



**Kent County Regional Planning Commission Business
Meeting Notice and Agenda
555 Bay Rd.
Dover, DE 19901
Levy Court Chambers - Room 203
Thursday, June 11, 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

May 14, 2026 - Draft

Levy Court Action on Commission Recommendations

Old Business

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

New Business

SL-26-05 Carters Creek: Request for a Major Subdivision approval of a 41 single-family lot residential development located inside the Growth Zone Overlay district / Parcel # SM-

00-129.01-01-60.00-000

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 06/01/26

POSTING TIME: 10:00 AM

POSTED BY: K.Andrews, Planning

TAKE DOWN: 06/26/06

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: June 11, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Minutes

AGENDA SECTION: **Approval of Minutes**

SUBJECT: May 14, 2026 - Draft

ATTACHMENTS:
[DRAFT RPC BM minutes 051426](#)

**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, MAY 14, 2026**

Call to Order for Business Meeting

The Pledge of Allegiance

Roll Call and Determination of Quorum

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

Motion to approve Roll Call and Determination of Quorum made by David A Peterman; seconded by Glenn Gauvry; carried by vote 6 yeas.

Approval of Agenda

Motion to approve the agenda made by Peter Servon; seconded by Peter Servon; carried by vote 6 yeas.

Approval of the minutes

April 9, 2026

Motion to approve the minutes from April 9, 2026 made by Paul Davis; seconded by Delbert W Mills Jr.; carried by vote 6 yeas.

Levy Court Action on Commission Recommendations - None

<u>Application</u>	<u>RPC Rec.</u>	<u>L.C. Action</u>
C-26-02 Delmarva Power and Light	Cond Approval	Cond Approval

Old Business - None

New Business

CS-26-03 Tidewater Utilities-Jarrell Ridge: Request for Conditional Use Site Plan Approval of an Elevated Water Storage Tank located inside the Growth Zone Overlay District / Parcel # NM-00-119.00-02-48.02-000

Motion to recommend **conditional approval** of application CS-26-03, a Conditional Use Site Plan Approval of a water tower located inside the Growth Zone Overlay District. This

is based on Exhibit A - Staff Recommendation Report dated May 7, 2026, Exhibit B - Public Hearing Testimony dated May 7, 2026, and the findings of fact that:

1. The subject site is zoned AR (Agricultural Residential) and §205-53 permits water towers as a conditional use.
2. The site plan complies with all applicable conditions of approval as detail in the Staff Recommendation Report.
3. The location is appropriate and not in conflict with the Comprehensive Plan.
4. The public health, safety and general welfare will not be adversely affected.

Pursuant to Chapters 187 and 205 of the Kent County Code and pursuant to 9Del.C. §§4802 and 4811, the Commission has reviewed the application and the May 7, 2026 Staff Recommendation Report, and, furthermore as part of this approval, the applicant shall comply with all Staff and Agency Requirements as described in the January 7, 2026 Staff Recommendation Report. made by Glenn Gauvry; seconded by Delbert W Mills Jr.; carried by vote 6 yeas.

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

Motion to approve application S-26-02, a Site Plan application for Distribution of Agricultural Products located outside the Growth Zone Overlay District. This includes approval of the waiver from 187-74.D., requiring one tree planting per 3,000 square feet of nonwoodland site area for nonresidential projects outside of the growth zone. This is based on Exhibit A - Staff Recommendation Report dated May 14, 2026 and the findings of fact that:

1. The site is zoned AC (Agricultural Conservation) in which Distribution of Agricultural Products is permitted by-right with conditions by §205-53.
2. The plan complies with all applicable conditions of approval as documented in the May 14, 2026 Staff Recommendation Report.
3. The application is compliant with the Comprehensive Plan.
4. The waiver from 187-74.D., requiring one tree planting per 3,000 square feet of nonwoodland site area for nonresidential projects outside of the growth zone is approved with the existing 176 trees on the site satisfying the mitigation requirement.

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 May 14, 2026 Staff Recommendation Report. made by Delbert W Mills Jr.; seconded by David A Peterman; carried by vote 6 yeas.

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

Motion to table application SL-26-02 Pintail Crossing, for 30 days to discuss linkage requirements with with DelDOT and determine if there is a better location for a bus stop within the proposed development. made by Paul Davis; seconded by Glenn Gauvry; carried by vote 6 yeas.

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

Motion to approve as a conditional approval of application SL-26-04 Hampton Ridge, a preliminary plan for a 175 lot single family detached major subdivision located inside the Growth Zone Overlay District. This is based on Exhibit A - Staff Recommendation Report dated May 7, 2026, Exhibit B - Public Hearing Testimony dated May 7, 2026, and the findings of fact that:

- a. The subject site is zoned AC (Agricultural Conservation) in which a single-family residential subdivision is a permitted use.
- b. The application complies with the Kent County Comprehensive Plan - Future Land Use Map
- c. The applicant agreed to staff's recommendations to:
 - 1) Remove the open space buffer along the rear of lots 45-66.
 - 2) Provide a crosswalk at the intersection of Chesire Drive and Shakespeare Way, between the sidewalk near lot 1 and the trail behind the stormwater pond.
 - 3) Limit tree clearing between April 1st and July 31st to the greatest extent practicable to reduce impacts to nesting birds and other wildlife.

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 May 7, 2026 Staff Recommendation Report, including but not limited to the following conditions:

- a. The waiver from 187-60.D. requiring that sidewalks be installed on both sides of all residential collectors is granted to allow installation of sidewalk on only one side of the road from the entrance to lot 1 as shown on the preliminary plan.
- b. Street trees shall be planted and inspected prior to the issuance of a Certificate of Occupancy for the individual lots where street trees are proposed. made by Glenn Gauvry; seconded by David A Peterman; carried by vote 6 yeas.

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

Motion to recommend **approval** of Ordinance LC26-03, Water Supply facilities to align the provisions of Table X-1 Water Supply Facilities with Table X-2 Sanitary Sewer Requirements and require central water service with fire protection for all major subdivisions with 11 or more lots. made by Paul Davis; seconded by David A Peterman; carried by vote 6 yeas.

Public Comment -None

Commission Comments

Other Business

Adjournment

Motion to adjourn the Business Meeting on May 14, 2026 at 6:36 PM made by Paul Davis; seconded by Delbert W Mills Jr.; carried by vote 6 yeas.

Certifying Officer [Name, Title]

Signature



Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: June 11, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: Old Business

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

ATTACHMENTS:

[SL-26-02 Staff Recommendation Report](#)
[SL-26-02 Data Sheet](#)
[SL-26-02 Exhibit A](#)
[SL-26-02 Waiver Request](#)
[SL-26-02 Addt Plan Requirements](#)
[SL-26-02 KCPW Corr -Pumps Station](#)
[SL-26-02 LFSD Corr -Bus Stops](#)
[SL-26-02 Opposition letters combined](#)
[SL-26-02 Preliminary Plan](#)
[SL-26-02 Additional public comments 1](#)
[SL-26-02 Additional public comments 2](#)
[SL-26-02 Addt Public Comments Rec after PH](#)
[SL-26-02 Addt Information from Engineer](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

May 7, 2026

Application Number : SL-26-02

Preliminary Plan Title : Pintail Crossing

Zoning District : AC (Agricultural Conservation)

Site Area : 15.58 acres ±

Proposed Number of Lots : 52 Duplexes and 1 Single-Family (existing)

Relation to Growth Zone : Inside

I. STAFF RECOMMENDATION:

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

A. Code Requirements:

1. The final plan must meet all requirements of Chapters 171, 187, and 205 of the Kent County Code and all items in the final plan column of Appendix D of Chapter 187. This may include items that are not specifically outlined below. The final plan must be recorded within 24 months of the date of preliminary approval.
2. A list of additional requirements for the final plan is attached to this report.
3. In accordance with §187-43, it is required that a bond be filed for or deposited in escrow with the County or a letter of credit issued in a sum sufficient to ensure completion of requirements such as buffers, landscaping, and/or open space improvements imposed by the Levy Court or Regional Planning Commission. Such surety bond or letter of credit shall be required prior to issuance of a certificate of occupancy. This surety will guarantee that, if the developer is not able to financially complete the project, the funds will be available to complete the amenities promised to the residents of the community.

4. §187-62 requires the development to have a bus stop. The plan proposes a stop at the entrance of the development. If required by the school District and/or Delaware Transit Corporation (DTC), the plan should also show a bus turnout area consistent with the design exhibits shown in Section 187-62.D. and E.
5. §161-3.3.E. requires that all new major subdivisions shall include an evaluation by a Delaware licensed professional engineer that determines the suitability of basements and recommendations of minimum basement elevations. The evaluation shall be submitted prior to final plan approval.

B. Recommendations:

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

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

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

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

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

3. **Active open space pedestrian paths that abut lot lines should be clearly demarcated so that lot owners do not mistake these strips of land as private property. Staff recommend using split rail fencing or distinctive landscaping for this purpose, which should be shown on the landscape plan.**
4. **Street trees should be planted and inspected prior to the issuance of a Certificate of Occupancy for the individual lots where street trees are proposed** to help avoid conflict with individual lot owners or future improvements made by lot owners. A note should be added to the plan to this effect. Additionally, there are several trees proposed directly on lot lines. Staff recommend adjusting these trees so that they are located entirely on one lot, to help reduce potential ownership conflict.

II. **WAIVER REQUESTS:**

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

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

III. BACKGROUND INFORMATION:

- The applicant is requesting approval of a 53-lot development, with 52 duplex lots and one single-family lot.
- The Comprehensive Plan calls for low-density residential uses in this area. The proposed subdivision plan is in conformance with the Comprehensive Plan.
- The subject site is 15.58± acres and is currently utilized for a single-family residence and agriculture.
- The site is located on the east side of McGinnis Pond Rd., 0.12 miles north of the intersection of McGinnis Pond Rd. and Barratts Chapel Rd., and the north side of Barratts Chapel Rd., 0.36 miles east of the same intersection, northwest of Frederica.
- The character of the surrounding area is residential and agricultural. The proposed project is bound to the north by Pintail Pointe development and a few individual single-family residential lots. The properties to the east and west of the site are utilized as farm fields. To the south, there are also a few single-family residential lots and farm fields.
- The site will be served by Kent County Sanitary Sewer and Artesian Water Company.
- A landscape plan has been provided showing the proposed active open space improvements and tree plantings. Based upon the area of this project, the applicant is required to plant 26 trees. The applicant is proposing to plant 21 trees on individual lots and five trees along the street on the open space parcels. The applicant is proposing a 0.51-acre active open space area in the southern open space parcel, which includes a tot lot, pavilion, and picnic tables, as well as a walking trail with benches.
- This proposal was exempt from the PLUS process, as it is located within the Kent County Growth Zone and proposes less than 200 dwelling units.

IV. AGENCY COMMENTS:

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

A. KENT COUNTY DEPARTMENT OF PUBLIC WORKS, Engineering Division

Contact: Brian L. Hall, Engineering Project Manager II

Requirements:

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

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

Comment:

1. The Engineering Division grants “Conditional Approval”.

B. 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 parcel has been previously reviewed by DelDOT.

C. OFFICE OF THE STATE FIRE MARSHAL

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

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

D. KENT CONSERVATION DISTRICT

Contact: Cullen Baker

Requirements:

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

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

Advisory Comments to the Applicant:

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

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

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

E. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcolm Jacob, Transportation Planner

Comments:

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

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

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

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

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

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

Contact: Faith Garcia, Environmental Review Coordinator

Comments:

State-owned Pond

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

Forested Wetlands

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

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

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

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

Nuisance Mosquitos

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

V. OWNER/DEVELOPER:

The owner shall be aware of and be prepared to comply with all comments regarding this project stated in this report. All comments must be addressed in the final plan prior to final approval. Letters of “No Objection to Final Approval” from the following agencies will be required prior to final approval:

- A. DelDOT, Division of Highways
- B. Kent Conservation District
- C. Office of State Fire Marshal
- D. Kent County Department of Public Works
- E. Kent County Division of GIS / 911 Addressing
- F. Artesian Water Company

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

ENC: Data Sheet

Exhibit A – Location Map

Waiver Request

Additional Plan Requirements for Final Approval

Kent County Public Works Correspondence regarding pump station

Lake Forest School District Correspondence regarding bus stops

Opposition Letters Received

Preliminary Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

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

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

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

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



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: SL-26-02
Pintail Crossing

APPLICANT:

Ashburn Homes, Inc

OWNER:

Jordan Ashburn
Bedford Holdings LLC

ENGINEER:

Pennoni Associates, Inc.

PRESENT ZONING DISTRICT:

AC (Agricultural Conservation)

PRESENT USE:

Agricultural/Residential

PROPOSED USE:

52 Duplexes & 1 single family
(existing)

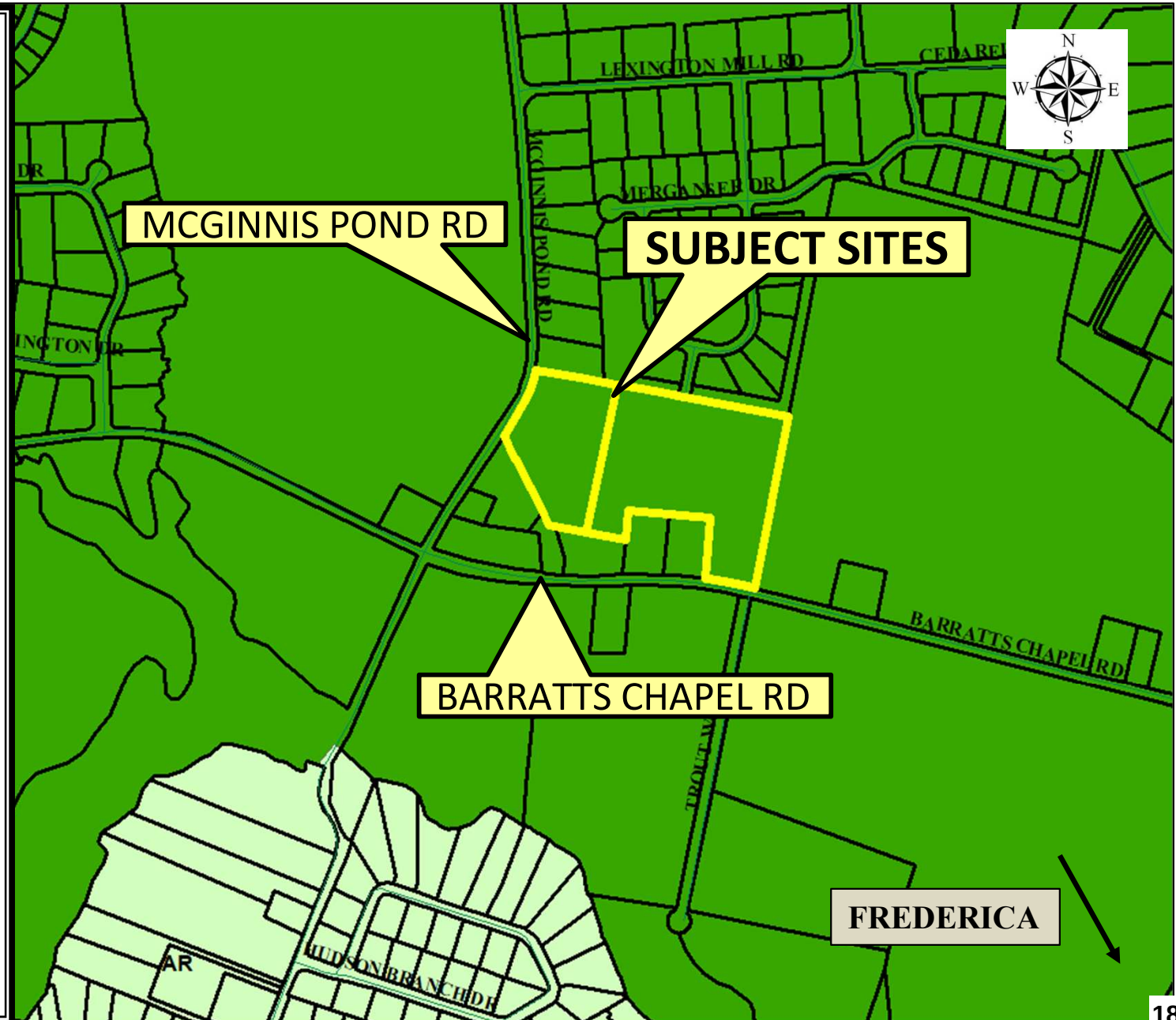
LEVY COURT DISTRICT:

4th - Scott

TAX MAP NO:

SM-00-121.00-01-56.07-000
SM-00-121.00-01-25.01-000

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





February 11, 2026

ASBHM-25001

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

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

Dear Jesse:

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

Waiver Request #1

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

Waiver Request #2

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

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

Respectfully submitted,
PENNONI ASSOCIATES INC.

A handwritten signature in blue ink that reads "Douglas Barry". The signature is stylized with a large, flowing "D" and "B".

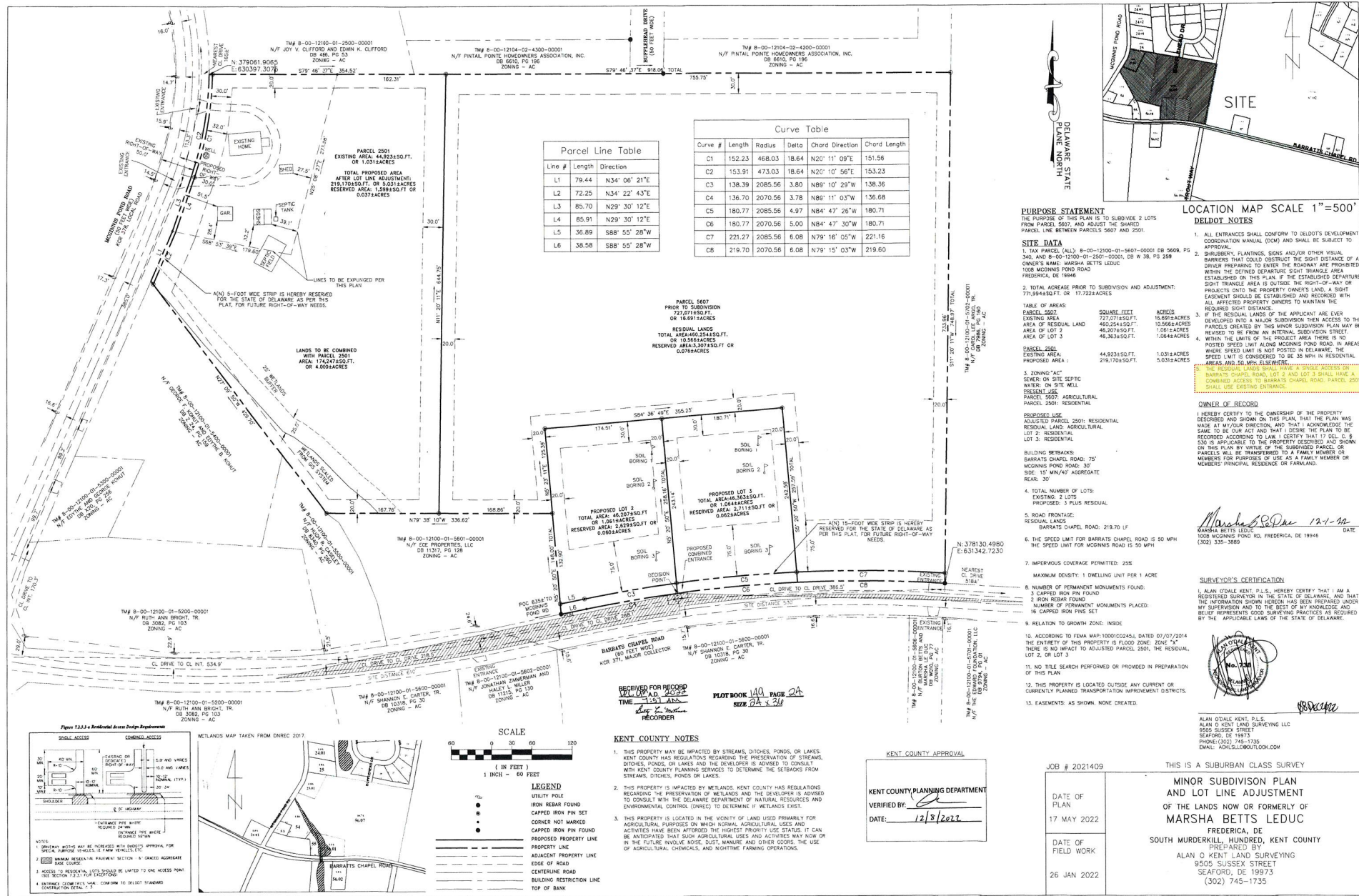
Douglas D. Barry, PE, Associate Vice President

Attachments

cc: Jordan Ashburn – Ashburn Homes
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713

T: 302-655-4451

www.pennoni.com
Page 1 of 1





DEPARTMENT OF PLANNING SERVICES

Additional Plan Requirements for Final Plan Approval

1. The creation of trash and streetlight districts are required in accordance with the provisions of §187-53(H). The applicant shall contact the Kent County Department of Public Works for information on this process (Phone 302-744-2430).
2. All major subdivisions must have lighted entrances. Indicate the type of lighting for the subdivision entrances on the plan.
3. §187-53.C. requires that this project shall be served by a central water system that includes fire protection. Fire hydrant locations shall be located on the plan accordance with the Delaware State Fire Protection Regulations.
4. In accordance with §187-60(H), sidewalk design and installation must comply with federal requirements of the Americans with Disabilities Act (ADA) and shall incorporate barrier-free access ramping at points of intersection with street crossings and at other locations so as to accommodate barrier-free pedestrian movement and access to buildings, parking areas, and other site amenities. All sidewalks shall be designed as an "accessible route" and shall conform to ANSI 117.1-1998 standards for handicapped accessibility. Provide typical curb ramp detail on the plan.
5. Active recreational improvements must be constructed in a proportion equal to or greater than the proportion of residential dwelling units completed. A construction schedule for the completion of the approved active recreational improvements will be required prior to final plan approval.
6. Provide a detail of the material to be used for the walking path and include a cross section showing compliance with ADA on the landscape plan.
7. Acknowledgement of and compliance with §187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.
8. In accordance with §187-70, a copy of all Homeowners' Association documents must be submitted for review by the Planning Department prior to consideration by the RPC for final approval, including the Articles of Incorporation for the Homeowners' Association, Bylaws, and Maintenance Obligations Declaration documents.

9. This project will be required to join a stormwater maintenance district in accordance with § 187-90.4(D)(1-5) of the Code.
10. Add the following General Note:
 - a. Acknowledgement of and compliance with Kent County Code Section 187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.

RE: Pintail Crossing - Pump Station Location

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

Yes we would like it adjacent to the farm field

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

Good morning Andy,

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

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

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

P: (302)744-2471

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

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

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

Douglas Barry, PE

Associate Vice President

Pennoni

Christiana Executive Campus, 121 Continental Drive, Suite 207 | Newark, DE 19713

Direct: +1 302-351-5302 | **Mobile:** +1 302-353-7587

www.pennoni.com | dbarry@Pennoni.com

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

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

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

Sincerely,

Steven Lucas
Superintendent



Lake Forest School District
the model of excellence in education

Spartan for Life.....

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

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

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

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

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

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

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

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

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

Respectfully,

Douglas Barry, PE

Associate Vice President

Pennoni

Christiana Executive Campus, 121 Continental Drive, Suite 207 | Newark, DE 19713

Direct: +1 302-351-5302 | **Mobile:** +1 302-353-7587

www.pennoni.com | dbarry@Pennoni.com



[Learn more about the Pennoni Training Center!](#)

Fw: Opposition to Proposed Townhome Development Connecting to Pintail Point

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

Date Wed 3/25/2026 1:11 PM

To Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>

From: Jenn Lynch <lifeisgood0819@gmail.com>

Sent: Wednesday, March 25, 2026 1:03 PM

To: Planning <Planning@KentCountyDE.Gov>

Subject: Opposition to Proposed Townhome Development Connecting to Pintail Point

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

Dear Planning Commission members,

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

Jennifer Lynch
215 Waterfowl Drive
Magnolia, De. 19962
302-363-5421 (cell)

FW: Proposed Barratt's Chapel Road Subdivision Preliminary Plans

From Sarah Keifer <sarah.keifer@kentcountyde.gov>

Date Fri 2/27/2026 3:25 PM

To Kris Connelly <kris.connelly@kentcountyde.gov>; Jason Berry <jason.berry@kentcountyde.gov>; Jesse Lindenberg <Jesse.Lindenberg@kentcountyde.gov>; Jamie Fenske <jamie.fenske@kentcountyde.gov>

From: dustin weller <dustinweller1@yahoo.com>

Sent: Friday, February 27, 2026 12:45:09 PM

To: Joanne Masten <joanne.masten@kentcountyde.gov>; Robert Scott <Robert.Scott@kentcountyde.gov>; Terry L. Pepper <terry.pepper@kentcountyde.gov>; Jeffrey Hall <Jeffrey.Hall@kentcountyde.gov>; Allan F. Angel <allan.angel@kentcountyde.gov>; Jody Sweeney <jody.sweeney@kentcountyde.gov>; Paul Hertz <Paul.Hertz@kentcountyde.gov>; Douglas Cox <Douglas.Cox@kentcountyde.gov>; Brenda Wootten <Brenda.Wootten@kentcountyde.gov>; Eugenia Thornton <Eugenia.Thornton@kentcountyde.gov>; Norman Barlow <Norman.Barlow@kentcountyde.gov>

Subject: Proposed Barratt's Chapel Road Subdivision Preliminary Plans

You don't often get email from dustinweller1@yahoo.com. [Learn why this is important](#)

Good afternoon,

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

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

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

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

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

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

Thank you for your time and attention to this issue.

Respectfully,

Dustin Weller

U:\dms\p\ASBHM\ASBHM25001 - Barratts Chapel Road\Redline\ASBHM PRELIMINARY PLANS\CS-0001.dwg PLOTTED: 4/14/2026 1:59 PM BY: Zaneen Pheasant PLOT STYLE: Pennoni VCS.dwt

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

EXISTING CONDITIONS NOTES:

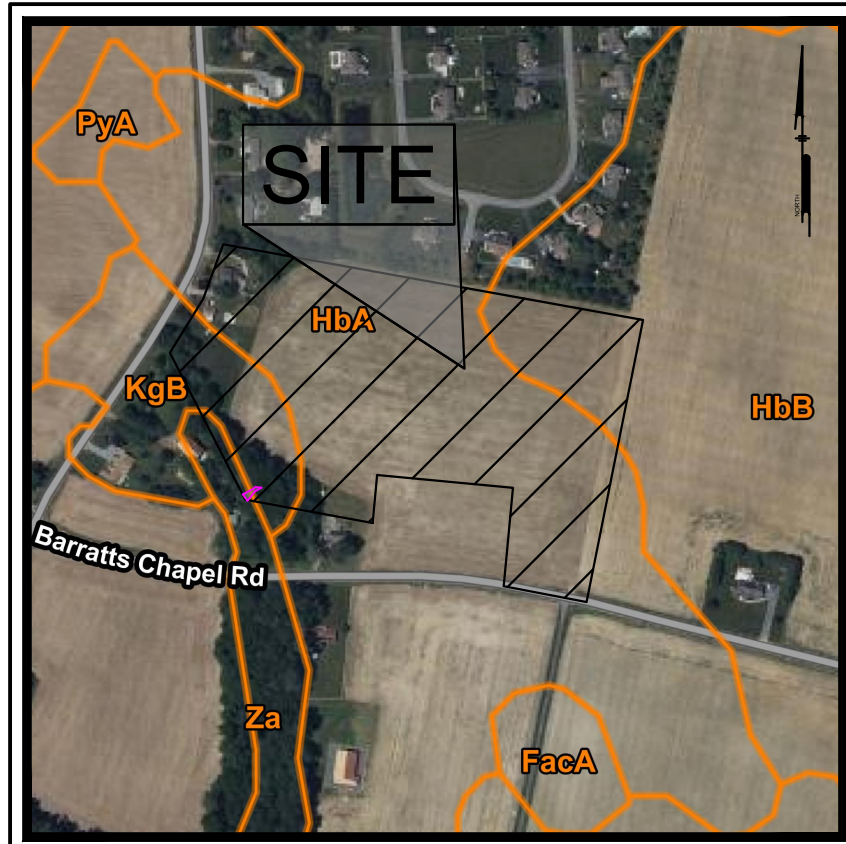
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, PERFORMED IN MARCH 2025. ALL PROVIDED EASEMENTS ARE SHOWN ON THIS PLAN; HOWEVER, THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS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

* ACTIVE RECREATION CALCULATIONS

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

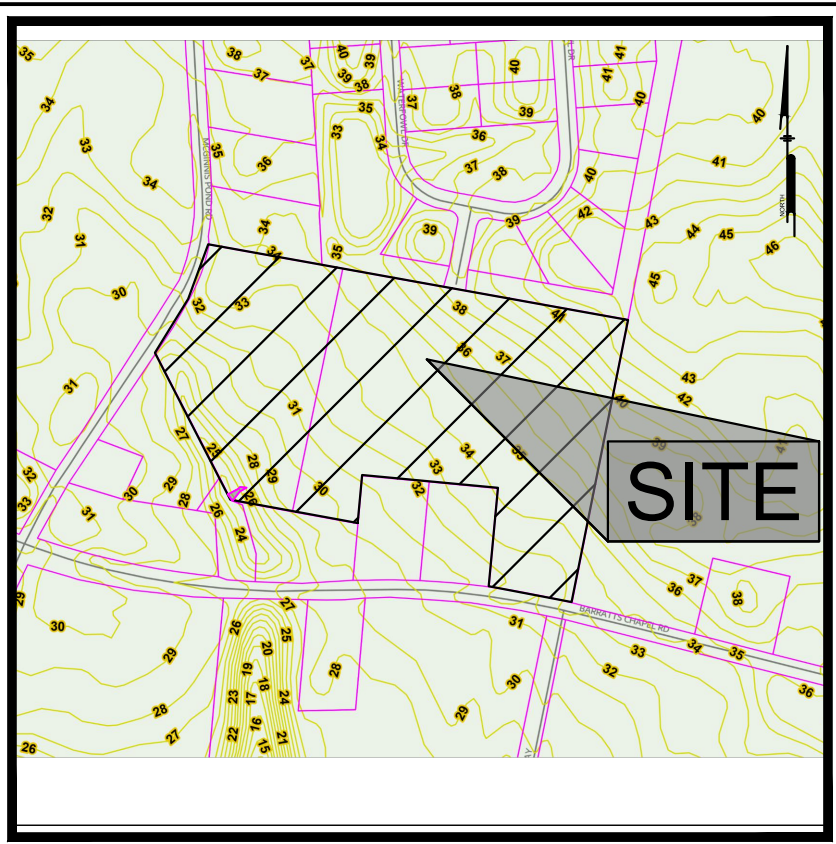
A 0.506 ACRE ACTIVE RECREATION AREA IS PROPOSED.

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



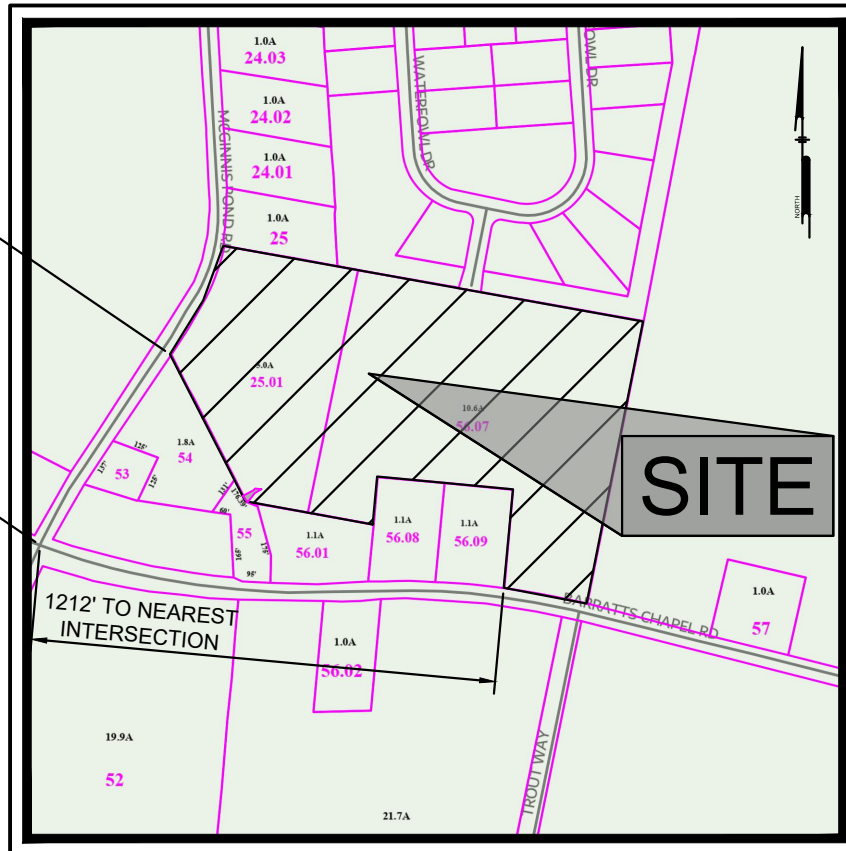
SOILS MAP

Scale: 1" = 500'



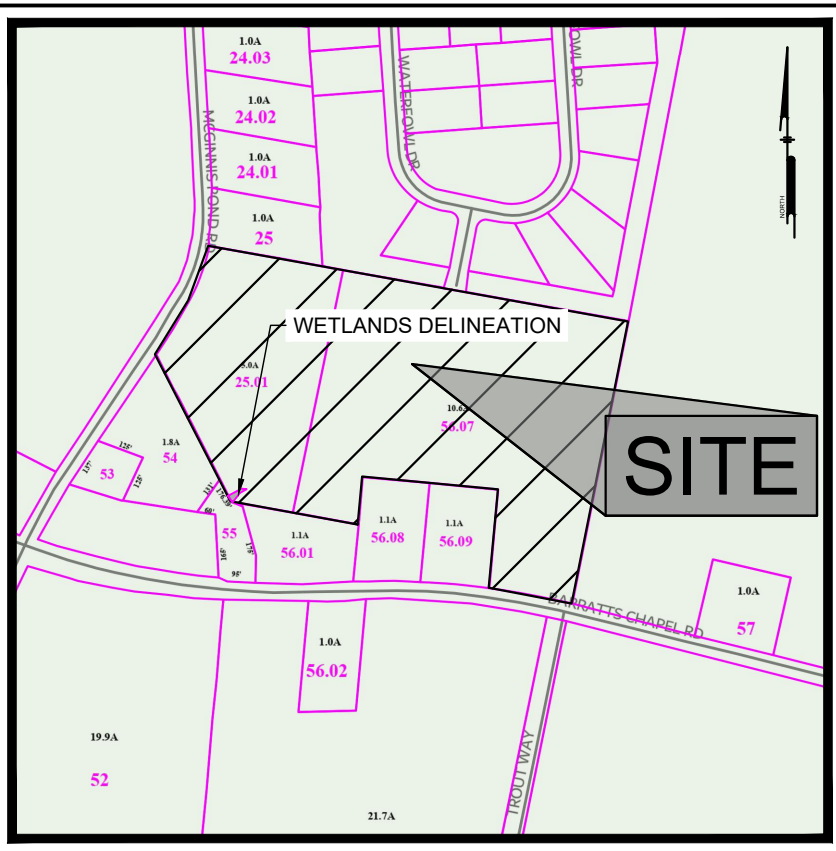
TOPOGRAPHIC MAP

Scale: 1" = 500'



LOCATION MAP

Scale: 1" = 500'



WETLANDS MAP

Scale: 1" = 500'

PREPARED BY:
PENNONI ASSOCIATES INC.

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



WETLAND CERTIFICATION

I, UNDERSIGNED, CERTIFY THE SUBJECT PROPERTY WAS EVALUATED FOR WATERS OF THE UNITED STATES, INCLUDING WETLANDS, SUBJECT TO THE U.S. ARMY CORPS OF ENGINEERS REGULATORY PROGRAM, AND STATE REGULATED WETLANDS AND SUBAQUEOUS LANDS SUBJECT TO REGULATION BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL UNDER TITLE 7 CHAPTERS 66 AND 72 OF THE DELAWARE CODE. AN ON-SITE INVESTIGATION WAS CONDUCTED ON AUGUST 5, 2021 IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL IN CONJUNCTION WITH THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL ATLANTIC AND GULF COASTAL PLAIN REGION, VERSION 2.0 (NOVEMBER 2010) AND ASSOCIATED REGULATORY GUIDANCE DOCUMENTS. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGMENT, ACCURATELY DEPICTS THE LIMITS OF WATERS OF THE UNITED STATES, WETLANDS, AND SUBAQUEOUS LANDS WITHIN THE SUBJECT PROPERTY. NO STATE REGULATED WETLANDS ARE PRESENT WITHIN THE SUBJECT PROPERTY.

MICHAEL MARRA - PENNONI ASSOCIATES

DATE

GENERAL NOTES

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

PROPERTY SUMMARY

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

ZONING INFORMATION (AC - AGRICULTURAL CONSERVATION):

DUPLICATE REQUIREMENTS:		REQUIRED	PROPOSED
MIN. LOT AREA	4,000 SF	4,000 SF	4,000 SF
MAX. LOT AREA	N/A	9,853 SF	9,853 SF
MIN. LOT WIDTH	40 FT	40 FT	40 FT
MIN. LOT FRONTAGE	40 FT	40 FT	40 FT
MIN. LOT DEPTH	----	100 FT	100 FT
MINIMUM FRONT SETBACK	20 FT	20 FT	20 FT
MINIMUM SIDE YARD SETBACK	5 FT	5 FT	5 FT
MINIMUM REAR YARD SETBACK	10 FT	10 FT	10 FT
SINGLE FAMILY REQUIREMENTS:		REQUIRED	PROPOSED
MIN. LOT AREA	5,000 SF	32,955 SF	32,955 SF
MAX. LOT AREA	N/A	32,955 SF	32,955 SF
MIN. LOT WIDTH	50 FT	173 FT	173 FT
MIN. LOT FRONTAGE	35 FT	50 FT	50 FT
MIN. LOT DEPTH	----	----	----
MINIMUM FRONT SETBACK	20 FT	32.3 FT	32.3 FT
MINIMUM SIDE YARD SETBACK	5 FT	45.1 FT	45.1 FT
MINIMUM REAR YARD SETBACK	10 FT	92.3 FT	92.3 FT
SANITARY SEWER PUMP STATION REQUIREMENTS:			
SETBACK FROM PARCEL LINES:	30 FT	30 FT	30 FT
DISTANCE FROM NEAREST RESIDENTIAL DWELLING SETBACK:		50 FT	50 FT

PROPOSED SUBDIVISION AREAS

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

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

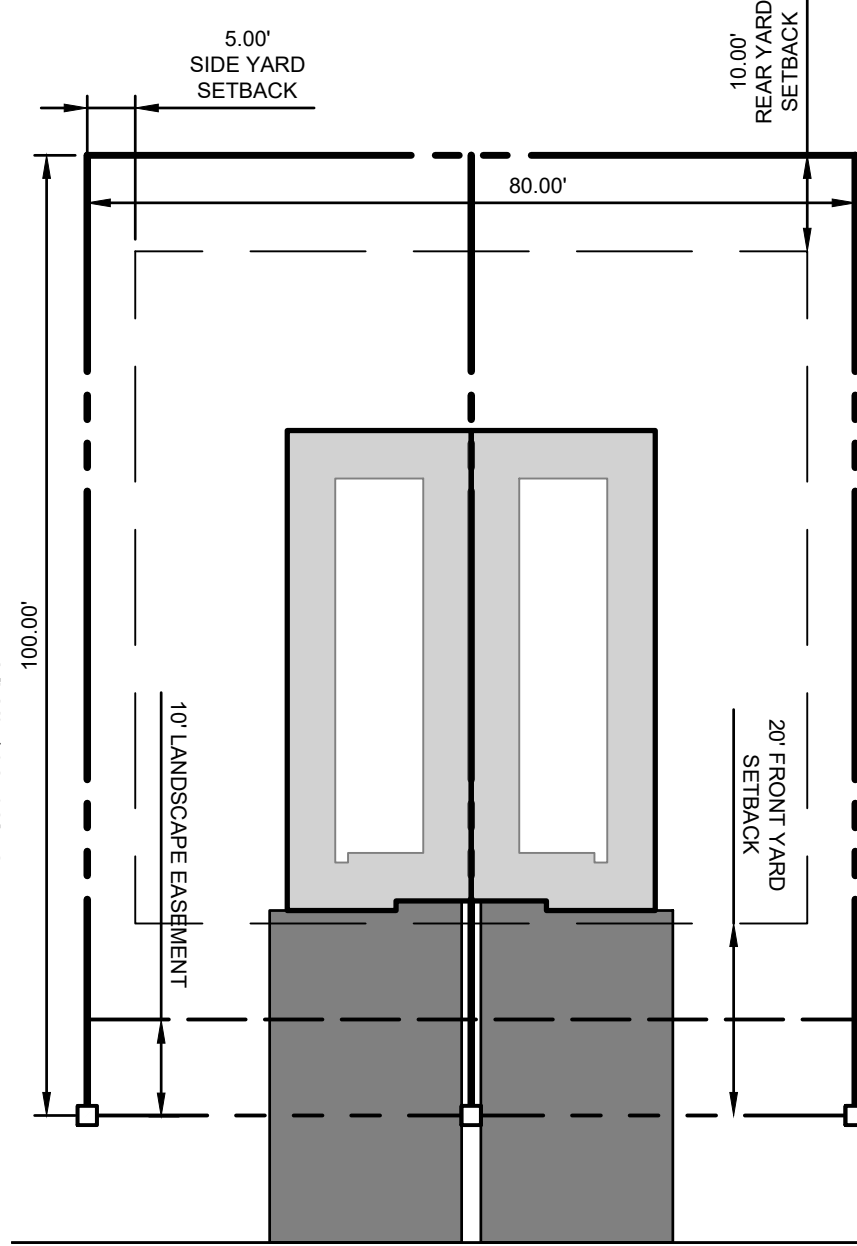
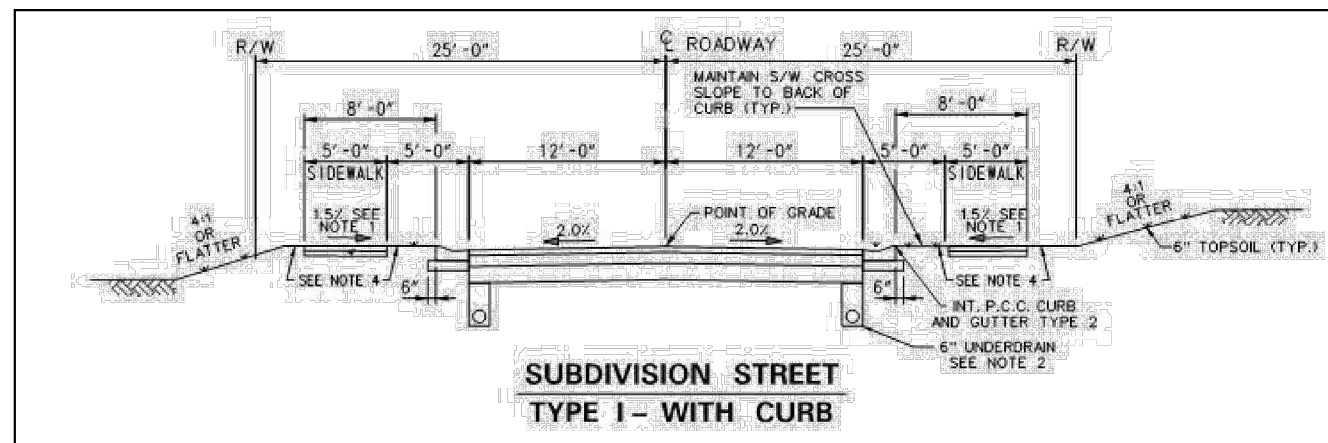
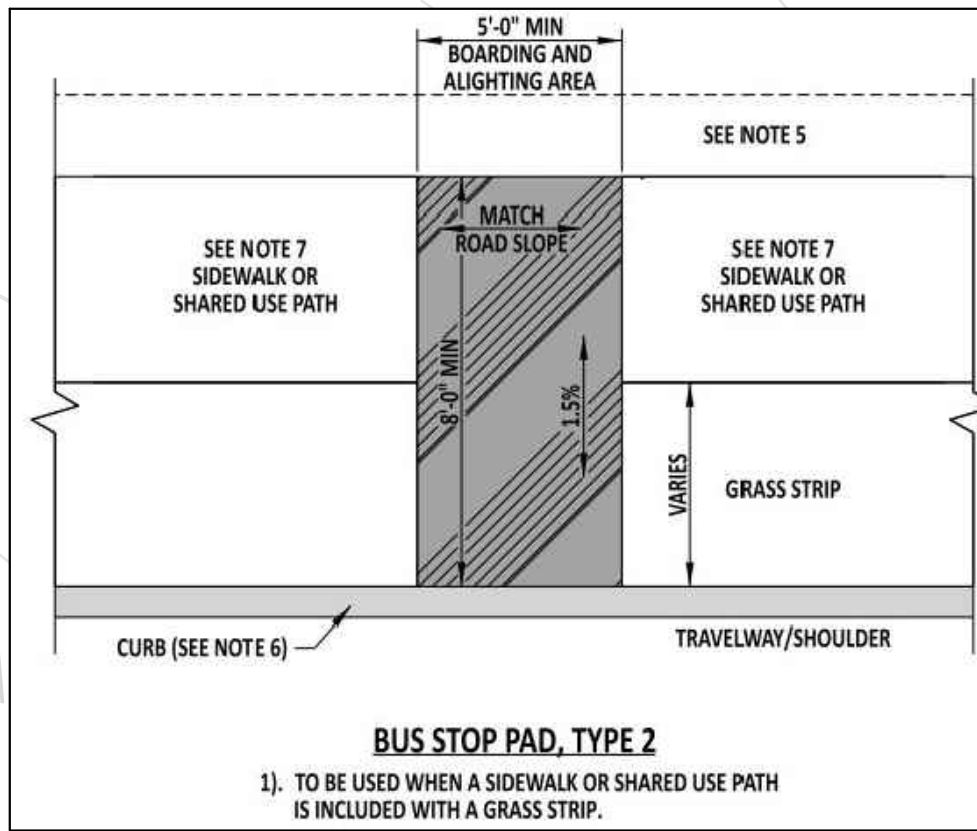
THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION

		PENNONI ASSOCIATES INC. Christiana Executive Campus 121 Continental Drive, Suite 207 Newark, DE 19713-4310 T 302.655.4451 F 302.654.2895	
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK			
PINTAIL CROSSING PRELIMINARY PLANS BARRATTS CHAPEL RD FREDERICA, KENT COUNTY, DE 19946			
COVER SHEET			
BEDFORD HOLDINGS LLC 872-A WALKER ROAD DOVER, DELAWARE 19904			
1	1	1	ZDH
2	2	2	ZDH
3	3	3	BY
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PROJECT	ASBHM25001		
DATE	2026-02-11		
DRAWING SCALE	NTS		
DRAWN BY	ZDH		
APPROVED BY	DDB		
CS-0001			
SHEET	1	OF	7

