

KENT COUNTY

Dover, DE 19901



LEVY COURT

(302) 744-2300

www.kentcountyde.gov

**Kent County Regional Planning Commission Business
Meeting Notice and Agenda
555 Bay Rd.
Dover, DE 19901
Levy Court Chambers - Room 203
Thursday, September 10, 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

Levy Court Action on Commission Recommendations

Application:	RPC Rec.	LC Action
C-26-04 McCoy, Bianca & Tyrel	Cond Approval	Approved
CZ-26-02 Taylor, Josheph Lewis IV & Christina L	Split Vote	Approved
LC26-06 Data Centers	Approval	Approved

Old Business

New Business

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

S-26-04 Holy Cross High School: Request for Site Plan approval of a private high school totaling 90,000 sq. ft., located inside the Growth Zone Overlay District / Parcel # SM-00-141.00-01-06.00 & 06.12-000

SLV-26-27 Thompson Ridge: Requesting a Waiver from 187-58.H.(4) street linkage to enable a Major Subdivision, located inside the Growth Zone Overlay District / Parcel # NM-00-104.00-01-66.00-000

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 08/31/2026
POSTING TIME: 10:00 am
POSTED BY: K.Andrews Planning
TAKE DOWN: 09/11/2026

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 10, 2026

Application # and Title : S-26-04 Holy Cross High School

Present Zoning District : AC (Agricultural Conservation)

Present Use : Vacant / Residential

Proposed Use : Private High School

Relation to Growth Zone: : Inside

Area and Location : 95.074± acres (Project Area within Kent County: 47.44± acres) located on the southeast corner of Johnnycake Landing Rd. and Carpenter Bridge Rd., west of Frederica.

I. APPLICATION SUMMARY:

The applicant is seeking Site Plan approval for a School. The subject site is located inside the Growth Zone overlay district, and a small portion is within the Town of Frederica. The project area within Kent County is 47.44 ± acres. The site is currently utilized for a single-family residence and farm fields. The project proposes removal of the residential structures and the construction of a 90,600 sq. ft. private school with two 4,500 sq. ft. accessory buildings.

The applicant has requested a waiver from Kent County Code Section 187-60 regarding the installation of sidewalks along arterial and collector roadway frontage. Staff recommends **MODIFIED APPROVAL** of the waiver, in accordance with the reasonings outlined in Section III of this report.

Staff recommends **CONDITIONAL APPROVAL** of the application as it will then demonstrate compliance with all Kent County Code requirements and the Kent County Comprehensive Plan (2018).

II. COMPLIANCE WITH THE CONDITIONS OF APPROVAL:

A. Compliance with the Conditions of Approval for the Use - §205-69F. Schools:

(1) *The principal access shall be by means of a numbered state road.*

- ✓ Principal access for the project will be from Johnnycake Landing Rd., State Route 12.

(2) *They are located so that they are not likely to become objectionable to adjoining and nearby property because of noise, traffic, number of students or otherwise objectionable conditions.*

- ✓ The school site is located partially within the Town of Frederica, near another existing school and other nonresidential uses. Additionally, the proposed facilities are concentrated away from the adjacent residential properties. The facility nearest to a residential property is an accessory building that is more than 200' from the dwelling.

(3) *The use is reasonably necessary or convenient to the neighborhood which it is proposed to serve.*

The applicant has provided the following response to demonstrate compliance with this condition: The proposed school site is located adjacent to the Town of Frederica limits, which offers easy access to the municipality. This location is also immediately adjacent to the Lake Forest Elementary School and therefore expands on an existing common land use. The school is expected to serve Kent and Sussex Counties, and this project provides access to Route 1 and US-13.

(4) *The on-site septic system shall be sized for maximum occupancy.*

- ✓ The project will connect to county sewer, so this condition is not applicable.

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. In the data column:
 1. Item 4. A – The word area is repeated for the impervious line.
 2. Item 9. C & D – Notate that the wetlands and woodlands are not within the site area for the project.
3. Indicate the purpose and owner of the 15' wide easement shown along the property frontage.
4. Include the conditions of approval as a note on the plan.
5. For General Note 14, fill in the report date information for the wetland delineation.
6. The Planning Commission may add any necessary conditions to protect the health, safety, and welfare of the citizens of Kent County.

7. A final plan must be approved within 24 months of preliminary plan approval and construction must commence within 18 months of final plan approval.
8. Prior to final plan approval, all outside agency requirements must be met.

C. Staff Recommendations:

1. Staff recommend the inclusion of bicycle parking on site, as supported by comments received from the Dover Kent MPO (see enclosed).

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 from Kent County Code Section 187-60A., requiring the installation of sidewalks along arterial and collector roadway frontage. The project has frontage along Johnnycake Landing Rd. and Carpenter Bridge Rd., which are both minor arterials. As outlined in the enclosed waiver request letter, the applicant is requesting that the Commission waive the sidewalk requirement for the western portion of frontage along Johnnycake Landing Rd. and the frontage along Carpenter Bridge Rd.

Staff has reviewed the request and recommends **MODIFIED APPROVAL** of the waiver with the condition that the applicant coordinate with DelDOT to install sidewalk within the right-of-way on Johnnycake Landing Rd. to the east of the project entrance to connect with the existing sidewalk in front of the Post Office (see Exhibit B). The Staff's recommendation is based on the following:

1. There is no existing sidewalk along either roadway west of the project site and the other parcels along the frontages are existing single-family residences. Since Kent County Code does not include provisions to require individual homeowners to install sidewalk, any future connection would need to be installed using public funds.
2. Staff are aware of discussions regarding future changes to the Johnnycake Landing and Carpenter Bridge intersection, due to the potential development of the parcels north of Johnnycake Landing Rd. If reconfiguration of the intersection occurs, any sidewalk installed as part of this project would likely be removed and replaced with a multi-use path.

