

# KENT COUNTY

Dover, DE 19901



# LEVY COURT

(302) 744-2300

[www.kentcountyde.gov](http://www.kentcountyde.gov)

## Kent County Regional Planning Commission Public Hearing Meeting Notice and Agenda

555 Bay Rd.

Dover, DE 19901

Levy Court Chambers - Room 203

Thursday, September 3, 2026

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### 6:00 PM, RPC PUBLIC HEARING

In addition to the live meeting, this meeting may also be held virtually by phone and video conferencing to enable the applicant, owner, and/or members of the public to provide their testimony on the applications described below.

Join the meeting via Webex by going to:

<https://kentcountyde.webex.com/kentcountyde/j.php?>

MTID=md32ab629cac9ea192802062ac0f33418

or by phone, by calling 1-408-418-9388. Meeting number (access code) 2339 938 4113

### Call to Order for Public Hearing

### The Pledge of Allegiance

### Roll Call and Determination of Quorum

### Approval of Agenda

### Introduction and Public Hearing Instructions

### Public Hearing:

**CS-26-05 Cattail Creek Propane Facility:** Request for a Conditional Use with Site Plan approval of a public utility underground propane field located inside the Growth Zone Overlay District / Parcel # SM-00-131.01-06-99.00-000

**CS-26-04 Pro-Cut Tree Services:** Request for Conditional Use with Site Plan approval of a landscaping and horticultural operation located outside the Growth Zone Overlay District / Parcel # ED-00-078.00-01-01.05-000

**C-26-05 Sunrise Shaws Corner Road Solar:** Request for Conditional Use approval of a Community Energy Generating Facility(Solar) located outside the Growth Zone Overlay District / Parcel KH-00-04400-02-1200-000 and KH-00-04400-02-1300-000

### Public Comment

## **Commission Comments**

## **Other Business**

## **Adjournment**

POSTING DATE: 08/24/2026  
POSTING TIME: 10:00 AM  
POSTED BY: K.Andrews Planning  
TAKE DOWN: 09/04/2026

29 Del.C. §10004(e)(2). The Agenda items as listed may not be considered in sequence. This Agenda is subject to change to include additional items including Executive Sessions or the deletion of items including Executive Sessions, which arise at the time of the meeting.



## DEPARTMENT OF PLANNING SERVICES

### STAFF RECOMMENDATION REPORT

September 3, 2026

|                           |   |                                                                                                                                               |
|---------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Application Number & Name | : | C-26-05 / Sunrise Shaws Corner Solar                                                                                                          |
| Present Zoning District   | : | AC (Agricultural Conservation)                                                                                                                |
| Present Use               | : | Agriculture                                                                                                                                   |
| Proposed Use              | : | Same with Community Energy Generating Facility (Solar)                                                                                        |
| Area & Location           | : | 24.60± acres (Project Area 16.50± acres) on the east side of Shaws Corner Rd., approx. 0.75 miles south of Sudlersville Rd., south of Kenton. |

#### I. APPLICATION SUMMARY:

The subject property is located outside of the Growth Zone overlay district. The property is currently utilized as crop land. The character of the area within a quarter mile of the subject site is residential and agricultural except for the property to the north which runs a Tack Shop.

The applicant originally submitted an administrative application for the project (Planning file number CEF-26-03), and the required neighbor notifications were sent on May 7, 2026. Kent County Planning received seven objections and one no objection to the application, and as required by Code, the applicant is now seeking approval through the conditional use process.

Six trees outside the buffer are required to meet the landscape planting requirements for this project. In addition to the buffer details already shown on the landscape plan, these six plantings must be shown on the plan with their type, species and sizes.

#### II. STAFF RECOMMENDATION:

The staff recommends **APPROVAL** based on the information submitted as the application demonstrates compliance with the conditions for approval outlined in Kent County Code Section 205-73.E. Community Energy-Generating Facility. In addition to the conditions of approval, the staff offers the following recommendations for the project:

1. To reduce potential impacts to wildlife, staff recommends that the perimeter fencing be designed to allow small animals and birds to move under or through the fenced area. As noted

in the comments from the Division of Fish and Wildlife, 3-4 strand smooth fencing (commonly known as deer fence) without barbed wire could meet this requirement. Further Staff recommends that the perimeter fencing be 7' high to deter deer from jumping over the fence and risking entanglement injuries. Gates should be installed on multiple sides of the fenced perimeter to allow egress for deer should they become trapped in the fenced area.

### III. COMPLIANCE WITH THE CONDITIONS OF APPROVAL

The applicant has demonstrated compliance with the conditions of approval in Section 205-73.E. Community Energy-Generating Facility as outlined below:

- (1) *The footprint of the solar array, as defined as the by the outer limit of the panels and exclusive of buffers, shall be no larger than 50 acres in size.*
  - ✓ The site plan indicates a proposed array area of 14.74± acres.
- (2) *No more than one community solar energy facility shall be permitted on a parcel. All separate parcels in existence on September 27, 2022, shall be considered original parcels. Future subdivision of an original parcel shall not enable the development of additional community solar energy facilities.*
  - ✓ The subject parcels existed as is on September 27, 2022, and no other community solar energy facility has been approved on the parcel.
- (3) *No more than 1,600 aggregate acres shall be dedicated to community solar energy-generating facilities in the AC (Agricultural Conservation) and AR (Agricultural Residential) Districts combined. This provision shall apply to all community solar energy-generating facilities submitted for review after the effective date of this subsection.*
  - ✓ As of the date of application, only 265.85 acres have been approved for community solar energy-generating facilities in the AC and AR zoning districts. Approval of this application would result in a total of 280.59 acres.
- (4) *Facility location and siting shall be in accordance with the requirements of Title 26, Public Utilities, of the Delaware Administrative Code, 3001 (Rules for Certification and Regulation of Electric Suppliers), as amended.*
  - ✓ An Electric Supplier Certificate will be required prior to the issuance of a building permit for the project.
- (5) *Setbacks for the facility shall be:*

| Setback | AC (feet) | AR, BG (feet) |
|---------|-----------|---------------|
| Front   | 100       | 75            |
| Side    | 50        | 50            |



|                                                        |     |     |
|--------------------------------------------------------|-----|-----|
| Rear                                                   | 50  | 50  |
| Distance from any off-site dwelling unit               | 150 | 100 |
| Distance from any state recognized scenic byway        | 300 | 150 |
| Distance from wetlands (excludes farm and tax ditches) | 100 | 100 |
| Distance from state or federal wildlife refuge         | 200 | 200 |

- ✓ The project complies with all of the above setback requirements.
- (6) *The site area shall be planted to achieve a minimum six-foot-high four-season visual barrier in accordance with the following guidelines:*
  - a) *Include a variety of native evergreen trees. Existing native vegetation may be used to achieve the required planted buffer.*
  - b) *A minimum of two rows shall be installed and trees shall be planted in staggered rows. Plantings shall be placed at maximum 20 feet apart within the same row and 10 feet apart from the adjacent, staggered row.*
  - c) *Include ground cover to minimize growth of invasive species or provide a mowing schedule until the area is fully established in a natural condition.*
  - d) *The buffer shall be maintained to prevent disease from spreading and any trees that do not survive shall be replaced.*
  - e) *A raised berm with a 1:4 side slope and flat top may be used to achieve minimum height at planting.*
- ✓ The landscape plan for the project includes a proposed buffer along the northern, southern, and western boundaries of the project which will comply with the visual barrier requirement. The project site is bounded to the east by woods that will be maintained.
- (7) *The required buffer may be counted toward planting requirements included in Chapter [187](#), Subdivision and Land Development.*
- ✓ The tree planting requirements of Ch. 187 will be met (240 trees are required, 234 buffer trees and 6 additional trees are proposed).
- (8) *If topsoil is removed for improvements, it shall remain on the site.*
- ✓ The applicant has signed the Conditions of Approval, agreeing to this condition.
- (9) *Noninvasive, perennial vegetative ground cover must be maintained or established in all areas containing solar arrays and in required setbacks to prevent erosion and manage runoff. A seed mix will be used to promote the growth of a ground cover that is favorable to future use of the land by*

*animals. The height of the vegetation growth shall be maintained so as to reduce the possibility of the airborne spreading of weeds and seeds transmitted to other adjacent lands.*

- ✓ The landscape plan indicates that the solar array portion of the project and the surrounding buffer area will be planted with compliant ground cover.

*(10) A soils study establishing the presence of any contaminants shall be completed prior to construction and every five years thereafter. Surface soil samples shall be collected from the first six inches of soil. One composite sample shall be collected every five acres of the SEF footprint. The composite sample should be a maximum of 10 aliquots collected from evenly spaced locations throughout the five-acre footprint. A baseline sample shall be collected prior to the start of the SEF construction. The composite sample should be analyzed for the primary component of the installed solar panel via the prevailing EPA method for inorganic compounds. A letter report of findings shall be submitted within 45 days from receipt of the laboratory results to the County and shall include a summary table showing current and past results and the original certified laboratory results. A sketch showing the sample locations should be provided with the letter report. The full report shall be kept on file by the applicant and available for review by the County. If contaminate levels appear to exceed the baseline, the County will forward the report to DNREC to determine appropriate mitigation measures. If the five-year and ten-year tests do not show material increase in the metal constituents tested, then the testing interval may be extended to every 10 years.*

- ✓ A soil study compliant with the requirements outlined above will be required prior to the issuance of a building permit for the project.

*(11) Signage, not to exceed six square feet, identifying the operator, its contact numbers, and emergency contact information shall be posted at each entrance or exit of the property.*

- ✓ Compliant signage for the project is shown on page C-901 of the site plan.

*(12) Abandonment. A community energy-generating facility that does not produce energy for a continuous period of one year or more shall be presumed to have been abandoned. The applicant may request a good cause exemption that may not be unreasonably withheld so long as all real estate and personal property taxes are in good standing. Any facility that has been abandoned without obtaining a good cause exemption must be decommissioned and removed within 180 days. Decommissioning must consist of:*

- a) Physical removal of all solar photovoltaic facilities, structures, equipment, security barriers and transmission lines from the site.*
- b) Recycling or disposal of all solid and hazardous waste in accordance with local, state, and federal regulations.*

- c) Stabilization or revegetation of the site as necessary to minimize erosion. The Planning Director is authorized to allow the owner or operator to leave landscaping or designated below-grade foundations in place in order to minimize erosion and disruption to vegetation and/or agriculture.*

✓ The applicant has signed the Conditions of Approval, agreeing to this condition.

*(13) Decommissioning plan.*

- a) A decommissioning plan outlining the anticipated means and costs of removing the solar facility must be submitted with the application.*
- b) The decommissioning plan should ensure that the owner or operator properly removes the equipment and facilities upon the end of project life or after their useful life. The plan must include provisions for the removal of all structures and foundations, the removal of all electrical transmission components and the restoration of soil and vegetation.*
- c) The owner/operator must provide a present-day decommissioning cost estimate and identify the parties responsible for decommissioning. The County shall engage a third party to review and confirm the cost estimate and the expense of the review shall be paid by the owner/operator.*

✓ A decommissioning plan was submitted for the project, which provides the decommissioning costs and identifies the party responsible. If the application is approved, the county will engage a third party to review the cost estimate at the expense of the applicant.

*(14) Financial assurance. The operator or property owner shall provide a bond, surety, letter of credit, or other financial assurance in a form and amount acceptable to the Department to secure payment of 100% of the anticipated cost of removal of all associated site improvements and restoration of the site to its predevelopment condition. The financial assurance shall remain in full force and effect as long as the solar facility remains in place. The financial assurance shall be reviewed and renewed every five years to ensure the amount reflects the current market.*

✓ The bond, surety, letter of credit, or other financial assurance will be required prior to the issuance of a building permit for the project.

