



**Kent County Regional Planning Commission Business Meeting Notice and Agenda
555 Bay Rd.
Dover, DE 19901
Levy Court Chambers - Room 203
Thursday, May 14, 2026**

6:00 PM, RPC BUSINESS MEETING

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=m81b0e34f85659dc281e4599cbeab3246>

or by phone, by calling 1-408-418-9388. Meeting number (access code) 2345 326 2357
Meeting password: ieUmMVdH238

Call to Order for Business Meeting

The Pledge of Allegiance

Roll Call and Determination of Quorum

Approval of Agenda

Approval of Minutes

April 9, 2026 - Draft

Levy Court Action on Commission Recommendations

Application: _____ **RPC Rec.** _____ **L.C. Action** _____

C-26-02 Delmarva Power and Light **Cond Approval** **Cond Approval**

Old Business

New Business

CS-26-03 Tidewater Utilities-Jarrell Ridge: Request for Conditional Use Site Plan

Approval of an Elevated Water Storage Tank located inside the Growth Zone Overlay District / Parcel # NM-00-119.00-02-48.02-000

S-26-02 East Coast Ag Holdings, LLC: Request for Site Plan approval of Distribution of Agricultural Products located outside the Growth Zone Overlay District / Parcel # MN-00-159.00-01-38.00-000

SL-26-02 Pintail Crossing: Request for a preliminary approval of a 52 lot major subdivision (duplexes) and 1 single-family (existing) located inside the Growth Zone Overlay District / Parcel # SM-00-121.00-01-56.07-000 & SM-00-121.00-01-25.01-000

SL-26-04 Hampton Ridge: Request for preliminary approval for a 175 single-family lot major subdivision located inside the Growth Zone Overlay District / Parcel # SM-00-140.00-01-46.00-000

Ordinance LC26-03 Water Supply Facilities: An Ordinance to amend Kent County Code, Vol. II, Chapter 187, Subdivision and Land Development, as amended by revising Article X – Required Improvements, § 187-53 Minimum requirements, Item C. Water supply facilities in order align the provisions of Table X-1 Water Supply Facilities with Table X-2 Sanitary Sewer Requirements and require central water service with fire protection for all major subdivisions with 11 or more lots.

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 5/4/2026

POSTING TIME: 3:00 p.m.

POSTED BY: K.Andrews, Planning

TAKE DOWN: 5/15/2026

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.



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: May 14, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **New Business**

SUBJECT: **S-26-02 East Coast Ag Holdings, LLC:** Request for Site Plan approval of Distribution of Agricultural Products located outside the Growth Zone Overlay District / Parcel # MN-00-159.00-01-38.00-000

ATTACHMENTS:

[S-26-02 Staff Report](#)
[S-26-02 Data Sheet](#)
[S-26-02 Exhibit A](#)
[S-26-02 Waiver Request](#)
[S-26-02 Site Plan](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

May 14, 2026

Application # and Title	:	S-26-02 East Coast Ag Holdings, LLC
Present Zoning District	:	AC (Agricultural Conservation)
Present Use	:	Agricultural
Proposed Use	:	Same with Distribution of Agricultural Products
Relation to Growth Zone:	:	Outside
Area and Location	:	51.9± acres (Project Area: 4.9±) located on the north side of Hopkins Cemetery Rd., approximately 453' east of Pea Hill Rd., and north of Harrington.

I. APPLICATION SUMMARY:

The applicant is seeking approval for a Distribution of Agricultural Products facility on 4.9± acres of a 51.9± acre property. The subject property is located outside the Growth Zone overlay district and is currently improved with two 707± sq. ft. grain bins, two 2,827± sq. ft. grain bins, one 8,659± sq. ft. grain bin, and a 600± sq. ft. electrical building. The site plan proposes two additional 8,659± sq. ft. grain bins, for a total of 33,045± sq. ft. of grain bins at the facility.

II. STAFF RECOMMENDATION AND COMPLIANCE WITH THE CONDITIONS OF APPROVAL:

The staff recommends **APPROVAL** based on the information submitted as the application demonstrates compliance with the conditions for approval as outlined in Kent County Code Chapters 205, 187, and 171:

A. Compliance with the Conditions of Approval for the Use - §205-67H. Distribution of agricultural products:

(1) No distribution of agricultural products shall take place within 100 feet of any pre-existing residential dwelling unit.

✓ The nearest existing residential dwelling is more than 100' from the proposed use.

(2) *Between 100 feet and 200 feet from any pre-existing residential dwelling unit, any facility for the distribution of agricultural products must be screened from said pre-existing residential dwelling unit 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.

✓ As the proposed facility is located more than 200' from any pre-existing dwelling unit, the screening requirements do not need to be met. However, as discussed in the waiver section below, the applicant has planted trees along the southern and eastern property lines. These trees shall be maintained to serve as a screening buffer.

(3) *Setbacks for the facility shall be:*

Front 100 feet

Distance from any off-site dwelling unit 100 feet

These setback distances shall have no application to any railroad track or rail spur.

✓ The proposed facility is located more than 100' feet from the front property line and the nearest off-site dwelling unit.

(4) *Signage within the setback shall be no greater than 16 square feet in area and no more than eight feet above grade.*

✓ No signage is proposed for the facility at this time. If signage is added in the future, a permit will be required, and the requirements of this condition will need to be met.

B. General Code Requirements:

1. The entire gravel drive aisle must meet the 24' minimum width.
2. There is no permit on file for the existing electrical building. A permit application must be submitted prior to final approval of the site plan.
3. The Planning Commission may add any necessary conditions to protect the health, safety, and welfare of the citizens of Kent County.

4. The final plan must meet all requirements of both §187 and §205 of the Kent County Code. A final plan must be approved within 24 months of preliminary plan approval and construction must commence within 18 months of final plan approval.
5. Prior to final plan approval, all outside agency requirements must be met.

III. WAIVER REQUESTS

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

- Strict compliance with the requirements of this chapter would result in extraordinary hardship to the applicant;
- Is not self-imposed, or;
- That these conditions would result in inhibiting the achievement of the objectives of these regulations;
- 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 from Kent County Code Section 187-74.D., requiring one tree planting per 3,000 square feet of nonwoodland site area for nonresidential projects outside of the growth zone. As there are no woodlands within the 4.9± acre site area, the project would require 72 trees. The applicant is requesting that the Commission allow for Tree Mitigation in accordance with the provisions §187-75. The applicant would like the existing tree plantings, located on the subject parcel but outside of the site area, to count towards the number of required plantings. The tree mitigation provisions require tree plantings at a rate of 2:1 for projects outside the growth zone. If the Commission approves the waiver with mitigation, the project will require 144 trees and 176 trees have been planted.

Staff has reviewed the request and recommends **APPROVAL** of the waiver. As discussed by the applicant, requiring the trees to be planted within the site area would be detrimental to the operations of the site. By allowing the applicant to utilize the mitigation provisions, the site will provide more trees in locations that will also serve as a buffer for the nearby residences.

IV. BACKGROUND INFORMATION:

- The Kent County Comprehensive Plan recommends that the subject property be utilized for agriculture, single family residential, and limited commercial uses, such as home based business or agricultural support. The property is zoned AC (Agricultural Conservation). Distribution of Agricultural Products is a use permitted with conditions in this zoning district. If approved, this plan will comply with the Comprehensive Plan and AC zoning district requirements.
- The character of the surrounding area is primarily residential and agricultural, though there are some vacant parcels as well. The subject site is bounded on the west by a rail

line, and the property west of the line is used for farm fields. The properties to the east are a farm field and single-family residences. There are also a few single-family residences to the south, along with a few vacant parcels and farm fields.

- The plan indicates that no connections to well or septic are proposed for the project.
- There have been three previous applications for the subject parcel:
 - C-91-36 approved a Feed and Grain Mill on 12/17/1991. The proposed use was never built.
 - Z-91-24 approved a rezoning of 60 acres from AC to IG (General Industrial) on 11/26/1991.
 - Z-93-26 approved a rezoning of 60 acres from IG to AC on 1/25/1994.

V. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION

Contact: Brian L. Hall, Engineering Project Manager II

Requirements:

1. N/A.

Comment:

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

B. DNREC/ Division of Fish & Wildlife

Contact: Faith Garcia – Environmental Review Coordinator

Comments: 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.

C. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcolm Jacob (302)387-6030

Comment: This site plan includes the addition of two (2) grain bins on Hopkins Cemetery Road, adjacent to the active rail corridor. These efforts are consistent with the goals laid out in Dover Kent MPO’s 2022 Rail Corridor Land Use Study, which emphasizes the importance of preserving land along the rail and using this land for rail-dependent industrial or heavy commercial purposes rather than for residential development.¹ Furthermore, this property was identified in the study as a viable location for rail-dependent uses, given its proximity to the rail and the current land use (see Appendix A of the study).

Available land along the rail is often used for incompatible purposes. For example, a residential development adjacent to the rail can lead to frequent noise pollution for residents. There is also a greater chance of people trespassing on the tracks, which is a serious safety concern. Appendix D of the Rail Corridor Land Use Study lists the most

common incompatible uses, the land use conflicts that can emerge, and strategies for mitigating the negative impacts of freight.

Unlike residential development, agriculture is typically viewed as compatible with rail, as land use conflicts are far less likely to occur. There is also the potential for setting up direct access to the rail, which would improve the shipment of goods and remove trucks from the surrounding roadways. (The subject property is a good example of direct rail access, as rail siding is already in use.) With this in mind, Dover Kent MPO supports the site plan application.

1. Rail Corridor Land Use Study. Dover/Kent County MPO (2022). <https://doverkentmpo.delaware.gov/files/2023/01/Rail-Corridor-Land-Use-Study-Final-September-2022.pdf#page=18>.

VI. OWNER/DEVELOPER:

The owner 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 site plan prior to final approval. Letters of “No Objection to Final Approval” from the following agencies will be required prior to final approval:

- A. DelDOT, Division of Highways
- B. Kent Conservation District (Received)
- C. Office of the State Fire Marshal

ENC: Data Sheet
Exhibit A – Location Map
Waiver Request
Site Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR SITE PLAN

Regional Planning Commission Business Meeting of: **May 14, 2026**

Application # and Title	:	S-26-02 East Coast Ag Holdings, LLC
Applicant	:	John W. Paradee 6 S. State Street Dover, DE 19901
Owner	:	East Coast Ag Holdings, LLC 16054 S Dupont Hwy Harrington, DE 19952
Engineer	:	Morris & Ritchie Associates, Inc. 111 Ruthar Dr. Newark, DE 19711
Comp Plan Map Designation	:	Low Density Residential
Zoning District	:	AC (Agricultural Conservation)
Relation to Growth Zone	:	Outside
Present Use	:	Agricultural
Proposed Use	:	Same with Distribution of Agricultural Products
Size of Proposed Buildings	:	15,727± sf of Existing Grain Bins 17,318± sf of Proposed Grain Bins <u>600± sf Electric Building</u> 33,645 sf Total
Water	:	None proposed
Wastewater	:	None proposed
Levy Court District	:	6 th - Hertz
School District	:	Lake Forest
Fire District	:	Harrington
Area and Location	:	51.9± acres (Project Area: 4.9±) located on the north side of Hopkins Cemetery Rd., approximately 453' east of Pea Hill Rd., and north of Harrington.
Property Identification Number	:	MN-00-159.00-01-38.00-000



Kent County Levy Court

LOCATION AND ZONING MAP

Exhibit A

Application: S-26-02
East Coast Ag Holdings, LLC

APPLICANT: John W. Paradee

OWNER: East Coast Ag Holdings, LLC

ENGINEER:
Morris & Ritchie Associates, Inc.

PRESENT ZONING DISTRICT:
AC (Agricultural Conservation)

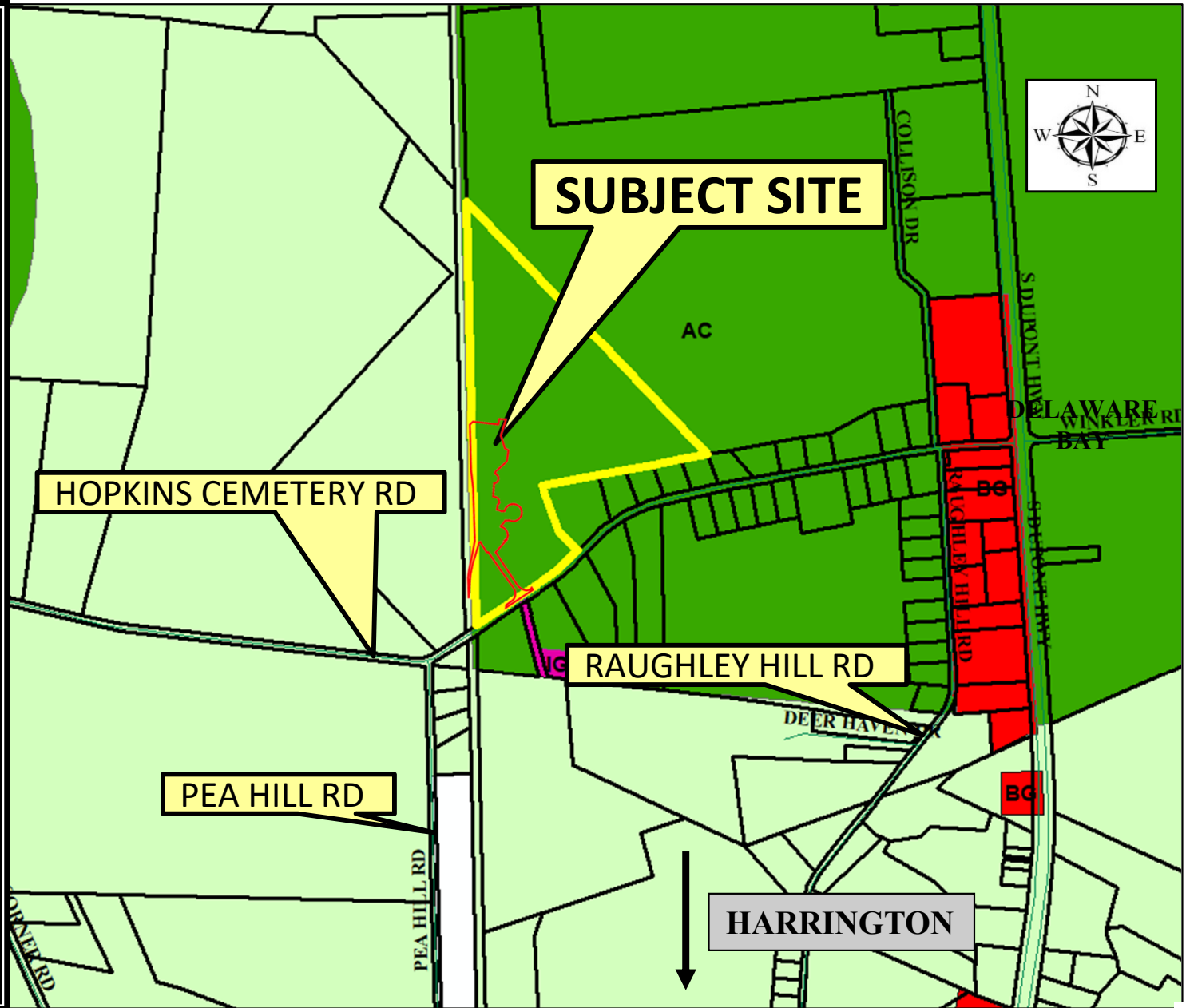
PRESENT USE:
Agricultural

PROPOSED USE:
Distribution of Agricultural Products

LEVY COURT DISTRICT:
6th - Hertz

TAX MAP NO:
MN-00-159.00-01-38.00-000

LOCATION: 51.9± acres (Project Area: 4.9±) located on the north side of Hopkins Cemetery Rd., approximately 453' east west of Pea Hill Rd., and north of Harrington.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