3. The proposed entrance for the project is less than 200 ft. from the end of the existing sidewalk along Johnnycake Landing Rd. and 15' of this distance is part of the subject property itself, though under Frederica's jurisdiction. Requiring a connection here in lieu of providing sidewalk at the intersection would be more beneficial to the community. It will extend the reach of the existing pedestrian facilities and provide a link between the new school and the existing town, including the adjacent elementary school.

IV. BACKGROUND INFORMATION:

- The subject site currently consists of two separate parcels. In order to consolidate the two parcels as shown, the applicant will submit a separate minor lot consolidation plan for approval and recordation prior to final approval of the site plan.
- 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 and agricultural support. Though Institutional uses are not specifically identified within the Future Land Use table, they would be considered compatible in Low Density Residential areas. The property is zoned AC (Agricultural Conservation), and Schools are 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 also commercial and institutional uses nearby. The subject site is bordered to the north by single-family residences. The property to the west is farmland within Agricultural Preservation. To the south is a wooded wetland parcel owned by the State and another property used as farmland. All of the properties to the east are within the Town of Frederica. The northeastern town properties are used for a post office, retail store, and elementary school, and the southeastern are vacant residential lots in the Sophias Landing development.
- The plan indicates that the project will utilize Town of Frederica water and Kent County sewer service. Approval from the applicable agencies for these systems must be provided for final approval.
- There have been no previous applications for the subject parcel and no applications of a similar nature in the immediate vicinity.

V. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, ENGINEERING DIVISION

Contact: Andrew Riggi, PE, County Engineer

Requirements:

1. The proposal must proceed in accordance with all applicable provisions of the Kent County Code, Chapters 128 (Fees) & 180 (Standards). The engineer shall submit

site and sewer utility plans to the Kent County Engineering Division for review and approval. Contact our office for submission requirements.

2. Aid in Construction (A-I-C) fees for pump upgrades at existing County pump station are required prior to final approval of the sanitary sewer plans, per the current Technical Feasibility Study for the property dated April 23, 2024. This study has officially expired; the Developer shall request an extension of the study or submit a request for a revised study to be performed.

Comment:

1. The property is legally located in Kent County Sewer Disposal District #1 - Frederica West Area. Main System Capital Improvement and District Expansion Sewer Impact Fees are required and will be invoiced after building permit application.
2. Sewer service is available via existing sanitary sewer systems in and around the proposal's properties.

B. OFFICE OF THE STATE FIRE MARSHAL

Contact: William Kelly II, CFI, CFPE, Assistant Chief

Comment: The project must be submitted for review and approval by the Delaware State Fire Marshal's Office.

C. DOVER/KENT METROPOLITAN PLANNING ORGANIZATION

Contact: Malcolm Jacob (302)387-6030

Comments: Attached.

D. DNREC, Division of Fish and Wildlife

Contact: Faith Garcia – Environmental Review Coordinator

Comments:

Delaware Ecological Network

Habitat on this parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a hub. The DEN, although non-regulatory, is a statewide conservation network developed using GIS and field collected datasets that help to identify and prioritize ecologically important areas for natural resource protection. The DEN includes ecologically important areas such as forests, wetlands, streams, and habitats that supports rare species and areas of especially high quality. The DEN includes the following key elements: 1) Core areas – which contain relatively intact natural ecosystems, and provide high-quality habitat for native plants and animals, 2) Hubs – which are slightly fragmented aggregations of core areas with contiguous natural cover and 3) Corridors – which link core areas together, allowing wildlife movement and seed and pollen transfer between them. The DEN can be accessed through First Map:

Delaware Ecological Network 2.0 | Delaware Ecological Network 2.0 | State of Delaware (arcgis.com). We recommend that this DEN designated area be protected to the fullest extent possible.

Wetland Buffer

Buffers are an integral component of aquatic and wetland habitats, reducing the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms. Forested buffers serve as habitat for many terrestrial species that are dependent on aquatic and wetlands habitats for a portion of their annual life cycle.

In the interest of water quality and wildlife habitat, we recommend maintaining an upland buffer of at least 100 ft along rivers, streams and wetlands. This recommendation is based on peer reviewed research that suggests that buffer values increase noticeably with widths of 100 ft or more. This buffer should not be a maintained lawn area and should not contain lot lines or infrastructure. We recommend the buffer area be comprised of the existing vegetation or planted with Delaware native species of trees, shrubs, grasses or wildflowers.

E. DNREC, Division of Waste and Hazardous Substances

Contact: Dawn Budinger

Comments: Delaware's Universal Recycling Regulations require the commercial sector (including educational institutions) to participate in a comprehensive recycling program. <https://regulations.delaware.gov/AdminCode/title7/1000/1300/1305.shtml>

DNREC's Division of Waste and Hazardous Substances, Compliance and Permitting Section recommends addressing the size and location of the trash and recycling dumpsters to accommodate services for the building. Take into account the accessibility for custodial staff to utilize them and trash trucks to service those containers.

