

KENT COUNTY

Dover, DE 19901



LEVY COURT

(302) 744-2300

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

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 # and Title	:	CS-26-04 Pro-Cut Tree Services
Comprehensive Plan Map Designation	:	Low Density Residential
Relation to Growth Zone	:	Outside
Present Zoning District	:	AC (Agricultural Conservation) District
Present Use	:	Unapproved Landscaping and Horticultural Operation
Proposed Use	:	Landscaping and Horticultural Operation
Proposed Structures	:	10,360± sq. ft. building
Area and Location	:	1818 N Little Creek Rd – 5.86 acres ± on the south side of N. Little Creek Rd., approx. 0.18 miles east of Fox Rd., east of Dover.

I. APPLICATION SUMMARY:

The applicant is seeking Conditional Use with Site Plan approval for a Landscaping and Horticultural Operation. The subject parcel is 5.86± acres and is currently improved with an 8,886± sq. ft. agricultural building, a 360± sq. ft. office, and a 200± sq. ft. field office. The project proposes the removal of the agricultural building and the field office, and the construction of a 10,000± sq. ft. building. The 360± sq. ft. office will remain, for a total of 10,360± sq. ft. of buildings onsite.

The applicant has requested a waiver from Kent County Code Section 187-60A, regarding the provision of sidewalks along collector roadways, and 187-61A, regarding marked crosswalks at intersections of collector roadways (see Section III. Waivers). Staff recommends **APPROVAL** of the waivers as requested.

If the Commission chooses to grant the waiver, Staff recommends **CONDITIONAL APPROVAL** of the application, as the application would then demonstrate compliance with all Kent County Code requirements and the Kent County Comprehensive Plan (2018).

There have been three previous land use applications on the subject site:

- Application CS-97-12 approved a conditional use for a church in 1997.
- Application CS-21-07 approved a conditional use for a landscaping and horticultural business. The application expired November 23, 2023, as final site plan approval was never received.
- Application CS-24-01 approved a conditional use for a landscaping and horticultural business. The application expired February 27, 2026, as final site plan approval was never received.

II. COMPLIANCE WITH THE CONDITIONS OF APPROVAL:

Based on the information submitted, the application demonstrates compliance with all conditions for approval as outlined in Kent County Code Chapters 205, 187, and 171:

A. Compliance with the Conditions of Approval for the Use - §205-67N Landscaping and Horticultural Services:

(1) The subject site shall be located on a numbered State or County Road.

✓ The subject site is located on N. Little Creek Rd., County Road 16.

(2) The subject site shall be a minimum of five acres in size.

✓ The subject site is 5.86± acres.

(3) All buildings shall be at least 25 feet from all property lines.

✓ As indicated on the site plan, all proposed structures will be located more than 25' from all property lines.

(4) Storage of all material, vehicles, and equipment shall be 75 feet from all property lines and 150 feet from all adjacent residential dwellings.

✓ The storage of all material, vehicles, and equipment will meet the required 75' setback from all property lines and the 150' distance from all adjacent residential dwellings. The 75' setback is delineated on the site plan, which also shows that the nearest residential dwelling is 202' from this setback.

(5) All outside storage of material, equipment, and vehicle storage areas shall be screened from public roads and adjacent properties.

✓ A landscaped buffer consisting of planted and proposed trees is proposed around the entire property, with breaks only for existing drive aisles. These plantings will comply with the screening requirements for the outside storage areas.

(6) Retail and wholesale services are prohibited.

✓ No retail or wholesale services are proposed as part of the project.

B. General Code Requirements:

1. The final plan must meet all requirements of Chapters 171, 187 and 205 of the Kent County Code, and all items in the final plan column of Appendix D of Chapter 187. This may include items that are not specifically outlined below.
2. The existing 8,886± sq. ft. agricultural structure on the property does not meet the building code requirements for commercial use. For the business to be legal, this structure must be demolished, the proposed building must be constructed, and any necessary permits must be obtained.
3. The subject site is located entirely within the Airport Environs Zoning Overlay and DAFB Noise Zone Suboverlay. Pursuant to Kent Code Section 187-397.1(H)(2)(b), the following language must appear in all deeds, leases or other transactions dealing with real property containing lands impacted by the Airport Environs Zoning Overlay and subject to sound-attenuation requirements:

Property shown on this plan is impacted by the current Airport Environs Zoning Overlay. Any building constructed within the impacted area must comply with the acoustical performance standards found within the Kent County Zoning Ordinance and/or Kent County Code during the construction process, as to the degree of noise attenuation required.
4. The applicant is proposing to share the existing septic system with the adjacent uses, including the church and church rectory. A DNREC letter of no objection to the shared septic system is required prior to approval of the final site plan, as well as a cross-access easement for the septic system. In the event that a shared septic system is not permitted by DNREC, the applicant is advised to contact the City of Dover Public Works Department to determine if sewer is available.
5. The existing total square footage on the cover page needs revised to include the total building square footage for all structures, as noted on the existing conditions page.
6. For the conditional use area of 5.86 acres, Section 187-74(D) requires the planting or preservation of 85 trees on site. The applicant has recently planted 393 trees within the conditional use area.
7. A final site plan must be approved within 24 months of preliminary plan approval and construction must commence within 18 months of final plan approval.

8. The Levy Court may add any necessary conditions to protect the health, safety, and welfare of the citizens of Kent County.

III. WAIVER REQUESTS:

The Commission may waive or modify the requirements of Chapter 187 by following these guidelines (§187-80):

1. Strict compliance with the requirements of this chapter would result in extraordinary hardship to the applicant because of unusual topography or other conditions which are not self-imposed, or;
2. That these conditions would result in inhibiting the achievement of the objectives of these regulations;
3. And that such variance, modification or waiver:
 - Will not have the effect of nullifying the intent and purpose of this chapter;
 - Will not be contrary to the goals and objectives of the Comprehensive Plan;
 - Shall not be more than a minimum easing of the requirements;
 - Shall not result in conflict with Chapter 205, Zoning.

The applicant has requested a waiver of Kent County Code Section 187-60A, requiring sidewalks be installed along the frontage of all arterial and collector roadways, and 187-61A, requiring marked crosswalks at points of intersection between sidewalk and major collector streets. The applicant's waiver request (attached) notes that the subject site is located in a rural area of the County and that a waiver of the sidewalk installation would have no adverse effect on the surrounding agricultural uses. Staff has reviewed this request and recommends **APPROVAL** of this waiver, based on the predominantly agricultural nature of the area and that the use will not generate pedestrian traffic.

The applicant has also requested a partial waiver from §187-79A, requiring buffering of nonresidential uses other than agriculture when abutting a residential use, for a portion along the western property line. Staff have determined that this request is not necessary, as screening is not required in this area since it is the location of a shared drive aisle.

IV. BACKGROUND INFORMATION:

- There have been no conditional use applications of a similar nature in the immediate vicinity.
- The character of the surrounding area is predominantly agricultural, with some residential and institutional uses. The adjacent property to the west and north is used for a church with a school and a single-family residence. There is another single-family residence located west of this parcel. The remaining parcels, located to the south and east of the subject site, are used for farmland.

V. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian Hall, Engineering Project Manager II

Requirement:

1. N/A

Comment:

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

B. DELAWARE DEPARTMENT OF TRANSPORTATION

Contact: Joshua J. Schwartz

Comment:

1. The property has been submitted through PDCA. Entrance Plans were approved March 2, 2026.

C. KENT CONSERVATION DISTRICT

Contact: Jared Adkins

Requirements:

1. As the disturbance for this site will exceed 1 Acre, a detailed sediment and stormwater management plan must be reviewed and approved by Kent Conservation District prior to any land disturbance (i.e. clearing, grubbing, filling, grading, etc.). The review fee and a completed application for a Detailed Plan are due at the time of plan submittal to the District’s office.
2. The following notes must appear on the record plan:
 - The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
 - The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
 - A clear statement of defined maintenance responsibility for stormwater management facilities.

Advisory Comments to the Applicant:

1. KCD is currently reviewing this project under our expedited review process and has already completed 2 reviews. As of 5/29/26, KCD is currently waiting for the plan to be revised and resubmitted for a 3rd review.
2. A letter of no objection to recordation will be provided upon approval of a Standard Sediment and Stormwater Management Plan.

D. OFFICE OF THE STATE FIRE MARSHAL

Contact: William Kelly II, CFI, CFPE

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

E. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcolm Jacob

Comments:

Although the frontage with North Little Creek Road is small, the site plan should include sidewalks along the full extent of the property's frontage. According to the Kent County Code, sidewalks are required along the frontage of arterial and collector roadways as part of site development. North Little Creek Road is a major collector road with no shoulders and a posted speed limit of 50 mph. Given these conditions, the road is very unsafe for pedestrian use, which is why frontage sidewalks would contribute significantly to pedestrian safety in the area. Internal sidewalks leading from North Little Creek Road to the main building would also be beneficial. The applicant should follow all the DelDOT and Kent County requirements for sidewalk width and accessibility.

The site plan includes one (1) accessible parking space close to the main building. This improvement should also be accompanied by ADA access ramps and sidewalks that connect the parking area to the building entrance. The applicant should follow the latest ADA, DelDOT, and Kent County requirements to ensure the site is fully accessible.

Finally, it should be noted that an adjacent parcel is featured in the Dover Air Cargo Freight Access Study, which examined possible transportation improvements needed to support economic growth on the east side of SR1 between Dover Air Force Base (DAFB) and White Oak Road. The Horsepond Road Extension, one of the recommended projects, would extend Horsepond Road between White Oak Road and S. Little Creek Road. This extension would be located immediately east of Fox Road and west of the subject property. Once completed, this project is expected to help take trucks off of local residential roads in Dover. It is currently included in DelDOT's Capital Transportation Program (CTP), and it is in the Preliminary Engineering (PE) phase. Although the project will not conflict directly with the subject property, compatible uses should be kept in mind throughout the process. Given the volume of large vehicles on North Little Creek Road and surrounding roads, sidewalks along the property's frontage should be a priority.

F. DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, Division of Fish and Wildlife

Contact: Faith Garcia, Environmental Review Coordinator

Comment: A review of our database indicates that there are currently no records of state-rare or federally-listed plants, animals or natural communities at this project site.

VI. OWNER/APPLICANT:

The owner/applicant shall be aware of and be prepared to comply with all comments regarding this project stated in this report. All comments must be addressed in the final plan prior to final approval. Final approval of the plan must occur within 24 months from the date of preliminary plan approval. Failure to obtain final approval shall nullify the plan. Letters of "No Objection to Final Approval" from the following agencies will be required prior to final approval:

1. Delaware Department of Transportation (DelDOT)

2. Kent Conservation District (KCD)
3. Office of the State Fire Marshal (OFSM)
4. Delaware Department of Natural Resources and Environmental Control (DNREC) for approval of the shared septic system
5. City of Dover - Approval to connect to public water

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
Waiver Request
Preliminary Site Plan and Landscape Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR CONDITIONAL USE WITH SITE PLAN

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**

Application # / Title	:	CS-26-04 Pro-Cut Tree Services
Owner:	:	William Darby LLC Po Box 331 Little Creek, DE 19961
Engineer	:	Century Engineering, LLC 550 Bay Rd. Dover, DE 19901
Zoning District	:	AC (Agricultural Conservation)
Comprehensive Plan Map Designation	:	Low Density Residential
Relation to Growth Zone	:	Outside
Present Use	:	Unapproved Landscaping and Horticultural Operation
Proposed Use	:	Landscaping and Horticultural Operation
Building Size	:	10,360± sq. ft
Water/Wastewater	:	City of Dover/On-Site Septic
Levy Court District	:	3 rd - Angel
School District	:	Capital
Fire District	:	Little Creek
Area and Location	:	1818 N Little Creek Rd – 5.86 acres ± on the south side of N. Little Creek Rd., approx. 0.18 miles east of Fox Rd., east of Dover.
Kent County Property Identification Numbers	:	ED-00-078.00-01-01.05-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: CS-26-04
Pro Cut Tree Service

APPLICANT/OWNER:

William Darby LLC

**PRESENT ZONING
DISTRICT:**

AC (Agricultural Conservation)

PRESENT USE:

Unapproved Landscaping and
Horticultural Operation

PROPOSED USE:

Landscaping and Horticultural
Operation

LEVY COURT DISTRICT:

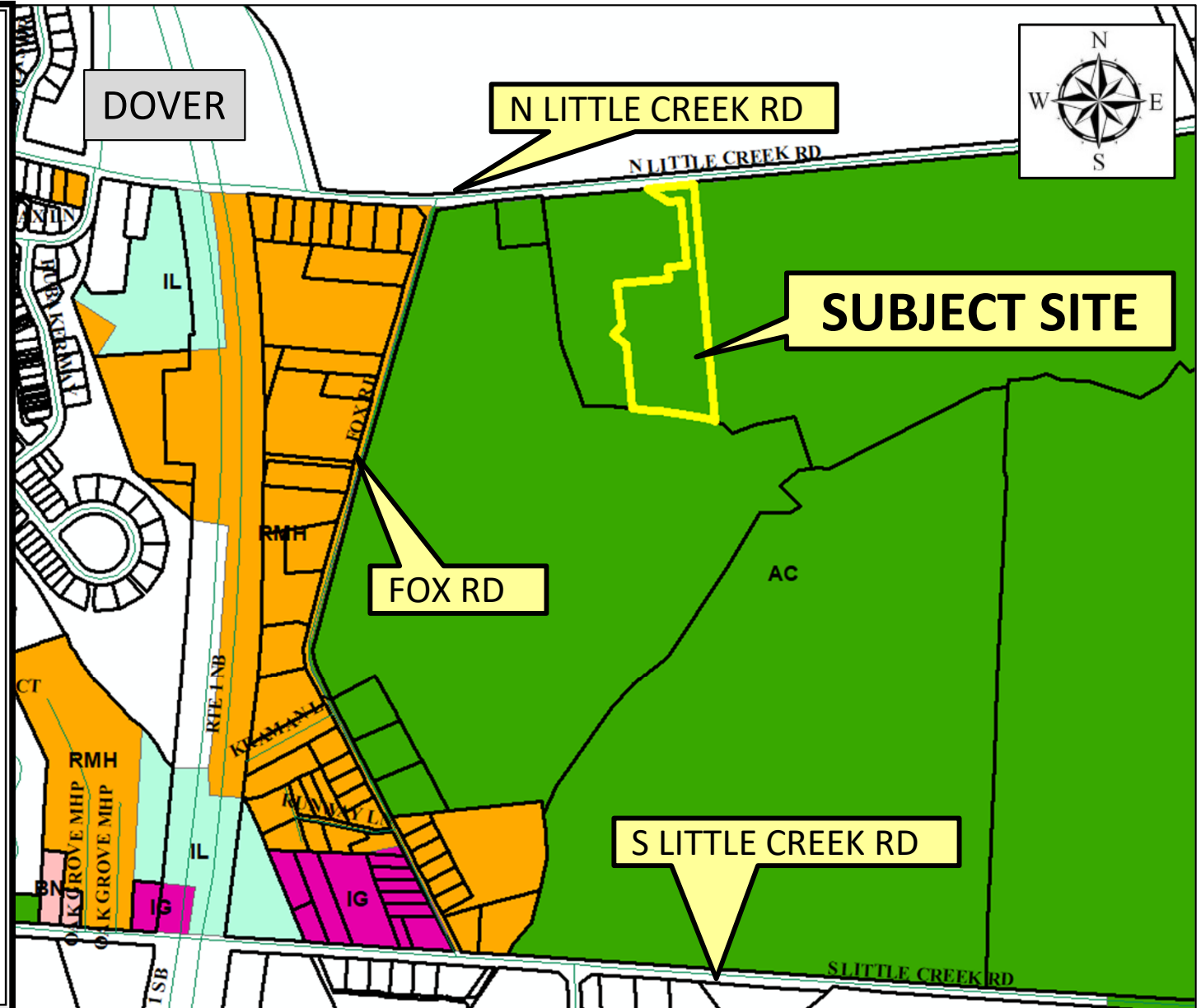
3rd - Angel

TAX MAP NO:

ED-00-078.00-01-01.05-000

LOCATION:

1818 N Little Creek Rd –
5.86 acres ± on the south side of
N. Little Creek Rd., approx. 0.18
miles east of Fox Rd., east of
Dover.



Applicant: Pro-Cut Tree Services

Project Background Information: The proposed project is located on N. Little Creek Road (KCR16) in Kent County, Delaware. The project also has one access from N. Little Creek Road. The proposed project is seeking a conditional use approval for landscaping and horticultural services.

Waiver Request #1: Waiver from Kent County Code, Article XI, Section 187-60A

Waiver Requested: Waiver from the required sidewalk along a major collector roadway frontage.

A waiver is being requested from providing a sidewalk along the frontage of North Little Creek Road. The existing site sits amongst farmland to the East, South, and West. Existing zoning limits development likelihood in the area, meaning that any sidewalk built as part of this project will never be connected as part of a larger sidewalk network. To keep with the rural feel of the area and existing characteristics, we believe eliminating the sidewalk along the frontage would have no adverse effect to the surrounding properties.

Waiver Request #2: Waiver from Kent County Code, Article XI, Section 187-61A

Waiver Requested: Waiver from the required crosswalk at the proposed entrance of site along a major collector roadway frontage.

A waiver is being requested from providing a crosswalk at the proposed site entrance along the frontage of North Little Creek Road. If we did provide a crosswalk at the entrance, there would be no connection for it since we are also requesting a waiver from providing sidewalk at the road frontage. To keep with the rural feel of the area and existing characteristics, we believe eliminating the crosswalk at the proposed entrance along the frontage would have no adverse effect on the surrounding properties.

Waiver Request #3: Waiver from Kent County Code, Article XI, Section 187-79A

Waiver Requested: Waiver from providing the required screening at a specific area on the site.

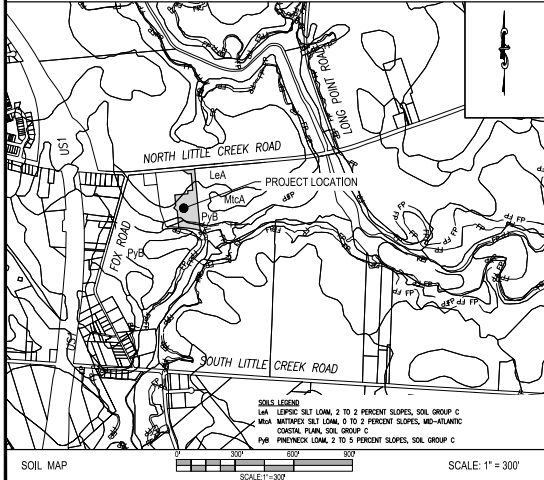
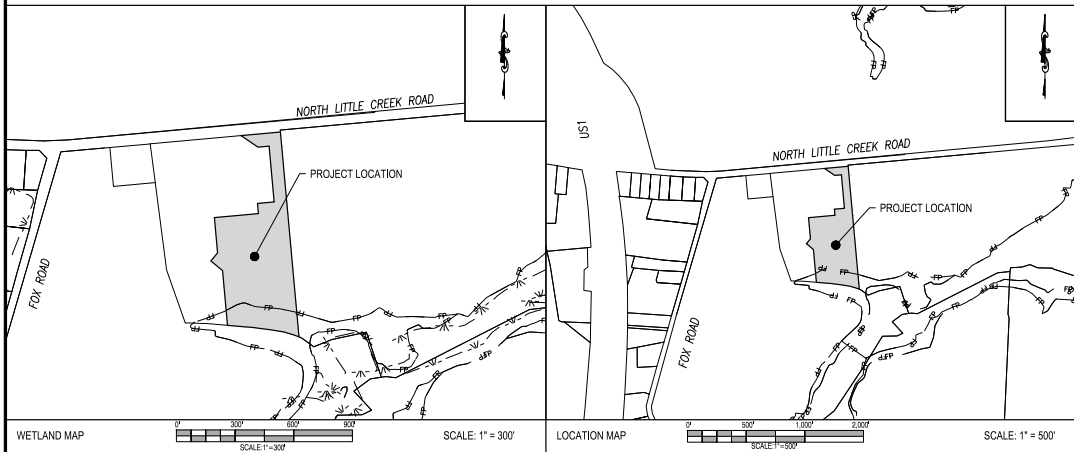
A waiver is being requested from providing screening at the western end of the property. The owner of the subject parcel has an existing access drive to North Little Creek Road that goes through the adjacent parcel 0101. This access crosses the western boundary and providing screening along the entire western boundary would block this access. To keep with the rural feel of the area and maintain the existing access point to the site, we believe eliminating screening in this area would have no adverse effect on the surrounding properties.