*(15) Approval process.*

- a) Any request for a community solar energy-generating facility shall include a plot/site plan showing the following:*
  - [1] Lot boundaries and dimensions.*
  - [2] Zoning district.*
  - [3] Date of plan.*

- [4] Property owner with deed reference.*
- [5] Lot area.*
- [6] Location and setback of all structures.*
- [7] Rights-of-way, public and private.*
- [8] All easements.*
- [9] Street names,*
- [10] Water and sewerage facilities.*
- [11] All required setbacks and buffers.*
- [12] Any other information that may be required to be shown on the site plan by the Director of Planning Services or designee to determine that the application is in compliance with the codes and ordinances of the County.*

- ✓ A site plan was submitted for the project that includes all of the required information outlined above.

- b) Any request for a community solar energy-generating facility shall comply with the following:*

- [1] The applicant shall notify all property owners within 200 feet of the limits of the subject property of the proposal to establish/construct a community solar energy-generating facility on the premises by certified mail.*
- [2] A mailing list of all property owners within 200 feet of the subject property shall be supplied to the applicant by the Department based upon the most current Board of Assessment records.*
- [3] The written notice shall be provided by certified mail to all property owners within 200 feet of the subject property on a standardized form letter provided by the Department to the applicant for this purpose.*
- [4] If a letter of objection is received by the Department, the application will then be processed as a conditional use application (not requiring formal site plan review), requiring approval from the Kent County Levy Court and meeting all applicable conditions of this chapter.*
- [5] If no letters of objection are received within 30 days, it shall be presumed that no adjacent property owner has an objection to the application.*
- [6] Within 30 working days after application for a community solar energy-generating facility is submitted and accepted, the Director or designee shall approve, conditionally approve, or deny such application. The Department shall inform the applicant in writing of the conditions, if any, for approval or the reasons for disapproval. Such written notice shall also describe the process of appeals. A copy of the written notice shall be kept in the permanent records of the Department.*

*[7] Should the Director or designee deny an application for a community solar energy-generating facility, the applicant may file an application for conditional use (not requiring formal site plan review), requiring approval from the Kent County Levy Court and meeting all applicable conditions of this chapter.*

*[8] The filing fee for administration review shall be as set from time to time by ordinance of the Levy Court.*

- ✓ The applicant sent the required notifications to all owners of neighboring properties located within 200' of the subject site via certified mail on May 7, 2026. 12 total adjacent lot owners were notified. Within the 30-day comment period, the Kent County Planning Department received six objections to the project. One objection was received after the 30-day period. One no objection was received. We have attached the objection responses to this report.

*c) Application for building permits must be made within 24 months of project approval. If no applications for building permits are received by the Department within 24 months, the plan shall be considered invalid. However, the applicant may apply to the Department for reapproval of the project for an additional twenty-four-month period in accordance with the following procedures:*

*[1] The Commission's staff shall review the original approved plan for consistency with all current provisions of this chapter. Such review may involve coordination with and review by applicable Development Advisory Committee (DAC) agencies. Based upon that review, the Director or designee will determine if the original plan meets current standards, or if the original recorded plan requires minor revisions to comply with current standards, or if the original recorded plan must be resubmitted as a new application subject to all appropriate review procedures, regulations, and fees.*

*[2] If the Director of Planning Services or designee determines that the original approved plan is consistent with current policies and regulations, he/she shall reapprove the plan and provide written notice to the owner of reapproval. Such approval shall allow the issuance of building permits in accordance with all conditions of approval. The owner shall then have 24 months from the date of such notice of reapproval to obtain building permits and commence construction.*

- ✓ The applicant has signed the Conditions of Approval, agreeing to this condition.

#### **IV. AGENCY COMMENTS:**

##### **A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division**

Contact: Brian L. Hall, Engineering Project Manager II

##### **Requirement:**

1. N/A.

**Comment:**

1. The Engineering Division grants “Approval, With No Objection to Recordation”.

**B. DELAWARE STATE FIRE MARSHAL’S OFFICE**

Contact: William Kelly II, Assistant Chief

**Comment:** A site plan must be submitted for review and approval by the Delaware State Fire Marshal’s Office.

**C. DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL,  
Division of Waste and Hazardous Substances**

Contact: Dawn Budinger

**Comment:**

No comment on the plan, but it could still be used for agriculture. [Foundational Agrivoltaic Research for Megawatt Scale \(FARMS\) Funding Program | Department of Energy](#)

**D. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION**

Contact: Malcom Jacob, Transportation Planner

**Comments:**

Dover Kent MPO encourages the applicant to coordinate with Dover Air Force Base and share the proposal for the subject properties. Improved coordination with local governments and other stakeholders is one of the goals of the Dover Air Force Base Compatible Use Plan, and a major part of these efforts is mitigating conflicting uses. Although these properties are not in the Kent County Airport Environs Zoning Overlay (AE), this solar project still has the potential to create glint and glare, which is a safety risk for pilots. By coordinating with Dover Air Force Base, the applicant can determine whether the project is a significant risk and can then take steps to mitigate the negative impacts.

For more information on the topic of compatible uses and risk mitigation in relation to Dover Air Force Base, please refer to the Dover Air Force Base Compatible Use Plan.

**E. DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL,  
Division of Fish & Wildlife**

Contact: Faith Garcia, Environmental Review Coordinator

**Comments:**

Solar-Wildlife Interactions

Solar energy is one of the primary renewable energy resources in Delaware and will play a pivotal role in the Delaware Climate Action Plan initiative to achieve 40% renewable energy by 2035. While we acknowledge the importance of solar energy, the development, operation, and maintenance of solar facilities have known and potential impacts on wildlife, including direct mortality, habitat fragmentation and associated barriers to gene flow, microclimate alteration, and predator attraction. Further research is needed to understand cumulative impacts and long-term solar-wildlife interactions to develop standardized methods and best management practices for assessing costs and

benefits to wildlife. Until these impacts are better understood, and guidance is developed, it is imperative projects are carefully planned and their environmental impacts thoroughly evaluated so that wildlife, habitat, key corridors, and unique and natural resources are not substantially altered, impacted, or destroyed.

#### Facility Infrastructure

We recommend the following facility infrastructure considerations to reduce potential impacts to wildlife:

- To prevent entangling and killing small wildlife, install biodegradable, natural fiber, non-plastic, wildlife-friendly sediment and erosion control devices prior to any land clearing.
- Avoid construction and staging, including servicing and fueling of equipment, within 300 feet of aquatic and riparian habitats. Ensure all sediments and other pollutants are contained within the boundaries of the work area. Disturbed areas that are contributing sediment to surface waters as a result of project activities should be promptly re-vegetated to maintain water quality.
- Power lines pose a risk to many species of birds from death by collision and electrocution. Site projects in close proximity to substations or other points of tie-in to the existing energy grid to reduce the construction of new power lines. If additional overhead transmission lines will be installed, measures to minimize impacts to birds should be implemented. These measures can include increasing line visibility, insulating wires to cover exposed connections, and increasing the distance between wires so no contact with ground or other energized wire can be made. Burying transmission lines between facilities and substations will further reduce risks.
- Artificial lighting can have negative impacts to wildlife, including changing behavior and land use, disorienting wildlife, and potential increases in risk of mortality. Lights should be installed such that lamps and reflectors have cut-off shields and use down-lighting, so the direct lighting does not illuminate the nighttime sky and is not visible from beyond the project site. All lighting should be of minimum necessary brightness consistent with operation safety and security. Use lights with automatic controls such as timers, photo-sensors, or motion detectors.
- Security fencing should be designed with open fencing or with small openings for small mammals and game birds to move under or through the fenced area. We recommend using 3-4 strand smooth fencing (commonly known as deer fence) without barbed wire. Fencing should be 8-10 feet high to ensure deer to not attempt to jump the fence and risk entanglement injuries. If deer become entrapped, having gates on multiple sides of the fenced perimeter can allow for easier egress. Also consider how fencing may unintentionally alter larger wildlife travel corridors or redirect wildlife onto roadways and avoid such designs.
- Planting native pollinator plants at solar facilities will not only create early successional habitat for pollinators and a variety of wildlife, but will also aid in reducing soil erosion, protect water quality, and enhance the aesthetic beauty of

a site. In addition, creating pollinator habitat will benefit the solar developer by reducing maintenance costs associated with mowing and spraying around the panels, as well as benefit neighboring farms by supporting insects that pollinate agricultural crops. We recommend using a native pollinator seed mix that includes a variety of herbaceous plants and grasses in the mix. Our staff can assist in developing seed mixes for a particular site by calling 302-735-3600 or emailing DNREC\_EnvReview@delaware.gov. Grass cutting should not occur from April 1<sup>st</sup> to July 31<sup>st</sup> to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

#### Stranded or Injured Wildlife

Wildlife, including big game, raptors, and waterbirds, can become stranded or injured within the facility or while navigating infrastructure. Facility operators should immediately notify and coordinate with the Delaware Council of Wildlife Rehabilitators and Educators (dewildliferescue.com) for assistance with injured wildlife or contact a Nuisance Wildlife Control Operator (wildlifehelp.org) for removal of stranded wildlife.

#### **V. OWNER/ APPLICANT:**

The owner shall be aware of and be prepared to comply with all comments regarding this project stated in this report and any additional requirements that may be placed by the Levy Court through the Conditional Use process. All comments and conditions must be addressed prior to commencement of operations.

This recommendation was made without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services. The Regional Planning Commission shall give considerable weight to public testimony received during public hearing in considering its recommendation to Levy Court in this matter.

ENC: Data Sheet

Exhibit A- Location and Zoning Map

Letters of Objection from:

- Whitetail Run HOA
- Norman and Lydia Miller
- Allen and Mattie Miller
- Mitchell Tolbert and Kathleen Kavish
- David and Rosanna Miller
- Arden and Neoma Byler
- Alana and Lynn Tracy

Decommissioning Plan

Site Plan





## DEPARTMENT OF PLANNING SERVICES

### DATA SHEET FOR CONDITIONAL USE REVIEW

Regional Planning Commission Public Hearing of: **Thursday, September 3, 2026**

Regional Planning Commission Business Meeting of: **Thursday, September 10, 2026**

Levy Court Public Hearing of: **Tuesday, September 15, 2026**

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|                                |   |                                                                                                                                                     |
|--------------------------------|---|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Application</b>             | : | C-26-05 Sunrise Shaws Corner Solar                                                                                                                  |
| <b>Applicants</b>              | : | Sunrise Solar c/o Dan Baugher<br>6408 Church Hill Rd.<br>Chestertown, MD 21620                                                                      |
| <b>Owners</b>                  | : | David E. Byler<br>2485 Shaws Corner Rd.<br>Clayton, DE 19938                                                                                        |
| <b>Engineer</b>                | : | Becker Morgan Group Inc.<br>c/o Edward (Ted) Hastings, PMP<br>312 West Main St.<br>Salisbury, MD 21801                                              |
| <b>Property Location</b>       | : | Shaws Corner Rd.<br>Clayton, DE 19938                                                                                                               |
| <b>Present Zoning District</b> | : | AC (Agricultural Conservation)                                                                                                                      |
| <b>Relation to Growth Zone</b> | : | Outside                                                                                                                                             |
| <b>Present Use</b>             | : | Agricultural                                                                                                                                        |
| <b>Proposed Use</b>            | : | Community Solar Facility                                                                                                                            |
| <b>Levy Court District</b>     | : | 2 <sup>nd</sup> – Hall                                                                                                                              |
| <b>School District</b>         | : | Smyrna                                                                                                                                              |
| <b>Fire District</b>           | : | Cheswold                                                                                                                                            |
| <b>Area and Location</b>       | : | 24.60± acres (Project Area 16.50± acres) on the east side<br>of Shaws Corner Rd., approx. 0.75 miles south of<br>Sudlersville Rd., south of Kenton. |