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:

1. DelDOT, Division of Highways
2. Kent Conservation District
3. Office of the State Fire Marshal
4. Town of Frederica (water)
5. Kent County Public Works (sewer)

ENC: Data Sheet

Exhibit A – Location Map

Exhibit B – Staff Recommendation for Waiver Request

Waiver Request

Dover/Kent MPO Comments

Site Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR SITE PLAN

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

Application # and Title	:	S-26-04 Holy Cross High School
Applicant	:	Holy Cross High School c/o Brian Lessard 2319 S. Dupont Hwy Dover, DE 19901
Owner	:	Grayway Developers LLC 507 N York St., Ste 1B Mechanicsburg, PA 17055
Engineer	:	Morris & Ritchie Associates, Inc. c/o Charlie Barnett 111 Ruthar Dr. Newark, DE 19711
Comp Plan Map Designation	:	Low Density Residential
Zoning District	:	AC (Agricultural Conservation)
Relation to Growth Zone	:	Inside
Present Use	:	Vacant / Residential
Proposed Use	:	Private High School
Size of Proposed Buildings	:	99,600 sq. ft. Total
Water	:	Public - Town of Frederica
Wastewater	:	Public – Kent County Sewer
Levy Court District	:	4 th - Scott
Fire District	:	Frederica
Area and Location	:	95.074± acres (Project Area within Kent County: 47.44± acres) located on the southeast corner of Johnnycake Landing Rd. and Carpenter Bridge Rd., west of Frederica.
Property Identification Number	:	SM-00-141.00-01-06.00-000 SM-00-141.00-01-06.12-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: S-26-04
Holy Cross High School

APPLICANT:

Holy Cross High School
c/o Brian Lessard

OWNER:

Grayway Developers, LLC

ZONING DISTRICT:

AC (Agricultural Conservation)

PRESENT USE:

Vacant/Residential

PROPOSED USE:

Private High School

LEVY COURT DISTRICT:

4th - Scott

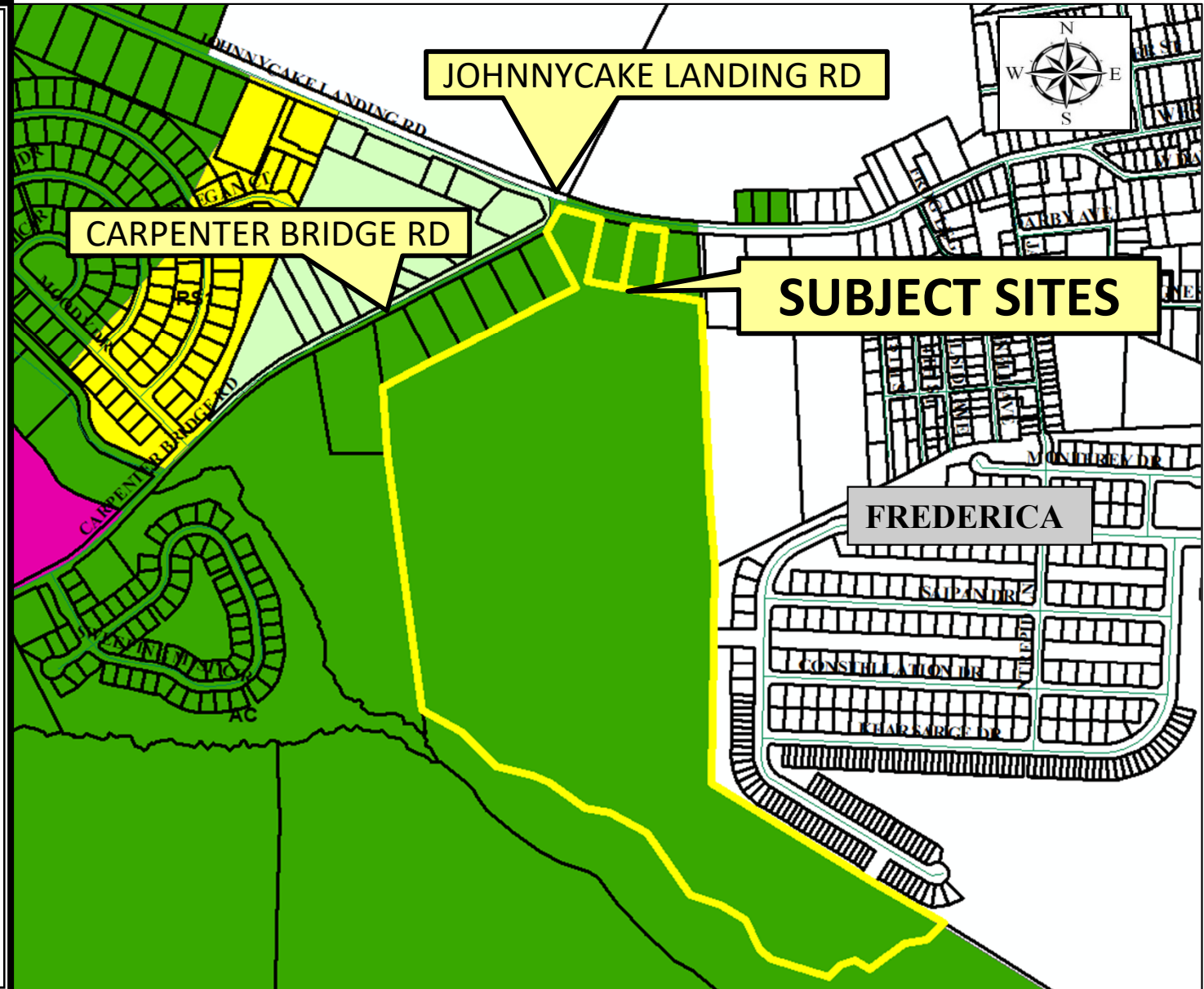
TAX MAP NO:

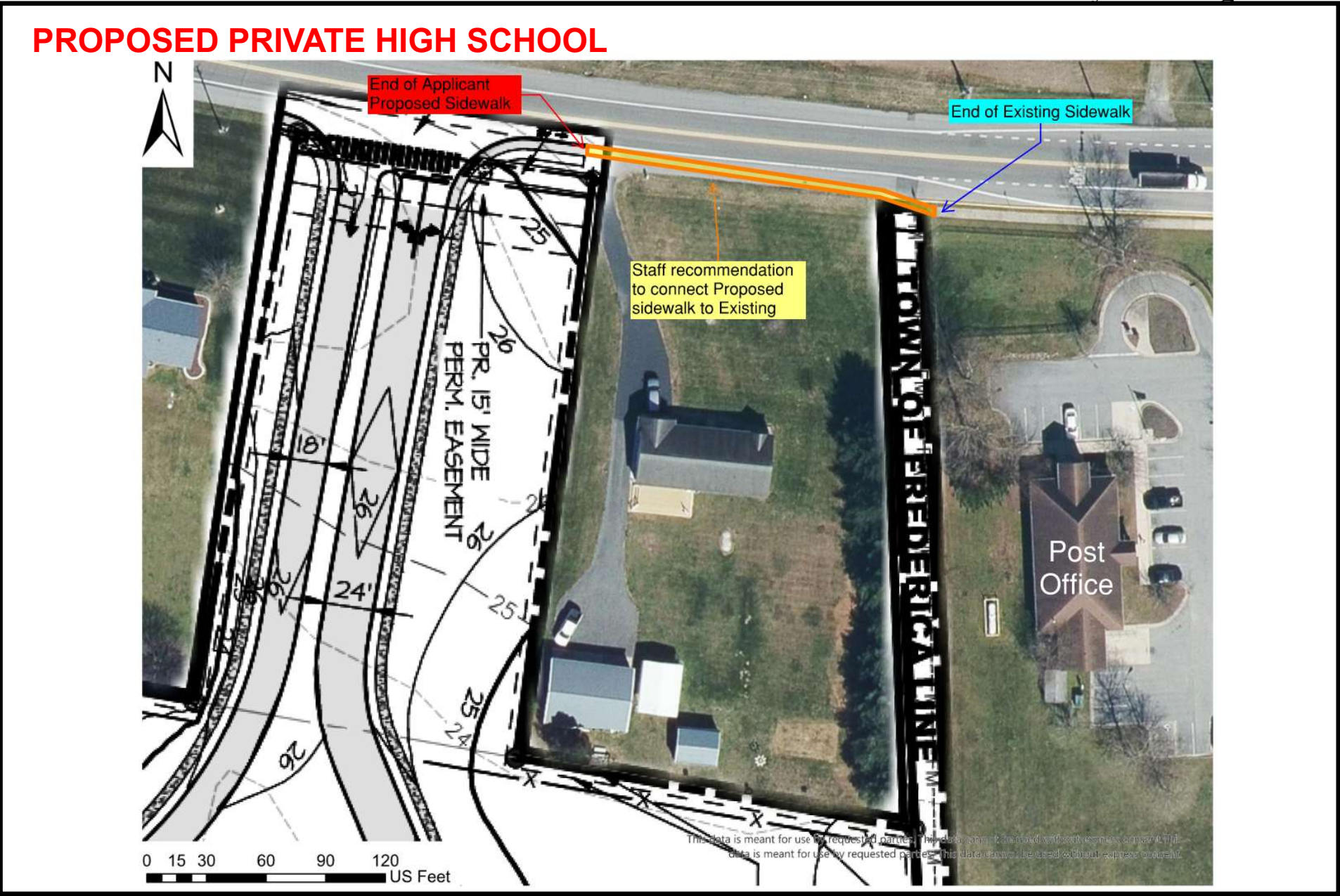
SM-00-141.00-01-06.00-000

SM-00-141.00-01-06.12-000

LOCATION:

95.074± acres located on the
southeast corner of Johnnycake
Landing Rd. and Carpenter Bridge
Rd., west of Frederica





MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS



July 7, 2026

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

Subject: Holy Cross High School
Sidewalk Waiver Request

Dear Ms. Keifer,

On behalf of our client, Holy Cross High School, Morris & Ritchie Associates (MRA) would like to request a waiver from the requirements of section §187-60 of the Kent County Code for the Holy Cross High School project. This section of the Code establishes the criteria for sidewalks in residential and nonresidential areas. We are requesting a waiver from subsection B which states:

B. In nonresidential land developments, sidewalks shall be constructed along private access roadways and site entrances to provide continuous pedestrian access from the frontage sidewalk required in § 187-60A above, to existing and proposed buildings on the premises. Sidewalks shall be designed and situated so as to provide pedestrian linkages from parking lots to building entrances and between buildings and groups of buildings on the premises.

As shown by the Preliminary Plan, the project will utilize a narrow portion of the parcel to provide primary site access to Johnnycake Landing Road. This accessway has been aligned to eliminate encroachment onto the adjacent parcel areas, while also providing the necessary turn lane distances to meet DelDOT requirements. A pedestrian sidewalk has been provided along the road frontage in this area to allow pedestrian access from Johnnycake Landing Road into the site. It should be noted that there is no pedestrian sidewalk located along Johnnycake Landing Road as you travel northwest from the new Holy Cross High School entrance. Additionally, there is no pedestrian sidewalk along Carpenter Bridge Road. There is a small portion of the parcel that abuts the intersection of Johnnycake Landing Road and Carpenter Bridge Road.

We respectfully request that, based on the above circumstances, the Holy Cross High School development be granted a waiver from the specific requirement of section 187-60B of the Kent County Code for the portion of the parcel with frontage abutting the intersection of Johnnycake Landing Road and Carpenter Bridge Road.

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

Nick Wilson, LEED AP
Associate

Cc: Brian Lessard, Holy Cross High School
File (23754)

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



S-26-04 Holy Cross High School

Dover Kent MPO's Metropolitan Transportation Plan (MTP), *Innovations 2050*, includes travel demand modeling projected as far ahead as 2050, and with it, current and future volume-to-capacity ratios for the roadways of Kent County. The data in this section of the MTP identifies SR 12 (W. Front Street) in Frederica as currently having or soon having capacity issues. According to the travel demand modeling data from the MTP, the SR 12 approach to Frederica from the west will be over capacity by 2030, particularly the section between Carpenter Bridge Road and W. David Street. Both roads are recommended for further study.¹

In addition to the travel demand modeling, the MTP examined the projected population growth throughout Kent County at the Traffic Analysis Zone (TAZ) level. According to this data, the south central part of Kent County, including the areas outside of the Town of Frederica, are expected to experience considerable suburban development. This growth can already be seen through recent subdivision and site plan applications.