CONDITIONAL USE PLAN FOR PRO-CUT TREE SERVICES

T.P. NO. 2-00-078.00-01-01.05-00001

EAST DOVER HUNDRED, KENT COUNTY, STATE OF DELAWARE 19901

CS-26-04, PRO-CUT TREE SERVICES



DATA TABLE

1. COUNTY TAX MAP:	ED-00-078.00-01-01.05																																				
2. CONDITIONAL USE WITH SITE PLAN APPLICATION NUMBER:	CS-26-04																																				
3. ZONING:	EXISTING: AGRICULTURAL CONSERVATION (AC) PROPOSED: AGRICULTURAL CONSERVATION (AC)																																				
4. LOT AREA:	5.866 ACRES																																				
5. SOURCE OF TITLE:	D.B. 12703-280																																				
6. EXISTING USE:	LANDSCAPING AND HORTICULTURAL SERVICES																																				
7. DATUM:	VERTICAL - NAVD83 HORIZONTAL - NAVD83																																				
8. SETBACKS:	FRONT: 40' SIDE: 10' REAR: 30'																																				
9. MONUMENTS:	EXISTING CONCRETE MONUMENTS: 0 PROPOSED CONCRETE MONUMENTS: 3 EXISTING CAPPED IRON PIPE: 0 PROPOSED CAPPED IRON PIPE: 0																																				
10. TOTAL NUMBER OF LOTS:	EXISTING: 1 PROPOSED: 1																																				
11. WASTEWATER PROVIDER:	ON-SITE SEPTIC																																				
12. WATER PROVIDER:	CITY OF DOVER																																				
13. FLOOD PLAIN MAP:	PER FIRM MAP NUMBER 1001001001, DATED JULY 7, 2014, THE SITE LIES WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.																																				
14. PURPOSE OF PLAN:	THE PURPOSE OF THIS PLAN IS TO SHOW A FINAL SITE PLAN FOR THE SUBJECT PARCEL.																																				
15. GROWTH ZONE:	THE SUBJECT PARCEL IS OUTSIDE THE GROWTH ZONE FOR KENT COUNTY DELAWARE.																																				
16. INVESTMENT LEVEL:	4																																				
17. NOISE CONTOUR AREAS:	THE SUBJECT PARCEL LIES WITHIN THE APEX AND ACQU SUBORDERLY ZONE B NOISE CONTOUR AREAS (SEE DECIBEL); ALL STRUCTURES MUST MEET REQUIREMENTS OF KENT COUNTY CODE SECTION 200-10.1.																																				
18. BOUNDARY SURVEY:	A BOUNDARY SURVEY WAS NOT REQUESTED OR PERFORMED BY CENTURY ENGINEERING, LLC. BOUNDARY SHOWN WAS PROVIDED BY ELLIOTT SURVEYING. CENTURY ENGINEERING, LLC, TAKES NO RESPONSIBILITY FOR INACCURACIES.																																				
19. SITE BREAKDOWN:	<table><tr><td>PRE CONSTRUCTION</td><td>ACRES</td><td>SQUARE FOOTAGE</td></tr><tr><td>EXISTING BUILDING</td><td>0.144</td><td>48,351</td></tr><tr><td>EXISTING IMPROVEMENTS</td><td>0.000</td><td>42,677</td></tr><tr><td>SWM FACILITY AREA</td><td>0.000</td><td>138,262</td></tr><tr><td>OPEN SPACE</td><td>5.662</td><td>255,135</td></tr><tr><td>TOTAL</td><td>5.866</td><td>255,135</td></tr></table> <table><tr><td>POST CONSTRUCTION</td><td>ACRES</td><td>SQUARE FOOTAGE</td></tr><tr><td>BUILDING & PROP.</td><td>0.244</td><td>10,362</td></tr><tr><td>PROPOSED IMPROVEMENTS</td><td>0.000</td><td>42,677</td></tr><tr><td>SW FACILITY AREA</td><td>0.000</td><td>138,262</td></tr><tr><td>OPEN SPACE</td><td>5.662</td><td>255,135</td></tr><tr><td>TOTAL</td><td>5.866</td><td>255,135</td></tr></table> IMPROVEMENT COVERAGE: EXISTING: 27.43% PROPOSED: 28.43%	PRE CONSTRUCTION	ACRES	SQUARE FOOTAGE	EXISTING BUILDING	0.144	48,351	EXISTING IMPROVEMENTS	0.000	42,677	SWM FACILITY AREA	0.000	138,262	OPEN SPACE	5.662	255,135	TOTAL	5.866	255,135	POST CONSTRUCTION	ACRES	SQUARE FOOTAGE	BUILDING & PROP.	0.244	10,362	PROPOSED IMPROVEMENTS	0.000	42,677	SW FACILITY AREA	0.000	138,262	OPEN SPACE	5.662	255,135	TOTAL	5.866	255,135
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20. WETLAND INVESTIGATION:	A FIELD VISIT WAS PERFORMED BY CENTURY ENGINEERING, LLC. IN OCTOBER 2020 AND NO WETLANDS WERE FOUND TO EXIST ON THE SUBJECT PROPERTY.																																				
21. FRONTAGE ROAD NORTH LITTLE CREEK ROAD (NORTH), 50 MPH																																					
22. TRANSPORTATION IMPROVEMENT DISTRICT: N/A																																					
23. STORMWATER MANAGEMENT AGREEMENT:	A PROPOSED STORMWATER MANAGEMENT AGREEMENT HAS BEEN RECORDED IN THE RECORDER OF DEEDS, IN AND FOR KENT COUNTY, STATE OF DELAWARE, ON SEPTEMBER 29, 2022, IN DEED BOOK 12719 PAGE 206.																																				
24. PERCENT SLOPE:	1.81%																																				
25. SUPERSEDE NOTE:	THIS PLAN SUPERSEDES, IN PART, THE PLAN OF CALVARY CHURCH OF THE MADAGASCAR, DATED OCTOBER 4, 1996, LAST REVISED SEPTEMBER 19, 2007, AND RECORDED ON AUGUST 14, 2012 IN THE RECORDER OF DEEDS IN AND FOR KENT COUNTY, STATE OF DELAWARE, PLAT BOOK 118 PAGE 83.																																				
26. WETLAND PROTECTION:	A PORTION OF THIS SITE FALLS WITHIN A WETLAND PROTECTION AREA AS SHOWN ON THE PLANS.																																				
27. WOODLANDS NOTE:	NO EXISTING WOODLANDS ARE PRESENT ON THIS SITE.																																				
28. ENGINEER:	CENTURY ENGINEERING, LLC 500 BAY ROAD DOVER, DE 19901 302-734-9188 BRET A. MARTINE, P.E.																																				
29. OWNER:	WILLIAM DARRY, LLC PO BOX 531 LITTLE CREEK, DE 19961 DOVER, DE 19901 WILLIAM DARRY																																				

LOT REQUIREMENTS - AC (AGRICULTURAL CONSERVATION)	LANDSCAPE PLANTING REQUIREMENTS (OUTSIDE GROWTH ZONE)
MINIMUM LOT WIDTH: 150'	TAX PARCEL ED-00-078.00-01-01.05: 255,262 S.F.
MINIMUM ROAD FRONTAGE (STATE ROAD): 200'	REQUIRED: 1 TREE / 3,000 S.F. / 255,262 S.F. = 86 PLANTINGS
MINIMUM HEIGHT: 35'	PROVIDED: 393 THREADED GREEN GRASSES RECENTLY INSTALLED BY THE PROPERTY OWNER
NON-RESIDENTIAL STRUCTURES MAXIMUM HEIGHT: 80'	37 TREES TO BE TRANSPLANTED ON SITE FROM EXISTING PLANTINGS.

