



**Kent County Regional Planning Commission Business
Meeting Notice and Agenda**

555 Bay Rd.

Dover, DE 19901

Levy Court Chambers - Room 203

Thursday, April 9, 2026

6:00 PM, RPC BUSINESS MEETING

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

Join the meeting via Webex by going to:

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

[MTID=m81b0e34f85659dc281e4599cbeab3246](https://kentcountyde.webex.com/kentcountyde/j.php?MTID=m81b0e34f85659dc281e4599cbeab3246)

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

Meeting password: ieUmMVdH238

Call to Order for Business Meeting

The Pledge of Allegiance

Roll Call and Determination of Quorum

Approval of Agenda

Approval of Minutes

February 12, 2026 - Draft

Levy Court Action on Commission Recommendations

<u>Application:</u>	<u>RPC Rec.</u>	<u>L.C. Action</u>
CS-26-02 Berean Community Church, Inc	Cond Approval	Cond Approval

Old Business

New Business

~~**C-26-01 Valerie Singleton Trustee:** Request for Conditional Use approval of a Home Daycare located inside the Growth Zone Overlay District / NM-00-104.04-04-44.00-000~~

C-26-02 Delmarva Power and Light: Request for Conditional Use Approval for an Electric Substation located inside the Growth Zone Overlay District / MN-00-179.00-02-39.00-000

SL-26-03 Barratts Landing: Request for a Major Subdivision approval of a 244 single-family lot residential development located inside the Growth Zone Overlay District / SM-00-131.00-01-02.00-000

SL-24-01 Lynnbury Woods: Request for Final Approval for 125 single-family lots located inside the Growth Zone Overlay District / Parcel # LC-00-037.00-01-17.00-000 / LC-00-037.00-01-17.02-000

SLV-26-15 Madclay Homes, LLC: Requesting a Waiver from §187-60(A) Sidewalk requirement along arterial and collector roadway and §187-60(B) continuous pedestrian access between building and frontage located inside the Growth Zone Overlay District / Parcel # MN-00-171.00-01-45.00-000

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 3/30/2026

REVISED DATE: 4/8/2026

POSTING TIME: 1:00 p.m.

REVISED POSTING TIME: 10:00 a.m.

POSTED BY: K.Andrews Planning

REVISED BY: K.Andrews Planning

TAKE DOWN: 04/10/26

REVISED FOR: C-26-01 Valerie Singleton Trustee - Withdrawn by applicant

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



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: April 9, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Minutes

AGENDA SECTION: Approval of Minutes

SUBJECT: February 12, 2026 - Draft

ATTACHMENTS:
[DRAFT - 021226 RPC BM Minutes](#)

**MINUTES OF THE KENT COUNTY LEVY COURT
REGIONAL PLANNING COMMISSION BUSINESS MEETING MEETING
KENT COUNTY ADMINISTRATIVE COMPLEX
555 BAY ROAD, DOVER, DE
LEVY COURT CHAMBER, ROOM 203
THURSDAY, FEBRUARY 12, 2026**

Call to Order for Business Meeting

The Business Meeting was called to order at 6:00 PM

The Pledge of Allegiance

Roll Call and Determination of Quorum

Denise A Kaercher
Peter Servon
Glenn Gauvry
Delbert W Mills Jr.
Paul Davis
David A Peterman

Also present were:

Sarah Keifer, Director of Planning
Max Walton, Attorney

Approval of Agenda

Motion to approve Agenda made by David A Peterman; seconded by Glenn Gauvry; carried by vote 6 yeas.

Approval of Minutes

January 15, 2026

Motion to approve Minutes made by Delbert W Mills Jr.; seconded by Peter Servon; carried by vote 6 yeas.

Levy Court Action on Commission Recommendations

Application	RPC Rec	LC Action
CZ-26-01 King, Allen E & Amanda L	Modified Approval	Modified Approval
CS-26-01 DE State Fire School	Cond Approval	Cond Approval

Old Business

SLV-25-40 DE Army National Guard: Requesting a Waiver from §187-77 C. Wetlands areas to enable filling non-jurisdictional wetlands to install a stormwater management pond for the future construction of a DEARNG Readiness Center located Inside the Growth Zone Overlay District. / LC-00-046.00-01-08.00-000

Motion to approve lifting Application SLV-25-40 off the Table made by Denise A Kaercher; seconded by Peter Servon; carried by vote 6 yeas.

Motion to approve request for a waiver from §187-77 C. Wetlands areas to enable filling approximately 2.9 acres of non-jurisdictional wetlands future construction of an Army National Guard Readiness Center located inside the Growth Zone Overlay District. This is based on the revised request and updated plans dated February 5, 2026, the fact that the applicant is preserving the higher quality wetlands on the site, and this is a minimal easing of the requirement made by Denise A Kaercher; seconded by Delbert W Mills Jr.; carried by vote 6 yeas.

SLV-25-42 Ebert, Taylor: Requesting a Waiver from §187-57.B. Floodplain areas and §187-77.C. Wetlands areas to enable the submission of a 2-lot minor subdivision plan located inside the Growth Zone Overlay District. / NM-00-119.00-02-30.00-000

Motion to approve request for a waiver from §187-57.B. Floodplain areas and §187-77.C. Wetlands areas to enable the submission of a 2-lot minor subdivision plan located inside the Growth Zone Overlay District. This is based on the facts that the applicant has submitted approved site evaluations, future construction shall comply with all applicable floodplain regulations, and the wetland impact is minimal made by Glenn Gauvry; seconded by Denise A Kaercher; carried by vote 6 yeas.

New Business

CS-26-02 Berean Community Church Inc: Request for Conditional Use Site Plan Approval to construct a Sanctuary, Family Center and Education building totaling 29,022 sq ft. located outside the Growth Zone Overlay District / Parcel # MD-00-172.00-01-45.00 & MD-00-172.00-01-45.01-000

Motion to approve a **recommendation for conditional approval** of application CS-26-02, a Conditional Use Site Plan application for a Sanctuary, Family Center and Education building totaling 29,022 sq ft. located outside the Growth Zone Overlay District. This is based on Exhibit A - Staff Recommendation Report dated February 5, 2026, Exhibit B - Public Hearing Testimony dated February 5, 2026, and the findings of fact that:

a. The site is zoned AC (Agricultural Conservation) in which a Sanctuary, Family Center, and Education building are permitted as a conditional use by §205-53

b. The applicant has demonstrated compliance with the conditions of approval in Section 205-69.B.

c. The application is compliant with the Comprehensive Plan.

Pursuant to Chapter 205 of the Kent County Code and pursuant to 9 Del. C. §§4802 and 4811, the Commission has reviewed the application and, furthermore as part of this approval, the applicant shall comply with all Staff and Agency Requirements and Planning Staff Recommendations as described in the February 5, 2026 Staff Recommendation Report.

made by Delbert W Mills Jr.; seconded by Glenn Gauvry; carried by vote 6 yeas.

S-26-01 Shiv Shanker, Inc: Request for Site Plan approval to Construct an 11,902 sq. ft. for a Micro-Brewery and Retail space located inside the Growth Zone Overlay District / Parcel # DC-00-019.00-02-17.00-000

Motion to approve application S-26-01, a Site Plan application to construct an 11,902 sq. ft. for a Micro-Brewery and Retail space located inside the Growth Zone Overlay District. This is based on Exhibit A - Staff Recommendation Report dated February 12, 2026 and the findings of fact that:

a. The site is zoned BG (General Business) in which a micro-brewery and retail are permitted by-right by §205-53.

b. The application is compliant with the Comprehensive Plan.

Pursuant to Chapter 205 of the Kent County Code and pursuant to 9 Del. C. §§4802 and 4811, the Commission has reviewed the application and, furthermore as part of this approval, the applicant shall comply with all Staff and Agency Requirements and Planning Staff Recommendations as described in the February 12, 2026 Staff Recommendation Report,

including but not limited to:

a. A bike rack large enough to accommodate four bicycles shall be added to the site plan

made by Denise A Kaercher; seconded by David A Peterman; carried by vote 6 yeas.

Public Comment - None

Commission Comments - None

Other Business - None

Adjournment

Motion to approve to Adjourn the Business Meeting on February 12, 2026 at 6:18 PM made by Delbert W Mills Jr.; seconded by Denise A Kaercher; carried by vote 6 yeas.

Certifying Officer [Name, Title]

Signature



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: April 9, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: ~~C-26-01 Valerie Singleton Trustee~~: Request for Conditional Use approval of a Home Daycare located inside the Growth Zone Overlay District / NM-00-104.04-04-44.00-000

ATTACHMENTS:

[C-26-01 Staff Recommendation Report](#)
[C-26-01 Data Sheet](#)
[C-26-01 Exhibit A](#)
[C-26-01 Letters of Objection](#)
[C-26-01 Country Field HOA Board - No Objection](#)
[C-26-01 Deed Restriction Excerpt \(pg 2\)](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

April 2, 2026

Application Number & Name : C-26-01 / Valerie A. Singleton Trustee

Present Zoning District : AC (Agricultural Conservation)

Present Use : Residential

Proposed Use : Same with a Home Day Care

Area & Location : 0.53+ acres on the south side of Doe Hill Ct., being Lot 44 in the Country Field subdivision, approximately 151 ft. northwest of Fawn Path Dr., northwest of Magnolia.

I. APPLICATION SUMMARY:

The applicant originally submitted an administrative application for a home occupation (Planning file number HP-26-01), and the required neighbor notifications were sent on January 9, 2026. Letters were sent to the owners of 16 properties. Kent County Planning received six Objections and four No Objections 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 inside the Growth Zone overlay district and is currently improved with a single-family residence. The character of the area is residential. The surrounding properties to the north, south, east, and west of the site are other residential lots within the Country Field subdivision.

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

The staff recommends **APPROVAL** based on the information submitted as the application demonstrates compliance with the conditions for approval outlined in Kent County Code Section 205-68.E. Home occupation (including family child-care homes):

(1) The owner/operator shall secure a zoning certificate of use for a home occupation from the Department of Planning Services, Division of Planning. The dwelling shall be the bona fide residence of the operator of the occupation.

✓ If the application is approved, the Conditional Use approval shall serve as the Certificate of Use.

- (2) *The use shall not change the character of the dwelling unit or residential premises nor have any exterior evidence other than an identification sign no larger than six square feet.*
- ✓ The use as proposed will not result in a change in character of the unit or residential premises, and no signage has been proposed at this time. If the application is approved, the applicant may submit a permit to install a sign no larger than six square feet in size.
- (3) *In the RS1, RS5 and RMH Districts, floor area developed to such use shall not exceed 25% of the dwelling unit (except licensed family day-care homes); if the occupation is in a detached accessory structure, floor area shall be limited to 100% of the existing structure or 500 square feet, whichever is less. An accessory structure attached to the principal dwelling will be considered part of the dwelling for floor area calculations.*
- ✓ As the property is zoned AC (Agricultural Conservation), this condition does not apply.
- (4) *In the AC and AR Districts, floor area devoted to such use shall not exceed 25% of the dwelling unit (except licensed family day-care homes); if the occupation is in a detached accessory structure, floor area shall be limited to 2,500 square feet, with up to an additional 1,000 square feet used for storage only. An accessory structure attached to the principal dwelling will be considered part of the dwelling floor area calculations.*
- ✓ Since the application is for a family day-care home, the size restriction does not apply.
- (5) *If the home occupation is conducted in an accessory structure, the structure shall be located a minimum of 15 feet from the side and rear property lines.*
- ✓ No detached accessory structure is proposed for use of the day-care operation.
- (6) *There shall be no person engaged or employed other than members of the household residing on the premises.*
- ✓ The applicant has signed the Conditions of Approval, agreeing to this condition.
- (7) *Only equipment and facilities that are similar in nature, type, and power to what would generally be used for domestic or household purposes shall be permitted.*
- ✓ The applicant will be utilizing her home for the day-care, which will not entail the use of equipment or facilities outside the nature, type, and power of general domestic or household purposes.
- (8) *The use of property shall not change the general character of the neighborhood.*
- ✓ The proposed use of the property will not change the general character of the neighborhood.
- (9) *The occupation shall create no noise, traffic, dust, vibration, smell, smoke, glare, electrical interference, fire hazard or any other hazard or nuisance to any extent greater or more frequent than that usually experienced for an average residential use in the district wherein located.*
- ✓ The applicant has signed the Conditions of Approval, agreeing to this condition.

- (10) *The need for parking generated by such use shall be provided off-street. There shall be two spaces required for the home occupation in addition to the spaces required for the residential use.*
- ✓ The property has both a large driveway and garage, which provide ample room for more than two vehicles.
- (11) *Outdoor or open-air storage, and storage or keeping of service vehicles on the premises shall be prohibited, except for what is permitted within the zoning district in which the use is located. Any enclosed storage shall be considered included as part of the total permitted square footage.*
- ✓ The applicant has signed the Conditions of Approval, agreeing to this condition, and no outdoor storage is proposed.
- (12) *Retail sales.*
- (a) *No stock-in-trade (the goods kept on hand by a business for the purposes of its trade) shall be produced on the premises, except for the following:*
- [1] *Goods crafted or produced on the premises.*
- [2] *The hand-wrapping or finishing of gift baskets, variety packs, or other similar multi-content stock wherein the component items have been manufactured elsewhere.*
- (b) *No stock-in-trade shall be sold on the premises, except for the following:*
- [1] *The trans-shipment or prearranged pickup of items specifically preordered or pre-purchased by a customer, except for vehicles and large equipment; and*
- [2] *The direct shipment of items to a customer that were specifically preordered or pre-purchased by the customer.*
- (c) *Deliveries and pickups of supplies or products are permitted only between 8:00 a.m. and 8:00 p.m.*
- (d) *Vehicles used for delivery and pickup are limited to those normally servicing residential neighborhoods.*
- (e) *Customers may visit the site only during the hours of 8:00 a.m. to 8:00 p.m.*
- (f) *No more than six customers or clients may visit the site on any single day.*
- ✓ No retail sales are proposed as part of the day-care use.
- (13) *Personal service activities, such as beauty shops, barbershops and hairdressing establishments, shall serve one client at a time, be limited to one chair and have only one operator who is a member of the household residing on the premises.*
- ✓ As the application is for a home day-care, this condition does not apply. However, the code definition of a Family Child-Care Home will limit the operation to a maximum of nine children (§205-55).

(14) Wholesale auto sale offices shall maintain compliance with all applicable State of Delaware, Division of Motor Vehicles requirements. No storage of vehicles bought or sold as part of this use may be parked on the site.

✓ As the application is for a home day-care, this condition does not apply.

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. OFFICE OF THE STATE FIRE MARSHAL

Contact: William Kelly II, CFI, CFPE

Comment: The project will have to submit plans for a change of use.

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 a significantly higher number of vehicle trips or increase pedestrian traffic in the area. For more information on the transportation elements of this application, please contact Dover Kent MPO.

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

Letters of Objection

Country Field HOA Board – No Objection Letter

Country Field Deed Restrictions – Amendment Excerpt (Pg. 2)



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR CONDITIONAL USE REVIEW

Regional Planning Commission Public Hearing of: **Thursday, April 2, 2026**

Regional Planning Commission Business Meeting of: **Thursday, April 9, 2026**

Levy Court Public Hearing of: **Tuesday, April 28, 2026**

Application	:	C-26-01
Applicant/Owner	:	Valerie A. Singleton Trustee 41 Doe Hill Ct. Camden, DE 19934
Present Zoning District	:	AC (Agricultural Conservation)
Relation to Growth Zone	:	Inside
Present Use	:	Residential
Proposed Use	:	Same with a Home Day Care
Levy Court District	:	4 th – Scott
School District	:	Caesar Rodney
Fire District	:	Magnolia
Area and Location	:	0.53± acres on the south side of Doe Hill Ct., being Lot 44 in the Country Field subdivision, approximately 151 ft. northwest of Fawn Path Dr., northwest of Magnolia.
Property Identification Number	:	NM-00-104.04-04-44.00-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: C-26-01
Singleton

APPLICANT/OWNER:

Valerie A. Singleton Trustee

**PRESENT ZONING
DISTRICT:**

AC (Agricultural Conservation)

PRESENT USE:

Residential

PROPOSED USE:

Same with a Home Day Care

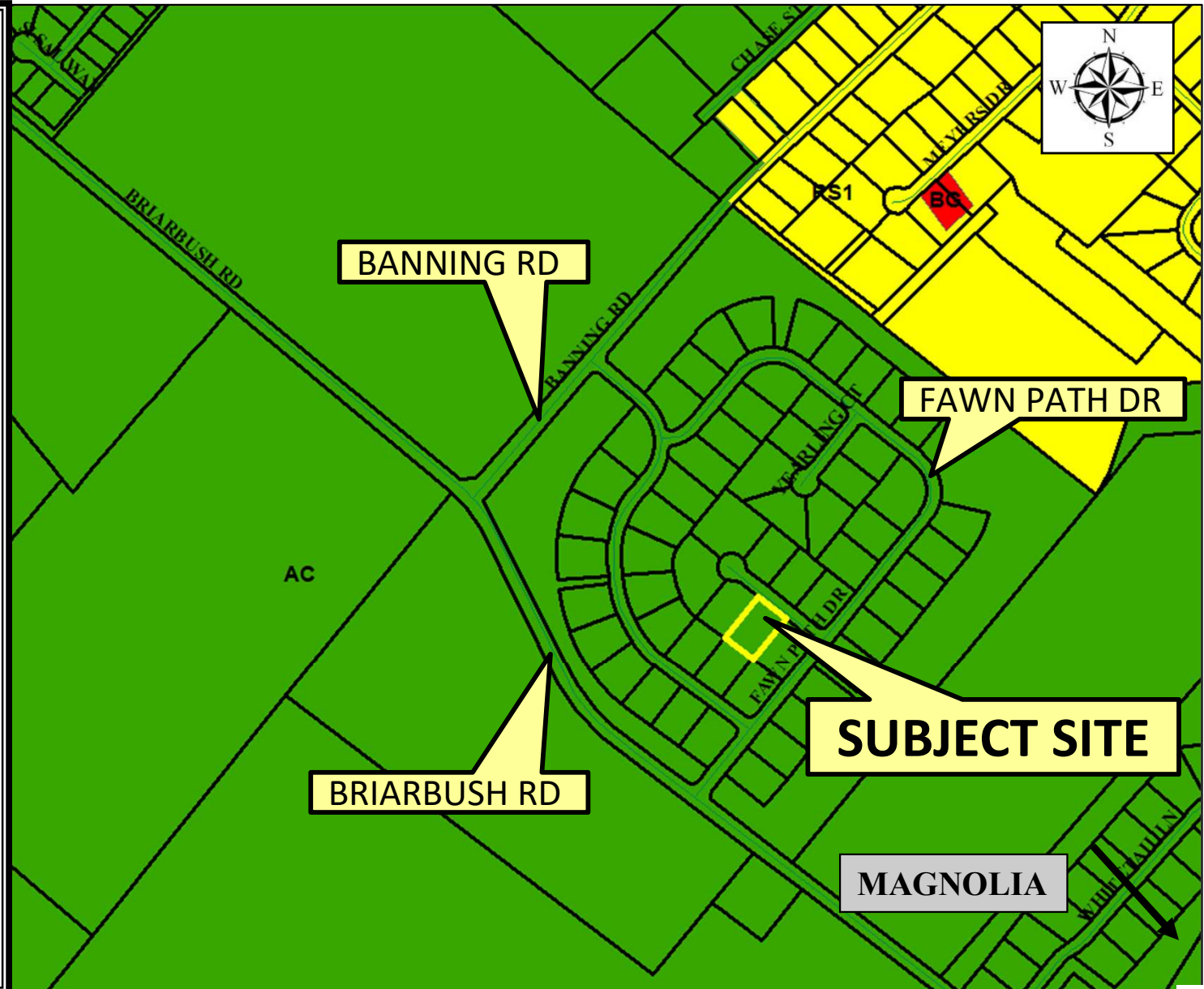
LEVY COURT DISTRICT:

4th - Scott

TAX MAP NO:

NM-00-104.04-04-44.00-000

LOCATION: 0.53+ acres on the south side of Doe Hill Ct., being Lot 44 in the Country Field subdivision, approximately 151 ft. northwest of Fawn Path Dr., northwest of Magnolia.



FW: Daycare Application for Valerie Singleton

From Kris Connelly <kris.connelly@kentcountyde.gov>
Date Mon 2/9/2026 8:02 AM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

-----Original Message-----

From: Stephen Nicole West <swest199@comcast.net>
Sent: Sunday, February 8, 2026 7:44 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Daycare Application for Valerie Singleton

[Some people who received this message don't often get email from swest199@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I believe you received my letter with a concern for the application for a daycare for Valerie Singleton, 41 Doe Hill Ct., Camden, DE.

I want to ensure my concerns are documented as my concerns have expanded since my original letter.

As mentioned in my original letter, our deed restrictions do not allow for any type of businesses out of any home in the neighborhood. Section 1, page 2. This would not be fair to the other 59 homeowners to allow a business. Additionally this could result in other businesses/daycares in the neighborhood, completely changing the dynamic of our family neighborhood. We all have agreed to these restrictions, which for Valerie and myself, have been in place since we built our homes 20 years ago as original homeowners.

Secondly, this is a small neighborhood of only 60 houses. A daycare with the potential to have nine children would be a significant impact to the amount of traffic considering drop offs and pick ups.

Please allow a public hearing before any approval is provided to allow the neighbors to share their support or concerns.

Thank you,
Nicole West
84 Fawn Path Dr.
Camden, DE 19934

Sent from my iPhone

FW: Country Field Daycare

From Kris Connelly <kris.connelly@kentcountyde.gov>
Date Fri 2/6/2026 8:03 AM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

For the file if this ever becomes one.

-----Original Message-----

From: Theresa Cole <treecole@comcast.net>
Sent: Thursday, February 5, 2026 6:06 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Country Field Daycare

[Some people who received this message don't often get email from treecole@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am opposed to the daycare at 41 Doe Hill in the country Field Development. Our development has a homeowners association and restrictions that do not allow a business. I do not want my property value to decline due to a daycare being opened in violation of our homeowners agreement.

Theresa Cole
40 Yearling court
Country Field Development
Sent from my iPhone



DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home OccupationDATE: 01/09/26TO: LYONS ROBERT F. JOHN CARUANO
LYONS REBECCA A. JANELLE CARUANO
136 FAWN PATH DR 40 COUNTRY FIELD DR.
CAMDEN-WYOMING, DE 19934

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 E. and 205-423, you are hereby notified that your neighbor, **Valerie A Singleton Trustee of 41 Doe Hill Ct., Camden Wyoming, DE 19934**, is seeking administrative approval of a home occupation described as a Home Day Care of no more than 9 children.

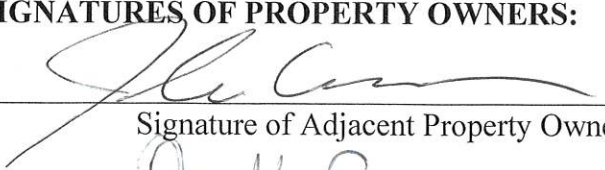
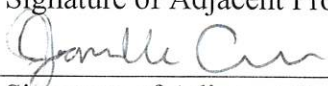
The approval process requires that the applicant notify by certified mail all adjacent property owners located within 200 feet of his/her property prior to a decision being rendered on this application. Responses shall be collected for 30 days from the date the certified letter is mailed.

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: VIOLATION OF COVENANT, ADDITIONAL TRAFFIC GENERATION
AND PARKING ON STREETS, NON RESIDENTIAL TRAFFIC THROUGH
NEIGHBORHOOD/SAFETY CONCERNS.Telephone Number: (302) 697-2453

SIGNATURES OF PROPERTY OWNERS:


Signature of Adjacent Property Owner1/28/26
Date
Signature of Adjacent Property Owner1/28/26
Date

FW: Country Field Day Care

From Kris Connelly <kris.connelly@kentcountyde.gov>
Date Mon 2/2/2026 4:42 PM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

From: Hinkle Thomas <thomas.hinkle@cr.k12.de.us>
Sent: Monday, February 2, 2026 4:41 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Country Field Day Care

Some people who received this message don't often get email from thomas.hinkle@cr.k12.de.us. [Learn why this is important](#)
Good Afternoon,

I wanted to reach out as I got a letter in the mail about a proposed day care which violates are HOA in the neighborhood of Country Field in Camden. I threw it away, as it had my address with the incorrect names on it.

As such, I strongly oppose a day care being allowed, as that will bring unwanted cars, people and noise to a wonderful, quiet neighborhood. We already had another neighbor say they too would like to open a daycare, which would make it two in the area of 60 homes. What is next, cows grazing in the back yard?

Please let me know if there are any meetings as my wife and I would plan to attend.

Tom Hinkle
18 Country Field Drive
Camden, De 19934



DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home OccupationDATE: 01/09/26TO: ~~GROS TOBY W.~~~~80 DOE HILL CT~~

CAMDEN-WYOMING, DE 19934

Ricky & Mike Stone

64 Country Field Drive



Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 E. and 205-423, you are hereby notified that your neighbor, **Valerie A Singleton Trustee of 41 Doe Hill Ct., Camden Wyoming, DE 19934**, is seeking administrative approval of a home occupation described as a Home Day Care of no more than 9 children.

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 letter and attachmentTelephone Number: 302 620 4236

SIGNATURES OF PROPERTY OWNERS:

Ricky M Stone

Signature of Adjacent Property Owner

26 Jan 2026

Date

Mike Stone

Signature of Adjacent Property Owner

26 Jan 2026

Date

Kent County Planning Office,

I am writing to formally express my objection to the operation of a Home Day Care business within our residential neighborhood, as it is inconsistent with the governing Article IV Restrictions, Conditions, and Covenants, which clearly limit property use to residential purposes only. (See Attachment)

In addition to this direct violation of the covenants, I would like to raise several significant concerns associated with introducing a Home Day Care business into a residential area:

1. Traffic and Parking Impact

A Home Day Care operation would substantially increase daily traffic, particularly during morning drop-off and afternoon pick-up hours. This congestion poses safety risks to residents, pedestrians, and children in the neighborhood. Limited street parking would be further strained by parents, staff, and visitors, potentially obstructing driveways and emergency access.

2. Commercial Deliveries and Support Services

Day care facilities require frequent deliveries of food, supplies, equipment, and waste removal services. The presence of delivery trucks and service vehicles is inconsistent with residential use and would further contribute to traffic, noise, and wear on neighborhood streets.

3. Privacy and Security Concerns

A core principle of our residential community is the expectation of privacy and security. Operating a Home Day Care introduces a steady flow of non-residents—parents, employees, vendors, and inspectors into the neighborhood. This increased presence of unfamiliar individuals raises valid concerns regarding personal safety, property security, and the overall sense of privacy for homeowners.

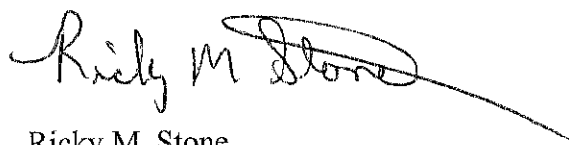
4. Preservation of Residential Character

Allowing a business to operate sets a concerning precedent and undermines the intent of the covenants designed to protect property values and the residential nature of the community.

For these reasons, I respectfully request that the proposed Home Day Care operation not be permitted to operate within the neighborhood. I trust that the established covenants will be upheld in the best interest of the community.

Thank you for your time and consideration.

Respectfully,

A handwritten signature in black ink, reading "Ricky M. Stone". The signature is fluid and cursive, with a long horizontal line extending from the end of the name.

Ricky M. Stone
64 Country Field Drive
Camden-Wyoming, DE 19934

ARTICLE IV

Restrictions, Conditions and Covenants

SECTION 1 – No trade, business, commerce, industry, profession, or occupation shall be conducted on any lot. This provision, however, shall not prevent the maintenance of any carrying on of the business of Declarant, its successors and assigns, as builder or real estate developer on the premises until such time as all lots shown on the said plot are sold.

SECTION 2 – All lots shall only be used for single family dwelling houses. No more than one (1) dwelling house may be erected on a single lot. No truck, trailer, travel trailer, camper trailer, mobile home, or other similar unit shall be placed on any lot or parked on any street temporarily or permanently except that a truck rated less than 6,000 lbs. gross weight may be parked temporarily on any street. No tent, shack, barn, or other outbuilding shall be erected or placed temporarily or permanently on any lot.

SECTION 3 – No animals, except household pets, shall be permitted on any lot and no wild animals, fowl, pigeon, rabbit, horse, ponies, bees, or farm animals shall be permitted on any lot. No dog pens or runs shall be allowed on any lot, except when a fenced area is adjacent to the house, located on the side of the house, and there is an interior four (4) foot chain link fence with a wood exterior four (4) foot fence and bordered by four (4) foot shrubs to hide the area. The flooring for the dog run is to be a cement pad with no more than one hundred and eight five (185) square feet. It is the intent to make the dog run as inconspicuous as possible.

SECTION 4 – No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

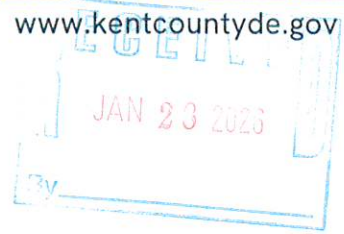
SECTION 5 – No fence, wall, hedge, or mass planting shall be erected or permitted except to the rear of the main house structure and such fence, wall, hedge, or mass planting shall not be permitted to be over five (5) feet in height; EXPRESSLY EXCEPTING HOWEVER, there may be erected at the perimeter boundary line of Country Field Subdivision (either by Declarant or individual property owners) a perimeter boundary fence to a maximum height of six (6) feet and/or natural plants in the nature of a hedge to whatever height is allowed by the applicable zoning authority at any given time (the purpose of such perimeter fence or perimeter planting being to provide privacy and security for the Development and/or individual lots from public roads and other lands adjoining the Country Field Subdivision).

SECTION 6 – Each purchaser of a lot will keep his/her lot in a presentable condition free and clear of any debris and will keep all grass mowed. In the event that any such purchaser does not keep his/her lot in a presentable condition, Declarant may, after reasonable notice, enter the lot and perform such work as necessary to restore it to presentable condition. The purchaser will then be liable to Declarant for payment of the cost of such work.

SECTION 7 – No signs shall be erected on any lot except signs advertising the property for sale or rent, which signs shall not exceed ten (10) square feet.



DEPARTMENT OF PLANNING SERVICES

NOTICE OF APPLICATION
Home Occupation

DATE: 01/09/26

TO: ~~STONE RICKY M.~~
~~STONE MIRE~~~~64 COUNTRY FIELD DR~~
CAMDEN-WYOMING, DE 19934West, Stephen
West, Nicole

84 Fawn Path Dr.

Per Cathy Andrews updated with our information. We received an appropriately addressed envelope, but the letter was addressed to our neighbor.

Dear Adjacent Property Owner:

Pursuant to Kent County Code, Sections 205-68 E. and 205-423, you are hereby notified that your neighbor, **Valerie A Singleton Trustee of 41 Doe Hill Ct., Camden Wyoming, DE 19934**, is seeking administrative approval of a home occupation described as a Home Day Care of no more than 9 children.

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: Section 1 of the First Amendment to the Declarations of Covenants, Conditions, and Restrictions, Instrument/Document 2012-208385 states No trade, business, commerce, industry, profession, or occupation shall be conducted on any lot.

Telephone Number: (302) 331-8908

SIGNATURES OF PROPERTY OWNERS:

Nicole West

Signature of Adjacent Property Owner

1/15/26

Date

[Signature]

Signature of Adjacent Property Owner

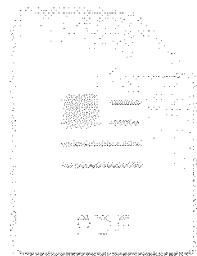
1/21/26

Date

Daycare Approval

Valerie,

Attached is the Country Field Deed Restrictions. The board has no objections to allowing you to operate a daycare inside your home.



**Deed Restrictions -
CFDHOA.pdf**

2.4 MB



Thanks,
CJ Myers
Country Field HOA President





Kent County
Betty Lou McKenna
Recorder of Deeds
Dover, DE 19901

Instrument Number: 2012-208385
Recorded On: April 25, 2012 As-Miscellaneous With Notation
Parties: ROCKLAND WEST DEVELOPMENT LLC
To ROCKLAND WEST DEVELOPMENT LLC

of Pages: 47

Comment:

****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

Miscellaneous With Notation	491.00	Marginal Notation	7.00
# of Pages	40	# of Notes	1
	0		0
Total:	498.00		

I hereby certify that the within and foregoing was recorded in the Recorder's Office in Kent County.

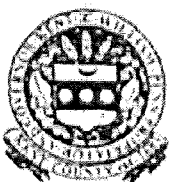
****DO NOT REMOVE-THIS PAGE IS PART OF THE RECORDED DOCUMENT****

File Information:

Record and Return To:

Document Number: 2012-208385
Receipt Number: 303022
Recorded Date/Time: April 25, 2012 01:26:11P
Book-Vol/Pg: BK-RE VL-6269 PG-1
User / Station: C Yerkes - Cashier 4

LYNN MAY & PERZA, P.A.
880 SOUTH STATE STREET
DOVER DE 19901



Betty Lou McKenna

Tax parcel nos: see attached Exhibit A
Prepared by: Lynn, May & Perza, P.A.
34 The Green
Dover, Delaware 19901

Accepted for Filing in
Kent County
Doc# 208385
On: Apr 25, 2012 at 01:26P

46
1 note
\$538
NC

**FIRST AMENDMENT
TO THE
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR ROCKLAND WEST DEVELOPMENT, LLC**

THIS FIRST AMENDMENT to the Declaration of Covenants, Conditions and Restrictions is made this 18th day of November, 2010, by Country Field Development Homeowners Association, Inc., a Delaware corporation, hereinafter referred to as "Declarant"), successor-in-interest to Rockland West Development, LLC.

WHEREAS, a Declaration of Covenants, Conditions and Restrictions dated May 18, 2005, was duly declared and recorded in the Office of the Recorder of Deeds in and for Kent County, Delaware, on May 19, 2005, by Rockland West Development, LLC, in Deed Book 2057, Page 331 (hereinafter the "Original Declaration").

WHEREAS, the interests of Rockland West Development, LLC, the original declarant, have been succeeded by Country Fields Home Owners Association, Inc., the present declarant pursuant to Article III, Clause D of the Original Declaration.

WHEREAS, Article V, Section 2 of the Original Declaration provides that "the Restrictions of this Declaration run with and bind the Property...subject, however, to the provision that the Association or its successors, by and with the vote or written consent of two-thirds (2/3rds) [of the lot owners]".

WHEREAS, Article V, Section 2 of the Original Declaration further provides that "any [amendment] shall take effect when a copy thereof executed and acknowledged by the Association or its successors in accord with the usual form of execution and acknowledgement of deeds, together with written consents of the requisite number of Owners, has been filed for record in the Office of the Recorder of Deeds, in and for Kent County."

14104-
05

NOW THEREFORE, the undersigned, being the owners of at least 2/3rds of the lots of Country Field, do hereby approve this First Amendment of the Declaration of Covenants, Conditions and Restrictions, as follows:

ARTICLE IV

Restrictions, Conditions and Covenants

Section 1 - No trade, business, commerce, industry, profession, or occupation shall be conducted on any lot. This provision, however, shall not prevent the maintenance of any carrying on of the business of the Declarant, its successors and assigns, as builder or real estate developer on the premises until such time as all lots shown on the said plot are sold.

Section 2 - All lots shall be used for single family dwelling houses. No more than one (1) dwelling house may be erected on a single lot. No truck, trailer, travel trailer, camper trailer, mobile home, or other similar unit shall be placed on any lot or parked on any street for a period of more than 72 consecutive hours, and except as permitted under Article IV, Section 19.

Section 3 - No animals, except household pets, shall be permitted on any lot and no wild animals, fowl, pigeon, rabbit, horse, ponies, bees or farm animals shall be permitted on any lot. No dog pens or runs shall be allowed on any lot, except when fenced area is adjacent to the house, located on the side of the house, and there is an interior four (4) foot fence and bordered by four (4) foot shrubs to hide the area. The flooring for the dog run is to be a cement pad with no more than one hundred and eighty-five (185) square feet. It is the intent to make the dog run as inconspicuous as possible.

Section 4 - No noxious or offensive activity shall be carried on or upon any lot, nor shall anything be done thereon which may be or become an annoyance to the neighborhood.

Section 5 - No fence, wall, hedge, or mass planting shall be erected or permitted except to the rear of the main house structure and such fence, wall, hedge or mass planting shall NOT be permitted to be over five (5) feet in height: EXPRESSLY EXCEPTING HOWEVER, there may be erected at the perimeter boundary line of Country Field Subdivision (either by declarant or individual property owners) a perimeter boundary fence to a maximum height of six (6) feet and/or natural plants in the nature of a hedge to whatever height is allowed by the applicable zoning authority at any given time (the purpose of such perimeter fence or perimeter planting being to provide privacy and security for the Development and/or individual lots from public roads and other lands adjoining the Country Field Subdivision).

Section 6 - Each lot owner of a lot will keep his/her lot in a presentable condition free and clear of any debris or detrimental objects and will keep all grass mowed. Grass shall be no higher than six (6) inches. In the event that any such owner does not keep their lot in a conforming condition, Declarant may, after reasonable notice, enter the lot and perform such work as necessary to restore it to presentable condition. The owner will then be liable to Declarant for payment of the cost of such work.

Section 7 - No signs shall be erected on any lot except for signs advertising the property for sale or rent, which signs shall not exceed ten (10) square feet.

Section 8 - No exposed clothes line shall be maintained on any lot.

Section 9 - No lot shall be subdivided, except that a lot may be split to become part of adjacent lots, thereby resulting in one or more lots larger than the original plotted lots.

Section 10 - No TV, radio, cable TV, ham radio, CB, antenna, or tower, nor any satellite dish shall be attached to any building or separately erected on any lot, except that satellite dishes twenty-four (24) inches in diameter or smaller are permitted to be attached to the backside of the dwelling house or the back side of the roof of the said dwelling house IF it is painted the same color of the area of the house or roof to which it is attached, rendering it as inconspicuous as reasonably possible, or such satellite dishes may be attached to a small pole at the rear of the home.

Section 11 - No primary residence structure shall be erected on any lot unless:

- A) It sets back at least thirty (30) feet from the front line. A structure on a corner lot shall set back at least thirty (30) feet from both lot lines adjacent to streets.
- B) It sets at least thirty (30) feet from the rear of the property line.
- C) The total of the side yard setbacks must equal at least thirty (30) feet with a minimum of at least ten (10) feet on one side.

Section 12 - No house shall be constructed on any lot if it has less than one thousand eight hundred (1,800) square feet of livable floor space, exclusive of basement, garage, porch, and breezeway as to one-story structures, nor shall a house be constructed on any lot if it has less than two thousand (2,000) square feet of livable space, exclusive of basement, garage, porch and breezeway as to a two-story structure.

Section 13 - No garage shall be erected unless it is attached to the primary dwelling.

Section 14 - Without the necessity of any further reservation by the Declarant, the lots shall be subject to the following easements reserved to the Declarant for the installation and maintenance of utilities, sewer and water lines, and drainage purposes:

- A) Easements over, under, and along the rear the (10) feet of lots;
- B) Easements over, under and along side the property lines of each lot for a distance of eight (8) feet from the side property lines of each lot; and
- C) Easements as shown on the aforesaid shall be measured from the new line of said divided lot.

Section 15 - Outbuildings. One outbuilding shall be permitted to be placed on each lot. Said outbuilding must meet all Kent County code requirements. The exterior color of the outbuilding shall be the same color as the siding of the primary residence of the lot, and the exterior of the outbuilding shall consist of the same aluminum or vinyl as the primary residence of the lot, and the out-building shall consist of the same shingled roof as the primary residence of the lot. Dimensions shall not exceed 16-feet in length, 16-feet in width, or 10-feet in height with a maximum pitch on the roof of 9/12. Dimensions shall be not smaller than 8-feet in length, 8-feet in width, and 8-feet in height, with a minimum roof pitch of 3/12. Use of an outbuilding as a dwelling is prohibited. An outbuilding structure must be located at the rear of the dwelling and not to be within 30 feet of the residence.

Section 16 - All owners of lots in Country Field Subdivision and their heirs and assigns shall be responsible and liable for all damage done to any curb or roadbed in front of their lot resulting from any construction or work done on their lot. All repairs shall be made in accordance with the requirements of Kent County.

