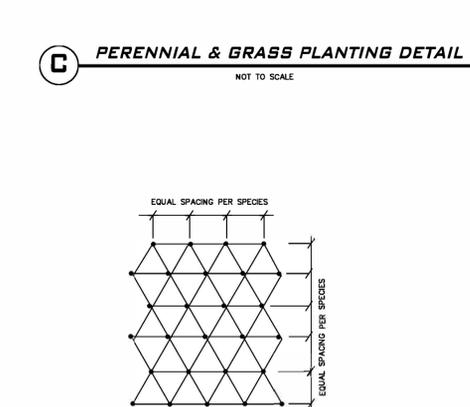
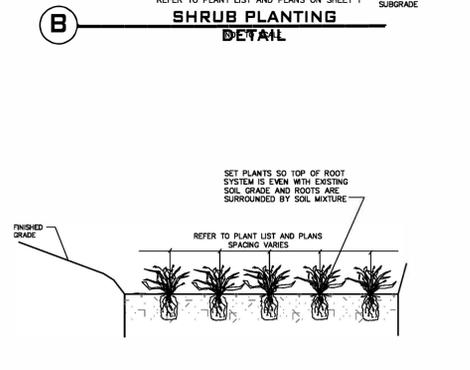
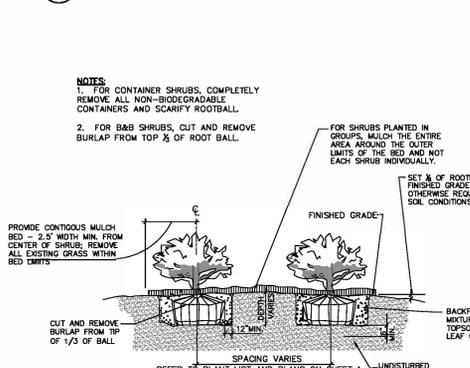
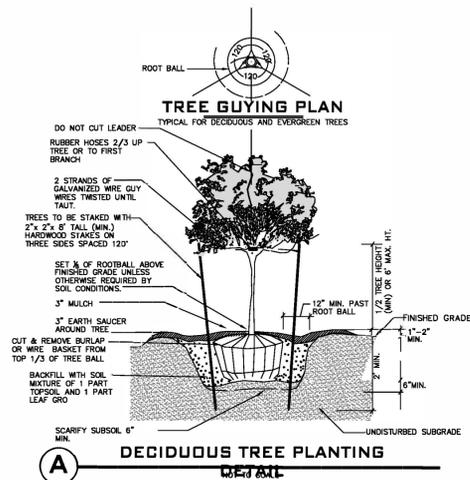
H. POST PLANTING RESPONSIBILITIES:

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

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

PLANTING DETAILS



HERBACEOUS VEGETATION PLANTING PATTERN
NOT TO SCALE

REQUIREMENTS AND SCHEDULE

MITIGATION REQUIREMENTS

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

PROPOSED MITIGATION CHART FOR 100' BUFFER AREA

VEGETATION TYPE	MAXIMUM CREDIT ALLOWED (SQ.F.)	MAXIMUM % OF CREDIT	# OF PLANTS	CREDIT PROVIDED
2" CANOPY TREE	200	N/A	0	0
1" CANOPY TREE	100	N/A	0	0
UNDERSHORY TREE	75	N/A	0	0
LARGE SHRUB	50	30 %	44	2,200 (25%)
SMALL SHRUB	25	20 %	97	1,772 (19%)
GRASSES/PERENNIAL	2	10 %	775	1,422 (15%)
PLANTING CLUSTER 1 W/ LARGE SHRUBS	300	N/A	5 Tree + 15 Shrubs	1,400
PLANTING CLUSTER 1 W/ SMALL SHRUBS	300	N/A	0	0
PLANTING CLUSTER 2 W/ LARGE SHRUBS	350	N/A	15 Tree + 45 Shrubs	2,600
PLANTING CLUSTER 2 W/ SMALL SHRUBS	350	N/A	0	0
TOTAL PROVIDED:				9, 700SQ.FT.

BUFFER ENHANCEMENT PLAN PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
Canopy Trees				
AS	1	Acer saccharum	Sugar Maple	1-1 1/2 Cal. BAB
PO	1	Platanus occidentalis	Sycamore	1-1 1/2 Cal. BAB
QA	2	Quercus alba	White Oak	1-1 1/2 Cal. BAB
QF	2	Quercus laevis	Southern Red Oak	1-1 1/2 Cal. BAB
Undersory Trees				
CC	9	Cedrus canadensis	Forest Pine	1-1 1/2 Cal. BAB
CV	5	Chionanthus virginicus	White Fringetree	1-1 1/2 Cal. BAB
CF	3	Cornus florida	White Flowering Dogwood	1-1 1/2 Cal. BAB
PV	2	Prunus virginiana	Choke Cherry	1-1 1/2 Cal. BAB
Large Shrubs				
DL	33	Deutzia scabra	American Beautyberry	1 Gal. 2 1/2 Ht.
FM	23	Fernandina	Beach Plum	1 Gal. 4 Ht.
SN	28	Sarcococca nigriflora	Black Beauty Elderberry	1 Gal. 4 Ht.
VIC	9	Viburnum cinnabarinum	Witchhazel	1 Gal. 4 Ht.
Small Shrubs				
AU	17	Aronia melanocarpa	Black Chokeberry	1 Gal. 18 Ht.
HD	47	Hypoxis aurea	St. Johnswort	1 Gal. 18 Ht.
PA	61	Physalis peruviana	Ground Cover	1 Gal. 18 Ht.
VA	21	Vaccinium angustifolium	Lowbush Blueberry	1 Gal. 18 Ht.
Grasses and Perennials				
SS	424	Schizanthus scopellorum	Little Blue Stem	Landscape Plug
IG	351	Sorghastrum nutans	Indian Grass	Landscape Plug



DAVIS, MOORE, SHEARON & ASSOCIATES, LLC
CENTREVILLE, MARYLAND 21617

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120 Bay Meadows Lane, Stevensville, MD, 21666
Phone - 443.988.2294
E-mail: Vthustead@hustead.com Web: www.hustead.com

REVISION	DATE

FOR BUFFER ENHANCEMENT PLAN DETAILS

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

DATE	SCALE	AS SHOWN
NOVEMBER 20	AS SHOWN	AS SHOWN
JOB No.	DRAWN BY	BY
2017058	WH	WH
FOLDER Ref.	DESIGNED BY	BY
28-2017058	WTD, Jr.	WTD, Jr.
SHEET No. -	WTD, Jr.	WTD, Jr.
1-3	WTD, Jr.	WTD, Jr.
CADD FILE -	WTD, Jr.	WTD, Jr.
17058BP3	WTD, Jr.	WTD, Jr.

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

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



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 DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT AND/OR ENGINEER. WHETHER THE PROJECT FOR WHICH THEY ARE MADE IS EXECUTED OR NOT, THEY ARE NOT TO BE USED BY THE CLIENT OR ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND/OR ENGINEER. ANY CHANGE OR DEVIATION FROM THESE PLANS BY THE OWNER, CONTRACTOR OR BUILDER SHALL RELEASE THE ARCHITECT AND/OR ENGINEER FROM ANY AND ALL LIABILITY RELATING HERETO, UNLESS SUCH CHANGE HAS BEEN APPROVED BY THE ARCHITECT AND/OR ENGINEER.

THE ARCHITECT AND/OR ENGINEER CANNOT BE RESPONSIBLE FOR EXISTING CONDITIONS OR THE ACCURATE MEASUREMENT OF SAME. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO BEGINNING CONSTRUCTION OF WORK. THE ARCHITECT AND/OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR CONFLICTS.

THE BUILDER, SUBCONTRACTOR OR OTHER SHALL NOTIFY THE ARCHITECT IN WRITING WHEN A DISCREPANCY OR CONFLICT EXISTS ON THESE PLANS AND/OR SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR CONFLICTS.

IF FLOOR AND/OR TRUSSES ARE USED, THEY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TRUSS MANUFACTURER, AND MUST BE DESIGNED IN ACCORDANCE WITH LOCAL CODES AND CODES OF PRACTICE. BRIDGES SHOULD BE ACCURATELY BRIDGED DURING AND AFTER CONSTRUCTION. FLOOR AND TRUSS BUILDING MATERIALS SHOULD NOT BE STORED ON TRUSSES AT ANY TIME.



EXISTING MANOR

EXISTING PORCH

PAVILION
49'-5" x 49'-0"

MEN'S RESTROOM
11'-0" x 9'-0"

WOMEN'S RESTROOM
11'-0" x 9'-0"

SERVICE AREA
11'-0" x 14'-10"

BAR
11'-0" x 14'-10"

DJ / BAND

PORCH

PAVILION FLOOR PLAN
 GREAT OAK MANOR
 KENT COUNTY
 10568 CLIFF RD.
 CHESTERTOWN, MD 21620

DATE	REVISION
07-13-2021	
DRAWN BY: WGR	
CHECKED BY: RAL	
PROJ. NO. 4630	
SCALE AS NOTED	
DATE FILED	
FILE NAME	
4630	

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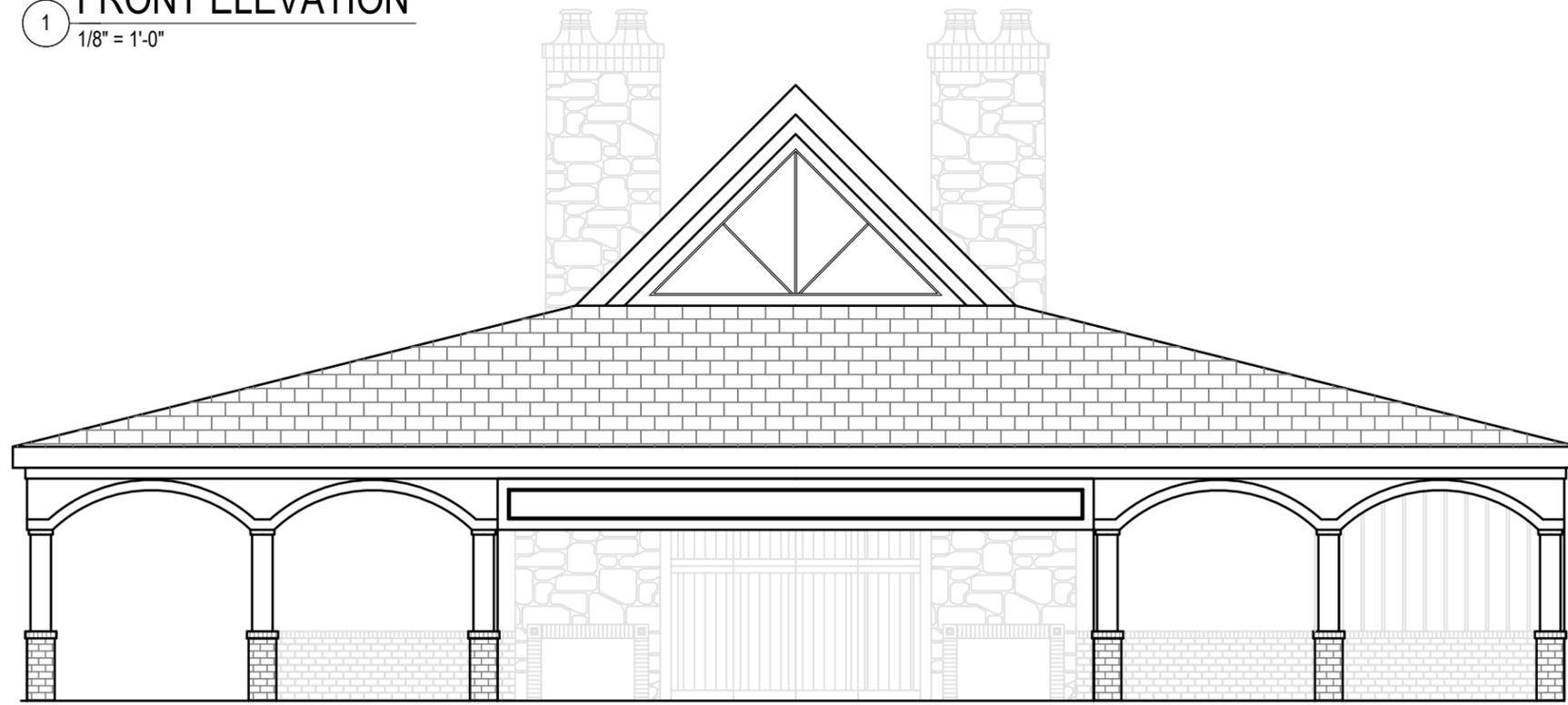
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THE BUILDER, SUBCONTRACTOR OR OTHER SHALL NOTIFY THE ARCHITECT IN WRITING WHEN AN DISCREPANCY OR CONFLICT EXISTS ON THESE PLANS AND/OR SPECIFICATIONS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY BACK CHANGES RESULTING FROM SUCH DISCREPANCIES OR CONFLICTS.

IF FLOOR AND/OR TRUSSES ARE USED, THEY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TRUSS MANUFACTURER, AND MUST BE DESIGNED IN ACCORDANCE WITH LOCAL CODES AND CODES ENGINEERING PRACTICES. TRUSSES SHOULD BE ACCURATELY BRACED DURING AND AFTER CONSTRUCTION. FLOOR AND CHAIR BRACING MATERIALS SHOULD NOT BE STORED ON TRUSSES AT ANY TIME.