C-26-05 Sunrise Shaws Corner Solar  
September 3, 2026  
Page 2 of 2

**Property Identification Number** : KH-00-044.00-02-12.00-000 &  
KH-00-044.00-02-13.00-000



# Kent County Levy Court

## LOCATION AND ZONING MAP Exhibit A

Application: C-26-05  
Sunrise Shaws Corner Solar

**APPLICANT:**

Sunrise Solar c/o Dan Baugher

**OWNER:**

David E. Byler

**PRESENT ZONING DISTRICT:**

AC (Agricultural Conservation)

**PRESENT USE:**

Agricultural

**PROPOSED USE:**

Same with Community Solar  
Facility

**LEVY COURT DISTRICT:**

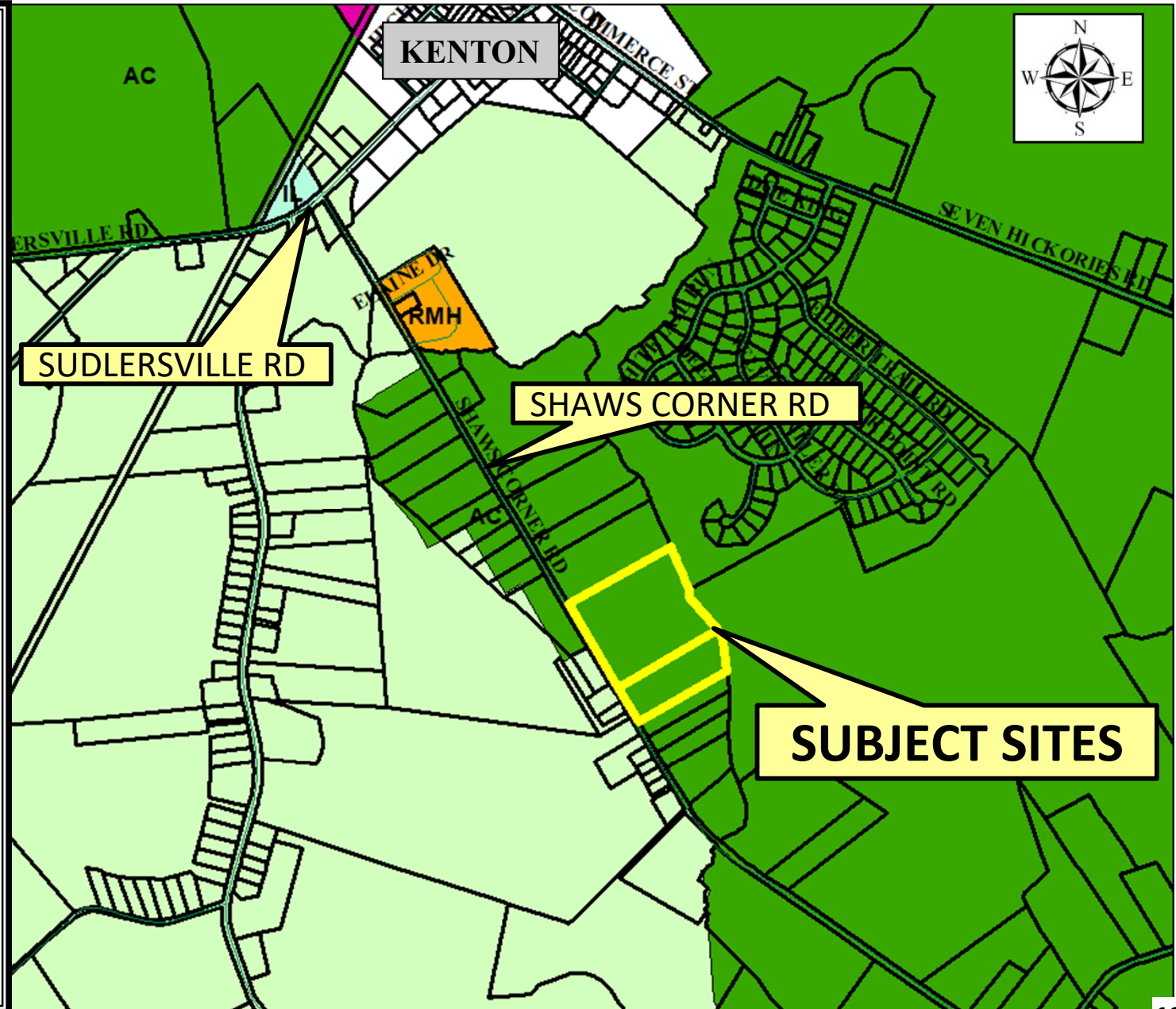
2<sup>nd</sup> - Hall

**TAX MAP NO:**

KH-00-044.00-02-12.00-000

KH-00-044.00-02-13.00-000

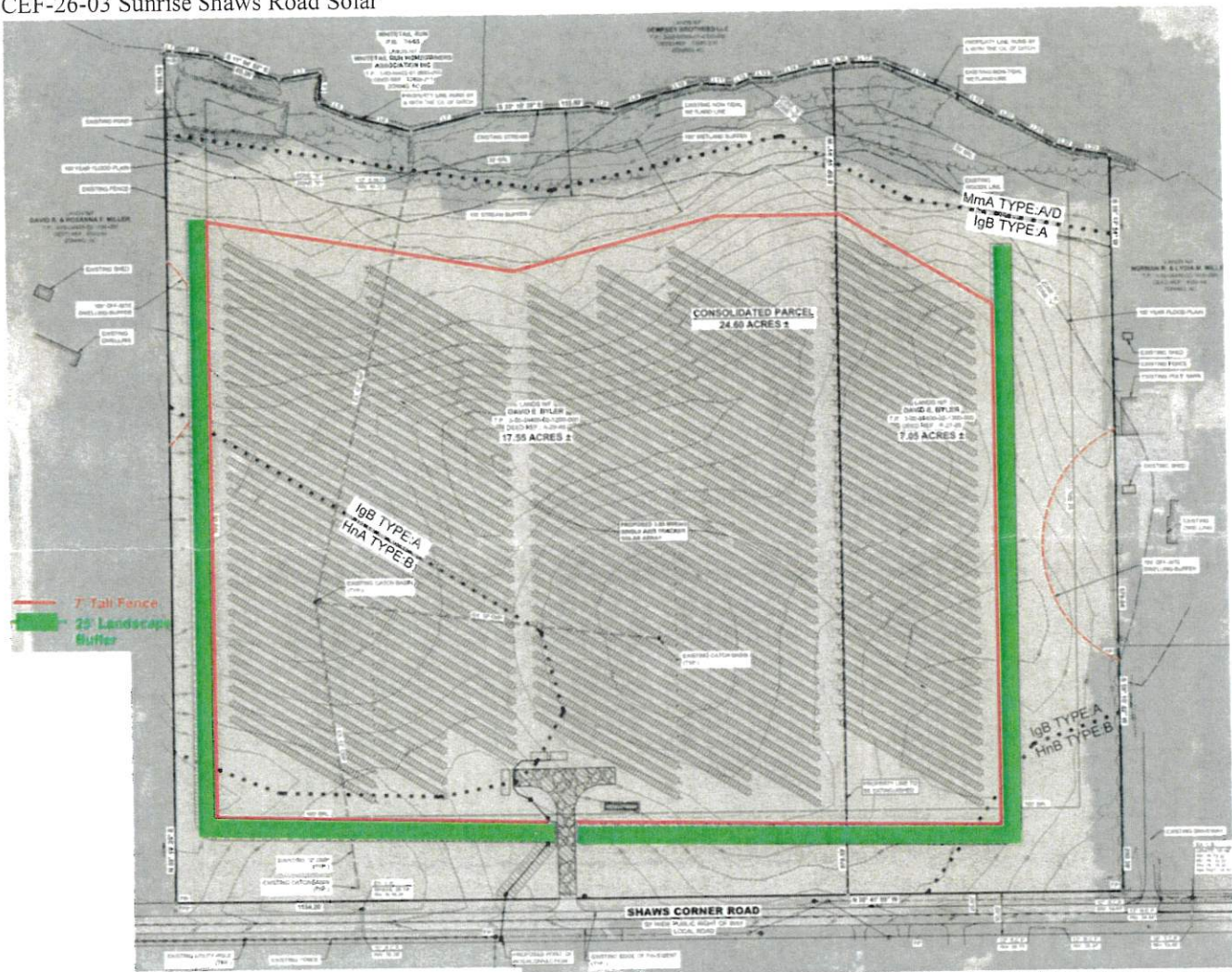
**LOCATION:** 24.60+ acres  
(Project Area 16.50± acres) on the  
east side of Shaws Corner Rd.,  
approx. 0.75 miles south of  
Sudlersville Rd., south of Kenton.





ASSOCIATION INC

CEF-26-03 Sunrise Shaws Road Solar



**RECOMMENDATION:**

- ☐ I have NO OBJECTION to the approval as requested.
- ☒ I OBJECT to the approval as requested for the reason(s) stated below:

**COMMENTS:**

Residents ~~may~~ feel that the landscape is lost & feel "trapped"

Humming noise from inverters & equipment

EMF - Long term exposure

Property Value loss

Construction Problems

\*NOTE: This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

I certify that I am a legal owner of the adjacent property noted above.

*[Signature]*  
Signature of Owner

5/31/26  
Date

302-757-0271  
Phone No.

Signature of Owner

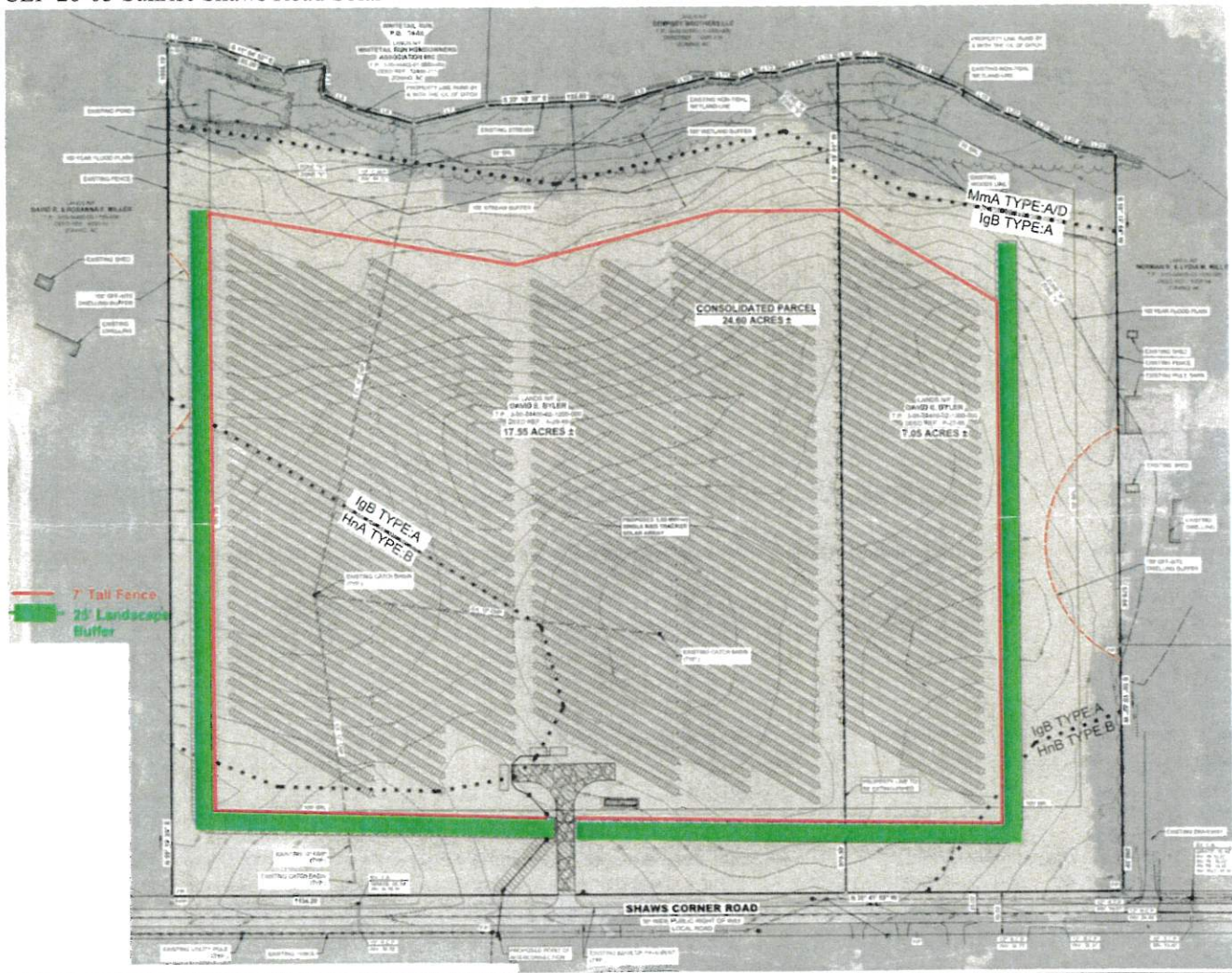
Date

Phone No.