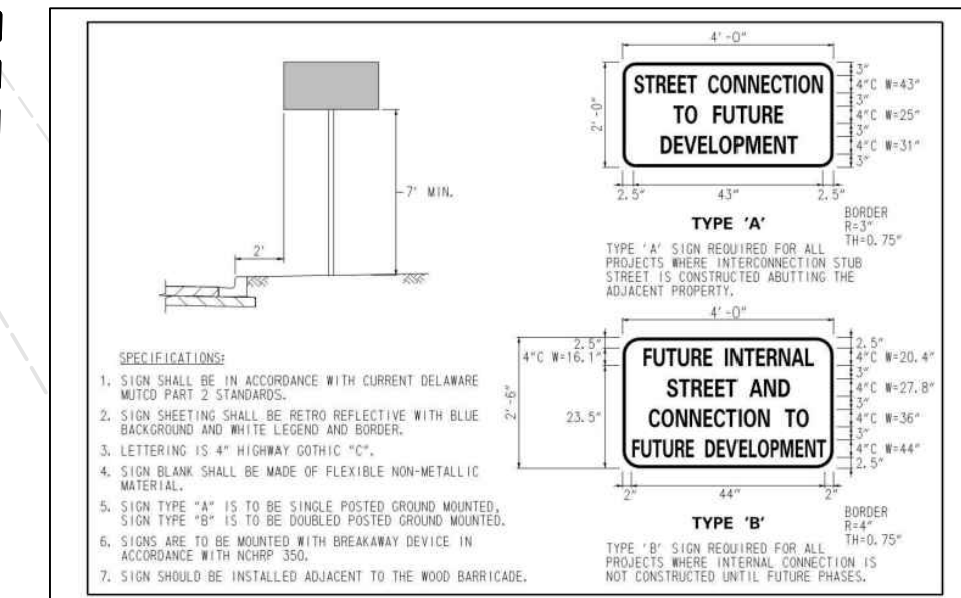
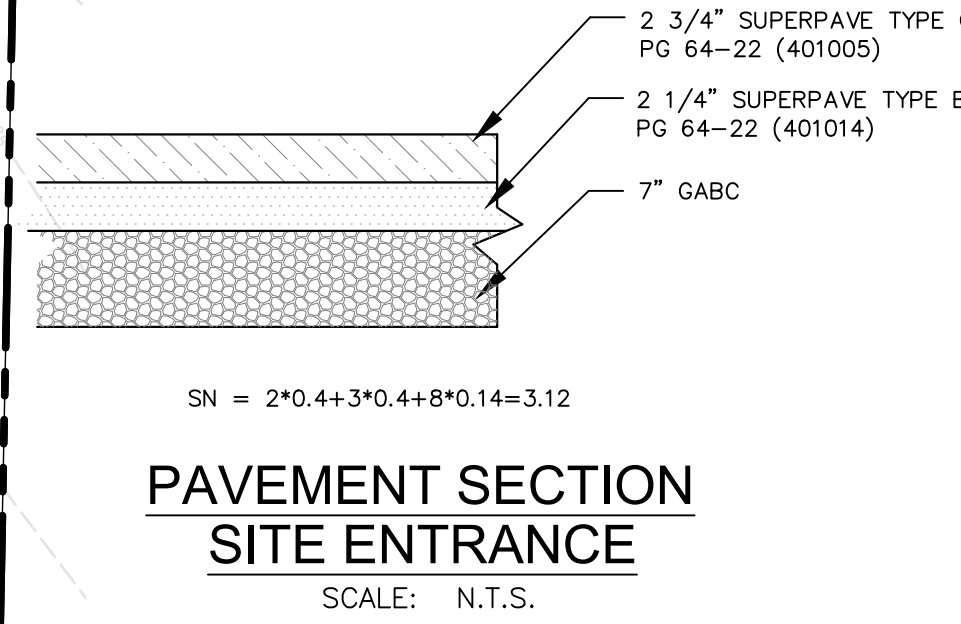
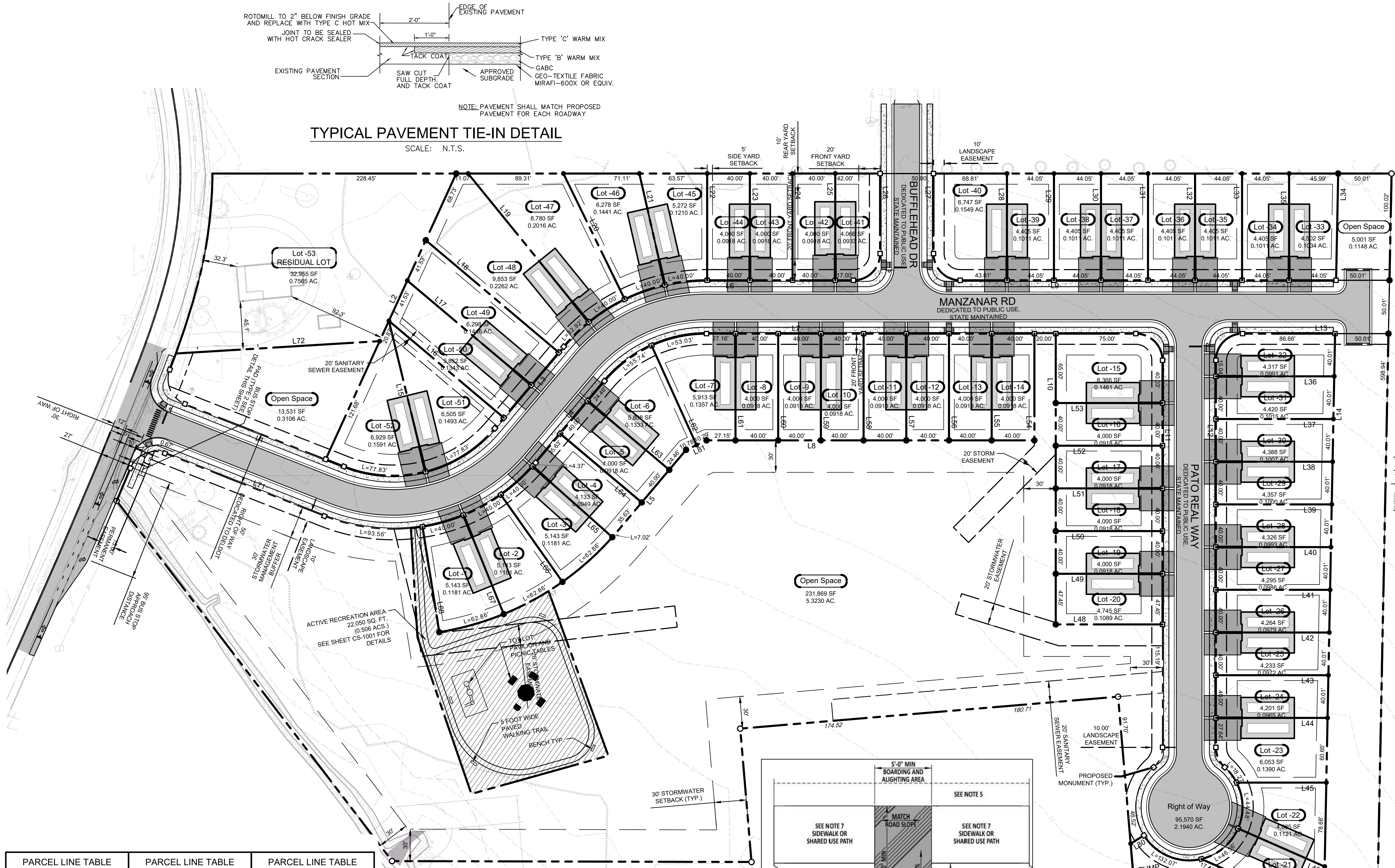
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PARCEL LINE TABLE			PARCEL LINE TABLE			PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE	LINE #	BEARING	DISTANCE
L1	N 58°17'56" W	159.99'	L26	S 10°12'40" W	74.99'	L51	N 79°47'20" W	100.00'
L2	S 34°45'48" W	294.34'	L27	N 10°12'40" E	74.98'	L52	N 79°47'20" W	100.00'
L3	S 50°20'54" W	100.09'	L28	N 10°12'45" E	100.00'	L53	N 79°47'20" W	100.00'
L4	N 50°22'42" E	104.46'	L29	N 10°12'45" E	100.00'	L54	N 10°12'40" E	100.00'
L5	S 50°20'54" W	100.09'	L30	N 10°12'45" E	100.00'	L55	S 10°12'40" W	100.00'
L6	N 79°47'20" W	137.00'	L31	N 10°12'45" E	100.00'	L56	S 10°12'40" W	100.00'
L7	S 79°47'20" E	402.16'	L32	N 10°12'45" E	100.00'	L57	S 10°12'40" W	100.00'
L8	N 79°47'20" W	307.15'	L33	N 10°12'45" E	100.00'	L58	S 10°12'40" W	100.00'
L9	N 79°47'20" W	402.16'	L34	S 11°19'35" W	100.02'	L59	S 10°12'40" W	100.00'
L10	N 10°12'40" E	272.45'	L35	N 10°12'45" E	100.00'	L60	S 10°12'40" W	100.00'
L11	N 10°12'40" E	362.67'	L36	N 79°47'20" W	110.88'	L61	S 10°12'40" W	100.00'
L12	S 10°12'40" W	362.68'	L37	N 79°47'20" W	110.10'	L62	S 14°06'08" E	102.33'
L13	N 79°47'20" W	136.67'	L38	N 79°47'20" W	109.32'	L63	S 39°39'06" E	100.00'
L14	S 11°19'37" W	542.73'	L39	N 79°47'20" W	108.54'	L64	N 39°39'06" W	100.00'
L15	N 03°25'20" W	145.36'	L40	N 79°47'20" W	107.76'	L65	N 38°07'59" W	100.00'
L16	S 39°39'06" E	140.72'	L41	N 79°47'20" W	106.98'	L66	N 25°02'13" W	100.00'
L17	S 39°39'06" E	151.87'	L42	N 79°47'20" W	106.20'	L67	N 11°56'26" W	100.00'
L18	S 39°39'06" E	163.03'	L43	N 79°47'20" W	105.42'	L68	S 01°09'20" W	100.00'
L19	S 28°52'29" E	179.28'	L44	N 79°47'20" W	104.65'	L71	S 58°17'56" E	160.51'
L20	S 15°46'39" E	130.94'	L45	N 79°47'24" W	84.02'	L72	S 83°16'07" E	191.22'
L21	S 02°40'52" E	107.11'	L46	N 56°04'17" W	88.64'	L77	S 05°20'10" W	73.66'
L22	S 10°12'40" W	100.00'	L47	S 56°04'17" W	107.88'	L78	N 84°39'44" W	80.03'
L23	S 10°12'40" W	100.00'	L48	N 79°47'20" E	100.00'	L80	N 68°12'40" E	14.89'
L24	S 10°12'40" W	100.00'	L49	N 79°47'20" W	100.00'	L81	N 75°16'47" E	21.08'
L25	N 10°12'40" E	100.00'	L50	N 79°47'20" W	100.00'			

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



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Pennoni

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Newark, DE 19713-4310
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**PINTAIL CROSSING
PRELIMINARY PLANS**
BARRATTS CHAPEL RD.
FREDERICK, KENT COUNTY, DE 19946

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

NO.	DATE	REVISIONS	BY
1	2026-02-11	REV PER COUNTY COMMENTS	ZDH
2	2-27-26	REV PER COUNTY COMMENTS	ZDH

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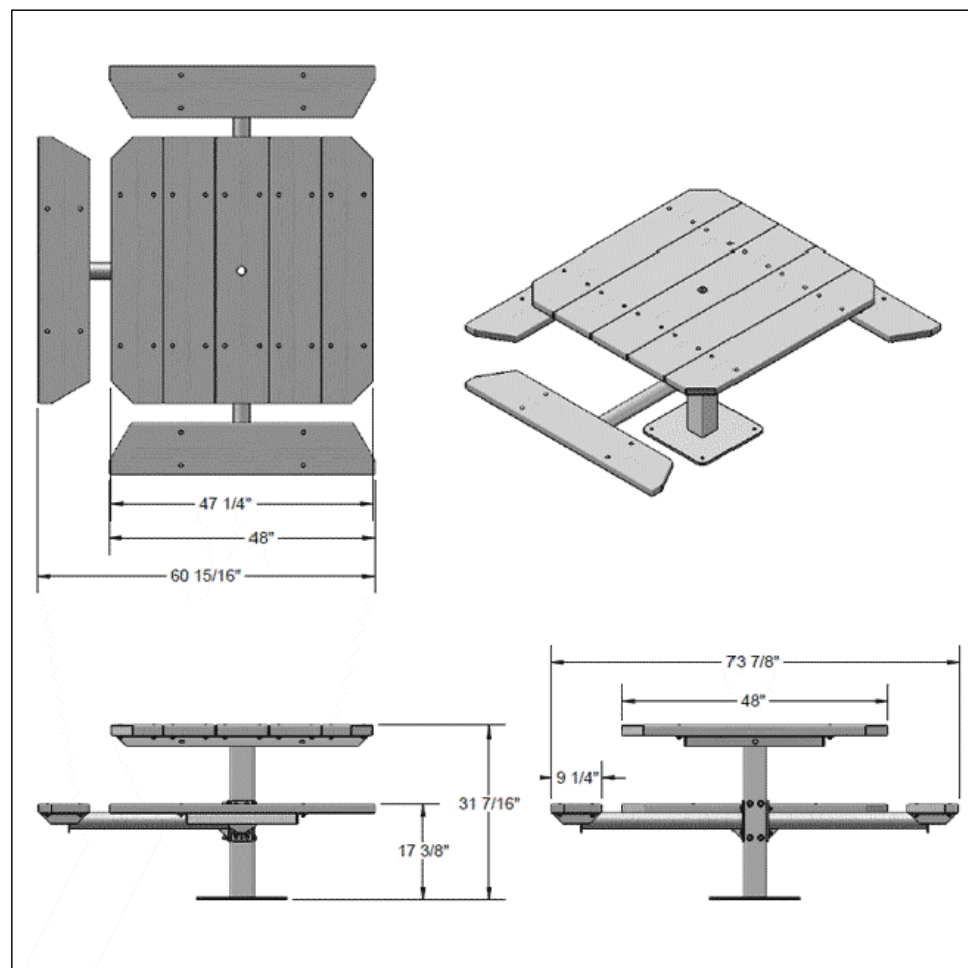
PROJECT: **ASBHM25001**
DATE: 2026-02-11
DRAWING SCALE: **AS NOTED**
DRAWN BY: **ZDH**
APPROVED BY: **DDB**

CS-1000
SHEET 3 OF 7

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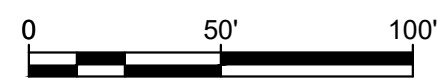
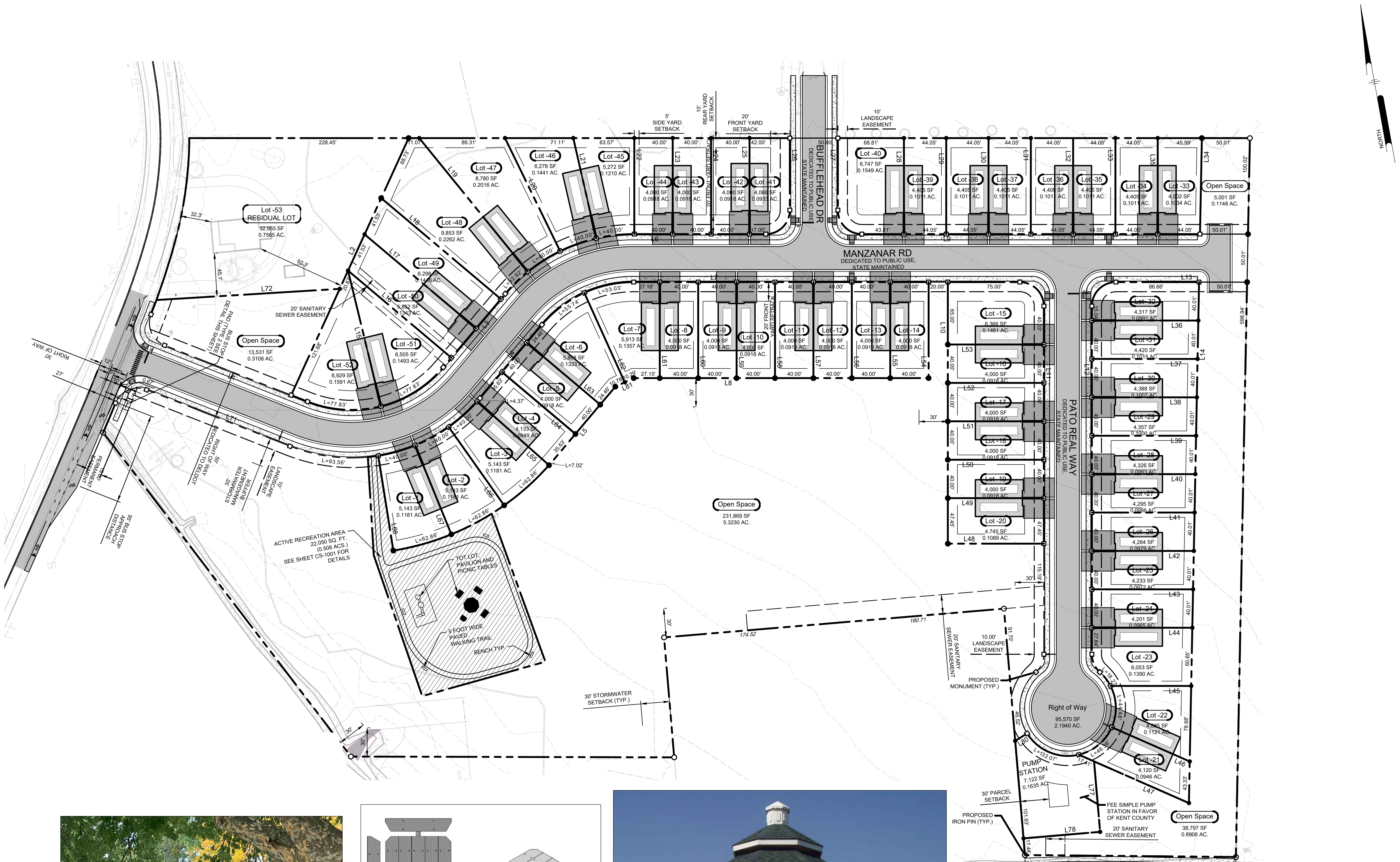
TOT LOT



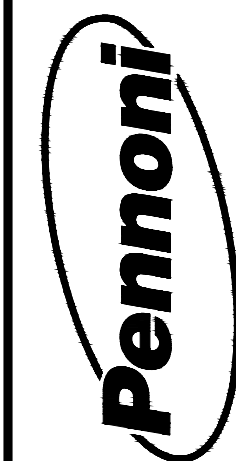
ADA COMPLIANT PICNIC TABLE



PICNIC PAVILION/GAZEBO



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Newark, DE 19713-4310
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**PINTAIL CROSSING
PRELIMINARY PLANS**
FREDERICA, KENT COUNTY, DE 19946
ACTIVE RECREATION PLAN & DETAILS
BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER, DELAWARE 19904

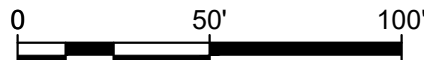
NO.	DATE	REV	PER COUNTY COMMENTS	BY
1	2-27-26	1	REV PER COUNTY COMMENTS	ZDH
2	4-9-26	2	REV PER COUNTY COMMENTS	ZDH

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PROJECT	ASBHM250001
DATE	2026-02-11
DRAWING SCALE	AS NOTED
DRAWN BY	ZDH
APPROVED BY	DDB

CS-1001

SHEET 4 OF 7



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

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Newark, DE 19713-4310
T 302.655.4451 F 302.654.2895

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BARRATT'S CHAPEL RD
FREDERICA, KENT COUNTY, DE 19946

BEDFORD HOLDINGS LLC
872-A WALKER ROAD
DOVER DELAWARE 19904

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PROJECT ASBHM25001

DATE 2026-02-11

DRAWING SCALE 1"= 50'

DRAWN BY: ZDH

CS-1501

SHEET 5 OF 7

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WATER
QUALITY
MANAGEMENT
AREA

DO NOT
MOW

STORMWATER MANAGEMENT AREA SIGNAGE
12" X 18"

TREE PLANTING REQUIREMENTS IN NON-WOODLANDS:

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

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

PROVIDED TREES: 26

BUFFER REQUIREMENTS

BUFFERING FROM AGRICULTURAL USES:

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

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

LANDSCAPE PLANTING NOTES AND SPECIFICATIONS:

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

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

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

4. ALL PLANTS SHALL BE NURSERY GROWN.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LANDSCAPE GENERAL NOTES:

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

LANDSCAPE MATERIALS

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

LANDSCAPE ARCHITECT CERTIFICATION

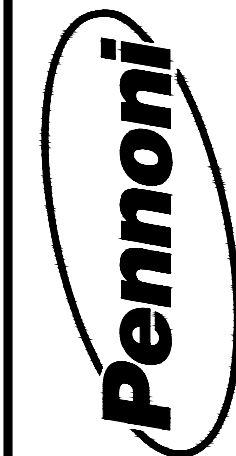
I, GREGORY B. RISHEL, HEREBY CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE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

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

DATE

0 50' 100'

THESE PLANS ARE PRELIMINARY NOT FOR CONSTRUCTION



PENNONI ASSOCIATES INC.
Christiana Executive Campus
121 Continental Drive, Suite 207
Newark, DE 19713-4310
T 302.655.4451 F 302.654.2885

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

PINTAIL CROSSING
PRELIMINARY PLANS
BARRAETS CHAPEL RD.
FREDERICK, KENT COUNTY, DE 19946

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

1	1	1	1	1	ZDH	ZDH	BY
1	1	1	1	1	2	1	NO.
1	1	1	1	1	4-9-26	2-27-26	DATE

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT **ASBHM25001**

DATE 2026-02-11

DRAWING SCALE 1"= 50'

DRAWN BY ZDH

APPROVED BY DDB

CS-2001

SHEET 7 OF 7

Delaware Code Chapter 9, Title 49, Section 4956

Zoning—strictly by category

Delaware Code Chapter 9, Title 49, Section

Subdividing—separate set of criteria.

Obligation . . . to ensure subdivision:

1. Complies with the Zoning Ordinance;

2. Complies with 2018 Comprehensive Plan.

Delaware Code Title 9, Chapter 49, Section 4953

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

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

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

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

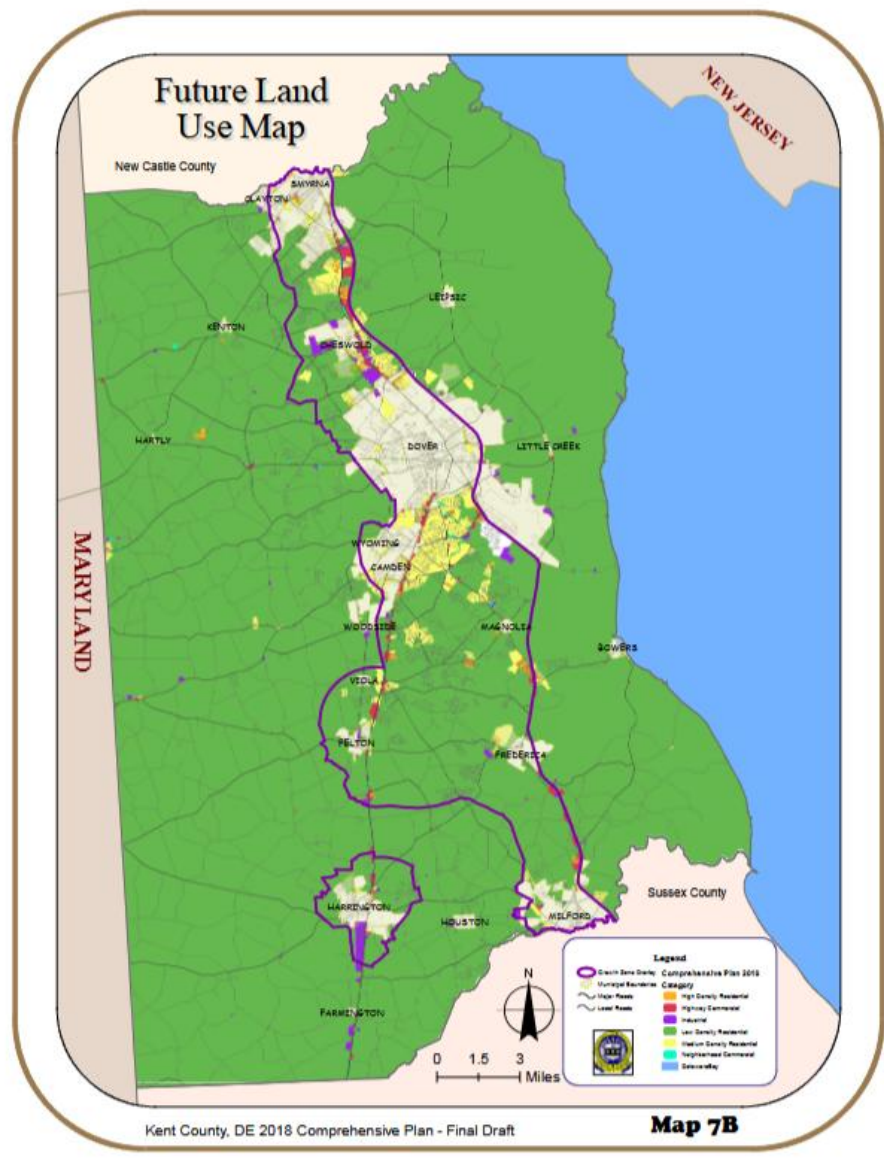
Delaware Code Title 9, Chapter 49, Section 4959

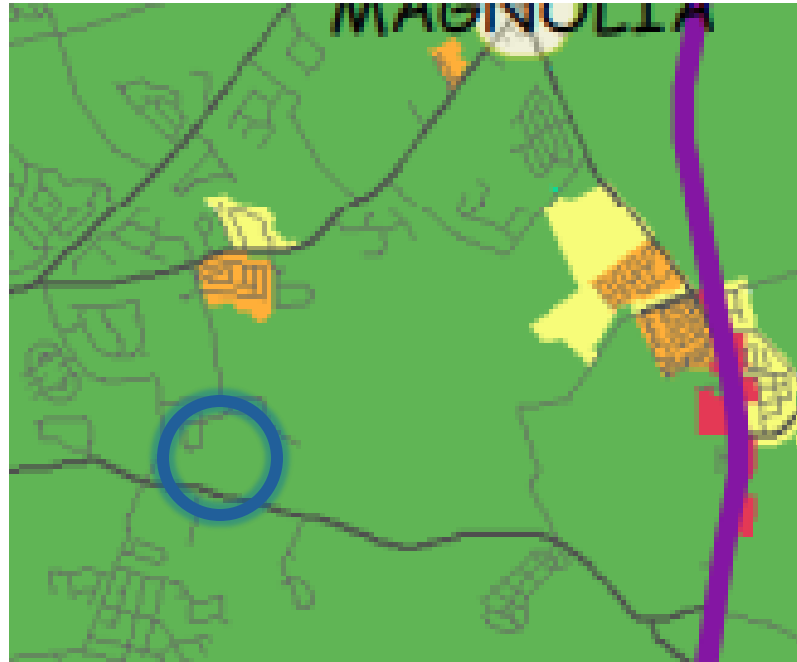
Legal Status of Comprehensive Plan

the land use map shall have the force of law,

and

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





Map 7B

Zoning Districts

Sample of Permitted Uses

Low Density Residential	Agricultural Conservation; Agricultural Residential	Agriculture and supporting uses, single family DETACHED residential , home based business,; limited commercial uses
Medium Density Residential	Single Family Residential; Medium Family Residential; Residential Manufactured Home	Single-family, detached AND ATTACHED, manufactured home parks, home occupations; limited non-residential uses.

2018 Kent County Comprehensive Plan, page 7-6

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

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

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

Response Letter from Kent County

The letter states:

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

Jordan Ashburn

ASHBURN HOMES

Ashburn Rentals LLC

Lexington Rentals LLC

Lexington Rentals II LLC

T&T Rentals LLC

Ashburn @ Patriot Village LLC

Ashburn at Johnsonville LLC

Kent THR LLC

Antonine Ashburn

Rental Units

Ashburn Rentals LLC

100 Revolutionary BLVD

108 Revolutionary BLVD

109 Revolutionary BLVD

112 Revolutionary BLVD

116 Revolutionary BLVD

117 Revolutionary BLVD

124 Revolutionary BLVD

128 Revolutionary BLVD

132 Revolutionary BLVD

133 Revolutionary BLVD

137 Revolutionary BLVD

140 Revolutionary BLVD

144 Revolutionary BLVD

148 Revolutionary BLVD

152 Revolutionary BLVD

156 Revolutionary BLVD

160 Revolutionary BLVD

164 Revolutionary BLVD

168 Revolutionary BLVD

Lexington Rentals II LLC

233 Thorton

Ashburn at Patriot Village LLC

30 Totter Way

34 Totter Way

38 Totter Way

42 Totter Way

46 Totter Way

50 Totter Way

Belview Builders LLC

11 Nicholas Dr

23 Nicholas Dr

Nicholas Ashburn

15 Nicholas Dr

T & T Rentals

5 Mariner Ct

24 Nicholas

26 Nicholas

42 Nicholas

T&T Rentals

3 Anchor Lane

17 Anchor Lane

41 Anchor Lane

49 Anchor Lane

Jordan Ashburn
144 W Sheldrake Circle
148 W Sheldrake Circle

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

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

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

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

Ashland Rentals LLC

303 Loftland
307 Loftland
323 Loftland
331 Loftland
327 Loftland
335 Loftland
339 Loftland
355 Loftland

Belview Builders LLC

107 Lexington Place
108 Lexington Place
109 Lexington Place
110 Lexington Place
112 Lexington Place
114 Lexington Place
116 Lexington Place

Ashburn Rentals LLC

400 Suvarna Ln

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

AT LEAST 85 RENTAL PROPERTIES!!!

To Be Built in Same Developments
Possibly 68 MORE!!

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

143 Totter Way
146 Totter Way
147 Totter Way
150 Totter Way
151 Totter Way
154 Totter Way
155 Totter Way
158 Totter Way
159 Totter Way
162 Totter Way
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188 Totter Way
189 Totter Way
192 Totter Way
196 Totter Way

11 Whitney
20 Whitney
24 Whitney
28 Whitney

44 Whitney
48 Whitney
52 Whitney
55 Whitney
56 Whitney
60 Whitney
74 Whitney
78 Whitney
93 Whitney

100 Sautner
104 Sautner
105 Sautner
108 Sautner
109 Sautner
11 Sautner
112 Sautner
113 Sautner
116 Sautner
15 Sautner
19 Sautner
23 Sautner
27 Sautner
31 Sautner
43 Sautner
47 Sautner

51 Sautner
55 Sautner
59 Sautner
63 Sautner
73 Sautner
77 Sautner
81 Sautner
85 Sautner
89 Sautner
93 Sautner
96 Sautner

Fw: Pintail Pointe Development

From Jason Berry <jason.berry@kentcountytde.gov>
Date Fri 5/8/2026 8:33 AM
To Kathleen Andrews <Kathleen.Andrews@kentcountytde.gov>

Additional testimony for SL-26-02

From: Amy Weller <ladweller@gmail.com>
Sent: Friday, May 8, 2026 8:20 AM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Pintail Pointe Development

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

Good Morning, Members of Levy Court,

My name is Amy Weller, and I am a resident of Pintail Pointe. I attended the meeting last night regarding the proposed Pintail Crossing development, and after hearing the discussion and reviewing the plans, I would like to respectfully express my opposition to the proposed connection between Pintail Crossing and our existing neighborhood.

This issue is especially personal to me because I grew up on Lexington Mill Road. When my family began searching for a home to raise our daughters, we specifically waited for a home to become available in Pintail Pointe because of the character of the neighborhood, the larger lots, the quiet atmosphere, and the sense of safety and community the area provides. We intentionally chose this neighborhood because it was a low-density residential community where families could walk, bike, and enjoy a quieter way of life.

While I understand that growth and development are inevitable, I strongly believe this proposal, as currently designed, is incompatible with the character, infrastructure, and long-term vision of our community.

Pintail Pointe is a small, established rural subdivision consisting of 38 single-family homes on approximately half-acre lots. Residents chose this neighborhood because of its low-density design, quiet atmosphere, walkability, and sense of community. The proposed Pintail Crossing project represents a dramatic shift from that character, with significantly higher-density duplex-style housing that would substantially increase traffic and congestion through an area never designed to accommodate that level of use.

The proposed development would add approximately 52 duplex units on roughly 15 acres, creating a density far greater than the surrounding community. Connecting these two neighborhoods through Pintail Pointe would effectively turn our quiet residential streets into a cut-through traffic corridor for a much larger adjoining development. Residents are particularly concerned about:

- Increased traffic and safety risks within an established residential neighborhood where families regularly walk and bike
- The lack of infrastructure improvements to support the projected increase in vehicles and traffic flow
- The incompatibility between a high-density duplex development and an existing low-density single-family neighborhood
- Potential impacts on long-term property values and neighborhood stability
- The broader precedent this sets for future development in the area

During the meeting, concerns were raised regarding traffic impacts, neighborhood compatibility, and the long-term effects this development could have on existing homeowners. While linkage between developments may be encouraged under planning practices, exceptions have been made when circumstances warrant them. This situation clearly justifies such an exception.

We are not requesting an additional connection through Pintail Pointe or Barratt's Chapel Road. Rather, we respectfully request that Pintail Crossing maintain access solely through McGinnis Pond Road and any other direct access points deemed appropriate outside of our neighborhood.

At a minimum, if the project proceeds with the proposed connection, we request:

- A comprehensive traffic study evaluating impacts to Lexington Mill Road, Waterfowl Drive, and the existing entrance infrastructure
- Any necessary roadway or entrance improvements be funded by the developer
- Consideration of increased buffering and separation between the two developments
- Careful review of long-term infrastructure and traffic planning for this rapidly growing corridor

Planning and zoning decisions should not be based solely on whether a proposal meets minimum technical code requirements. They should also consider community compatibility, infrastructure capacity, public safety, property values, and long-term quality of life for existing residents.

The residents of Pintail Pointe are taxpayers, homeowners, and active members of this community. We respectfully ask Levy Court to carefully consider the long-term consequences this proposal may have on our neighborhood before approving its current form.

Thank you for your time and consideration.

Sincerely,

Amy Weller

101 Merganser Dr

Magnolia, DE 19962

302-242-4864

Fw: Concerns regarding proposed development connection at Pintail Pointe

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 5/11/2026 9:21 AM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

Another letter for Pintail Crossing for the RPC...

From: Shelley Lynch <xraygirl2006@gmail.com>
Sent: Sunday, May 10, 2026 8:52 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Concerns regarding proposed development connection at Pintail Pointe

Some people who received this message don't often get email from xraygirl2006@gmail.com. [Learn why this is important](#)

Dear Members of the Kent County Levy Court,

My name is Shelley Lynch, and I am a homeowner, parent, and member of Pintail Pointe Community at 215 Waterfowl Drive, Magnolia, DE. I am writing to express my opposition to the proposed connection of the 52 Duplex homes to our development. I respectfully ask that this proposed neighborhood remain completely separate from our community and that its second entrance and exit be connected to Barratts Chapel Road instead of through our development.

My biggest concern is the safety of our children. I have two school-aged children of my own who walk to and from the school bus stop every day, which is located at the corner of Lexington Mill Rd and Waterfowl Dr. Our neighborhood roads were never designed to handle that additional traffic. Our roads are 20ft wide, we do not have sidewalks, and we do not even have road shoulders for our children to walk on. At the corner of Lexington Mill Rd and Waterfowl Dr, where our children wait for the school bus, there is no safe waiting area other than standing in or near the roadway itself.

Currently, our neighborhood consists of 38 single-family homes, and traffic is very limited. On a normal day, only a handful of vehicles travel the stretch of road between the bus stop and the homes near where this proposed development would connect. Adding 52 duplex homes and additional traffic that would come with them would dramatically change the character, but most importantly, the safety of our neighborhood.

This is not simply an inconvenience- it is a serious safety issue. Increased traffic through our development by 140% would place our children in danger every single day. That is not acceptable, and it does not prioritize the safety of the families already living here.

In addition, this proposed duplex community does not fit the rural character and setting of our area. Many of us chose to live in Pintail Pointe because of the quiet, low-traffic, country environment it provides for our families. Connecting a dense duplex development through our neighborhood would permanently alter that environment and create impacts our development was never designed to handle.

It is also my understanding that the comprehensive plan for this area was intended for single-family detached homes, which has the force of law, not duplex housing. Approving a dense duplex development in this location goes against the character and intent of the existing community planning and would set a precedent for our area moving forward.

To be clear, my objective is not to stop development. I understand the property owner has developmental rights under the Kent County Code. However, the fact that a project may meet minimum technical requirements does not obligate this commission to approve it exactly as proposed, particularly when there are clear and reasonable concerns from surrounding residents.

I respectfully ask the Levy Court to protect the integrity of our community, but most importantly, to protect the safety of our children by requiring this proposed development to remain separate from Pintail Pointe and to direct its second access to Barratt's Chapel Road instead.

Thank you for your time and consideration.

Sincerely,
Shelley Lynch
Pintail Pointe Resident

Fw: Additional information for consideration in approving

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

Date Mon 5/11/2026 11:05 AM

To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

 2 attachments (2 MB)

CHNA 2025- Kent (7).pdf; 2025 Community Health Implementation Plan- Kent (10).pdf;

From: Mary Finn <Mary_Finn@bayhealth.org>

Sent: Monday, May 11, 2026 10:17 AM

To: Planning <Planning@KentCountyDE.Gov>

Subject: Additional information for consideration in approving

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

Good morning,

Thank you for the opportunity to present to the members of the Kent County Planning Committee on May 7th. I wanted to submit my comments during the meeting in writing for the record,. They are as follows:

Good evening, members of the Levy Court. My name is Mary Finn, and I am a resident of Pintail Pointe. I reside at 27 Merganser Dr.

I am here tonight to speak about water — standing water, stormwater management, and the documented impact this proposed development will have on an already saturated piece of land that is home to a protected wildlife species.

Let me start with the land itself.

The proposed development includes a 5-acre parcel located at 1008 McGinnis Pond Road. This is not simply undeveloped land. This is land with a well-documented history of severe water accumulation. In 2020, the previous property owner was forced to remove horses and cattle from that property — not because of neglect, but because the standing water on the ground was so persistent and so deep that the animals' hooves were literally rotting. Livestock had to be relocated because the land could not adequately drain. That is not a drainage inconvenience. That is a documented, verifiable flooding problem on the very ground where Ashburn Homes now proposes to build 52 duplex units and connect their stormwater infrastructure to our community.

We ask this board: if that land could not support the hooves of two horses and a cow, how will it support the foundations, driveways, and stormwater systems of 52 homes?

Now I want to turn to what is living on that land today — and why its protection matters under Delaware state law.

On March 4th of this year, a resident of Pintail Pointe recorded video footage of an American Woodcock in the existing Pintail Pointe stormwater retention pond off of Waterfowl Drive. That video is available and can be provided to this board. This is not a casual bird sighting. The American Woodcock is formally

designated by the Delaware Wildlife Action Plan — DNREC's own legally recognized conservation blueprint — as a **Tier 2 Species of Greatest Conservation Need**.

The Delaware Wildlife Action Plan assigns Tier 2 to Species of Greatest Conservation Need of moderate conservation concern. These include species that have rare to uncommon breeding populations in the state, species with broad distributions that are threatened by climate change, and species for which Delaware has high responsibility within the Northeast region. [Kentcountyyde](#)

This is not a fringe classification. The 2025 Delaware Wildlife Action Plan has received formal approval from the U.S. Fish and Wildlife Service and serves as the state's conservation blueprint for wildlife diversity for the next decade, through 2035. It is a federally reviewed, state-adopted document. And it identifies the American Woodcock as a species this state has a specific responsibility to protect. [Delaware](#) What makes this even more significant is that the retention pond off of Waterfowl Drive is not an accidental habitat. Residents have observed a breeding pair of American Woodcock using this farm field and stormwater retention pond annually. This is established, recurring, breeding habitat — not a random visit.

We are not asking this board to halt development entirely on those grounds. We are asking for something specific, reasonable, and achievable: that the proposed community retention pond for the new development be sited as close as possible to the existing retention pond off Waterfowl Drive.

Consolidating the water management infrastructure in that area would minimize disturbance to the surrounding habitat, reduce the footprint of grading and land disruption across the rest of the site, and give the existing breeding pair of American Woodcock the best possible chance of continuing to use the habitat they have relied on year after year.

Protecting a Tier 2 SGCN and its breeding habitat is not optional under Delaware's conservation framework — conservation actions are defined as the measures taken to eliminate, minimize, or mitigate the impacts of issues facing Delaware's Species of Greatest Conservation Need and their habitats. That obligation applies to development decisions made right here at this board. [Delaware](#)

To summarize our requests on the issue of water:

First — we ask that this board require independent, third-party geotechnical and hydrological assessment of the 1008 McGinnis Pond Road parcel before any approval is granted, given its documented history of severe standing water and its demonstrated inability to drain adequately even under natural conditions.

Second — we ask that the proposed community retention pond be sited adjacent to the existing Waterfowl Drive retention pond, to consolidate water management infrastructure and minimize habitat disruption to a documented Tier 2 Species of Greatest Conservation Need breeding area.

Third — we are prepared to submit the March 4th video documentation of the American Woodcock on this site to this board and to DNREC's Division of Fish and Wildlife for the record.

The land is telling us something. The animals that lived on it in 2020 told us. The woodcock that returns to breed there every year is telling us. We respectfully ask that this board listen.

Thank you for your time this evening.

Some additional documentation regarding the concerns you heard from another resident of the Pintail Pointe community who is a volunteer firefighter in Magnolia regarding the growing population in Kent County and the keeping up with the demand for fire fighters, EMS workers, healthcare workers and healthcare services to support the population growth.

I wanted to share two additional public documents with you that can be found on the Bayhealth website at [Bayhealth.org](#) outlining the healthcare needs of the residents of Kent County. Access to healthcare services is a critical need and adding more housing without consideration for how the healthcare needs of the community will be met is a significant oversight on the part of the committee. Doctors, nurses and allied health professionals moving to Kent County are looking for single family homes for their families. Please help us recruit and retain healthcare workers by

supporting the type of homes that are needed not the type of homes that generate the most margin or residual income to builders.

Unfortunately, most of us and our families will need healthcare services over the course of our lives, Please help ensure access will be there when it is needed because overbuilding without thoughtful consideration of the infrastructure and support services needed will result in a dangerous situation for everyone.

Thank you again for your time and consideration

Mary Finn

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COMMUNITY HEALTH NEEDS ASSESSMENT IMPLEMENTATION PLAN

KENT COUNTY, DELAWARE



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Key Health Priorities Identified

Based on community input and a comprehensive data analysis, the following health priorities have been identified for Kent County. For a more detailed analysis of Kent County demographics and CHNA survey responses, see [2025 Bayhealth Community Health Needs Assessment, Kent County](#) document.

1. Access to Healthcare Services

Residents continue to face challenges including a shortage of healthcare clinicians and limited access to specialized care. Among survey respondents, 17% cited transportation barriers, 10% reported difficulty scheduling appointments, and others identified medical costs as key barriers that impede timely and effective care.

2. Mental Health and Substance Use Disorder

Demand for mental health and substance use services is rising, particularly in underserved and rural communities. Expanded access to behavioral health services and integrated treatment programs is essential. Children's mental health has emerged as a growing priority. Twenty percent of respondents expressed concerns about the mental health of children ages 17 and under, while 17% identified bullying—which can cause serious emotional and psychological harm—as a significant issue.

3. Chronic Disease Prevention and Management

The high prevalence of chronic conditions—including diabetes, hypertension, and obesity—underscores the need for stronger prevention and disease management strategies. Survey results highlight key community concerns: 18% cited high blood pressure, 15% high cholesterol, and 15% obesity.

4. Maternal and Child Health

According to the CDC, Delaware has the third highest infant mortality rate in the United States and Kent County the highest within the State.ⁱ Notably, Black and Hispanic infant mortality rates have increased in recent years.

5. Health Equity and Social Determinants of Health

Addressing disparities tied to income, education, housing and food insecurity remains critical to achieving equitable health outcomes. Survey findings show that 13% of respondents experienced homelessness, while 37% reported having to choose between paying for medication, food, or household bills within the past 12 months.

Priority Areas, Goals & Measures of Success

1. Access to Healthcare Services

Goal: Improve access to timely, high-quality healthcare for all residents.

Strategies:

- Recruit and retain healthcare clinicians, with emphasis on primary care and specialty services.
- Expand community outreach health initiatives to reach underserved and rural areas.
- Reduce transportation barriers to care.
- Strengthen referral pathways between community-based organizations and healthcare providers.

Implementation Activities:

- Grow mobile health initiatives in rural areas.
- Partner with outside entities for ride vouchers and shuttles.
- Increase referral agreements with community-based organizations.
- Implement closed-loop referral tracking through Unite DE.

Measures of Success:

- Growth in provider workforce.
- Increase in health screenings in rural areas.
- Reduction in missed appointments due to transportation.
- Increase in referrals completed via Unite DE.

Involved Departments:

Executive Team, Medical Staff, Community Outreach, Graduate Medical Education, Information Technology, Patient Care Services, Emergency Department, Population Health, Care Management

Community Partners:

Unite DE, Food Bank of Delaware, DART

2. Mental Health and Substance Use Disorder

Goal: Expand access to behavioral health and substance use services.

Strategies:

- Integrate behavioral health into primary care and emergency settings.
- Partner with community organizations to expand peer support and recovery programs.
- Enhance crisis stabilization services.
- Strengthen prevention and support for children's mental health.

Implementation Activities:

- Embed behavioral health providers in ED and inpatient units.
- Increase Certified Peer Recovery Specialists in EDs.
- Partner with statewide crisis centers for referrals.
- Reduce reliance on contracted psychiatry services.
- Train ED staff on crisis stabilization protocols.
- Collaborate with high schools via Wellness Centers.

Measures of Success:

- Increase in behavioral health screenings in primary and inpatient care.
- Number of Certified Peer Recovery Specialists hired.
- Decrease in ED admissions for behavioral health crisis.
- Increase screenings of students in Wellness Centers and refer to appropriate agencies.

Involved Departments:

Executive Team, Medical Staff, Community Outreach, Graduate Medical Education, Information Technology, Patient Care Services, Emergency Department, Population Health, Care Management, Psychiatry

Community Partners:

Unite DE, Delaware Department of Health and Social Services

3. Chronic Disease Prevention and Management

Goal: Reduce the burden of chronic disease through prevention, education, and coordinated care.

Strategies:

- Expand community education on nutrition, physical activity and prevention.
- Increase access to self-management programs for diabetes, hypertension and obesity.

- Further integrate Community Health Workers (CHWs) into clinical and community settings.
- Strengthen partnerships with schools, nonprofits and faith groups.

Implementation Activities:

- Offer monthly chronic disease education sessions in community centers.
- Develop digital modules for diabetes and hypertension management.
- Launch CDC-recognized Diabetes Prevention Program.
- Expand cardiac rehab and weight management services.
- Place CHWs in ED, focusing on high utilizers.
- Train CHWs on chronic disease education and navigation.
- Collaborate with high schools via Wellness Centers.
- Support health fairs with community partners.

Measures of Success:

- Increase number of participants in chronic disease self-management programs.
- Reduce ED visits for uncontrolled diabetes and hypertension.
- Have CHW workforce embedded across Bayhealth.
- Increase in wellness screenings and prevention program participation.

Involved Departments:

Executive Team, Medical Staff, Community Outreach, Graduate Medical Education, Emergency Department, Population Health, Care Management, Diabetes & Endocrinology, Heart and Vascular Institute, Bariatrics

Community Partners:

Unite DE, Schools, Food Bank of Delaware, Sussex County Health Consortium

4. Maternal and Child Health

Goal: Improve maternal and child health outcomes and reduce infant mortality disparities.

Strategies:

- Expand access to prenatal and postnatal care.
- Strengthen partnerships with maternal and child health organizations.
- Increase awareness of safe sleep, breastfeeding and maternal health warning signs.
- Improve emergency response for postpartum patients.

Implementation Activities:

- Provide transportation vouchers for prenatal visits.
- Increase referrals to home-visiting programs (Nurse Family Partnership).
- Partner with Healthy Mothers, Healthy Babies and WIC.
- Expand outreach through Head Start and school programs.
- Distribute safe sleep kits and breastfeeding supplies.
- Launch maternal health awareness campaigns.
- Continue maternal bracelet initiative for ED risk alerts.
- Educate ED staff on postpartum patient identification.

Measures of Success:

- Increase in prenatal care attendance.
- Improvement in breastfeeding initiation rates.
- Reduction in infant mortality disparities.
- Increased participation in maternal classes.

Involved Departments:

Executive Team, Medical Staff, Mother Baby, Patient Care Services, Population Health, Care Management

Community Partners:

Delaware Perinatal Quality Collaborative, Fetal/Infant Mortality Review, Alliance for Innovation for Maternal Health

5. Health Equity and Social Determinants of Health

Goal: Address the root causes of health disparities and promote equity in all health initiatives.

Strategies:

- Continue SDOH screening across care settings.
- Strengthen partnerships with housing, education, and workforce agencies.
- Improve cultural competency and health literacy among team members.
- Engage community leaders in planning and outreach.

Implementation Activities:

- Integrate SDOH screening questions and resources within EPIC.