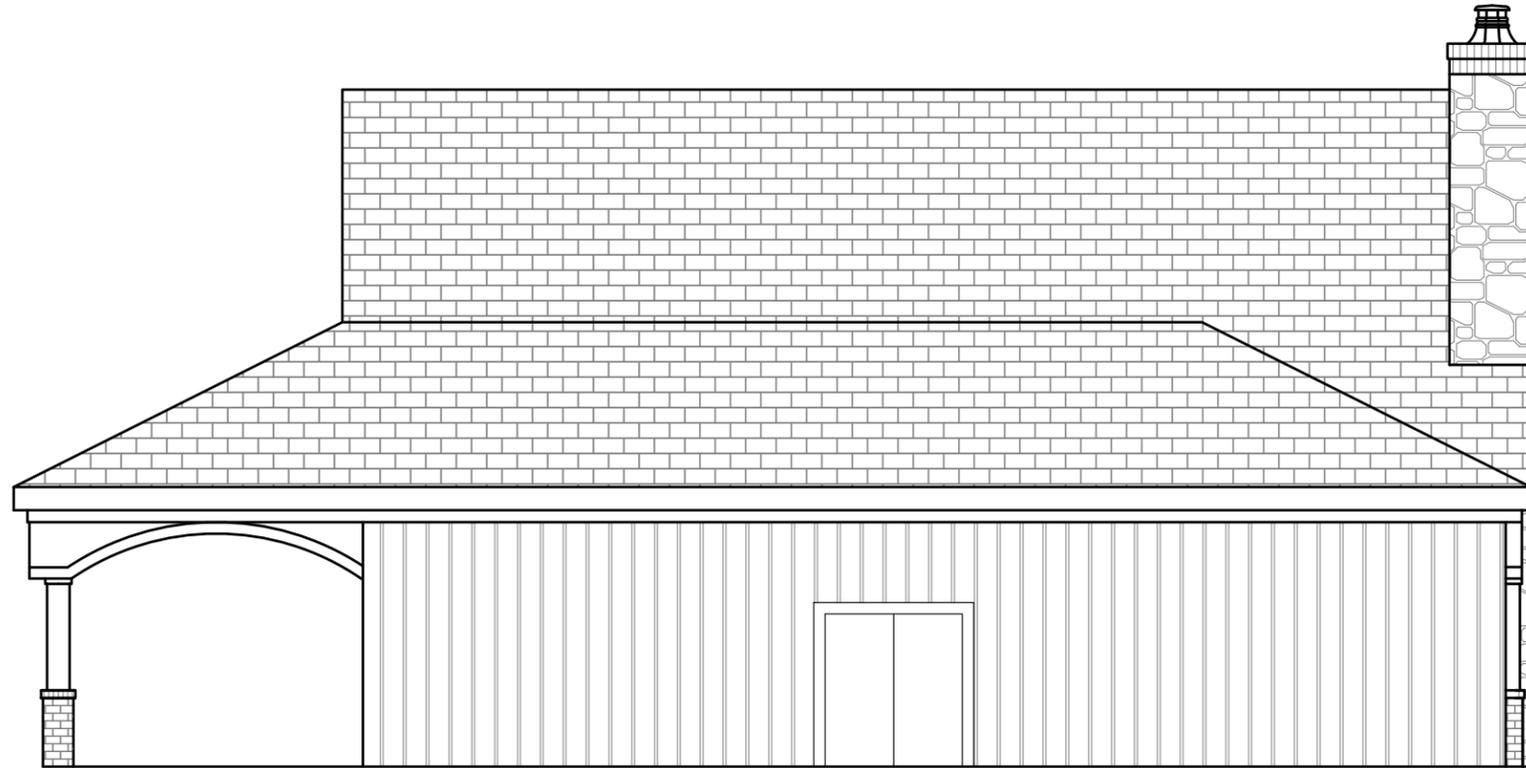


1 FRONT ELEVATION
 1/8" = 1'-0"

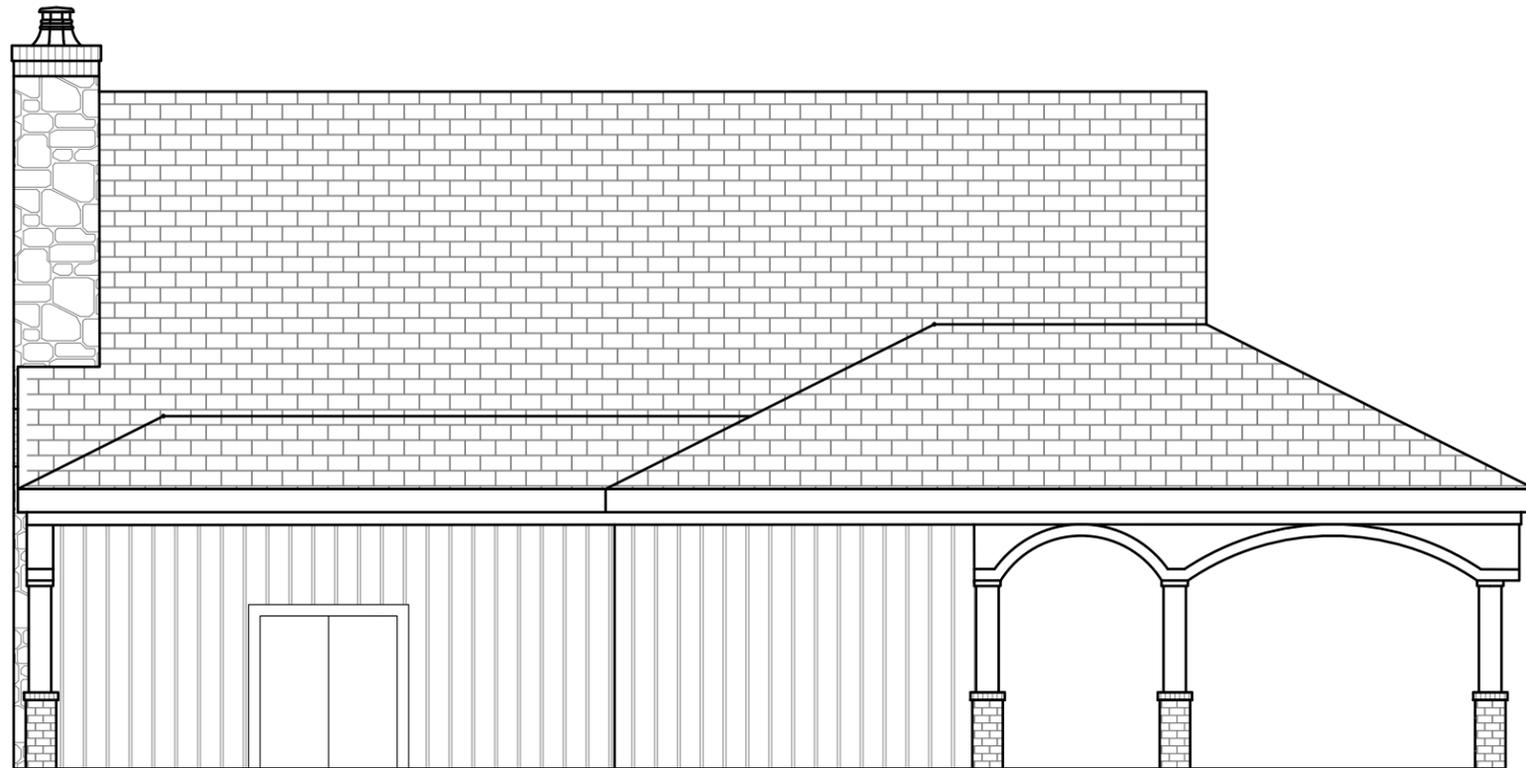


2 REAR ELEVATION
 1/8" = 1'-0"

DATE	REVISION
07-13-2021	
DRAWN BY: WGR	
CHECKED BY: RAL	
PROJ. NO. 4630	
SCALE AS NOTED	
CAD FILE NAME	
4480	



1 LEFT ELEVATION
1/8" = 1'-0"



2 RIGHT ELEVATION
1/8" = 1'-0"

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THE ARCHITECT AND/OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS FROM THESE PLANS BY THE OWNER, CONTRACTOR OR BUILDER. THE ARCHITECT AND/OR ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY DISCREPANCIES OR OMISSIONS FROM THESE PLANS BY THE OWNER, CONTRACTOR OR BUILDER.
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, STABILITY, CONSTRUCTION SEQUENCE OR TEMPORARY BRACING. ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THEREIN APPROPRIATE.
IF FLOOR AND/OR TRUSSES ARE USED, THEY ARE THE RESPONSIBILITY OF THE CONTRACTOR AND TRUSS MANUFACTURER AND MUST BE DESIGNED IN ACCORDANCE WITH LOCAL CODES AND CODES OF PRACTICE. BRACES SHALL BE ACCURATELY BRACED DURING AND AFTER CONSTRUCTION. FLOOR AND CHAIR BRACING MATERIALS SHOULD NOT BE STORED ON TRUSSES AT ANY TIME.

SEAL

ELEVATIONS
GREAT OAK MANOR
KENT COUNTY
10568 CLIFF RD.
CHESTERTOWN, MD 21620

DATE	REVISION
07-13-2021	
DRAWN BY: WGR	
CHECKED BY: RAL	
PROJ. NO. 4630	
SCALE AS NOTED	
CAD FILE NAME	
4480	

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

July 28, 2021

RE: Site Plan Application Great Oak Manor

Dear Planning Commissioners:

We ask that you consider limiting the number of wedding guests as well as the number of outdoor weddings at Great Oak Manor.

The wedding business at Great Oak Manor has expanded and past assurances have been forgotten. In 2017, when the Applicant was seeking amendments to the Manor's 1984 Country Inn conditions of approval, The Applicant sent the following note to neighbors: (with yellow highlighting added)

"From: **Buddy Reed** <reed602@comcast.net>
Date: Thu, **Aug 31, 2017** at 3:03 PM
Subject: RE: Great Oak Manor/Cliff Road Properties Special Exception
To: Great Oak Neighbors

Manor Neighbors,

First, I wanted to mention that we were asked to amend our application to reflect the current zoning of CAR(Critical Area Residential). The revised application was submitted this past Monday. This change, and other minor amendments, were requested by Planning so we made them.

Second our intention is not to have Trap Shooting.

Our main goal is to be governed by the same restrictions as other "Country Inns". This will afford us the option to have 15 rooms and the possibility of a Liquor License. Again we would have to apply, be granted and governed by the appropriate agency.

We have no interest in a "Jelly Fish Joel's" scenario. **We currently host events from time to time with music that is specific to the event.**

We intend to remain what we currently are which is a high end Select Registry B&B. We intend to operate the Manor as it has been since the mid-1980s.

I hope this clears up the items I have been asked about.

Thank you for your concern and support!

Buddy Reed"

A week later the hearing was held. The minutes from the September 7, 2017 Planning Commission Meeting for the applicant state:

“ #17-36 Cliff Road Properties, LLC, known as Great Oak Manor, is requesting an amendment to the conditions of approval noted in Country Inn Special Exception Case No. 394 dated July 2, 1984. The applicants propose to amend the restrictions of the 1984 decision by deleting conditions a-e and replacing those conditions in accordance with current County Inn Special Exception standards. In 1984, the property was zoned Rural Residential, and the Country Inn was granted as a Conditional Use, with conditions. Since 1984, the property has been rezoned to Critical Area Residential following the adoption of the Chesapeake Bay Critical Area regulations. Present and duly sworn in were: C. Daniel Saunders, Counsel for the applicant; Harry Reed, Applicant, and Stephanie Jones Environmental Planner. Ms. Jones gave an overview of the application and cited all of the applicable laws of the Kent County Land Use Ordinance to include Article V, Section 5.3 that establishes permitted special exception uses in the Critical Area Residential Districts, and Article VII, Section 7.16 that establishes the requirements for a Country Inn as a Special Exception. She added that prior to and since the rezoning of that property, conditional use/special exception conditions and all Critical Area regulations have been followed. There have been no reported zoning violations onsite. There is no impact on Critical Area regulations as a result of the proposed amendment to the special exception conditions Ms. Jones read correspondences received in the form of letters in support of the business expansion from adjacent property owners. Mr. Saunders gave an overview of the application and stated that the applicant would like to be consistent with the other Country Inns in the County. Mr. Saunders stated that the property owner has plans to apply for a liquor license allowing the applicant to offer alcohol at special events. There are no plans to increase the number of rooms. The applicant would like to have dining events open to the public on occasion pursuant to the Land Use Ordinance.

Page 4 of 7

Testimony from the general public was offered by Ms. Susan Debman, a resident on Great Oak (Fairlee) Road, and Ms. Mildred Sutton, president of the Great Oak Civic Association. Ms. Debman stated that she supported the business; however, the previous owner of the Inn and property owners along Great Oak (Fairlee) Road had an agreement to share the expense of maintaining the private road and asked that Mr. Reed acknowledge the agreement. Ms. Sutton stated she also supported the application and that she was in attendance to keep the neighbors abreast of the project. Ms. Sutton asked if there were any changes to extend the seasons of the Bed and Breakfast and if there were plans of a public dining room other than when events are held on the premises. Mr. Reed stated he was unaware of the agreement regarding maintaining Great Oak Road; however, Great Oak Manor contributed approximately \$3,000 to \$4,000 last spring for road maintenance on Cliff Road. He added that he is willing to discuss the private road agreement for Great Oak Road with Ms. Debman. **Mr. Reed stated there will not be any changes to the current venues. He added that there are between 8-10 wedding events during a season and these events generally occur on the weekend. His only plan to offer occasional monthly specials in the dining hall that allows up to 40 persons.** After much discussion, Mr. Hickman made a motion to send a favorable recommendation to the Board of Appeals for the amendment to the conditions of the 1984 Board of Appeals Conditional Use Decision Case No. 394 dated July 2, 1984 by deleting conditions a-e and replacing those conditions in accordance with current Country Inn Special Exception standards a-g based on the following findings:

- The proposal is consistent with the Comprehensive Plan strategies which promote heritage tourism and expand locally based tourism in the County.