MAE

CEF-26-03 Sunrise Shaws Road Solar



**RECOMMENDATION:**

- ☐ I have NO OBJECTION to the approval as requested.
- ☒ I OBJECT to the approval as requested for the reason(s) stated below:

**COMMENTS:**

I Norman Miller Will not give my Approval!! To something this ugly. out of my Kitchen window  
 #1 They are 1/very unhealth For my wife and 6 Children. They are Way to Close To my Resident  
 #2 It will Put the Value of my Property way Down- Nobody wants to live Beside something  
 ugly Environment like this above Site Plan  
 #3 You are interfering with all wildlife such as Deer Turkeys Geese Fox Eagle  
 that use this Field Daily. I will absolutely Get No Benefit out of this I use no Power  
 They are very noisy They will Interfer with my Peace and Quite Back country R.d  
 That we all Live on. Not my Family's Approval.

**\*NOTE:** This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

I certify that I am a legal owner of the adjacent property noted above.

|                         |                |                     |
|-------------------------|----------------|---------------------|
| <u>Norman Miller</u>    | <u>5/20/26</u> | <u>302-653-6620</u> |
| Signature of Owner      | Date           | Phone No.           |
| <u>Lydia Mae Miller</u> | <u>5-20-26</u> | <u>302-653-6620</u> |
| Signature of Owner      | Date           | Phone No.           |

The residents of Shaw's Corner Rd are decidedly and vehemently opposed to the Community Energy Generating Facility proposal. Seriously, please consider our position regarding this matter:

1. Shaw's Corner Rd is primarily residential.
2. A solar farm will devalue residential homes and property.
3. The solar farm will destroy a natural habitat for deer, eagles, fox, turkey and a variety of birds which regularly traverse this acreage.
4. The solar farm generates a large amount of heat. Considering that there are three Amish properties within the 200 ft area around the perimeter, an external source of heat added to the high heat/humid months from June through September would create unbearable conditions. The Amish households do not have air conditioning, thus creating an unhealthy environment.
5. The solar farm may be "disguised" with fences and trees, but the landscape will be drastically changed and will be a technological eyesore.
6. The soil will forever be destroyed and after the lifetime of the solar panels, the area will be useless.
7. Despite studies claiming EMF and solar radiation does not harm humans, there are just as many studies that contradict these claims stating that solar farms in residential areas could be long term detrimental. No one wants to take that chance.
8. A subscription to obtain a reduction in our electric bills does not incentivize a positive response, particularly as it does not benefit the Amish residents, which again border the perimeter of the solar farm acreage.
9. Studies claim solar energy is not as effective as it was once thought. Solar companies are interested in only depleting their inventory, receiving government incentives, and conning landowners with the promise of vast amounts of money.

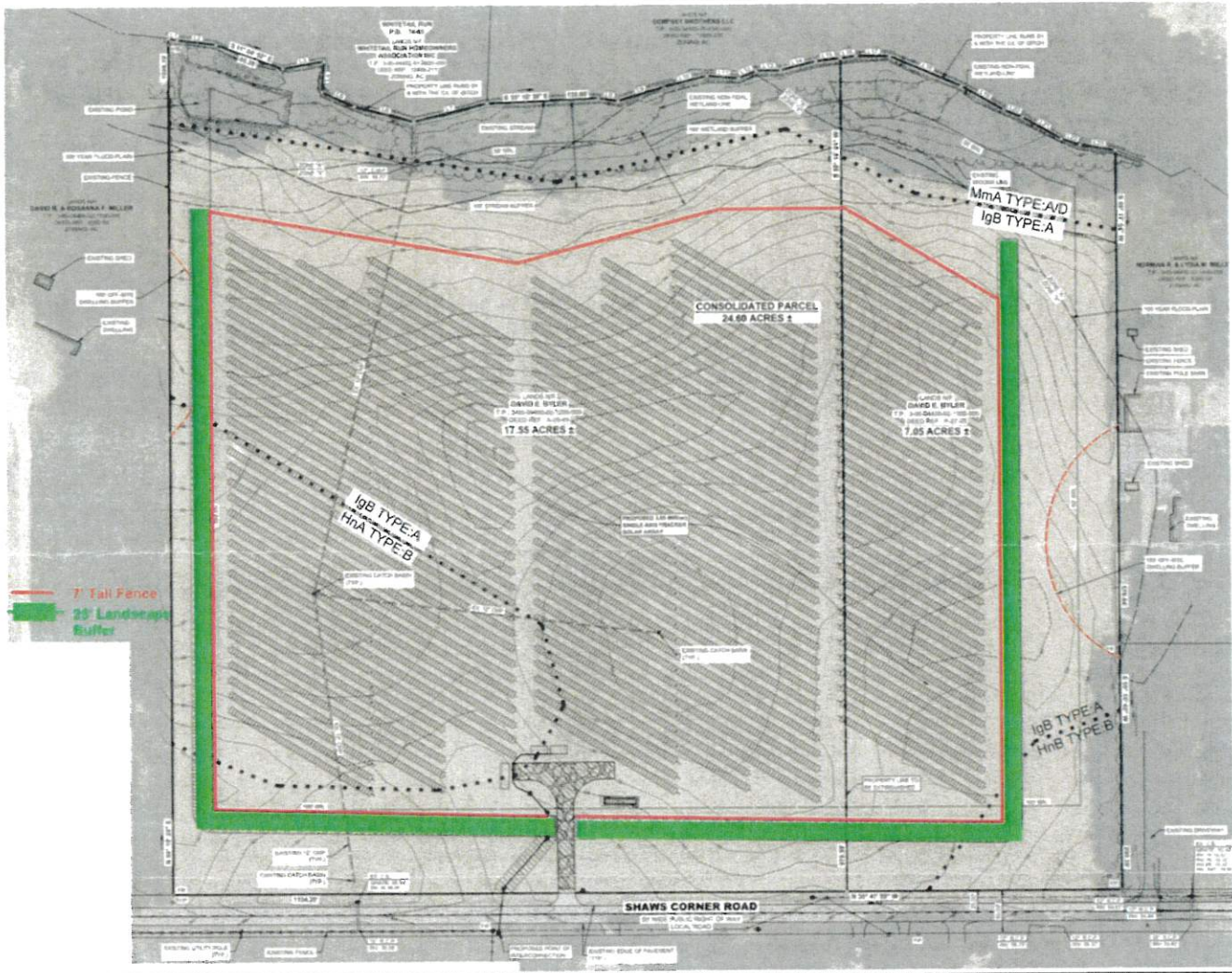
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Name: Norman Miller Lysia Mae Miller

Address: 2058 Shaws Corner Rd Clayton Del 19938

Date: 5-26-26





**RECOMMENDATION:**

- ☐ I have NO OBJECTION to the approval as requested.  
☒ I OBJECT to the approval as requested for the reason(s) stated below:

**COMMENTS:**

*This is something that our neighbors and all of us in this area absolutely do not want - plus we have this deer crossing right on this field & woods is a regular crossing with their young ones - Deer & turkeys - and also my wife has serious allergies, and we do not want this solar blocking our area and right between our families.*

\*NOTE: This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

I certify that I am a legal owner of the adjacent property noted above.

|                     |               |                 |
|---------------------|---------------|-----------------|
| <u>Allen Miller</u> | <u>May 25</u> | <u>653-1490</u> |
| Signature of Owner  | Date          | Phone No.       |
| <u>Clara Miller</u> | <u>May 25</u> | <u>659-1490</u> |
| Signature of Owner  | Date          | Phone No.       |



The residents of Shaw's Corner Rd are decidedly and vehemently opposed to the Community Energy Generating Facility proposal. Seriously, please consider our position regarding this matter:

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5. The solar farm may be "disguised" with fences and trees, but the landscape will be drastically changed and will be a technological eyesore.
6. The soil will forever be destroyed and after the lifetime of the solar panels, the area will be useless.
7. Despite studies claiming EMF and solar radiation does not harm humans, there are just as many studies that contradict these claims stating that solar farms in residential areas could be long term detrimental. No one wants to take that chance.
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Name: Allen Miller

Address: 2311 Shaw's Corner Rd Clayton Del 19938

Date: May - 25 - 26

KATHLEEN M

CEF-26-03 Sunrise Shaws Road Solar



**RECOMMENDATION:**

- ☐ I have NO OBJECTION to the approval as requested.
- ☒ I OBJECT to the approval as requested for the reason(s) stated below:

**COMMENTS:**

Terrible idea!

Comments to be made at meeting!

**\*NOTE:** This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

I certify that I am a legal owner of the adjacent property noted above.

Signature of Owner

Date

Phone No.

Signature of Owner

Date

Phone No.

