KENT COUNTY LEVY COURT
Dover, DE 19901 (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, May 7, 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:

~~**C-26-03 Cammock, Garfield Garth:** Request for Conditional Use approval of a Home Base Contractor Establishment for Auto Repair located outside the Growth Zone Overlay District / Parcel # WD-00-081.00-01-49.00-000~~

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

SL-26-02 Pintail Crossing: Request for 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 of 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: 04/28/2026
REVISED DATE: 5/4/2026
POSTING TIME: 9:00 AM
REVISED POSTING TIME: 1:00 p.m.
POSTED BY: K.Andrews Planning
REVISED by: K.Andrews Planning
TAKE DOWN: 05/08/2026
REVISED FOR: C-26-03 Cammock, Garfield Garth - Removed from Agenda

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 PUBLIC HEARING AGENDA ITEM REPORT

DATE: May 7, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **Public Hearing:**

SUBJECT:

~~**C-26-03 Cammock, Garfield Garth:** Request for Conditional Use approval of a Home Base Contractor Establishment for Auto Repair located outside the Growth Zone Overlay District / Parcel # WD-00-081.00-01-49.00-000~~

ATTACHMENTS:
C-26-03 Staff Recommendation Report
C-26-03 Data Sheet
C-26-03 Exhibit A
C-26-03 Exhibit B Plot plan
C-26-03 NO Objection Letters
C-26-03 Letters of Objection

DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT
May 7, 2026

Application Number & Name	:	C-26-03 Garfield Garth Cammock
Present Zoning District	:	AR (Agricultural Residential)
Present Use	:	Residential
Proposed Use	:	Same with a Home-Based Contractor Establishment (Auto Repair)
Area & Location	:	4.6± acres on the north side of Proctors Purchase Rd., approx. 0.22 miles south of Taraila Rd., south of Hartly.

I. APPLICATION SUMMARY:

The applicant originally submitted an administrative application for a home occupation (Planning file number HP-26-03), and the required neighbor notifications were sent on March 4, 2026. Letters were sent to the owners of eight properties. Kent County Planning received four Objections and one No Objection within the 30-day comment period. The objection letters are enclosed. As required by Code, the applicant is now seeking approval through the conditional use process.

The subject property is located outside the Growth Zone overlay district and is currently improved with a single-family residence and two sheds. The character of the area is residential.

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

The staff recommends **CONDITIONAL APPROVAL** based on the information submitted as the application demonstrates compliance with the conditions for approval outlined in Kent County Code Section 205-68.D. Home-based contractor establishment. In addition to the conditions of approval, the staff offers the following recommendations for the project:

1. The applicant shall be limited to 10 vehicles being permitted on the subject parcel, to be kept within the approved detached building at all times.

2. A permit shall be applied for within 30 days of approval of the conditional use, the permit must be issued within 60 days of conditional use approval, and a Certificate of Occupancy shall be issued within 12 months of issuance of the permit.

(1) The subject property shall be the primary residence of the owner of the home-based contractor business and shall remain the primary residence of the owner of the business for the entire length of time that the business exists on the subject property.

✓ The applicant has provided proof of residency at the subject address. Also, they have signed the Conditions of Approval acknowledging that it shall remain their primary residence for the entire length the business exists on the subject parcel.

(2) Approval of a home-based contractor establishment shall be location-specific and shall not be transferable to another location.

✓ If the application is approved, the Conditional Use will be specific to the subject parcel.

(3) Approval of a home-based contractor establishment shall be applicant-owner-specific and shall not be transferred or conveyed to another person without reapproval.

✓ If the application is approved, the Conditional Use will be specific to the current applicant.

*(4) Except for vehicles already permitted by the parking regulations of Chapter **205**, Zoning, all other vehicles and construction equipment shall be stored within a building.*

✓ The applicant is proposing a 30' x 70' detached building that will provide area for 10 vehicles to fit inside the building.

(5) Retail sale of goods and products shall be prohibited on the premises.

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

(6) Outdoor storage of all equipment, materials, and commercial vehicles, as defined by this chapter, is prohibited.

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

(7) The hours of operation shall be limited to 7:00 a.m. to 9:00 p.m. unless further restricted by the reviewing body.

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

(8) Accessory buildings planned to house a home-based contractor establishment use under this provision shall not be subject to the floor area limitations for residential accessory structures, provided that the applicant demonstrates to the satisfaction of the Levy Court that:

- *a. The proposed accessory structure would not be out of character with the surrounding area;*
- *b. The accessory structure shall be set back from the public street right-of-way a minimum distance equivalent to the requirements for accessory structures from 205-85A.*
- *c. The proposed accessory structure shall be set back 15 feet from all side and rear lot lines unless a larger setback distance is specified by the Levy Court through the conditional use process.*
- *d. The aggregate floor area within accessory buildings on the premises is no greater than 5% (lot area x 0.05 = maximum aggregate accessory building floor area) of the lot area, and in no case more than 10,000 square feet.*

✓ The applicant is proposing a 30' x 70' detached building 260' from the front property line, 100' from the closest side, and more than 100' from the rear property line. The subject

property is 4.6± acres and would be permitted to have a building that is no larger than 10,000 sq. ft., the applicant is proposing a 2,100 sq. ft. detached building. The proposed building is not out of character with the surrounding area.

(9) An attached garage may be used for the home-based contractor's establishment; however, the garage size shall be limited to 40% of the total square footage of the dwelling unit. The size shall be based on the definition of floor area in this chapter.

✓ The applicant is not proposing to utilize an attached garage as part of the home-based contractor's establishment.

(10) The signage permitted for this use shall be no larger than six square feet.

✓ The applicant is not proposing a sign at this time.

III. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division
Contact: Brian L. Hall, Engineering Project Manager II
Requirement:
1. N/A.

Comment:
1. The Engineering Division grants "Approval, With No Objection to Recordation".

B. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION
Contact: Malcom Jacob, Transportation Planner
Comments: Dover Kent MPO does not have any objections to the conditional use plan. It is unlikely to lead to significant transportation impacts on the surrounding area. For more information on the transportation elements of this application, please contact Dover Kent MPO.

C. Kent Conservation District
Contact: Cullen Baker
Requirement: The Kent Conservation District has no objection to the proposed conditional use for the above referenced project.

Advisory Comments to the Applicant:
1. Any earth disturbance in excess of 5,000 square feet is subject to the Delaware Sediment and Stormwater Regulations and will require a Sediment and Stormwater Management Plan to be approved by the Kent Conservation District.
2. There is a tax ditch right-of-way located on the property, any future improvements on the property of any kind would need to be located outside of the tax ditch right-of-way
3. Most current forms, fee schedules, and checklists may be accessed from KCD's website https://www.kentcd.org/services/sediment-stormwater/design-permitting/

IV. OWNER/ APPLICANT:

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

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

ENC: Data Sheet
Exhibit A – Location and Zoning Map
Exhibit B – Plot Plan
Letters of Objection (4)
No Objection Letter (1)

DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR CONDITIONAL USE REVIEW

Regional Planning Commission Public Hearing of: **Thursday, May 7, 2026**

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

Levy Court Public Hearing of: **Tuesday, May 26, 2026**

Application	:	C-26-03
Applicant/Owner	:	Garfield Garth Cammock 1170 Proctors Purchase Rd. Hartly, DE 19953
Present Zoning District	:	AR (Agricultural Residential)
Relation to Growth Zone	:	Outside
Present Use	:	Residential
Proposed Use	:	Same with a Homebased Contractor (Auto Repair)
Levy Court District	:	6th – Hertz
School District	:	Capital
Fire District	:	Hartly
Area and Location	:	4.6± acres on the north side of Procters Purchase Rd., approx. 0.22 miles south of Taraila Rd., south of Hartly.
Property Identification Number	:	WD-00-081.00-01-49.00-000

Kent County Levy Court

LOCATION AND ZONING MAP
Exhibit A

Application: C-26-03
Cammock

APPLICANT/OWNER:
Garfield Garth Cammock

PRESENT ZONING DISTRICT:
AR (Agricultural Residential)

PRESENT USE:
Residential

PROPOSED USE:
Same with a Homebased Contractor (Auto Repair)

LEVY COURT DISTRICT:
6th - Hertz

TAX MAP NO:
WD-00-081.00-01-49.00-000

LOCATION: 4.6+ acres on the north side of Proctors Purchase Rd., approx. 0.22 miles south of Taraila Rd., south of Hartly.

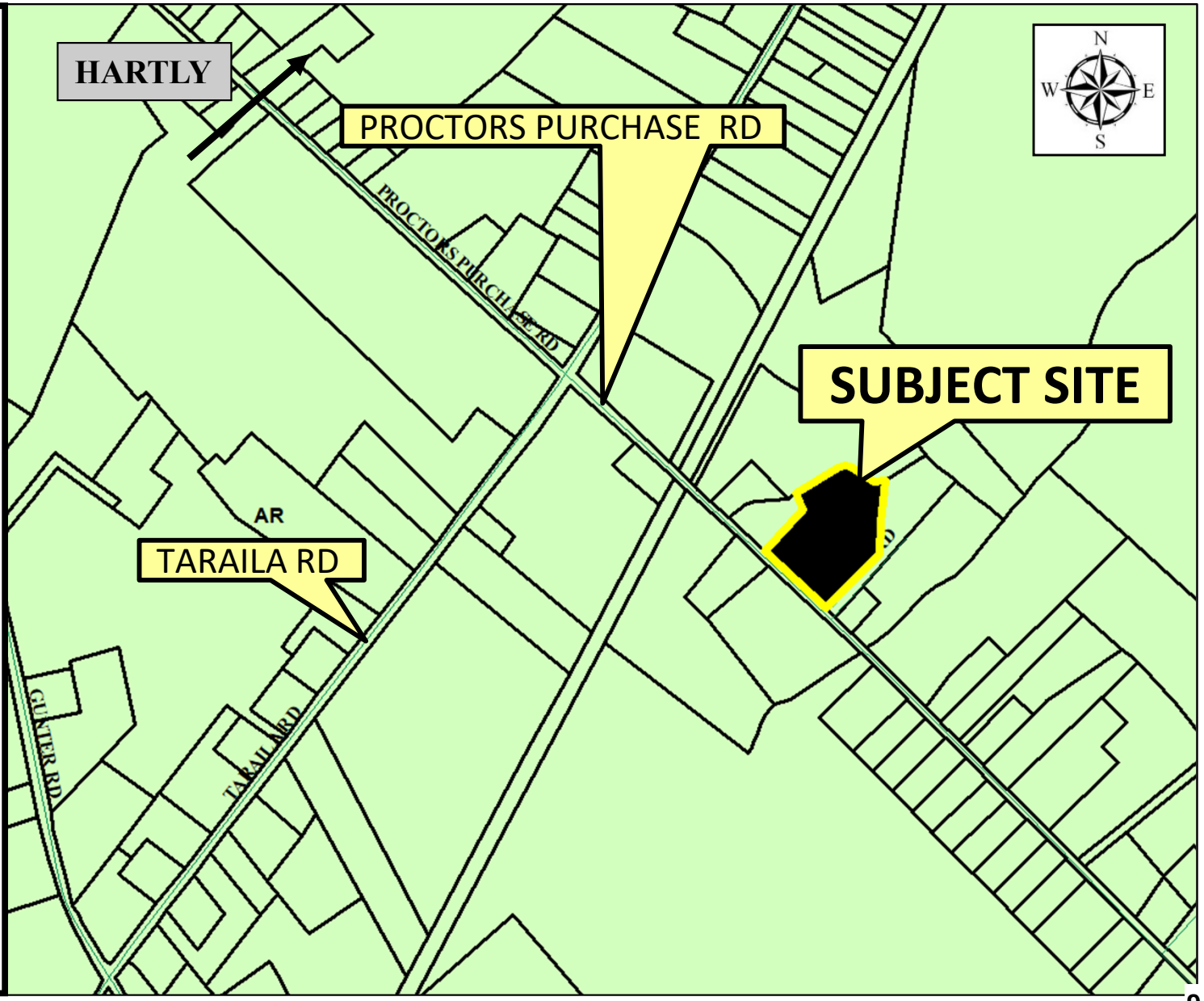
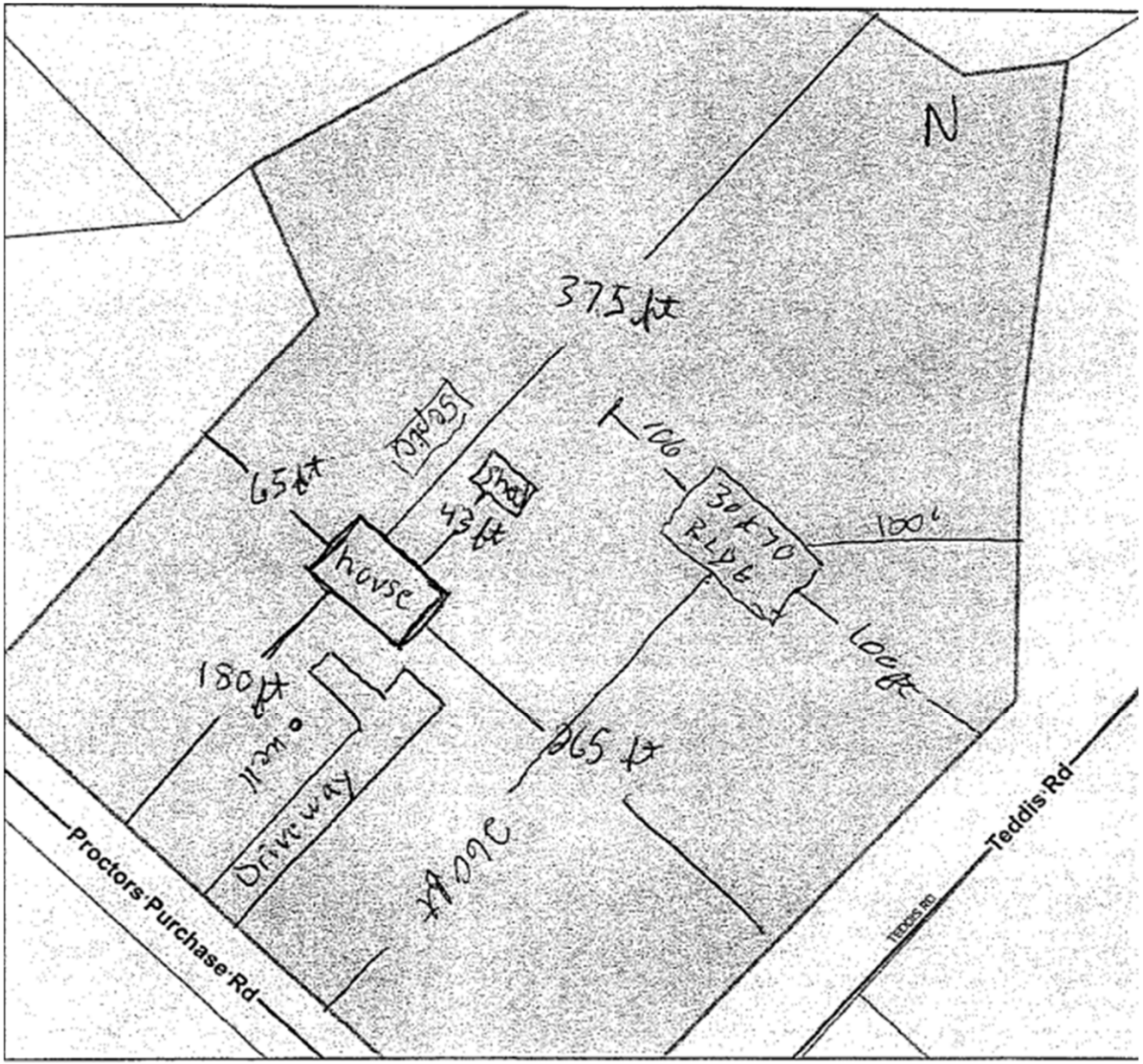


Exhibit B

Application: C-26-03
Cammock

PROPOSED CONDITIONAL USE: HOMEBASED CONTRACTOR (AUTO REPAIR)



SITE PLAN

KENT COUNTY LEVY COURT

555 Bay Rd Dover, DE 19901 (302) 744-2300 www.kentcountyde.gov

DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home-Based contractor

DATE: 3-4-26

TO: MILLER RAYMOND J
MILLER EMMA J
1332 HAZLETTVILLE RD
HARTLY, DE 19953

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 (D). and 205-423, you are hereby notified that your neighbor, **Garfield G. Cammock of 1170 Proctors Purchase Rd., Hartly, DE 19953,** is seeking administrative approval of a home-based contractor establishment described as **Auto Service & Repair.**

The approval process requires that the applicant notify by certified mail all adjacent property owners located within 200 feet of his/her property prior to a decision being rendered on this application. Responses shall be collected for 30 days from the date the certified letter is mailed.

Please complete the following information and return this form to Kent County Planning Services at 555 Bay Road, Dover, DE 19901 or send it via email to Planning@KentCountyDE.gov.
Feel free to call the Planning Office at 302-744-2471 with any questions. This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

RECOMMENDATION: ☑ I/We have no objection to the approval as requested.

☐ I/We object to the approval as requested for the reason(s) stated below:

COMMENTS: _____

Telephone Number: _____

SIGNATURES OF PROPERTY OWNERS:

Raymond Miller — 3-5-26
Signature of Adjacent Property Owner — Date

Emmma Miller — 3-5-26
Signature of Adjacent Property Owner — Date

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KENT COUNTY LEVY COURT
555 Bay Rd Dover, DE 19901 (302) 744-2300 www.kentcountyde.gov

DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home-Based contractor

DATE: 3-4-26

TO: STRAUSS MARGARET S.
1169 PROCTORS PURCHASE ROAD
HARTLY, DE 19953

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 (D). and 205-423, you are hereby notified that your neighbor, **Garfield G. Cammock of 1170 Proctors Purchase Rd., Hartly, DE 19953,** is seeking administrative approval of a home-based contractor establishment described as **Auto Service & Repair.**

The approval process requires that the applicant notify by certified mail all adjacent property owners located within 200 feet of his/her property prior to a decision being rendered on this application. Responses shall be collected for 30 days from the date the certified letter is mailed.

Please complete the following information and return this form to Kent County Planning Services at 555 Bay Road, Dover, DE 19901 or send it via email to Planning@KentCountyDE.gov.
Feel free to call the Planning Office at 302-744-2471 with any questions. This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

RECOMMENDATION: ☐ I/We have no objection to the approval as requested.

☒ I/We object to the approval as requested for the reason(s) stated below:

COMMENTS: *see attached*

Telephone Number: 670-8616

SIGNATURES OF PROPERTY OWNERS:

Signature of Adjacent Property Owner — Date: 03.12.2026

Signature of Adjacent Property Owner — Date

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I am opposed to the request to establish an auto service and repair shop at this location. Since purchasing the property, the owner has brought approximately 30 to 40 vehicles onto the site. None of these vehicles appear to have current registration, and there has been no observable repair activity associated with *any* of them. There is also an empty trailer/container on the premises.

The continued accumulation of unregistered vehicles without evidence of repair raises concern that the property will function as a vehicle storage or salvage yard rather than a service or repair shop. Approving the request could allow a use that bypasses the permitting and regulatory requirements associated with auto salvage yards. This type of use would be inconsistent with the agricultural character, property zoning and intended land use of the surrounding area.

KENT COUNTY LEVY COURT

555 Bay Rd Dover, DE 19901 (302) 744-2300 www.kentcountyde.gov

DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home-Based contractor

DATE: 3-4-26

TO: STRAUSS FREDERICK SR.
STRAUSS FRANCES E.
1748 TARAILA RD
HARTLY, DE 19953

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 (D). and 205-423, you are hereby notified that your neighbor, **Garfield G. Cammock of 1170 Proctors Purchase Rd., Hartly, DE 19953,** is seeking administrative approval of a home-based contractor establishment described as **Auto Service & Repair.**

The approval process requires that the applicant notify by certified mail all adjacent property owners located within 200 feet of his/her property prior to a decision being rendered on this application. Responses shall be collected for 30 days from the date the certified letter is mailed.

Please complete the following information and return this form to Kent County Planning Services at 555 Bay Road, Dover, DE 19901 or send it via email to Planning@KentCountyDE.gov.

Feel free to call the Planning Office at 302-744-2471 with any questions. This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

RECOMMENDATION: ☐ I/We have no objection to the approval as requested.

☒ I/We object to the approval as requested for the reason(s) stated below:

COMMENTS: ALL neighboring properties are AR, don't need a auto Business in the area all ready have a few illegal places now.

Telephone Number: 302-363-1915

SIGNATURES OF PROPERTY OWNERS:

Fred Strauss — Signature of Adjacent Property Owner — 3/12/26 — Date

Frances E. Strauss — Signature of Adjacent Property Owner — 3/12/26 — Date

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KENT COUNTY LEVY COURT
555 Bay Rd Dover, DE 19901 ♿ (302) 744-2300 www.kentcountyde.gov

DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home-Based contractor

DATE: 3-4-26

TO: STRAUSS FREDERICK JR.
ALBERTELLI MICHELLE P.
1135 PROCTORS PURCHASE ROAD
HARTLY, DE 19953

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 (D). and 205-423, you are hereby notified that your neighbor, **Garfield G. Cammock of 1170 Proctors Purchase Rd., Hartly, DE 19953,** is seeking administrative approval of a home-based contractor establishment described as **Auto Service & Repair.**

The approval process requires that the applicant notify by certified mail all adjacent property owners located within 200 feet of his/her property prior to a decision being rendered on this application. Responses shall be collected for 30 days from the date the certified letter is mailed.

Please complete the following information and return this form to Kent County Planning Services at 555 Bay Road, Dover, DE 19901 or send it via email to Planning@KentCountyDE.gov.
Feel free to call the Planning Office at 302-744-2471 with any questions. This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

RECOMMENDATION: ☐ I/We have no objection to the approval as requested.

☒ I/We object to the approval as requested for the reason(s) stated below:

COMMENTS: The property owner has been operating a junk yard on the property, moving 2-3 unregistered vehicles daily since August 2025. Concerns include - Noise; traffic + safety risks; Environmental + well water concerns; impact on property values. incompatibility with residential character.

Telephone Number: 302-331-3552

SIGNATURES OF PROPERTY OWNERS:

Signature of Adjacent Property Owner — Date: 3/10/26

Michelle P Albertelli (Strauss)
Signature of Adjacent Property Owner — Date: 3/10/26

KENT COUNTY LEVY COURT
555 Bay Rd Dover, DE 19901 (302) 744-2300 www.kentcountyde.gov

DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home-Based contractor

DATE: 3-4-26

RECEIVED
MAR 16 2026
By

TO: DOMINGUEZ JOSE ROBERTO OSORIO
OSORIO MARIA RITA
1046 PROCTORS PURCHASE RD
HARTLY, DE 19953

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 (D). and 205-423, you are hereby notified that your neighbor, **Garfield G. Cammock of 1170 Proctors Purchase Rd., Hartly, DE 19953,** is seeking administrative approval of a home-based contractor establishment described as **Auto Service & Repair.**

The approval process requires that the applicant notify by certified mail all adjacent property owners located within 200 feet of his/her property prior to a decision being rendered on this application. Responses shall be collected for 30 days from the date the certified letter is mailed.

Please complete the following information and return this form to Kent County Planning Services at 555 Bay Road, Dover, DE 19901 or send it via email to Planning@KentCountyDE.gov.
Feel free to call the Planning Office at 302-744-2471 with any questions. This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

RECOMMENDATION: ☐ I/We have no objection to the approval as requested.

☒ I/We object to the approval as requested for the reason(s) stated below:

COMMENTS: It is not a commercial area

Telephone Number: _____

SIGNATURES OF PROPERTY OWNERS:

Jose Roberto Osorio — 03-12-26
Signature of Adjacent Property Owner — Date

Maria Rita Osorio — 03-12-26
Signature of Adjacent Property Owner — Date

KENT COUNTY LEVY COURT
555 Bay Rd Dover, DE 19901 (302) 744-2300 www.kentcountyde.gov

RECEIVED
MAR 16 2026
BY

DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home-Based contractor

DATE: 3-4-26

TO: DOMINGUEZ JOSE ROBERTO OSORIO
OSORIO MARIA RITA
1070 PROCTORS PURCHASE RD
HARTLY, DE 19953

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 (D). and 205-423, you are hereby notified that your neighbor, **Garfield G. Cammock of 1170 Proctors Purchase Rd., Hartly, DE 19953,** is seeking administrative approval of a home-based contractor establishment described as **Auto Service & Repair.**

The approval process requires that the applicant notify by certified mail all adjacent property owners located within 200 feet of his/her property prior to a decision being rendered on this application. Responses shall be collected for 30 days from the date the certified letter is mailed.

Please complete the following information and return this form to Kent County Planning Services at 555 Bay Road, Dover, DE 19901 or send it via email to Planning@KentCountyDE.gov.
Feel free to call the Planning Office at 302-744-2471 with any questions. This response is not confidential or anonymous. The applicant will be informed of your comments and contact information.

RECOMMENDATION: ☐ I/We have no objection to the approval as requested.

☒ I/We object to the approval as requested for the reason(s) stated below:

COMMENTS: It is not a commercial area

Telephone Number: _____

SIGNATURES OF PROPERTY OWNERS:

Jose Roberto Osorio — 03-12-26
Signature of Adjacent Property Owner — Date

Maria Rita Osorio — 03-12-26
Signature of Adjacent Property Owner — Date

Item Cover Page

REGIONAL PLANNING COMMISSION PUBLIC HEARING AGENDA ITEM REPORT

DATE: May 7, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **Public Hearing:**

SUBJECT:

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

ATTACHMENTS:
CS-26-03 Staff Recommendation Report
CS-26-03 Data Sheet
CS-26-03 Exhibit A
CS-26-03 Preliminary Site Plan

DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT
May 7, 2026

Application Number & Name	:	CS-26-03 Tidewater Utilities – Jarrell Ridge
Present Zoning District	:	AR (Agricultural Residential)
Present Use	:	Vacant (Approved 85 lot Major Subdivision)
Proposed Use	:	Same with Water Tower
Area & Location	:	57.85± acres (Area of Petition 0.33± acres) on the north side of Firetower Rd., 900' west of Turkey Point Rd., south of Viola.

The 57.85± acre parcel is approved for an 85-lot major subdivision. The applicant has applied for approval of a conditional use to construct a 136.5' tall water tower with signage within the major subdivision. The conditional use site area is 0.33± acre.

I. STAFF RECOMMENDATION:

The staff recommends **CONDITIONAL APPROVAL** of the proposed water tower based on the information submitted as the application demonstrates compliance with the conditions for approval as outlined in Kent County Code Section 205-72.E. Utilities, minor. If the proposed 85-lot major subdivision is not constructed, the site plan for the water tower shall be revised to remain compliant with tree clearing requirements and to include the revised entrance and access to the proposed water tower.

II. COMPLIANCE WITH THE CONDITIONS OF APPROVAL

The applicant has demonstrated compliance with the conditions of approval in Section 205-72.E. Utilities, minor as outlined below:

(1) Any principal part of a tower, excluding guy cables, shall be set back from the street line or any other lot line of the lot on which it is located not less than the height of such tower, and any blinking or rotating light thereon shall be placed so as not to throw its light below the horizontal plane in which it is installed.

- ✓ Proposed water tower is 136.5' in height and is setback 140' from the nearest residential lot line.

(2) Any storage of materials or trucks, maintenance and repair facilities and housing of repair crews shall be contained within a building.

- ✓ Storage of materials or trucks, maintenance and repair facilities and housing of repair crews are not proposed on the subject parcel.

III. BACKGROUND INFORMATION

- The Kent County Comprehensive Plan recommends that the subject property be utilized for low density residential. The property is zoned AR (Agricultural Residential) which allows minor utilities as a conditional use for approval by the Levy Court through the Conditional Use/Site Plan process. If approved, this plan will comply with the 2018 Comprehensive Plan and the AR zoning district requirements.

- The parcel is located inside of the Growth Zone Overlay District. Three trees will be planted within the site area to satisfy the tree plantings in non-woodland areas required under Kent County Code §187-74(C).

- The character of the surrounding area is residential and agricultural in nature. South of the subject parcel is Summerfield Village subdivision and to the west is Riverdale Estates subdivision. To the northeast is a proposed community energy generating facility.

- There has been one previous land use application on the subject site:
  - A-26-07, the Board of Adjustment approved variances from the maximum height requirement of 80', maximum size of on-premises single-faced wall-mount sign of 10% of the area of the building front which the industry occupies, and the maximum sign height of 30' to construct a 140' water tower, with a 672 sq. ft. sign 124' above grade. The applicants received variance approval on April 16, 2026.

IV. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian L. Hall, Engineering Project Manager II

Requirements:

1. Property is "legally" located in KCSDD1 – Felton Area.

2. Once installed by the developer (their cost & timeframe), sewer "technical" service will be available in the form of gravity mains.

3. It is our Office's understanding that this proposal will Not be connecting to Kent County sewer.

Comment:

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

B. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION
Contact: William Kelly II, CFI, CFPE

Comments:
Site plan must be submitted for review and approval by the Delaware State Fire Marshal's Office.

C. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION
Contact: Malcom Jacob, Transportation Planner

Comments:
Dover Kent MPO does not have any objections to the conditional use plan. It is unlikely to lead to significant transportation impacts on the surrounding area. For more information on the transportation elements of this application, please contact Dover Kent MPO.

D. DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL, Division of Fish & Wildlife
Contact: Faith Garcia, Environmental Review Coordinator

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) 'Habitat management guidelines for amphibians and reptiles of the Northeastern United States' or the PARC website: http://www.parcplace.org.

Tricolored Bat

A review of our database indicates that the tricolored bat (Perimyotis subflavus) may occur on or adjacent to the project site. Due to population declines largely caused by white-nose syndrome, a fungal disease known only to affect bats, this species is proposed to be federally-listed as endangered under the U.S. Endangered Species Act (ESA). Section 7 consultation may be necessary. To determine the potential effect your project may have on the tricolored bat, visit the USFWS Information for Planning and Consultation (iPaC) tool to obtain an official species list and to use the final Range-wide Northern Long-eared Bat and Tricolored Bat Determination Key (Dkey).

Forest Clearing/Loss

Based on a study conducted by the Delaware Forest Service, between 2002 and 2009, nearly 16,000 acres of unprotected forests occurred on land approved for development. The study also found that the average size of a forested parcel is less than 10 acres, illustrating that along with forest loss is an increase in forest fragmentation. Another study found that the cumulative loss of forest in Delaware has led to a corresponding loss of forest-dependent species (Environmental Law Institute. 1999. Protecting Delaware's Natural Heritage: Tools for Biodiversity Conservation. ISBN#1-58576-000-5).

For migratory birds, it is extremely important to conserve large tracts of forests in the State of Delaware due to its position within the Atlantic flyway. In addition, forests provide environmental services that benefit humans directly such as water quality protection (erosion control and sediment, nutrient, biological and toxics removal), climate moderation, aesthetic value and recreational opportunities.

Developments that occur within wooded areas significantly reduce the habitat value for wildlife due to clearing, fragmentation, and subsequent landowner activities. Actual forest loss may be higher than initial estimates once this site is built out and homes, driveways, sidewalks, roadways, and stormwater management ponds are constructed. In addition, residents may clear additional trees for play areas, dog kennels, sheds, swimming pools, etc. Species that can tolerate habitat loss and fragmentation may attempt to co-exist with residents, while more sensitive species will likely be extirpated from the site and be forced into surrounding areas. Either scenario can result in an increase in human/animal conflicts.

Cumulative forest loss throughout the state is of utmost concern to our Division which is responsible for conserving and managing the states wildlife (see www.fw.delaware.gov and the Delaware State Code, Title 7). Because of an overall lack of regulatory protection, we must rely on landowners and/or the entity that approves projects (i.e., counties and municipalities) to consider implementing measures that will aide in forest loss reduction.

Although leaving a forest intact is usually more beneficial to the existing wildlife and is preferential to clearing, we offer the following recommendations which, if implemented, will reduce impacts:

1. To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, we recommend that clearing not occur April 1st to July 31st. This clearing recommendation would only protect those species during one breeding season, because once trees are cleared the result is an overall loss of habitat.
2. We recommend that efforts to minimize the amount of clearing needed for the footprint of homes and infrastructure be employed. Landowners will likely desire amenities such as dog kennels, swimming pools, sheds, play areas etc. If feasible, mechanisms should also be put in place to reduce future clearing by landowners.
3. Given the benefit of trees in erosion control and flood abatement, tree removal for stormwater management should be minimized. This could include site plan reconfiguration to locate stormwater management facilities to non-forested areas, reducing the number and/or size of ponds, or employing alternative methods that do not require tree removal. Options should be discussed with project engineers or with the appropriate Sediment and Stormwater Plan approval agency.
4. To protect the function and integrity of wetlands, a minimum 100 ft buffer should be left intact around the perimeter. This recommendation is based on peer reviewed scientific literature that shows an adequately sized buffer that effectively protects wetlands and streams - in most circumstances - is about 100-foot in width. Upland buffers also serve as habitat for many terrestrial species that are dependent on aquatic and wetlands habitats for a portion of their annual life cycle. Lot lines, roadways, and infrastructure should not be placed within this buffer zone. 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.
5. Larger, connected areas of open space should be left intact rather than smaller, fragmented sections that are often placed throughout subdivisions. These small, disconnected areas behind lots, on corners, and in other irregular places are often underutilized and can become a maintenance problem. In general, larger, connected areas are more beneficial to wildlife and may be more useful to the residential community as well. Forest fragmentation separates wildlife populations, increases road mortality, and increases “edge effects” that leave many forest dwelling species vulnerable to predation and allows the infiltration of invasive species.

E. KENT CONSERVATION DISTRICT

Contact: Cullen Baker

Requirements:

1. As the disturbance for this site will exceed 5,000 square feet, a standard 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 has previously held a pre-application meeting with MRA on the Jarrell Ridge Subdivision. The proposed elevated storage tank's impervious coverage is accounted for in the overall stormwater management plan, so KCD will only require a standard plan application for this project.

2. A letter of no objection to recordation will be provided upon approval of a Standard Sediment and Stormwater Management Plan.

II. OWNER/ APPLICANT:

The owner/developer shall be aware of and be prepared to comply with all the 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. Once the plan receives final approval, construction in accordance with the plan must occur within 18 months of final approval or the plan shall be deemed null and void. 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
C. Office of the State Fire Marshal
D. DNREC (on-site well)

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
Preliminary Site Plan

DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR CONDITIONAL USE WITH SITE PLAN

Regional Planning Commission Public Hearing of: **Thursday, May 7, 2026**

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

Levy Court Public Hearing of: **Tuesday, May 26, 2026**

Application #	:	CS-26-03
Application Title	:	Tidewater Utilities – Jarrell Ridge
Owner	:	Behram Holding LLC 77 Case Ridge Rd Dover, DE 19901
Applicant	:	Tidewater Utilities, Inc. 1100 South Little Creek Rd. Dover, DE 19901
Engineer	:	Morris & Ritchie Associates, Inc. 111 Ruthar Dr Newark, DE 19711
Zoning District	:	AR (Agricultural Residential)
Comprehensive Plan Map Designation	:	Low Density Residential
Relation to Growth Zone	:	Inside
Present Use	:	Vacant (Approved 85 lot Major Subdivision)
Proposed Use	:	Same with Water Tower
Levy Court District	:	5th - Sweeney
School District	:	Lake Forest
Fire District	:	Felton
Area and Location	:	57.85± acres (Area of Petition 0.33± acres) on the north side of Firetower Rd., 900' west of Turkey Point Rd., south of Viola.
Kent County Property Identification Numbers	:	NM-00-119.00-02-48.02-000

Kent County Levy Court

LOCATION AND ZONING MAP
Exhibit A

Application: CS-26-03
Tidewater/ Jarrell Ridge

APPLICANT:
Tidewater Utilities, Inc.

OWNER: Behram Holding LLC

PRESENT ZONING DISTRICT:
AR (Agricultural Residential)

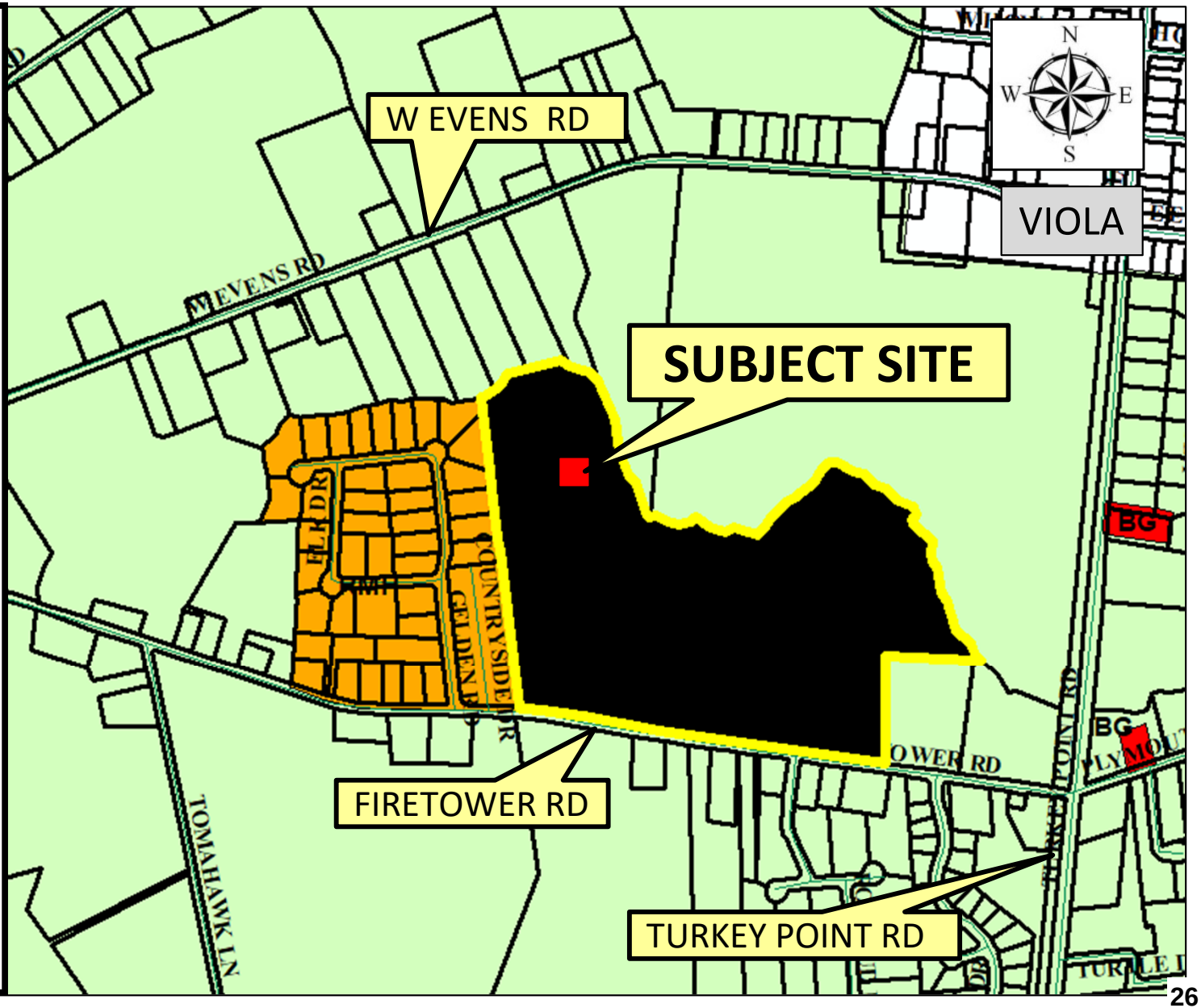
PRESENT USE: Vacant (Approved 85 Lot Major Subdivision)

PROPOSED USE: Same with Water Tower

LEVY COURT DISTRICT:
5th - Sweeney

TAX MAP NO:
NM-00-119.00-02-48.02-000

LOCATION:
57.85± acres (Area of Petition 0.33± acres) on the north side of Firetower Rd., 900' west of Turkey Point Rd., south of Viola.