- Automate referrals to Unite DE.
- Expand housing partnerships with Central Delaware Habitat for Humanity.
- Collaborate with workforce agencies for job placement.

Measures of Success:

- Number of SDOH screenings completed.
- Number of patients connected to housing/food resources.
- % of staff trained in cultural competency.
- Regular reporting of CBISA community benefit impact.

Involved Departments:

Executive Team, Medical Staff, Community Outreach, Graduate Medical Education, Information Technology, Clinical Practice and Professional Development, Population Health, Marketing

Community Partners:

Unite DE, Habitat for Humanity

Evaluation & Reporting

Progress will be tracked annually and shared with stakeholders and residents through the **Community Benefit Report**.

ⁱ https://www.cdc.gov/nchs/pressroom/sosmap/infant_mortality_rates/infant_mortality.htm

COMMUNITY HEALTH NEEDS ASSESSMENT

KENT COUNTY, DELAWARE



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Overview

The 2025 Community Health Needs Assessment (CHNA) for Kent County was conducted through a collaborative effort led by Bayhealth, in partnership with local health organizations and community stakeholders. The purpose of this assessment is to identify the county's health strengths, challenges and priorities to inform future health initiatives and guide resource allocation. Input was gathered from residents, healthcare clinicians and community-based organizations. This inclusive, community-driven approach ensures that the assessment accurately reflects the lived experiences, needs and priorities of those it serves.

Executive Summary

Introduction

Bayhealth is the largest healthcare system serving central and southern Delaware. The system includes:

- **Bayhealth Hospital, Kent Campus**
- **Bayhealth Hospital, Sussex Campus**
- **Freestanding Emergency Center, Smyrna**
- **Bayhealth Walk-in Medical Care, Blue Hen** in Dover
- **Bayhealth Total Care**, a comprehensive facility in Milton
- Numerous **satellite facilities** and **employed physician practices** offering a wide array of specialty services

Bayhealth is a technologically advanced, not-for-profit healthcare system supported by nearly 5,000 team members and over 500 clinicians.

Bayhealth is affiliated with **Penn Medicine** for Cardiothoracic Surgery and is a member of the **Penn Cancer Network**.

Fiscal Year 2024 Highlights

- **Emergency Department Visits:** 126,199
- **Inpatient Admissions:** 18,601
- **Births:** 2,249

Bayhealth Facilities Overview

Bayhealth Hospital, Kent Campus

- Location: Dover, Delaware

- Bed Count: 279
- Services: 24-hour emergency department, level III trauma center, cardiac care, cancer services and women's health

Bayhealth Hospital, Sussex Campus

- Location: Milford, Delaware
- Bed Count: 157 staffed beds
- Services: 24-hour emergency department, cardiac care, cancer services and women's health

Bayhealth Total Care, Milton

- Location: Milton, Delaware
- Features: Hybrid emergency and urgent care center, diagnostic and imaging services and a variety of specialty care including:
 - Primary care
 - Cardiology
 - Orthopedics
 - Neurosciences
 - Urology
 - Palliative care
 - Women's Services

For a complete list of Bayhealth locations, visit [Bayhealth.org/Locations](https://www.bayhealth.org/Locations).

Kent County Demographics

Kent County is in central Delaware. According to the 2020 U.S. Census, the population was 181,851, making it the least populous county in the state. The county seat is **Dover**, which is also the capital of Delaware.ⁱ

- **2024 Estimated Population:** 192,690ⁱⁱ



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Racial and Ethnic Composition^{iv}

- **White (non-Hispanic):** 62.3%
- **Black or African American (Non-Hispanic):** 30.1%
- **Two or More Races (Non-Hispanic):** 4.3%

- **Asian (non-Hispanic):** 2.4%
- **Hispanic or Latino (of any race):** 8.3%

Citizenship Status^v

- **U.S. Citizens:** 97.2%
- **Foreign-Born Residents:** 7.1% (Approximately 13,200 individuals)

Additional Demographic Indicators^{vi}

- **Median Age:** 39 years
- **Total Households:** 66,720
- **Average Household Size:** 2.63 persons
- **2023 Median Household Income:** \$72,872

Key Health Priorities Identified

Based on community input and a comprehensive data analysis, the following health priorities have been identified for Kent County:

1. **Access to Healthcare Services**
Residents face challenges such as a shortage of healthcare clinicians limited access to specialized care and transportation barriers that impede timely and effective care.
2. **Mental Health and Substance Use Disorder**
There is a rising demand for mental health and substance use services, particularly in underserved and rural communities. Enhanced access to behavioral healthcare and integrated treatment programs is essential.
3. **Chronic Disease Prevention and Management**
The high prevalence of chronic conditions—such as diabetes, hypertension and obesity—underscores the need for targeted prevention efforts and improved disease management strategies.
4. **Maternal and Child Health**
Kent County has a higher infant mortality rate compared to other parts of Delaware; Black and Hispanic infant mortality rates have increased in recent years.^{vii} According to the CDC, Delaware has the third highest infant mortality rate in the United States and Kent County the highest within the State.^{viii}
5. **Health Equity and Social Determinants of Health**
Addressing disparities related to income, education, housing and other social factors is critical for achieving equitable health outcomes across all population groups.

6. Children's Mental Health: A Growing Priority

Mental health emerged as a top concern for children and adolescents across the community. Stakeholders consistently cited rising levels of anxiety, depression, behavioral health challenges and lack of access to timely care as critical issues affecting youth.

Health Disparities in Delaware

Chronic Diseases are the leading causes of death nationally and in Delaware.

Cardiovascular disease — including heart disease and stroke — is still the leading cause of death; cancer is second, followed by lung diseases and diabetes.^{ix} According to Delaware Division of Public Health, tens of thousands of Delawareans live with a chronic disease and 10% of residents have multiple chronic conditions. Chronic diseases account for seven of the top 10 leading causes of death in Delaware and cost Delaware billions of dollars each year in health-related expenses.^x

Social Determinants of Health

Bayhealth recognizes that social determinants of health (SDoH) have a profound impact on overall health, well-being and quality of life. These non-medical factors often contribute to health disparities and inequities across communities.

According to *Healthy People 2030*, SDoH fall into five key domains:

1. **Healthcare Access and Quality**
2. **Economic Stability**
3. **Education Access and Quality**
4. **Neighborhood and Built Environment**
5. **Social and Community Context**

Examples of social determinants include:

- Access to nutritious food and opportunities for physical activity
- Safe housing, reliable transportation and secure neighborhoods
- Exposure to racism, discrimination and violence
- Access to education, job opportunities and stable income
- Environmental factors such as clean air and water
- Language proficiency and literacy levels

Since 2021, Bayhealth has incorporated SDoH screening questions into the electronic medical record (EMR) system. These screenings assess patients' needs related to housing, transportation, finances, family and community support and personal safety.

In 2022, Bayhealth partnered with **Unite Delaware**, a coordinated care network connecting healthcare and social service providers. Through this shared technology platform, partners can send and receive secure electronic referrals to address patients' social needs and promote community health. This system is particularly valuable for care managers coordinating services across sectors.

Community Outreach

In recognition of increasing needs among vulnerable populations, Bayhealth established a **Community Outreach** Department in 2023.

The department is led by:

- **Vice President:** Amanda Bowie, MSM
- **Manager:** Carrie Hart, MA
- **Community Outreach and Events Specialist:** Kylie Frazer
- **Nursing Professional Development Specialist and Community Outreach RN:** Teresa (Terry) Towne, MSN, RN, NPD-BC, NE-BC

This strategic addition supports Bayhealth's mission to promote health equity and reflects the organization's long-term commitment to serving our community and meeting our neighbors where they are.

Key goals of the Community Outreach team include:

- Expanding engagement with vulnerable populations
- Strengthening systems that ensure equitable care
- Connecting individuals to both medical and social resources
- Increasing access to health education and screenings

The team collaborates with local churches and nonprofit organizations to raise awareness, improve access to services and address social determinants of health.

In Kent County, Bayhealth's community outreach includes strong partnerships with organizations such as Habitat for Humanity, HOPE Street Summer Events and major cultural events including HOLA Dover, the African American Festival, Dover PRIDE and the Caribbean Festival. Many individuals served through these collaborations face barriers to accessing primary care. To help close this gap, Bayhealth partnered with its **Graduate Medical Education (GME)** program to launch a **Street Medicine curriculum**, bringing on-site medical services directly to people experiencing homelessness.

Population Health

In November 2020, Bayhealth established a dedicated Population Health Department. Over the past five years, it has grown into a robust, multidisciplinary team that now serves thousands of patients across the community through the Bayhealth Medical Group.

The department is led by:

- **Vice President:** Dr. Lawrence Ward, MD, MPH, MACP
- **Medical Director:** Dr. Preeti Gupta, MD
- **Senior Director:** Lara Hudson, MSM, BSN, RN
- **Senior Managers:** Ashley Istenes, MSN, RN and Tasheema Heyliger, MSN, BSN, RN

Rooted in Bayhealth’s mission of helping one life at a time and placing patients first, the Population Health team brings together licensed practical nurses, registered nurses, clinical educators, social workers, behavioral health clinicians and specialists in practice optimization and quality.

This team delivers high-quality, patient-centered care through a wide range of services, including:

- **Preventive care and annual wellness visits**
- **Mental health support**
- **Social needs assistance** (e.g., food insecurity, housing, transportation)
- **Chronic disease management** (e.g., heart failure, diabetes, hypertension)
- **Health disparities reduction**

Additionally, the department ensures alignment with insurance payor requirements and industry quality standards—such as cancer screening rates—across primary care services for over 28,000 patients.

Population Health also plays a vital role in supporting clinical staff and providers by offering clinical education, practice optimization and compliance resources.

Strategic partnerships across Delaware further extend the department’s impact. Collaborators include the Health Literacy Council of Delaware, the Delaware Breast Cancer Coalition, the Food Bank of Delaware and many others.

By integrating clinical care with social, economic, environmental and behavioral health factors, the Population Health team is helping to transform the delivery of healthcare and improve outcomes across the region.

The 2025 Needs Assessment

The 2025 CHNA for Kent County, Delaware, was led by Bayhealth's Community Outreach team. Planning began in August 2024, when team members defined the scope of work and established a project timeline. The assessment focused on two key populations: (1) residents of Kent County and (2) community stakeholders, including organizations and professionals serving the region.

As part of the planning process, the team reviewed the 2022 Community Health Needs Assessment (CHNA) survey tools and collaborated with other Delaware hospital partners to incorporate standardized health literacy questions. This unified approach allows for a more comprehensive understanding of health literacy challenges across the state. By including the same questions in their surveys, all hospital systems in Delaware are now equipped to assess and compare health literacy needs at both local and statewide levels. Two distinct surveys were developed:

- **Community-at-Large Survey**
- **Community Stakeholder Survey**

While both surveys shared similar content, the differing perspectives of community members and stakeholders provided valuable insight and alternative interpretations of the data. A copy of the community-at-large survey and the stakeholder survey can be found in **Appendix A**.

How the Assessment was Conducted

Bayhealth's Marketing & Communications and Community Outreach teams worked collaboratively to develop a comprehensive communications strategy. The **community-at-large survey** was launched in **February 2025**, promoted primarily through digital channels and made available in **English, Spanish and Haitian Creole**.

Survey distribution methods included:

- Digital ads and social media (Bayhealth Facebook, LinkedIn, etc.)
- Bayhealth's internal and external websites
- Internal communications and newsletters
- Community email newsletters

To increase participation, respondents were offered the chance to enter a **gift card raffle**.

Multilingual postcards featuring QR codes linked to the survey were distributed at:

- Bayhealth medical offices

- Wellness and Occupational Health sites
- Bayhealth facility waiting rooms
- Community partner locations including the **Food Bank of Delaware, Westside Healthcare** and **La Red Health Center**

The **community stakeholder survey** was also launched in **February 2025** and distributed via email to:

- Healthcare providers
- Businesses and community organizations
- Churches
- City, county and state government entities
- Non-profit organizations

Email addresses were collected from a broad network of employees, members and organizational leaders. The email invitation included both the stakeholder survey link and a request to forward the community survey to additional contacts. All communications were available in English, Spanish and Haitian Creole to ensure inclusive participation. Two follow-up reminders were sent to encourage response.

Appendix A- Community Health Needs Assessment Results

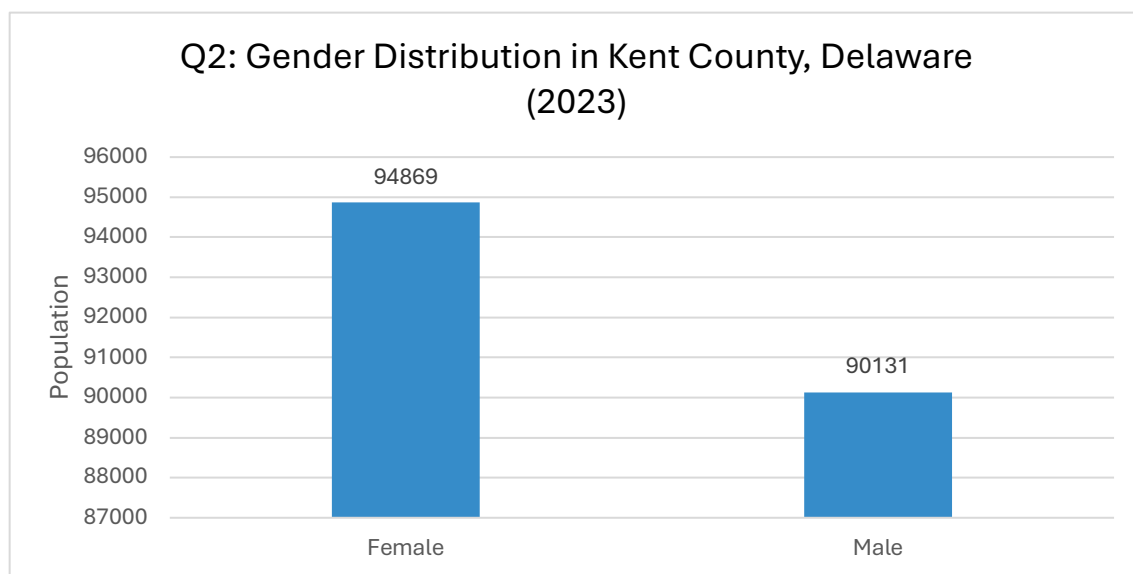
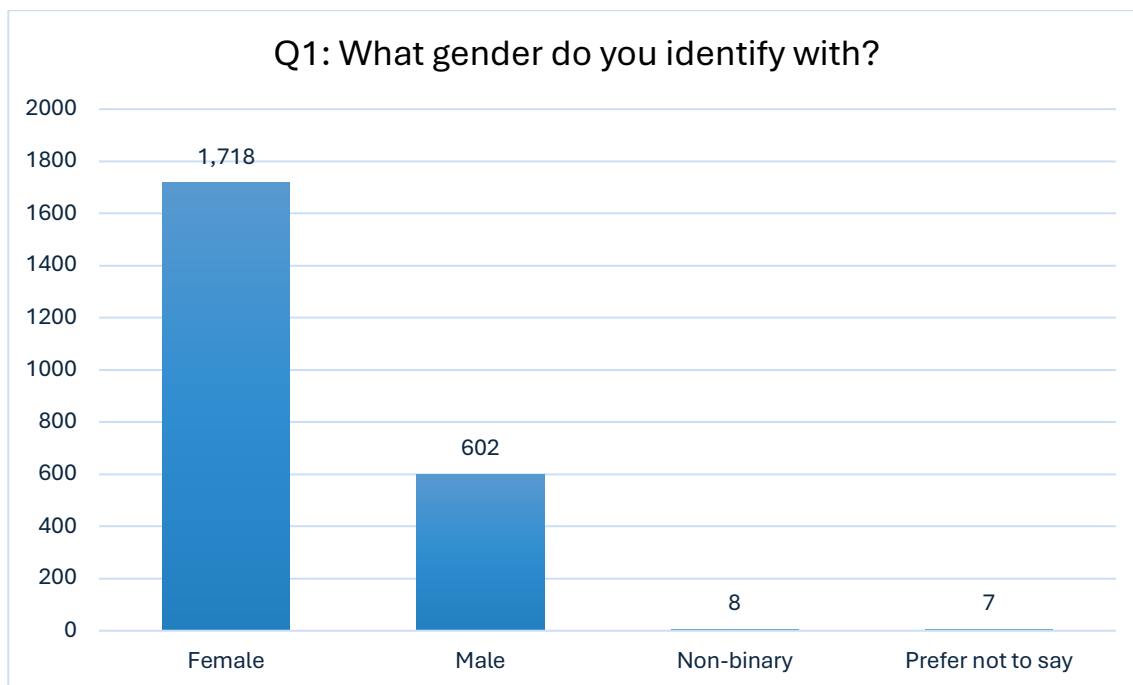
Community at Large Survey Results

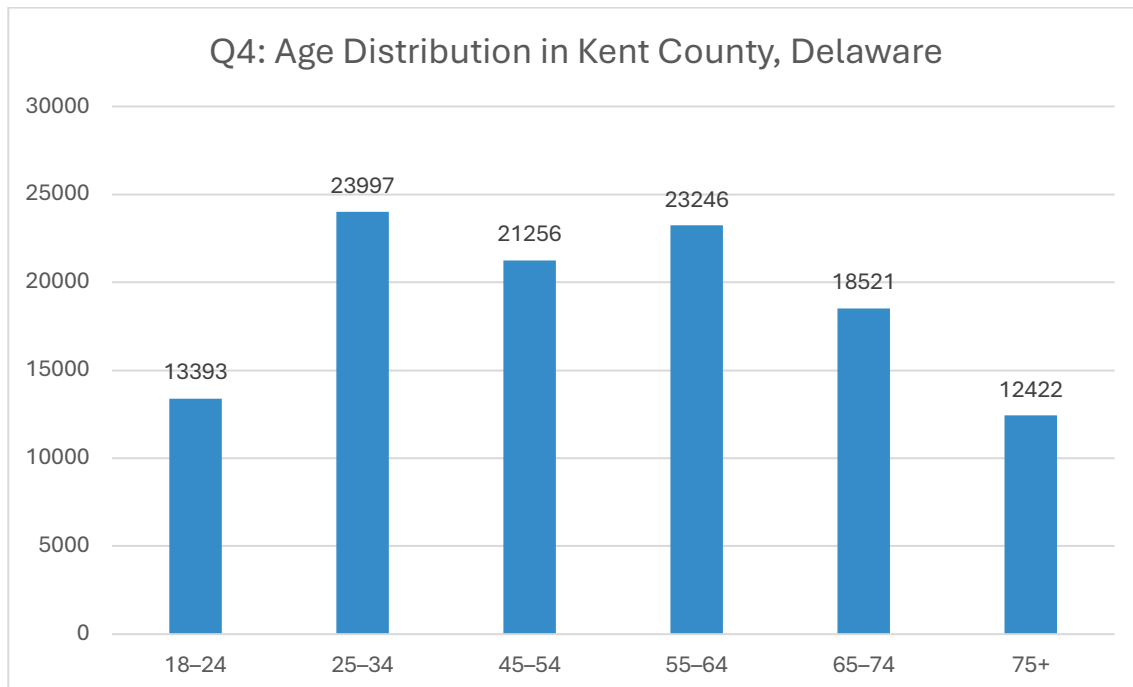
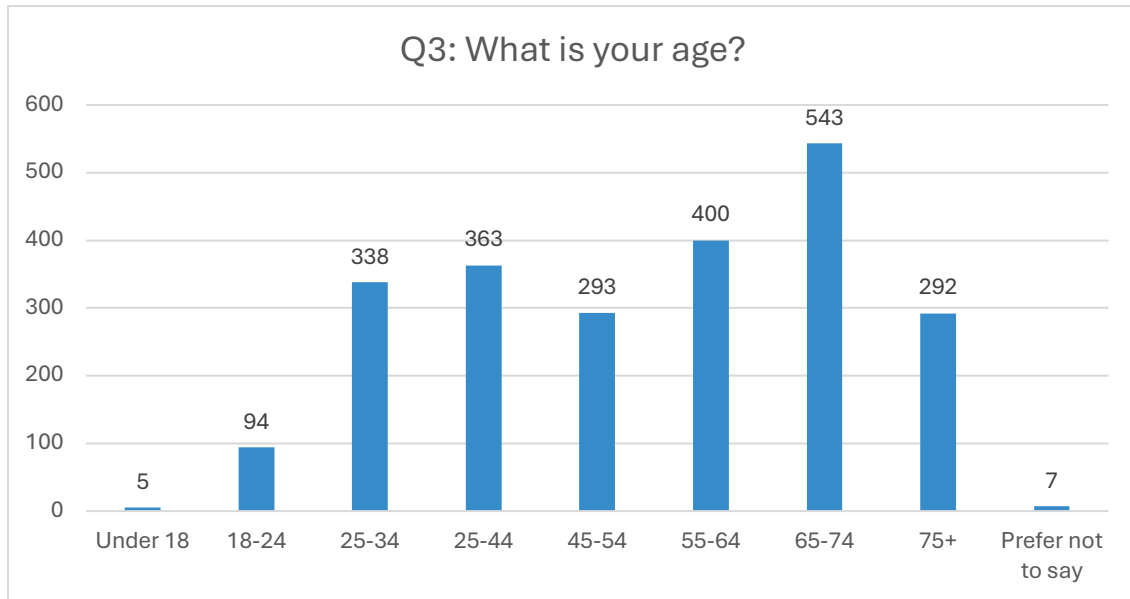
Federal law requires^{xi} that tax-exempt hospital facilities conduct a CHNA every three years and adopt an Implementation Strategy that addresses significant community health needs. In Delaware, additional state-level expectations—such as alignment with the Delaware State Health Improvement Plan and collaboration with local stakeholders—reinforce the importance of using CHNAs to promote health equity, guide strategic investments and foster data-driven decision-making across sectors. For more detail on requirements and methodology, see Appendix B.

Survey Demographics and Representativeness

The community-at-large survey was structured using multiple-choice questions and garnered responses from **2,335 residents** of Kent County. To assess the representativeness of the survey sample, the first four demographic questions—**age, gender, ethnicity and education level**—are presented alongside corresponding data from the overall Kent County population. This comparison allows for a clearer understanding of how well the survey reflects the community's demographics and ensures the validity of insights drawn from the responses.

Detailed results from the community-at-large and stakeholder surveys are presented in the following section.





The age demographics of **Kent County, Delaware**—like much of the U.S.—are shifting in ways that will have significant implications for health care, the economy and community planning over the next 5, 10 and 20 years. ^{xii}

1. Aging Population: A Growing Senior Demographic

Trend:

Kent County's **65+ population is growing rapidly**, driven by longer life expectancies, aging Baby Boomers and the county's appeal as a retirement destination.

Implications by Timeline:

- **5 Years (2030):**
Adults aged 65+ will make up a noticeably larger share of the population. Demand will increase for:
 - Geriatric care and chronic disease management
 - Home health services and long-term care facilities
 - Transportation and housing adapted for mobility and independence
- **10 Years (2035):**
The county may begin to see a **retirement-to-working-age imbalance**, with more people leaving the workforce than entering it. This will place strain on:
 - The local healthcare workforce
 - Family caregivers
 - Public health and social service programs
- **20 Years (2045):**
Seniors could comprise **1 in 4 residents** in Kent County. This will affect:
 - Medicaid and Medicare planning
 - End-of-life care and palliative services
 - Housing market shifts (e.g., downsizing, assisted living)

2. Shrinking Youth and Young Adult Population

Trend:

Birth rates are declining and young adults may increasingly move to larger metro areas for education or work, leading to a **smaller youth and young adult population**.

Implications by Timeline:

- **5–10 Years (2030-2035):**
School districts may face declining enrollment, requiring potential **consolidation or redistricting**.

- **10–20 Years (2035-2045):**

A shrinking base of working-age adults may limit local economic growth and make it harder to staff:

- Schools
- Healthcare facilities
- Public safety roles

3. Multigenerational and Caregiver Strain

As the aging population grows and younger populations shrink or migrate, Kent County will likely see:

- More **multi-generational households**, as adult children care for aging parents
- Higher demand for **caregiver support services**, respite care and mental health resources
- Increased pressure on women (who often take on caregiver roles) to balance work and family

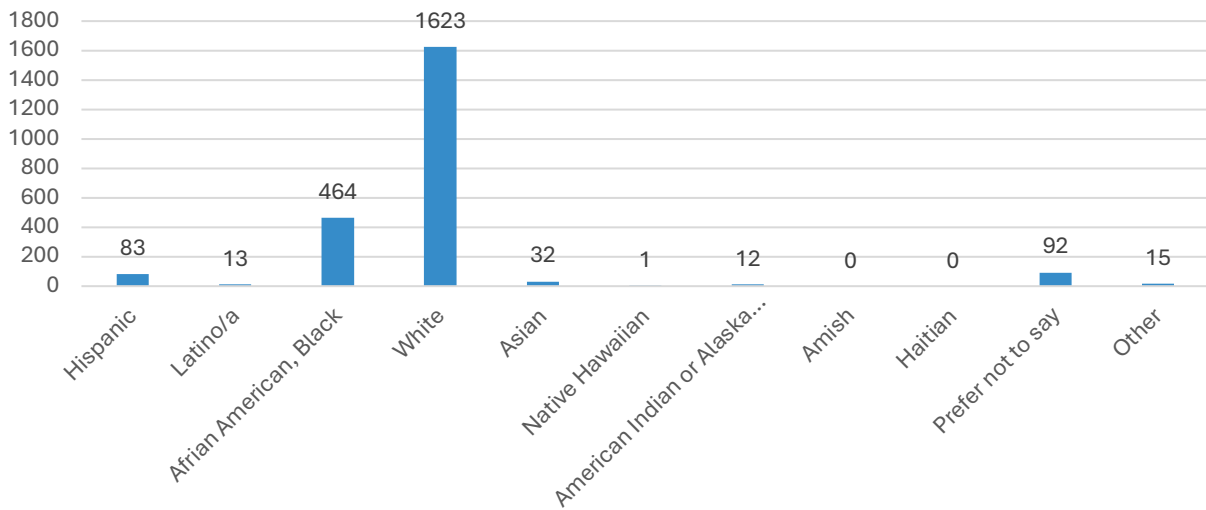
4. Health System Implications

- **Chronic Disease Burden Will Rise:**
As the population ages, so will the prevalence of diabetes, heart disease, arthritis and dementia.
- **Preventive Care and Aging-in-Place Supports Will Be Crucial:**
Expanding wellness programs, fall prevention and remote monitoring technology will be essential.
- **Behavioral Health Needs Will Grow:**
Social isolation, depression and dementia-related conditions will become more prominent among seniors.

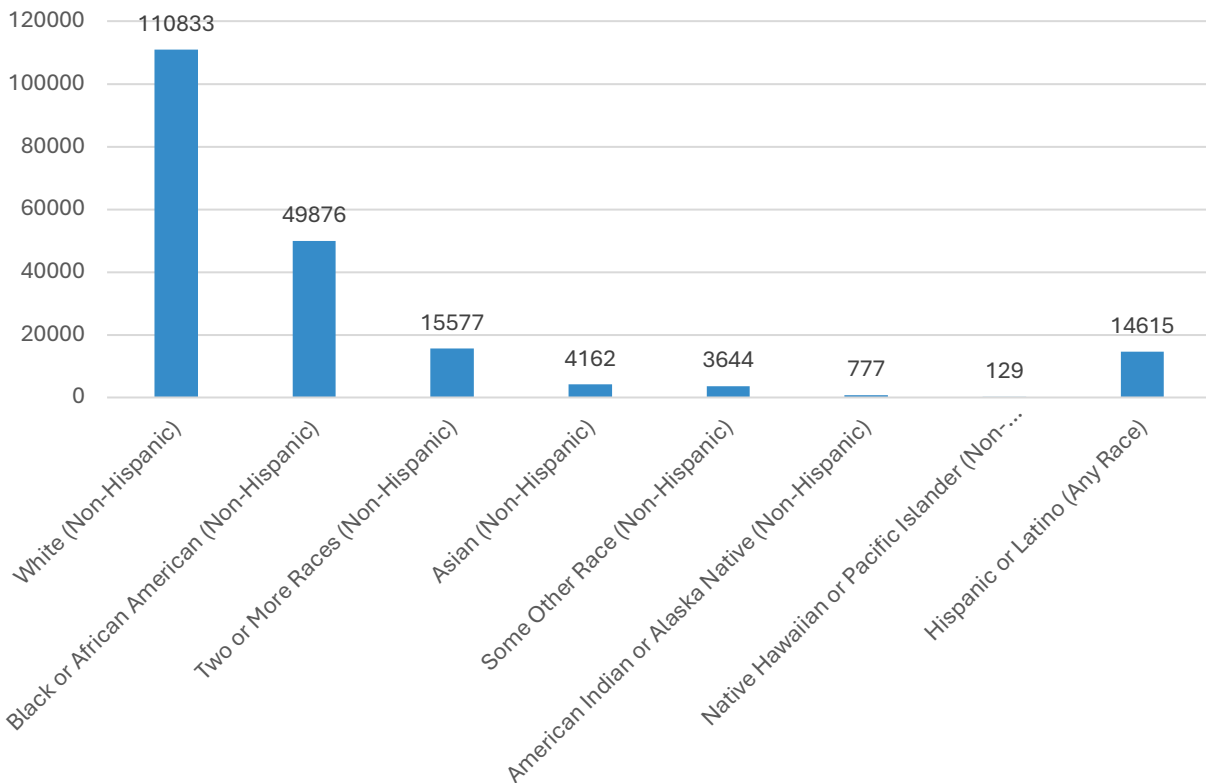
5. Equity and Access Concerns

- **Rural seniors** may face access barriers to care, transportation and nutritious food.
- Diverse communities, including **Black and Hispanic seniors**, may face higher chronic disease rates and lower access to culturally competent care.

Q5: How would you best describe yourself?



Q6: Ethnicity Breakdown in Kent County, Delaware



Demographic Diversity in Kent County, Delaware

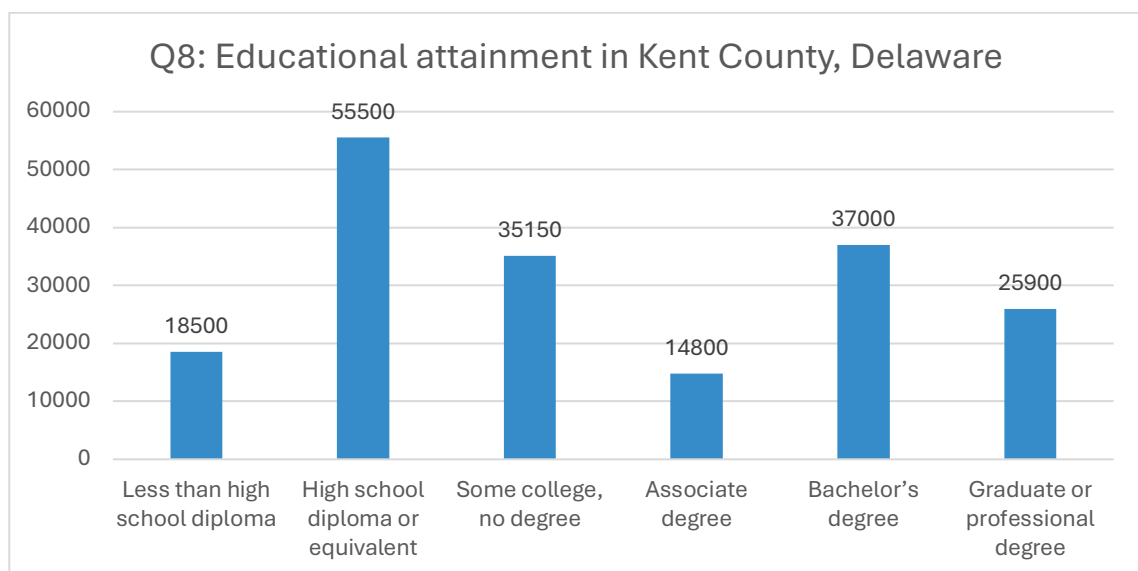
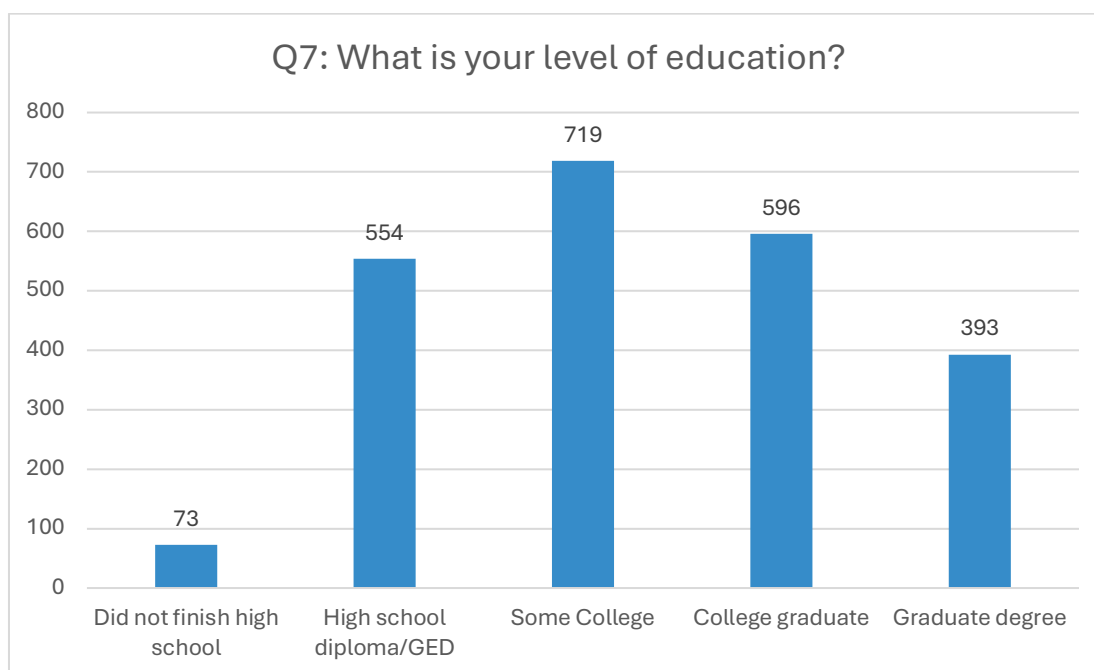
Kent County’s demographic profile reflects a **moderately diverse and evolving community**, characterized by substantial representation from **White** and **Black or African American** populations, along with a **steadily growing Hispanic or Latino/a population**. This shifting demographic landscape carries important implications for how health services, community outreach and public policy are designed and delivered.

- According to the most recent data, **87.8%** of residents in Kent County identify as **Non-Hispanic or Latino/a**, while **8.3% identify as Hispanic or Latino/a**—a proportion that has been increasing over the past decade due to both migration and natural growth.^{xiii}
- The largest subgroup within the Hispanic population in Kent County is of **Puerto Rican origin**, though there are also growing numbers of residents with Mexican, Dominican and Central American backgrounds.^{xiv}

This data emphasizes the importance of developing and maintaining **linguistically and culturally appropriate services**, particularly in healthcare, education and social support programs. Language barriers, immigration status and cultural perceptions of care can all affect **health literacy**, **access to preventive care** and **willingness to engage with formal institutions**.

To address these disparities, Kent County stakeholders should prioritize:

- **Translation and interpretation services** in Spanish and other commonly spoken languages.
- **Bilingual and bicultural staff** in clinics, schools and community organizations.
- **Targeted outreach and education** that reflects cultural values, practices and communication preferences.
- **Partnerships with trusted community leaders and organizations** within the Hispanic/Latino/a community to co-design programs and build trust. Ensuring equity in service delivery for Hispanic or Latino/a populations is not only a matter of compliance with federal standards (e.g., Title VI of the Civil Rights Act)—it is a critical step toward **eliminating health disparities**, building stronger communities and improving outcomes across the county.



These figures suggest that while a significant portion of Kent County's adult population has attained at least a high school education, there is room for growth in higher education attainment levels.^{xv}

¹ This bar chart presents the estimated number of people in Kent County, Delaware, based on their highest level of educational attainment. The total county population used for this estimate is approximately **185,000**.

Key Insights:

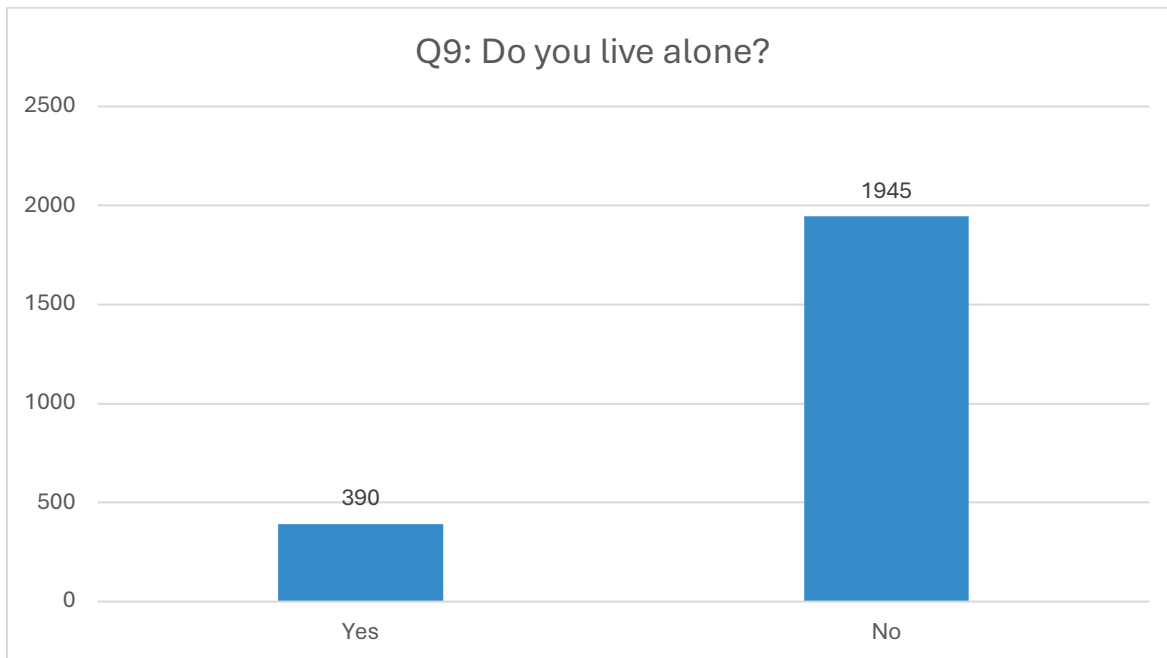
- About **18,500** people have **less than a high school diploma**, highlighting the need for continued adult education and literacy efforts.
- **High school diploma or equivalent** is the most common level of education, with **55,500** individuals—representing the largest single group.
- **Associate degrees** are held by **14,800** individuals.
- **Some college, no degree** includes **35,150** people, indicating a significant portion of the population has pursued higher education but not completed a degree.
- **Bachelor's degree** holders make up **37,000** of the population, while **graduate or professional degree** holders account for **25,900**.

Implications:

This educational profile helps inform public health communication, workforce development and community outreach strategies.

For example:

- **Health literacy materials** should accommodate varying education levels.
- Programs targeting chronic disease management and preventive care may need tailored approaches for populations with lower educational attainment.
- Economic and training initiatives could benefit from expanding access to postsecondary credentials and adult education.



Living alone can pose several health risks—both physical and mental—particularly for older adults and individuals with limited social support. These include:

1. Mental Health Risks

- **Loneliness and Social Isolation:**
People living alone are at increased risk of chronic loneliness and isolation, which are linked to depression, anxiety and cognitive decline.
- **Depression:**
Lack of daily social interaction can lead to or worsen depressive symptoms, particularly among the elderly or those with preexisting mental health conditions.
- **Cognitive Decline:**
Studies suggest that individuals who live alone—especially those who are socially isolated—may have a higher risk of developing dementia or Alzheimer's disease.

2. Physical Health Risks

- **Delayed Medical Attention:**
In emergencies such as falls, strokes or heart attacks, individuals living alone may experience delays in receiving help, leading to worse outcomes.
- **Chronic Disease Management:**
People living alone may struggle with managing conditions like diabetes or hypertension without daily support or reminders, which can lead to complications.

- **Nutrition and Physical Activity:**

Individuals who live alone may have poorer diets and are less likely to prepare nutritious meals or engage in regular physical activity, contributing to malnutrition, weight gain or other health issues.

3. Higher Mortality Risk

- Several studies have found that living alone is associated with a higher risk of premature death. This is partly due to the compounded effects of isolation, unmanaged chronic conditions and mental health issues.

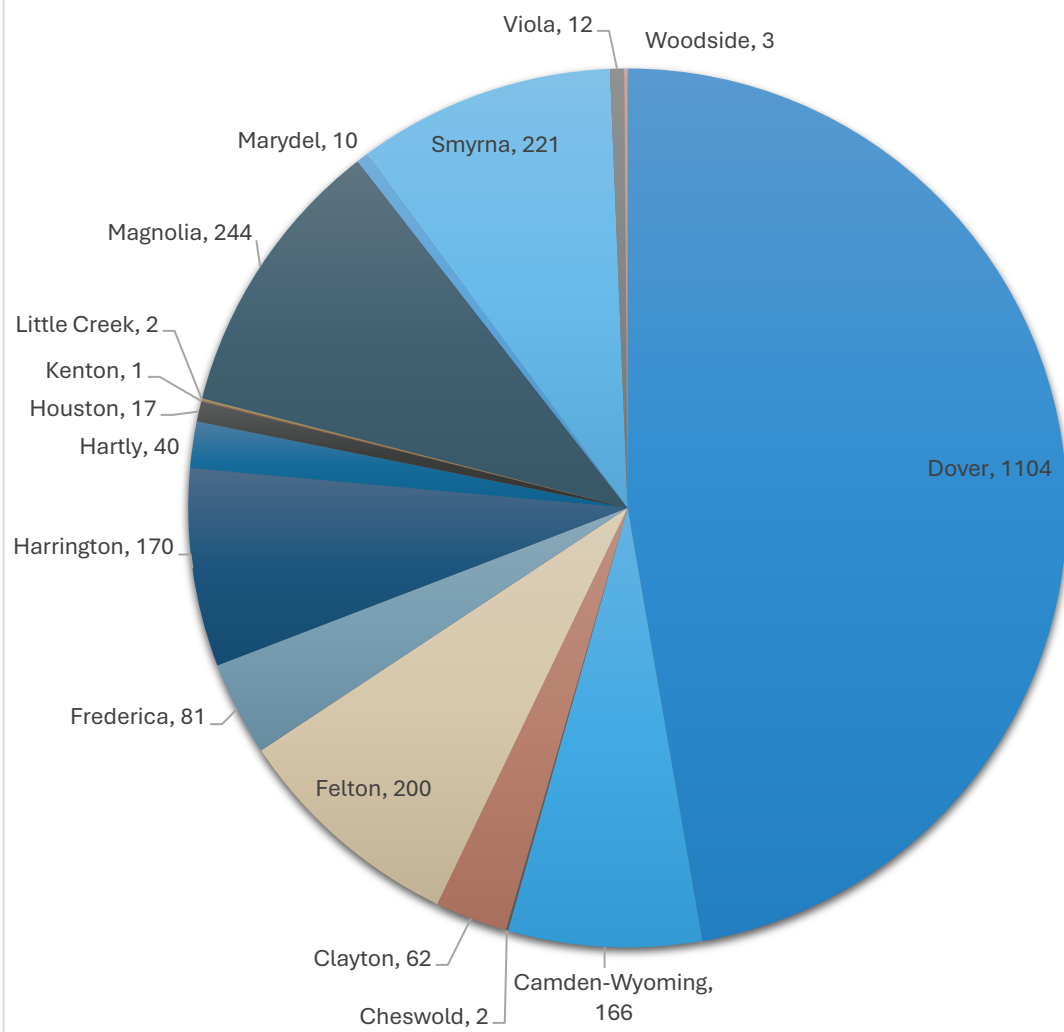
4. Increased Use of Emergency Services

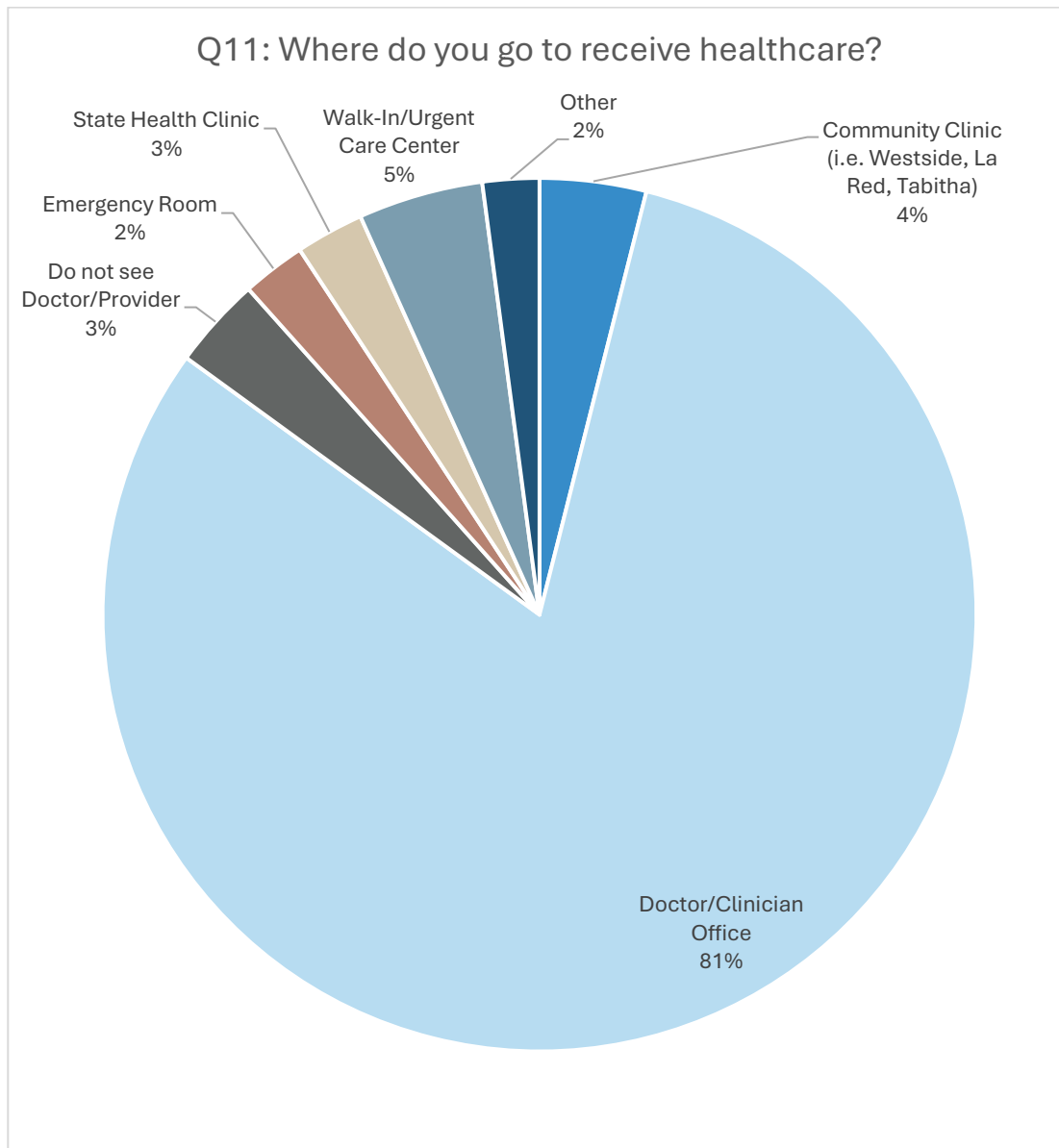
- People living alone tend to use emergency services more frequently due to lack of regular care or preventive support. They may also lack transportation or access to primary care, relying more heavily on emergency departments.

Protective Factors and Interventions

- **Technology Aids:** Medical alert systems, telehealth and remote monitoring can help mitigate some risks.
- **Community Programs:** Social groups, senior centers and community health worker (CHW) programs can provide connection and support.
- **Regular Check-ins:** Family, neighbors or volunteers can check in regularly, improving both safety and well-being.
- **Home Modifications:** Fall prevention modifications and accessibility improvements can reduce physical risk.

Q10: In what city do you live?