Kathleen M. Kavish

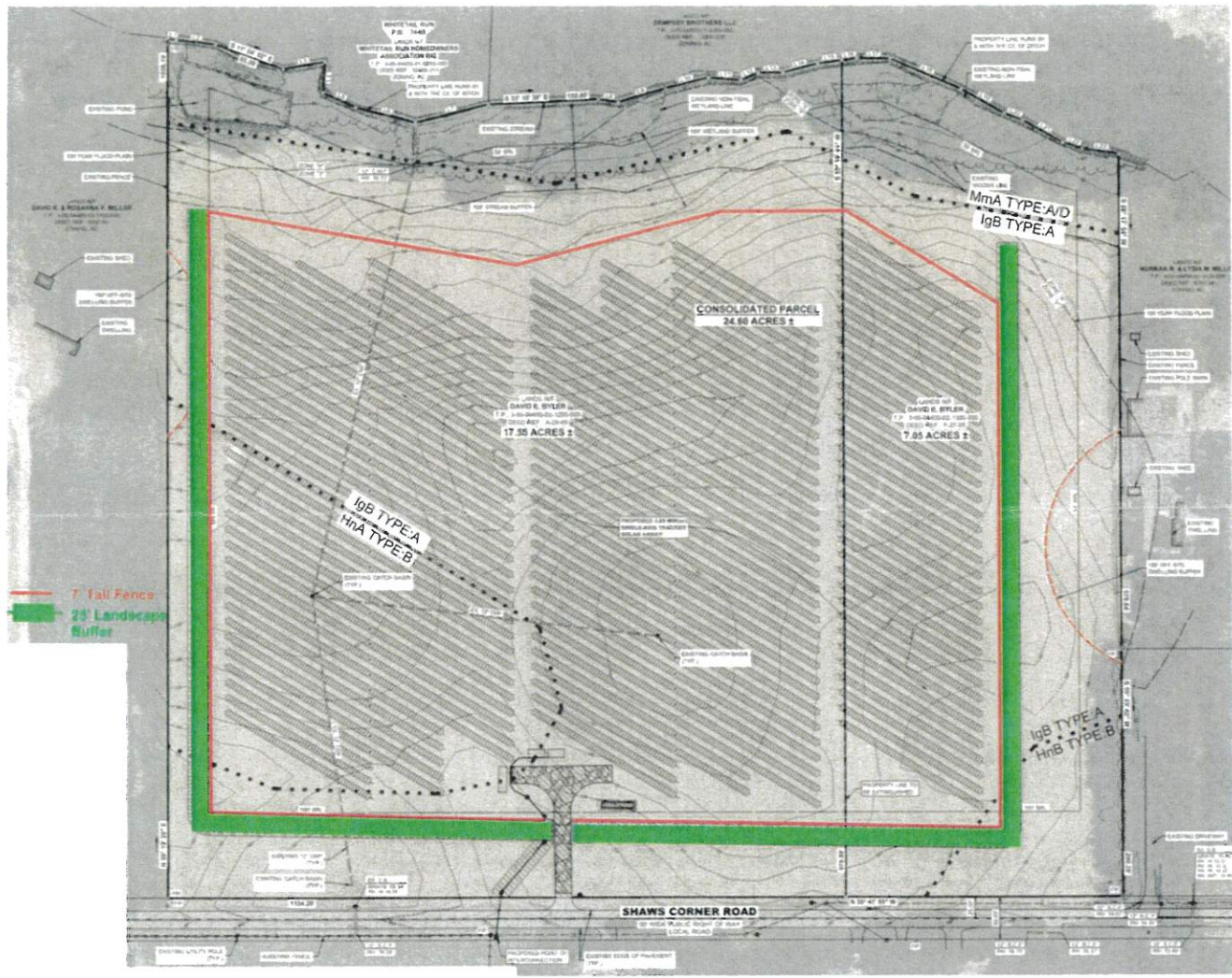
26 May 2026

267-278-6249

5/26/26

267-693-0560





**RECOMMENDATION:**

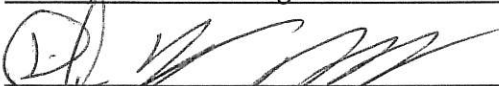
- ☐ I have NO OBJECTION to the approval as requested.  
☒ I OBJECT to the approval as requested for the reason(s) stated below:

**COMMENTS:**

My Property Value Will Significantly Decrease.  
Wild life Habitat will be destroyed.  
This is way to close to my House literally Next to my BEDROOM.  
NOT Healthy At All  
This road has to much traffic - Without a Solar Farm  
Not To mention We Know solar farms are worthless  
and Nothing but a Money racket.

**\*NOTE:** This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

I certify that I am a legal owner of the adjacent property noted above.

|                                                                                     |         |              |
|-------------------------------------------------------------------------------------|---------|--------------|
|  | 5-25-26 | 302-505-2518 |
| Signature of Owner                                                                  | Date    | Phone No.    |
| Rosanna Miller                                                                      | 5-25-26 | 302-505-2518 |
| Signature of Owner                                                                  | Date    | Phone No.    |

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Name: David Miller

Address: 2318 Shaws Corner Rd Clayton, Del.

Date: 5-22-26 19938

Dear Neighbor,

Sunrise Solar is providing this notice to share information about a proposed community solar project planned for Shaws Corner Road in Clayton, Kent County, Delaware.

This project is intended to support local energy generation by producing clean solar power here in the community. Sunrise Solar is a local company, and we believe projects like this can provide long-term benefits by supporting local energy production, local labor, construction jobs, and continued investment in the region.

The project also allows a local landowner to put their property to ~~productive~~ use in a way that supports clean energy for the surrounding area. We believe solar can be a responsible use of land when it is carefully designed, professionally built, and properly maintained.

*total Bullshit and you know it!*

We understand that new development can raise questions or concerns for nearby residents. Our goal is to address those questions early and directly. We strongly encourage neighbors to reach out to us directly. We welcome the opportunity to answer questions, clarify information, and discuss concerns so that we can address them where possible.

While community feedback may not result in every aspect of the project changing, we do want to hear from neighbors, answer questions where we can, and provide assurance that the project is being developed with care.

The project is being designed with attention to quality, safety, site access, setbacks, fencing, screening, environmental conditions, and long-term operation. The proposed layout includes setbacks, fencing, site access, and vegetative buffering as part of the project design. Environmental due diligence has also been completed, and the Phase I Environmental Site Assessment found no recognized environmental conditions on the subject property or adjoining properties.

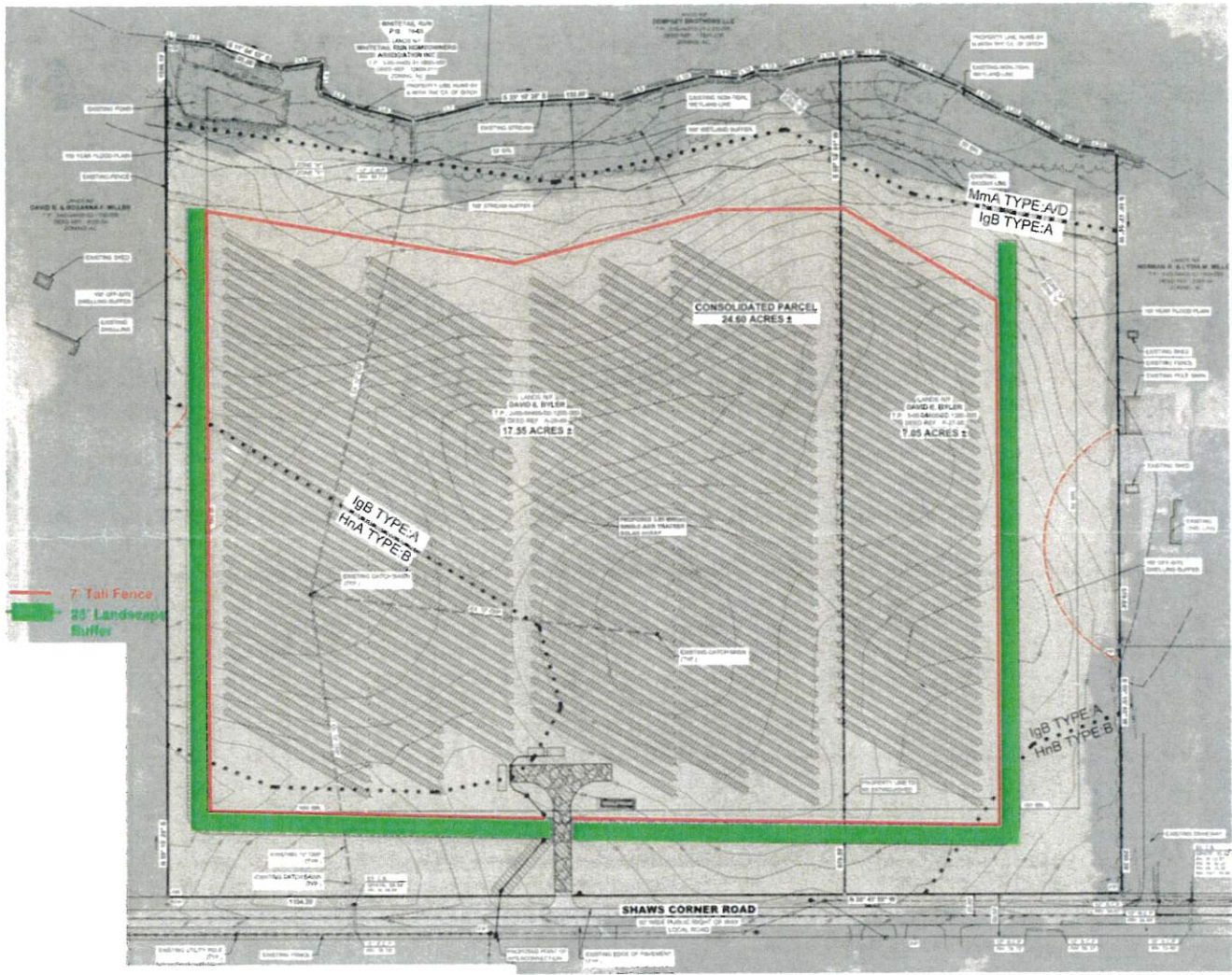
Construction activity would be temporary, and once operating, the solar facility is expected to be a quiet, low-traffic use that will be monitored and maintained over the life of the project.

If you have questions or would like to share comments, please contact us:

Richard Stoltzfus  
richard@sunrisesolarmd.com  
410-708-2420







**RECOMMENDATION:**

- ☐ I have NO OBJECTION to the approval as requested.  
☒ I OBJECT to the approval as requested for the reason(s) stated below:

**COMMENTS:**

*a Solar Farm may be disguised with Fence and trees but the landscape will be drastically change and will be a technological eyesore*

\*NOTE: This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

I certify that I am a legal owner of the adjacent property noted above.

*Arden Byler*      *5-25-2026*      *302-343-5282*  
 Signature of Owner      Date      Phone No.

*Neoma Byler*      *5-25-2026*      *302-343-5282*  
 Signature of Owner      Date      Phone No.

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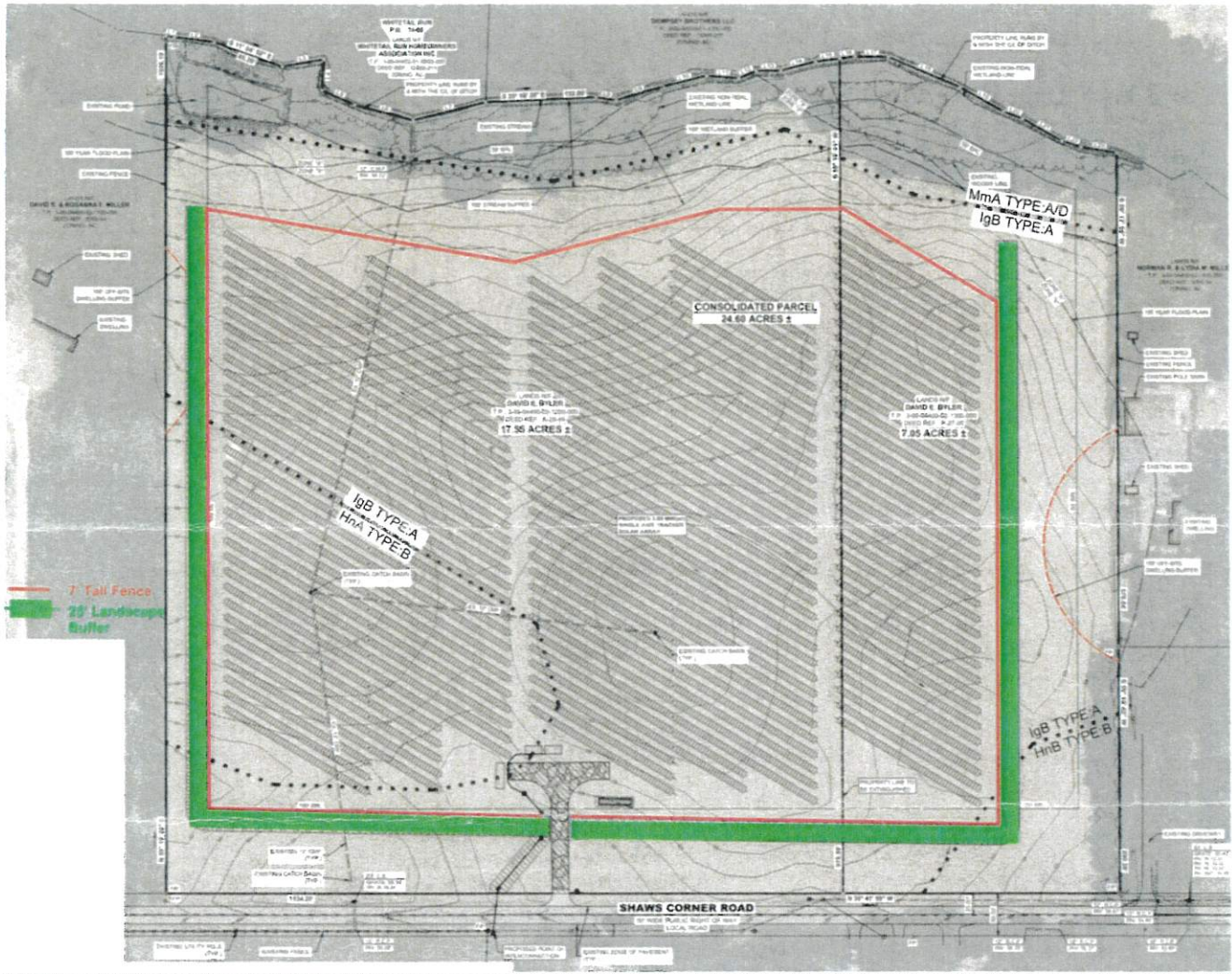