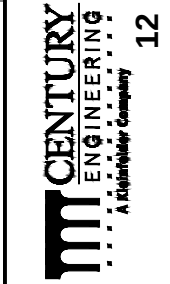
PARKING RATIONALE
PARKING SPACES REQUIRED: 1 HANDICAP SPACE + A SPACE FOR EVERY FULL TIME OFFICE PERSONNEL
CURRENT NUMBER OF OFFICE PERSONNEL: 4
PARKING SPACES PROVIDED: 5 TOTAL SPACES INCLUDING 1 HANDICAP SPACE + 1 LOADING SPACE

GENERAL NOTES	INDEX OF SHEETS
1. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USE PRIMARILY FOR FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AND WILL BE ENGAGED. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NOCTURNAL LIGHTING OPERATIONS.	CU100 COVER SHEET
2. THIS PROPERTY IS IMPACTED BY STREAMS, DITCHES, PONDS OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF STREAMS, DITCHES, PONDS OR LAKES, AND THE DEVELOPER IS ADVISED TO CONSULT WITH KENT COUNTY PLANNING SERVICES TO DETERMINE THE SERVICES FROM STREAMS, DITCHES, PONDS OR LAKES.	CU101 LEGEND
3. ALL EXISTING FEATURES SHOWN, INCLUDING ALL UTILITIES, STRUCTURES, ASPHALT AND WETLANDS, PROVIDED BY ELLIOTT SURVEYING. CENTURY ENGINEERING, LLC, TAKES NO RESPONSIBILITY FOR INACCURACIES.	CU102 GENERAL NOTES & TYPICAL SECTIONS
4. THIS PROPERTY IS IMPACTED BY THE CURRENT AIRPORT EXPANSION ZONING OUTLAY. ANY BUILDING CONSTRUCTED WITHIN THE IMPACTED AREA MUST COMPLY WITH THE AIRPORT, PERFORMANCE STANDARDS FOUND WITHIN THE KENT COUNTY ZONING ORDINANCE AND/OR KENT COUNTY CODE DURING THE CONSTRUCTION PROCESS, AS TO THE DEGREE OF NOISE ATTENUATION REQUIRED.	CU103 EXISTING CONDITIONS & DEMOLITION PLAN
5. THE TYPE, HEIGHT, LOCATION, AND SHADING OF EXTERIOR LIGHTING SHALL BE DESIGNED NOT TO SHINE OR REFLECT LIGHT INTO ADJACENT PROPERTY, FLASHING, REVOLVING, OR INTERMITTENT LIGHTS MAY NOT BE USED, EXCEPT AS NEEDED FOR SAFETY.	CU104 SITE PLAN
	CU105 CONSTRUCTION DETAILS
	CU106 LANDSCAPE PLAN
	CU107 SIGNING & STRIPING PLAN

WETLANDS STATEMENT
I, BRET A. MARTINE, HEREBY CERTIFY THAT A WETLANDS INVESTIGATION WAS PERFORMED BY CENTURY ENGINEERING, INC., ON JULY 22, 2021, AND NO WETLANDS WERE FOUND IN THE VICINITY OF THIS PROJECT.
BRET A. MARTINE, P.E., DE NO. 11947 CENTURY ENGINEERING, LLC 500 BAY ROAD DOVER, DE 19901 302-734-9188 BWM@CENTURYENGINEERING.COM
06/18/2026 DATE

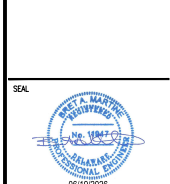
CERTIFICATION OF OWNERSHIP
I, WILLIAM DARRY, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF TAX PARCEL NO. ED-00-078.00-01-01.05, SHOWN HEREIN, AND THAT THIS PLAN WAS MADE AT MY DIRECTION AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DEED, AND THAT THE PLAN BE RECORDED ACCORDING TO THE LAW.
WILLIAM DARRY, LLC PO BOX 531 LITTLE CREEK, DE 19961 DOVER, DE 19901 302-734-9188 WD@CENTURYENGINEERING.COM
06/18/2026 DATE

CERTIFICATION OF PLAN ACCURACY
I, BRET A. MARTINE, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL 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 SOUND ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
BRET A. MARTINE, P.E., DE NO. 11947 CENTURY ENGINEERING, LLC 500 BAY ROAD DOVER, DE 19901 302-734-9188 BWM@CENTURYENGINEERING.COM
06/18/2026 DATE



REVISIONS
04/24/2026 REVISED PER KENT COUNTY COMMENTS
06/19/2026 REVISED PER KENT COUNTY COMMENTS

ADDENDUM
DESCRIPTION DATE



CONDITIONAL USE PLAN FOR PRO-CUT TREE SERVICES
EAST DOVER HUNDRED KENT COUNTY, DOVER, 19901 STATE OF DELAWARE CS-26-04, PRO-CUT TREE SERVICES
PROJECT
SHEET TITLE
COVER SHEET

AGENCY SUBMISSION
JUNE 19, 2026
DRAWN: JMP/FB SCALE: AS NOTED PROJECT NO: CU100
CHECKED/DESIGNER: BAM SHEET NO: 24001425.001A

MANMADE ROADSIDE FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BOLLARD - STEEL POLE	⊙	●	
BOLLARD - WOOD POST	⊠	■	
CURB, TYPE 1 AND TYPE 3	=====	=====	
CURB, TYPE 2	=====	=====	
CURB & GUTTER, TYPE 1	=====	=====	
CURB & GUTTER, TYPE 2	=====	=====	
CURB & GUTTER, TYPE 3	=====	=====	
FENCE - CHAINLINK OR STRANDED	— X —	— X —	
FENCE - STOCKADE OR SPLIT RAIL	— O —	— O —	
FLAG POLE	FP	FP	
GUMMIDIAL - STEEL BEAM, TYPE 1	— + — + — + — + —	— + — + — + — + —	
LAMP AND POST	LAMP	⊕	
MAILBOX	MB	MB	
PRISMATIC	—	—	
POLLAR OR MISCELLANEOUS POST	○	●	
TRAFFIC SIGN AND POST	— T —	— T —	

DRAINAGE FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	ID
BIORETENTION SWALE	—	— BPS — X —	
DITCH OR STREAM CENTERLINE	— oo —	— X — X —	
DIRECTIONAL STREAM FLOW ARROW	— > —	— > —	
DRAINAGE INLET	⊕	⊕	
DRAINAGE JUNCTION BOX	⊕	⊕	
DRAINAGE MANHOLE	⊕	⊕	
DRAINAGE PIPE AND FLOW ARROW	—	—	
FLARED END SECTION	—	—	
RRPMP - AREA FEATURE	—	—	
SAFETY END SECTION	—	—	
UNDERDRAIN	—	—	
UNDERDRAIN OUTLET	—	—	

GRADING		
FEATURE DESCRIPTION	EXISTING	PROPOSED
CONTOUR	—	—
SPOT ELEVATIONS	— XX.XX —	— XX.XX —

UTILITY FEATURES			
FEATURE DESCRIPTION	EXISTING	PROPOSED	
CABLE TV DISTRIBUTION BOX	TV	TV	
COMMUNICATIONS - UNDERGROUND	— COMM —	— COMM —	
ELECTRIC - UNDERGROUND	— UG-E —	— UG-E —	
ELECTRIC MANHOLE	⊕	⊕	
ELECTRIC METER	EM	EM	
ELECTRIC TRANSFORMER	ET	ET	
GAS - UNDERGROUND	— UG-G —	— UG-G —	
GAS MANHOLE	⊕	⊕	
GAS METER	GM	GM	
GAS VALVE	GV	GV	
GAS PUMP - SERVICE STATION	GP	GP	
IRRIGATION - UNDERGROUND	— IR —	— IR —	
IRMS - UNDERGROUND	— IRMS —	— IRMS —	
KNOX BOX	KB	KB	
LIGHTING - UNDERGROUND	— LI —	— LI —	
LUMINAIRE - POLE MOUNTED	—	—	
MANHOLE - UNDETERMINED OWNER	⊕	⊕	
RAILROAD TRACKS	—	—	
SEWER - UNDERGROUND	— S —	— S —	
SEWERY SINKER MANHOLE	⊕	⊕	
SEWERY SINKER VALVE	SV	SV	
SEWERY SINKER CLEANOUT OR VENT	⊕	⊕	
SEPTIC DRAIN FIELD	— S.D.F. —	— S.D.F. —	
SIGNALIZATION - UNDERGROUND	— SIG —	— SIG —	
SOIL BORING LOCATION	⊕	⊕	
TELEPHONE BOOTH	⊕	⊕	
TELEPHONE MANHOLE	⊕	⊕	
TELEPHONE TEST POINT	⊕	⊕	
TRAFFIC - CONDUIT JUNCTION WELL	⊕	⊕	
TRAFFIC - LIGHT POLE AND BASE	⊕	⊕	
TRAFFIC - PEDESTRIAN POLE AND BASE	⊕	⊕	
TRAFFIC - SIGNAL CABINET AND BASE	⊕	⊕	
TRAFFIC - SIGNAL POLE AND BASE	⊕	⊕	
UNKNOWN UTILITY - UNDERGROUND	— UG-UK —	— UG-UK —	
UTILITY BOX	⊕	⊕	
UTILITY POLE GUY WIRE ANCHOR	—	—	
UTILITY POLE	⊕	⊕	
UTILITY TEST HOLE LOCATION	⊕	⊕	
WALL PACK - LIGHTING	⊕	⊕	
WATER - UNDERGROUND	— W —	— W —	
WATER - FIRE HYDRANT	⊕	⊕	
WATER METER	⊕	⊕	
WATER VALVE	⊕	⊕	
WATER - FIRE DEPARTMENT CONNECTION	⊕	⊕	
WELL HEAD	⊕	⊕	

PAVEMENT SECTION(S)	
MILL AND OVERLAY - SEE TYPICAL SECTIONS FOR MATERIAL AND DEPTH	—
FULL DEPTH PAVEMENT	—
PERMEABLE PAVEMENT	—
SHARED USE PATH	—
GRAVEL	—
CONCRETE	—

NATURAL ROADSIDE FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
HEDGEROW OR THicket	—	—
MARSH BOUNDARY LINE	— V —	—
TREE - CONIFEROUS	—	—
TREE - DECIDUOUS	—	—
TREE STUMP	—	—
SHRUBBERY	—	—
WETLAND BOUNDARY - DELINEATED	— V — WL —	—
WOODS LINE BOUNDARY	—	—
FLOOD PLANE X ZONE	— FP-X —	—
FLOOD PLANE AR ZONE	— FP-AR —	—

