

KENT COUNTY



LEVY COURT

Dover, DE 19901 ♿

(302) 744-2300

www.kentcountyde.gov

**Kent County Regional Planning Commission Public Hearing
Meeting Notice and Agenda
555 Bay Rd.
Dover, DE 19901
Levy Court Chambers - Room 203
Thursday, April 2, 2026**

6:00 PM, RPC PUBLIC HEARING

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

Join the meeting via Webex by going to:

[https://kentcountyde.webex.com/kentcountyde/j.php?
MTID=md32ab629cac9ea192802062ac0f33418](https://kentcountyde.webex.com/kentcountyde/j.php?MTID=md32ab629cac9ea192802062ac0f33418)

or by phone, by calling 1-408-418-9388. Meeting number (access code) 2339 938 4113

Call to Order for Public Hearing

The Pledge of Allegiance

Roll Call and Determination of Quorum

Approval of Agenda

Introduction and Public Hearing Instructions

Public Hearing:

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

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

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

Public Comment

Commission Comments

Other Business

Adjournment

POSTING DATE: 03/23/26
POSTING TIME: 10:00 a.m.
POSTED BY: KAndrews Planning
TAKE DOWN: 04/03/26

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



Item Cover Page

REGIONAL PLANNING COMMISSION PUBLIC HEARING AGENDA ITEM REPORT

DATE: April 2, 2026

SUBMITTED BY: Kathleen Andrews, Planning Services

ITEM TYPE: Application

AGENDA SECTION: **Public Hearing:**

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

ATTACHMENTS:

[SL-26-03 Staff Recommendation Report](#)
[SL-26-03 Data Sheet](#)
[SL-26-03 Exhibit A](#)
[SL-26-03 Waiver Requests](#)
[SL-26-03 Additional Plan Req for Final Approval](#)
[SL-26-03 Email dtd 2/9/26 but stops](#)
[SL-26-03 Email dtd 3/13/26 Marc Lucas](#)
[SL-26-03 Adams letter dtd 030926](#)
[SL-26-03 PLUS comments dtd 081525](#)
[SL-26-03 PLUS responses dtd 032526](#)
[SL-26-03 Preliminary Plan](#)
[SL-26-03 Preliminary Landscaping Plan](#)



DEPARTMENT OF PLANNING SERVICES

STAFF RECOMMENDATION REPORT

April 2, 2026

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

I. STAFF RECOMMENDATION:

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

A. Code Requirements:

1. The final plan must meet all requirements of Chapters 116, 171, 187, and 205 of the Kent County Code and all items in the final plan column of Appendix D of Chapter 187. This may include items that are not specifically outlined below. The final plan must be recorded within 24 months of the date of preliminary approval.
2. A list of additional requirements for the final plan is attached to this report.
3. In accordance with §187-83.B., it is required that a bond or other guarantee with the County for required improvements such as buffers, landscaping, and/or open space improvements imposed by the Levy Court or Regional Planning Commission. Such surety bond or letter of credit shall be required prior to issuance of a building permit. This surety will guarantee that, if the developer is not able to financially complete the project, the funds will be available to complete the amenities promised to the residents of the community.
4. §161-3.3.E. requires that all new major subdivisions shall include an evaluation by a Delaware licensed professional engineer that determines the suitability of basements and

recommendations of minimum basement elevations. The evaluation shall be submitted prior to final plan approval.

5. §187-62 requires the development to have a bus stop. The plan proposes four bus stops; in front of lot 88, at the open space in between lots 70 and 71, at the open space between lots 53 & 54, and in front of lot 27.
6. Provide a detail of the material to be used for the walking path and include a cross section showing compliance with ADA on the landscape plan. The proposed mulch/turf walking path would not meet required ADA accessible requirements.

B. Recommendations:

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

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

II. WAIVER REQUESTS:

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

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

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

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

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

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

III. BACKGROUND INFORMATION:

- The applicant is requesting approval of a 244-lot single family development.
- The Comprehensive Plan calls for low-density residential uses in this area. The proposed plan is in conformance with the Comprehensive Plan.
- The subject site is 90.12± acres and is currently utilized for agriculture.
- The character of the surrounding area is residential and agricultural in nature. Cattail Creek residential subdivision borders the western property line. South of the subject parcel is agricultural. Along Barratts Chapel Rd. are agricultural and residential parcels.
- The site will be served by Kent County Sanitary Sewer and Artesian Water Company.

- A landscape plan has been provided showing the proposed active open space improvements and tree plantings. Active improvements include a tot lot, gazebo, and a walking path. Based upon the area of this project, the applicant is required to plant 158 trees and is proposing to plant 271 trees throughout the community.
- There have been no previous land use applications on the subject site.

IV. AGENCY COMMENTS:

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

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

Requirements:

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

Comment:

1. The Engineering Division grants “Conditional Approval”.

B. DEPARTMENT OF TRANSPORTATION

Contact: Joshua J. Schwartz

Comments:

1. The applicant shall schedule a meeting through PDCA to discuss the plan development of the property.
2. The designer has currently begun making a project within the PDCA portal at DeIDOT.

C. DE State Fire Marshal’s Office

Contact: William Kelly II, CFI, CFPE

Comments:

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

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

Contact: Faith Garcia

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

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

State Natural Area

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

Nature Preserve

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

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

Delaware Ecological Network

Habitat on this parcel has been identified as ecologically important by the Delaware Ecological Network (DEN) and is classified as a core area and hub. The DEN, although non-regulatory, is a statewide conservation network developed using GIS and field collected datasets that help to identify and prioritize ecologically important areas for natural resource

protection. The DEN includes ecologically important areas such as forests, wetlands, streams, habitat that supports rare species and areas of especially high quality. The DEN includes the following key elements: 1) Core areas – which contain relatively intact natural ecosystems, and provide high-quality habitat for native plants and animals, 2) Hubs – which are slightly fragmented aggregations of core areas with contiguous natural cover and 3) Corridors – which link core areas together, allowing wildlife movement and seed and pollen transfer between them. The DEN can be accessed through First Map: Delaware Ecological Network 2.0 | Delaware Ecological Network 2.0 | State of Delaware (arcgis.com). We recommend that this DEN designated area be protected to the fullest extent possible.

Key Wildlife Habitat

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

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

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

Nuisance Mosquitos

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

Nuisance Waterfowl

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

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

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

Nuisance Deer

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

Forested Wetlands

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

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

7. Use open bottom box culverts to allow for natural substrate to remain and in-water passage of aquatic life. Additionally, culverts should be left as wide as possible to ensure that salamanders can travel through them.

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

Clearing/Loss

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

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

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

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

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

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

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

E. DOVER/KENT COUNTY METROPOLITAN PLANNING ORGANIZATION

Contact: Malcolm Jacob

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

After the project’s initial review by the Preliminary Land Use Service (PLUS) working group, a second entrance was added, changing the cul-de-sac at the eastern end of the property into a connection with Barratts Chapel Road. Dover Kent MPO supports these efforts, as it will allow for a better flow of traffic to and from the neighborhood, reduce congestion during peak hours, and allow access by emergency vehicles even if one of the two entrances was blocked. The MPO is willing to work with the applicant and DelDOT to help plan for the development

of these two entrances.

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

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

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

Finally, it is worth noting that Dover Kent MPO has studied Barratts Chapel Road and other nearby roads as part of the *South Central Kent County Circulation & Sufficiency Study*. Although the study does not address the project location directly, it does recommend several improvements along Barratts Chapel Road, such as a four-way stop at the intersection with McGinnis Pond Road (approximately two miles to the west of the project location). These improvements will be needed in the near-future due to the corridor's worsening capacity issues.

F. DNREC Division of Watershed Stewardship
Contact: Katharyn Potter

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

V. OWNER/DEVELOPER:

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

A. DelDOT, Division of Highways

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

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

- ENC: Data Sheet
Exhibit A – Location Map
Waiver Requests
Additional Plan Requirements for Final Approval
Email dtd February 9, 2026 in reference to bus stops
Email dtd March 13, 2026 from Mark Lucas
Letter from Arthur & Susan Adams dtd March 9, 2026
PLUS comments dtd August 15, 2025
PLUS responses dtd March 25, 2026
Preliminary Plan



DEPARTMENT OF PLANNING SERVICES

DATA SHEET FOR PRELIMINARY SUBDIVISION PLAN REVIEW

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

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

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

Woodland Preservation	:	21.78 acres ±
Average Lot Area	:	5,720 sq. ft. (0.13 acres ±)
Minimum Lot Area	:	5,200 sq. ft. (0.12 acres ±)
Maximum Lot Area	:	13,111 sq. ft. (0.30 acres ±)
Relation to Growth Zone	:	Inside
Density	:	2.71 units per acre
Streets	:	Public – To be constructed according to Delaware Division of Highways Specifications
Water	:	Artesian Water Company
Sewer	:	Kent County Sewer
Kent County Property Identification Number	:	SM-00-131.00-01-02.00-000



Kent County Levy Court

LOCATION AND ZONING MAP Exhibit A

Application: SL-26-03
Barratts Landing

APPLICANT:
Eastern States Development

OWNER:
Prouse Farm, LLC

ENGINEER:
Becker Morgan Group, Inc

PRESENT ZONING DISTRICT:
AC (Agricultural Conservation)

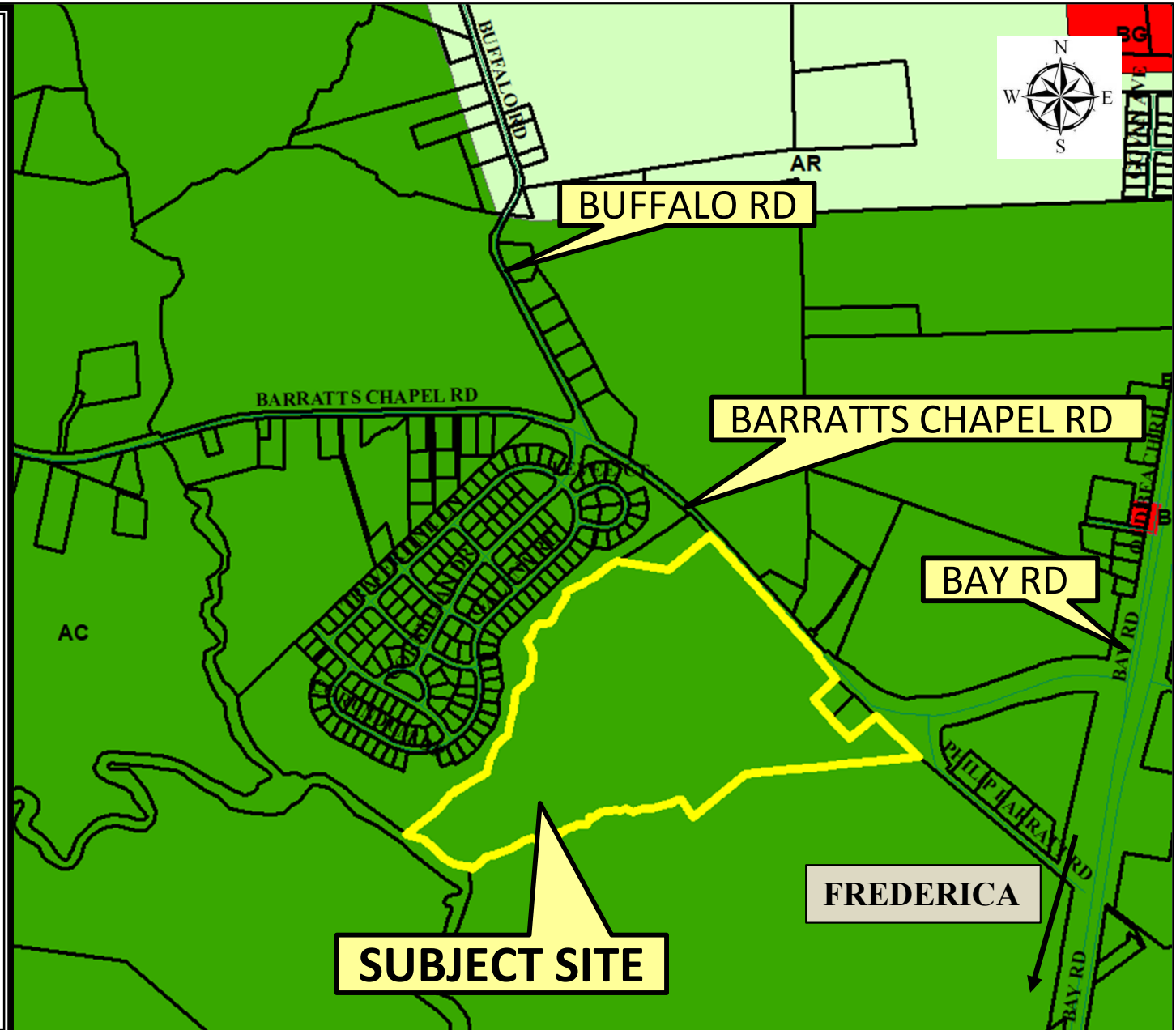
PRESENT USE:
Agricultural/Vacant

PROPOSED USE:
244 Single Family Lot Major
Subdivision

LEVY COURT DISTRICT:
4th - Scott

TAX MAP NO:
SM-00-131.00-01-02.00-000

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





ARCHITECTURE
ENGINEERING

PLANNING OUR
CLIENTS' SUCCESS

BECKER MORGAN GROUP, INC.

309 SOUTH GOVERNORS AVENUE
DOVER, DELAWARE 19904
302.734.7950

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

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

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

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

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

314 EAST MAIN STREET
CLAYTON, NORTH CAROLINA 27520
919.243.1332

www.beckermorgan.com

March 18, 2026

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

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

Dear Jamie:

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

Wavier 1: Wetland Crossing

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

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

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

Wavier 3: No Interconnection

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

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

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

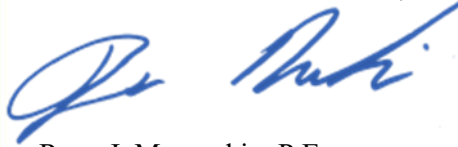
Wavier 5: Disturb non-jurisdictional Wetland for SWM pond

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

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

Sincerely,

BECKER MORGAN GROUP, INC.