- Country Inns are permitted as Special Exception uses in the Critical Area Residential District.
- Prior to and since the rezoning of that property, conditional use/special exception conditions and all Critical Area regulations have been followed.
- There is no impact on the Critical Area regulations as a result of the proposed amendment to the special exception conditions.
- By amending the 1984 Board of Appeals decision to impose the Ordinance provisions in effect at that time, the applicant's business will be relieved of provisions which do not impact similar operations in the County. In addition, this updating of conditions to current Country Inn provisions will provide consistency in review standards with other Country Inns.

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

In the mid-1980s weddings were infrequent and unobtrusive to the neighborhood. Current operations are not the same. There aren't just "...events from time to time with music..." as promised, nor are there only "**8-10 wedding events per season...**" per given testimony at the September 2017 hearing. In 2018, the assurance made to the Planning Commission that "**there will not be any changes to the current venues**" was put aside when the applicant filed for the ZTA to expand his development. At the April 1, 2021, hearing, the Applicant now testified that there will be **16 weddings this year**. In other words, **a doubling** of the events that were promised to be "**from time to time**". The result has been increased nuisance of noise and traffic and increased discontent from the neighbors. Indoor weddings are no issue.

While the applicant has stated that the current wedding contract includes a limit of 150, without Planning Commission action there are no restrictions on numbers. The Great Oak website offers wedding packages for up to 150. However, on their wedding gallery page it states they can accommodate up to 300. On the website: weddingwire.com, Great Oak advertises that they can host up to 200 guests. Currently wedding sizes have been limited by Covid restrictions. How will the lifting of those restrictions affect future wedding size?

The Land Use Ordinance obligates the Commission to strike a balance between the rights of the Applicant and those of the neighbors such that the neighbors are not subjected to undue nuisances. We ask that you consider finding a reasonable limit to the number and size of outdoor wedding events. Perhaps this could be part of a solution.

The screen shot below is taken from the wedding video on the Great Oak Manor website. It may give you an idea of why we are asking for controls on the number of guests and outdoor weddings.

This should not be an every-weekend event in a residential neighborhood.



Thank you for consideration of our concerns,

Bruce and Katy Galton

10626 Cliff Rd.

Ken and Bronwyn Fry

10650 Cliff Rd.

Dr. Vita Pickrum

10590 Cliff Rd.

Carla Gerber

From: Thomas S. Neuberger <TSN@NeubergerLaw.com>
Sent: Wednesday, July 28, 2021 2:22 PM
To: Carla Gerber
Cc: Judy Neuberger; Stephen J. Neuberger
Subject: Great Oak Manor/8/5/21 hearing

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- KCIT Helpdesk

Ms Gerber,

For 10736 Cliff Road owned by my wife and son, written conditions need to be imposed since the owner had not agreed with the neighbors on noise, parking restrictions, etc.

Without restrictions the owner has no duty to mitigate adverse impacts on the neighborhood. Pie crust promises are easily made and easily broken, as Mary Poppins once pointed out.

Thomas Neuberger, Esq.

Sent from my iPhone
Tom Neuberger

Carla Gerber

From: Stephen J. Neuberger <SJN@NeubergerLaw.com>
Sent: Thursday, July 29, 2021 11:56 AM
To: Carla Gerber
Cc: Judy Neuberger; Thomas S. Neuberger
Subject: RE: Great Oak Manor/8/5/21 hearing

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Ms. Gerber,

For avoidance of doubt, the owners join in this. I have submitted numerous letters to the Commission over the years regarding the many past problems with, and similar past actions and efforts by, the current owners of Great Oak Manor.

/s/ Stephen J. Neuberger

Stephen J. Neuberger, Esq.
The Neuberger Firm
Attorneys and Counsellors at Law
17 Harlech Drive, P.O. Box 4481
Wilmington, DE 19807
Phone: 302-655-0582
E-Mail: SJN@NeubergerLaw.com

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-----Original Message-----

From: Carla Gerber <cgerber@kentgov.org>
Sent: Wednesday, July 28, 2021 2:24 PM
To: Thomas S. Neuberger <TSN@NeubergerLaw.com>
Cc: Judy Neuberger <judy@neubergerlaw.com>; Stephen J. Neuberger <SJN@NeubergerLaw.com>

Subject: RE: Great Oak Manor/8/5/21 hearing

Thank you for your email. Your comments will be entered into the record.

Carla

Carla Gerber, AICP
Deputy Director/Planning, Housing, and Zoning Kent County, Maryland
400 High Street
Chestertown, MD 21620
410-778-7474
cgerber@kentgov.org

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-----Original Message-----

From: Thomas S. Neuberger <TSN@NeubergerLaw.com>
Sent: Wednesday, July 28, 2021 2:22 PM
To: Carla Gerber <cgerber@kentgov.org>
Cc: Judy Neuberger <judy@neubergerlaw.com>; Stephen J. Neuberger <SJN@NeubergerLaw.com>
Subject: Great Oak Manor/8/5/21 hearing

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Ms Gerber,

For 10736 Cliff Road owned by my wife and son, written conditions need to be imposed since the owner had not agreed with the neighbors on noise, parking restrictions, etc.

Without restrictions the owner has no duty to mitigate adverse impacts on the neighborhood. Pie crust promises are easily made and easily broken, as Mary Poppins once pointed out.

Thomas Neuberger, Esq.

Sent from my iPhone
Tom Neuberger

Carla Gerber

From: Bronwyn Fry <bfrymail@icloud.com>
Sent: Friday, July 30, 2021 8:47 AM
To: Carla Gerber
Subject: EDITED letter to the Planning Commission, re. Cliff Road Properties

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To the esteemed members of the Planning Commission:

We want you to know there have been several evenings this summer when we ask ourselves why county officials who are responsible for decisions regarding the application before you cannot offer to come sit with us in our houses to witness how the increased commercial use of Great Oak Manor is damaging the peaceful, quiet atmosphere for private property homeowners on Cliff Road? We share in this letter, sentiments that arise every time a noisy wedding disturbs a peaceful evening in our home. This is compounded by equal and simultaneous unregulated disturbances from Great Oak Marina bands. From the comfort of the screened porch or any enclosed air conditioned room inside our home, even with the television on—there is either audible music we cannot choose or incessant thumping vibrations of amplifiers and drumbeats. It drives one to many of the thoughts we present, so please forgive any excesses of emotion resulting from the typical Saturday night frustration of the neighbors of Great Oak Manor. These are things we would share firsthand with you, if you could sit with us on a Saturday night with a wedding next door. We have also made and saved audio recordings, on two specific evenings: June 5th and July 24th to support primary points that follow:

At your April 2021 meeting, the Cliff Road Properties applicant testified he has tried and wants to be a good neighbor and work with the residents of Cliff Road. His first public attempt at this was to state to you and everyone, that all music would now end by 10 pm. Firm! We had his word. It is in your minutes.

Music so far since April has *started* to end at **10:30** rather than 10pm, with crowds calling loudly for “ONE MORE SONG!”—up to a last song beginning at 10:51pm on Saturday night July 24th.

Would you think that a first “good neighbor” gesture would have been made to end music at 10pm as stated in the planning comm meeting on April 1st? We can tell you that it did not shine a good light on Mr. Reed’s intentions.

How will any of this be enforced? Do employees know what is expected of them?

Will an apology after a violation be the norm? What will the consequences of a violation be?

How will we know if the acoustical plan and adjustments included in the proposed permanent tent platform and pavilion will be effective until it is built? Will this be an ongoing issue? If whatever is proposed is not sufficient to protect the neighbors, will we be the ones responsible for pursuing further adjustments “as neighbors”?

We believe we have said enough, yet not been protected enough. All on Cliff Road are supportive, but fed up with repeatedly having to appear at multiple county meetings regarding Cliff Road Properties. Many now see this as an ineffective method, as everything Cliff Road Properties has asked Kent County for, has been granted, whether two of us speak at a meeting, ten of us write letters of opposition, or 30 of us come to a hearing. Yes, the numbers you see have decreased from our meeting for the Zone Text Amendment, but they all continue to support us. We continue to speak for all property owners on Cliff Road and three on Great Oak Landing Road. At least a dozen home owners have invested thousands of dollars in defending and protecting ourselves from Cliff Road Properties’ advancing changes in our community. This also involves a considerable investment of time, and many feel they have not received any return for the time it takes to stay informed of the repeated applications and county zoning laws involved in modifications of Cliff Road Properties.

Number of events: the neighbors were advised in writing by Mr. Reed on August 31, 2017, when asking for our support in becoming a Country Inn, that if we could support him in this one last designation he needed to be successful as a business, that “**nothing would change**”. Number of weddings or events were about “8-10 per year”. Other Country Inns in the county have assured us that for that number of weddings, no permanent tent platform is needed. “Why would anyone want that?” was the response from the owner of Huntingfield.

As we suspected, as soon as the applicant got this designation and began planning for a permanent tent platform, the wedding numbers and sizes began to increase to unbearable tolerance in a quiet residential neighborhood on a privately maintained road. This year’s estimate of 16 weddings, when spread out over four months of our good weather period, is equivalent to one wedding every Saturday night. What happens when the number and frequency of weddings and events increases further with the added convenience of a permanent tent platform? This will provide a comfortable all-weather venue year round. Why would Cliff Road Properties turn away business if it comes their way? Special exceptions of the Country Inn designation protect them and fully allow this use with no limitations. Being a Select Properties Country Inn is not, as Mr. Reed promised us in writing, the end goal for his investment.

These increases in business for Cliff Road Properties and any future owners, will also increase noise, supporting heavy event traffic, and vibrations of amplifiers. Loud microphones handed over to the wedding guests enable them to tell us just how much fun they are having, by encouraging group cheers, screams, whoops, etc.

We were not invited, have not shared dinner and drinks with these strangers, yet are forced to participate against our will.

We have no recourse because the county has no noise ordinances to protect us, and nothing in place to ensure what few "agreements" may be made, can be enforced. Even when we call the sheriff to report "**disturbing the peace**", as suggested by the County Commissioners, it is treated as a one-time incident, not as a growing problem—especially when the applicant "innocently" asks for just one more thing. One request or modification at a time is legally difficult to refuse.

Increased growth of this commercial property with no limits or written, enforceable requirements also means the neighbors are responsible for maintaining a road that is used exclusively for commercial purposes by the applicant.

What is a pavilion? Where will it be? Is it attached to an existing building or yet another addition to Mr. Reed's guarantee in writing that nothing will change. At your April meeting, no Pavillion was mentioned. It is now being added to the plan of "two cottages". This is an example of the Cliff Road community being forced to constantly monitor the current owners for more requests and changes.

We are also greatly concerned about the addition of cottages (nothing will change), which will be located between the Manor and our properties. Will music be played on the patios of these cottages? Will it carry over to our homes? How will we know before they are approved and constructed? Will it extend a celebration after the formal event music ends at ten pm? What guarantees that this will not become the norm when the **owners are not residents of the property?** When we are actually **able** to contact an employee late in the evening regarding any disturbance, they work for Mr. Reed and their job is to ensure the best time ever for their paying and hopefully repeat guests. They do not stop to call Mr. Reed about two people trying to enjoy the lap of waves on the beach from the house next door.

All these concerns can be addressed in your site approval, but how will they be enforced? We, the neighbors, no longer wish to have the sole responsibility for policing violations. They occur too often. It has resulted in extremely disturbing and negative thoughts on too many evenings when we would prefer to have our rights to enjoy our historically quiet, residential neighborhood effectively protected by our local governing bodies. We are taxpayers and have been permanent residents of Cliff Road for 49 years. Long before the defensive argument "it has always been this way, weddings have always been a part of Great Oak Manor". It hasn't.

It has never been this way, until the present owners, who are clearly trying to squeeze every penny out of their investment, by artfully taking advantage of Kent County's easily changed or skirted zoning laws, as well as the rights of the surrounding property owners.

They have a conceptual vision of a venue that belongs in the middle of a large tract of land, (think Britland in Queen Anne's County with over 500 acres) and are forcing it, one seemingly harmless step at a time, into a residential community. This is how investors operate, according to Mr. Reed's own attorney, Mr. Danial Saunders in the Kent News on July 29th (page A3, Paragraph three). One step at a time, so no one will notice when Great Oak Manor transforms from a quiet bed and breakfast into a full fledged luxury resort destination.

Not until the current non-resident owners (aka Investors) of Great Oak Manor have we ever had issues with anything, or felt the need to constantly watch our backs for unanticipated expansion when "nothing will change".

Please respect our rights as you make decisions regarding continuing business expansion in a residential community on Cliff Road.

Thank you,

Bronwyn Fry
Ken Fry
10650 Cliff Road
Chestertown, MD 21620
410-778-7099

Friday, July 30, 2021

To the members of the Planning Commission:

I found this very helpful in putting into words what the neighbors of Cliff Road Properties feel is happening in the residential community on Cliff Road in Kent County.

Definition of an Investor

In the July 29, 2021 edition of the Kent County News (page A3, column 2, paragraph 3), Mr. Dan Saunders, attorney for Cliff Road Properties, in representing a different client, explains better than anyone has to date what is occurring with the latest site plan application for expansion by Cliff Road Properties:

“Saunders argues that developers look for non-conforming use properties near residential areas because ‘they tend to be more of a bargain’ and allowed uses for them ‘can be described in nebulous terms.’ He gave examples of a private club becoming a men’s club and then a Playboy club or a banquet hall with a bar, and bandstand, and a slot machine becoming a casino.
‘So that’s the approach that developers take when they are trying to establish a nonconforming (status) and then meld it into a completely different thing than it ever was. And that’s what you’re looking at.”