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Name: Anden Bayler

Address: 5536 Judith Rd Clayton DE 19938

Date: 5-25-2026



**RECOMMENDATION:**

- ☐ I have NO OBJECTION to the approval as requested.  
☒ I OBJECT to the approval as requested for the reason(s) stated below:

**COMMENTS:**

See attached



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I certify that I am a legal owner of the adjacent property noted above.

|                    |                   |      |                |           |                     |
|--------------------|-------------------|------|----------------|-----------|---------------------|
| Signature of Owner | <u>Alan Tracy</u> | Date | <u>5-20-26</u> | Phone No. |                     |
| Signature of Owner | <u>Lynn Tracy</u> | Date | <u>5/20/26</u> | Phone No. | <u>302-389-8572</u> |

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Name: Alan & Lyan Tracy

Address: 2010 Shaw's Corner Rd, Clayton 19938

Date: 5/20/26



# SUNRISE SHAWS ROAD SOLAR

## Decommissioning Plan



ARCHITECTURE  
ENGINEERING

Prepared By:

Edward (Ted) Hastings, PMP

BECKER MORGAN GROUP, INC.

Edward H. Hastings, PMP  
Senior Associate / Project Manager

Prepared for:

Standard Solar, Inc. (SSI)

Authority Having Jurisdiction:

Kent County, Delaware

Tax Parcel Number:

3-00-04400-02-1200-00001 & 3-00-04400-02-1300-00001

Date:

January 28, 2026

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## Section 1: Introduction

Standard Solar Inc. (SSI) will construct, own, and operate a project, approximately 3.85 MW(ac) of total photovoltaic ("PV") capacity in Kent County, Delaware, located near Clayton. The Project is identified as Tax Parcel Number 3-00-04400-02-1200-00001 & 3-00-04400-02-1300-00001. The array area is a combined 25.61 acres± in size. Standard Solar Inc. (SSI) will lease the property from the current landowners David E. Byler.

## Section 2: Project Background

The project is located at 2316 Shaws Corner Road, near Clayton, Delaware. The project will consist of approximately 8,325 PV solar modules, associated solar module racking system and foundations, DC to AC electrical inverters, medium voltage step-up transformer, and associated electrical equipment and materials necessary to connect to the local power distribution system. Medium voltage distribution lines will run to the west of the project, to interconnect with the Delmarva Power grid at an underground utility line located on-site.

## Section 3: Existing Site Conditions

The project is zoned as AC – Agricultural Conservation, located outside the Growth Zone Overlay District. The topography of the site is relatively flat with slopes ranging from 0% to over 6%±. The entire parcel is utilized for agricultural purposes. Adjacent land uses include similar agricultural purposes.

## Section 4: Description of Work to Construct Community Scale Solar Facility

### 4.1 Major Activities

**Cable Trenching:** Trenching requirements for the electrical cables and telecommunication lines would consist of a trench up to approximately 3 feet deep, and one to 4 feet wide. The trenches would be filled with base material above and below the conductors and communications lines to ensure adequate thermal conductivity and electrical insulating characteristics. The topsoil from trench excavation would be set aside before the trench is backfilled and would ultimately comprise the uppermost layer of the trench. Any excess material from the foundation and trench excavations is incorporated onsite and will not be exported.

**Foundations:** The solar modules will be installed on steel racking structures. The posts for the racking structures and DC to AC inverters will be driven approximately 5 - 6 feet into the ground using a post-driving machine. The medium voltage step-up transformers will be set on concrete pads, which are typically 12 - 18 inches deep.

**Modules Racking System:** Galvanized beams and other structural members will be bolted to the foundation posts of the racking system. The solar modules are then mounted on these structural members.

**Medium Voltage Step-Up Transformers:** The medium voltage step-up transformers will be offloaded from delivery trucks and placed on concrete foundations. This equipment will be bolted to the concrete foundations. The underground electrical and communication cables will be routed and connected to this equipment.



## 4.2 System Overview and Components

PV solar modules absorb sunlight and use silicone cells to generate electrical current. The PV Modules are mounted on a single axis tracker racking system, which allows the modules to track the sun throughout the day. Components of the system include the following:

**4.2.1. Combiner Boxes:** Combiner boxes allow for the paralleling of multiple conductors / feeder inputs and allow for fewer outputs.

**4.2.2. Inverters:** Inverters are power conversion devices which transform direct current (DC) to alternating current (AC). There are fourteen (14) inverters planned. These are mounted on the same racking that supports the solar modules.

**4.2.3. Transformers, Recloser, Disconnect Switch:** Transformers are an apparatus for reducing or increasing the voltage of an alternating current. There are expected to be two (2) medium voltage step-up transformer proposed. The Recloser and Disconnect Switch are protection devices that allow Standard Solar Inc. (SSI) Energy, or Delmarva Power, to isolate the projects from the wider distribution system.

**4.2.4. Underground Cables and Conduits:** Underground power (AC and DC) cables, communication and grounding cables will be either direct buried, or placed in conduit. The cables will be rated in accordance with their application. The cables will be in a conduit, as per code, when transitioning from below grade to above grade.

**4.2.5. Access and Internal Roads:** The site will be accessed from Shaws Corner Road via a 170' ± gravel access road leading to the transformer equipment pads. Internal to the fence, a grass open area will be maintained for infrequent maintenance access to the modules and inverters.

**4.2.6. Buildings and Enclosures:** The Project will not contain any permanent occupied building structures, once construction is complete and the system is operational. The site may have storage containers used for storing spare parts and materials, but these will not be affixed to a foundation. Except for periodic maintenance, the site is unstaffed.

**4.2.7. Security Fencing:** To ensure security of the facility, the property will be fenced with combination of 7' high agricultural fencing. Access to the site will be controlled via locked access gates with a Knox Padlock on the gate locks that are to be purchased from the local fire department for emergency access.

**4.2.8. Project Life:** The facility has an estimated useful life of at least forty (40) years, with an opportunity for extension depending on equipment replacements or refurbishments.

**4.2.9. SCADA and Communications Equipment Enclosure:** Supervisory Control and Data Acquisition (SCADA) refers to the entire communication and control components. The SCADA equipment for the projects will be mounted inside of an enclosure in the vicinity of the transformers. The enclosure is affixed to a foundation, or mounted on piles, depending on soil conditions. The SCADA system includes an internet router, server(s), a firewall, battery backup, and other hardware to monitor the solar facility.



## Section 5: Decommissioning Process

The system owner will be responsible for the removal of above and below ground facility components, management of excess wastes and materials, and the restoration of ground surface irregularities and herbaceous vegetation. In the event that commercial operations cease for over twelve (12) months, the project area is to be restored in a manner consistent with its condition prior to facility construction. Decommissioning activities are expected to take approximately six (6) months. Removal of all equipment will be carried out in accordance with applicable regulations at the time. The Decommissioning Plan will be reassessed every five (5) years while the system is in service.

### 5.1 Equipment Removal

After the facility has been disconnected and isolated from the utility power grid and all electrical components have been disconnected within the facility, equipment will be dismantled and removed. Decommissioning will be undertaken by licensed subcontractors using similar techniques and equipment to those used in the construction of the Project.

The following describes the methods for dismantling and removal of various Project Components:

#### **PV Arrays and Associated Equipment:**

- Disconnect all wiring, cables, and electrical interconnections.
- Remove PV arrays from racks.
- Dismantle and remove all racks and extract all pile-drive support structures (see Equipment Foundations).

#### **Generation Tie-Line Cables:**

- All aboveground and underground cables will be removed and transported offsite to an approved recycling facility or landfill.

#### **Equipment Foundations:**

- The pile-drive support structures for the solar arrays will have foundations that require removal. Other underground infrastructure that requires removal may include concrete protective electrical structures. Any foundation structures and below ground concrete will be fully removed from the ground and the affected area will be backfilled as necessary with native soil.

#### **Access Roads**

- All aggregate and other underlying materials from the access driveway / road will be excavated.
- As necessary, all compacted areas will be disced or tilled to restore soil densities consistent with the surrounding area.
- The access road area will be restored in a manner consistent with its condition prior to facility construction.

#### **Other Components**

- Fences, gates, and guards will be removed.

## **5.2 Site Restoration**

The site is currently in agricultural use and will be returned to that use or stabilized with grasses common to the area if the future owner does not plan to return the site to agricultural crops.

## **5.3 Managing Excess Materials and Waste**

A variety of excess materials and waste will be generated during decommissioning. To the extent practicable, Standard Solar Inc. (SSI) or current owner will coordinate with manufacturers, contractors, waste firms, and other entities to maximize the reuse and/or recycling of materials. Those materials deemed reusable / recyclable will be transported offsite and managed at approved receiving facilities following all applicable Federal, State, and County waste management regulations of the time.

All residual waste will be removed by a licensed contractor and transported to an approved landfill. No waste materials will remain on the site.

Decommissioned materials will include:

### **5.3.1 PV Panels**

The Project will coordinate the collection and dispensation of the PV modules to minimize the potential for modules to be discarded prematurely. If there is no possibility for reuse, PV panels will either be returned to the manufacturer for appropriate recycling / disposal or will be transported to a recycling facility where the glass, metal and semiconductor will be recycled. Best management practices at the time of decommissioning shall be utilized.

### **5.3.2 Racking and Supports**

All steel racks and pile-driven supports will be transported offsite and recycled at an approved recycling facility.

### **5.3.3 Inverters and Transformers**

All metal components of the DC to AC inverters will be recycled at an approved recycling facility to the extent practical. Transformers will be transported off-site for reuse. If no reuse option is available, transformers will be recycled or disposed of at an approved facility.

### **5.3.4 Gravel and Aggregates**

Any used gravel or aggregates will be tested for contamination prior to removal. All uncontaminated materials will be transported offsite for salvage processing and then reused for construction fill. In the unlikely event that the used gravel or aggregates are found to be contaminated, these will be disposed of at an approved facility.

### **5.3.5 Concrete**

All concrete, including all foundations, will be broken down and transported to an approved landfill or recycling facility.