Where you go for healthcare absolutely impacts your health outcomes over time. The type of setting you use (e.g., primary care doctor, urgent care, emergency room or community clinic) influences everything from the **continuity and quality of care** to **cost, trust and health outcomes**.^{xvi}

1. Primary Care vs. Emergency or Urgent Care

Primary Care (Best for Long-Term Health)^{xvii}

- **Continuity:** Ongoing relationship with a clinician who knows your history
- **Preventive care:** Screenings, immunizations and early detection of disease
- **Chronic disease management:** Regular monitoring and coordinated care

- **Lower costs:** Routine visits are less expensive than emergency care
- **Better outcomes:** Strong links to reduced hospitalizations and longer life expectancy

Long-term use of primary care is linked to better health outcomes, fewer complications and higher patient satisfaction.

Emergency Room (ER)

- **Appropriate for true emergencies** (e.g., chest pain, trauma, difficulty breathing)
- **Not designed for continuity or chronic disease management**
- **Higher cost and limited follow-up**

Repeated ER use for non-emergencies often reflects gaps in access to primary care and leads to fragmented, reactive care.^{xviii}

Urgent Care/ Walk-in

- Useful for after-hours or non-life-threatening issues (e.g., minor infections, sprains)
- Typically, **does not provide follow-up or comprehensive care**
- Better than the ER for convenience, but not a substitute for a medical home

Frequent reliance on urgent care can delay diagnosis of complex or chronic issues.

2. Community Health Centers or Clinics^{xix}

- Offer **accessible, sliding-scale care** for underserved populations
- Provide **integrated services**, including dental, behavioral health and case management
- Can serve as a **medical home** for people without private providers

When well-resourced, clinics support strong outcomes and reduce ER dependence.

3. Specialty Care Without Coordination

- Seeing specialists without coordination from a primary care provider can lead to:
 - **Duplicated tests**
 - **Conflicting treatments**
 - **Poor communication** between clinicians

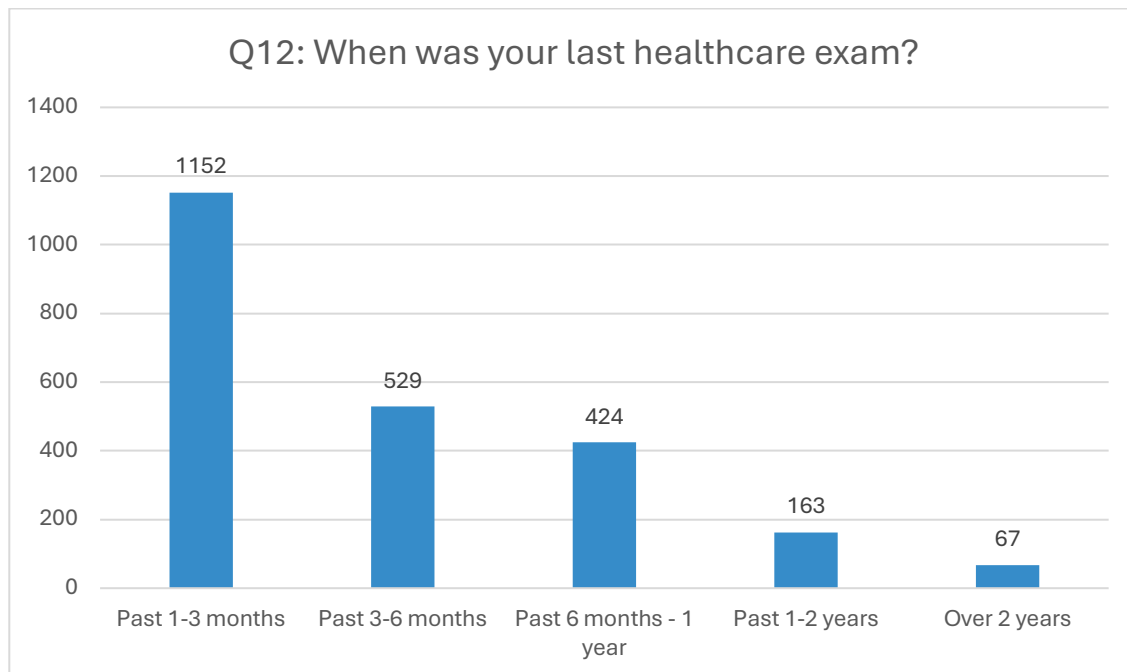
Coordinated referrals through primary care are safer and more effective.

Public Health Implications

- Overuse of ERs for non-emergencies strains the system and drives up costs.
- Underuse of preventive care leads to late diagnoses and worse outcomes.
- Disparities in access (transportation, insurance, language) impact where people go—and how their health is managed.

Conclusion

Where you go for care shapes the kind of care you receive and over time, this affects your health, finances and quality of life. Establishing a relationship with a primary care provider or a consistent medical home is one of the most important steps people can take toward better long-term health.



Timely healthcare—receiving medical attention at the right time—is essential for maintaining health, improving outcomes and reducing healthcare costs. Delays in care can lead to worsening health conditions, higher risk of complications and increased use of emergency services.

1. Prevents Disease Progression

- **Early diagnosis** allows for prompt treatment, which can stop or slow the progression of many conditions such as cancer, diabetes or heart disease.
- Chronic diseases are more manageable when identified early, reducing the risk of severe complications and hospitalizations.

2. Improves Health Outcomes

- **Faster treatment** for acute conditions (e.g., infections, injuries or strokes) can dramatically improve recovery and reduce long-term damage.
- **Timely prenatal care** improves outcomes for both mothers and babies by detecting and addressing risks early in pregnancy.

3. Reduces Emergency Room and Hospital Use

- When patients delay care, conditions can worsen, leading to more expensive and intensive treatments.
- Timely access to **primary care and preventive services** helps avoid unnecessary ER visits and hospital admissions.

4. Enhances Quality of Life

- Proactive management of conditions means less time spent in pain, fewer missed days of work or school and a higher overall quality of life.
- People are more likely to maintain their independence, particularly older adults, when their health issues are addressed promptly.

5. Saves Lives

- In emergencies such as heart attacks, strokes or severe infections, **every minute counts**. Timely intervention can mean the difference between full recovery and long-term disability—or between life and death.

6. Supports Health Equity

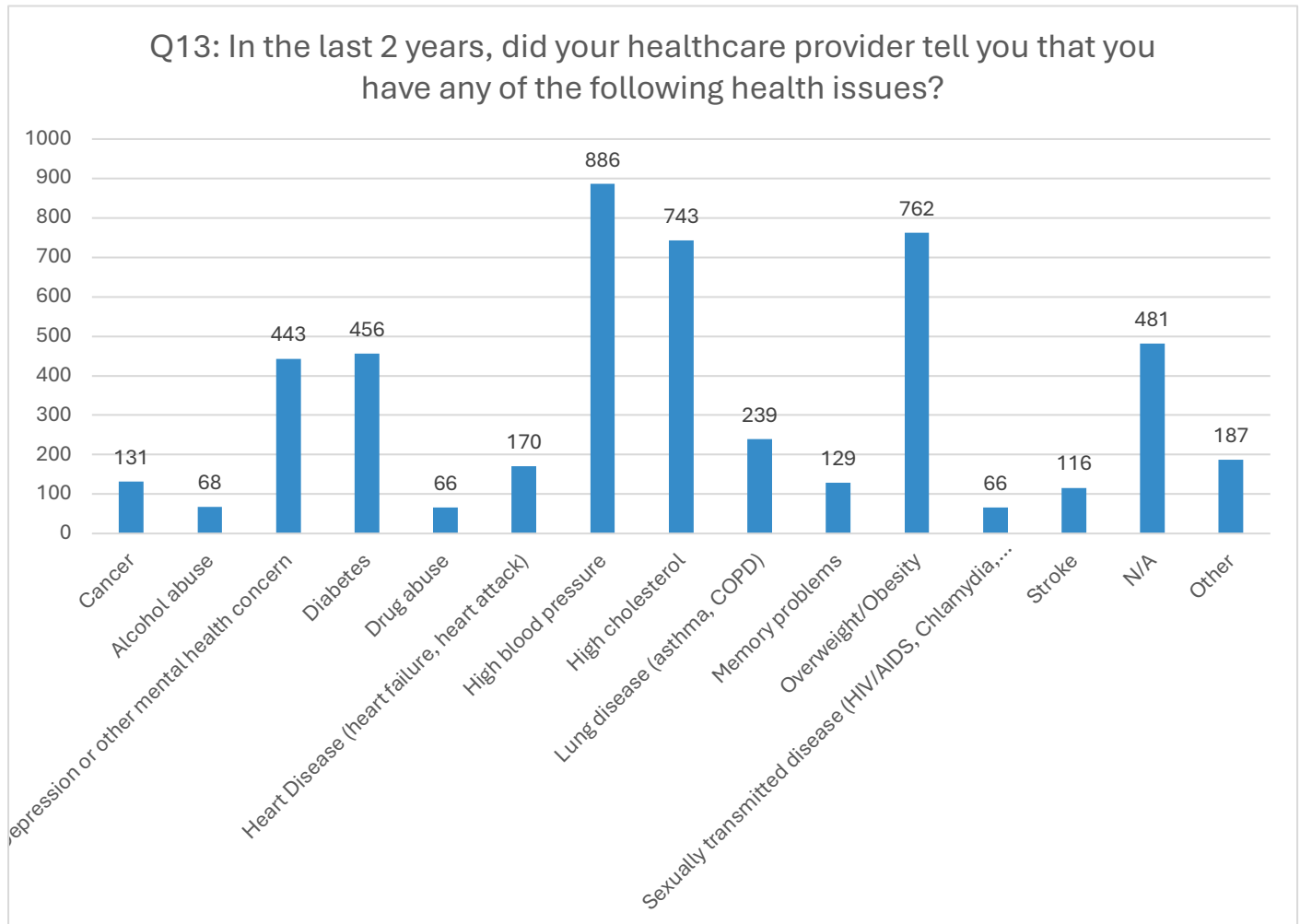
- Ensuring all individuals—regardless of income, race, geography or insurance status—have timely access to care helps close health disparity gaps and promotes community well-being.

Key Enablers of Timely Care:

- Accessible primary care
- Efficient care coordination

- Transportation services
- Insurance coverage
- Health literacy and navigation support
- Technology (e.g., telehealth, patient portals)

Timely healthcare isn't just about speed—it's about ensuring the **right care at the right time** to improve lives and create a healthier, more equitable community.



When your physician raises a medical concern, it's not just routine—it's a critical opportunity to protect your health. Ignoring or dismissing these concerns can delay diagnosis, worsen conditions and limit treatment options. Here's why paying close attention matters:

1. Physicians Spot Problems Early

Doctors are trained to detect warning signs that may not feel serious to you yet. Something as simple as a blood pressure reading, lab result or symptom pattern can point to early stages of a serious condition like:

- Heart disease
- Diabetes
- Cancer
- Depression or anxiety

Early detection = more treatment options + better outcomes.

2. Ignored Issues can Worsen Quickly

A concern your physician brings up today might be manageable now—but if ignored, could escalate into a more complex or life-threatening problem. For example:

- Ignoring mild chest discomfort could lead to a heart attack.
- Dismissing a high blood sugar level could lead to nerve or kidney damage.

3. Your Doctor has a Broader Perspective

Your physician considers your full medical history, lab results, medications and risk factors. They may recognize patterns or red flags that aren't obvious to you—and that's exactly why you go to them.

4. It Builds Trust and Shared Responsibility

Listening to your doctor's concerns shows you're invested in your health. It creates a partnership, where you both work toward the same goal: helping you live a longer, healthier life.

5. Missed Follow-Up can have Consequences

If your doctor recommends additional tests, referrals or lifestyle changes, it's because there's a valid reason. Not following through may:

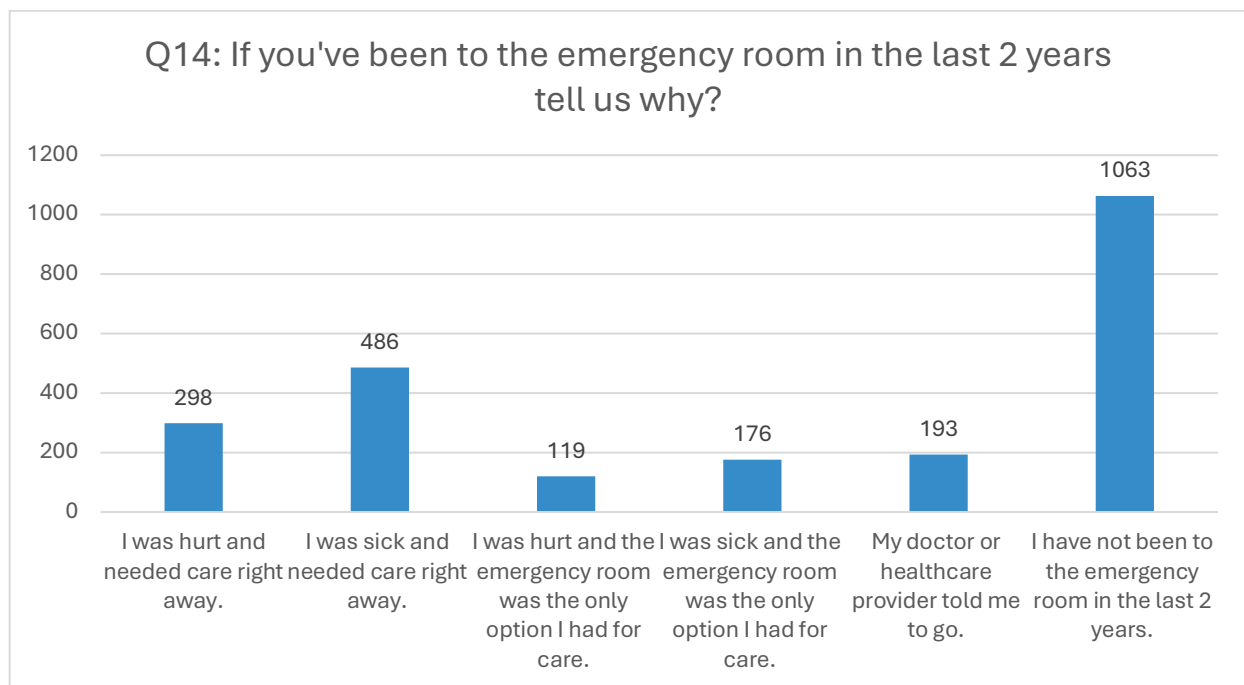
- Miss a diagnosis
- Lead to a medical emergency
- Delay care that could improve or save your life

What You Can Do:

- Ask questions if you don't understand something.
- Take notes or bring someone with you to appointments.
- Follow through on labs, imaging or referrals.
- Be honest about your symptoms, habits and concerns.

Bottom line:

Your doctor's concern is not just medical—it's personal. Listening carefully and taking action can make a big difference in your health, both now and in the future.



Understanding emergency room (ER) usage trends is crucial for improving healthcare systems, reducing unnecessary costs and ensuring patients receive the right level of care at the right time. Below is a summary of current and emerging trends in ER usage:

1. Rising Overall Use of Emergency Services

- **ER visits have been increasing** steadily in many regions, driven by a combination of population growth, aging demographics and limited access to timely primary care.
- Older adults and individuals with chronic conditions make up a significant share of repeat ER visits.

2. Increase in Preventable and Non-Emergent Visits

- A significant proportion of ER visits are for **non-emergent or preventable conditions**, such as minor infections, medication refills or chronic disease flare-ups.
- Common reasons include:
 - Lack of insurance or access to primary care
 - Inability to get same-day appointments
 - Transportation barriers

3. Behavioral Health-Related Visits Are Climbing

- **Mental health and substance use crises** are a growing reason for ER visits, particularly since the COVID-19 pandemic.
- Many communities lack enough behavioral health providers, leading individuals in crisis to seek help at emergency departments.

4. Disparities in ER Utilization

- Low-income individuals, racial/ethnic minorities and rural residents tend to rely more heavily on the ER.
- These trends reflect broader inequities in healthcare access, affordability and SDoH.

5. Impact of COVID-19 on ER Trends

- During early phases of the pandemic, ER usage dropped dramatically as people avoided hospitals.
- Post-pandemic, usage rebounded, especially for **mental health, long COVID and delayed care complications**.

6. Shift Toward Alternative Models of Care

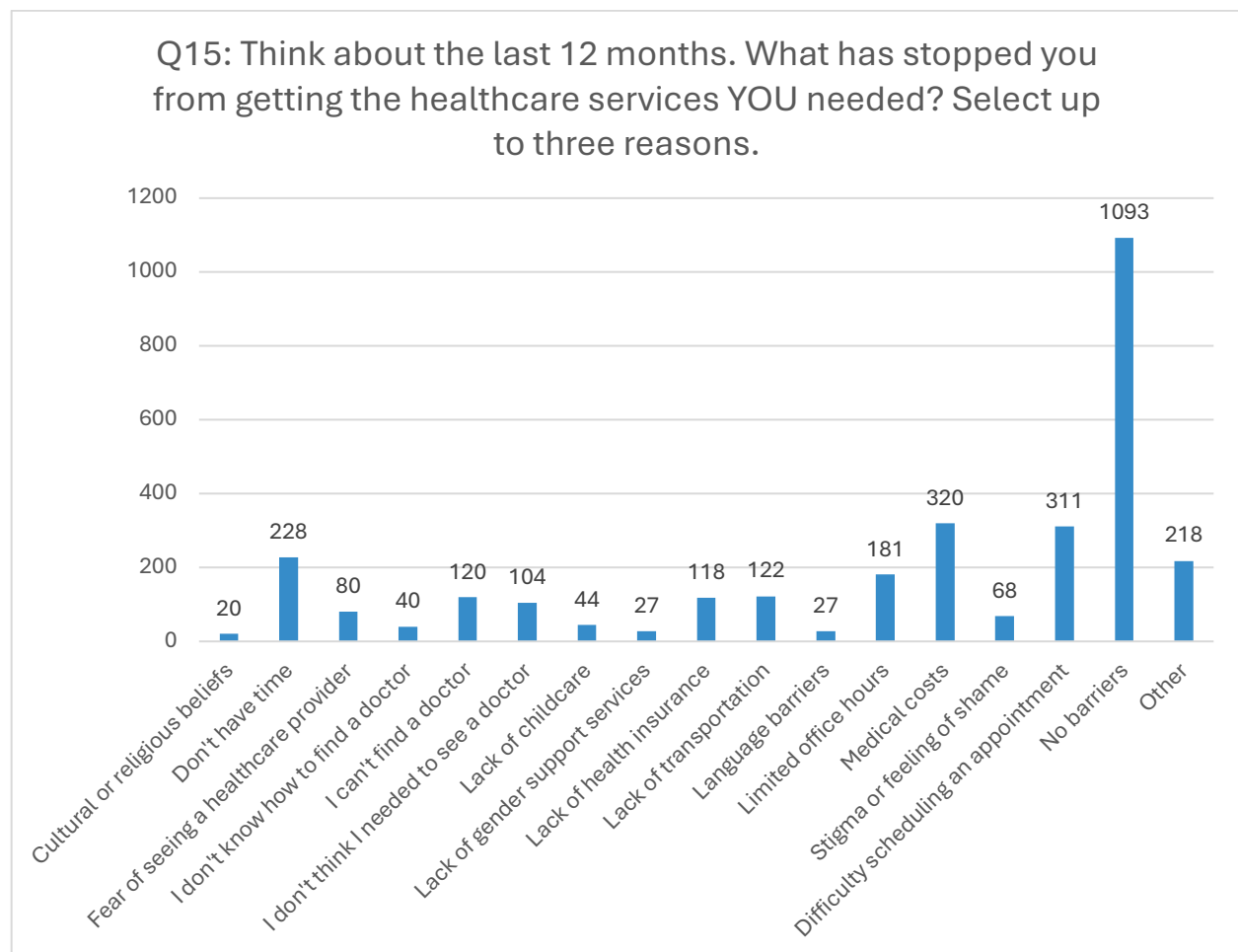
- To reduce unnecessary ER use, healthcare systems, such as Bayhealth, are investing in:
 - **Urgent care centers**
 - **Telehealth visits**
 - **Care navigation and chronic care management**
- **Community Health Workers (CHWs)** and case managers play a growing role in diverting patients to appropriate levels of care.

7. Frequent Users ("Super-Utilizers")

- A small percentage of patients—often with complex medical and social needs—account for a large portion of ER visits.
- Programs targeting these individuals with wraparound support services have shown success in reducing overuse.

Conclusion

Trends in ER usage highlight both challenges and opportunities for the healthcare system. By improving access to primary and behavioral care, investing in social supports and using data to identify at-risk populations, health systems can reduce unnecessary ER use and improve overall community health outcomes.



Despite advances in medical technology and healthcare delivery, many people still face significant barriers to accessing timely and appropriate care. Among the most common and impactful barriers are the **cost of care, difficulty scheduling appointments and lack of time**.

1. Cost of Medical Care

Why It's a Barrier:

- Even with insurance, many patients face **high deductibles, copays or uncovered services**.
- **Uninsured individuals** are significantly more likely to delay or forgo care entirely.
- The cost of prescriptions, imaging and specialist visits can make routine healthcare **financially inaccessible** for low- and middle-income families.

Impact:

- Delays in care due to cost often lead to **worsening conditions** and increased emergency room use.
- People may skip necessary treatments, tests or follow-up visits due to affordability concerns.

2. Difficulty Scheduling Appointments

Why It's a Barrier:

- Long wait times to see primary care or specialty clinicians are common, especially in underserved areas.
- Many clinicians have **limited office hours**, with few options for evenings or weekends.
- Complex phone systems, lack of online scheduling and overbooked practices can discourage patients from seeking care.

Impact:

- Patients may go without necessary follow-up, preventive screenings or chronic disease management.
- Delayed access can result in **avoidable hospitalizations** or deterioration of health.

3. Lack of Time

Why It's a Barrier:

- Work schedules, caregiving responsibilities and transportation logistics make it difficult for many people to fit in medical appointments.

- People working hourly or multiple jobs may not have **paid time off**, making time away for a doctor's visit financially risky.

Impact:

- Health becomes a **lower priority** when daily survival or income is at stake.
- Conditions go unmanaged and preventive care is often neglected, increasing long-term health risks.

Combined Effects

These barriers often intersect. For example:

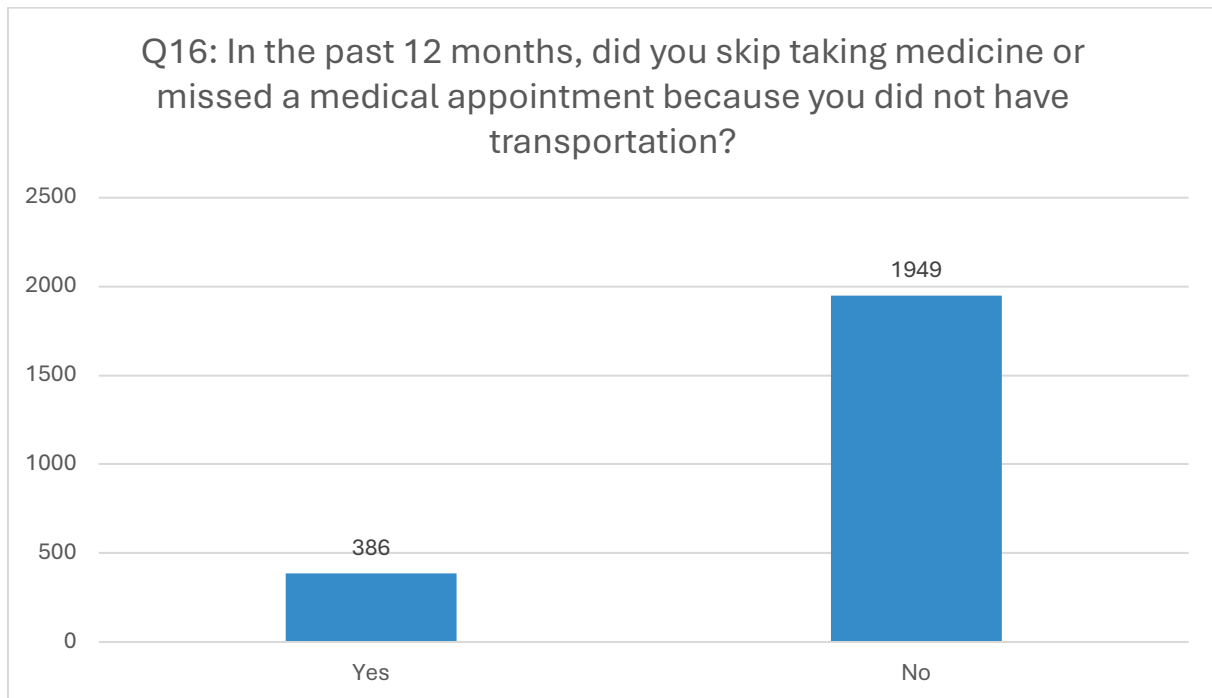
- A person may avoid scheduling a visit due to cost concerns, only to find that the earliest available appointment is weeks away and they can't take time off work when it finally arrives.
- The result is a system where **reactive care** (emergency room visits, hospital admissions) is overused while **proactive care** (check-ups, screenings, chronic care) is underutilized.

Solutions and Interventions

- **Sliding scale clinics** and community health centers, such as Westside and La Red, reduce cost burdens.
- **Telehealth and mobile health services** increase flexibility and convenience.
- **Extended hours and walk-in clinics** help people who can't attend during the workday.
- **Care navigators, CHWs and patient portals** make it easier to book and keep appointments.

Conclusion:

Addressing these barriers—especially affordability, appointment accessibility and time constraints—is essential to creating a healthcare system that works for everyone, not just those with resources and flexibility. Reducing these obstacles improves health equity, outcomes and patient satisfaction.



Access to reliable transportation is a critical SDoH. In Kent County, Delaware—where rural geography, limited public transit options and economic disparities intersect—lack of transportation remains a significant barrier to medical care. This issue disproportionately affects low-income residents, seniors, individuals with disabilities and those living in remote or underserved areas.

Why Transportation Matters

1. Medication Adherence

Missing doses or not filling prescriptions due to transportation issues can lead to:

- Poor management of chronic conditions like diabetes, hypertension or heart disease
- Increased hospitalizations and ER visits
- Higher risk of complications and preventable deaths

Even short-term lapses in medication—especially for mental health, cardiovascular or infectious diseases—can have serious health consequences.

2. Missed Medical Appointments

Without reliable transportation, patients may:

- Miss routine check-ups, follow-up visits or lab work
- Delay diagnosis and treatment of worsening conditions

- Be unable to access specialty care, particularly in rural parts of Kent County

In Kent County, where many residents live outside of the city of Dover and lack access to frequent bus service, this can lead to health disparities—especially among residents who are elderly, low-income or managing multiple chronic illnesses.

Local Context: Kent County, Delaware

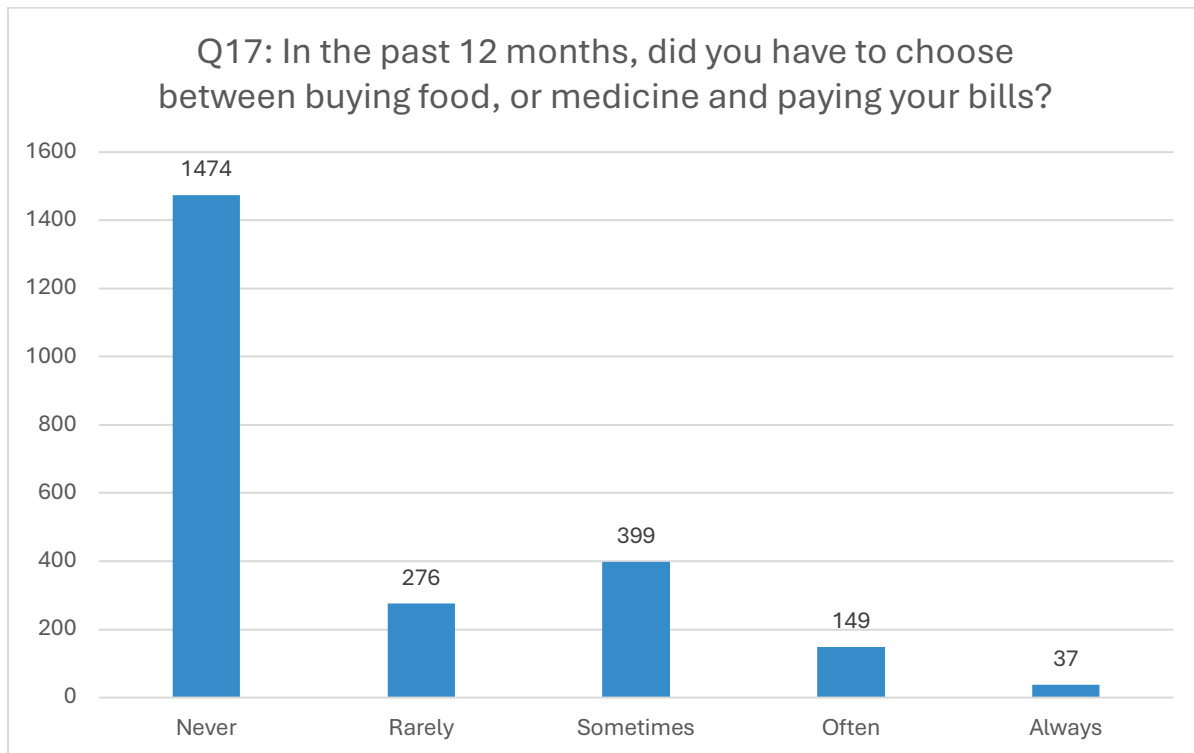
- **DART First State** offers public transit, but coverage and frequency are limited outside of Dover.
- Many health services are concentrated in a few areas, requiring long travel distances for rural residents.
- Seniors and people without access to a personal vehicle often rely on friends, family or community agencies—if those are even available.
- Missed care due to transportation barriers contributes to **avoidable ER usage**, which increases costs and reduces continuity of care.

Potential Solutions and Resources

- **Bayhealth Community Outreach** and **Population Health teams** connect patients to transportation resources when available.
- **Unite Delaware** allows providers to refer patients to social services, including transportation assistance.
- **Non-emergency medical transportation (NEMT)** services are available for Medicaid recipients, but these require advance scheduling and are not always reliable.
- Expanding **mobile health units** and **telehealth** can help mitigate some access issues.

Conclusion

Skipping medication or missing doctor appointments due to lack of transportation is not just a personal inconvenience—it's a public health issue that affects the entire community. In Kent County, addressing transportation barriers is vital to improving health equity and reducing preventable illness. Expanding partnerships, leveraging technology and funding transportation support programs are key steps toward a healthier and more accessible healthcare system for all residents.



For many individuals and families—especially those living on fixed or limited incomes—the monthly budget becomes a painful balancing act. Choosing between paying for **food, housing and utilities** or **medications** is a reality that directly threatens health, dignity and long-term stability.

1. Skipping Medication to Pay for Food or Bills

Why It Happens:

- Prescription drugs can be very expensive, especially for those without insurance or with high deductibles.
- People often prioritize visible, immediate needs like food or rent over preventive care or medication.

Impact:

- **Worsening of chronic conditions** like diabetes, asthma, heart disease and mental health disorders.
- **Increased ER visits and hospitalizations**, which are more costly than proper medication adherence.
- **Poor disease control**, leading to permanent complications and disability.
- Loss of income due to illness or missed work, perpetuating the financial hardship.

2. Skipping Food to Afford Medications or Utilities

Why It Happens:

- Food budgets are often the most flexible line item in a household's expenses.
- People may ration meals or buy inexpensive, low-nutrient foods to afford other essentials.

Impact:

- **Malnutrition**, particularly in children, seniors and people with chronic illnesses.
- **Medication side effects** may worsen without proper nutrition (e.g., taking meds on an empty stomach).
- Weakened immune systems, fatigue and decreased cognitive function.

3. Skipping Utility Payments or Rent to Afford Medication or Food

Why It Happens:

- Housing and utility costs often outpace wage growth or fixed income levels, leaving people in a financial bind.
- Threat of eviction or loss of heating/air conditioning can become a lesser priority than survival needs.

Impact:

- **Housing instability**, which is linked to higher rates of stress, anxiety and depression.
- **Unsafe living conditions**, especially for individuals with medical equipment or mobility issues.
- Long-term cycles of poverty due to damage to credit, eviction histories and homelessness.

Who Is Most Affected

- Older adults on fixed incomes
- Low-wage workers
- Single-parent households
- People with chronic illnesses or disabilities
- Undocumented and uninsured individuals

Local Relevance: Kent County, Delaware

In Kent County, rising housing and food costs combined with transportation and healthcare access issues make these trade-offs especially common. Community health

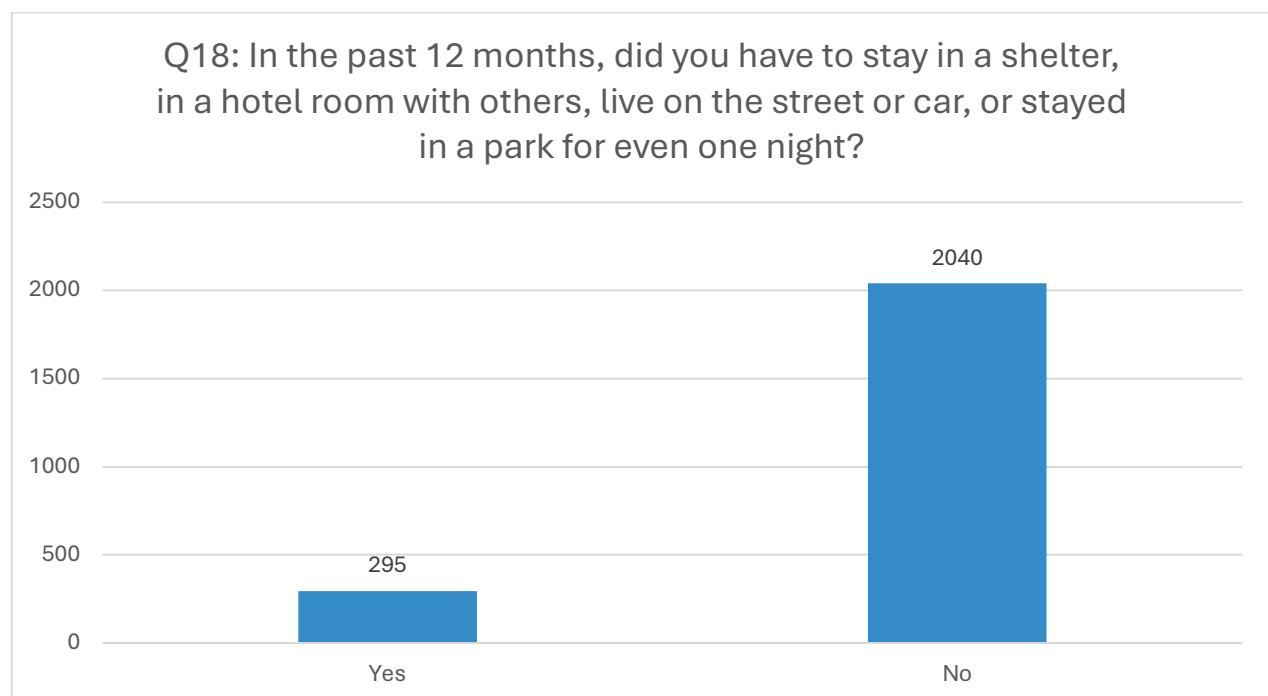
workers, local nonprofits and hospitals report frequent encounters with residents making impossible choices just to get through the month.

Potential Interventions

- **Food pharmacies** or medically tailored food boxes
- **Sliding scale clinics and prescription assistance programs**
- **CHW navigation services** to connect residents with rental assistance, utility grants or food benefits (e.g., SNAP)
- **Policy efforts** to expand affordable housing and cap prescription costs

Conclusion

No one should have to choose between their health and their basic needs. When people are forced into these decisions, it harms not only individual well-being but community health outcomes. Addressing these trade-offs requires coordinated efforts from healthcare providers, policymakers and community organizations to ensure that basic needs and medical care are not mutually exclusive.



Homelessness and health are deeply intertwined—each one can cause and worsen the other. People experiencing homelessness face significantly greater health risks than the general population, while untreated or poorly managed medical issues can be both a **cause** and **consequence** of losing stable housing.

1. Health Issues as a Cause of Homelessness

Chronic Illness and Disability

- Serious medical conditions such as cancer, diabetes or a disabling injury can lead to job loss, depleted savings and eviction.
- Long-term health problems can make it difficult to maintain employment or qualify for housing, especially without a strong support system.

Mental Illness and Substance Use Disorders

- Conditions like depression, PTSD, schizophrenia and opioid use disorder are disproportionately represented among people experiencing homelessness.^{xx}
- Lack of early diagnosis, poor access to behavioral health services and stigma can lead to crisis situations and housing instability.

2. Health Issues Caused or Worsened by Homelessness

Lack of Basic Hygiene and Shelter

- Exposure to the elements increases risk of **hypothermia, heatstroke, frostbite** and chronic respiratory infections.
- Inadequate hygiene contributes to **skin infections, wound complications and infestations**.

Difficulty Managing Chronic Conditions

- People without stable housing struggle to store medications properly, access follow-up care or manage diets necessary for conditions like diabetes or hypertension.
- Emergency departments are often used as a last resort for care, leading to **fragmented and reactive treatment**.

Higher Risk of Infectious Diseases

- Homeless individuals are more likely to contract **tuberculosis, hepatitis, HIV/AIDS and COVID-19**, particularly in shelters or encampments where physical distancing and hygiene are difficult.

3. Systemic Barriers to Care

- **Lack of insurance**, transportation, identification or permanent address can make accessing care nearly impossible.
- **Discrimination and stigma** from providers often lead to avoidance of healthcare settings until conditions become emergencies.

4. Financial and Societal Impact

- Individuals experiencing homelessness have **much higher healthcare costs**, largely due to reliance on emergency care and hospitalizations.
- This cycle leads to **avoidable strain on healthcare systems**, shelters and public services.

5. Solutions and Promising Practices

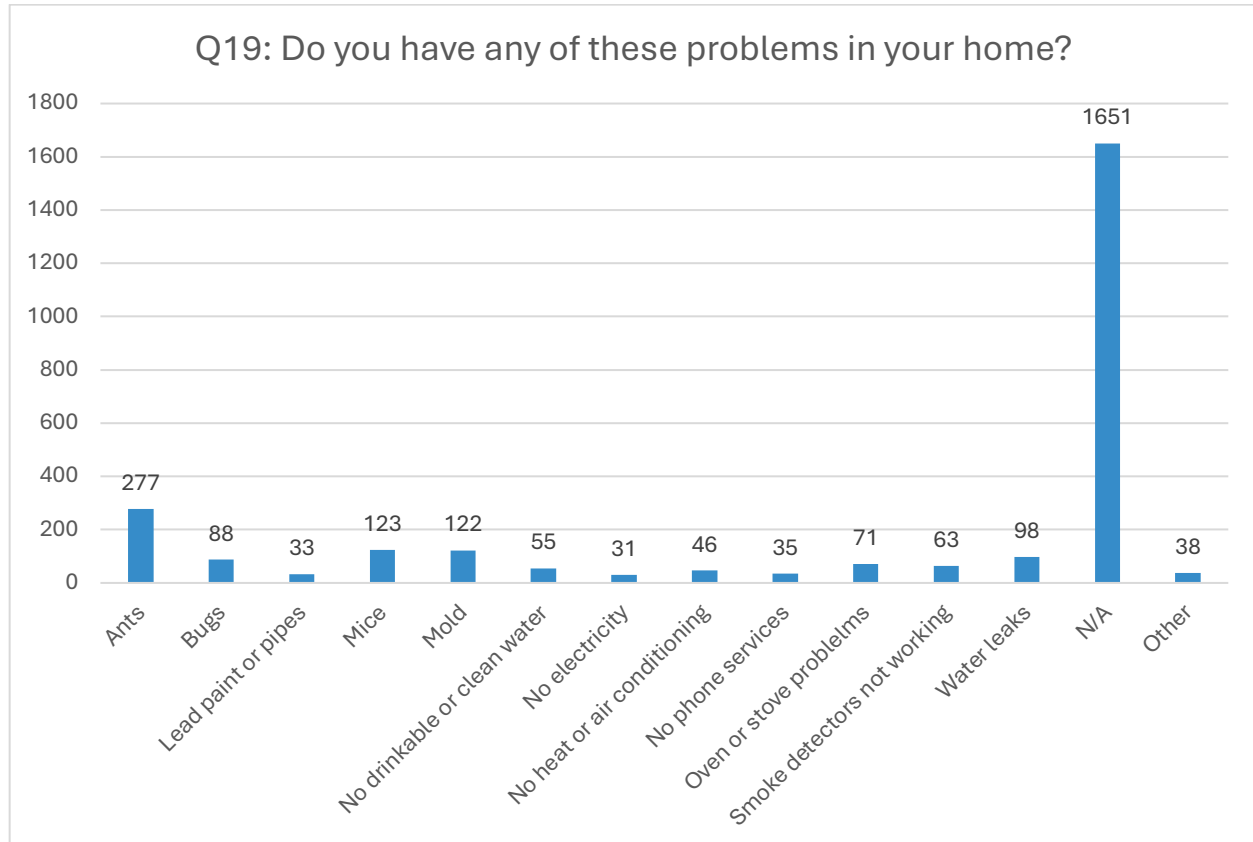
- **Bayhealth's street medicine teams** bring care directly to people in encampments or shelters, building trust and continuity.
- **Housing-first models** have proven effective at improving both housing stability and health outcomes.
- **Community Health Workers (CHWs)**, such as Bayhealth's first one in the Kent Emergency Department and social workers can coordinate care, connect people to resources and address social determinants like food and transportation.
- **Mobile health units** and partnerships with behavioral health providers increase reach and access.

Local Context: Kent County, Delaware

In Kent County, the intersection of homelessness and healthcare is a growing concern. Providers report seeing individuals with unmanaged chronic conditions, untreated mental illness and preventable hospitalizations. Community outreach programs, like those at Bayhealth, have partnered with organizations such as Springboard Pallet Village and Milford Advocacy for the Homeless to deliver care and connect individuals to services.

Conclusion

Homelessness is both a medical emergency and a public health issue. Addressing it requires more than a shelter bed—it demands coordinated efforts to provide stable housing, accessible healthcare, behavioral health support and community trust. Without housing, health suffers; without health, housing is harder to maintain. The solution lies at the intersection of both.



How Poor Housing Quality Exacerbates Health Issues

A person's home is foundational to their health. When housing conditions are unsafe, unstable or unsanitary, they can directly worsen physical and mental health, particularly for children, seniors and people with chronic conditions. Inadequate housing is a social determinant of health—and one of the most visible reflections of health inequity.

1. Pests (Mice, Ants, Cockroaches)

- **Health Impact:**
 - Rodents and insects can trigger or worsen **asthma and allergies**, especially in children.
 - They carry bacteria and viruses that can lead to **gastrointestinal illness** and **skin infections**.
 - Rodents chew wires, increasing fire risk and housing instability.
- **Vulnerable Populations:**
 - Children in pest-infested homes experience higher rates of school absenteeism and ER visits for asthma.

2. Mold and Dampness

- **Health Impact:**
 - Exposure to mold spores is strongly linked to **respiratory problems**, including chronic coughing, wheezing and sinus infections.
 - Mold can weaken the immune system over time, especially in **older adults and immunocompromised individuals**.
- **Compounding Effect:**
 - If mold is left untreated due to cost or lack of landlord response, health issues become more chronic and costly to manage.

3. Lack of Drinkable Water

- **Health Impact:**
 - Without clean water, residents risk **dehydration, gastrointestinal illness and skin conditions**.
 - Families may be unable to cook safely, wash hands, bathe regularly or clean the home, increasing **infection risk**.
- **Public Health Concern:**
 - Unsafe water disproportionately affects rural, low-income or historically marginalized communities.

4. Inadequate Heating or Cooling

- **Health Impact:**
 - Lack of heat in winter increases risk of **hypothermia, respiratory infections and cardiovascular stress**.
 - Lack of cooling in summer leads to **heat exhaustion or stroke**, especially among the elderly and people with heart conditions.
- **Indirect Effects:**
 - People may use unsafe methods to heat their homes (e.g., ovens or space heaters), increasing the risk of **fire and carbon monoxide poisoning**.

5. No Electricity

- **Health Impact:**
 - Without electricity, individuals may lose access to:
 - **Refrigeration** for food or medication (e.g., insulin)
 - **Medical equipment** (e.g., oxygen machines, CPAP devices)
 - **Lighting**, which increases risk of injury
 - Children may fall behind in school if unable to study or attend virtual learning.

- **Mental Health Impact:**
 - Living without electricity is associated with **high stress, anxiety and depressive symptoms**—especially when families must hide their living conditions due to fear of losing housing or custody of children.

6. Long-Term Consequences

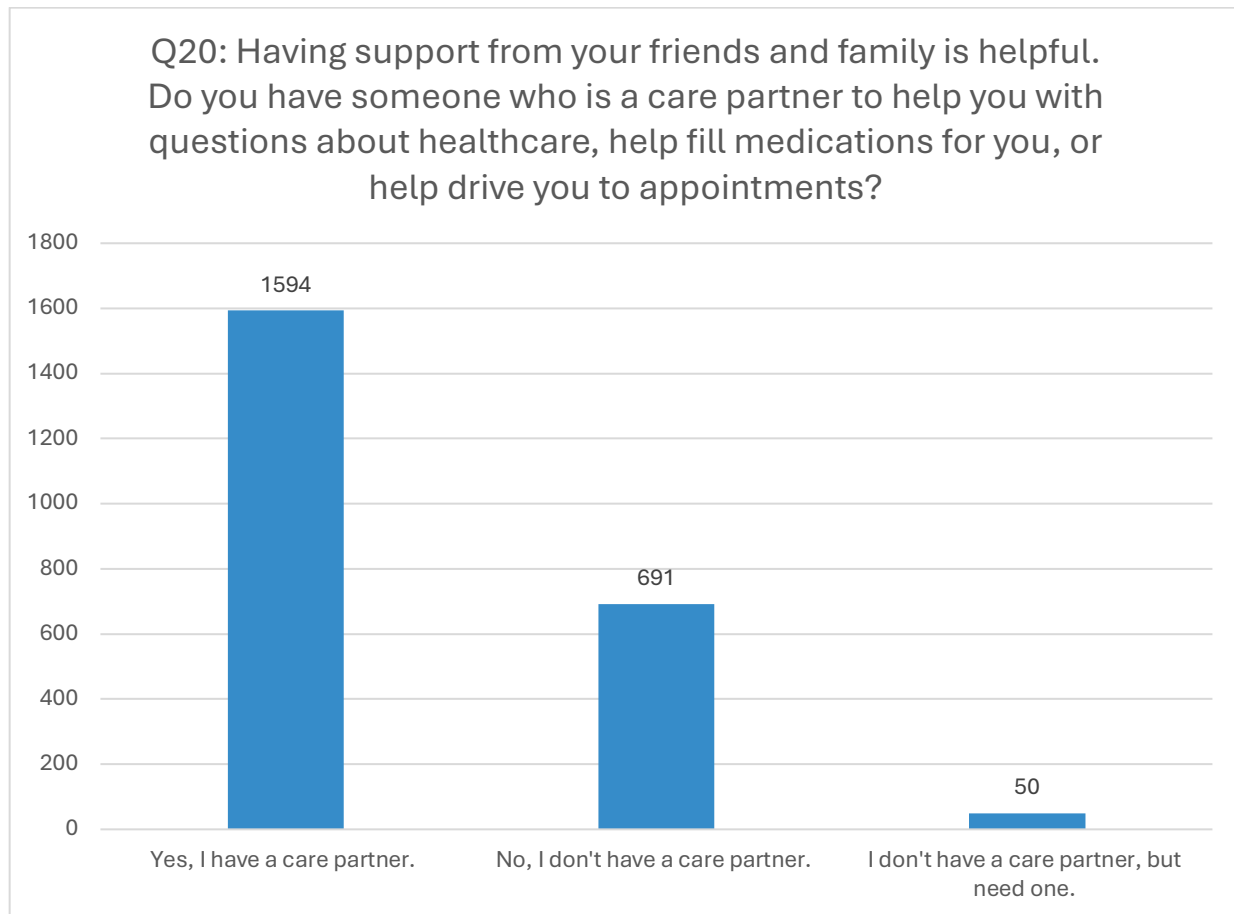
- Increased use of emergency services and hospitalizations
- Worsening of chronic conditions and preventable illnesses
- Lower school attendance and performance among children
- Job instability when homes are not safe or functional
- Cycle of poverty and poor health due to ongoing instability

Local Relevance: Kent County, Delaware

Many low-income and rural households in Kent County face housing conditions that impact health, including homes with **poor insulation, water contamination, mold and vermin**. Community health workers and care managers in the region often report seeing patients with preventable health issues made worse by their living environment.