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

RJM/

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



DEPARTMENT OF PLANNING SERVICES

Additional Plan Requirements for Final Plan Approval

1. The creation of a trash district is required in accordance with the provisions of §187-53(H). The applicant shall contact the Kent County Department of Public Works for information on this process (Phone 302-744-2430).
2. The creation of a streetlight district is required in accordance with the provisions of §187-53(H). The applicant shall contact the Kent County Department of Public Works for information on this process (Phone 302-744-2430).
3. All major subdivisions must have lighted entrances. Indicate the type of lighting for the subdivision entrances on the plan.
4. §187-53.C. requires that this project shall be served by a central water system that includes fire protection. Fire hydrant locations shall be located on the plan accordance with the Delaware State Fire Protection Regulations.
5. In accordance with §187-60(H), sidewalk design and installation must comply with federal requirements of the Americans with Disabilities Act (ADA) and shall incorporate barrier-free access ramping at points of intersection with street crossings and at other locations so as to accommodate barrier-free pedestrian movement and access to buildings, parking areas, and other site amenities. All sidewalks shall be designed as an “accessible route” and shall conform to ANSI 117.1-1998 standards for handicapped accessibility. Provide typical curb ramp detail on the plan.
6. Maintenance set aside areas must be provided for all stormwater management areas.
7. Active recreational improvements must be constructed in a proportion equal to or greater than the proportion of residential dwelling units completed. A construction schedule for the completion of the approved active recreational improvements will be required prior to final plan approval.
8. Add the following General Notes:
 - Acknowledgement of and compliance with Kent County Code Section 187-70, Ownership and maintenance of active recreation areas and passive open spaces, shall be required prior to final plan approval.
9. Add the following note to the Landscape Plan:
 - Within one year of initial construction of all stormwater management facilities, wetland and landscape plantings shall be installed and permanent metallic signage shall be placed at the SWM detention area indicating “Water Quality Management Area – Do Not Mow”. Show the detail and location of the signage on the final plan.

10. In accordance with §187-70, a copy of all Homeowners' Association documents must be submitted for review by the Planning Department prior to consideration by the RPC for final approval, including the Articles of Incorporation for the Homeowners' Association, Bylaws, and Maintenance Obligations Declaration documents.
11. This project will be required to join a stormwater maintenance district in accordance with § 187-90.4(D)(1-5) of the Code.

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

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

Date Mon 2/9/2026 4:05 PM

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

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

Hi Ryan,

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

Thank you,

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

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

-



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

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

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

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

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

Good Afternoon Dustin,

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

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

Thanks Ryan

Ryan J. Musacchio, P.E.

Associate | Civil Engineer

BECKER MORGAN GROUP, INC.

Delaware | Maryland | Virginia | North Carolina

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

rmusacchio@beckermorgan.com

www.beckermorgan.com

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

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

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

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

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

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

Hi Ryan,

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

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

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

Thank you,

Dustin Weller

Student Services Supervisor

Lake Forest School District

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

SLC 690

5423 Killens Pond Road Felton, DE 19943 | 📞 Phone: 302.284.3020 ext. 108 | 📠 Fax: 302.284.4491 | ✉️

dustin.weller@lf.k12.de.us



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

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

Dustin,

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

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

Thanks Ryan

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

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

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



Hi Ryan,

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

Thank you,

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

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



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

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

Happy Thanksgiving!

Sincerely,

Steven Lucas
Superintendent



Spartan for Life.....

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

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

Forgot to add the attachment.

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

Good Afternoon

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

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

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

Have a Happy Thanksgiving,
Ryan

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

Fw: New development

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

Date Fri 3/13/2026 4:51 PM

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

From: Mark Lucas <mlucasman@yahoo.com>

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

To: Planning <Planning@KentCountyDE.Gov>

Subject: New development

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

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





Arthur “Spike” Adams & Susan S Adams

4793 Barratts Chapel Road

Frederica, DE

Date: March 9, 2026

Kent County Regional Planning Commission

555 Bay Road

Dover, DE 19901

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

Dear Members of the Kent County Regional Planning Commission,

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

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

Traffic, Access, and Roadway Safety

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

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

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

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

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

Barratts Chapel Road Improvements and Right-of-Way Impacts

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

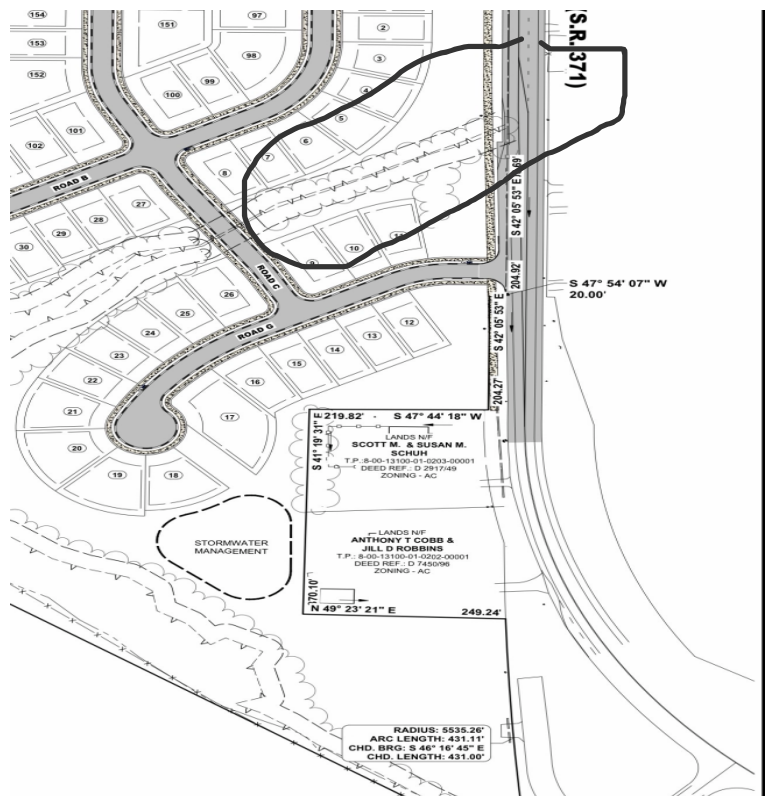
As an alternative mitigation measure, we respectfully request consideration of piping the existing swale within the right-of-way, which would allow for a gentler and safer slope from the edge of pavement to the right-of-way line. This approach would improve long-term safety, maintainability, and drainage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

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

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

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

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



(1)

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

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

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

Specifically:

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

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

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

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

Rear Stormwater Management Pond and Former Borrow Pit

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



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

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

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

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

Given these concerns, I respectfully request clarification on:

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

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

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

If incorporation is being considered, clarification is requested regarding:

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

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

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

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

Landscaping, Buffering, and Construction Impacts

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

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

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

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

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

Groundwater Use, Water Table Protection, and Water Supply Impacts

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

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

Specifically, we request clarification on:

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

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

Housing Type, Phasing, and Development Timeline

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

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

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

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

Closing

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

Thank you for your time and consideration of these comments.

Sincerely,

Arthur “Spike” Adams & Susan S Adams

4793 Barratts Chapel Road

Frederica, Delaware



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

August 15, 2025

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

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

Dear Mr. Richard:

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

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

Strategies for State Policies and Spending

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

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

122 Martin Luther King Jr. Blvd. South – Haslet Armory · Third Floor · Dover, DE 19901
Phone (302)739-3090 · Fax (302) 739-5661 · www.stateplanning.delaware.gov

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

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

Code Requirements/Agency Permitting Requirements

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

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

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

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

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

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

Stormwater Management

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

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

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

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

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

E-mail: DNREC.Stormwater@delaware.gov

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

Wastewater Disposal Systems – Large Systems

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

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

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

Wetlands and Waterways

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

State Requirements:

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

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

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

Federal Requirements:

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

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

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

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

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

Special Flood Hazard Area

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

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

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

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

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

State Natural Heritage Site

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

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

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

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

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

Electric Vehicle Charging Requirements

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

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

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

Single-family Dwellings, effective 2024:

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

Air Quality – Particulate Emissions

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

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

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

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

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

Proposed Project Parcel Flood Concern

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

Parcel Status within County Evacuation Zone Location

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

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

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

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

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

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

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

Fire Protection Water Requirements:

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

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

Accessibility:

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

Gas Piping and System Information:

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

Required Notes:

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

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

Recommendations/Additional Information

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

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

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

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

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

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

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

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

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

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

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

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

Forested Wetlands and Vegetated Buffer Zones

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

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

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

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

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

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

Nature Preserve

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

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

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

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

Aglands Preservation Districts

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

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

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

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

Stormwater Management

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

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

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

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

E-mail: DNREC.Stormwater@delaware.gov

Drainage

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

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

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

Special Flood Hazard Area

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

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

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

Sea Level Rise

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

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

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

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

Air Quality – Design to Minimize Mobile Source Emissions

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

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

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

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

Sustainable Practices

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

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

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

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

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

Population

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

FEMA National Risk Index

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

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

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

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

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

Renewable Energy Commitment

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

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

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

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

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

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

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

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

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

Fire Department Comments:

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

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "D. Edgell", written in a cursive style.

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

Attachments:

- Dover / Kent MPO Comments



ADVISORY BRIEF

TO: Delaware Office of State Planning Coordination

FROM: Malcolm Jacob

DATE: 7/30/2025

SUBJECT: PLUS Comments 7/2025

Dear Members of the OSPC,

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

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

Sincerely,

Malcolm Jacob

Transportation Planner

Dover/Kent County Metropolitan Planning Organization

Malcolm.Jacob@doverkentmpo.org

(302) 387-6030

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



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

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

With these conditions in mind, a second entrance to the neighborhood would be beneficial. Both entrances would have to connect to Barratts Chapel Road, but one could be positioned to the southeast and the other to the northwest. By doing this, the two entrances would be approximately 600 feet apart from each other. This solution would allow for a better flow of traffic to and from the neighborhood, reduce congestion during peak hours, and allow access by emergency vehicles even if one of the two entrances was blocked.

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

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

Finally, it is worth noting that Dover Kent MPO has studied Barratts Chapel Road and other nearby roads as part of the *South Central Kent County Circulation & Sufficiency Study*. Although the study does not address the project location directly, it does recommend several improvements along Barratts Chapel Road, such as a four-way stop at the intersection with McGinnis Pond Road (approximately two miles to the west of the project location).⁴ These improvements will be needed in the near-future due to the corridor's worsening capacity issues.

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

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

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

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

⁴ *South Central Kent County Circulation & Sufficiency Study*. Dover/Kent County MPO (2025).

<https://doverkentmpo.delaware.gov/files/2025/05/SC-Kent-Circulation-Sufficiency-Study-FINAL.pdf#page=61>.



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

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

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

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

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

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

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

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



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March 25, 2026

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

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

Dear Mr. Edgell:

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

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

COMMENT RESPONSES:

Strategies for State Policies and Spending

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

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

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

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

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

Code Requirements/Agency Permitting Requirements

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

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

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

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

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

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

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

Stormwater Management

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

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

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

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

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

E-mail: DNREC.Stormwater@delaware.gov

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

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

Wastewater Disposal Systems – Large Systems

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

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

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

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

Wetlands and Waterways

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

State Requirements:

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

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

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

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

Federal Requirements:

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

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

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

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

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

Special Flood Hazard Area

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

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

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

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

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

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

State Natural Heritage Site

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

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

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

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

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

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

Electric Vehicle Charging Requirements

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

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

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

Single-family Dwellings, effective 2024:

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

BMG Response: Comment Acknowledged, for the EV requirement.

Air Quality – Particulate Emissions

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

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

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

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

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

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

Proposed Project Parcel Flood Concern

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

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

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

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

BMG Response: Comment Acknowledged for archaeological sites.

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

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

Fire Protection Water Requirements:

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

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

Accessibility:

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

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

Gas Piping and System Information:

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

Required Notes:

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

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

Recommendations/Additional Information

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Forested Wetlands and Vegetated Buffer Zones

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

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

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

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

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

Nature Preserve

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

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

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

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

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

Aglands Preservation Districts

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

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

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

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

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

Stormwater Management

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

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

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

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

E-mail: DNREC.Stormwater@delaware.gov

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

Drainage

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

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

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

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

Special Flood Hazard Area

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

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

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

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

Sea Level Rise

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

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

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

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

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

Air Quality – Design to Minimize Mobile Source Emissions

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

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

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

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

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

Sustainable Practices

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

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

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

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

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

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

Population

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

BMG Response: Comment Acknowledged for population density.

FEMA National Risk Index

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

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

Renewable Energy Commitment

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

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

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

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

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

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

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

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

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

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

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

Fire Department Comments:

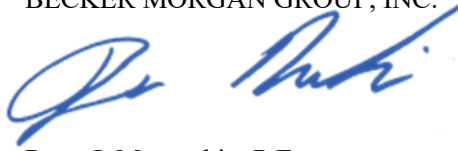
- The volunteer fire department is obligated to provide Fire and EMS service to this property. In addition, new developments in their Fire and EMS district have put a financial strain on their volunteer fire service. As their call volume increases yearly due to the unprecedented growth within the service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

BMG Response: Comment Acknowledged

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

Sincerely,

BECKER MORGAN GROUP, INC.