#### **5.3.6 Cables and Wiring**

All copper and/or aluminum wiring and associated electronic equipment (e.g., isolation switches, fuses, metering) will be recycled to the extent practical. Any materials not deemed recyclable will be disposed of at an approved landfill.

#### **5.3.7 Fencing**

All fencing materials will be recycled at a metal recycling facility to the extent practical.

#### **5.3.8 Debris and Residual Waste**

Any remaining debris or residual waste will be collected, and all recyclable materials will be sorted. All sorted materials will be removed and sent to either an approved recycling or disposal facility.

### **5.4 Security for Removal of Solar Energy System**

Prior to issuance of a building permit, the project will provide a decommissioning letter of credit, bond, or other security, as approved by the County, based on the requirements of Conditional Use Approval. The security will be in an amount equal to the cost of performing the decommissioning obligations, as determined by an independent engineer. The security provided will be enough to conduct the necessary decommissioning obligations for the entire project site.

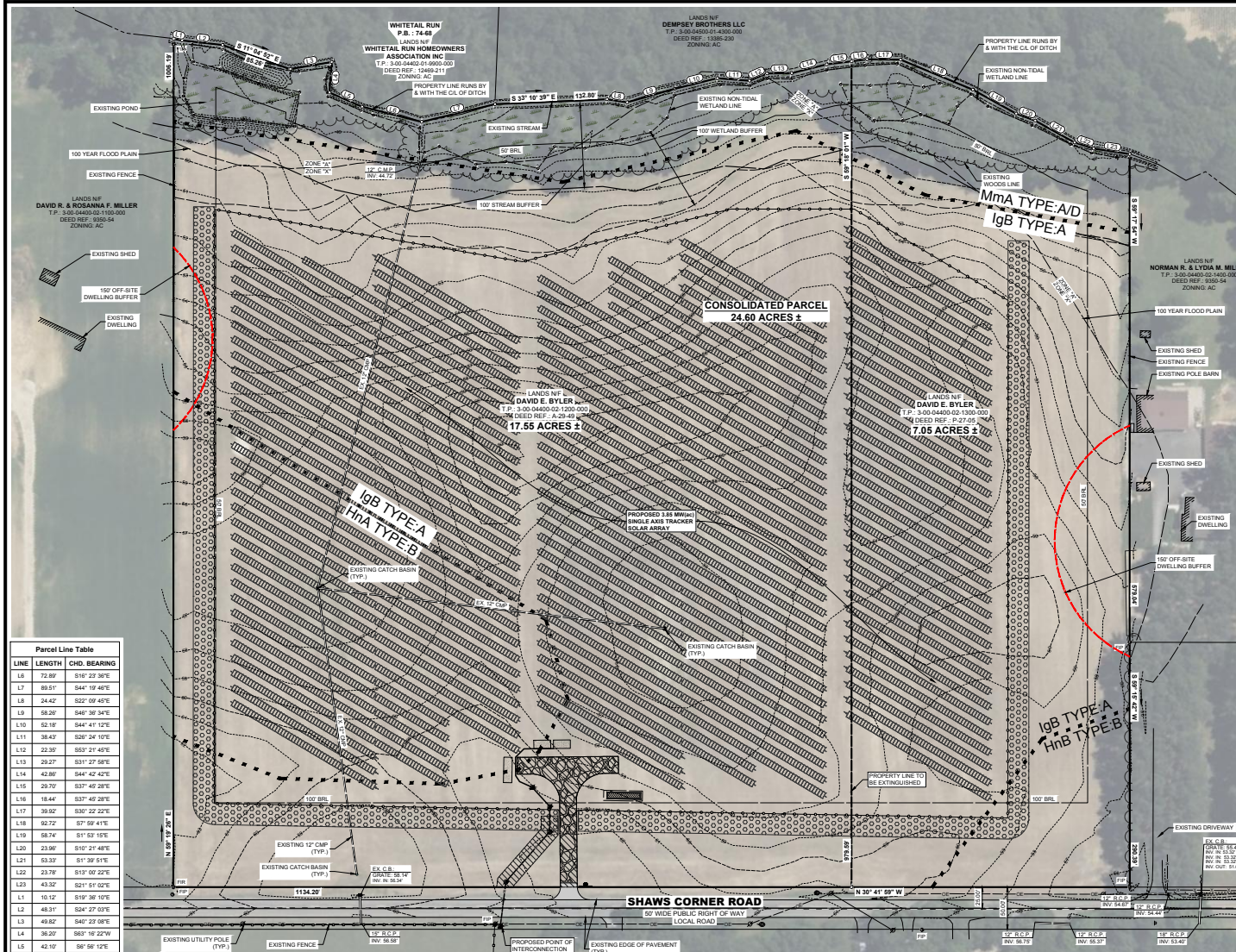
## **APPENDIX A**

### **MATERIALS AND COST ESTIMATE**



| Description of Item                   | Quantity | Unit | Unit Cost                       | Total Cost<br>(2025) | Total Cost<br>(After 25 Years)** | Logic                                                                                                                                 |
|---------------------------------------|----------|------|---------------------------------|----------------------|----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|
| <b>I. DISASSEMBLY &amp; DISPOSAL</b>  |          |      |                                 |                      |                                  |                                                                                                                                       |
| 1.0 PV Modules                        | 8,325    | EA.  | \$ 4.00                         | \$ 33,300.00         | 61,736.34                        | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 400 panels/day.               |
| 2.0 Inverter(s)                       | 14       | EA.  | \$ 125.00                       | \$ 1,750.00          | 3,244.40                         | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 16/day.                       |
| 3.0 Transformer(s)                    | 2        | EA.  | \$ 500.00                       | \$ 1,000.00          | 1,853.94                         | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove in 2 hours.                   |
| 4.0 Switchboards/Switchgear/Reclosers | 3        | EA.  | \$ 500.00                       | \$ 1,500.00          | 2,780.92                         | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove each in 2 hours (4/day).      |
| 5.0 Racking Frame (Fixed Tilt)        | 0        | EA.  | \$ 44.44                        | \$ 0.00              | 0.00                             | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 45 strings/day.               |
| 6.0 Racking Posts                     | 2,081    | EA.  | \$ 33.33                        | \$ 69,359.73         | 128,589.06                       | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 60 posts/day.                 |
| 7.0 LV Wiring                         | 82,000   | LF   | \$ 0.67                         | \$ 54,940.00         | 101,855.69                       | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 3000 LF/day (circuit length)  |
| 8.0 Fiber Optic Cable                 | 1,000    | LF   | \$ 0.67                         | \$ 666.67            | 1,235.96                         | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 6000 LF/day                   |
| 9.0 MV Wiring                         | 600      | LF   | \$ 0.67                         | \$ 400.00            | 741.58                           | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 1000 LF/day (circuit length)  |
| 10.0 Fence                            | 3,243    | LF   | \$ 2.00                         | \$ 6,486.00          | 12,024.68                        | * Use Crew A-5 (2 Laborers; .25 Truck Driver; .25 Flatbed Truck) = \$2,000/day. Assume crews can remove 3000 LF/day                   |
| 11.0 Concrete                         | 19       | CY   | \$ 80.00                        | \$ 1,557.60          | 2,887.70                         | * Use Crew B-3B (2 Laborers; 1 Equip Oper; 1 Truck Driver; 1 Backhoe; 1 Dump Trk) = \$4,000/day. Assume crew can remove 50 CY/day     |
| 12.0 Gravel Road                      | 135      | CY   | \$ 80.00                        | \$ 10,767.20         | 19,961.79                        | * Use Crew B-3B (2 Laborers; 1 Equip Oper; 1 Truck Driver; 1 Backhoe; 1 Dump Trk) = \$4,000/day. Assume crew can remove 50 CY/day     |
| 13.0 Level spreaders                  | 0        | CY   | \$ 80.00                        | \$ 0.00              | 0.00                             | * Use Crew B-3B (2 Laborers; 1 Equip Oper; 1 Truck Driver; 1 Backhoe; 1 Dump Trk) = \$4,000/day. Assume crew can remove 50 CY/day     |
| 14.0 Removal of utility poles         | 5        | EA.  | \$ 2,100.00                     | \$ 10,500.00         | 19,466.41                        | Estimate includes labor and all required tools and vehicles                                                                           |
|                                       |          |      | <b>Subtotal</b>                 | <b>\$ 192,227.20</b> | <b>356,378.48</b>                |                                                                                                                                       |
| <b>II. Site Restoration</b>           |          |      |                                 |                      |                                  |                                                                                                                                       |
| 15.0 Re-Seeding (includes seed)       | 4        | AC   | \$ 2,500.00                     | \$ 10,000.00         | 18,539.44                        | * Cost includes: (Seed; 4-7 species (native types) Also with estimate is labor: Spraying; Disking; Planting; Mulch; One man & machine |
| 16.0 Re-Grading                       | 0        | CY   | \$ 12.00                        | \$ 0.00              | 0.00                             | * (2 Laborers; 1 Equip Oper; 1 Truck Driver; 1 Backhoe; 1 Dump Trk) = \$3,448/day. Assume crews can grade 300 CY/day.                 |
|                                       |          |      | <b>Subtotal</b>                 | <b>\$ 10,000.00</b>  | <b>18,539.44</b>                 |                                                                                                                                       |
|                                       |          |      |                                 |                      |                                  | <b>Legend</b>                                                                                                                         |
|                                       |          |      | <b>DEMOLITION COST</b>          | <b>\$ 202,227.20</b> | <b>374,917.92</b>                | * = Costs derived from RS Means Heavy Site estimating manual                                                                          |
|                                       |          |      | <b>NET DECOMMISSIONING COST</b> | <b>\$ 202,227.20</b> | <b>374,917.92</b>                | ** = Assumes 2.5% annual increase in labor costs.                                                                                     |





| Parcel Line Table |        |                 |
|-------------------|--------|-----------------|
| LINE              | LENGTH | CHD. BEARING    |
| L6                | 72.89  | S10° 27' 30\"/> |
| L7                | 85.51  | S44° 19' 40\"/> |
| L8                | 24.42  | S22° 09' 45\"/> |
| L9                | 58.20  | S40° 30' 34\"/> |
| L10               | 52.10  | S44° 41' 12\"/> |
| L11               | 38.42  | S20° 24' 10\"/> |
| L12               | 22.32  | S02° 29' 45\"/> |
| L13               | 29.27  | S31° 27' 58\"/> |
| L14               | 42.80  | S44° 42' 42\"/> |
| L15               | 29.70  | S37° 45' 28\"/> |
| L16               | 18.44  | S37° 45' 28\"/> |
| L17               | 39.82  | S50° 22' 22\"/> |
| L18               | 92.72  | S7° 59' 41\"/>  |
| L19               | 58.74  | S1° 53' 15\"/>  |
| L20               | 23.99  | S10° 27' 40\"/> |
| L21               | 55.32  | S1° 50' 51\"/>  |
| L22               | 23.79  | S10° 00' 27\"/> |
| L23               | 43.32  | S21° 51' 02\"/> |
| L1                | 10.12  | S10° 30' 10\"/> |
| L2                | 48.31  | S24° 27' 03\"/> |
| L3                | 49.82  | S40° 29' 08\"/> |
| L4                | 36.20  | S63° 10' 22\"/> |
| L5                | 42.10  | S6° 56' 12\"/>  |