When looking at both the projected growth around the subject property and the travel demand modeling, it becomes clear that SR 12 and the surrounding roadways are likely to have increasing capacity issues in the coming years. Building a high school on the subject property, where SR 12 is the only available road access, would undoubtedly add to these capacity issues. Congestion would be particularly noticeable during school drop-off and pick-up hours, but possibly at other times of the day. With this in mind, Dover Kent MPO recommends that the applicant coordinate closely with DelDOT and Kent County to plan ahead of this increase in traffic volume. Additional improvements to SR 12, such as a passing lane on the north side of the road or a lefthand turn lane at the property entrance, may be necessary.

Within the property, the road layout will allow vehicles to easily navigate around the school. However, one of Dover Kent MPO's main concerns with the site is that only one entrance is proposed. Not only will this lead to serious congestion issues on SR 12 during peak hours, but it also creates a safety issue during emergencies, as the single entrance is the only way for vehicles to exit the property. This also has the potential to hinder access for first responders. To address these issues, the MPO strongly recommends creating a road connection to the Sophia's Landing subdivision to the east. There is already a proposed stub street available for such a connection on the west side of this neighborhood. Although the campus layout might need to be adjusted, this improvement would allow for better vehicle access to the high school, in addition to improved bicycle and pedestrian connectivity and enhanced safety for students and staff.

Note that the property entrance off of SR 12 needs to be wide enough to accommodate school buses, fire trucks, and other large vehicles. The entrance shown in the site plan does not appear to be an adequate width for this sort of traffic, which could lead to safety and accessibility issues. The applicant should work with Kent County, the Town of Frederica, and the Frederica Volunteer Fire Company to determine if changes need to be made to the entrance.

Although the subject property does not have a large road frontage, the wider connections between the school and downtown Frederica should be considered as part of the planning process. Dover Kent

¹ *Innovations 2050*. Dover/Kent County MPO (2025). <https://doverkentmpo.delaware.gov/innovations2050/>.



MPO recommends working with adjacent property owners in order to develop a complete sidewalk network from the property entrance on SR 12 to the existing sidewalk in front of the United States Postal Service building. These measures would create a safer pedestrian connection to the school and ensure students do not have to walk in the roadway. Doing so would also improve access to Lake Forest East Elementary School which is located nearby.

The site plan shows a network of sidewalks within the property that encircles the high school and connects to the athletic facilities. These should be accompanied by crosswalks and ADA curb ramps at each of the crossing locations.

Finally, the site plan should include bicycle parking for students who wish to bike to the school. Bike racks should be located in a safe, convenient place that is out of the path of vehicle traffic. Dover Kent MPO can provide more information on various types of bike racks if it is needed.

A. DEVELOPER NAME: HOLT CROSS HIGH SCHOOL
B. PROJECT ADDRESS: 150 WEST 45TH AVENUE, 11TH FLOOR
C. STREET ADDRESS: 507 N. YORK STREET, SUITE 18
D. CITY/STATE/ZIP: NEW YORK, NY 10001
E. DEED REFERENCE: DEED BOOK D 13721, PAGE 228 (P.6.00)
 DEED BOOK D 13722, PAGE 110 (P.6.00)
 DEED BOOK D 13722, PAGE 108 (P.6.12)
F. PLOT REFERENCE: PLOT BOOK 18, PAGE 36
 PLOT BOOK 18, PAGE 36
 PLOT BOOK 18, PAGE 36
 PLOT BOOK 18, PAGE 36
 PLOT BOOK 18, PAGE 36
G. LOT AREA: 14.26 ACRES ± - PARCEL 6.00
 14.26 ACRES ± - PARCEL 6.12
 14.26 ACRES ± - PARCEL 74.00
 90.074 ACRES - TOTAL
H. EXISTING USE: AGRICULTURAL, RESIDENTIAL
I. PROPOSED USE: INSTITUTIONAL

TAX INFORMATION:
A. TAX PARCELS: 8-00-141-001-01-06.00-00001
 8-00-141-001-01-06.12-00001
 8-00-141-001-01-74.00-00001
ZONING: PK-01 (P.16.12) HOUSING GROWTH AREA
EXISTING ZONING: PK-01 (P.16.12) HOUSING GROWTH AREA
 TOWN OF FREDERICA FUTURE RESIDENTIAL (P.74.00)

ENVIRONMENTAL & PROTECTED AREAS:
A. STORMWATER RECHARGE AREA: 38.3 ACRES ±
B. 20% OF RECHARGE AREA: 7.66 ACRES ±
C. FLOODPLAIN AREA: 7.66 ACRES ± (DOES NOT EXCEED 20%)
D. FLOODPLAIN AREA: 7.66 ACRES ± (DOES NOT EXCEED 20%)

PROPOSED FEATURES:
A. PROPOSED USE: PRIVATE HIGH SCHOOL
B. PROPOSED BUILDING HEIGHTS: 24'-8"
C. MAX. SCHOOL BUILDING: 24'-8"
D. ACCESSORY USE HOUSING: 24'-8"
E. CHANGELINE: 24'-8"

UTILITIES:
A. WATER PROVIDER: TOWN OF FREDERICA
B. SANITARY PROVIDER: TOWN OF FREDERICA
C. GAS: TOWN OF FREDERICA
D. SEWER: TOWN OF FREDERICA