ELEVATED STORAGE TANK AT JARRELL RIDGE

TIDEWATER UTILITIES INC.
CONDITIONAL USE SITE PLAN
KENT COUNTY, DELAWARE
2026 TUIXX-XX

DRAWING INDEX

SHEET	TITLE
1	COVER SHEET
2	EXISTING CONDITIONS & CONDITIONAL USE / GRADING PLAN
3	GENERAL NOTES & CONSTRUCTION DETAILS
4	ELEVATED STORAGE TANK DETAILS

SITE DATA

TAX PARCEL:	NM-00-11100-02-48.02-00001
SITE ADDRESS:	FIRETOWER ROAD
KENT COUNTY FILE NUMBER:	SL-25-03
SITE LATITUDE / LONGITUDE:	39°01'05" / -75°34'51"
OWNER:	BEHRAM HOLDING, LLC. C/O MUHAMMAD IQBAL 77 CASE RIDGE ROAD DOVER, DE 19901
APPLICANT/ EQUITABLE OWNER:	TIDEWATER UTILITIES, INC. MR. GREG COURY 1100 SOUTH LITTLE CREEK ROAD DOVER, DELAWARE 19901 PHONE: 302-734-7500 GCOURY@MIDDLESEXWATER.COM
ZONING:	AR - AGRICULTURAL RESIDENTIAL (INSIDE GROWTH ZONE)
SITE ACREAGE:	57.85 AC.± TOTAL 0.38 AC.± WITHIN PROPOSED TIDEWATER EASEMENT
HORIZONTAL DATUM:	DELAWARE COORDINATE SYSTEM
VERTICAL DATUM:	NAVD 88
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	RESIDENTIAL SUBDIVISION 85 SINGLE-FAMILY DETACHED LOTS
EXISTING SLOPES: PROPOSED SLOPES:	0-10% 0-15%
NUMBER OF LOTS EXISTING: PROPOSED:	1 85
EXISTING WOODLAND: WOODLAND PRESERVATION:	22.88 AC. 20.87 AC. (NOTE: WOODLAND CLEARED FOR THIS APPLICATION HAS BEEN CAPTURED IN THE JARRELL RIDGE SUBDIVISION APPLICATION)
WATER SUPPLY:	TIDEWATER UTILITIES, INC.
SANITARY SEWER:	PUBLIC - KENT COUNTY
PERMANENT MONUMENTS (PM):	6
PROPOSED BUILDING HEIGHT:	140'
VARIANCES 205-81.D(4)(B)	MAX HEIGHT ALLOWED = 80' HEIGHT APPROVED = 140'
205-282.B(4) - 205.234.A(1)	MAX SIGN SIZE = 10% BUILDING AREA SIZE APPROVED = 24% BUILDING AREA MAX SIGN HEIGHT = 30' SIGN HEIGHT APPROVED = 124'
BULK AREA REQUIREMENTS:	LOT SIZE: 5,000 SF FRONTAGE: 50' LOT WIDTH: 50' DENSITY: 3.13 DU/AC. FRONT SETBACK: 20' SIDE SETBACK: 9' REAR SETBACK: 10'

THIS SITE IS WITHIN THE 100-YEAR FLOODPLAIN PER FEMA MAP #10001C0240J DATED JULY 7, 2014.

THIS SITE IS NOT LOCATED WITHIN A GROUNDWATER RECHARGE AREA.

THIS AREA IS WITHIN THE GROWTH ZONE OVERLAY.

KENT COUNTY CODE §205-72.E (UTILITIES, MINOR)

ANY PRINCIPAL PART OF A TOWER, EXCLUDING GUY CABLES, SHALL BE SET BACK FROM THE STREET LINE OR ANY OTHER LOT LINE OF THE LOT ON WHICH IT IS LOCATED NOT LESS THAN THE HEIGHT OF SUCH TOWER, AND ANY BLINKING OR ROTATING LIGHT THEREON SHALL BE PLACED SO AS NOT TO THROW ITS LIGHT BEYOND THE HORIZONTAL PLAN IN WHICH IT IS INSTALLED.

ANY STORAGE OF MATERIALS OR TRUCKS, MAINTENANCE AND REPAIR FACILITIES AND HOUSING OF REPAIR CREWS SHALL BE CONTAINED WITH A BUILDING.

A VARIANCE FROM §205-81.D(4)(B), §205-282.B(4), AND §205.234.A(1) WAS GRANTED BY KENT COUNTY LEVY COURT FOR APPLICATION #A-26-01 ON APRIL 16, 2026.

OWNER CERTIFICATION

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.

MUHAMMAD IQBAL — DATE
BEHRAM HOLDINGS, LLC.
77 CASE RIDGE RD
DOVER, DE 19901

DEVELOPER'S CERTIFICATION

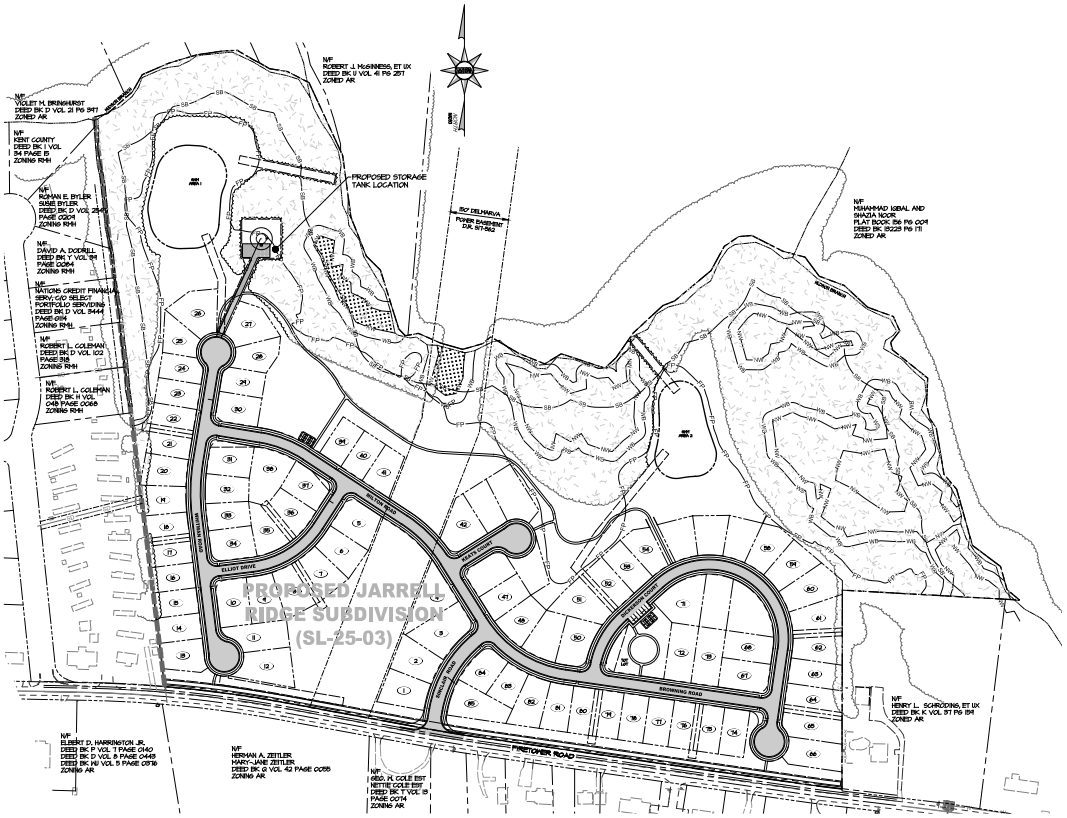
I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #00-11100-02-48.02-00001 AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

GREG COURY — DATE
TIDEWATER UTILITIES, INC.
1100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

LICENSED PROFESSIONAL CERTIFICATION

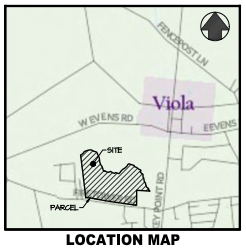
I, PHILLIP L. TOLLIVER P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES BY THE APPLICABLE LAWS OF THE STATION OF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

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



SITE PLAN
SCALE: 1"=150'

GRAPHIC SCALE
150 75 0 75 150 300
SCALE: 1" = 150'



LOCATION MAP
SCALE: 1"=2,000'



SOILS MAP
SCALE: 1"=2,000'



WETLANDS MAP
SCALE: 1"=2,000'

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

DEVELOPER
TIDEWATER UTILITIES, INC.
C/O GREG COURY
1100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

ELEVATED STORAGE TANK AT JARRELL RIDGE
KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

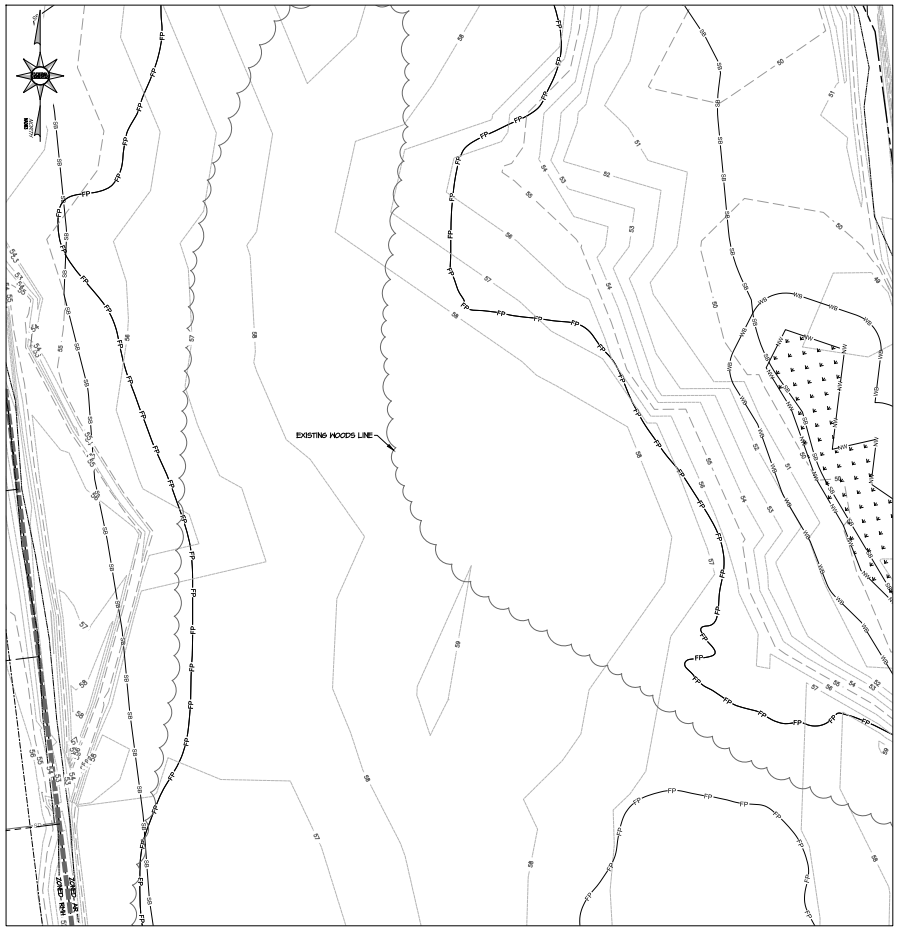
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NO.	REVISION	DATE

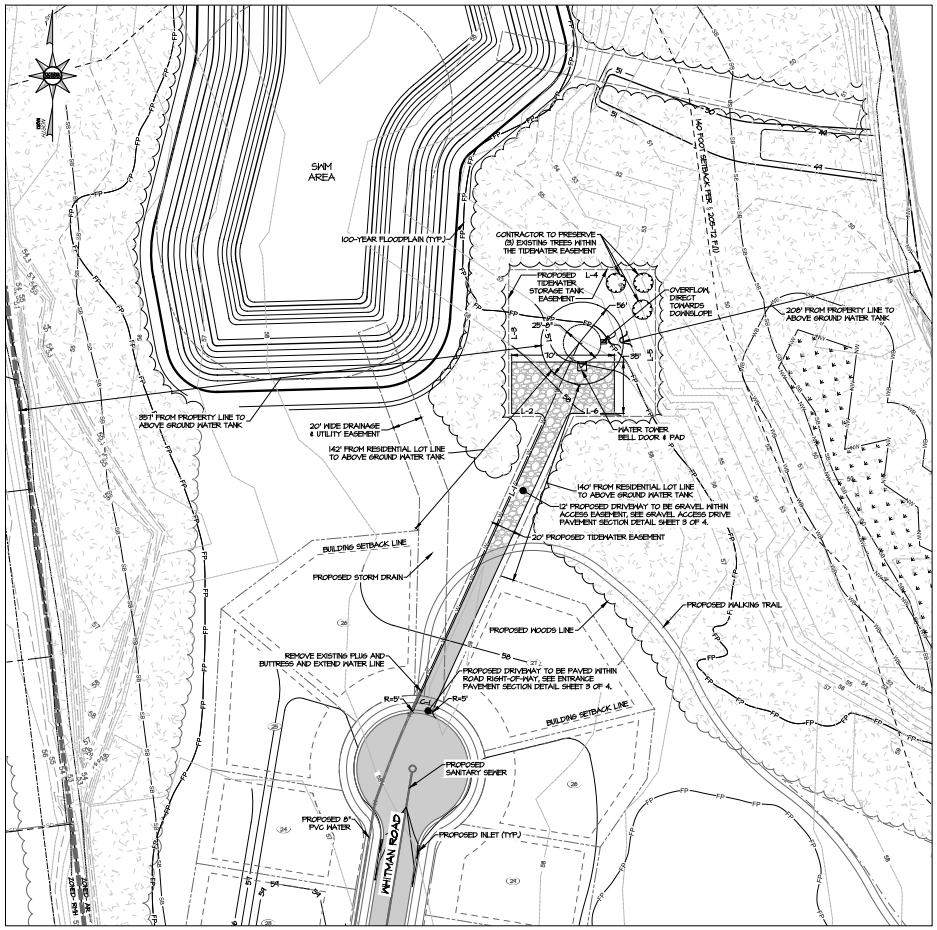
JOB NO.	DRAWN BY	CHECKED BY	ISSUED
22613X01	JTH	CWB	4/20/2026

SHEET TITLE
COVER SHEET

SHEET NUMBER
1 OF 4



EXISTING CONDITIONS



SITE GRADING PLAN

LEGEND

- EXISTING PROPERTY LINE
- EXISTING R/W LINE
- EXISTING LOT LINE
- PROPOSED R/W LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK
- NW — NW — NW — WETLANDS
- WB — WB — WB — WETLANDS BUFFER
- STREAM
- SB — SB — SB — STREAM BUFFER
- FP — FP — FP — 100-YEAR FLOODPLAIN
- 64 — EXISTING TOPOGRAPHY
- 64 — PROPOSED TOPOGRAPHY
- 15" RCP — PROPOSED STORM DRAIN
- 8" PVC — PROPOSED SANITARY SEWER
- 8" WAT — PROPOSED WATER LINE
- EXISTING TREELINE
- PROPOSED TREELINE

GRAPHIC SCALE
40 20 0 20 40 80
SCALE: 1" = 40'

Parcel Line Table		
Line #	Length	Direction
L-1	209.18	S24° 32' 54"W
L-2	22.15	N90° 00' 00"E
L-3	100.00	S00° 00' 00"E
L-4	100.00	N90° 00' 00"W
L-5	100.00	N00° 00' 00"E
L-6	55.86	N90° 00' 00"E

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C-1	20.58	50.00	23.58	S77° 14' 27"E	20.43

NOTES:

1. THE TIDEWATER EASEMENT SHOWN HERE WILL BE RECORDED AS PART OF THE JARRELL RIDGE SUBDIVISION RECORD PLAN.
2. THE TREE CLEARING REQUIRED FOR TIDEWATER IS ACCOUNTED FOR ON THE RECORD PLANS AND LANDSCAPE PLAN FOR THE JARRELL RIDGE SUBDIVISION.
3. THE CONTRACTOR SHALL PRESERVE 3 EXISTING TREES WITHIN THE TIDEWATER EASEMENT TO MEET THE LANDSCAPE REQUIREMENT.
4. WHITMAN ROAD IMPROVEMENTS AND OTHER UTILITIES SHOWN ON THIS PLAN ARE PROPOSED AS PART OF THE JARRELL RIDGE SUBDIVISION. THEY WILL BE DESIGNED, REVIEWED, AND APPROVED BY THE APPROPRIATE AGENCIES PRIOR TO THE CONSTRUCTION OF THE JARRELL RIDGE SUBDIVISION, WHICH WILL ALSO BEGIN PRIOR TO THE CONSTRUCTION OF THE PROPOSED STORAGE TANK.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

DEVELOPER
TIDEWATER UTILITIES, INC.
C/O GREG COURY
1100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

ELEVATED STORAGE TANK AT JARRELL RIDGE

KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

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NO.	REVISION	DATE
JOB NO. 22613X01	DRAWN BY JTH	CHECKED BY CWB
		ISSUED 4/20/2026

SHEET TITLE
EXISTING CONDITIONS PLANS & CONDITIONAL USE SITE / GRADING PLAN

SHEET NUMBER
2 OF 4

DELDOT CONSTRUCTION / ENTRANCE PLAN GENERAL NOTES:

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP) ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, SPECIAL PROVISIONS, TAS MANUAL AND DESIGN GUIDANCE MEMORANDUMS.
3. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOILED (6in MINIMUM) FERTILIZED, SEEDED AND MULCHED. IF SOD IS USED NEXT TO SIDEWALK OR SHARED-USE PATH, CONTRACTOR SHALL GRADE TOPSOIL ADJACENT TO THE SIDEWALK OR SHARED-USE PATH PRIOR TO PLACEMENT OF SOD TO ENSURE THAT SOD IS PLACED FLUSH OR JUST BELOW EDGE OF SIDEWALK OR SHARED-USE PATH TO AVOID WATER PONDING ON THE SIDEWALK OR SHARED-USE PATH.
4. A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
5. MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
7. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED, NON-COMPLIANT OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
8. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP), ALL SIGNING, STRIPING, AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DELAWARE MUTCD) FOR STREETS AND HIGHWAYS. THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
9. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
10. A COPY OF THE-UP-TO DATE APPROVED CONSTRUCTION DOCUMENTS AND DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
11. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION, AND TO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND SHALL BE RESPONSIBLE FOR ANY DAMAGE DONE THEIR DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (SEE NOTE #5).
12. SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW, ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL TO THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED. THE REMOVAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED TO THE UTILITY COMPANY.
13. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECTS FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. THESE DISTURBED AREAS SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DEVELOPMENT COORDINATION MANUAL.
14. DELDOT WILL NOT PROVIDE THE RESPECTIVE LOCAL LAND USE AGENCY WITH A 'NO OBJECTION TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY NOTICE' UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
15. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD.
16. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
    a. EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
    b. THERMO PLASTIC EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
    c. PERMANENT PAVEMENT MARKING TAPE (PER DELDOT'S APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
17. REMOVAL OF PAVEMENT MARKING PAINT OR TAPE SHALL COMPLY WITH SECTION 5.11.2 OF THE DEVELOPMENT COORDINATION MANUAL.
18. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT'S STANDARD CONSTRUCTION DETAILS, SECTION VIII – TRAFFIC, T-18.
19. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ACCEPTS NO MAINTENANCE RESPONSIBILITY WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
20. THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
21. ALL FIXED OBJECTS ARE TO BE A MINIMUM OF 10-FEET FROM THE EDGE OF TRAVEL LANE AND 5-FEET FROM THE EDGE OF PAVEMENT. REFERENCE SECTION 5.3.5.5 OF THE DEVELOPMENT COORDINATION MANUAL. ANY FIXED OBJECT THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED.
22. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PAVING WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY IS INSTALLED TO THE ELEVATIONS SHOWN AND NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
23. ALL STORM DRAIN PIPING DESIGNATED AS REINFORCED CONCRETE PIPE IS TO BE REINFORCED CONCRETE PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PLANS FOR SPECIFIC CLASS OF PIPE.
24. ALL PROPOSED CLOSED STORMDRAIN SYSTEMS SHALL BE VIDEO INSPECTED, REPAIRED AS NECESSARY AND APPROVED PRIOR TO THE INSTALLATION OF FINAL PAVING. IF REPAIRS ARE NEEDED, THE REPAIRED PIPE SECTIONS WILL NEED TO BE VIDEO INSPECTED AGAIN BEFORE THE REPAIR CAN BE APPROVED.
25. THE DEVELOPER AND EXISTING/FUTURE OWNER OF NON-STATE-MAINTAINED ROADWAYS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON SAID ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE LATEST VERSION OF THE DELAWARE MUTCD.
26. ALL SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD T-99 DRY DENSITY.
27. THE CONTRACTOR SHALL NOTIFY DART FIRST STATE AT DOT.DETOURS@DELAWARE.GOV AT LEAST 14 DAYS PRIOR TO THE START OF ANY DETOURS OR CONSTRUCTION, AND NOT DTC_PROJECTDEVELOPMENTREVIEW@DELAWARE.GOV AT SUCH TIME THE FACILITY IS COMPLETED AND OPERABLE FOR TRANSIT OPERATIONS. FOR EMERGENCY DETOUR INFORMATION ONLY, PLEASE CONTACT DTC'S CHIEF SCHEDULER AT 302-576-6041.
28. FOR INFORMATION ON OBTAINING A UTILITY PERMIT IN KENT COUNTY CONTACT M&O-CENTRAL DISTRICT-PUBLIC WORKS AT (302) 760-2424.
29. FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN KENT COUNTY CONTACT M&O-CENTRAL DISTRICT-OUTDOOR ADVERTISING & ROADSIDE CONTROL AT (302) 760-2424.
30. MAINTENANCE OF ALL LANDSCAPING SHOWN ON THIS PLAN WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE HOMEOWNERS ASSOCIATION OR BOTH. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE LANDSCAPING. DELDOT MUST REVIEW AND APPROVE ANY PLANTINGS PROPOSED WITHIN THE RIGHT-OF-WAY PRIOR TO INSTALLATION. IF ANY PLANTINGS ARE PLANTED WITHOUT DELDOT'S KNOWLEDGE AND/OR APPROVAL, THEN DELDOT HAS THE RIGHT TO HAVE THE DEVELOPER REMOVE THE PLANTINGS, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.
31. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT DRAINAGE INLET LOCATIONS.

PROJECT GENERAL NOTES:

1. TOPOGRAPHIC SURVEY WAS PERFORMED BY MORRIS AND RITCHIE ASSOCIATES IN JUNE 2024. HORIZONTAL DATUM: NAD 83, VERTICAL DATUM: NAVD 88.
2. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.
3. CONTRACTOR SHALL NOTIFY "MISS UTILITY OF DELMARVA" AT (1-800-282-8555) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
4. WHENEVER EXCAVATION DISRUPTS GUY WIRES OR ENDANGERS ANY EXISTING TELEPHONE, POWER OR LIGHT POLES, THE POLE SHALL BE BRACED AND/OR GUY WIRES SHALL BE RELOCATED IN ACCORDANCE WITH REQUIREMENT OF THE OWNER OF THE POLE. COORDINATE WITH UTILITY COMPANY TO HAVE EXISTING OVERHEAD TELEPHONE, CABLE TV, ELECTRIC, ETC., RAISED OR RELOCATED TEMPORARILY DURING CONSTRUCTION.
5. CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION TO PROTECT ALL TREES, SHRUBS, AND LANDSCAPING FROM DAMAGE DURING CONSTRUCTION OPERATIONS UNLESS SPECIFICALLY DESIGNATED TO BE REMOVED.
6. CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO : MAIL BOXES, SIGNS, LANDSCAPING, CULVERTS, FENCES, PROPERTY MARKERS, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS ENCOUNTERED. ALL ASSOCIATED COST SHALL BE INCLUDED IN THE PRICES BID.
7. CONTRACTOR SHALL TOPSOIL, SEED AND MULCH ALL UNPAVED AREAS DISTURBED DURING CONSTRUCTION ACCORDING TO THE EROSION AND SEDIMENT CONTROL NOTES.
8. PROVIDE CONCRETE BUTTRESSES FOR ALL BENDS, TEES, WYES, AND PLUGS ON PROPOSED WATER MAIN, PER DETAILS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING SHEETING, SHORING, BRACING, AND DEWATERING AS NECESSARY TO INSTALL FOUNDATION PILE CAPS IN A COMPLETELY DRY EXCAVATION.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.
11. ALL PAVING, FENCING, SIGNS, OBJECTS, ETC. DAMAGED BY THE WORK SHALL BE RESTORED TO ORIGINAL CONDITION. COST FOR RESTORATION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR UTILITY INSTALLATION.
12. ONLY SUITABLE AND APPROVED GRANULAR MATERIAL SHALL BE USED FOR BACKFILL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
14. DRAWINGS & SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL APPLICABLE RULES AND REGULATIONS.
15. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
16. STATE AND FEREAL WETLANDS DO NO EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
17. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.



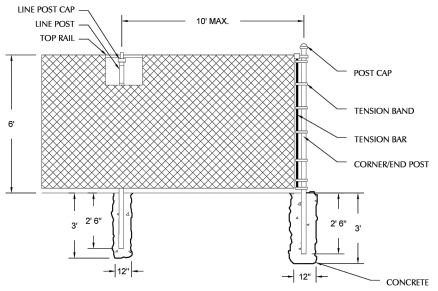
16 FT WIDE SLIDE GATE

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TIDEWATER UTILITIES, INC. SLIDE GATE SPECIFICATIONS:

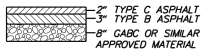
- 1 X SL585UL - COMMERCIAL SLIDE GATE OPERATOR, 0.5 HP, 24VDC (AND BATTERY BACK-UP. INCLUDES CONCRETE PAD, PIPE AND WIRE.
- 1 X PHOTO ELECTRIC EYE BEAM AND SAFETY GATE EDGE.
- 1 X DKS1506-086- DOORKING DIGITAL PROGRAMMABLE KEYPAD.
- 1 X GOOSENECK PEDESTAL - INCLUDES CONCRETE, PIPE AND WIRE.
- 1 X PUSH TO EXIT BUTTON
- 1 X SOS UNIT - THIS WILL OPEN THE GATE WHEN AN EMERGENCY VEHICLE ACTIVATES THEIR SIREN. (POLICE, FIRE, AMBULANCE) REQUIRED BY CODE.
- 1 X LOOP DETECTOR - EXIT LOOP. AS REQUIRED BY CODE.

SOLE SOURCED BY:
SOUND & SECURE, INC.
20444 PINCUE DRIVE
MILFORD, DELAWARE 19963
302-424-3670

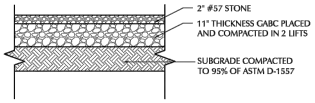


CHAIN LINK FENCE ENCLOSURE

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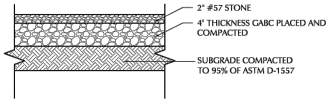


ENTRANCE PAVEMENT SECTION



GRAVEL ACCESS DRIVE PAVEMENT SECTION

NOT TO SCALE



GRAVEL PAD SECTION

NOT TO SCALE

GENERAL UTILITY NOTES:

1. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA AT 1-800-282-8555 FOR UTILITY LOCATIONS WITHIN AND SURROUNDING CONSTRUCTION AREAS NOT LESS THAN 5 DAYS BEFORE PERFORMING ANY EXCAVATION.
2. THE LOCATION OF UNDERGROUND UTILITIES AS INDICATED ON PLANS HAS BEEN OBTAINED FROM EXISTING RECORDS. NEITHER THE OWNER OR THE ARCHITECT/ENGINEER ASSUMES ANY RESPONSIBILITY WHATEVER IN RESPECT TO ACCURACY, COMPLETENESS, OR SUFFICIENCY OF THE INFORMATION SHOWN. THERE IS NO GUARANTEE, EITHER EXPRESSED OR IMPLIED THAT THE LOCATIONS, SIZE AND TYPE OF MATERIALS OF EXISTING UNDERGROUND UTILITIES INDICATED ARE REPRESENTATIVE OF THOSE TO BE ENCOUNTERED DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE ACTUAL LOCATION OF ALL SUCH UTILITIES, INCLUDING SERVICE CONNECTIONS TO UNDERGROUND UTILITIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER OF HIS OPERATIONAL PLANS. IN THE EVENT OF AN UNEXPECTED UTILITY INTERFERENCE DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. ANY SUCH MAINS AND/OR SERVICES DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED IMMEDIATELY AT HIS EXPENSE.
3. PRIOR TO PERFORMING ANY EXCAVATION GREATER THAN 6 INCHES, THE CONTRACTOR SHALL COORDINATE WITH YORK COUNTY PUBLIC WORKS AND ALL PRIVATE UTILITY COMPANIES TO DETERMINE THE LOCATION OF UNDERGROUND UTILITY LINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH ALL ORGANIZATIONS THAT CONTROL EXISTING UNDERGROUND UTILITIES IN THE CONSTRUCTION AREA OR WOULD BE AFFECTED BY CONSTRUCTION WORK AROUND THE EXISTING UTILITIES.
4. THE CONTRACTOR SHALL NOT START EXCAVATION UNTIL ALL UTILITY LINE LOCATIONS HAVE BEEN STAKED OR OTHERWISE CLEARLY MARKED AND DOCUMENTATION FURNISHED TO THE OWNER. ALL MARKINGS SHALL BE CONSIDERED APPROXIMATE, AND UTILITIES OTHER THAN THOSE SHOWN SHALL BE CONSIDERED TO EXIST.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEFINITE LOCATION OF EACH UTILITY WITHIN THE WORK AREA. CARE SHOULD BE EXERCISED DURING EXCAVATION WORK TO AVOID DAMAGING OR DISRUPTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING (AT CONTRACTOR'S EXPENSE) DAMAGE TO ANY UTILITY CAUSED BY THE CONTRACTOR'S WORK.
6. WHERE EXISTING UNDERGROUND UTILITIES OR OTHER CONSTRUCTION ARE EXPECTED TO BE IN PROXIMITY TO PROPOSED CONSTRUCTION, OR WHEN APPROACHING EXISTING UTILITIES OR STRUCTURES FOR CONNECTIONS, THE CONTRACTOR SHALL DIG TEST PITS TO DETERMINE THE EXACT LOCATION AND INVERTS OF THE EXISTING UTILITY TO ALLOW FOR POSSIBLE CHANGES TO THE PROPOSED UTILITY IN LINE AND/OR GRADE. THE CONTRACTOR SHALL ALSO DIG TEST PITS IN THE LOCATION OF THE PROPOSED CONNECTIONS TO EXISTING UTILITIES AND SHALL MAKE ALL MEASUREMENTS NECESSARY TO ENSURE PROPER CONNECTION. ANY NECESSARY CHANGES IN LINE OR GRADE OF WORK CAUSED BY FAILURE TO TAKE SUCH PRECAUTIONS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
7. WHEN IT IS NECESSARY TO EXCAVATE NEAR OR INTERFERE WITH ANY SEWER LINE, WATER SERVICES, DRAIN PIPE, CATCH BASIN, GUTVERT, OR OTHER STRUCTURES, THE CONTRACTOR SHALL MAINTAIN THE SAME IN WORKING ORDER AND SHALL REPAIR AND MAKE GOOD ANY DAMAGE DONE DURING THE PROGRESS OF THE WORK.
8. WHERE EXISTING UTILITIES CROSS THE TRENCH EXCAVATION, THEY SHALL BE ADEQUATELY SUPPORTED AND PROTECTED FROM DAMAGE DUE TO CONSTRUCTION. ALL METHODS FOR SUPPORTING AND MAINTAINING THESE UTILITIES SHALL BE SUBJECT TO REVIEW BY OWNER. CARE SHALL BE TAKEN TO ENSURE THAT THE EXISTING UTILITY GRADES AND ALIGNMENT ARE MAINTAINED AND THE PIPE JOINTS ARE NOT DISTURBED. BACKFILL SHALL BE CAREFULLY PLACED AND TAMPED TO PREVENT DAMAGE OR FUTURE SETTLEMENT. ANY DAMAGE OR MISALIGNMENT OF THE UTILITIES DUE TO CONSTRUCTION OR SETTLEMENT SHALL BE REPAIRED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE.
9. ANY UNPROTECTED CABLE (DIRECT BURIED) ENCOUNTERED THAT IS VERIFIED AS NOT ABANDONED IN PLACE SHALL BE PROTECTED. THE UTILITY OWNER MAY DIRECT THE CABLE BE PLACED IN SPLIT DUCT OF APPROPRIATE SIZE AND CONCRETE ENCASED THROUGH THE AREA OF CONSTRUCTION. CONTRACTOR SHALL TAKE ALL REASONABLE MEASURES TO AVOID HAVING TO CUT AND SPLICE DIRECT BURIED CABLE. THE CONTRACTOR SHALL NOTE SPLIT DUCT PORTIONS ON AS-BUILTS.

TIDEWATER UTILITIES INC. UTILITY NOTES:

1. THESE DRAWINGS DO NOT INCLUDE NECESSARY ELEMENTS OF CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE COMPLETED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, AND ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. EXISTING UTILITIES ARE SHOWN BASED ON THE BEST INFORMATION CURRENTLY AVAILABLE. LOCATIONS ARE NOT BASED ON A FIELD SURVEY. THE CONTRACTOR SHALL FIELD LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL PROTECT ALL UTILITIES DURING CONSTRUCTION. ANY UTILITY DAMAGED SHALL BE PROMPTLY AND FULLY RESTORED TO THE SATISFACTION OF THE UTILITY COMPANY AT THE CONTRACTOR'S EXPENSE.
4. THE CONTRACTOR SHALL PLAN AND IMPLEMENT ALL NECESSARY REQUIREMENTS OF THE DELAWARE UNDERGROUND UTILITY DAMAGE PREVENTION AND SAFETY ACT.
5. THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL IN ACCORDANCE WITH THE SEDIMENT CONTROL ACT. ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK AND ALL APPLICABLE LOCAL REQUIREMENTS.
6. TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
7. ALL WORK WITHIN STATE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH STATE OF DELAWARE STANDARDS AND IN WITH APPROVED UTILITY CONSTRUCTION PERMIT.
8. FOR ROAD CROSSING WITH STEEL CASING, THE CASING SHALL EXTEND A MINIMUM 5 FEET BEYOND EDGE OF PAVEMENT.
9. ROAD PLATING IS NOT PERMITTED FROM NOVEMBER 1, THROUGH APRIL 15.
10. ALL OPEN CUT PAVEMENTS THAT ARE WITHIN 4 FEET OF AN EXISTING PAVEMENT/ CONCRETE SEAM SHALL BE RESTORED TO THE SEAM.
11. ALL DRIVEWAYS SHALL BE RESTORED "IN KIND".
12. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
13. WATER MAINS SHALL BE LAID AT LEAST 10 FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED SANITARY SEWER. WATER MAINS CROSSING SANITARY SEWER MAINS SHALL BE LAID TO PROVIDE A MINIMUM VERTICAL DISTANCE OF 18 INCHES BETWEEN THE WATER MAIN AND THE SEWER. CROSSINGS SHALL BE ARRANGED SO THAT THE WATER MAIN JOINTS WILL BE AS FAR AS POSSIBLE FROM SEWER MAIN JOINTS.
14. WATER MAINS SHALL HAVE A MINIMUM 4' OF COVER.
15. IF PIPE DEFLECTION IS NEEDED, MAX 1° AXIAL JOINT DEFLECTION IS PERMITTED AS WELL AS 1° MAX LONGITUDINAL PIPE DEFLECTION FOR A TOTAL OF 2° MAX DEFLECTION. THE JOINT MUST BE RESTRAINED IF THE PIPE IS TO BE LONGITUDINALLY DEFLECTED.
16. NOTIFY MISS UTILITY 1-800-282-8555 THREE WORKING DAYS, BUT NO MORE THAN 10 WORKING DAYS, PRIOR TO ANY EXCAVATION OR DEMOLITION ACTIVITIES.
17. ALL WORK MUST BE COORDINATED WITH TIDEWATER UTILITIES PRIOR TO EXECUTION OF WORK.
18. ADJUST ALL VALVE BOXES TO FINAL GRADE. CONTRACTOR SHALL INSTALL A CONCRETE COLLAR AROUND ALL VALVE BOXES THAT ARE LOCATED IN PAVED AREAS PER DELDOT STANDARDS.
19. ALL ABANDONED WATER MAIN TO BE PLUGGED AND CAPPED IN PLACE (GROUTING MAY ALSO BE REQUIRED PER OWNERS REQUEST), VALVES SHUT AND VALVE BOXES AND HYDRANTS REMOVED. BALL MARKERS (BM 1408-XR) SHALL BE INSTALLED AT EACH END OF ABANDONED MAIN.
20. ALL EXISTING WATER MAIN SHALL REMAIN ACTIVE UNTIL SUCH TIME AS NEW WATER MAIN IS APPROVED FOR OPERATION BY DHSS-OFFICE OF DRINKING WATER AND NEW SERVICES CAN BE ACTIVATED.
21. CONTRACTOR SHALL MARK ALL EASEMENTS AND RIGHTS OF WAY PRIOR TO WORK.
22. PROPOSED WORK AT CONNECTION POINTS TO STAY WITHIN EASEMENTS AND RIGHTS OF WAY.
23. PIPE FITTINGS SHOWN IN THIS PLAN (INCLUDING TIE-INS) ARE APPROXIMATE. ADDITIONAL FITTINGS THAT MAY BE REQUIRED DURING CONSTRUCTION ARE INCIDENTAL TO THE CONTRACT AND THE RESPONSIBILITY OF THE CONTRACTOR.
24. ALL SIDEWALK RESTORATION TO COMPLY WITH DELDOT 2021 PEDESTRIAN ACCESSIBILITY MANUAL. DEWATERING COSTS FOR CONSTRUCTION, INCLUDING WELL POINTING, ARE INCIDENTAL TO THE CONTRACT AND THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS.
25. DEWATERING COSTS FOR CONSTRUCTION, INCLUDING WELL POINTING, ARE INCIDENTAL TO THE CONTRACT AND RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY DEWATERING PERMITS.