Section 17 - On each lot in Country Field Subdivision there may be installed one (1) in-ground pool. Pools must be properly maintained throughout the year. The erection and maintenance of an above-ground pool is expressly prohibited.

Section 18 - Holiday exterior decorations, including lighting figures, shall be removed within (30) days following the displayed holiday.

Section 19 - Parking.

- A. On Street Parking. No on street parking for more than seventy-two (72) consecutive hours is permitted.
- B. BOA TS- Boats or trailers for a boat with a combined length of 30ft or less are only permitted to be parked in the paved driveway of the boat owner between Memorial Day and Labor Day each year. Any boat parked in an owner's driveway must be placed on a trailer. No boat/trailer combinations may be parked on the street. Boats are not permitted to be stored in Country Field Development during any part of the year with exception of Memorial Day through Labor Day.
- C. NON-COMMERCIAL UTILITY TRAILERS - owners are permitted to place/use one (1) utility trailer on a lot between Memorial Day and Labor Day each year. Trailers are NOT to exceed twenty (20) feet in length. Utility trailers may not be parked on the street. All other trailers are expressly

prohibited. Trailers are not permitted to be stored in Country Field Development during any part of the year with the exception of Memorial Day through Labor Day.

NOW THEREFORE, the undersigned, being the owners of at least 2/3rds of the lots of Country Field, do hereby approve this First Amendment of the Declaration of Covenants, Conditions and Restrictions, as follows:

ARTICLE IV

Restrictions, Conditions and Covenants

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Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: April 9, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: **C-26-02 Delmarva Power and Light:** Request for Conditional Use Approval for an Electric Substation located inside the Growth Zone Overlay District / MN-00-179.00-02-39.00-000

ATTACHMENTS:

[C-26-02 DPL Staff Recommendation Report](#)
[C-26-02 Data Sheet](#)
[C-26-02 Exhibit A](#)
[C-26-02 Plot Plan](#)
[C-26-02 Demolition Plan](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

April 2, 2026

Application Number & Name : C-26-02 / Delmarva Power & Light

Present Zoning District : IG (General Industrial)

Present Use : Electric Substation

Proposed Use : Same with a Control Enclosure

Area & Location : 2.9± acres on the east side of Farmington Rd., 660' north of Fairground Rd., south of Harrington.

I. APPLICATION SUMMARY:

The subject property is located inside of the Growth Zone overlay district and is currently improved with a 600 sq. ft. control house that will be demolished and catenary structures that support the wires for the substation. The character of the area is residential and manufacturing. The surrounding properties to the west and northwest are utilized residentially. The parcel to the south is vacant and the property to the north east is manufacturing.

II. COMPLIANCE WITH THE CONDITIONS OF APPROVAL

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

(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.

✓ No towers are proposed or currently on the subject parcel.

(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. AGENCY COMMENTS:

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian L. Hall, Engineering Project Manager II

Advisement:

1. As applicable, contact the City of Harrington to determine if central sewer is available/feasible.

Comment:

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

B. DELAWARE DEPARTMENT OF TRANSPORTATION

Contact: Joshua J. Schwartz

Comment:

1. The access shall follow 8.5 MISCELLANEOUS ENTRANCES from the DelDOT Development Coordination Manual.
2. The applicant shall contact DelDOT’s Central District Office for further assistance.

C. DE State Fire Marshal’s Office

Contact: Wiliam Kelly II, CFI, CFPE

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

D. 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 a significantly higher number of vehicle trips or increase pedestrian traffic in the area. For more information on the transportation elements of this application, please contact Dover Kent MPO.

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
Plot Plan
Demolition Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR CONDITIONAL USE REVIEW

Regional Planning Commission Public Hearing of: **Thursday, April 2, 2026**

Regional Planning Commission Business Meeting of: **Thursday, April 9, 2026**

Levy Court Public Hearing of: **Tuesday, April 28, 2026**

Application	:	C-26-02
Owner	:	Delmarva Power & Light PO Box 30846 Charlotte, NC 28230
Additional Contact	:	ENGenuity Infrastructure – Steven Amos, PE 2 Bridge Ave. Suite 323 Red Bank, NJ 07701
Property Location	:	3370 Farmington Rd. Harrington, DE 19952
Present Zoning District	:	IG (General Industrial)
Relation to Growth Zone	:	Inside
Present Use	:	Electric Substation
Proposed Use	:	Same with Control Enclosure
Levy Court District	:	6 th – Hertz
School District	:	Lake Forest
Fire District	:	Harrington
Area and Location	:	2.9± acres on the east side of Farmington Rd., 660' north of Fairground Rd., south of Harrington.
Property Identification Number	:	MN-00-179.00-02-39.00-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: C-26-02
Delmarva Power & Light

APPLICANT/OWNER:
Delmarva Power & Light

**PRESENT ZONING
DISTRICT:**
IG (General Industrial)

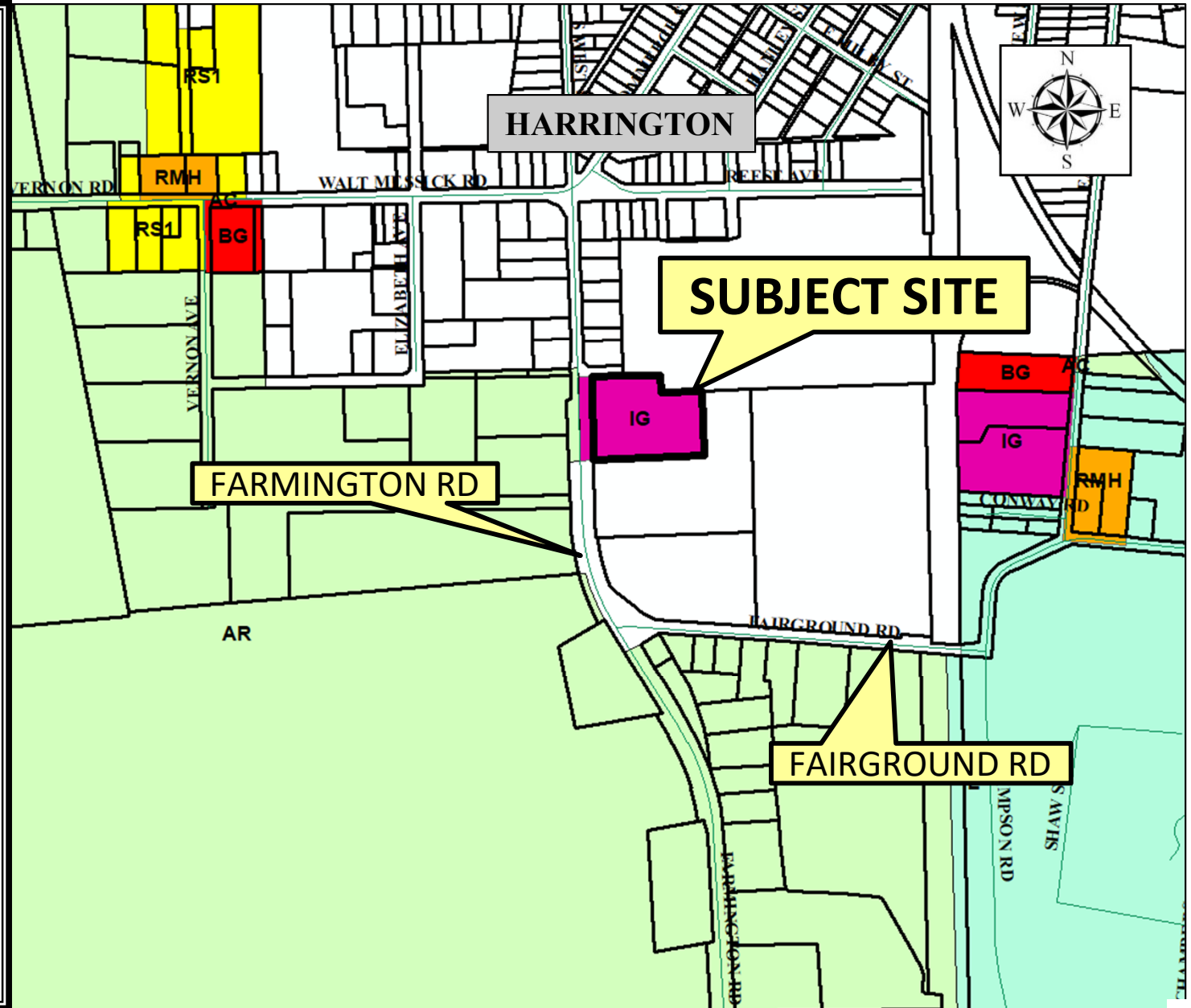
PRESENT USE:
Electric Substation

PROPOSED USE:
Same with Control Enclosure

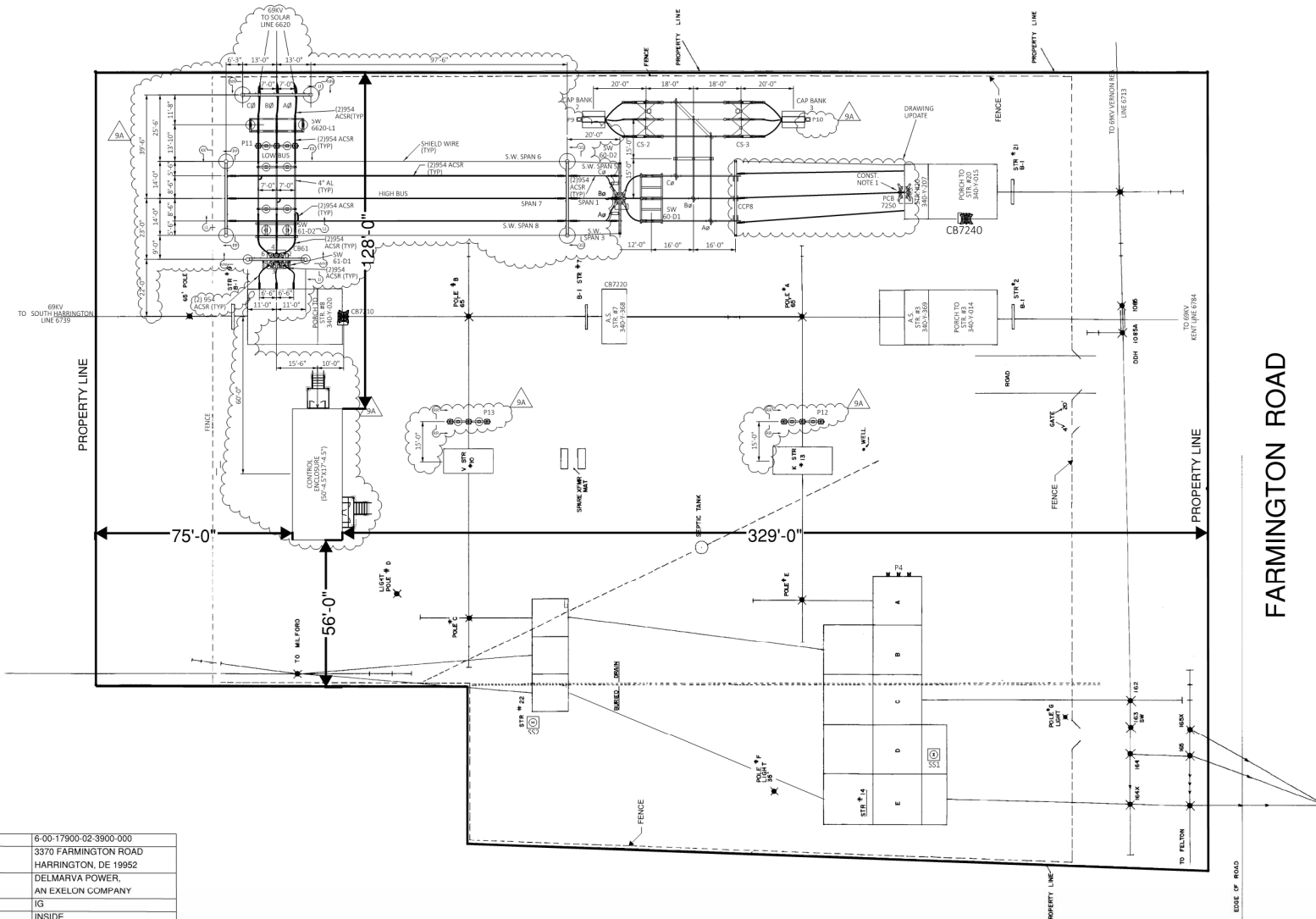
LEVY COURT DISTRICT:
6th - Hertz

TAX MAP NO:
MN-00-179.00-02-39.00-000

LOCATION: 2.9+ acres on the
east side of Farmington Rd., 660'
north of Fairground Rd., south of
Harrington.



340-Y-00005



PARCEL NUMBER	6-00-17900-02-3900-000
PROPERTY LOCATION	3370 FARMINGTON ROAD HARRINGTON, DE 19952
OWNER OF RECORD	DELMARVA POWER, AN EXELON COMPANY
ZONING	IG
GROWTH ZONE	INSIDE
PRESENT USE	ELECTRIC SUBSTATION
PROPOSED USE	ELECTRIC SUBSTATION
REQUIRED SETBACKS	
FRONT	60'
SIDE	50'
REAR	50'
FROM RESIDENTIAL DWELLING UNIT ON ADJACENT PARCELS	100'

BURNS & MCDONNELL
THE REGISTRANT OF
THE NEWLY APPLIED
SEAL, DATED
03/05/2026, ONLY ASSUMES RESPONSIBILITY
FOR THE CHANGES AS INDICATED BY THE
FOLLOWING REVISION(S) 9A.



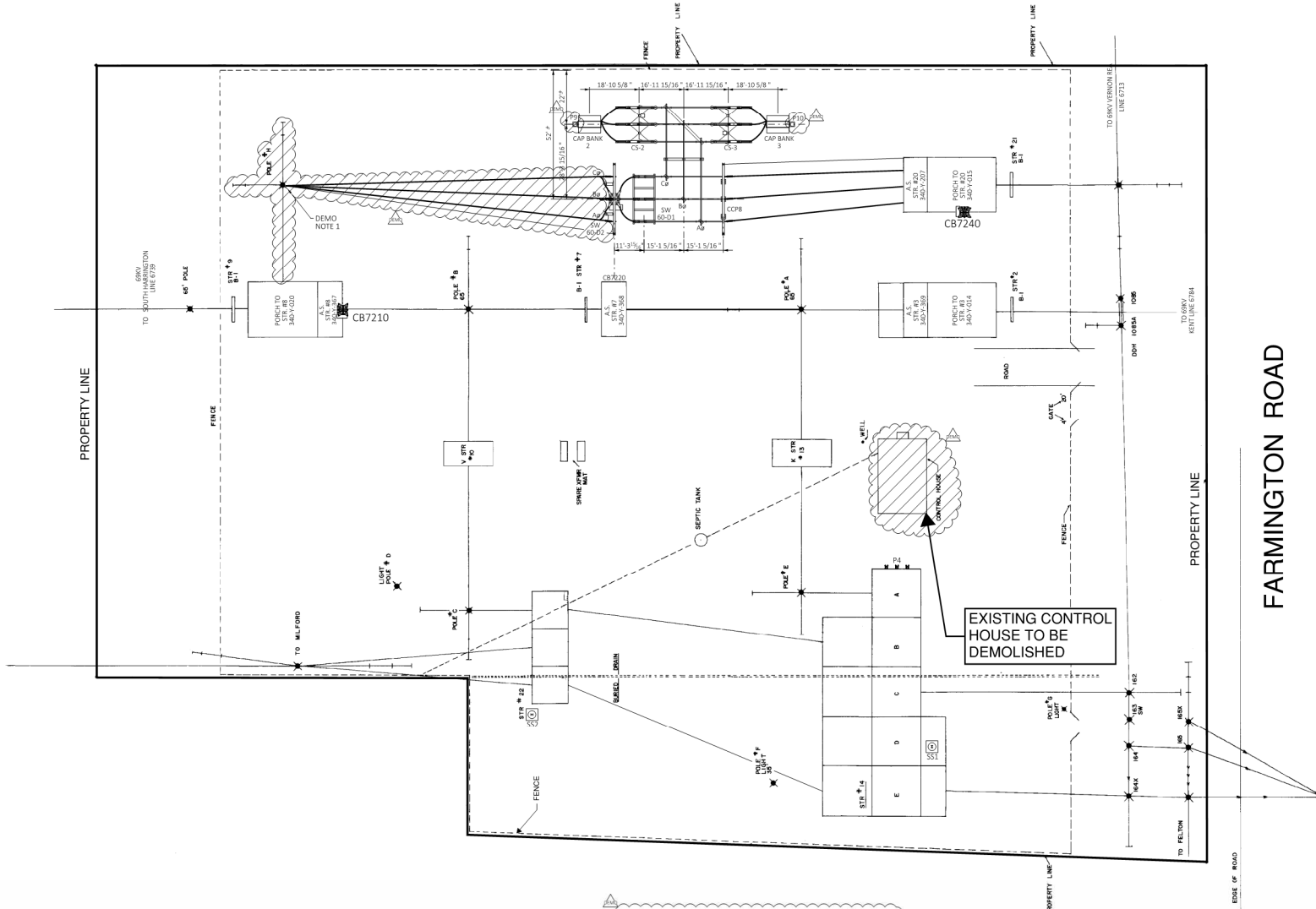
ANIMAL PROTECTION MEASURES COMPLIANT WITH
PHI SPECIFICATION TSE-GS-113 REV 0.4 AND ITS REFERENCED
STANDARD INSTALLATION DETAIL DRAWINGS ARE APPLIED TO
THE DISTRIBUTION-CLASS EQUIPMENT ON THIS DRAWING

REV	DATE	DFT	APV	PROJECT #	EPS ID#	DESCRIPTION
9A	02/06/2026	BM/CZ	DP	52023-0023	DD1505008 DD1505007 DD1515001	HARRINGTON SOLAR
9	02/10/22	MESA	AZ	52022-0063	DD2005002	BUS UPGRADE
8	09/18/20	MESA	DM	DD2005002		REPLACED SS1, METER, AC1 & AC2, ADDED SS2 & ATS
7	6/26/19	B&V	TJM	DD1905010		ANIMAL GUARD INSTALLATIONS
6	3/30/16	KFM	JLP			CB 7210, 7240 REPLACEMENT - IOM6133942 & 6133944

REVISIONS

REFERENCE DRAWINGS:
340-Y-00204 69KV ENLARGED PLAN
340-Y-00015 69KV VERNON REA LINE 6713 STRUCTURE PLAN & FLEV
340-Y-00367 69KV ELEVATIONS
340-Y-00005 69KV GENERAL LAYOUT
340-Y-00008 69KV CIRCULATING PLAN
340-Y-00012 69KV CABLE TRENCH AND CONDUIT LAYOUT
340-Y-00443-001 69KV SECTIONS AND DETAILS SHEET 1
340-Y-00443-002 69KV SECTIONS AND DETAILS SHEET 2
340-Y-00443-003 69KV SECTIONS AND DETAILS SHEET 3

delmarva power AN EXELON COMPANY
HARRINGTON SUBSTATION
GENERAL LAYOUT 66KV
SCALE 1" = 20'-0"
340-Y-00005
RFV 9A



DEMOLITION NOTES:
1. REMOVE POLE #11 AND FOUNDATION AND BACKFILL WITH 1-SACK SLURRY.

ANIMAL PROTECTION MEASURES COMPLIANT WITH PHI SPECIFICATION TSE-GS-113 REV 0.4 AND ITS REFERENCED STANDARD INSTALLATION DETAIL DRAWINGS ARE APPLIED TO THE DISTRIBUTION-CLASS EQUIPMENT ON THIS DRAWING

REFERENCE DWGS:
69KV ENLARGED PLAN..... 340-Y-204
69KV VERNON REA LINE 6713..... 340-Y-015
STRUCTURE PLAN & ELEVATION..... 340-Y-015
69KV ELEVATIONS..... 340-Y-367

DEM002/06/26/06/MC/D	DF	S2023-0023	DD21505008 DD21505007 DD21505011	DEMO-HARRINGTON SOLAR		
9	02/10/22	MESA	AZ	S2022-0063	DD20205002	BUS UPGRADE
8	09/18/20	MESA	DM	-	DD20205002	REPLACED SS1, METER, AC1 & AC2, ADDED SS2 & ATS
7	06/26/19	B&V	TJM	-	DD1905010	ANIMAL GUARD INSTALLATIONS
6	3/30/16	KFM	JLP	-	-	CB 7210, 7240 REPLACEMENT - IOM6133942 & 6133944
REV	DATE	DFT	APV	PROJECT #	EPS ID#	DESCRIPTION
REVISIONS						

delmarva power AN EXCELCEL COMPANY	
HARRINGTON SUBSTATION	
DEMO - GENERAL LAYOUT 66KV	
SCALE 1" = 20'-0"	340-Y-00005
REV DEM0	



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: April 9, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: **SL-26-03 Barratts Landing:** Request for a Major Subdivision approval of a 244 single-family lot residential development located inside the Growth Zone Overlay District / SM-00-131.00-01-02.00-000

ATTACHMENTS:

[SL-26-03 Staff Recommendation Report](#)
[SL-26-03 Data Sheet](#)
[SL-26-03 Exhibit A](#)
[SL-26-03 Wavier-Requests](#)
[SL-26-03 Additional Plan Req for Final](#)
[SL-26-03 Email dtd 2/9/26 bus stops](#)
[SL-26-03 Email dtd 3/13/26 Marc Lucas](#)
[SL-26-03 Adams letter dtd 030926](#)
[SL-26-03 PLUS responses dtd 081525](#)
[SL-26-03 PLUS responses dtd 032526](#)
[SL-26-02 Preliminary Plan](#)
[SL-26-03 Preliminary Landscaping Plan](#)
[SL-26-03 Additional Testimony Received 040626](#)
[SL-26-03 Phasing-1-Exhibit](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

April 2, 2026

Application Number	:	SL-26-03
Preliminary Plan Title	:	Barratts Landing
Zoning District	:	AC (Agricultural Conservation)
Site Area	:	90.12 ±
Proposed Number of Lots	:	244 Single-Family
Relation to Growth Zone	:	Inside

I. STAFF RECOMMENDATION:

Staff recommend **CONDITIONAL APPROVAL** as the plan meets the minimum requirements for preliminary approval. Below are code requirements and staff recommendations that must be incorporated in the final plan:

A. Code Requirements:

1. The final plan must meet all requirements of Chapters 116, 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 §187-83.B., it is required that a bond or other guarantee with the County for required improvements 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 building permit. 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. §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.

5. §187-62 requires the development to have a bus stop. The plan proposes four bus stops; in front of lot 88, at the open space in between lots 70 and 71, at the open space between lots 53 & 54, and in front of lot 27.
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. The proposed mulch/turf walking path would not meet required ADA accessible requirements.

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. Proposed lots 28, 65, 66, 70, and 71 are proposed to be within the 25' wetlands buffer and 100' blue line stream buffer. Staff recommends that all lots be designed without environmental buffers being included with the lots. Allowing buffers on lots would create issues for future property owners constructing accessory buildings which are permitted 5' from the side and rear property lines. The lots could be redesigned to meet bulk and area requirements while not including the environmental buffers on lots.

II. WAIVER REQUESTS:

The applicant has requested a waiver from Kent County Code §187-77.C. requiring that wetlands shall remain as essentially undisturbed natural areas and §187-77.D. requiring that no impervious surface, fill, obstructions to drainage, or land disturbance shall be situated nearer than 25' to a delineated wetlands area. The applicant has requested the waiver to allow for a wetland crossing for a roadway at the southeastern portion of the site. The applicant is requesting the waiver to provide cohesion with the entire subdivision and give residents access to the entire parcel. The staff recommends that this waiver request be **APPROVED**. The proposed crossing will allow for two ingress and egress for daily traffic and emergency response vehicles.

The applicant has also requested a waiver from Kent County Code §187-77.D. requiring that no impervious surface, fill, obstructions to drainage, or land disturbance shall be situated nearer than 25' to a delineated wetlands area. The applicant has requested the waiver to all portions of the proposed five-foot wide mulch/turf walking trail to go through the 25' wetlands buffer. The staff recommends that this waiver request be **CONDITIONALLY APPROVED**. Staff recommends that the walking trail be installed as hard surface that meets ADA accessibility requirements, with approval also from §187-78.B.(2) that no paved surfaces shall be permitted to be constructed nearer than 100' to the shoreline, as defined by the mean high-water line of any nontidal freshwater

water body, lake pond, or blue-line stream. The recommended five-foot wide hard surface walking trail will not go within the wetlands or the blue line stream. The recommended paved walking trail will provide a permanent continued pedestrian path from the active open space, around the proposed stormwater pond, and extend to the stream.

The applicant has also requested a waiver from Kent County Code §187-77.D. requiring that no impervious surface, fill, obstructions to drainage, or land disturbance shall be situated nearer than 25' to a delineated wetlands area to allow the conversion of wetlands into a stormwater management facility. The staff recommends that this waiver request be **APPROVED**. The proposed stormwater pond was previously used as a borrow pit. The borrow pit will be cleaned, stabilized, and managed as a stormwater management facility in a natural low spot.

The applicant has also submitted a waiver from Kent County Code §187-53.I.(4) requiring that stormwater management ponds/basins be setback 30' from the residential parcel lines and 100' from the nearest residential dwelling setback line. The applicant is requesting a minimum setback from stormwater management ponds/basins be 15' from residential parcel lines and 25' to residential setback lines. The staff has reviewed this request and recommends **MODIFIED APPROVAL**. Staff recommends that the stormwater management ponds/basins be setback 30' from the residential parcel lines and 35' from residential dwelling setback lines to allow for a buffer and area for maintenance of the stormwater management ponds and basins.

The applicant requests a waiver from Kent County Code §187-58.H.(2) requiring linkage streets to provide future access and street connection to adjacent vacant or undeveloped lands which may be developed in the future. The applicant has requested this waiver from the street linkages due to the parcel being surrounded by wetlands, blue line streams, woods, and floodplain making the interconnection infeasible. The staff recommends that this waiver request be **APPROVED**. There are wetlands and blue line streams running the perimeter of the subject property. The negative effect on the environmental features would outweigh the benefit of the street linkages.

III. BACKGROUND INFORMATION:

- The applicant is requesting approval of a 244-lot single family development.
- The Comprehensive Plan calls for low-density residential uses in this area. The proposed plan is in conformance with the Comprehensive Plan.
- The subject site is 90.12± acres and is currently utilized for agriculture.
- The character of the surrounding area is residential and agricultural in nature. Cattail Creek residential subdivision borders the western property line. South of the subject parcel is agricultural. Along Barratts Chapel Rd. are agricultural and residential parcels.
- 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. Active improvements include a tot lot, gazebo, and a walking path. Based upon the area of this project, the applicant is required to plant 158 trees and is proposing to plant 271 trees throughout the community.
- There have been no previous land use applications on the subject site.

IV. AGENCY COMMENTS:

The following County and State agencies have reviewed the preliminary plan prepared by Becker Morgan Group, 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 – Spring Creek 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. Creation of Kent County streetlighting & garbage collection districts (Kent County Code, Chapter 187).

Comment:

1. The Engineering Division grants “Conditional Approval”.

B. DEPARTMENT 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 designer has currently begun making a project within the PDCA portal at DelDOT.

C. DE State Fire Marshal’s Office Contact: William Kelly II, CFI, CFPE

Comments:

1. Site plan must be submitted for review and approval by the Delaware State Fire Marshal’s office.

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

Contact: Faith Garcia

A review of our database indicates that the following state-rare or federally-listed plants, animals or natural communities occur at or adjacent to the project site:

Scientific Name	Common Name	Taxon	State Rank	State Status	SGCN Tier or Global Rank	Federal Status
<i>Tharsalea hyllus</i>	Bronze Copper	Invertebrate-Arthropod	S2	NL	Tier 2	NL

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.

Nature Preserve

The proposed project is within ½ mile boundary of Murderkill River Nature Preserve. Nature Preserves are Natural Areas that have been formally dedicated under Delaware State Code, Title 7, Chapter 73. Each Nature Preserve is dedicated by means of Articles of Dedication that are legally binding, run with the land in perpetuity, and outline restrictions specific to that Nature Preserve.

State Natural Areas involve areas of land or water, or of both land and water, whether in public or private ownership, which either retains or has reestablished its natural character (although it need not be undisturbed), or has unusual flora or fauna, or has biotic, geological, or archaeological features of scientific or educational value. State Natural Areas are depicted on maps maintained by the Department of Natural Resources and Environmental Control, Division of Parks and Recreation, Natural Areas Program, as approved by the Department Secretary upon recommendation by a Governor appointed Natural Areas Advisory Council. If you require further information about this area for your planning project, please contact Eileen Butler, Natural Areas Program Manager, at 302-739-9235.

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.

Key Wildlife Habitat

The forest and wetlands on this property are mapped as Key Wildlife Habitat (KWH) in the Delaware Wildlife Action Plan (DEWAP) because they are part of a large wetland complex/large forest block that can support an array of plant and animal species across the landscape.

Although designation as KWH is non-regulatory, these maps are intended to help guide site-specific conservation planning efforts. Impacts to KWH should be minimized to the greatest extent practicable.

The DEWAP is a comprehensive strategy for conserving the full array of native wildlife and habitats, common and uncommon, as vital components of the state's natural resources. This document can be viewed via the Division of Fish and Wildlife's website.

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.

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.

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>.

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. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcolm Jacob

Barratts Chapel Road is classified as a major collector road, and with the projected growth in the area, it is expected to see increasing capacity issues in the coming years. According to data from DelDOT, this portion of the road sees an Average Annual Daily Traffic (AADT) of 1,876. The addition of 243 single family lots could add as many as 2,430 new trips each day, increasing the AADT by 130% and further exacerbating the road network’s capacity issues.

After the project’s initial review by the Preliminary Land Use Service (PLUS) working group, a second entrance was added, changing the cul-de-sac at the eastern end of the property into a connection with Barratts Chapel Road. Dover Kent MPO supports these efforts, 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. The MPO is willing to work with the applicant and DelDOT to help plan for the development

of these two entrances.

There are several instances in which the planned pedestrian connections stop as a result of residential lots with existing homes. It is Dover Kent MPO's recommendation that the applicant work with DelDOT and these property owners to complete the pedestrian pathways so that no gaps remain. This will be especially important for connecting Barratts Landing to the adjacent Cattail Creek neighborhood, which will have its own pedestrian network.

It will be necessary to follow the Kent County Code regarding linkage streets to neighboring properties. Although the neighborhood to the north is already being built, and therefore a connection in this direction is unlikely, it is still possible for the property to the south to be developed at a later date. Reserving the right-of-way and adding a stub street to this neighboring property would provide a valuable connection.

The applicant will also need to follow the Kent County Code regarding both frontage and internal sidewalks. These should be added to both sides of the street throughout the subdivision and along the property's frontage, they 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. A shared use path would be most beneficial along the property's frontage, but at minimum a sidewalk with the above requirements should be included.

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*. Although the study does not address the project location directly, it does recommend several improvements along Barratts Chapel Road, such as a four-way stop at the intersection with McGinnis Pond Road (approximately two miles to the west of the project location). These improvements will be needed in the near-future due to the corridor's worsening capacity issues.

F. DNREC Division of Watershed Stewardship
Contact: Katharyn Potter

Proposed stormwater pond is located within a SFHA (Special Flood Hazard Area). Applicant must reach out to the Stormwater Section (Elaine Webb or Brendan Diener).
<https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/>

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 Requests
Additional Plan Requirements for Final Approval
Email dtd February 9, 2026 in reference to bus stops
Email dtd March 13, 2026 from Mark Lucas
Letter from Arthur & Susan Adams dtd March 9, 2026
PLUS comments dtd August 15, 2025
PLUS responses dtd March 25, 2026
Preliminary Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Public Hearing of: **Thursday, April 2, 2026**

Regional Planning Commission Business Meeting of: **Thursday, April 9, 2026**

Plan Number and Title	:	SL-26-03 Barretts Landing
Location	:	Located on the south side of Barratts Chapel Rd., approx. 860' southeast of Buffalo Rd., north of Frederica.
Owner	:	Prouse Farm, LLC 2000 Brent Jordan Way Milford, DE 19963
Applicant	:	Eastern States Development 818 First State Blvd Wilmington, DE 19804
Engineer	:	Becker Morgan Group, Inc 309 S. Governors Ave Dover, DE 19904
Present Zoning District	:	AC (Agricultural Conservation)
Levy Court District	:	4 th - Scott
School District	:	Lake Forest
Fire District	:	Frederica
Size of Site	:	90.12 acres $\pm$
Number of Proposed Lots	:	244 Single Family
Active Open Space	:	2.69 acres $\pm$
Passive Open Space	:	16.40 acres $\pm$
Stormwater Management Area	:	4.3 acres $\pm$
Wetlands Area	:	8.51 acres $\pm$
Total Acres Within Woodlands	:	25.51 acres $\pm$

Woodland Preservation	:	21.78 acres ±
Average Lot Area	:	5,720 sq. ft. (0.13 acres ±)
Minimum Lot Area	:	5,200 sq. ft. (0.12 acres ±)
Maximum Lot Area	:	13,111 sq. ft. (0.30 acres ±)
Relation to Growth Zone	:	Inside
Density	:	2.71 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 Number	:	SM-00-131.00-01-02.00-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: SL-26-03
Barratts Landing

APPLICANT:

Eastern States Development

OWNER:

Prouse Farm, LLC

ENGINEER:

Becker Morgan Group, Inc

PRESENT ZONING DISTRICT:

AC (Agricultural Conservation)

PRESENT USE:

Agricultural/Vacant

PROPOSED USE:

244 Single Family Lot Major
Subdivision

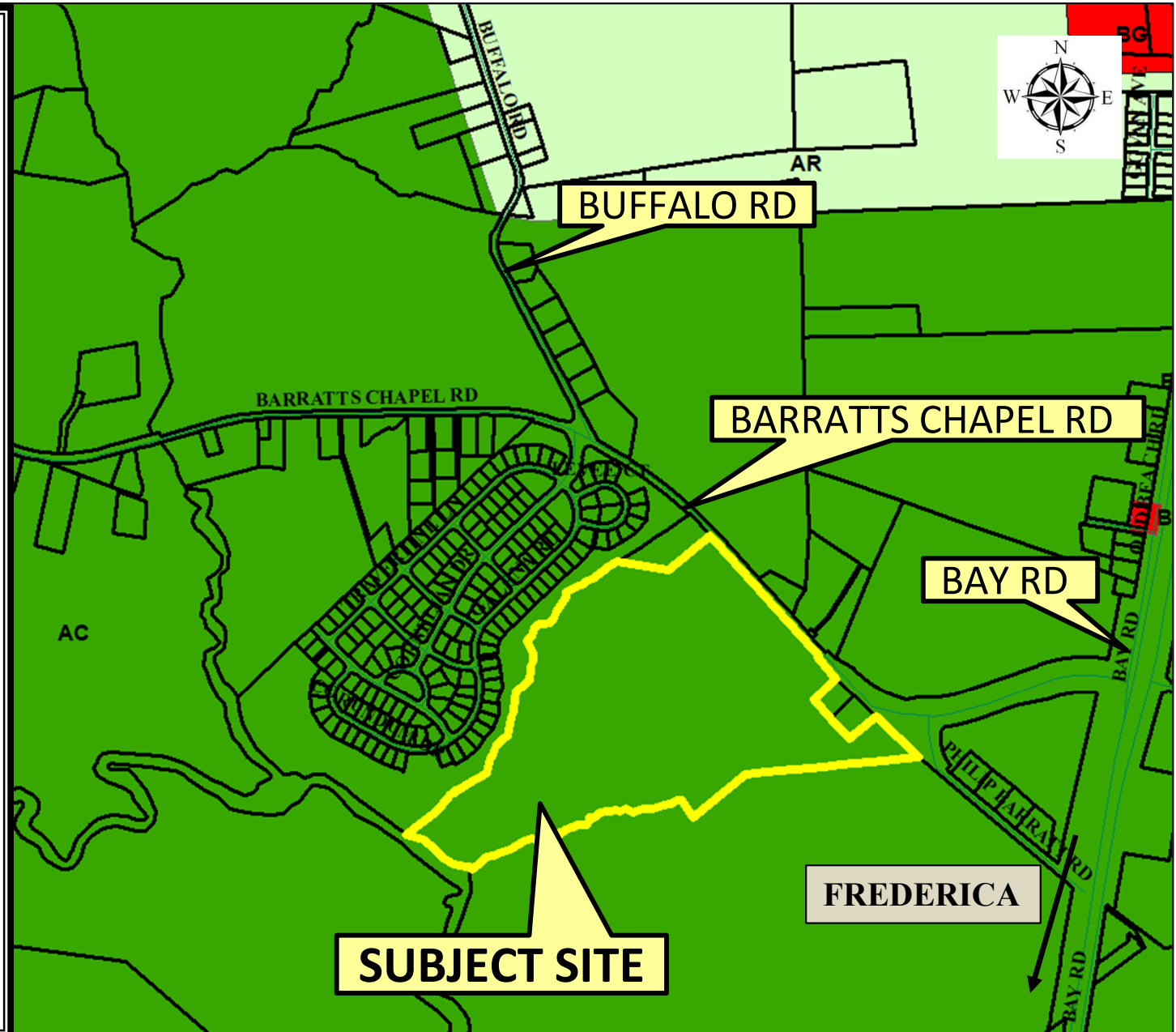
LEVY COURT DISTRICT:

4th - Scott

TAX MAP NO:

SM-00-131.00-01-02.00-000

LOCATION: Located on the south
side of Barratts Chapel Rd., approx.
860' southeast of Buffalo Rd., north
of Frederica.





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CLIENTS' SUCCESS

BECKER MORGAN GROUP, INC.

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PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100

780 LYNNAVEN PARKWAY
SUITE 400-444
VIRGINIA BEACH, VIRGINIA 23452
757.734.9110

3333 JAECKLE DRIVE, SUITE 120
WILMINGTON, NORTH CAROLINA 28403
910.341.7600

1942 EAST 7TH STREET, SUITE 240
CHARLOTTE, NORTH CAROLINA 28204
980.270.9100

314 EAST MAIN STREET
CLAYTON, NORTH CAROLINA 27520
919.243.1332

www.beckermorgan.com

March 18, 2026

Jamie Fenske
Planner, Department of Planning Services
Kent County Levy Court
555 Bay Road
Dover, DE 19901

RE: **Wavier Requests – Revision #3**
BARRATTS LANDING SUBDIVISION
Frederica; Delaware
BMG Project #: 2025099.01
Kent County #: SL-26-03

Dear Jamie:

To support the above referenced application, we hereby submit the following waiver request and provide written justification in accordance with Kent County Code, Sections §187-80 and §187-81:

Wavier 1: Wetland Crossing

We are requesting a wavier from section §187-77 of the Kent County municode for a small wetland crossing at the northeastern portion of the site. We are requesting relief in order to provide cohesion with the entire subdivision and give residents access to the entire parcel. This will also help with traffic if the wetland crossing is provided since it will give two access points along Barratts Chapel Road instead of just one for each portion of the subdivision and create additional ingress and egress redundancies for emergencies. The design also crosses the wetlands perpendicular to reduce impacts as well as crosses the narrowest section as shown on the plan.

Wavier 2: 100ft buffer from Building Restriction Line (BRL) to stormwater facility

We are requesting a wavier and relief from the stormwater facility 100ft buffer requirement to the BRL. The current plan provides a 20ft buffer to side lot lines, 15ft buffer to rear lot lines and a 25ft buffer to the lot BRL. In order to comply with the code, the area of disturbance would have to increase in order to maintain the same amount of dwelling units. The current design is well under the density requirement set forth by the code therefore the only options would be to increase the footprint of the development. The increase in disturbance would result in additional disturbance to the natural resources found on site, namely the wooded and riparian buffer areas.

Wavier 3: No Interconnection

We are requesting a wavier from section §171-4 Design Standards E. of the Kent County municode to provide no interconnection to the neighboring properties. This parcel is surrounded by wetlands, blue line streams, woods and floodplain an therefore makes an interconnection infeasible. The design currently limits the impact to existing natural resources on site as shown by the plan with the majority of the land disturbance occurring the farm field where disturbance was a regular occurrence. Crossing wetlands to provide interconnection to adjacent parcels would cause significant impacts to natural resources and provide little benefit to the community and/or adjacent communities.