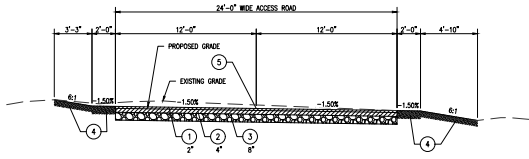
RIGHT-OF-WAY FEATURES		
FEATURE DESCRIPTION	EXISTING	PROPOSED
DENIAL OF ACCESS	— DA —	— DA —
EASEMENT - OTHERS	—	—
PERMANENT EASEMENT	— PE —	— PE —
PROPERTY LINE	—	—
PROPERTY MARKER - CONCRETE	CM	CM
PROPERTY MARKER - IRON PIPE	IP	IP
PROPERTY MARKER - CAPPED IRON PIN SET	CPS	CPS
RIGHT-OF-WAY BASELINE	100%00	100%00
RIGHT-OF-WAY LINE	— RW —	— RW —
RIGHT-OF-WAY & DENIAL OF ACCESS	R/W-DA	R/W-DA
RIGHT-TO-ENTER	— RTE —	— RTE —
TEMPORARY CONSTRUCTION EASEMENT	— TCE —	— TCE —
CLEAR ZONE	— CZ —	— CZ —
HORIZONTAL CLEARANCE	— HC —	— HC —

SURVEY CONTROL & MONUMENTATION	
FEATURE DESCRIPTION	EXISTING
SURVEY BENCHMARK LOCATION	BM
SURVEY TIE POINT LOCATION	T.P.
SURVEY TRANSVERSE POINT	Δ

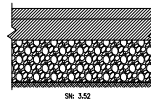
MISCELLANEOUS FEATURES	
FEATURE DESCRIPTION	PROPOSED
BUTT JOINT	—
CLEAR ZONE	— CZ —
CONSTRUCTION BASELINE	100%00
LIMIT OF CONSTRUCTION	— LOC —
LIMIT OF DISTURBANCE & LIMIT OF CONSTRUCTION	— LOD-LOC —
SILT FENCE, LIMIT OF DISTURBANCE, & LIMIT OF CONSTRUCTION	—
DEMOLITION	—
P.C.C. SIDEWALK	—
4" P.C.C. SIDEWALK	—
PAVEMENT PATCH	—
ACCESSIBLE RAMP	—
NOISE CONTOUR	—
ACCIDENT POTENTIAL ZONE	— APZ —

IDENTIFIERS	
FEATURE DESCRIPTION	ID
ABANDON BY CONTRACTOR	⊕
ABANDON BY OTHERS	⊕
ADJUST BY CONTRACTOR	⊕
ADJUST BY OTHERS	⊕
BEST MANAGEMENT PRACTICE	⊕
BUS STOP PAD / TYPE	⊕
BUS STOP WITH SHELTER PAD / TYPE	⊕
CONCRETE SAFETY BARRIER	⊕
CONVERT TO JUNCTION BOX	⊕
CONVERT TO DRAINAGE MANHOLE	⊕
DO NOT DISTURB	⊕
ENERGY DISSIPATOR	⊕
FILL WITH FLOWABLE FILL	⊕
LANDSCAPE PLANTINGS	⊕
PEDESTRIAN CONNECTION / TYPE	⊕
RELOCATE BY CONTRACTOR	⊕
RELOCATE BY OTHERS	⊕
RELOCATE BY PROPERTY OWNER	⊕
REMOVE BY CONTRACTOR	⊕
REMOVE BY OTHERS	⊕
REMOVE BY TRAFFIC CONTRACTOR	⊕
RIGHT-OF-WAY MONUMENT	⊕

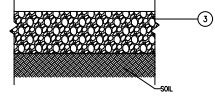
EROSION & SEDIMENT CONTROL FEATURES	
FEATURE DESCRIPTION	PROPOSED
LIMIT OF DISTURBANCE	— LOD —
PORTABLE SEDIMENT TANK	⊕
PUMPING PIT	⊕
SILT FENCE	— SF —
COMPOST FILTER LOG	— CFL —
SENSITIVE AREA PROTECTION	— SAP —
CULVERT INLET PROTECTION	⊕
CHECK DAM	⊕



1
CU102
24' WIDE ACCESS ROAD SECTION
SCALE: 1" = 8'



2
CU102
TYPICAL HOTMIX PAVEMENT SECTION
SCALE: N.T.S.



3
CU102
TYPICAL GRAVEL PAVEMENT SECTION
SCALE: N.T.S.

LEGEND

- 1 SUPERPAVE TYPE C, PG 64-22 (CARBONATE STONE), TO BE INSTALLED JUST PRIOR TO DELDOT ACCEPTANCE (ITEM NO. 401003)
- 2 SUPERPAVE TYPE B, PG 64-22 (ITEM NO. 401014)
- 3 GRADED AGGREGATE BASE COURSE (ITEM NO. 301003)
- 4 IF MAXIMUM OF TOPSOIL (ITEM NO. 908004) & PERMANENT GRASS SEEDING - DRY GROUND (ITEM NO. 908014)
- 5 PROFILE GRADE APPLICATION

GENERAL NOTES

1. MAXIMUM ALGEBRAIC DIFFERENCE OF CROSS SLOPES SHALL NOT EXCEED 8%.
2. CONTRACTOR SHALL LOAD TEST ALL SUBGRADE SOIL PRIOR TO THE PLACEMENT OF THE SUBGRADE COURSE. ALL UNSATURATED MATERIALS FOUND SHALL BE EXCAVATED TO THE DEPTH OF STABLE SOIL AND BACKFILLED WITH APPROVED MATERIAL. THE CONTRACTOR SHALL COMPACT ALL MATERIALS TO MEET THE DELDOT STANDING SPECIFICATIONS.
3. SEE GRADES AND GEOMETRICS FOR FURTHER DETAILS.
4. CONTRACTOR SHALL UTILIZE BUTT JOINT TO THE OVERLAP PORTION OF ROAD TO EXISTING GRAVELS. BUTT JOINT SHALL BE CONSTRUCTED FOR DELDOT STANDARD DETAIL AND SHALL ACCOUNT FOR OVERLAY AND EDGE LIFT. BUTT JOINT SHALL BE CONSTRUCTED AS NOTED IN THE EXISTING ROADWAY IS PERPENDICULAR TO THE ROADWAY. THIS SHALL BE ACHIEVED BY FORMING A FLATTED SLOPE FROM THE STANDARD DELDOT DETAIL. DELDOT'S STANDARD DETAIL, IF NECESSARY AND WITH THE APPROVAL OF DELDOT.

REVISIONS

04/24/2026	REVISED PER KENT COUNTY COMMENTS
06/19/2026	REVISED PER KENT COUNTY COMMENTS

ADDENDUM

DESCRIPTION	DATE
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SEAL



CONDITIONAL USE PLAN
FOR
PRO-CUT TREE SERVICES
EAST DOVER HUNDRED
KENT COUNTY, DOVER, 19901 STATE OF DELAWARE
CS-26-04, PRO-CUT TREE SERVICES

PROJECT

SHEET TITLE

GENERAL NOTES &
TYPICAL SECTIONS

AGENCY
SUBMISSION
JUNE 19, 2026

DRAWN
JMP/FB
SHEET NO.

NOT TO SCALE
PROJECT NO.
CU102

24001425.01A

SEQUENCE OF CONSTRUCTION

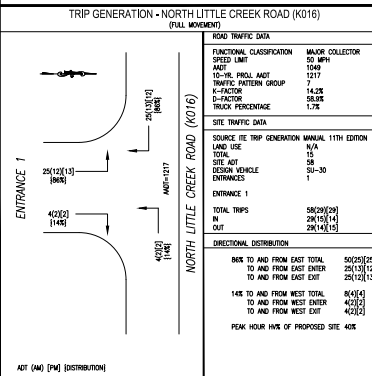
1. PRIOR TO ANY CLEANING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED. THE LANDOWNER/DEVELOPER AND CONTRACTOR ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING. THE DESIGNER IS RECOMMENDED TO ATTEND.
2. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LAIDEN RUNOFF OR WIND FROM LEAVING THE SITE. PERMITTER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
3. INSTALL STABILIZED CONSTRUCTION ENTRANCE. CLEAR AND GRUB AS NEEDED TO INSTALL PERMITTER CONTROLS INCLUDING REINFORCED SILT FENCES, SILT FENCE, AND INLET PROTECTORS. INSTALL SITE POLLUTION PREVENTION DEVICES PER DIRECT STANDARD DETAILS & SPECIFICATIONS.
4. PERFORM CLEANING AND GRUBBING AS NEEDED FOR CONSTRUCTION OF THE NEW BUILDING.
5. COMPLETE ROUGH SITE GRADING.
6. SAW CUT EXISTING PAVEMENT AND PERFORM MILLING OF HOT MIX ASPHALT.
7. PLACE STONE FOR ALL AREAS TO BE PAVED.
8. COMPLETE PAVEMENT OF ALL PAVED AREAS.
9. TRANSPLANT TREES FOR SCREENING AT SOUTHERN END OF THE SITE.
10. PLACE TOPSOIL, PERFORM FINAL GRADING, SEED, AND MULCH ALL DISTURBED AREAS.
11. EROSION AND SEDIMENT CONTROL DEVICES SHALL BE REMOVED ONLY AFTER ALL WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.
12. THE TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL REQUIRE SUBMISSION AND ACCEPTANCE OF ALL POST CONSTRUCTION VERIFICATION DOCUMENTS AND FINAL STABILIZATION THROUGHOUT THE SITE.