Thank you, Mr. Saunders—perfectly clear.

Bronwyn Fry

10650 Cliff Road

Carla Gerber

From: Gaye Cox <gaye@gbcox.com>
Sent: Thursday, July 29, 2021 3:51 PM
To: Carla Gerber
Subject: Great Oak Manor Planning Commission Hearing

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Ms Gerber,

As residents of Cliff Rd, and living a very short distance from Great Oak Manor, we are greatly concerned with the adverse impact that several of these additions will have on our community. The availability of a permanent tent site and more parking will no doubt increase the use of this venue. The noise level and visual intrusion into our residential community has already been felt. The noise from bands and celebratory gatherings impacts our quiet surroundings on most weekends. If the capacity and parking limits are not abided by, our property values will certainly be negatively impacted. We have no problem with Great Oak Manor conducting a viable business in our neighborhood. It has been doing that since 1984, but a greater impact has been felt in the past several years with the increased use of The Manor as a bigger and more popular event venue.

We ask the Commission to please seriously consider adding these conditions, which were discussed at the April Planning Commission, to the application before approval.

"An owner, innkeeper, and/or employee must be onsite at all events and make themselves available to staff and/or neighbors. • Per the contract, a 10:00 p.m. event cut off time will be imposed. • The applicant must comply with any future County or State noise ordinance. • The applicant will not seek an exception from any future noise ordinance. • The tent area will be placed so that musicians and speakers are facing away from Cliff Road residents allowing the existing Manor House to act as a noise barrier. • Great Oak Manor shall consult with an acoustic consultant. • Evergreens will be planted on the property line in order to block lights; lighting will be low-impact lighting. A mix of trees, shrubs and grasses will be planted in the buffer."

Thank you for your consideration.

Most sincerely,
Dennis and Gaye Cox
10722 Cliff Rd.

Carla Gerber

From: Miles Barnard <miles@southforkstudio.com>
Sent: Friday, July 30, 2021 9:12 AM
To: Carla Gerber
Cc: Hannah Henn (Hannah.Henn@gmail.com); reed602@comcast.net; bcgalton@hotmail.com; Katy Galton
Subject: Great Oak Manor

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Good Morning Carla,

Please include these comments in the packet for the application by Great Oak Manor scheduled for Planning Commission on August 5.

Prior to the April 1 Planning Commission hearing, neighbors of Great Oak Manor worked directly with Buddy Reed, the owner of Great Oak Manor, to reach a list of items that we consider to be conditions of approval. Mr. Reed was a participant in the creating of this list and agreed to this list prior to the April hearing. For the Planning Commission to NOT include these conditions as part of the approval (if there is an approval), would be to disregard all the good faith efforts and investments in time made by Mr. Reed and the neighbors. Please include these conditions as part of any approval. See below:

1. Outdoor event music (live or otherwise) will be shut off at 10:00pm. It will be the responsibility of the Innkeeper-Owner-Employee to ensure that all events comply with this schedule. The Innkeeper, Owner, or a Great Oak Manor employee will be on-site during all special events at Great Oak Manor and will be reachable by phone or text should there be any neighborhood communication needed.
2. Great Oak Manor will monitor and comply with all future County and State noise ordinances. If noise restrictions are put in place in future revisions to the County Code, regulations, or similar legislation, Great Oak Manor will comply with mandated noise restrictions and will not seek exception or grandfathered exemption to the application of future noise controls.
3. Once the tent platform area on the south side of the Manor House is constructed, all noise-generating outdoor events shall be held in this location. Speakers and musicians shall project in a southeasterly to southwesterly direction at all times (away from the homes along Cliff Road). Sound equipment will be situated adjacent to the Manor House in a best effort to have the building act as a partial noise barrier.
4. Great Oak Manor ownership will demonstrate best efforts to engage an acoustical consultant, perform research of materials, and develop a physical remediation solution (i.e. erect temporary acoustical dampening 'panels' or 'devices' as a part of standard tent setup) to absorb sound at the location of the event and prevent it from spilling over to neighboring properties.
5. Evergreen shrubs will be planted along the Great Oak Manor property line to block car lights from impacting neighboring properties.

6. Any lighting installed will be low level or landscape lighting. No flood lights or overhead lighting will be utilized.

D. Miles Barnard and Alexa L. Fry

10810 Cliff Rd.

Chestertown, MD 21620

Carla Gerber

From: Hannah Fry Henn <hannah.henn@gmail.com>
Sent: Friday, July 30, 2021 8:56 AM
To: Carla Gerber
Cc: Bruce Galton; Thomas S. Neuberger; Miles Barnard; Bill Klotzbutcher (svstrega@outlook.com); Bronwyn Fry (bfrymail@gmail.com); cgbenedum@gmail.com; Dan Kohler; Denny Cox (dfc@brotherjonathan.com); Enza Klotzbucher (enzak@outlook.com); Fran Besack (fbesack@gmail.com); Gaye Cox (gaye@gbcox.com); George@buxmontexcavating.com; gsmckendry@comcast.net; Joel Trigiani (jtrigiani@cjtlaw.org); Katy Galton; Kenneth F. Fulginiti (kff@duffyfirm.com); Kevin Mountain; Rebecca Mountain; Rhonda Fulginiti; Stephen J. Neuberger; Tyler Benedum; vita Pickrum (vita.pickrum@hughes.net); kenafry2020@gmail.com
Subject: Re: Great Oak Manor Planning Commission Hearing August 5

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Ms. Gerber,

I would appreciate your inclusion of these comments in the packet for the application by Great Oak Manor scheduled to be under consideration by the Planning Commission on August 5. It is my understanding by Bronwyn Fry that you will be accepting comments for the packet until 10:00 a.m. today.

Dear Planning Commission Members,

I am writing to provide public comment to Great Oak Manor's applications under consideration by the Planning Commission. Thank you for the opportunity to participate and be heard at the April 1 meeting.

I stand by the requested conditions of approval discussed in April and respectfully ask that the Planning Commission include the restrictions (which Mr. Reed has indicated agreement with) as conditions of approval in a manner that makes them binding as a part of this approval. While some neighbors (to be clear, not all) have reached this agreement of conditions of approval with Mr. Reed and we appreciate his efforts to work with us, such an agreement is not binding or meaningful without your inclusion in Great Oak Manor's formal approvals.

As always, my concerns lie not with just Mr. Reed, but with potential subsequent owners of the business. In order to have continued protection, it is critical to have these agreements formalized at their initial approval stages by Kent County.

While I largely concur with the meeting minutes from the April meeting, I want to highlight the difference between Great Oak Manor and other country inns that are referenced as having similar structures. Other country inns that host similar events are surrounded by large fields and woods. Great Oak Manor has four homes within 1000 feet of the proposed tent platform. The event size limitation and music cut off time is critical. Just last weekend I could hear every word of the songs sung by the wedding band as I brushed my teeth before bed (and my bedroom is 1000 feet from the platform location, with three homes closer than mine).

One other point of clarification I would add to the April meeting minutes is that the record states that Great Oak Manor can accommodate 150, but that is by their own admission/offering. While Mr. Reed has made a good faith offer of limiting wedding sizes, without a condition of approval there is no actual attendance restriction by events hosted by Great Oak Manor today, or by future owners.

One significant topic of discussion with Mr. Reed this spring was the potential for further noise mitigation through evaluation and design by an acoustical engineer. The area neighbors have not heard anything from the applicant on the pursuit of or outcome of engaging an acoustical engineer, but hope that Mr. Reed will have meaningful information to share with the Commission for consideration on this matter.

If conditions of approval are imposed, I request that they be written so that they apply to potential future property owners as well—not just today’s applicant.

Finally, I offer the proposed language modifications to the conditions under contemplation today. These modifications are to the language included in the April meeting minutes.

The following conditions will be addressed at final site plan approval: • An owner, innkeeper, and/or employee must be onsite at all events and make themselves available to staff and/or neighbors **for the duration of the event**. • Per the contract, a 10:00 p.m. ~~event~~ **outdoor music** cut off time will be imposed **and quiet hours after 10:00 p.m. will be enforced by Great Oak Manor**. • The applicant must comply with any future County or State noise ordinance. • The applicant will not seek an exception from any future noise ordinance. • The tent area will be placed so that musicians and speakers are facing away from Cliff Road residents allowing the existing Manor House to act as a noise barrier. • Great Oak Manor shall consult with an acoustic consultant. • Evergreens will be planted on the property line in order to block lights; lighting will be low-impact lighting.

Thank you for review and consideration of my comments.

Sincerely,

Hannah Henn
10631 Cliff Road

Carla Gerber

From: Vita Pickrum <vita.pickrum@hughes.net>
Sent: Friday, July 30, 2021 9:57 AM
To: Hannah Fry Henn; Carla Gerber
Cc: Bruce Galton; Thomas S. Neuberger; Miles Barnard; Bill Klotzbutcher (svstrega@outlook.com); Bronwyn Fry (bfrymail@gmail.com); cgbenedum@gmail.com; Dan Kohler; Denny Cox (dfc@brotherjonathan.com); Enza Klotzbucher (enzak@outlook.com); Fran Besack (fbesack@gmail.com); Gaye Cox (gaye@gbcox.com); George@buxmontexcavating.com; gsmckendry@comcast.net; Joel Trigiani (jtrigiani@cjtlaw.org); Katy Galton; Kenneth F. Fulginiti (kff@duffyfirm.com); Kevin Mountain; Rebecca Mountain; Rhonda Fulginiti; Stephen J. Neuberger; Tyler Benedum; kenafry2020@gmail.com
Subject: Re: Great Oak Manor Planning Commission Hearing August 5

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- KCIT Helpdesk

Ms. Gerber,

Please accept my comments regarding the Manor House application. I am in support of all of the concerns and recommendations of my neighbors. Let me add, in regards to the proposed Cottages, these structures will be located in the Critical Area and will be without 1-2 minutes walk from my home. What restrictions will be imposed? How many people will be able to stay at a single visit in each? Just two bedrooms sounds small but how will it be restricted/monitored. Just think if it turns into a Frat House type structure with drinking, foul language and other exploits right outside my window. The owner has changed the margins of their request several times. What should we - you - believe now as true intent? As it is now, guests at the Manor House trespass on my property all of the time. With the passing of my husband, I am concerned for my safety. Please consider that these guests are not local and do not care about the impact on us - the taxpayers. I beg you to think about us and vote with a clear conscious.

Vita Pickrum
10590 Cliff Road
Chestertown, Maryland 21620

On Jul 30, 2021, at 8:56 AM, Hannah Fry Henn <hannah.henn@gmail.com> wrote:

Ms. Gerber,

I would appreciate your inclusion of these comments in the packet for the application by Great Oak Manor scheduled to be under consideration by the Planning Commission on August 5. It is my understanding by Bronwyn Fry that you will be accepting comments for the packet until 10:00 a.m. today.

Dear Planning Commission Members,

I am writing to provide public comment to Great Oak Manor's applications under consideration by the Planning Commission. Thank you for the opportunity to participate and be heard at the April 1 meeting.

I stand by the requested conditions of approval discussed in April and respectfully ask that the Planning Commission include the restrictions (which Mr. Reed has indicated agreement with) as conditions of approval in a manner that makes them binding as a part of this approval. While some neighbors (to be clear, not all) have reached this agreement of conditions of approval with Mr. Reed and we appreciate his efforts to work with us, such an agreement is not binding or meaningful without your inclusion in Great Oak Manor's formal approvals.

As always, my concerns lie not with just Mr. Reed, but with potential subsequent owners of the business. In order to have continued protection, it is critical to have these agreements formalized at their initial approval stages by Kent County.

While I largely concur with the meeting minutes from the April meeting, I want to highlight the difference between Great Oak Manor and other country inns that are referenced as having similar structures. Other country inns that host similar events are surrounded by large fields and woods. Great Oak Manor has four homes within 1000 feet of the proposed tent platform. The event size limitation and music cut off time is critical. Just last weekend I could hear every word of the songs sung by the wedding band as I brushed my teeth before bed (and my bedroom is 1000 feet from the platform location, with three homes closer than mine).

One other point of clarification I would add to the April meeting minutes is that the record states that Great Oak Manor can accommodate 150, but that is by their own admission/offering. While Mr. Reed has made a good faith offer of limiting wedding sizes, without a condition of approval there is no actual attendance restriction by events hosted by Great Oak Manor today, or by future owners.

One significant topic of discussion with Mr. Reed this spring was the potential for further noise mitigation through evaluation and design by an acoustical engineer. The area neighbors have not heard anything from the applicant on the pursuit of or outcome of engaging an acoustical engineer, but hope that Mr. Reed will have meaningful information to share with the Commission for consideration on this matter.

If conditions of approval are imposed, I request that they be written so that they apply to potential future property owners as well—not just today's applicant.

Finally, I offer the proposed language modifications to the conditions under contemplation today. These modifications are to the language included in the April meeting minutes.

The following conditions will be addressed at final site plan approval: • An owner, innkeeper, and/or employee must be onsite at all events and make themselves available to staff and/or neighbors **for the duration of the event**. • Per the contract, a 10:00 p.m. **event outdoor music** cut off time will be imposed **and quiet hours after 10:00 p.m. will be enforced by Great Oak Manor**. • The applicant must comply with any future County or State noise ordinance. • The applicant will not seek an exception from any future noise ordinance. • The tent area will be placed so that musicians and speakers are facing away from Cliff Road residents allowing the existing Manor House to act as a noise barrier. • Great Oak Manor shall consult with an acoustic consultant. • Evergreens will be planted on the property line in order to block lights; lighting will be low-impact lighting.