Wavier 4: Mulch/Turf Walking Trail within Blue Line Stream Buffer

We are requesting a waiver from §187-78, Water bodies, streams and other watercourses; riparian buffers, of the Kent County Municode to permit the installation of a mulch/turf pedestrian trail around the proposed stormwater pond and extending to the creek located south of the site. The proposed trail would allow residents access to the full extent of the site, including the existing creek corridor, while maintaining minimal impact to the surrounding environment. Providing a designated pedestrian path will encourage residents to enjoy the community's green spaces while concentrating foot traffic in a controlled area. Establishing a defined trail will help direct human activity and reduce the potential for random footpaths, thereby protecting surrounding natural vegetation, stream buffers, and wildlife habitat from unnecessary disturbance and trampling. The mulch/turf trail is a low-impact improvement that maintains the intent of the riparian buffer regulations while promoting responsible recreational use and environmental stewardship within the community.

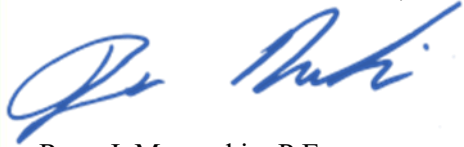
Wavier 5: Disturb non-jurisdictional Wetland for SWM pond

We are requesting a waiver from section §187-77 (Wetlands Areas) of the Kent County Municode to allow the conversion of non-jurisdictional wetlands into a stormwater management facility. The wetlands in this area are considered non-jurisdictional; therefore, the U.S. Army Corps of Engineers (USACOE) does not regulate them or require permitting. Additionally, this site was previously used as a borrow pit, which may present potential hazards such as erosion and groundwater contamination. Converting this area into a stormwater management facility will allow the site to be properly cleaned, stabilized, and managed. The proposed improvement will mitigate existing environmental and safety concerns while providing controlled stormwater management for the site at the natural low spot.

If you have any questions, please do not hesitate to contact me.

Sincerely,

BECKER MORGAN GROUP, INC.



Ryan J. Musacchio, P.E.
Associate | Civil Engineer

RJM/

cc: Rich Julian – Eastern States Development (rich@easternstatesdeve.com)

202509900ao-ltr-KC-Wavier-request-revised.docx



DEPARTMENT OF PLANNING SERVICES

Additional Plan Requirements for Final Plan Approval

1. The creation of a trash district is 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. The creation of a streetlight district is 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).
3. All major subdivisions must have lighted entrances. Indicate the type of lighting for the subdivision entrances on the plan.
4. §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.
5. 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.
6. Maintenance set aside areas must be provided for all stormwater management areas.
7. 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.
8. Add the following General Notes:
 - 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.
9. Add the following note to the Landscape Plan:
 - 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". Show the detail and location of the signage on the final plan.

10. 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.
11. This project will be required to join a stormwater maintenance district in accordance with § 187-90.4(D)(1-5) of the Code.

RE: [External] RE: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

From Weller Dustin <Dustin.Weller@lf.k12.de.us>

Date Mon 2/9/2026 4:05 PM

To Ryan J. Musacchio <rmusacchio@beckermorgan.com>; Lucas Steven V <Steven.Lucas@lf.k12.de.us>; Rau James L <James.Rau@lf.k12.de.us>

Cc Jonathan S. Falkowski <jfalkowski@beckermorgan.com>

Hi Ryan,

I hope all is well! The location of those stops look good!

Thank you,

Dustin Weller
Student Services Supervisor
Lake Forest School District
<https://www.lf.k12.de.us/>
SLC 690

5423 Killens Pond Road Felton, DE 19943 | ☎ Phone: 302.284.3020 ext. 108 | 📠 Fax: 302.284.4491 | ✉
dustin.weller@lf.k12.de.us

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From: Ryan J. Musacchio <rmusacchio@beckermorgan.com>

Sent: Monday, February 9, 2026 3:54 PM

To: Weller Dustin <Dustin.Weller@lf.k12.de.us>; Lucas Steven V <Steven.Lucas@lf.k12.de.us>; Rau James L <James.Rau@lf.k12.de.us>

Cc: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>

Subject: RE: [External] RE: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

Good Afternoon Dustin,

This project is getting back underway. We have made some changes to the overall layout and wanted to follow up on the information below. Please see attached, we were thinking of showing bus stop along the loop in these 4 areas. Please markup if you have any adjustments or modifications to the locations.

Fyi, we are anticipating making our preliminary submission to Kent County shortly as well.

Thanks Ryan

Ryan J. Musacchio, P.E.

Associate | Civil Engineer

BECKER MORGAN GROUP, INC.

Delaware | Maryland | Virginia | North Carolina

Office: (302) 369-3700 | Ext.: 293

rmusacchio@beckermorgan.com

www.beckermorgan.com

[Facebook](#) | [LinkedIn](#) | [Instagram](#)

From: Weller Dustin <Dustin.Weller@lf.k12.de.us>

Sent: Thursday, December 4, 2025 9:45 AM

To: Ryan J. Musacchio <rmusacchio@beckermorgan.com>; Lucas Steven V <Steven.Lucas@lf.k12.de.us>; Rau James L <James.Rau@lf.k12.de.us>

Cc: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>

Subject: RE: [External] RE: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

Hi Ryan,

I hope all is well. After reviewing the plan for Barratt's Landing, it appears that our buses would utilize the main entrance to access the development. Given the size of the project, we anticipate the need for a bus to enter the neighborhood, likely traveling along the main loop and making three to four stops once the development is complete. I anticipate one of the stops being at the open space in the back of the development and one being at the only intersection of the development along with 1-2 other locations.

To ensure safe operations, the main loop will need to be wide enough for a school bus to maneuver while avoiding common hazards such as vehicles parked along the curb. Additionally, during the construction phase, our buses will not be able to enter the development unless there are two layers of pavement in place, unless the builder provides explicit permission.

Please let me know if you need any clarification or if there are updated plans we should review.

Thank you,

Dustin Weller

Student Services Supervisor

Lake Forest School District

<https://www.lf.k12.de.us/>

SLC 690

5423 Killens Pond Road Felton, DE 19943 | ☎ Phone: 302.284.3020 ext. 108 | 📠 Fax: 302.284.4491 | ✉ dustin.weller@lf.k12.de.us



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received this message in error, please advise the sender immediately by sending a reply e-mail and delete this message. Thank you for your cooperation.

From: Ryan J. Musacchio <rmusacchio@beckermorgan.com>
Sent: Thursday, December 4, 2025 9:12 AM
To: Weller Dustin <Dustin.Weller@lf.k12.de.us>; Lucas Steven V <Steven.Lucas@lf.k12.de.us>; Rau James L <James.Rau@lf.k12.de.us>
Cc: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>
Subject: RE: [External] RE: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

Dustin,

Hope you had a good Holiday. I have attached to this email our current plan. A little background, this project has approximately 244 single family homes that will take access off of Barratts Chapel Road. We are anticipating 2 entrances off of Barratts Chapel Rd. The entrance more north on the sheet will be the main entrance and the southern one will be the secondary entrance. We are still working with DelDOT to finalize them. We are currently projecting the start of construction to be in early 2027.

Happy to set up a call if you need more information after you have had a chance to review.

Thanks Ryan

Ryan J. Musacchio, P.E.
Associate | Civil Engineer
BECKER MORGAN GROUP, INC.
Delaware | Maryland | North Carolina
Office: (302) 369-3700 | Ext.: 293
rmusacchio@beckermorgan.com
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[Facebook](#) | [LinkedIn](#) | [Instagram](#)

From: Weller Dustin <Dustin.Weller@lf.k12.de.us>
Sent: Tuesday, November 25, 2025 2:50 PM
To: Lucas Steven V <Steven.Lucas@lf.k12.de.us>; Ryan J. Musacchio <rmusacchio@beckermorgan.com>; Rau James L <James.Rau@lf.k12.de.us>
Cc: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>
Subject: RE: [External] RE: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

IRONSCALES couldn't recognize this email as this is the first time you received an email from this sender
Dustin.Weller@lf.k12.de.us



Hi Ryan,

My name is Dustin Weller and I supervise the transportation department at Lake Forest. I would love to connect with you to discuss as I need more information. Please feel free to contact me anytime via e-mail or on my cell at 302-531-8855.

Thank you,

Dustin Weller
Student Services Supervisor
Lake Forest School District
<https://www.lf.k12.de.us/>
SLC 690

5423 Killens Pond Road Felton, DE 19943 | ☎ Phone: 302.284.3020 ext. 108 | 📠 Fax: 302.284.4491 | ✉
dustin.weller@lf.k12.de.us

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From: Lucas Steven V <Steven.Lucas@lf.k12.de.us>
Sent: Tuesday, November 25, 2025 2:37 PM
To: Ryan J. Musacchio <rmusacchio@beckermorgan.com>; Rau James L <James.Rau@lf.k12.de.us>
Cc: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>; Weller Dustin <Dustin.Weller@lf.k12.de.us>
Subject: RE: [External] RE: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

Thanks Ryan- I have inof'ed Mr. Dustin Weller, our transportation supervisor. He'll take a look and get back to you. How many single family homes will eventually be built? Is there a timeframe?

Happy Thanksgiving!

Sincerely,

Steven Lucas
Superintendent



Spartan for Life.....

From: Ryan J. Musacchio <rmusacchio@beckermorgan.com>
Sent: Tuesday, November 25, 2025 2:29 PM
To: Lucas Steven V <Steven.Lucas@lf.k12.de.us>; Rau James L <James.Rau@lf.k12.de.us>
Cc: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>
Subject: [External] RE: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

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.

Forgot to add the attachment.

From: Ryan J. Musacchio
Sent: Tuesday, November 25, 2025 2:28 PM
To: 'Steven.Lucas@lf.k12.de.us' <Steven.Lucas@lf.k12.de.us>; 'james.rau@lf.k12.de.us' <james.rau@lf.k12.de.us>
Cc: Jonathan S. Falkowski <jfalkowski@beckermorgan.com>
Subject: 2025099.01_Barratts Landing Subdivision / Bus Stop Coordination

Good Afternoon

My name is Ryan Musacchio, and I work for Becker Morgan Group. I am contacting you on behalf of the developer for a new neighborhood within the Lake Forest School District. The proposed subdivision, Barratts Landing, is located at 4988 Barratts Chapel Road, Frederica De 19946. I have also attached a copy of the preliminary plan for your reference.

After our initial discussion with the Kent County planner, it was recommended that we reach out to Lake Forest School District to begin coordination of the bus stop. We would like to get your feedback and parameters in regard to the bus stop design. For example: bus stop dimensions, location, signage, any ADA or safety features, etc..... Please advise as your input will be critical in guiding our design.

Also, please feel free to forward this along to the appropriate contact person for technical coordination.

Have a Happy Thanksgiving,
Ryan

Ryan J. Musacchio, P.E.
Associate | Civil Engineer
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rmusacchio@beckermorgan.com
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[Facebook](#) | [LinkedIn](#) | [Instagram](#)

Fw: New development

From Jason Berry <jason.berry@kentcountyde.gov>

Date Fri 3/13/2026 4:51 PM

To Jamie Fenske <jamie.fenske@kentcountyde.gov>; Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>

From: Mark Lucas <mlucasman@yahoo.com>

Sent: Friday, March 13, 2026 4:50 PM

To: Planning <Planning@KentCountyDE.Gov>

Subject: New development

Some people who received this message don't often get email from mlucasman@yahoo.com. [Learn why this is important](#)

Proof of Indian artifacts/history on planned Barratts Chapel property.





Arthur “Spike” Adams & Susan S Adams

4793 Barratts Chapel Road

Frederica, DE

Date: March 9, 2026

Kent County Regional Planning Commission

555 Bay Road

Dover, DE 19901

Re: Public Comment – Proposed Major Subdivision Adjacent to Barratts Chapel Road: Barratts Landing Subdivision

Dear Members of the Kent County Regional Planning Commission,

My name is Arthur “Spike” Adams, and my wife (Susan Adams) and I reside at 4793 Barratts Chapel Road in Frederica. We are writing to formally submit our comments and concerns regarding the proposed major subdivision adjacent to my residence, which would allow for the development of approximately 244 single-family homes.

While we understand that the proposal may comply with current zoning requirements, zoning alone does not fully address the real-world impacts of a development of this size. Given the scale of the project and its proximity to existing homes, we respectfully request that the following concerns be carefully reviewed and addressed prior to any approval.

Traffic, Access, and Roadway Safety

Barratts Chapel Road is a narrow, limited roadway that is not designed to safely accommodate the traffic volumes generated by a 244-unit residential development. The increase in daily traffic raises concerns related to congestion, emergency access, agricultural vehicle interaction, and overall roadway safety.

The plans show two entrances to the development, and we respectfully request clarification as to why two entrances are necessary. If a single entrance can safely serve the subdivision, that option should be

considered—particularly if it would eliminate the entrance proposed directly across from an existing residence. If two entrances are required, we request that the east entrance be relocated farther east, tying into the old Barratts Chapel Road rather than directly opposing a residence, thereby reducing direct impacts on existing homeowners. Additionally, clarification is requested regarding whether the roadway improvements include:

- A westbound left-turn lane into the development; and
- An eastbound bypass or right-turn lane to allow through traffic to safely pass vehicles entering the subdivision.

These improvements are critical to mitigating traffic queuing and collision risk.

Barratts Chapel Road Improvements and Right-of-Way Impacts

The plans indicate that road widening is proposed along the north side of Barratts Chapel Road, which is a significant concern. For over 50 years, we have maintained the right-of-way in front of our home. Any widening or drainage modifications must result in a final condition that is safe and reasonably maintainable, including the continued ability to mow the area using standard residential equipment such as a riding lawn mower. If the proposed widening results in steeper slopes, deeper open swales, or unsafe edge-of-pavement conditions, this would place an unreasonable maintenance and safety burden on existing residents. If a maintainable condition on the north side cannot be achieved, we respectfully request that road widening be shifted to the south side of Barratts Chapel Road, closer to the proposed development.

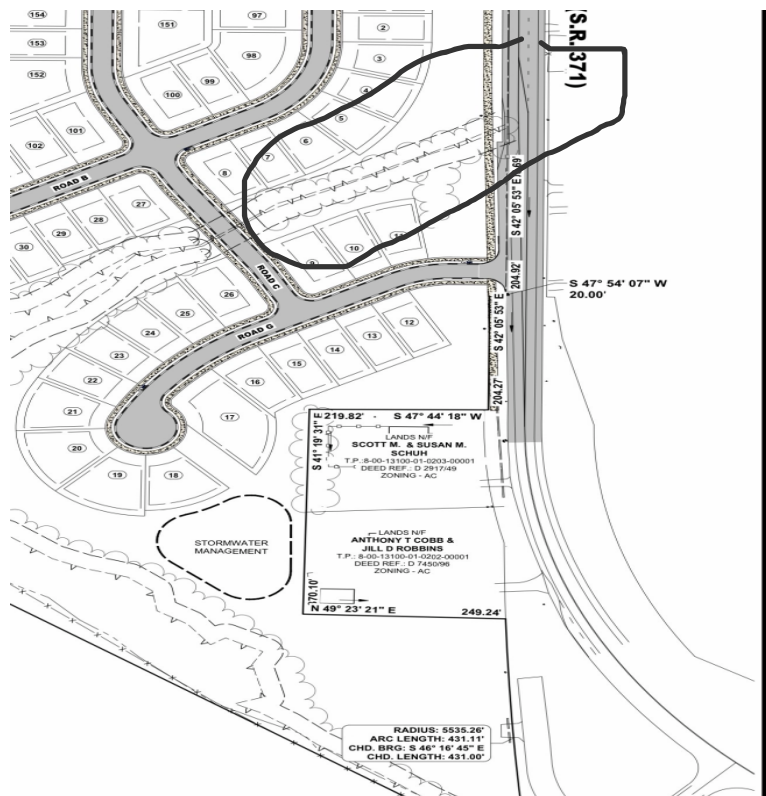
As an alternative mitigation measure, we respectfully request consideration of piping the existing swale within the right-of-way, which would allow for a gentler and safer slope from the edge of pavement to the right-of-way line. This approach would improve long-term safety, maintainability, and drainage performance while minimizing impacts to adjacent properties.

In addition, the plans indicate that the existing cross-road pipe is proposed to be replaced. The current pipe configuration creates a steep drop-off at both the inlet and outlet along the roadway, which presents a safety concern for the traveling public. As part of the pipe replacement, we

respectfully suggest incorporating catch basins at both ends of the pipe to manage grade transitions, reduce erosion, and improve roadside safety and long-term maintenance.

Drainage and Stormwater Management (Including Stormwater Ponds and Existing Facilities)

The plans indicate that the **existing roadside ditch and downstream ditch connections will remain** (1), continuing to convey stormwater away from my property and neighboring properties to the rear and side. This drainage system is critical. During significant rain events, the ditch system carries water away from our properties, and any obstruction, reduction in capacity, or improper maintenance has the potential to cause flooding.



(1)

We respectfully request confirmation that, following construction, all existing drainage ditches will be **fully cleared, properly graded, and reseeded** to ensure unobstructed flow and long-term functionality. It is important that post-construction conditions **maintain or improve**

existing drainage capacity, and that provisions be in place to prevent sediment buildup, vegetation blockage, or other impediments to flow over time.

The plans also indicate the use of **stormwater management ponds** to control runoff from the proposed development. We respectfully request clarification regarding the **design, operation, and long-term maintenance** of these facilities.

Specifically:

- How are the stormwater management ponds designed to function (detention, retention, or a combination)?
- What storm events are they designed to accommodate?
- How will runoff be conveyed to and discharged from these ponds without adversely affecting downstream properties?

Clarification is also requested regarding **ownership and maintenance responsibility**:

- Who will be responsible for maintaining the stormwater management ponds (homeowners association, developer, or another entity)?
- What maintenance activities will be required, and how frequently will they occur?
- What enforcement mechanisms will be in place to ensure that required maintenance is performed over the long term and does not lapse as the development ages?

Proper maintenance of stormwater facilities is critical, as neglected ponds can lose capacity, obstruct flow, and increase downstream flooding risk.

Rear Stormwater Management Pond and Former Borrow Pit

The plans indicate a **large stormwater management pond proposed at the rear of the development** (2). Based on long-term knowledge of the property, this pond appears to be located **within or immediately adjacent to a former borrow pit** that was historically used for the disposal of **farm and household debris**.



The use of a former borrow pit containing buried debris as a stormwater facility raises **significant engineering, environmental, and public safety concerns** and is **strictly regulated by the Delaware Department of Natural Resources and Environmental Control (DNREC)**. Constructing a pond over buried organic material presents risks of **settlement, sinkhole formation, slope failure, and methane gas generation**, which can compromise the structural integrity and long-term safety of the facility.

Any land disturbance of this nature requires an approved **Sediment and Stormwater Management Plan**, including appropriate **soil and**

subsurface investigations, to confirm the area is suitable for stormwater management. If buried debris or contaminants are present, **remediation and DNREC review would be required**, particularly to protect groundwater resources under applicable state regulations.

Delaware regulations also prohibit the placement or leaving of **refuse within drainage areas**, and stormwater facilities cannot be approved if buried debris remains in place.

Given these concerns, I respectfully request clarification on:

- Whether the proposed pond is located within or adjacent to a former borrow pit;
- Whether subsurface investigations have been conducted to identify buried debris;
- What remediation, if any, is proposed prior to pond construction; and
- How DNREC requirements will be satisfied to ensure long-term stability and groundwater protection.

Given the importance of this stormwater facility, it is critical that its location and construction be fully evaluated and demonstrated to be **safe, stable, and compliant with all applicable state regulations prior to approval**.

In addition, there is an **existing irrigation pond located at the east end of the area**, into which the existing north-south ditch currently discharges. We respectfully request clarification as to whether this **existing pond has been evaluated for potential incorporation into the overall stormwater management system** for the proposed development.

If incorporation is being considered, clarification is requested regarding:

- Whether the existing pond has sufficient capacity to accept additional stormwater;
- How its function would change under the proposed design; and

- How maintenance responsibilities would be clearly assigned and enforced to ensure continued performance.

If incorporation is not being considered, we respectfully request clarification as to why, given that the existing ditch already conveys water to this location.

Given the reliance of downstream properties on effective stormwater conveyance, I respectfully request that the **entire drainage and stormwater management system—including ditches, pipes, ponds, and any existing facilities—be clearly defined, properly maintained, and demonstrated to function without increasing flood risk to neighboring properties.**

Landscaping, Buffering, and Construction Impacts

The landscaping plans show tree plantings along Barratts Chapel Road intended to mitigate **noise and light trespass** from the proposed development. We respectfully request clarification regarding the **implementation and effectiveness** of this buffering, including:

- When the landscaping will be installed;
- Whether installation will occur in phases; and
- How long it will take before the plantings provide **meaningful attenuation of noise and light trespass.**

Based on observations of **both newer and older developments within Kent County that utilize similar landscaping approaches**, effective buffering has resulted in **little to no sound or light trespass and minimal visual or yard blockage** when properly designed, installed, and maintained. To achieve comparable results here, it is important that the proposed landscaping be implemented in a timely manner and designed to function as intended.

Given the scale of the development, we request consideration of **supplemental buffering**, such as the construction of a **berm between the homes and the landscaped buffer**, to provide immediate and long-term mitigation.

During construction, we also request confirmation that enforceable measures will be in place to control **dust nuisance, trespass, and construction encroachment** onto adjacent properties.

Groundwater Use, Water Table Protection, and Water Supply Impacts

Given the number of homes proposed, it is reasonable to anticipate the use of **on-site irrigation wells**, as is done in the adjacent development. Sustained irrigation withdrawals could lower the local water table, potentially affecting shallow groundwater, nearby wells, and natural drainage conditions.

In addition, we respectfully request clarification about the **public water supply wells** that would serve this development. With the addition of 244 homes, what assurances exist that increased withdrawals from the water company's wells will **not draw down the water table**, affecting not only shallow wells but also **deep residential wells** in the surrounding area?

Specifically, we request clarification on:

- Whether irrigation wells are proposed or anticipated;
- How cumulative groundwater withdrawals—both private and public—have been evaluated;
- What assurances or monitoring provisions will be in place to protect both shallow and deep groundwater resources.

Groundwater impacts should be demonstrated as non-adverse **prior to approval**, not addressed after problems occur.

Housing Type, Phasing, and Development Timeline

Clarification is requested regarding the **type of homes proposed**, including whether the residences will be single-story, two-story, or a mix of housing types, as this directly affects compatibility with surrounding properties, visual impacts, and overall neighborhood character.

Additionally, based on experience with the adjacent development—which progressed intermittently over several years with delayed roadwork and housing construction—we respectfully request clear information regarding the **phasing and timing** of this project, including:

- Whether construction will commence **this year** if the project is approved;
- Whether the development will be constructed in **phases**;
- What commitments are being made regarding the **timing of infrastructure and roadway improvements** relative to residential construction; and
- If phased, the **anticipated timeline between phases**, including how long each phase is expected to last and the projected duration between completion of one phase and commencement of the next.

Extended periods of partial development, inactive construction, or delayed infrastructure improvements create prolonged impacts for surrounding residents and should be avoided. I respectfully request that any approval include **enforceable phasing and timing conditions** to ensure that development proceeds in a timely and orderly manner and does not remain partially constructed for extended periods.

Closing

We are not opposed to responsible growth. However, development of this scale must be balanced with infrastructure capacity, environmental protection, and respect for existing residents. We respectfully request that these concerns be fully evaluated and addressed, and that any approval include enforceable conditions to mitigate long-term impacts.

Thank you for your time and consideration of these comments.

Sincerely,

Arthur “Spike” Adams & Susan S Adams

4793 Barratts Chapel Road

Frederica, Delaware



STATE OF DELAWARE
OFFICE OF MANAGEMENT AND BUDGET
OFFICE OF STATE PLANNING COORDINATION

August 15, 2025

Jonathan Richard, P.E.
Becker Morgan Group, Inc.
309 South Governors Avenue
Dover, Delaware 19904

RE: PLUS review – 2025-07-04 Barratt's Landing Subdivision

Dear Mr. Richard:

Thank you for meeting with State agency planners on July 30th, 2025, to discuss Barratt's Landing Subdivision. According to the information received, you are seeking review of a proposed 245 lot single-family residential subdivision on 88 agricultural acres in unincorporated Kent County within the Growth Overlay Zone.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that Kent County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Strategies for State Policies and Spending

The proposed development is located in Investment Levels 3 and 4 according to the 2020 Strategies for State Policies and Spending, with small portions of Out of Play due to wetlands and the 100-year floodplain present on the property. The site plan depicts the majority of lots in the Level 3 area with minor portions of Level 4.

Based on its location in Levels 3 and 4 investment areas, this project may be consistent with the 2020 Strategies for State Policies and Spending. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future. Investment Level 4 indicates where State investments will support agricultural

preservation, natural resource protection, and the continuation of the rural nature of these areas.

The majority of the proposed development is located in Level 3, the property is directly adjacent to the Little Heaven Master Plan area, and the property is located within the proposed Magnolia Transportation Improvement District (TID), which is under development. Due to these reasons, OSPC has no objections to this subdivision plan.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The site access on all State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.
- Pursuant to Section 1.3 of the Development Coordination Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.
- In terms of traffic analysis and based on the expected trip generation this project will require a Traffic Impact Study (TIS). With that requirement in mind, this location is in what will become the Magnolia Transportation Improvement District (TID). The Magnolia TID is currently under development. If the timeline of the TID development and implementation accommodate the developer's timeline they may satisfy their traffic analysis requirements by participating in the TID rather than completing a TIS. Please contact Sarah Coakley at (302) 739-2251 or sarah.coakley@delaware.gov for more information on how to satisfy the traffic analysis requirements associated with this project through participation in the TID.
- Section 1.7 of the Development Coordination Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Barratts Chapel Road. The following right-of-way dedication note is required, "An X-foot wide strip of right-of-way from the centerline is

hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation.”

- In accordance with Section 3.2.5.1.2 of the Development Coordination Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, “A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation.”
- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:
- A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
- Depiction of all existing entrances within 300 feet of the proposed entrance on Barratts Chapel Road.
- Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- In accordance with Section 3.8 of the Development Coordination Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.
- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.4 of the Development Coordination Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.14 of the Development Coordination Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Stormwater Management

The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency, prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Kent Conservation District.
- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically <https://enoi.dnrec.delaware.gov/>, (select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Kent Conservation District at (302) 608-5370.

Website: <http://kentcd.org/>

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov

Website: <https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/>

Wastewater Disposal Systems – Large Systems

For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.

Website: <https://dnrec.delaware.gov/water/commercial-government/>

Wetlands and Waterways

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal and tidal wetlands in the southwestern portion of the site, as well as along the northern, southern, and western property boundaries. A wetland delineation is in progress, according to feedback from the project applicant during the PLUS meeting. The concept plan proposes to disturb the eastern wetlands for an internal road crossing.

State Requirements:

- The wetlands and waterways are not mapped on the site plan. Include all wetland boundaries, streams, and waterways on site plans.
- State permits from the DNREC Wetlands and Waterways Section may be required for disturbance proposed in state jurisdictional wetlands and waterways. To apply for a permit online, please visit their website at <https://dnrec.delaware.gov/water/wetlands-subaqueous/permits/>.
- It is recommended to schedule a meeting with the DNREC Joint Permit Processing (JPP) service for assistance with the necessary state and federal permitting procedures and requirements. Please contact the DNREC Division of Water's Wetlands and Waterways Section to schedule.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.

Website: <https://dnrec.delaware.gov/water/wetlands/>

Federal Requirements:

- Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in tidal wetlands, streams, and certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements.

Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.

Website: <https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/>

Coastal Zone Federal Consistency Certification (state contact): DNREC Coastal Management Program at (302) 739-9283.

Website: <https://dnrec.delaware.gov/coastal-programs/coastal-management/>

Special Flood Hazard Area

According to the newest Flood Insurance Rate Maps (FIRM), a portion of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Although houses are proposed outside of the Special Flood Hazard Area (SFHA), some houses may still be required by lenders to purchase flood insurance, based on the proximity to the SFHA.

A portion of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding), identified as a shaded zone-X.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://floodplanning.dnrec.delaware.gov/>

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.

Website: <https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/>

State Natural Heritage Site

Due to the presence of a rare butterfly species, Bronze Copper (*Lycaena hyllus*), this project lies within lands designated as a State Natural Heritage Site. State Natural Heritage Sites are identified as "Designated Critical Resource Waters" by the U.S. Army Corps of Engineers.

- The applicant must comply with the restrictions and limitations imposed through the U.S. Army Corps of Engineers Nationwide Permit General Condition No. 22, which can be found here: <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Nationwide-Permits/>
- If permits are required by the U.S. Army Corps of Engineers, the applicant may be required to obtain confirmation that the site is not designated as a State Natural Heritage Site. The project applicant should contact the DNREC Division of Fish and

Wildlife's Environmental Review Program to obtain a letter regarding State Natural Heritage Site status.

State Contact: DNREC Division of Fish and Wildlife, Environmental Review Program at (302) 735-3600. Website: <https://dnrec.delaware.gov/fish-wildlife/conservation/reviews/>

Federal Contact: U.S. Army Corps of Engineers, Dover Field Office, at (302) 736-9763. Website: <https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/>

Electric Vehicle Charging Requirements

Electric vehicle charging infrastructure is now required for all residential dwellings in Delaware (see 80 Del. Laws, c. 145 § 8001- § 8006) for which:

1. A building permit is issued on or after January 1, 2024 (single family), or
2. The final site plan is approved on or after January 1, 2025 (multi-family).

Requirements are summarized below. Consult the Delaware Code directly for further details.

Single-family Dwellings, effective 2024:

- The developer of a single-family residential dwelling shall install at least one electric vehicle capable parking space at each single-family residential dwelling constructed.
- If the single-family residential dwelling does not have an attached or detached garage, an electric vehicle capable parking space must be provided in the driveway, assigned parking space for the dwelling, or at an unassigned non-street residential parking space constructed as part of the project.

Air Quality – Particulate Emissions

Particulate emissions are regulated by DNREC's Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

- The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.

Website: <https://dnrec.delaware.gov/air/permitting/>

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Proposed Project Parcel Flood Concern

- The majority of the parcel is located within an area of **Minimal Flood Concern of 1,000 years or greater**; however there is a 100-year floodplain to the south and west of the parcel. According to the included renderings, nothing is being constructed within the floodplain and stormwater management is identified nearby.

Parcel Status within County Evacuation Zone Location

- The parcel is located within Kent County's Evacuation Zone A.

Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel is **not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- There are two known archaeological sites on the parcel. Double Run borders the parcel to the south and two tributaries border the parcel on either side. Soils are well drained. The area is well known for archaeological sites. This parcel has a high potential for precontact archaeological resources.
- We highly recommend an archaeological survey prior to any ground disturbing activities. If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Where a water distribution system is proposed for single-family dwellings, it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)
- One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs.

- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Accessibility:

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Barratts Chapel Rd must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)

- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.
- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Removal of Forest within Key Wildlife Habitat, Delaware Ecological Network, and Murderkill River Natural Area

The preliminary plan proposes the elimination of approximately 3 of 24 acres of forest on the site. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development should be avoided to the greatest extent possible.
- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality.

- The forested area on this site is located within the Murderkill River Natural Area. Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.
- The forested area on this site occurs within the Delaware Ecological Network, a statewide network of interconnected lands having significant ecological value. Avoid disturbance within these habitats.
- The forested wetlands on this property are mapped as Key Wildlife Habitat in the Delaware Wildlife Action Plan because they are part of a large forest and wetland complex that can support an array of plant and animal species across the landscape. Key Wildlife Habitat should be conserved to the maximum extent practicable and negative impacts should be minimized.
- Consider dedicating forested areas as a Nature Preserve through a conservation easement or donation of land. For more information, please contact the DNREC Planning Preservation and Development Section.

General Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.

Website: <https://dnrec.delaware.gov/fish-wildlife/contact-information/>

Natural Area Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.

Website: <https://dnrec.delaware.gov/parks/natural-areas/> or <https://dnrec.delaware.gov/parks/open-space/conservation-easements/>

Forested Wetlands and Vegetated Buffer Zones

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the southwestern portion of the property, as well as along the northern, southern, and western property boundaries of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species such as amphibians.

There is potential for high marsh habitat to exist in the wetland area of this parcel. Several state-rare species, state-listed endangered species, and federally-listed threatened species, particularly birds, nest in high marsh habitats.

To reduce impacts to these species, the following is recommended:

- Do not disturb forested wetlands. Increase upland buffers to at least 100 feet along all wetlands, waterways, and sensitive habitats, including those containing existing forest or natural vegetative cover.
- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.
- Maintain vegetated buffer zones as native species meadows or forest.
- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.
- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.

Website: <https://dnrec.delaware.gov/fish-wildlife/conservation/>

Nature Preserve

The site is located within the vicinity of the Murderkill River Nature Preserve.

- The applicant should contact DNREC to discuss potential impacts of development to the Nature Preserve, which are legally protected through articles of dedication or a conservation easement. Impacts to these protected areas must be avoided.
- Reduce development impacts near Nature Preserves by avoiding disturbance to sensitive environmental areas such as wetlands and forest habitat. Where possible, design site features to avoid the removal of contiguous tracts of forests.

Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.

Website: <https://dnrec.delaware.gov/parks/natural-areas/>

Aglands Preservation Districts

The proposed project is adjacent to and shares property boundaries with an Aglands Preservation District (Caulk Expansion of the Emil Gallo-Ruth Gallo District). Adjacent properties may be impacted.

- DNREC reviewers request that a 50-foot vegetated buffer is placed between this project and the Aglands Preservation District to minimize any potential noise/dust nuisances coming from the farm. Buffers should be maintained with a mix of native species. Please reach out to the Delaware Department of Agriculture (DDA) for further information.

Contact: DDA Aglands Preservation and Planning Section at (302) 698-4530.

Website: <https://agriculture.delaware.gov/agland-preservation-planning/>

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.
- For improved stormwater management, preserve existing trees, wetlands, and passive open space.
- Consider relocating the proposed western stormwater management facility further north to avoid disturbing the existing forested wetland.

Plan review agency contact: Kent Conservation District at (302) 608-5370.

Website: <http://kentcd.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov

Drainage

- All existing drainage ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.
- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Waterways Section prior to clearing and/or excavating ditch channels.
- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.
- Any drainage/utility easement should not possess structures such as decks, buildings, sheds, kennels, or fences within the drainage easement to allow for future drainage maintenance. Trees and shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.

Contact: DNREC Drainage Program at (302) 855-1930.

Website: <https://dnrec.delaware.gov/drainage-stormwater/>

Special Flood Hazard Area

- As proposed, locate all structures outside of the floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.
- Since some lots and houses are proposed within close proximity of the floodplain, it is recommended to increase the distance of development from the floodplain.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.

Website: <https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/>

Sea Level Rise

The northern, southern, and western property boundaries of this site, as well as the southwestern interior, are vulnerable to permanent inundation from sea level rise. By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. In addition to permanent inundation, as mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase.

- As proposed, in areas within 5 feet of expected sea level rise, avoid construction of permanent structures and infrastructure. All infrastructure and structures on the site should incorporate the effects of sea level rise through the expected lifespan of the structures. This may include increasing freeboard of structures, ensuring that critical infrastructure is elevated to withstand future sea level rise, construction of flood control measures, and incorporating green infrastructure for flood control.

Contact: DNREC Climate and Sustainability Section at (302) 735-3480.

Website: <https://dnrec.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/>

Air Quality – Design to Minimize Mobile Source Emissions

Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

- Consider designing the project to connect to local pedestrian and bicycle lanes along Barratts Chapel Road. Designing for travel alternatives has the potential to minimize the overall tailpipe emissions associated with the use of this site.
- Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402.

Website: <https://dnrec.delaware.gov/air/mobile-sources/>

Sustainable Practices

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.
- Offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. For community facilities, consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (<https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/>).
- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.
- Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.
- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.

- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.

Website: <https://dnrec.delaware.gov/climate-coastal-energy/>

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 310.20 persons per square mile based on the US 2020 Census report; an increase from 2010 at 271.30 persons per square mile. The specific census block(s) the project is located on has a total population of 45 persons, though, with development, this will undoubtedly change. The 27 adjacent blocks aggregated bring the area to a total population of 721 persons.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

$$\begin{array}{l} \text{Expected Annual Loss} \\ \times \text{ Social Vulnerability} \\ \div \text{ Community Resilience} \\ \hline = \text{Risk Index} \end{array}$$

- According to FEMA's National Risk Index, the parcel is considered **relatively low** for overall natural hazards risks.
- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural

hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.

- Its community resilience and its social vulnerability is rated as **relatively high**.

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract utilizes **bottled, tank or LP Gas** as the predominant fuel type for heating purposes.
- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.
- In reference to the flood zones, DEMA strongly discourages construction of any type directly within, adjacent to or within proximity to a 100-year floodplain as water knows no bounds. If the homes are being constructed at flood level or below and a mortgage is obtained, an NFIP insurance policy is also required. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.
- Lastly, in reference to the county evacuation zones, DEMA encourages this information be made readily available to any and all persons residing there. This can be done simply through pamphlets or a neighborhood sign.

Delaware State Housing Authority - Contact Rachel Alfano (302) 739-4263

- DSHA reviewed the proposal to construct 245 single family subdivision lots on 88 acres at Barratts Chapel Road in Frederica. This is a residential project with ownership at the market rate.
- According to DSHA's Housing Reform Map, this project is in an Area of Opportunity. This map shows the distribution of affordable housing throughout the state. We encourage

the creation of affordable housing in Areas of Opportunity which contain little to none. These areas have high-quality schools, and supportive infrastructure, which leads to the capacity to support diverse and affordable housing types. Link to [Interactive Map](#).

- DSHA supports the addition of bike paths and sidewalks to ensure the residents have easy access to its surrounding amenities. We also encourage offering diverse housing types.

Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

- The Delaware Forest Service supports the conservation of forested lands and the integration of sustainable building designs that help conserve forested acres on-site. These conserved acres act as natural filters, wildlife corridors, and provide a range of ecological benefits. Forests, regardless of their size or shape, offer invaluable contributions to the environment. It's essential to prioritize the conservation of these areas to maintain their critical role in protecting our ecosystems. We recommend not removing and taking steps to ensure forest loss does not occur. If any additional information or support is needed the Delaware Forest Service and it's five core programs are available.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

- The volunteer fire department is obligated to provide Fire and EMS service to this property. In addition, new developments in their Fire and EMS district have put a financial strain on their volunteer fire service. As their call volume increases yearly due to the unprecedented growth within the service area, current funding does not keep up with development within the district. State, County, and Local funding does not keep up with the growth of the fire district, so the developer and future residents need to help financially support the Volunteer Fire Department. Future residents need to consider joining the fire department to serve their new community.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason, therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Edgell', with a stylized, cursive script.

David L. Edgell, AICP
Director, Office of State Planning Coordination

Attachments:

- Dover / Kent MPO Comments



ADVISORY BRIEF

TO: Delaware Office of State Planning Coordination

FROM: Malcolm Jacob

DATE: 7/30/2025

SUBJECT: PLUS Comments 7/2025

Dear Members of the OSPC,

Attached, please find comments submitted by Dover Kent MPO for each of the current Preliminary Land Use Service (PLUS) project reviews in Kent County. These comments are a part of the MPO's ongoing goals of promoting transportation safety and connectivity within the region. They are submitted in accordance with the support given by the MPO Council on November 6, 2024.

Projects were reviewed during the PLUS meeting of **Wednesday, July 30, 2025**, and comments are being submitted as a follow-up to this meeting. Please reach out to the MPO if further input is needed.

Sincerely,

Malcolm Jacob

Transportation Planner

Dover/Kent County Metropolitan Planning Organization

Malcolm.Jacob@doverkentmpo.org

(302) 387-6030

<https://doverkentmpo.delaware.gov/>



1. Barratt's Landing Subdivision (2025-07-04)

Barratts Chapel Road is classified as a major collector road, and with the projected growth in the area, it is expected to see increasing capacity issues in the coming years. According to data from DelDOT, this portion of the road sees an Average Annual Daily Traffic (AADT) of 1,876.¹ The addition of 243 single family lots could add as many as 2,430 new trips each day, further exacerbating the road network's capacity issues.

With these conditions in mind, a second entrance to the neighborhood would be beneficial. Both entrances would have to connect to Barratts Chapel Road, but one could be positioned to the southeast and the other to the northwest. By doing this, the two entrances would be approximately 600 feet apart from each other. This solution would 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.