MONUMENTS:
A. FOUND: 46
B. PROPOSED: 0
C. 0.05 ACRES ±
D. 0.05 ACRES ±

EXISTING SLOPES:
PROPOSED SLOPES:
A. AREA BREAKDOWN:
B. PARCEL 6.00: 0.16 AC
C. STORMWATER MANAGEMENT: 0.16 AC
D. METLANDS: 0.16 AC
E. EXISTING WOODLAND: 0.16 AC
F. INTERFERING AREA: 0.16 AC
G. LOT COUNTY SITE AREA: 77.47 AC
H. AREA REQUIREMENTS:
I. LOT SIZE: 0.5 AC
J. FRONT SETBACK: 10'
K. FRONT SETBACK: 10'
L. FRONT SETBACK: 10'
M. REAR SETBACK: 10'
N. SIDE SETBACK: 10'
O. SIDE SETBACK: 10'

P. PARKING REQUIREMENTS:
A. REQUIRED: 80
B. (250 - 500 STUDENTS)
C. (SPACE PER STUDENT)
D. TOTAL PARKING SPACES: 100
E. TOTAL PARKING SPACES: 100
F. TOTAL PARKING SPACES: 100
G. PROVIDED: 143 SPACES
H. (INCLUDING 1 VAN ACCESSIBLE SPACE AND 4 HANDICAP SPACES)

ENT COUNTY FILE NUMBER: 5-26-04

6EO-TECHNOLOGY ASSOCIATES, INC (GTA) HAS CONDUCTED A FIELD REVIEW WITHIN THE BOUNDARIES OF THIS WETLAND TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS FOR THE PURPOSES OF DELAWARE WETLAND AND SUBSEQUENT LAND REGULATIONS AND SECTION 404 OF THE CLEAN WATER ACT. GTA'S REVIEW WAS CONDUCTED IN GENERAL ACCORDANCE WITH TECHNIQUES AND CRITERIA PROVIDED IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION (VERSION 2.0). IN GTA'S PROFESSIONAL OPINION, THERE ARE NO JURISDICTIONAL WATERS OF THE U.S., INCLUDING WETLANDS, PRESENT ON THE SUBJECT PROPERTY.

07/08/2026
DATE

I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE, AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

HOLY CROSS HIGH SCHOOL
2319 S. DUPONT HIGHWAY
DOVER, DE 19901

I, ZACHARY W. BROWN, L.A., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT 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.

ZACH BROWN, P.L.A., DATE
MORRIS & RITCHIE ASSOCIATES, INC.
1220-B EAST JOPPA ROAD, SUITE 400K
TOWSON, MD 21286

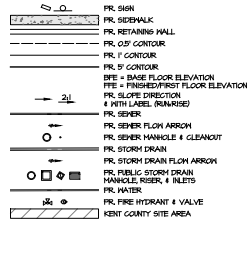
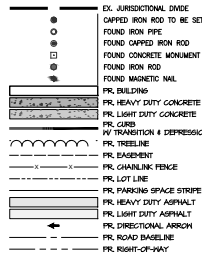
I, PHILLIP L. TOLLIVER P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

PHILLIP TOLLIVER, P.E., PRINCIPAL
MORRIS & RITCHIE ASSOCIATES, INC.
111 RUTHAR DRIVE
NEWARK, DE 19711

THE CORRECTNESS OR COMPLETENESS OF EXISTING INFORMATION SHOWN ON THE DRAWINGS IS NOT WARRANTED OR GUARANTEED. THE CONTRACTOR SHALL VERIFY THE LOCATION OF UTILITIES AND UNDERGROUND FACILITIES, BY TEST PITS OR OTHER METHODS APPROVED BY THE OWNER'S REPRESENTATIVE, AS REQUIRED TO VERIFY EXACT LOCATIONS AND DEPTHS WITHIN THE LIMIT OF DISTURBANCE. ALL DISCREPANCIES BETWEEN INFORMATION SHOWN ON THE DRAWINGS AND THAT VERIFIED IN THE FIELD SHALL BE REPORTED TO THE OWNER'S REPRESENTATIVE PRIOR TO BEGINNING WORK.



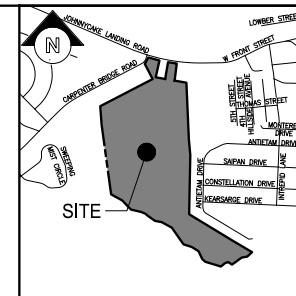
	EX. BUILDING
	EX. 1' CONTOUR
	EX. 10' CONTOUR
	EX. 2' CONTOUR
	EX. FMA FLOODPLAIN BOUNDARY
	EX. NOISE CONTOUR AREA
	EX. TREELINE
	EX. EASEMENT
	EX. GRAVEL
	EX. EDGE OF PAVEMENT
	EX. PROPERTY LINE
	EX. ADJACENT PROPERTY LINE
	EX. INTERIOR PROPERTY LINE
	EX. ROAD BASELINE
	EX. RIGHT-OF-WAY
	EX. ADJACENT RIGHT-OF-WAY
	EX. SEWER
	EX. SEWER MANHOLE & CLEANOUT
	EX. SOIL BOUNDARY
	EX. BUILDING SETBACK
	EX. WATER
	EX. ZONING LINE



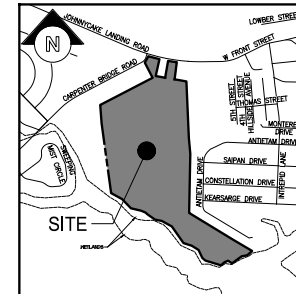
OWNER
RAYWAY DEVELOPERS LLC
307 N YORK ST STE 1B
MECHANICSBURG, PA 17055
PHONE: 717-460-7029
JWEFFSTER.GRAY@YAHOO.COM