March 31, 2026

Kent County Dept. of Planning Services
Kent County Administrative Complex
555 Bay Road
Dover, DE 19901
Attention: Ms. Sarah Keifer

Subject: Hopkins Cemetery Road (SL-26-02) Tree Planting Waiver Request

Dear Ms. Keifer,

On behalf of our client, East Coast Ag Holdings LLC, Morris & Ritchie Associates (MRA) would like to request a waiver from the requirements of section §187-74 of the Kent County Code for the Hopkins Cemetery Road Site Plan for Distribution of Agricultural Products. This portion of the Code designates required tree plantings in the site area. We are requesting a waiver from subsection D. which states:

D. Outside the growth zone. For nonwoodland portions of development tracts, new trees shall be planted at a rate of one tree per 5,000 square feet of lot area for residential land development, and one tree per 3,000 square feet of site area for nonresidential land development.

The Hopkins Cemetery Road site contains 4.9+/- acres of Agricultural equipment used for storage and transportation of grain. Planting the required (72) trees inside and around the agricultural equipment hinders and restricts the use of said agricultural equipment, without providing any benefit whatsoever to public health, safety, welfare or public convenience. Our client has already planted 75 trees along the boundary with the adjacent Bowers property, plus an additional 101 trees planted along Hopkins Cemetery Road – all of which provides more than adequate landscape screening of the project site.

We respectfully request that, based on the above circumstances, the Hopkins Cemetery Road Site plan be granted a waiver from the specific requirement of section §187-74 of the Kent County Code by using the Tree Mitigation code in §187-75 A-1.

§187-75

A. Planning Commission waiver. The Commission may waive the provisions of § 187-73 and § 187-74 above, and require replacement planting for mitigation purposes, should the Commission determine after demonstration by the applicant that due to physical limitations of the land which would otherwise prohibit the reasonable use of the land, or for purposes of preserving, protecting and promoting the interest of public health, safety, welfare and/or public convenience. Tree mitigation may occur off-site in accordance with the provisions listed below in this chapter.

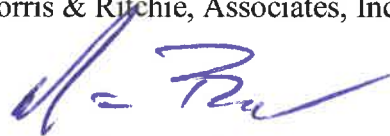
111 Ruthar Drive, Newark, DE 19711 (302) 326-2200 Fax: (302) 326-2399 www.mragta.com

East Coast Ag Holdings, LLC
Hopkins Cemetery Road Site Plan
March 31, 2026
Page 2

- 1. If a waiver is sought from the tree planting requirement in nonwoodland areas, new tree plantings are required at a rate of 1:1 inside the growth zone and at a rate of 2:1 outside the growth zone. All new tree plantings shall meet the minimum size at planting requirements.*

In closing, we respectfully request a waiver from the requirements of §187-74, as contemplated by §187-75(A)(1), for all the reasons set forth above. Please feel free to contact me with any questions or concerns regarding this matter, please call us @ 302-326-2200.

Very truly yours,
Morris & Ritchie, Associates, Inc.



Matthew Brickley, PLS
Associate

Cc: East Coast Ag Holdings, LLC
File (17735)

CONDITIONS OF APPROVAL

- NO DISTRIBUTION OF AGRICULTURAL PRODUCTS SHALL TAKE PLACE WITHIN 100 FEET OF ANY PRE-EXISTING RESIDENTIAL DWELLING UNIT.
- BETWEEN 100 FEET AND 200 FEET FROM ANY PRE-EXISTING RESIDENTIAL DWELLING UNIT, ANY FACILITY FOR THE DISTRIBUTION OF AGRICULTURAL PRODUCTS MUST BE SCREENED FROM SAID PRE-EXISTING RESIDENTIAL DWELLING UNIT IN ACCORDANCE WITH THE FOLLOWING GUIDELINES:
 - INCLUDE A VARIETY OF NATIVE EVERGREEN TREES, EXISTING NATIVE VEGETATION MAY BE USED TO ACHIEVE THE REQUIRED PLANTED BUFFER.
 - 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.
 - INCLUDE GROUND COVER TO MINIMIZE GROWTH OF INVASIVE SPECIES OR PROVIDE A MOWING SCHEDULE UNTIL THE AREA IS FULLY ESTABLISHED IN A NATURAL CONDITION.
 - THE BUFFER SHALL BE MAINTAINED TO PREVENT DISEASE FROM SPREADING AND ANY TREES THAT DO NOT SURVIVE SHALL BE REPLACED.
 - A RAISED BERM WITH A 1:4 SIDE SLOPE AND FLAT TOP MAY BE USED TO ACHIEVE MINIMUM HEIGHT AT PLANTING.
- SETBACKS FOR THE FACILITY SHALL BE:

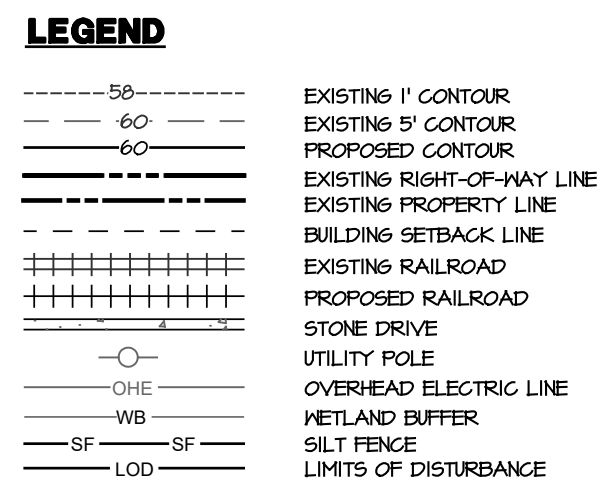
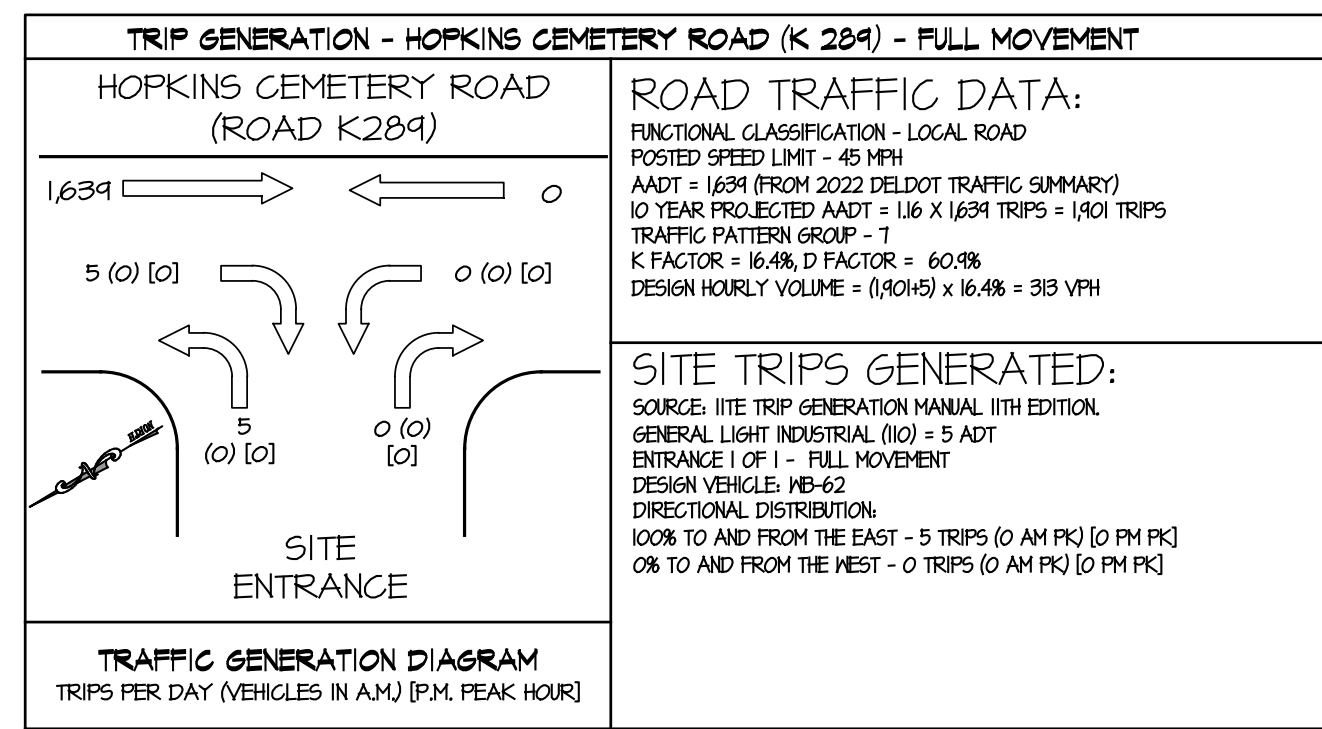
FRONT:	100 FEET
DISTANCE FROM ANY OFF-SITE DWELLING UNIT:	100 FEET