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
111 RUTHAR DRIVE
NEWARK, DE 19711
302-326-2200

DEVELOPER
TIDEWATER UTILITIES, INC.
C/O GREG COLBY
1100 SOUTH LITTLE CREEK ROAD
DOVER, DE 19901

ELEVATED STORAGE TANK AT JARRELL RIDGE

KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

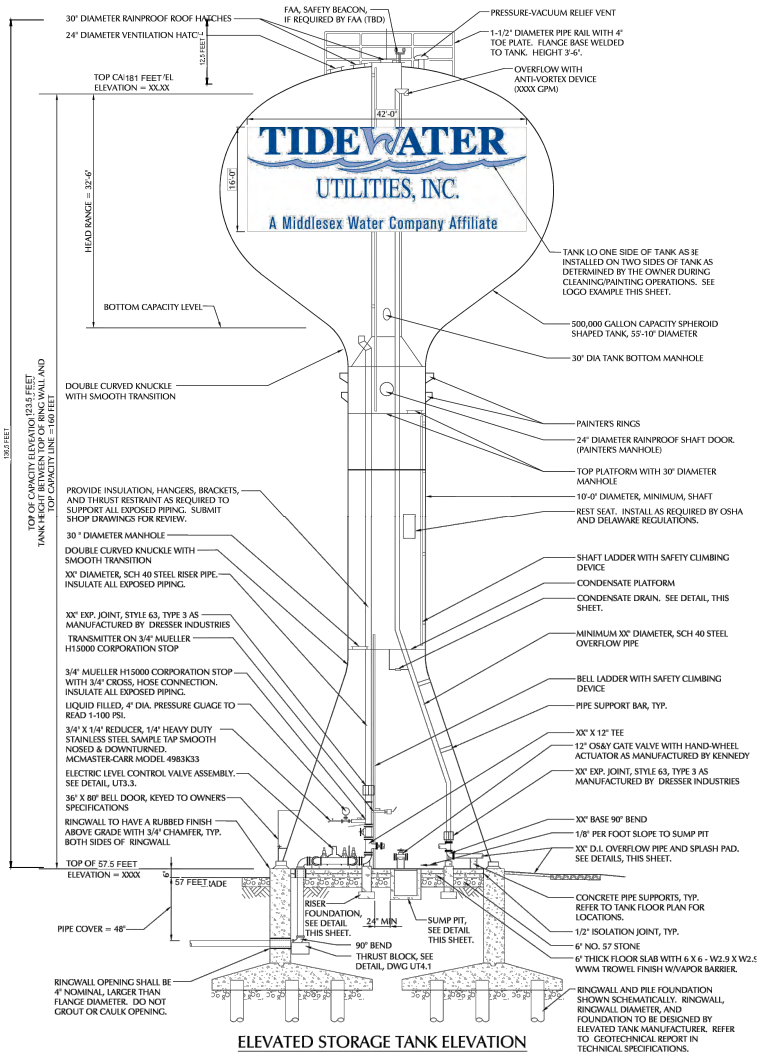
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NO.	REVISION	DATE

JOB NO.	DRAWN BY	CHECKED BY	ISSUED
22613X01	JTH	CWB	4/20/2026

SHEET TITLE
GENERAL NOTES & CONSTRUCTION DETAILS

SHEET NUMBER
3 OF 4



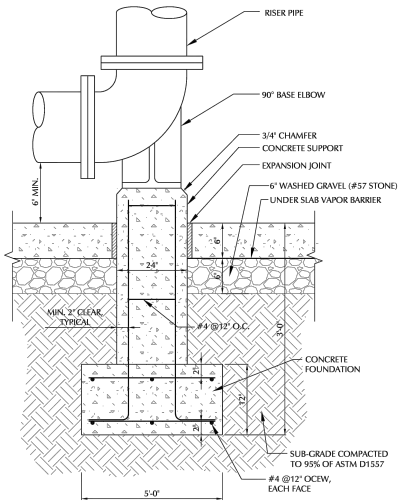
ELEVATED STORAGE TANK ELEVATION

GENERAL NOTES:

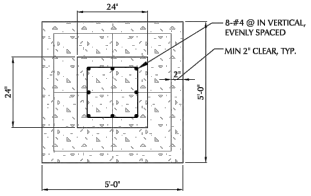
1. TANK APPURTENANCES ROTATED FOR CLARITY.
2. LADDER AND SAFETY DEVICES SHALL MEET OSHA AND DELAWARE REGULATIONS.
3. TANK SHALL BE PAINTED WHITE OR SKY NEUTRAL. OWNER SHALL MAKE COLOR CHOICE.
4. TANK SHALL BE LETTERED WITH THE TIDEWATER LOGO.
5. INSTALL RISER FOUNDATION DIRECTLY BELOW RISER BASE ELBOW AND OVERFLOW BASE TEE AS SHOWN AND PROVIDE MINIMUM 2' CLEARANCE BETWEEN OUTSIDE OF SUMP PIT AND RISER FOUNDATION. SLOPE CONCRETE FLOOR TO SUMP PIT AS NECESSARY.
6. ALL GATE VALVES SHALL BE KENNEDY C-509.
7. SEE SPECIFICATIONS FOR OPTIONAL ACCESSORIES AND ALTERNATE ITEMS.
8. PROVIDE CHAIN WHEEL OPERATORS FOR GATE VALVES WITH ACTUATOR CENTERLINE HIGHER THAN 4 FT ABOVE FINISH FLOOR.

ELEVATED WATER STORAGE TANK - PEDESTAL SPHEROID 500,000 GALLON CAPACITY

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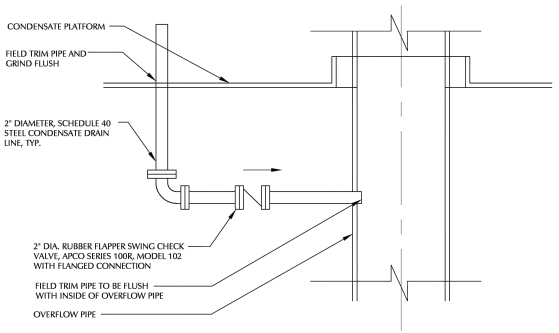
SECTION VIEW



PLAN VIEW

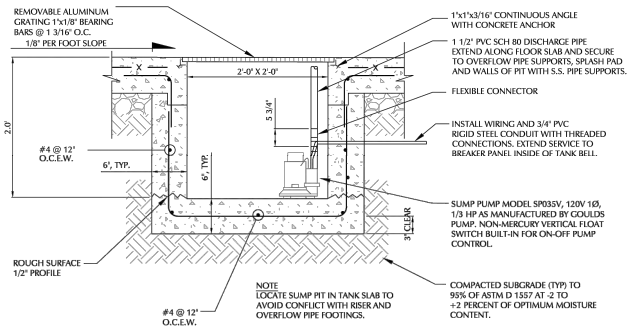
RISER PIPE CONCRETE FOUNDATION DETAIL

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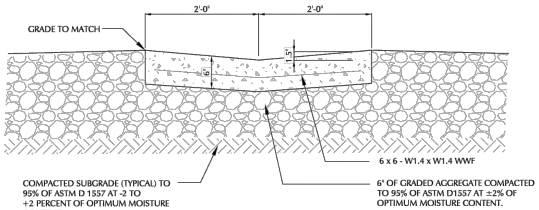
CONDENSATE DRAIN LINE DETAIL

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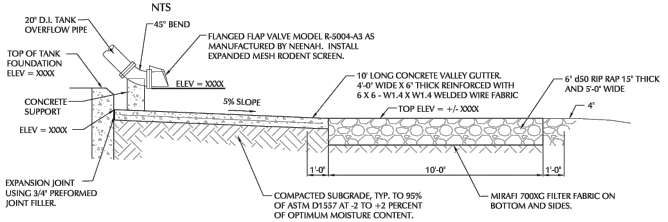
SUMP PUMP DETAIL

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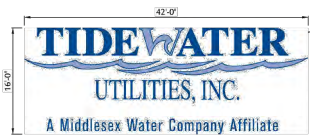
SPLASH PAD CROSS-SECTION DETAIL

NTS



OVERFLOW SPLASH PAD

NTS



TIDEWATER LOGO EXAMPLE

NTS

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JARRELL RIDGE

KENT COUNTY, DELAWARE
NORTH MURDERKILL HUNDRED

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NO.	REVISION	DATE
JOB NO. 22613X01	DRAWN BY JTH	CHECKED BY CWB	ISSUED 4/20/2026

SHEET TITLE

ELEVATED STORAGE TANK

SHEET NUMBER

4 OF 4

Item Cover Page

REGIONAL PLANNING COMMISSION PUBLIC HEARING AGENDA ITEM REPORT

DATE: May 7, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **Public Hearing:**

SUBJECT:

SL-26-02 Pintail Crossing: Request for 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

ATTACHMENTS:

SL-26-02 Staff Recommendation Report
SL-26-02 Data Sheet
SL-26-02 Exhibit A
SL-26-02 Waiver Request
SL-26-02 Addt Plan Requirements
SL-26-02 KCPW Corr -Pump Station
SL-26-02 LFSD Corr -Bus Stops
SL-26-02 Opposition letters combined
SL-26-02 Preliminary Plans
SL-26-02 Additional public comments 1
SL-26-02 Additional public comments 2

DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT
May 7, 2026

Application Number	:	SL-26-02
Preliminary Plan Title	:	Pintail Crossing
Zoning District	:	AC (Agricultural Conservation)
Site Area	:	15.58 acres ±
Proposed Number of Lots	:	52 Duplexes and 1 Single-Family (existing)
Relation to Growth Zone	:	Inside

I. STAFF RECOMMENDATION:

Staff recommends **CONDITIONAL APPROVAL** based on the information submitted as the application demonstrates compliance with the conditions for approval as outlined in the Code, as follows:

A. 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. The final plan must be recorded within 24 months of the date of preliminary approval.

2. A list of additional requirements for the final plan is attached to this report.

3. In accordance with §187-43, it is required that a bond be filed for or deposited in escrow with the County or a letter of credit issued in a sum sufficient to ensure completion of requirements such as buffers, landscaping, and/or open space improvements imposed by the Levy Court or Regional Planning Commission. Such surety bond or letter of credit shall be required prior to issuance of a certificate of occupancy. This surety will guarantee that, if the developer is not able to financially complete the project, the funds will be available to complete the amenities promised to the residents of the community.

4. §187-62 requires the development to have a bus stop. The plan proposes a stop at the entrance of the development. If required by the school District and/or Delaware Transit Corporation (DTC), the plan should also show a bus turnout area consistent with the design exhibits shown in Section 187-62.D. and E.

5. §161-3.3.E. requires that all new major subdivisions shall include an evaluation by a Delaware licensed professional engineer that determines the suitability of basements and recommendations of minimum basement elevations. The evaluation shall be submitted prior to final plan approval.

B. Recommendations:

Kent County Code §187-56(C) states that subdivision and/or land development plans shall be designed in accordance with the design requirements and standards contained in this chapter, with the objective of achieving the most advantageous and efficient use of land resources and yielding high quality living environments. For this reason, Staff has the following recommendations:

1. **The proposed pump station should be relocated so that an additional entrance to the development can be provided on Barratts Chapel Rd. If required, this entrance shall include an ADA-compliant crosswalk.** Kent County Public Works Department supports relocation of the pump station, as they would prefer the station be located adjacent to the eastern farm fields (see enclosures). This recommendation is also supported by requirements of the Kent County Code and comments received from the Dover Kent County Metropolitan Planning Organization (MPO) (see IV. Agency Comments).

   A secondary entrance on Barratts Chapel Rd. will ensure the plan fulfills Purposes G&H of the subdivision code (§187-3) and the access goals outlined in §187-58.F., by providing a more convenient distribution of traffic that will increase connectivity, decrease congestion, and improve access for public safety vehicles and residents. It would also help alleviate potential traffic congestion on McGinnis Pond Rd. The MPO's Metropolitan Transportation Plan (MTP) has identified future capacity issues for McGinnis Pond Rd. that could be exacerbated by this project. The trip generation diagram for the proposed development projects an additional 288 trips on McGinnis Pond Rd., 173 (60%) of which would be left turns towards Barratts Chapel Rd. Providing the additional entrance directly onto Barratts Chapel Rd. could significantly reduce this number.

2. **The proposed active open space area should be relocated further west, so that it is outside of the stormwater easement area, not directly behind two of the residential lots, and more easily accessible to the residents. Additionally, the walking path should be extended around the proposed stormwater pond**

and provide connection(s) to Manzanar Rd. and/or Pato Real Way. The current design concentrates all active improvements on the west side of the development. Staff's recommendations would help distribute the active space improvements more evenly by better integrating the open space improvements into the design of the community. The recommendations would increase access to walking and biking trails, which were identified as the county's most urgently needed recreational areas in the 2018 Kent County Comprehensive Plan, and create a community-scale natural area, the second and third most needed recreational areas (Appendix A, pg. 34).

3. **Active open space pedestrian paths that abut lot lines should be clearly demarcated so that lot owners do not mistake these strips of land as private property. Staff recommend using split rail fencing or distinctive landscaping for this purpose, which should be shown on the landscape plan.**

4. **Street trees should be planted and inspected prior to the issuance of a Certificate of Occupancy for the individual lots where street trees are proposed** to help avoid conflict with individual lot owners or future improvements made by lot owners. A note should be added to the plan to this effect. Additionally, there are several trees proposed directly on lot lines. Staff recommend adjusting these trees so that they are located entirely on one lot, to help reduce potential ownership conflict.

II. WAIVER REQUESTS:

The applicant requests a waiver from Kent County Code §187-58F(2), Table XI-1, which requires interior access only for developments with 51 or more lots. The applicant is requesting this waiver for Lot 53, which is proposed as a single-family lot for the existing residence on the property. The parcel currently has access to McGinnis Pond Rd., which the applicant is looking to keep. In lieu of a waiver, **Staff recommends that a lot line adjustment plan be submitted for the parcel prior to final approval.** This will remove the proposed lot from the development itself and eliminate the need for a waiver request.

The applicant has also requested a waiver from Kent County Code §187-53I(4), Table X-3, requiring that stormwater management ponds/basins meet a minimum distance of 100' from the nearest residential dwelling setback line. The applicant is requesting the waiver to allow the stormwater ponds to be 40' from the nearest residential dwelling setback line. Staff recommends that this waiver request be **APPROVED**. The proposed distance will maintain the 30' setback required from parcel lines, which allows sufficient buffer from the residential lots and provides enough room for access and maintenance of the stormwater area.

III. BACKGROUND INFORMATION:

- The applicant is requesting approval of a 53-lot development, with 52 duplex lots and one single-family lot.

- The Comprehensive Plan calls for low-density residential uses in this area. The proposed subdivision plan is in conformance with the Comprehensive Plan.

- The subject site is 15.58± acres and is currently utilized for a single-family residence and agriculture.

- The site is located on the east side of McGinnis Pond Rd., 0.12 miles north of the intersection of McGinnis Pond Rd. and Barratts Chapel Rd., and the north side of Barratts Chapel Rd., 0.36 miles east of the same intersection, northwest of Frederica.

- The character of the surrounding area is residential and agricultural. The proposed project is bound to the north by Pintail Pointe development and a few individual single-family residential lots. The properties to the east and west of the site are utilized as farm fields. To the south, there are also a few single-family residential lots and farm fields.

- The site will be served by Kent County Sanitary Sewer and Artesian Water Company.

- A landscape plan has been provided showing the proposed active open space improvements and tree plantings. Based upon the area of this project, the applicant is required to plant 26 trees. The applicant is proposing to plant 21 trees on individual lots and five trees along the street on the open space parcels. The applicant is proposing a 0.51-acre active open space area in the southern open space parcel, which includes a tot lot, pavilion, and picnic tables, as well as a walking trail with benches.

- This proposal was exempt from the PLUS process, as it is located within the Kent County Growth Zone and proposes less than 200 dwelling units.

IV. AGENCY COMMENTS:

The following County and State agencies have reviewed the preliminary plan prepared by Pennoni Associates Inc. and have provided the following requirements, conditions and recommendations:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division
Contact: Brian L. Hall, Engineering Project Manager II

Requirements:

1. The property is “legally” located in KCSDD1 – Double Run Area.
2. The proposal must proceed in accordance with the accepted TFS, approved Preliminary Report, and all applicable provisions of the Kent County Code, Chapters 128 (Fees) & 180 (Standards).

3. SS service to be provided to all existing strip lots (Kent County Code, Chapter 187).
4. Depiction of all SS easement, R-O-W, and dedication areas.
5. The location of the Sewer PS must comply with the Bulk Utility Standards (KC Code, Chapter 187).
6. Creation of Kent County streetlighting & garbage collection districts (Kent County Code, Chapter 187).

Comment:

1. The Engineering Division grants "Conditional Approval".

B. DEPARMENT OF TRANSPORTATION

Contact: Joshua J. Schwartz

Comments:

1. The applicant shall schedule a meeting through PDCA to discuss the plan development of the property.
2. The parcel has been previously reviewed by DelDOT.

C. OFFICE OF THE STATE FIRE MARSHAL

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

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

D. KENT CONSERVATION DISTRICT

Contact: Cullen Baker

Requirements:

Kent Conservation District has no objection to the proposed major subdivision.

1. 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. The Kent Conservation District held an SAS and preapplication meeting with Pennoni on 9/24/25.
2. A new subdivision shall establish a stormwater maintenance district as a condition of approval. Fees for the district shall not be incurred until the

subdivision is complete and the stormwater infrastructure approved by the Kent Conservation District.

3. A minimum 15-foot maintenance access easement from the roadway is required at each facility.
4. It is strongly recommended that all storm drain pipes be designed in open space.
5. A letter of no objection to recordation will be provided upon approval of a Sediment and Stormwater Management Plan.

E. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION
Contact: Malcolm Jacob, Transportation Planner
Comments:

The main entrance to the neighborhood will be located on McGinnis Pond Road, which is classified as a local road. In Dover Kent MPO's Metropolitan Transportation Plan (MTP), Innovations 2050, capacity issues were projected for McGinnis Pond Road in the coming decades. This was determined by comparing current and projected volume-to-capacity data on the corridor. According to data from DelDOT, this portion of the road currently sees an Average Annual Daily Traffic (AADT) of 1,343. The addition of 52 duplex units could add as many as 520 new trips each day, increasing the AADT by 39% and further exacerbating the road network's capacity issues. The applicant should coordinate with DelDOT to avoid a significant increase in congestion as a result of this development.

The site plan depicts a roadway connection with Pintail Pointe to the north. This means residents of Pintail Crossing will also have the option to drive through this adjacent neighborhood and exit onto Lexington Mill Road. Dover Kent MPO supports this connection, as it will allow for a better flow of traffic to and from the neighborhood, reduce congestion during peak hours, and allow access by emergency vehicles even if one of the two entrances was blocked. Also note that at the eastern end of the parcel there is a proposed dead-end street that could accommodate future roadway connections.

Internal pedestrian pathways are included in the site plan, connecting with the adjacent neighborhood and being built on both sides of the road. These should be built at a minimum width of five (5) feet, and they should be separated from the curb by a minimum distance of three (3) feet. ADA access ramps will also be needed at street crossings. Unfortunately, with the lack of frontage with the main road on these parcels, external pedestrian pathways would be more challenging. However, pathways should still be added to the available frontage where it is possible to do so, including along the frontage with Barratts Chapel Road.

Finally, it is worth noting that Dover Kent MPO has studied Barratts Chapel Road and other nearby roads as part of the South Central Kent County Circulation & Sufficiency

Study. The study recommends several improvements along Barratts Chapel Road next to the project location, such as a four-way stop at the intersection with McGinnis Pond Road. These improvements will be needed in the near-future due to the corridor's worsening capacity issues.

F. DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) DIVISION OF FISH & WILDLIFE

Contact: Faith Garcia, Environmental Review Coordinator

Comments:

State-owned Pond

The proposed project is within ½ mile of the boundary of McGinnis Pond, a publicly owned pond managed by the Division of Fish and Wildlife, DNREC. The State is concerned that the water quality and fish habitats in the pond might be negatively affected by development activities, or by permanent land use changes, on the property in question. The developer should consult with the Regional Fisheries Biologist (currently Edna Stetzar, 302-735-8658) to ensure that appropriate measures, such as vegetated buffer strips or nonpoint-source pollution reduction devices, are part of the project design.

Forested Wetlands

The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC)

'Habitat management guidelines for amphibians and reptiles of the Northeastern United States' or the PARC website: http://www.parcplace.org.

Nuisance Mosquitos
Wetlands adjacent to this project provide significant habitats for mosquito production. Adult mosquitoes are not constrained by wetland boundaries and may emigrate from nearby wetlands to infest the development. This can lead to increased demands by residents for mosquito control services that the Mosquito Control Section is statutorily obliged to try to deliver and will then come at some additional expense to the State. This added cost burden for the State should be considered and recognized if the project is approved. If the applicant has any questions regarding mosquito control issues, they can contact the Mosquito Control Section Administrator at 302-739-9917.

V. 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 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
C. Office of State Fire Marshal
D. Kent County Department of Public Works
E. Kent County Division of GIS / 911 Addressing
F. Artesian Water Company

This recommendation is offered without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services.

ENC: Data Sheet
Exhibit A – Location Map
Waiver Request
Additional Plan Requirements for Final Approval
Kent County Public Works Correspondence regarding pump station
Lake Forest School District Correspondence regarding bus stops
Opposition Letters Received
Preliminary Plan

DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Public Hearing of: **Thursday, May 7, 2026**

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

Plan Number and Title	:	SL-26-02 Pintail Crossing
Location	:	Located on the east side of McGinnis Pond Rd., 0.12 miles north of the intersection of McGinnis Pond Rd. and Barrats Chapel Rd., and the north side of Barratts Chapel Rd., 0.36 miles east of the same intersection, northwest of Frederica.
Owners	:	Jordan Ashburn 872 Walker Rd. Dover, DE 19904 Bedford Holdings LLC 872 Walker Rd., Suite A Dover, DE 19904
Applicant	:	Ashburn Homes, Inc. 872 Walker Rd., Suite A Dover, DE 19904
Engineer	:	Pennoni Associates, Inc. c/o Douglas D. Barry, P.E. 121 Continental Dr., Suite 207 Newark, DE 19713
Present Zoning District	:	AC (Agricultural Conservation)
Levy Court District	:	4th - Scott
School District	:	Lake Forest
Fire District	:	Magnolia & Frederica
Size of Site	:	15.58 acres ±
Number of Proposed Lots	:	52 Duplexes and 1 Single Family (existing)
Active Open Space	:	None (Proposed Fee in Lieu)

Passive Open Space	**:**	6.42 acres ±
Stormwater Management Area	**:**	1.721 acres ±
Wetlands Area	**:**	0.01 acres ±
Total Acres Within Woodlands	**:**	0.82 acres ±
Woodland Preservation	**:**	0.82 acres ±
Average Lot Area	**:**	4,841 sq. ft. (0.11 acres ±)
Minimum Lot Area	**:**	4,000 sq. ft. (0.0918 acres ±)
Maximum Lot Area	**:**	32,955 sq. ft. (0.7565 acres ±)
Relation to Growth Zone	**:**	Inside
Density	**:**	3.4 units per acre
Streets	**:**	Public – To be constructed according to Delaware Division of Highways Specifications
Water	**:**	Artesian Water Company
Sewer	**:**	Kent County Sewer
Kent County Property Identification Numbers	**:**	SM-00-121.00-01-56.07-000 SM-00-121.00-01-25.01-000

Kent County Levy Court

LOCATION AND ZONING MAP

Exhibit A

Application: SL-26-02
Pintail Crossing

APPLICANT:
Ashburn Homes, Inc

OWNER:
Jordan Ashburn
Bedford Holdings LLC

ENGINEER:
Pennoni Associates, Inc.

PRESENT ZONING DISTRICT:
AC (Agricultural Conservation)

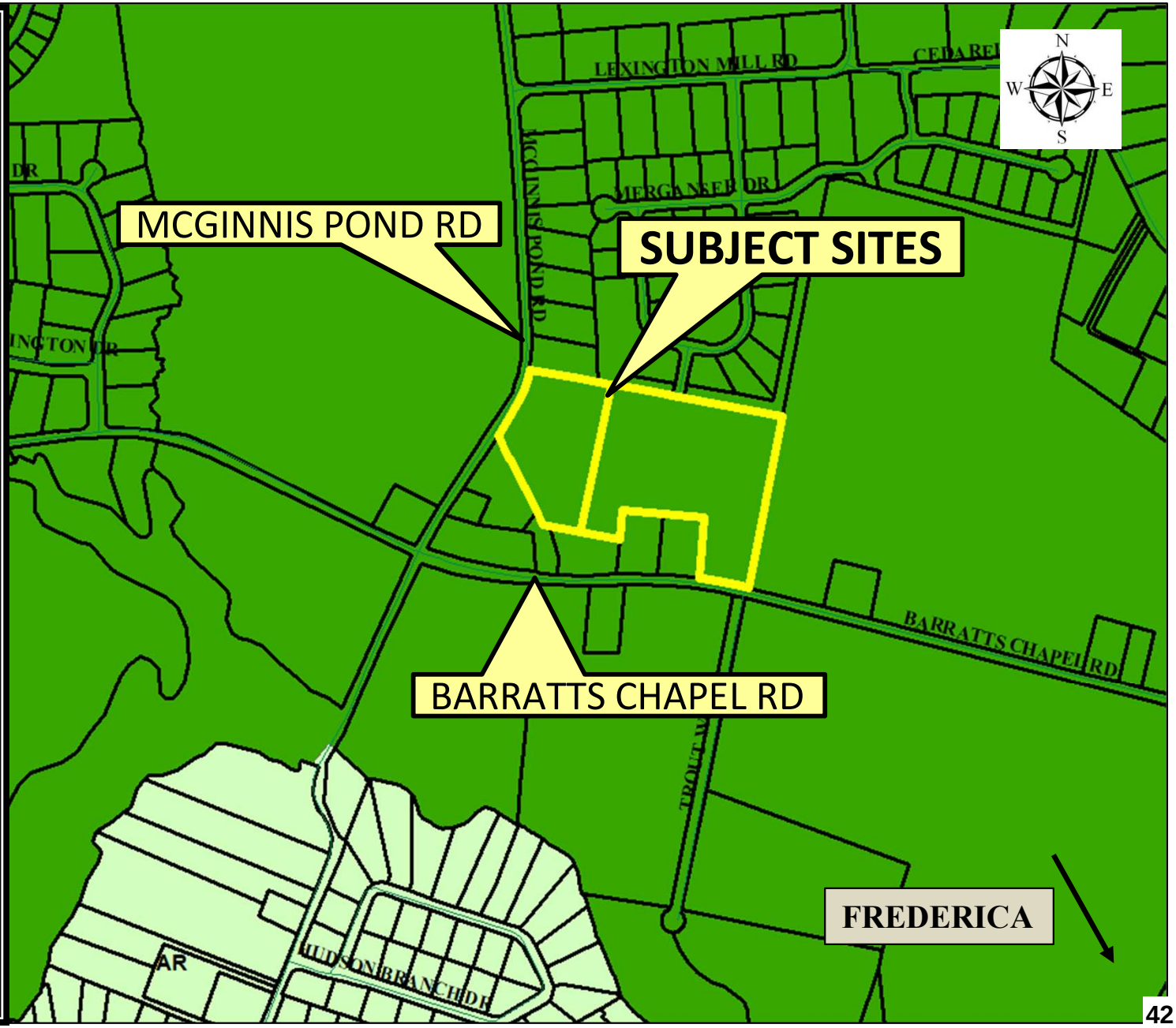
PRESENT USE:
Agricultural/Residential

PROPOSED USE:
52 Duplexes & 1 single family (existing)

LEVY COURT DISTRICT:
4th - Scott

TAX MAP NO:
SM-00-121.00-01-56.07-000
SM-00-121.00-01-25.01-000

LOCATION: Located on the east side of McGinnis Pond Rd., 0.12 miles north of the intersection of McGinnis Pond Rd. and Barrats Chapel Rd., and the north side of Barratts Chapel Rd., 0.36 miles east of the same intersection, northwest of Frederica.



February 11, 2026 ASBHM-25001

Jesse Lindenberg, AICP, Planner
Kent County Levy Court – Division of Planning
555 S Bay Road
Dover, Delaware 19901

RE: Waiver Request Letter – Barratts Chapel Road Residential Subdivision
Frederica, Kent County, Delaware

Dear Jesse:

Please consider this letter as our formal request for waivers from the Kent County Subdivision and Land Development Ordinance in support of the Barratts Chapel Road Residential Subdivision Project in Frederica, Kent County, Delaware.

Waiver Request #1
We are requesting a waiver from the requirement to connect the residual lot (Single-Family Lot #53) and Tax Parcel #'s 8-00-12100-01-5608 & -5609 to the internal subdivision streets proposed as part of the project. As shown on the attached Minor Subdivision Plan and Lot Line Adjustment of the Lands Now or Formerly of Marsha Betts Leduc (DelDOT Note #5), Tax Parcel #8-00-12100-01-5608 (Lot #2 on the Betts Leduc Plan) and Tax Parcel #8-00-12100-01-5609 (Lot #3 on the Betts Leduc Plan) shall have a single access on Barratts Chapel Road. In addition, Tax Parcel #8-00-12100-01-2501 (Proposed Single-Family Lot #53) shall use the existing entrance adjacent to McGinnis Pond Road. Therefore, we are respectfully requesting a waiver from the requirement to connect these properties to the proposed subdivision streets. Please note that access to these properties, as described above, has been discussed and confirmed with the Delaware Department of Transportation (DelDOT). As you are aware, the internal subdivision streets will be designed in accordance with DelDOT specifications and maintained by the State of Delaware.

Waiver Request #2
Per Table X-3 ("Utility Infrastructure Bulk Standards"), stormwater management ponds/basins are to be setback a minimum of 30' from parcel lines and a minimum of 100' from building setback lines associated with the proposed lots within the subdivision. While the Applicant fully intends on complying with the requirement to locate permanent stormwater management ponds/basins a minimum of 30' from parcel lines, we are respectfully requesting a waiver from the requirement to locate permanent stormwater management ponds/basins a minimum of 100' from internal lot setback lines. The additional area within the designated passive open space is needed for stormwater management purposes for the project to meet the runoff and volume reductions stipulated by the Delaware Sediment and Stormwater Regulations. This approach was discussed and confirmed with the Kent Conservation District during our Project Application Meeting.

If you have any questions/comments or require additional information, please do not hesitate to contact me at this office. We thank you for your continued assistance with this project.

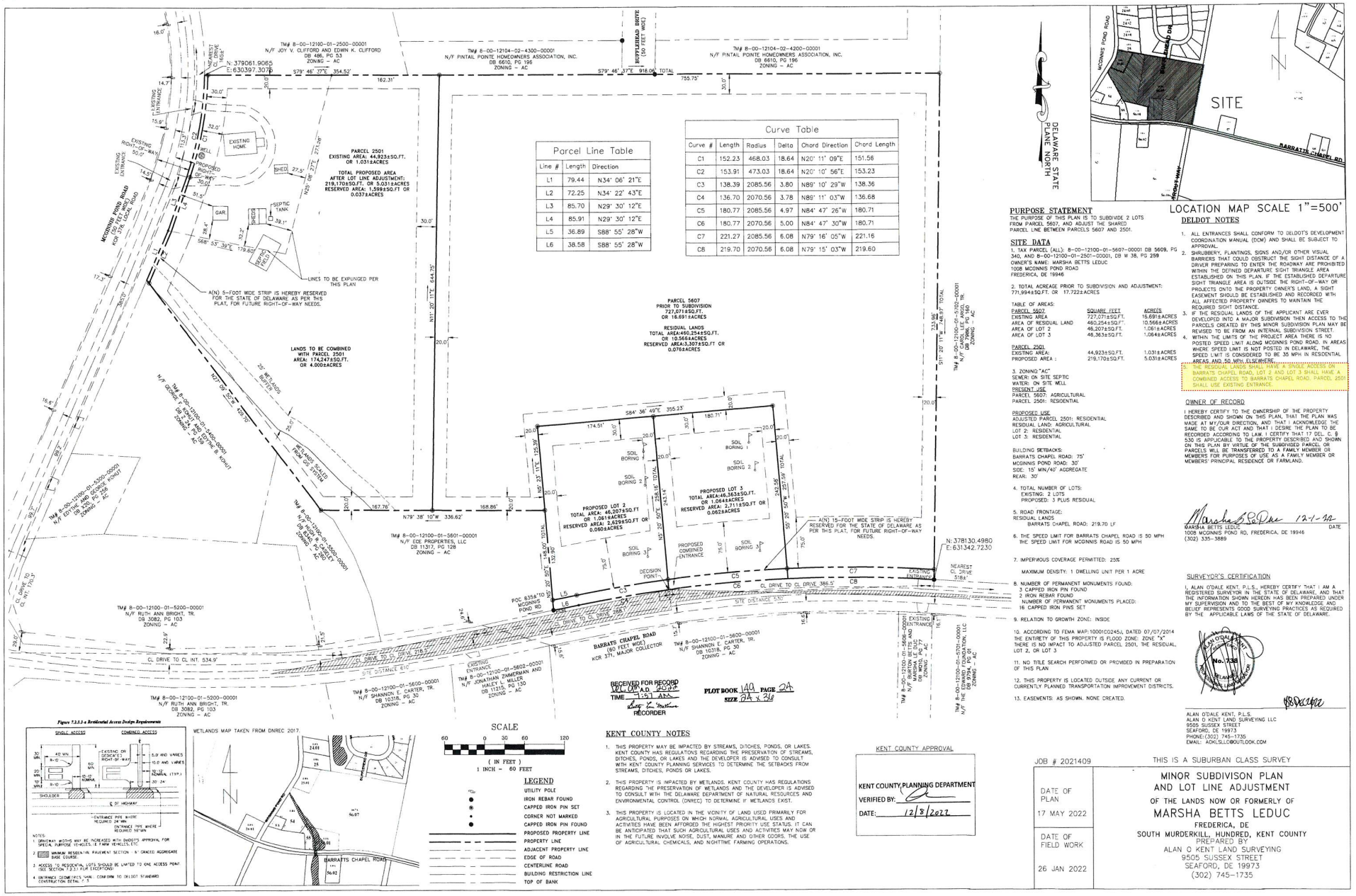
Respectfully submitted,
PENNONI ASSOCIATES INC.

Douglas D. Barry, PE, Associate Vice President

Attachments

cc: Jordan Ashburn – Ashburn Homes

#465606



Parcel Line Table		
Line #	Length	Direction
L1	79.44	N34° 06' 21"E
L2	72.25	N34° 22' 43"E
L3	85.70	N29° 30' 12"E
L4	85.91	N29° 30' 12"E
L5	36.89	S88° 55' 28"W
L6	38.58	S88° 55' 28"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	152.23	468.03	18.64	N20° 11' 09"E	151.56
C2	153.91	473.03	18.64	N20° 10' 56"E	153.23
C3	138.39	2085.56	3.80	N89° 10' 29"W	138.36
C4	136.70	2070.56	3.78	N89° 11' 03"W	136.68
C5	180.77	2085.56	4.97	N84° 47' 26"W	180.71
C6	180.77	2070.56	5.00	N84° 47' 30"W	180.71
C7	221.27	2085.56	6.08	N79° 16' 05"W	221.16
C8	219.70	2070.56	6.08	N79° 15' 03"W	219.60

KENT COUNTY NOTES

1. THIS PROPERTY MAY BE 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 SETBACKS FROM STREAMS, DITCHES, PONDS OR LAKES.
2. THIS PROPERTY IS 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 (DNREC) TO DETERMINE IF WETLANDS EXIST.
3. 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 AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS.

RECEIVED FOR RECORD
MAY 20 A.D. 2022
TIME 7:57 AM
Betty L. Morris
RECORDER

PLOT BOOK 140 PAGE 24
SIZE 24 x 36

KENT COUNTY APPROVAL

KENT COUNTY PLANNING DEPARTMENT
VERIFIED BY:
DATE: 12/8/2022

LOCATION MAP SCALE 1"=500'

PURPOSE STATEMENT

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 2 LOTS FROM PARCEL 5607, AND ADJUST THE SHARED PARCEL LINE BETWEEN PARCELS 5607 AND 2501.