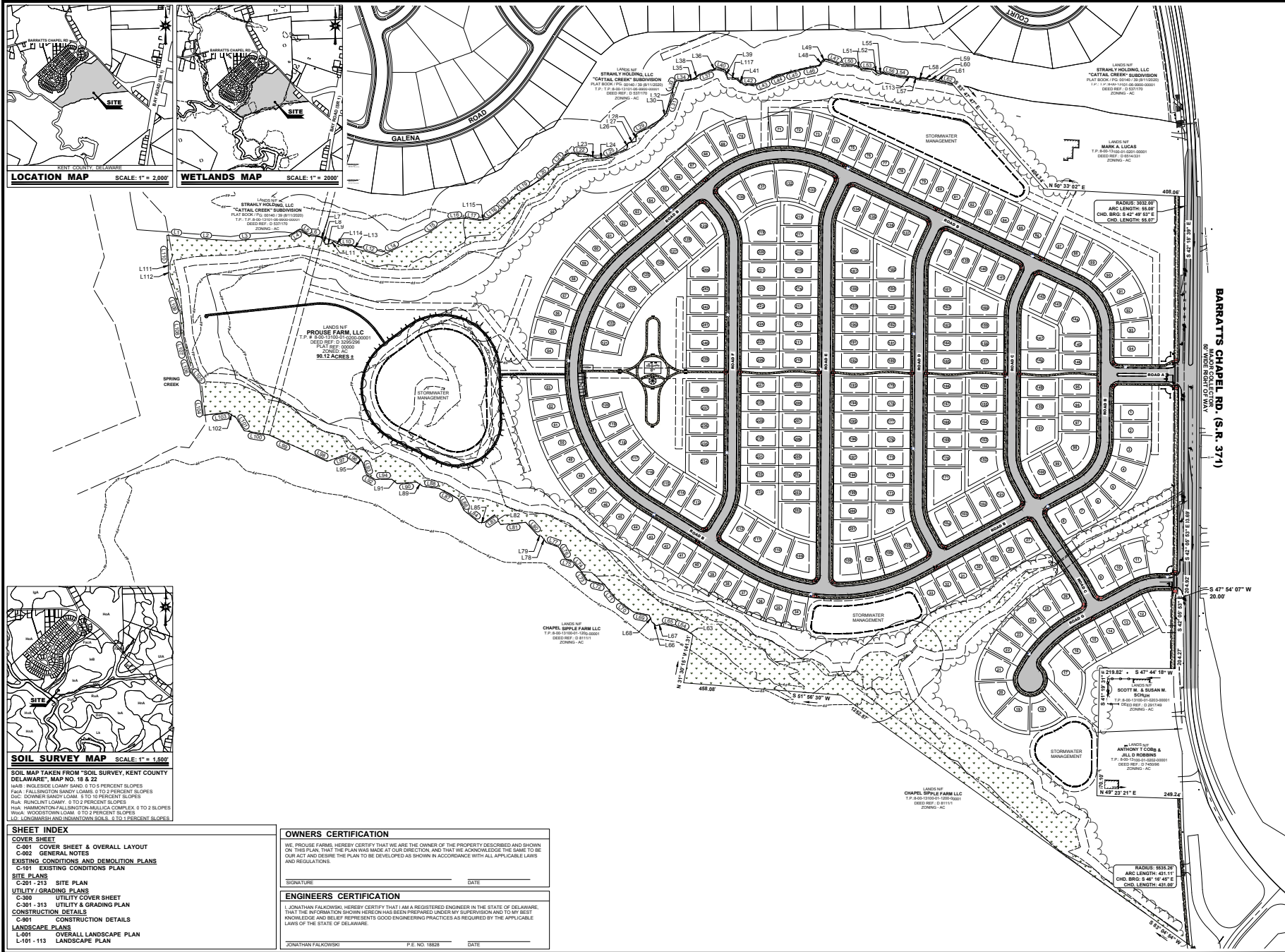


Ryan J. Musacchio, P.E.
Associate | Civil Engineer

RJM/

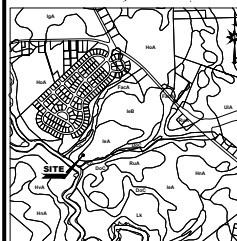
cc: Rich Julian – Eastern States Development (rich@easternstatesdeve.com)
Sarah Keifer – Kent County (sarah.keifer@kentcountyde.gov)

202509900ar-ltr-PLUS-Response.docx



LOCATION MAP SCALE: 1" = 2,000'

WETLANDS MAP SCALE: 1" = 2,000'



SOIL SURVEY MAP SCALE: 1" = 1,500'

SOIL MAP TAKEN FROM "SOIL SURVEY, KENT COUNTY DELAWARE" MAP NO. 18 & 22
 H&B: INCLINE LOAMY SAND 0 TO 5 PERCENT SLOPES
 F&A: FALLINGTON SANDY LOAM 0 TO 2 PERCENT SLOPES
 D&C: DOWNER SANDY LOAM 5 TO 10 PERCENT SLOPES
 R&H: RUNCANTON LOAMY 0 TO 2 PERCENT SLOPES
 H&A: HAMMONTON-FALLINGTON-MELICA COMPLEX 0 TO 2 SLOPES
 W&A: WOODSTOWN LOAM 0 TO 2 PERCENT SLOPES
 L&O: LONGMASH AND INDIANTOWN SOILS 0 TO 1 PERCENT SLOPES

SHEET INDEX

- COVER SHEET
- C-001 COVER SHEET & OVERALL LAYOUT
- C-002 GENERAL NOTES
- EXISTING CONDITIONS AND DEMOLITION PLANS
- C-101 EXISTING CONDITIONS PLAN
- SITE PLANS
- C-201 - 213 SITE PLAN
- UTILITY / GRADING PLANS
- C-300 UTILITY COVER SHEET
- C-301 - 313 UTILITY & GRADING PLAN
- CONSTRUCTION DETAILS
- C-801 CONSTRUCTION DETAILS
- LANDSCAPE PLANS
- L-401 OVERALL LANDSCAPE PLAN
- L-101 - 113 LANDSCAPE PLAN

OWNERS CERTIFICATION

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

SIGNATURE _____ DATE _____

ENGINEERS CERTIFICATION

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

JONATHAN FALKOWSKI P.E. NO. 18828 DATE _____

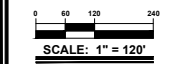
BECKER MORGAN
 ARCHITECTURE
 ENGINEERING
 DELAWARE
 Dover 302.734.7950
 Newark 302.369.3700
 Maryland
 Salisbury 410.546.9100
 North Carolina
 Charlotte 980.270.9100
 Raleigh 919.243.1332
 Wilmington 910.341.7600
 www.beckermorgan.com



BARRATTS LANDING SUBDIVISION

4988 BARRATTS CHAPEL RD
 FREDERICA
 KENT COUNTY, DE 19946

PRELIMINARY MAJOR SUBDIVISION PLAN: COVER SHEET



MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	2/11/2026	
SCALE:	1" = 120'	
DRAWN BY:	R.J.M.	PROJ. MGR.: J.S.F.
SHEET		
C-001		
(continued)		

BARRATTS CHAPEL RD. (S.R. 371)
 MAJOR COLLECTOR
 MINOR STREET (S.W.)

S 47° 54' 07" W
20.00'

S 218.82' + S 47° 44' 10" W
245.24'

S 61° 50' 30" W
408.00'

S 47° 23' 21" E
245.24'

S 61° 50' 30" W
408.00'

S 47° 54' 07" W
20.00'

S 47° 54' 07" W
20.00'

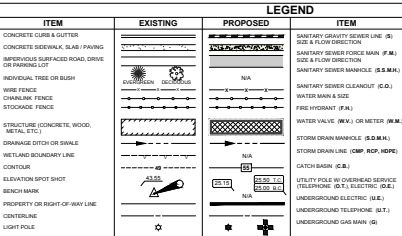
S 47° 54' 07" W
20.00'

S 47° 54' 07" W
20.00'

S 47° 54' 07" W
20.00'

GENERAL NOTES:

- BOUNDARY RETRACEMENT SURVEY SHOWN HEREON WAS PREPARED BY SUPERIOR GROUP, COVER, DE, IN NOVEMBER OF 2016. EXISTING TOPOGRAPHY AND BOUNDARY SURVEY AND ADDITIONAL OFFSITE AREAS SHOWN BY SUPERIOR GROUP BY GIS THROUGH STATE OF DELAWARE MAPPING.
- THE BOUNDARY LINES PORTIALLY ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED. IN THE FIELD IN CONJUNCTION WITH DELINEATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. ALL MAY BE SHOWN OR NOTED BY ANY RECORD. PUBLIC OR PRIVATE RECORDS OF ANY PUBLIC AGENCY.
- HORIZONTAL DATA IS BASED ON NAD 83 MONUMENT NAD 83 WITH TIES TO OTHER NEARBY PASSIVE NGS MONUMENTS. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISSI UTILITY OF DELAWARE (1-800-368-3686) PRIOR TO ANY CONSTRUCTION TO VERIFY THE LOCATION AND DEPTH OF ANY UTILITIES. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTOR'S EXPENSE. IF THE CONTRACTOR RELIES ON ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO THE DELAYS FROM SAID REPAIR.
- THIS SITE IS LOCATED WITHIN THE SUBDIVISION SHOWN ON FRM MAP #000100030001, PANEL 263 OF 455, DATED JULY 7, 2014.
- A SITE VISUALIZATION WAS COMPLETED BY WATERSEED ECO, NEWARK, DELAWARE AND IS BASED ON A SITE DELINEATION PERFORMED IN MARCH OF 2025 BY JIM MCCULLY (PWS 471). THE DELINEATION DETERMINED THAT THERE ARE WETLANDS EXISTENT ON THE SITE.
- ALL ROADS, PARKING AND OTHER PAVED AREAS WILL BE PRIVATELY OWNED AND MAINTAINED AND ARE NOT INTENDED FOR DEDICATION.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SUCH WASTE MATERIAL SHALL BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARCATION STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT". THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPANCY SAFETY AND HEALTH REGULATIONS (29 CFR 1910).
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND APPROVALS FROM KENT COUNTY DEPARTMENT OF PLANNING & PUBLIC WORKS, DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), DELAWARE STATE FIRE MARSHAL AND KENT COUNTY DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DMED) AND CONSTRUCTION SPECIFICATIONS.
- THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, INSURANCE, TAXES, FEES, AND OTHER BURDENS CUSTOMARY TO THE OWNERSHIP OF REAL PROPERTY AND ALL IMPROVEMENTS AND CONSTRUCTIONS THEREON, INCLUDING BUT NOT LIMITED TO ALL RECREATION AREAS, LANDSCAPING, LANDSCAPE AND SANITARY SEWER AND OTHER UTILITIES NOT OWNED BY KENT COUNTY. IN ACCORDANCE WITH SECTION 187.702, THE DEVELOPER SHALL PLACE \$300 PER LOT OR UNIT WITHIN THE SUBDIVISION IN AN INTEREST BEARING ACCOUNT FOR 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 SUBMITTED TO THE ESCROW ACCOUNT WITH INITIAL REAL ESTATE SETTLEMENT AND SHALL BE VERIFIED PRIOR TO 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 AN 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 ACCOUNTS TO DATE FULL AN INTEREST SHALL BE TRANSFERRED TO THE ASSOCIATION.
- THE BALANCE OF THE MAINTENANCE ACCOUNT COLLECTED AFTER TRANSFER OF ACCOUNT GOVERNANCE TO THE RESIDENTS SHALL BE PROVIDED TO THE HOMEOWNERS ASSOCIATION PRIOR TO FINAL INSPECTION OF THE SUBDIVISION OR LAND DEVELOPMENT (AND/OR OTHER BOND OR LETTER OF CREDIT).
- EXCAVATED MATERIAL FROM THE PROPOSED STORMWATER PONDS MAY NOT BE USED OFF-SITE WITHOUT PRIOR APPROVAL OF A CONDITIONS FOR A RETURN OF THE SITE.
- ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRAFFIC UPON THE PURCHASERS LOT OR LOTS TO COMPLETE GRADING, LANDSCAPING OR OTHER WORKS REQUIRED BY THE APPROVED PLAN AND NECESSARY ONE-HUNDRED PERCENT OF THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREA SHALL BE COMPLETED PRIOR TO ISSUING BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS. PROVISIONS SUCH THAT 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 OR GREATER THAN THE PROPORTION OF RESIDENTIAL DWELLING UNITS COMPLETED EXCEPT THAT 100% OF RECREATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE 80% PERMIT.
- ALL REQUIRED LANDSCAPE SHALL BE PLANTED PRIOR TO ISSUANCE OF 80% OF THE CERTIFICATES OF OCCUPANCY BY BONDED FUNDS AND MAINTAINED BY THE APPLICANT UNTIL ALL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. PROVISIONS, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTINGS SHOULD BE COMPLETED BETWEEN MAY 15 AND SEPTEMBER 15 THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERMANENT BY THE HOMEOWNERS ASSOCIATION. THE HOMEOWNERS ASSOCIATION SHALL MAINTAIN SUCH PLAN WITH THE LAND AND MAY NOT VACATED BY THE HOMEOWNER ASSOCIATION THE MAINTENANCE CORPORATION. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY. DIRECT ACCESS TO COUNTY ROADS FROM INDIVIDUAL LOTS IS PROHIBITED.
- SUBDIVISION STREETS TO BE CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THEIR PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO RESPONSIBILITY WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREET HAVE BEEN ACCEPTED BY THE STATE.
- SUBDIVISION SIGNS WILL NOT BE PERMITTED WITHIN THE DEDICATED RIGHTS-OF-WAY.
- ALL TRANSIT AND SCHOOL BUS REQUIREMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE KENT COUNTY ZONING CODE AND SUBDIVISION REGULATIONS.
- ALL ELECTRICAL, TELEPHONE, TV CABLE, COMMUNICATIONS ETC. LINES AND CABLES SHALL BE PLACED UNDERGROUND.
- ALL PUBLIC UTILITIES NOT LOCATED WITHIN THE COUNTY ROAD RIGHT-OF-WAY SHALL BE OBTAINED WITHIN A PUBLIC DRAINAGE OR UTILITIES DISTRICT.
- NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE OCCUPANCY PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO KENT COUNTY AND THE STATE OF DELAWARE. OR UNTIL THE DEVELOPER FILES A COMPLIANCE BOND OR OTHER GUARANTEE WITH THE COUNTY AND ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR IMPROVEMENTS.
- NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED FOR ANY LOT UNTIL ALL STREET SIGNS ARE IN PLACE FOR THE STREETS LEADING FROM THE ENTRANCE TO THE DEVELOPMENT TO THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED.
- DEVELOPER SHALL MAINTAIN ACCESS TO ALL PUBLIC UTILITIES AND SERVICES. THE RIGHT TO MAINTAIN AND AUTHORITY TO ENTER UPON AND MAINTAIN AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE KENT COUNTY ZONING CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE HOMEOWNERS ASSOCIATION. IN EVENT THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THE OPEN SPACES ACCORDING TO THE STANDARDS OF THE KENT COUNTY ZONING CODE AND IN ACCORDANCE WITH THE RECORDS OR APPROVED PLAN, THE COUNTY MAY, FOLLOWING REASONABLE NOTICE DEMAND THE DEFICIENCY OF THE OPEN SPACES BE CORRECTED AND REPAIR THE OPEN SPACE AREA AT MAINTAINANCE. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE HOMEOWNERS ASSOCIATION. THIS PROVISION IS PURSUANT TO CHAPTER 187, SUBDIVISION AND LAND DEVELOPMENT OF THE KENT COUNTY CODE.
- NO REVISION OR RE-RECORDATION WILL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL 100% OWNERS AGREEING TO SURE A COMMON BOUNDARY SURVEY AND TO THE PROPOSED REVISION IN ADDITION TO 5% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.
- MOVEMENT SHALL BE PLACED ON EACH CORNER OF EACH SUBDIVISION LOT PRIOR TO FINAL SETTLEMENT OF EACH LOT.
- STREETLIGHTS SHALL BE INSTALLED AND A STREETLIGHT DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.
- A TRASH DISTRICT SHALL BE CREATED FOR THE SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS.
- HOMEOWNER ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIR OF ALL OPEN SPACE AREAS. AREAS THAT ARE SHOWN OR SHALL BE SHOWN ON THE APPROVED SUBDIVISION AND STORMWATER PLAN. THE DEVELOPER SHALL BE RESPONSIBLE UNTIL SUCH TIME THAT THE HOMEOWNERS ASSOCIATION OR MAINTENANCE CORPORATION ASSUMES RESPONSIBILITY.
- INCLUSION WITH THE STORMWATER MAINTENANCE DISTRICT SHALL BE AUTOMATIC AS A CONDITION FOR PRELIMINARY PLAN APPROVAL AND SHALL BE MEMORIALIZED ON THE RECORD PLAN.
- PERMISSIBLE EASEMENTS GRANTED THE DISTRICT ACCESS FOR THE INSPECTION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE SHALL BE SHOWN ON THE RECORD PLAN. A SEPARATE RECORDED EASEMENT AGREEMENT IN A FORM DETERMINED BY KENT COUNTY SHALL ALSO BE REQUIRED.
- THE DISTRICT SHALL NOT ASSUME RESPONSIBILITY FOR THE STORMWATER FACILITIES AND INFRASTRUCTURE UNTIL THE SUBDIVISION OR LAND DEVELOPMENT OR PHASE THEREOF IS SUBSTANTIALLY COMPLETE AND THE KENT CONSERVATION DISTRICT HAS PROVIDED THE NECESSARY PERMITS.
- FEES SHALL NOT BE ASSESSED TO PROPERTY OWNERS UNTIL THE DISTRICT ASSUMES RESPONSIBILITY FOR MAINTENANCE. ONCE THE DISTRICT ASSUMES RESPONSIBILITY, THE UNITS WITHIN THE SUBDIVISION OR LAND DEVELOPMENT OR PHASE THEREOF SHALL BE SUBJECT TO ANNUAL BILLING.
- ALL DRAINAGE FACILITIES SHALL MEET DELDOT STANDARDS AND SPECIFICATIONS UNLESS DEVIATIONS 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 SWALE CAN BE ROUTED THROUGH ADJACENT LOTS. NOT TO EXCEED THREE SIDES BY SIZE BASIS. PRIOR TO INSTALLING A CLOSED DRAINAGE SYSTEM, IN CASES WHERE SWALES ARE LOCATED IN OPEN SPACE, SWALES CAN EXCEED 300 FEET IN LENGTH. ALL NEW DRAINAGE FACILITIES SHALL INCLUDE AN EVALUATION BY AN EVALUATOR LICENSED PROFESSIONAL ENGINEER THAT DETERMINES THE SUITABILITY OF BASEMENTS AND RECOMMENDATIONS OF MINIMUM BASEMENT ELEVATIONS. THE EVALUATION SHALL BE SUBMITTED PRIOR TO CONSTRUCTION.
- IN NO CASE SHALL BASEMENTS BE LOWER THAN TWO FEET ABOVE THE PERMANENT WATER SURFACE ELEVATION OF THE CLOSEST STORMWATER INFRASTRUCTURE SHOWN ON THE APPROVED SEGMENT AND STORMWATER PLAN AND TO ADJACENT WETLANDS.
- ALL PROPOSED SUBDIVISION SIGNAGE SHALL BE IN ACCORDANCE WITH DELDOTS LATEST DEMANDS AND KENT COUNTY CODE SECTION 205.227.237.