- THESE SETBACK DISTANCES SHALL HAVE NO APPLICATION TO ANY RAILROAD TRACK OR RAIL SPUR.
- SIGNAGE WITHIN THE SETBACK SHALL BE NO GREATER THAN 16 SQUARE FEET IN AREA AND NO MORE THAN EIGHT FEET ABOVE GRADE.

AGRICULTURAL STRUCTURES

EXISTING GRAIN SILO		
NAME	HEIGHT	SQ. FT.
BN-101 - GRAIN BIN	13'-0"	1074
BN-102 - GRAIN BIN	13'-0"	1074
BN-103 - GRAIN BIN	11'-5"	2,227 1/2
BN-104 - GRAIN BIN	11'-5"	2,227 1/2
BN-105 - GRAIN BIN	11'-11"	8,654 1/2
EX. ELECTRIC BUILDING	20'	600 1/2
TOTAL EXISTING: 16,321 1/2 SF.		

PROPOSED GRAIN SILO		
NAME	HEIGHT	SQ. FT.
BN-106 - GRAIN BIN	11'-11"	8,654 1/2
BN-107 - GRAIN BIN	11'-11"	8,654 1/2
TOTAL PROPOSED: 17,312 SF.		



WETLAND STATEMENT

THIS PROPERTY, TAX MAP 6-00-154.00-01-38.00-00001, HAS BEEN EXAMINED BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA), FOR THE PRESENCE OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBSEQUENT LANDS AND STATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THE WETLAND INFORMATION CONTAINED IN THIS PLAN SET IS IN ACCORDANCE WITH THIS CRITERIA.

OWNER CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED STANDARD PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDERS) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS.

SURVEYOR'S CERTIFICATION

I, MATTHEW BRICKLEY, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

MATTHEW JENNETTE

DATE

T.J. SCHIFF

DATE

MATTHEW BRICKLEY, P.L.S.

DATE



WETLANDS MAP INWI
SCALE: 1" = 2000'

SOILS MAP
SCALE: 1" = 2000'

LOCATION MAP
SCALE: 1" = 2000'

SITE DATA

OWNER:	EAST COAST AG HOLDINGS, LLC. 16054 SOUTH DUPONT HIGHWAY HARRINGTON, DE 19852 T.J.SCHIFF@FARMS.COM 302-363-2534
APPLICANT:	JOHN H. PARADEE 6 SOUTH STATE STREET DOVER, DE 19901 302-667-0061
SITE ADDRESS:	640 HOPKINS CEMETERY ROAD HARRINGTON, DE 19852
TAX PARCEL NUMBER:	6-00-154.00-01-38.00-00001
MONUMENTS:	FOUND CAPPED REBAR - 4 SET - 0
GROWTH ZONE:	THIS PROPERTY IS LOCATED OUTSIDE THE 2018 COMPREHENSIVE GROWTH ZONE.
LIMITS OF DISTURBANCE:	4.81 ACRES
ZONING:	AC (AGRICULTURAL CONSERVATION)
EXISTING IMPERVIOUS AREA:	1.74 AC. (3.3%)
PROPOSED IMPERVIOUS AREA:	0.40 AC. (0.8%)
TOTAL IMPERVIOUS AREA:	2.14 AC. (4.1%)
ZONING SETBACKS:	FRONT 100' SIDE 15' REAR 30' ADJACENT DWELLING (PER ORDINANCE NO. LC25-08) 100'
PARKING:	AGRICULTURAL USE, NO PARKING PROPOSED. PARKING ON EXISTING STONE DRIVE AS NEEDED.
TOTAL SITE ACREAGE:	51.9
DENSITY:	1 (LOT)/51.9 = 0.02
SOURCE OF TITLE:	D.R.#D 7421/21 AND PLAT BOOK 84, PAGE 5
HORIZONTAL DATUM:	NAD83 (DE STATE PLANE COORDINATE SYSTEM)
VERTICAL DATUM:	NAVD83
SURVEY CLASSIFICATION:	RURAL
PURPOSE OF PLAN:	THE PURPOSE OF THIS PLAN IS TO SHOW A SITE PLAN FOR DISTRIBUTION OF AGRICULTURAL PRODUCTS
SITE USE:	EXISTING - AGRICULTURE PROPOSED - DISTRIBUTION OF AGRICULTURAL PRODUCTS
ROAD CLASSIFICATION:	LOCAL, SPEED LIMIT-45 MPH
SLOPE:	1.4%
WATER:	PRIVATE \ NONE PROPOSED
SEWER:	PRIVATE \ NONE PROPOSED
FLOODPLAIN:	ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 100010303K, DATED 6/20/2018, THIS SITE IS LOCATED WITHIN FLOOD ZONE X, AND IS NOT IMPACTED BY THE FLOODPLAIN.
EASEMENTS:	NO EASEMENTS FOUND OR PROPOSED
TOPOGRAPHIC SURVEY:	FIELD GENERATED ON 6/11/2025
WOODLANDS PRESERVATION:	NO WOODS ON SITE (0.0 AC)
WETLANDS AREA:	1.1 AC.
WETLANDS DELINEATION PER:	GEO-TECHNOLOGY, ASSOCIATES, INC. JULY 31, 2023 REPORT TO ARMY CORPS OF ENGINEERS.
THE NOTICE OF INTENT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS 1221. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNREC.	
WATER RESOURCE PROTECTION AREA:	NO SITE IMPROVEMENTS INSIDE OF WRPA AREA
STORMWATER MANAGEMENT:	NO STORMWATER MANAGEMENT REQUIRED PER KENT CONSERVATION DISTRICT

SITE DATA (CONT.)

THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. 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 NIGHTTIME FARMING OPERATIONS.

THIS PROPERTY MAY BE IMPACTED BY WETLANDS. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF WETLANDS AND THE DEVELOPER IS ADVISED TO CONSULT WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL TO DETERMINE IF WETLANDS EXIST.

THIS PROPERTY IS IMPACTED BY STREAMS, DITCHES, PONDS OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF STREAMS, DITCHES, PONDS AND LAKES AND THE DEVELOPER IS ADVISED TO CONSULT WITH KENT COUNTY PLANNING SERVICES TO DETERMINE THE SETBACKS FROM STREAMS, DITCHES, PONDS OR LAKES.

ALL LIGHTING SHALL BE SHIELDED SO THAT IT IS DEFLECTED AWAY FROM ADJACENT PROPERTIES AND PASSING MOTORISTS.