GENERAL PROJECT NOTES

1. ALL SITE WORK AND MATERIALS REFERENCED IN THIS PLAN, INCLUDING BUT NOT LIMITED TO, CURBS, PAVING, SIDEWALK, AND PARKING BUMPERS, SHALL FOLLOW DELDOT STANDARDS AND SPECIFICATIONS, UNLESS SPECIFICALLY NOTED ON THIS PLAN. SPECIFICATION REFERENCES IN THIS PLAN CAN BE FOUND IN THE DELDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MANUAL, 2016. THE FIRST THREE (3) CITIES IN EACH ITEM NUMBER LIST IN THIS PLAN SET KENT COUNTY'S CORRESPONDING SECTION OF THE DELDOT STANDARD SPECIFICATIONS.
2. THE CONTRACTOR MAY ERECT TO USE ANY OF THE FOLLOWING MATERIALS TO MEET THE REQUIREMENTS OF GRADED AGGREGATE BASE COURSE, TYPE "B".
A. CRUSHED STONE (PER STANDARD SPECIFICATION 821)
B. CRUSHED CONCRETE (PER STANDARD SPECIFICATION 821)
C. HOT-MIX MILLINGS (PER SPECIAL PROVISION 301050 - MILLED HOT-MIX BASE COURSE)
THE CONTRACTOR WILL NOT BE ALLOWED TO MIX DIFFERENT MATERIALS OR SIMILAR MATERIALS FROM DIFFERENT SOURCES TO MEET THE REQUIREMENTS OF GRADED AGGREGATE BASE COURSE, TYPE "B".
3. MAXIMUM ALGEBRAIC DIFFERENCE OF PAVEMENT CROSS SLOPES SHALL NOT EXCEED 8%.
4. CONTRACTOR SHALL LOAD TEST ALL SUBGRADE SOIL PRIOR TO THE PLACEMENT OF THE SUBGRADE COURSE. ALL UNSATURATED MATERIAL FOUND SHALL BE EXCAVATED TO THE DEPTH OF STABLE SOIL AND BACKFILLED WITH APPROVED MATERIAL. THE CONTRACTOR SHALL COMPACT ALL MATERIALS TO MEET THE DELDOT STANDARD SPECIFICATIONS.
5. BORROW, TYPE B, SHALL BE UTILIZED FOR ALL UNDERCUT LOCATIONS AS DIRECTED BY ENGINEER IN THE FIELD.
6. ELEVATIONS GIVEN FOR DRAINAGE STRUCTURES ARE TO BE APPLIED TO THE CENTER OF THE DRAINAGE INLET. INLETS THAT ARE LOCATED ALONG A CURB SHALL HAVE THE GRADE ELEVATION MATCH THE PROPOSED CURBLINE ELEVATION. ELEVATION DATA FOR MANHOLE IS GIVEN TO THE CENTER OF THE U/L. ELEVATION DATA FOR JUNCTION BOXES IS GIVEN TO THE CENTER OF THE STRUCTURE.
7. DRAINAGE INLET INVERTS ARE GIVEN TO THE LOWEST PIPE INVERT IN THE INLET.
8. EXCESS SOIL SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND BE LEGALLY DISPOSED OF OFF-SITE.
9. ALL DEMOLISHED MATERIAL NOT INTENDED FOR RECYCLING IS TO BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE LEGALLY DISPOSED OF OFF-SITE.
10. THESE DRAWINGS DO NOT INCLUDE NECESSARY ELEMENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION, INCLUDING EXCAVATION, MUST BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, 29 CFR 1926.550-1.000, AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL SITE SAFETY.

GENERAL NOTES - EROSION AND SEDIMENT CONTROL

1. THE KENT CONSERVATION DISTRICT SEDIMENT AND STORMWATER MANAGEMENT PROGRAM MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
2. REVIEW AND APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE CLEANWATER SEDIMENT AND STORMWATER REGULATION, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
4. FOLLOWING THE SOIL DISTURBANCE OR RESTORATION, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
5. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
6. AT ANY TIME A DOWNSIZING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DOWNSIZING PERMIT SHALL BE APPROVED BY THE DIRECTOR WILL PERMITTING BRANCH.
7. APPROVAL OF A SEDIMENT AND STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, LICENSES, ETC., NECESSARY TO COMPLY WITH STATE DAMAGE AND OTHER APPLICABLE LAWS.
8. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LAIDEN RUNOFF OR WIND FROM LEAVING THE SITE. PERMITTER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
9. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7 DEL. C. CHAPTER 40, RELATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 4102, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND SEPTAGEMENT POLICES, PROCEDURES, AND GUIDANCE.



NOT (AND) [24] (DISTRIBUTION)

REVISIONS

04/24/2026	REVISED PER KENT COUNTY COMMENTS
06/19/2026	REVISED PER KENT COUNTY COMMENTS

ADDENDUM

DESCRIPTION	DATE
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CONDITIONAL USE PLAN
FOR
PRO-CUT TREE SERVICES
EAST DOVER HUNDRED
KENT COUNTY, DOVER, 19901 STATE OF DELAWARE
CS-26-04, PRO-CUT TREE SERVICES

PROJECT
SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

AGENCY
SUBMISSION
JUNE 19, 2026
DRAWN
JMP/FB
BAM
SCALE
AS NOTED
PROJECT NO.
CU103
24001425.001A

BENCHMARK POINT LAYOUT

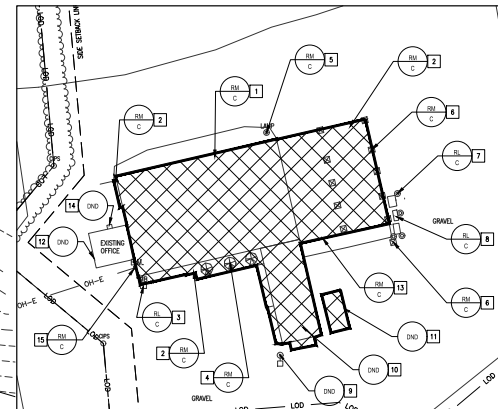
POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
5	CAPPED IRON PIN	423652.4000	636675.9092	18.55
6	CAPPED IRON PIN	424566.8206	636665.4787	19.99
7711	CAPPED IRON PIN SET	424150.4897	636534.3434	19.75

GENERAL NOTES:

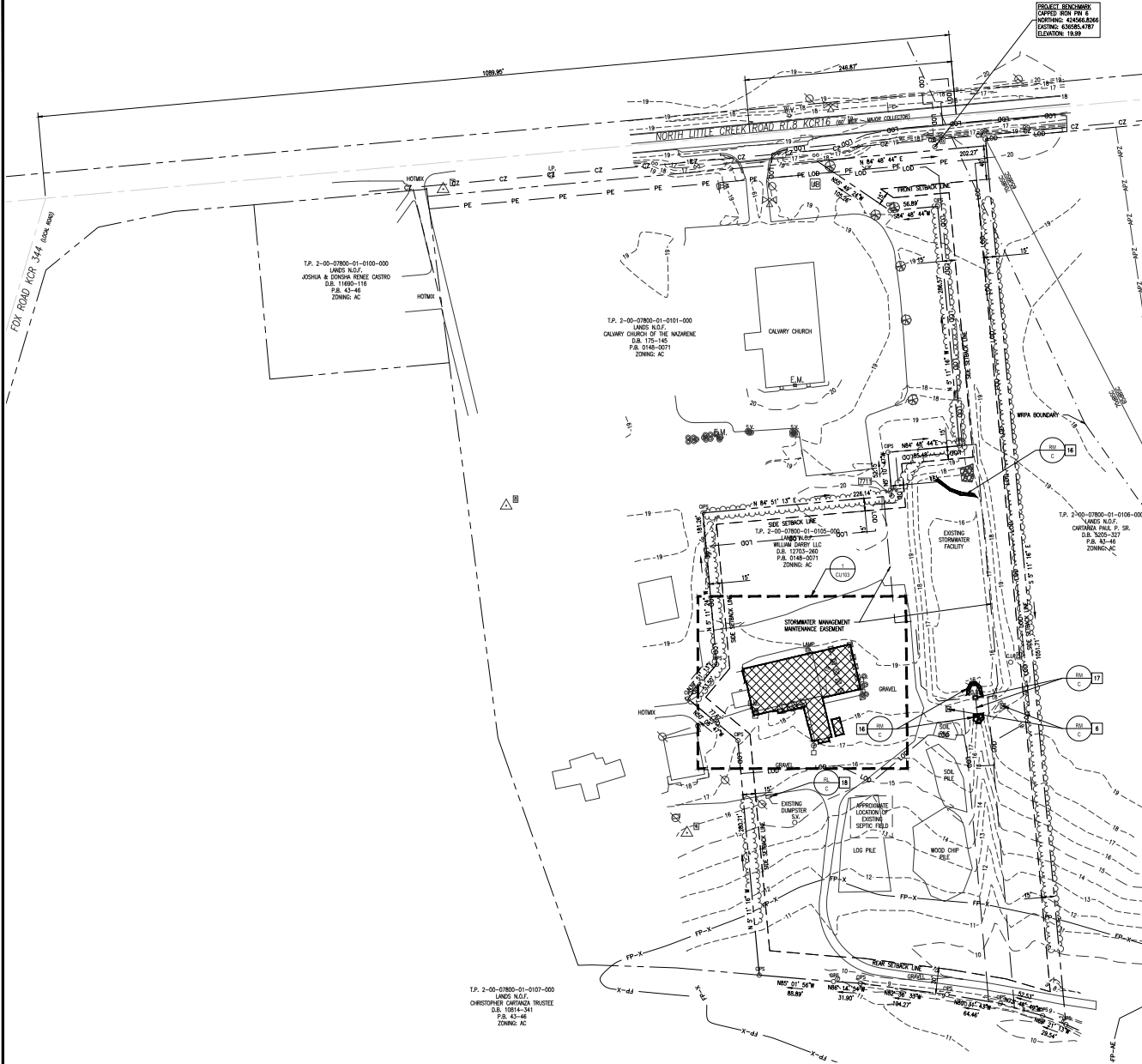
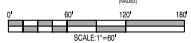
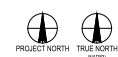
- CONTRACTOR TO VERIFY ALL EXISTING UTILITIES CONNECTED TO EXISTING BUILDING IN PORTIONS OF BUILDING TO BE REMOVED. UTILITIES SHALL BE DISCONNECTED AND/OR CAPPED.
- CONTRACTOR SHALL MAINTAIN ALL UTILITIES TO PORTIONS OF EXISTING BUILDING TO REMAIN.