SITE DATA

1. TAX PARCEL (ALL): 8-00-12100-01-5607-00001 DB 5609, PG 340, AND 8-00-12100-01-2501-00001, DB W 38, PG 259
OWNER'S NAME: MARSHA BETTS LEDUC
1008 MCGINNIS POND ROAD
FREDERICA, DE 19946

2. TOTAL ACREAGE PRIOR TO SUBDIVISION AND ADJUSTMENT: 771,994±SQ.FT. OR 17.722±ACRES

TABLE OF AREAS:

PARCEL 5607:	SQUARE FEET	ACRES
EXISTING AREA	727,071±SQ.FT.	16.691±ACRES
AREA OF RESIDUAL LAND	460,254±SQ.FT.	10.566±ACRES
AREA OF LOT 2	46,207±SQ.FT.	1.061±ACRES
AREA OF LOT 3	46,363±SQ.FT.	1.064±ACRES
PARCEL 2501		
EXISTING AREA:	44,923±SQ.FT.	1.031±ACRES
PROPOSED AREA :	219,170±SQ.FT.	5.031±ACRES

3. ZONING "AC"
SEWER: ON SITE SEPTIC
WATER: ON SITE WELL
PRESENT USE:
PARCEL 5607: AGRICULTURAL
PARCEL 2501: RESIDENTIAL

PROPOSED USE:
ADJUSTED PARCEL 2501: RESIDENTIAL
RESIDUAL LAND: AGRICULTURAL
LOT 2: RESIDENTIAL
LOT 3: RESIDENTIAL

BUILDING SETBACKS:
BARRATS CHAPEL ROAD: 75'
MCGINNIS POND ROAD: 30'
SIDE: 15' MIN/40' AGGREGATE
REAR: 30'

4. TOTAL NUMBER OF LOTS:
EXISTING: 2 LOTS
PROPOSED: 3 PLUS RESIDUAL

5. ROAD FRONTAGE:
RESIDUAL LANDS
BARRATS CHAPEL ROAD: 219.70 LF

6. THE SPEED LIMIT FOR BARRATS CHAPEL ROAD IS 50 MPH
THE SPEED LIMIT FOR MCGINNIS ROAD IS 50 MPH

7. IMPERVIOUS COVERAGE PERMITTED: 25%
MAXIMUM DENSITY: 1 DWELLING UNIT PER 1 ACRE

8. NUMBER OF PERMANENT MONUMENTS FOUND:
3 CAPPED IRON PIN FOUND
2 IRON REBAR FOUND
NUMBER OF PERMANENT MONUMENTS PLACED:
16 CAPPED IRON PINS SET

9. RELATION TO GROWTH ZONE: INSIDE

10. ACCORDING TO FEMA MAP:10001C0245J, DATED 07/07/2014 THE ENTIRETY OF THIS PROPERTY IS FLOOD ZONE: ZONE "X" THERE IS NO IMPACT TO ADJUSTED PARCEL 2501, THE RESIDUAL, LOT 2, OR LOT 3

11. NO TITLE SEARCH PERFORMED OR PROVIDED IN PREPARATION OF THIS PLAN

12. THIS PROPERTY IS LOCATED OUTSIDE ANY CURRENT OR CURRENTLY PLANNED TRANSPORTATION IMPROVEMENT DISTRICTS.

13. EASEMENTS: AS SHOWN. NONE CREATED.

DELDOT NOTES

1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO APPROVAL.
2. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO THE PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
3. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION THEN ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REVISED TO BE FROM AN INTERNAL SUBDIVISION STREET.
4. WITHIN THE LIMITS OF THE PROJECT AREA THERE IS NO POSTED SPEED LIMIT ALONG MCGINNIS POND ROAD. IN AREAS WHERE SPEED LIMIT IS NOT POSTED IN DELAWARE, THE SPEED LIMIT IS CONSIDERED TO BE 35 MPH IN RESIDENTIAL AREAS AND 50 MPH ELSEWHERE.
5. THE RESIDUAL LANDS SHALL HAVE A SINGLE ACCESS ON BARRATTS CHAPEL ROAD, LOT 2 AND LOT 3 SHALL HAVE A COMBINED ACCESS TO BARRATS CHAPEL ROAD. PARCEL 2501 SHALL USE EXISTING ENTRANCE.

OWNER OF RECORD

I HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY/OUR DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW. I CERTIFY THAT 17 DEL. C. § 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN BY VIRTUE OF THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

Marsha B LeDuc 12-1-22
MARSHA BETTS LEDUC DATE
1008 MCGINNIS POND RD, FREDERICA, DE 19946
(302) 335-3889

SURVEYOR'S CERTIFICATION

I, ALAN O'DALE KENT, P.L.S., HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ALAN O'DALE KENT No. 738 PROFESSIONAL LAND SURVEYOR

ALAN O'DALE KENT, P.L.S.
ALAN O KENT LAND SURVEYING LLC
9505 SUSSEX STREET
SEAFORD, DE 19973
PHONE:(302) 745-1735
EMAIL: AOKLSLLC@OUTLOOK.COM

JOB # 2021409

THIS IS A SUBURBAN CLASS SURVEY

DATE OF PLAN
17 MAY 2022

DATE OF FIELD WORK
26 JAN 2022

MINOR SUBDIVISON PLAN AND LOT LINE ADJUSTMENT

OF THE LANDS NOW OR FORMERLY OF

MARSHA BETTS LEDUC

FREDERICA, DE
SOUTH MURDERKILL, HUNDRED, KENT COUNTY
PREPARED BY
ALAN O KENT LAND SURVEYING
9505 SUSSEX STREET
SEAFORD, DE 19973
(302) 745-1735

Additional Plan Requirements for Final Plan Approval

1. The creation of trash and streetlight districts are required in accordance with the provisions of §187-53(H). The applicant shall contact the Kent County Department of Public Works for information on this process (Phone 302-744-2430).

2. All major subdivisions must have lighted entrances. Indicate the type of lighting for the subdivision entrances on the plan.

3. §187-53.C. requires that this project shall be served by a central water system that includes fire protection. Fire hydrant locations shall be located on the plan accordance with the Delaware State Fire Protection Regulations.

4. In accordance with §187-60(H), sidewalk design and installation must comply with federal requirements of the Americans with Disabilities Act (ADA) and shall incorporate barrier-free access ramping at points of intersection with street crossings and at other locations so as to accommodate barrier-free pedestrian movement and access to buildings, parking areas, and other site amenities. All sidewalks shall be designed as an "accessible route" and shall conform to ANSI 117.1-1998 standards for handicapped accessibility. Provide typical curb ramp detail on the plan.

5. Active recreational improvements must be constructed in a proportion equal to or greater than the proportion of residential dwelling units completed. A construction schedule for the completion of the approved active recreational improvements will be required prior to final plan approval.

6. Provide a detail of the material to be used for the walking path and include a cross section showing compliance with ADA on the landscape plan.

7. Acknowledgement of and compliance with §187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.

8. In accordance with §187-70, a copy of all Homeowners' Association documents must be submitted for review by the Planning Department prior to consideration by the RPC for final approval, including the Articles of Incorporation for the Homeowners' Association, Bylaws, and Maintenance Obligations Declaration documents.

9. This project will be required to join a stormwater maintenance district in accordance with § 187-90.4(D)(1-5) of the Code.

10. Add the following General Note:
    a. Acknowledgement of and compliance with Kent County Code Section 187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.

Outlook

RE: Pintail Crossing - Pump Station Location

From Andy Riggi <Andy.Riggi@kentcountyde.gov>
Date Mon 4/20/2026 9:09 AM
To Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>

Yes we would like it adjacent to the farm field

From: Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>
Sent: Monday, April 20, 2026 8:58 AM
To: Andy Riggi <Andy.Riggi@kentcountyde.gov>
Subject: Pintail Crossing - Pump Station Location

Good morning Andy,

We are working on staff comments and recommendations for the Pintail Crossing subdivision application, and I wanted to confirm something with you. I know we discussed the location of the proposed pump station lot a while back, but I wanted to confirm that the pump station could be located elsewhere in the development and does not need to be at the end of the cul-de-sac?

Thanks,
Jesse Lindenberg, AICP (he/they)
Planner

Kent County Levy Court
Division of Planning
555 Bay Rd, Dover, DE 19901

P: (302)744-2471

Outlook

FW: [SUSPECT] RE: [External] Pintail Crossing (f.k.a. Barratts Chapel Road Subdivision) - Lake Forest School District

From Douglas Barry <dbarry@Pennoni.com>
Date Tue 4/14/2026 7:43 AM
To Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>

Jesse – Please see response below from Dr. Lucas, Superintendent for the Lake Forest School District. Thanks.

Douglas Barry, PE
Associate Vice President

Pennoni
Christiana Executive Campus, 121 Continental Drive, Suite 207 | Newark, DE 19713
Direct: +1 302-351-5302 | **Mobile:** +1 302-353-7587
www.pennoni.com | dbarry@Pennoni.com

From: Lucas Steven V <Steven.Lucas@lf.k12.de.us>
Sent: Monday, April 13, 2026 11:21 AM
To: Douglas Barry <dbarry@Pennoni.com>
Cc: James Grant <james@grantroofing.com>; jordanashburn@me.com
Subject: [SUSPECT] RE: [External] Pintail Crossing (f.k.a. Barratts Chapel Road Subdivision) - Lake Forest School District

This email contains the below suspicious signals. If you suspect the message is malicious, please report it via the Phish Alert Button.

Unusual Sender | Redirect Link(s) Detected | Suspicious Link

Greetings Mr. Barry- I apologize for the delayed response on this. It all looks good to go and I wish you great success with the project. Please call me if I can be of further assistance at 302-284-3020 ext 103 or my cell phone at 302-387-7333. Take care!

Sincerely,

Steven Lucas
Superintendent

Lake Forest School District
the model of excellence in education

From: Douglas Barry <dbarry@Pennoni.com>
Sent: Thursday, March 26, 2026 12:20 PM
To: Lucas Steven V <Steven.Lucas@lf.k12.de.us>
Cc: James Grant <james@grantroofing.com>; jordanashburn@me.com
Subject: [External] Pintail Crossing (f.k.a. Barratts Chapel Road Subdivision) - Lake Forest School District

WARNING: External Email - This email originated outside of the State email system.
DO NOT CLICK links or attachments unless you recognize the sender and *are expecting* the email.

Dr. Lucas – Thank you for your time discussing Pintail Crossing (f.k.a. Barratts Chapel Road Subdivision) with me and the developer. Pintail Crossing consists of the proposed construction of 52 duplex homes on property located within the Lake Forest School District. The development plan includes new DelDOT subdivision streets with a direct connection to Bufflehead Drive, a subdivision street in the Pintail Pointe Residential Subdivision to the north, and McGinnis Pond Road, a DelDOT Local Road. There is a temporary turnaround proposed to allow for future interconnectivity to the parcel to the east, if/when that property is developed. A permanent dead-end street is also proposed to the north of Barratts Chapel Road. Please refer to attached plan. It shall be noted that the existing Pintail Pointe Residential Subdivision to the north is within the Caeser Rodney School District.

As discussed, I have attached email correspondence from Dustin Weller, Transportation Supervisor at the Lake Forest School District. In it, Mr. Weller makes reference to the following concerns which we are responding to below:

- Insufficient roadway widths ***DelDOT regulations govern the subdivision street design. Subdivision streets are designed in accordance with DelDOT DCM Figure 5.5.2.-a. The proposed subdivision streets also meet minimum horizontal and vertical curvature as specified by the DelDOT DCM.***
- On-street parking ***On-street parking is not proposed.***
- Turn-around radii ***In accordance with DelDOT DCM Figure 5.1.5.1-a for permanent dead-end streets, the minimum radius for the outside edge of pavement is 38'. The proposed cul-de-sac conforms to this requirement. The temporary turn around has been designed in accordance with DelDOT DCM Figure 5.1.5.2-a (Geometrical Shape #2).***
- Connection to Pintail Pointe (Caeser Rodney School District) ***DelDOT requires developments accessing state roads or proposing DelDOT-maintained public roads to connect to existing linkages and to design street systems serving existing and future development in the immediate area. The connection to the existing Pintail Pointe Residential Subdivision to the north was a "planned" connection that was required as part of that project.***
- Walk distances exceeding State transportation laws ***Delaware's school transportation regulation (14 DE Admin. Code 1150) governs eligibility (generally >1 mile for grades K-6 and > 2 miles for grades 7-12) and addresses routing principles. The maximum walking distance to a bus stop adjacent to McGinnis Pond Road is approximately 1,500 LF.***

As discussed during our telephone conversation, this 52-unit duplex subdivision is not expected to generate a significant amount of students (we mentioned 16-20 students max. during our telephone call). Therefore, and as discussed, we are proposing 1 bus stop pad adjacent to the proposed right-turn lane at the entrance adjacent to McGinnis Pond Road. No internal bus stops are proposed. The subdivision streets will consist of sidewalks on both sides of the street, crosswalks, and handicap ramps in order to provide a safe walking route to the bus stop bad for students. A call-out and detail for the DelDOT Type 2 Bus Stop Pad is provided on the attached plan. It shall be noted that the approach distance for the bus stop is 95', which exceeds the minimum length requirement of 90' as stipulated by Kent County Code.

The bus stop adjacent to McGinnis Pond Road will provide a safe, convenient pick-up/drop-off spot for students living in Pintail Crossing and will include additional safety treatments including signage, markings, visibility, and pedestrian treatments to be designed and detailed during our coordination with DelDOT.

In summary, we are hopeful that the above adequately addresses the concerns previously noted by Mr. Weller. At your convenience, please advise if our design, as detailed above, meets the Lake Forest School Districts' requirements for safe bus pick-up/drop-off for students who may reside in this proposed community.

We thank you for your continued assistance and look forward to hearing from you.

Respectfully,

Douglas Barry, PE
Associate Vice President

Pennoni
Christiana Executive Campus, 121 Continental Drive, Suite 207 | Newark, DE 19713
Direct: +1 302-351-5302 | **Mobile:** +1 302-353-7587
www.pennoni.com | dbarry@Pennoni.com



Learn more about the Pennoni Training Center!

Outlook

Fw: Opposition to Proposed Townhome Development Connecting to Pintail Point

From Jason Berry <jason.berry@kentcountyde.gov>
Date Wed 3/25/2026 1:11 PM
To Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>

From: Jenn Lynch <lifeisgood0819@gmail.com>
Sent: Wednesday, March 25, 2026 1:03 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Opposition to Proposed Townhome Development Connecting to Pintail Point

Some people who received this message don't often get email from lifeisgood0819@gmail.com. Learn why this is important

Dear Planning Commission members,

I am writing to express concern regarding the proposed development connecting to the existing Pintail Point single-family neighborhood.

There are three major concerns that I have as a resident of the Pintail Point neighborhood.

Firstly, approving development in a piecemeal manner, without a unified infrastructure strategy, may significantly hinder the State and County's ability to provide adequate roads, utilities, and public services. Responsible growth requires that infrastructure planning occur before development—not after. Projects must meet established "carrying capacity" standards, including roads, sewer, and emergency services. Courts in Delaware have consistently supported the denial of projects that exceed infrastructure limitations.

Secondly, connecting this proposed development to Pintail Point will increase the amount of vehicle traffic in and out of the neighborhood. The existing roads within Pintail Point were designed to accommodate approximately 38 single-family homes and are not intended to support the additional traffic that will result from a 52-townhome development. This raises concerns related to congestion, safety, and emergency response access.

Thirdly, the proposed townhome-style housing is not consistent with the character of the surrounding area, which is comprised primarily of single-family homes. The nearest townhome development is located more than four miles away. (Bay Hill Lane on S. State Street), further demonstrating the incompatibility of this proposal with the existing neighborhood composition.

Under Kent County's Unified Development Ordinance (UDC), developments are required to be compatible with surrounding land uses and supported by adequate infrastructure. Townhomes are considered higher-density, attached housing and are typically only

appropriate in designated growth areas such as Community Residential or Village zoning districts. Introducing this level of density into a predominantly single-family area conflicts with the intent of current zoning and raises legitimate concerns regarding land use compatibility.

Delaware courts have also upheld zoning decisions where proposals do not align with permitted uses or conflict with zoning intent. If a use is not clearly permitted, it may be denied, and the burden rests on the developer to demonstrate compliance. In this case, the proposed density and housing type appear inconsistent with the established character and zoning framework of the area.

Forward looking, approving this project may establish a precedent for similar higher-density developments, leading to incremental changes that are inconsistent with this area and with the community's wishes.

As a voting constituent, I strongly urge the County to reconsider allowing townhomes in this setting. Responsible growth requires careful planning and respect for existing communities. This proposal, as currently presented, does not meet that standard.

For these reasons, I respectfully request that this proposal be denied at this time and reconsidered only after a comprehensive and coordinated planning approach has been developed.

Thank you for your time and consideration. Please reach out to me with any questions or concerns.

Sincerely,

Jennifer Lynch

215 Waterfowl Drive

Magnolia, De. 19962

302-363-5421 (cell)

Outlook

FW: Proposed Barratt's Chapel Road Subdivision Preliminary Plans

From Sarah Keifer <sarah.keifer@kentcountyde.gov>
Date Fri 2/27/2026 3:25 PM
To Kris Connelly <kris.connelly@kentcountyde.gov>; Jason Berry <jason.berry@kentcountyde.gov>; Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>; Jamie Fenske <jamie.fenske@kentcountyde.gov>

From: dustin weller <dustinweller1@yahoo.com>
Sent: Friday, February 27, 2026 12:45:09 PM
To: Joanne Masten <joanne.masten@kentcountyde.gov>; Robert Scott <Robert.Scott@kentcountyde.gov>; Terry L. Pepper <terry.pepper@kentcountyde.gov>; Jeffrey Hall <Jeffrey.Hall@kentcountyde.gov>; Allan F. Angel <allan.angel@kentcountyde.gov>; Jody Sweeney <jody.sweeney@kentcountyde.gov>; Paul Hertz <Paul.Hertz@kentcountyde.gov>; Douglas Cox <Douglas.Cox@kentcountyde.gov>; Brenda Wootten <Brenda.Wootten@kentcountyde.gov>; Eugenia Thornton <Eugenia.Thornton@kentcountyde.gov>; Norman Barlow <Norman.Barlow@kentcountyde.gov>
Subject: Proposed Barratt's Chapel Road Subdivision Preliminary Plans

You don't often get email from dustinweller1@yahoo.com. Learn why this is important

Good afternoon,

My name is Dustin Weller, and I am a resident of the Pintail Pointe development located off Lexington Mill Road outside of Magnolia.

I recently became aware that Ashburn Homes has submitted a proposal to the Planning Commission to develop land off McGinnis Pond Road that would directly connect to our existing neighborhood. As presented, the proposal includes 52 duplex homes on lots significantly smaller than those currently within Pintail Pointe.

Our neighborhood is comprised exclusively of single-family homes situated on approximately half-acre lots. The proposed development would introduce duplex units on parcels of less than a quarter acre, fundamentally altering the character, density, and layout of our community. This substantial change in housing type and lot size raises legitimate concerns regarding compatibility, community cohesion, traffic flow, and long-term property values.

Additionally, Ashburn Homes has developed a reputation within the region for delays in project completion and road paving. Given that this proposed development would directly integrate into our subdivision's infrastructure, any delays or unfinished work would negatively impact current residents.

For these reasons, I respectfully request that approval of this project be withheld unless and until the proposal is modified to reflect the established character and density of our existing neighborhood. I further request that the developer be required to collaborate directly with the Pintail Pointe HOA to ensure that any future plans align with the interests of current residents and preserve the integrity of our community.

I appreciate your consideration of these concerns and welcome the opportunity to discuss this matter further. I can be reached at 302-531-8855.

Thank you for your time and attention to this issue.

Respectfully,

Dustin Weller

PINTAIL CROSSING
PRELIMINARY PLANS
ASBHM-25001
BARRATTS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946
REVISED APRIL 9, 2026

PREPARED FOR:
OWNER/DEVELOPER

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CURB
		CURB DEPRESSION
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		FLOODPLAIN
		GUIDE RAIL
		MARKING, HANDICAP PARKING
OE	OE	POWER, OVERHEAD
UE	UE	POWER, UNDERGROUND
		POWER, UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		WATER LINE
		PROPERTY, CONCRETE MONUMENT
		PROPERTY, ADJOINING LINED
		PROPERTY, LINE RESERVED
		RAIL, MILE MARKER
		RAIL, PANEL BOX
		RAIL, TRACK
		BUILDING
		SITE, MAIL BOX
		SITE, SIGN POST AND BOARD
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
WaC		SOIL LABEL
		SANITARY SEWER, CLEAN-OUT
FM	FM	SANITARY SEWER, FORCE MAIN
		SANITARY SEWER, FORCE MAIN MANHOLE
		SANITARY SEWER, FORCE STUB OUT
S	S	SANITARY SEWER, LATERAL
		SANITARY SEWER, MANHOLE
S	S	SANITARY SEWER, UNDERGROUND (4" DIA TO 10" DIA)
		SANITARY SEWER, SEPTIC TANK
		SANITARY SEWER, STUB OUT
		SANITARY SEWER, VALVE
		STREAM
		STORM SEWER, INLET
		STORM SEWER,HEADWALL
		STORM SEWER, MANHOLE
D	D	STORM SEWER, UNDERGROUND
		STORM SEWER, CLEAN-OUT
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
x 100.5		SPOT ELEVATION
		FIRE HYDRANT

EXISTING CONDITIONS NOTES:

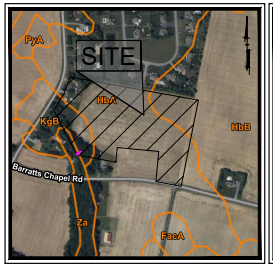
1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, PERFORMED IN MARCH 2025. ALL PROVIDED EASEMENTS ARE SHOWN ON THIS PLAN; HOWEVER, THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS.
2. DEED REFERENCE: D13500/208 AND D13566/53
3. BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10001C0245J, MAP ISSUED 07/07/2014; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X", (UNSHADED) WHICH IS AN AREA TO BE DETERMINED OUTSIDE THE 500 - YEAR FLOODPLAIN.
4. A WETLANDS INVESTIGATION WAS CONDUCTED FOR THE PINTAIL CROSSING SUBDIVISION BY PENNONI ON SEPTEMBER 2025. FRESHWATER WETLANDS WERE FOUND TO EXIST ON SITE AND ARE SHOWN ON THIS PLAN.

* ACTIVE RECREATION CALCULATIONS

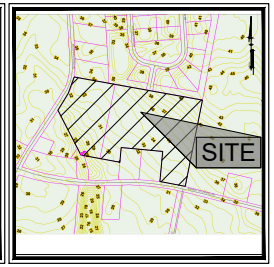
WITHIN GROWTH ZONE: 300 SF/DU OR 1/2 ACRES OF LAND, WHICHEVER IS GREATER = 0.50 ACRES.

A 0.506 ACRE ACTIVE RECREATION AREA IS PROPOSED.

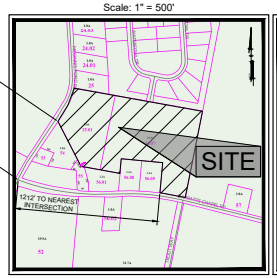
SHEET LIST TABLE	
Sheet Number	Sheet Title
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SUBDIVISION PLAN
4	ACTIVE RECREATION PLAN
5	GRADING PLAN
6	UTILITY PLAN
7	LANDSCAPE PLAN



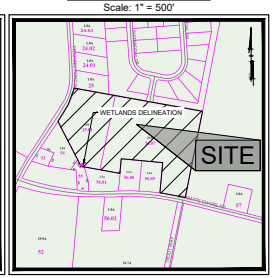
SOILS MAP
Scale: 1" = 500'



TOPOGRAPHIC MAP
Scale: 1" = 500'



LOCATION MAP
Scale: 1" = 500'



WETLANDS MAP
Scale: 1" = 500'

GENERAL NOTES

1. EXCAVATED MATERIAL FROM THE PROPOSED STORMWATER PONDS MAY NOT BE USED OFF-SITE WITHOUT PRIOR APPROVAL OF A CONDITIONAL USE FOR A BORROW PIT.
2. ONE HUNDRED PERCENT OF THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS SHALL BE COMPLETED PRIOR TO ISSUING BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED OR PRIOR TO SUCH TIME AS THE DEVELOPER TRANSFERS THE MAINTENANCE RESPONSIBILITIES FOR THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS TO THE HOMEOWNER'S ASSOCIATION.
3. OPEN SPACE SHALL BE COMPLETED IN PROPORTION EQUAL TO A GREATER THAN THE PROPORTION OF RESIDENTIAL DWELLING UNITS COMPLETED, EXCEPT THAT 100% OF RECREATION AREAS SHALL BE COMPETED PRIOR TO ISSUANCE OF THE 80% PERMIT.
4. ALL REQUIRED LANDSCAPING SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY BY BONDED PHASE AND MAINTAINED BY THE APPLICANT UNTIL ALL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTINGS SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION OF MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS" ASSOCIATION OR THE MAINTENANCE CORPORATION.
5. MAINTENANCE ESCROW NOTES:
   THE DEVELOPER SHALL PLACE $300 PER LOT OR UNIT WITHIN A SUBDIVISION OR LAND DEVELOPMENT IN AN INTEREST-BEARING ESCROW ACCOUNT. ALL PRINCIPAL AND INTEREST THAT ACCRUES IN THIS ACCOUNT SHALL BE TURNED OVER TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH BELOW.
   a. A DEPOSIT OF $300 SHALL BE MADE TO THE ESCROW ACCOUNT WITH EACH INITIAL REAL ESTATE SETTLEMENT. IT SHALL BE VERIFIED BEFORE THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF UNITS BEYOND THE INTIAL 80% OF THE LOTS OR UNITS WITHIN THE SUBDIVISION. THE BALANCE OF THE ESCROW ACCOUNT SHALL BE REFLECTED ON THE FINANCIAL STATEMENT.
   b. THE DEVELOPER MUST DEMONSTRATE THAT THE FUNDS HAVE BEEN PLACED IN A INDEPENDENT ESCROW ACCOUNT SEPARATE FROM THE OPERATING FUND OF THE DEVELOPER.
   c. THE ESCROW FUNDS SHALL NOT BE WITHDRAWN BY THE DEVELOPER OR ANY PERSON ACTING ON BEHALF OF THE DEVELOPER.
   d. AT THE TIME GOVERNANCE OF THE HOMEOWNERS' ASSOCIATION IS TRANSFERRED TO THE RESIDENTS, THE ESCROW COLLECTED TO DATE PLUS ANY INTEREST SHALL BE TRANSFERRED TO THE ASSOCIATION.
   e. THE BALANCE OF THE MAINTENANCE ESCROW COLLECTED AFTER TRANSFER OF ASSOCIATION GOVERNANCE TO THE RESIDENTS SHALL BE PROVIDED TO THE HOMEOWNERS' ASSOCIATION PRIOR TO FINAL INSPECTION OF THE SUBDIVISION OR LAND DEVELOPMENT AND/OR RELEASE OF ANY COUNT-HELD SURETY BONDS OR LETTER OF CREDIT.
6. MAJOR SUBDIVISONS:
   A. ALL DRAINAGE FACILITIES SHALL MEET DELDOT STANDARDS AND SPECIFICATIONS UNLESS DEVIATION IS APPROVED BY THE KENT CONSERVATION DISTRICT. SUCH DEVIATIONS MAY INCLUDE PIPE COVER AND NON-STANDARD DRAINAGE STRUCTURES USED TO MEET SITE-SPECIFIC CONSTRAINTS APPROVED ON A CASE-BY-CASE BASIS.
   B. IN CASES WHERE SWALES ARE UTILIZED TO PROVIDE REAR YARD DRAINAGE, NO MORE THAN 300 FEET OF CONVEYANCE SWALE CAN BE ROUTED THROUGH ADJACENT LOTS, NOT TO EXCEED THREE SIDE-BY-SIDE LOTS, PRIOR TO ENTERING A CLOSE DRAINAGE SYSTEM. IN CASES WHERE SWALES ARE LOCATED IN OPEN SPACE, SWALES CAN EXCEED 300 FEET IN LENGTH.
   C. ALL NEW MAJOR SUBDIVISION SHALL INCLUDE AN EVALUATION BY A DELAWARE LICENSED PROFESSIONAL ENGINEER THAT DETERMINES THE SUITABILITY OF BASEMENT AND RECOMMENDATIONS OF MINIMUM BASEMENT ELEVATIONS. THE EVALUATION SHALL BE SUBMITTED PRIOR TO FINAL PLAN APPROVAL.
   D. IN NO CASE SHALL BASEMENT BE LOWER THAN TWO (2) FEET ABOVE THE PERMANENT WATER SURFACE ELEVATION OF THE CLOSEST STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE APPROVED SEDIMENT AND STORMWATER PLAN OR ADJACENT WETLANDS.
7. A STREETLIGHT DISTRICT SHALL BE CREATED FOR THE DEVELOPMENT, IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS. THIS SHALL BE NOTED ON THE PLAN. ADDITIONALLY, THE SUBDIVISION MUST INCLUDE A LIGHTED ENTRANCE.
8. A TRASH DISTRICT SHALL BE CREATED IN ACCORDANCE WITH REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UNLESS SPECIFICALLY NOT REQUIRED BY THE COMMISSION.

PROPERTY SUMMARY

KENT COUNTY APPLICATION NO:	SL-26-02
PARCEL ID:	
PARCEL #1:	8-00-12100-01-5607-00001
PARCEL #2:	8-00-12100-01-2501-00001
DEED BVP	
PARCEL #1:	D13500/208
PARCEL #2:	D13566/53
PLAT BOOK	0149 0024
SITE ADDRESS:	
PARCEL #1:	BARRATTS CHAPEL RD FREDERICA, KENT COUNTY, DE 19946
PARCEL #2:	1008 MCGINNIS POND RD FREDERICA, KENT COUNTY, DE 19946
OWNER:	
PARCEL #1:	BEDFORD HOLDINGS LLC
PARCEL #2:	JORDAN ASHBURN
OWNER ADDRESS:	
PARCEL #1:	872 WALKER ROAD SUITE A DOVER, DE 19904
PARCEL #2:	872 WALKER ROAD SUITE A DOVER, DELAWARE 19904
DEVELOPER:	ASHBURN HOMES INC.
DEVELOPER ADDRESS:	872-A WALKER ROAD DOVER, DELAWARE 19904
LOT AREA:	
PARCEL #1:	10.55 ACRES
PARCEL #2:	5.03 ACRES 15.58 (TO BE CONSOLIDATED)
ZONING:	AC - AGRICULTURAL CONSERVATION
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	DUPLEXES - 52 SINGE FAMILY (EXISTING) - 1
EXISTING NUMBER OF LOTS:	2
PROPOSED NUMBER OF LOTS:	53
ENVIRONMENTAL CONSTRAINTS:	WETLANDS (PARCEL #2) NOT WITHIN 100-YEAR FLOODPLAIN
GROWTH ZONE OVERLAY:	INSIDE
WATER SERVICE:	PUBLIC (ARTESIAN)
SANITARY SERVICE:	PUBLIC (KENT COUNTY)
PERCENTAGE OF WOODLAND AREA TO BE PROTECTED:	100%-(0.82 ACRES)
EXISTING MONUMENTS:	16
PROPOSED MONUMENTS: PROPOSED PINS:	78 CONCRETE MONUMENTS, 59 IRON PINS
MAXIMUM SLOPE:	15%
MINIMUM SLOPE:	1% (PERVIOUS) 0.5% (IMPERVIOUS)

ZONING INFORMATION (AC - AGRICULTURAL CONSERVATION):

DUPLEX REQUIREMENTS:

	REQUIRED	PROPOSED
MIN. LOT AREA	4,000 SF	4,000 SF
MAX. LOT AREA	N/A	9,853 SF
MIN. LOT WIDTH	40 FT	40 FT
MIN. LOT FRONTAGE	40 FT	40 FT
MIN. LOT DEPTH	----	100 FT
MINIMUM FRONT SETBACK	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT
MINIMUM REAR YARD SETBACK	10 FT	10 FT

SINGLE FAMILY REQUIREMENTS:

	REQUIRED	PROPOSED
MIN. LOT AREA	5,000 SF	32,955 SF
MAX. LOT AREA	N/A	32,955 SF
MIN. LOT WIDTH	50 FT	173 FT
MIN. LOT FRONTAGE	35 FT	50 FT
MIN. LOT DEPTH	----	----
MINIMUM FRONT SETBACK	20 FT	32.3 FT
MINIMUM SIDE YARD SETBACK	5 FT	45.1 FT
MINIMUM REAR YARD SETBACK	10 FT	92.3 FT

SANITARY SEWER PUMP STATION REQUIREMENTS:

SETBACK FROM PARCEL LINES:	30 FT	30 FT
DISTANCE FROM NEAREST RESIDENTIAL DWELLING SETBACK LINE:	50 FT	50 FT

PROPOSED SUBDIVISION AREAS

TOTAL ACREAGE WITHIN BOUNDARIES:	15.58 ACRES
TOTAL ACREAGE WITHIN STREETS / RIGHT OF WAY:	2.19 ACRES
TOTAL ACREAGE WITHIN LOTS:	5.89 ACRES
TOTAL ACREAGE WITHIN ACTIVE RECREATION OPEN SPACE:	0.51 ACRES
TOTAL ACREAGE WITHIN PASSIVE OPEN SPACE:	5.91 ACRES
TOTAL ACREAGE WITHIN WETLANDS:	0.01 ACRES
TOTAL STORMWATER MANAGEMENT AREA:	1.721 ACRES
MINIMUM LOT AREA:	4,000 SF
MAXIMUM LOT AREA:	32,955 SF
AVERAGE LOT AREA:	4,841 SF
DENSITY:	3.4 DWELLING UNITS PER ACRE

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

ENGINEER CERTIFICATION

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

DOUGLAS D. BARRY 4-9-26
DATE

DOUGLAS BARRY PENNONI ASSOCIATES
LICENSE NUMBER 13061

OWNER/DEVELOPER CERTIFICATION

I HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DATE

BEDFORD HOLDINGS LLC

COUNTY MANAGER APPROVAL

MANAGER DATE

PREPARED BY:

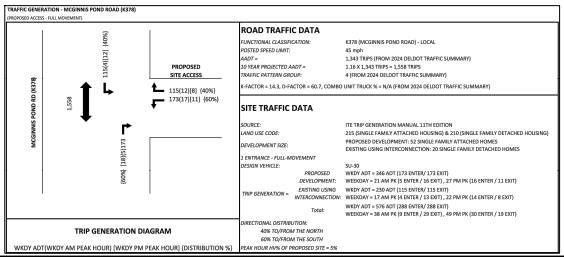
PENNONI ASSOCIATES INC.

Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451
F 302.654.2895

WETLAND CERTIFICATION

I, UNDERSIGNED, CERTIFY THE SUBJECT PROPERTY WAS EVALUATED FOR WATERS OF THE UNITED STATES, INCLUDING WETLANDS, SUBJECT TO THE U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM, AND STATE REGULATED WETLANDS AND SUBAQUEOUS LANDS SUBJECT TO REGULATION BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL UNDER TITLE 7 CHAPTERS 66 AND 72 OF THE DELAWARE CODE. AN ON-SITE INVESTIGATION WAS CONDUCTED ON AUGUST 3, 2021 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL IN CONJUNCTION WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAIN REGION, VERSION 2.0 (NOVEMBER 2010) AND ASSOCIATED REGULATORY GUIDANCE DOCUMENTS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGMENT, ACCURATELY DEPICTS THE LIMITS OF WATERS OF THE UNITED STATES, WETLANDS, AND SUBAQUEOUS LANDS WITHIN THE SUBJECT PROPERTY. NO STATE REGULATED WETLANDS ARE PRESENT WITHIN THE SUBJECT PROPERTY.