DELDOT LETTER OF NO CONTENTION APPROVAL, DATED AUGUST 18, 2023, FOR EAST COAST AG HOLDINGS, LLC, TAX PARCEL # 6-00-154.00-01-38.00-00001, KCR00284-HOPKINS CEMETERY ROAD, MSPILLION HUNDRED, KENT.

KENT CONSERVATION DISTRICT SEDIMENT AND STORMWATER STANDARD PLAN - REVISION APPROVAL, DATED FEBRUARY 11, 2026, FOR EAST COAST AG HOLDINGS, LLC, KCD PROJECT NUMBER 51032.

SEQUENCE OF CONSTRUCTION

- PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LANDOWNER/DEVELOPER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND.
- NOTIFY THE KENT CONSERVATION DISTRICT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED EROSION AND SEDIMENT CONTROL PLANS.
- CONDUCT SITE LAYOUT, VERIFY THAT THE SITE AGREES WITH THE PLAN. MARK LIMITS OF DISTURBANCE IN THE FIELD.
- CLEAR AND GRUB AREAS NECESSARY FOR INSTALLATION OF PERIMETER CONTROLS, INSTALL SILT FENCE AND STABILIZED CONSTRUCTION ENTRANCE.
- CREATE AREA FOR SOIL STOCKPILE.
- ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTRIBUTION OR CONSTRUCTION.
- BULK GRADE SITE.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF FROM LEAVING THE SITE. PERIMETER 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.
- INSTALL STONE DRIVE AND CONSTRUCTION AREA.
- FINAL GRADE ALL PERVIOUS AREAS AND APPLY PERMANENT STABILIZATION.
- EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.