HOLY CROSS HIGH SCHOOL
2319 S. DUPONT HIGHWAY
DOVER, DE 19901
PHONE: 302-270-3095
EMAIL: BP@BLESSARDBUILDERS.CO

DESIGN & DRAWING BASED ON
DELAWARE COORDINATE
SYSTEM (DCS):
HORIZONTAL NAD 83 (2011)
VERTICAL NAD 83



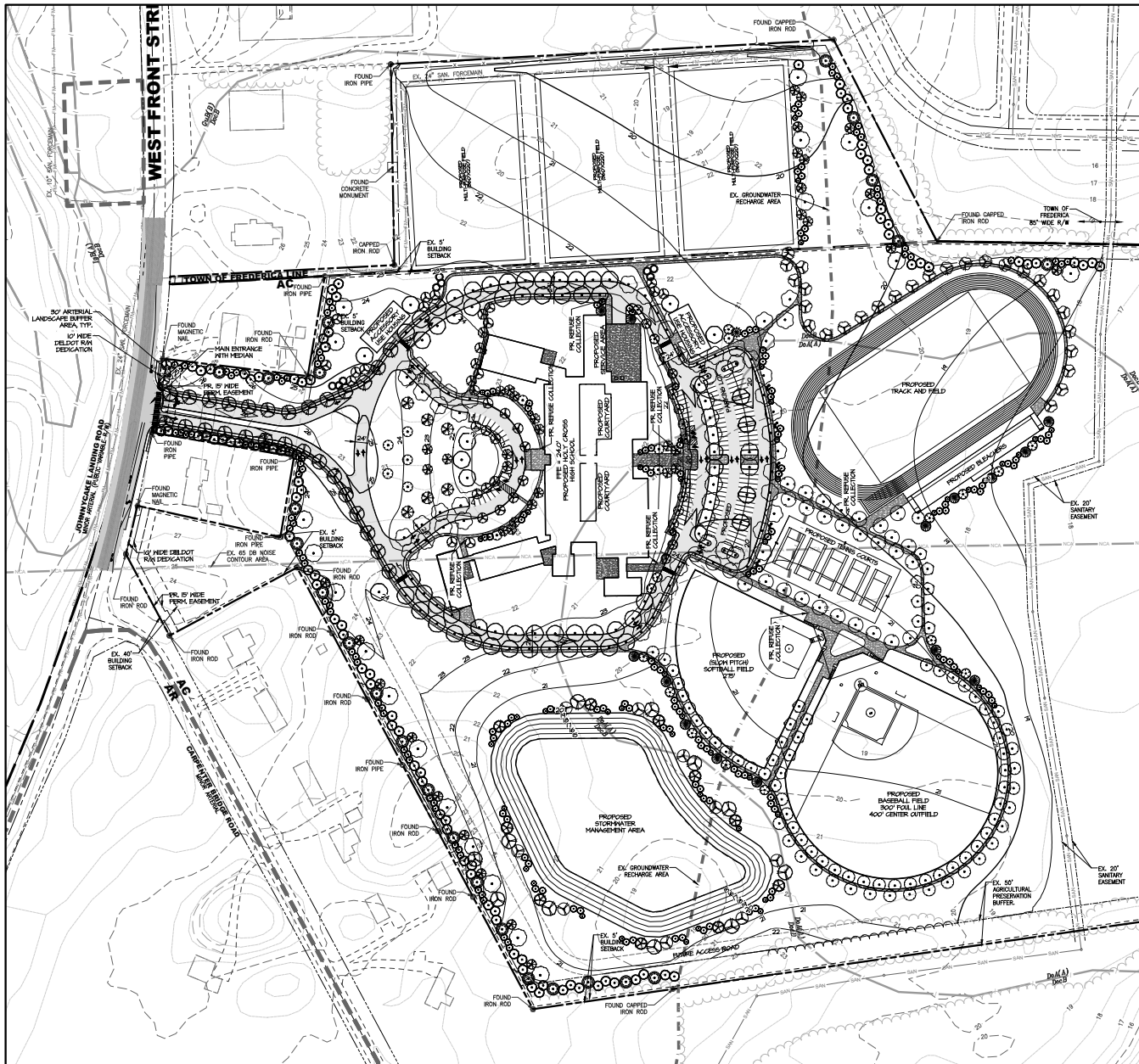
LOCATION MAP
SCALE: 1" = 1000'



WETLANDS MAP
SCALE: 1" = 1000'

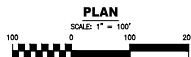


SOILS MAP
SCALE: 1" = 1000'



GENERAL NOTE

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LANDSCAPE CALCULATIONS

1. SITE AREA REQUIREMENTS PER KENT COUNTY CODE 187-74G
- SITE AREA REQUIREMENT: 1 TREE / 500 SF OF SITE AREA (LOD)
- REQUIRED: 264,22.92 SQ FT = 5,000 SF= 414 TREES
- PROVIDED: 577 TREES
2. PARKING REQUIREMENTS PER KENT COUNTY 171-7B
- PARKING AREA REQUIREMENT: 1 TREE / 4 PARKING SPACES
- REQUIRED: 143 PROPOSED SPACES / 4 = 35.75 TREES
- PROVIDED: 41 TREES
3. BUFFER REQUIREMENTS PER KENT COUNTY CODE 187-79A
- BUFFER REQUIREMENTS = MIX OF LANDSCAPE & FENCE ADJACENT TO PROPERTY
- PROPOSED: 128 TREES & 4402 LF OF FENCE
4. TOTAL OVERALL PROPOSED: 846

NOTE: A WAIVER WILL BE PROVIDED TO KENT COUNTY FOR BUFFER REQUIREMENTS 187-79A & D ALONG JOHNNYCAKE LANDING ROAD & PARCELS 8001400001061000 & 80014000010000