Conclusion

Safe, healthy housing is a form of healthcare. When homes have pests, mold, unsafe temperatures or lack of basic utilities, the home itself becomes a hazard. Addressing housing quality through public health programs, legal protections and community partnerships is essential to improving health outcomes—especially for our most vulnerable neighbors.



Health is not managed alone. A strong **social support network**—including family, friends, neighbors or trusted community members—can make a profound difference in a person’s ability to stay well, recover from illness and manage long-term conditions. For people facing chronic illness, disability, aging or limited transportation and income, this network becomes not just helpful but essential.

1. Practical Support: Getting to Appointments and Filling Prescriptions

- Transportation:**
 Many people—especially in rural areas like parts of Kent County, Delaware—don’t have easy access to transportation. A friend or family member who can drive them to doctor appointments or pharmacies can prevent missed care, delayed diagnoses and worsening conditions.
- Prescription Pickup:**
 Individuals who are sick, disabled or without transportation often rely on someone else to pick up prescriptions. Without this help, medications can be missed or delayed, which can lead to hospitalization or serious complications.

2. Help Navigating the Healthcare System

- **Understanding Instructions:**
Medical terminology can be confusing and people may be overwhelmed, especially after a new diagnosis or hospital visit. A support person can help clarify information, take notes, ask questions and ensure that instructions are followed properly.
- **Coordinating Care:**
Managing multiple specialists, medications, insurance forms or follow-up visits can be daunting. A social support network can help organize care and reduce stress.

3. Emotional and Mental Health Support

- **Reduces Isolation:**
Loneliness and isolation are linked to worse health outcomes, including depression, anxiety and even increased risk of mortality. A social network provides emotional encouragement, companionship and a reason to stay engaged in life.
- **Improves Recovery:**
People with strong support systems often recover more quickly from surgery or illness. They are more likely to complete rehab, follow medication plans and eat healthier.

4. Emergency Support

- When someone becomes seriously ill, falls or has a mental health crisis, a support network can **act fast** calling for help, taking them to urgent care or staying with them until professionals arrive.
- For people living alone, having someone check in regularly can **literally save lives**.

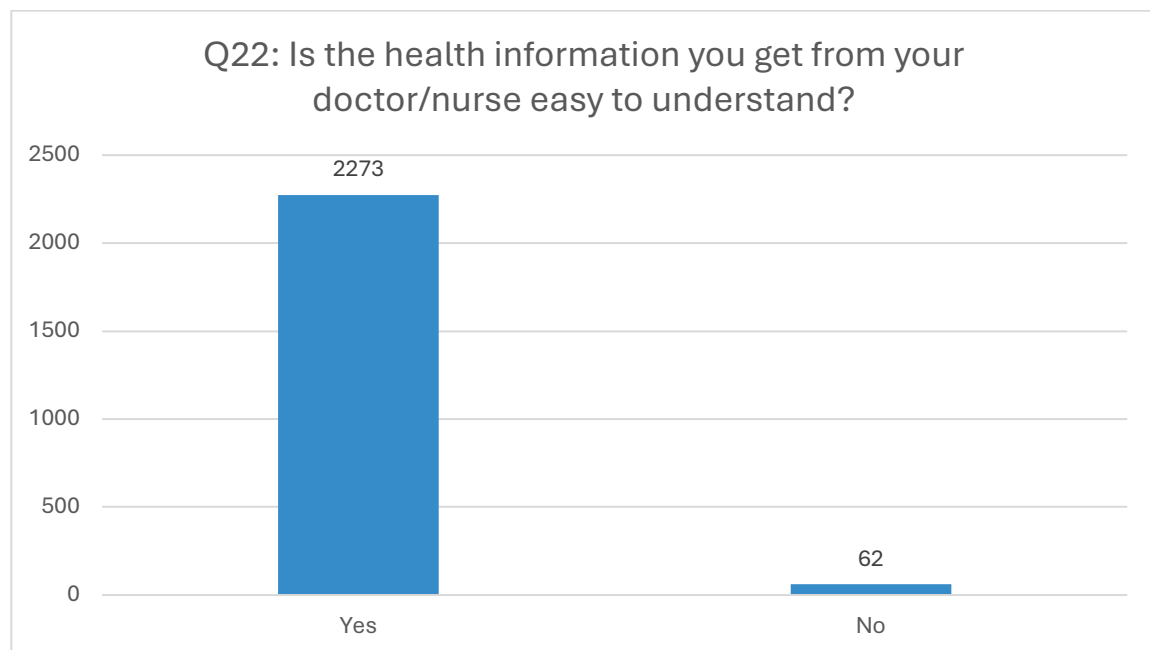
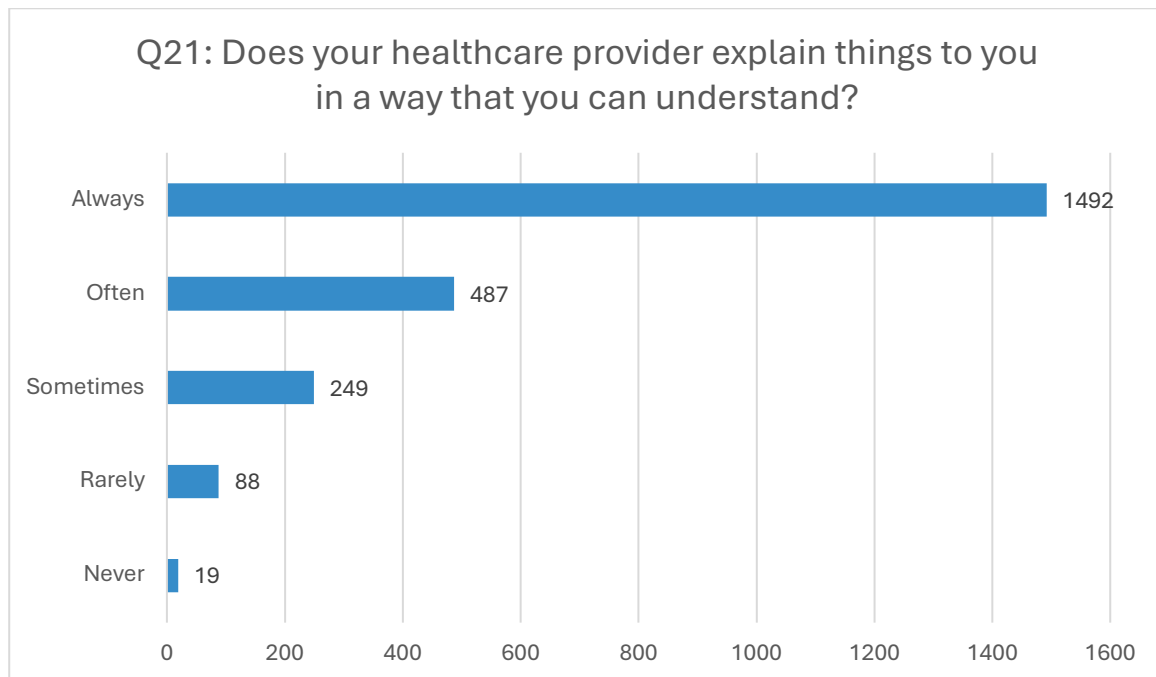
5. Accountability and Encouragement

- A friend or loved one can remind someone to take their medication, follow dietary restrictions or attend appointments.
- Support networks increase **motivation and confidence**, especially for people managing difficult health journeys like cancer, substance recovery or new diagnoses.

Conclusion

Having a social network is not just about feeling connected—it's a lifeline. It helps with the **logistics of care, emotional resilience** and **health literacy**. For those without one, it's critical that community organizations, health systems and care teams step in with support structures like **community health workers, transportation programs** or **patient advocates**.

The following questions were asked by all hospitals in Delaware during their community surveys. This standardized approach allows hospitals and the Delaware Healthcare Association (DHA) to gain a clearer understanding of health literacy challenges across the state.



Health literacy is the ability to find, understand and use information and services to make informed health decisions for yourself and others. It goes beyond reading pamphlets or

following doctor’s orders—it’s about empowering people to manage their health confidently and effectively.

Why Health Literacy Matters

1. Helps People Understand Their Health Conditions

- Individuals with strong health literacy can better grasp **what their diagnosis means**, how it affects them and what steps to take next.
- They are more likely to understand how to **monitor symptoms, manage medications** and follow treatment plans.

2. Reduces Preventable Medical Errors

- Misunderstanding medication instructions, hospital discharge papers or appointment schedules can lead to serious errors—like taking the wrong dose or missing a follow-up.
- Health-literate patients are more likely to **ask questions**, verify information and **catch mistakes**.

3. Improves Chronic Disease Management

- Conditions like **diabetes, heart disease and asthma** require regular monitoring and self-care.
- Health literacy helps people:
 - Know when to seek help
 - Follow dietary or activity recommendations
 - Adjust medications correctly

4. Reduces Emergency Room Visits

- People with low health literacy are more likely to use the ER for routine issues because they don’t know where else to go or when a problem is urgent.
- Those who understand how to navigate the healthcare system can make better use of **primary care, telehealth** and **preventive services**.

5. Promotes Equity

- Health literacy is closely tied to education, language and socioeconomic status. When health information isn’t accessible or understandable, it **worsens disparities** in care and outcomes—especially among:
 - People with limited education
 - Non-English speakers
 - Older adults
 - Rural or underserved populations

6. *Encourages Preventive Care and Healthy Choices*

- Understanding **how and when to get vaccines, screenings and checkups** helps people stay healthier, longer.
- Health-literate individuals are also more likely to:
 - Eat healthy
 - Exercise regularly
 - Avoid risky behaviors (e.g., smoking, unsafe sex)

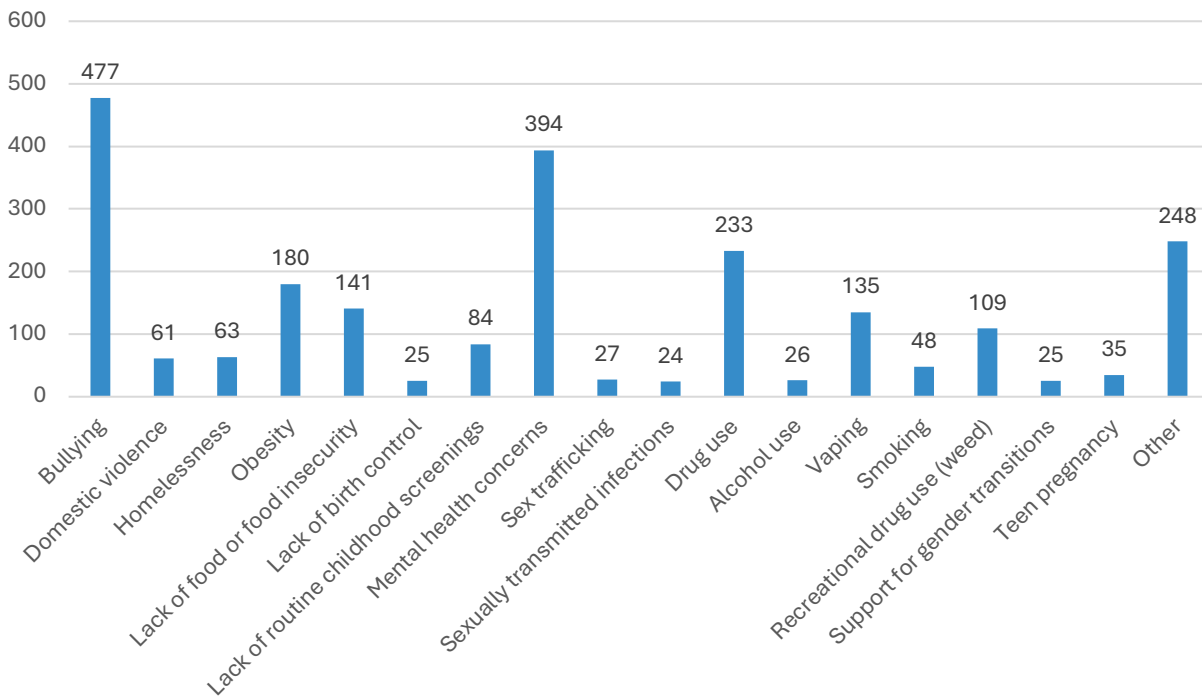
Local Relevance: Kent County, Delaware

In Kent County, challenges such as low general literacy rates, language barriers and limited access to digital tools make health literacy a critical issue. Efforts like including **health literacy questions in community health needs assessments**, partnering with the **Health Literacy Council of Delaware** and using **plain language communication** are essential to improving community health.

Conclusion

Health literacy is not just a personal skill—it's a shared responsibility among individuals, providers and systems. By making health information **clear, accessible and actionable**, we help people live healthier lives, reduce system costs and promote a more equitable healthcare environment.

Q23: Think about children between the ages of 12 and 17 in your community. What do you think is the one biggest health concern they may be facing?



Poor mental health impacts many areas of a student's life, including school and grades, decision making and their physical health. Negative behaviors and habits that result from poor mental health carry over into adult years.²

Children today face a complex set of challenges that impact not only their physical health but also their emotional and social development. Four of the most pressing and interconnected concerns are **bullying, mental health struggles, substance use and obesity**. These issues can have lasting effects on a child's ability to learn, grow and thrive into adulthood.

1. Bullying

Why It's a Concern:

- Bullying—whether physical, verbal or online—can lead to **serious emotional and psychological harm**.
- Victims of bullying often experience **low self-esteem, anxiety, depression** and in some cases, suicidal thoughts.

² Poor mental health impacts many areas of a student's life, including school and grades, decision making and their physical health. Negative behaviors and habits that result from poor mental health carry over into adult years.

- **Cyberbullying** has made it harder for children to escape bullying, with harassment continuing beyond school hours.

Consequences:

- School avoidance or declining academic performance
- Long-term trauma and trust issues
- Increased risk of self-harm or aggressive behavior

2. Mental Health^{xxi}

Why It's a Concern:

- Rates of **anxiety, depression and behavioral disorders** are rising among children and adolescents.
- The pandemic, social isolation, academic pressures and social media have intensified emotional stress for many children.

Barriers to Care:

- **Stigma**, lack of pediatric mental health providers and limited access to affordable counseling prevent many families from getting help.
- Some children **don't have the language or support** to express what they're feeling.

Consequences:

- Increased rates of suicide (the second leading cause of death among youth ages 10–24)
- Difficulty forming healthy relationships and coping with stress
- Interference with academic and social development

3. Drug Use and Substance Exposure

Why It's a Concern:

- Early exposure to substances like **vaping, alcohol, marijuana and opioids** is increasing.
- Children may be influenced by peer pressure, social media or family members using substances at home.

Health Risks:

- Impaired brain development
- Academic failure or school discipline
- Higher likelihood of developing **substance use disorders** later in life

Kent County Note:

- The opioid crisis has touched many families in Delaware, with children either directly experimenting or being indirectly affected by a parent or caregiver's addiction.

4. Obesity

Why It's a Concern:

- **Childhood obesity rates** have increased dramatically, with poor nutrition, lack of physical activity and screen time contributing factors.
- Many children live in **food deserts** or lack access to healthy, affordable food and safe places to play.

Health Risks:

- Type 2 diabetes
- High blood pressure and cholesterol
- Joint and sleep problems
- Emotional health issues, including **low self-esteem and body image concerns**

Delaware ranks 36 in overall prevalence with 33.2% of children considered either overweight or obese.^{xxiii} Among the three counties in Delaware, Kent County has the highest rate of obesity. This highlights the need for targeted interventions to address nutrition, physical activity and access to preventive care.

These four concerns often overlap:

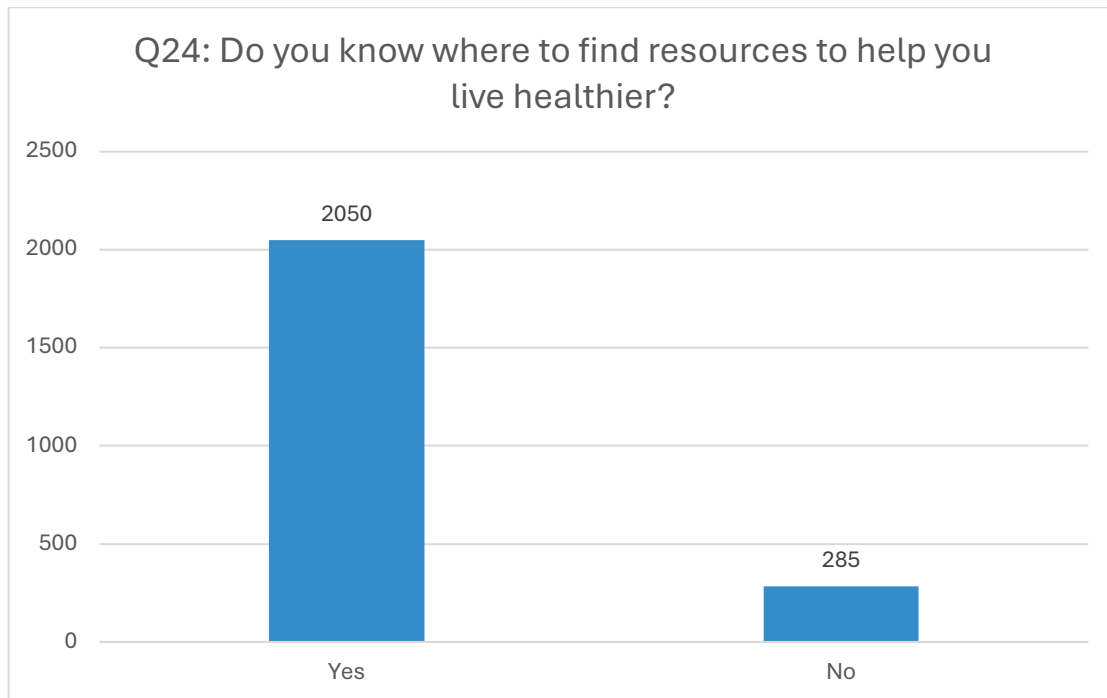
- **Bullying and mental health** are tightly linked, especially when body image or identity are involved.
- **Obesity can lead to bullying**, which then affects mental health.
- **Drug use may be a coping mechanism** for stress, depression or trauma.
- **Children without strong support systems** are more vulnerable to all of these risks.

What Can Help:

- **Access to school counselors and mental health services**
- **Anti-bullying policies** and inclusive school environments
- **Parent education and engagement**
- **Nutrition programs** and opportunities for physical activity
- **Early education about substance risks** and emotional regulation, such as the Bayhealth Wellness Centers embedded in seven local high schools.

Conclusion

Children need more than healthcare—they need understanding, protection and opportunity. Addressing bullying, mental health, drug use and obesity requires schools, healthcare providers, families and community organizations to work together in creating safe, supportive environments where all children can grow up healthy in body and mind.



In **Kent County, Delaware**, there are several trusted resources where residents can access information and support to live healthier—whether they're looking for nutrition help, exercise programs, chronic disease support or social services.

1. Bayhealth

Website: bayhealth.org

Bayhealth offers:

- Community health programs and wellness classes
- Health screenings and education events
- Resources through their **Population Health** and **Community Outreach** teams
- Mobile health services and partnerships with local nonprofits for food insecurity, housing and chronic care

2. Delaware Division of Public Health (DPH)

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- Offers **Healthy Lifestyle Programs** (nutrition, diabetes prevention, heart health)
- Provides **free or low-cost immunizations**, cancer screenings and tobacco cessation resources
- Hosts a **Community Health Services Map** for local wellness programs

3. YMCA of Delaware – Dover Branch

Website: ymcade.org/locations/dover

- Offers low-cost exercise classes, swim programs and chronic disease prevention programs
- Scholarships available for low-income families

4. Food Bank of Delaware

Website: fbd.org

- Hosts mobile food pantries, healthy cooking classes and SNAP education
- Offers medically tailored food boxes in partnership with local hospitals

5. University of Delaware Cooperative Extension – Kent County

Website: extension.udel.edu

- Offers free classes on **healthy eating, gardening and physical activity**
- Youth programs through 4-H and adult wellness education

6. Mental Health Resources

- **Delaware 211** – Call 2-1-1 or visit delaware211.org for referrals to mental health, housing or addiction services
- **NAMI Delaware** – namidelaware.org for mental health education and support groups
- **SUN Behavioral Health – Dover** offers inpatient and outpatient mental health and substance use care

7. Unite Delaware

Website: unitedelaware.org

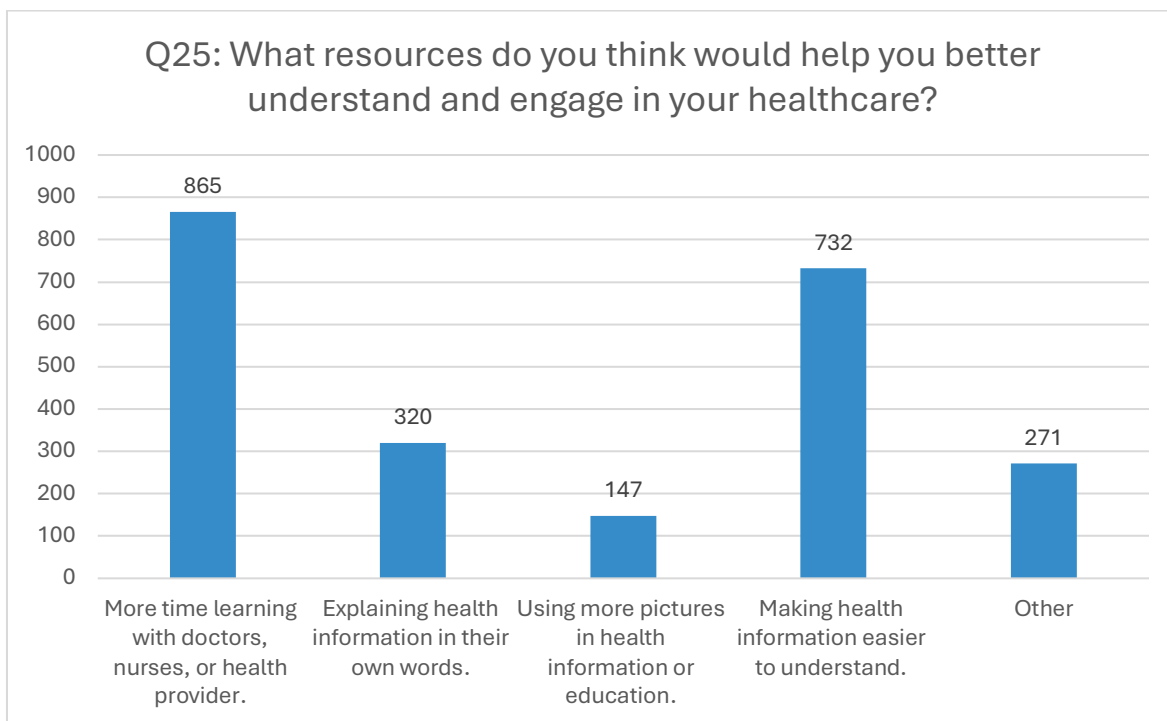
- A closed-loop referral system used by hospitals and nonprofits to connect residents to **free and low-cost services**, including:

- Medical care
- Food
- Transportation
- Financial assistance
- Housing support

8. Health Literacy Council of Delaware

Website: healthliteracyde.org

- Offers health education workshops
- Develops **plain-language materials** to help residents better understand their care.



Effective healthcare isn't just about the treatment—it's about how well patients understand what's happening to their bodies and what they need to do next. For many people, especially those with low health literacy, language barriers or chronic stress, the healthcare system can feel overwhelming and confusing.

Making health information **clear, visual and accessible**—and giving patients the **time and space to understand it**—can dramatically improve outcomes.

1. The Importance of More Time with Clinicians

Why It Matters:

- Short appointments can lead to **missed information, rushed explanations** and patients leaving with more questions than answers.
- When clinicians take time to **listen, explain and confirm understanding**, patients are more likely to follow care plans, take medications correctly and return for follow-ups.

Impact of More Time:

- Builds **trust and rapport**
- Allows for **questions and clarification**
- Helps address **fear or misinformation**
- Encourages shared decision-making

2. Explaining Health Issues in Plain Language

Why It Matters:

- Many people don't understand medical jargon (e.g., "hypertension" instead of "high blood pressure").
- Using everyday terms helps people feel **included, not intimidated**.

Best Practices:

- Say **“heart doctor” instead of “cardiologist”**
- Explain **what a test is for**, not just what it's called
- Avoid acronyms or define them clearly (e.g., say "emergency department" not just "ED")

3. Using Visuals in Health Education

Why It Matters:

- Visuals like pictures, diagrams and infographics can **cross language barriers**, reinforce verbal information and make abstract concepts concrete.
- For people who struggle with reading, visuals **make health education more accessible and memorable**.

Examples:

- A diagram showing what happens during a heart attack
- Icons showing medication times (morning, noon, night)
- Illustrations of portion sizes, symptoms or step-by-step care instructions

4. Making Health Information Easier to Understand and Access

Why It Matters:

- Many patients feel overwhelmed by paperwork, websites and instructions they can't easily interpret.
- **Accessible health information** increases confidence, reduces errors and empowers people to manage their care.

Strategies for Improvement:

- Use **12-point font or larger**, high-contrast colors and easy-to-read layouts.
- Translate materials into **multiple languages**, including Spanish and Haitian Creole in areas like Kent County, Delaware, as Bayhealth did for this survey and other outreach materials.
- Provide **video or audio explanations** for key documents.
- Offer **community health workers or patient navigators** to help explain and reinforce information.

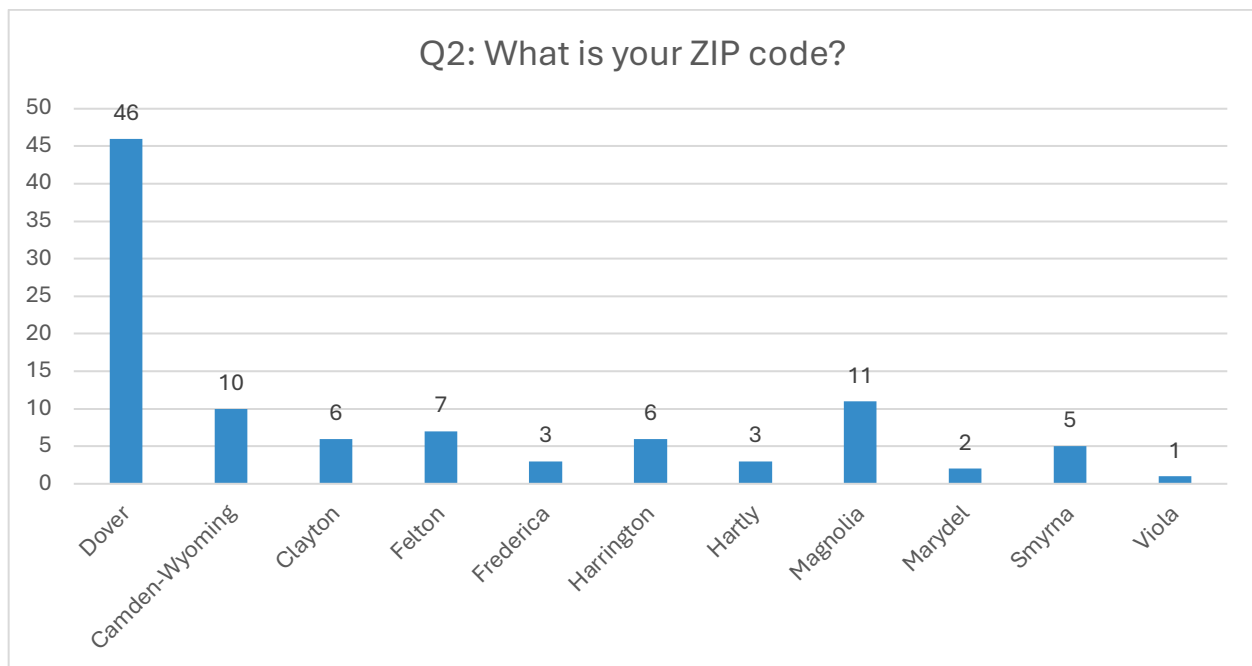
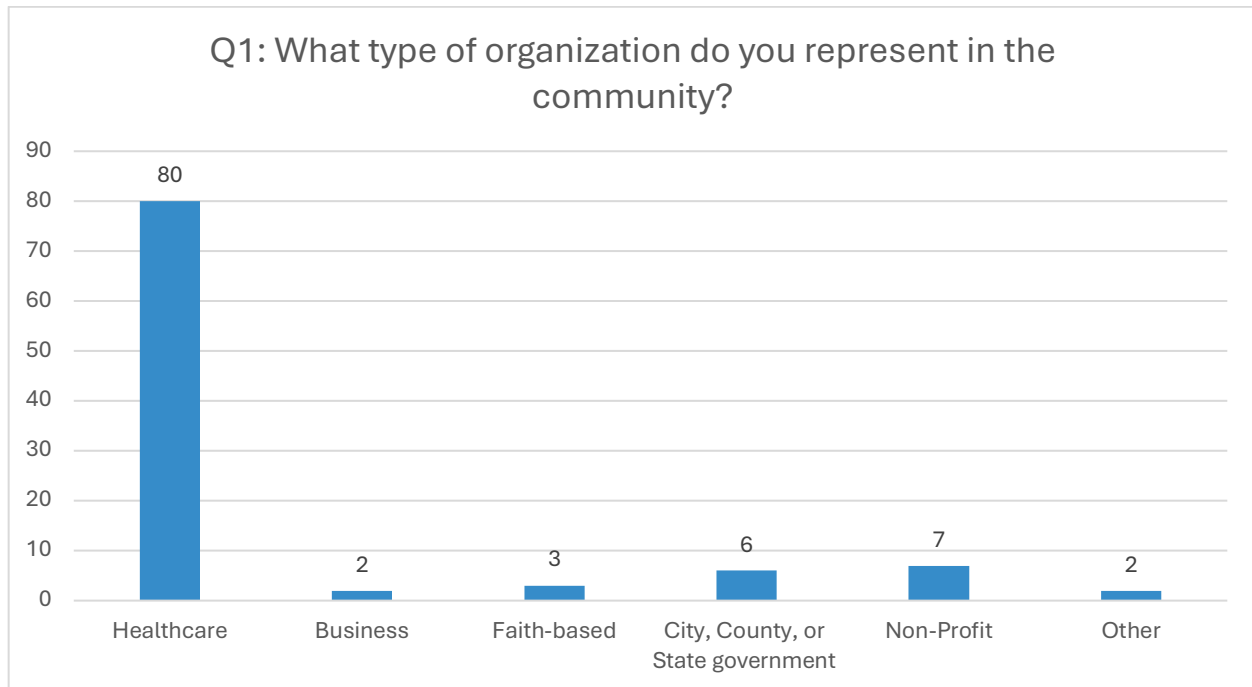
Conclusion

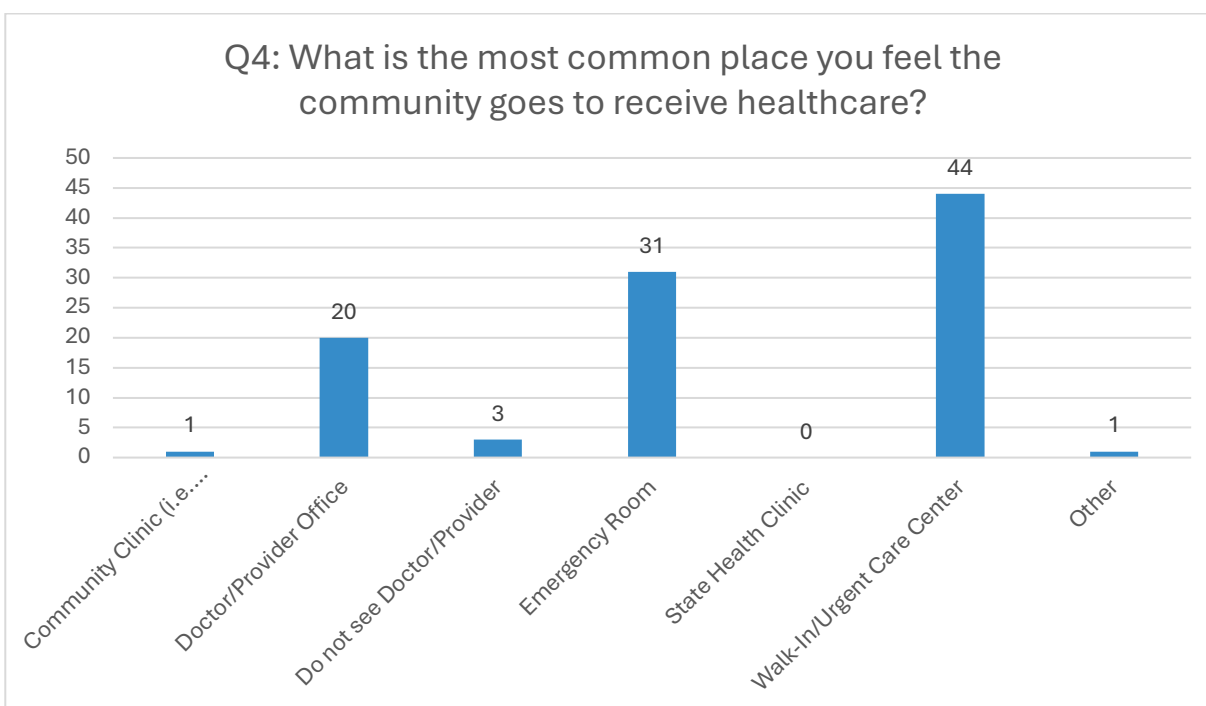
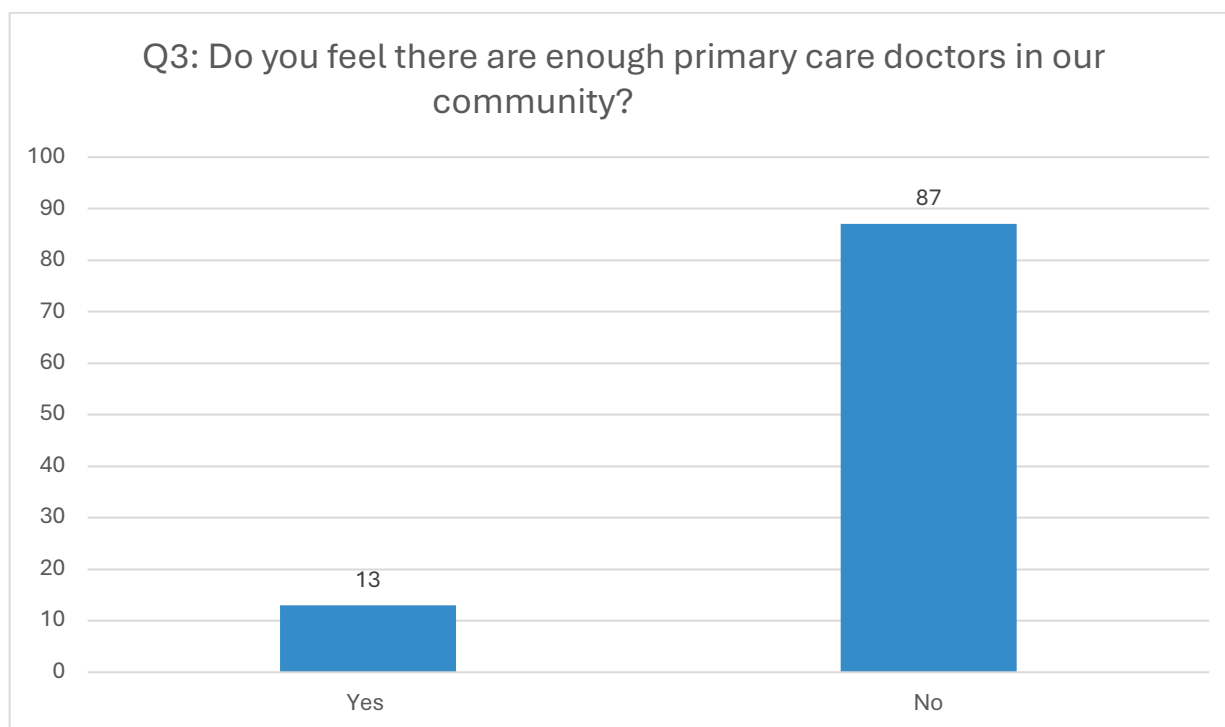
When patients are rushed, confused or excluded from their own care conversations, health outcomes suffer. But when clinicians take time, speak plainly and use tools that meet people where they are—**everyone benefits**.

Investing in clearer, more compassionate communication is one of the most powerful ways to improve health equity, trust and outcomes across every community.

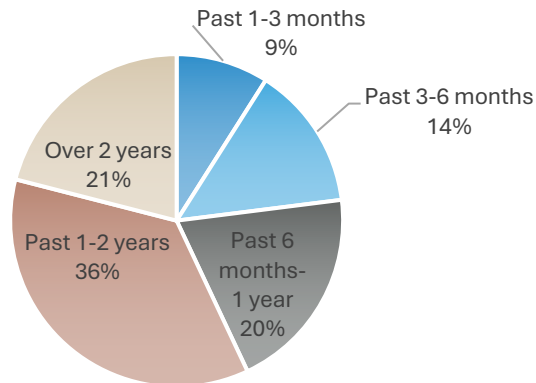
Community Stakeholder Survey Results

The community stakeholder survey questions were also multiple choice and very much mirrored the community-at-large survey but asked participants to answer the questions based on their roles and knowledge as a community stakeholder who serves members of the community. In total, 100 different community stakeholders responded.

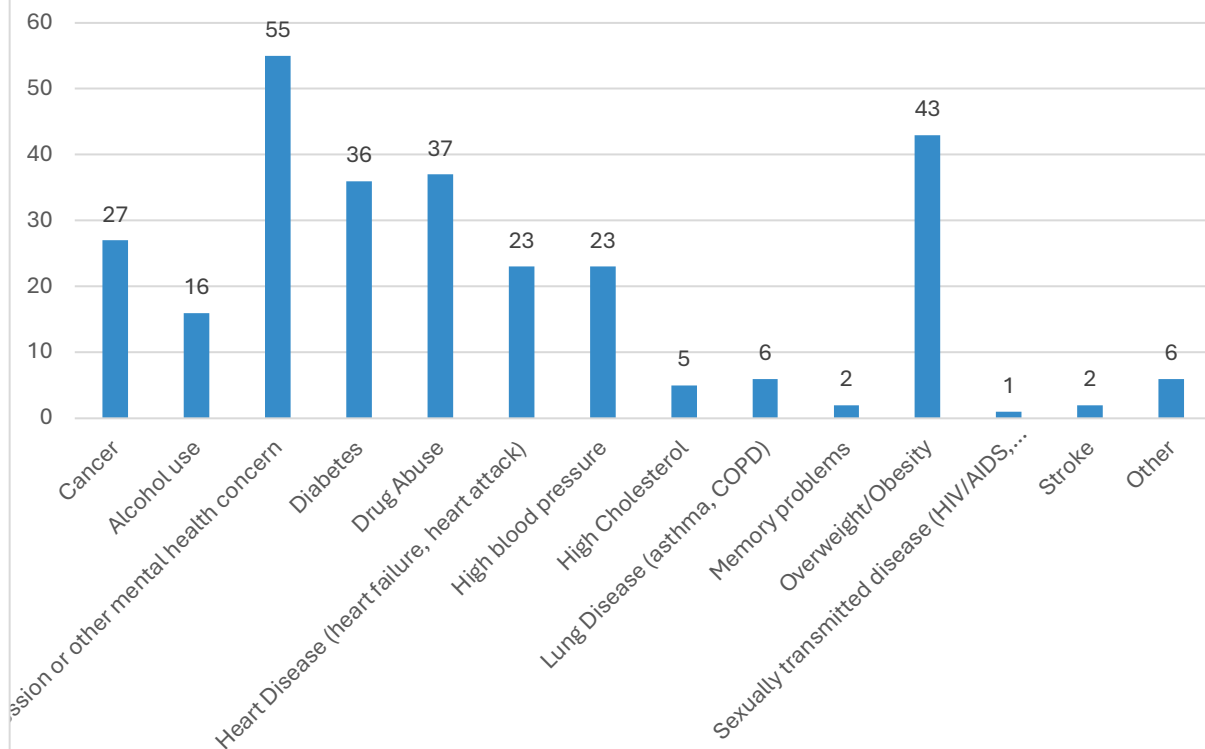




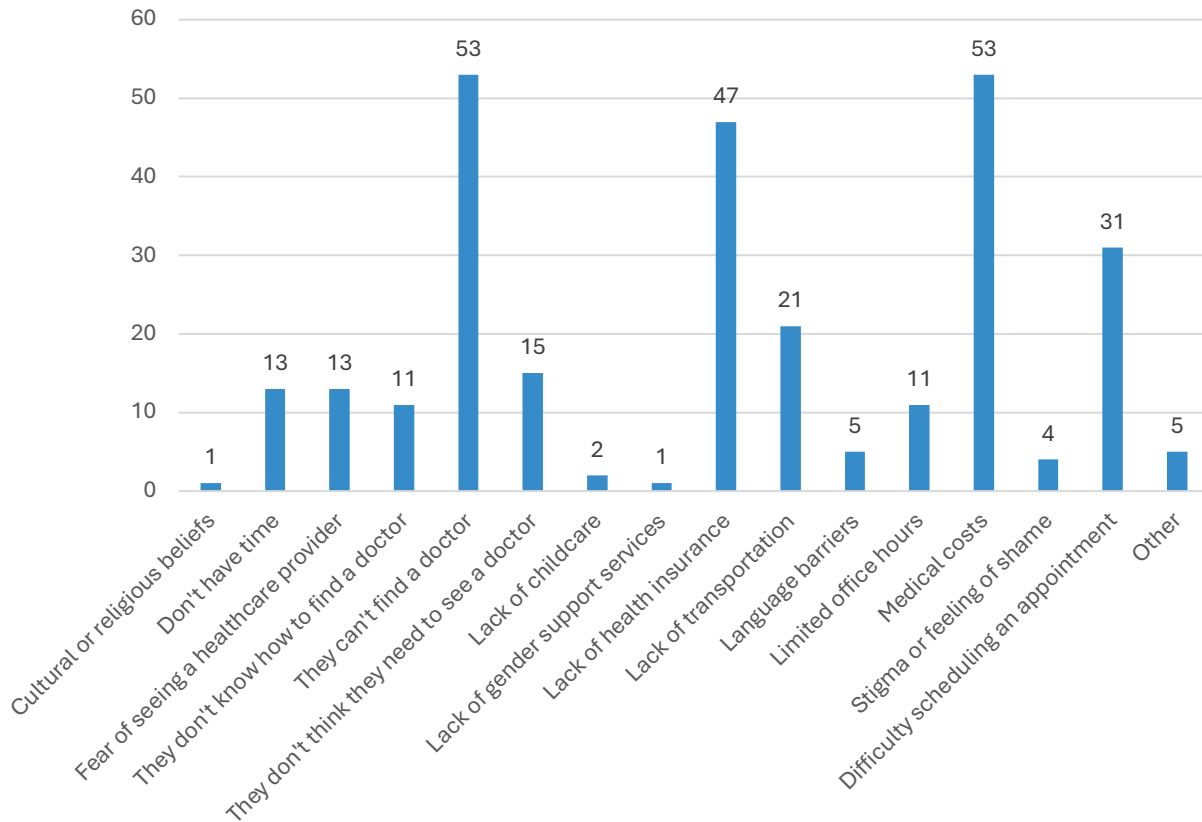
Q5: When was the last time you think your community members saw a provider for a preventative or regular healthcare examination?



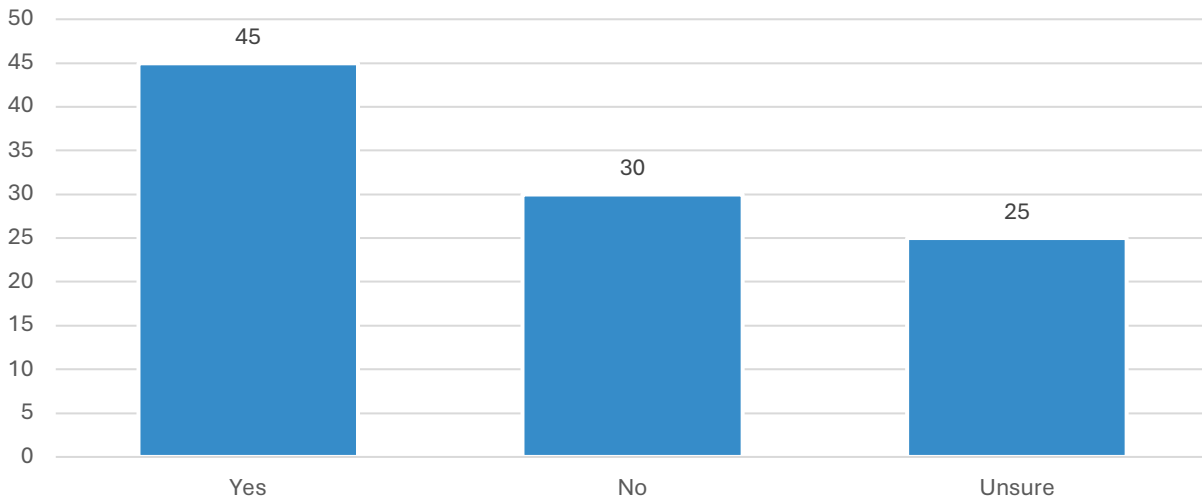
Q6: What do you think the top 3 health issues are in your community?



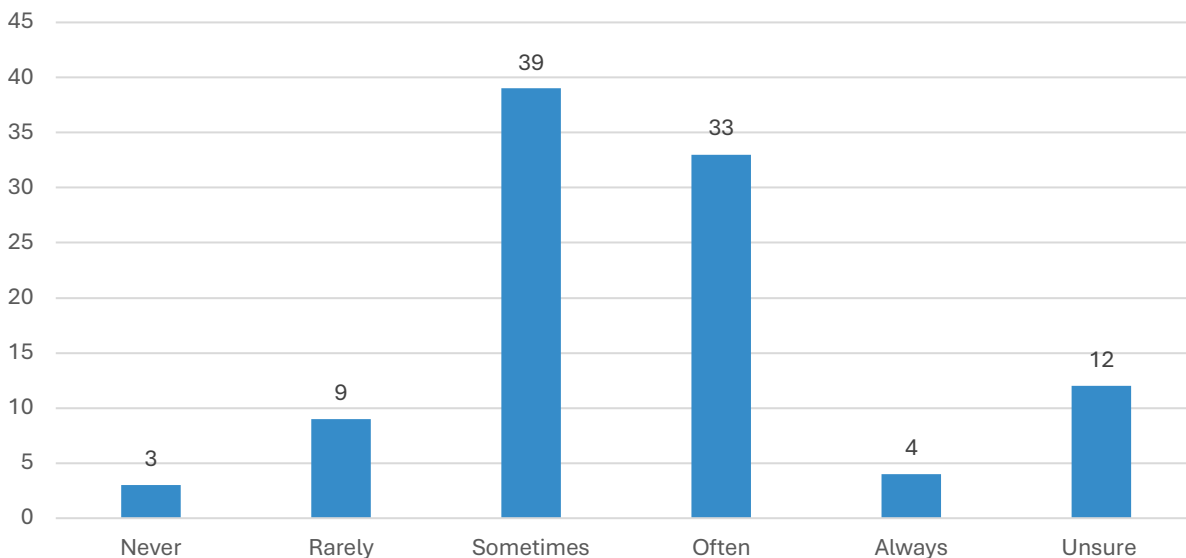
Q7: Think about the last 12 months. What has stopped your community members from getting the healthcare services they needed?