It will be necessary to follow the Kent County Code regarding linkage streets to neighboring properties.² Although the neighborhood to the north is already being built, and therefore a connection in this direction is unlikely, it is still possible for the property to the south to be developed at a later date. Reserving the right-of-way and adding a stub street to this neighboring property would provide a valuable connection.

The applicant will also need to follow the Kent County Code regarding both frontage and internal sidewalks. These should be added to both sides of the street throughout the subdivision and along the property's frontage, they should be built at a minimum width of 5 feet, and they should be separated from the curb by a minimum distance of 3 feet. ADA access ramps will also be needed at street crossings.³ A shared use path would be most beneficial along the property's frontage, but at minimum a sidewalk with the above requirements should be included.

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*. Although the study does not address the project location directly, it does recommend several improvements along Barratts Chapel Road, such as a four-way stop at the intersection with McGinnis Pond Road (approximately two miles to the west of the project location).⁴ These improvements will be needed in the near-future due to the corridor's worsening capacity issues.

¹ "Traffic Counts." Delaware Department of Transportation (DelDOT).

<https://experience.arcgis.com/experience/e8679c5c19e14bafbff864eeaf553251>.

² "§ 187-58 Street layout." Kent County, DE Code. <https://ecode360.com/7601066#7601079>.

³ "§ 187-60 Sidewalks." Kent County, DE Code. <https://ecode360.com/7601066#7601123>.

⁴ *South Central Kent County Circulation & Sufficiency Study*. Dover/Kent County MPO (2025). <https://doverkentmpo.delaware.gov/files/2025/05/SC-Kent-Circulation-Sufficiency-Study-FINAL.pdf#page=61>.



2. Rezoning Webb/Thangavelu Parcel (2025-07-06)

Dover Kent MPO has no comment on the rezoning. However, it has an important recommendation to improve safety and connectivity in the area. The applicants indicated that they do not plan to add sidewalks to the frontage of the property. Dover Kent MPO strongly recommends that sidewalks be added when site development takes place. This portion of US13 is classified as a principal arterial, and it sees an Average Annual Daily Traffic (AADT) of 25,195.⁵ It is not safe for pedestrians or bicyclists, having few existing sidewalks and a Level of Traffic Stress (LTS) of 3 (which means it is generally used by more experienced bicyclists).⁶ Although there are virtually no sidewalks in the area at this time, future commercial and residential development could change the area's conditions. If this were to happen, sidewalks would be beneficial for connecting the property with neighboring locations and allowing safe pedestrian travel, which is why the MPO recommends they be a part of this development project.

The applicants should refer to the Kent County Code regarding sidewalks along a property's frontage. These are to be built at a minimum width of 5 feet, they should be separated from the curb by a minimum distance of 3 feet, and they should include ADA access ramps and be free of utility poles and other obstructions. Sidewalks are to be included with any project on an arterial or collector road that requires Regional Planning Commission or Levy Court approval.⁷

⁵ "Traffic Counts." Delaware Department of Transportation (DelDOT).

<https://experience.arcgis.com/experience/e8679c5c19e14bafbff864eeaf553251>.

⁶ "Bicycle/Pedestrian/Trails and Pathways." Delaware Department of Transportation (DelDOT).

<https://experience.arcgis.com/experience/7e27bdc85b3b463f8699abb86919e49e>.

⁷ "§ 187-60 Sidewalks." Kent County, DE Code. <https://ecode360.com/7601066#7601123>.



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March 25, 2026

Mr. David L. Edgell, AICP
Director, Office of State Planning Coordination
122 Martin Luther King Jr Blvd South
Haslet Armory, Third Floor
Dover, DE 19901

RE: **Preliminary Major Subdivision Plan Application – PLUS Comment Response**
BARRATTS LANDING SUBDIVISION
Frederica, Delaware
BMG Project #: 2025099.01
Kent County #: SL-26-03

Dear Mr. Edgell:

On behalf of our client, Eastern States Development, we are hereby submitting the following response from the PLUS review -2025-07-04 for a Major Subdivision Plan Application for the above-mentioned project.

The following comments are for the PLUS letter received on August 15, 2025 and acknowledges that the project will have to comply with all federal, state and local regulations set forth.

COMMENT RESPONSES:

Strategies for State Policies and Spending

The proposed development is located in Investment Levels 3 and 4 according to the 2020 Strategies for State Policies and Spending, with small portions of Out of Play due to wetlands and the 100-year floodplain present on the property. The site plan depicts the majority of lots in the Level 3 area with minor portions of Level 4.

Based on its location in Levels 3 and 4 investment areas, this project may be consistent with the 2020 Strategies for State Policies and Spending. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future.

Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas.

The majority of the proposed development is located in Level 3, the property is directly adjacent to the Little Heaven Master Plan area, and the property is located within the proposed Magnolia Transportation Improvement District (TID), which is under development. Due to these reasons, OSPC has no objections to this subdivision plan.

BMG Response: Comment Acknowledged that the project is mostly in the level 3 investment area and located with the proposed Magnolia Transportation Improvement District (TID).

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The site access on all State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.delDOT.gov/Business/subdivisions/index.shtml?dc=changes>.
- Pursuant to Section 1.3 of the Development Coordination Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at

https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- In terms of traffic analysis and based on the expected trip generation this project will require a Traffic Impact Study (TIS). With that requirement in mind, this location is in what will become the Magnolia Transportation Improvement District (TID). The Magnolia TID is currently under development. If the timeline of the TID development and implementation accommodate the developer's timeline they may satisfy their traffic analysis requirements by participating in the TID rather than completing a TIS. Please contact Sarah Coakley at (302) 739-2251 or sarah.coakley@delaware.gov for more information on how to satisfy the traffic analysis requirements associated with this project through participation in the TID.
- Section 1.7 of the Development Coordination Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Barratts Chapel Road. The following right-of-way dedication note is required, "An X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."
- In accordance with Section 3.2.5.1.2 of the Development Coordination Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."
- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:
 - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
 - Depiction of all existing entrances within 300 feet of the proposed entrance on Barratts Chapel Road.
 - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- In accordance with Section 3.8 of the Development Coordination Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.
- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.4 of the Development Coordination Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.14 of the Development Coordination Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

BMG Response: The site access and subdivision roadways will be designed in accordance with DelDOT standards. A pre-submittal meeting will be requested and held prior to a formal plan submission. The owner anticipates participating in the proposed TID in order to satisfy the traffic analysis and has been in contact with Sarah Coakley on this matter. DelDOT review fees will be provided at the appropriate times during the submission review process. Noted, it is anticipated that ROW dedication and a 15ft wide permanent easement will be provided to meet the current DelDOT standards along the frontage. The following items will be provided on the record plan in accordance with the latest DelDOT standards and specifications.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Stormwater Management

The project proposes greater than 5,000 square feet of land disturbing activities and will be subject to Delaware's Sediment and Stormwater Regulations.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency, prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Kent Conservation District.
- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically <https://enoi.dnrec.delaware.gov/>, (select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: Kent Conservation District at (302) 608-5370.

Website: <http://kentcd.org/>

General Stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov

Website: <https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/>

BMG Response: The project will follow the latest DSSR and provide all necessary plans, report and calculations to show compliance to KCD. A NOI will be submitted to DNREC and a project application meeting with the reviewing agency will be held prior to formal submission.

Wastewater Disposal Systems – Large Systems

For wastewater conveyance offsite by way of a new sewer connection, flow rates exceeding 2,500 gallons of liquid waste per day will require a Wastewater Pollution Collection and Conveyance (WPCC) permit from the Commercial and Government Services section.

Contact: DNREC Commercial and Government Services Section at (302) 739-9948.

Website: <https://dnrec.delaware.gov/water/commercial-government/>

BMG Response: Comment Acknowledged, a WPCC permit will be obtained for this project.

Wetlands and Waterways

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of non-tidal and tidal wetlands in the southwestern portion of the site, as well as along the northern, southern, and western property boundaries. A wetland delineation is in progress, according to feedback from the project applicant during the PLUS meeting. The concept plan proposes to disturb the eastern wetlands for an internal road crossing.

State Requirements:

- The wetlands and waterways are not mapped on the site plan. Include all wetland boundaries, streams, and waterways on site plans.
- State permits from the DNREC Wetlands and Waterways Section may be required for disturbance proposed in state jurisdictional wetlands and waterways. To apply for a permit online, please visit their website at <https://dnrec.delaware.gov/water/wetlands-subaqueous/permits/>.
- It is recommended to schedule a meeting with the DNREC Joint Permit Processing (JPP) service for assistance with the necessary state and federal permitting procedures and requirements. Please contact the DNREC Division of Water's Wetlands and Waterways Section to schedule.

State Contact: DNREC Wetlands and Waterways Section at (302) 739-9943.

Website: <https://dnrec.delaware.gov/water/wetlands/>

BMG Response: A wetland delineation was performed and the plan sheet now shows all wetlands, streams, and waterways. Comment Acknowledged, the project will obtain all necessary permits. Comment Acknowledged, we will look at scheduling a meeting with DNREC JPP for any permitting needed.

Federal Requirements:

- Federal permits from the U.S. Army Corps of Engineers may be necessary if dredge or fill is proposed in tidal wetlands, streams, and certain non-tidal wetlands. A delineation of waterways and wetlands may also be required. In certain cases, permits from the US Army Corps of Engineers may trigger additional certifications from DNREC (Coastal Zone Federal Consistency Certification and 401 Water Quality Certification). Work with the US Army Corps of Engineers to determine the appropriate federal permitting requirements. Federal Contact: U.S. Army Corps of Engineers (Dover Office) at (267) 240-5278.

Website: <https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/>

Coastal Zone Federal Consistency Certification (state contact): DNREC Coastal Management Program at (302) 739-9283.

Website: <https://dnrec.delaware.gov/coastal-programs/coastal-management/>

BMG Response: Comment Acknowledged, we will obtain all necessary permits that may be required for this project.

Special Flood Hazard Area

According to the newest Flood Insurance Rate Maps (FIRM), a portion of this parcel is situated within a Special Flood Hazard Area, specifically within the mapped 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Area identified on the site lies within zone AE. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced through the local floodplain ordinance, which can have higher standards. Although houses are proposed outside of the Special Flood Hazard Area (SFHA), some houses may still be required by lenders to purchase flood insurance, based on the proximity to the SFHA.

A portion of this site is also situated within the moderate risk floodplain, or 500-year floodplain (0.2% annual chance of flooding), identified as a shaded zone-X.

- The applicant must comply with the local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://floodplanning.dnrec.delaware.gov/>

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.

Website: <https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/>

BMG Response: Comment Acknowledged, it is not anticipated that construction will occur within the floodplain, but this project will obtain all necessary permits if needed.

State Natural Heritage Site

Due to the presence of a rare butterfly species, Bronze Copper (*Lycaena hyllus*), this project lies within lands designated as a State Natural Heritage Site. State Natural Heritage Sites are identified as "Designated Critical Resource Waters" by the U.S. Army Corps of Engineers.

- The applicant must comply with the restrictions and limitations imposed through the U.S. Army Corps of Engineers Nationwide Permit General Condition No. 22, which can be found here: <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Nationwide-Permits/>
- If permits are required by the U.S. Army Corps of Engineers, the applicant may be required to obtain confirmation that the site is not designated as a State Natural Heritage Site. The project applicant should contact the DNREC Division of Fish and Wildlife's Environmental Review Program to obtain a letter regarding State Natural Heritage Site status.

State Contact: DNREC Division of Fish and Wildlife, Environmental Review Program at (302) 735-3600. Website: <https://dnrec.delaware.gov/fish-wildlife/conservation/reviews/>

Federal Contact: U.S. Army Corps of Engineers, Dover Field Office, at (302) 736-9763.

Website: <https://www.nap.usace.army.mil/Missions/Regulatory/Contacts/>

BMG Response: The project team has been in contact with DNREC regarding the rare species and learned that the record was not collected within the boundaries of the parcel and is located outside of the development area. We do not anticipate disturbing the marsh area where the rare species could reside and can look to provide additional plantings to provide some additional buffering.

Electric Vehicle Charging Requirements

Electric vehicle charging infrastructure is now required for all residential dwellings in Delaware (see 80 Del. Laws, c. 145 § 8001- § 8006) for which:

1. A building permit is issued on or after January 1, 2024 (single family), or
2. The final site plan is approved on or after January 1, 2025 (multi-family).

Requirements are summarized below. Consult the Delaware Code directly for further details.

Single-family Dwellings, effective 2024:

- The developer of a single-family residential dwelling shall install at least one electric vehicle capable parking space at each single-family residential dwelling constructed.
- If the single-family residential dwelling does not have an attached or detached garage, an electric vehicle capable parking space must be provided in the driveway, assigned parking space for the dwelling, or at an unassigned non-street residential parking space constructed as part of the project.

BMG Response: Comment Acknowledged, for the EV requirement.

Air Quality – Particulate Emissions

Particulate emissions are regulated by DNREC’s Division of Air Quality. To control particulate emissions from construction and materials handling operations, the following is required:

- The applicant must use dust suppressants and other measures during demolition activities, grading, land clearing, excavation of non-paved roads, material movement or storage, and sandblasting activities.

Contact: DNREC Division of Air Quality at (302) 739-9402.

Website: <https://dnrec.delaware.gov/air/permitting/>

BMG Response: Comment Acknowledged, the proposed sediment and erosion control plans will provide DNREC approved dust control methods for construction.

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Proposed Project Parcel Flood Concern

- The majority of the parcel is located within an area of Minimal Flood Concern of 1,000 years or greater; however there is a 100-year floodplain to the south and west of the parcel. According to the included renderings, nothing is being constructed within the floodplain and stormwater management is identified nearby. Parcel Status within County Evacuation Zone Location
- The parcel is located within Kent County’s Evacuation Zone A. Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant
- The parcel is not located within the 10-mile EPZ for the Salem Nuclear Power Plant.

BMG Response: Correct, no structures or homes are being proposed within the 100-year floodplain. Comment Acknowledged on the evacuation zone and distance from the Salem Nuclear Power Plant.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- There are two known archaeological sites on the parcel. Double Run borders the parcel to the south and two tributaries border the parcel on either side. Soils are well drained. The area is well known for archaeological sites. This parcel has a high potential for precontact archaeological resources.
- We highly recommend an archaeological survey prior to any ground disturbing activities. If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

BMG Response: Comment Acknowledged for archaeological sites.

Delaware State Fire Marshall’s Office – Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal’s Office. At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements:

- Where a water distribution system is proposed for single-family dwellings, it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required. (One & Two- Family Dwelling)
- One- and Two-Family dwellings are required by law to offer the homeowner an automatic sprinkler system, therefore infrastructure should accommodate water needs. Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

BMG Response: Comment Acknowledged, for hydrant requirements and spacing. A flow test will be performed on an existing fire hydrant to show compliance. A sprinkler system option will be available for proposed homes, and the plans will show information on the water distribution system.

Accessibility:

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Barratts Chapel Rd must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

BMG Response: Comment Acknowledged, all access will be designed for fire department apparatus to negotiate as well as all accessible requirements set forth by the code. All traffic related items will be designed in accordance with DelDOT latest standards and specifications. The local fire chief will approve of anything in the development that would limit the fire department access.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Road Names, even for County Roads

BMG Response: Comment Acknowledged, the construction plans will provide any type of fuel or bulk containers as well as the required notes.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. These suggestions do not represent State code requirements. They are offered

here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (but in no way required) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.
- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>

BMG Response: Comment Acknowledged, all required PLUS comments will be addressed prior to submitting to review agencies and the plans will use the latest notes on DelDOT's website.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Removal of Forest within Key Wildlife Habitat, Delaware Ecological Network, and Murderkill River Natural Area

The preliminary plan proposes the elimination of approximately 3 of 24 acres of forest on the site. Forests filter water for improved water quality, provide habitat for wildlife, absorb nutrients, infiltrate stormwater, moderate temperatures, and store atmospheric carbon which would otherwise contribute to climate change.

- Removing forested areas for development should be avoided to the greatest extent possible.
- In general, contiguous forest and connected areas of natural habitat are more beneficial to wildlife, allowing for safer movement from one area to another while reducing roadway mortality.
- The forested area on this site is located within the Murderkill River Natural Area. Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.
- The forested area on this site occurs within the Delaware Ecological Network, a statewide network of interconnected lands having significant ecological value. Avoid disturbance within these habitats.
- The forested wetlands on this property are mapped as Key Wildlife Habitat in the Delaware Wildlife Action Plan because they are part of a large forest and wetland complex that can support an array of plant and animal species across the landscape. Key Wildlife Habitat should be conserved to the maximum extent practicable and negative impacts should be minimized.
- Consider dedicating forested areas as a Nature Preserve through a conservation easement or donation of land. For more information, please contact the DNREC Planning Preservation and Development Section.

General Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.

Website: <https://dnrec.delaware.gov/fish-wildlife/contact-information/>

Natural Area Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.

Website: <https://dnrec.delaware.gov/parks/natural-areas/> or <https://dnrec.delaware.gov/parks/open-space/conservation-easements/>

BMG Response: Comment Acknowledged, the project attempts to limit the amount of forest removed from this project. The majority of the construction and improvements are within the farm field.

Forested Wetlands and Vegetated Buffer Zones

Maps from the Statewide Wetlands Mapping Project indicate the potential presence of forested wetlands on the southwestern portion of the property, as well as along the northern, southern, and western property boundaries of the site. This habitat type is known to support an array of plants and animals, most notably wetland dependent species such as amphibians. There is potential for high marsh habitat to exist in the wetland area of this parcel. Several state-rare species, state-listed endangered species, and federally-listed threatened species, particularly birds, nest in high marsh habitats. To reduce impacts to these species, the following is recommended:

- Do not disturb forested wetlands. Increase upland buffers to at least 100 feet along all wetlands, waterways, and sensitive habitats, including those containing existing forest or natural vegetative cover.
- Vegetated buffer zones should be identified outside of the Limit of Disturbance on the engineering plans.
- Maintain vegetated buffer zones as native species meadows or forest.
- Vegetated buffer zones should be deeded as community open space and not contained within any lot lines. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.
- Maintain habitat connections to undeveloped open space, which are especially important for species movement across the landscape.

Contact: DNREC Division of Fish and Wildlife, Species Conservation and Research Program at (302) 735-3600.

Website: <https://dnrec.delaware.gov/fish-wildlife/conservation/>

BMG Response: Comment Acknowledged, the project looks to avoid any tree clearing within the wetland and wooded area. The majority of the construction and improvements are within the farm field. The project aims to protect most of the forest and wetlands on site.

Nature Preserve

The site is located within the vicinity of the Murderkill River Nature Preserve.

- The applicant should contact DNREC to discuss potential impacts of development to the Nature Preserve, which are legally protected through articles of dedication or a conservation easement. Impacts to these protected areas must be avoided.
- Reduce development impacts near Nature Preserves by avoiding disturbance to sensitive environmental areas such as wetlands and forest habitat. Where possible, design site features to avoid the removal of contiguous tracts of forests.

Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.

Website: <https://dnrec.delaware.gov/parks/natural-areas/>

BMG Response: Comment Acknowledged, the project looks to avoid disturbing any natural resources on site and aims to limit the construction and improvement to the farm field and former borrow pit.

Aglands Preservation Districts

The proposed project is adjacent to and shares property boundaries with an Aglands Preservation District (Caulk Expansion of the Emil Gallo-Ruth Gallo District). Adjacent properties may be impacted.

- DNREC reviewers request that a 50-foot vegetated buffer is placed between this project and the Aglands Preservation District to minimize any potential noise/dust nuisances coming from the farm. Buffers should be maintained with a mix of native species. Please reach out to the Delaware Department of Agriculture (DDA) for further information.

Contact: DDA Aglands Preservation and Planning Section at (302) 698-4530.

Website: <https://agriculture.delaware.gov/agland-preservation-planning/>

BMG Response: *Comment Acknowledged, a vegetated buffer can be found on the landscape plan.*

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.
- For improved stormwater management, preserve existing trees, wetlands, and passive open space.
- Consider relocating the proposed western stormwater management facility further north to avoid disturbing the existing forested wetland.

Plan review agency contact: Kent Conservation District at (302) 608-5370.

Website: <http://kentcd.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov

BMG Response: *A subsurface geotechnical investigation will be performed to determine appropriate stormwater management practices. Comment Acknowledged, the improvements will be in accordance with the latest DSSR.*

Drainage

- All existing drainage ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.
- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Waterways Section prior to clearing and/or excavating ditch channels.
- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.
- Any drainage/utility easement should not possess structures such as decks, buildings, sheds, kennels, or fences within the drainage easement to allow for future drainage maintenance. Trees and shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.

Contact: DNREC Drainage Program at (302) 855-1930.

Website: <https://dnrec.delaware.gov/drainage-stormwater/>

BMG Response: *It is the intent of this project to maintain or improve the conveyance and drainage patterns on site. All applicable environmental permits will be obtained as part of this project. All drainage utility easements will allow for future maintenance at maturity.*

Special Flood Hazard Area

- As proposed, locate all structures outside of the floodplain. If this is not possible, the developer should consider designing structures to a higher standard to avoid potential future flood damage and loss.
- Since some lots and houses are proposed within close proximity of the floodplain, it is recommended to increase the distance of development from the floodplain.

Contact: DNREC Shoreline and Waterway Management Section at (302) 608-5500.

Website: <https://dnrec.delaware.gov/watershed-stewardship/waterways/floodplains/>

BMG Response: *Comment Acknowledged, all homes and structures will be located outside the floodplain zone and buffers.*

Sea Level Rise

The northern, southern, and western property boundaries of this site, as well as the southwestern interior, are vulnerable to permanent inundation from sea level rise. By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. In addition to permanent inundation, as mean sea levels rise, the frequency and severity of tidal flooding events is expected to increase.

- As proposed, in areas within 5 feet of expected sea level rise, avoid construction of permanent structures and infrastructure. All infrastructure and structures on the site should incorporate the effects of sea level rise through the expected lifespan of the structures. This may include increasing freeboard of structures, ensuring that critical infrastructure is elevated to withstand future sea level rise, construction of flood control measures, and incorporating green infrastructure for flood control.

Contact: DNREC Climate and Sustainability Section at (302) 735-3480.

Website: <https://dnrec.delaware.gov/coastal-programs/planning-training/adapting-to-sea-level-rise/>

BMG Response: *Comment Acknowledged, the design will look at increasing finished floors elevations of homes and structures to help with sea level rise.*

Air Quality – Design to Minimize Mobile Source Emissions

Mobile sources include a variety of motor vehicles and mobile equipment that generate air emissions, such as ozone, particle pollution, and air toxics. The DNREC Mobile Sources Control Program reduces motor vehicle-related pollution from both on-road vehicles and non-road vehicles.

- Consider designing the project to connect to local pedestrian and bicycle lanes along Barratts Chapel Road. Designing for travel alternatives has the potential to minimize the overall tailpipe emissions associated with the use of this site.
- Consider designing the project for low maintenance green spaces. Designing green spaces to be less dependent on gas-powered lawn and garden equipment has the potential to minimize emissions associated with the on-going maintenance of this site.

Contact: DNREC Division of Air Quality's Mobile Sources Program at (302) 739-9402.

Website: <https://dnrec.delaware.gov/air/mobile-sources/>

BMG Response: *Comment Acknowledged, walking path and a SUP is provided along the site frontage to provide connection for future developments. The landscape architect for this project will explore low maintenance green space options.*

Sustainable Practices

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.
- Offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. For community facilities, consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (<https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/>).
- Consider planting select areas with native trees. Native trees improve air, water, and soil quality. Planting and nurturing trees is also a nature-based solution to reducing the greenhouse gases that drive climate change. In addition, native trees have an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.

- Consider planting select areas with meadow comprised of native species. Native plants are well-suited to our climate and require limited maintenance. Mowing in these areas should not occur between April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.
- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.
- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.

Website: <https://dnrec.delaware.gov/climate-coastal-energy/>

BMG Response: Comment Acknowledged, walking paths and sidewalks are provided around the community to encourage nonmotorized modes of travel. The developer will explore the option for home buyers to use solar or geothermal. The landscape architect has provided native and non-invasive trees for this community and will provide ongoing maintenance standards. Owner will look at options for energy star rated products, painting in low volatile organic compounds and the use of recycled material.

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 310.20 persons per square mile based on the US 2020 Census report; an increase from 2010 at 271.30 persons per square mile. The specific census block(s) the project is located on has a total population of 45 persons, though, with development, this will undoubtedly change. The 27 adjacent blocks aggregated bring the area to a total population of 721 persons.

BMG Response: Comment Acknowledged for population density.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold Wave, Drought, Earthquake, Hail, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.
- According to FEMA's National Risk Index, the parcel is considered relatively low for overall natural hazards risks.
- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.
- Its community resilience and its social vulnerability is rated as relatively high.

BMG Response: Comment Acknowledged for the overall natural hazards risk a relatively low and community resilience and social vulnerability as relatively high.

Renewable Energy Commitment

- Regarding energy use and consumption, the census tract utilizes bottled, tank or LP Gas as the predominant fuel type for heating purposes.
- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure. Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs or solar panels where applicable and allowable, and the like.
- In reference to the flood zones, DEMA strongly discourages construction of any type directly within, adjacent to or within proximity to a 100-year floodplain as water knows no bounds. If the homes are being constructed at flood level or below and a mortgage is obtained, an NFIP insurance policy is also required. Regardless of whether within or adjacent to a floodplain, should construction continue, we recommend utilizing additional mitigation strategies to reduce the risk from flooding. This could include, but isn't limited to, wet/dry floodproofing, elevating the home out of the flood plain, elevating mechanicals/HVAC/Electricity out of the flood waters, mass notification systems, large drainage systems (increased diameter pipes, ditches, basins, etc.) and other similar methods.
- Lastly, in reference to the county evacuation zones, DEMA encourages this information be made readily available to any and all persons residing there. This can be done simply through pamphlets or a neighborhood sign.

BMG Response: Comment Acknowledged, the developer and home builder will explore energy efficient appliances and utilities. At the current design, there are no proposed homes or structures that are intended to be constructed within the floodplain zone. Comment Acknowledged for evacuation zones and routes.

Delaware State Housing Authority - Contact Rachel Alfano (302) 739-4263

- DSHA reviewed the proposal to construct 245 single family subdivision lots on 88 acres at Barratts Chapel Road in Frederica. This is a residential project with ownership at the market rate.
- According to DSHA's Housing Reform Map, this project is in an Area of Opportunity. This map shows the distribution of affordable housing throughout the state. We encourage These areas have high-quality schools, and supportive infrastructure, which leads to the capacity to support diverse and affordable housing types. Link to Interactive Map.
- DSHA supports the addition of bike paths and sidewalks to ensure the residents have easy access to its surrounding amenities. We also encourage offering diverse housing types.

BMG Response: Comment Acknowledged, at this time the propose single family lot subdivision will be advertised as market rate lots. SUP and sidewalks have been provided around the community to provide access to surrounding amenities.

Delaware Department of Agriculture – Contact Milton Melendez 302-698-4500

- The Delaware Forest Service supports the conservation of forested lands and the integration of sustainable building designs that help conserve forested acres on-site. These conserved acres act as natural filters, wildlife corridors, and provide a range of ecological benefits. Forests, regardless of their size or shape, offer invaluable contributions to the environment. It's essential to prioritize the conservation of these areas to maintain their critical role in protecting our ecosystems. We recommend not removing

and taking steps to ensure forest loss does not occur. If any additional information or support is needed the Delaware Forest Service and it's five core programs are available.

BMG Response: Comment Acknowledged, it is the intent of the design to limit the disturbance to the forested area and proposed most of the site improvements within the farm field.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

Fire Department Comments:

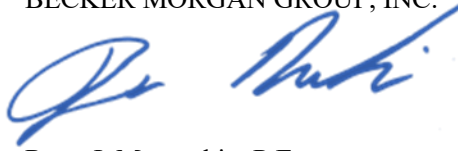
- The volunteer fire department is obligated to provide Fire and EMS service to this property. In addition, new developments in their Fire and EMS district have put a financial strain on their volunteer fire service. As their call volume increases yearly due to the unprecedented growth within the service area, current funding does not keep up with development within the district. State, County, and Local funding does not keep up with the growth of the fire district, so the developer and future residents need to help financially support the Volunteer Fire Department. Future residents need to consider joining the fire department to serve their new community.

BMG Response: Comment Acknowledged

If you have any questions, please do not hesitate to contact me.

Sincerely,

BECKER MORGAN GROUP, INC.

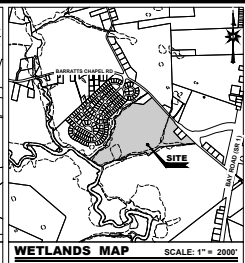
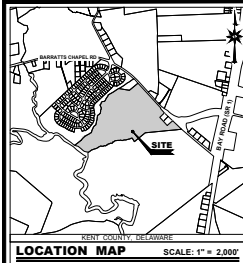
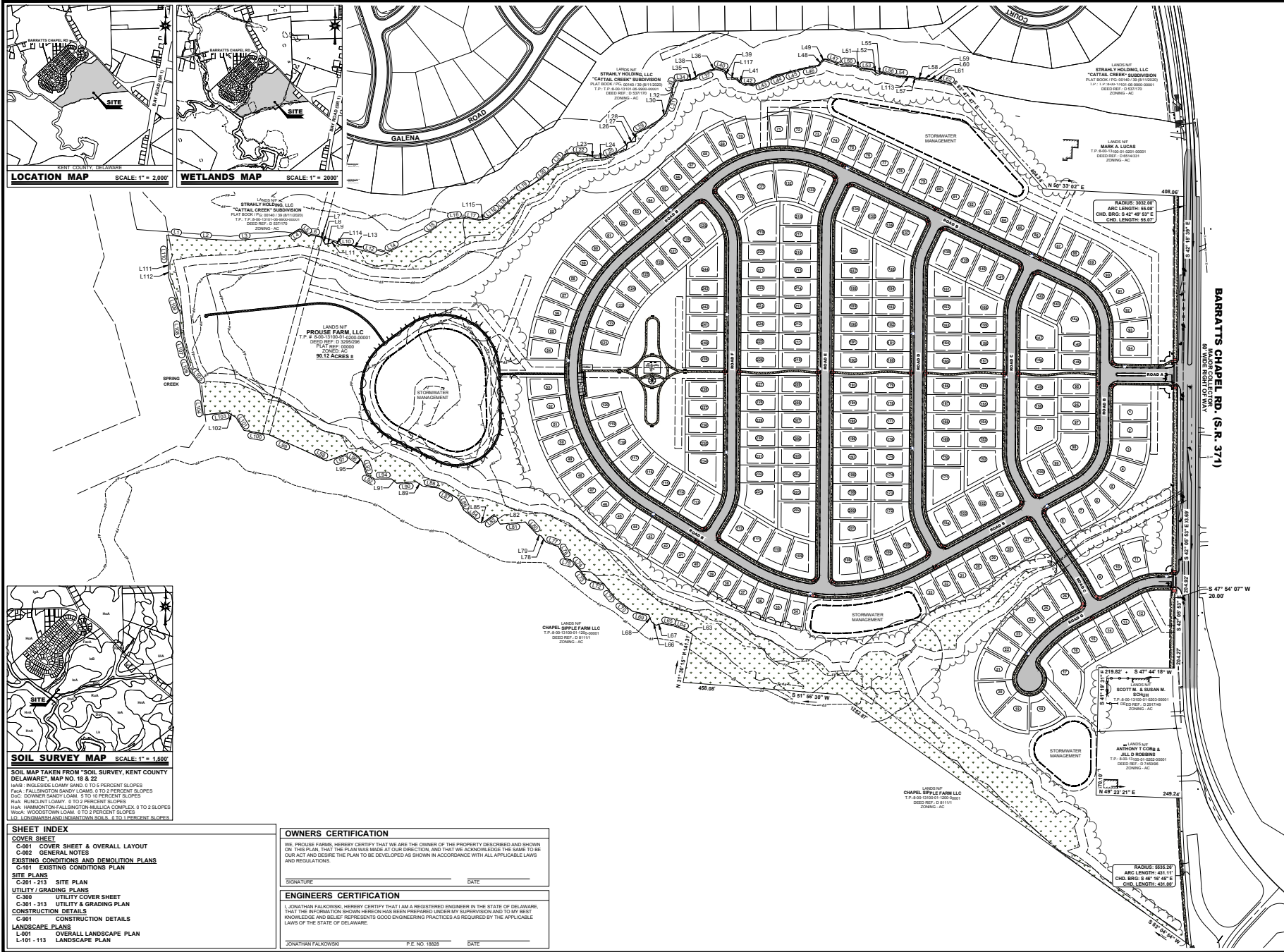


Ryan J. Musacchio, P.E.
Associate | Civil Engineer

RJM/

cc: Rich Julian – Eastern States Development (rich@easternstatesdeve.com)
Sarah Keifer – Kent County (sarah.keifer@kentcountyde.gov)

202509900ar-ltr-PLUS-Response.docx



SOIL MAP TAKEN FROM "SOIL SURVEY, KENT COUNTY, DELAWARE," MAP NO. 18 & 22

HAIR: ROLLING HILLS LOAMY SAND, 0 TO 8 PERCENT SLOPES
FALL: FALLINGTON SANDY LOAM, 0 TO 2 PERCENT SLOPES
DNC: DOWNER SANDY LOAM, 5 TO 10 PERCENT SLOPES
RHL: RICHLAND LOAMY, 0 TO 2 PERCENT SLOPES
HML: HAMMONTON FALLINGTON MULLICA COMPLEX, 5 TO 2 SLOPES
RHL: WOODSTOWN LOAM, 0 TO 2 PERCENT SLOPES
LO: LONGMARSH AND INWANTOWN SOILS, 0 TO 1 PERCENT SLOPES

SHEET INDEX	
COVER SHEET	
C-001 COVER SHEET & OVERALL LAYOUT	
C-002 GENERAL NOTES	
EXISTING CONDITIONS AND DEMOLITION PLANS	
C-101 EXISTING CONDITIONS PLAN	
SITE PLANS	
C-201 - 213 SITE PLAN	
UTILITY / GRADING PLANS	
C-300 UTILITY COVER SHEET	
C-301 - 313 UTILITY & GRADING PLAN	
CONSTRUCTION DETAILS	
C-401 CONSTRUCTION DETAILS	
LANDSCAPE PLANS	
L-401 OVERALL LANDSCAPE PLAN	
L-101 - 113 LANDSCAPE PLAN	

OWNERS CERTIFICATION	
WE, PROUSE FARMS, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.	
SIGNATURE _____	DATE _____
ENGINEERS CERTIFICATION	
I, JONATHAN FALKOWSKI, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, IN ACCORDANCE WITH GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.	
SIGNATURE _____	DATE _____
JONATHAN FALKOWSKI	P.E. NO. 18828

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PROJECT TITLE
KENT COUNTY FILE # SL-26-03
**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE
**PRELIMINARY
MAJOR
SUBDIVISION PLAN:
COVER SHEET**

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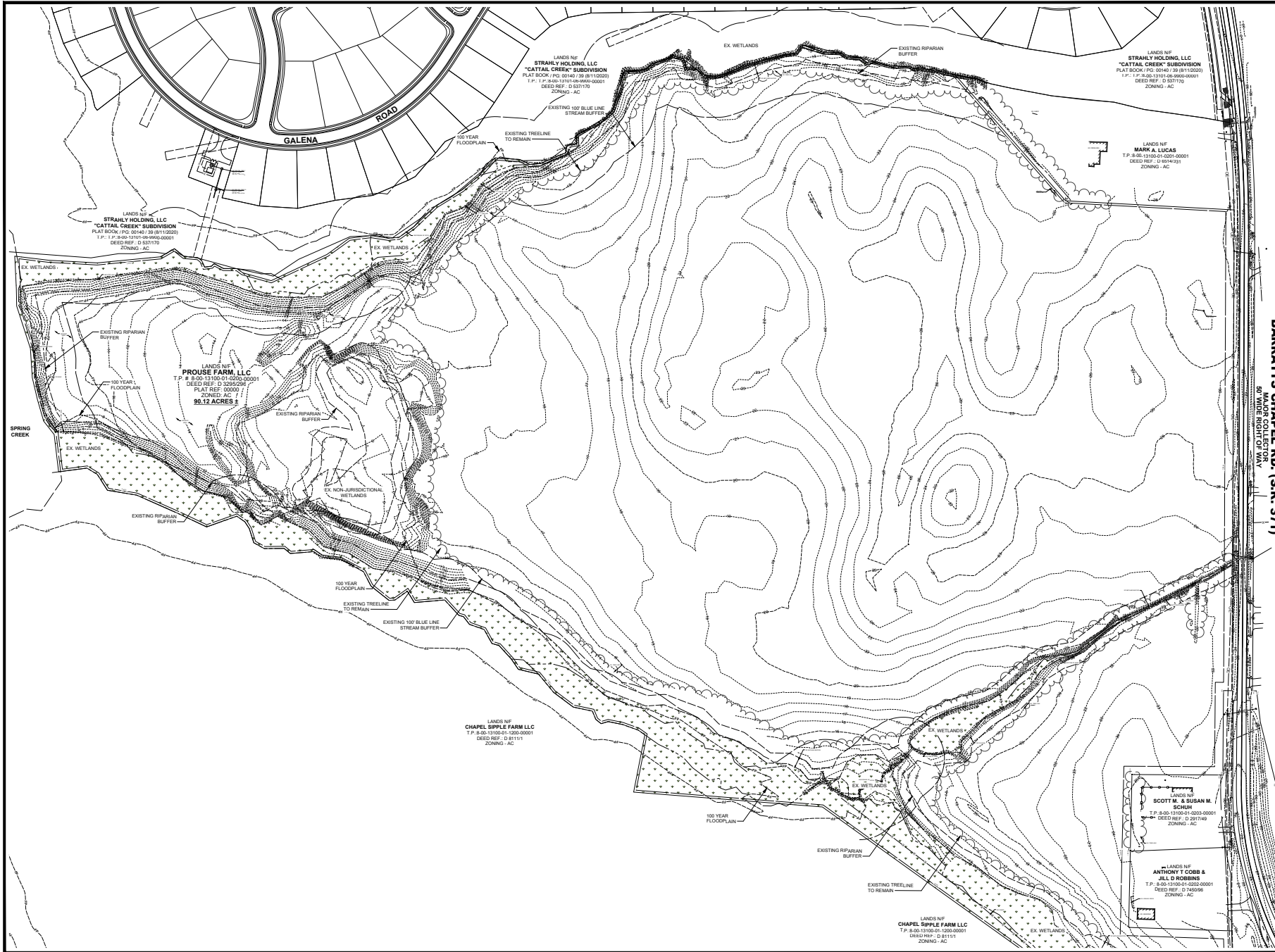
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DATE:	2/11/2026	
SCALE:	1" = 120'	
DRAWN BY:	R.J.M.	PROJ. MGR.: J.S.F.
SHEET		
C-001		

CONTRACT 2025

L16	43.18	N60° 22' 20"E	L36	12.27	N0° 16' 22"E	L56	42.79	N60° 34' 20"E	L76
L17	42.18	N56° 23' 08"E	L37	42.98	N30° 21' 30"E	L57	11.66	N60° 19' 33"E	L77
L18	73.70	N0° 08' 56"E	L38	17.38	N41° 01' 55"E	L58	15.62	N01° 14' 38"E	L78
L19	74.24	N15° 57' 39"E	L39	23.29	S58° 48' 45"E	L59	26.14	N65° 34' 12"E	L79
L20	53.94	N0° 33' 33"E	L40	28.17	N62° 49' 55"E	L60	14.35	N37° 08' 49"E	L80

18.12	3594° 07' 04"W	1.85	19.84	405° 44' 22"W			
18.71	N71° 45' 04" W	1.86	23.72	582° 09' 16"W	1.116	44.07	N11° 54' 42"E
18.74	568° 53' 52"W	1.87	77.57	527° 52' 00"W	1.117	28.10	N48° 03' 12"E
23.57	N85° 17' 22"W	1.88	71.45	527° 46' 21"W			
17.71	562° 46' 56"W	1.89	114.17	571° 52' 43"W			
16.98	N85° 02' 15"W	1.100	71.94	559° 52' 50"W			

DATE:	2/11/2026
SCALE:	AS SHOWN
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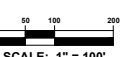
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PROJECT TITLE
KENT COUNTY FILE # SL2543
**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE
**EXISTING
CONDITIONS PLAN**