Thank you for review and consideration of my comments.

Sincerely,

Hannah Henn
10631 Cliff Road



Kent County Department of Planning, Housing, and Zoning

PRELIMINARY STAFF REPORT

TO: Kent County Planning Commission
FROM: Carla Gerber, Deputy Director
SUBJECT: 21-28, ACED, LLC – Site Plan Review
DATE: July 28, 2021

DESCRIPTION OF PROPOSAL

David and Eileen Smack, members of ACED, LLC, are requesting site plan review for a tasting room, which will be used in conjunction with their small, “boutique” winery on their adjacent 80-acre farm. The use was approved as an adaptive reuse of a historic structure by the Board of Appeals in April. A condition of Board of Appeals approval was final site plan approval.

The 1.57-acre property is located at 22622 Handy Point Road in the Sixth Election District and is zoned Resource Conservation District (RCD). The property is currently improved with a one and a half story dwelling. The surrounding area is characterized by agricultural and forested land with sparse residential development. This property is located approximately seven-miles north-west of Chestertown.

RELEVANT ISSUES

- I. Site Plan Review
 - A. *Comprehensive Plan:*
 - The County seeks the adaptive reuse of historic structures and resources as appropriate, through the development review process. (Page 127)
 - Assist property owners in preserving historic sites. (Page 124)
 - B. *Applicable Law:* Article VI, Section 5 of the Kent County Land Use Ordinance outlines 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.

All other commercial and industrial development, multi-family dwellings, special exceptions, public facilities, and quasi-public facilities require Major Site plan Review - Concept Plan, Preliminary Plan and Final Plan. The Technical Advisory Committee reviews these projects. The Planning Commission reviews and approves major site plans. Where deemed appropriate by the Planning Director, the final site plan may be combined with the preliminary site plan. In unusual cases with a minor impact on the community, and with approval of the Planning Director, the concept, preliminary and final site plans may be combined.

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.

- C. *Staff and TAC Comments:* Major site plan review has been deemed appropriate in this case.
- The proposal is consistent with many Comprehensive Plan strategies.
 - The surrounding area is characterized by sparse residential development and is surrounded by both agricultural and forested land.
 - The applicant proposes access to the site from the existing driveway on Handy Point Road. The proposed use will have minimal impact on traffic.
 - Areas of vehicular flow are clearly identified, and the property provides sufficient parking.
 - The use places reasonable demands on public services and infrastructure.
 - The proposed use will be conducted within an existing historic structure thereby protecting abutting properties from any undue disturbance caused by excessive or unreasonable noise, smoke, vapor fumes, dust, odors, glare, stormwater runoff, etc.
 - No tree or vegetation removal is proposed, and adequate screening currently exists.
 - Existing landscaping is in keeping with the character of the building.
 - The site is served by private well and septic. The Kent County Health Department has approved the use.

STAFF RECOMMENDATIONS

Staff recommends granting final site plan approval.

Kent Cou. 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: 21-07 21-28 Amount Paid: \$250.00 Date: 7/9/2021

Project Name: Lands Point Winery & Vineyards, LLC Tasting Room

District: 6th Map: 18 Parcel: 2 Lot Size: 1.6 acre Deed Ref: Parcel No. 2 - M.L.M. 194/170 Zoning: RCD

LOCATION: 22622 Handy Point Road; Chestertown, MD 21620

PROPOSED USE: Winery Tasting Room

OWNER OF LAND:

Name: David & Eileen Smack; Members ACED, LLC Telephone: 410-810-3131

Address: 22620 Handy Point Road; Chestertown, MD 21620 Email: dsderm@aol.com

APPLICANT:

Name: David & Eileen Smack Telephone: 410-810-3131

Address: 22620 Handy Point Road; Chestertown, MD 21620 Email: dsderm@aol.com

AGENT/ATTORNEY (if any):

Name: Telephone:

Address: Email:

REGISTERED ENGINEER OR SURVEYOR:

Name: Buck Nickerson, LS - Extreme Measures Land Surveyors Telephone: 410-778-0147

Address: 23680 Ricauds Branch Road; Chestertown, MD 21620 Email: buck@extrememeasuresllc.com

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

Water Supply: [] Public System [x] On lot system

Sewerage: [] Public System [x] On lot system

DEPARTMENT OF PLANNING, HOUSING & ZONING RECEIVED 7/9/21

TELEPHONE SERVICED BY: Verizon

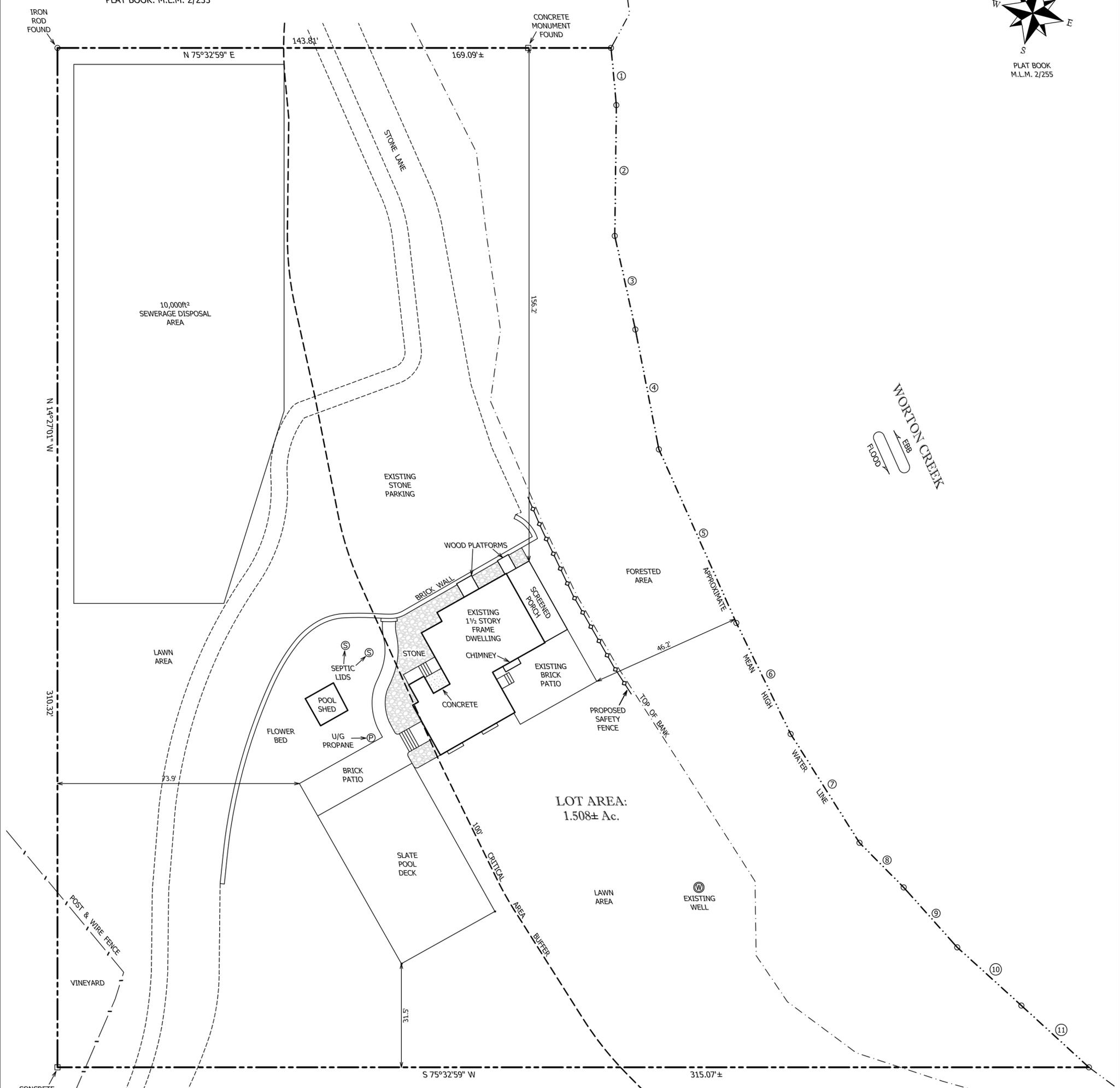
ELECTRIC SERVICED BY: Delmarva Power

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

Signature of Applicant Date: 7/9/2021

[] Concept Plan Approving Authority: Date
[] Preliminary Approving Authority: Date
[] Final Approving Authority: Date

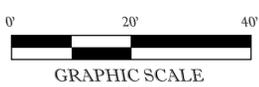
LANDS OF
ACED, LLC
PARCEL NO. 1 - M.L.M. 194/170
PLAT BOOK: M.L.M. 2/255



LOT AREA:
1.508± Ac.

NOTES:
DEED REFERENCE: PARCEL NO. 2 - M.L.M. 194/170
PLAT BOOK: M.L.M. 2/255
PREMISES ADDRESS: 22622 HANDY POINT ROAD
CHESTERTOWN, MD. 21620
CURRENT ZONING: RCD

LOT COVERAGE SUMMARY
HOUSE & SHED 1,516 Ft²
BRICK, SLATE, & CONCRETE 3,032 Ft²
DECORATIVE STONE 476 Ft²
STONE DRIVEWAY 7,826 Ft²
EXISTING TOTAL 12,850 Ft²
SITE AREA 65,706 Ft²



COURSES & DISTANCES ALONG
APPROXIMATE MEAN HIGH WATER
LINE OF WORTON CREEK

LINE	BEARING	DISTANCE
1	S 19°45'52" E	17.49'
2	S 13°45'16" E	39.81'
3	S 26°55'11" E	29.19'
4	S 25°35'15" E	37.17'
5	S 38°34'15" E	57.91'
6	S 40°34'32" E	37.65'
7	S 46°52'27" E	39.24'
8	S 59°17'17" E	19.14'
9	S 56°18'41" E	24.51'
10	S 62°20'34" E	26.41'
11	S 62°05'41" E	27.92'

APPROVED: _____
DATE _____ KENT COUNTY PLANNING COMMISSION

APPROVED: _____
DATE _____ KENT COUNTY HEALTH DEPT. APPROVING AUTHORITY

Sheet 1 of 2

SITE PLAN

OF THE LANDS OF
ACED, LLC
SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND
TAX MAP 18, PARCEL 2
PREPARED FOR: LANDS POINT WINERY & VINEYARDS

SCALE
1"=20'
DRAWN BY
WJE
DATE
2/8/21
JOB NO.
1276
REVISIONS

EXTREME MEASURES
LAND SURVEYORS
Chestertown, MD 21620 PHONE 410-778-0147
www.extrememeasuresllc.com



LANDS OF
ACED, LLC
 PARCEL NO. 1 - M.L.M. 194/170
 PLAT BOOK: M.L.M. 2/255

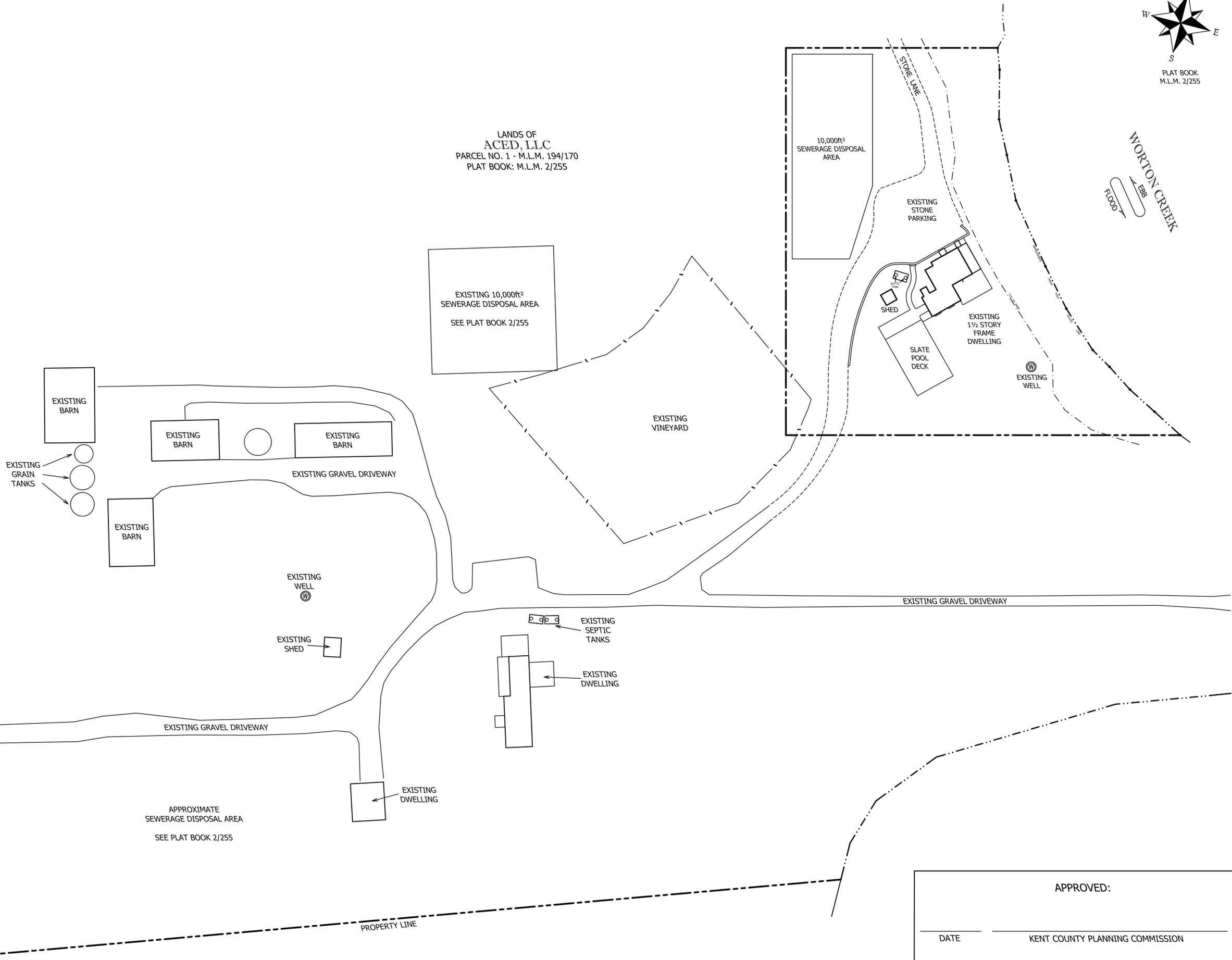
EXTREME MEASURES
 LAND SURVEYORS

Chestertown, MD 21620
 PHONE 410-778-0147
 www.extrememeasuresllc.com

SCALE	1"=50'
DRAWN BY	WJE
DATE	4/15/21
JOB NO.	1276
REVISIONS	

SITE PLAN

OF THE LANDS OF
ACED, LLC
 SIXTH ELECTION DISTRICT, KENT COUNTY, MARYLAND
 TAX MAP 18, PARCEL 2
 PREPARED FOR: LANDS POINT WINERY & VINEYARDS