KENT COUNTY FILING NUMBER: 5-26-02

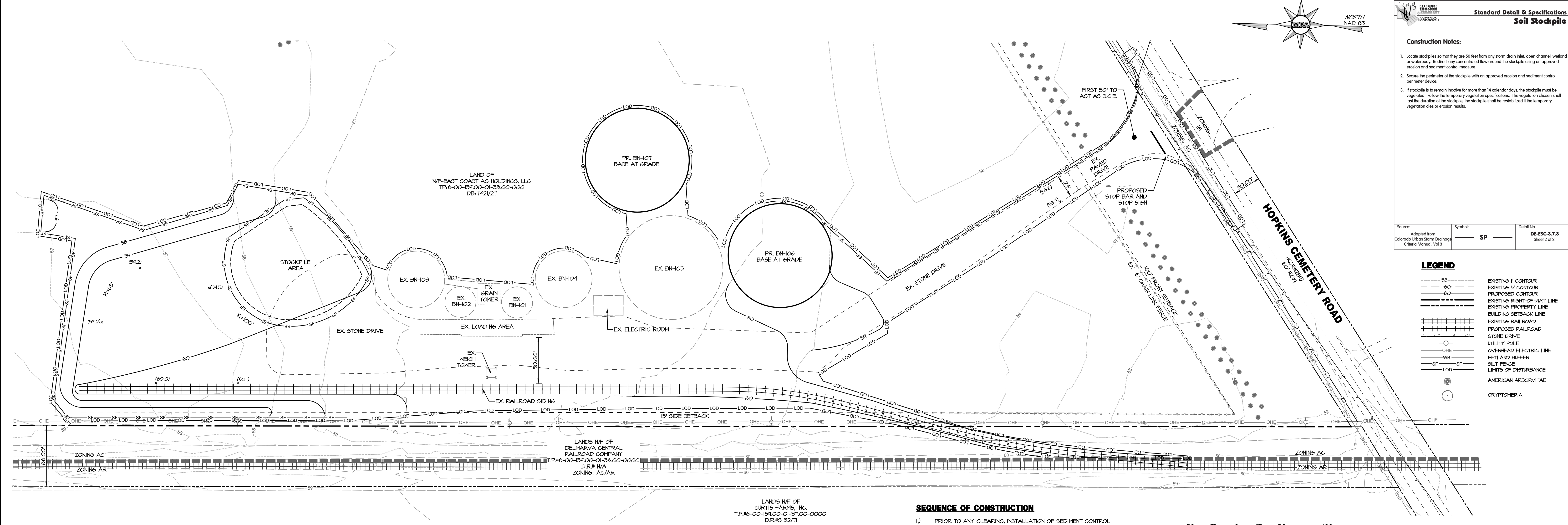
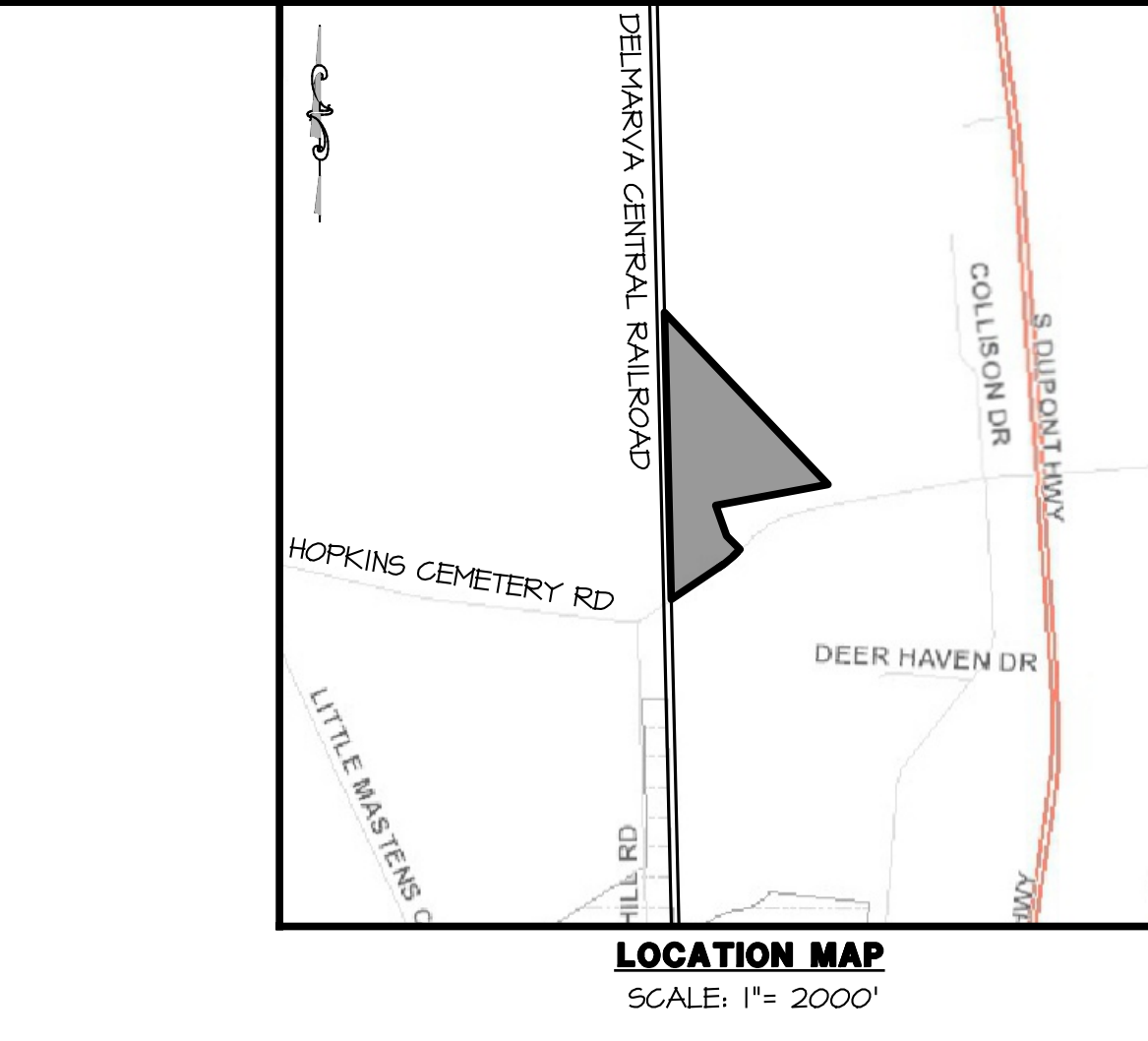
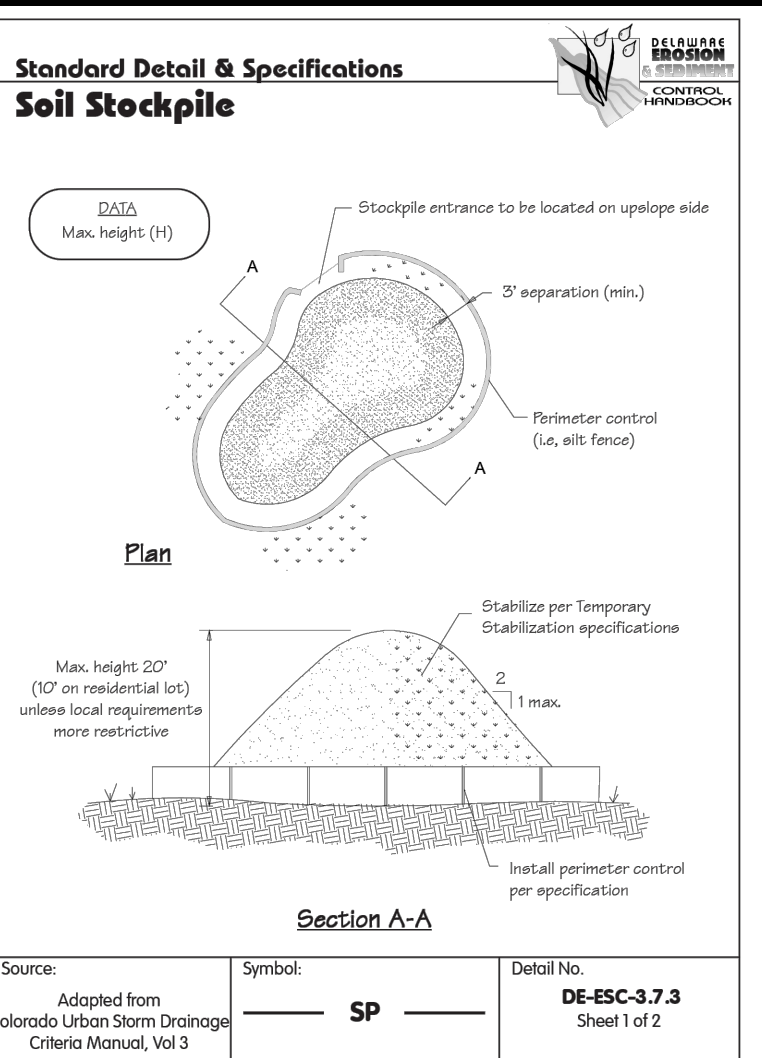
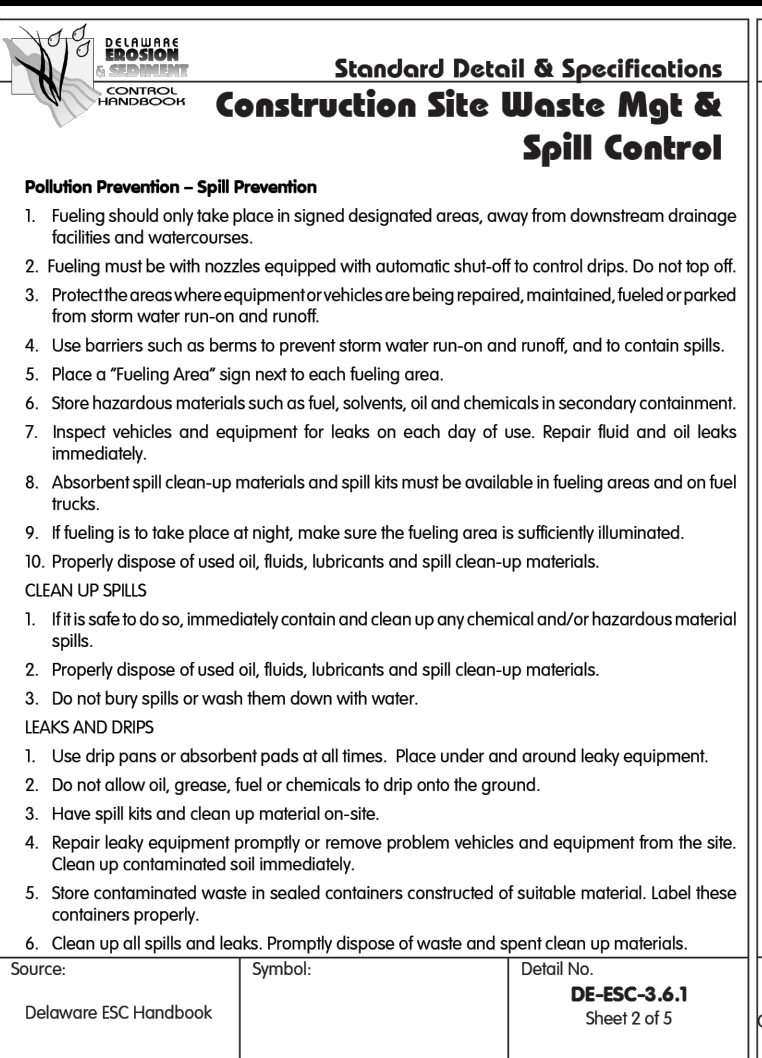
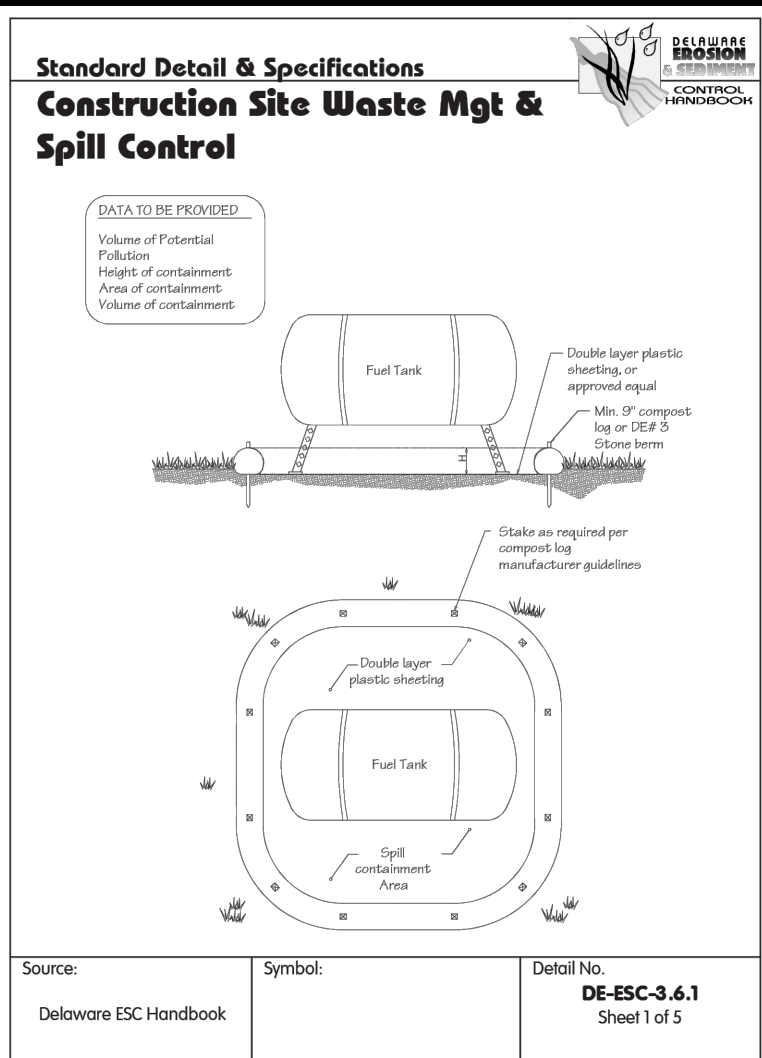