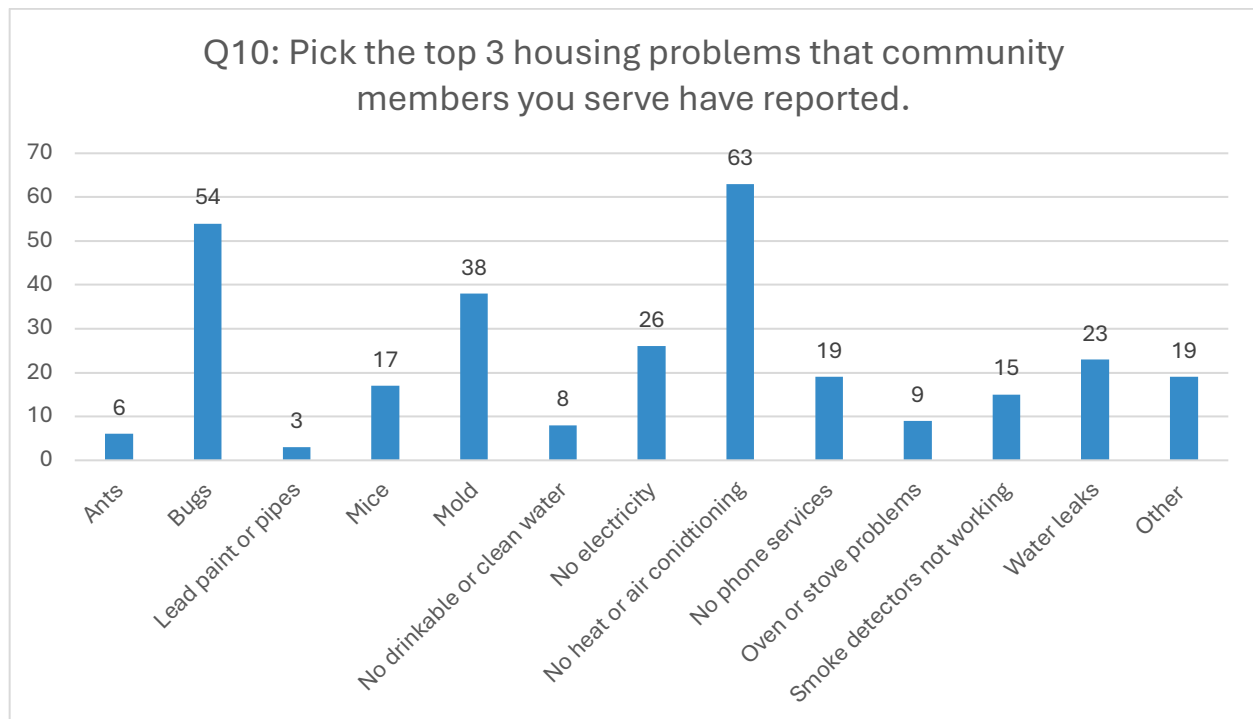


Q8: In the past 12 months, are you aware of any community members who skipped taking their medicine or missed a medical appointment because they did not have transportation?



Q9: In the past 12 months, are you aware of community members who had to choose between buying food, or medicine and paying their bills?





Interpretation of Housing Problem Findings – Kent County, Delaware

These data reflect self-reported housing issues from a sample of **respondents** in Kent County, Delaware. The chart captures various conditions that can compromise both **physical health** and **mental well-being**, especially for vulnerable populations such as children, seniors and people with chronic illnesses.

Public Health Implications

Lack of Climate Control (21%)

- **No heat or air conditioning** is the most reported issue and poses **serious health risks** during extreme temperatures—especially for infants, older adults and those with heart or lung conditions.
- Can contribute to **hypothermia, heat stroke** and **worsening of respiratory conditions** like asthma or COPD.

Pest Infestations (24%)

- **Bugs and mice** were reported by over **1 in 5** residents.

- These can trigger **asthma**, cause **skin infections** and spread **bacterial and viral pathogens**.
- Poor pest control often signals **broader structural and sanitation issues**.

Mold (13%)

- Mold exposure can lead to **serious respiratory problems**, especially in people with asthma or weakened immune systems.
- Also associated with **mental health stress**, fatigue and chronic coughing.

Lack of Electricity, Clean Water and Cooking Facilities

- **No electricity (9%)** can disrupt access to medical devices (e.g., oxygen machines), food storage, lighting and communication.
- **No clean water (3%)** undermines basic hygiene and increases risk of **gastrointestinal illness**.
- **Oven or stove problems (3%)** reduce food access and nutrition.

Life-Safety Issues

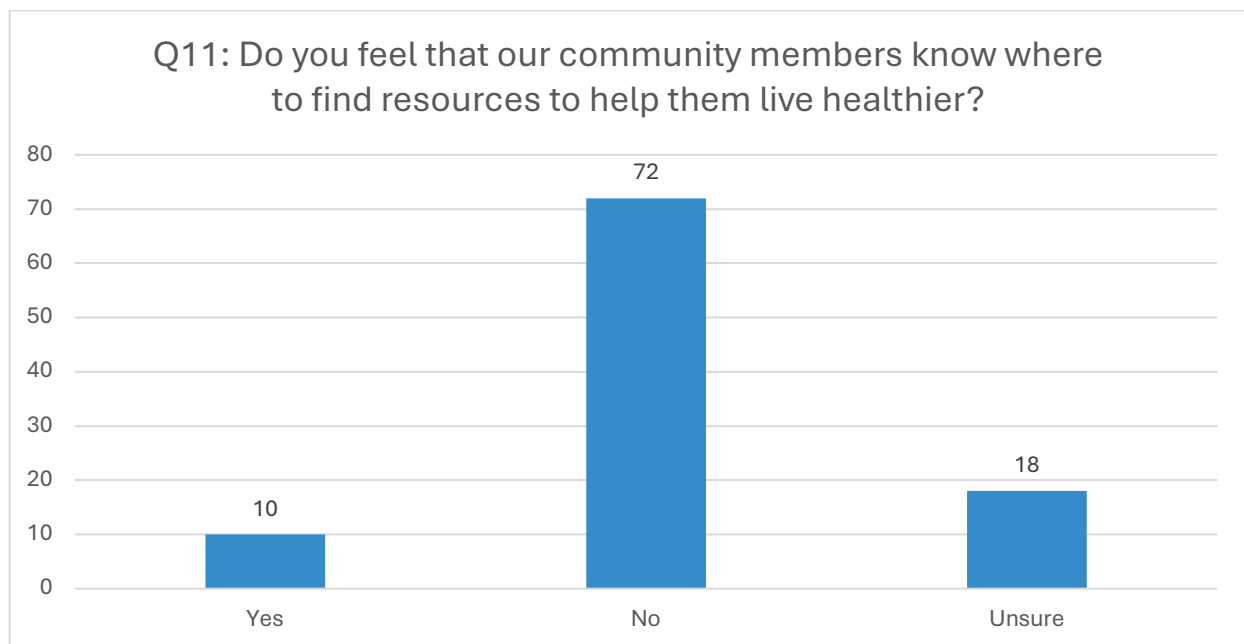
- **Smoke detectors not working (5%)** presents a **direct fire risk**.
- **Lead paint/pipes**, although reported by few, are extremely hazardous—especially to children, where exposure can cause **permanent developmental delays**.

What This Means for Kent County, Delaware

- These findings underscore a **critical link between housing quality and health equity**.
- Many of the reported conditions are **preventable and fixable**, but persist due to lack of landlord accountability, low-income housing stock and limited inspection or enforcement.
- The data suggest a need for:
 - **Increased code enforcement**
 - **Healthy housing initiatives**
 - **Targeted outreach from Community Health Workers (CHWs)**
 - **Cross-sector partnerships** (e.g., Bayhealth, local housing authorities, social service orgs)
 - **Weatherization and home repair programs** for low-income households

Conclusion

Poor housing conditions are more than a nuisance—they are **public health risks** that can lead to chronic illness, poor child development, hospitalizations and even death. Addressing these issues in Kent County will require coordinated action across healthcare, housing and social service systems.



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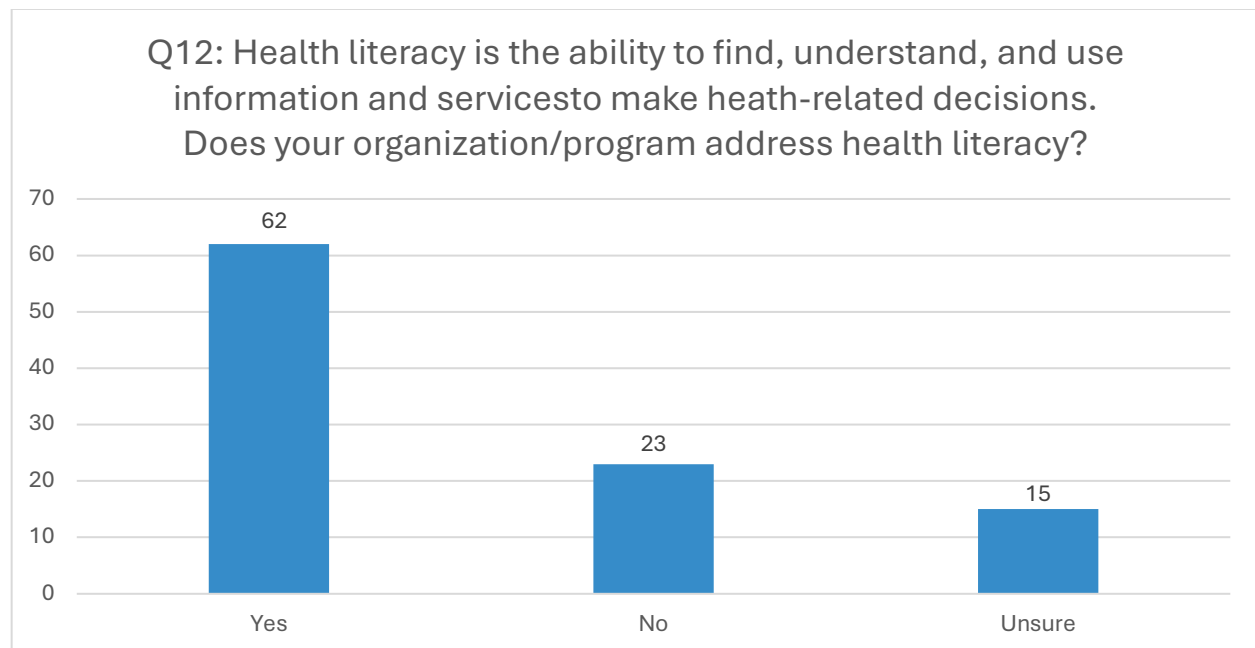
- A closed-loop referral system used by hospitals and nonprofits to connect residents to **free and low-cost services**, including:
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 - Financial assistance
 - Housing support

8. Health Literacy Council of Delaware

Website: healthliteracyde.org

- Offers health education workshops
- Develops **plain-language materials** to help residents better understand their care.

The following questions were asked by all hospitals in Delaware during their community surveys. This standardized approach allows hospitals and the Delaware Healthcare Association (DHA) to gain a clearer understanding of health literacy challenges across the state.



Why Health Literacy Matters

1. Helps People Understand Their Health Conditions

- Individuals with strong health literacy can better grasp **what their diagnosis means**, how it affects them and what steps to take next.
- They are more likely to understand how to **monitor symptoms, manage medications** and follow treatment plans.

2. Reduces Preventable Medical Errors

- Misunderstanding medication instructions, hospital discharge papers or appointment schedules can lead to serious errors—like taking the wrong dose or missing a follow-up.
- Health-literate patients are more likely to **ask questions**, verify information and **catch mistakes**.

3. Improves Chronic Disease Management

- Conditions like **diabetes, heart disease and asthma** require regular monitoring and self-care.
- Health literacy helps people:
 - Know when to seek help
 - Follow dietary or activity recommendations
 - Adjust medications correctly

4. Reduces Emergency Room Visits

- People with low health literacy are more likely to use the ER for routine issues because they don't know where else to go or when a problem is urgent.
- Those who understand how to navigate the healthcare system can make better use of **primary care, telehealth** and **preventive services**.

5. Promotes Equity

- Health literacy is closely tied to education, language and socioeconomic status. When health information isn't accessible or understandable, it **worsens disparities** in care and outcomes—especially among:
 - People with limited education
 - Non-English speakers
 - Older adults
 - Rural or underserved populations

Local Relevance: Kent County, Delaware

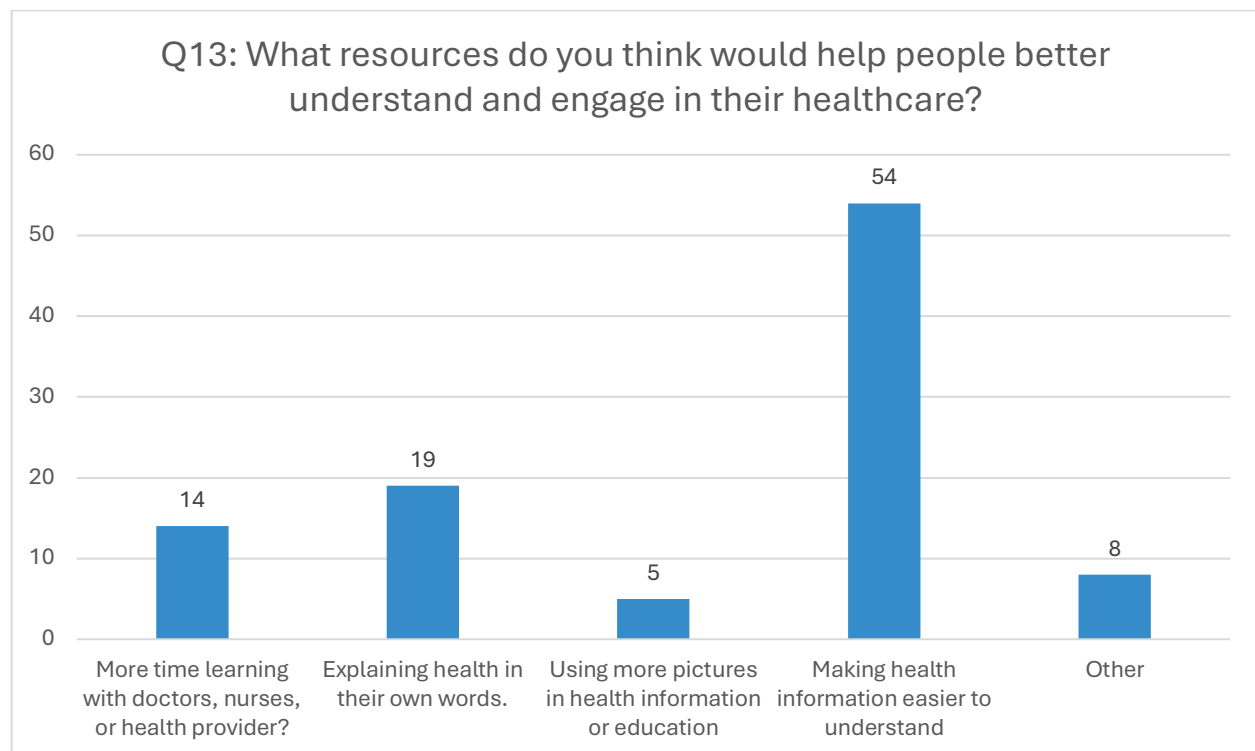
In Kent County, challenges such as low general literacy rates, language barriers and limited access to digital tools make health literacy a critical issue. Efforts like including **health literacy questions in community health needs assessments**, partnering with the **Health Literacy Council of Delaware** and using **plain language communication** are essential to improving community health.

6. Encourages Preventive Care and Healthy Choices

- Understanding **how and when to get vaccines, screenings and checkups** helps people stay healthier, longer.
- Health-literate individuals are also more likely to:
 - Eat healthy
 - Exercise regularly
 - Avoid risky behaviors (e.g., smoking, unsafe sex)

Conclusion

Health literacy is not just a personal skill—it's a shared responsibility among individuals, clinicians and systems. By making health information **clear, accessible and actionable**, we help people live healthier lives, reduce system costs and promote a more equitable healthcare environment.



Health Needs Identified

In the analysis of Kent County Community Health Needs Assessment data from community members and stakeholders, the most important health issues which emerged include:

- Obesity
- Mental health
- Preventable emergency room visits and hospitalizations
- Cost of healthcare
- Access to medical clinicians
- Social determinants of health including homelessness, finances, transportation and housing

In the following appendix, data from various reliable web-based databases and organizations will be presented. The elements shown are focused on the above highlighted health issues which were gleaned from the Kent County Community Health Needs Assessment surveys from community members and stakeholders.

Next Steps

Based on the findings of the 2025 Community Health Needs Assessment (CHNA), Bayhealth will develop and implement targeted strategies to address the identified priority areas. These initiatives may include expanding access to healthcare services, enhancing mental health and substance use treatment, promoting healthy lifestyles and addressing social determinants of health that impact overall well-being.

Appendix B- Objectives and Methodology

Federal and State Requirements

A Community Health Needs Assessment (CHNA) is a systematic process used by hospitals and public health organizations to identify key health priorities, disparities and resource gaps within the communities they serve. Under the Affordable Care Act, all nonprofit hospitals are federally required to conduct a CHNA at least once every three years and develop an implementation strategy to address the identified needs. This requirement, enforced by the Internal Revenue Service (IRS), ensures hospitals remain accountable to the communities they serve and maintain their tax-exempt status.

In Delaware, additional state-level expectations—such as alignment with the Delaware State Health Improvement Plan and collaboration with local stakeholders—reinforce the importance of using CHNAs to promote health equity, guide strategic investments and foster data-driven decision-making across sectors. This assessment fulfills both federal and state requirements and serves as a foundational tool for improving health outcomes throughout Kent County.

Methodology and Data Sources

CHNA is a process for determining the needs in a particular community or geographic area through systematic, comprehensive data collection and analysis. CHNA has long been best practice within the field of public health, focusing on the most vulnerable and where they live to identify those experiencing health disparities and inequalities.

CHNA involves exploring both quantitative and qualitative data and can be broad, examining a community at large or it can focus on a specific issue. Many communities and community organizations regularly conduct broad CHNAs to understand their community and get a pulse of what is most needed to promote community thriving.^{xxiii}

Bayhealth realized to meet as many community members as possible where they were, multiple channels were needed to reach the population to get a complete picture of the health needs of those living in Kent County. Online and paper survey forms and well as informational materials were all available in English, Spanish and Haitian Creole.

Community health needs were collected from various sources to gain a complete picture of the community and its needs. This includes the most recent data available from My Healthy Community, the state Department of Health and Social Services and stakeholder survey results.

Appendix C- 2022 CHNA Implementation Plan

As a result of the 2022 Community Health Needs Assessment (CHNA), Bayhealth identified four key priority areas for improvement at the Kent Campus:

1. **Mental Health**
2. **Obesity**
3. **Social Determinants of Health (SDoH)**
4. **Preventable Emergency Room Visits and Hospitalizations**

This summary outlines the progress made in each area, along with the Bayhealth departments involved.

1. Mental Health

Strategy: Implement systemwide behavioral health initiatives.

Key Activities and Results:

- Integrated behavioral health clinicians into primary care practices. (2023)
- Behavioral health navigation services added to four primary care offices, serving ~800 patients. (July 2023–Feb 2024)
- Requested additional FTEs for expansion. (2024)
- Renovated behavioral health rooms in the Emergency Department. (2024)
- Chaplaincy provided counseling and wellness support hospital wide. (Ongoing)
- Recruiting behavioral health social worker for the ED; FY25 budget includes support for ED psychiatric area. (2024)

Involved Departments:

Executive Team, Medical Staff, Patient Care Services, Emergency Department, Population Health, Care Management, Facilities, Risk Management, Patient Experience, Chaplaincy

2. Obesity

Strategy: Partner with community organizations to promote healthier lifestyles.

Key Activities and Results:

- Joined Unite Delaware to connect patients with local services addressing SDoH. (2022)
- Launched 302 Food Rescue in partnership with the Food Bank of Delaware. (2022)
- Established structure for community partnership coordination. (2023)
- Deployed a mobile medical unit to serve patients in local neighborhoods. (2023)
- Distributed low-sugar, low-sodium food boxes to patients with food insecurity. (2023–2024)
- Initiated housing support efforts. (2024)

- Increased healthy food options in cafeterias and resident lounges. (2024)

Involved Departments:

Executive Team, Medical Staff, Patient Care Services, Bariatrics, Food & Nutrition, Pharmacy, Education, Population Health, Marketing & Community Outreach

3. Social Determinants of Health

Strategy: Collaborate with trusted partners to address basic needs.

Key Activities and Results:

- Screened 90% of inpatients for SDoH; ~15% had significant needs (mainly food & transportation).
- Purchased transport van for radiation therapy patients using donor funds. (2022)
- Partnered with local agencies (e.g., Habitat for Humanity) on energy- and housing-related interventions. (2022)
- Oncology piloted food boxes for patients with food insecurity. (2023)
- Expanded food box program to inpatients, outpatients and staff. (2022–2024)
- 884 food boxes distributed as of May 2024.

Involved Departments:

Executive Team, Oncology, Medical Staff, Patient Care Services, Respiratory, Cancer Institute, Finance, Foundation, Clinical Nurse Navigators, Population Health

4. Preventable ER Visits and Hospitalizations

Strategy: Improve access and deliver convenient, preventive care.

Key Activities and Results:

- Launched emergency medicine residency program. (2023)
- Hosted monthly Walk with a Doc events and Ask a Doc sessions. (2023)
- Opened Bayhealth at Blue Hen ambulatory center.
- GME residents provided care at La Red Health Center for Hispanic populations. (2024)
- GME residents participated in multiple community events (e.g., Pride Fest, wellness fairs, sports physicals). (2022–2024)
- Chronic care managers embedded in primary care practices for high-risk patients.
- Introduced Bayhealth at Home app for virtual physician access. (2023)
- Created Virtual Operations Center for optimal patient placement. (2023)
- Embedded mental wellness counselors in Bayhealth Family Medicine. (2023)
- Improved chronic disease metrics and reduced readmissions. (2021–2023)
- Partnered with Unite Delaware to address SDoH; nearly 50% of patients referred had no ED/IP visits in the following 6 months. (2022–2023)
- Referred ~1,000 patients to Unite Delaware in FY24.

Involved Departments:

Executive Team, Medical Staff, GME Program, Bayhealth Medical Group, Liaisons,
Population Health, Information Technology

Appendix D- Sources

- i <https://myhealthycommunity.dhss.delaware.gov/locations/county-kent/community-characteristics>
- ii <https://www.census.gov/quickfacts/fact/table/kentcountydelaware/BZA210222>
- iii <https://uscountymaps.com/kent-county-map-delaware/>
- iv <https://www.census.gov/quickfacts/fact/table/kentcountydelaware/BZA210222>
- v <https://datausa.io/profile/geo/kent-county-de>
- vi <https://www.census.gov/quickfacts/fact/table/kentcountydelaware/BZA210222>
- vii <https://why.org/articles/black-maternal-health-week-delaware/>
- viii https://www.cdc.gov/nchs/pressroom/sosmap/infant_mortality_rates/infant_mortality.htm
- ix <https://myhealthycommunity.dhss.delaware.gov/topics/chronic-disease/county-kent>
- x <https://dhss.delaware.gov/dph/dpc/files/BurdenOfChronicDiseaseInDelaware2024Final.pdf>
- xi <https://www.irs.gov/charities-non-profits/community-health-needs-assessment-for-charitable-hospital-organizations-section-501r3>
- xii <https://stateplanning.delaware.gov/demography/dpc-projection-data.shtml>
- xiii <https://www.census.gov/quickfacts/fact/table/kentcountydelaware/BZA210222>
- xiv <https://minorityhealth.hhs.gov/>
- xv https://rodelde.org/wp-content/uploads/2024/04/PO-8988_Rodel-At-a-Glance-2024_FINAL.pdf
- xvi <https://www.ahrq.gov/research/findings/factsheets/primary/usu>
- xvii <https://www.aafp.org/about/policies/all/primary-care.html>
- xviii <https://nap.nationalacademies.org/catalog/25983/implementing-high-quality-primary-care-rebuilding-the-foundation-of-health>
- xix <https://jhmhp.amegroups.org/article/view/8389/html> and <https://jhmhp.amegroups.org/article/view/8389/html>
- xx <https://pmc.ncbi.nlm.nih.gov/articles/PMC7525583/>
- xxi <https://www.who.int/news-room/fact-sheets/detail/adolescent-mental-health>
- xxii <https://www.childhealthdata.org/docs/nsch-docs/delaware-pdf.pdf>
- xxiii OpenAI, *ChatGPT-4o*, 2024, <https://chat.openai.com>.
- xxiii <https://www.communitycommons.org/collections/An-Introduction-to-Community-Health-Needs-Assessment-CHNA>

Fw: Opposition to Pintail Crossing (Ashburn Homes) entrance into Pintail Pointe

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 5/11/2026 11:05 AM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

From: Jenn Lynch <lfeisgood0819@gmail.com>
Sent: Monday, May 11, 2026 10:44 AM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Opposition to Pintail Crossing (Ashburn Homes) entrance into Pintail Pointe

Some people who received this message don't often get email from lfeisgood0819@gmail.com. [Learn why this is important](#)

Good evening, members of the Levy Court. My name is Jennifer Lynch, and I am a resident of Pintail Pointe.

I am here tonight to speak about traffic, specifically, the very real and measurable impact that this proposed 52-unit development will have on the existing streets of our neighborhood.

Let me start with something simple. Something that may seem small but is anything but, the mailbox.

Ashburn Homes has a well-documented building pattern. They consistently construct community mailbox clusters in their developments. And yet, if you look at the plans submitted for this project, you will find something notable by its absence, there is no mailbox location shown anywhere on the plans.

That is not a minor oversight. That is a critical missing piece of infrastructure, and it has direct consequences for our neighborhood.

Here is the math. Fifty-two families. Conservatively, two vehicles per household. That is 104 cars that will need to navigate in and out of this development every single day, just for the morning commute alone. Double that for the return trip. We are talking about over 200 vehicle trips per day from this development, and that is before accounting for school runs, errands, visitors, and deliveries.

I am a police officer for the Dover Police Department (going on 23 years of service). In my lengthy career, I have responded countless times to neighborhoods that have mixed housing units and other large neighborhoods, for issues of speeding, loud music, running stop signs, random vehicles parked in front of homes, other traffic related problems and most importantly traffic collisions involving pedestrians and bicyclists. It should be noted that my neighborhood (Pintail Pointe) does not have sidewalks and the roadways are only 20 feet wide. There is no doubt in my mind that connecting the two neighborhoods will increase traffic in Pintail Pointe and I fear for the safety and well being of my children and all the residents in the neighborhood. Our safety and well being (and peace of mind) **should not come second any builder / developers 'wants', 'plans' or 'cost saving measures'**. I urge for the commission to require Ashburn to use Barretts Chapel Road as a second entrance/exit in lieu of connecting the two neighborhoods.

And I want to be clear, that number is not ours alone. The trip generation diagram submitted with this very application projects 288 additional trips on McGinnis Pond Road. That is in the staff report. Staff found that 173 of those trips — 60 percent — would be left turns toward Barratts Chapel Road. These are not our estimates. These are the developer's own numbers, reviewed and cited by county staff.

This development connects to our neighborhood via Bufflehead Drive. Without a mailbox sited at the development's own entrance, those 52 families will do what families do every day, they will drive to their mailbox. And the most logical, most convenient place for Ashburn Homes to place a community mailbox cluster, based on their standard building practices, is inside our existing neighborhood, accessible from Bufflehead Drive.

That means every single afternoon, when the mail runs, residents of this new development will be driving through the streets of Pintail Pointe to collect their mail. Our streets. Past our homes. Past our children playing outside. I have two school aged children by the way.

We moved to this neighborhood so that our children and grandchildren have a safe community, a place where they can get on and off the bus each day without navigating congestion. Our roads currently have no more than 10 cars passing our bus stops during the morning commute. We are asking that this board ensure that all children, for both subdivisions, can get on and off the bus safely. This cannot be left to the discretion of the developer.

Now, staff has already recognized this traffic problem. Their own recommendation calls for relocating the pump station so that a second entrance can be added on Barratts Chapel Road. Staff cites Kent County Code, the Metropolitan Planning Organization, and county Public Works, all supporting this change. The MPO has specifically identified future capacity issues on McGinnis Pond Road that this project would make worse.

We agree with staff on this point. A second entrance on Barratts Chapel Road is not optional, it is necessary. But we want this board to understand that a second entrance alone does not resolve the mailbox problem. Those are two separate issues, and both must be addressed as explicit conditions of any approval.

We are asking this board to require two things as conditions of approval:

First, that the community mailbox cluster for this new development be sited at the Lexington Mill entrance, the development's own entrance, shown explicitly on the approved plans before any vote is taken.

Second, that the second entrance on Barratts Chapel Road, as recommended by staff, be required and not left as a suggestion.

Keep their traffic at their entrance. Both of them.

If these plans cannot tell us where residents will pick up their mail, and if a second entrance supported by staff, by Public Works, by the MPO, and by the Kent County Code is still not guaranteed, then these plans are not complete, and they are not ready for approval.

Very respectfully,

Jennifer Lynch

215 Waterfowl Drive

Magnolia, De. 19962

(c) 302-363-5421

Fw: Pintail Pointe Crossing privacy concerns -- Revision

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 5/11/2026 11:40 AM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

From: Paul Fisher <pfish320@gmail.com>
Sent: Monday, May 11, 2026 11:40 AM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Pintail Pointe Crossing privacy concerns -- Revision

Some people who received this message don't often get email from pfish320@gmail.com. [Learn why this is important](#)
—Previous version sent from my work email. Please delete that one and add this one to the record.
Many thanks!

Good morning,

I provided a verbal statement at the 7 May Planning Commission meeting to address privacy concerns with the proposed 52-unit development known as Pintail Pointe Crossing. I'm aware that there is no requirement for a vegetative buffer to be offered by the builder however, we believe this is a reasonable restriction and falls squarely within the authority of the Planning Commission. Title 9 along with the Kent County Subdivision and Development Ordinance provides the language and authority to protect neighboring properties, reduce incompatibility, and mitigate adverse impacts.

Below, I've listed the impacts we will likely face should this project move forward.

- Direct adjacency of backyards
- Increased headlights from internal roads
- Loss of privacy
- Lighting spillover
- Noise from higher density occupancy
- Incompatibility of development intensity
- Precedent from similar Kent County approvals where buffers were required or negotiated

I respectfully ask the Commission to require a buffer to be implemented as a **reasonable restriction** of this application. Please find my verbal statement below.

Warm regards,
Paul Fisher
231 Waterfowl Dr

Privacy

I am here tonight to speak specifically about privacy and the need for a meaningful buffer between Pintail Pointe and the proposed 52-unit duplex development (Pintail Pointe Crossing).

Referencing the architectural documents, and as currently planned, Ashburn Homes has made ZERO effort to mitigate light and sound pollution from the proposed development. 52 units built in close proximity to our backyards will undoubtedly affect the tranquility our neighborhood has enjoyed for the past 18 years. Furthermore, the lack of a clearly defined boundary will likely create confusion, and possibly lead to trespassing scenarios inside the existing PTP landscaping buffer.

I'd like to refer to Staff Recommendation Report dated 7 May 2026, page 3, recommendation #3 stating.....

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

The intent of this recommendation provides clarity in distinguishing private property from common space. As residents who live adjacent to the proposed development, it is our recommendation to mandate a 50-foot landscaping buffer to "clearly demarcate" property lines. Additionally, a properly planned buffer should limit both light and noise pollution. Due to the close proximity of this project, the PTP HOA recommends that the buffer zone be comprised of an earthen berm, staggered evergreen plantings such as Green Giant Arbovitae, a privacy wall, or combination thereof.

A buffer of this nature would not only benefit current and future residents, but also confirm standards already implemented by this committee. On September 4th, 2025 the Jarrell Ridge application pitted residents against the builder in a similar situation where the proposed site was adjacent to existing homes. As a result, the board mandated additional buffer requirements to better protect the privacy of surrounding neighbors.

These are the standards behind responsible development. Developers who engage with neighbors. Developers implementing buffers. Developers coming to the table before construction begins — NOT AFTER.

We are asking that Ashburn Homes be held to this same standard. Thank you.

Fw: Ritter Public Comment SL-26-02 Pintail Duplexes

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 5/11/2026 2:52 PM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

Another comment for the RPC.

From: Sharon <pintailneighbors@gmail.com>
Sent: Monday, May 11, 2026 2:45 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Ritter Public Comment SL-26-02 Pintail Duplexes

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As I said, I am Shannon Ritter.

You may have guessed that this crowd is not here in support of this project.

I want to start out by being clear that this situation is not about affordable housing. We have had many community conversations about the significance of affordable housing.

Our opposition to this project is about ensuring a bunch of self-serving home builders and developers are not bullying and tricking their way into running rough-shod over the agricultural nature of our community and neighborhood. This is about not allowing Ashburn homes to use sneaky techniques and undermine the Levy Court's intent to speed and encourage affordable housing by using the "by right" zoning provisions.

Ashburn Homes wants to profit off the health, welfare and agricultural nature of rural Delaware but has no intent of creating "affordable housing" or even "allowing the dream of homeownership" as the Comprehensive Plan calls it to fifty-two families.

I would like to explain to everyone the Planning Commission's authority and obligation to disapprove this proposal under Delaware state law, court cases and Kent County Law.

9 Del. Code Sec. 4956 (or Delaware Code Chapter 9, Section 4956)

Zoning—strictly by category or so called “by right.”

The Levy Court revised the Kent County Code in December 2024 to allow “by right zoning.” The intent was to make building affordable housing in KC easier and more likely. The Nat'l Association of Builders, the National Association of Realtors and the [Affordable Housing Project] all spoke in favor of the zoning by right amendment as a major mechanism for affordable housing. The Levy Court indicated their primary intention was to create affordable housing opportunities.

The Delaware Code also has a separate chapter of requirements for subdividing. In other words, complying with the zoning provisions is not enough to be approved.

Zoning is not the only requirement for planning under Delaware law and in Kent County.

Delaware Code Section

Subdividing—separate set of criteria. Board's obligation . . . to ensure subdivision:

- 1. Complies with the Zoning Ordinance ;**
- 2. Complies with 2018 Comprehensive Plan.**

Just for the understanding of the people in the audience, I will give a quick overview of what a comprehensive plan is.

Delaware Code Title 9, Chapter 49, Section 4953

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

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

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

No amendment to Comprehensive Plan submitted to or certified by state (as of May 4, 2026).

Delaware Code Title 9, Chapter 49, Section 4959

Legal Status of Comprehensive Plan

the land use map shall have the force of law,

and

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

If the proposed plan does not comply with the Comprehensive Plan, it is a violation of Delaware law to approve the application..

This subdividing plan violates Map 7b of the Comprehensive Plan. Therefore it would be a violation of Delaware law under Section 4959 to approve this subdivision plan.

In addition this subdividing plan may violate Map 7c of the Comprehensive Plan, and if so, it would also be a violation of state law to approve the plan.

[INSERT MAP 7B]

Map 7B Zoning Districts Sample of Permitted Uses

Low Density Residential	Agricultural Conservation; Agricultural Residential	Agriculture and supporting uses, single family DETACHED residential, home based business,; limited commercial uses
Medium Density Residential	Single Family Residential; Medium Family Residential; Residential Manufactured Home	Single-family, detached AND ATTACHED , manufactured home parks, home occupations; limited non-residential uses.

2018 Kent County Comprehensive Plan, page 7-6

As part of the legally required process for a county developing a comprehensive plan, Kent County submitted a draft of the Comprehensive Plan to the state. They received the following feedback on the categories.

Letter on Draft Plan from State Dated

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

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

In other words, the State of Delaware said that the Plan should be specific in what is allowed in each category.

In response to the State letter, the Comprehensive Plan committee added specific information about the uses permitted in each category.

The chart is VERY specific about what applies for purposes of subdividing. This chart is different from the zoning chart. This chart applies IN ADDITION TO the zoning chart about permitted and conditional districts.

Remember that any plan must comply with the zoning AND subdividing provisions of the Delaware Code, Kent Country Code and the Comprehensive Plan.

Response from Kent County Dated

The letter states:

“A summary of land use categories and . . . uses has been included.”

The chart is very specific about what the permitted uses are.

There are three different requirements that proposal must meet under Delaware law: 1. The zoning code, 2. The subdividing code, and 3. The Comprehensive Plan.

The Comprehensive Plan uses “density” using zoning categories like agriculture residential. The Comprehensive Plan does not designate or control the properties per acre ratio.

In the Comprehensive Plan, density controls what types of building can be placed on a property.

Where Ashburn is proposing to subdivide and build is a Low Density area under the Comprehensive Plan.

*To comply with the Comprehensive Plan, Ashburn would have to build single family–**detached homes**.*

*Ashburn is proposing single family **ATTACHED** homes. Single family **ATTACHED** homes can only be built in a Medium Density area of Map 7b.*

This does not meet the Comprehensive Plan requirement which means it also does not meet the requirements of Section 187. You do not have a choice: you cannot approve this plan based on Delaware and Kent County law.

Additional information.

We told builders they have “by right” zoning.

Yes. You did not tell builders that they have the right to violate the Comprehensive Plan. Delaware law demands that proposals only be approved if the

With all due respect, if this was the Levy Court’s intent, they have to follow Delaware state law and amend the comprehensive plan using legal required methods.

And really, did the Levy Court intend for builders to pretend they are using the amended zoning intended to create affordable housing to enrich themselves by jamming more “non”-affordable housing on the same lot size?

The Levy Court did NOT amend the Comprehensive Plan. I have in my hand the report that Kent County filed with the State of Delaware in June 2025. It lists nine amendments made to the Comprehensive Plan between July 2024 and June 2025. None of the amendments listed change the zoning provisions of the comprehensive plan.

The report does list the ordinance amending section 205 of the Kent County Code regarding rezoning AG and AR. But again there is nothing that states that the Comprehensive Plan was amended.

Also, Kent County files each amendment to the Comprehensive Plan with the State of Delaware and each amendment is listed and included in the State’s database of Comprehensive Plan amendments. There are no amendments regarding the permitted housing on the plot of land proposed.

The zoning/subdividing code says that duplexes actually count as single family homes.

We are talking about whether the Ashburn proposal complies with the Comprehensive Plan. Remember, Delaware law says that any application must comply with the Comprehensive Plan.

The Comprehensive Plan says that duplexes must be in the area shown as Medium Density on Map 7b.

But the zoning code says low density means 3.5 per acre.

Yes, when talking about the zoning code the issue is whether there is no more than 3.5 per acre.

That is not the requirement for “low density” under the Comprehensive Plan. To meet the low density requirement under the Comprehensive Plan, there can only be single family–detached homes.

The Kent County Code defines duplexes as single family homes.

Yes. We are talking about the Comprehensive Plan definition. The Comprehensive Plan has two different categories of single family homes.

It makes no sense that words have different definitions when everything is part of the planning process.

The Comprehensive Plan specifically states that Low Density means Agricultural Residential and that only single family-detached

My best guess as to why the Delaware Code, the Kent Country Code and the Comprehensive Plans have different definitions for the same words is because they were each written by different groups and people.

We don't have a choice because that is not how Delaware law works: Map 7b is clear about what is allowed and the State of Delaware says that Map 7b has the force of law.

The law is that we have to follow Map 7b, even if it would be better if the different provisions used the same definition.

I could not find a record of anyone proposing "single family-attached homes" in the areas designed at "low density" under Map 7b. It may be that you have never actually had an application that did not meet the requirements of Map 7b.

The term "by right zoning" is not actually used in the subdividing code or the Comprehensive Plan. "By right zoning" seems to be short-hand for the permitted and conditional uses chart. But that chart is only for determining whether an application meets the Zoning Code, NOT the subdividing code or the Comprehensive Plan.

I think you might be worried about the dispute that Tony Ashburn had with Kent County. In that situation, everyone agreed that Jordan Ashburn's dad had met the requirements of the zoning code, the subdividing code and the Comprehensive Plan in effect at the time.

Because Tony Ashburn had met all three requirements-zoning, subdividing, and Comprehensive Plan-Kent County was not allowed to deny the application.

But here, Jordan Ashburn has NOT met all three requirements. Most clearly, he has not met the requirements of Map 7b of the Comprehensive Plan.

Fw: Comments on Proposed Pintail Crossing Subdivision

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

Date Mon 5/11/2026 4:05 PM

To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

From: dhbarich@verizon.net <dhbarich@verizon.net>

Sent: Monday, May 11, 2026 4:01 PM

To: Planning <Planning@KentCountyDE.Gov>

Subject: Comments on Proposed Pintail Crossing Subdivision

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

Good day,

I am Dewey Barich, the president of the Pintail Pointe Homeowner's Association. I am writing to express our Association's common concerns about the proposed development named Pintail Crossing. As discussed at the May 7th meeting, there are multiple concerns about this proposed development amongst our homeowners. These range from safety concerns due to significantly increased vehicular and pedestrian traffic, decreased tranquility, loss of privacy, strained EMS services, and negatively impacted property values just after a reassessment was finalized. These concerns arise largely from the density of the proposed new housing. Fifty-two homes squeezed into less than 15 acres in a subdivision that is then connected to an existing subdivision with 38 homes in about 35 acres is simply not in character of the existing community.

I here express two key concerns as objections to the proposed Pintail Crossing development.

Very simply put:

First, the character of the proposed development.

Second, safety.

More specifically:

Character. Pintail Pointe has half-acre lots with approximately one home per acre (0.92 acres per home) when considering the home lots and common areas. The proposed Pintail Crossing has approximately one-eighth acre lots per home with shared common space resulting in about 0.28 acres per home. This proposed development is not compatible based on density (more than three times as dense in acres-per-lot), nor are they single-family detached homes. I object to the development as proposed because of the impact that such an out-of-character addition (miles from any similar housing) will have on many facets of our existing community.

Safety. The broader traffic safety issue I believe is incompletely understood based on how I have seen it described thus far. Pintail Pointe is a 38-home subdivision that is physically distributed as 14 homes on a cul-de-sac at the eastern end of Merganser Drive and 24 homes further southwest whose homeowners use Pintail Pointe Road to access Lexington Mill Road. A view of a map of the Pintail Pointe subdivision shows that Merganser drive has three intersections (and a tie-in for future development). The 14 homes at the east end of Merganser will experience little-to-no impact from any connection to Bufflehead Drive. The remaining 24 homes will be disproportionately impacted by connection to Bufflehead Drive since these 24 homes and 100% of any traffic

utilizing Bufflehead drive in any future development must drive through the 4-way intersection of Waterfowl Drive and Merganser Drive. Any traffic assessment that relies solely on averages of Pintail Pointe's 38 home count cannot successfully describe the traffic impact.

That four-way intersection of Waterfowl Drive and Merganser Drive is also one of our community's two school bus stops (the other is Pintail Point Road's intersection with Merganser). Our subdivision contains no school bus infrastructure: no pads, no parking spaces. Parents and children walk or drive to and from these intersections. Within our very small community with so little vehicular traffic, this works extraordinarily well. This will cease to be the case if Bufflehead Drive is connected to any new subdivision. The four-way intersection may very well require a traffic study to understand the impact of additional traffic on the impacted neighbors. So too for the intersection of Waterfowl Drive and Lexington Mill Road which will handle all the traffic that the 4-way intersection of Waterfowl Drive and Merganser Drive also handles.

In fact, the entrance at Waterfowl Drive presents another issue. When preparing to turn onto Lexington Mill road from the stop sign on Waterfowl Drive, it is not possible to see down Lexington Mill Road in either direction to safely assess if it is safe to proceed. Instead, drivers must stop at the sign, then pull out far enough to look for traffic on Lexington Mill Road. If there is traffic coming (particularly for traffic preparing to turn left onto Waterfowl drive), drivers on Waterfowl are by then well past the hold line (without doing anything wrong) yet are potentially interfering with a left-turning vehicle. I have witnessed multiple near-misses here and the situation will worsen if average daily trip count jumps by 50-100 cars.

Pedestrian safety is also concerning. Many of our homeowners walk their dogs on our streets multiple times a day and or walk or bike for their own enjoyment and exercise. Even though they are doing so on our streets since we have no sidewalks in our subdivision, they can enjoy these activities with little concern for safety given the absence of through-traffic combined with the low traffic that is almost entirely homeowners, as currently exists. Increased vehicular traffic from a newly connected subdivision and delivery vehicles increases these safety concerns permanently. The proposal for this new development appears to have wider streets than our subdivision and includes sidewalks. Those sidewalks are shown on the plans to come into our community and terminate at the edge of existing driveways, which introduces an inconsistency in pedestrian access routes because our subdivision does not have sidewalks which might create issues with DelDOT's Pedestrian Access Routes program.

We are not convinced that the preparations thus far for this proposed subdivision has effectively considered the safety impact on our homeowners and families. I object to the proposal for Pintail Crossing as presented.

Best regards,

Dewey Barich

Fw: comments opposing Pintail Crossing (SL-26002)

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 5/11/2026 4:23 PM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

Here's one more for the RPC.

From: Pepper, Teresa D <tpepper@ku.edu>
Sent: Monday, May 11, 2026 4:22 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: comments opposing Pintail Crossing (SL-26002)

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

Teresa Pepper
203 Waterfowl Dr
Magnolia, DE 19962
05/11/2026

To the members of the Kent County Planning Commission:

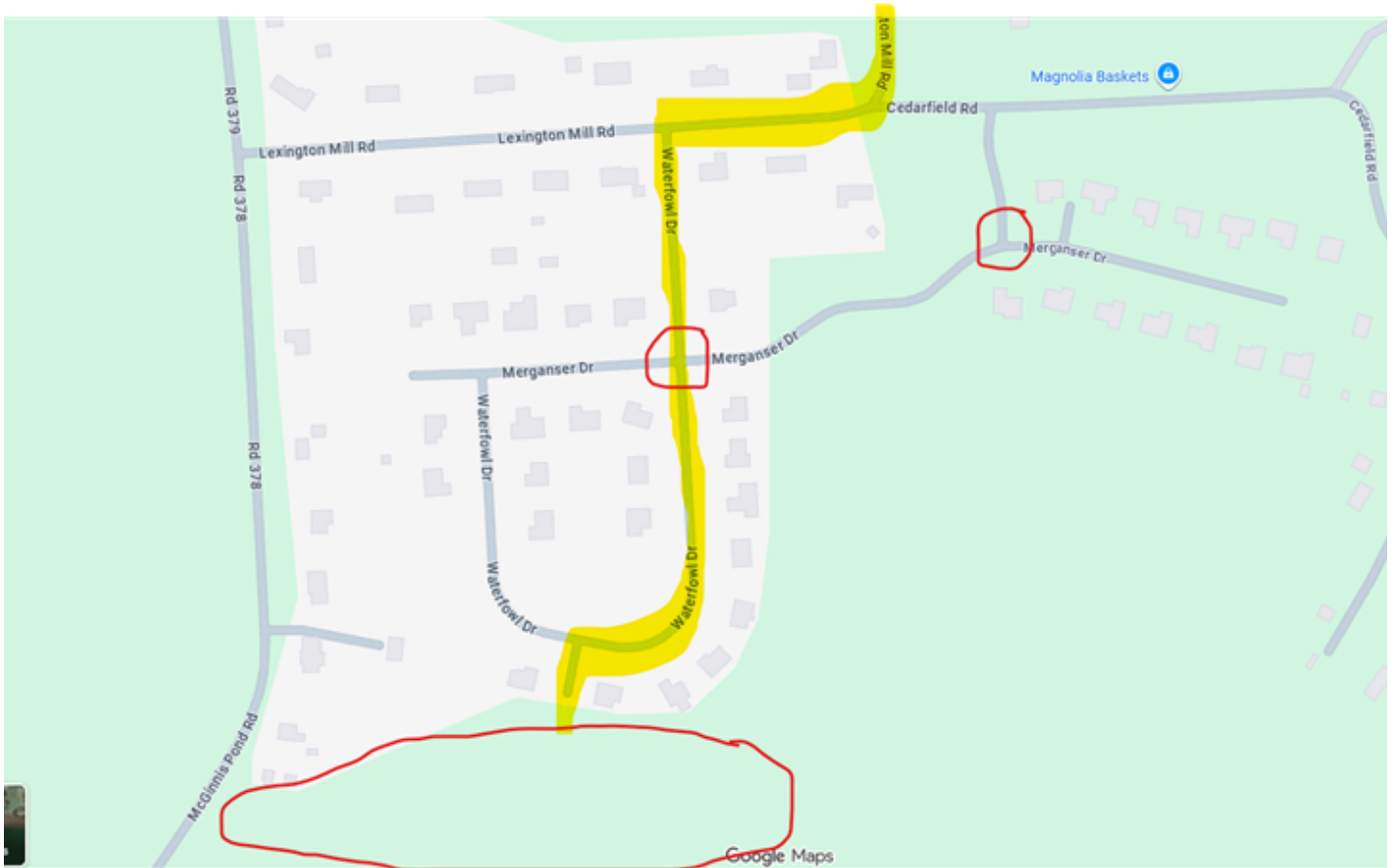
I live in the Pintail Pointe subdivision, and I am very concerned about the proposed Pintail Crossing subdivision (application SL-26-02) if developed according to its current plan. The proposed Pintail Crossing is to include 52 duplexes with an entrance from McGinnis Pond Road. The plan then proposes connecting to the Pintail Pointe development using the existing stub of Bufflehead Drive. Pintail Point consists of 38 single-family homes with two exits onto Lexington Mill Road.