APPROVED: _____

DATE _____ KENT COUNTY PLANNING COMMISSION

APPROVED: _____

DATE _____ KENT COUNTY HEALTH DEPT. APPROVING AUTHORITY



Kent County Department of Planning, Housing, and Zoning

PRELIMINARY STAFF REPORT

TO: Kent County Planning, Housing, and Zoning
FROM: Mark Carper, Associate Planner
SUBJECT: Ina Mae Puppe Reed
MP46-P46 Water and Sewage Comprehensive Plan Amendment

DATE: July 28, 2021

DESCRIPTION OF PROPOSAL

Ina Mae Puppe Reed has requested an amendment to the Comprehensive Water and Sewage Plan to transfer an allocation from Map 46, Parcel 22 to Map 46, Parcel 46, which requires an amendment to the Sewer Service and Water Service Maps for the Edesville - Lovers Lane Service Area. The Edesville - Lovers Lane Extension was constructed in 2011 to address failing septic systems of existing homes along Lovers Lane, a project for which the Comprehensive Water and Sewage Plan was amended on December 2, 2008.

Both properties are owned by Ms. Reed. Parcel 22, on the northern side of Lovers Lane and adjacent to the primary residence of Ms. Reed (Parcel 18), is currently allowed connection access to the sewer system but, at 3,400 square feet, does not allow for building without a variance. Parcel 46, on the southern side of Lovers Lane, across from Parcel 18, is 153.7 acres, and is undeveloped. The development plan for this parcel is to construct a single-family dwelling from which a home day care will be operated. All three properties are zoned Agricultural Zoning District (AZD).

RELEVANT ISSUES

I. Permitted and Accessory Uses

- A. *Applicable Law:* Article V, Section 1.1 of the Kent County *Land Use Ordinance* establishes the intent of the Agricultural Zoning District (AZD) as ...“to encourage the use of agricultural land for farming and other agricultural businesses and to limit the use of these lands for non-agricultural purposes. ... In addition, the District is to provide for farm, home occupations, and cottage industries that are compatible with agriculture as a means of further diversifying the County’s economy.” Section 1.2 establishes the permitted principal uses and structures, and Section 1.4.B.7 establishes the Accessory Uses and structures.
- B. *Staff and TAC Comments:* Parcel 46 is currently prohibited from connecting to the Denied Access line of the Edesville - Lovers Lane Extension, which may prevent construction of a new, single-family dwelling and associated accessory uses.

II. Amendment

- A. *Comprehensive Plan:* A goal of the Kent County *Comprehensive Plan* is to preserve its rural character while also promoting “employment opportunities for all income levels within the capacity of the State’s natural resources, public services, and public facilities ...” (4). Much of the County land is designated as Priority Preservation Area (PPA), of which one of the goals is to maintain agricultural land and forests (44). A principal strategy toward this goal is the retention of the AZD, and, of the policies enacted for that purpose, there is included the following:

5. Public Water and/or sewer systems are not planned for this zoning district and will not be extended into or through this zoning district except to correct situations where:

- a. An existing developed property has a dysfunctional on-site wastewater treatment or water supply system (hereafter referred to as a sanitary system) that, due to the parcel's characteristics, cannot be replaced with an existing system meeting current health and environmental standards; and
- b. There exists a public or other community sanitary system that can practically and economically supply service to the parcel and its existing uses; and
- c. The provision of such services will not result in material expansion, new lot creation or otherwise materially intensify the use of the property; and
- d. The Planning Commission makes a finding that that provision of the service is consistent with this Comprehensive Plan; and
- e. A Comprehensive Water and Sewerage Plan amendment is approved by the County and the State; and
- f. This policy shall not be interpreted to allow additional new development and/or material intensification of an existing use and is reserved for special circumstance to protect public health and the environment and not to foster development of residential, commercial, and/or industrial uses in this zoning district. (45-46).

B. *Comprehensive Water and Sewerage Plan: Section 1.4.6 Denied Access* includes a provision that connection of any property or parcel to a Denied Access line is prohibited unless all of the following is demonstrated:

1. The allocation is for an improved legal lot of record that existed prior to the County adoption of the denied access line in the Water and Sewer Plan, and the local health department has certified that the septic system is failing and cannot be corrected on site; or the connection is to an unimproved lot of record that can demonstrate it is buildable by passing on-site well and septic requirements;
2. The served properties are contiguous to the right-of-way containing the service main;
3. There is adequate capacity in the Treatment system to serve the new area or the County has allocation available from the municipality; and
4. There shall be only one allocation granted per lot, except that additional allocations may be granted if there are multiple authorized uses existing on the lot as of the date of the installation of the line, such as: apartment, small business, second home, so on. (10-11)

C. *Staff and TAC Comments:*

- The proposed reallocation of access to the Edesville - Lovers Lane Extension water and sewer system would not disrupt the agricultural use or the rural character of the AZD.
- The proposed site development – single-family dwelling with a home childcare operation – is allowable and is in line with the declared intent of the District of providing “for farm, home occupations, and cottage industries.”
- The Comprehensive Plan advocates for preservation of the County’s rural character while promoting “employment opportunities for all income levels within the capacity of the State’s natural resources, public services, and public facilities.”
- Regarding the standards for the allowance of access to a public sanitary system within the AZD, as stated in the Comprehensive Plan and mentioned above, the proposed amendment and subsequent site development meet qualifiers b. (“There exists a public or other community sanitary system that can practically and economically supply service to the parcel and its existing uses”) and c. (“The provision of such services will not result in material expansion, new lot creation or otherwise materially intensify the use of the

- property”).
- Regarding the County’s Comprehensive Water & Sewerage Plan for provisions for connecting to a Denied Access line, the site (Parcel 46) meets three of the four: “2. The served properties are contiguous to the right-of-way containing the service main; 3. There is adequate capacity in the Treatment system to serve the new area or the County has allocation available from the municipality; and 4. There shall be only one allocation granted per lot, except that additional allocations may be granted if there are multiple authorized uses existing on the lot as of the date of the installation of the line, such as: apartment, small business, second home, so on.” The applicant is requesting a single allocation for the parcel.
 - MDP has reviewed the application and has stated that if no health emergency exists for Parcel 46, the cost of connecting to the line may be on the applicant. It was suggested that the existing allocation to Parcel 22 be removed, and it was questioned what might happen with that parcel if it is unbuildable and not feasible for a septic system.
 - The Department of Public Works has proposed language for the requested amendment (stated below) and has no objection to its passing as it allows the use of a reserved connection to the water and sewer system and there is County water and sewer capacity available. As Parcel 22 is currently configured it has not demonstrated an ability to be developed. To be able to extend water and sewer to areas of need, the County must rely on planned connections to the system to provide the service revenue to meet debt service and maintain the availability of this capacity.
 - Staff has reached out to John Beskid, Director of Environmental Health, regarding provision #1 for connection to a Denied Access line.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission makes a finding of consistency with the Comprehensive Plan and sends a favorable recommendation to the County Commissioners for approval of the Amendment of the Kent County Comprehensive Water & Sewerage Plan as proposed:

The Kent County Comprehensive Water and Sewerage Plan, 2018 Update is hereby amended to include a property (Tax Map 46, Parcel 46) into the Existing County Service Area for the Town of Rock Hall Water Treatment Plant and Water Service Area (Figure 3-2) and Town of Rock Hall Wastewater Treatment Plant and Sewerage Services Area (Figure 4-2). Water and Sewer Allocation for the property is limited to one allocation, Access to public water and sewer is denied for any future lots that may be subdivided after the date of this amendment.

Staff further recommends that the following conditions be included in the Water and Sewer Plan amendment and/or any subsequent Public Works Agreement:

1. Connection to Parcel 46 commence within one year of the approval of the Amendment of the Kent County Comprehensive Water & Sewerage Plan.
2. Allocation of water and sewer system access to Parcel 22 be permanently removed.

Ina May Puppe Reed
21876 Lovers Lane
Rock Hall, MD 21661

Date

Mr. William Mackey, Director
Department of Planning, housing and Zoning
400 High Street, Suite 103
Chestertown, MD 21620

Dear Mr. Mackey,

This letter is being sent to you for review of a request to amend the current Comprehensive Water and Sewerage Plan for Kent County, Maryland to permit an allocation for water and sewer service to a parcel located on Lovers Lane in Edesville.

I own property Map 46 Parcel 22 that has an allocation for water and sewage. Currently it is not connected to the water or sewerage line. Our intention was to build a home, but this parcel is only 3,400 square feet and does not qualify for building in Kent County. I have paid the vacant lot fee to preserve the allocation on this parcel since 2013 with the understanding from previous county staffing at the Kent County Department of Public Works that I would be able to move it to anyplace on the property's I own.

I also own property at Map 46 Parcel 46 that is located across the road. Parcel 46 is 150 acres which allows plenty of room for building. Where we would like to build is on the "Denied Access" area of the sewage area. It is my understanding that this project was completed to allow existing properties to have access to public water and sewerage. I do not wish to add to the line, just move the current allocation to a property that would allow us to use it and build a single-family home with an attached day care area. My daughter will be living in the home and providing day care as her source of income.

Your consideration and recommendation for approval of this request is critical in correcting the problem of an allocation on a property that it cannot be used on. It will also enable my daughter to continue to remain in this area and provide a needed daycare.

Sincerely,

Ina May Puppe Reed



**DEPARTMENT OF
PUBLIC WORKS**

709 Morgnec Road
Chestertown, MD 21620
410-778-2600

Michael S. Moulds, P.E., Director
mmoulds@kentgov.org

Memorandum

To: William Mackey, Director
Copy: Shelley Heller, County Administrator
From: Mike Moulds, PE Director of Public Works *MM*
Date: July 1, 2021
Re: M46-P46 Water and Sewerage Comprehensive Plan Amendment

We have received the attached request from Ida Reed for an amendment to the Comprehensive Water and Sewerage Plan to include Map 46, Parcel 46 in the water and sewer service area currently identified on Figure 4-2 Town of Rock Hall Wastewater Treatment Plant and Sewerage Area and Figure 3-2 Town of Rock Hall Water Treatment Plant and Water Service Area as outside of the existing and planned county service area for both water and sewer. In addition, Parcel 46 is located adjacent to a denied access line. Parcel 46 is also undeveloped as noted by Mrs. Reed. Included with this Memorandum are the two Figures with the locations of Parcels 46 and 22 noted.

The Service Area is known as the Edesville Lovers Lane Extension and was constructed in 2011 to address existing home failing septic systems along Lovers Lane. The Comprehensive Water and Sewerage Plan amendment for the project was adopted by Resolution on December 2, 2008. Included for reference is the Resolution, Kent Planning Commission November 17, 2008 Determination of Consistency Letter, and Water and Sewer Service Area Maps for Edesville - Lover's Lane.

Denied Access

The Comprehensive Water and Sewer Plan includes a provision in Section 1.4.6 Denied Access Facilities that *Connection of any property or parcel to a "Denied Access" line is prohibited unless all of the following is demonstrated:*

- 1. The allocation is for an improved legal lot of record that existed prior to the County adoption of the denied access line in the Water and Sewer Plan, and the local health department has certified that the septic system is failing and cannot be corrected on site; or the connection is to an unimproved lot of record that can demonstrate it is buildable by passing on-site well and septic requirements;*
- 2. The served properties are contiguous to the right-of-way containing the service main;*

3. *There is adequate capacity in the treatment and conveyance system to serve the new area or the County has allocation available from the municipality; and*
4. *There shall be only one allocation granted per lot, except that additional allocations may be granted if there are multiple authorized uses existing on the lot as of the date of the installation of the line, such as an apartment, small business, second home, so on.*

The applicant at this time is able to meet conditions 2, 3 and 4.

Agricultural Exclusion

The Amendment includes language required at the time to satisfy, the Maryland Department of Planning and Maryland Department of the Environment as follows: *“Notwithstanding the policy on denied access lines in Section I.9 of this plan (ref.2008 Update), access will be granted only for parcels #21,#22, #41, #50, #51, #52, #53, #57, #100, #136, #154 and is denied to all other parcels including agricultural parcels adjoining the service area right of way and any future lots that maybe subdivided after the date of this amendment from Parcel#18.”*

With respect to Parcel 46, this language in the Plan prohibits the development of the parcel utilizing public water and sewer despite the provisions for denied access.