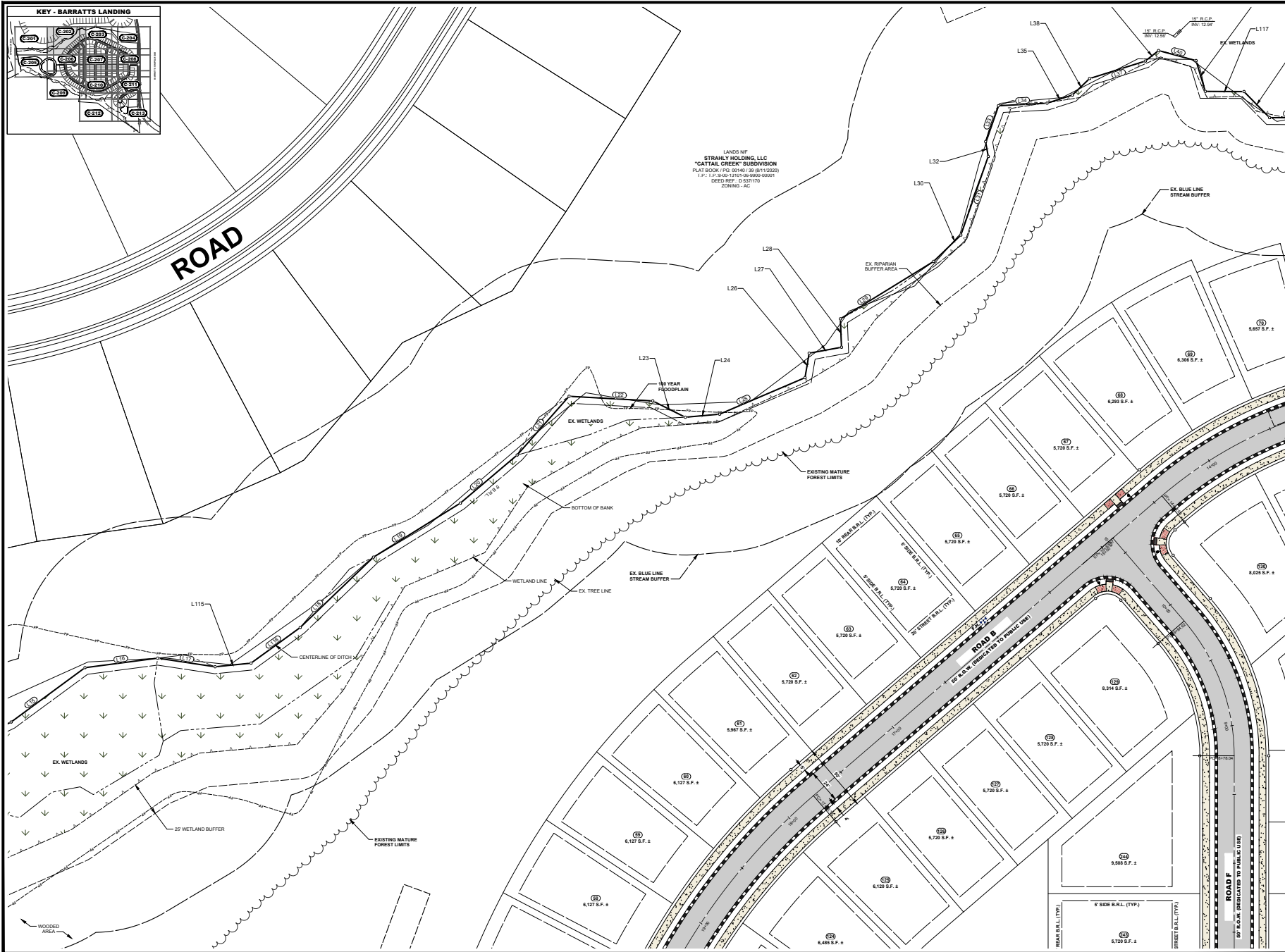
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C-201



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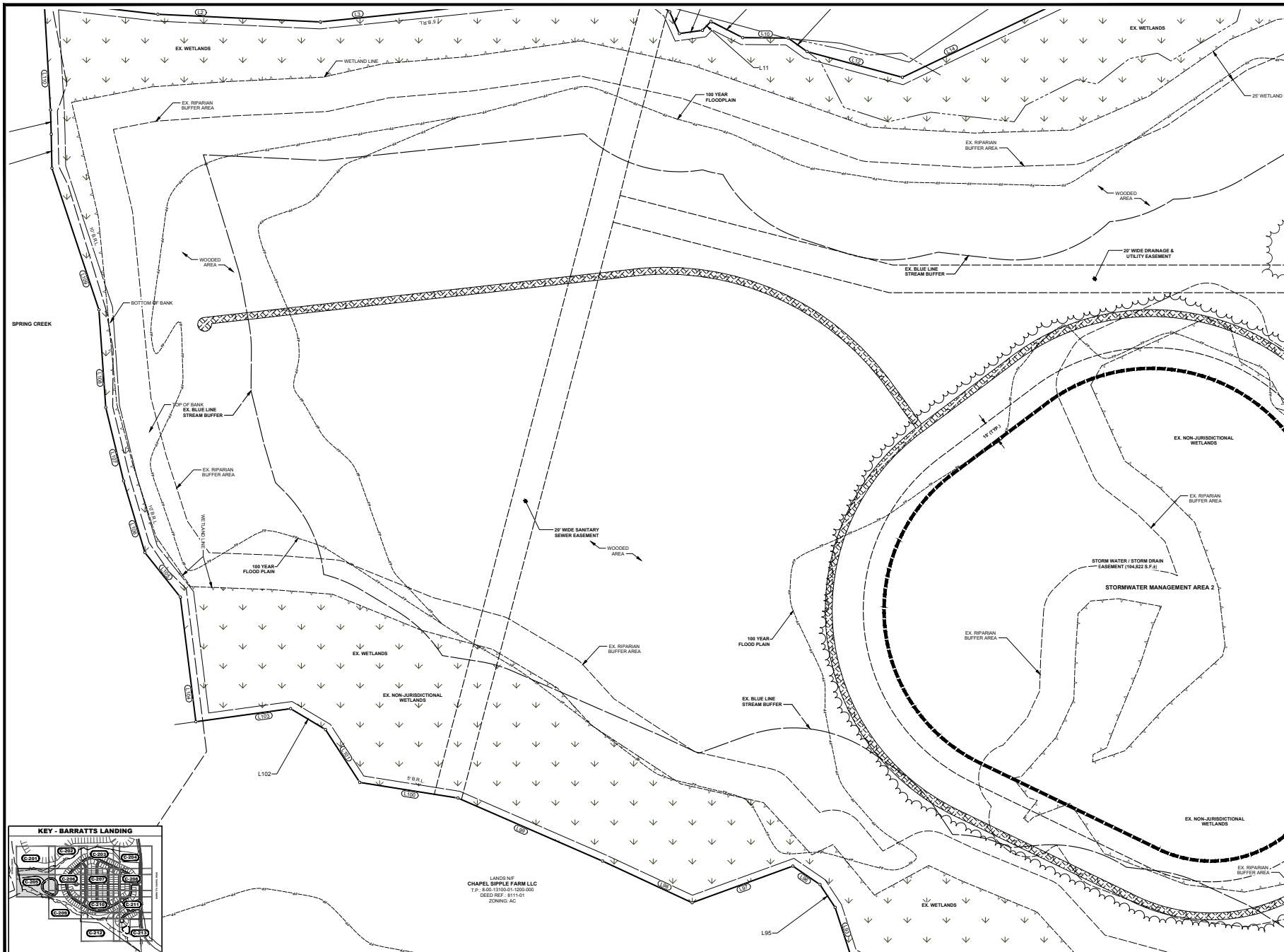
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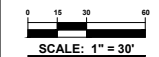


PROJECT TITLE
KENT COUNTY FILE # SL-2643

BARRATTS LANDING SUBDIVISION

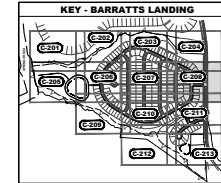
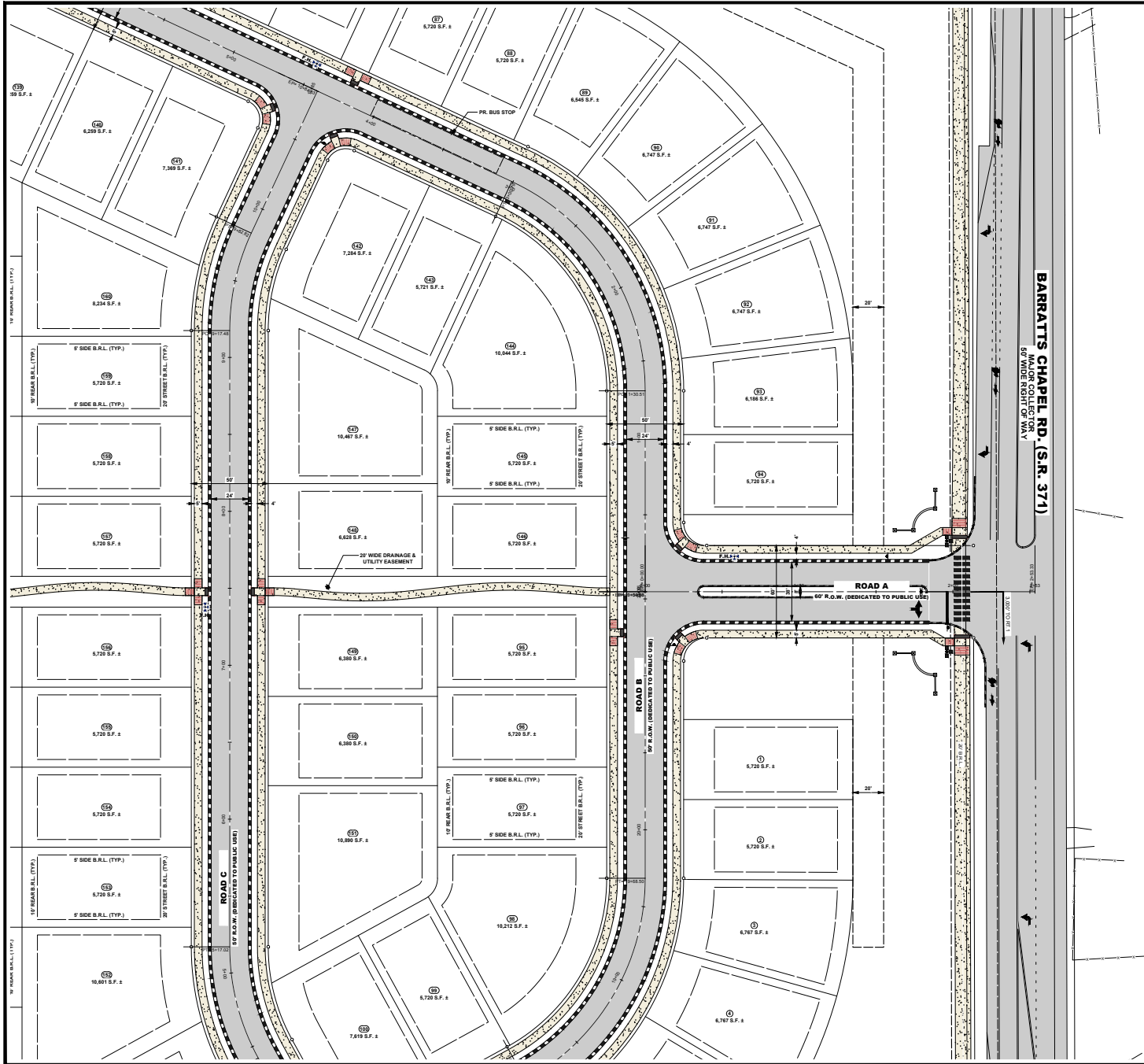
4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE
SITE PLAN



MARK	DATE	DESCRIPTION
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DATE:	2/11/2026	
SCALE:	1" = 30'	
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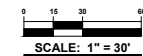
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PROJECT TITLE
KENT COUNTY FILE # SL2643
**BARRATTS
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SUBDIVISION**

4988 BARRATTS CHAPEL RD
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SHEET TITLE
SITE PLAN



MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	2/11/2026	
SCALE:	1" = 30'	
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C-208

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PROJECT TITLE
KENT COUNTY FILE # SL-26-03

**BARRATTS
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4988 BARRATTS CHAPEL RD
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SHEET TITLE

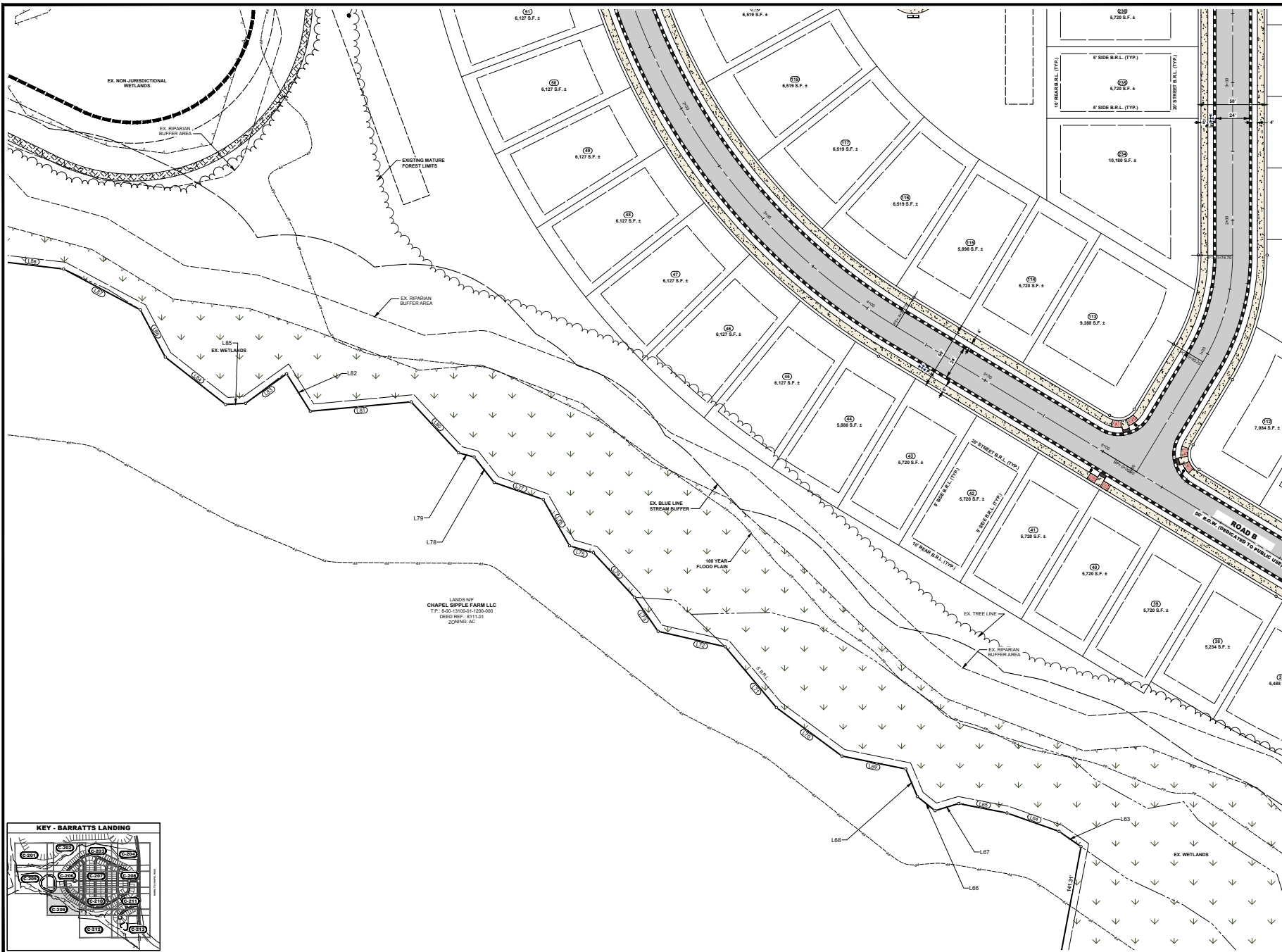
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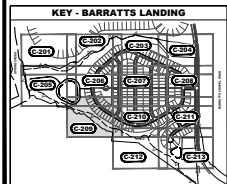
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C-209



KEY - BARRATTS LANDING





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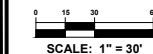
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**BARRATTS
LANDING
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SHEET TITLE

SITE PLAN

SITE PLAN



ISSUE BLOCK

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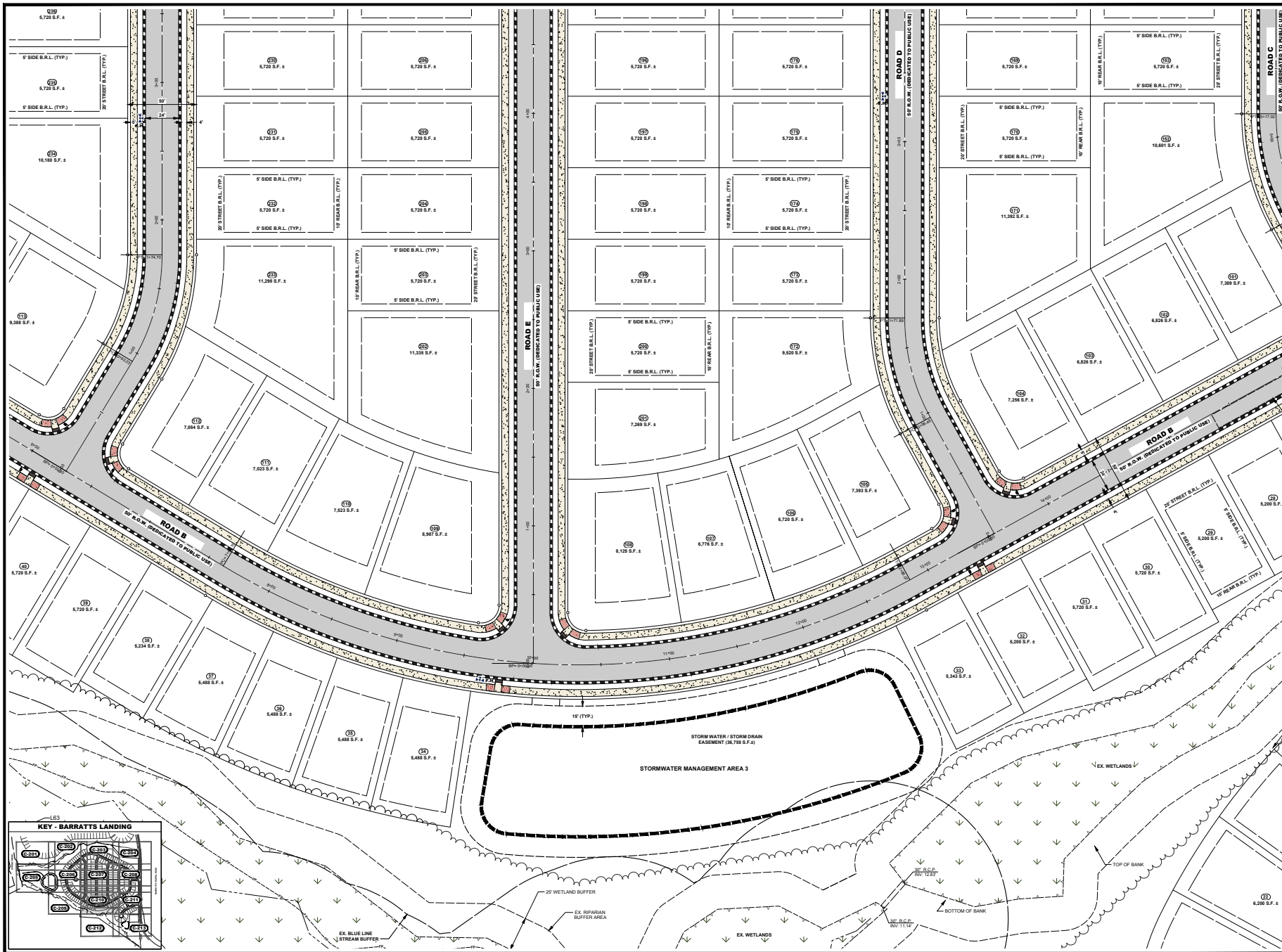
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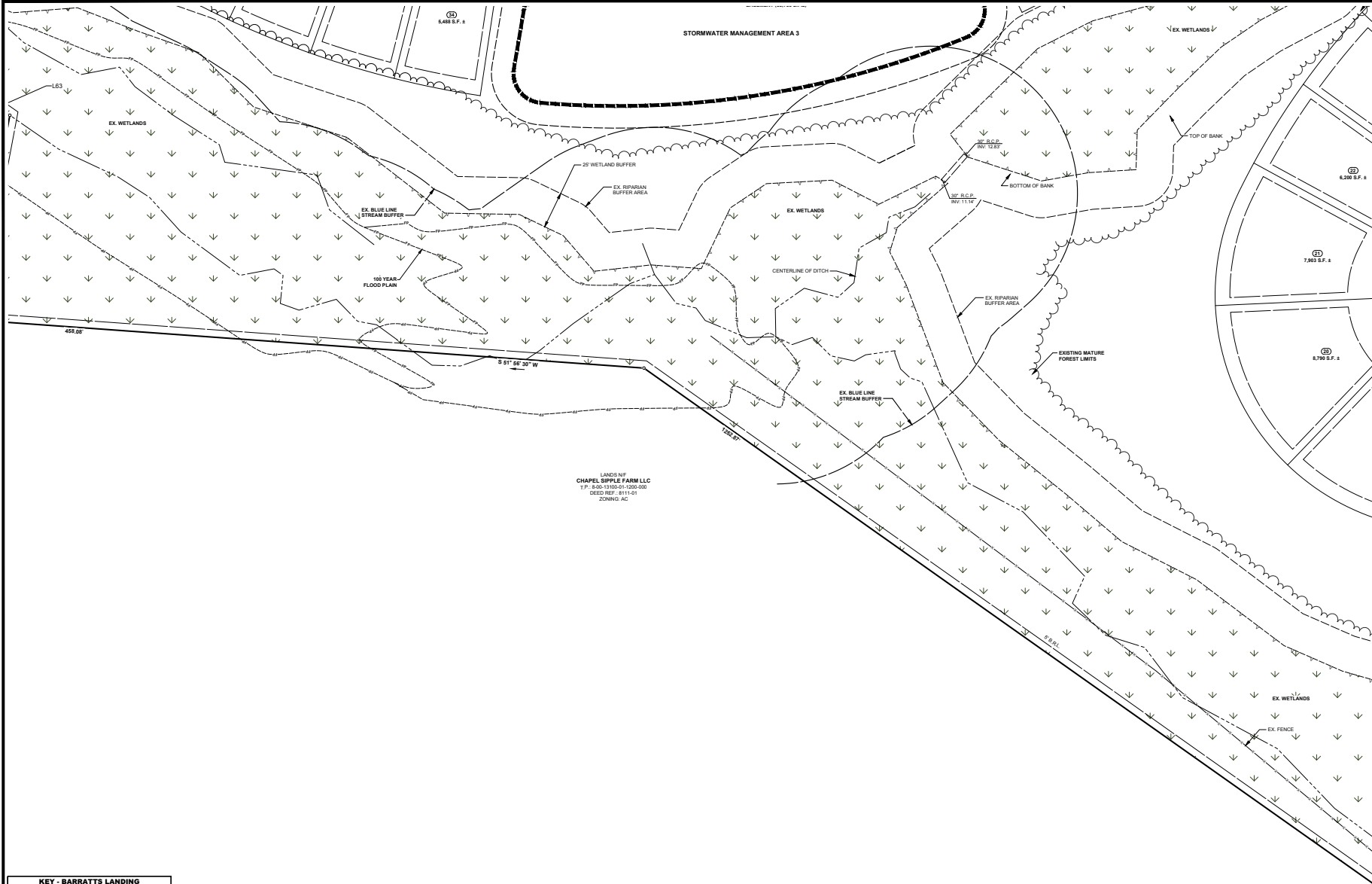
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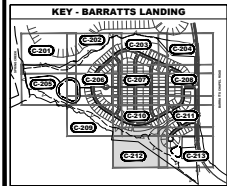
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LANDS OF
CHAPEL SUPPLE FARM LLC
T.P. 8-05-13100-01-1200-000
DEED REF. 8111-01
ZONING: AC



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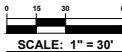
PROJECT TITLE

KENT COUNTY FILE # SL2543

BARRATTS LANDING SUBDIVISION

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE
SITE PLAN



TITLE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2025099.00

DATE: 2/11/2026

SCALE: 1" = 30'

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CONTRACT 2026



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BARRATTS CHAPEL RD. (S.R. 371)
MAJOR COLLECTOR
50' WIDE RIGHT OF WAY

**MAJOR COLLECTOR
50' WIDE RIGHT OF WAY**

PROJECT TITLE

KENT COUNTY FILE # SL-26-03

**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE

UTILITY COVER SHEET



ISSUE BLOCK

[illegible]

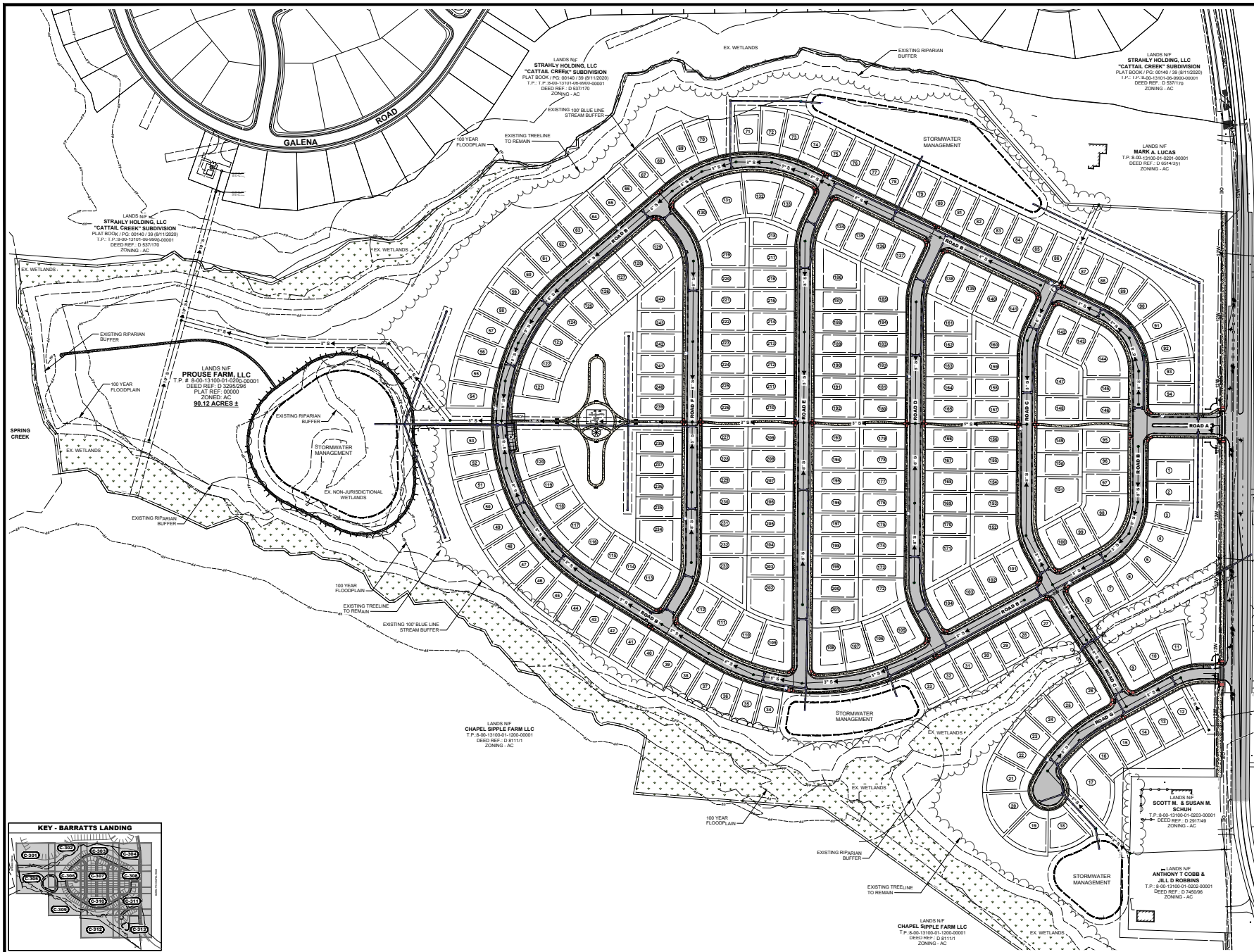
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DRAWN BY: R.J.M.		PROJ. MGR.:

SHEET

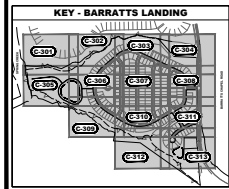
C-300

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1-Plot-C3D21-DE.dwg



KEY - BARRATTS LANDING





PROJECT TITLE
KENT COUNTY FILE # SL-26-03
**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE
UTILITY & GRADING PLAN

[illegible]

MARK	DATE	DESCRIPTION
LAYER DATE: 6-2009		

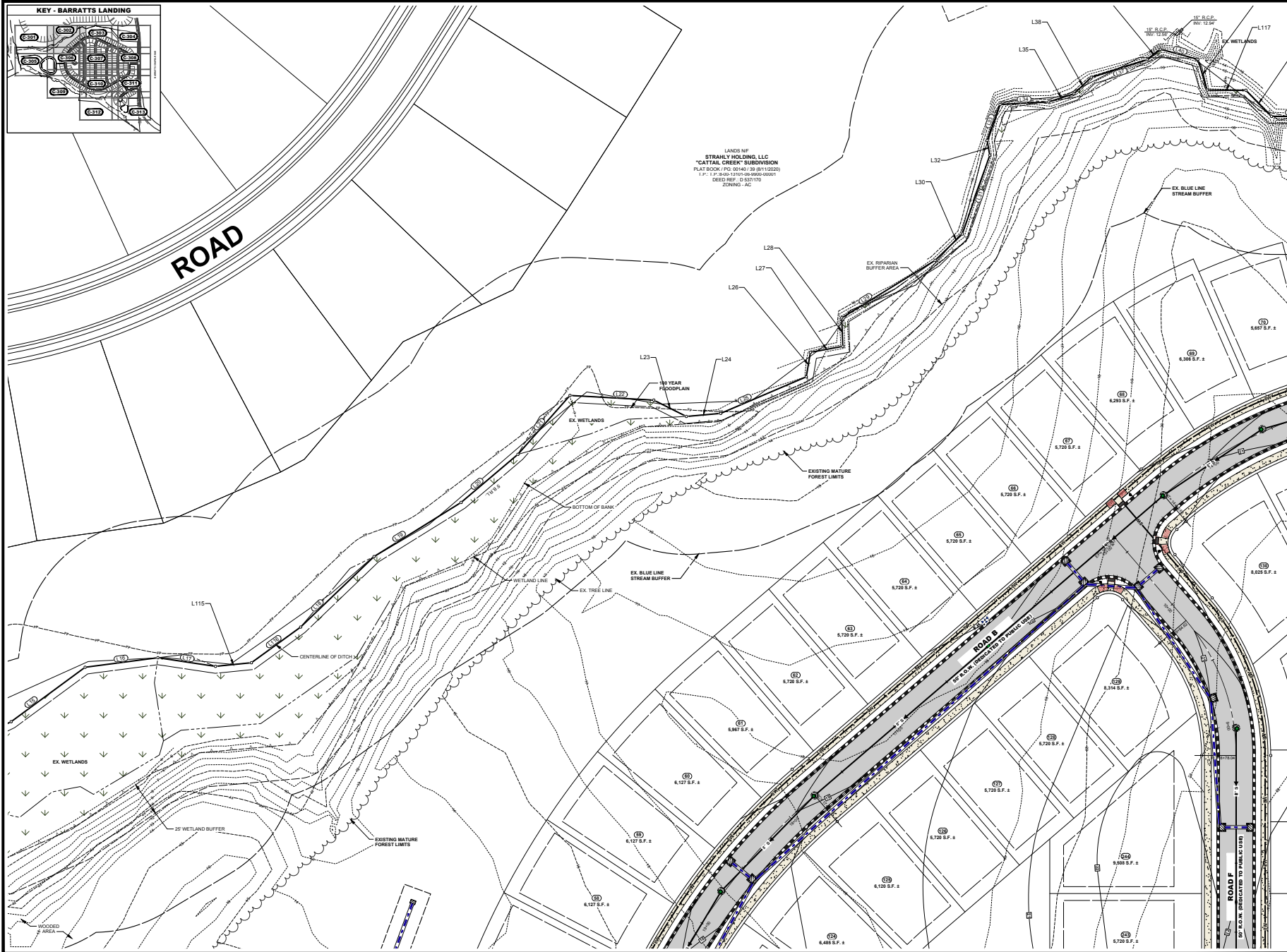
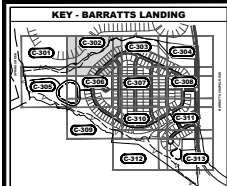
PROJECT NO.: 2025099.00

DATE: 2/11/2026

SCALE: 1" = 30'

R.J.M.	PP
SWEET	

C-301



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Delaware

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North Carolina

Charlotte

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PROJECT TITLE

KENT COUNTY FILE # SL2543

BARRATTS

LANDING

SUBDIVISION

4988 BARRATTS CHAPEL RD

FREDERICA

KENT COUNTY, DE 19946

SHEET TITLE

UTILITY & GRADING

PLAN

0 15 30 60

SCALE: 1" = 30'

DATE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2025099.00

DATE: 2/11/2026

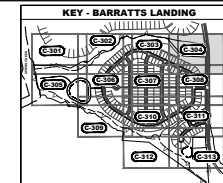
SCALE: 1" = 30'

DRAWN BY: R.J.M. PROJ. MGR.: J.S.F.

SHEET

C-302

CONTRACT NO.



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PROJECT TITLE
KENT COUNTY FILE # SL-26-03

**BARRATTS
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4988 BARRATTS CHAPEL RD
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KENT COUNTY, DE 19946

SHEET TITLE
UTILITY & GRADING PLAN

[illegible]

MARK	DATE	DESCRIPTION
LAYER DATE: C-2004		
PROJECT NO.:		202509
DATE:		2/11/
SCALE:		1"
DRAWN BY: R.J.M.		PROJ. MGR.:

SHEET

C 304

C-304



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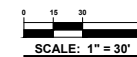
PROJECT TITLE
KENT COUNTY FILE # SL-26-03

**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE

UTILITY & GRADING PLAN



ISSUE BLOCK

[illegible]

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EXPIRATION: 0-0000		

LIFE/STATE: C-2008	
PROJECT NO.:	2025099.00

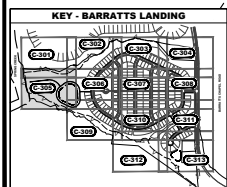
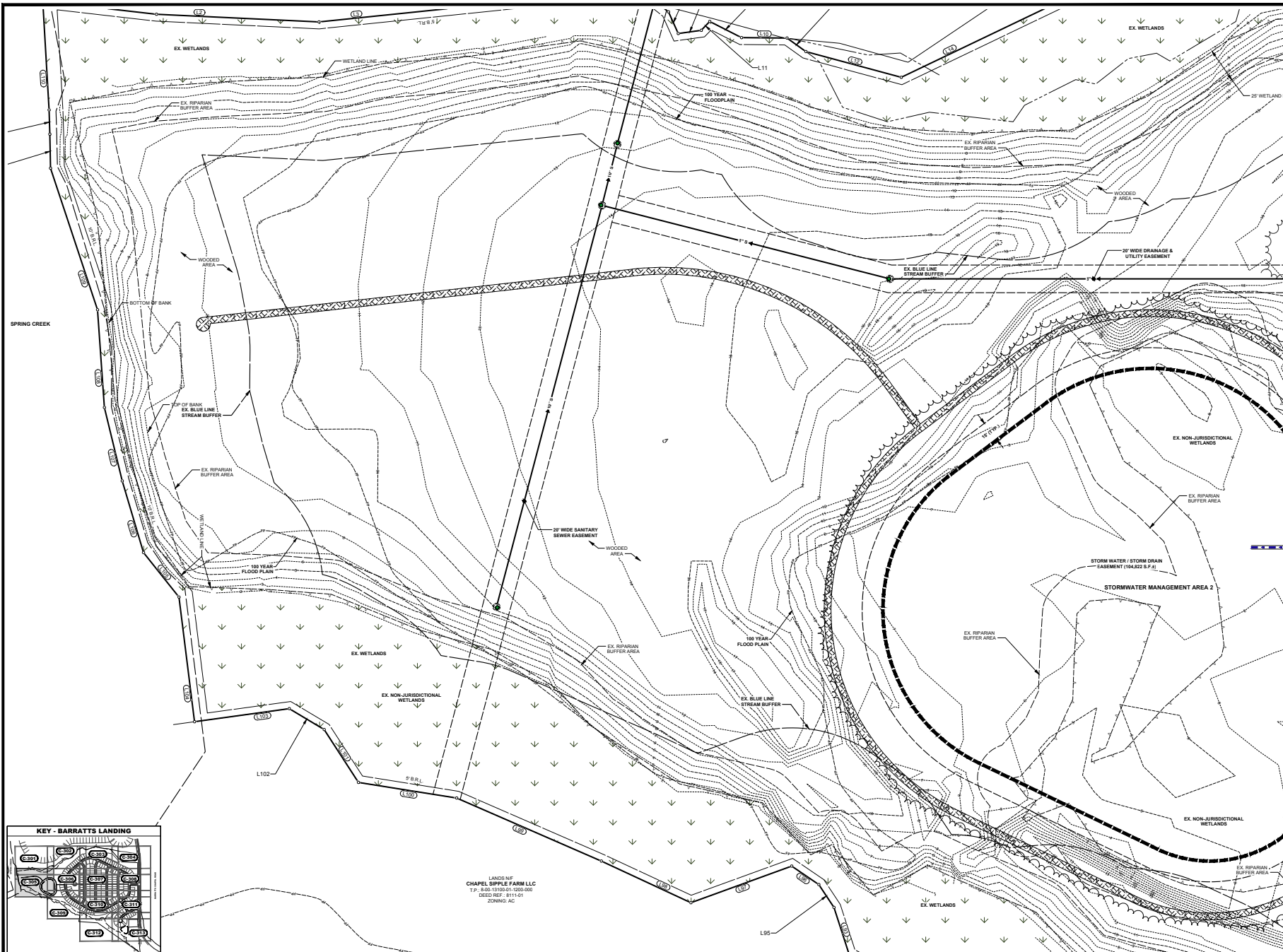
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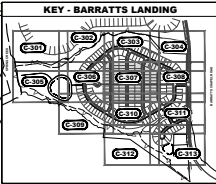
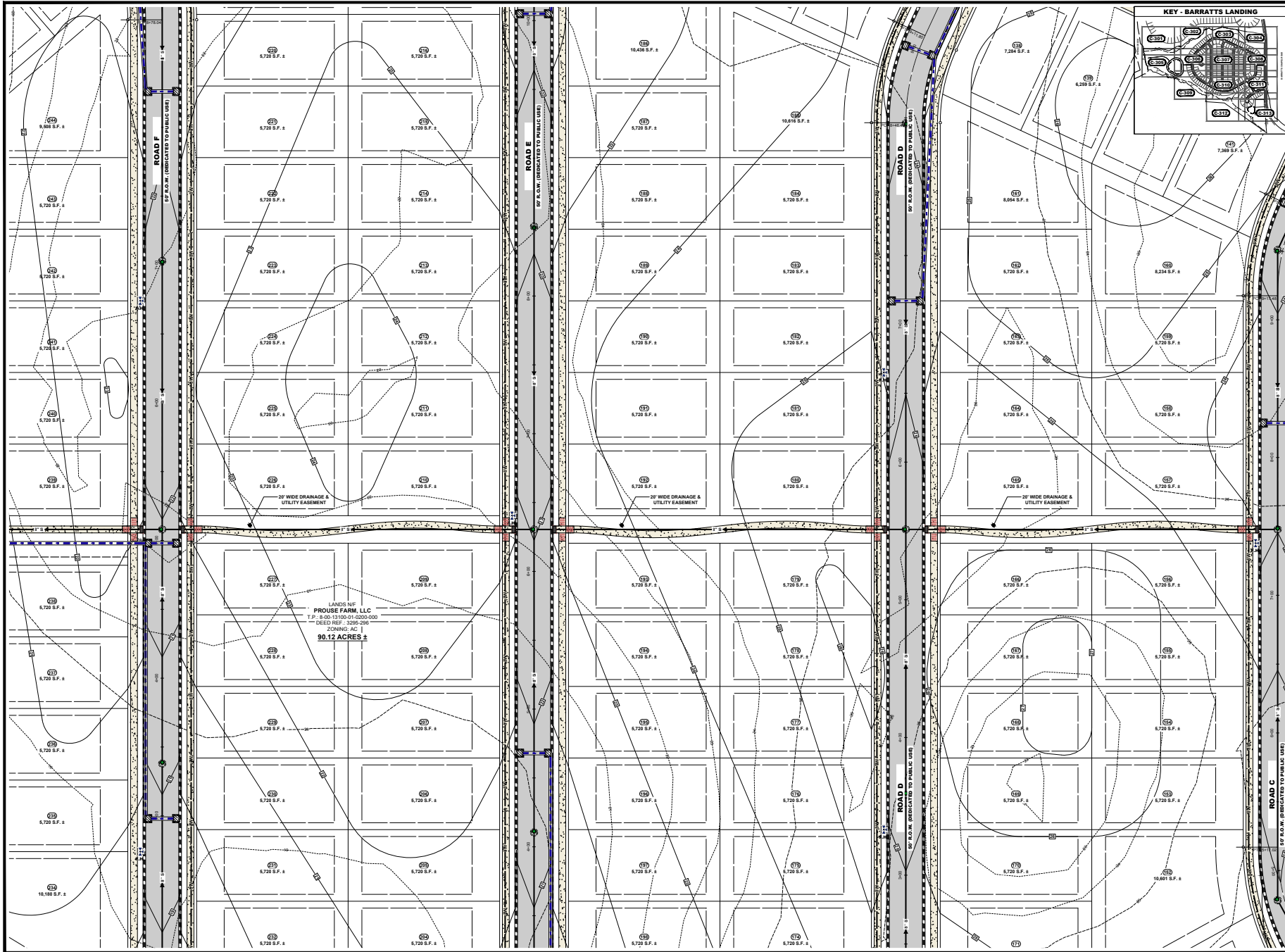
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DRAWN BY: R.J.M.	PROJ MGR: J.S.E.