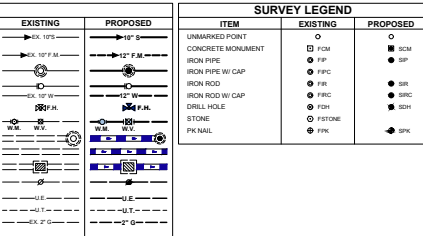
UTILITY CONSTRUCTION GENERAL NOTES:

SANITARY SEWER SYSTEM - KENT COUNTY DEPARTMENT OF PUBLIC WORKS

- THE SITE CONTRACTOR SHALL NOTIFY THE KENT COUNTY DEPARTMENT OF PUBLIC WORKS CONSTRUCTION MANAGER AT 802-744-2839 PRIOR TO THE START OF CONSTRUCTION.
- ANY CONNECTION TO AN EXISTING SANITARY SEWER MANHOLE MUST BE CORE DRILLED AND A WATER TIGHT PIPE TO MANHOLE CONNECTION USED. THE CONNECTION MUST BE APPROVED BY THE KENT COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
- ALL EXISTING UTILITIES SHALL BE ADJUSTED TO GRADE IN ACCORDANCE WITH THE CURRENT KENT COUNTY DEPARTMENT OF PUBLIC WORKS REQUIREMENTS AND PRACTICES. MANHOLE FRAME COVERS CAN ONLY BE ACQUIRED UP TO FINISH GRADE WITH A MAXIMUM OF 12" OF BLOW ABOVE THE MANHOLE COVER. ADDITIONAL ADJUSTMENT MAY REQUIRE REPLACEMENT OF MANHOLE SECTIONS OR RECONSTRUCTION OF THE COVE.

FIRE MARSHAL GENERAL NOTES

- ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (D.S.F.P.R.).
- ALL BUILDING WITH SPRINKLER SYSTEMS SHALL BE MONITORED AND KNOX BOXES SHALL BE PROVIDED AND INSTALLED ADJACENT TO THE MAIN ENTRANCE DOOR.
- ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET.
- ANY NUMBER OF UP OR BELL METERS, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION.
- ANY FIRE FIGHTING EQUIPMENT MUST BE EQUIPPED WITH EMERGENCY CUT OFF SWITCHES REMOTELY LOCATED.
- FIRE DEPARTMENT CONNECTION TO BE 8" STORAGE, 30" ANGLE.
- FIRE HYDRANT FLOW TEST DATA: STATIC PRESSURE: REGULAR PRESSURE: FLOW RATE:



SITE DATA

- OWNER OF RECORD: FROUSE FARM, LLC
2000 BRENT JORDAN WAY
MIDDLETOWN, DE 19960
- ENGINEER / SURVIVOR: BECKER/MORGAN GROUP INC.
309 SOUTH GOVERNORS AVENUE
302-774-7950
FOOTER: 1965 STATE DEVELOPMENT COL REG JULIAN
818 FIRST ST STATE COLLEGE PA
302-698-9700
- EQUITABLE OWNER: 6000 BARRATTS CHAPEL ROAD
FREDERICA, DE 19446
- PROPERTY ADDRESS: 6000 BARRATTS CHAPEL ROAD
FREDERICA, DE 19446
- PROPERTY MAP NUMBER: 6-05-1105-01-020-0000
- ZONING CLASSIFICATION: EXISTING: AC / AGRICULTURAL CONSERVATION
PROPOSED: AC / AGRICULTURAL CONSERVATION
- DEED SUMMARY: N/A
- PLAT REFERENCE: N/A
- PRESENT USE: FARM/LAND VACANT LAND
RESIDENTIAL SUBDIVISION
- TOTAL SITE AREA: ± 90.12 ACRES
- TYPICAL LOT: SINGLE FAMILY (BACK TO BACK)
SIZE: 5,200 S.F. / 5,200 S.F.
AREA: 244.50 ± ACRES / 488 SPACES REQUIRED
DEPTH: 150 FT. / 110 FT.
RANGE: 6,200 S.F. (MIN) TO 6,700 S.F. (AVG.)
EXISTING: 1 LOTS (24 RESIDENTIAL LOTS)
REQUIRED PARKING: 488 SPACES FOR EACH DWELLING UNIT
FOR ALL RESIDENTIAL: 2 SPACES PER DWELLING UNIT
SPACES: 244.50 ± ACRES / 488 SPACES REQUIRED
AC / AGRICULTURAL CONSERVATION
2 SPACES: 244.50 ± ACRES / 488 SPACES REQUIRED
AC / AGRICULTURAL CONSERVATION
FRONT: 20 FT.
REAR: 5 FT.
REAR: 10 FT.
AC / AGRICULTURAL CONSERVATION (SINGLE FAMILY W/ PUBLIC SEWER)
LOT SIZE: 5,000 S.F.
LOT WIDTH: 50 FT. (MIN.)
LOT DEPTH: 150 FT. (MIN.)
MINIMUM FRONT YARD SETBACK: 10 FT. (MIN.)
BLDG HEIGHT: 35 FT.
- NUMBER OF LOTS: 271 (256 ACRES)
- PARKING CALCULATIONS: 488 SPACES FOR EACH DWELLING UNIT
FOR ALL RESIDENTIAL: 2 SPACES PER DWELLING UNIT
SPACES: 244.50 ± ACRES / 488 SPACES REQUIRED
AC / AGRICULTURAL CONSERVATION
FRONT: 20 FT.
REAR: 5 FT.
REAR: 10 FT.
AC / AGRICULTURAL CONSERVATION (SINGLE FAMILY W/ PUBLIC SEWER)
LOT SIZE: 5,000 S.F.
LOT WIDTH: 50 FT. (MIN.)
LOT DEPTH: 150 FT. (MIN.)
MINIMUM FRONT YARD SETBACK: 10 FT. (MIN.)
BLDG HEIGHT: 35 FT.
- SETBACKS: 271 (256 ACRES)
- BULK STANDARDS: 271 (256 ACRES)
- DENSITY: 1.37 (256 ACRES)
- INVESTMENT LEVEL: LEVEL 3
- PROPERTY LOCATION: LATITUDE: N09° 01' 47" W
LONGITUDE: W07° 28' 16.50"
- DELOD ROADWAY: BARRATTS CHAPEL ROAD (DE SR 371) - MAJOR COLLECTOR
- SOURCE OF WATER: WETSEAN WATER
- SOURCE OF SEWER: KENT COUNTY SEWER DISTRICT (PUBIC)
- SOURCE OF ELECTRIC: CHEAPWATER UTILITIES COMPANY
- SOURCE OF TELECOM: DELAWARE ELECTRIC COOP
- SURVEY DATUM: NAD 83
VERTICAL: NAVD 83
HORIZONTAL: NAD 83 (D.S.P.)
PROPOSED: 0 SET
- MONUMENTATION: EXISTING: 8 FOUND
PROPOSED: 0 SET
- KENT COUNTY GROWTH ZONE: WITHIN GROWTH ZONE OVERLAY
- TOTAL DISTURBED AREA: 1.12 ACRES
- EXISTING OPEN SPACE: 1.12 ACRES
- SANITARY SEWER FLOWS: AVERAGE DAILY FLOW: 244.50 ± BODU @ ± 61,000 GPD
PEAK DAILY FLOW: 244.50 ± BODU @ ± 61,000 GPD
PROPOSED: 1.12 ACRES
- OPEN SPACE REQUIREMENTS: 244.50 ± BODU @ ± 61,000 GPD
PEAK DAILY FLOW: 244.50 ± BODU @ ± 61,000 GPD
PROPOSED: 1.12 ACRES

BECKER MORGAN

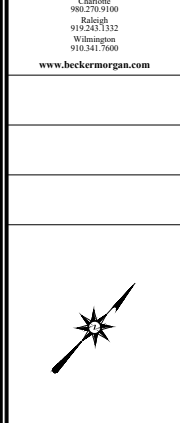
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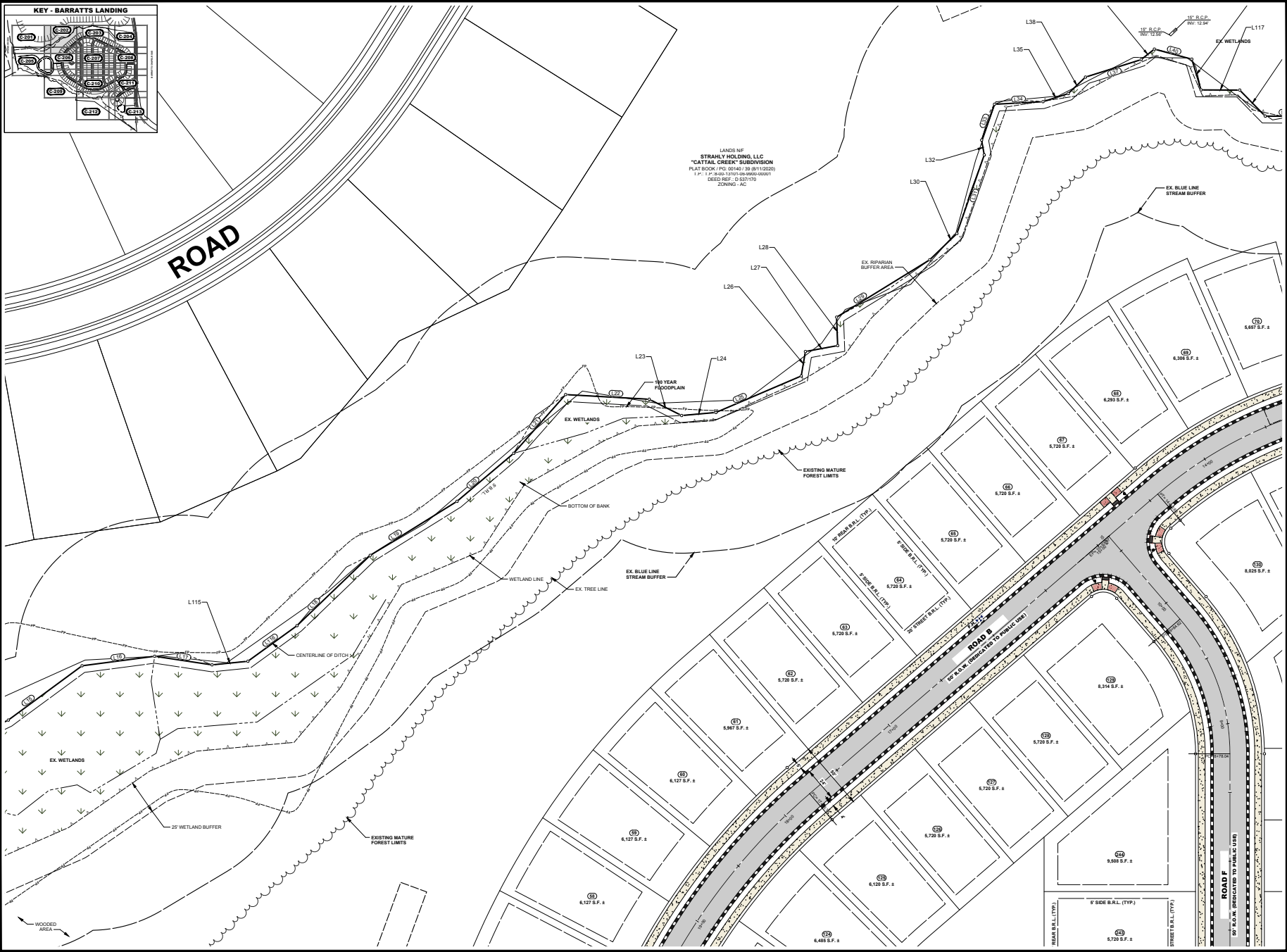
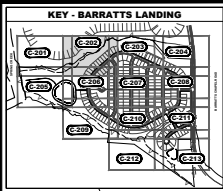