MICHAEL MARRA - PENNONI ASSOCIATES DATE



PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PINTAIL CROSSING
PRELIMINARY PLANS
BARRATTS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

COVER SHEET

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO	DATE	REVISION	BY
2	4-9-26	REV PER COUNTY COMMENTS	ZDH
1	2-27-26	REV PER COUNTY COMMENTS	ZDH

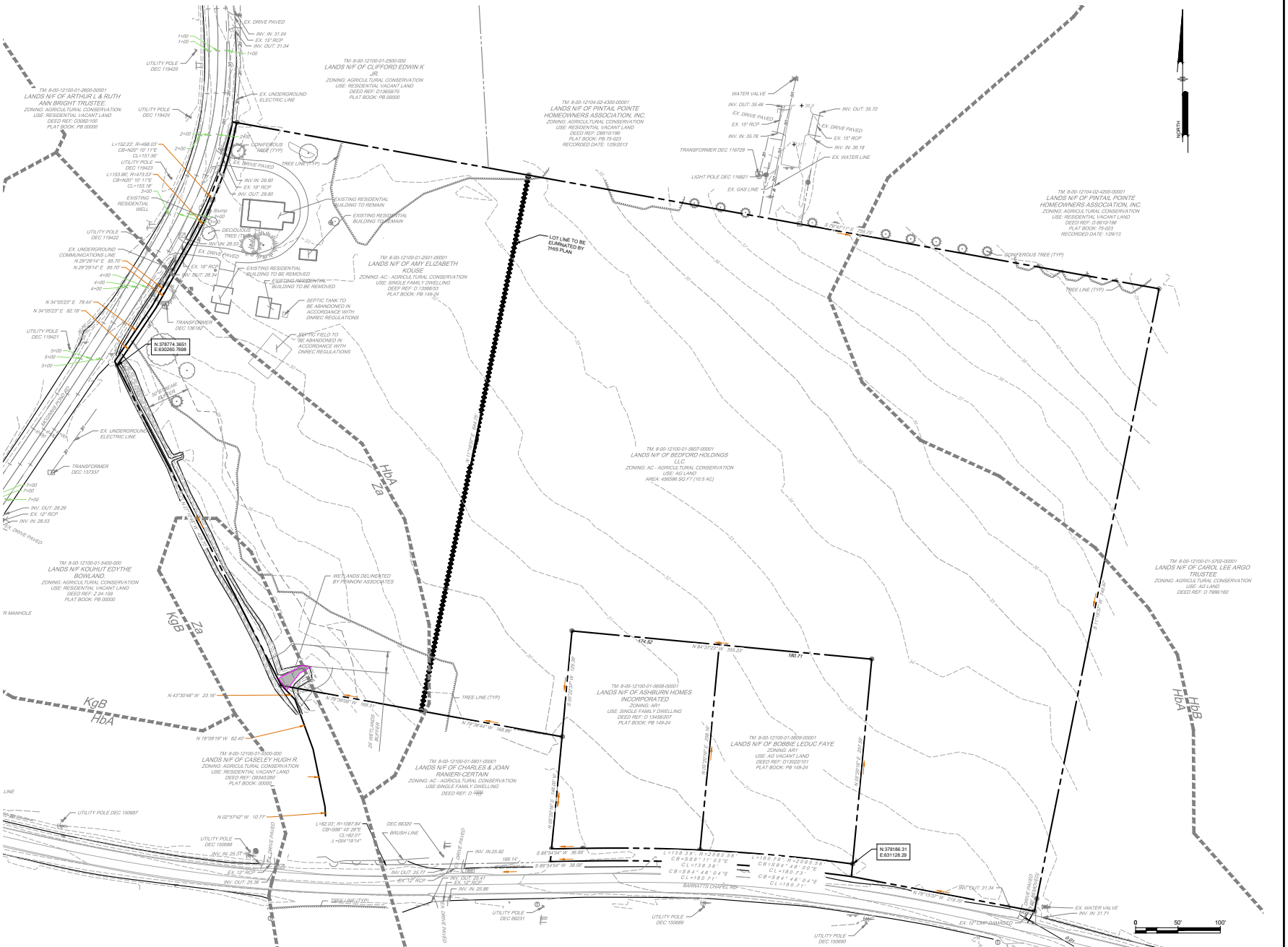
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PROJECT	ASBHM25001
DATE	2026-02-11
DRAWING SCALE	NTS
DRAWN BY	ZDH
APPROVED BY	DDB

CS-0001

SHEET 1 OF 7

PLOTTED: 4/14/2026 1:33 PM, BY: Zachary Hyson PLOTSTYLE: Pennoni NCSub
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121 Continental Drive, Suite 207
Newark, DE 19713-4314
T 302.655.4451 F 302.654.2985

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PINTAIL CROSSING
PRELIMINARY PLANS
BARRATTS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

EXISTING CONDITIONS PLAN

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO.	DATE	REVISIONS	BY
2.	4-8-26	REV PER COUNTY COMMENTS	ZDH
1.	2-27-26	REV. PER COUNTY COMMENTS	ZDH

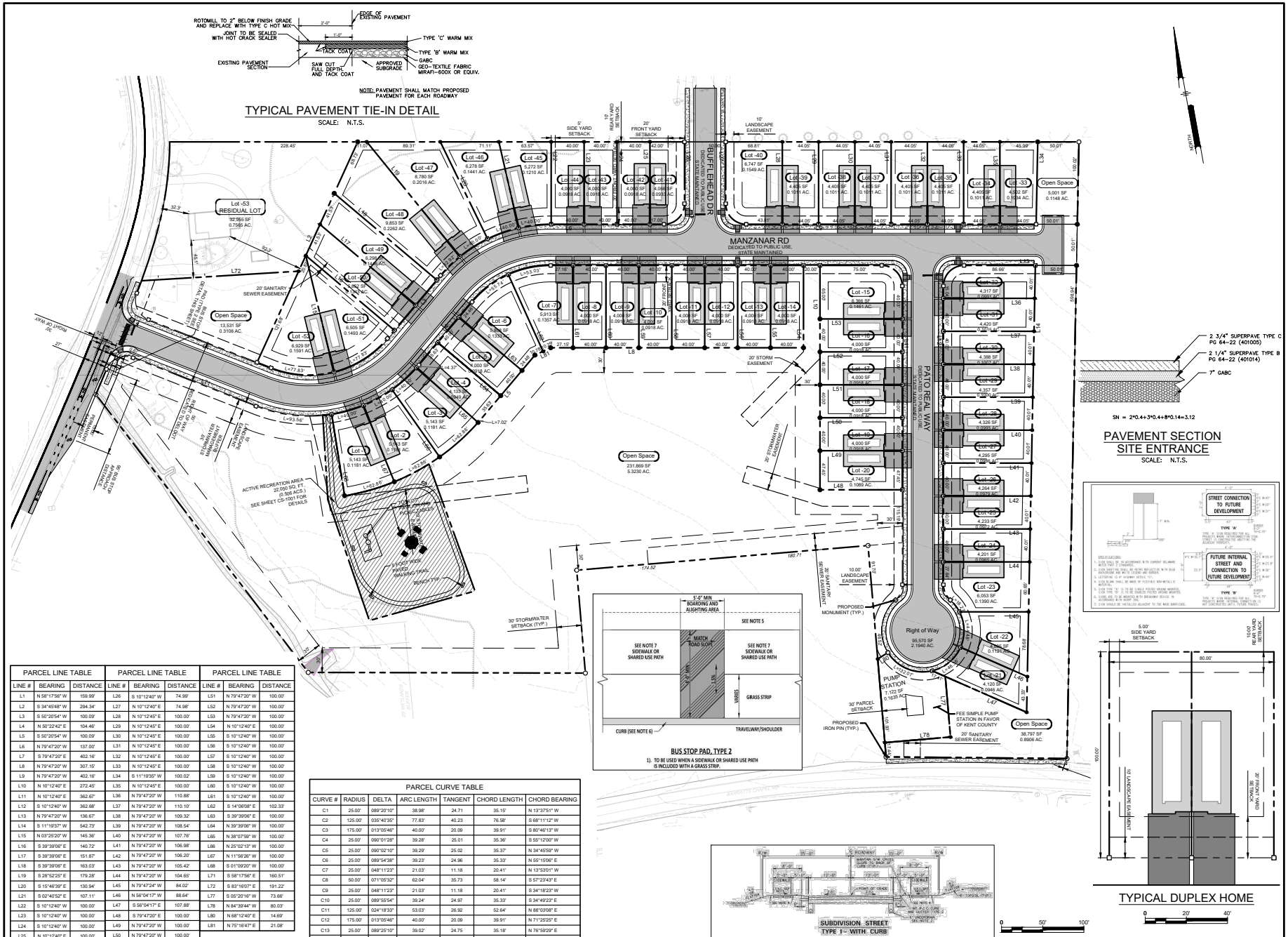
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PROJECT	ASBHM25001
DATE	2026-02-11
DRAWING SCALE	1" = 50'
DRAWN BY	ZDH
APPROVED BY	DDB

CS-0201

SHEET 2 OF 7

PLOTTED: 4/14/2026 1:43 PM, BY: Zachary Thorn PLOTSTYLE: Pennoni MCSolid
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PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 58°17'56" W	159.99'	L26	S 10°12'40" W	74.99'	L51	N 79°47'20" W	100.00'
L2	S 34°45'48" W	294.34'	L27	N 10°12'40" E	74.98'	L52	N 79°47'20" W	100.00'
L3	S 50°20'54" W	100.09'	L28	N 10°12'45" E	100.00'	L53	N 79°47'20" W	100.00'
L4	N 50°22'42" E	104.46'	L29	N 10°12'45" E	100.00'	L54	N 10°12'40" E	100.00'
L5	S 50°20'54" W	100.09'	L30	N 10°12'45" E	100.00'	L55	S 10°12'40" W	100.00'
L6	N 79°47'20" W	137.00'	L31	N 10°12'45" E	100.00'	L56	S 10°12'40" W	100.00'
L7	S 79°47'20" E	402.16'	L32	N 10°12'45" E	100.00'	L57	S 10°12'40" W	100.00'
L8	N 79°47'20" W	307.15'	L33	N 10°12'45" E	100.00'	L58	S 10°12'40" W	100.00'
L9	N 79°47'20" W	402.16'	L34	S 11°19'35" W	100.02'	L59	S 10°12'40" W	100.00'
L10	N 10°12'40" E	272.45'	L35	N 10°12'45" E	100.00'	L60	S 10°12'40" W	100.00'
L11	N 10°12'40" E	362.67'	L36	N 79°47'20" W	110.88'	L61	S 10°12'40" W	100.00'
L12	S 10°12'40" W	362.68'	L37	N 79°47'20" W	110.10'	L62	S 14°09'08" E	102.33'
L13	N 79°47'20" W	138.67'	L38	N 79°47'20" W	109.32'	L63	S 39°39'06" E	100.00'
L14	S 11°19'37" W	542.73'	L39	N 79°47'20" W	108.54'	L64	N 39°39'06" W	100.00'
L15	N 03°25'20" W	145.36'	L40	N 79°47'20" W	107.76'	L65	N 38°07'59" W	100.00'
L16	S 39°39'06" E	140.72'	L41	N 79°47'20" W	106.98'	L66	N 25°02'13" W	100.00'
L17	S 39°39'06" E	151.87'	L42	N 79°47'20" W	106.20'	L67	N 11°56'26" W	100.00'
L18	S 39°39'06" E	163.03'	L43	N 79°47'20" W	105.42'	L68	S 01°09'20" W	100.00'
L19	S 28°52'25" E	179.28'	L44	N 79°47'20" W	104.65'	L71	S 58°17'56" E	160.51'
L20	S 15°46'39" E	130.94'	L45	N 79°47'24" W	84.02'	L72	S 83°16'07" E	191.22'
L21	S 02°40'52" E	107.11'	L46	N 56°04'17" W	88.64'	L77	S 05°20'16" W	73.66'
L22	S 10°12'40" W	100.00'	L47	S 56°04'17" E	107.88'	L78	N 84°39'44" W	80.03'
L23	S 10°12'40" W	100.00'	L48	S 79°47'20" E	100.00'	L80	N 68°12'40" E	14.69'
L24	S 10°12'40" W	100.00'	L49	N 79°47'20" W	100.00'	L81	N 75°16'47" E	21.08'
L25	N 10°12'40" E	100.00'	L50	N 79°47'20" W	100.00'			

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	25.00'	089°20'10"	38.98'	24.71	35.15'	N 13°37'51" W
C2	125.00'	035°40'35"	77.83'	40.23	76.58'	S 68°11'12" W
C3	175.00'	013°05'46"	40.00'	20.09	39.91'	S 80°46'13" W
C4	25.00'	090°01'28"	39.28'	25.01	35.36'	S 55°12'00" W
C5	25.00'	090°02'10"	39.29'	25.02	35.37'	N 34°45'59" W
C6	25.00'	089°54'38"	39.23'	24.96	35.33'	N 55°15'06" E
C7	25.00'	048°11'23"	21.03'	11.18	20.41'	N 13°53'01" W
C8	50.00'	071°05'32"	62.04'	35.73	58.14'	S 57°23'43" E
C9	25.00'	048°11'23"	21.03'	11.18	20.41'	S 34°18'23" W
C10	25.00'	089°55'54"	39.24'	24.97	35.33'	S 34°49'23" E
C11	125.00'	024°18'33"	53.03'	26.92	52.64'	N 88°03'08" E
C12	175.00'	013°05'46"	40.00'	20.09	39.91'	N 71°25'25" E
C13	25.00'	089°25'10"	39.02'	24.75	35.18'	N 76°59'29" E
C17	275.00'	013°05'46"	62.86'	31.57	62.72'	N 71°27'19" E

PENNONI ASSOCIATES INC.
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PINTAIL CROSSING
PRELIMINARY PLANS
MARKAITS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

SUBDIVISION PLAN
BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO.	DATE	REVISIONS	BY
1	2-27-26	REV. PER COUNTY COMMENTS	ZDH
2	4-8-26	REV. PER COUNTY COMMENTS	ZDH

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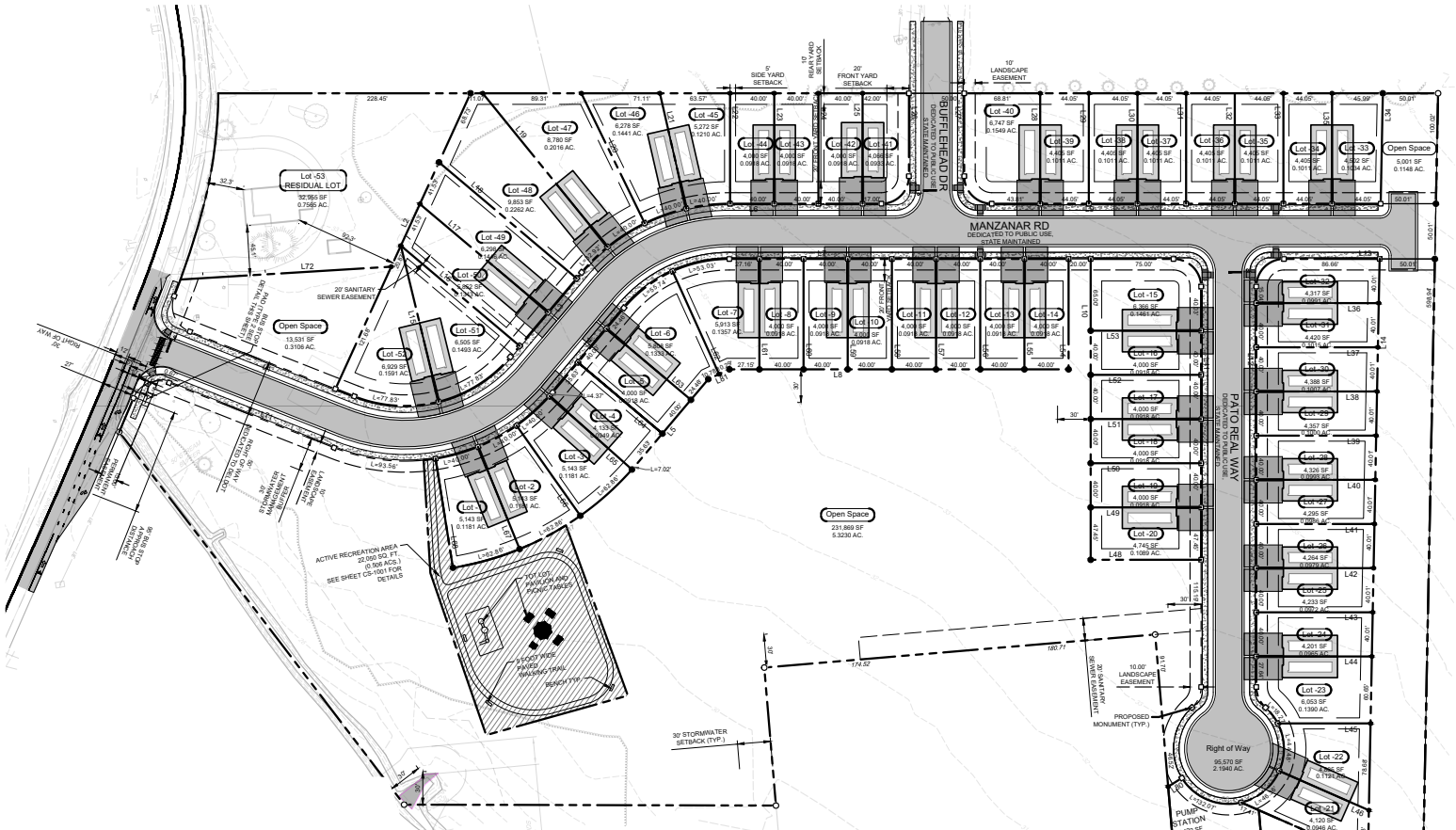
PROJECT	ASBHM25001
DATE	2026-02-11
DRAWING SCALE	AS NOTED
DRAWN BY	ZDH
APPROVED BY	DDB

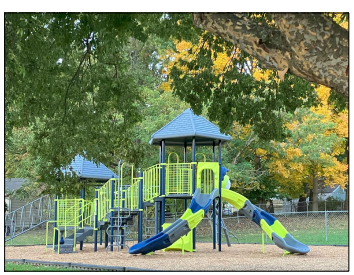
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SHEET 3 OF 7

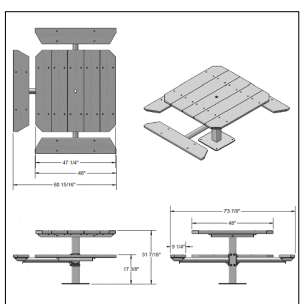
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TOT LOT



ADA COMPLIANT PICNIC TABLE



PICNIC PAVILION/GAZEBO

0 50' 100'

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4314
T 302.655.4451 F 302.654.2895

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PINTAIL CROSSING
PRELIMINARY PLANS
MARKAITS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

ACTIVE RECREATION PLAN & DETAILS

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO.	DATE	REVISIONS	BY
1	4-8-26	REV. PER COUNTY COMMENTS	ZDH
2	2-27-26	REV. PER COUNTY COMMENTS	ZDH

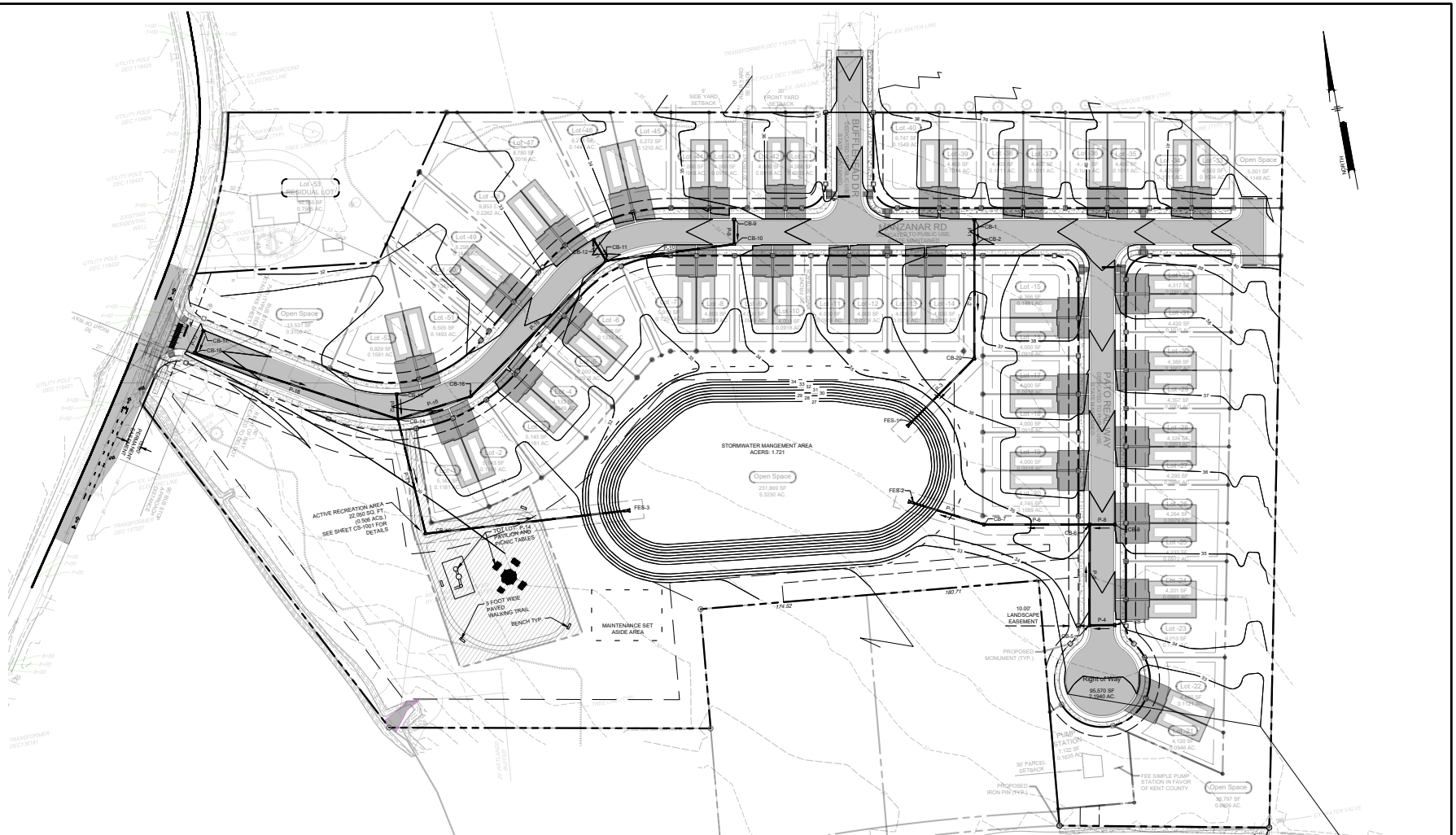
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PROJECT	ASBHM25001
DATE	2026-02-11
DRAWING SCALE	AS NOTED
DRAWN BY	ZDH
APPROVED BY	DDB

CS-1001

SHEET 4 OF 7

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STORMWATER DISTRICT NOTES:

1. INCLUSION WITHIN THE STORMWATER MAINTENANCE DISTRICT SHALL BE AUTOMATIC AS A CONDITION FOR PRELIMINARY PLAN APPROVAL AND SHAL BE MEMORIALIZED ON THE FINAL AND/OR RECORD PLAN.
2. PERPETUAL EASEMENT GRANTING THE DISTRICT ACCESS FOR THE INSPECTION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE SHALL BE SHOWN ON THE RECORD PLAN. A SEPARATE RECORDED EASEMENT AGREEMENT IN A FORM DETERMINED BY KENT COUNTY SHALL ALSO BE REQUIRED.
3. THE DISTRICT SHALL NOT ASSUME RESPONSIBILITY FOR THE STORMWATER FACILITIES AND INFRASTRUCTURE UNTIL THE SUBDIVISION OR LAND DEVELOPMENT, OR PHASE THEREOF, IS SUBSTANTIALLY COMPLETE AND THE KENT CONSERVATION DISTRICT HAS PROVIDED FINAL APPROVAL OF CONSTRUCTION.
4. FEES SHALL NOT BE ASSESSED TO PROPERTY OWNERS UNTIL THE DISTRICT ASSUMES RESPONSIBILITY FOR MAINTENANCE. ONCE THE DISTRICT ASSUMES RESPONSIBILITY, THE UNITS WITHIN THE SUBDIVISION OR LAND DEVELOPMENT, OR PHASE THEREOF, SHALL BE SUBJECT TO ANNUAL BILLING.

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4343
T 302.655.4451 F 302.654.2895

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PINTAIL CROSSING
PRELIMINARY PLANS
MARKETS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

GRADING PLAN

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO.	DATE	REVISIONS	BY
2.	4-8-26	REV PER COUNTY COMMENTS	ZDH
1.	2-27-26	REV. PER COUNTY COMMENTS	ZDH

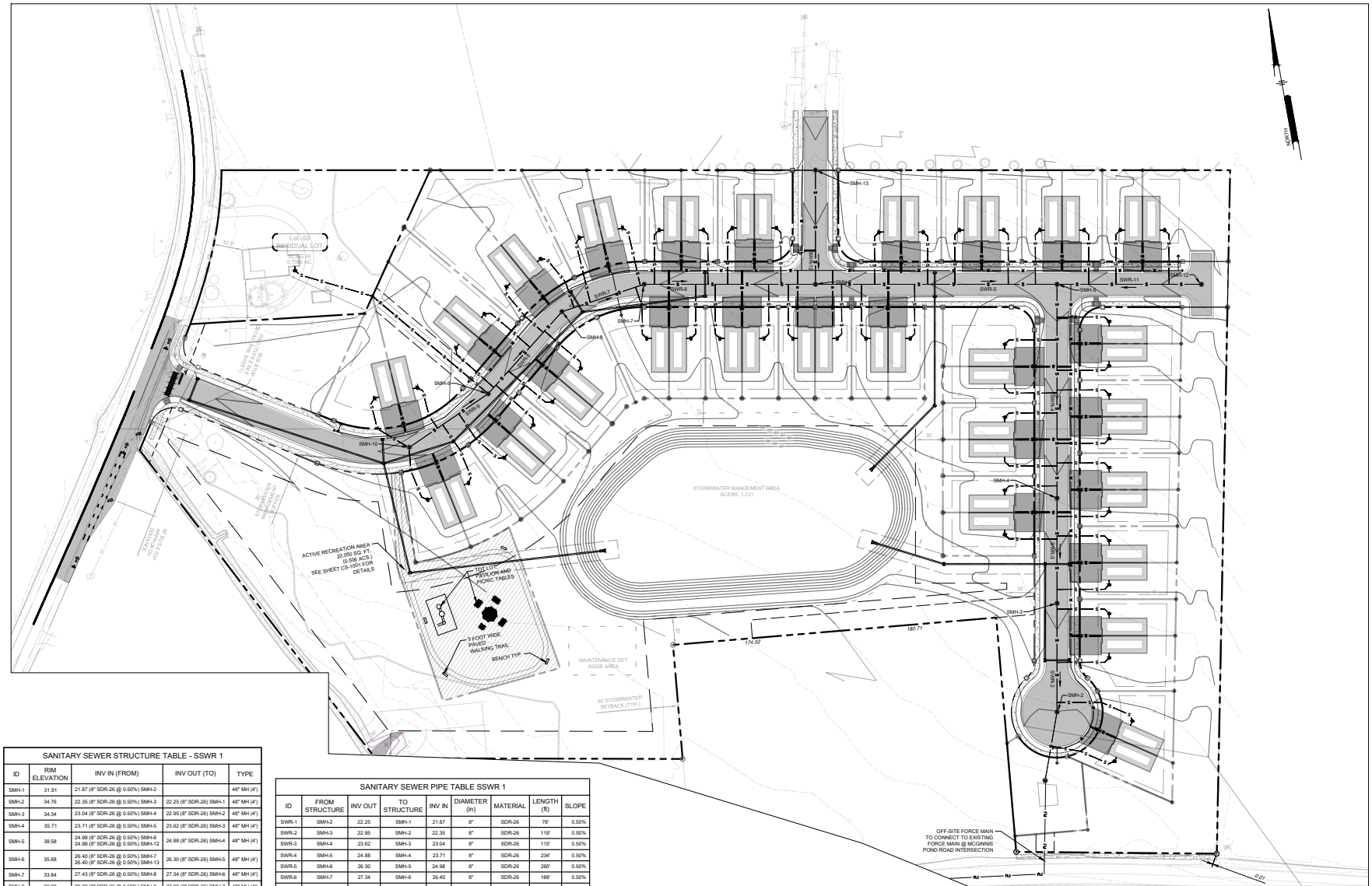
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PROJECT	ASBHM25001
DATE	2026-02-11
DRAWING SCALE	1" = 50'
DRAWN BY	ZDH
APPROVED BY	DDB

CS-1501

SHEET 5 OF 7

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SANITARY SEWER STRUCTURE TABLE - SSWR 1				
ID	RIM ELEVATION	INV IN (FROM)	INV OUT (TO)	TYPE
SMH-1	31.91	21.87 (8" SDR-26 @ 0.50%) SMH-2		48" MH (4')
SMH-2	34.76	22.35 (8" SDR-26 @ 0.50%) SMH-3	22.25 (8" SDR-26) SMH-1	48" MH (4')
SMH-3	34.34	23.04 (8" SDR-26 @ 0.50%) SMH-4	22.95 (8" SDR-26) SMH-2	48" MH (4')
SMH-4	35.71	23.71 (8" SDR-26 @ 0.50%) SMH-5	23.62 (8" SDR-26) SMH-3	48" MH (4')
SMH-5	38.58	24.98 (8" SDR-26 @ 0.50%) SMH-6 24.98 (8" SDR-26 @ 0.50%) SMH-12	24.88 (8" SDR-26) SMH-4	48" MH (4')
SMH-6	35.68	26.40 (8" SDR-26 @ 0.50%) SMH-7 26.40 (8" SDR-26 @ 0.50%) SMH-13	26.30 (8" SDR-26) SMH-5	48" MH (4')
SMH-7	33.84	27.43 (8" SDR-26 @ 0.50%) SMH-8	27.34 (8" SDR-26) SMH-6	48" MH (4')
SMH-8	32.90	28.00 (8" SDR-26 @ 0.50%) SMH-9	27.90 (8" SDR-26) SMH-7	48" MH (4')
SMH-9	31.75	28.70 (8" SDR-26 @ 0.50%) SMH-10	28.60 (8" SDR-26) SMH-8	48" MH (4')
SMH-10	34.50		29.22 (8" SDR-26) SMH-9	48" MH (4')
SMH-12	40.82		25.77 (8" SDR-26) SMH-5	48" MH (4')
SMH-13	36.65		27.03 (8" SDR-26) SMH-6	48" MH (4')

SANITARY SEWER PIPE TABLE SSWR 1								
ID	FROM STRUCTURE	INV OUT	TO STRUCTURE	INV IN	DIAMETER (in)	MATERIAL	LENGTH (ft)	SLOPE
SWR-1	SMH-2	22.25	SMH-1	21.87	8"	SDR-26	76'	0.50%
SWR-2	SMH-3	22.95	SMH-2	22.35	8"	SDR-26	119'	0.50%
SWR-3	SMH-4	23.62	SMH-3	23.04	8"	SDR-26	115'	0.50%
SWR-4	SMH-5	24.88	SMH-4	23.71	8"	SDR-26	234'	0.50%
SWR-5	SMH-6	26.30	SMH-5	24.98	8"	SDR-26	265'	0.50%
SWR-6	SMH-7	27.34	SMH-6	26.40	8"	SDR-26	188'	0.50%
SWR-7	SMH-8	27.90	SMH-7	27.43	8"	SDR-26	95'	0.50%
SWR-8	SMH-9	28.60	SMH-8	28.00	8"	SDR-26	121'	0.50%
SWR-9	SMH-10	29.22	SMH-9	28.70	8"	SDR-26	104'	0.50%
SWR-11	SMH-12	25.77	SMH-5	24.98	8"	SDR-26	158'	0.50%
SWR-12	SMH-13	27.03	SMH-6	26.40	8"	SDR-26	125'	0.50%

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4314
T 302.655.4451 F 302.654.2895

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PINTAIL CROSSING
PRELIMINARY PLANS
MARKAITS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

UTILITY PLAN

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO.	DATE	REVISIONS	BY
2.	4-8-26	REV PER COUNTY COMMENTS	ZDH
1.	2-27-26	REV. PER COUNTY COMMENTS	ZDH

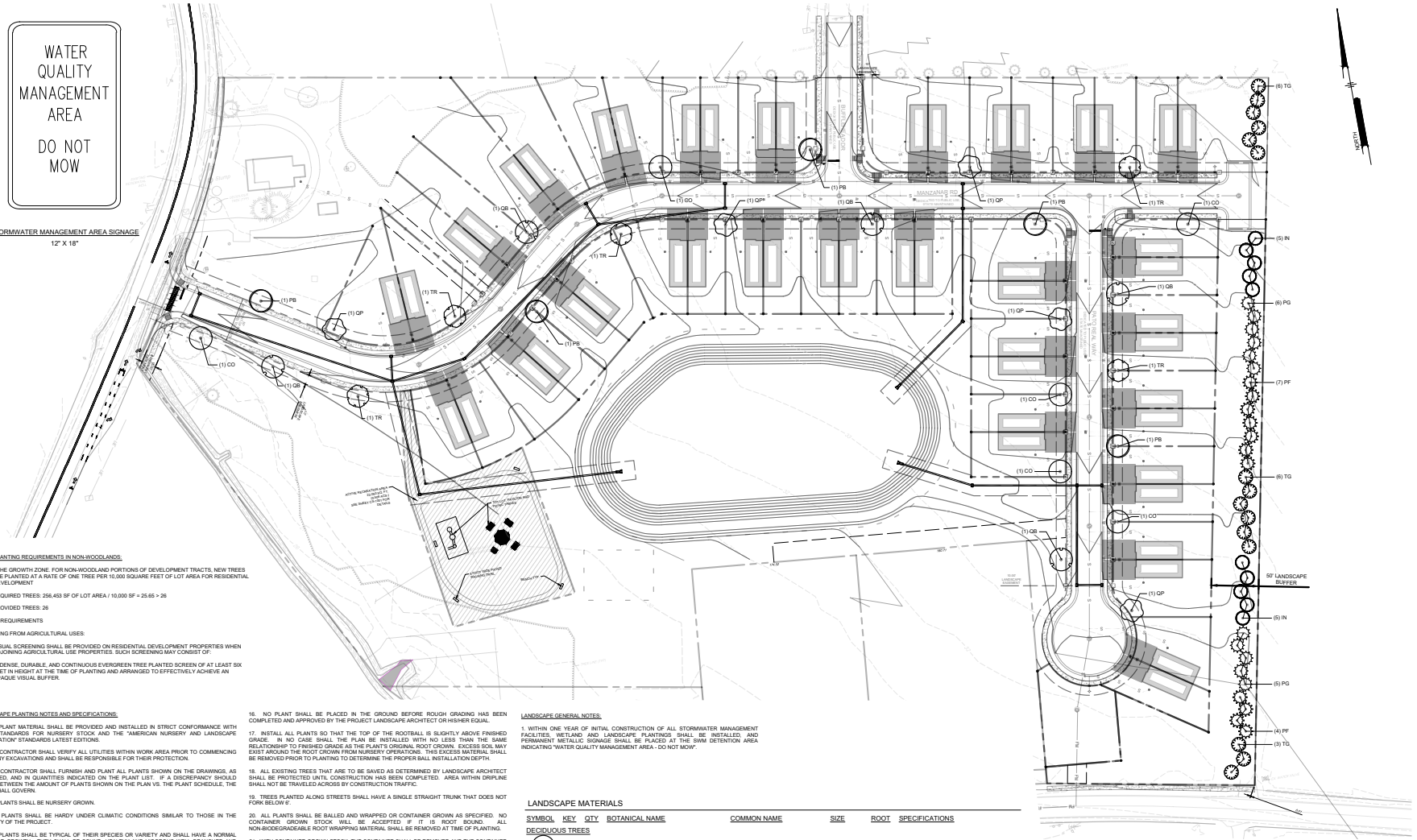
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PROJECT	ASBHM25001
DATE	2026-02-11
DRAWING SCALE	1"= 50'
DRAWN BY	ZDH
APPROVED BY	DDB

CS-1701

SHEET 6 OF 7

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TREE PLANTING REQUIREMENTS IN NON-WOODLANDS:

INSIDE THE GROWTH ZONE. FOR NON-WOODLAND PORTIONS OF DEVELOPMENT TRACTS, NEW TREES SHALL BE PLANTED AT A RATE OF ONE TREE PER 10,000 SQUARE FEET OF LOT AREA FOR RESIDENTIAL LAND DEVELOPMENT

REQUIRED TREES: 256,453 SF OF LOT AREA / 10,000 SF = 25.65 > 26

PROVIDED TREES: 26

BUFFER REQUIREMENTS

BUFFERING FROM AGRICULTURAL USES:

VISUAL SCREENING SHALL BE PROVIDED ON RESIDENTIAL DEVELOPMENT PROPERTIES WHEN ADJOINING AGRICULTURAL USE PROPERTIES. SUCH SCREENING MAY CONSIST OF:

A. DENSE, DURABLE, AND CONTINUOUS EVERGREEN TREE PLANTED SCREEN OF AT LEAST SIX FEET IN HEIGHT AT THE TIME OF PLANTING AND ARRANGED TO EFFECTIVELY ACHIEVE AN OPAQUE VISUAL BUFFER.

LANDSCAPE PLANTING NOTES AND SPECIFICATIONS:

1. ALL PLANT MATERIAL SHALL BE PROVIDED AND INSTALLED IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS LATEST EDITIONS.

2. THE CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA PRIOR TO COMMENCING WITH ANY EXCAVATIONS AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.

3. THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST. IF A DISCREPANCY SHOULD ARISE BETWEEN THE AMOUNT OF PLANTS SHOWN ON THE PLAN VS. THE PLANT SCHEDULE, THE PLAN SHALL GOVERN.

4. ALL PLANTS SHALL BE NURSERY GROWN.

5. ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.

6. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.

7. SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY KENT COUNTY AND THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.

8. ALL AREAS TO BE SHOWN AS LAWN SHALL BE SEEDED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.

9. TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF UTILITIES, FIELD CONDITIONS, OR FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR THEIR REPRESENTATIVE IF ADJUSTMENTS ARE NECESSARY.

10. ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH.

11. ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.

12. PLANTS WITH BROKEN ROOT BALLS, TRUNK AND BARK DAMAGE OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.

13. ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. ALL NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED. WIRE BASKETS SHALL BE CAREFULLY REMOVED ENTIRELY AT THE TIME OF PLANTING, PREFERABLY AFTER THE ROOT BALL HAS BEEN INSTALLED IN THE PLANTING PIT.

14. PREPARATION OF PLANTING: CLEAN SOIL EXCAVATED FROM PLANTING PIT OF ROOTS, PLANTS, STONES LARGER THAN 2", CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.

15. DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.

16. NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.

17. INSTALL ALL PLANTS SO THAT THE TOP OF THE ROOTBALL IS SLIGHTLY ABOVE FINISHED GRADE. IN NO CASE SHALL THE PLAN BE INSTALLED WITH NO LESS THAN THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL ROOT CROWN. EXCESS SOIL MAY EXIST AROUND THE ROOT CROWN FROM NURSERY OPERATIONS. THIS EXCESS MATERIAL SHALL BE REMOVED PRIOR TO PLANTING TO DETERMINE THE PROPER BALL INSTALLATION DEPTH.

18. ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.

19. TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.

20. ALL PLANTS SHALL BE BALLED AND WRAPPED OR CONTAINER GROWN AS SPECIFIED. NO CONTAINER GROWN STOCK WILL BE ACCEPTED IF IT IS ROOT BOUND. ALL NON-BIODEGRADEABLE ROOT WRAPPING MATERIAL SHALL BE REMOVED AT TIME OF PLANTING.

21. WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS MINIMUM.

22. THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.

23. AT PLANTING TIME, ALL PLANT MATERIAL SHALL TRIMMED TO REMOVE BROKEN AND/OR DEAD VEGETATIVE MATERIAL.

24. ALL PLANTS SHALL BE INSTALLED AS PER THE PLANTING DETAILS AND THE CONTRACT SPECIFICATIONS, WHERE APPLICABLE.

25. ALL PLANTS SHALL BE INSTALLED PLUMB UNLESS OTHERWISE SPECIFIED.

26. ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.

27. CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.

28. A ONE-YEAR FULL-PRICE REPLACEMENT GUARANTEE ON ALL NEW TREES PLANTED IS HELD BY THE APPLICANT AND AN ADDITIONAL ONE-YEAR GUARANTEE ON REPLACEMENT PLANTS. THE APPLICANT IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.

LANDSCAPE GENERAL NOTES:

1. WITHIN ONE YEAR OF INITIAL CONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES, WETLAND AND LANDSCAPE PLANTINGS SHALL BE INSTALLED AND PERMANENT METALLIC SIGNAGE SHALL BE PLACED AT THE SWM DETENTION AREA INDICATING "WATER QUALITY MANAGEMENT AREA - DO NOT MOW".

LANDSCAPE MATERIALS

SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	SPECIFICATIONS
DECIDUOUS TREES							
	CO	6	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2" - 2.5" CAL	B&B	STRAIGHT SINGLE LEADER. MIN. BRANCHING AT 6' AFG
	PB	5	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANE TREE	2" - 2.5" CAL	B&B	STRAIGHT SINGLE LEADER. MIN. BRANCHING AT 6' AFG
	QB	5	QUERCUS BICOLOR	SWAMP WHITE OAK	2" - 2.5" CAL	B&B	STRAIGHT SINGLE LEADER. MIN. BRANCHING AT 6' AFG
	QP	5	QUERCUS PHELLOS	WILLOW OAK	2" - 2.5" CAL	B&B	STRAIGHT SINGLE LEADER. MIN. BRANCHING AT 6' AFG
	TR	5	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	2" - 2.5" CAL	B&B	STRAIGHT SINGLE LEADER. MIN. BRANCHING AT 6' AFG
EVERGREEN TREES							
	IN	10	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	6' - 7' HT.	B&B	
	PF	11	PINUS STROBUS 'FASTIGIATA'	COLUMNAR WHITE PINE	6' - 7' HT.	B&B	
	PG	11	PICEA GLAUCA	WHITE SPRUCE	6' - 7' HT.	B&B	
	TG	15	THUJA STANDISHII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' - 7' HT.	B&B	

LANDSCAPE ARCHITECT CERTIFICATION

I, GREGORY B. RISHEL, HEREBY CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

GREGORY B. RISHEL, P.L.A. DELAWARE LA LICENSE #S1-0000435 DATE

0 50' 100'

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PINTAIL CROSSING
PRELIMINARY PLANS
MARKAITIS CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

LANDSCAPE PLAN

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

NO.	DATE	REVISIONS	BY
1	4-8-26	REV PER COUNTY COMMENTS	ZDH
2	2-27-26	REV. PER COUNTY COMMENTS	ZDH
1	DATE	REVISIONS	BY

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PROJECT	ASBHM25001
DATE	2026-02-11
DRAWING SCALE	1"= 50'
DRAWN BY	ZDH
APPROVED BY	DDB

CS-2001

SHEET 7 OF 7

U:\Accounts\ASBHM\ASBHM25001 - Markaitis Chapel Road Residential\Active_SHEETSPINS\LA\MAIN*PLANS\CS-2001.dwg PLOTTED: 4/14/2026 1:43 PM, BY: Zachary Thoen PLOTSTYLE: Pennoni NCSub

Delaware Code Chapter 9, Title 49, Section 4956

Zoning–strictly by category

Delaware Code Chapter 9, Title 49, Section

Subdividing–separate set of criteria.