SITE DEMOLITION NOTES:

- EXISTING TWO STORY (2,806± S.F.) BUILDING TO BE DEMOLISHED.
- 2,806± S.F. OF EXISTING CONCRETE TO BE REMOVED.
- EXISTING MAILBOX TO BE RELOCATED. LOCATION TO BE DETERMINED BY OWNER.
- THREE (3) TREES TO BE REMOVED.
- WOODEN POLE AND LAMP TO BE REMOVED. ELECTRIC TO BE DISCONNECTED.
- ELEVEN (11) EXISTING BOLLARDS TO BE REMOVED.
- FOUR (4) EXISTING BOLLARDS TO BE RELOCATED TO LOCATION OF FUEL TANKS.
- THREE (3) EXISTING FUEL TANKS TO BE RELOCATED. LOCATION TO BE DETERMINED BY OWNER.
- DO NOT DISTURB EXISTING POLE. ELECTRIC TO REMAIN IN OPERATION.
- DURING CONSTRUCTION, A PORTION OF EXISTING BUILDING TO REMAIN (1,027± S.F.) AT THE COMPLETION OF THE PROPOSED BUILDING, THIS STRUCTURE WILL BE REMOVED.
- DURING CONSTRUCTION EXISTING FIELD OFFICE TO REMAIN (200± S.F.). AT THE COMPLETION OF THE PROPOSED BUILDING, THIS STRUCTURE WILL BE REMOVED.
- EXISTING OFFICE (361± S.F.) BUILDING TO REMAIN.
- EXISTING CANOPY (2,547± S.F.) TO BE DEMOLISHED.
- EXISTING AIR CONDITIONER UNIT AND CONCRETE PAD TO REMAIN.
- EXISTING ELECTRIC METER TO BE REMOVED. ELECTRIC TO BE DISCONNECTED AND PULLED BACK TO POLE.
- REMOVE EXISTING RIPRAP.
- REMOVE EXISTING PIPE AND OUTLET STRUCTURE.
- EXISTING CHIMNEY TO BE RELOCATED. LOCATION TO BE DETERMINED BY OWNER.



1 BUILDING DEMO BLOW-UP
SCALE: 1"=30'



T.P. 2-00-07800-01-0107-000
LANDS N.O.F.
CHRISTOPHER CARPANZA TRUSTEE
S.B. 10114-341
P.B. 43-46
ZONING: AC

T.P. 2-00-07800-01-0101-000
LANDS N.O.F.
QUARRY CHURCH OF THE NAZARENE
S.B. 175-145
P.B. 0148-0071
ZONING: AC

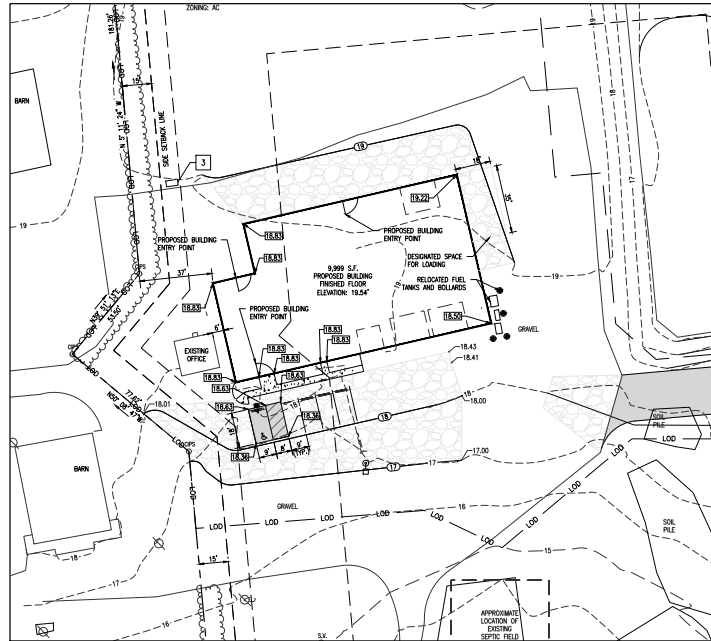
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LANDS N.O.F.
JOSHUA & EDOUARD RENEE CASTRO
S.B. 11880-115
P.B. 43-46
ZONING: AC

PROJECT BENCHMARK
CAPPED IRON PIN 6
NORTHING: 423652.4000
EASTING: 636675.9092
ELEVATION: 18.55

SITE NOTES:

1. PROPOSED FIRE HYDRANT.
2. CONTRACTOR TO EXCAVATE DOWN TO EXISTING WATER LINE AND DIRECTIONAL BORE ACROSS NORTH LITTLE CREEK ROAD TO SUBJECT PARCEL.
3. LOCATION OF RELOCATED DUMPER.

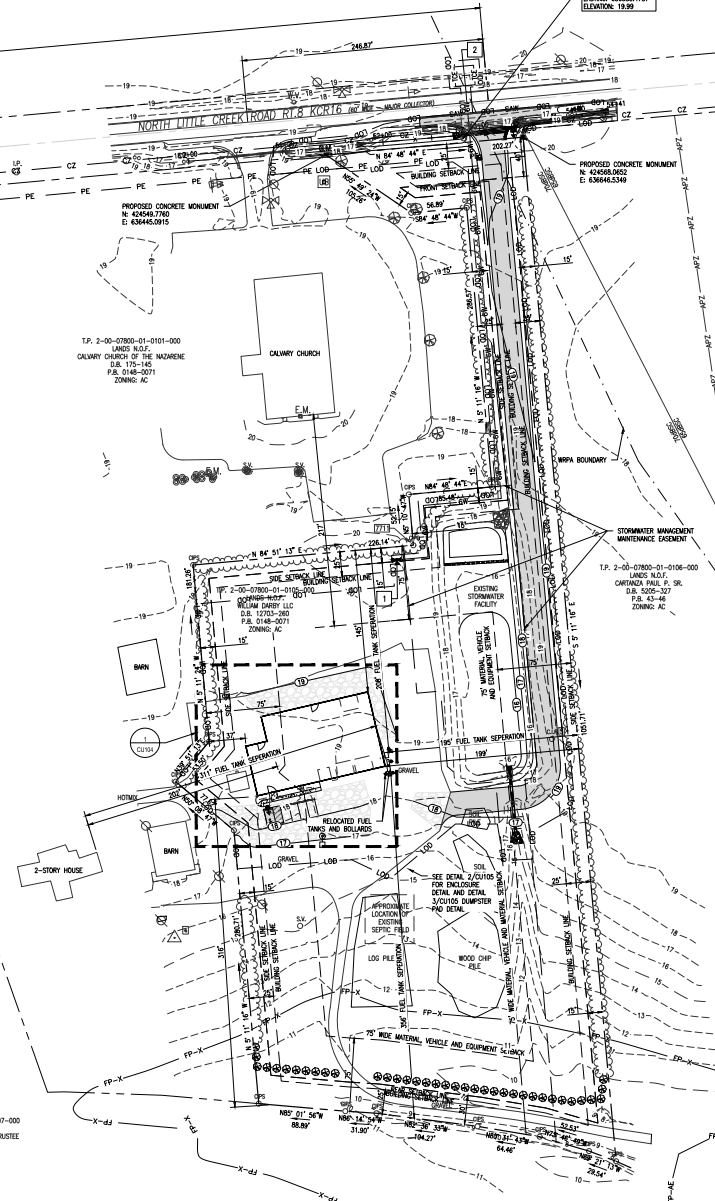
MATERIAL, VEHICLE AND EQUIPMENT STORAGE NOTE:
THE 75-FOOT STORAGE IS SHOWN TO DELINEATE THE AREA WITHIN WHICH THE OWNER MAY STORE MATERIALS, VEHICLES, AND EQUIPMENT. THE DESIGNATED STORAGE AREA MAY BE FULLY UTILIZED, WITH THE EXCEPTION OF ANY BAYS (BEST MANAGEMENT PRACTICES, STORMWATER MANAGEMENT FACILITIES, OR OTHER PROTECTED AREAS AS REQUIRED).