PROJECT TITLE: KENT COUNTY FILE # S-2643
BARRATTS LANDING SUBDIVISION

4988 BARRATTS CHAPEL RD
FREDERICA KENT COUNTY, DE 19946

GENERAL NOTES

Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table			Parcel Line Table		
LINE	LENGTH	CHG. BEARING	LINE	LENGTH	CHG. BEARING	LINE	LENGTH	CHG. BEARING	LINE	LENGTH	CHG. BEARING	LINE	LENGTH	CHG. BEARING	LINE	LENGTH	CHG. BEARING
L1	52.77	N05° 27' 29"E	L1	56.99	N07° 49' 37"E	L1	26.48	S88° 33' 42"E	L1	26.15	N07° 53' 42"E	L1	73.96	S42° 31' 09"W	L1	45.98	N75° 02' 47"W
L2	117.71	N03° 32' 59"E	L2	60.89	N01° 00' 09"E	L2	30.09	N49° 02' 42"E	L2	29.89	N07° 01' 02"E	L2	32.99	N04° 20' 27"W	L2	29.44	E79° 02' 19"W
L3	153.67	N45° 29' 29"E	L3	26.38	N76° 30' 16"E	L3	49.32	N08° 07' 29"E	L3	19.43	S02° 35' 57"W	L3	36.76	S72° 12' 49"W	L3	69.16	S39° 02' 29"W
L4	39.09	N17° 03' 19"E	L4	24.96	N42° 43' 07"E	L4	43.46	N08° 19' 27"E	L4	40.10	S07° 18' 07"W	L4	55.71	S85° 07' 59"W	L4	30.88	N46° 17' 12"W
L5	30.29	N85° 04' 62"E	L5	67.42	N47° 47' 10"E	L5	50.10	N30° 54' 18"E	L5	36.79	S09° 49' 48"W	L5	44.22	S44° 30' 19"W	L5	41.20	N80° 43' 19"W
L6	33.71	N02° 08' 49"E	L6	16.01	N32° 33' 14"W	L6	55.33	N08° 20' 39"E	L6	16.39	S89° 17' 00"W	L6	38.78	N07° 00' 29"W	L6	54.03	N59° 39' 48"W
L7	11.41	N07° 24' 33"E	L7	23.85	N37° 24' 33"E	L7	50.86	N06° 41' 56"E	L7	17.88	S71° 51' 29"W	L7	63.17	S47° 51' 29"W	L7	74.70	N55° 48' 59"W
L8	17.22	S68° 18' 48"E	L8	20.69	N44° 21' 39"W	L8	16.83	N11° 31' 29"W	L8	21.79	N64° 58' 30"E	L8	48.38	S54° 32' 49"W	L8	70.83	N46° 12' 08"W
L9	16.79	N39° 54' 24"E	L9	79.44	N16° 11' 54"E	L9	9.42	N03° 18' 59"E	L9	47.50	S57° 17' 10"W	L9	23.10	S81° 28' 49"W	L9	107.92	N02° 31' 09"W
L10	52.03	N07° 18' 49"E	L10	27.49	N02° 45' 27"E	L10	41.27	N49° 39' 39"E	L10	59.20	S84° 19' 29"W	L10	78.79	N45° 29' 09"W	L10	78.79	N45° 29' 09"W
L11	8.81	N11° 49' 39"E	L11	56.49	N02° 59' 47"W	L11	18.21	N69° 58' 09"E	L11	57.69	N02° 13' 09"W	L11	19.57	S08° 50' 47"W	L11	17.54	N43° 29' 19"W
L12	71.47	N65° 50' 37"E	L12	19.91	N52° 09' 54"E	L12	18.78	N04° 18' 02"E	L12	80.07	S07° 19' 17"W	L12	20.19	S78° 32' 57"W	L12	24.62	N43° 21' 14"W
L13	16.78	N09° 30' 22"E	L13	27.69	N02° 29' 39"E	L13	34.81	N08° 38' 28"E	L13	30.09	N74° 04' 09"W	L13	35.79	N86° 03' 49"W	L13	28.11	N48° 28' 29"E
L14	149.22	N01° 14' 13"E	L14	35.33	N44° 48' 23"E	L14	23.99	N51° 35' 18"E	L14	43.89	N04° 58' 49"W	L14	47.91	S49° 50' 49"W	L14	25.89	N74° 48' 33"E
L15	65.54	N11° 28' 29"E	L15	19.29	N30° 08' 24"E	L15	11.43	N38° 02' 17"E	L15	18.12	S64° 07' 04"W	L15	19.84	N09° 44' 29"W	L15	28.17	N42° 03' 29"E
L16	53.18	N42° 22' 29"E	L16	12.27	N89° 34' 29"E	L16	12.27	N89° 34' 29"E	L16	38.71	N71° 45' 04"W	L16	23.72	N49° 01' 09"W	L16	44.07	N11° 54' 42"E
L17	42.18	N06° 22' 59"E	L17	42.38	N01° 21' 20"E	L17	11.56	N88° 19' 32"E	L17	23.74	S66° 03' 52"W	L17	77.67	S27° 50' 29"W	L17	28.19	N48° 02' 32"E
L18	73.70	N48° 59' 59"E	L18	17.28	N41° 01' 59"E	L18	15.92	N31° 44' 39"E	L18	23.61	N87° 17' 22"W	L18	71.49	S87° 49' 17"W	L18	114.37	S91° 22' 47"W
L19	74.24	N01° 32' 39"E	L19	23.59	S08° 48' 49"E	L19	20.14	N88° 34' 12"E	L19	11.71	S62° 49' 59"W	L19	114.37	S91° 22' 47"W	L19	114.37	S91° 22' 47"W
L20	53.84	N07° 33' 37"E	L20	26.17	N87° 09' 49"E	L20	14.35	N87° 03' 19"W	L20	58.59	N87° 03' 19"W	L20	71.94	S59° 52' 59"W	L20	71.94	S59° 52' 59"W

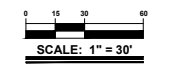


LANDS OF
STRALLY HOLDING, LLC
 "CATTAIL CREEK" SUBDIVISION
 PLAT BOOK: P.S. 000467, 28-88170200
 T.P. 1, P. 28-026-13175-28-0000-000001
 DEED REF.: C-927-776
 ZONING - AC

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PROJECT TITLE
 KENT COUNTY FILE # SL2563
BARRATTS LANDING SUBDIVISION
 4988 BARRATTS CHAPEL RD
 FREDERICA
 KENT COUNTY, DE 19946
 SHEET TITLE
SITE PLAN



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

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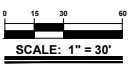
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KENT COUNTY FILE # SL2543
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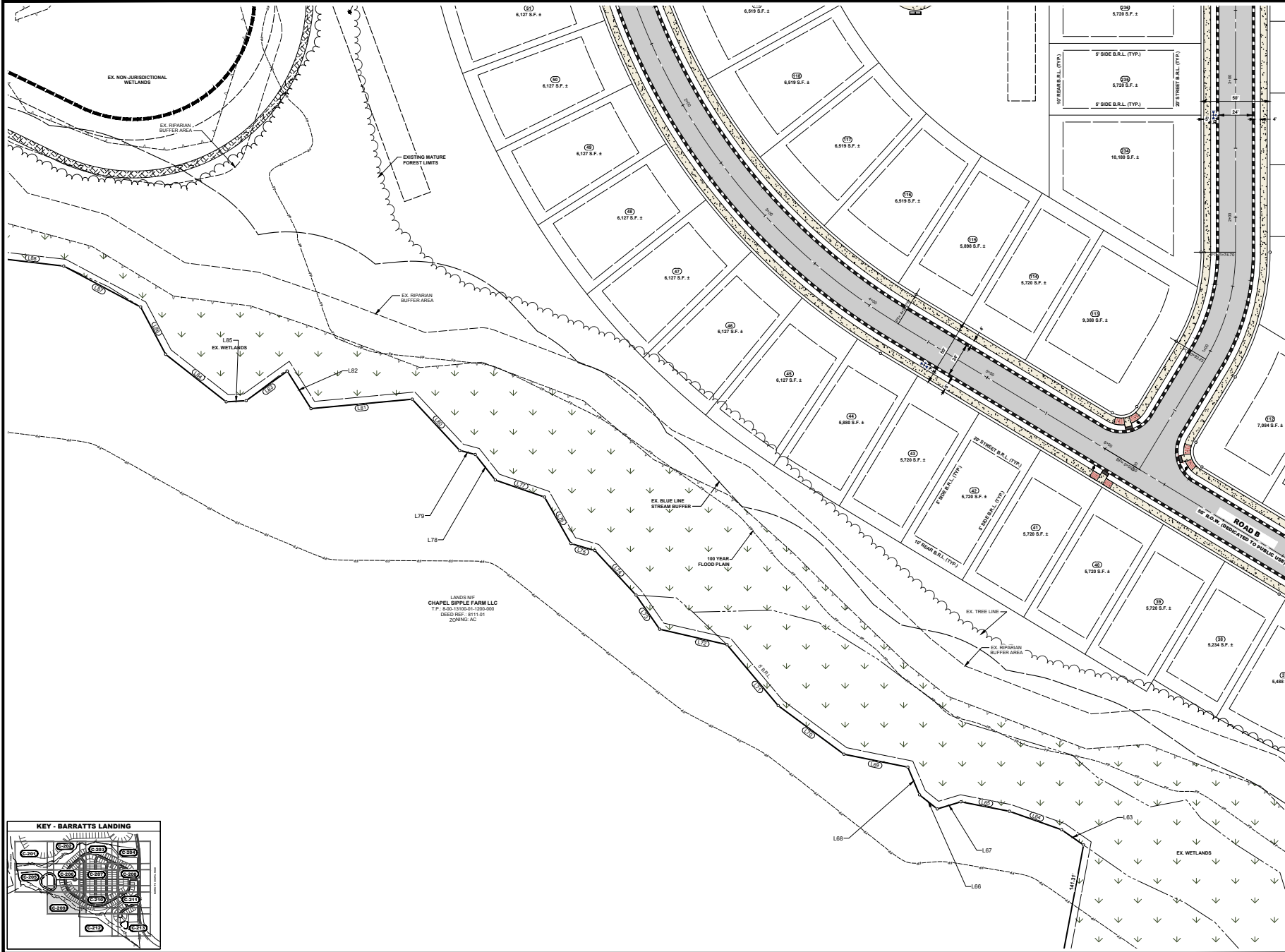
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SHEET TITLE
SITE PLAN

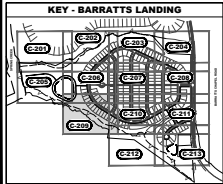


MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	2/11/2026	
SCALE:	1" = 30'	
DRAWN BY:	R.J.M.	PROJ. MGR.: J.S.F.
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 CHAPEL SIPPLE FARM LLC
 T.P. 640-1330-01-100-000
 DEED REF. 3111-01
 ZONING: AG



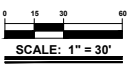
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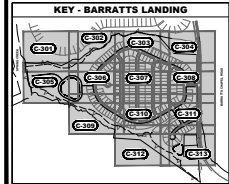
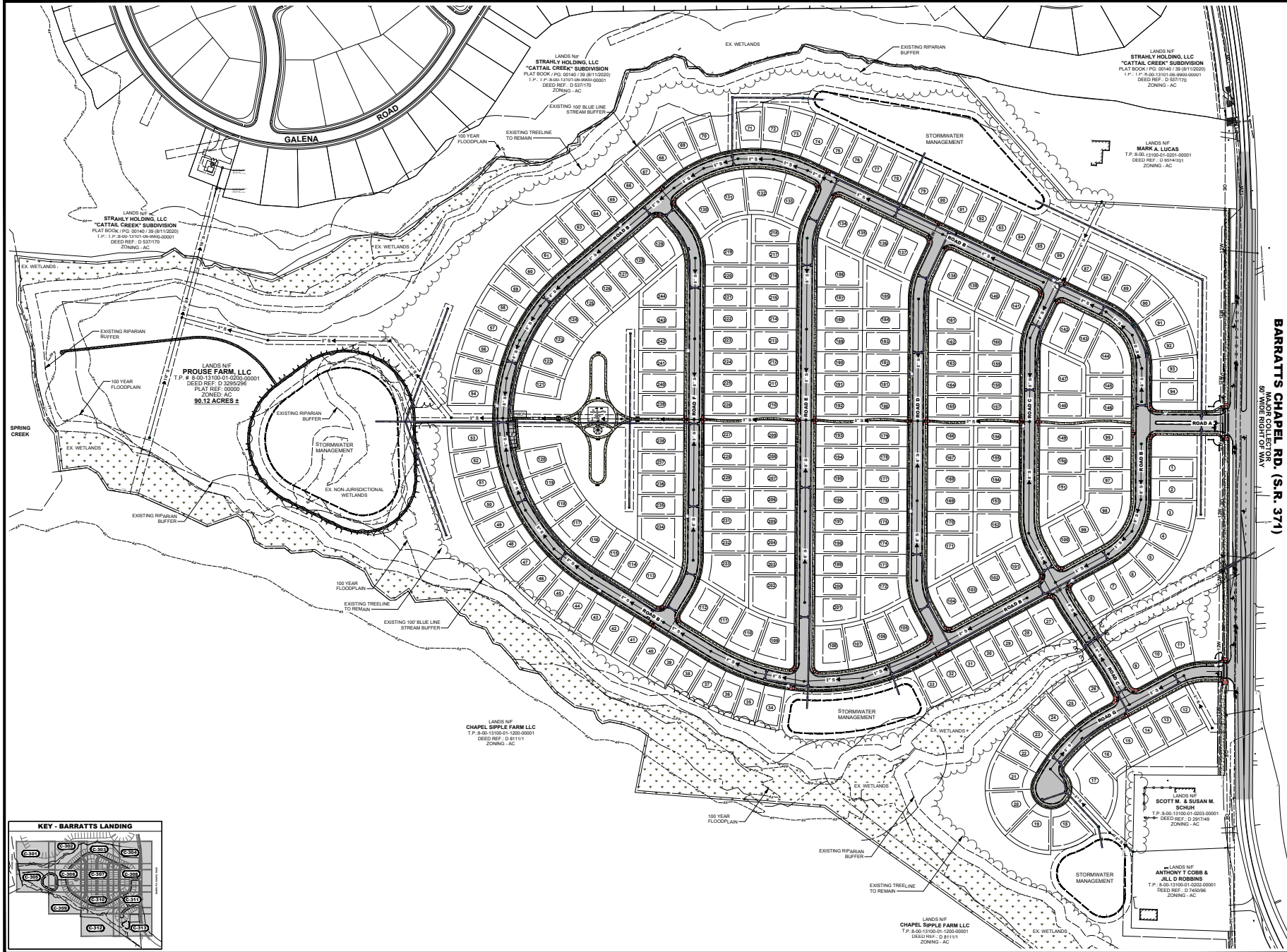
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 KENT COUNTY FILE # SL2543
**BARRATTS
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4988 BARRATTS CHAPEL RD
 FREDERICA
 KENT COUNTY, DE 19946
 SHEET TITLE
SITE PLAN



MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	2/11/2026	
SCALE:	1" = 30'	
DRAWN BY:	R.J.M. PROJ. MGR.: J.S.F.	
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 MAJOR COLLECTOR
 ON THE RIGHT OF WAY

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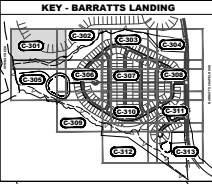
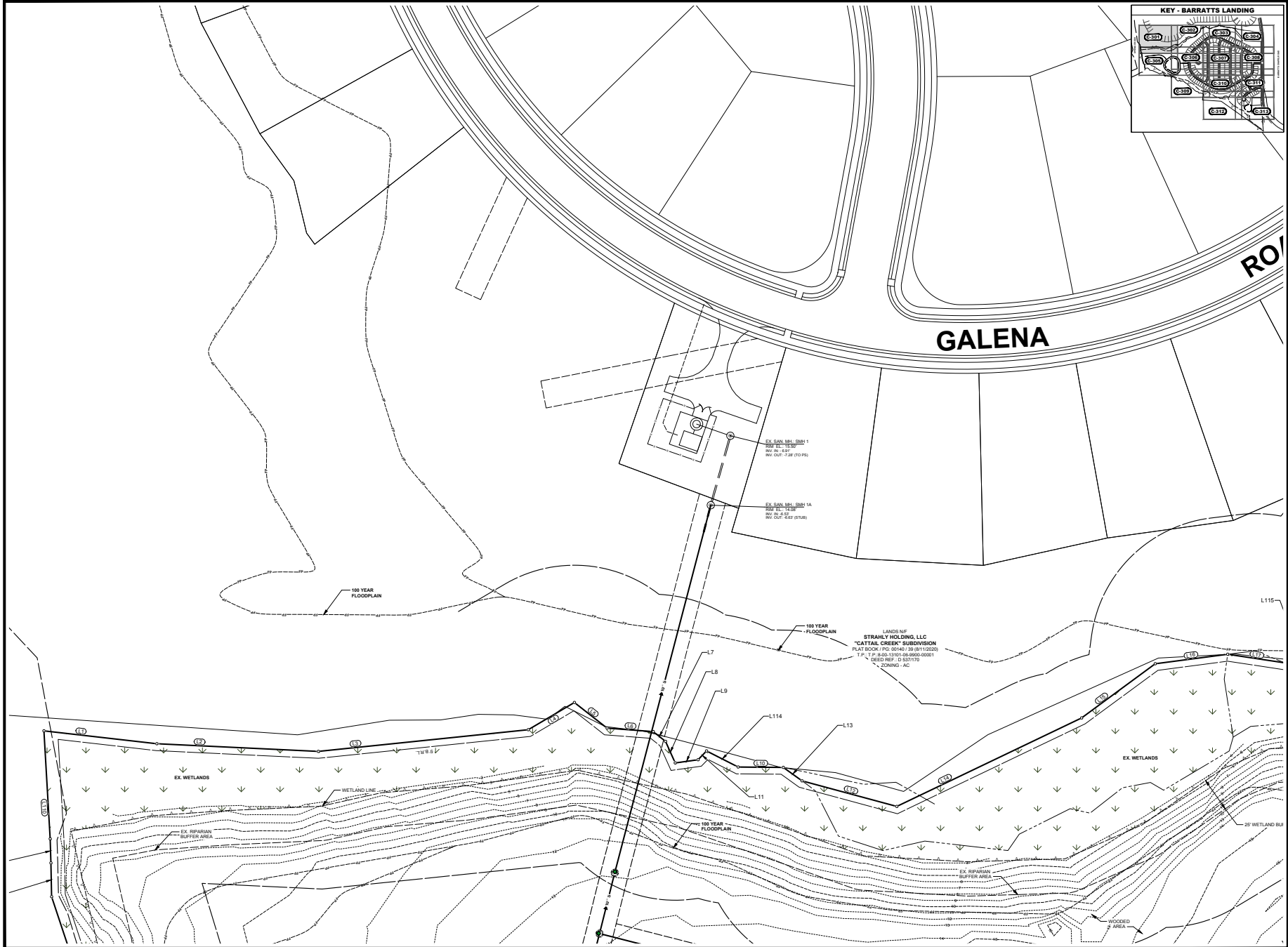
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SHEET TITLE
**UTILITY COVER
 SHEET**

0 50 100 200
SCALE: 1" = 100'

MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	2/11/2026	
SCALE:	1" = 100'	
DRAWN BY:	R.J.M.	PROJ. MGR.: J.S.F.
SHEET		

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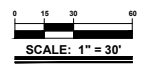
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PROJECT TITLE
KENT COUNTY FILE # SL2543
BARRATTS LANDING SUBDIVISION

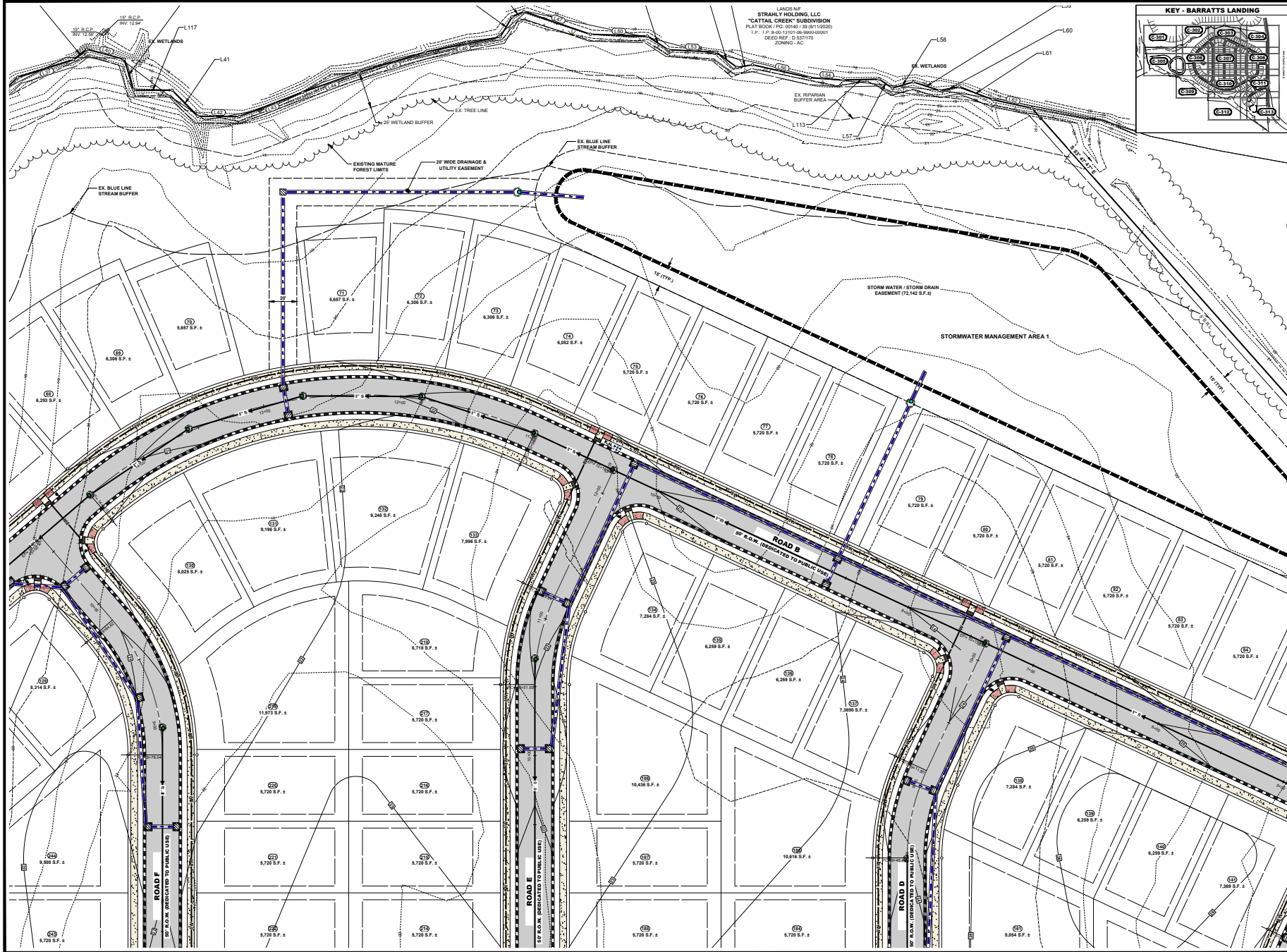
4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE
UTILITY & GRADING PLAN

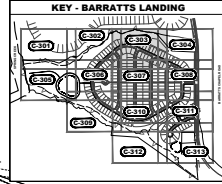


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	2/11/2026	DATE:
	1" = 30'	SCALE:
DRWN BY: R.J.M.	PROJ MGR: J.S.F.	DRAWN BY: PROJ MGR:
SHEET		
C-301		
(continued)		

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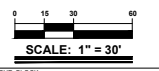
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 STRAHL HOLDING, LLC
 "CATTAIL CREEK" SUBDIVISION
 PLAT BOOK 1142, 103461, 99, 101, 100003
 1" = 1" = 30-13101-08-9500-00001
 CREED REF. 12 101710
 ZONING: AG



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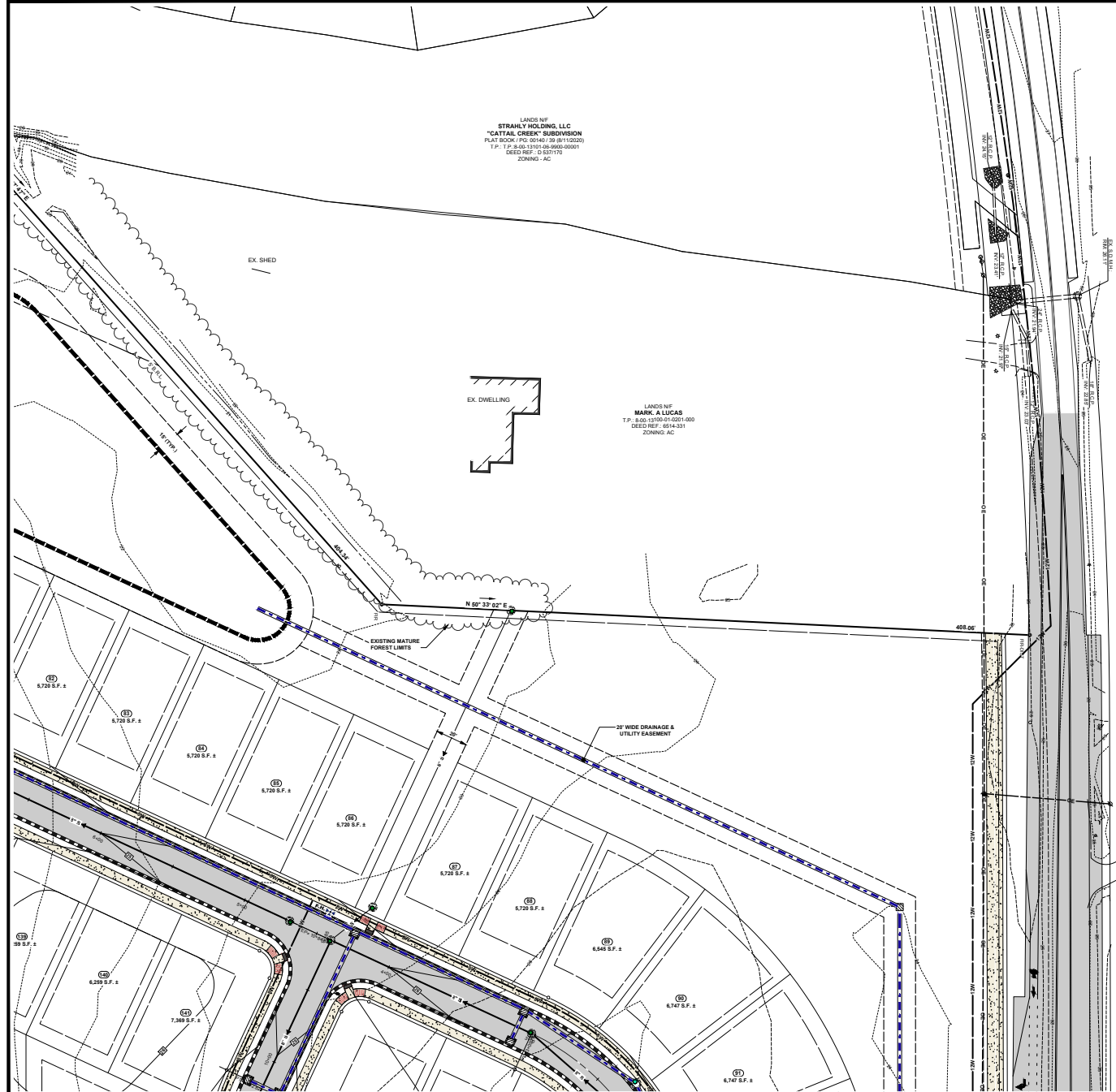