| LEGEND                                       |                                              |
|----------------------------------------------|----------------------------------------------|
| EXISTING                                     | PROPOSED                                     |
| CONCRETE CURB & GUTTER                       | CONCRETE CURB & GUTTER                       |
| CONCRETE SIDEWALK, SLAB & PAVING             | CONCRETE SIDEWALK, SLAB & PAVING             |
| IMPROVED SURFACED ROAD, DRIVE OR PARKING LOT | IMPROVED SURFACED ROAD, DRIVE OR PARKING LOT |
| INDIVIDUAL TREE OR BUSH                      | INDIVIDUAL TREE OR BUSH                      |
| WIRE FENCE                                   | WIRE FENCE                                   |
| CHAIN LINK FENCE                             | CHAIN LINK FENCE                             |
| STOCKADE FENCE                               | STOCKADE FENCE                               |
| STRUCTURE (CONCRETE, WOOD, METAL, ETC.)      | STRUCTURE (CONCRETE, WOOD, METAL, ETC.)      |
| DRAINAGE DITCH OR SWALE                      | DRAINAGE DITCH OR SWALE                      |
| WETLAND BOUNDARY LINE                        | WETLAND BOUNDARY LINE                        |
| CONTOUR                                      | CONTOUR                                      |
| ELEVATION SHOT                               | ELEVATION SHOT                               |
| BRANCH MARK                                  | BRANCH MARK                                  |
| PROPERTY OR RIGHT OF WAY LINE                | PROPERTY OR RIGHT OF WAY LINE                |
| CENTERLINE                                   | CENTERLINE                                   |
| LIGHT POLE                                   | LIGHT POLE                                   |
| SANITARY SEWER (S.S.)                        | SANITARY SEWER (S.S.)                        |
| WATER MAIN (W.M.)                            | WATER MAIN (W.M.)                            |
| STORM DRAIN (S.D.)                           | STORM DRAIN (S.D.)                           |
| UTILITY POLE (U.P.)                          | UTILITY POLE (U.P.)                          |
| UNDERGROUND ELECTRIC (U.E.)                  | UNDERGROUND ELECTRIC (U.E.)                  |
| UNDERGROUND TELEPHONE (U.T.)                 | UNDERGROUND TELEPHONE (U.T.)                 |
| UNDERGROUND GAS MAIN (U.G.M.)                | UNDERGROUND GAS MAIN (U.G.M.)                |

| SHEET INDEX                         |       |
|-------------------------------------|-------|
| COVER SHEET                         | C-001 |
| EXISTING CONDITIONS PLAN            | C-101 |
| BOUNDARY & EXISTING CONDITIONS PLAN | C-201 |
| CONSTRUCTION DETAILS                | C-301 |
| LANDSCAPE PLAN                      | L-101 |

**OWNERS CERTIFICATION**

WE, SSB SHAW'S ROAD SOLAR, LLC, HEREBY CERTIFY THAT THESE CONSTRUCTION PLANS WERE PREPARED AT OUR DIRECTION AND THAT WE WILL CONSTRUCT THE IMPROVEMENTS SHOWN ON THESE PLANS.

DATE: 04-21-2026

ROCK BERUBE, CHIEF OPERATIONS OFFICER

**ENGINEERS CERTIFICATION**

I, JON S. FALKOWSKI, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE: 04-26-2026

JON S. FALKOWSKI, P.E. P.E. NO. 18028

**SITE DATA**

1. OWNERS OF RECORD: DAVID E. BYLER, 2485 SHAW'S CORNER ROAD, CLAYTON, DE 19928, PHONE: 302-463-4071

2. DEVELOPER: SSB SHAW'S ROAD SOLAR, LLC, C/O ROCK BERUBE, CHIEF OPERATIONS OFFICER, 530 GATHER ROAD, SUITE 900, ROCKVILLE, MD 20850, PHONE: 410-810-1504

3. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC., 312 W. MAIN ST., SUITE 300, SALISBURY, MD 21801, PHONE: 410-546-8100

4. PROPERTY MAP NUMBER: 3-00-04400-02-1200-00001 & 3-00-04400-02-1200-00001

5. ZONING CLASSIFICATION: PROPOSED AC

6. DEED SUMMARY: A 20' & 49' (3-00-04400-02-1200-00001) & 2' 0\"/>

ARCHITECTURE  
ENGINEERING

Delaware  
David E. Byler  
302.734.7950 302.369.3700

Maryland  
Salisbury  
410.546.8100

Virginia  
Virginia Beach  
757.734.9110

North Carolina  
Charlotte  
980.270.9100

Raleigh  
919.243.1332

Wilmington  
910.341.7600

www.beckermorgan.com

KENT COUNTY PROJECT NO.: CEF-26-03

PROJECT TITLE: SUNRISE SHAW'S ROAD SOLAR

2316 SHAW'S CORNER ROAD  
CLAYTON, DE 19938  
KENT COUNTY

SHEET TITLE: COVER SHEET & OVERALL LAYOUT

SCALE: 1" = 60'

0 30 60 120

| MARK         | DATE       | DESCRIPTION       |
|--------------|------------|-------------------|
| PROJECT NO.: | 2025298.00 |                   |
| DATE:        | 04/21/2026 |                   |
| SCALE:       | 1" = 60'   |                   |
| DRAWN BY:    | M.L.T.     | PROJ. MGR: E.J.H. |
| SHEET        |            |                   |

C-001  
CONTRACT 308

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**Virginia**  
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980.270.9100 919.243.1332

Wilmington  
910.341.7600

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|                                    |
|------------------------------------|
| KENT COUNTY PROJECT NO.: CEF-28-03 |
| PROJECT TITLE                      |

2316 SHAWS CORNER ROAD  
CLAYTON, DE 19938  
KENT COUNTY

**BOUNDARY,  
EXISTING  
CONDITIONS &  
DEMOLITION PLAN**

[illegible]

**C-101**





Know what's below.  
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BEFORE YOU BEGIN ANY CONSTRUCTION PROJECT, YOU SHOULD  
CALL 811 TO LOCATE ANY BURIED UTILITIES. CALLING 811  
WILL CONNECT YOU TO THE APPROPRIATE UTILITY LOCATING  
AGENCY. CALLING 811 IS FREE AND AVAILABLE 24 HOURS A DAY.



ARCHITECTURE  
ENGINEERING

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Maryland

Salisbury  
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Virginia

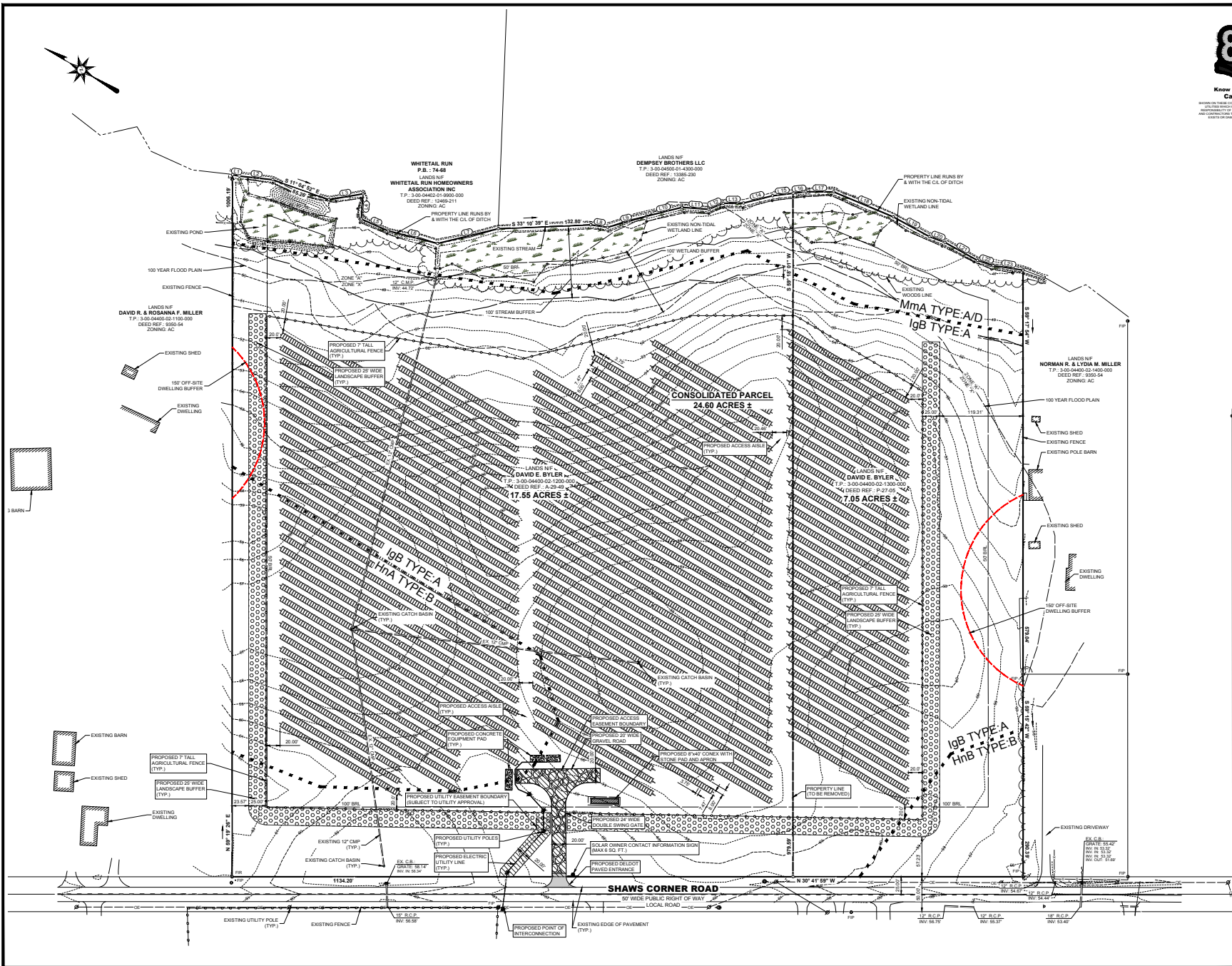
Virginia Beach  
757.734.9110

North Carolina

Charlotte Raleigh  
980.270.9100 919.243.1332

Wilmington  
910.341.7600

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KENT COUNTY PROJECT NO.: CEP-28-03

PROJECT TITLE

## SUNRISE SHAW'S ROAD SOLAR

2316 SHAW'S CORNER ROAD  
CLAYTON, DE 19938  
KENT COUNTY

SHEET TITLE

## SITE PLAN



TITLE BLOCK

| MARK        | DATE       | DESCRIPTION        |
|-------------|------------|--------------------|
| PROJECT NO. | 2025298.00 |                    |
| DATE        | 04/21/2026 |                    |
| SCALE       | 1" = 60'   |                    |
| DRAWN BY:   | M.L.T.     | PROJ. MGR.: E.J.H. |

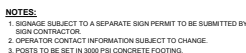
C-201

04/21/2026

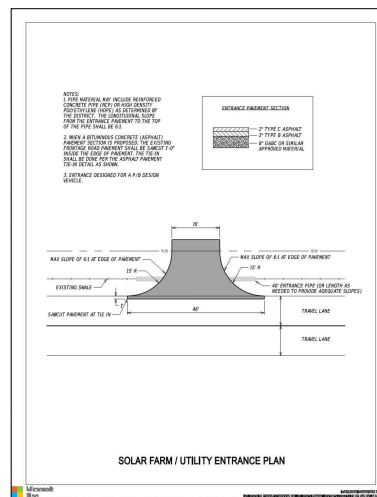




### 7' HIGH AGRICULTURAL FENCE DETAIL



### SOLAR CONTACT SIGN DETAIL



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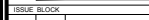
|                  |            |
|------------------|------------|
| DRAWN BY: M.E.T. | PROJ. MGR: |
| SHEET            |            |

CHAD D. CARTER, RLA, ASLA S1-499 DATE  

1:Project/200

SHEET TITLE

**LANDSCAPE PLAN**



|                  |             |
|------------------|-------------|
| DRAWN BY: P.R.R. | PROJ. MGR.: |
| SHEET            |             |
| 101              |             |