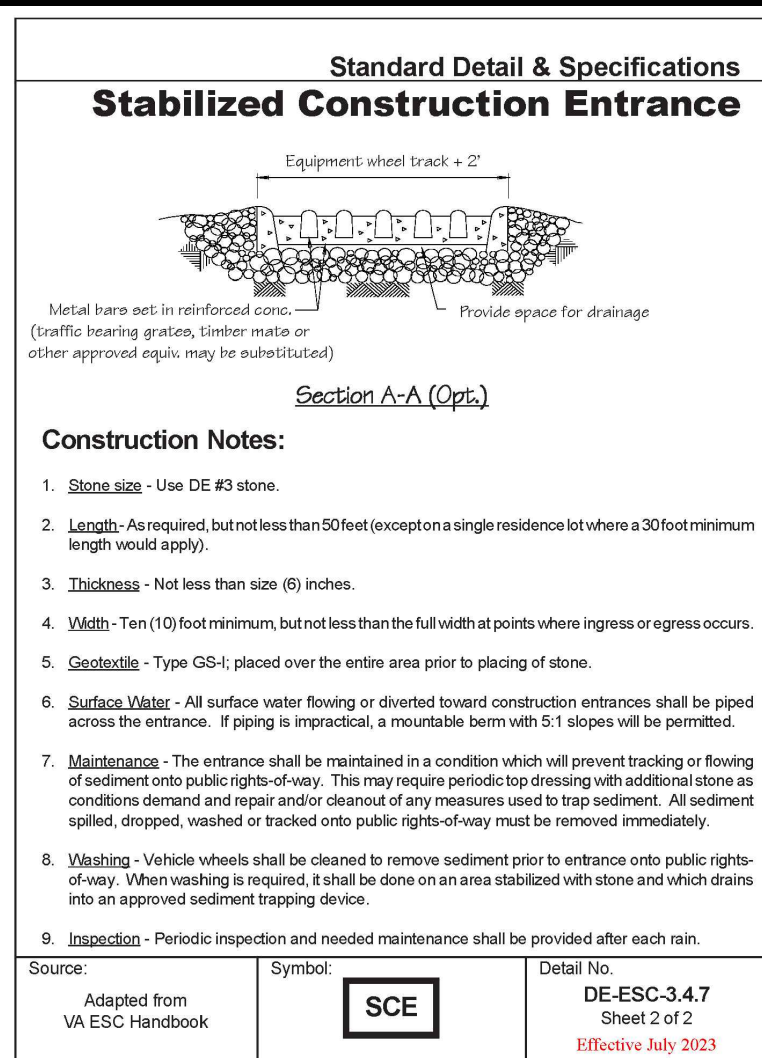
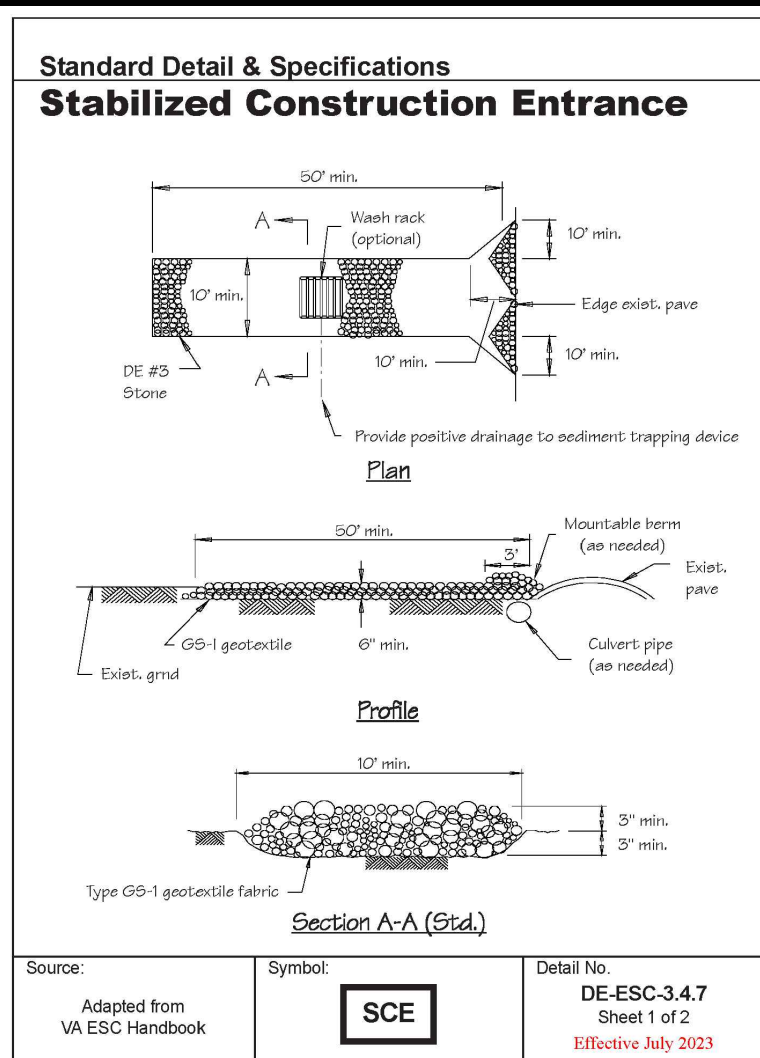
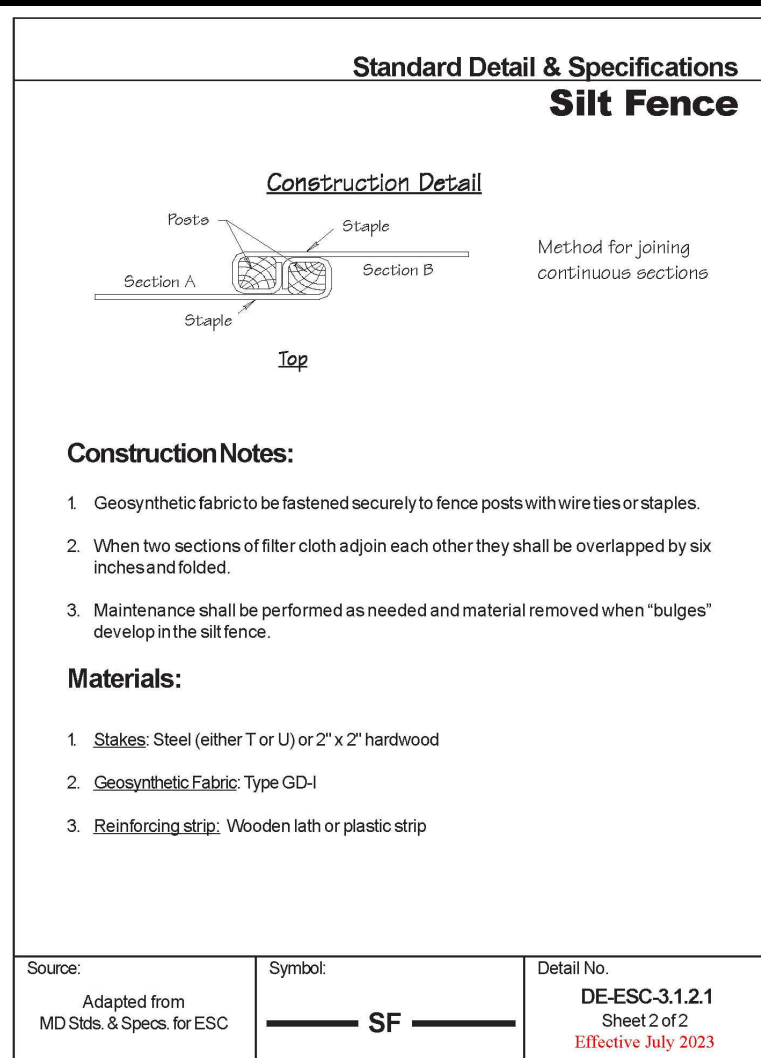
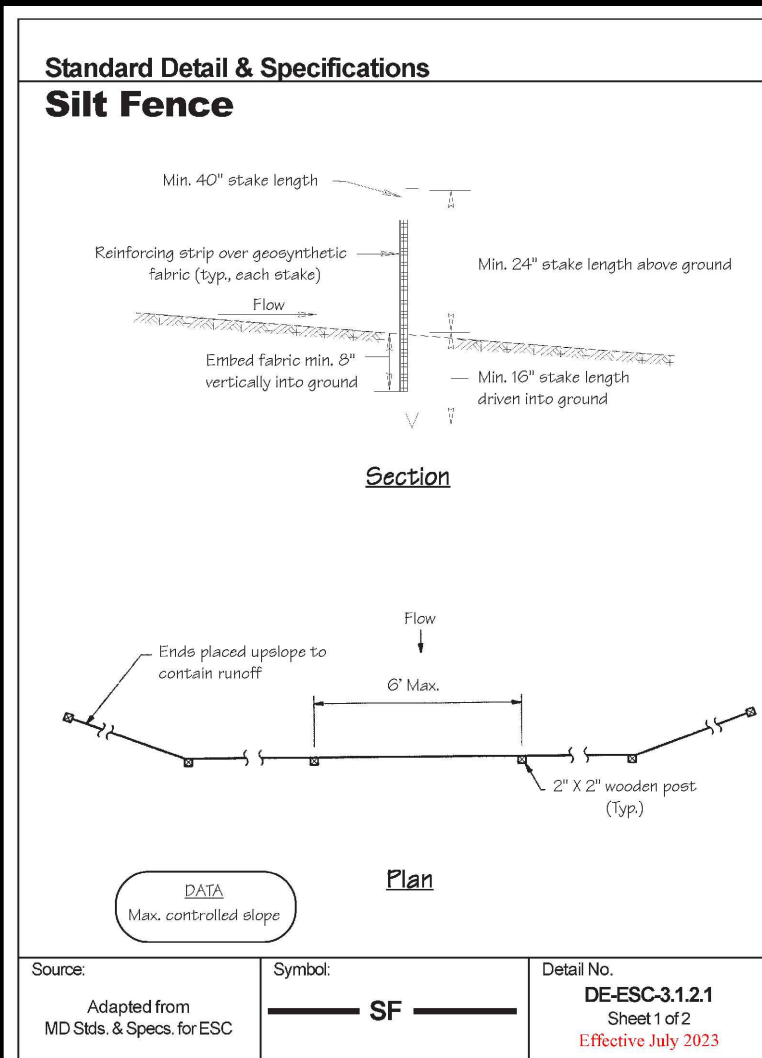
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