PROJECT TITLE
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 SHEET TITLE
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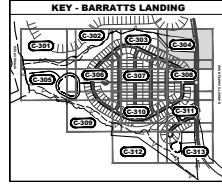
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C-303
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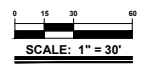
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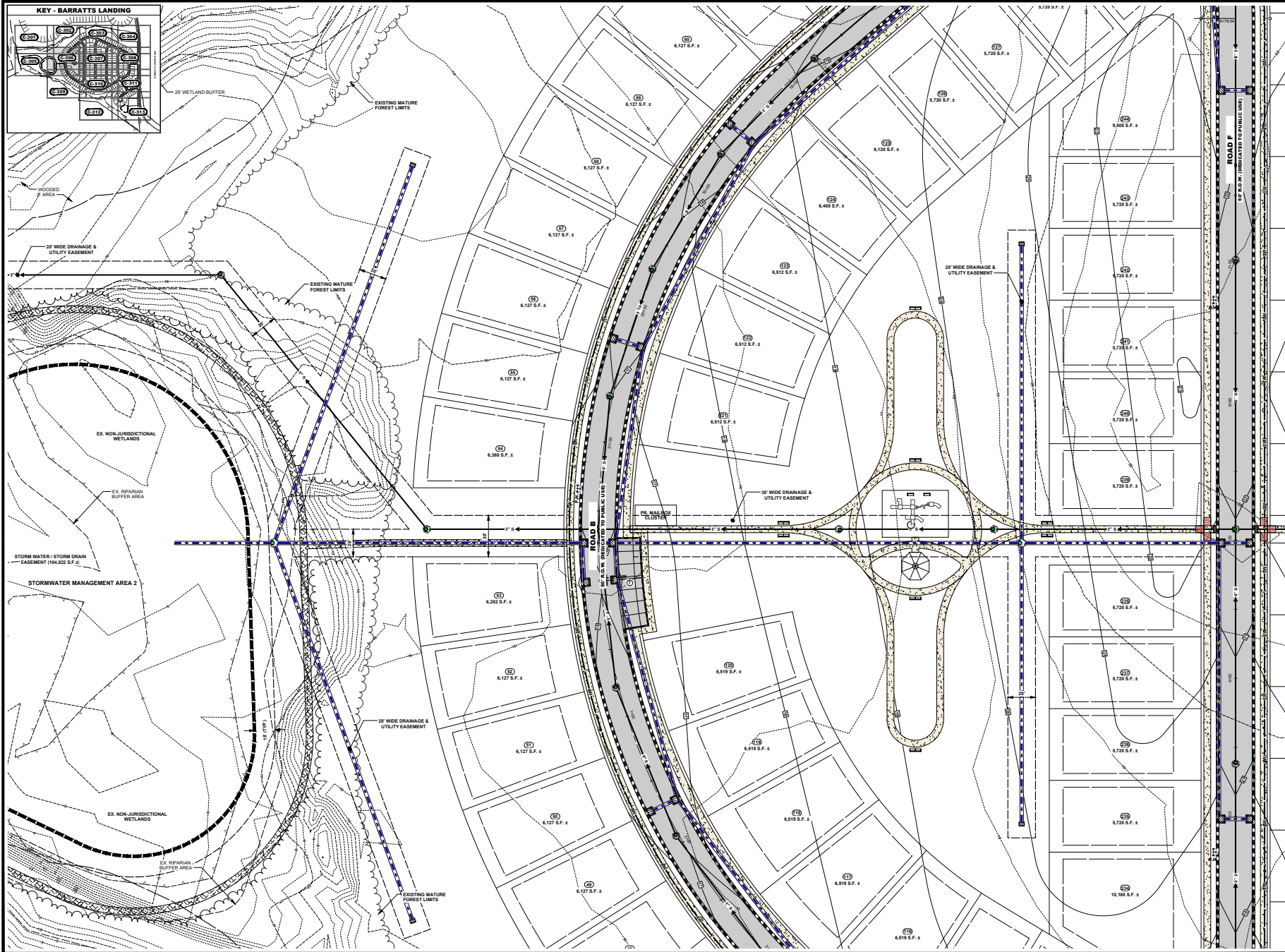
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C-304
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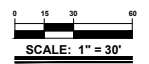
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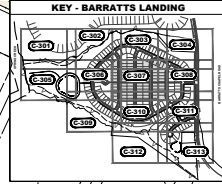
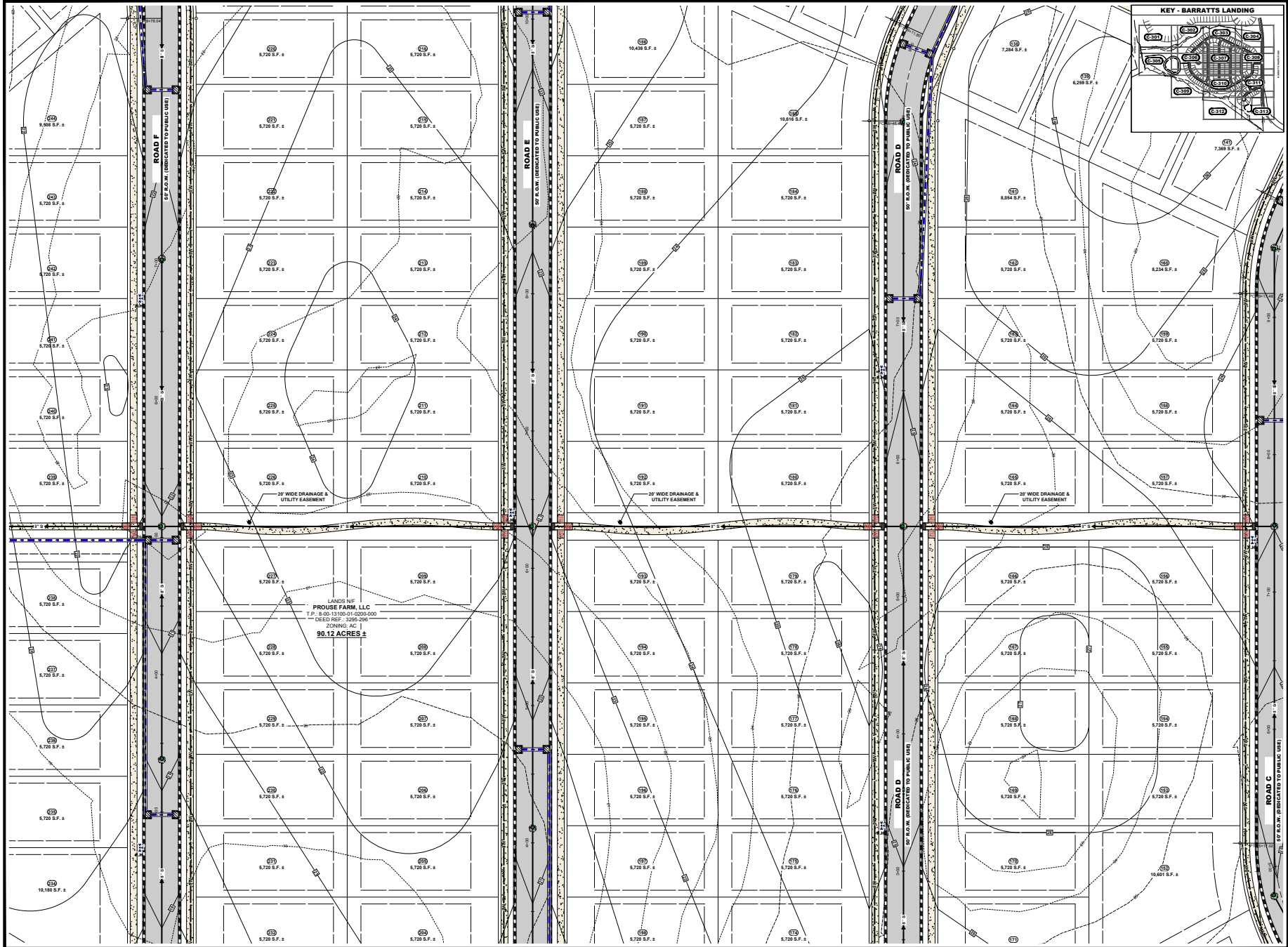
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SHEET TITLE
**UTILITY & GRADING
 PLAN**



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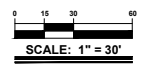
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BARRATTS LANDING SUBDIVISION

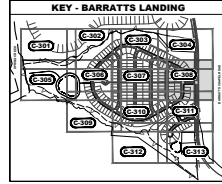
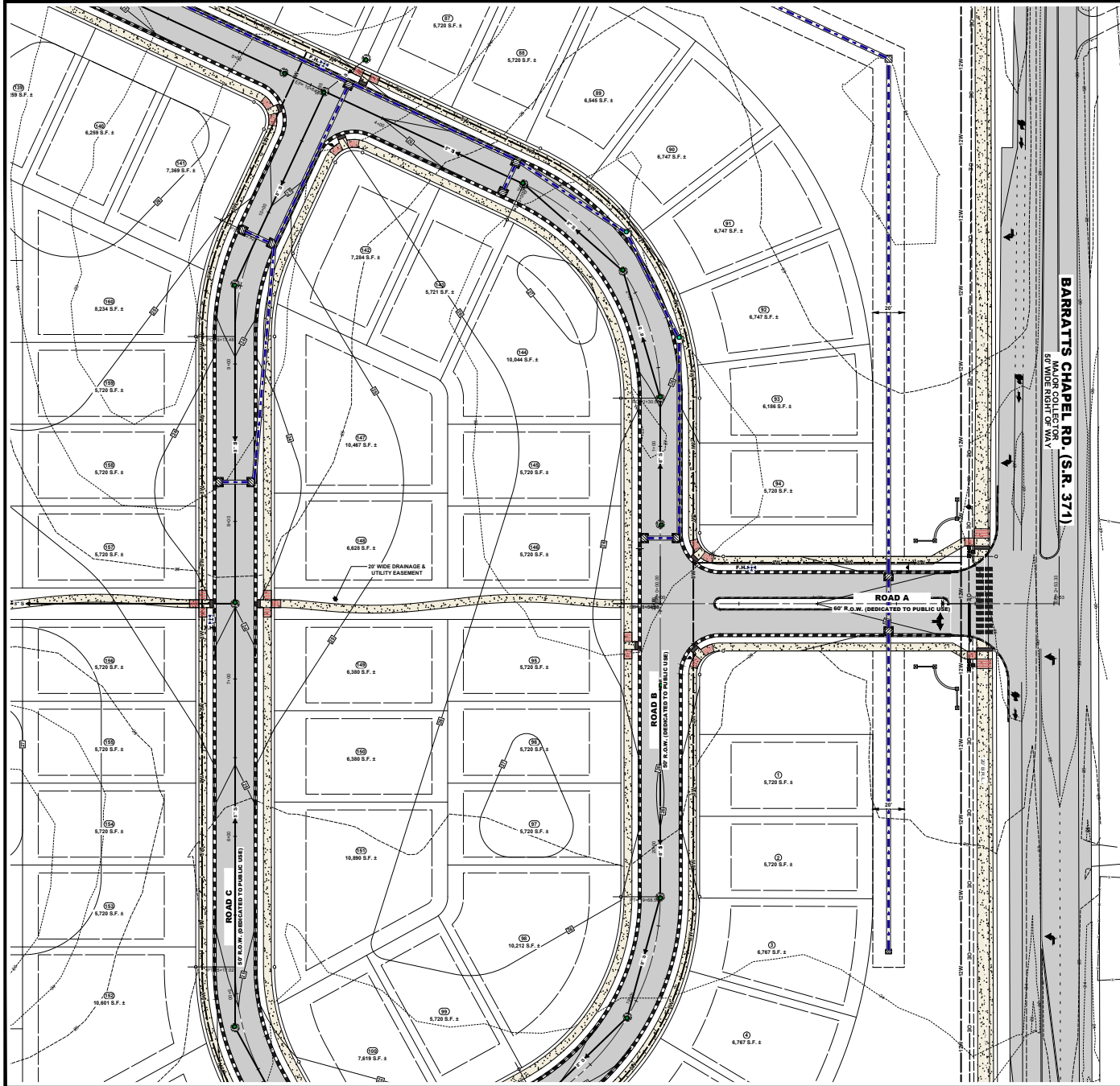
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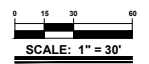
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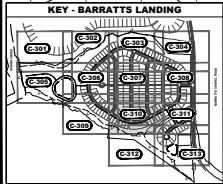
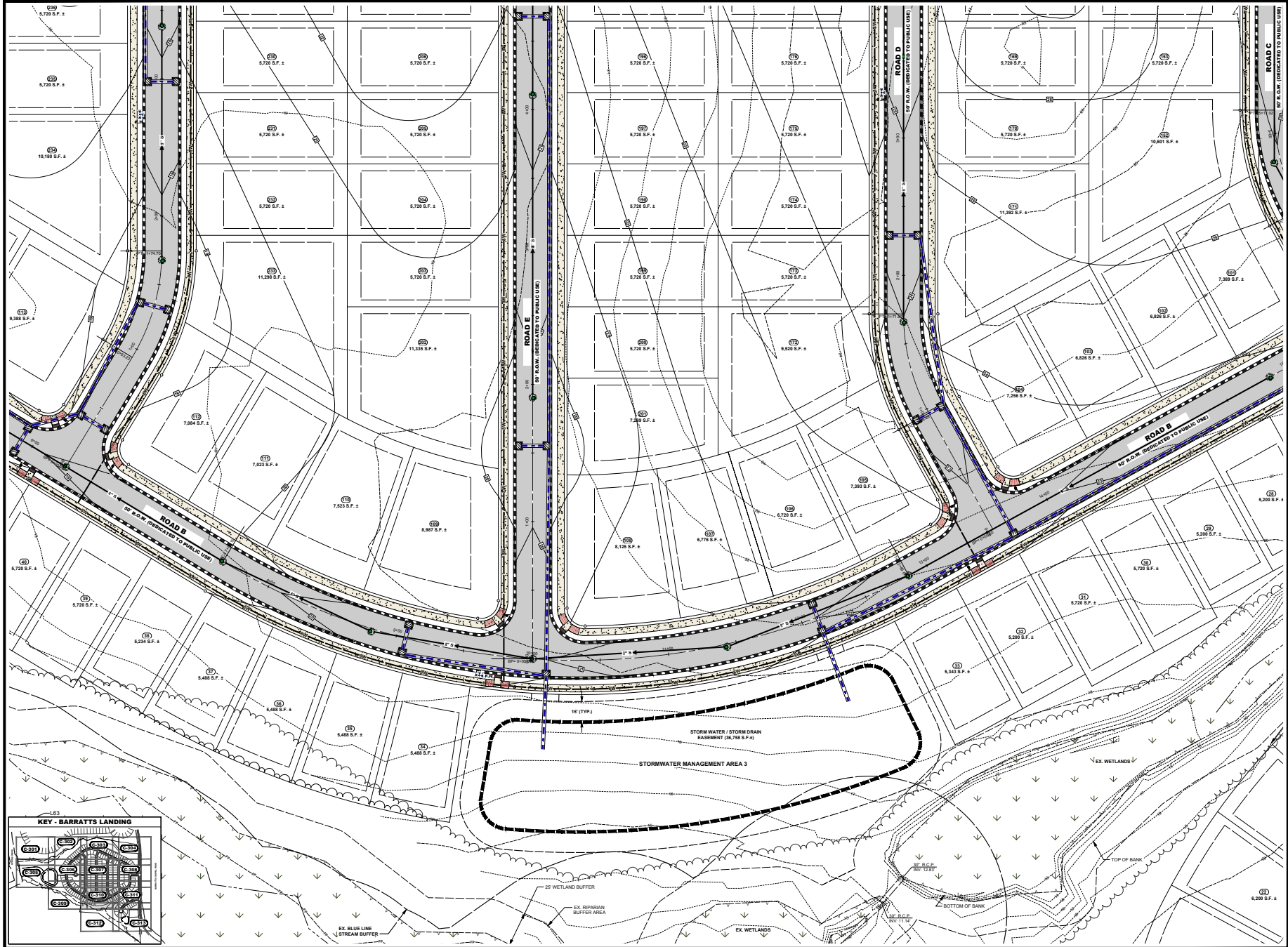
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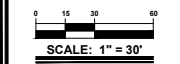