Obligation . . . to ensure subdivision:

1. Complies with the Zoning Ordinance;

2. Complies with 2018 Comprehensive Plan.

Delaware Code Title 9, Chapter 49, Section 4953

Requires Kent County to develop and have approved by state a comprehensive plan.

Delaware Code, Title 9, Chapter 49, Sec. 4956

Requires “amendments to the county comprehensive plan . . . be submitted to the Cabinet Committee on State Planning Issues for review and certification”

No amendment to the Comprehensive Plan submitted to or certified by the State of Delaware. (As of May 4, 2026).

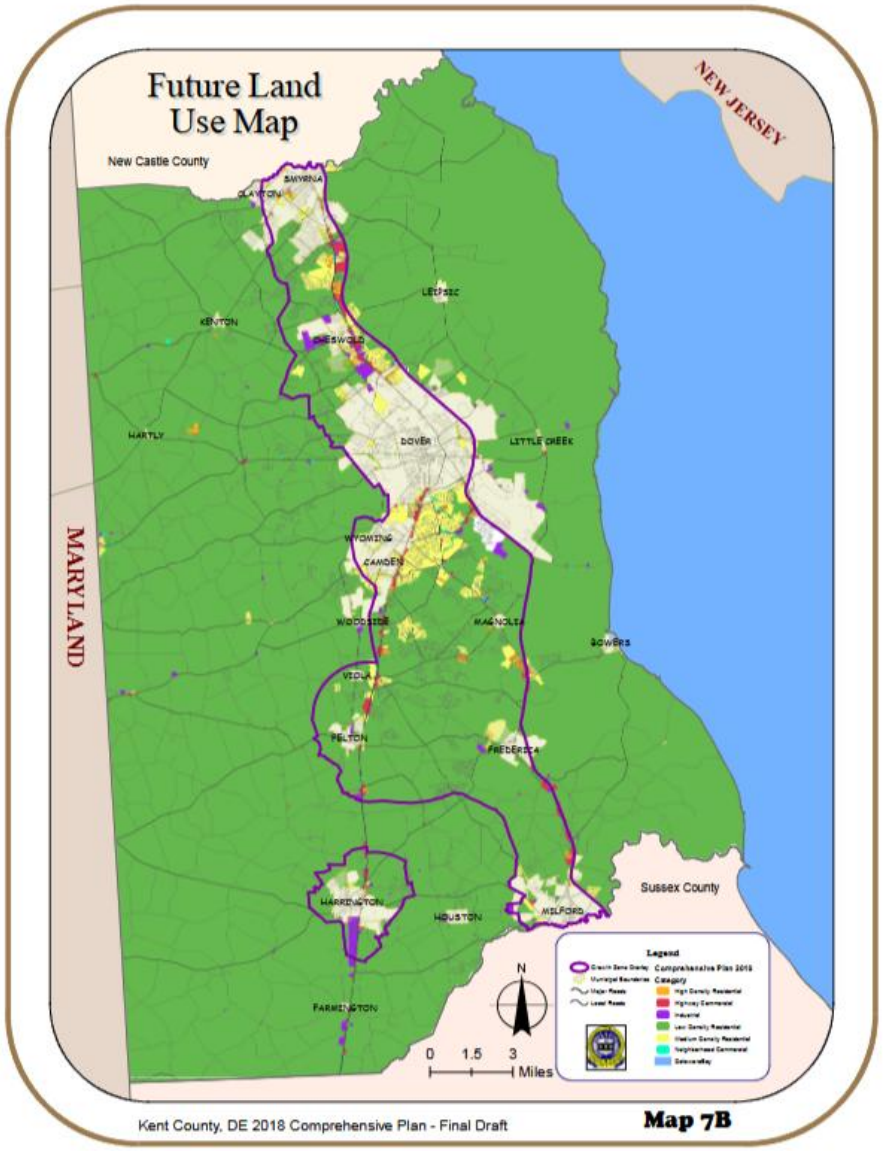
Delaware Code Title 9, Chapter 49, Section 4959

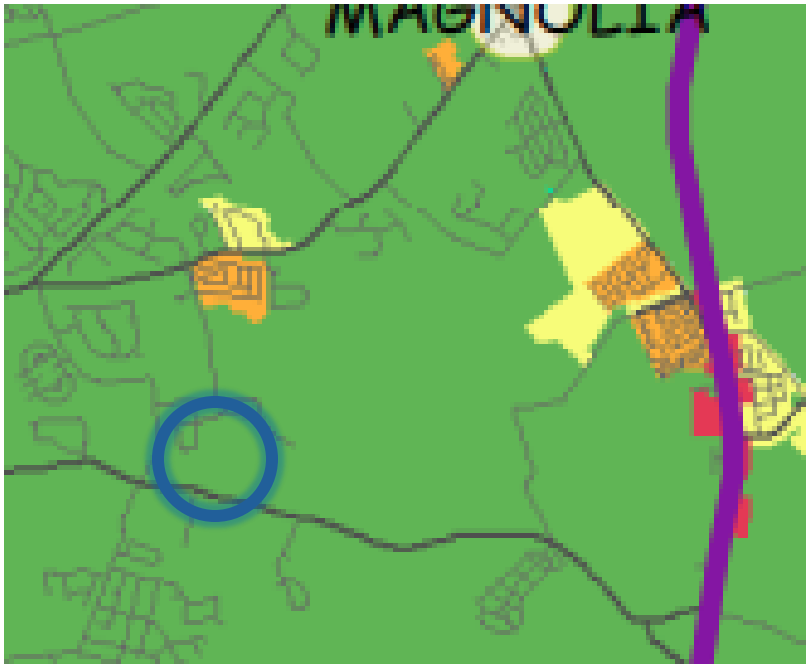
Legal Status of Comprehensive Plan

the land use map shall have the force of law,

and

NO DEVELOPMENT. . . shall be **permitted except in conformity**. .


Future Land Use Map
New Castle County
NEW JERSEY
MARYLAND
Sussex County
SMYRNA
CLAYTON
LEIPSIC
KENTON
CHESWOLD
HARTLY
DOVER
LITTLE CREEK
WYOMING
CAMDEN
WOODSIDE
MAGNOLIA
BOWERS
VIOLA
FELTON
FREDERICA
HARRINGTON
HOUSTON
MILFORD
FARMINGTON
N
0 1.5 3
Miles
Legend
Comprehensive Plan 2018
Category
Kent County, DE 2018 Comprehensive Plan - Final Draft
Map 7B



Map 7B	Zoning Districts	Sample of Permitted Uses
Low Density Residential	Agricultural Conservation; **Agricultural Residential**	Agriculture and supporting uses, single family **DETACHED** residential, home based business,; limited commercial uses
Medium Density Residential	Single Family Residential; Medium Family Residential; Residential Manufactured Home	Single-family, detached **AND ATTACHED,** manufactured home parks, home occupations; limited non-residential uses.

2018 Kent County Comprehensive Plan, page 7-6

Comments on Draft Plan from State in Letter Dated April 20, 2018

It is recommended that the Land Use Chapter contain a summary of

what is intended in each land use category on Map 7B.

Response Letter from Kent County

The letter states:

"A **summary of land use categories** and . . . **uses has been included."**

Jordan Ashburn

ASHBURN HOMES

Ashburn Rentals LLC
Lexington Rentals LLC
Lexington Rentals II LLC
T&T Rentals LLC
Ashburn @ Patriot Village LLC
Ashburn at Johnsonville LLC
Kent THR LLC
Antonine Ashburn

Rental Units

Ashburn Rentals LLC
100 Revolutionary BLVD
108 Revolutionary BLVD
109 Revolutionary BLVD
112 Revolutionary BLVD
116 Revolutionary BLVD
117 Revolutionary BLVD
124 Revolutionary BLVD
128 Revolutionary BLVD
132 Revolutionary BLVD
133 Revolutionary BLVD
137 Revolutionary BLVD
140 Revolutionary BLVD
144 Revolutionary BLVD
148 Revolutionary BLVD
152 Revolutionary BLVD
156 Revolutionary BLVD
160 Revolutionary BLVD
164 Revolutionary BLVD
168 Revolutionary BLVD

Lexington Rentals II LLC
233 Thorton

Ashburn at Patriot Village LLC
30 Totter Way
34 Totter Way
38 Totter Way
42 Totter Way
46 Totter Way
50 Totter Way

Belview Builders LLC
11 Nicholas Dr
23 Nicholas Dr

Nicholas Ashburn
15 Nicholas Dr

T & T Rentals
5 Mariner Ct
24 Nicholas
26 Nicholas
42 Nicholas

T&T Rentals
3 Anchor Lane
17 Anchor Lane
41 Anchor Lane
49 Anchor Lane

Jordan Ashburn
144 W Sheldrake Circle
148 W Sheldrake Circle

Lexington Rentals LLC
152 W Sheldrake Circle
156 W Sheldrake Circle
160 W Sheldrake Circle
164 W Sheldrake Circle
168 W Sheldrake Circle
172 W Sheldrake Circle
138 Thames

Ashburn Rentals LLC
100 Lexington Place
102 Lexington Place
104 Lexington Place
106 Lexington Place
113 Lexington Place

Lexington Rentals II LLC
118 Lexington Pl
120 Lexington Pl
122 Lexington Pl
128 Lexington Pl
130 Lexington Pl
132 Lexington Pl

134 Lexington Pl
136 Lexington Pl
138 Lexington Pl
144 Lexington Pl

Ashland Rentals LLC
303 Loftland
307 Loftland
323 Loftland
331 Loftland
327 Loftland
335 Loftland
339 Loftland
355 Loftland

Belview Builders LLC
107 Lexington Place
108 Lexington Place
109 Lexington Place
110 Lexington Place
112 Lexington Place
114 Lexington Place
116 Lexington Place

Ashburn Rentals LLC
400 Suvarna Ln

401 Suvarna Ln
404 Suvarna Ln
405 Suvarna Ln
417 Suvarna Ln
421 Suvarna Ln

AT LEAST 85 RENTAL PROPERTIES!!!

To Be Built in Same Developments

Possibly 68 MORE!!

102 Totter Way
112 Totter Way
116 Totter Way
120 Totter Way
124 Totter Way
128 Totter Way
132 Totter Way
139 Totter Way

143 Totter Way
146 Totter Way
147 Totter Way
150 Totter Way
151 Totter Way
154 Totter Way
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Item Cover Page

REGIONAL PLANNING COMMISSION PUBLIC HEARING AGENDA ITEM REPORT

DATE: May 7, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **Public Hearing:**

SUBJECT:

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

ATTACHMENTS:

SL-26-04 Staff Recommendation Report
SL-26-04 Data Sheet
SL-26-04 Exhibit A
SL-26-04 Waiver Request
SL-26-04 Addt Plan Requirements
SL-26-04 DNREC DFW Comments pages 4-8
SL-26-04 LFSD Corr -Bus Stops
SL-26-04 Preliminary Plans

DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT
May 7, 2026

Application Number	:	SL-26-04
Preliminary Plan Title	:	Hampton Ridge
Zoning District	:	AC (Agricultural Conservation)
Site Area	:	69.91 acres ±
Proposed Number of Lots	:	175 Single-Family
Relation to Growth Zone	:	Inside

I. STAFF RECOMMENDATION:

Staff recommends **CONDITIONAL APPROVAL** based on the information submitted as the application demonstrates compliance with the conditions for approval as outlined in the Code, as follows:

A. 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. The final plan must be recorded within 24 months of the date of preliminary approval.

2. A list of additional requirements for the final plan is attached to this report.

3. In accordance with §187-43, it is required that a bond be filed for or deposited in escrow with the County or a letter of credit issued in a sum sufficient to ensure completion of requirements such as buffers, landscaping, and/or open space improvements imposed by the Levy Court or Regional Planning Commission. Such surety bond or letter of credit shall be required prior to issuance of a certificate of occupancy. This surety will guarantee that, if the developer is not able to financially complete the project, the funds will be available to complete the amenities promised to the residents of the community.

4. §187-62 requires the development to have a bus stop. The plan proposes two stops, one at the central open space and one in the eastern open space. If required by the school District and/or Delaware Transit Corporation (DTC), the plan should also show a bus turnout area consistent with the design exhibits shown in Sections 187-62.D. and E.

5. §161-3.3.E. requires that all new major subdivisions shall include an evaluation by a Delaware licensed professional engineer that determines the suitability of basements and recommendations of minimum basement elevations. The evaluation shall be submitted prior to final plan approval.

B. Recommendations:

Kent County Code §187-56(C) states that subdivision and/or land development plans shall be designed in accordance with the design requirements and standards contained in this chapter, with the objective of achieving the most advantageous and efficient use of land resources and yielding high quality living environments. For this reason, Staff has the following recommendations:

1. **An off-lot open space buffer should be created along the northern property line of the project for the required Agricultural Buffer.** This will help ensure that future maintenance of the buffer is a community decision and provide better access for the HOA

2. **The open space buffer along the rear of lots 45-66 should be removed for a more uniform design of the community along this property line.**

3. **A crosswalk should be provided at the intersection of Chesire Drive and Shakespeare Way, between the sidewalk near Lot 1 and the trail behind the stormwater pond.**

4. **Any tree clearing should not occur from April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, as recommended by DFW.**

5. **Street trees should be planted and inspected prior to the issuance of a Certificate of Occupancy for the individual lots where street trees are proposed** to help avoid conflict with individual lot owners or future improvements made by lot owners. A note should be added to the plan to this effect. Additionally, a majority of the trees proposed on lot are shown directly on the lot lines. Staff recommend adjusting these trees so that they are located entirely on one lot, to help reduce potential ownership conflict.

II. WAIVER REQUESTS:

The applicant requests a waiver from Kent County Code §187-60.D. requiring that sidewalks be installed on both sides of all residential collectors. The applicant is requesting this waiver for a small portion of Shakespeare Way, along the northern side of the roadway from the entrance to Lot 1. Staff recommends that this waiver request be **APPROVED with the condition that a crosswalk be provided at the intersection of Chesire Drive and Shakespeare Way, between the sidewalk near Lot 1 and the trail behind the stormwater pond.** The entrance to the development is narrow and there is very little space between the edge of the road and the property line in this area. The challenge of providing sidewalks in this area outweighs the minimal potential benefit they would provide, especially as the sidewalk is being provided on the opposite side.

III. BACKGROUND INFORMATION:

- The applicant is requesting approval of a 175-lot single family development.

- The Comprehensive Plan calls for low-density residential uses in this area. The proposed subdivision plan is in conformance with the Comprehensive Plan.

- The subject site is 69.91± acres and is currently utilized for agriculture.

- There have been three previous applications on the subject site:
  - Application CS-07-18 received approval for a Public Utility (water treatment facility) on 9/25/2007. Construction never began and the application expired on 9/19/2009.
  - Application SL-05-03 received final plan approval for 132 single-family lots on 2/16/2007. Construction never began and the application was expunged on 4/30/2015.

- The site is located on the east side of Canterbury Rd., 0.26 miles north of Waterside Dr., west of Frederica.

- The character of the surrounding area is primarily residential and agricultural. There is also an institutional/recreation use in the area, as the project borders the Murderkill River near Coursey Pond. West of the subject site are several single-family residences, and east is the Roesville Estates development. The parcel to the north is currently used for agriculture. Along the southern border of the subject site is a single-family residence and the Murderkill River. There is also a small, mostly wooded parcel, which is owned by the State and used for parking and boat access to the river.

- The site will be served by Kent County Sanitary Sewer and Artesian Water Company.

- A landscape plan has been provided showing the proposed active open space improvements and tree plantings. Based upon the area of this project, the applicant is required to plant 167 trees. The applicant is proposing to plant 93 trees on individual lots, while the remaining 74 trees will be planted on the various open space parcels. The applicant is proposing a total of 1.85± acres of active open space area, which

includes a multi-use game court, playground, and multiple pavilion areas, along with trails throughout the open space areas.

- This proposal was exempt from the PLUS process, as it is located within the Kent County Growth Zone and proposes less than 200 dwelling units.

IV. AGENCY COMMENTS:

The following County and State agencies have reviewed the preliminary plan prepared by Pennoni Associates Inc. and have provided the following requirements, conditions and recommendations:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian L. Hall, Engineering Project Manager II

Requirements:

1. The property is "legally" located in KCSDD1 – Murderkill River Area.
2. "Technical" service will be obtained via gravity means connecting to the adjacent, existing sewer system in the Roesville Estates Subdivision. Activity must be closely coordinated with this Office and the Roesville developers.
3. The proposal must proceed in accordance with all applicable provisions of the Kent County Code, Chapters 128 (Fees) & 180 (Standards).
4. SS service to be provided to all existing strip lots (Kent County Code, Chapter 187).
5. Depiction of all SS easement, R-O-W, and dedication areas (existing & proposed).
6. Aid In Construction (A-I-C) fees will be applicable on (43)EDU's. This value is the amount which is greater than the (132)EDU's from the Public Works Agreement dated May 19, 2005.
7. Creation of Kent County streetlighting & garbage collection districts (Kent County Code, Chapter 187).

Comment:

1. The Engineering Division grants "Conditional Approval".

B. OFFICE OF THE STATE FIRE MARSHAL

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

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

C. KENT CONSERVATION DISTRICT

Contact: Cullen Baker

Requirements:

Kent Conservation District has no objection to the proposed major subdivision.

1. A Stormwater Assessment Study must be submitted, and a pre-application meeting must occur prior to submitting a sediment and stormwater detailed plan application.
2. 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.
3. 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. The Kent Conservation District had an approved subdivision plan on this site. Since construction never began and that plan was never renewed it has since expired. Any new plan submitted will need to be designed to meet current state and county regulations.
2. A new subdivision shall establish a stormwater maintenance district as a condition of approval. Fees for the district shall not be incurred until the subdivision is complete and the stormwater infrastructure approved by the Kent Conservation District.
3. A minimum 15-foot maintenance access easement from the roadway is required at each facility.
4. It is strongly recommended that all storm drain pipes be designed in open space.
5. A letter of no objection to recordation will be provided upon approval of a Sediment and Stormwater Management Plan.

D. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION
Contact: Malcolm Jacob, Transportation Planner
Comments:

The proposed neighborhood contains a single entrance onto Canterbury Road. This has the potential to lead to significant safety and accessibility issues within the neighborhood and on the surrounding roadways. Dover Kent MPO's Metropolitan Transportation Plan (MTP), Innovations 2050, contains volume-to-capacity (V/C) ratio projections for Kent County's roadways as far ahead as 2050. In the coming decades, within the segment of Canterbury Road between Roesville Road and Carpenter Bridge Road, the daily traffic volume is expected to exceed the roadway's capacity, leading to failing conditions during AM and PM peak hours. Canterbury

Road is located within a high-growth area, which is expected to contribute to the worsening traffic congestion.

Another way of looking at the traffic impact is through Annual Average Daily Traffic (AADT). This segment of Canterbury Road currently has an AADT of 7,300. Using general estimations, assuming one residential unit can contribute to as many as ten (10) vehicle trips per day, the addition of 175 single-family units within this neighborhood could lead to as many as 1,750 trips each day, which would be a 24% increase in AADT.

Given the increasing challenges facing this corridor, it is imperative that connections be made with the Roesville subdivision to the east via Cheshire Drive and Lear Street. Although this neighborhood is still under construction, the connection should be laid out during the planning phase and if possible, completed before the neighborhood is fully built. Once the connection is made, residents of both Hampton Ridge and Roesville will be able to use either Canterbury Road or Roesville Road to enter and exit their neighborhood. This will reduce the traffic congestion on Canterbury Road and improve access for first responders.

The applicant should work with DelDOT to provide the necessary safety improvements at the intersection of Canterbury Road and Shakespeare Way. Due to the current volume of traffic on Canterbury Road, the geometry of the road, and the posted speed limit of 50 mph, lefthand turns into and out of the neighborhood may be unsafe. If turning lanes cannot be implemented at this location, a possible alternative would be allowing only righthand turns between Canterbury Road and Shakespeare Way. By preventing lefthand turns, the likelihood of a crash would be reduced. Coordination with DelDOT will help in determining the best treatments for this intersection.

The subject property has very limited frontage with Canterbury Road, making frontage sidewalks more challenging to implement. However, it should be noted that Canterbury Road would benefit from a greater network of sidewalks, especially with the increasing development in the area. Without these connections, residents of the neighborhood will be isolated within the community and unable to travel to other locations without the use of a personal vehicle. Strategies to add to the sidewalk network beyond the subject property's frontage should be a part of the conversation, as these connections would allow for other modes of transportation and lead to a healthier community.

The two cul-de-sacs on the north side of the subject property (at the ends of Othello Court and Edwin Lane) should be considered for conversion into stub streets,

matching the stub street at the end of Macbeth Drive. This would allow for additional connections with the neighboring parcel. The inclusion of additional stub streets would be another strategy for providing interconnectivity for residents and reducing the impact of traffic congestion on Canterbury Road, particularly if the neighboring parcel is developed in the future.

Finally, while the site plan features a strong network of internal sidewalks, it should also include crosswalks at each of the major intersections. These crosswalks should include ADA curb ramps, and they should follow the current ADA and DelDOT accessibility requirements.

E. DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) DIVISION OF FISH & WILDLIFE
Contact: Faith Garcia, Environmental Review Coordinator
Comments: Attached.

V. 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 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
C. Office of State Fire Marshal
D. Kent County Department of Public Works
E. Kent County Division of GIS / 911 Addressing
F. Artesian Water Company

This recommendation is offered without the benefit of public testimony and is based on the information presented when the application was received by the Department of Planning Services.

ENC: Data Sheet
Exhibit A – Location Map
Waiver Request
Additional Plan Requirements for Final Approval
DNREC – Division of Fish & Wildlife Comments (pgs. 4-8)
Lake Forest School District Correspondence regarding bus stops
Preliminary Plan

DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Public Hearing of: **Thursday, May 7, 2026**

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

Plan Number and Title	:	SL-26-04 Hampton Ridge
Location	:	Located on the east side of Canterbury Rd., 0.26 miles north of Waterside Dr., west of Frederica.
Owner	:	Canterbury Farms Holding LLC 8800 N Gainey Center Dr., Suite 345 Scottsdale, AZ 85258
Applicant	:	D.R. Horton c/o Matt Connelly 671 S. Carter Rd., Suite 6 Smyrna, DE 19977
Engineer	:	Morris & Ritchie Associates, Inc. c/o Chris Flathers 111 Ruthar Dr. Newark, DE 19711
Present Zoning District	:	AC (Agricultural Conservation)
Levy Court District	:	4th - Scott
School District	:	Lake Forest
Fire District	:	Frederica
Size of Site	:	69.91 acres ±
Number of Proposed Lots	:	175 Single-Family
Active Open Space	:	2.49 acres ±
Passive Open Space	:	15.42 acres ±
Stormwater Management Area	:	3.83 acres ±
Wetlands Area	:	1.39 acres ±

Total Acres Within Woodlands	:	19.52 acres ±
Woodland Preservation	:	8.36 acres ±
Average Lot Area	:	9,566 sq. ft. (0.22 acres ±)
Minimum Lot Area	:	7,527 sq. ft. (0.17 acres ±)
Maximum Lot Area	:	26,725 sq. ft. (0.61 acres ±)
Relation to Growth Zone	:	Inside
Density	:	2.49 units per acre
Streets	:	Public – To be constructed according to Delaware Division of Highways Specifications
Water	:	Artesian Water Company
Sewer	:	Kent County Sewer
Kent County Property Identification Numbers	:	SM-00-140.00-01-46.00-000

Kent County Levy Court

LOCATION AND ZONING MAP

Exhibit A

Application: SL-26-04
Hampton Ridge

APPLICANT:
D.R. Horton

OWNER:
Canterbury Farms Holding LLC

ENGINEER:
Morris & Ritchie Associates, Inc.

PRESENT ZONING DISTRICT:
AC (Agricultural Conservation)

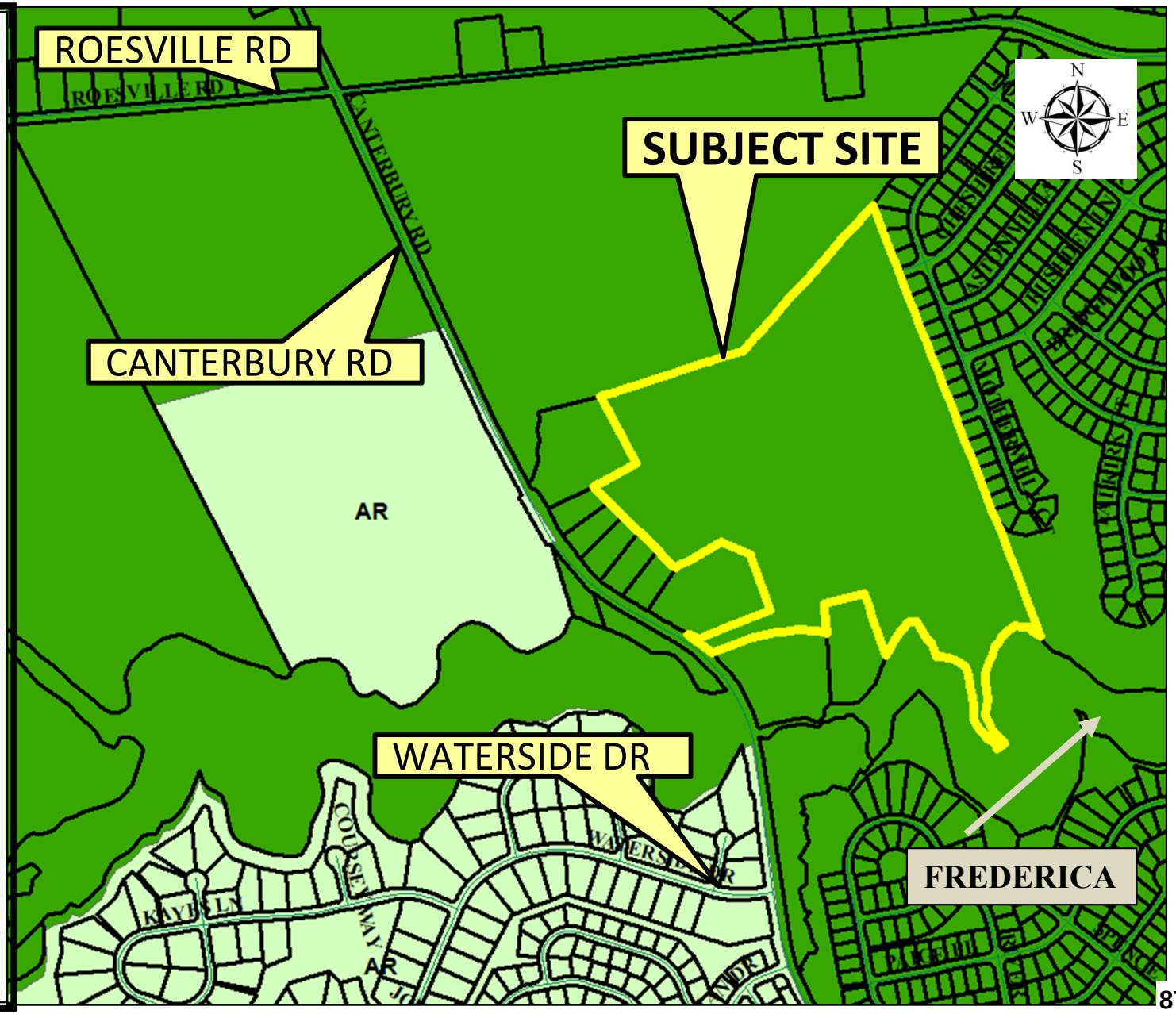
PRESENT USE:
Agricultural/Residential

PROPOSED USE:
175 single family

LEVY COURT DISTRICT:
4th - Scott

TAX MAP NO:
SM-00-140.00-01-46.00-000

LOCATION: Located on the east side of Canterbury Rd., 0.26 miles north of Waterside Dr., west of Frederica.



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

March 10, 2026

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

Subject: Hampton Ridge
Sidewalk Waiver Request

Dear Ms. Keifer,

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

> *C. Residential subdivisions and land developments with a density of three dwelling units per one acre or greater shall provide sidewalks along both sides of all streets.*

As shown by the Preliminary Plan, the project will utilize a narrow stem of the parcel to provide primary site access to Canterbury Road. This accessway has been aligned to eliminate encroachment onto the adjacent parcel areas, while also avoiding impacts to the existing tidal wetlands and associated buffers through this area. A pedestrian sidewalk has been provided along one side through this area to provide pedestrian access from Canterbury Road into the community. It should be noted that no residential lots or community amenities will be located along this portion of the site between the entrance location and the first intersection at Cheshire Drive. Eliminating the superfluous section of sidewalk, the impervious area and stormwater runoff will be reduced from the associated area. Additionally, safety will be improved by eliminating the potential for pedestrians to cross the entrance road area where no crosswalk is located.

We respectfully request that, based on the above circumstances, the Hampton Ridge subdivision be granted a waiver from the specific requirement of section 187-60C of the Kent County Code.

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

Christopher J. Flathers, P.E.
Associate

Cc: M. Connelly, DR Horton
File (23299)

Additional Plan Requirements for Final Plan Approval

1. The creation of trash and streetlight districts are required in accordance with the provisions of §187-53(H). The applicant shall contact the Kent County Department of Public Works for information on this process (Phone 302-744-2430).

2. §187-53.C. requires that this project shall be served by a central water system that includes fire protection. Fire hydrant locations shall be located on the plan accordance with the Delaware State Fire Protection Regulations.

3. In accordance with §187-60(H), sidewalk design and installation must comply with federal requirements of the Americans with Disabilities Act (ADA) and shall incorporate barrier-free access ramping at points of intersection with street crossings and at other locations so as to accommodate barrier-free pedestrian movement and access to buildings, parking areas, and other site amenities. All sidewalks shall be designed as an "accessible route" and shall conform to ANSI 117.1-1998 standards for handicapped accessibility. Provide typical curb ramp detail on the plan.

4. Active recreational improvements must be constructed in a proportion equal to or greater than the proportion of residential dwelling units completed. A construction schedule for the completion of the approved active recreational improvements will be required prior to final plan approval.

5. Acknowledgement of and compliance with §187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.

6. In accordance with §187-70, a copy of all Homeowners' Association documents must be submitted for review by the Planning Department prior to consideration by the RPC for final approval, including the Articles of Incorporation for the Homeowners' Association, Bylaws, and Maintenance Obligations Declaration documents.

7. This project will be required to join a stormwater maintenance district in accordance with § 187-90.4(D)(1-5) of the Code.

8. Add the following General Note:
    a. Acknowledgement of and compliance with Kent County Code Section 187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.

well. Forest fragmentation separates wildlife populations, increases road mortality, and increases "edge effects" that leave many forest dwelling species vulnerable to predation and allows the infiltration of invasive species.

3. **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

   DFW 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.

4. **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

   DFW Comments:

State Natural Area
The proposed project area occurs within Delaware's Natural Areas Inventory. State Natural Areas are composed of areas of land and/or water, whether in public or private ownership, which have retained or reestablished its natural character (although it need not be undisturbed), has unusual flora or fauna, or has biotic, geological, scenic, or archaeological features of scientific or educational value. If you require further information about this area for your planning, please contact Benjamin Schlusser at 302-739-9039 or Bejamin.Schlusser@delaware.gov.

Delaware Ecological Network
Habitat on this parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a core area and 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, habitat 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.

State-owned Pond
The proposed project is within ½ mile of the boundary of Coursey Pond, a publicly owned pond managed by the Division of Fish and Wildlife, DNREC. The State is concerned that the water quality and fish habitats in the pond might be negatively affected by development activities, or

by permanent land use changes, on the property in question. The developer should consult with the Regional Fisheries Biologist (currently Edna Stetzar, 302-735-8658) to ensure that appropriate measures, such as vegetated buffer strips or nonpoint-source pollution reduction devices, are part of the project design.

Forested Wetlands
The forested wetlands on this property could support an array of plants and animals, most notably wetland dependent species such as amphibians. To reduce impacts to these species, we recommend following:

1. Avoid disturbance to and filling of isolated wetlands.
2. Maintain an upland buffer of at least 100 ft along wetlands.
3. Maintain input to natural wetlands at the pre-construction level. Avoid causing an increase or decrease in the naturally occurring water level.
4. Avoid diverting surface water from roadways and stormwater facilities into the wetlands on site. Water quality could be detrimentally affected by run-off, which can contain oil and other pollutants.
5. Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
6. Design the development to exclude curbs. If road curbing is part of the design, curbing that allows small animals, such as turtles and salamanders, to climb out of the roadbed (such as Type 2 or Cape Cod curbing) is preferred over steep, vertical curbing.
7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

For further information, contact Nate Nazdrowicz at Nathan.nazdrowicz@delaware.gov or 302-735-8688. Additional information can also be obtained from the Partners in Amphibian and Reptile Conservation (PARC) 'Habitat management guidelines for amphibians and reptiles of the Northeastern United States' or the PARC website: http://www.parcplace.org.

Mature Forest
A visual analysis of our historical database indicates that the forest block proposed to be developed has likely maintained some degree of forest cover since 1937. This constitutes the potential for a mature forest and, as such, the potential for rare, threatened, or endangered species that rely on this type of habitat. We recommend that a forest assessment be conducted to determine if mature forest resources exist on the property, including the identification of specimen trees and forest interior, and to delineate their boundaries. If mature forests are found, we then recommend that these areas be conserved to the fullest extent possible.

Tricolored Bat
A review of our database indicates that the tricolored bat (*Perimyotis subflavus*) may occur on or adjacent to the project site. Due to population declines largely caused by white-nose syndrome, a fungal disease known only to affect bats, this species is proposed to be federally-listed as

endangered under the U.S. Endangered Species Act (ESA). Section 7 consultation may be necessary. To determine the potential effect your project may have on the tricolored bat, visit the USFWS Information for Planning and Consultation (iPaC) tool to obtain an official species list and to use the final Range-wide Northern Long-eared Bat and Tricolored Bat Determination Key (Dkey).

Forest Clearing/Loss

Based on a study conducted by the Delaware Forest Service, between 2002 and 2009, nearly 16,000 acres of unprotected forests occurred on land approved for development. The study also found that the average size of a forested parcel is less than 10 acres, illustrating that along with forest loss is an increase in forest fragmentation. Another study found that the cumulative loss of forest in Delaware has led to a corresponding loss of forest-dependent species (Environmental Law Institute. 1999. Protecting Delaware's Natural Heritage: Tools for Biodiversity Conservation. ISBN#1-58576-000-5).

For migratory birds, it is extremely important to conserve large tracts of forests in the State of Delaware due to its position within the Atlantic flyway. In addition, forests provide environmental services that benefit humans directly such as water quality protection (erosion control and sediment, nutrient, biological and toxics removal), climate moderation, aesthetic value and recreational opportunities.

Developments that occur within wooded areas significantly reduce the habitat value for wildlife due to clearing, fragmentation, and subsequent landowner activities. Actual forest loss may be higher than initial estimates once this site is built out and homes, driveways, sidewalks, roadways, and stormwater management ponds are constructed. In addition, residents may clear additional trees for play areas, dog kennels, sheds, swimming pools, etc. Species that can tolerate habitat loss and fragmentation may attempt to co-exist with residents, while more sensitive species will likely be extirpated from the site and be forced into surrounding areas. Either scenario can result in an increase in human/animal conflicts.

Cumulative forest loss throughout the state is of utmost concern to our Division which is responsible for conserving and managing the states wildlife (see www.fw.delaware.gov and the Delaware State Code, Title 7). Because of an overall lack of regulatory protection, we must rely on landowners and/or the entity that approves projects (i.e., counties and municipalities) to consider implementing measures that will aide in forest loss reduction.

Although leaving a forest intact is usually more beneficial to the existing wildlife and is preferential to clearing, we offer the following recommendations which, if implemented, will reduce impacts:

1. To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, we recommend that clearing not occur **April 1st to July 31st**. This clearing recommendation would only protect those species during one breeding season, because once trees are cleared the result is an overall loss of habitat.

2. We recommend that efforts to minimize the amount of clearing needed for the footprint of homes and infrastructure be employed. Landowners will likely desire amenities such as dog kennels, swimming pools, sheds, play areas etc. If feasible, mechanisms should also be put in place to reduce future clearing by landowners.

3. Given the benefit of trees in erosion control and flood abatement, tree removal for stormwater management should be minimized. This could include site plan reconfiguration to locate stormwater management facilities to non-forested areas, reducing the number and/or size of ponds, or employing alternative methods that do not require tree removal. Options should be discussed with project engineers or with the appropriate Sediment and Stormwater Plan approval agency.

4. To protect the function and integrity of wetlands, a minimum **100 ft buffer** should be left intact around the perimeter. This recommendation is based on peer reviewed scientific literature that shows an adequately sized buffer that effectively protects wetlands and streams - in most circumstances - is about 100-foot in width. Upland buffers also serve as habitat for many terrestrial species that are dependent on aquatic and wetlands habitats for a portion of their annual life cycle. Lot lines, roadways, and infrastructure should not be placed within this buffer zone. 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.

5. Larger, connected areas of open space should be left intact rather than smaller, fragmented sections that are often placed throughout subdivisions. These small, disconnected areas behind lots, on corners, and in other irregular places are often underutilized and can become a maintenance problem. In general, larger, connected areas are more beneficial to wildlife and may be more useful to the residential community as well. Forest fragmentation separates wildlife populations, increases road mortality, and increases "edge effects" that leave many forest dwelling species vulnerable to predation and allows the infiltration of invasive species.

Nuisance Deer

Continued forest loss and increased development throughout Delaware has altered how white-tailed deer use the available landscape. Deer displaced by encroaching development may utilize residential areas and become a nuisance to residents, as they may exploit and damage gardens, yards, and ornamental landscaping. Various methods exist for reducing deer conflicts within residential areas, with lethal removal of deer being one of the more effective methods. If the damage escalates to a level where lethal removal of nuisance deer is desired by residents, Title 7, Chapter 7, Section 723 of the Delaware Code restricts the discharge of firearms within 100 yards of an occupied residence. Maintaining larger blocks of woodlands with more forest interior (beginning at 100 yards from the forest edge), rather than small, narrow forests allows for the potential use of lethal removal to assist in managing local populations. In addition, forest interior is of high ecological value, and many species of wildlife are dependent on forest interior habitat for their survival.