CONTRACTOR NOTES

1. CONTRACTOR TO READ ALL PLANT, LANDSCAPE, SOIL AND PREPARATION SPECIFICATIONS AND NOTES PRIOR TO CONSTRUCTING OR INSTALLING ANYTHING SHOWN ON THESE LANDSCAPE PLANS OR LANDSCAPE DETAIL SHEETS.
2. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR TWELVE MONTHS. THIS ONE-YEAR MAINTENANCE PERIOD BEGINS UPON FINAL INSPECTION AND ACCEPTANCE BY COUNTY. ANY PLANTS THAT DIE OR FAIL DURING THIS PERIOD SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
3. ALL TREES TWENTY (20) FEET OR GREATER IN HEIGHT SHALL BE PROFESSIONALLY STAKED BY LANDSCAPE ARCHITECT AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER WITHIN SEVEN (7) DAYS OF COMPLETION OF THE INSTALLATION TO SCHEDULE THE INSPECTION. ALL PROPOSED TREES ARE PLANTED OUTSIDE THE COUNTY AND STATE RIGHT-OF-WAY, & OFFER A REASONABLE DRAINAGE FROM ANY EXISTING OR PROPOSED PUBLIC PAVEMENT.
5. PRIOR TO INSTALLATION CONTRACTOR IS REQUIRED TO PROVIDE MATERIAL TOGETHER WITH A RITCHEE ASSOCIATES FOR ALL SPECIFIED MATERIALS SHOWN ON THE LANDSCAPE PLANS. A DETAIL SHEET IS INCLUDED BUT NOT LIMITED TO, PLANT MATERIAL, TOPSOIL, PLANTING SOIL, SOIL AMENDMENTS, MULCH, SOIL, LIGHTING, IRRIGATION, STONE, BRICK, CONCRETE, PAVERS, PRE-CASTMENT, & FERTILIZER.
6. TREE AND SHrub LAYOUT SHALL FOLLOW THIS PLAN. CONTRACTOR WILL BE RESPONSIBLE FOR REPLACEMENT OR REPOSITIONING OF PLANT MATERIAL, WITHIN REASON, THAT DERIVED FROM PROPOSED LAYOUT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH PLANTING LAYOUT PRIOR TO INSTALLATION OF PLANT MATERIAL.

OVERALL PLANT SCHEDULE

PLANT SCHEDULE													
SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	DETAIL	SIZE	CONTAINER	REMARKS						
TREES													
	01	Acer rubrum 'Redland'	Red Sweetgum	Red Maple	1.5" Cal.	0.50	Specimen, along central leader						
	02	Thuja occidentalis	Yew	Yew	1.5" Cal.	0.50							
	03	Salix nigra 'Heritage'	Heritage River Birch		1.5" Cal.	0.50	Specimen, along central leader						
	04	Cedrus canadensis	American Cedar		1.5" Cal.	0.50	Specimen, along central leader						
	05	Cladonia taxifolia var. 'nana' 'Shademaster'	Shademaster	Thornless Honeylocust	1.5" Cal.	0.50	Specimen, along central leader						
	06	Liquidambar styraciflua	Tulip Poplar		1.5" Cal.	0.50	Specimen, along central leader						
	07	Walteria hirsuta	Black Gum		1.5" Cal.	0.50	Specimen, along central leader						
	08	Quercus rubra	Red Oak		1.5" Cal.	0.50	Specimen, along central leader						
	09	Quercus shumardii	Shumard Oak		1.5" Cal.	0.50							
	10	Pinus strobus 'Prostrata'	Prostrata American Pine		1.5" Cal.	0.50	Specimen, along central leader						
EVERGREEN TREES													
	11	Thuja occidentalis	American Holly		1" - 7 1/2"	0.50							
	12	Thuja occidentalis 'Nanum'	Nanum American Holly		1" - 7 1/2"	0.50	Heavy to ground						
	13	Thuja occidentalis 'Savannah'	Savannah Holly		1" - 7 1/2"	0.50	Heavy to ground						
	14	Juniperus horizontalis	Eastern Red Cedar		1" - 7 1/2"	0.50	Heavy to ground						
	15	Pinus strobus	Murray Spruce		1" - 7 1/2"	0.50	Heavy to ground						
	16	Pinus strobus	Colorado Spruce		1" - 7 1/2"	0.50	Heavy to ground						
	17	Taxodium distichum	Red Cypress		1.5" Cal.	0.50							
	18	Thuja 'Green Giant'	Green Giant Arborvitae		1" - 7 1/2"	0.50	Heavy to ground						
FLOWERING TREES													
	19	Amelanchier alnifolia	Downy Serviceberry		1.5" Cal. @ 16"	0.50	Multi stem, each stem min. 1" cal., one stem min. 1.5" cal.						
	20	Cornus sericea	Eastern Redbud		1.5" Cal. @ 16"	0.50	Multi stem, each stem min. 1" cal., one stem min. 1.5" cal.						
	21	Cornus florida	Flowering Dogwood		1.5" Cal. @ 16"	0.50	Multi stem, each stem min. 1" cal., one stem min. 1.5" cal.						
	22	Magnolia grandifolia	Southern Magnolia		1.5" Cal. @ 16"	0.50	Each stem min. 1" cal., one stem min. 1.5" cal.						
	23	Magnolia virginiana	Swamp Bay Magnolia		1.5" Cal. @ 16"	0.50	Each stem min. 1" cal., one stem min. 1.5" cal.						
	24	Prunus serotina 'Weinmann'	American Japanese Flowering Cherry		1.5" Cal. @ 16"	0.50							
	25	Stewartia sinensis	Japanese Stewartia		1.5" Cal. @ 16"	0.50	Multi stem, each stem min. 1" cal., one stem min. 1.5" cal.						
SHRUBS													
	26	Thuja occidentalis	Shrub Holly		16" - 20" H.	0.50							