111 RUTHAN DRIVE
NEWARK, DELAWARE 19711
PHONE (302) 328-2200

SITE PLAN FOR PROPOSED DISTRIBUTION OF AGRICULTURAL PRODUCTS FOR EAST COAST AG HOLDINGS, LLC. HARRINGTON, DELAWARE

MSPILLION HUNDRED KENT COUNTY, DELAWARE

DATE	REVISIONS	JOB NO.:
3/20/26	KENT COUNTY DPS COMMENTS	17735
3/31/26	KENT COUNTY DPS COMMENTS	SCALE: AS SHOWN
5/07/26	KENT COUNTY P&Z COMMENTS	DATE: 2/25/2026
		DRAWN BY: JRN
		DESIGN BY: MRB
		REVIEW BY: MRB
		SHEET: 1 of 3



SITE DATA

OWNER:	EAST COAST AG HOLDINGS, LLC. 16254 SOUTH DUPONT HIGHWAY HARRINGTON, DE 19452 T.J. SCHIFFFARMS.COM 302.363.2554
SITE ADDRESS:	640 HOPKINS CEMETERY ROAD HARRINGTON, DE 19452
TAX PARCEL NUMBER:	6-00-154.00-01-30.00-00001
GROWTH ZONE:	THIS PROPERTY IS LOCATED OUTSIDE THE 2018 COMPREHENSIVE GROWTH ZONE.
LIMITS OF DISTURBANCE:	4.9± ACRES
ZONING:	AC (AGRICULTURAL CONSERVATION)
IMPERVIOUS AREA:	PROPOSED - 0.40± AC. (0.8%)
ZONING SETBACKS:	FRONT 100' SIDE (MIN/AGG) 25/160' REAR 40'
TOTAL SITE ACREAGE:	51.4
DENSITY:	1 (LOT)/51.4 = 0.2
SOURCE OF TITLE:	DR#1741-21, PLAT BOOK 84-05
HORIZONTAL DATUM:	NAD'83 (DE STATE PLANE COORDINATE SYSTEM)
VERTICAL DATUM:	NAV'D88
SURVEY CLASSIFICATION:	RURAL

GENERAL NOTES

PURPOSE OF PLAN:	THE PURPOSE OF THIS PLAN IS TO SHOW A SITE PLAN FOR DISTRIBUTION OF AGRICULTURAL PRODUCTS.
SITE USE:	EXISTING - AGRICULTURE PROPOSED - DISTRIBUTION OF AGRICULTURAL PRODUCTS
ROAD CLASSIFICATION:	LOCAL, SPEED LIMIT 45 MPH
WATER:	PRIVATE \ NONE PROPOSED
SEWER:	PRIVATE \ NONE PROPOSED
FLOODPLAIN:	ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 100060230K, DATED 6/20/2018, THIS SITE IS LOCATED WITHIN FLOOD ZONE X, AND IS NOT IMPACTED BY THE FLOODPLAIN.
EASEMENTS:	NO EASEMENTS FOUND OR PROPOSED
TOPOGRAPHIC SURVEY:	FIELD GENERATED ON 5/8/2023
WETLANDS DELINEATION PER:	6EO-TECHNOLOGY, ASSOCIATES, INC. JULY 31, 2023 REPORT TO ARMY CORPS OF ENGINEERS.

- ### SEQUENCE OF CONSTRUCTION
- PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LANDOWNER/DEVELOPER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND.
 - NOTIFY THE KENT CONSERVATION DISTRICT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN.
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 - BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7, DEL. C. 61-60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 41.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DNREC POLICIES, PROCEDURES, AND GUIDANCE.
 - THE NOTICE OF INTENT FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS T221. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNREC.

LEGEND

50	EXISTING 1' CONTOUR
60	EXISTING 5' CONTOUR
60	PROPOSED CONTOUR
---	EXISTING RIGHT-OF-WAY LINE
---	EXISTING PROPERTY LINE
---	BUILDING SETBACK LINE
---	EXISTING RAILROAD
---	PROPOSED RAILROAD
---	STONE DRIVE
---	UTILITY POLE
---	OVERHEAD ELECTRIC LINE
---	NETLAND BUFFER
SF	SILT FENCE
---	LIMITS OF DISTURBANCE
---	AMERICAN ARBORVITAE
---	CRYPTOTERIA

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**EROSION & SEDIMENT CONTROL
GRADING PLAN FOR
PROPOSED DISTRIBUTION OF AGRICULTURAL PRODUCTS
FOR
EAST COAST AG HOLDINGS, LLC.
HARRINGTON, DELAWARE**

MSP11000 HUNDRED KENT COUNTY, DELAWARE

DATE	REVISIONS	JOB NO.: 17735
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