The Pintail Point subdivision contains roadways that are 20 feet wide, with no sidewalks. The community walks, jogs, and cycles in the roadways. Our community consists of elderly, disabled, able-bodied, children, and special needs persons. We have no structural bus stops that allow loading/unloading of children out of the path of traffic. This is done at two intersections within Pintail Point: the intersection of Waterfowl Dr and Merganser Dr, and the intersection of Merganser Dr and Pintail Pointe Rd. Families who pick up their children in vehicles during inclement weather park on all the adjoining roads at the intersections, allowing only one lane-width of drivable area per road. The community is small with only 38 homes, and we all know how to drive slowly and to share the road with those on foot, and the school bus intersections.

The proposed Pintail Crossing would have almost double the number of households versus Pintail Point and therefore double the number of vehicles. That subdivision would have sidewalks to allow their residents to walk safely. I feel that allowing that amount of additional traffic to come through Pintail Point would endanger our residents. With only one exit onto McGinnis Pond Road, anyone wishing to head north from the Pintail Crossing subdivision would naturally go north directly through Pintail Pointe on Waterfowl Drive. That goes directly through one of our designated school bus stops.

I propose that the plan for Pintail Crossing be modified in the following one (or both) ways:

- 1) Require the housing to be single family homes. That would significantly reduce the number of households and vehicles, therefore reducing the amount of additional traffic.
- 2) Do not allow the roadways in Pintail Crossing to connect with the roadways in Pintail Pointe. Have the Pintail Crossing developer build a second entrance from Barretts Chappel Road.



The large red circle at the bottom of the map is the proposed Pintail Crossing subdivision. The rest of the map is the existing Pintail Pointe subdivision. The two small red circles are the existing school bus stops within Pintail Pointe. The yellow highlight shows the northward traffic flow from Pintail Crossing going towards Magnolia, State Street, and Route 1 North.

Thank you for your consideration.

Teresa Pepper
tdpepper@verizon.net

Fw: Proposed Pintail Crossing Development

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 5/11/2026 4:42 PM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

Here's another.

From: Steve Cannon <stephen.a.cannon@gmail.com>
Sent: Monday, May 11, 2026 4:41 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: Proposed Pintail Crossing Development

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I did a quick Google search asking "what is the purpose of planning and zoning?", here is the result:

The purpose of planning and zoning is to manage community growth, protect property values, and ensure orderly development by regulating land use, density, and building design. It separates incompatible activities (e.g., industrial from residential) to enhance public safety, health, and quality of life while implementing a long-term vision.

Areas of concern:

- Density
- Property Values
- Regulating the land use
- Safety
- Quality of life
- Long-term vision

Density- Pintail Pointe is the existing community adjacent to this project and the developer plans to link the new project at Bufflehead Drive. Pintail Pointe is a rural subdivision known for the quiet atmosphere and spacious lots. The community consists of 38 single family homes on half acre lots. Total land usage is approximately 36 acres which means that we are at approximately one house per acre of land. The proposed Pintail Crossing subdivision covers 15.5 acres according to Kent County GIS maps and will consist of 52 duplex units and one existing single family home. If we subtract the single family home on the 0.75 acre lot from the calculations, because the developer is planning to keep the home on it's own lot with a separate driveway to McGinnis Pond Rd making it a separate entity. The 52 duplexes sit on a total of about 14.75 acres which will put this ratio at about 3.5 (3.5254...) units per acre. This is a massive change in density for a proposed community linking to an existing one.

The residents of Pintail Pointe have all been aware of the future development tie-ins but we all expected this to be in character with the area, single family homes of varying sizes not duplexes. I am not even sure where the nearest duplex community is located. The only ones I am aware of are near major roads in the area (State St and Route 13). These type of corridors make sense for the number of units and road systems that can handle this growth. In this area we have a few projects along Irish Hill Road, which is already in the planning stages for some improvements with the increased traffic but at the rate that things are being built, the improvements are already behind. With the recent approval of a new single family home development at the end of Barrett's Chapel, I see the same problem quickly approaching here as well. What is the long term plan as far as infrastructure in the area?

In the end this will have a negative impact on the current Pintail Pointe community, especially if these become rental properties as most duplexes inherently do. This typically leads to upkeep issues and negative impacts on property values for the area. After recent reassessments I fear that drop in value will not be adjusted anytime soon by the county and that hurts existing taxpayers.

With the planned 52 duplexes we are looking at conservatively 104 new vehicles in the area (two cars per household) and with the tie-on to Pintail Pointe we can expect an increase in traffic through our community. Is it possible to require the developer to add another entrance off Barrett's Chapel and provide them a waiver to not tie into Pintail Pointe? If the connection is required here is a potential hardship for our community and potentially the developer. The current entrance at Waterfowl Dr on Lexington Mill Rd is not very wide and I am not sure it was designed with this ADT increase in mind. I would like to see the ADTs for that entrance design and request that if this project is approved to move forward with this tie-in, that a traffic study is done and any required improvements to the entrance at Lexington Mill Rd and Waterfowl Dr be the responsibility of the developer as part of this project. I have seen near collisions many times at this entrance and that is with the current low level of traffic through the area..

As I mentioned before we have a rural community with a quiet atmosphere and spacious lots. Many in the community enjoy this as we walk and bike around, including my family and my grandkids. With the current proposed plans we are concerned for the changes in density, potential property values, safety and quality of life, what are the long term goals here by the planning commission and the county?

The quiet atmosphere is a reason we fell in love with the area and bought our dream home in Pintail Pointe. If this project gets approved, we are afraid all the great things about our community are now at risk.

Thank you for considering these reasons above to further review this proposed project and the impact it would have on the existing community.

Steve Cannon

Fw: SL-26-02

From Jason Berry <jason.berry@kentcountyde.gov>
Date Mon 5/11/2026 4:59 PM
To Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

Here is another for pintail

From: Sharon <pintailneighbors@gmail.com>
Sent: Monday, May 11, 2026 4:57 PM
To: Planning <Planning@KentCountyDE.Gov>
Subject: SL-26-02

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We have the following concerns regarding the proposed plan for Pintail Crossing. Please address the following in determining whether you approve, disprove or approve with conditions the preliminary plan for Pintail Crossing.

The “by right” provisions of Kent County Code Section 187-39 requires the Regional Planning Commission to examine the appropriate use of land in accordance with the Comprehensive Plan.

Kent County Code § 187-39

Regional Planning Commission review of proposed development permitted by right.

A. During its monthly business meeting, the Regional Planning Commission shall examine the proposed development with respect to the following:

(11) The general objective of ensuring a durable, harmonious and appropriate use of the land in accordance **with the objectives of the Comprehensive Plan** (emphasis added).

1. Please explain any authority the Planning Commission has to ignore the directive of Section 187 to review a “by right” development for consistency with the objectives of the Comprehensive Plan.

Section 187-39 applies specifically to “by right” development. Section 205 does not indicate that it supercedes the requirements of Section 187. In fact, just the opposite. Section 205

specifies that in the case that other requirements are more stringent than in Section 205, those provisions apply.

Section 187-39's requirement that the Planning Commission determine whether the proposed plan is consistent with the objectives of the Comprehensive Plan means that the more stringent requirements of the Comprehensive Plan.

2. Please indicate how the proposed plan is consistent with the following objectives of the Comprehensive Plan. We contend the proposed plan is inconsistent with the following objectives of the Comprehensive Plan:

- *housing types must be developed in relation to . . . community character.*
- *the promotion and preservation of the agricultural industry. [Use the county's] police powers and regulatory purview to protect and enhance the sustainability of the agricultural industry.*
- *providing homeownership opportunities for those of low to moderate income as well as those at or above the median family income.* See Planning Commission meeting testimony re: "unaffordability."

3. Please consider and explain the Planning Commission's authority to permit the combination of the two land parcels if that would permit the development in conflict with Map 7b and the objectives of the Comprehensive Plan.

Delaware law and the Comprehensive plan indicate the subdivision provision of the provisions of Kent County Code Section 187 apply to the subdivision and the assembly of land for development.

As the tracts of land currently exist, only the 5-acre tract complies with the "by right" zoning requirements of Section 205.

Section 187 allows the Planning Commission to determine whether the 5.05 acre parcel and the approximately 10 acre parcel of land should be assembled for development.

Treated as two tracts of land—as the land currently exists—the 10 acre parcel fails to meet the density requirements of Section 205.

Please consider and explain the Planning Commission's authority to permit the combination of the two land parcels if that would permit the development in conflict with Map 7b and the objectives of the Comprehensive Plan.

If the Planning Commission contend that it does not have the authority to deny the combining of the two properties for the purpose of development, the Planning Commission would not have the authority to deny the following example, assuming it also met the requirements of Section 205.

Propose Development A

Tract 1 Tract 2 Tract 3

Density of properties on Tract 3: 10.8 units/acre

Density of properties on combined Tracts 1, 2 & 3: 1.2 units/acre

Calculated as a numerical calculation based on assembled tracts, Proposed Development A appears consistent with a rural community. But 174 units on 16 acres, approximately 10.8 units/acre on that tract absolutely inconsistent with the rural and agricultural nature of the community. However, the density would be calculated as 1.2 units/acre if the Planning Commission had no authority over land use decision combining land.

The overall theme of the Comprehensive Plan is among other things:

- *preserving the rural character and agricultural industry of the County.*
- promoting the retention of farms and farmland within Kent County

In addition, the Comprehensive Plan states:

There are areas even within the Growth Zone Overlay District which are removed from the County's cities and towns as well as existing and planned infrastructure. Development within these areas should seek to preserve the rural character of the County .

FW: Pintail Crossing

From Sarah Keifer <sarah.keifer@kentcountyde.gov>

Date Mon 5/11/2026 2:49 PM

To Kris Connelly <kris.connelly@kentcountyde.gov>; Jason Berry <jason.berry@kentcountyde.gov>; Kathleen Andrews <Kathleen.Andrews@kentcountyde.gov>

 3 attachments (4 MB)

Traffic Path 2 - With Barratts Chapel Entrance.pdf; Traffic Path 1 - Without Barratts Chapel Entrance.pdf; EXHIBIT (FENCE)- BARRATTS 5-11-26.pdf;

From: Douglas Barry <dbarry@Pennoni.com>

Sent: Monday, May 11, 2026 2:23 PM

To: Sarah Keifer <sarah.keifer@kentcountyde.gov>

Subject: FW: Pintail Crossing

Sorry Sarah, I typed in your wrong email address. Please see below and attached. Thanks!

Douglas Barry, PE

Associate Vice President

Pennoni

Christiana Executive Campus, 121 Continental Drive, Suite 207 | Newark, DE 19713

Direct: +1 302-351-5302 | **Mobile:** +1 302-353-7587

www.pennoni.com | dbarry@Pennoni.com

From: Douglas Barry

Sent: Monday, May 11, 2026 2:20 PM

To: Jesse Lindenberg <jesse.lindenberg@kentcountyde.gov>; 'sarah.kiefer@kentcountyde.gov' <sarah.kiefer@kentcountyde.gov>

Cc: jordanashburn@me.com; James Grant <james@grantroofing.com>

Subject: Pintail Crossing

Good afternoon, Jesse. Hope you had a great weekend.

In talking to the developer, Jordan Ashburn, following the comments heard at last Thursday's RPC public hearing, we would like to offer the following:

- To provide an additional buffer between the proposed lots and the existing Pintail Pointe Subdivision, Mr. Ashburn will install a white split rail fence in the 50' wide open space area that is currently owned and maintained by the Pintail Pointe Homeowners Association (HOA). Please refer to attached exhibit for location and fence detail. Following installation, the split rail fence is to be maintained by the Pintail Pointe HOA.
- There was mention that the site entrance should be adjacent to Barratts Chapel Road. The plan as presented to the RPC is the same plan presented and subsequently accepted by DelDOT into their PDCA. Per §5.2.2.D ("Subdivision and Commercial Entrance Design Guidelines – Entrance Location") of DelDOT's Development Coordination Manual (DCM), "when a parcel of land is being developed that fronts on a major and a minor roadway, the access to this parcel should be from the minor roadway and not the major roadway." Per the DelDOT Functional Classification Map (see image below), Barratts Chapel Road is a Major Collector and McGinnis Pond Road is a Local Road. Therefore, the entrance to the site shall be located adjacent to McGinnis Pond Road and not Barratts Chapel Road under §5.2.2.D of the DelDOT DCM.



- It shall also be noted that an interconnection to Waterfowl Drive, a subdivision street in the Pintail Point Subdivision is proposed. This interconnection was a planned connection to Mr. Ashburn's parcel that was approved by the RPC and DeIDOT as part of the Pintail Point Subdivision. The MPO has also gone on record supporting this interconnection. Interconnectivity between subdivisions is a policy supported by both Kent County, DeIDOT, and the MPO. Under the current proposal (entrance via McGinnis Pond Road), residents of the proposed community who are traveling towards Barratts Chapel Road will most definitely use the new McKinnis Pond Road entrance. Similarly, residents of the proposed community who are traveling in the direction of McGinnis Pond Road will also use this new entrance rather than accessing McGinnis Pond Road by traversing through the Pintail Point Subdivision, which is a much more circuitous route. Please refer to attached exhibit titled "Traffic Path 1". On the contrary, if an entrance is proposed adjacent to Barratts Chapel Road, residents traveling towards Barratts Chapel Road would use this entrance; however, residents traveling in the direction of McGinnis Pond Road will most likely use the Pintail Point subdivision streets to get to McGinnis Pond Road. Therefore, it is our professional opinion that there will be less traffic from Pintail Crossing using the Pintail Point subdivision streets with the entrance to the site being located adjacent to McGinnis Pond Road rather than Barratts Chapel Road.

Please let me know if you have any questions/comments. We appreciate your continued assistance with this project.

Respectfully,

Pintail Crossing Assumed Driving Paths
With Barratts Chapel Entrance

— ASSUMED DRIVING PATH TOWARDS BARRATTS CHAPEL ROAD

— ASSUMED DRIVING PATH TOWARDS MCGINNIS POND RD



Pintail Crossing Assumed Driving Paths
With Out Barratts Chapel Entrance

- ASSUMED DRIVING PATH TOWARDS BARRATTS CHAPEL ROAD
- ASSUMED DRIVING PATH TOWARDS MCGINNIS POND RD





Item Cover Page

REGIONAL PLANNING COMMISSION BUSINESS AGENDA ITEM REPORT

DATE: June 11, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **New Business**

SUBJECT: **SL-26-05 Carters Creek:** Request for a Major Subdivision approval of a 41 single-family lot residential development located inside the Growth Zone Overlay district / Parcel # SM-00-129.01-01-60.00-000

ATTACHMENTS:

[SL-26-05 Staff Recommendation Report](#)
[SL-26-05 Data Sheet](#)
[SL-26-05 Exhibit A](#)
[SL-26-05 Waiver Request \(dtd. 041826\)](#)
[SL-26-05 Additional Plan Requirements for Final](#)
[SL-26-05 DNREC - DFW Comments \(dt. 050526\)](#)
[SL-26-05 LFSD Correspondence -Bus Stops](#)
[SL-26-05 Preliminary Plan](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

June 4, 2026

Application Number	:	SL-26-05
Preliminary Plan Title	:	Carter's Creek
Zoning District	:	AR (Agricultural Residential) / BG (General Business)
Site Area	:	43.15± acres (16.80± acre project area)
Proposed Number of Lots	:	41 Single Family + 26.35± acre Residual
Relation to Growth Zone	:	Inside

I. STAFF RECOMMENDATION:

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

A. Code Requirements:

1. The final plan must meet all requirements of Chapters 171, 187, and 205 of the Kent County Code and all items in the final plan column of Appendix D of Chapter 187. This may include items that are not specifically outlined below. The final plan must be recorded within 24 months of the date of preliminary approval.
2. A list of additional requirements for the final plan is attached to this report.
3. In accordance with §187-43, it is required that a bond be filed for or deposited in escrow with the County or a letter of credit issued in a sum sufficient to ensure completion of requirements such as buffers, landscaping, and/or open space improvements imposed by the Levy Court or Regional Planning Commission. Such surety bond or letter of credit shall be required prior to issuance of a 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. §187-62 requires the development to have a bus stop. The plan proposes a stop in front of the open space trail, between Lots 25 & 26. If required by the school District and/or Delaware Transit Corporation (DTC), the plan should also show a bus turnout area consistent with the design exhibits shown in Sections 187-62.D. and E.
5. §116-3.3.E. requires that all new major subdivisions shall include an evaluation by a Delaware licensed professional engineer that determines the suitability of basements and recommendations of minimum basement elevations. The evaluation shall be submitted prior to final plan approval.

B. Recommendations:

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

1. **ADA compliant ramps should be installed on both sides of the street where the sidewalk connects with the walking trails.** This will create better connections between the active space improvements and provide more accessible routes connections for residents.
2. **Any tree clearing should not occur from April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, as recommended by DFW.**

II. WAIVER REQUESTS:

The applicant has requested a waiver from Kent County Code §187-53I(4), Table X-3, requiring that stormwater management ponds/basins meet a minimum distance of 100' from the nearest residential dwelling setback line. The applicant is requesting the waiver to allow the stormwater ponds to be 35' from the nearest residential dwelling setback line. Staff recommends that this waiver request be **APPROVED**. The proposed distance will maintain the 30' setback required from parcel lines, which allows sufficient buffer from the residential lots and provides enough room for access and maintenance of the stormwater area.

The applicant has also requested a waiver from Kent County Code §187-78B(2), which states the no buildings, structures or paved surfaces shall 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 applicant has requested the waiver to allow the construction of the subdivision entrance and a portion of the street with sidewalks, as well as a portion of the active space walking trails, shuffleboard court, and bocce ball court. Staff recommend **APPROVAL** of the request. The blue line stream is located along the

only frontage for the parcel, which makes relocation of the street and sidewalks infeasible. The design of the development also limits the options for relocating the active space improvements. The two sports courts and walking trail are relatively minor encroachments. They will still maintain a buffer of at least 40' and will not encroach on the 25' wetlands buffer. Additionally, a paved path provides a more permanent and accessible improvement for the residents.

The applicant has also requested a waiver from Kent County Code §187-60D, requiring that sidewalks be installed on both sides of all residential collectors. The applicant is requesting this waiver for a small portion of sidewalk on the northern edge of Carter's Dr., near the entrance. Staff recommends that this waiver request be **APPROVED with the condition that a crosswalk be provided at the beginning of the northern sidewalk on Carter's Drive as shown on the preliminary plan.** The entrance to the development directly abuts a neighbor's driveway and there is only about 11' between the proposed curbing and the property line. A sidewalk along this portion could present a nuisance to the neighbor and would not provide a significant benefit to the community. As shown on the plan, there will still be sidewalks on the northern portion of the road, starting just before the open space area. With the proposed crosswalk, this will provide consistent and accessible pedestrian access for future residents.

III. **BACKGROUND INFORMATION:**

- The applicant is requesting approval of a 41-lot single family development.
- The Comprehensive Plan calls for low-density residential uses in the project area. The proposed subdivision plan is in conformance with the Comprehensive Plan.
- The subject property is 43.15± acres, and is split zoned AR and BG. The AR portion is currently vacant. The BG portion, which will be subdivided out, is approved for Warehouses, which are in the beginning phase of construction.
- There have been three previous applications on the subject site:
 - Application CZ-24-04 approved a rezoning of 18 acres from AR to BG on 7/30/2024.
 - Application CS-19-04 received preliminary approval for a Contractor's Establishment with Outside Storage on 9/24/2019. The application never received final approval and expired on 9/30/2021.
 - Application S-24-03 received final plan approval for Warehouses on 6/23/2025.
- The site is located on the east side of Turkey Point Rd., 0.16 miles south of Turtle Dove Ln., and the southwest side of the intersection of Central Dr. and S. Dupont Hwy., north of Felton.
- The character of the surrounding area is primarily residential and commercial, with some agricultural. The Plymouth Place subdivision is located to the north of the site, along with several individual single-family residences. There are also individual single-family residences to the west and southwest. Directly south of the site is a farm winery.

To the southeast there are several commercial businesses, including flex warehousing, offices, and an auction site.

- The site will be served by Kent County Sanitary Sewer and Tidewater Utilities.
- A landscape plan has been provided showing the proposed active open space improvements and tree plantings. Based upon the area of this project, the applicant is required to plant 27 trees. The applicant is proposing to plant 61 trees within the open space parcels. The applicant is proposing a total of 0.73± acres of active open space area, which includes a shuffleboard court, bocce ball court, and pavilion, as well as horseshoe pits, a soccer field, and a gazebo. There are also walking trails throughout the development.
- This proposal was exempt from the PLUS process, as it is located within the Kent County Growth Zone and proposes less than 200 dwelling units.

IV. AGENCY COMMENTS:

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

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

Requirements:

1. The property is “legally” located in KCSDD1 – Felton Area.
2. The proposal must proceed in accordance with the accepted TFS (AIC specified), approved Preliminary Report, and all applicable provisions of the Kent County Code, Chapters 128 (Fees) & 180 (Standards).
3. Depiction of all SS easement, R-O-W, and dedication areas.
4. Creation of Kent County streetlighting & garbage collection districts (Kent County Code, Chapter 187).

Comment:

1. The Engineering Division grants “Conditional Approval”.

B. KENT CONSERVATION DISTRICT

Contact: Cullen Baker

Requirements:

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

1. A detailed sediment and stormwater management plan must be reviewed and approved by Kent Conservation District prior to any land disturbance (i.e. clearing, grubbing, filling, grading, etc.). The review fee and a completed Application for a Detailed Plan are due at the time of plan submittal to the District's office.
2. The following notes must appear on the record plan:

- The Kent Conservation District reserves the right to enter private property for purposes of periodic site inspection.
- The Kent Conservation District reserves the right to add, modify, or delete any erosion or sediment control measure, as it deems necessary.
- A clear statement of defined maintenance responsibility for stormwater management facilities.

Advisory Comments to the Applicant:

1. The Kent Conservation District will require an SAS and pre-application meeting to be held prior to plan submittal.
2. It appears that both stormwater facilities are in close proximity and elevation to the blue line stream and other wet ponds in the area. It may be difficult to provide wet stormwater facilities of this size and shape within the proposed locations.
3. A new subdivision shall establish a stormwater maintenance district as a condition of approval. Fees for the district shall not be incurred until the subdivision is complete and the stormwater infrastructure approved by the Kent Conservation District.
4. A minimum 15-foot maintenance access easement from the roadway is required at each facility.
5. It is strongly recommended that all storm drain pipes be designed in open space.
6. A letter of no objection to recordation will be provided upon approval of a Sediment and Stormwater Management Plan.

C. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcolm Jacob, Transportation Planner

Comments:

The road connection to the Plymouth Place subdivision via Settler Drive is a feature of the site plan that Dover Kent MPO supports. This connection will allow residents to reach their home from either Turkey Point Road or Plymouth Road, and therefore it will reduce traffic congestion during peak AM and PM hours. The secondary connection to the neighborhood also has public safety benefits, as it may be used by first responders during an emergency and improve their access to the homes within the neighborhood.

This connection is especially important considering that Plymouth Place has its own internal sidewalk network, and the north side of the neighborhood (along the frontage of Plymouth Road) contains a shared use path. Turkey Point Road is a minor collector road with an Annual Average Daily Traffic (AADT) of 1,436. It is unsafe for bicyclists and pedestrians as it has no shoulders, and it has a Level of Traffic Stress (LTS) of 4, which is the greatest level of risk. With this in mind, adding the connection to the north will allow residents of this new neighborhood to walk or bike greater distances and potentially reach their destinations without the use of a personal vehicle.

The site plan includes a complete network of internal sidewalks along both sides of the street and additional walking trails. The sidewalks are accompanied by ADA curb ramps at key locations such as road intersections. Dover Kent MPO recommends adding marked crosswalks at the ADA ramp locations, which will designate safe crossing locations for pedestrians.

It is also recommended that the applicant use "Type 1" vertical curbs that are 6" in height. Vertical curbs are an important measure for preventing vehicles from parking on the sidewalks, which will help in keeping the pathways clear for pedestrian use. By contrast, continuous "Type 2" roll curb will enable cars to park on the sidewalk, and so it should not be permitted in this situation. Vertical curbs can also protect pedestrians from vehicle traffic, making them a valuable safety measure within subdivisions such as this.

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

Contact: Faith Garcia, Environmental Review Coordinator

Comments: Attached.

V. OWNER/DEVELOPER:

The owner shall be aware of and be prepared to comply with all comments regarding this project stated in this report. All comments must be addressed in the final plan prior to final approval. Letters of "No Objection to Final Approval" from the following agencies will be required prior to final approval:

- A. DelDOT, Division of Highways
- B. Kent Conservation District
- C. Office of State Fire Marshal
- D. Kent County Department of Public Works
- E. Kent County Division of GIS / 911 Addressing
- F. Tidewater Utilities

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

ENC: Data Sheet

Exhibit A – Location Map

Waiver Request (dtd. 4/18/26)

Additional Plan Requirements for Final Approval

DNREC – Division of Fish & Wildlife Comments (dt. 5/5/26)

Lake Forest School District Correspondence regarding bus stops

Preliminary Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

Regional Planning Commission Public Hearing of: **Thursday, June 4, 2026**

Regional Planning Commission Business Meeting of: **Thursday, June 11, 2026**

Plan Number and Title	:	SL-26-05 Carter's Creek
Location	:	Located on the east side of Turkey Point Rd., 0.16 miles south of Turtle Dove Ln., and the southwest side of the intersection of Central Dr. and S. Dupont Hwy., north of Felton.
Owner/Applicant	:	Felton Drive-In LLC c/o Jeffrey Garrison 19413 Jingle Shell Way Lewes, DE 19958
Engineer	:	Becker Morgan Group, Inc. c/o Michael Henry 309 S Governors Ave. Dover, DE 19904
Present Zoning District	:	AR (Agricultural Residential) / BG (General Business)
Levy Court District	:	6 th - Hertz
School District	:	Lake Forest
Fire District	:	Felton
Size of Site	:	43.15± acres (16.80± acre project area)
Number of Proposed Lots	:	41 Single Family + 26.35± acre Residual
Active Open Space	:	0.73 acres ±
Passive Open Space	:	7.73 acres ±
Stormwater Management Area	:	0.81 acres ±
Wetlands Area	:	0.28 acres ±
Total Acres Within Woodlands	:	4.77 acres ±

Woodland Preservation	:	2.94 acres ±
Average Lot Area	:	6,403 sq. ft. (0.15 acres ±)
Minimum Lot Area	:	5,000 sq. ft. (0.11 acres ±)
Maximum Lot Area	:	11,144 sq. ft. (0.26 acres ±)
Relation to Growth Zone	:	Inside
Density	:	2.44 units per acre
Streets	:	Public – To be constructed according to Delaware Division of Highways Specifications
Water	:	Tidewater Utilities
Sewer	:	Kent County Sewer
Kent County Property Identification Numbers	:	SM-00-129.01-01-60.00-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: SL-26-05
Carters Creek

APPLICANT/OWNER:

Felton Drive-In LLC c/o Jeffrey
Garrison

ENGINEER:

Becker Morgan Group, Inc.
c/o Michael Henry

PRESENT ZONING DISTRICT:

AR (Agricultural Residential) /
BG (General Business)

PRESENT USE:

Vacant (AR) / Approved Contractor's
Establishment w/ Outdoor Storage
(BG)

PROPOSED USE:

41 Single Family Lot Major
Subdivision (16.80± acres AR) +
Residual (29.35± acres BG)

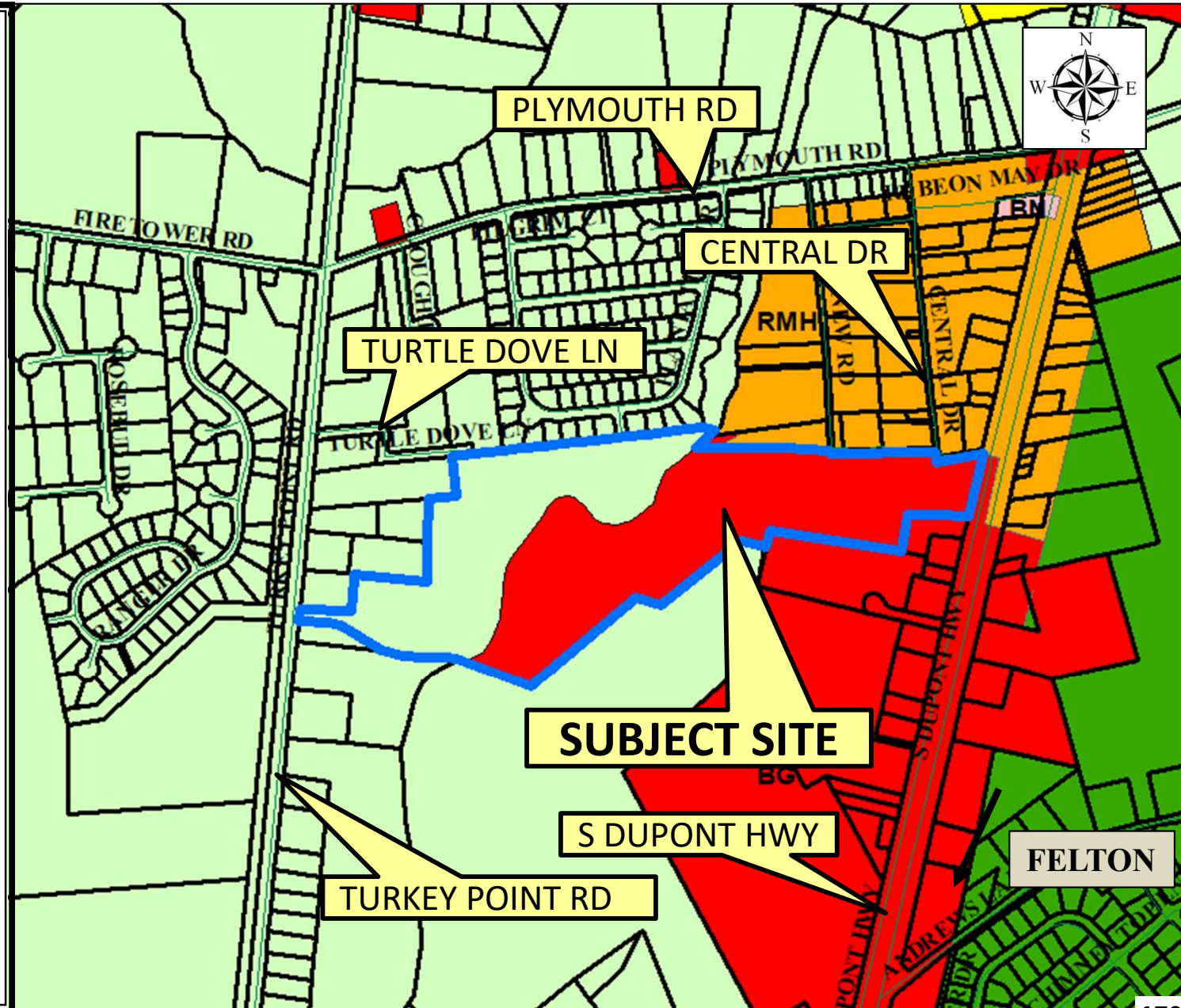
LEVY COURT DISTRICT:

6th - Hertz

TAX MAP NO:

SM-00-129.01-01-60.00-000

LOCATION: Located on the east
side of Turkey Point Rd., 0.16 miles
south of Turtle Dove Ln., and the
southwest side of the intersection of
Central Dr. and S. Dupont Hwy.,
north of Felton.





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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

April 18, 2026

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

RE: **Waiver Requests**
CARTER'S CREEK SUBDIVISION
Felton, Delaware
2022198.02

Dear Jesse:

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

Waiver Request 1: Reduction of the 100 ft SWM Facility buffer from Building Restriction Lines (BRL) - Section 187-53 I(4)

We are requesting a waiver and relief from the required 100 ft stormwater facility buffer from any BRL. Due to the shape of the proposed subdivision and the natural resources that occupy the eastern portion of the proposed subdivision, the areas available for stormwater management facilities are limited when coupled with the required 100' buffer, without additional disturbance to those natural resources.

We would request that the buffer be reduced to 35' from adjacent BRL's and 30' from lot lines. This setback still exceeds those required by the State of Delaware Sediment and Stormwater Regulations.

Waiver Request 2: 100' Riparian Buffer Waiver Request - Section 187-78 B(2)

We are requesting a waiver to allow our active recreation area walking path, sport courts and the portion of the subdivision street at the connection to Turkey Point Road to be located in the 100' blue line stream riparian buffer. Without relief from the buffer for the road, a connection to Turkey Point Road cannot be made. Additionally, active recreation area setbacks from lots and right-of ways etc, hamper the ability to achieve the required active area requirement without encroaching the riparian buffer.

Waiver Request 3: Partial Sidewalk Waiver Request - Section 187-60D

In accordance with section 187-60 (d) we are requesting that the Commission allow elimination of the portion of sidewalk on the north side of the entrance along the lands of Robert and Deborah Palmer. The edge of the driveway on that parcel is at the property line and installing sidewalk along this section would have the sidewalk in close proximity to their driveway. We have already completed a pre-submittal meeting with DelDOT and they are in agreement with eliminating that section of sidewalk, as long as a crossing and barrier free ramps leading to the sidewalk on the south side of the road are installed at that location. DelDOT has also requested that landings and a crosswalk be provided at the entrance, which we have also incorporated. Additionally, elimination of this section of sidewalk will allow space for the subdivision sign and entrance lighting to be installed at the entrance from Turkey Point Road.



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

Sincerely,

BECKER MORGAN GROUP, INC.

A handwritten signature in blue ink, appearing to read "Michael J. Henry", written over the printed name.

Michael J. Henry, LEED AP
Senior Associate

MJH/

202219802ai-KC-Waiver-request-Rev.docx



DEPARTMENT OF PLANNING SERVICES

Additional Plan Requirements for Final Plan Approval

1. The creation of trash and streetlight districts are required in accordance with the provisions of §187-53(H). The applicant shall contact the Kent County Department of Public Works for information on this process (Phone 302-744-2430).
2. §187-53.C. requires that this project shall be served by a central water system that includes fire protection. Fire hydrant locations shall be located on the plan accordance with the Delaware State Fire Protection Regulations.
3. All major subdivisions must have lighted entrances. Indicate the type of lighting for the subdivision entrances on the plan.
4. In accordance with §187-60(H), sidewalk design and installation must comply with federal requirements of the Americans with Disabilities Act (ADA) and shall incorporate barrier-free access ramping at points of intersection with street crossings and at other locations so as to accommodate barrier-free pedestrian movement and access to buildings, parking areas, and other site amenities. All sidewalks shall be designed as an “accessible route” and shall conform to ANSI 117.1-1998 standards for handicapped accessibility. Provide typical curb ramp detail on the plan.
5. Active recreational improvements must be constructed in a proportion equal to or greater than the proportion of residential dwelling units completed. A construction schedule for the completion of the approved active recreational improvements will be required prior to final plan approval. Detail specs for all proposed active space improvements must also be included on the final plan.
6. Acknowledgement of and compliance with §187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.
7. 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.
8. This project will be required to join a stormwater maintenance district in accordance with §187-90.4(D)(1-5) of the Code.



May 5, 2026

Sarah Keifer and Kristopher Connelly

Kent County Department of Planning Services

Division of Planning

555 Bay Road

Dover, DE 19901

Re: June 2026 Kent County Quality of Life (QOL) Notification – DNREC Division of Fish and Wildlife Comments

1. **SL-26-05 Carters Creek:** Request for a Major Subdivision approval of a 41 single-family lot residential development located inside the Growth Zone Overlay district / Parcel # SM-00- 129.01-01-60.00-000

DFW Comments:

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 our Environmental Review team (DNREC_EnvReview@delaware.gov). 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>.

Forest Loss and Fragmentation

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:

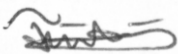
1. To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, we recommend that clearing not occur **April 1st to July 31st**. This clearing recommendation would only protect those species during one breeding season, because once trees are cleared the result is an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

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

Sincerely,



Faith Garcia

Environmental Review Coordinator

Phone: (302) 735-8665

Cell: (302) 443-3812

Email: christinefaith.garcia@delaware.gov

89 Kings Highway

Dover, DE 19901

Michael J. Henry

From: Weller Dustin <Dustin.Weller@lf.k12.de.us>
Sent: Tuesday, April 7, 2026 5:45 PM
To: Michael J. Henry
Cc: Jon S. Falkowski
Subject: Re: [External] 2022198.02 - Carter's Creek Subdivision - School Bus Stop Location

This looks good to me! Have a good one!

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From: Michael J. Henry <mhenry@beckermorgan.com>
Sent: Tuesday, April 7, 2026 10:37:31 AM
To: Weller Dustin <Dustin.Weller@lf.k12.de.us>
Cc: Jon S. Falkowski <jfalkowski@beckermorgan.com>
Subject: RE: [External] 2022198.02 - Carter's Creek Subdivision - School Bus Stop Location

Dustin,

Please find attached the revised plans showing the bus stop location in front of lots 25 & 26. If this is acceptable, please provide email response stating acceptance of this location so we can provide to County Planning. Again, we will follow up in a couple weeks with the official Certified mail with the Notification Form and plan set.

Thanks
Mike

From: Weller Dustin <Dustin.Weller@lf.k12.de.us>
Sent: Monday, April 6, 2026 4:03 PM
To: Michael J. Henry <mhenry@beckermorgan.com>
Cc: Jon S. Falkowski <jfalkowski@beckermorgan.com>
Subject: Re: [External] 2022198.02 - Carter's Creek Subdivision - School Bus Stop Location

Hi Mike,

I hope all is well. I would recommend the bus stop be next to lot 22 which would be away from the pond. That would be my only recommendation. If the bus was coming in off of Plantation Drive the stop could be at the entrance of the dog park.

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From: Michael J. Henry <mhenry@beckermorgan.com>
Sent: Monday, April 6, 2026 3:51:20 PM
To: Weller Dustin <Dustin.Weller@lf.k12.de.us>
Cc: Jon S. Falkowski <jfalkowski@beckermorgan.com>
Subject: [External] 2022198.02 - Carter's Creek Subdivision - School Bus Stop Location

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.

Mr. Weller,

I got your name from Ryan Musachio and Jon Falkowski in my office as the contact for Lake Forest Transportation concerning proposed bus stop locations for new subdivisions. We are in the process of submitting to Kent County for preliminary subdivision review for a new 41 lot residential single-family subdivision called Carter's Creek. It will have a single road running through the subdivision that takes access from Turkey Point Road north of Felton and will also interconnect to Settler Drive in the Plymouth Place subdivision that borders this property to the north.

We will be submitting to the county on Wednesday and will be sending out the formal notification and plans once the County gives us the date that responses are due prior to the hearing in June, but we wanted to get out in front of that official certified mail notification and hopefully have a location already reviewed and agreed to with you so that the notification is just a formality.

We have shown one bus stop location centered in the subdivision as shown on the attached plan sheets C-201 & 202. Please review and provide any feedback on the location. If the location is acceptable, please provide an email response indicating that the location is satisfactory, so that we can provide it to the county as proof.

If you would like to discuss or have comments, please feel free to contact me.

Thanks

Mike

Michael J. Henry, LEED AP

Senior Associate / Civil Designer

BECKER MORGAN GROUP, INC.

309 S. Governors Ave

Dover, DE 19904

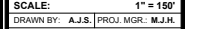
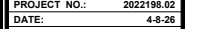
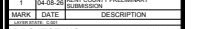
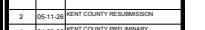
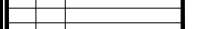
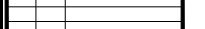
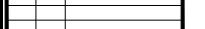
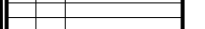
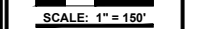
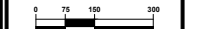
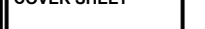
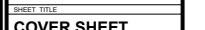
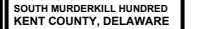
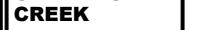
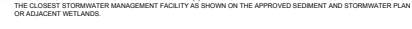
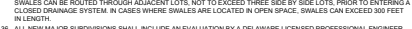
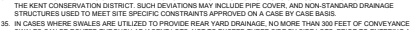
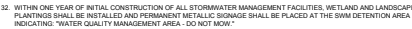
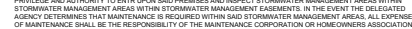
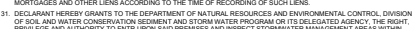
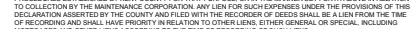
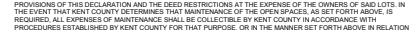
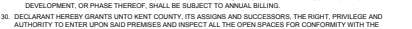
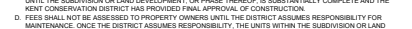
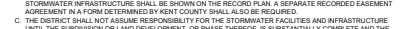
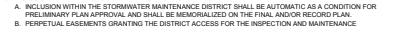
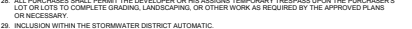
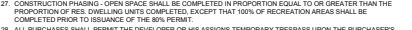
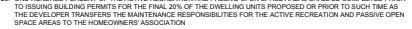
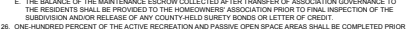
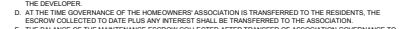
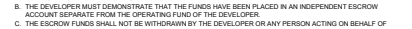
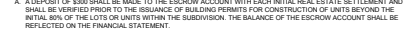
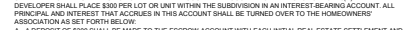
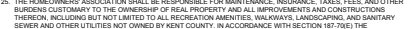
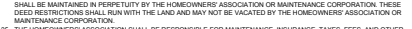
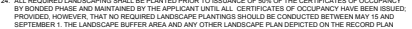
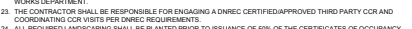
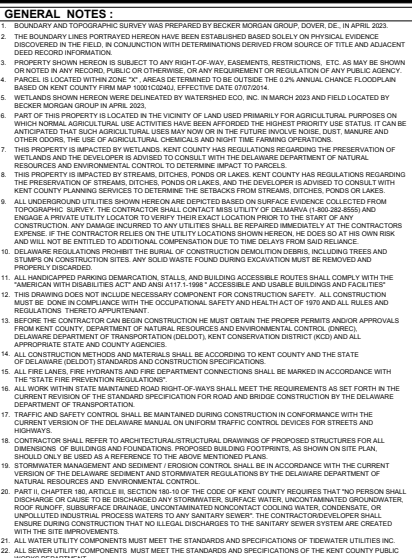
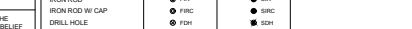
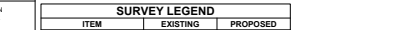
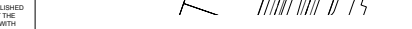
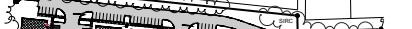
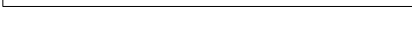
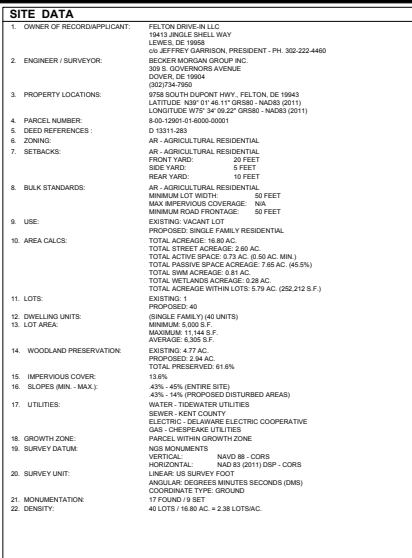
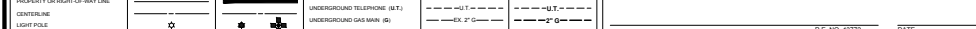
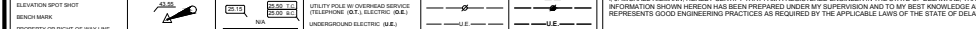
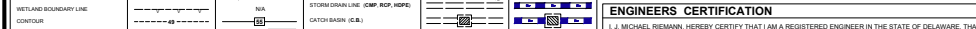
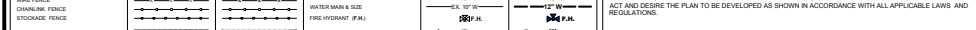
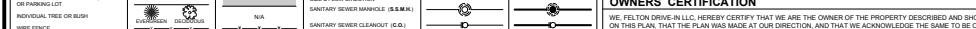
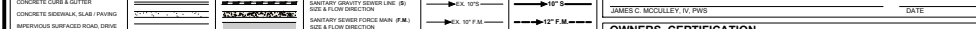
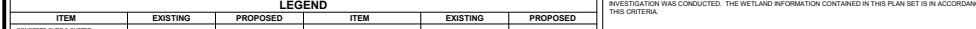
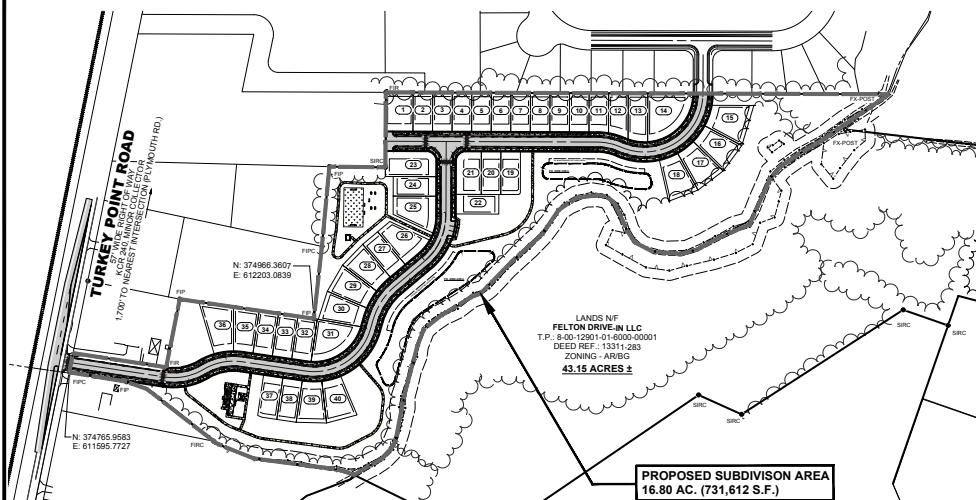
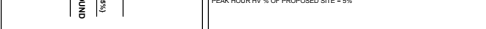
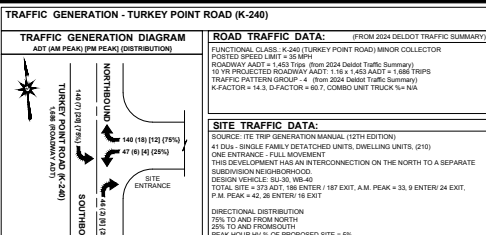
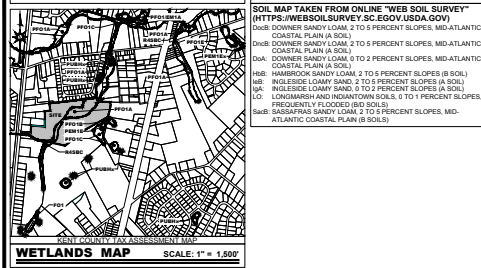
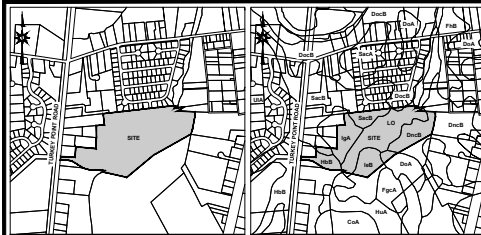
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302.734.7950 x 211