1
CUT 04
SCALE: 1" = 30'



T.P. 2-00-07800-01-0107-000
LANDS N.E.S.F.
CHRISTOPHER CARPENTER TRUSTEE
D.B. 18814-041
P.B. 43-46
ZONING: AC



PROJECT BENCHMARK
CUTUP IRON PILE #1
ELEVATION: 434.645
EASTING: 43026.4787
ELEVATION: 19.99

REVISIONS

DATE	REVISION
04/24/2026	REVISED PER KENT COUNTY COMMENTS
06/19/2026	REVISED PER KENT COUNTY COMMENTS

ADDENDUM

DESCRIPTION	DATE
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SEAL



CONDITIONAL USE PLAN
FOR
PRO-CUT TREE SERVICES
EAST DOVER HUNDRED
KENT COUNTY, DOVER, 19901 STATE OF DELAWARE
CS-26-04, PRO-CUT TREE SERVICES

PROJECT

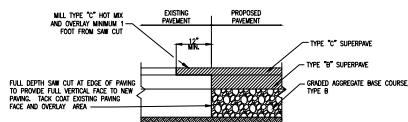
SHEET TITLE

SITE PLAN

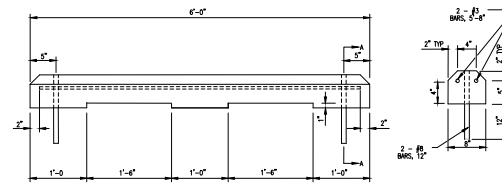
AGENCY SUBMISSION

JUNE 19, 2026

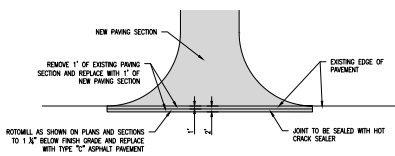
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JMP/FB	BAM
SCALE	SHEET NO.
AS NOTED	CUT 04
PROJECT NO.	24001425.001A



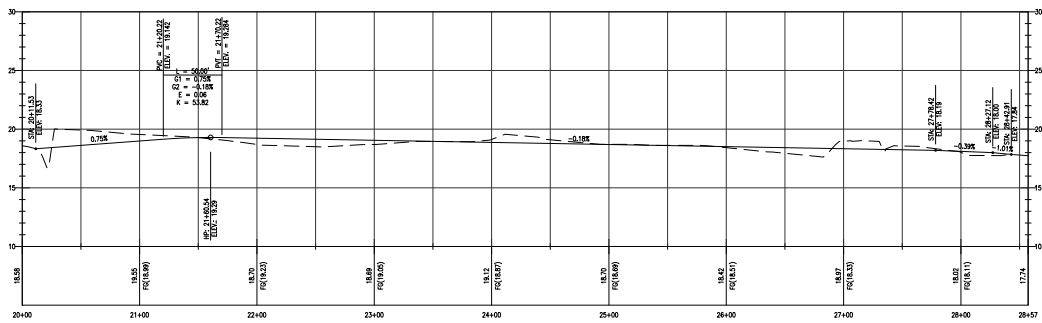
1
CUT05 PAVEMENT TIE-IN DETAIL (ENTRANCE)
SCALE: N.T.S.



2
CUT05 CONCRETE WHEEL STOP DETAIL
SCALE: N.T.S.



3
CUT05 SAWCUT EXISTING PAVEMENT DETAIL
SCALE: N.T.S.



4
CUT05 ACCESS ROAD PROFILE
SCALE: 1" = 50'

REVISIONS

04/24/2026	REVISED PER KENT COUNTY COMMENTS
06/19/2026	REVISED PER KENT COUNTY COMMENTS

ADDENDUM

DESCRIPTION	DATE
-------------	------

SEAL



CONDITIONAL USE PLAN
FOR
PRO-CUT TREE SERVICES
EAST DOVER HUNDRED
KENT COUNTY, DOVER, 19901 STATE OF DELAWARE
CS-26-04, PRO-CUT TREE SERVICES

PROJECT

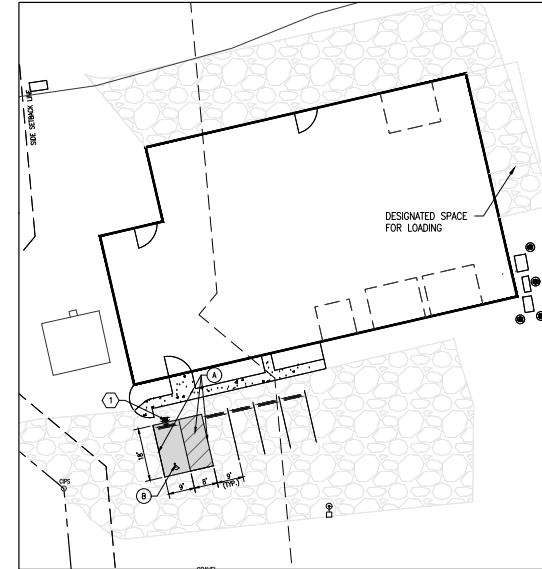
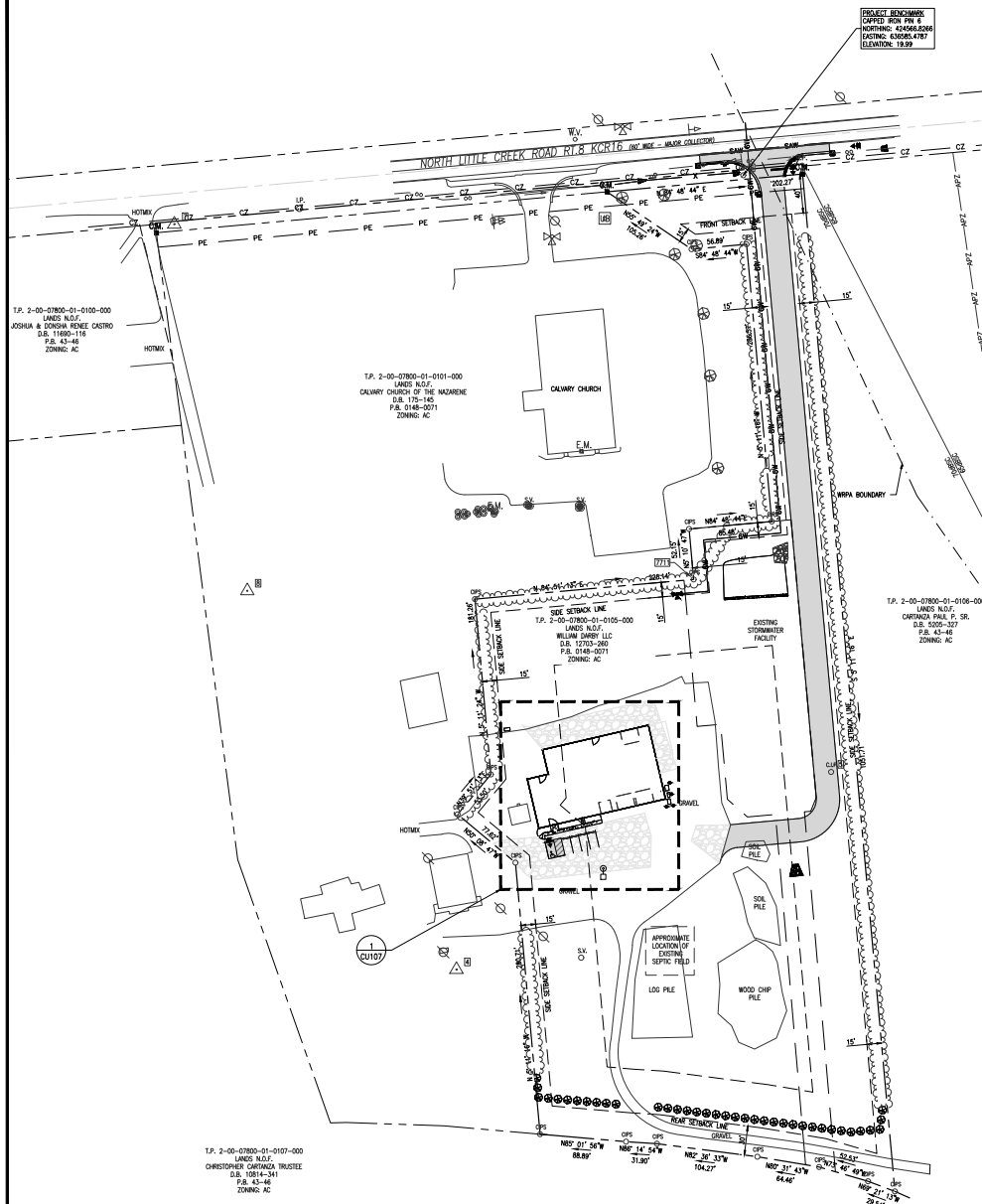
SHEET TITLE

CONSTRUCTION DETAILS

AGENCY
SUBMISSION
JUNE 19, 2026

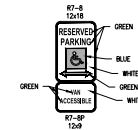
DRAWN JMP/FB	CHK'D/DESIGNER BAM
SCALE	SHEET NO.

AS NOTED	CUT05
PROJECT NO.	24001425.001A



1
CU107

PROPOSED BUILDING BLOW-UP
SCALE: 1" = 20'

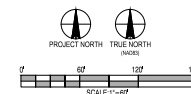


1 ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE

PAVEMENT MARKINGS LEGEND	
SYMBOL	ITEM
(A)	4" BLUE PAINT PAVEMENT STRIPING
(B)	RETROFLECTIVE PREFORMED PATTERNED MARKINGS, SYMBOL/LEGEND

GENERAL NOTES:

1. STRIPING IN GRAVEL AREAS SHOWN FOR GRAPHICAL PURPOSES ONLY.
2. WATER OR SOLVENT BASED PAINT MAY BE UTILIZED FOR SITE STRIPING.



REVISIONS	
04/24/2026	REVISED PER KENT COUNTY COMMENTS
06/19/2026	REVISED PER KENT COUNTY COMMENTS

ADDENDUM	
△ DESCRIPTION	DATE

SEAL



CONDITIONAL USE PLAN
FOR
PRO-CUT TREE SERVICES
EAST DOVER HUNDRED
KENT COUNTY, DOVER, 19901 STATE OF DELAWARE
CS-28-04 : PRO-CUT TREE SERVICES

SUBJECT

SHEET TITLE

**SIGNING & STRIPING
PLAN**

AGENCY
SUBMISSION
JUNE 19, 2026

DRAWN	CHK'D/DESIGNER
JMP/FB	BAM
SCALE	SHEET NO.
AS NOTED	CU107
PROJECT NO.	
24001425.001A	