SHEET

C 305



LANDS N/F
CHAPEL SIPPLE FARM LLC
T.P.: 8-00-13100-01-1200-000
DEED REF.: 8111-01
ZONING: AC



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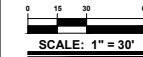
PROJECT TITLE
KENT COUNTY FILE # SL2543

BARRATTS LANDING SUBDIVISION

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE

UTILITY & GRADING PLAN



TITLE BLOCK

MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	2/11/2026	
SCALE:	1" = 30'	
DRAWN BY:	R.J.M.	PROJ. MGR.: J.S.F.
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C-307

continued



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PROJECT TITLE
KENT COUNTY FILE # SL-26-03

**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
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SHEET TITLE

UTILITY & GRADING PLAN

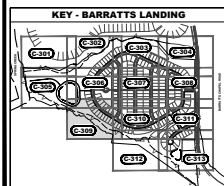
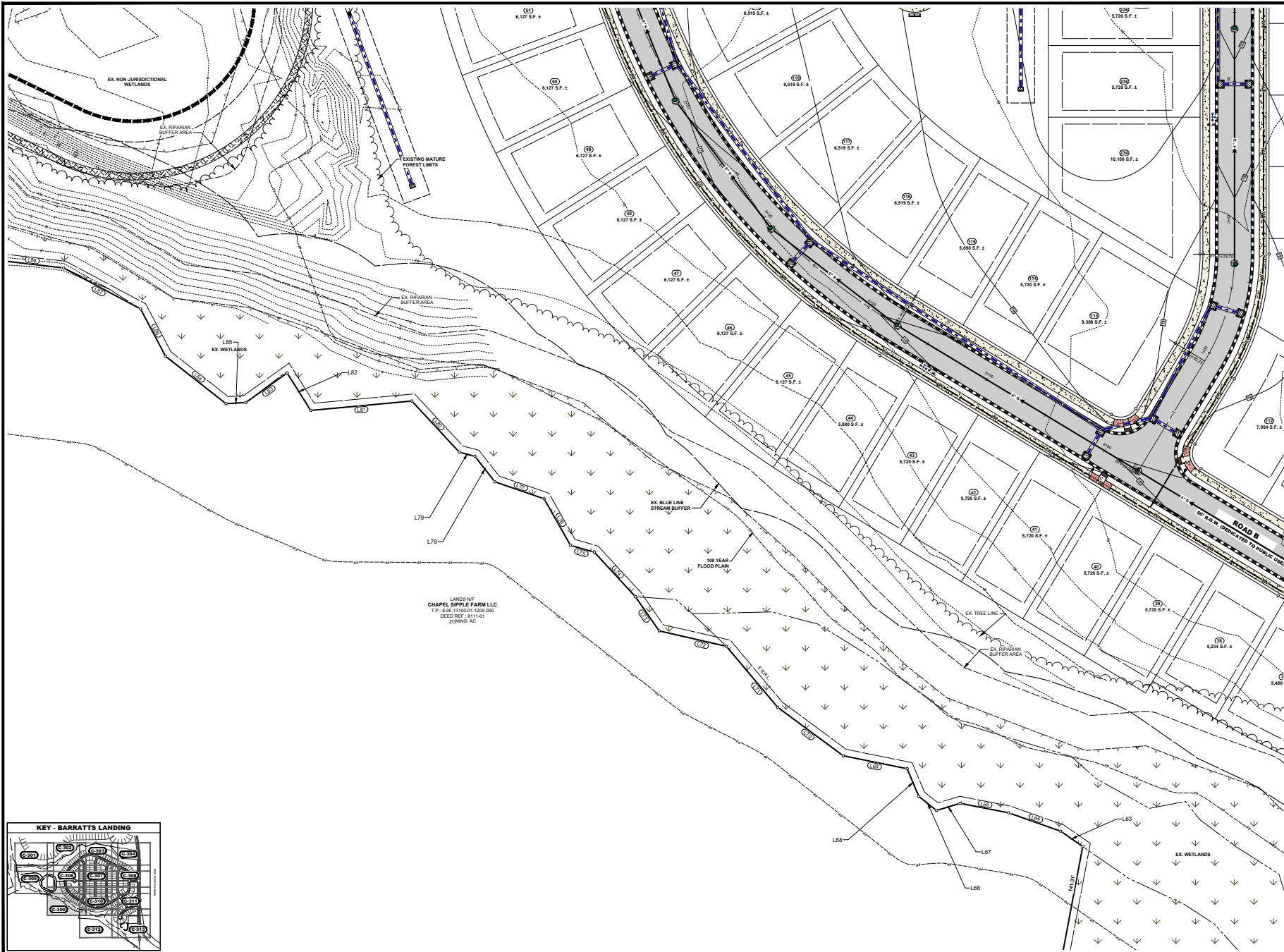


ISSUE BLOCK

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PROJECT NO.:		202509
DATE:		2/11/
SCALE:		1" =
DRAWN BY: R.J.M.		PROJ. MGR.: J.

C-309





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PROJECT TITLE

KENT COUNTY FILE # SL-26-03

**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
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KENT COUNTY, DE 19946

SHEET TITLE

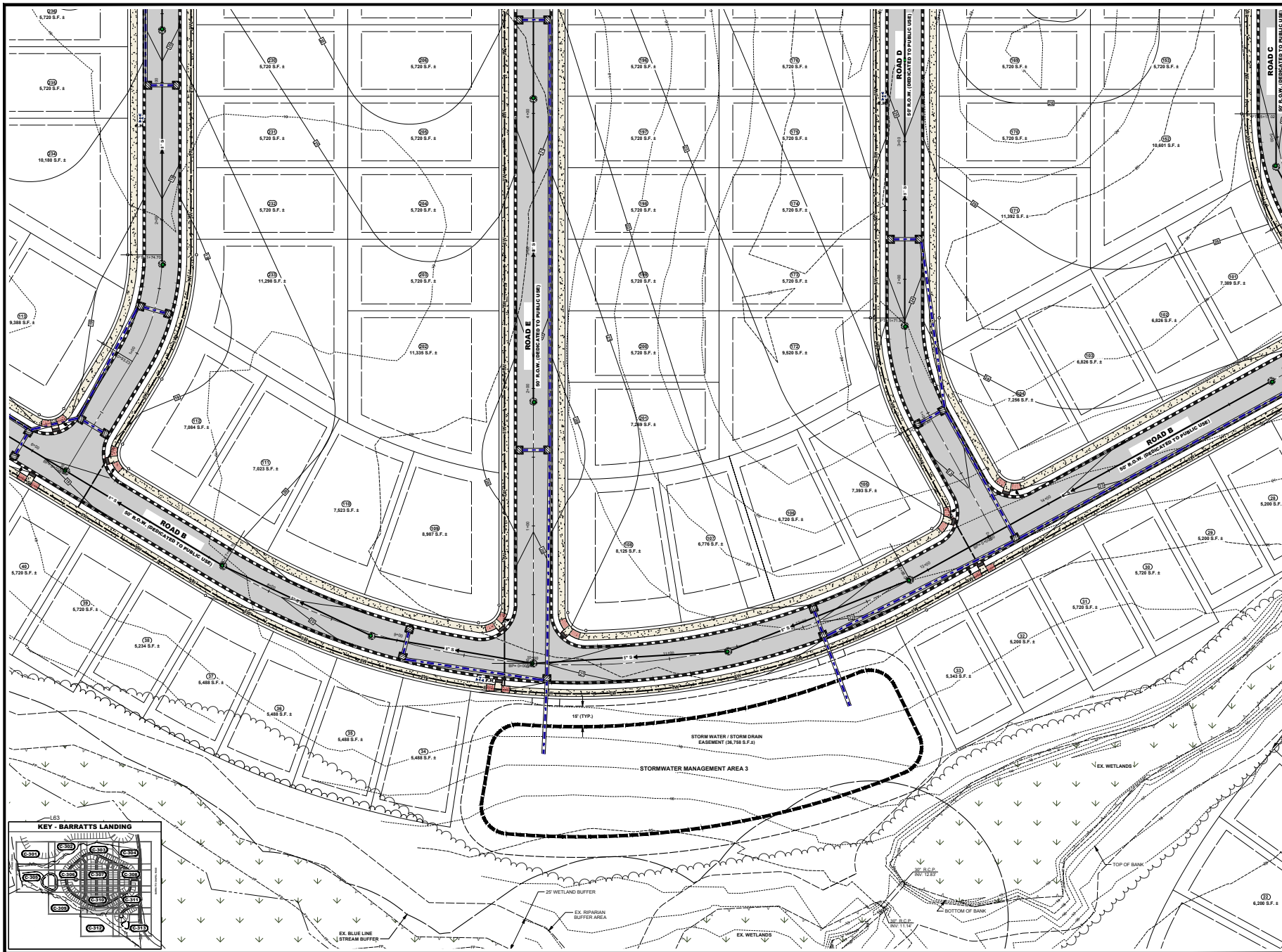
UTILITY & GRADING PLAN



ISSUE BLOCK

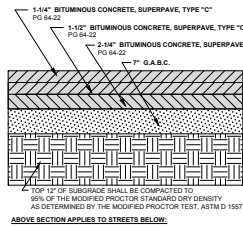
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DATE:		2/11/
SCALE:		1"
DRAWN BY: R.J.M.		PROJ. MGR: J.

C-310



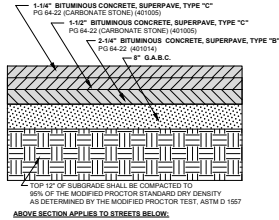


CMT 2026



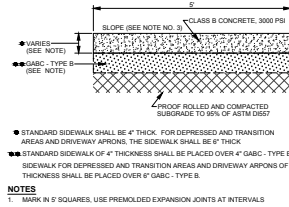
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(TYPE I SUBDIVISION STREETS)**

STRUCTURAL NUMBER: 2.98



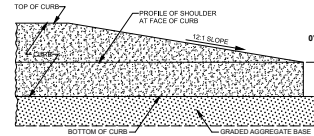
**PAVEMENT SECTION DETAIL
(TYPE II SUBDIVISION STREETS)**

STRUCTURAL NUMBER: 3.12



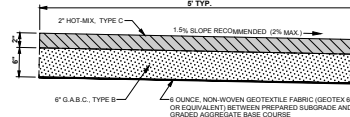
CONCRETE SIDEWALK DETAIL

NO SCALE



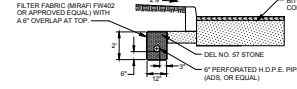
CURB TAPER DETAIL

NO SCALE



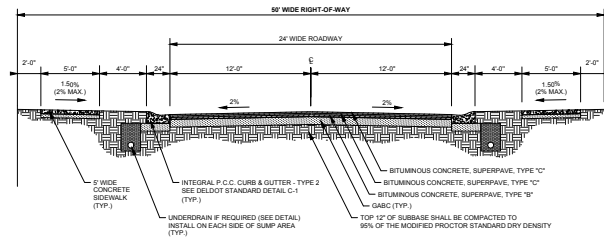
ASPHALT PATH DETAIL

NO SCALE



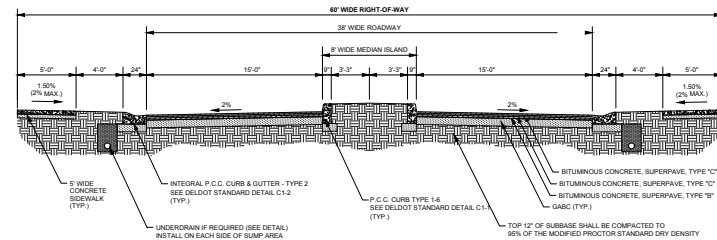
UNDERDRAIN DETAIL (TYP.)

R.T.S.



TYPICAL 50' ROW ROADWAY SECTION

SCALE: 1" = 5'

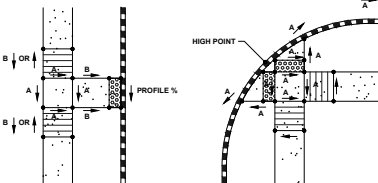


TYPICAL 60' ROW ROADWAY SECTION W/ MEDIAN ISLAND

SCALE: 1" = 5'

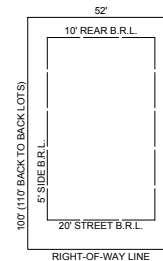
A = 1.5% DESIGN
B = 5% DESIGN

NOTE:
FOR ADDITIONAL INFORMATION
SEE DELDOT STANDARD CONSTRUCTION
DETAIL SHEET C-2



CURB RAMP GRADING DETAIL (TYP.)

SCALE: 1" = 10'



RIGHT-OF-WAY LINE
SINGLE FAMILY LOT - 244
TYP. LOT SIZE = 5,200 S.F. / 5,720 S.F.

TYPICAL LOT TYPES AND DIMENSIONS

SCALE: N.T.S.



ARCHITECTURE
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PROJECT TITLE
KENT COUNTY FILE # SL2543

**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE

**CONSTRUCTION
DETAILS**

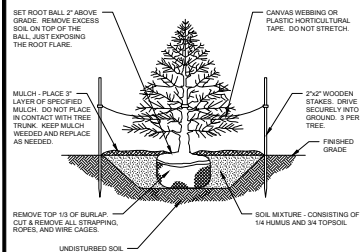
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PROJECT NO.: 2025099.00
DATE: 2/11/2026
SCALE: AS SHOWN
DRAWN BY: R.J.M. PROJ. MGR.: J.S.F.

SHEET

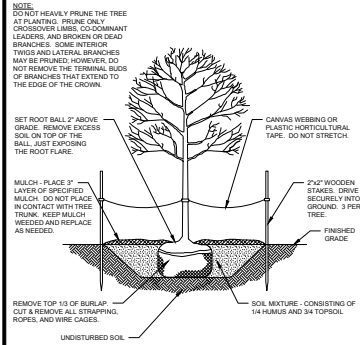
C-901

CONTRACT 303



EVERGREEN TREE PLANTING DETAIL

NO SCALE
BMS NO. 1-02



DECIDUOUS TREE PLANTING DETAIL

NO SCALE
BMS NO. 1-01

GENERAL LANDSCAPE NOTES:

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN AMERICAN STANDARDS FOR NURSERY STOCK.
EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'2" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
2. UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CRACKED LEADERS, DEFORMED GROWTH HABIT, BRUISES OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLEDUS WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAMINANTS WILL BE REJECTED.
3. ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUSTAINABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
4. MULCH FOR PLANTING BEDS SHALL BE SHREDED-HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWING BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2" WEEDS, SAWDUST OR FOREIGN MATERIAL, SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT OUT FOUR SIDES AND OR SPREAD OUT IN NEW SOIL MIXTURE.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES).
6. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
7. AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOO AS REQUIRED.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
9. NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
10. NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
11. NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
12. ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
13. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY 4 TIMES DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
14. TREES TO REMAIN ON SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAILS). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
15. THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
16. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
17. ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL CROWN). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

TREE PRESERVATION & DENSITY REQUIREMENTS

1. EXISTING WOODLAND AREA: 1,111,177 S.F. / 25.51 ACRES
2. WOODLANDS TO BE CLEARED: 162,172 S.F. / 3.72 ACRES
3. TOTAL WOODLANDS REMAINING: 949,005 S.F. / 21.78 ACRES (85.38%)
4. TOTAL NON-WOODLAND AREA: 2,976,890 S.F. / 68.34 ACRES
5. DENSITY: 1 TREE PER 10,000 S.F. OF LOT AREA
1,071,844 S.F. / 24.5 S.F. TREE = 1:108
6. EXISTING TREES TO BE RETAINED: 0 TREES
7. PROPOSED TREES: 271 TREES (INCLUDES 113 BUFFER TREES)
8. TOTAL TREES: 271 TREES

PLANT LIST					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
CANOPY TREES					
AN	20	ACER RUBRUM	RED MAPLE	2" CAL	88B
BN	21	BETULA NIGRA	RIVER BIRCH	2" CAL	88B
LT	16	LIRIODENDRON TULIPIFERA	TULIP TREE	2" CAL	88B
PO	19	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CAL	88B
QA	21	QUERCUS ALBA	WHITE OAK	2" CAL	88B
QP	16	QUERCUS PHellos	WILLOW OAK	2" CAL	88B
EVERGREEN TREES					
PS	70	PRINUS STROBUS	EASTERN WHITE PINE	6" HGT	88B
TS	28	THALIA STANISLAEI 'PULCATA JUNIOR GIANT'	ARBORESCENT	6" HGT	88B
UNDERSTORY TREES					
AC	18	AMELANCHIER CANADENSIS	SERVICEBERRY	5" HGT	88B
CV	15	CHONOTHEA VIRGINICA	FRONZETREE	5" HGT	88B
CP	16	CORNUS FLORIDA	FLORINDING DOGWOOD	5" HGT	88B
TOTAL: 115 CANOPY TREES, 98 EVERGREEN TREES, 59 UNDERSTORY TREES					

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

I, CHAD D. CARTER, R.L.A. ASIA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE. THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, R.L.A. ASIA S1-499 DATE

SCOTT M. & SUSAN M. SCHUM
T.P. & S. 13100-01-0203-00001
DEED REF. D 745096
ZONING: AC

LANDS OF
ANTHONY T. COBB &
JILL D. ROBBINS
T.P. & S. 13100-01-0203-00001
DEED REF. D 745096
ZONING: AC

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BARRATTS CHAPEL RD. (S.R. 371)
80' WIDE COLLECTOR
60' WIDE RIGHT OF WAY

BARRATTS LANDING SUBDIVISION

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

PRELIMINARY OVERALL LANDSCAPE PLAN

0 50 100 200
SCALE: 1" = 100'

TITLE BLOCK

MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	10/15/2025	
SCALE:	1" = 100'	
DRAWN BY:	P.R.R. / PROJ. MGR. J.S.F.	
SHEET		

L-001
L-001



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PROJECT TITLE

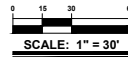
KENT COUNTY FILE # SL25-63

**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE

**PRELIMINARY
LANDSCAPE PLAN**



TITLE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2025099.00

DATE: 10/15/2025

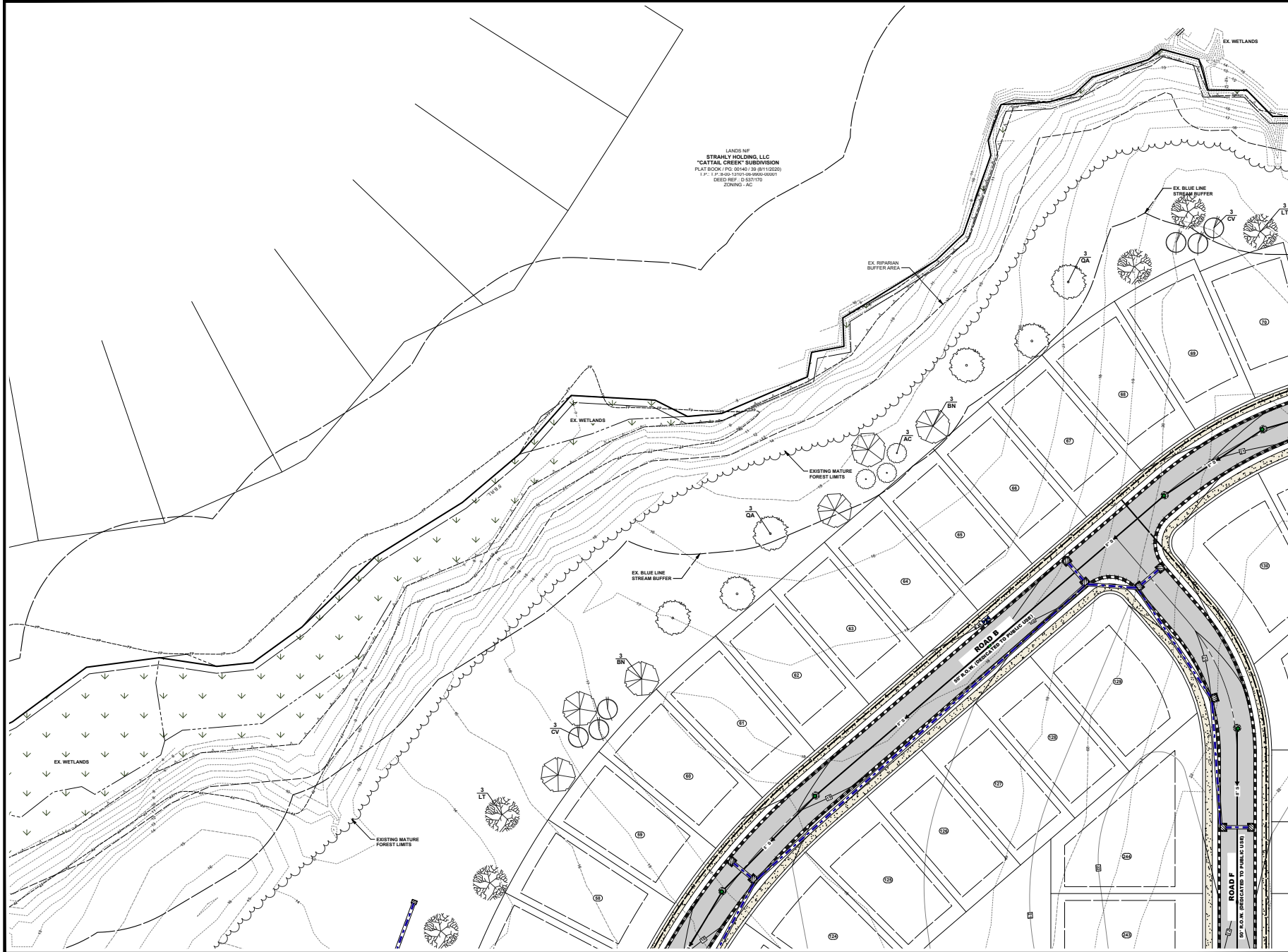
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DRAWN BY: P.R.R. PROJ. MGR: J.S.F.

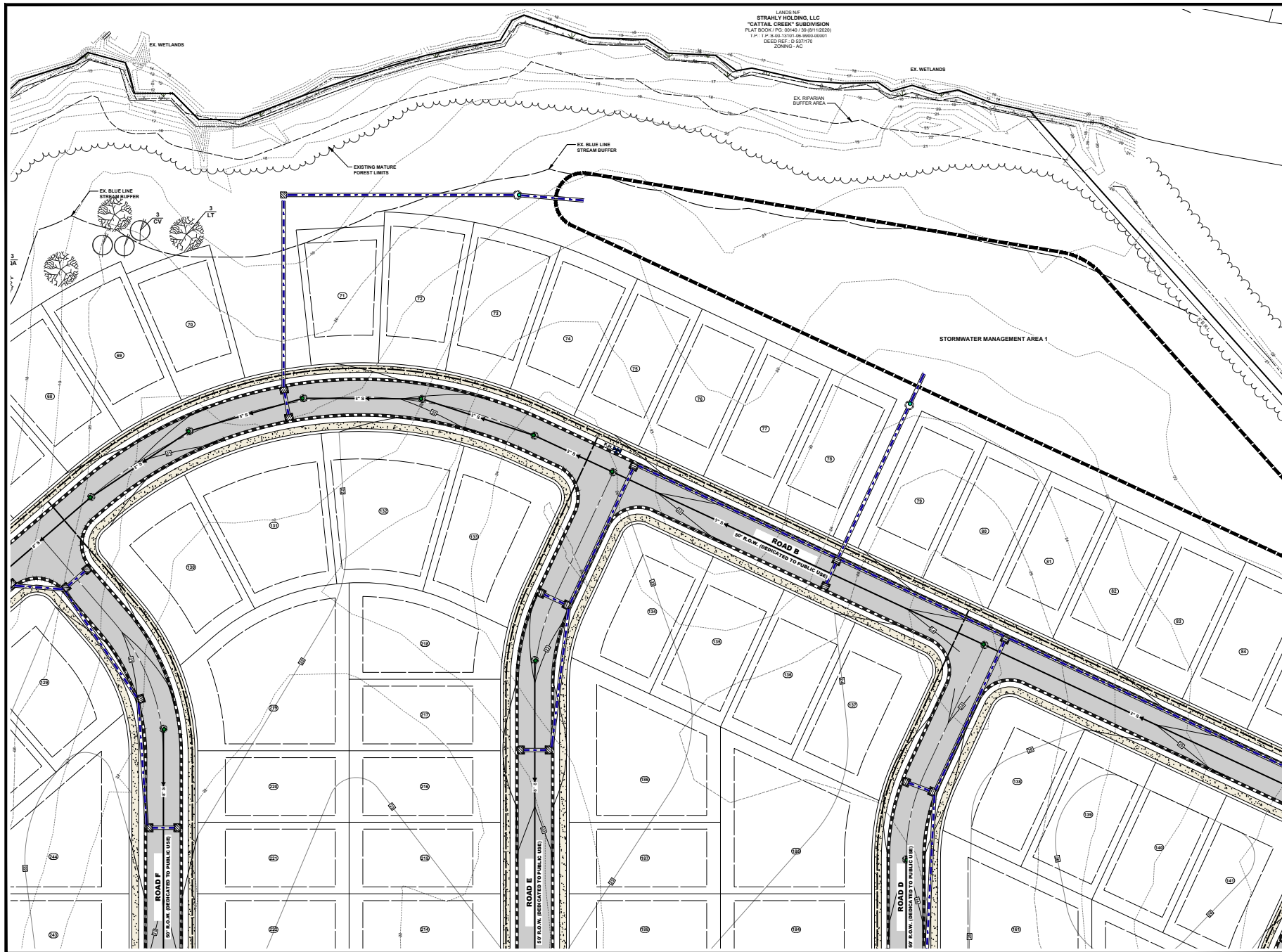
SHEET

L-101

continued on next sheet



LANDS OF
STRAHL HOLDING, LLC
"CATTAIL CREEK" SUBDIVISION
PLAT BOOK: P.M.S. 000407 (28-88170220)
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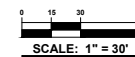
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PROJECT TITLE
KENT COUNTY FILE # SL-26-03
**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

**PRELIMINARY
LANDSCAPE PLAN**

[illegible]

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PROJECT NO.:		2025095
DATE:		10/15/2006
SCALE:		1" =
DRAWN BY: P.R.R.		PROJ. MGR: J.

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L-103

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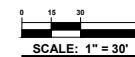
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**BARRATTS
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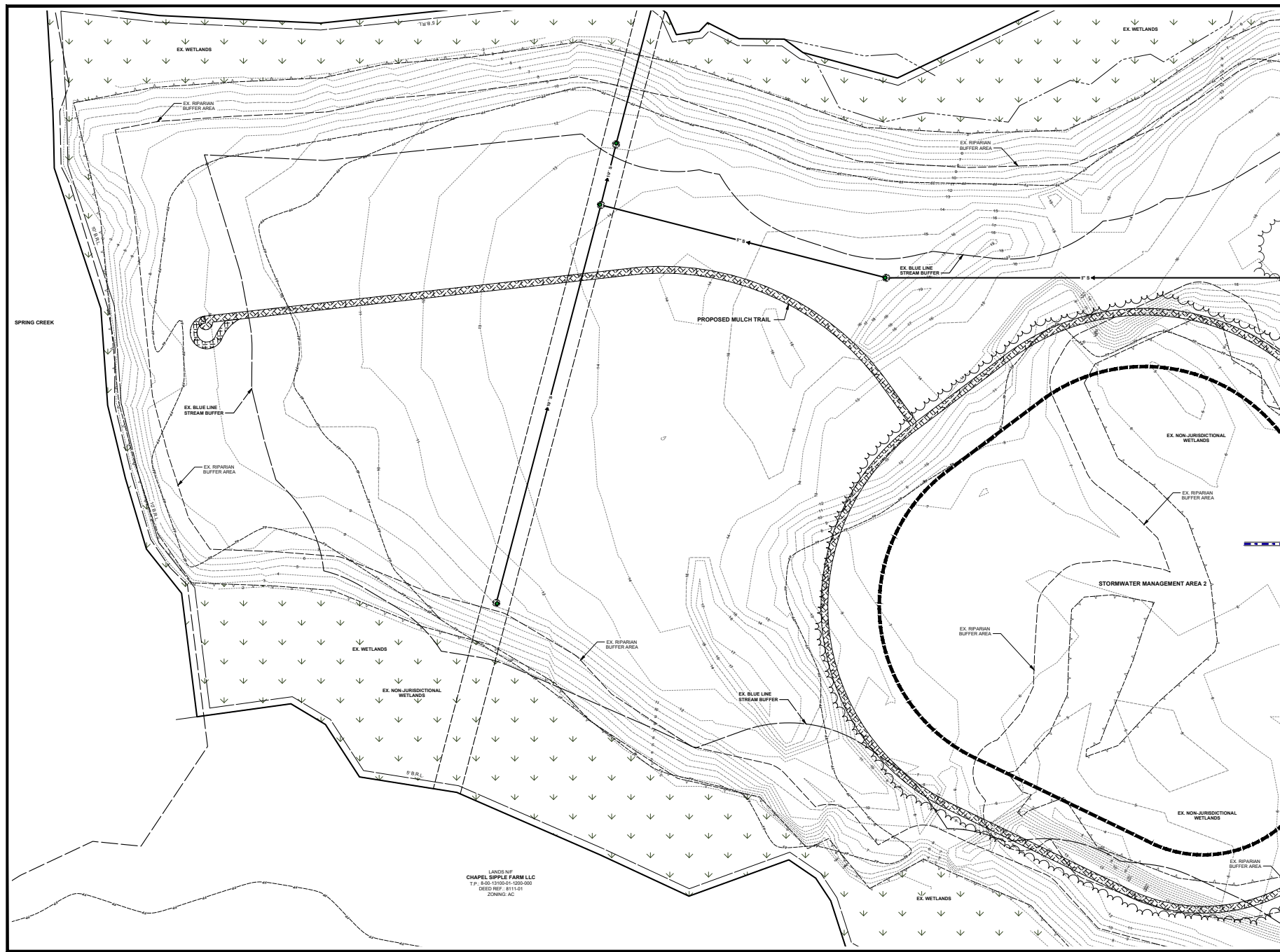
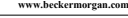
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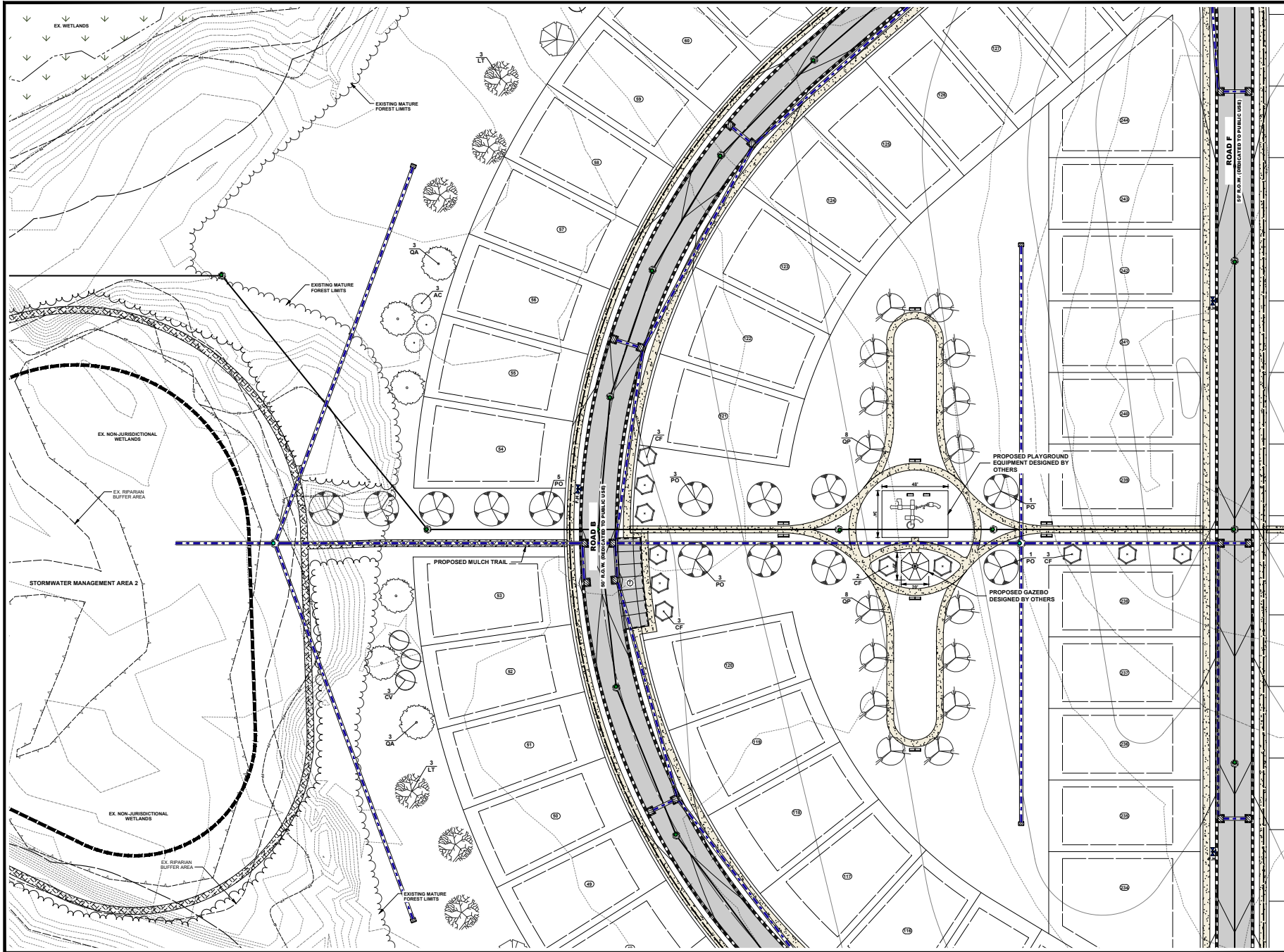
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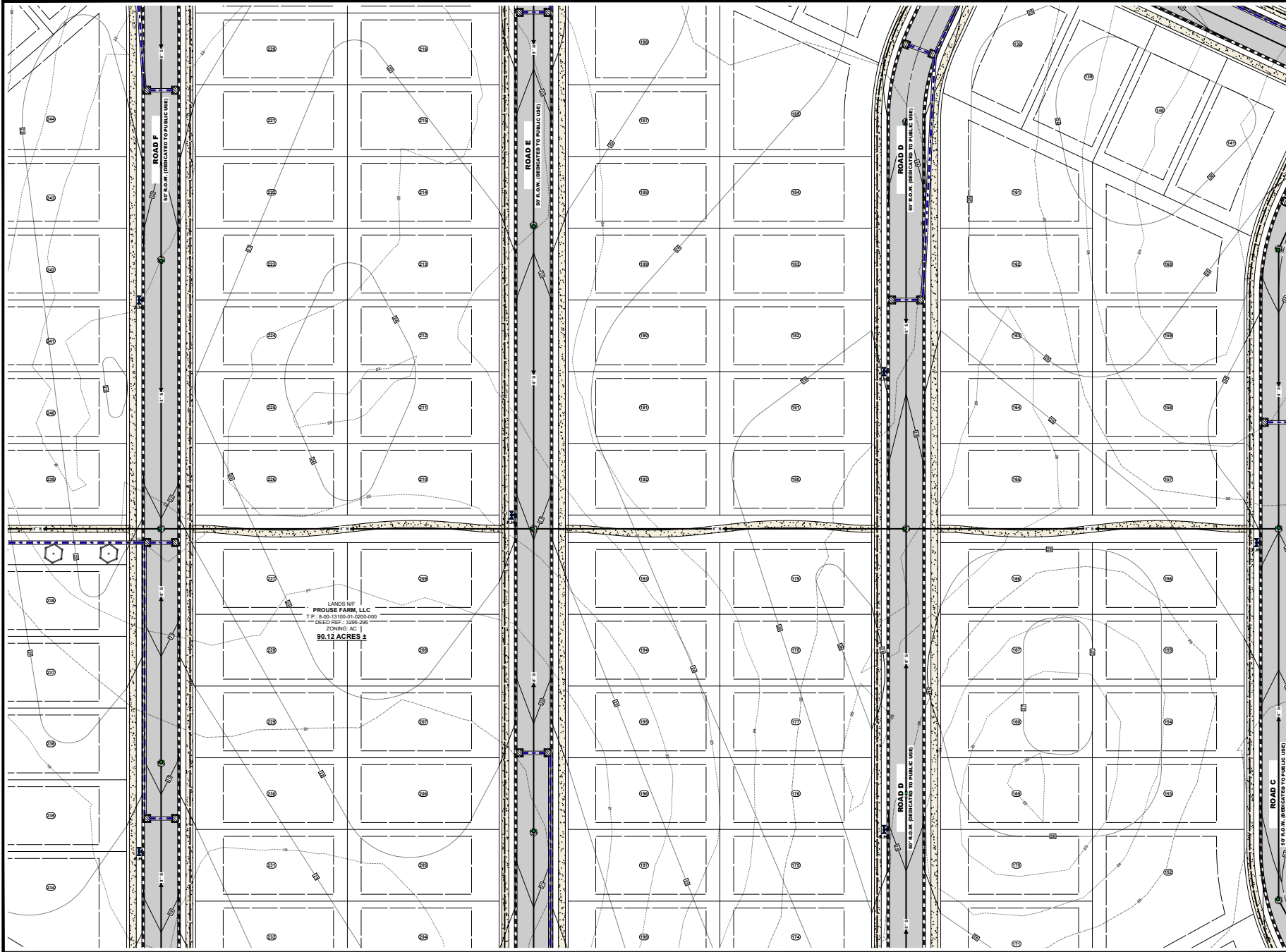
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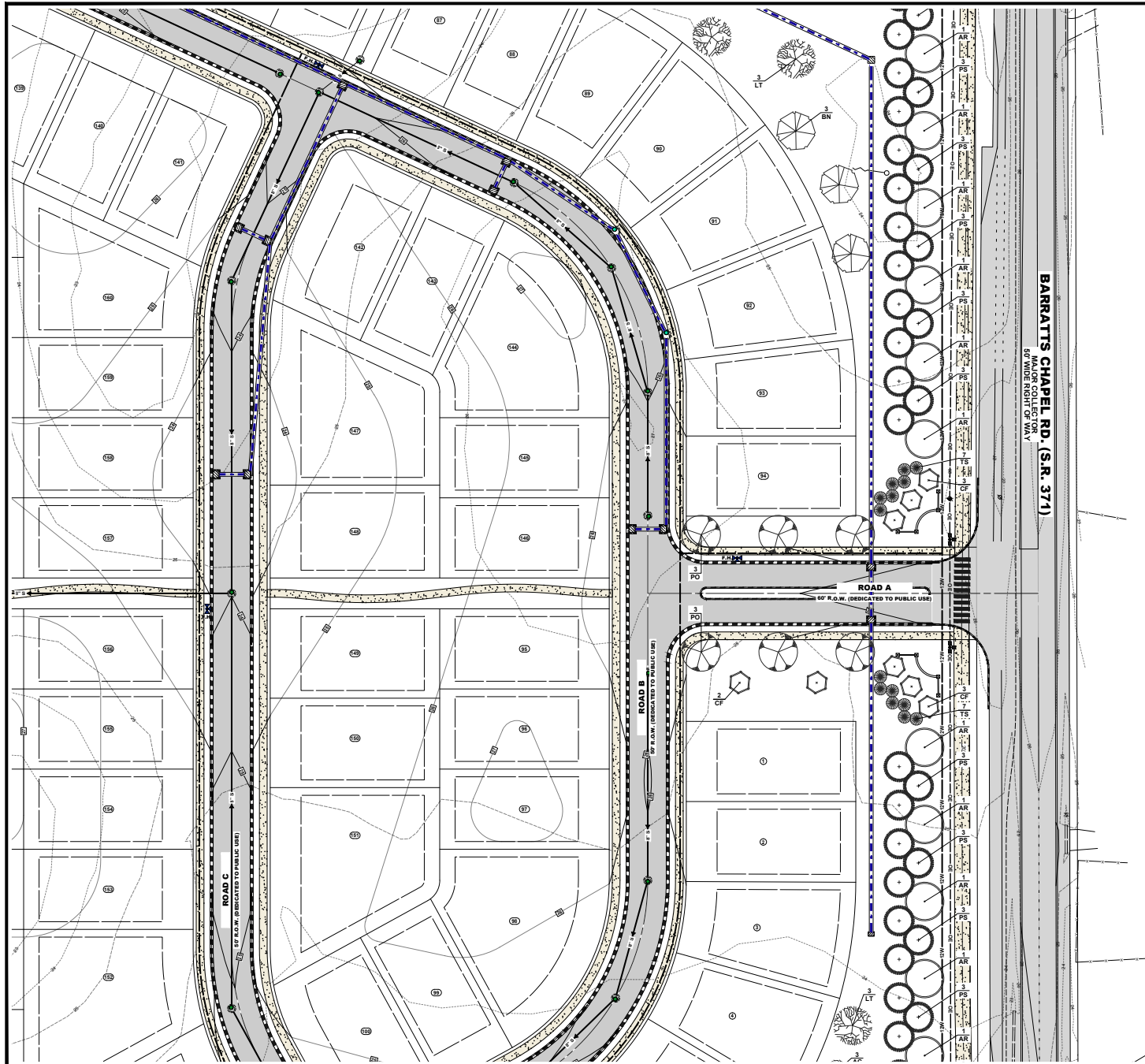
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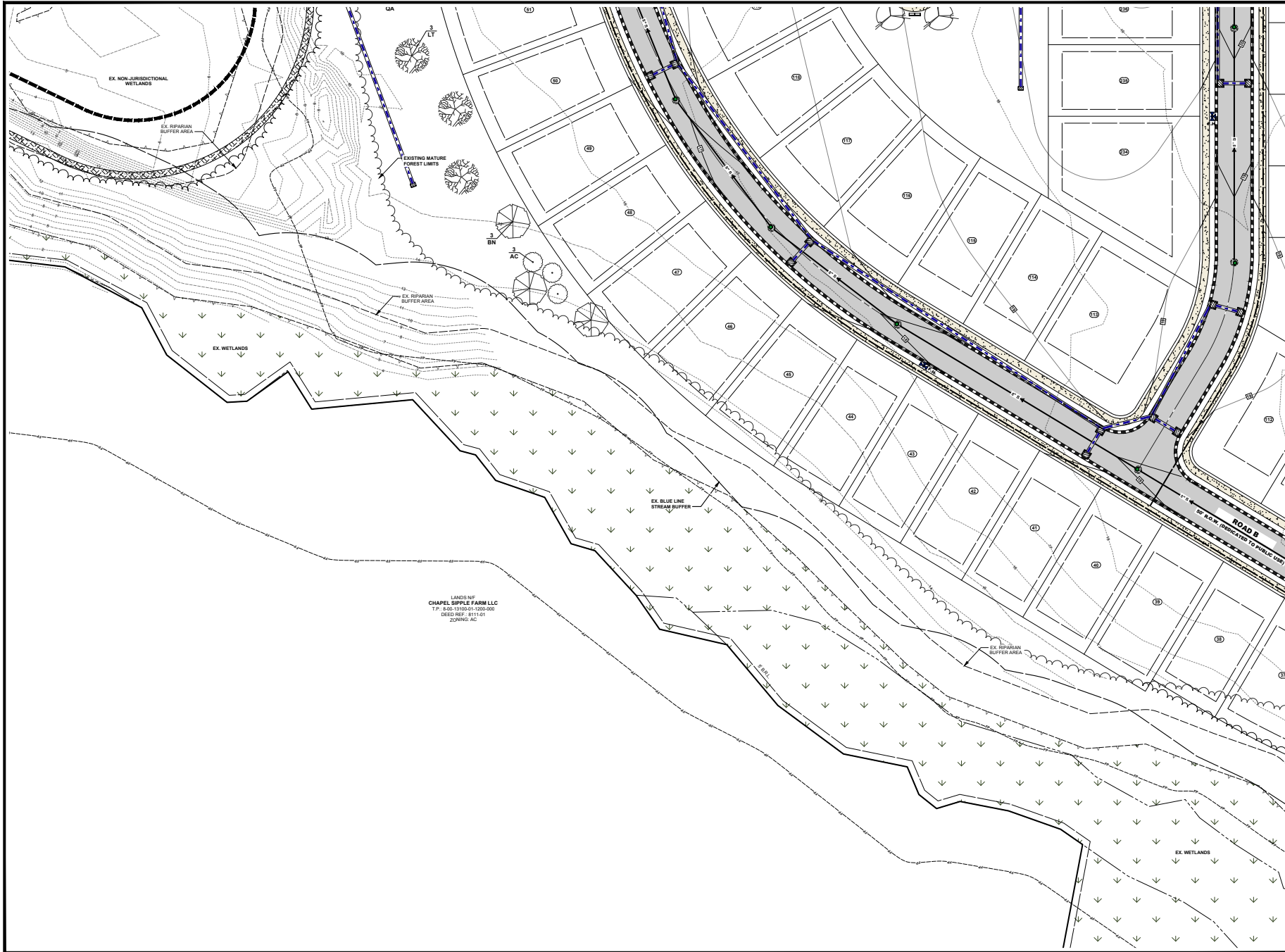
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DATE:		10/15/
SCALE:		1" =
DRAWN BY: P.R.R.		PROJ. MGR.:

L-108





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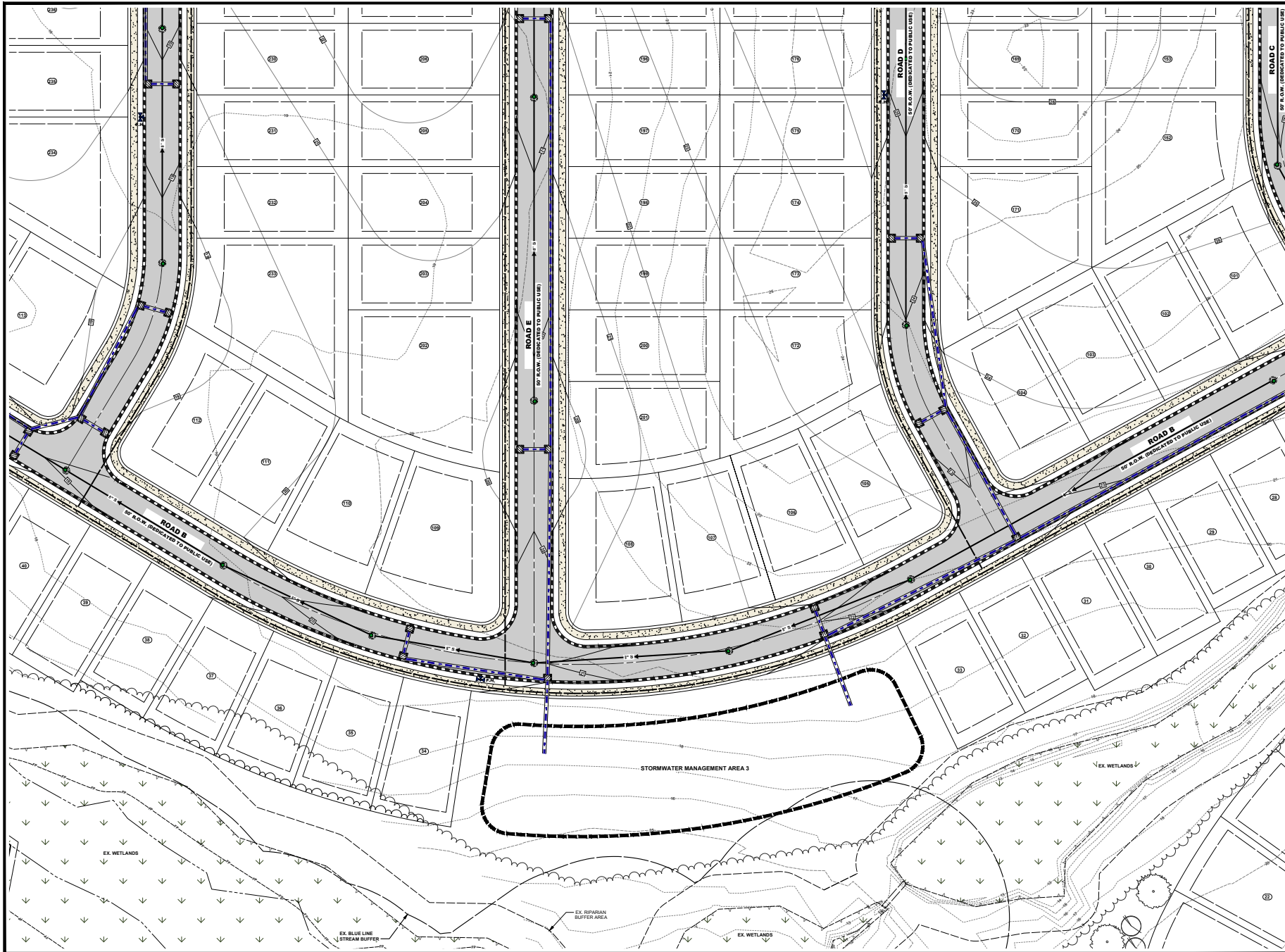
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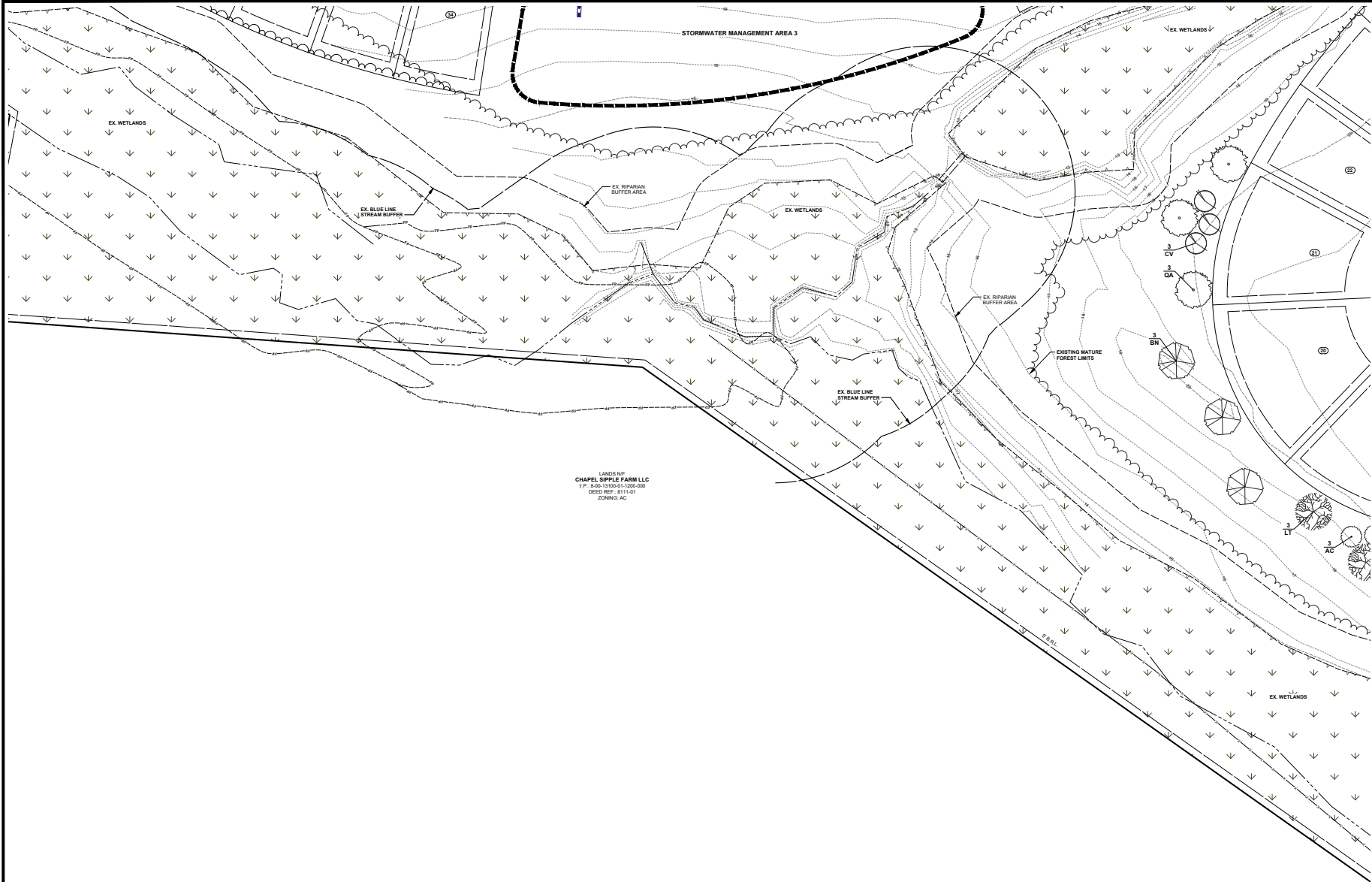
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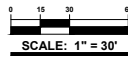
PROJECT TITLE
KENT COUNTY FILE # SL2543

BARRATTS LANDING SUBDIVISION

4988 BARRATTS CHAPEL RD
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KENT COUNTY, DE 19946

SHEET TITLE

PRELIMINARY LANDSCAPE PLAN



TITLE BLOCK

MARK DATE DESCRIPTION

PROJECT NO.: 2025099.00

DATE: 10/15/2025

SCALE: 1" = 30'

DRAWN BY: P.R.R. PROJ. MGR: J.S.F.

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L-112

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3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com



PROJECT TITLE
KENT COUNTY FILE # SL-26-03
**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE

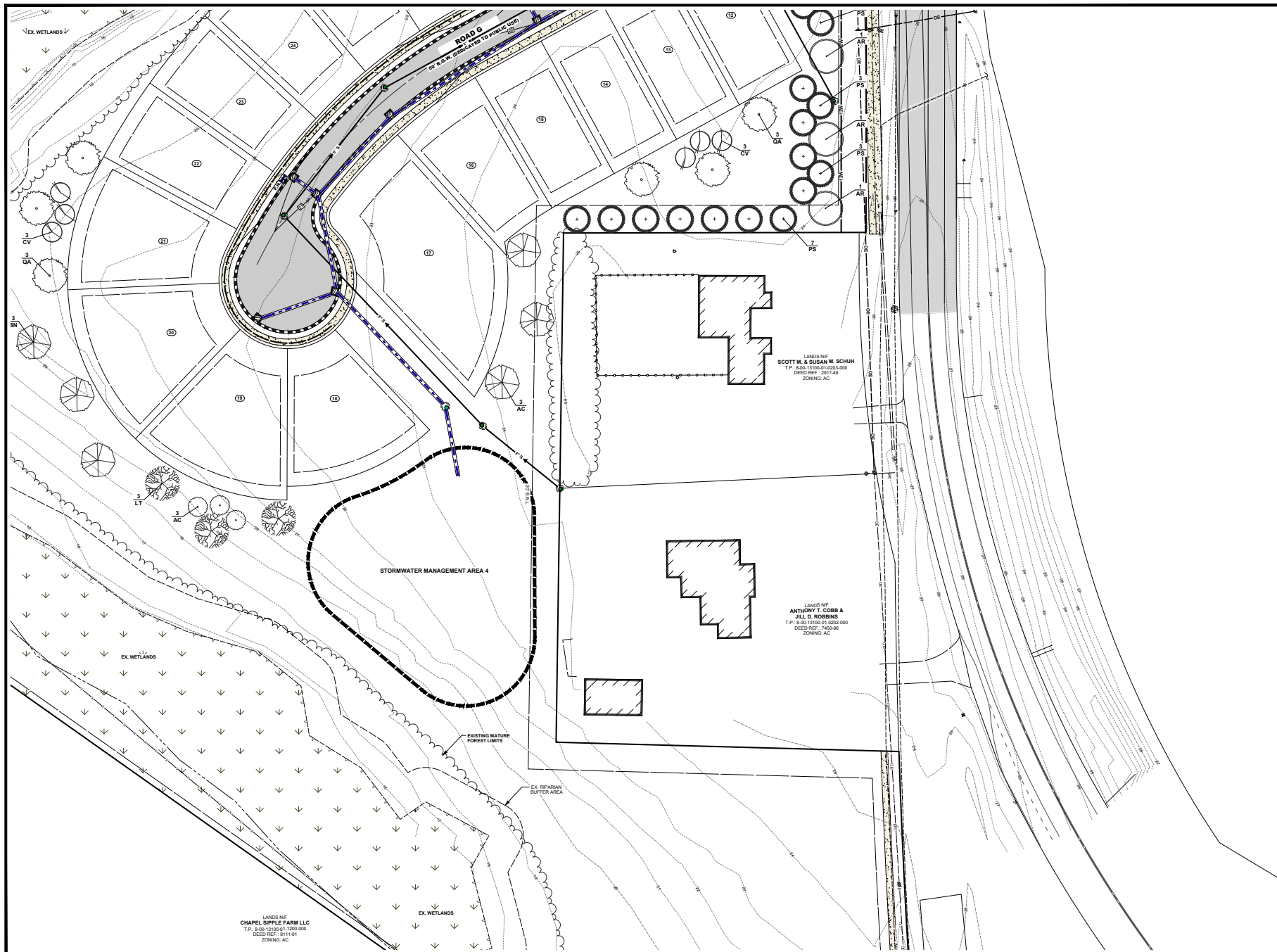
**PRELIMINARY
LANDSCAPE PLAN**



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: 1-100%		
PROJECT NO.:		2025099.0
DATE:		10/15/202
SCALE:		1" = 3
DRAWN BY: P.R.R.		PROJ. MGR.: J.S.

L-113



Fw: Barratts Landing Major Subdivision Proposal

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 4/6/2026 10:14 AM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

Additional testimony to provide to the RPC for this Thursday.

Thanks,
Jason

From: arthur.spike@comcast.net <arthur.spike@comcast.net>
Sent: Monday, April 6, 2026 10:05 AM
To: Planning <Planning@KentCountyDE.Gov>
Cc: Amy.Burke@delaware.gov <Amy.Burke@delaware.gov>; Robert Scott <Robert.Scott@kentcountyde.gov>
Subject: Barratts Landing Major Subdivision Proposal

Some people who received this message don't often get email from arthur.spike@comcast.net. [Learn why this is important](#)

Dear Commissioners / Planning Office,

I contacted DelDOT Subdivision Review to determine how the proposed improvements to Barratts Chapel Road associated with the Barratts Landing Major Subdivision would affect my property and the neighboring properties located directly across from the proposed development. I was informed that, at this time, no roadway design has been submitted for review or approval.

Given that no final design has been submitted, I am concerned about how the County can move forward with approving a subdivision proposal when all reviewing agencies and entities have not completed or signed off on their respective approvals.

During the Thursday, April 2 Commissioners' Hearing, I was directed to contact the U.S. Army Corps of Engineers in Dover regarding responsibility for maintenance of the drainage ditch with a 25-foot wetlands buffer that receives runoff from the land across the street from the proposed development.

The Corps of Engineers advised that while the ditch appears on the blue line, it is not designated as a tax ditch. As a result, maintenance responsibility falls on the property owner. They also recommended contacting DNREC's Division of Wetlands.

DNREC confirmed the same information. They advised that if the ditch is not properly maintained in the future, the first step would be to contact the responsible property owner. If the issue is not resolved, the matter should then be referred to DNREC's Stormwater Management or Environmental Enforcement group.

I am requesting clarification as to how these unresolved design and maintenance responsibilities are being addressed as part of the subdivision approval process.

Thank you for your time and consideration.

Sincerely,

Arthur Adams
4793 Barratts Chapel Road
Frederica, DE 19946



309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 100
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910 341 7600

www.beckermorgan.com



—CONSTRUCTION ACCESS

PROJECT TITLE
KENT COUNTY FILE # SL-26-03
**BARRATTS
LANDING
SUBDIVISION**

4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

**PRELIMINARY
MAJOR
SUBDIVISION PLAN:
PHASE 1 EXHIBIT**



ISSUE BLOCK

[illegible]

MARK	DATE	DESCRIPTION
LAYER DATE Phase 1 Sublot		
PROJECT NO.:		202509
DATE:		4/7/11
SCALE:		1" =
DRAWN BY: R.J.M.		PROJ. MGR.:

SHEET

EXHIBIT



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: April 9, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: **SL-24-01 Lynnbury Woods:** Request for Final Approval for 125 single-family lots located inside the Growth Zone Overlay District / Parcel # LC-00-037.00-01-17.00-000 / LC-00-037.00-01-17.02-000

ATTACHMENTS:
[SL-24-01 Memorandum](#)
[SL-24-01 Record Plan](#)
[SL-24-01 Landscaping Plans](#)

MEMORANDUM

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



TO: Regional Planning Commission

CC: Max B. Walton

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

DATE: April 9, 2026

SUBJECT: SL-24-01, Lynnbury Woods Major Subdivision

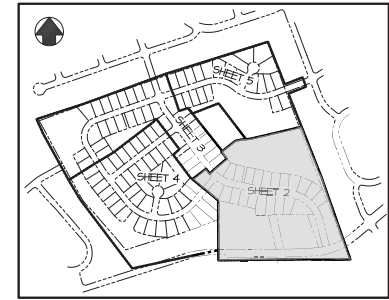
Enclosed please find a copy of the proposed record plan for the Lynnbury Woods Subdivision.

The preliminary plan was approved by the Regional Planning Commission on September 12, 2024. At this time, all requirements and recommendations have been incorporated on the plans and all letters required for recordation have been submitted to this office as follows:

- Kent Conservation District
- Delaware Department of Transportation
- State Fire Marshal's Office
- Kent County Public Works Department
- Kent County Division of GIS / 911 Addressing
- Public Water

Please do not hesitate to contact me with any questions prior to the meeting.

Thank you.



MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

111 RUTHAN DRIVE
NEWARK, DE 19711
302.356.2000

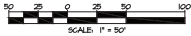
DEVELOPER
K. HONANAN DELAWARE DIVISION, INC.
200 SOUTHVIEW BOULEVARD
SUITE C
WILMINGTON, DE 19801
302.430.0400

LINE TABLE			
LINE #	LENGTH	DIRECTION	
L1	5.03	S 20°54'21" E	
L7	5.09	N 19°31'18" W	

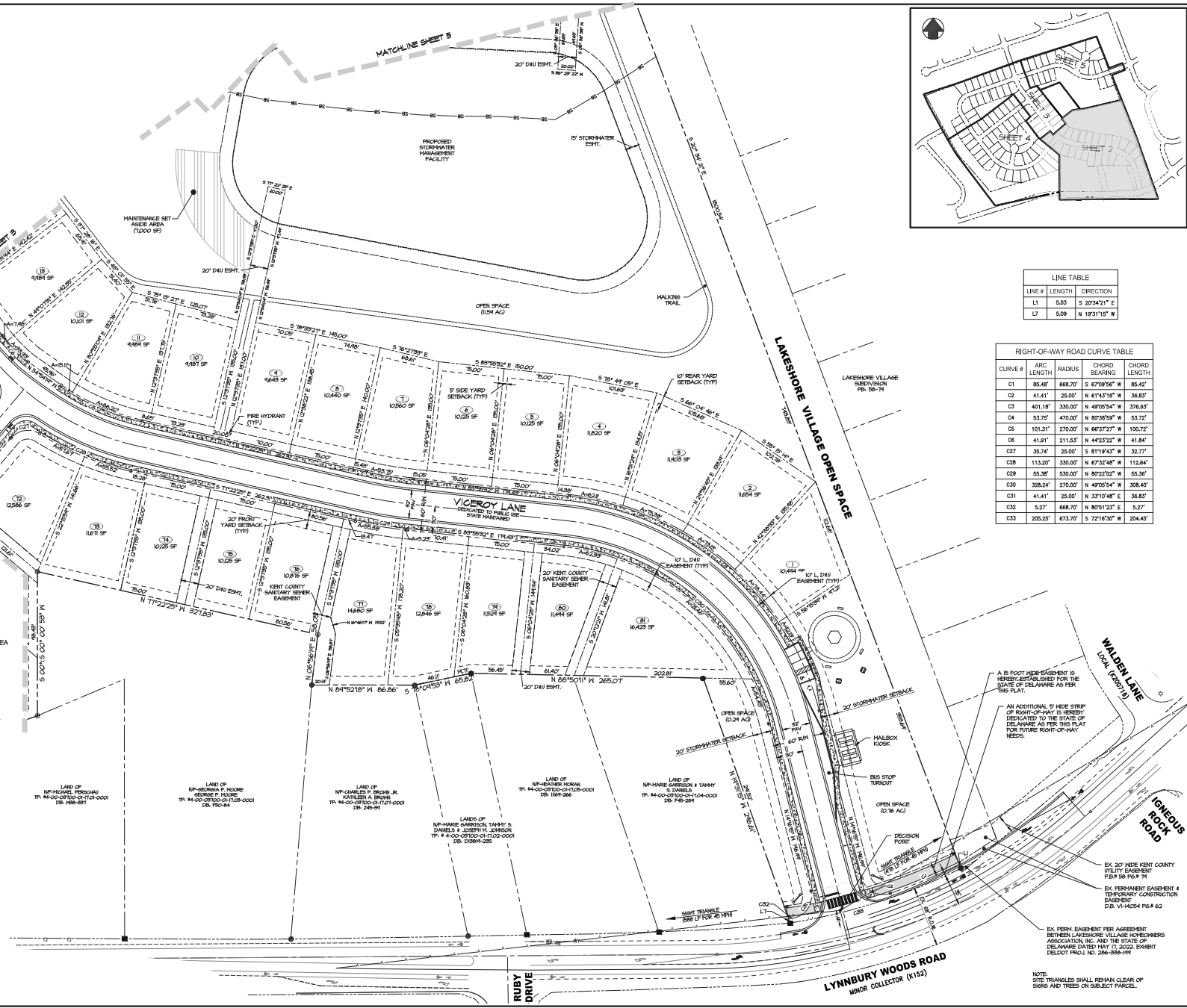
RIGHT-OF-WAY ROAD CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	85.48'	668.70'	S 67°09'56" W	85.42'
C2	41.41'	25.00'	N 61°43'18" W	38.83'
C3	401.18'	330.00'	N 49°05'54" W	378.93'
C4	53.79'	470.00'	N 80°38'59" W	53.72'
C5	101.31'	270.00'	N 60°37'23" W	100.72'
C6	41.81'	211.53'	N 44°37'22" W	41.84'
C7	35.74'	25.00'	S 81°19'43" W	32.77'
C8	113.20'	330.00'	N 67°32'48" W	112.64'
C9	55.38'	530.00'	N 82°22'02" W	55.36'
C30	328.24'	270.00'	N 49°05'54" W	328.40'
C31	41.41'	25.00'	N 37°07'48" E	36.83'
C32	5.27'	668.70'	N 80°51'33" E	5.27'
C33	205.25'	673.70'	S 72°16'30" W	204.45'

LEGEND

- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING R/W LINE
- EXISTING STREAM
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING GAB
- PROPOSED STREAM BUFFER
- PROPOSED STORMWATER MGMT. AREA
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED C&B
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- 20' STORMWATER SETBACK LINE
- LOT NUMBER
- L, DU
- LANDSCAPE, DRAINAGE AND UTILITY
- PROPOSED FIRE HYDRANT
- EXISTING WETLANDS
- WETLAND BUFFER
- SIGHTLINE
- CLEAR ZONE
- CONCRETE MONUMENT FOUND
- IRON REBAR & CAP FOUND
- IRON REBAR & CAP SET
- POINT
- PROPOSED MONUMENT



159



A 10' FOOT WIDE EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAN.

AN ADDITIONAL 10' WIDE STRIP OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAN FOR FUTURE RIGHT-OF-WAY NEEDS.

EX. 20' NERVE KENT COUNTY UTILITY EASEMENT P&B 58 P&B 71

EX. PERM. EASEMENT PER AGREEMENT BETWEEN LAKESHORE VILLAGE HOMEOWNERS ASSOCIATION, INC. AND THE STATE OF DELAWARE DATED MAY 11, 2022. EXHIBIT DELDOT PROJ. NO. 200-355-P&B

NOTE: SITE TRANSFERS SHALL REMAIN CLEAR OF SWAMP AND TREES ON SUBJECT PARCEL.

LYNNBURY WOODS
KENT COUNTY, DELAWARE
LITTLE CREEK HUNDRED



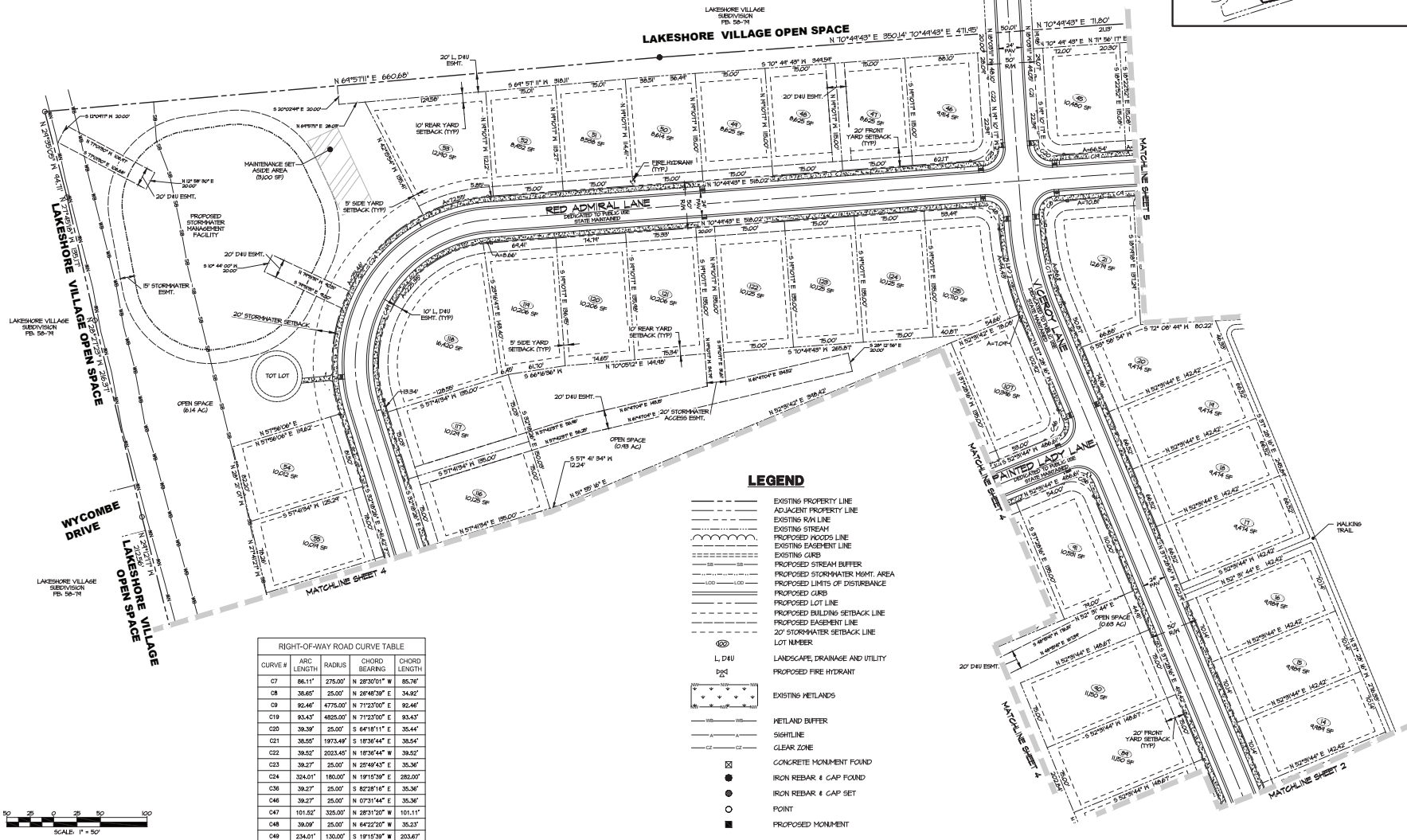
MORRIS & RITCHIE ASSOCIATES, INC.

NO.	REVISION	DATE
20	11/27/21	2/5/2026

SHEET TITLE

RECORD PLAN

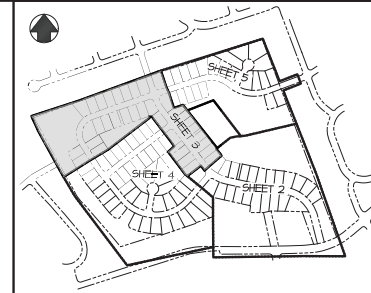
SHEET NUMBER



RIGHT-OF-WAY ROAD CURVE TABLE					
CURVE #	ARC LENGTH	ARC RADIUS	CHORD BEARING	CHORD LENGTH	
C7	86.11'	275.00'	N 28°30'01" W	86.26'	
C8	38.85'	25.00'	N 26°48'39" E	34.92'	
C9	92.46'	4775.00'	N 71°23'00" E	92.46'	
C10	93.43'	4825.00'	N 71°23'00" E	93.43'	
C19	38.39'	25.00'	S 64°18'11" E	35.44'	
C21	38.55'	1973.49'	S 18°36'44" E	38.54'	
C22	38.52'	2023.45'	N 18°36'44" W	38.52'	
C23	39.27'	25.00'	N 25°49'43" E	35.36'	
C24	324.01'	180.00'	N 19°15'39" E	282.00'	
C36	39.27'	25.00'	S 82°28'16" E	35.36'	
C46	39.27'	25.00'	N 07°31'44" E	35.36'	
C47	101.52'	325.00'	N 28°31'20" W	101.11'	
C48	38.09'	25.00'	N 64°22'20" W	35.33'	
C49	234.01'	130.00'	S 19°15'39" W	203.67'	



LINDLEY DRIVE
LOCAL (K200690)



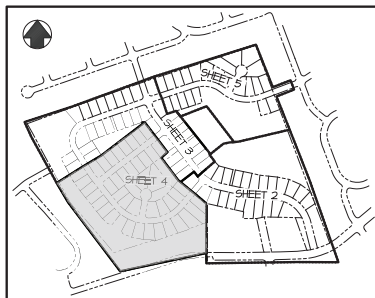
MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS
111 RUTHAN DRIVE
NEWARK, DE 19711
302.582.0200
DEVELOPER
K. HONANAN DELAWARE DIVISION, INC.
200 SOUTHSHORE BOULEVARD
SUITE C
MIDDLETOWN, DE 19701
410.324.0100

LYNNBURY WOODS
KENT COUNTY, DELAWARE
LITTLE CREEK HUNDRED

RECORD PLAN
SHEET NUMBER
3 OF 6



DEVELOPER
K. HOYNANIAN DELAWARE DIVISION, INC.
2058 SOUTH DUPONT BOULEVARD,
SUITE G
SMYRNA, DE 19887
(302) 325-8130



CURVE #	ARC LENGTH	RADIUS	CHORD LENGTH	CHORD BEARING
C25	587.17'	525.00'	N 39°30'40" E	58.66'
C26	686.96'	390.00'	N 81°01'08" W	601.47'
C37	211.61'	875.00'	N 51°54'28" E	211.16'
C38	29.27'	25.00'	N 1°07'06" E	35.36'
C39	191.32'	340.00'	N 54°05'40" W	188.80'
C40	43.26'	25.00'	S 92°48'24" E	38.06'
C41	210.03'	25.00'	S 1°10'59" E	20.41'
C42	241.19'	25.00'	N 80°05'18" E	66.67'
C43	43.26'	25.00'	N 24°04'24" E	20.41'
C44	232.06'	25.00'	N 39°39'17" W	38.06'
C45	299.09'	340.00'	S 63°34'40" W	298.54'
C46	51.31'	475.00'	S 32°04'06" E	51.28'
C47	39.37'	25.00'	S 83°36'20" E	35.42'
C48	22.25'	1025.00'	N 51°54'28" E	22.25'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L2	10.00	N 175°57' W
L3	359.43	S 72°30'19" W
L4	133.23	N 39°47'13" W
L5	24.71	S 18°53'28" E
L6	38.02	N 83°17'59" W

LYNNBURY WOODS
KENT COUNTY, DELAWARE
LITTLE CREEK HUNDRED



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MOORE & BIRCHIE ASSOCIATES, INC.

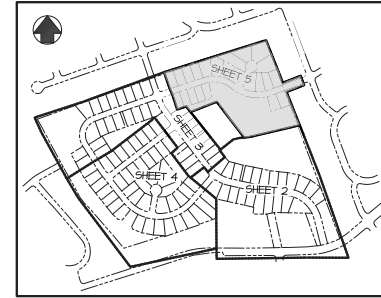
NO.	REVISION		DATE
JOB NO. 21827	DRAWN BY DIO	CHECKED BY CMB	ISSUED 2/5/2026
SHEET TITLE			

SHEET TITLE

RECORD PLAN

SHEET NUMBER

4 OF 6



LYNNBURY WOODS

KENT COUNTY, DELAWARE
LITTLE CREEK HUNDRED



REGISTERED PROFESSIONAL ENGINEER
MORRIS & RITCHIE ASSOCIATES, INC.