Nuisance Mosquitos

Wetlands adjacent to this project provide significant habitats for mosquito production. Adult mosquitoes are not constrained by wetland boundaries and may emigrate from nearby wetlands to infest the development. This can lead to increased demands by residents for mosquito control services that the Mosquito Control Section is statutorily obliged to try to deliver and will then come at some additional expense to the State. This added cost burden for the State should be

considered and recognized if the project is approved. If the applicant has any questions regarding mosquito control issues, they can contact the Mosquito Control Section Administrator at 302-739-9917.

Nuisance Waterfowl
Wet ponds created for stormwater management purposes may attract resident Canada geese and mute swans that will create a nuisance for community residents. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Short, manicured lawns around ponds provide an attractive habitat for these species. We recommend native plantings, including tall grasses, wildflowers, shrubs, and trees at the edge and within an adequate buffer (15-30 ft in width) around the ponds (to be planted in accordance with the Sediment and Stormwater Plan approval agency requirements). When the view of the surrounding area from the pond is blocked, geese can't scan for predators and are less likely to reside and nest in the area of the pond.

At this time, we do not recommend using monofilament grids due to the potential for birds and other wildlife to become entangled if the grids are not properly installed and maintained. In addition, the on-going maintenance (removing entangled trash, etc.) may become a burden to the homeowners association or land manager.

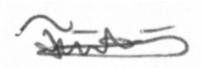
The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with a reduction in the number of ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

5. **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

DFW 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.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,



Faith Garcia
Environmental Review Coordinator
Phone: (302) 735-8665
Cell: (302) 443-3812
Email: christinefaith.garcia@delaware.gov
89 Kings Highway

Christopher Flathers

From: Dawson Lisa A <Lisa.Dawson@lf.k12.de.us>
Sent: Thursday, March 12, 2026 7:39 AM
To: Christopher Flathers
Cc: Weller Dustin; Frank Perno
Subject: RE: [External] Hampton Ridge - New Subdivision

Good Morning Mr. Flathers,

Thank you for the information. We do have a few questions, concerns, and suggestions.

First, while the development is under construction, school buses typically do not enter developments until the second layer of pavement has been installed. This helps prevent potential damage to underground pipes and infrastructure.

Will there be parking allowed on both sides of the street? If so, that may create congestion and make it difficult for school buses and emergency vehicles to navigate safely through the neighborhood.

If the development grants permission, in writing, for us to enter prior to the second layer of pavement being installed, we would suggest establishing one bus stop by the multipurpose game court. The bus could enter the development via Shakespeare Way, turn left onto Cheshire Dr., then left onto Junius Circle to pick up students.

Once the development has both layers of pavement completed, we could add a second stop at the corner of Manchester Way and Macbeth Dr.

We would also hope that the HOA ensures the roads—particularly the two bus stop locations and the route the bus would travel between them—are properly maintained during snow and ice conditions.

Thank you for your time, and we look forward to working together to ensure safe and efficient transportation for the students.

Lisa A. Dawson
Transportation Specialist
Lake Forest School District
302-284-3020
Lisa.Dawson@lf.k12.de.us

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From: Christopher Flathers <CFlathers@mragta.com>
Sent: Tuesday, March 10, 2026 10:38 AM
To: Dawson Lisa A <Lisa.Dawson@lf.k12.de.us>
Cc: Weller Dustin <Dustin.Weller@lf.k12.de.us>; Frank Perno <FPerno@mragta.com>
Subject: [External] Hampton Ridge - New Subdivision

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DO NOT CLICK links or attachments unless you recognize the sender and *are expecting* the email.

Lisa,

We are working on a new residential project located on Canterbury Road within the Lake Forest School District. We have incorporated a couple of centrally located community open space areas that we believe may be potential locations for internal school bus stops (intersection of Dulwich Road and Shakespeare Way, Glastonbury Lane and Lear Street). Please review the attached plan and let me know if these areas appear acceptable, or if you believe alternative locations would be better.

Sincerely,

Christopher J. Flathers, P.E. | Associate

MORRIS & RITCHIE ASSOCIATES, INC.
111 Ruthar Drive, Newark, DE 19711
Tel: 302-326-2200 | www.mragta.com

Services: Planners • Architects • Landscape Architects
Civil & Structural Engineers • Surveyors

Offices: Abingdon, Baltimore, Laurel & Towson, MD • Purcellville, VA
Georgetown & Newark, DE • Raleigh & Wilmington, NC • Orlando, FL

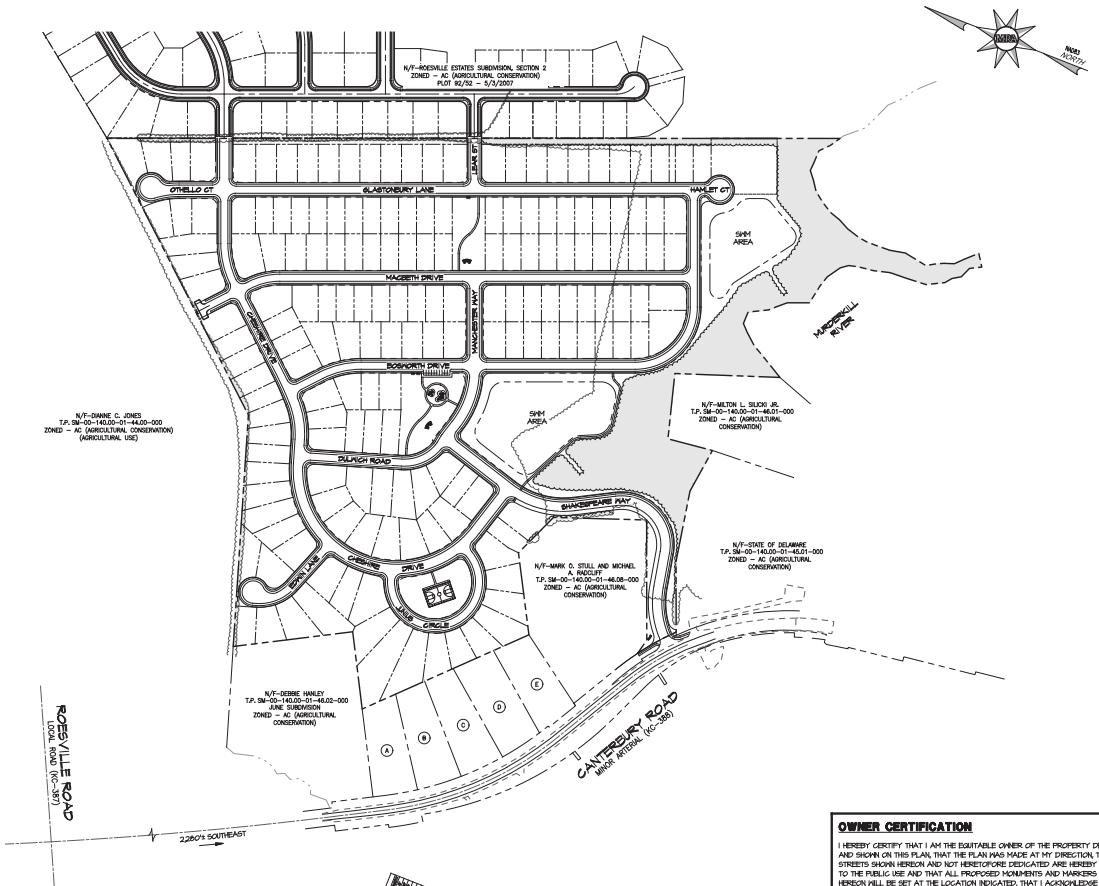
MRA – Since 1979

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HAMPTON RIDGE
PRELIMINARY PLAN

SITE DATA:

TAX PARCEL:	8-00-14000-01-4600-00001
SITE ADDRESS:	CANTERBURY ROAD FELTON, DE 19943
OWNER:	CANTERBURY FARMS HOLDING, LLC 8800 N GAINEY CENTER DR., STE 345 SCOTTSDALE, AZ 85258
APPLICANT:	D.R. HORTON - DELAWARE DIVISION C/O MATT CONNELLY 651 S. CARTER ROAD, SUITE 6 SMYRNA, DE 19977
PARCEL AREA	64.18± AC.
EXIST. ZONING:	AC (AGRICULTURAL CONSERVATION) INSIDE GROWTH ZONE
EXIST. USE:	AGRICULTURAL
PROPOSED USE:	RESIDENTIAL SUBDIVISON 175 DETACHED SINGLE-FAMILY LOTS
BULK AREA REQUIREMENTS:	
LOT SIZE	5,000 SF
FRONTAGE	50'
LOT WIDTH	50'
DENSITY	3.5 DU/AC.
FRONT SETBACK	20' MIN.
SIDE SETBACK	5' MIN.
REAR SETBACK	10' MIN.
LOT AREA STATISTICS:	
MIN. LOT SIZE	7,321 SF
MAX LOT SIZE	26,726 SF
AVG. LOT SIZE	9,518 SF
WATER:	ARTESIAN WATER COMPANY
SANITARY SEWER:	PUBLIC - KENT COUNTY LOCATED INSIDE KCSDD NO. 1
MONUMENTS:	FOUND: 15 PROP.: 71
EXISTING SLOPES:	0-10%
PROPOSED SLOPES:	0-15%
PROP. DENSITY:	2.50 DU/AC.
AREA BREAKDOWN:	
LOTS	38.21± AC.
PUBLIC ROW	13.79± AC.
OPEN SPACE	17.41± AC.
SWM AREA	3.85± AC.
WETLANDS	1.24± AC.
EX. WOODS	11.52± AC.
WOOD PRESERVATION	8.47± AC. (43.4%)
OPEN SPACE:	
ACTIVE	
REQUIRED	
(500 SF/D.U.) X 175 D.U.	= 52,500 SF = 1.21± AC.
PROVIDED	= 1.85± AC.
PASSIVE	
PROVIDED	= 15.42± AC. (22.06%)
KENT COUNTY FILE NUMBER:	SL-26-04



KENT COUNTY, DELAWARE

200 100 0 100 200 400
SCALE: 1" = 200'

LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- TW TIDAL WETLANDS AREA
- NW NON-TIDAL WETLANDS AREA
- WB 25' WETLANDS BUFFER
- FP FLOODPLAIN
- EX. STREAM
- PROPOSED LOT LINE

SHEET INDEX:

SHEET 1	PRELIMINARY PLAN TITLE SHEET
SHEET 2	PRELIMINARY NOTES AND DETAILS
SHEET 3	PRELIMINARY DETAILED PLAN
SHEET 4	PRELIMINARY EASEMENT PLAN
SHEET 5	PRELIMINARY GRADING & UTILITY PLAN
SHEET 6	PRELIMINARY LANDSCAPE PLAN
SHEET 7	PRELIMINARY LANDSCAPE PLAN

ADJOINER TABLE

	OWNER	T.P.	ZONED
A	GEORGE JR. AND TERRI HARRINGTON	8-00-14000-01-4603-000	AC
B	JANE SAMERA ALAM	8-00-14000-01-4604-000	AC
C	COURTNEY LYNN IVINS, TRUSTEE	8-00-14000-01-4605-000	AC
D	JAMES A. AND JANELL L. MORRIS	8-00-14000-01-4606-000	AC
E	MARY M. SPEAKMAN AND DEBRA D. KEITH	8-00-14000-01-4607-000	AC

OWNER CERTIFICATION

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.

CANTERBURY FARMS HOLDING, LLC — DATE
8800 N. GAINEY CENTER DRIVE, SUITE 345
SCOTTSDALE, AZ 85258

WETLAND CERTIFICATION

GEO-TECHNOLOGY ASSOCIATES, INC (GTA) HAS CONDUCTED A FIELD REVIEW WITHIN THE BOUNDARIES OF THIS SITE TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS FOR THE PURPOSES OF DELAWARE WETLAND AND SUBAQUEOUS 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 JURISDICTIONAL WATERS OF THE U.S., INCLUDING WETLANDS, PRESENT ON THE SUBJECT PROPERTY.

MATTHEW JENNETTE — DATE

APPLICANT CERTIFICATION

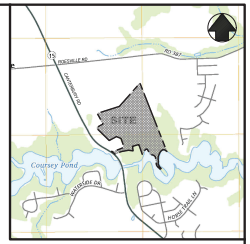
I HEREBY CERTIFY THAT I AM THE APPLICANT OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT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

DR HORTON C/O MATT CONNELLY — DATE
651 S. CARTER ROAD, SUITE 6
SMYRNA, DE 19977

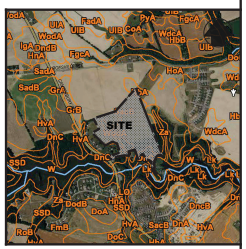
LICENSED PROFESSIONAL CERTIFICATION

I, CHRISTOPHER J. FLATHERS 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 STATION OF DELAWARE.

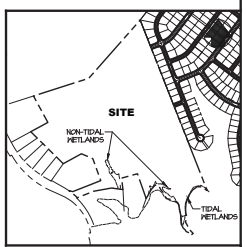
CHRISTOPHER J. FLATHERS, P.E. — DATE
MORRIS & RITCHIE ASSOCIATES, INC.
111 RUTHAR DRIVE
NEWARK, DE 19711



VICINITY MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=2000'



WETLANDS MAP
SCALE: 1"=800'

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
111 RUTHAR DR/E
NEWARK, DE 19711
302-329-2200
MRAGTA.COM

CHRISTOPHER J. FLATHERS LICENSE No. 14218 DELAWARE PROFESSIONAL ENGINEER

REV.NO	REVISION	DATE
1	REVISED PER KENT COUNTY PAZ COMMENTS	4/2/26

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HAMPTON RIDGE
PRELIMINARY PLAN
KENT COUNTY, DELAWARE
SOUTH MURDERKILL HUNDRED

JOB NO.: 23299	DRAWN BY: FRP
SCALE: 1" = 200'	DESIGN BY: CWB
DATE: 03/10/26	REVIEW BY: CJF
SHEET: 1 OF 7	

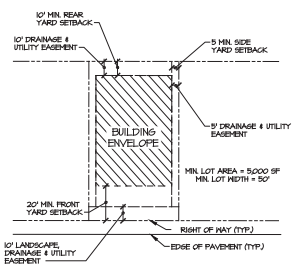
SHEET TITLE
TITLE SHEET

PRELIMINARY

GENERAL NOTES:

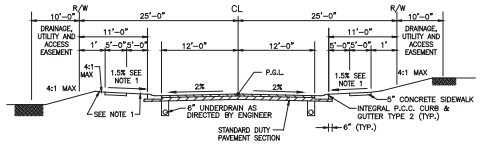
1. THE OWNER/DEVELOPER UNDERSTANDS THAT THE TRACT DEPICTED HEREON MAY BE IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
2. A SIX (6) FOOT HIGH OPAQUE BARRIER SHALL BE INSTALLED ALONG ANY PROPERTY LINE THAT ADJOINS A PROPERTY WITH AN AGRICULTURAL USE.
3. ANNOTATED BUFFERS MUST BE DEPICTED ON SALES BROCHURES, SITE MAPS AND APPLICABLE DEEDS. POTENTIAL PURCHASERS OF AFFECTED LOTS WITH BUFFERS, MUST SIGN AN ACKNOWLEDGMENT OF SAID BUFFERS PRIOR TO SETTLEMENT AND A COPY OF THIS SIGNED ACKNOWLEDGMENT MUST BE SENT TO THE KENT COUNTY PLANNING DEPARTMENT.
4. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED 2026, OR AS LATER AMENDED.
5. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.
6. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
7. DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SEDIMENT AND STORMWATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORMWATER MANAGEMENT AREAS WITHIN STORMWATER MANAGEMENT EASEMENTS. IN EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORMWATER MANAGEMENT AREAS, ALL EXPENSES SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
8. OWNER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR SEDIMENT AND STORMWATER CONTROLS DURING CONSTRUCTION, AND FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL SUCH TIME AS THE DEVELOPMENT HAS BEEN COMPLETED AND KENT CONSERVATION DISTRICT HAS APPROVED ALL SEDIMENT AND STORMWATER IMPROVEMENTS. AFTER THE OWNER/DEVELOPER IS RELEASED BY KCD FROM FURTHER RESPONSIBILITY, THEN THE STORMWATER MANAGEMENT AREAS SHALL BECOME PART OF THE KENT COUNTY STORMWATER MAINTENANCE DISTRICT.
9. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY. DIRECT ACCESS TO COUNTY ROADS FROM INDIVIDUAL LOTS IS PROHIBITED.
10. ALL ROADWAYS SHALL BE CONSTRUCTED TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND SHALL BE DEDICATED TO PUBLIC USE.
11. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECTED TO ITS APPROVAL.
12. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
13. SUBDIVISION SIGNS WILL NOT BE PERMITTED WITHIN THE DEDICATED RIGHTS-OF-WAY.
14. ALL TRANSIT AND SCHOOL BUS REQUIREMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE KENT COUNTY ZONING CODE AND SUBDIVISION REGULATIONS.
15. ALL ELECTRICAL, TELEPHONE, TV CABLE, COMMUNICATIONS, ETC. LINES AND CABLES SHALL BE PLACED UNDERGROUND.
16. ALL PUBLIC UTILITIES NOT LOCATED WITHIN COUNTY ROAD RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A PUBLIC DRAINAGE AND UTILITY EASEMENT.
17. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPES, AND SPRINKLER SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS, DATED JANUARY 15, 1993 AND LAST REVISED JULY 1, 1997.
18. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE OCCUPANCY PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO KENT COUNTY AND THE STATE OF DELAWARE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY INCOMPLETED PUBLIC OR PRIVATE STREET OR IMPROVEMENTS.
19. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT UNTIL ALL STREET SIGNS ARE IN PLACE FOR THE STREETS LEADING FROM THE ENTRANCE TO THE DEVELOPMENT TO THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED.
20. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES, SUBDIVISION ENTRANCE SIGNS, AND ALL OPEN SPACE AREAS TO BEGIN AT THE COMPLETION OF THE PROJECT.
21. DECLARANT HEREBY GRANTS KENT COUNTY, ITS ASSIGNS AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE KENT COUNTY CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION. MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE HOMEOWNERS ASSOCIATION. IN THE EVENT THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THE OPEN SPACE ACCORDING TO THE STANDARDS OF THE KENT COUNTY CODE AND IN ACCORDANCE WITH THE APPROVED PLAN, THE COUNTY MAY, FOLLOWING REASONABLE NOTICE DEMAND THE DEFICIENCY OF MAINTENANCE BE CORRECTED AND/OR ENTER THE OPEN SPACE AREA TO MAINTAIN SAME. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE HOMEOWNERS ASSOCIATION. THIS PROVISION IS PURSUANT TO CHAPTER 187, SUBDIVISION AND LAND DEVELOPMENT OF THE KENT COUNTY CODE, AS AMENDED.
22. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS.
23. NO REVISION OR RE-RECORDATION WILL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL (100%) OWNERS ADJACENT TO OR SHARE A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ADDITION TO 75% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.
24. THE WETLANDS SHOWN ON THIS PLAN ARE BASED UPON A WETLAND DELINEATION REPORT DATED DECEMBER 13, 2023 BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA).
25. MONUMENTS SHALL BE SET IN PLACE ON EACH CORNER OF EACH BUILDING LOT PRIOR TO FINAL SETTLEMENT OF EACH LOT.
26. EXISTING TOPOGRAPHIC INFORMATION BASED ON FIELD SURVEY PERFORMED BY MRA IN MARCH 2026. SURVEY IS BASED UPON NAD 83 / NAVD 88.
27. ALL ACTIVE OPEN SPACE AREAS, EXCLUSIVE OF IMPROVEMENTS AND PLAY EQUIPMENT AREAS, SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE SPECIFICATIONS OF APPENDIX B, ACTIVE OPEN SPACE CONSTRUCTION AND MAINTENANCE STANDARDS, TO BE MADE PART OF THE MAINTENANCE DECLARATION.
28. A PORTION OF THIS SITE IS LOCATED IN THE 100-YEAR FLOOD PLAIN AS SHOWN ON FEMA FIRM MAP PANEL #10001C0385J, EFFECTIVE JULY 7, 2014.
29. A STREETLIGHT DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.
30. A TRASH DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.
31. A HOMEOWNER'S ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIRS OF ALL OPEN SPACE AREAS, AREAS OF ACTIVE RECREATION, STREET TREES, AND THE SUBDIVISION ENTRANCE SIGNS. THE DEVELOPER SHALL BE RESPONSIBLE UNTIL SUCH TIME THAT A HOMEOWNER'S ASSOCIATION OR MAINTENANCE CORPORATION ASSUMES RESPONSIBILITY.
32. HOMEOWNER'S ASSOCIATION.
THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, INSURANCE, TAXES, FEES, AND OTHER BURDENS CUSTOMARY TO THE OWNERSHIP OF REAL PROPERTY AND ALL IMPROVEMENTS AND CONSTRUCTIONS THEREON, INCLUDING BUT NOT LIMITED TO ALL RECREATION AMENITIES, WALKWAYS, LANDSCAPING, AND SANITARY SEWER AND OTHER UTILITIES NOT OWNED BY KENT COUNTY. IN ACCORDANCE WITH SECTION 187-32(E), THE DEVELOPER SHALL PLACE $300 PER LOT OR UNIT WITHIN THE SUBDIVISION IN AN INTEREST-BEARING ESCROW ACCOUNT. ALL PRINCIPAL AND INTEREST THAT ACCRUES IN THIS ACCOUNT SHALL BE TURNED OVER TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH BELOW.
   A. A DEPOSIT OF $300 SHALL BE MADE TO THE ESCROW ACCOUNT WITH EACH INITIAL REAL ESTATE SETTLEMENT AND SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF UNITS BEYOND THE INITIAL BOX OF THE LOTS OR UNITS WITHIN THE SUBDIVISION. THE BALANCE OF THE ESCROW ACCOUNT SHALL BE REFLECTED ON THE FINANCIAL STATEMENT.
   B. THE DEVELOPER MUST DEMONSTRATE THAT THE FUNDS HAVE BEEN PLACED IN AN INDEPENDENT ESCROW ACCOUNT SEPARATE FROM THE OPERATING FUND OF THE DEVELOPER.
   C. THE ESCROW FUNDS SHALL NOT BE WITHDRAWN BY THE DEVELOPER OR ANY PERSON ACTING ON BEHALF OF THE DEVELOPER.
   D. AT THE TIME GOVERNANCE OF THE HOMEOWNERS' ASSOCIATION IS TRANSFERRED TO THE RESIDENTS, THE ESCROW COLLECTED TO DATE PLUS ANY INTEREST SHALL BE TRANSFERRED TO THE ASSOCIATION.
   E. THE BALANCE OF THE MAINTENANCE ESCROW COLLECTED AFTER TRANSFER OF HOMEOWNERS' ASSOCIATION PRIOR TO FINAL INSPECTION OF THE SUBDIVISION OR LAND DEVELOPMENT AND/OR RELEASE OF ANY COUNTY-HELD SURETY BONDS OR LETTER OF CREDIT.
33. EXCAVATED MATERIAL FROM THE PROPOSED STORMWATER PONDS MAY NOT BE USED OFF-SITE WITHOUT PRIOR APPROVAL OF A CONDITIONAL USE FOR A BORROW PIT.
34. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING, LANDSCAPING OR OTHER WORK AS REQUIRED BY THE APPROVED PLANS OR NECESSARY.
35. STORMWATER MAINTENANCE DISTRICT:
   A. INCLUSION WITHIN THE STORMWATER MAINTENANCE DISTRICT SHALL BE AUTOMATIC AS A CONDITION FOR PRELIMINARY PLAN APPROVAL AND SHALL BE MEMORIALIZED ON THE FINAL AND/OR RECORD PLAN.
   B. PERPETUAL EASEMENTS GRANTING THE DISTRICT ACCESS FOR THE INSPECTION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE SHALL BE SHOWN ON THE RECORD PLAN. A SEPARATE RECORDED EASEMENT AGREEMENT IN A FORM DETERMINED BY KENT COUNTY SHALL ALSO BE REQUIRED.
   C. THE DISTRICT SHALL NOT ASSUME RESPONSIBILITY FOR THE STORMWATER FACILITIES AND INFRASTRUCTURE UNTIL THE SUBDIVISION OR LAND DEVELOPMENT, OR PHASE THEREOF, IS SUBSTANTIALLY COMPLETE AND THE KENT CONSERVATION DISTRICT HAS PROVIDED FINAL APPROVAL OF CONSTRUCTION.
   D. FEES SHALL NOT BE ASSESSED TO PROPERTY OWNERS UNTIL THE DISTRICT ASSUMES RESPONSIBILITY FOR MAINTENANCE. ONCE THE DISTRICT ASSUMES RESPONSIBILITY, THE UNITS WITHIN THE SUBDIVISION OR LAND DEVELOPMENT, OR PHASE THEREOF, SHALL BE SUBJECT TO ANNUAL BILLING.
36. DRAINAGE NOTES:
   A. ALL DRAINAGE FACILITIES SHALL MEET DELDOT STANDARDS AND SPECIFICATIONS UNLESS DEVIATION IS APPROVED BY THE KENT CONSERVATION DISTRICT. SUCH DEVIATIONS MAY INCLUDE PIPE COVER, AND NON-STANDARD DRAINAGE STRUCTURES USED TO MEET SITE SPECIFIC CONSTRAINTS APPROVED ON A CASE-BY-CASE BASIS.
   B. IN CASES WHERE SWALES ARE UTILIZED TO PROVIDE REAR YARD DRAINAGE, NO MORE THAN 300 FEET OF CONVEYANCE SWALE CAN BE ROUTED THROUGH ADJACENT LOTS, NOT TO EXCEED THREE SIDE-BY-SIDE LOTS, PRIOR TO ENTERING A CLOSED DRAINAGE SYSTEM. IN CASES WHERE SWALES ARE LOCATED IN OPEN SPACE, SWALES CAN EXCEED 300 FEET IN LENGTH.
   C. ALL NEW MAJOR SUBDIVISIONS SHALL INCLUDE AN EVALUATION BY A DELAWARE LICENSED PROFESSIONAL ENGINEER THAT DETERMINES THE SUITABILITY OF BASEMENTS AND RECOMMENDATIONS OF MINIMUM BASEMENT ELEVATIONS. THE EVALUATION SHALL BE SUBMITTED PRIOR TO FINAL PLAN APPROVAL.
   D. IN NO CASE SHALL BASEMENTS BE LOWER THAN TWO (2) FEET ABOVE THE PERMANENT WATER SURFACE ELEVATION OF THE CLOSEST STORMWATER MANAGEMENT FACILITY AS SHOWN ON THE APPROVED SEDIMENT AND STORMWATER PLAN OR ADJACENT WETLANDS.

TRIP GENERATION - CANTERBURY ROAD (KCR 388) - FULL MOVEMENT	
CANTERBURY ROAD (KCR 388) SITE ENTRANCE 35% 244 (52/[52]) 65% 545 (56/[64]) 35% 244/(2/[28]) 65% 545/(2/[65]) 3,124 4,176 TRAFFIC GENERATION DIAGRAM TRIPS PER DAY (VEHICLES IN A.M./P.M. PEAK HOUR)	ROAD TRAFFIC DATA: FUNCTIONAL CLASSIFICATION - MINOR ARTERIAL POSTED SPEED LIMIT - 50 MPH AADT =1300 FROM 2024 DELDOT TRAFFIC SUMMARY) 10 YEAR PROJECTED AADT = 1.8 X 1300 TRIPS = 2,464 TRIPS TRAFFIC PATTERN GROUP - 5 (FROM 2024 DELDOT TRAFFIC SUMMARY) K FACTOR = 8.8%, D FACTOR = 51.2, TRUCK % = N/A SITE TRIPS GENERATED: SOURCE: ITE TRIP GENERATION MANUAL 12TH EDITION 715 SINGLE FAMILY DETACHED (715) DESIGN VEHICLE: SU-30, WB-40 ADT: 1,678 - 839 IN / 839 OUT PM (23 - 39 / 62) AM (81 - 100 / 181) DIRECTIONAL DISTRIBUTION: 35% TOWARDS NORTH - SMITH[35] 65% TOWARDS SOUTH - LOCUST[65] 5% HEAVY VEHICLE ASSUMED



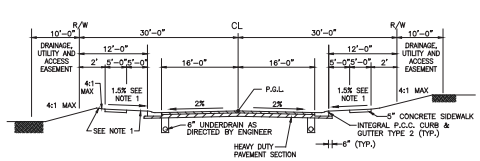
TYPICAL LAYOUT SINGLE FAMILY LOT

NOT TO SCALE



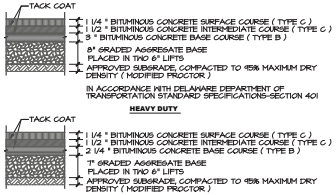
TYPICAL 50' R/W STREET SECTION

NOT TO SCALE



TYPICAL 60' R/W STREET SECTION

NOT TO SCALE



PAVING SECTIONS

NOT TO SCALE

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
111 RUTHAR DR/E
NEWARK, DE 19711
302-329-2200
MRAGTA.COM

CHRISTOPHER J. PLATTNER LICENSE NO. 21408 DELAWARE PROFESSIONAL ENGINEER
03/10/26

REV NO	REVISION	DATE
1	REVISED PER KENT COUNTY PAZ COMMENTS	4/2/26

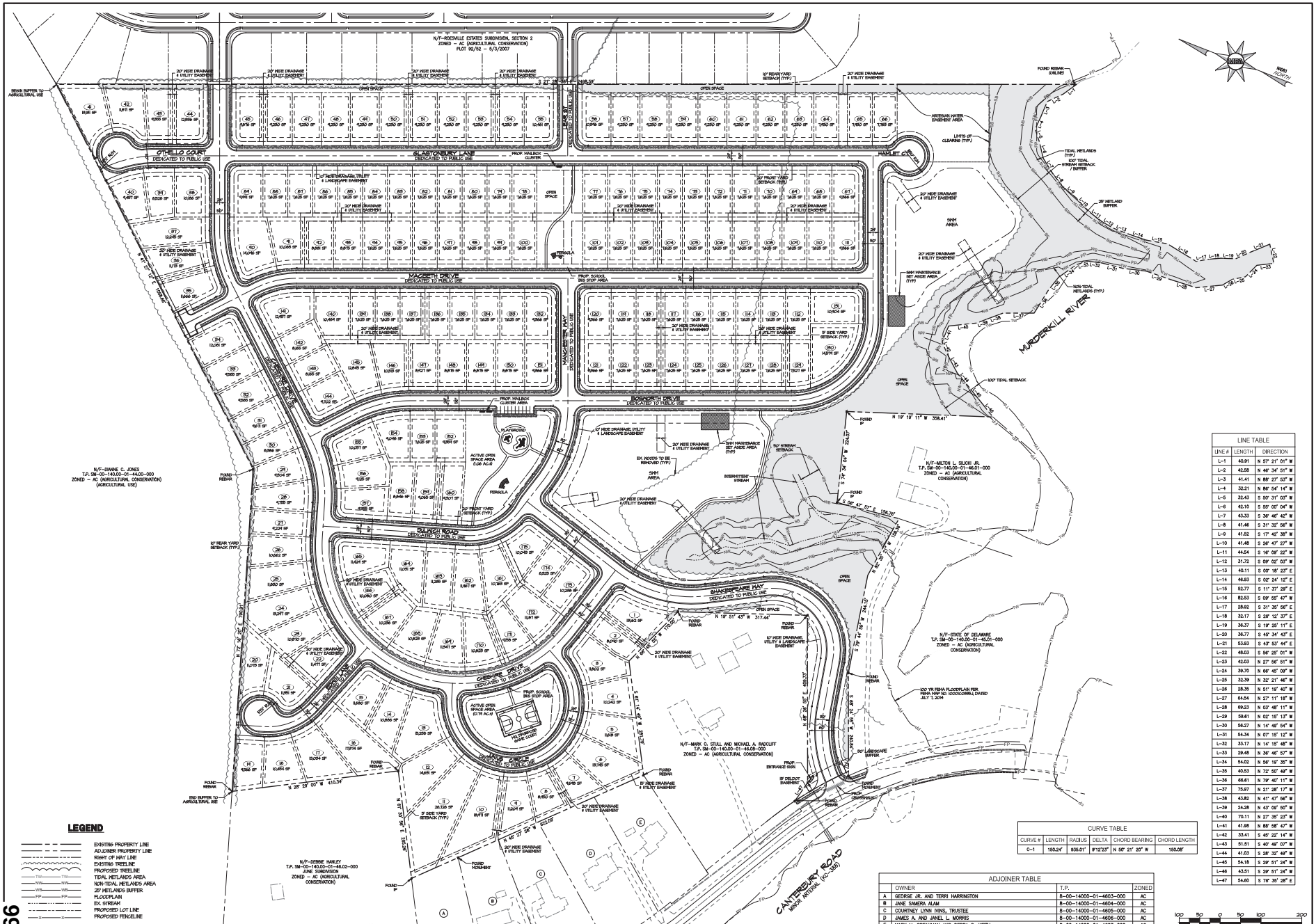
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HAMPTON RIDGE
PRELIMINARY PLAN
KENT COUNTY, DELAWARE
SOUTH MURDERKILL HUNDRED

JOB NO.: 23299	DRAWN BY: FRP
SCALE: 1" = 200'	DESIGN BY: CWB
DATE: 03/10/26	REVIEW BY: CJF
SHEET: 2 OF 7	

SHEET TITLE
NOTES AND DETAILS SHEET

PRELIMINARY



LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- TIDAL WETLANDS AREA
- NON-TIDAL WETLANDS AREA
- 25' WETLANDS BUFFER
- FLOODPLAIN
- EX. STREAM
- PROPOSED LOT LINE
- PROPOSED FENCELINE

LINE TABLE		
LINE #	LENGTH	DIRECTION
L-1	40.91	N 57° 21' 01" W
L-2	42.58	N 46° 34' 51" W
L-3	41.41	N 88° 27' 53" W
L-4	32.21	N 86° 54' 14" W
L-5	32.43	S 50° 31' 03" W
L-6	62.10	S 55° 00' 04" W
L-7	43.33	S 36° 46' 42" W
L-8	41.46	S 31° 32' 58" W
L-9	41.52	S 17° 42' 38" W
L-10	41.48	S 26° 47' 27" W
L-11	44.54	S 16° 09' 22" W
L-12	31.72	S 09° 02' 03" W
L-13	40.11	S 00° 18' 23" E
L-14	46.93	S 02° 24' 12" E
L-15	52.77	S 11° 37' 29" E
L-16	82.53	S 09° 55' 47" W
L-17	28.92	S 31° 35' 56" E
L-18	32.17	S 28° 12' 37" E
L-19	36.37	S 19° 25' 11" E
L-20	36.77	S 45° 34' 43" E
L-21	53.93	S 43° 53' 44" E
L-22	48.03	S 56° 25' 01" W
L-23	42.03	N 27° 56' 51" W
L-24	39.70	N 66° 45' 09" W
L-25	32.39	N 32° 21' 46" W
L-26	28.35	N 01° 19' 40" W
L-27	64.54	N 27° 11' 18" W
L-28	69.23	N 03° 48' 11" W
L-29	59.61	N 02° 15' 13" W
L-30	56.27	N 14° 49' 54" W
L-31	54.34	N 07° 15' 12" W
L-32	33.17	N 14° 15' 48" W
L-33	29.48	N 36° 46' 57" W
L-34	54.02	N 56° 19' 35" W
L-35	60.53	N 72° 50' 49" W
L-36	66.61	N 79° 40' 11" W
L-37	75.97	N 21° 28' 17" W
L-38	43.82	N 41° 47' 56" W
L-39	34.28	N 43° 09' 50" W
L-40	70.11	N 27° 35' 23" W
L-41	41.88	N 88° 58' 47" W
L-42	33.41	S 45° 22' 14" W
L-43	51.51	S 40° 49' 07" W
L-44	41.03	S 28° 32' 49" W
L-45	54.18	S 29° 51' 24" W
L-46	43.51	S 29° 51' 24" W
L-47	54.60	S 76° 35' 28" E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-1	150.24'	935.01'	9°12'23"	N 50° 21' 20" W	150.08'

ADJOINER TABLE			
	OWNER	T.P.	ZONED
A	GEORGE JR. AND TERRI HARRINGTON	8-00-14000-01-4603-000	AC
B	JANE SAMERA ALAM	8-00-14000-01-4604-000	AC
C	COURTNEY LYNN MINS, TRUSTEE	8-00-14000-01-4605-000	AC
D	JAMES A. AND JANEL L. MORRIS	8-00-14000-01-4606-000	AC
E	MARY M. SPEAKMAN AND DEBRA D. KEITH	8-00-14000-01-4607-000	AC

100 50 0 50 100 200
SCALE: 1" = 100'

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CHRISTOPHER J. FLATTERY LICENSE No. 21442 DELAWARE PROFESSIONAL ENGINEER
03/10/26

REV.NO	REVISION	DATE
1	REVISED PER KENT COUNTY PAZ COMMENTS	4/2/26

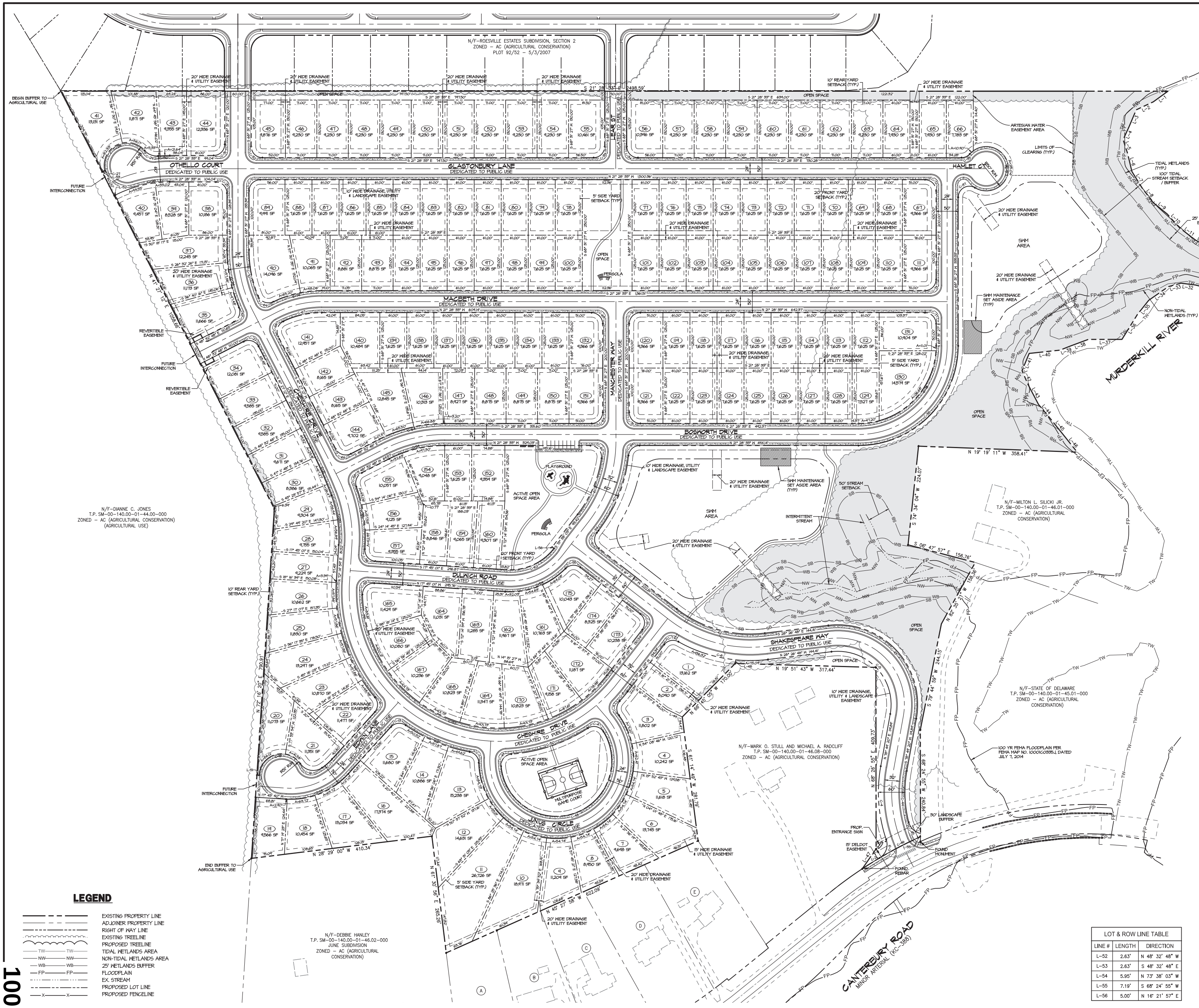
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HAMPTON RIDGE
PRELIMINARY PLAN
KENT COUNTY, DELAWARE
SOUTH MURDERKILL HUNDRED