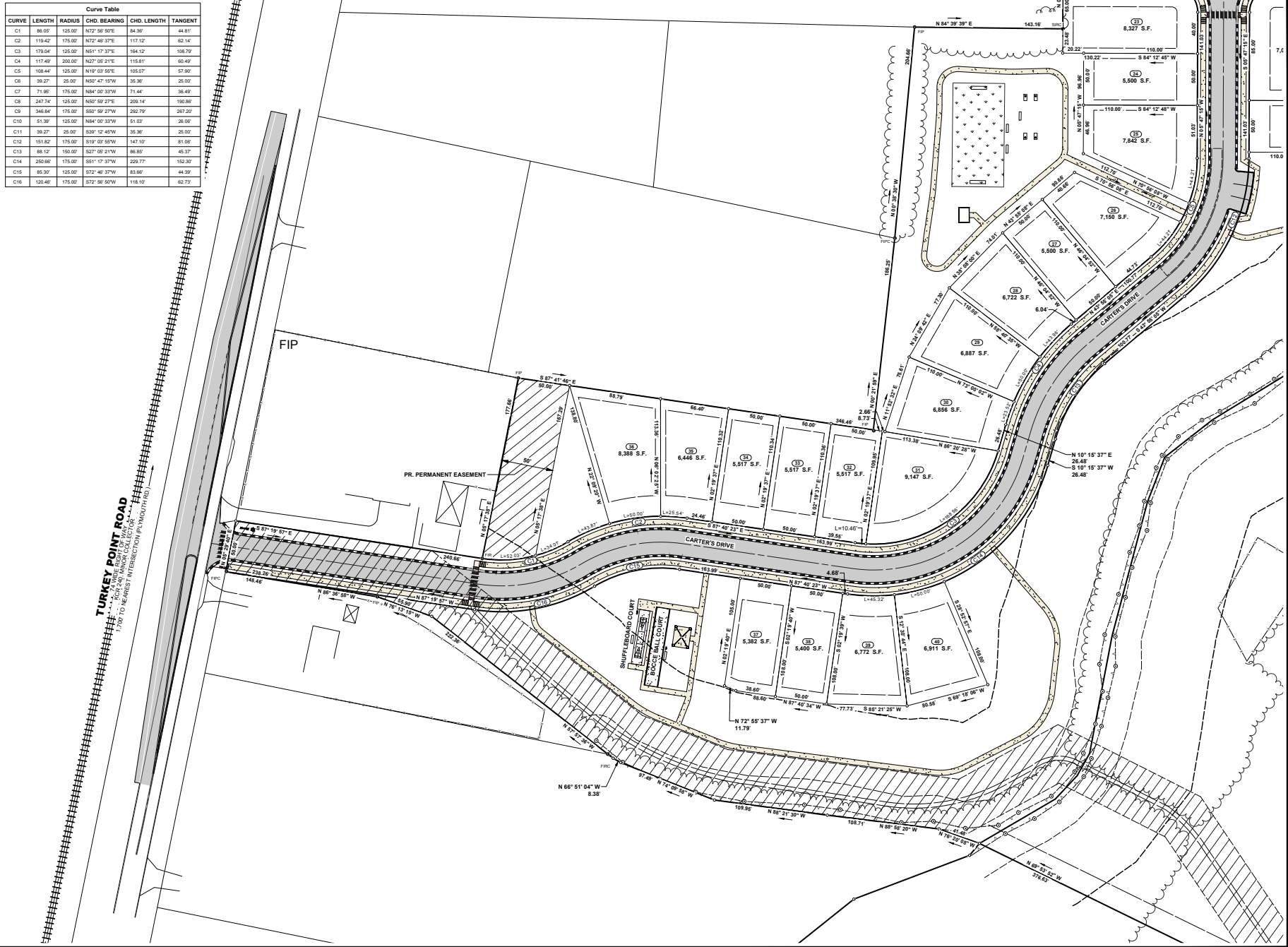
mhenry@beckermorgan.com

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C3	179.04	125.00	N81°17'37"E	164.12	108.76
C4	117.49	200.00	N27°09'21"E	115.81	60.49
C5	108.44	125.00	N19°03'55"E	105.07	57.90
C6	39.27	25.00	N59°47'15"W	35.36	25.00
C7	71.95	175.00	N84°00'33"W	71.44	36.49
C8	247.74	125.00	N59°59'27"E	235.14	150.86
C9	348.84	175.00	S55°59'27"W	292.79	257.20
C10	51.38	125.00	N84°00'33"W	51.38	26.00
C11	39.27	25.00	S38°12'45"W	35.36	25.00
C12	151.82	175.00	S19°03'55"W	147.10	81.08
C13	88.12	150.00	S27°09'21"W	86.89	45.37
C14	250.69	175.00	S51°17'37"W	225.77	152.30
C15	85.30	125.00	S72°48'37"W	83.89	44.39
C16	120.49	175.00	S72°58'50"W	118.10	62.73



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ENGINEERING

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Maryland
312 West Main Street, Suite 300
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410.546.9100

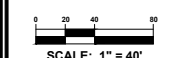
North Carolina
3333 Jackle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckermorgan.com



PROJECT TITLE
APPLICATION #SL-26-05
CARTER'S CREEK

9758 S DUPONT HWY
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

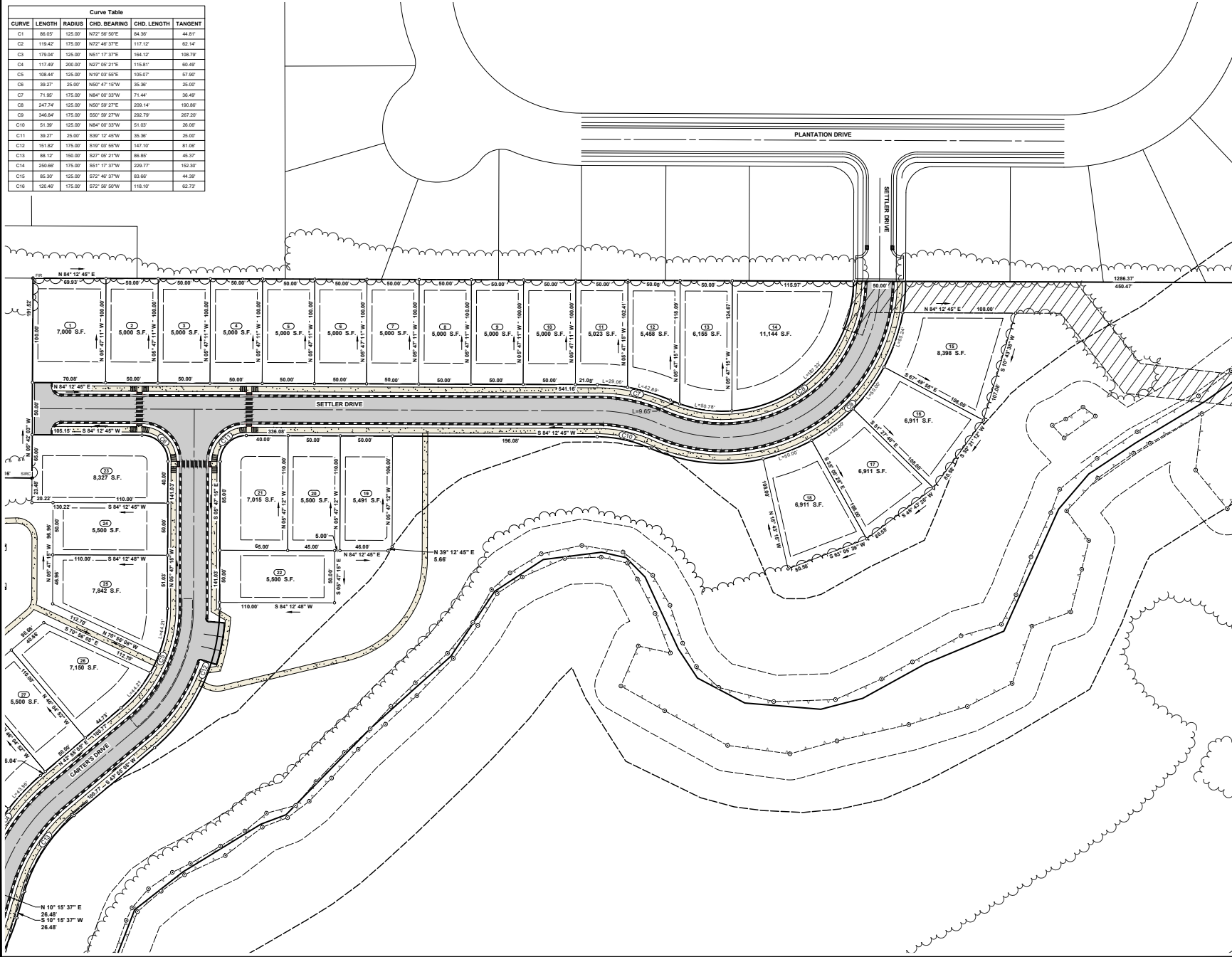
SHEET TITLE
BOUNDARY PLAN



ISSUE BLOCK		
NO.	DATE	DESCRIPTION
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2	05-11-26	KENT COUNTY PRELIMINARY
3	04-08-26	KENT COUNTY SUBMISSION
4	04-08-26	KENT COUNTY SUBMISSION
5	04-08-26	KENT COUNTY SUBMISSION
6	04-08-26	KENT COUNTY SUBMISSION
7	04-08-26	KENT COUNTY SUBMISSION
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PROJECT NO.: 2022198.02
DATE: 4-8-26
SCALE: 1" = 40'
DRAWN BY: A.J.S. PROJ. MGR: M.J.H.
SHEET
C-002
C:\Users\ajohnson\OneDrive\Documents\2022\198.02\198.02 SITE C-002.dwg May 10, 2026 - 1:58pm

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C1	86.03	125.00	N27°58'50"E	84.39	44.81
C2	119.42	175.00	N72°48'37"E	117.12	62.14
C3	179.04	125.00	N81°17'37"E	164.12	108.79
C4	117.49	200.00	N27°09'21"E	115.81	60.49
C5	108.44	125.00	N19°03'50"E	105.07	57.90
C6	39.27	25.00	N50°47'15"W	35.36	25.00
C7	71.90	175.00	N84°00'37"W	71.44	36.49
C8	247.74	125.00	N50°59'27"E	205.14	190.86
C9	348.84	175.00	S50°59'27"W	292.79	287.20
C10	51.30	125.00	N84°00'37"W	51.03	26.90
C11	39.27	25.00	S80°12'49"W	35.36	25.00
C12	151.82	175.00	S19°03'50"W	147.10	81.00
C13	88.12	150.00	S27°00'21"W	86.80	45.37
C14	250.69	175.00	S51°17'37"W	220.77	152.30
C15	85.30	125.00	S77°48'37"W	83.80	44.39
C16	120.49	175.00	S72°58'50"W	118.10	62.73



ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.269.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100
North Carolina
3333 Jackie Drive, Suite 120
Wilmington, NC 28403
910.341.7600
www.beckermorgan.com



PROJECT TITLE
APPLICATION #SL-26-05
**CARTER'S
CREEK**

9758 S DUPONT HWY
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE
BOUNDARY PLAN

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SCALE: 1" = 40'

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495	04-08-26
496	04-08-26
497	04-08-26
498	04-08-26
499	

TAX PARCEL NO.	PARCEL OWNER TABLE	DEED REF.	ZONE
8-00-12901-08-1000	LANDS NOW OR FORMERLY OF:	13023-127	AR
8-00-12901-08-1000	D R HORTON INC. NEW JERSEY	13023-127	AR
8-00-12901-08-1400	D R HORTON INC. NEW JERSEY	13023-127	AR
8-00-12901-08-1500	DEBRA LYNN MARVIN	13205-099	AR
8-00-12901-08-1600	DREWEY CLARENCE MARVIN	13248-329	AR
8-00-12901-08-1700	D R HORTON INC. NEW JERSEY	13023-127	AR
8-00-12901-08-1800	CARL DEPUTY & SON BUILDERS LLC	10944-339	AR
8-00-12901-08-1900	CARL DEPUTY & SON BUILDERS LLC	10944-339	AR
8-00-12901-08-2000	DEPUTY & CLESTER W. CAMPBELL	11181-261	AR
8-00-12901-08-2100	CARL DEPUTY & SON BUILDERS LLC	10944-339	AR
8-00-12901-08-2200	JOSEPH J. & THERYL L. COCO	11389-099	AR

DEMOLITION CONSTRUCTION NOTES

R-1 EXISTING WOODED AREA TREES AND VEGETATION TO BE REMOVED.

R-2 REMOVE EXISTING GRAVEL PATHWAY.

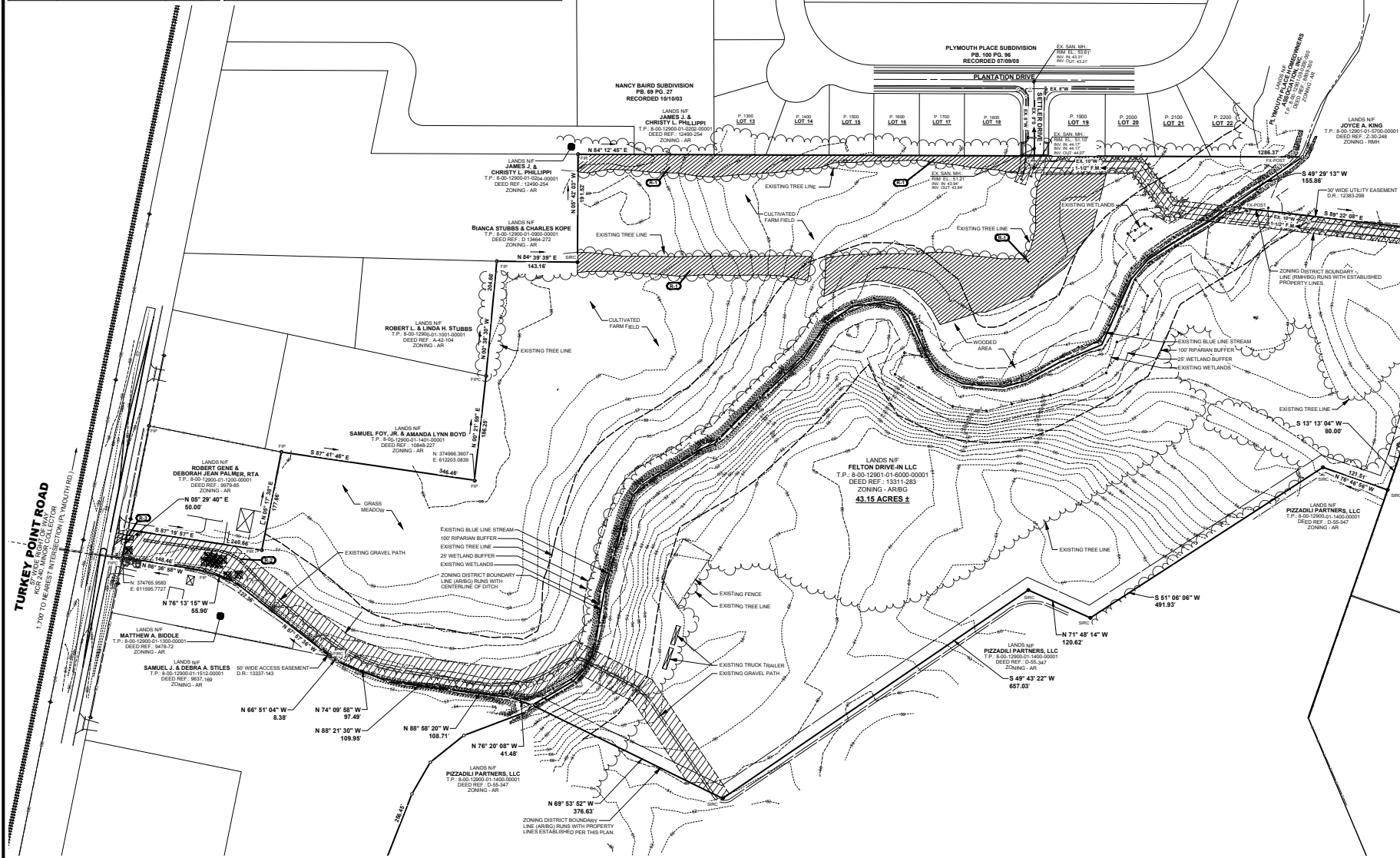
R-3 REMOVE EXISTING PAVEMENT.

X TREE TO BE REMOVED (NOTED BY SYMBOL, SHOWN).

NOTES:

1. PROPERLY DISPOSE OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL COUNTY, STATE AND FEDERAL REGULATIONS.

2. CONTRACTOR TO FIELD VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION. CONTACT ENGINEER CONCERNING POSSIBLE CONFLICTS.



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ENGINEERING
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PROJECT TITLE
APPLICATION #SL-26-05
CARTER'S CREEK

9758 S DUPONT HWY.
SOUTH MUNDERKILL HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE
EXISTING CONDITIONS & DEMOLITION PLAN

0 40 80 160
SCALE: 1" = 80'

ISSUE BLOCK	DATE	DESCRIPTION
1	05-11-26	KENT COUNTY SUBMISSION
2	04-08-26	KENT COUNTY PRELIMINARY SUBMISSION
PROJECT NO.	2022198.02	
DATE:	4-8-26	
SCALE:	1" = 80'	
DRAWN BY:	A.J.S.	PROJ. MGR.: M.J.H.
SHEET		
C-101		



PROJECT TITLE

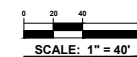
APPLICATION #SL-26-05

**CARTER'S
CREEK**

9758 S DUPONT HWY
SOUTH MURKERSVILLE HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE

SITE PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	05-11-26	KENT COUNTY SUBMISSION
2	04-08-26	KENT COUNTY PRELIMINARY SUBMISSION

PROJECT NO.: 2022198.02

DATE: 4-8-26

SCALE: 1" = 40'

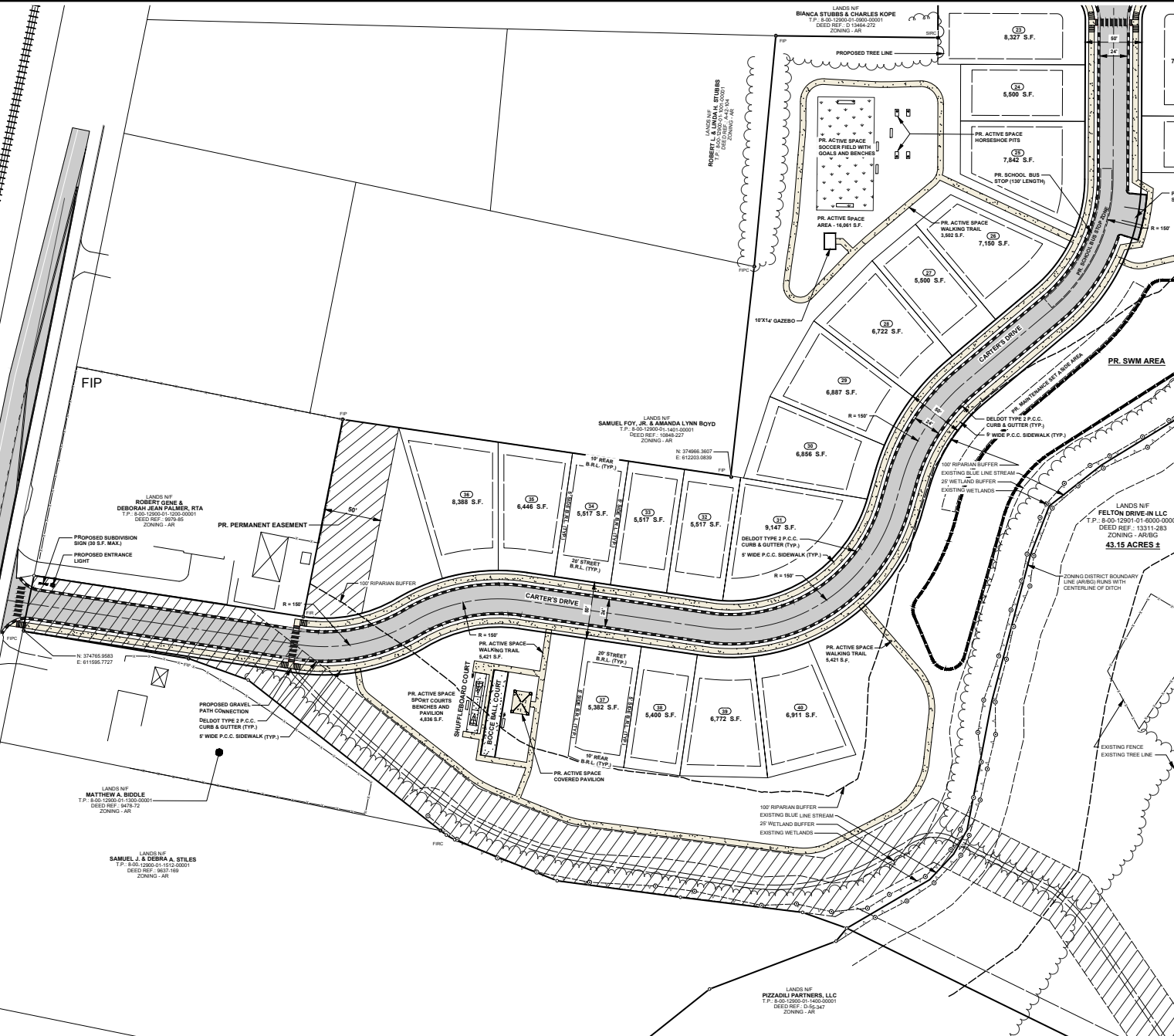
DRAWN BY: A.J.S. PROJ. MGR: M.J.H.

SHEET

C-201

CONSENT 303

TURKEY POINT ROAD
FOR 240' MINIMUM OF WIDENESS
1720' TO NEAREST INTERSECTION (FAYMOUTH RD.)





PROJECT TITLE
APPLICATION #SL-26-05

**CARTER'S
CREEK**

9758 S DUPONT HWY
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE

**UTILITY AND
GRADING PLAN**



ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	05-11-26	KENT COUNTY SUBMITTAL
2	04-08-26	KENT COUNTY PRELIMINARY SUBMISSION

PROJECT NO.: 2022198.02

DATE: 4-8-26

SCALE: 1" = 40'

DRAWN BY: A.J.S. PROJ. MGR: M.J.H.

SHEET

C-301

TURKEY POINT ROAD
FOR 240' MINIMUM CLEARANCE
1720 TO NEAREST INTERSECTION (SOUTH SIDE)

FIP

LANDS N/F
ROBERT GENE &
DEBORAH JEAN PALMER, RTA
T.P. 8-03-12000-01-12000-00001
DEED REF. 1070-85
ZONING - AR

PR. PERMANENT EASEMENT

LANDS N/F
MATTHEW A. BIDDLE
T.P. 8-03-12000-01-11000-00001
DEED REF. 1416-12
ZONING - AR

LANDS N/F
SAMUEL J. & DEBRA A. STILES
T.P. 8-03-12000-01-11000-00001
DEED REF. 1603-189
ZONING - AR

50' WIDE ACCESS EASEMENT
D.R. 13357-143

LANDS N/F
BIANCA STUBBS & CHARLES KOPE
T.P. 8-03-12000-01-16000-00001
DEED REF. 1714-472
ZONING - AR

LANDS N/F
ROBERT L. & AMANDA STUBBS
T.P. 8-03-12000-01-16000-00001
DEED REF. 1714-472
ZONING - AR

LANDS N/F
SAMUEL FOY, JR. & AMANDA LYNN BOYD
T.P. 8-03-12000-01-14010-00001
DEED REF. 1048-227
ZONING - AR

LANDS N/F
FELTON DRIVE-IN LLC
T.P. 8-03-12001-01-00000-00001
DEED REF. 13311-263
ZONING - AR/SG
43.15 ACRES ±

LANDS N/F
PIZZADILI PARTNERS, LLC
T.P. 8-03-12000-01-16000-00001
DEED REF. D-56-347
ZONING - AR

50' WIDE ACCESS EASEMENT
D.R. 13357-143

50' WIDE ACCESS EASEMENT
D.R. 13357-143

Delaware
309 South Governors Avenue
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North Carolina
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PROJECT TITLE
APPLICATION #SL-26-05

CARTER'S CREEK

9758 S DUPONT HWY
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

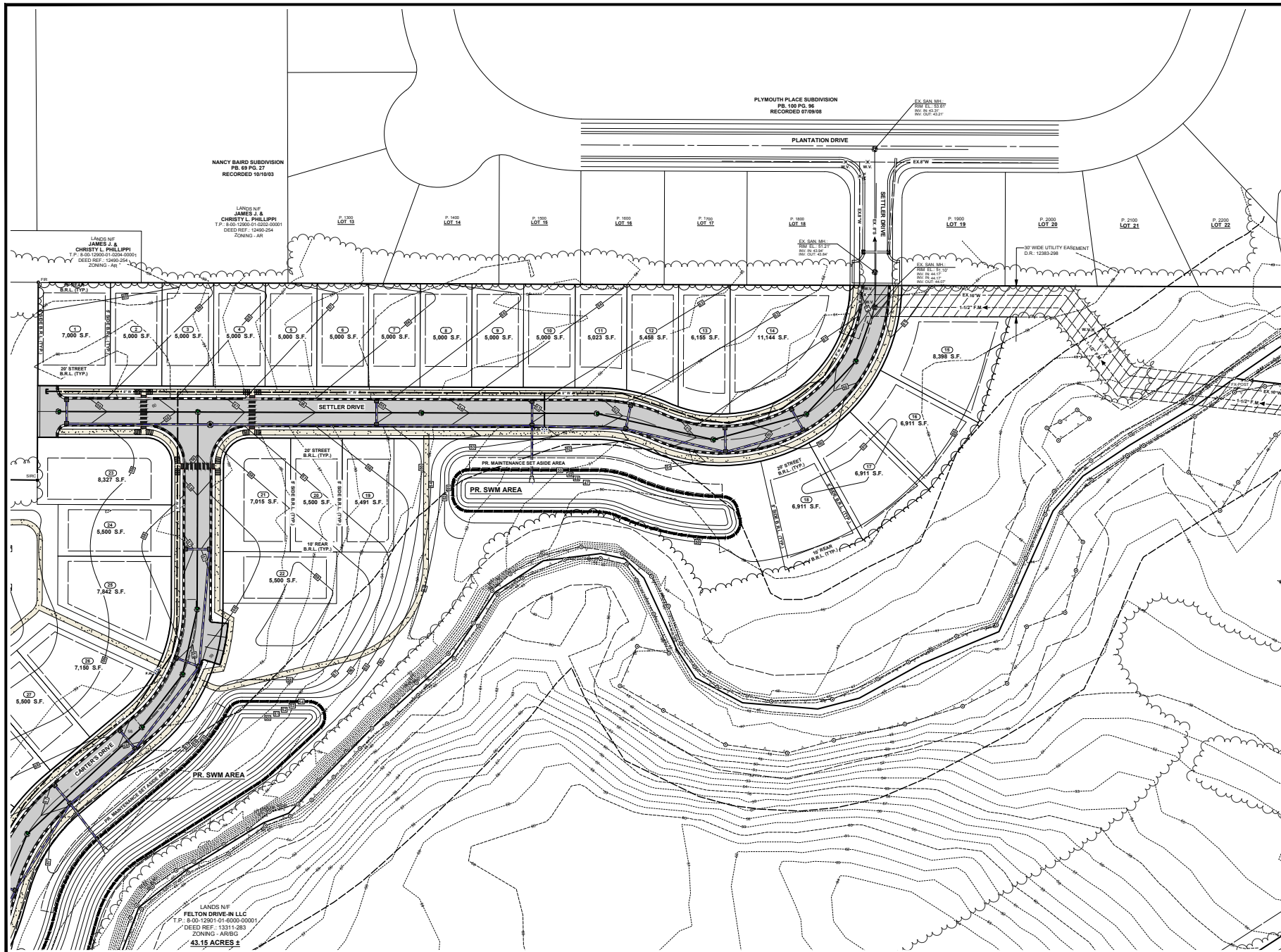
SHEET TITLE
UTILITY AND GRADING PLAN

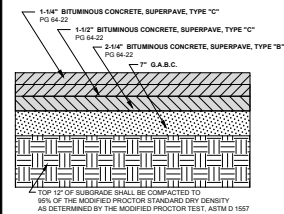


ISSUE BLOCK

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C-302

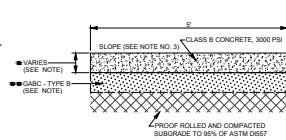




ABOVE SECTION APPLIES TO STREETS BELOW:

PAVEMENT SECTION DETAIL (TYPE I SUBDIVISION STREETS)

STRUCTURAL NUMBER: 2.98



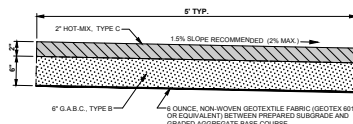
NOTES

1. MARK IN 5' SQUARES, USE PREMOULDED EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 20'
2. CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.
3. SIDEWALK TO BE CONSTRUCTED AT GRADE. SLOPE OF SIDEWALK SHALL BE 2% MAX IN ORDER TO ASSURE POSITIVE DRAINAGE.

CONCRETE SIDEWALK DETAIL

NO SCALE

BMG NO.: 3G



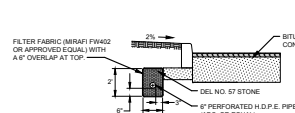
NOTES

1. 6\"/>

ASPHALT PATH DETAIL

NO SCALE

SW-21

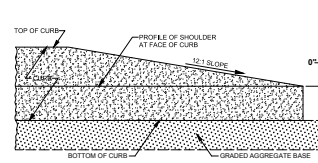


NOTE

1. UNDERDRAINS SHALL BE INSTALLED ON EITHER SIDE OF ALL C.B. SLUMPS FOR A MINIMUM DISTANCE OF 150 FEET. UNDERDRAINS SHALL CONNECT TO PROPOSED CATCH BASINS. CONTRACTOR TO ENSURE A WATER TIGHT SEAL.

UNDERDRAIN DETAIL (TYP.)

N.T.S.

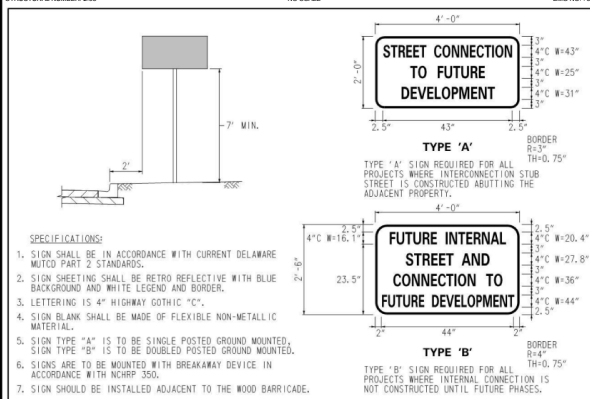


CURB TAPER DETAIL

NO SCALE

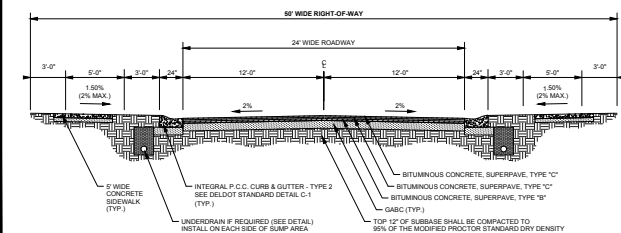
DELDOT ACCESS MANUAL - PAGE 4-8

BMG NO.: SW-1C



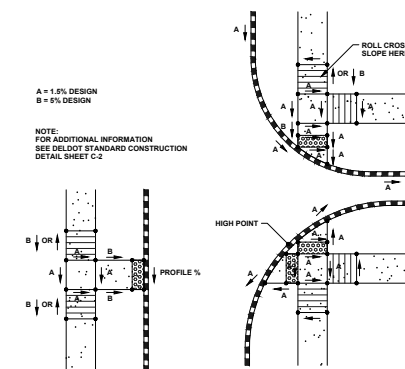
SPECIFICATIONS

1. SIGN SHALL BE IN ACCORDANCE WITH CURRENT DELAWARE MATCH PART 2 STANDARDS.
2. SIGN SHEETING SHALL BE RETRO REFLECTIVE WITH BLUE BACKGROUND AND WHITE LEGEND AND BORDER.
3. LETTERING IS 4\"/>



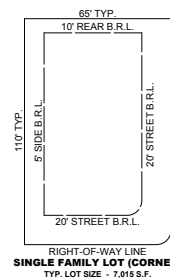
TYPICAL 50' ROW ROADWAY SECTION

SCALE: 1\"/>



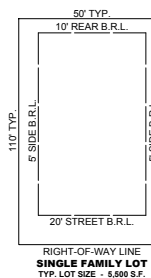
CURB RAMP GRADING DETAIL (TYP.)

SCALE: 1\"/>



TYPICAL LOT TYPES AND DIMENSIONS

SCALE: N.T.S.



TYPICAL LOT TYPES AND DIMENSIONS

SCALE: N.T.S.



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PROJECT TITLE

APPLICATION #SL-26-05

CARTER'S CREEK

9758 S DUPONT HWY
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KENT COUNTY, DELAWARE

SHEET TITLE

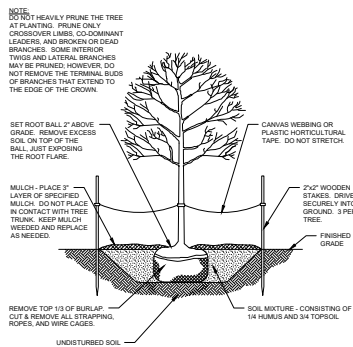
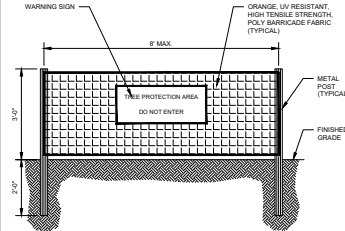
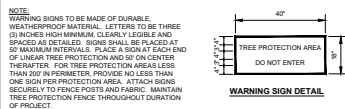
CONSTRUCTION DETAILS

ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	04-08-26	KENT COUNTY PRELIMINARY SUBMISSION
2	05-11-26	KENT COUNTY REVISION
PROJECT NO.: 2022198.02		
DATE: 4-8-26		
SCALE: AS SHOWN		
DRAWN BY: A.J.S. PROJ. MGR: M.J.H.		
SHEET		

C-901

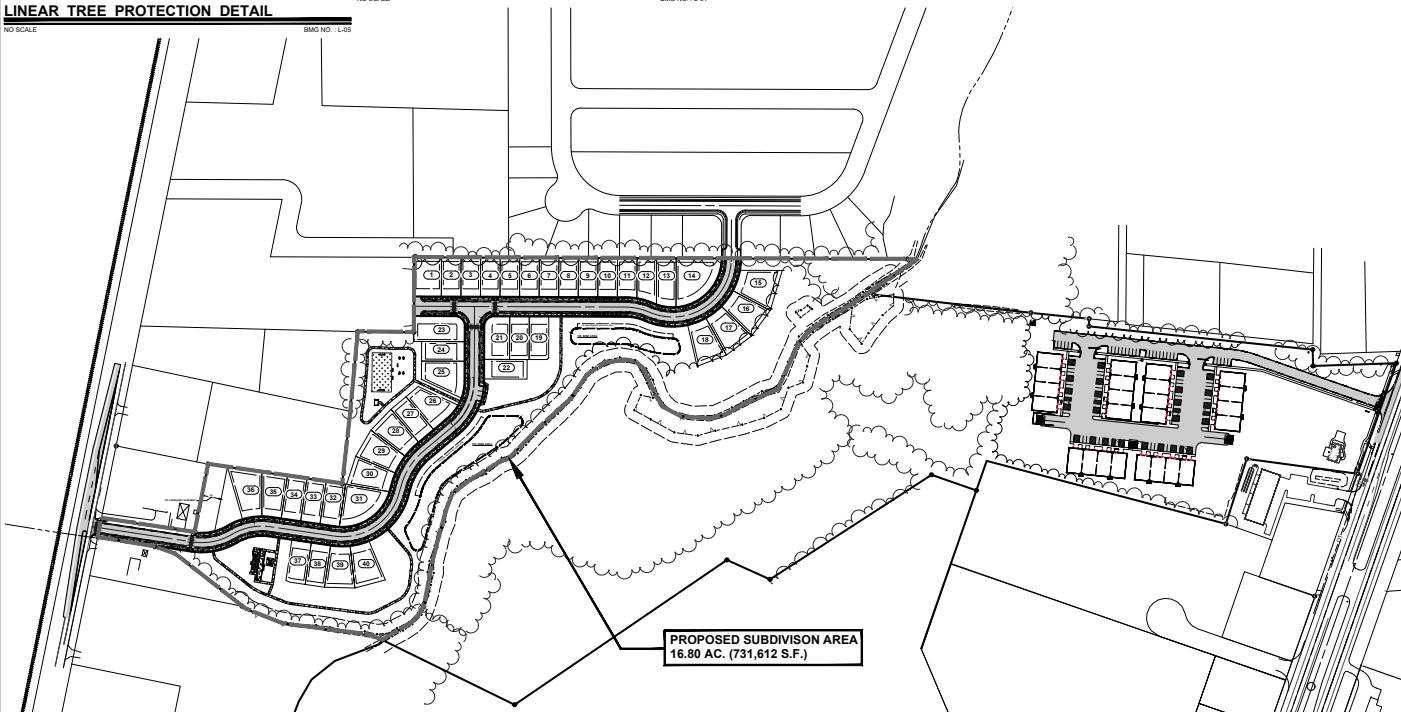
CONTRACT 303



PLANT LIST					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
UNDERSTORY TREES					
CF	10	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1 1/2" CAL	B&B
CF	8	CORNUS RUBRA	PINK FLOWERING DOGWOOD	1 1/2" CAL	B&B
MG	19	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1 1/2" CAL	B&B
EVERGREEN TREES					
PS	12	PIRUS STROBUS	NORTHERN WHITE PINE	5' - 6' HGT	B&B
TO	29	THUJA GREEN GIANT	GREEN GIANT ARBORVITAE	5' - 6' HGT	B&B
TOTAL: 37 UNDERSTORY TREES, 41 EVERGREEN TREES (78 TREES TOTAL)					

TREE PRESERVATION & DENSITY REQUIREMENTS	
1. EXISTING WOODLAND AREA:	207,810 S.F.
2. WOODLANDS TO BE CLEARED:	79,760 S.F.
3. TOTAL WOODLANDS REMAINING:	127,850 S.F.
4. TOTAL NON-WOODLAND LOT AREA PROPOSED:	262,416 S.F.
5. DENSITY: 1 TREE PER 10,000 S.F. OF LOT AREA FOR RESIDENTIAL	27 TREES REQUIRED
302,416 / 10,000 S.F. TREE = 29.24	
6. EXISTING TREES TO BE RETAINED:	0
7. PROPOSED TREES:	78
8. TOTAL TREES:	78

SITE DATA	
1. OWNER OF RECORD/APPLICANT:	FELTON DRIVE-IN LLC 19415 DOWNSHIRE WAY LIVEST, DE 19068
2. ENGINEER / SURVEYOR:	JOHN J. GARRISON, PRESIDENT - PH. 302-222-4460 BECKER MORGAN GROUP INC. 308 S. GOVERNORS AVENUE DOVER, DE 19904
3. PROPERTY LOCATIONS:	9758 SOUTH DUPONT HWY., FELTON, DE 19943 LATITUDE: N30° 07' 44.11" (DESB) - NAD83 (2011) LONGITUDE: W73° 34' 09.27" (DESB) - NAD83 (2011) 8-40-12061-01-6000-00001
4. PARCEL NUMBER:	D 13311-280
5. DEED REFERENCES:	AR - AGRICULTURAL, RESIDENTIAL
6. ZONING:	AR - AGRICULTURAL, RESIDENTIAL
7. SETBACKS:	FRONT YARD: 20 FEET SIDE YARD: 5 FEET REAR YARD: 10 FEET
8. BULK STANDARDS:	AR - AGRICULTURAL, RESIDENTIAL MINIMUM LOT WIDTH: 50 FEET MAX IMPERVIOUS COVERAGE: NA MINIMUM ROAD FRONTAGE: 50 FEET
9. USE:	EXISTING VACANT LOT PROPOSED SINGLE FAMILY RESIDENTIAL
10. AREA CALCULATIONS:	TOTAL ACRES: 16.80 AC TOTAL STREET ACRES: 2.80 AC TOTAL ACTIVE SPACE: 0.73 AC (0.50 AC MIN.) TOTAL PASSIVE SPACE ACRES: 7.73 AC (46.0%) TOTAL SWM ACRES: 0.38 AC TOTAL WETLANDS ACRES: 0.28 AC TOTAL ACRES WITHIN LOTS: 6.00 AC EXISTING: 1 PROPOSED: 41
11. OWELING UNITS:	(SINGLE FAMILY) (41 UNITS)
12. LOT AREA:	TOTAL: 5,200 S.F. MAXIMUM: 11,144 S.F. AVERAGE: 5,402 S.F.
13. WOODLAND PRESERVATION:	EXISTING: 4.77 AC PROPOSED: 2.84 AC TOTAL PRESERVED: 61.6%
14. IMPERVIOUS COVER:	40% - 40% (ENTIRE SITE) 43% - 14% (PROPOSED DISTURBED AREAS)
15. UTILITIES:	WATER - TOWN WATER UTILITIES SEWER - KENT COUNTY ELECTRIC - DELAWARE ELECTRIC COOPERATIVE GAS - CHESTERVILLE UTILITIES
16. GROWTH ZONE:	PARCEL WITHIN GROWTH ZONE
17. SURVEY DATUM:	NAD 83 (2011) GSP - CORRS HORIZONTAL: NAVD 83 - CORRS VERTICAL: NAVD 83 (2011) GSP - CORRS
18. SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE TYPE: GEOREF
19. MONUMENTATION:	17 FOUND / 9 SET 41 LOTS / 16.80 AC = 2.44 LOTS/AC
20. DENSITY:	



GENERAL LANDSCAPE NOTES:

- 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 ASSOCIATION OF 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'-0" 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.
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CRACKED LEADERS, DEFORMED GROWTH HABIT, ABNORMALS OF THE BARK, SUN SCALD, WINDSCOUR, DISFIGURING, NOT COMPLETELY CALLED, OR UNUSUAL. IN ADDITION, PLANTS WITH CRACKED LEADERS, CRACKED BARK, OR CRACKED TRUNKS WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILL. PROPOSED: NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOIL, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
MULCH FOR PLANTING BEDS SHALL BE SPREADED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGG, GREATER IN DIAMETER OF 1/2", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL PLANT MATERIALS SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A MINIMUM COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/OR SPREAD OUT IN NEW SOIL MIXTURE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES).
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOIL AS REQUIRED.
- 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.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE 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, TREES SHALL BE WATERED AT LEAST FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.
- TREES TO REMAIN ON SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). BROWN FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF KENT COUNTY PLANNING.
- ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). 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.
- TREES TO REMAIN SHALL BE PROTECTED FROM SEDIMENTATION ACCORDING TO SEDIMENT AND EROSION CONTROL. SHEET SET C-500. EXISTING FOREST TO REMAIN DOWN SLOPE SHALL BE PROTECTED WITH BILT FENCING.

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

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

CHAD D. CARTER, RLA, ASLA 51-499 DATE

BECKER MORGAN
LANDSCAPE ARCHITECTS

ARCHITECTURE
ENGINEERING

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309 South Governors Avenue
Dover, DE 19904
302.734.7959

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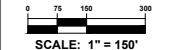
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CARTER'S CREEK

9758 S DUPONT HWY
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

LANDSCAPE COVER SHEET



MARK	DATE	DESCRIPTION
PROJECT NO.:	2022198.02	
DATE:	04/08/2026	
SCALE:	1" = 150'	
DRAWN BY:	A.J.D. / PROJ. MGR. M.J.H.	
SHEET		
L-001		
CONSIST 2026		



PROJECT TITLE

**CARTER'S
CREEK**

9755 S DUPONT HWY
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE

LANDSCAPE PLAN

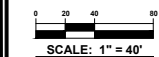
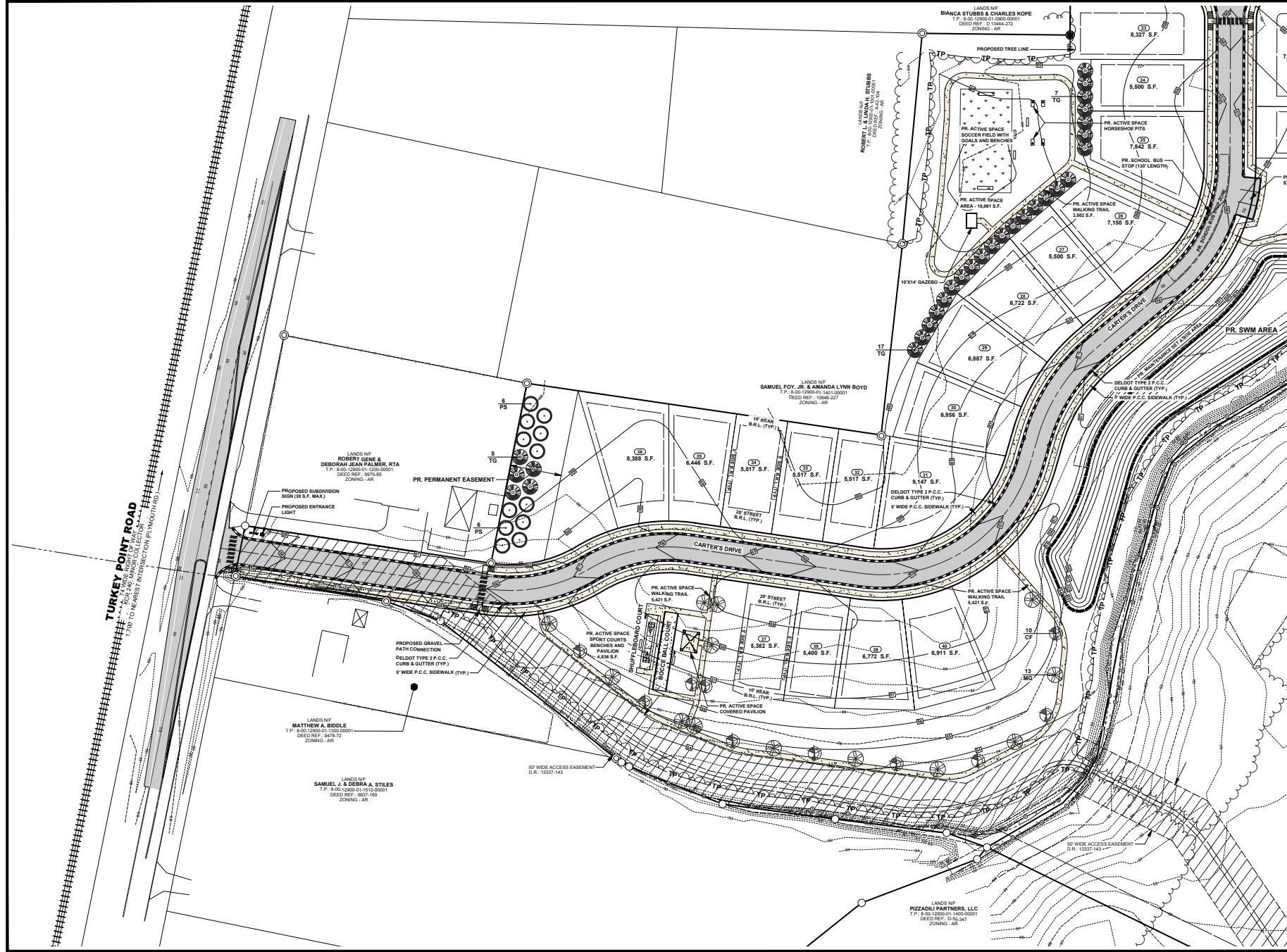


TABLE BLOCK

MARK	DATE	DESCRIPTION
PROJECT NO.:	2022198.02	
DATE:	04/08/2026	
SCALE:	1" = 40'	
DRAWN BY:	A.J.D.	PROJ. MGR.: M.J.H.
SHEET		





309 South Governors Avenue
Dover, DE 19904

Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Dinwiddie Boulevard, Suite 101

100 Discovery Boulevard, Suite 102
Newark, DE 19713

302.369.3700
Mandana

Maryland
312 West Main Street, Suite 300

312 West Main Street, Suite 300
Salisbury, MD 21801

410.546.9100
North Carolina

North Carolina
2222 Jockele Drive, Suite 120

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403

910.341.7600
www.hackermann.com



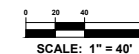
PROJECT TITLE

CARTER'S CREEK

9758 S DUPONT HWY
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

SHEET TITLE

LANDSCAPE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
MGR DATE: 5-102		
PROJECT NO.:		2022198.0
DATE:		04/08/202
SCALE:		1" = 4'
DRAWN BY: A.J.D.		PROJ. MGR: M.J.

SHEET

L-102