NO.	REVISION	DATE
21827	REV. 1	2/5/2026

SHEET TITLE

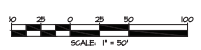
RECORD PLAN

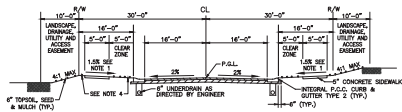
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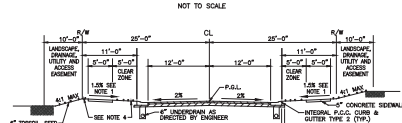
- EXISTING PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING RAN LINE
- EXISTING STREAM
- PROPOSED HOODS LINE
- EXISTING EASEMENT LINE
- EXISTING CURB
- PROPOSED STREAM BUFFER
- PROPOSED STORMWATER MGMT. AREA
- PROPOSED LIMITS OF DISTURBANCE
- PROPOSED CURB
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- PROPOSED EASEMENT LINE
- 20' STORMWATER SETBACK LINE
- LOT NUMBER
- LANDSCAPE, DRAINAGE AND UTILITY
- PROPOSED FIRE HYDRANT
- EXISTING WETLANDS
- WETLAND BUFFER
- SIGHTLINE
- CLEAR ZONE
- CONCRETE MONUMENT FOUND
- IRON REBAR & CAP FOUND
- IRON REBAR & CAP SET
- POINT
- PROPOSED MONUMENT

RIGHT-OF-WAY ROAD CURVE TABLE				
CURVE #	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C10	228.72'	225.00'	S 77°56'25" E	218.00'
C11	371.07'	350.00'	S 80°11'26" E	353.93'
C12	219.84'	300.00'	S 89°34'11" E	214.95'
C13	43.84'	25.00'	S 18°20'20" E	38.44'
C14	21.03'	25.00'	S 55°59'38" W	20.41'
C15	50.11'	50.00'	S 67°28'20" E	48.04'
C16	21.03'	25.00'	N 07°48'15" E	20.41'
C17	42.01'	25.00'	N 80°02'25" E	37.24'
C18	289.85'	275.00'	S 79°56'24" E	259.24'



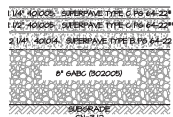


TYPICAL 60' R/W STREET SECTION



TYPICAL 50' R/W STREET SECTION

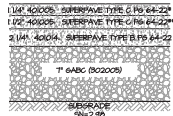
- NOTES:
1. 12% CROSS SLOPE PREFERRED; 2% MINIMUM CROSS SLOPE
 2. UNDERDRAIN SHALL BE INSTALLED A MINIMUM OF 150 FEET IN EACH DIRECTION OF ALL SUMP LOCATIONS OR IF THE DEVELOPER WANTS TO PROPOSE THE DELETION OF THE UNDERDRAIN, THEN THE DEVELOPER MUST SUBMIT A WRITTEN REQUEST TO THE SUBDIVISION ENGINEER PRIOR TO OBTAINING SUBDIVISION PLAN APPROVAL.
 3. USE OF HOT P.C.C. CURB AND GUTTER, TYPE B, REQUIRES PRIOR APPROVAL FROM DELDOT FOR USE ON TYPE II (UNDIVIDED) STREETS.
 4. A 6" MAX. SLOPE IS REQUIRED FOR 2'-0" ON BOTH SIDES OF THE SIDEWALK.
 5. SURFARE TO BE PREPARED IN ACCORDANCE WITH DELDOT STANDARD SPECIFICATIONS, DCM REF. 433.



60' R/W

PAVING SECTION

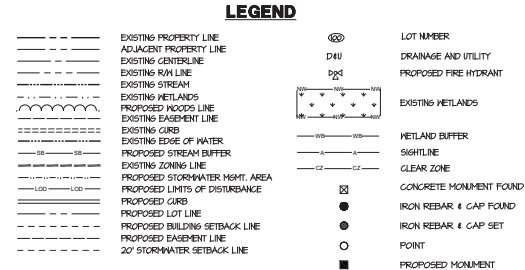
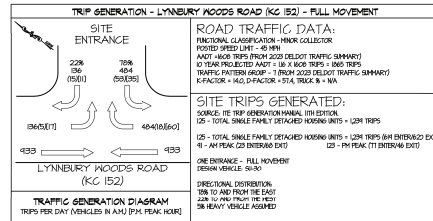
- *BETWEEN CONCRETE (ASPHALT) TYPE C TO BE INSTALLED JUST PRIOR TO DELDOT ACCEPTANCE
*BETWEEN CONCRETE (ASPHALT) TYPE C TO BE INSTALLED WITH TYPE B AND GABC



50' R/W

PAVING SECTION

- *BETWEEN CONCRETE (ASPHALT) TYPE C TO BE INSTALLED JUST PRIOR TO DELDOT ACCEPTANCE
*BETWEEN CONCRETE (ASPHALT) TYPE C TO BE INSTALLED WITH TYPE B AND GABC



MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

111 RUTHAN DRIVE
NEWARK, DE 19711
302.862.0200

DEVELOPER
K. HONANAN DELAWARE DEVELOPMENT, INC.
200 SOUTHINGTON BOULEVARD
SUITE 100
WILMINGTON, DE 19807
(410) 341-1000

LYNNBURY WOODS

KENT COUNTY, DELAWARE
LITTLE CREEK HUNDRED

2/2/2026

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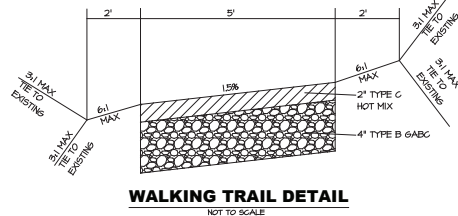
NO.	REVISION	DATE
28	NO. 21827	2/5/2026

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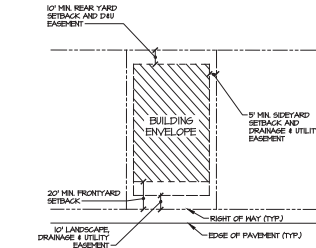
RECORD PLAN DETAILS

SHEET NUMBER

6 OF 6



WALKING TRAIL DETAIL



TYPICAL LAYOUT SINGLE FAMILY LOT

NOT TO SCALE

[illegible]

**PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE**

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

2" BITUMINOUS CONCRETE SURFACE COURSE
4" CRUSHER RUN AGGREGATE BASE COURSE

[illegible]

CONCRETE SHALL HAVE A COMPRESSIVE STRENGTH OF 3000 PSI @ 28 DAYS, CONTAIN 4% MIN - 5% MAX AIR ENTRAINMENT AND BE PLACED WITH A 3.08 - 4.50 SLUMP IN ACCORDANCE WITH ACI 309.

OX UNIT DETAIL

STRUCTURE'S SPECIFICATIONS.

The map displays several land parcels with the following details:

- LAKESHORE VILLAGE SUBDIVISION**: Located at the top left.
- PROPOSED STORMWATER MANAGEMENT FACILITY**: Two locations are indicated, one near the top center and another near the bottom right.
- STREETS**: SUPERIOR COURT, GREENER COURT, VICINITY LANE, and PARKWAY DRIVE are labeled.
- DEEDS AND OWNERSHIP INFORMATION**:
 - LAND OF NP-DERBORA L. OGDEN TP # 4-00-09700-01-103-0001 DEED: D44-S
 - LAND OF NP-EFFERT LEVINE PRINCETON TP # 4-00-09700-01-106-0001 DEED: J0502-75
 - LANDS OF NP-MICHAEL PERICHAN TP # 4-00-09700-01-104-0001 DEED: P00-387
 - LANDS OF NP-GERALD F. MOORE GEORGE TP # 4-00-09700-01-108-0001 DEED: P50-84
 - LANDS OF NP-CHARLES F. BROWN JR. DANIEL A. BROWN TP # 4-00-09700-01-117-0001 DEED: Z06-38
 - LANDS OF NP-HASE GARDSON TERRY S. DANIEL J. JOSEPH J. JOHNSON TP # 4-00-09700-01-102-0001 DEED: D00M-235
 - LANDS OF NP-JAMES S. BROWN TP # 4-00-09700-01-105-0001 DEED: D00M-235

1. ACTIVE OPEN SPACE AREA A AND B SHALL BE COMPLETED BY THE 30TH BUILDING PERMIT.
(AREA A+B= 47425 SF OF THE REQUIRED 9000 SF OF ACTIVE OPEN SPACE)
2. ACTIVE OPEN SPACE AREA C SHALL BE COMPLETED BY THE 84TH BUILDING PERMIT.
(AREA A+B+C=31364 SF OF THE REQUIRED 25200 SF OF ACTIVE OPEN SPACE)
3. ACTIVE OPEN SPACE AREA D SHALL BE COMPLETED BY THE 125TH BUILDING PERMIT.
(AREA A+B+C+D= 44400 SF OF THE REQUIRED 31500 SF OF ACTIVE OPEN SPACE)

SCALE: $3/4" = 1'-0"$

NOT TO SCALE

ILLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURE'S SPECIFICATION

SHEET 1 LANDSCAPE PLAN TITLE SHEET AND DETAILS
SHEET 2 LANDSCAPE PLAN

SCALE: 1" = 2000'

NOT TO SCALE

NOT TO SCALE

NOT TO SCALE

Qty.	Key	Botanical Name	Common Name	Size	Root
------	-----	----------------	-------------	------	------

EVERGREEN TREES				
Q	L	Common Name	Eastern Red Code	Q.C. DAP

139 TOTAL NUMBER OF TREES PROPOSED

Density = 2.05 DU/acre

Existing Woodlands: 384,199 ac

Percentage Existing Woodlands
Source: U.S. Forest Service, 2000

NOTES: _____

Trees Required: 139

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

DEVELOPER

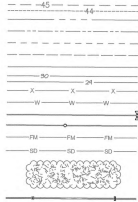
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1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	



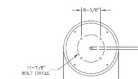
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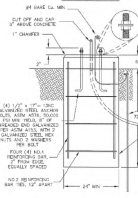
LEGEND



EXISTING CONTOURS
PROPOSED RUN LINE
PROPOSED LOT LINE
PROPOSED BUILDING SETBACK LINE
PROPOSED EASEMENT LINE
PROPOSED WOODLAND PRESERVATION
PROPOSED CONTOURS
PROPOSED FENCE
EXIST. WATER MAIN
PROPOSED WATER MAIN / FIRE HYDRANT
PROPOSED SANITARY SEWER
PROPOSED SANITARY FORCE MAIN
EXIST. STORM DRAIN
EXIST. WOODS TO REMAIN
PROPOSED STORM DRAIN
PROPOSED CANOPY TREE
PROPOSED FLOWERING TREE
PROPOSED EVERGREEN TREE
PROPOSED BENCHES AND PICNIC TABLES



PLAN VIEW



ELEVATION VIEW
OR APPROVED EQUAL

NOTE: LIGHT AND POLE SHALL BE
INSTALLED PER MANUFACTURER'S
SPECIFICATIONS.

Plain Granville
Post Light with 16' Burlington Post



50 Watt LED
Catalogue Number
Pole
Catalogue Number
OR APPROVED EQUAL

LAKESHORE VILLAGE
SUBDIVISION
PB: 55-19

VICEROY LANE

RED ADMIRAL DRIVE

EMPEROR COURT

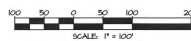
PAINTED LADY LANE

RED ADMIRAL DRIVE

SHIPPER COURT

VICEROY LANE

LYNNBURY WOODS ROAD (K102)
SPARE ROAD



MRA

MORRIS & RITCHIE
ASSOCIATES, INC.

ENGINEERS, PLANNERS,
SURVEYORS, AND LANDSCAPE
ARCHITECTS

111 RUTHARD DRIVE
NEWARK, DE 19711
302.638.2200

DEVELOPER
K. HOVANNANIAN DELAWARE DIVISION, INC.
200 E. BROADWAY
SUITE G
WILMINGTON, DE 19801
302.454.9149

LYNNBURY WOODS

KENT COUNTY, DELAWARE
LITTLE CREEK HUNDRED



NO.	REVISION	DATE
21827	001	2/12/2025

LANDSCAPE
PLAN

SHEET NUMBER

2 OF 2



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: April 9, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: New Business

SUBJECT: **SLV-26-15 Madclay Homes, LLC:** Requesting a Waiver from §187-60(A) Sidewalk requirement along arterial and collector roadway and §187-60(B) continuous pedestrian access between building and frontage located inside the Growth Zone Overlay District / Parcel # MN-00-171.00-01-45.00-000

ATTACHMENTS:

SLV-26-15 Memorandum
SLV-26-15 Data Sheet
SLV-26-15 Exhibit A
SLV-26-15 Applicant Waiver
SLV-26-15 Site Plan with DeIDOT comments
SLV-26-15 Proposed Revised Site Plan

MEMORANDUM

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



TO: Regional Planning Commission

CC: Max B. Walton

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

DATE: April 9, 2026

SUBJECT: SLV-26-15, Waiver Request for Madclay Homes, LLC

Background Request:

In 2025, the property owner of 16305 S. Dupont Hwy., Harrington, applied for site plan approval for an office building. The application received preliminary site plan approval on October 9, 2025. The plan proposed a 4,026 sq. ft. office building, parking, and landscaping around the site. As part of the site development, §187-60.A. requires sidewalks along arterial and collector roadway frontage of a property by the owner whenever the property is subject of a land development proposal which requires Regional Planning Commission or Levy Court approval and 187-60.B. requires nonresidential land development to provide a sidewalk from the frontage sidewalk as required by 187-60.A. to existing and proposed buildings on the premises. The approved plan complied with these requirements by showing a proposed sidewalk along the frontage of S. Dupont Hwy. and Carpenter Bridge Rd. and then connected a walkway from the proposed building to Carpenter Bridge Rd.

The applicant is requesting a waiver from the above code sections to remove the sidewalk along the frontages of S. Dupont Hwy. and Carpenter Bridge Rd. and the sidewalk from the building to Carpenter Bridge Rd.

Staff Recommendation:

§187-80. Unusual conditions

Where, in the case of a particular proposed subdivision, it can be shown that strict compliance with the requirements of this chapter would result in extraordinary hardship to the applicant because of unusual topography or other conditions which are not self-imposed or that these conditions would result in inhibiting the achievement of the objectives of these regulations, the Commission may modify or waive the requirements so that substantial justice may be done and the public interest secured; provided, however, that such variance,

modification or waiver will not have the effect of nullifying the intent and purpose of this chapter or be contrary to the goals and objectives of the Comprehensive Plan for the County. In no case shall any modification or waiver be more than a minimum easing of the requirements, and in no instance shall it result in any conflict with Chapter 205, Zoning.

The Planning Staff recommends **DENIAL** of this request, as the proposal is contrary to the goals and objectives of the Comprehensive Plan and represents more than a minimum easing of requirements. The goal of these code sections is to provide safe pedestrian access along busy roadways and safe pedestrian access to businesses. The approval of this request would take away from the goal of having safe pedestrian access along this corridor in the future. In addition, the sidewalk would connect to adjacent properties as they are developed or redeveloped.

If this request is approved, final site plan submission must reflect the change. Letters of no objection from the Kent Conservation District and DelDOT will be required as part of the revision process.

Please do not hesitate to contact me directly with any questions or comments.

Thank you.

Enc.: Data Sheet
Exhibit A – Location and Zoning Map
Applicant's Waiver Request
Site Plan with DelDOT comment
Proposed Revised Site Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR SUBDIVISION WAIVER REVIEW Regional Planning Commission Business Meeting of: **April 9, 2026**

Plan Number and Title	:	SLV-26-15 Madclay Homes, LLC
Location	:	1.5061± acres located on the southeast corner of S. Dupont Hwy. and Carpenter Bridge Rd., north of Harrington.
Applicant/Owner	:	Madclay Homes LLC 4469 Park Brown Rd Harrington, DE 19952
Zoning District	:	BG (General Business) & AR (Agricultural Residential)
Present Use	:	Vacant
Proposed Use	:	Office Building
Relation to Growth Zone	:	Inside
Levy Court District	:	6 th - Hertz
Property Identification Numbers	:	6-00-171.00-01-45.00-000
Nature of Request	:	Applicant requests a waiver from §187-60.A, sidewalk installation along arterial roadway frontage, to allow for no sidewalk to be constructed along the S. Dupont Hwy. and Carpenter Bridge Rd. frontage of the site and from §187-60.B., sidewalk installation from frontage sidewalk to the proposed building on the site, to enable the a site plan revision.



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: SLV-26-15
Madclay Homes LLC

APPLICANT/OWNER:

Madclay Homes LLC

**PRESENT ZONING
DISTRICT:**

BG (General Business) &
AR (Agricultural Residential)

PRESENT USE:

Vacant

PROPOSED USE:

Office Building

LEVY COURT DISTRICT:

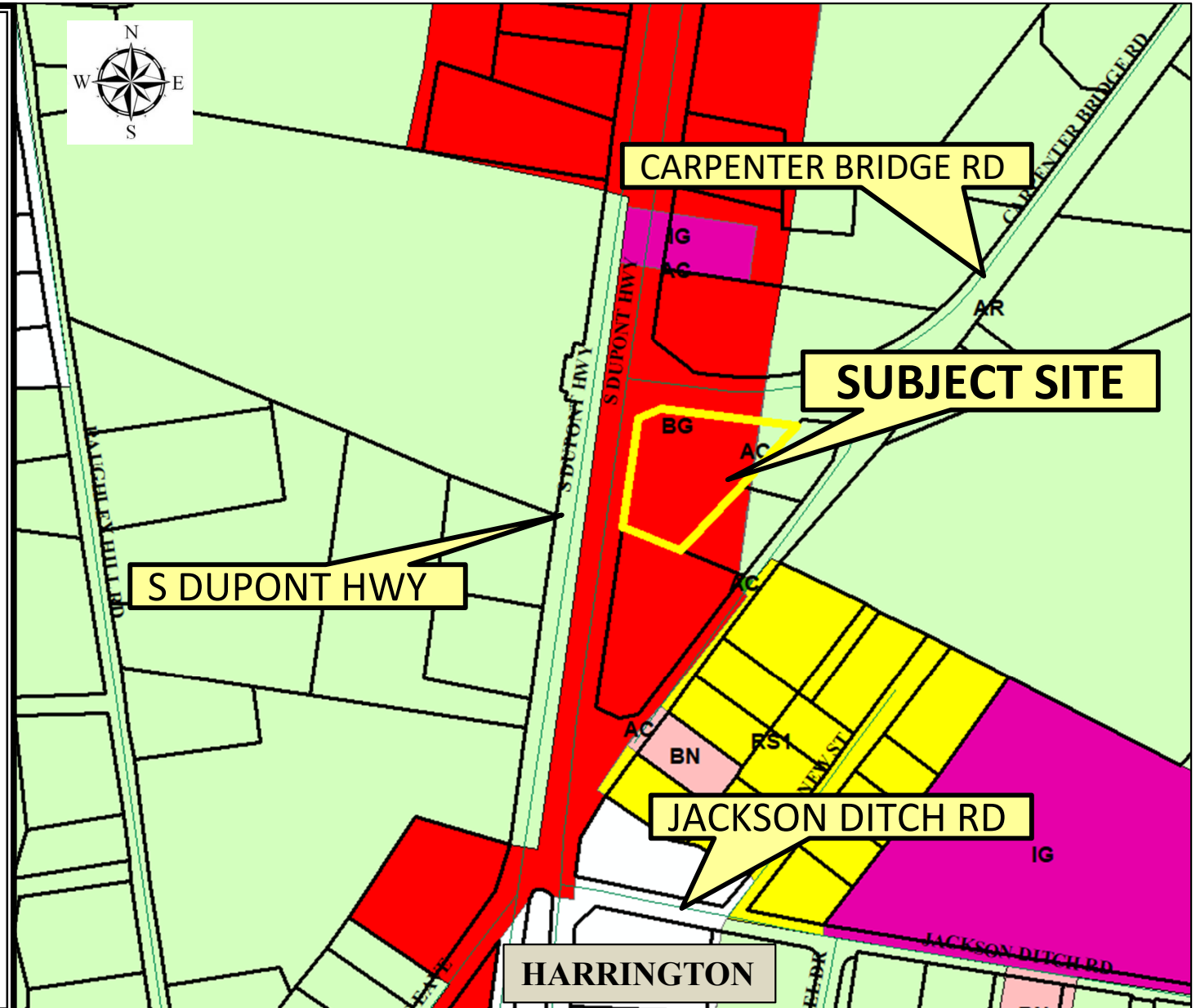
6th - Hertz

TAX MAP NO:

MN-00-171.00-01-45.00-000

LOCATION:

1.5061± acres located on the
southeast corner of S. Dupont
Hwy. and Carpenter Bridge
Rd., north of Harrington.





ARCHITECTURE
ENGINEERING

PLANNING OUR
CLIENTS' SUCCESS

BECKER MORGAN GROUP, INC.

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950

THE TOWER AT STAR CAMPUS
100 DISCOVERY BOULEVARD, SUITE 102
NEWARK, DELAWARE 19713
302.369.3700

PORT EXCHANGE
312 WEST MAIN STREET, SUITE 300
SALISBURY, MARYLAND 21801
410.546.9100

780 LYNNHAVEN PARKWAY
SUITE 400-444
VIRGINIA BEACH, VIRGINIA 23452
757.734.9110

3333 JAECKLE DRIVE, SUITE 120
WILMINGTON, NORTH CAROLINA 28403
910.341.7600

1942 EAST 7TH STREET, SUITE 240
CHARLOTTE, NORTH CAROLINA 28204
980.270.9100

314 EAST MAIN STREET
CLAYTON, NORTH CAROLINA 27520
919.243.1332

www.beckermorgan.com

March 11th, 2026

Ms. Sarah E. Keifer
Director, Department of Planning Services
555 Bay Road
Dover, DE 19901

RE: **Sidewalk Waiver Request**
MADCLAY HOMES, LLC - OFFICE
Harrington, Delaware
BMG Project No.: 2025114.00

Dear Ms. Keifer:

On behalf of our client, MadClay Homes LLC, we are hereby submitting a waiver request for the construction of sidewalks connecting the proposed office building to the DelDOT right-of-way. In a recent submission to DelDOT, DelDOT stated to pay a shared use path fee-in-lieu to avoid construction of the previously proposed sidewalks along DelDOT's right-of-way at this time. Because of this, we are requesting a waiver from the requirements set forth in Chapter 187, Article XI, § 187-60 of the Kent County Code.

As part of this submission, the following documents are being submitted:

- Regional Planning Commission Waiver Review Application
- One (1) Copy of the updated site plans
- One (1) Copy of the plans received from DelDOT with their markup requesting a fee-in-lieu for the shared use path.
- One (1) Check (check no. 4506) in the amount of \$250.00 for the waiver request fee

If you have any questions, please do not hesitate to contact me.
Sincerely,

BECKER MORGAN GROUP, INC.


Jonathan D. Richard, P.E.
Senior Associate

MJA/JDR

202511400ak-sidewalk-waiver-kcrpc.docx



410.546.9100
North Caroli

910.341.7600

www.beckermorgan.com



**MADCLAY
HOMES, LLC
OFFICE
BUILDING
S-25-10**

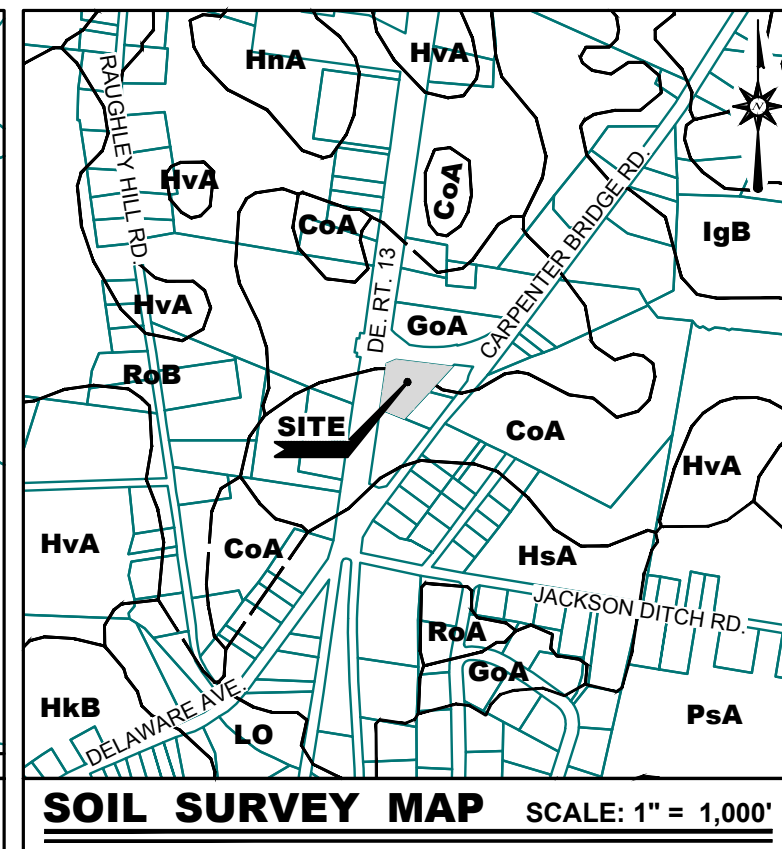
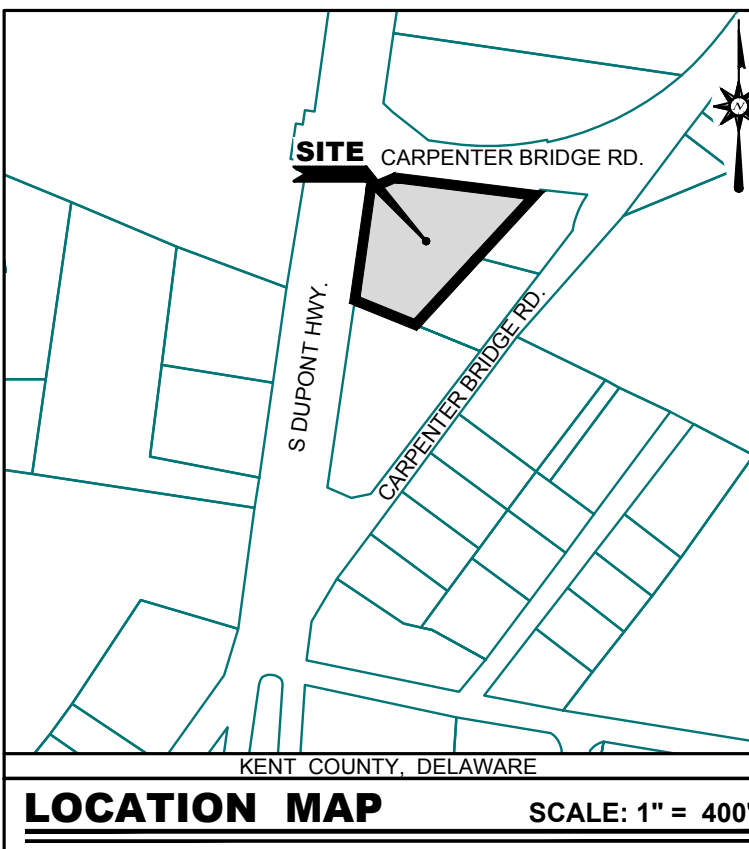
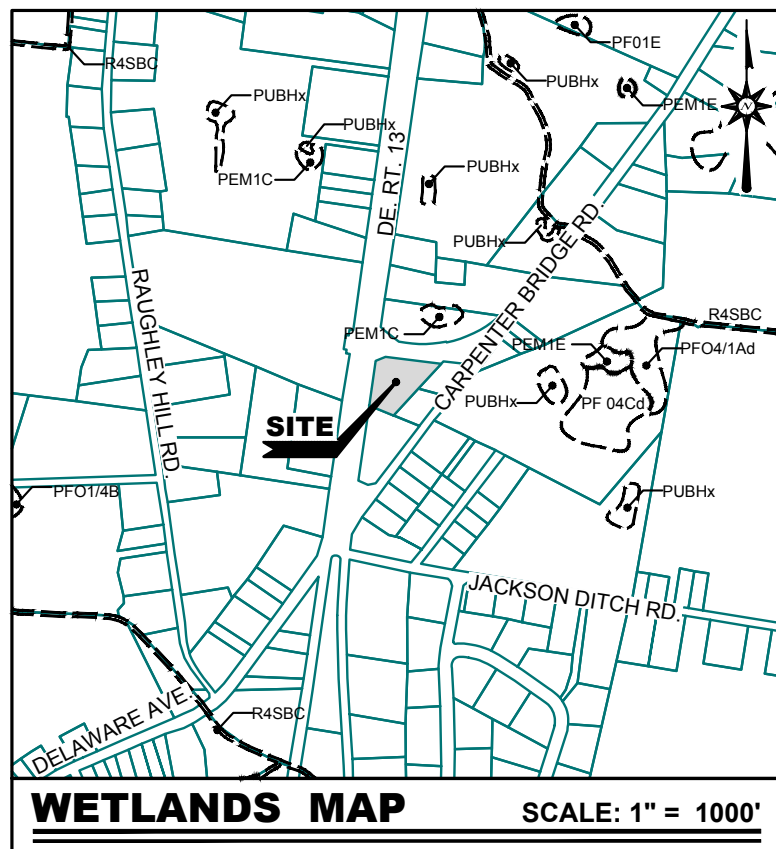
16305 S DUPONT HWY
CITY OF HARRINGTON
KENT COUNTY, DE 19952

SHEET TITLE

EXISTING CONDITIONS PLAN

[illegible]

**SOUTH DUPONT HIGHWAY
RIGHT OF WAY - 150' WIDTH
KCR 005, OTHER PRINCIPAL ARTERIALS**



SOIL MAP TAKEN FROM ONLINE "WEB SOIL SURVEY"
CoA: CORSCIA MUCKY LOAM, 0 TO 2 PERCENT SLOPES
GoA: GLASSBORO SANDY LOAM, 0 TO 2 PERCENT SLOPES
HkB: HAMBROOK-URBAN LAND COMPLEX, 0 TO 5 PERCENT SLOPES
HvA: HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES
HsA: HENLOPEN-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES
HvA: HURLOCK SANDY LOAM, 0 TO 2 PERCENT SLOPES
IgB: INGLESIDE SANDY LOAM, 2 TO 5 PERCENT SLOPES
Lo: LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED
FSA: PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES
RoA: ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES
RoB: ROSEDALE LOAMY SAND, 2 TO 5 PERCENT SLOPES

**BECKER
MORGAN
GROUP**

ARCHITECTURE
ENGINEERING

Delaware

Dover

302.734.7950

Newark

302.369.3700

Maryland

Salisbury

410.546.9100

North Carolina

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980.270.9100

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919.243.1332

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910.341.7600

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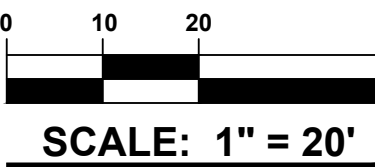
PROJECT TITLE

**MADCLAY
HOMES, LLC
OFFICE
BUILDING
S-25-10**

16305 S DUPONT HWY
CITY OF HARRINGTON
KENT COUNTY, DE 19952

SHEET TITLE

COVER SHEET



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE: C-001		

PROJECT NO.: 2025114.00

DATE: 08/11/2025

SCALE: 1" = 20'

DRAWN BY: J.N.K. **PROJ. MGR.:** J.D.R.

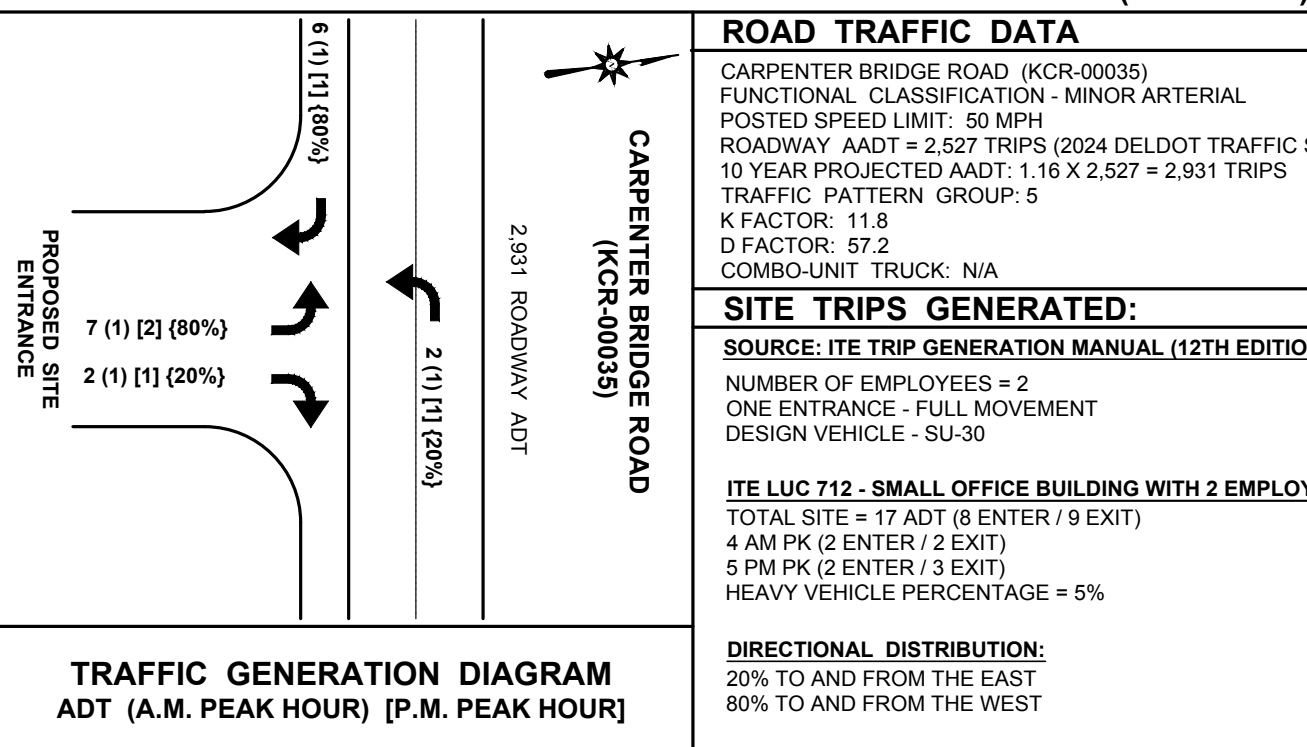
SHEET

C-001

COPYRIGHT: 2023

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	→ EX: 10" S	→ 10" S
SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	→ EX: 10" F.M.	→ 12" F.M.
SANITARY SEWER MANHOLE (S.S.M.H.)	→ EX: 10" W	→ 12" W
SANITARY SEWER CLEANOUT (C.O.)	→ EX: 10" W	→ 12" W
WATER MAIN & SIZE	→ EX: 10" W	→ 12" W
FIRE HYDRANT (F.H.)	→ EX: 10" W	→ 12" W
WATER VALVE (W.V.) OR METER (W.M.)	→ EX: 10" W	→ 12" W
STORM DRAIN MANHOLE (S.D.M.H.)	→ EX: 10" W	→ 12" W
STORM DRAIN LINE (CMP, RCP, HDPE)	→ EX: 10" W	→ 12" W
CATCH BASIN (C.B.)	→ EX: 10" W	→ 12" W
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))	→ EX: 10" W	→ 12" W
UNDERGROUND ELECTRIC (U.E.)	→ EX: 10" W	→ 12" W
UNDERGROUND TELEPHONE (U.T.)	→ EX: 10" W	→ 12" W
UNDERGROUND GAS MAIN (G)	→ EX: 10" W	→ 12" W
CONCRETE CURB & GUTTER	→ EX: 10" W	→ 12" W
CONCRETE SIDEWALK, SLAB / PAVING	→ EX: 10" W	→ 12" W
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	→ EX: 10" W	→ 12" W
INDIVIDUAL TREE OR BUSH	→ EX: 10" W	→ 12" W
WIRE FENCE	→ EX: 10" W	→ 12" W
CHARLINK FENCE	→ EX: 10" W	→ 12" W
STOCKADE FENCE	→ EX: 10" W	→ 12" W
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	→ EX: 10" W	→ 12" W
DRAINAGE DITCH OR SWALE	→ EX: 10" W	→ 12" W
WETLAND BOUNDARY LINE	→ EX: 10" W	→ 12" W
CONTOUR	→ EX: 10" W	→ 12" W
ELEVATION SPOT SHOT	→ EX: 10" W	→ 12" W
BENCHMARK	→ EX: 10" W	→ 12" W
PROPERTY OR RIGHT-OF-WAY LINE	→ EX: 10" W	→ 12" W
CENTERLINE	→ EX: 10" W	→ 12" W
LIGHT POLE	→ EX: 10" W	→ 12" W

TRAFFIC GENERATION - DESIGN - DEV - CARPENTER BRIDGE ROAD (KCR-00035)



ROAD TRAFFIC DATA

CARPENTER BRIDGE ROAD (KCR-00035)
FUNCTIONAL CLASSIFICATION - MINOR ARTERIAL
POSTED SPEED LIMIT: 50 MPH
ROADWAY ADT = 2,527 TRIPS (2024 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED ADT: 1.16 X 2,527 = 2,931 TRIPS
TRAFFIC PATTERN GROUP: 5
K FACTOR: 11.8
D FACTOR: 57.2
COMBO-UNIT TRUCK: N/A
SITE TRIPS GENERATED:
SOURCE: ITE TRIP GENERATION MANUAL (12TH EDITION)
NUMBER OF EMPLOYEES = 2
ONE ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE - SU-30
ITE LUC 712 - SMALL OFFICE BUILDING WITH 2 EMPLOYEES
TOTAL SITE = 17 ADT (8 ENTER / 9 EXIT)
4 AM PK (2 ENTER / 2 EXIT)
5 PM PK (2 ENTER / 3 EXIT)
HEAVY VEHICLE PERCENTAGE = 5%
DIRECTIONAL DISTRIBUTION:
20% TO AND FROM THE EAST
80% TO AND FROM THE WEST

OWNERS CERTIFICATION

I, MADCLAY HOMES, LLC HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____ DATE _____

ENGINEERS CERTIFICATION

I, JONATHAN D. RICHARD 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.

SIGNATURE _____ DATE _____

JONATHAN D. RICHARD P.E. NO. 18832 DATE _____

SHEET INDEX

C-001 COVER SHEET
L-101 LANDSCAPE PLAN

SITE DATA

- OWNER OF RECORD: MADCLAY HOMES, LLC
4489 PARK BROWN ROAD
HARRINGTON, DE 19952
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVENUE
DOVER, DE 19904
302-734-7950
- PROPERTY MAP NUMBER: 6-00-17100-01-45-00-000
- ZONING CLASSIFICATION: EXISTING: BG (GENERAL BUSINESS) / (KENT COUNTY)
EXISTING: AR (AGRICULTURAL RESIDENTIAL) / (KENT COUNTY)
PROPOSED: BG (GENERAL BUSINESS) / (KENT COUNTY)
PROPOSED: AR (AGRICULTURAL RESIDENTIAL) / (KENT COUNTY)
- DEED SUMMARY: D 13491 / 80
- PRESENT USE: OFFICE
- PROPOSED USE: OFFICE
- TOTAL SITE AREA: 1.5061 ACRES
- PROPOSED BUILDING: BUILDING: 3,560 S.F.
IMPERVIOUS COVERAGE: EXISTING: 64 S.F. (0 ACRES)
PROPOSED: 11,493 S.F. (0.26 ACRES)
TOTAL PROVIDED = 4 SPACES (INCLUDES 1 ACCESSIBLE SPACE)
- PARKING: N/A
- LOADING: N/A
- SETBACKS: BG (GENERAL BUSINESS)
FRONT: 40 FT.
SIDE: 20 FT.
REAR: 40 FT.
AR (AGRICULTURAL RESIDENTIAL)
FRONT: 40 FT.
SIDE: 5 FT.
REAR: 10 FT.
- BULK REQUIREMENTS: BG (GENERAL BUSINESS)
MINIMUM LOT AREA: N/A
MINIMUM LOT WIDTH: 150 FT
MINIMUM LOT DEPTH: 150 FT
MAX BUILDING HEIGHT: 35 FT
AR (AGRICULTURAL RESIDENTIAL)
MINIMUM LOT AREA: 0.5 ACRES
MINIMUM LOT WIDTH: 150 FT
MINIMUM LOT DEPTH: 150 FT
MAX BUILDING HEIGHT: 35 FT
EX. LOT AREA: 65,604 S.F.
EX. LOT WIDTH: 263 FT
EX. LOT DEPTH: 253 FT
PROPOSED BUILDING HEIGHT: 30 FT
- UTILITIES: WATER: ON-SITE WELL
SEWER: ON-SITE SEPTIC
GAS: CHESAPEAKE UTILITIES
ELECTRIC: DELMARVA POWER
- WETLAND AREA: NONE
- WOODLAND AREA: EXISTING: 0 S.F.
TO BE CLEARED: 0 S.F.
- PERCENT SLOPE: 1.20%
- GROWTH ZONE: INSIDE GROWTH ZONE
- SURVEY BENCHMARK: NGS MONUMENTS
VERTICAL: NAVD 88 - CORS
HORIZONTAL: NAD 83 (2011) DSP - CORS
EXISTING: 6 FOUND
PROPOSED: 0 SET
- MONUMENTATION:

GENERAL NOTES

- THE BOUNDARY DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE, IN MAY 2025.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD BASED ON FIRM MAP 10001C0337J, EFFECTIVE DATE JULY 7, 2014.
- BECKER MORGAN GROUP, INC. CERTIFIES THERE ARE NO WETLANDS WITHIN THE ARE OF IMPROVEMENTS.