JOB NO.: 23299 | DRAWN BY: FRP
SCALE: 1" = 100' | DESIGN BY: CWB
DATE: 03/10/26 | REVIEW BY: CJF
SHEET: 3 OF 7

SHEET TITLE
DETAILED PLAN

PRELIMINARY



LEGEND

- EXISTING PROPERTY LINE
- ADJOINER PROPERTY LINE
- RIGHT OF WAY LINE
- EXISTING TREELINE
- PROPOSED TREELINE
- TIDAL WETLANDS AREA
- NON-TIDAL WETLANDS AREA
- 25' WETLANDS BUFFER
- FLOODPLAIN
- EX. STREAM
- PROPOSED LOT LINE
- PROPOSED FENCELINE

LOT & ROW LINE TABLE

LINE #	LENGTH	DIRECTION
L-52	2.63'	N 48° 32' 48" W
L-53	2.63'	S 48° 32' 48" W
L-54	5.95'	N 73° 38' 03" W
L-55	7.19'	S 68° 24' 55" W
L-56	5.00'	N 16° 21' 57" E

LOT & ROW CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C-15	127.50'	51.00'	143°14'21"	S 37° 13' 55" E	96.80'
C-16	55.09'	34.51'	91°27'55"	S 10° 31' 50" E	49.43'
C-21	117.66'	1015.00'	6°38'31"	N 44° 46' 28" E	117.59'
C-23	37.74'	25.00'	86°29'43"	N 88° 12' 21" E	34.26'
C-24	133.67'	325.00'	23°33'58"	N 56° 44' 28" E	132.73'
C-25	39.27'	25.00'	90°00'00"	N 23° 31' 27" E	35.36'
C-26	127.57'	270.00'	27°04'14"	N 35° 00' 40" W	126.38'
C-28	82.33'	52.00'	90°42'56"	S 79° 09' 58" E	74.00'
C-30	21.64'	330.00'	3°45'28"	S 23° 21' 17" E	21.64'
C-31	39.27'	25.00'	90°00'00"	S 66° 28' 33" E	35.36'
C-32	39.27'	25.00'	90°00'00"	S 23° 31' 27" W	35.36'
C-33	39.27'	25.00'	90°00'00"	S 66° 28' 33" E	35.36'
C-34	39.27'	25.00'	90°00'00"	S 23° 31' 27" W	35.36'
C-35	21.03'	25.00'	48°11'23"	S 45° 34' 15" E	20.41'
C-36	215.04'	50.00'	246°25'20"	S 66° 02' 03" W	83.67'
C-37	52.67'	25.00'	120°43'16"	N 51° 06' 55" W	43.46'
C-38	353.43'	225.00'	90°00'00"	N 66° 28' 33" W	318.20'
C-39	36.77'	25.00'	84°16'35"	N 63° 36' 51" W	33.55'
C-40	184.99'	330.00'	32°07'05"	N 89° 41' 36" W	182.57'
C-41	39.27'	25.00'	90°00'00"	S 61° 21' 57" W	35.36'
C-43	337.00'	180.00'	107°16'08"	S 25° 11' 16" W	289.89'
C-44	116.57'	270.00'	24°44'16"	S 66° 27' 12" W	115.67'
C-45	38.72'	35.00'	63°22'55"	S 22° 23' 36" W	36.77'
C-46	104.41'	936.47'	6°23'17"	N 48° 57' 12" W	104.35'
C-47	39.82'	25.00'	91°15'12"	N 08° 53' 58" W	35.74'
C-48	449.87'	125.01'	206°11'39"	S 40° 10' 33" E	243.51'
C-49	39.82'	25.00'	91°15'12"	N 71° 27' 08" W	35.74'
C-50	184.34'	368.00'	28°42'03"	N 40° 10' 33" W	182.42'
C-51	39.27'	25.00'	90°00'00"	N 61° 21' 57" E	35.36'
C-54	150.93'	175.00'	49°25'00"	N 42° 27' 31" W	146.30'
C-55	36.45'	25.00'	83°31'58"	N 25° 24' 02" W	33.30'
C-56	39.69'	25.00'	90°58'07"	S 27° 44' 03" W	35.65'
C-57	143.59'	330.00'	24°55'50"	S 60° 45' 12" W	142.46'
C-58	36.29'	25.00'	83°09'55"	S 89° 52' 15" W	33.19'
C-59	129.93'	275.00'	27°04'14"	N 35° 00' 40" W	128.72'
C-60	42.90'	25.00'	98°18'31"	N 27° 40' 43" E	37.82'
C-61	139.17'	270.00'	29°31'59"	S 88° 24' 02" E	137.64'
C-62	121.92'	125.00'	55°53'02"	S 45° 41' 32" E	117.14'
C-63	39.27'	25.00'	90°00'00"	S 66° 28' 33" E	35.36'
C-64	153.55'	325.00'	27°04'14"	S 35° 00' 40" E	152.13'
C-65	39.27'	25.00'	90°00'00"	S 03° 32' 48" E	35.36'
C-66	39.90'	25.00'	91°27'02"	S 87° 10' 43" W	35.80'
C-67	89.43'	200.00'	25°37'12"	N 34° 17' 09" W	88.69'
C-68	39.27'	25.00'	90°00'00"	N 23° 31' 27" E	35.36'
C-69	40.92'	25.00'	93°47'03"	S 00° 32' 28" E	36.50'
C-70	106.42'	275.00'	22°10'23"	S 57° 26' 15" W	105.76'
C-71	39.27'	25.00'	90°00'00"	N 66° 28' 33" W	35.36'
C-72	39.27'	25.00'	90°00'00"	N 23° 31' 27" E	35.36'
C-73	39.27'	25.00'	90°00'00"	S 66° 28' 33" E	35.36'
C-74	113.26'	250.00'	25°57'27"	S 34° 27' 17" E	112.29'
C-75	39.27'	25.00'	90°00'00"	S 23° 31' 27" W	35.36'
C-76	39.27'	25.00'	90°00'00"	N 66° 28' 33" W	35.36'
C-77	39.27'	25.00'	90°00'00"	N 23° 31' 27" E	35.36'
C-78	274.89'	175.00'	90°00'00"	S 66° 28' 33" E	247.49'

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HAMPTON RIDGE

PRELIMINARY PLAN
KENT COUNTY, DELAWARE

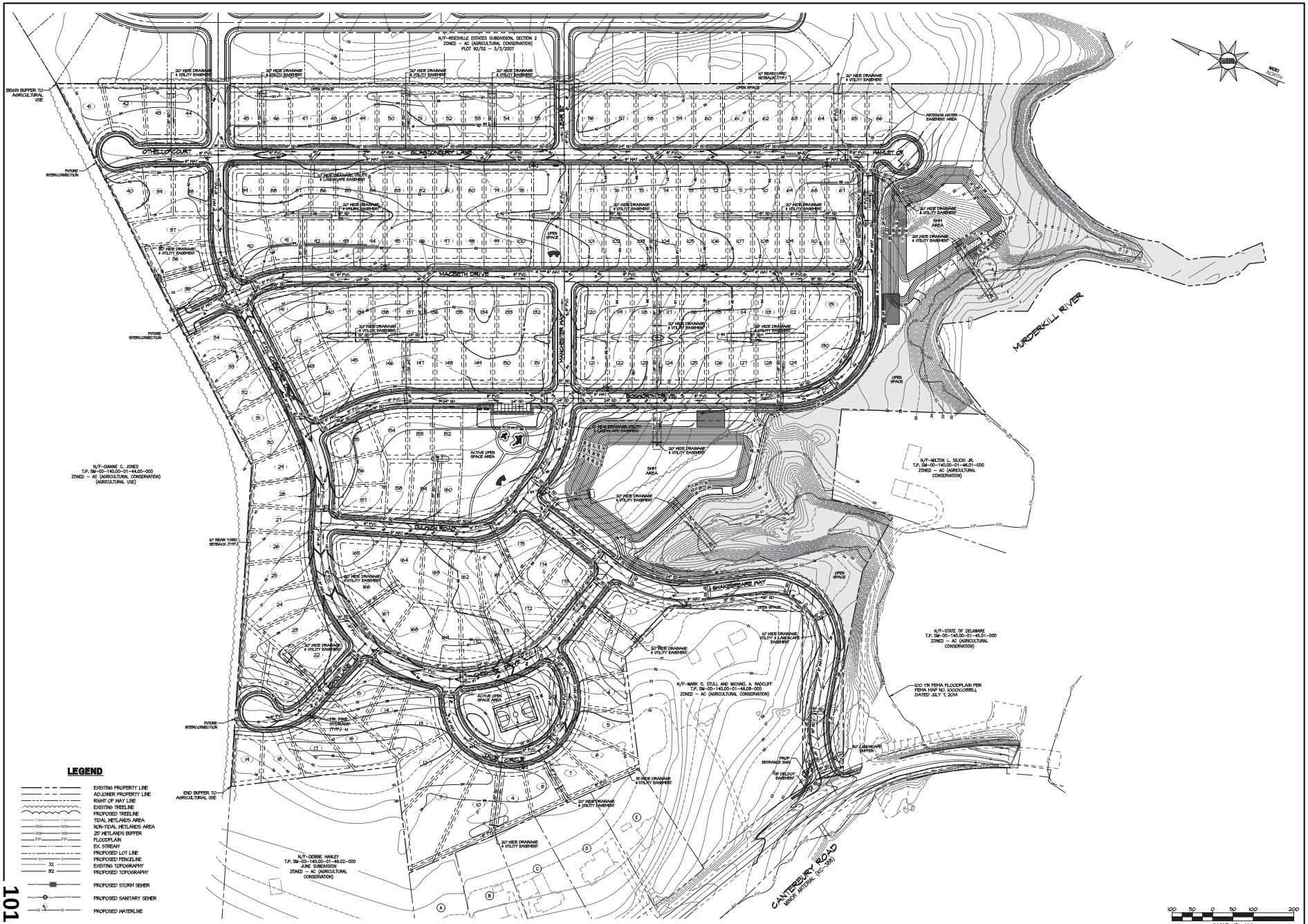
SOUTH MURDERKILL HUNDRED

JOB NO.: 23299	DRAWN BY: FRP
SCALE: 1" = 100'	DESIGN BY: CWB
DATE: 03/10/26	REVIEW BY: CJF
SHEET: 4 OF 7	

SHEET TITLE

EASEMENT PLAN

PRELIMINARY



101

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CHRISTOPHER J. FLETCHER LICENSE No. 21442 DELAWARE PROFESSIONAL ENGINEER 04/09/26

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1	REVISED PER KENT COUNTY PAZ COMMENTS	4/2/26

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HAMPTON RIDGE

PRELIMINARY PLAN

KENT COUNTY, DELAWARE

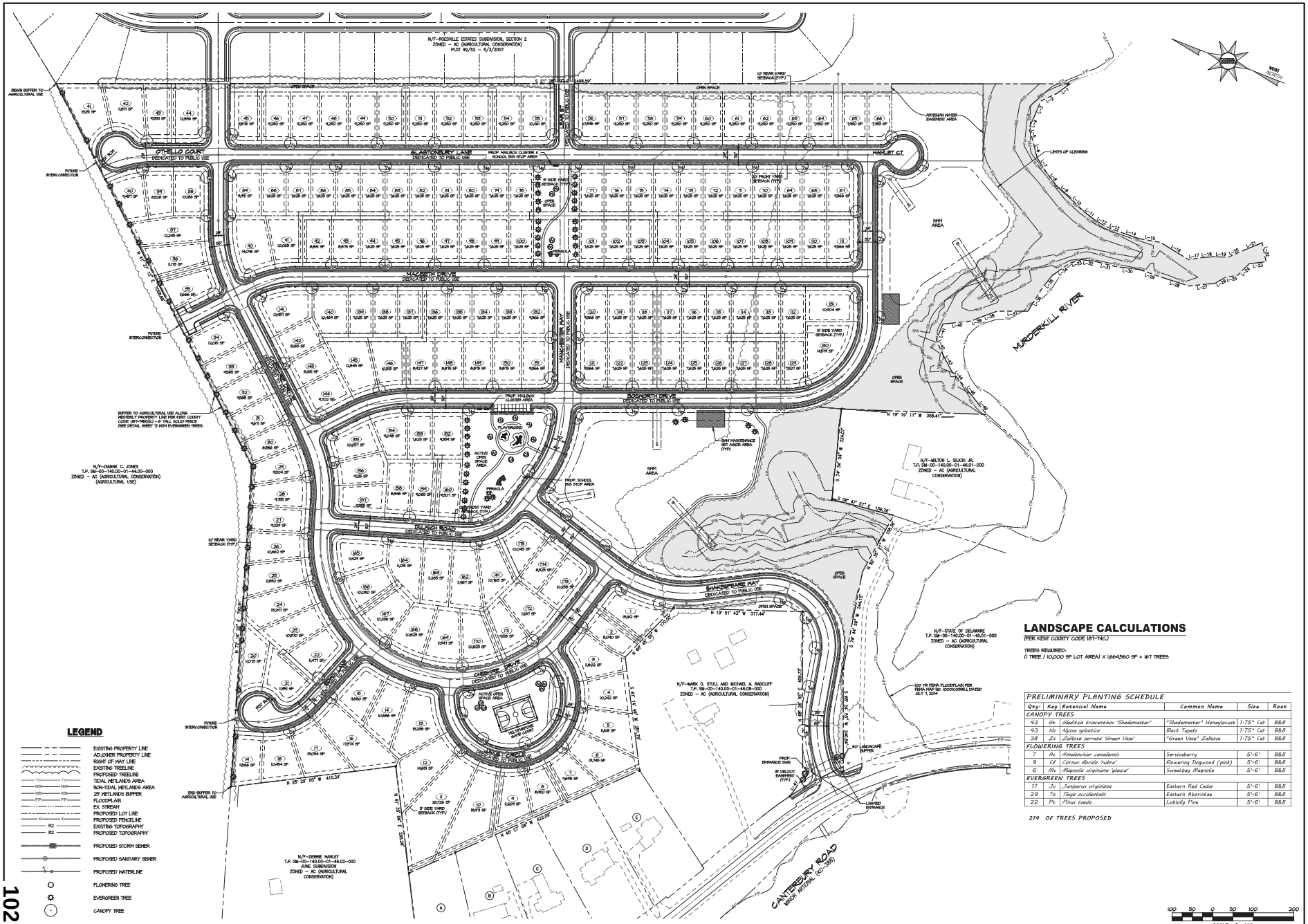
SOUTH MURDERKILL HUNDRED

JOB NO.: 23299	DRAWN BY: FRP
SCALE: 1" = 100'	DESIGN BY: CWB
DATE: 03/10/26	REVIEW BY: CJF
SHEET: 5 OF 7	

SHEET TITLE

GRADING & UTILITY PLAN

PRELIMINARY



LANDSCAPE CALCULATIONS

(PER KENT COUNTY CODE (BY-TAC.)

TREES REQUIRED:
(1 TREE / 10,000 SF LOT AREA) X 1,664,560 SF = 167 TREES

PRELIMINARY PLANTING SCHEDULE

Qty	Key	Botanical Name	Common Name	Size	Root
CANOPY TREES					
43	Gt	*Gleditsia triacanthos 'Shademaster'*	"Shademaster" Honeylocust	1.75" Cal.	B&B
43	Ns	*Nyssa sylvatica*	Black Tupelo	1.75" Cal.	B&B
38	Zs	*Zelkova serrata 'Green Vase'*	"Green Vase" Zelkova	1.75" Cal.	B&B
FLOWERING TREES					
7	As	*Amelanchier canadensis*	Serviceberry	5'-6'	B&B
9	Cf	*Cornus florida 'rubra'*	Flowering Dogwood (pink)	5'-6'	B&B
6	Mv	*Magnolia virginiana 'glauca'*	Sweetbay Magnolia	5'-6'	B&B
EVERGREEN TREES					
17	Jv	*Juniperus virginiana*	Eastern Red Cedar	5'-6'	B&B
29	To	*Thuja occidentalis*	Eastern Arborvitae	5'-6'	B&B
22	Pt	*Pinus taeda*	Loblolly Pine	5'-6'	B&B

214 OF TREES PROPOSED

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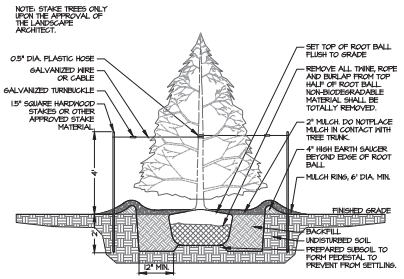
HAMPTON RIDGE
PRELIMINARY PLAN
KENT COUNTY, DELAWARE
SOUTH MURDERKILL HUNDRED

JOB NO.: 23299	DRAWN BY: FRP
SCALE: 1" = 100'	DESIGN BY: CWB
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SHEET: 6 OF 7	

SHEET TITLE
LANDSCAPE PLAN

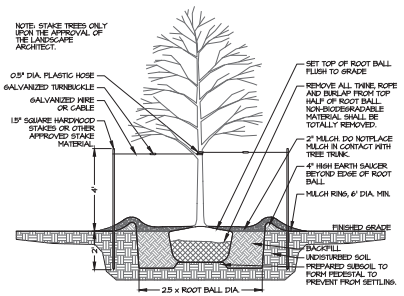
PRELIMINARY

NOTE: A SEPARATE LINES AND GRADES PLAN WILL BE SUBMITTED FOR THE OPEN SPACE AMENITIES PRIOR TO CONSTRUCTION OF THE OPEN SPACE IMPROVEMENTS.



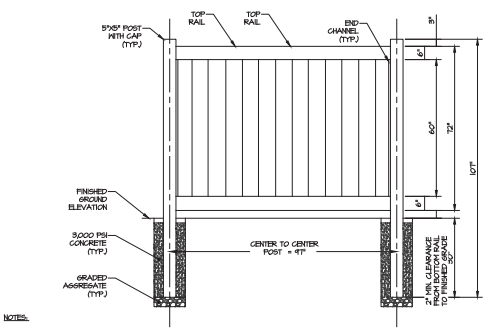
EVERGREEN TREE DETAIL

NOT TO SCALE



DECIDUOUS TREE DETAIL

NOT TO SCALE



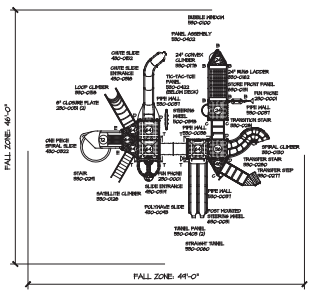
NOTES:

1. FENCE SYSTEM SHALL BE 6-FOOT HIGH WHITE VINYL CHESTERFIELD BY BUFFTECH, OR APPROVED EQUAL. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

OR APPROVED EQUAL

OPAQUE BARRIER VINYL PRIVACY FENCING

NOT TO SCALE

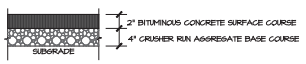


NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. THIS PLAY AREA AND EQUIPMENT IS DESIGNED FOR AGES 2-12 YEARS.
4. ACCESSIBLE SAFETY SURFACING MATERIAL IS REQUIRED BENEATH AND AROUND EQUIPMENT.
5. FOR SLIDE FALL ZONE SURFACING AREA SEE CONSUMER PRODUCTS SAFETY COMMISSION GUIDELINES.
6. PLATFORM HEIGHTS ARE IN INCHES ABOVE RESILIENT MATERIAL.
7. CONTRACTORS NOTE: FOR PRODUCT AND COMPANY INFORMATION VISIT www.CADdetails.com/info REFERENCE NUMBER: 208-026.
8. APPROVED EQUAL MAY BE USED IN LIEU OF THE ABOVE

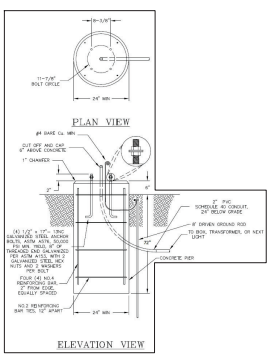
TOT LOT DETAIL

NOT TO SCALE



WALKING PATH PAVING SECTION

NOT TO SCALE



LIGHT POLE FOOTING DETAIL

NOT TO SCALE

Plain Granville
Post Light with 16' Burlington Post



50 Watt LED

Catalogue Number
Holophane GVD1P30D40K65MRK3RSGP7

Pole

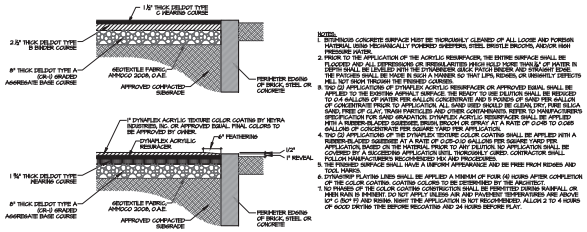
Catalogue Number
Hapco 74167-005P1
Holophane RLA16541115P074BGBK

OR APPROVED EQUAL

14 TOTAL STREETLIGHTS

LIGHT STANDARD DETAIL

NOT TO SCALE



NOTES:

1. EXTERIOR CONCRETE SURFACE MUST BE THOROUGHLY CLEANED OF ALL LOOSE AND FOREIGN MATERIAL USING MECHANICALLY POWERED SWEEPERS, STEEL BRISTLE BROOMS, AND/OR HIGH PRESSURE WASHERS.
2. PRIOR TO THE APPLICATION OF THE ACRYLIC RESURFACER, THE ENTIRE SURFACE SHALL BE FLOODED AND ALL DEPRESSIONS OR IRREGULARITIES HIGH HOLD MORE THAN ¼" OF WATER IN DEPTH SHALL BE LEVELED WITH THE DYNAFLEX® QUICK PATCH TROWEL AND STRAIGHT EDGE. THE PATCHES SHALL BE MADE IN SUCH A MANNER SO THAT LIPS, REMOVE, OR OBVIOUSLY DEFECTS WILL NOT SHOW THROUGH THE FINISHED COURSES.
3. TWO (2) APPLICATIONS OF DYNAFLEX ACRYLIC RESURFACER OR APPROVED EQUAL SHALL BE APPLIED TO THE PREPARED SURFACE AT A RATE OF 0.04 GALLONS PER SQUARE YARD PER COAT TO 0.4 GALLONS OF WATER PER GALLON CONCENTRATE AND 6 POUNDS OF SAND PER GALLON OF CONCENTRATE PRIOR TO APPLICATION. ALL SAND USED SHOULD BE CLEAN, DRY, FINE SILICA SAND, FREE OF CLAY, TRASH PARTICLES AND OTHER CONTAMINANTS. REFER TO MANUFACTURER'S SPECIFICATION FOR SAND GRADATION. DYNAFLEX ACRYLIC RESURFACER SHALL BE APPLIED WITH A RUBBER-BLADED squeegee, BRUSH, BROOM OR SPRAY AT A RATE OF 0.04 TO 0.08 GALLONS OF CONCENTRATE PER SQUARE YARD PER APPLICATION.
4. TWO (2) COATS OF DYNAFLEX ACRYLIC TEXTURE COATING SHALL BE APPLIED WITH A RUBBER-BLADED SQUEEGEE AT A RATE OF 0.08-0.12 GALLONS PER SQUARE YARD PER APPLICATION, BASED ON THE MATERIAL PRIOR TO ANY DILUTION. NO APPLICATION SHALL BE COVERED BY A SUCCEEDING APPLICATION UNTIL THOROUGHLY CURED. CONTRACTOR SHALL FOLLOW MANUFACTURER'S RECOMMENDED MIX AND PROCEDURES.
5. THE FINISHED SURFACE SHALL HAVE A UNIFORM APPEARANCE AND BE FREE FROM RIDGES AND TOOL MARKS.
6. A CLEAR POLYURETHANE TOPCOAT SHALL BE APPLIED A MINIMUM OF FOUR (4) HOURS AFTER COMPLETION OF THE COLOR COATING. COATING COLORS TO BE DETERMINED BY THE ARCHITECT.
7. NO PAVERS OF THE COLOR COATING CONSTRUCTION SHALL BE PERMITTED DURING RAINFALL OR WHEN RAIN IS IMMINENT. DO NOT APPLY UNLESS AIR AND PAVEMENT TEMPERATURES ARE ABOVE 50° F (10° C) AND RISING. NIGHT TIME APPLICATION IS NOT RECOMMENDED. ALLOW 2 TO 4 HOURS OF GOOD DRYING TIME BEFORE RECOATING AND 24 HOURS BEFORE PLAY.

MULTIPURPOSE GAME COURT PAVING & SURFACING DETAIL*

NOT TO SCALE

GENERAL LANDSCAPING NOTES

1. PLANT MATERIAL SHALL BE FURNISHED AND INSTALLED AS INDICATED INCLUDING ALL LABOR, MATERIALS, PLANTS, EQUIPMENT, INCIDENTALS AND CLEANUP.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT CORRECT GRADES AND ALIGNMENT.
3. PLANTS SHALL BE TYPICAL OF THEIR SPECIES AND VARIETY, HAVE NORMAL GROWTH HABITS, WELL DEVELOPED BRANCHES, DENSE FOLIAGE, VIGOROUS ROOT SYSTEMS, AND BE FREE FROM DEFECTS AND INJURIES.
4. THE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF THE PLANT MATERIAL.
5. ALL PLANT MATERIAL SHALL BE GUARANTEED BY THE CONTRACTOR TO BE IN VIGOROUS GROWING CONDITION. PROVISIONS SHALL BE MADE FOR A GROWTH GUARANTEE OF AT LEAST ONE (1) YEAR FOR TREES AND A MINIMUM OF ONE (1) YEAR FOR SHRUBS. REPLACEMENT SHALL BE MADE AT THE BEGINNING OF THE FIRST SUCCEEDING PLANTING SEASON. ALL REPLACEMENTS SHALL HAVE A GUARANTEE EQUAL TO THAT STATED ABOVE. THE DEVELOPER IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING MATERIALS ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK. INSOFAR AS IS PRACTICABLE, PLANT MATERIALS SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THIS IS NOT POSSIBLE, THE CONTRACTOR SHALL PROTECT STOCK NOT PLANTED. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE (3) DAY PERIOD AFTER DELIVERY.
6. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOTBALLS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-1986 (OR CURRENT EDITION) "AMERICAN STANDARD FOR NURSERY STOCK," LAST REVISION, AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMAN, INC.
7. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY MATERIED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, ETC., SHALL BE USED FOR PLANTING.
8. PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK AND BREAK BRANCHES. PLANTS SHALL BE HANDLED FROM THE BOTTOM OF THE ROOTBALL ONLY.
9. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE.
10. NO PLANT, EXCEPT GROUND COVERS, SHALL BE PLANTED LESS THAN TWO (2) FEET FROM EXISTING STRUCTURES AND SIDEWALKS.
11. SET PLANTS PLUMB AND STRAIGHT, SET AT SUCH LEVEL, THAT, AFTER SETTLEMENT, A NORMAL OR NATURAL RELATIONSHIP TO THE CROWN OF THE PLANT WITH THE GROUND SURFACE WILL BE ESTABLISHED. LOCATE PLANT IN THE CENTER OF THE PIT.
12. ALL INJURED ROOTS SHALL BE PRUNED TO MAKE CLEAN ENDS BEFORE PLANTING. IT IS ADVISABLE TO PRUNE APPROXIMATELY 1/3 OF THE GROWTH OF LARGE TREES (2" CALIPER AND OVER) BY THE REMOVAL OF SUPERFLUOUS BRANCHES, THOSE WHICH CROSS, THOSE WHICH RUN PARALLEL, ETC. MAIN LEADER OF TREES MUST NOT BE CUT BACK. LONG SIDE BRANCHES, HOWEVER, MUST BE SHORTENED.
13. EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICE TO PRESERVE NATURAL CHARACTER OF THE PLANT. PRUNING SHALL BE DONE WITH CLEAN, SHARP TOOLS.
14. TREES SHALL BE SUPPORTED IMMEDIATELY AFTER PLANTING ONLY WHEN CONDITIONS MERIT. ALL TREES UP TO SIX (6) INCHES AND OVER IN CALIPER SHALL BE GUYED. SMALLER TREES SHALL BE STAKED. GUYING WIRES AND STAKES SHALL BE INSTALLED AS INDICATED.
15. SHOULD A PLANT BE UNAVAILABLE AT THE TIME OF INSTALLATION, ALL SUBSTITUTIONS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND TO KENT COUNTY PLANNING.
16. AREAS TO BE LANDSCAPED SHALL RECEIVE STOCKPILED TOPSOIL TO A MINIMUM DEPTH OF FOUR (4) TO SIX (6) INCHES. ORGANIC MATTER CONTENT OF TOPSOIL SHALL BE A MINIMUM OF 4%. IN THE EVENT THAT ORGANIC MATTER CONTENT IS DEFICIENT, SOIL AMENDMENTS SHALL BE ADDED AS NECESSARY TO ACHIEVE THE REQUIRED PERCENTAGE.
17. PLANTING OPERATIONS SHALL INCLUDE THE COMPLETE REMOVAL OF ALL SYNTHETIC MATERIAL (IF USED) FROM THE ROOTBALL PRIOR TO PLANTING.
18. ALL DISTURBED AREAS NOT PAVED OR MULCHED SHALL BE SEEDED.
19. WHEN TREE GROWTH BEGINS, ALL STAKES AND/OR GUYING SHALL BE REMOVED.
20. THE CONTRACTOR SHALL LOCATE AND VERIFY THE EXISTENCE OF ALL UTILITIES PRIOR TO STARTING WORK.
21. OPEN SPACE COMPLETION:
    A. ONE HUNDRED PERCENT OF THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS SHALL BE COMPLETED PRIOR TO ISSUING BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED OR PRIOR TO SUCH TIME AS THE DEVELOPER TRANSFERS THE MAINTENANCE RESPONSIBILITIES FOR THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS TO THE HOMEOWNERS' ASSOCIATION.
    B. OPEN SPACE SHALL BE COMPLETED IN PROPORTION EQUAL TO OR GREATER THAN THE PROPORTION OF RESIDENTIAL DWELLING UNITS COMPLETED, EXCEPT THAT 100% OF RECREATION AREAS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE 80% PERMIT.
22. ALL PLANTINGS SHALL HAVE A ONE-YEAR FULL PRICE REPLACEMENT GUARANTEE.
23. WITHIN ONE YEAR OF INITIAL CONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES, WETLAND AND LANDSCAPE PLANTINGS SHALL BE INSTALLED AND PERMANENT METALLIC SIGNAGE SHALL BE PLACED AT THE SWM DETENTION AREA INDICATING "WATER QUALITY MANAGEMENT AREA – DO NOT MOW"
24. DEVELOPMENT SIGN – NOTE THAT INSTEAD OF ONE MAIN ENTRY SIGN, ONE SIGN MAY BE LOCATED AT EACH SIDE OF THE MAIN ROADWAY ENTRY POINT. EACH SIGN MAY NOT EXCEED 15 SQ. FT. IN AREA, THE TOTAL AREA SHALL BE 30 SQ. FT. OR LESS), AND THE HEIGHT OF EACH SIGN MAY NOT EXCEED 6' ABOVE GRADE.
25. ALL REQUIRED LANDSCAPING SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY BY BONDED PHASE AND MAINTAINED BY THE APPLICANT UNTIL ALL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED, PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTINGS SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1.
26. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION OR MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS' ASSOCIATION OR THE MAINTENANCE CORPORATION.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

111 RUTHAR DR/E
NEWARK, DE 19711
302-326-2200

MRAGTA.COM

CHRISTOPHER J. PLATTNER LICENSE No. 21347 PROFESSIONAL ENGINEER DELAWARE — 04/09/26

REV NO	REVISION	DATE
1	REVISED PER KENT COUNTY PAZ COMMENTS	4/2/26

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HAMPTON RIDGE

PRELIMINARY PLAN

KENT COUNTY, DELAWARE

SOUTH MURDERKILL HUNDRED

JOB NO.: 23299	DRAWN BY: FRP
SCALE: 1" = 100'	DESIGN BY: CWB
DATE: 03/10/26	REVIEW BY: CJP
SHEET: 7 OF 7	

SHEET TITLE

LANDSCAPE PLAN

PRELIMINARY

Item Cover Page

REGIONAL PLANNING COMMISSION PUBLIC HEARING AGENDA ITEM REPORT

DATE: May 7, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Ordinance

AGENDA SECTION: **Public Hearing:**

SUBJECT:

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.

ATTACHMENTS:
LC26-03 Cover Memo
LC26-03 Water Facilities

MEMORANDUM

KENT COUNTY DEPARTMENT OF
PLANNING SERVICES
555 BAY ROAD
DOVER, DELAWARE 19901

TO: Regional Planning Commission

FROM: Sarah E. Keifer, Director, Department of Planning Services

DATE: April 29, 2026

SUBJECT: LC26-03 Water Supply Facilities

Attached, please find ordinance LC26-03 Water Supply Facilities. In reviewing Chapter 187, Subdivision and Land Development staff discovered inconsistencies between Table X-1 Water Supply Facilities and X-2 Sanitary Sewer Requirements. When originally adopted, the tables were aligned and both included the third row for development outside the growth zone and low density. Then in 2008, Table X-2 was amended to effectively combine the second and third rows. Unfortunately, Table X-1 was not updated which has resulted in some confusion as developers are considering new projects.

This amendment combines the second and third rows, requires central water with fire protection, and better aligns with Table X-2. This item is scheduled for hearing on May 7, 2026. Please feel free to contact me with any questions in advance of the meeting.

Thank you.

INTRODUCED BY: Jeffrey W. Hall
DATE INTRODUCED: April 14, 2026
PUBLIC HEARING DATE: May 26, 2026
PUBLIC HEARING TIME: 7:00 p.m.
ADOPTION DATE: _____
EFFECTIVE DATE: Upon Adoption

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.

THE LEVY COURT OF KENT COUNTY, DELAWARE, HEREBY ORDAINS:

Section 1. That the 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 is hereby amended by deleting the bracketed language shown with strike through marks and adding the following underlined language:

C Water supply facilities.

(1) Subdivisions requiring a public water supply under the rules and regulations of the State Department of Natural Resources and Environmental Control (DNREC), the Office of the State Fire Marshal, the Department of Health and Social Services (DHSS), or the County as enumerated in Table X-1 below shall be provided with a community water supply and distribution system. The source of supply may be municipal or private.

(2) The supply, treatment, and distribution system for the subdivision shall meet the standards of the utility and the applicable standards of the respective state agencies having jurisdiction.

(3) Individual on-site wells must be permitted and installed in accordance with DNREC requirements. All public wells located in a development [~~should~~]-shall be at least 150 feet away from the outside boundary of the subdivision.

(4) Water supply facilities for both minor and major subdivisions shall be required according to Table X-1 below.

TABLE X-1

Water Supply Facilities

Location of Subdivision	1 to 10 lots or DUs	11 to 25 lots or DUs	**26 to 50 lots or DUs**	51 or more lots or DUs

Inside of growth zone	On-site well until central water is available	Central water system with fire protection	Central water system with fire protection	Central water system with fire protection
Outside of growth zone	On-site well permitted; 1 DU per 1 acre; minimum lot size of 1 acre.[1]	Central water system with fire protection; 1 DU per 2 acres; minimum lot size of 2 acres.[1]	Central water system with fire protection; 1 DU per 3 acres; minimum lot size of 3 acres.[1]	Central water system with fire protection; 1 DU per 4 acres; minimum lot size of 4 acres.[1]
[~~Outside of growth zone and low density~~]	[~~On-site well; 1 DU per 1 acre with a +/- 25% variation in lot size~~]	[~~On-site wells; 1 DU per 2 acres with a +/- 25% variation in lot size~~]		[~~On-site wells; 1 DU per 4 acres with a +/- 25% variation in lot size~~]
Notes: DU=Dwelling Unit				
[1]Minimum lot size may be reduced to 1/2 acre as part of a cluster subdivision with the approval of Levy Court.				

Section 3. Severability.

The provisions of this Ordinance are severable and if any of its provisions or any sentence, clause, or paragraph or the application thereof to any person or circumstance shall be held unconstitutional or violative of the Laws of the State of Delaware by any court of competent jurisdiction, the decision of such court shall not affect or impair any of the remaining provisions which can be given effect without the invalid provision or application.

Section 4. Effective Date.

This Ordinance shall be effective upon the date of adoption. Valid applications for which a pre-application meeting has been conducted and formal preliminary plan submission has been paid for and accepted by the Department of Planning Services prior to the effective date shall be exempt from this ordinance.

ADOPTED BY THE LEVY COURT OF KENT COUNTY, DELAWARE

_____
President, Kent County Levy Court

This _____ day of _____, 20__

ATTEST: _____
Clerk of the Peace

Synopsis: This ordinance aligns the provisions of Table X-1 Water Supply Facilities with Table X-2 Sanitary Sewer Requirements and requires central water service with fire protection for all major subdivisions with 11 or more lots.