The applicant is requesting relief from this restriction in order to transfer an allocation from the original project approval on a parcel that is unbuildable due to its small size by amending the Plan to include Parcel 46 in the existing service area with a single allocation limit as was allowed for Parcel #18. It is noted that Parcel #18 is Ina Reed’s residence which was developed at the time of the amendment.

Allocation

The request includes the transfer of an allocation from one property to another as reasoning for the amendment as the addition of Parcel 46 into the service area does not increase the number of connections as originally approved. County policy has always been that allocations are assigned to the property and not the person and cannot be transferred. This is so allocations cannot be used as a commodity by sale to other property owners or to areas where there is insufficient capacity for new connections.

In this request, the Commissioners would have the authority to rescind the allocation from Parcel 22 and reallocate it to Parcel 46 with the option to waive the allocation fee if Parcel 46 is included in the service area as a result of the Plan amendment.

It is noted that the proposed development will include with the residence, an attached day care area. Under the allocation policy, a home day care business can include 8 or fewer children to remain exempt from requiring an additional allocation of capacity. Only one allocation is requested.

In accordance with the water and sewer agreement with the Town of Rock Hall, the County will notify the Town of the proposed connection and obtain comments from the Town to confirm water and sewer treatment capacity is available.

Proposed Amendment Language

The Kent County Comprehensive Water and Sewerage Plan, 2018 Update is hereby amended to include a property (Tax Map 46, Parcel 46) into the Existing County Service Area for the Town of Rock Hall Water Treatment Plant and Water Service Area (Figure 3-2) and Town of Rock Hall Wastewater Treatment Plant and Sewerage Service Area (Figure 4-2). Water and Sewer Allocation for the property is limited to one allocation. Access to public water and sewer is denied for any future lots that maybe subdivided after the date of this amendment.

The Department of Public Works has no objection to the proposed amendment as it allows the use of a reserved connection to the water and sewer system and there is County water and sewer capacity available. As Parcel #22 is currently configured it has not demonstrated an ability to be developed. To be able to extend water and sewer to areas of need, the County must rely on planned connections to the system to provide the service revenue to meet debt service and maintain the availability of this capacity.

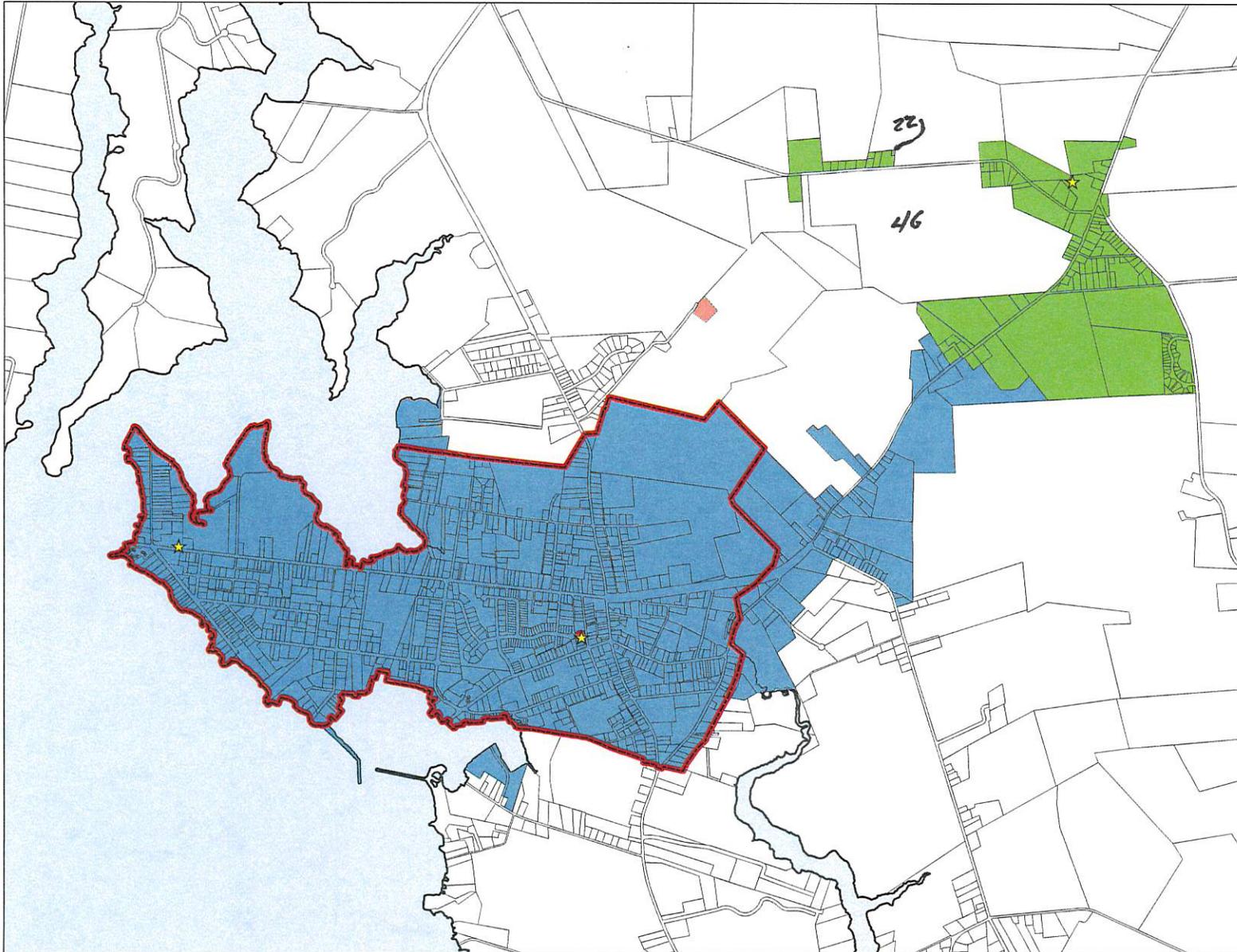


FIGURE 3-2
TOWN OF ROCK HALL
WATER TREATMENT PLANT &
WATER SERVICE AREA

Legend

- ★ Water Tower
- Treatment Plant
- Existing Town Service
- Existing County Service
- Planned County Service
- Incorporated Town
- County Boundary

NOTES:
 Includes Edesville and Wesley Chapel
 Corridor Water Service Areas

Kent County
 Comprehensive Water & Sewer Plan
 2018



1 inch = 1,500 feet

Kent County Department of Planning,
 Housing and Zoning. September 2018.
 Updated April 2019.

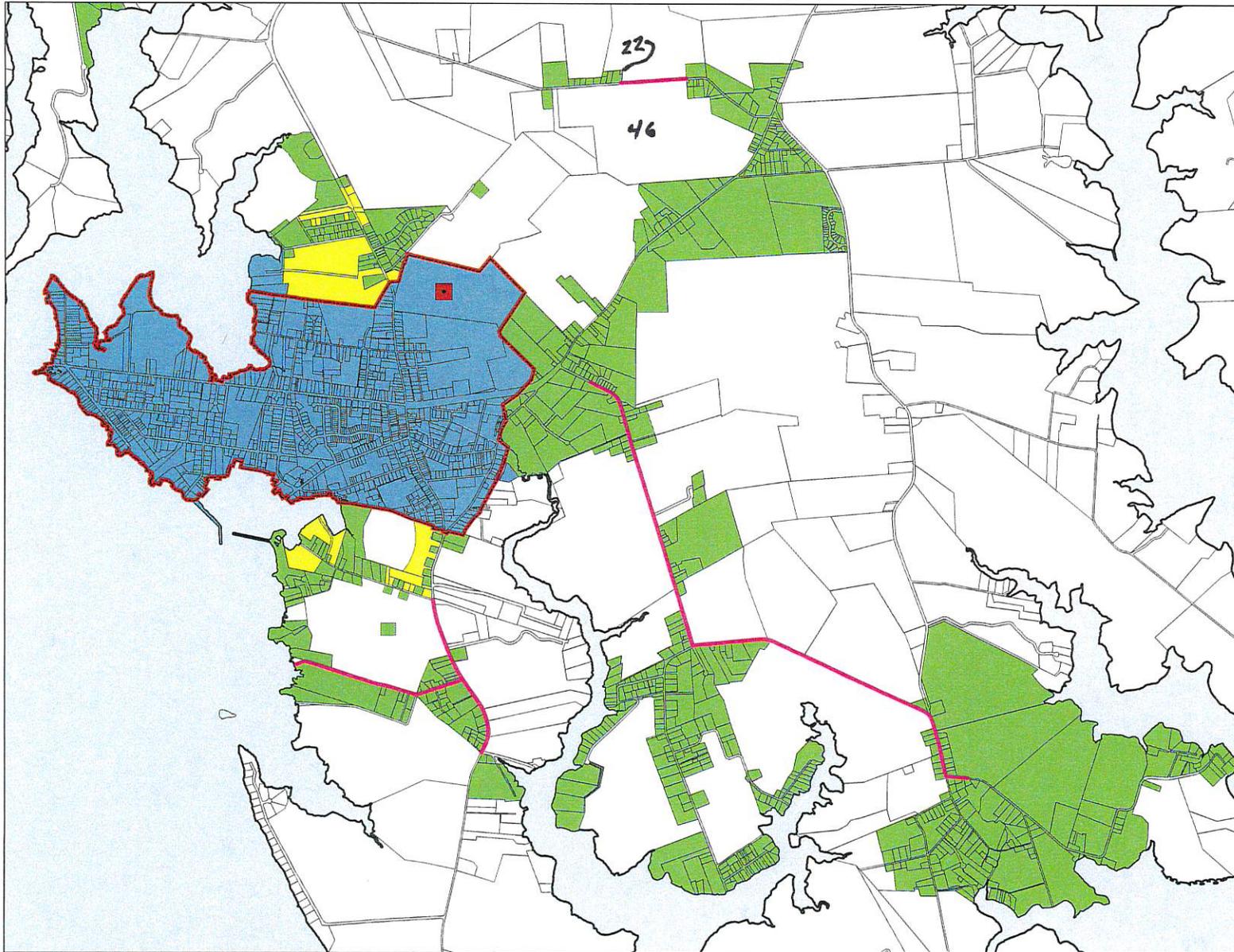


FIGURE 4-2
TOWN OF ROCK HALL
WASTEWATER TREATMENT PLANT
AND SEWERAGE SERVICE AREA

Legend

-  Treatment Plant
-  Denied Access Force Main
-  Existing Town Service
-  Existing County Service
-  Planned County Service
-  Town Boundary

NOTES:
 Includes the following service areas:
 Allen's Lane
 Green Lane and Spring Cove
 Piney Neck/Skinner's Neck/Wesley Chapel
 Edesville

Kent County
 Comprehensive Water & Sewer Plan
 2018



1 inch = 2,000 feet

This document was developed in color. Reproduction in B/W may not represent the data as intended.

Kent County Planning Commission

Kent County Government Center
400 High Street
Chestertown, Maryland 21620

FACSIMILE 410-810-2932

November 17, 2008

TELEPHONE 410-778-7475

Wayne Morris, Director
Kent County Department of Water and Wastewater
709 Morgnac Road
Chestertown, Maryland 21620

RE: Water and Sewer Plan Amendments
Lover's Lane - Edesville

Dear Mr. Morris:

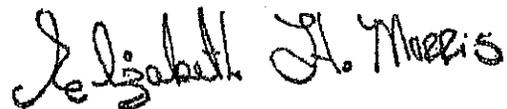
At its November 6, 2008 meeting, the Kent County Planning Commission reviewed for consistency with the Kent County Comprehensive Plan, the proposed Lover's Lane-Edesville amendment to the Kent County Water and Sewer Plan. After a lengthy discussion, the Planning Commission voted unanimously to issue a determination of consistency with the Comprehensive Plan. The Commission based its decision on the following:

- ☐ The County Commissioners propose to extend the existing water and sewer line further along Lover's Lane near Edesville. Soils in the area are generally very poorly drained and as a result of the poor soils, septic systems in the area have failed.
- ☐ The lots to be served are within the countryside but have been recognized by the Kent County Health Department as having failing septic systems.
- ☐ The extension of the line complies with the County's goal to correct failing septic systems.
- ☐ Properties to be served are clearly delineated on the map and are limited to one per parcel. The large farm south of Lover's Lane is not included in the service area.

We appreciate the opportunity to review the proposed Lover's Lane - Edesville amendment. If you have any questions, please do not hesitate to contact me.

Sincerely,

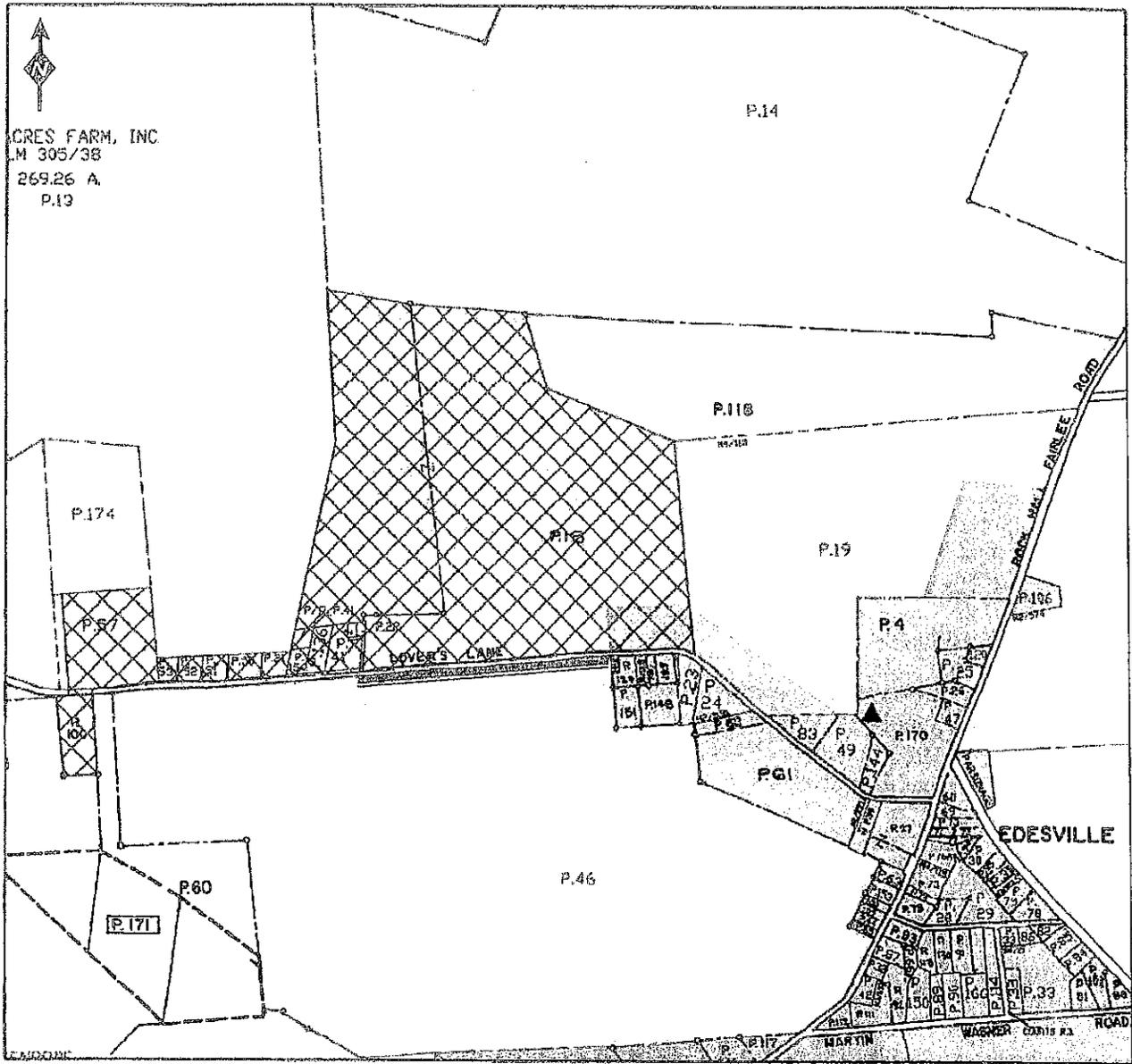
The Kent County Planning Commission



Elizabeth H. Morris
Chairman



Edesville Sewerage Service Area - Lover's Lane



Legend

Service Area

-  Existing
-  Planned
-  One connection per parcel served through the Lovers Lane Restricted Access Water and Sewer Lines.

▲ Watertower

Line

-  Denied Access Sewer Main
-  Denied Access Water Main

Restricted access has been or will be granted to serve only one dwelling on each of Parcels 100, 57, 53, 52, 51, 50, 21, 154, 136, 41, 22, and 18. No other parcels, including any additional lots that may be subdivided from these parcels, will be allowed to connect to these lines.

Source: Kent County Dept. of Planning & Zoning;
MdProperty View 2007; Prepared July 2008,
Revised August 2008, September 2008.

RESOLUTION

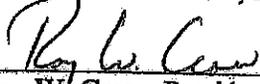
AMENDMENT TO THE COMPREHENSIVE WATER AND SEWERAGE PLAN

EDESVILLE SERVICE AREA

The County Commissioners of Kent County, Maryland hereby amend the Comprehensive Water and Sewerage Plan to include the proposed extension of the existing water and sewer lines from the end of the existing service area on Lover's Lane to serve 11 properties approximately 0.5 miles along Lover's Lane in the Fifth Election District. The County Commissioners propose to extend the existing water and sewer lines to serve 11 lots which have been declared to have/had failing septic systems. Notwithstanding the policy on denied access lines in section I.9 of this plan, access will be granted only for parcels #21, #22, #41, #50, #51, #52, #53, #57, #100, #136, #154 and is denied to all other parcels including agricultural parcels adjoining the service area right of way and any future lots that may be subdivided after the date of this amendment from parcel #18.

This amendment shall take effect on the 2nd day of December, 2008, the date of adoption by the Board of County Commissioners.

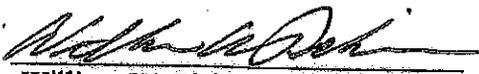
THE COUNTY COMMISSIONERS
OF KENT COUNTY, MARYLAND



Roy W. Crow, President

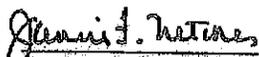


Ronald H. Fithian, Member



William W. Pickrum, Member

ATTEST



Janice F. Fletcher
Executive Assistant

Neither gun nor cash found from bank robbery

By Trisha McGee
pmcgee@chespub.com

GALENA - The case against accused bank robber Joseph Fuller Kempf has been forwarded to circuit court, officials confirmed yesterday.

No trial date has been set. Kempf, 23, of Catlett, Va., is accused of robbing the PNC Bank in Galena of \$4,040 on Aug. 19. He then led police on a high-speed chase into Queen Anne's County before being apprehended near Queenstown.

Kempf allegedly robbed a female teller at gunpoint, according to court records. At some time during the high-

way chase, he apparently discarded the gun and the cash. Neither has been found.

With the cooperation of Kempf, police identified an area in Queen Anne's County where they believe Kempf tossed the gun and the money, "but it's a difficult area to search," Lt. Scott N. Metzbower of the Kent County Sheriff's Office said in a telephone interview Tuesday.

"It's a large area, a remote area, with water and tall grass," he said.

Metzbower heads the multi-agency Kent Bureau of Investigation, which is investigating the robbery. The Maryland

State Police, Queen Anne's County Sheriff's Office and State Highway Administration have assisted. MSP's dive team is the latest agency to join the search.

Metzbower said recovering the gun is paramount because of the potential threat to public safety. Police believe the gun is loaded.

Meantime, Kempf remains at Clifton T. Perkins Center in Jessup, which is commonly referred to as Maryland's forensic psychiatric hospital. The facility receives patients requiring psychiatric evaluation who have been accused of felonies and have raised the defense of

not criminally responsible, or whose competency to stand trial is in question.

Kempf, who had been on suicide watch at the Kent County Detention Center, was transferred Aug. 26 after being evaluated by the detention center's in-house psychiatrist and a psychiatrist employed by an outside agency, said Warden Ronnie Howell.

The charges against Kempf include armed robbery; theft over \$500; reckless endangerment; use of a handgun to commit a violent crime; and multiple counts of assault. During the chase, he allegedly drove toward a Queen Anne's deputy and an officer with the Natural

Resources Police.

He is jailed in lieu of \$425,000 total bond, which includes \$225,000 in Queen Anne's County for the charges related to the chase.

During a bail review Aug. 21 in Kent County, Kempf told the court he was not married, had no children, and lived with his father. He said he was a self-employed bricklayer.

When asked how he came to be in Galena, Kempf said he was "up north" and was on his way home.

According to police, Kempf had been in Atlantic City, N.J. on the morning of the robbery.

Additional wastewater allocations sought in Edesville area

By Craig O'Donnell
codonnell@chespub.com

CHESTERTOWN - Water and sewer line extensions along about a half-mile of Lovers Lane were the topic of a 55-minute public hearing Tuesday.

Water and Wastewater Services Director Wayne Morris used a one-frame PowerPoint presentation for the discussion.

Eleven parcels with occupied or abandoned dwellings with failing septic systems (Map 46, Parcels 21, 22, 41, 50, 51, 52, 53, 57, 100, 136, 154) will be served. Parcels 18 and 19, both larger, will be allowed one allocation each.

Most of the time was devoted to a discussion between

doesn't understand how a taxpayer can be made to pay for service he can't get, and yet "if I want to put in a place for my dad (I can't) without a forty or fifty-thousand dollar mound system" for septic.

"This is to solve a health problem, not to allow growth," replied Morris.

According to the state requirements for the water and sewer plan amendment, Parcels 19 and 18 (73 acres owned by Ina May Reed and Rickie Gordon) will be allowed one water-sewer allocation each. If subdivided, any new lots will not get water or sewer line hookups.

Crow said including the language for Pratt hooking up another house isn't an option.

KENT COUNTY COMMISSION

priority funding area, state planners have held up approval for months. Although the county has long defined "denied access line" to allow solving rural-community problems like failing septic systems, the MDP routinely objects to it.

Blue Heron Identified

Jay Yerkes of Blue Heron Contracting explained to the commissioners that his company hasn't defaulted on loans and is not the "Blue Heron Builders LLC" identified in a letter from The Peoples Bank.

They discussed Blue Heron Builders LLC with Morris Aug. 28, after Blue Heron Builders' sewer allocation

will help get five- to ten-acre vineyards established by loaning up to \$6,000 per acre. Interest and repayment are tailored to fit the requirements of the grape-growing industry.

Steimetz said the goal is at least fifty acres total.

Applications follow the same format as the county's revolving loan fund. The vote to approve was 2-0. Crow recused himself from discussion because he "is interested in potentially taking part" in the loan program.

Library Work

Decker Contracting Inc. was awarded the library renovations job in Chestertown.

stay open. The childrens' section is moving to the Hearse House, and the adult services will be put temporarily into the meeting room.

Ruehrmund said the renovations were to be done by the end of December, but delays have moved that back to the end of January to mid-February.

In Other Business:

-Carl Burke, executive director of Upper Shore Aging, reviewed his organization's plan so the commissioners could sign off on the annual update and senior care plan.

-The elderly property tax credit has resulted in refunds worth \$125,570 so far.

-Olin Davis II came in and told the commissioners that

vandalism and burglary have gone up in the eastern part of the county and the sheriff "needs help. Everything he does costs money. It takes manpower."

Later, Crow reviewed a crime report from the state police which showed all but a few calls in early September were for Queen Anne's County.

*A radar and traffic count on two recent days showed 57 total vehicles on Turners Creek Road, where the speed limit is 50 mph. Twenty, or 40 percent, were traveling over the limit. Ten of those were going at least 60 mph. Given the terrain, the commissioners voted to approve Roads Divisor Chief's Dan Voshell's suggestion to lower the limit to 40 mph in the interest of safety.

County before being apprehended near Queenstown.

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Most of the time was devoted to a discussion between Dave Pratt and Commissioners Roy Crow, William Pickrum and Ron Fithian about whether or not Pratt's Parcel 19, already connected to the sewer system, would get another allocation.

Morris' map shows the Edesville service area ending at Parcel 4, which borders number 19 on the south. The Rock Hall Church of God is on Parcel 4. On Wednesday, however, Morris clarified the extent of the service area, saying it includes water and sewer to Parcel 19, and Pratt's is as far north as the system reaches.

Pratt said he plans to put another house on the 55-acre parcel for his father. He said he

doesn't understand how a taxpayer can be made to pay for service he can't get, and yet "if I want to put in a place for my dad (I can't) without a forty or fifty-thousand dollar mound system" for septic.

"This is to solve a health problem, not to allow growth," replied Morris.

According to the state requirements for the water and sewer plan amendment, **Parcels 19 and 18 (73 acres owned by Ina May Reed and Rickie Gordon) will be allowed one water-sewer allocation each.** If subdivided, any new lots will not get water or sewer line hookups.

Crow said including the language for Pratt hooking up another house isn't an option. "We can consider it all we want, but if we include it, it would be kicked out and this whole project goes down the drain.

"It's that left side of the state that's determining the language in here."

The Rev. Ruben Freeman commented that the sewer line will stop at the Johnson property, but there is another house further down that should have the county pumping out its holding tank.

"Just to get this far with MDP, it's been extremely difficult," said Pickrum.

Because the failing septic systems are outside Edesville's

KENT COUNTY COMMISSION

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They discussed Blue Heron Builders LLC with Morris Aug. 28, after Blue Heron Builders' sewer allocation expired Aug. 22. The bank's letter said it plans to sell the property.

Wine Loans

The county approved a revolving loan program for aspiring grape-growers. Jack Steinmetz, economic development director, said Maryland's wine industry is worth about \$53 million per year. The Frederick County wine trail accounts for \$18 million of that. Cecil, Kent and Queen Anne's would collaborate on a similar cluster of vineyards and wineries.

Each loan, secured by a lien,

will help get five- to ten-acre vineyards established by loaning up to \$6,000 per acre. Interest and repayment are tailored to fit the requirements of the grape-growing industry.

Steimetz said the goal is at least fifty acres total.

Applications follow the same format as the county's revolving loan fund. The vote to approve was 2-0. Crow recused himself from discussion because he "is interested in potentially taking part" in the loan program.

Library Work

Decker Contracting Inc. was awarded the library renovations job in Chestertown. The vote was unanimous to accept a \$680,500 bid. Half will be paid by the state.

Four other bids ranged from \$695,000 to \$816,700.

The bid does not include landscaping, which will have to be addressed in order to fix the roof drainage system, said Jerry Keiser, library director. Architect Max Ruehrmund said the new roof will be shingles over a composite subroof that incorporates insulation. Right now the building has no roof insulation. Insulated windows and doors will also be installed.

Keiser said the building will

stay open. The childrens' section is moving to the Hearse House, and the adult services will be put temporarily into the meeting room.

Ruehrmund said the renovations were to be done by the end of December, but delays have moved that back to the end of January to mid-February.

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