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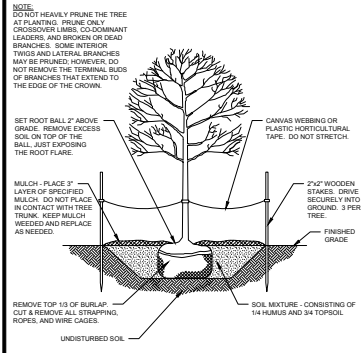
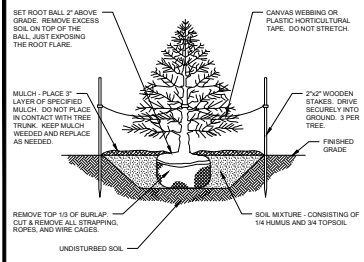
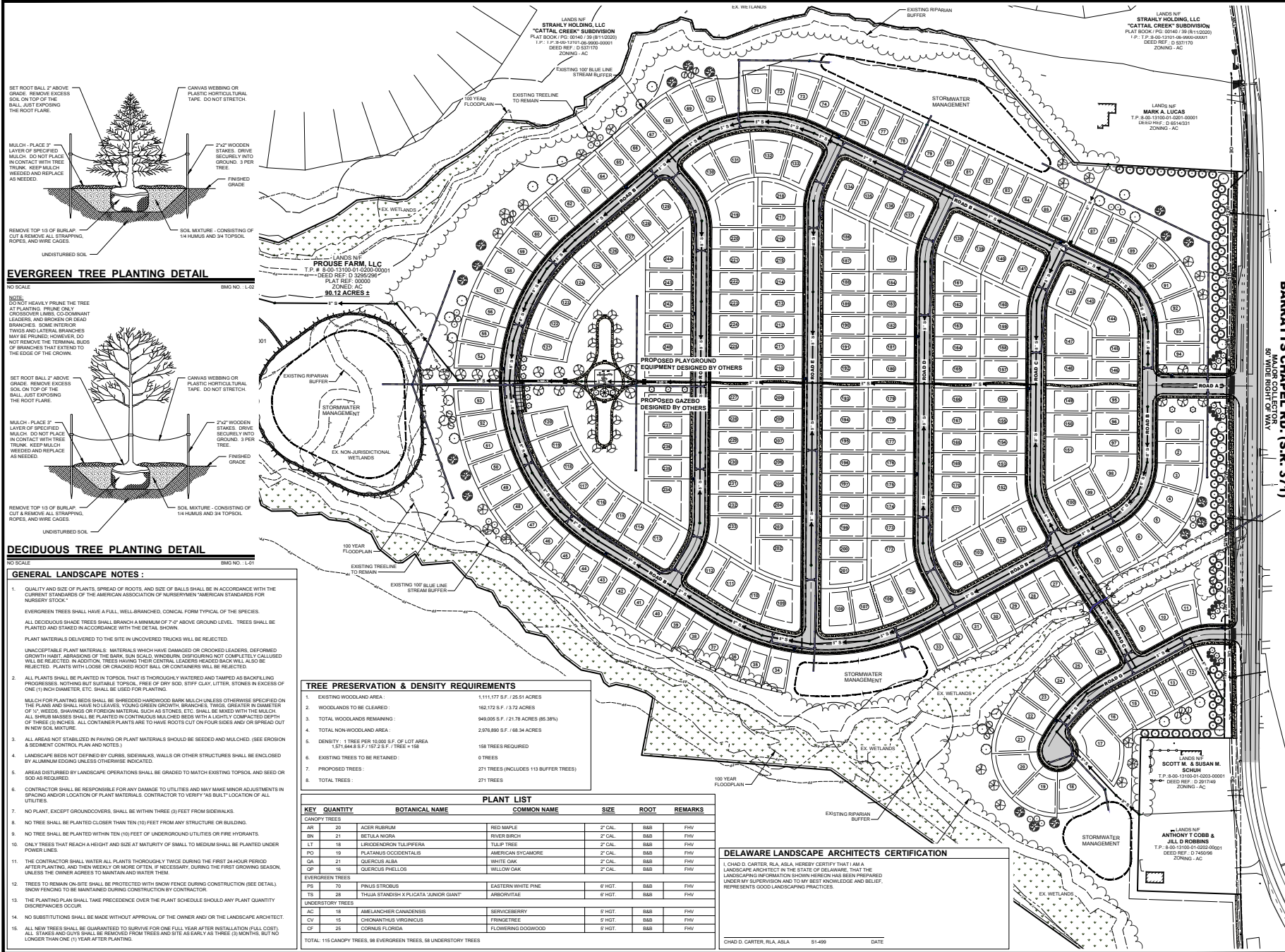
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SHEET TITLE
**UTILITY & GRADING
PLAN**



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DATE:	2/11/2026	
SCALE:	1" = 30'	
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SHEET		
C-310		



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 STANDARDS FOR NURSERY STOCK". EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-2" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN. PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
- UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, BRUISES OF THE BARK, BARK SCALD, WINDBURST, OR BRUISING NOT COMPLETELY CALLED WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAMINANTS WILL BE REJECTED.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT STABLE TOPSOIL, FREE OF DRY SOO, 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 GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/2" WEEDS, SAWDUST OR FOREIGN MATERIAL, SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CANOPY PLANTS ARE TO HAVE ROOTS CUT OFF FOUR (4) FEET AND OR SPREAD OUT IN NEW SOIL MIXTURE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHALL 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 SOO 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 3 TIMES DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER HARRIES TO MAINTAIN AND WATER THEM.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCING DURING CONSTRUCTION (SEE DETAIL). SNOW 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 THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
- 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.

TREE PRESERVATION & DENSITY REQUIREMENTS

1. EXISTING WOODLAND AREA:	1,111,577 S.F. / 25.51 ACRES
2. WOODLANDS TO BE CLEARED:	162,172 S.F. / 3.72 ACRES
3. TOTAL WOODLANDS REMAINING:	949,005 S.F. / 21.78 ACRES (88.38%)
4. TOTAL NON-WOODLAND AREA:	2,676,890 S.F. / 68.34 ACRES
5. DENSITY: 1 TREE PER 10,000 S.F. OF LOT AREA	158 TREES REQUIRED
6. EXISTING TREES TO BE RETAINED:	0 TREES
7. PROPOSED TREES:	271 TREES (INCLUDES 113 BUFFER TREES)
8. TOTAL TREES:	271 TREES

PLANT LIST

KEY QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY TREES					
AR	20	ACER RUBRUM	RED MAPLE	2" GAL	88B
BN	21	BETULA NIGRA	RIVER BIRCH	2" GAL	88B
LT	18	LIRIODENDRON TULIPIFERA	TULIP TREE	2" GAL	88B
PD	19	PLATANUS OCCIDENTALIS	AMERICAN SYCAMORE	2" GAL	88B
QA	21	QUERCUS ALBA	WHITE OAK	2" GAL	88B
QP	18	QUERCUS PHellos	WILLOW OAK	2" GAL	88B
EVERGREEN TREES					
PS	70	PRUNUS STROBUS	EASTERN WHITE PINE	6" HGT.	88B
TS	28	THUJA STANENSIS 'FALCATA JUNIOR GIANT'	ARBORVITAE	6" HGT.	88B
UNDERSTORY TREES					
AC	18	AMELANCHIER CANADENSIS	SERVICEBERRY	5" HGT.	88B
CV	15	CHONANTHUS VIRGINICUS	FRONTEZEE	5" HGT.	88B
CP	18	CORNUS FLORIDA	FLOWERING DOGWOOD	5" HGT.	88B
TOTAL:	115	CANOPY TREES, 58	EVERGREEN TREES, 58	UNDERSTORY TREES	

DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION

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

CHAD D. CARTER, R.L.A. ASLA 511-499 DATE

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

PROJECT TITLE
KENT COUNTY FILE # SL2563
BARRATTS LANDING SUBDIVISION

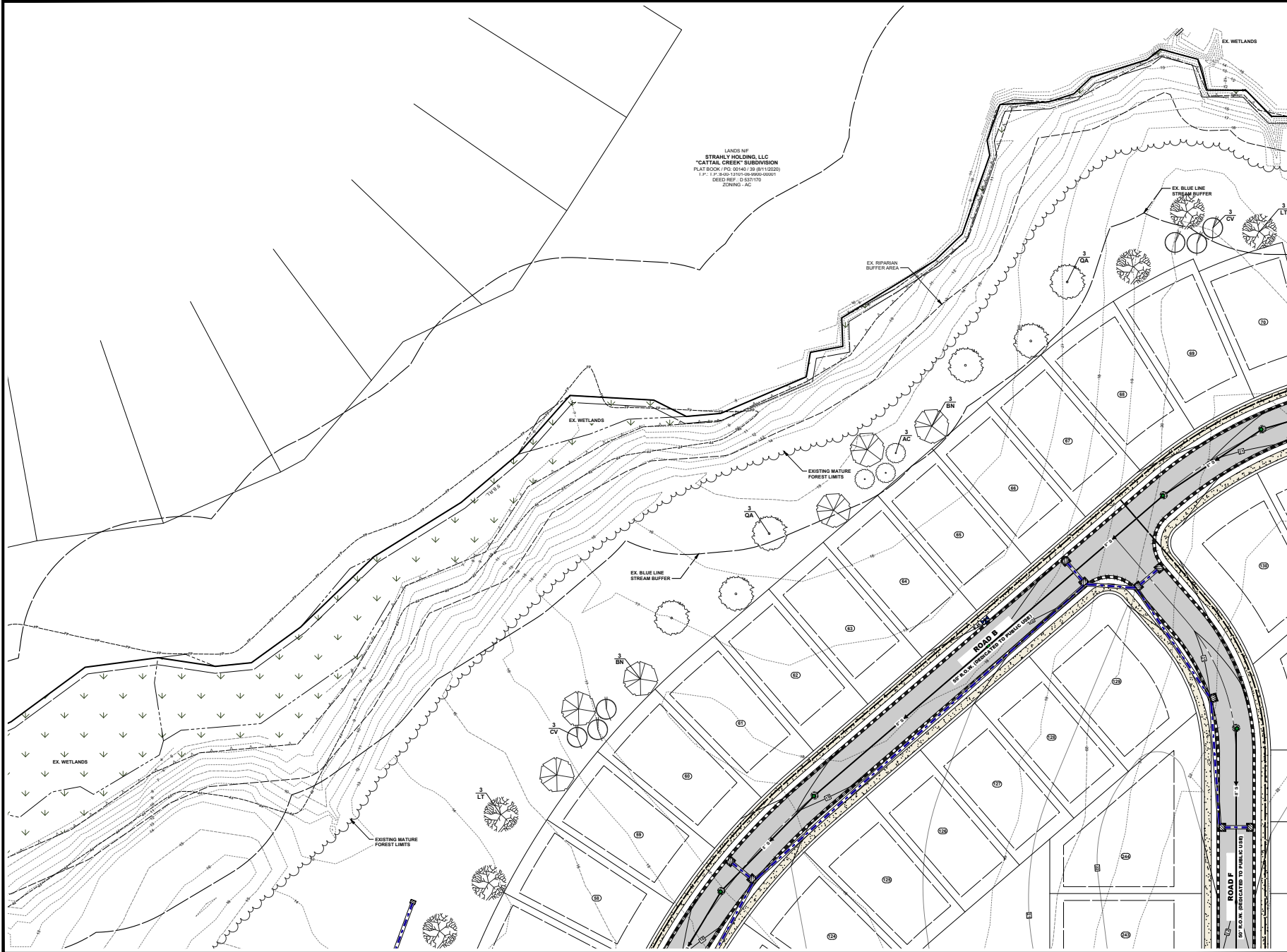
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KENT COUNTY, DE 19946

PRELIMINARY OVERALL LANDSCAPE PLAN

SCALE: 1" = 100'

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PROJECT NO.: 2025099.00
DRAWN BY: P.R.R. / PROJ. MGR: J.S.F.
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 DEED REF.: 25-027-076
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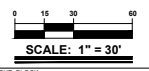
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PROJECT TITLE
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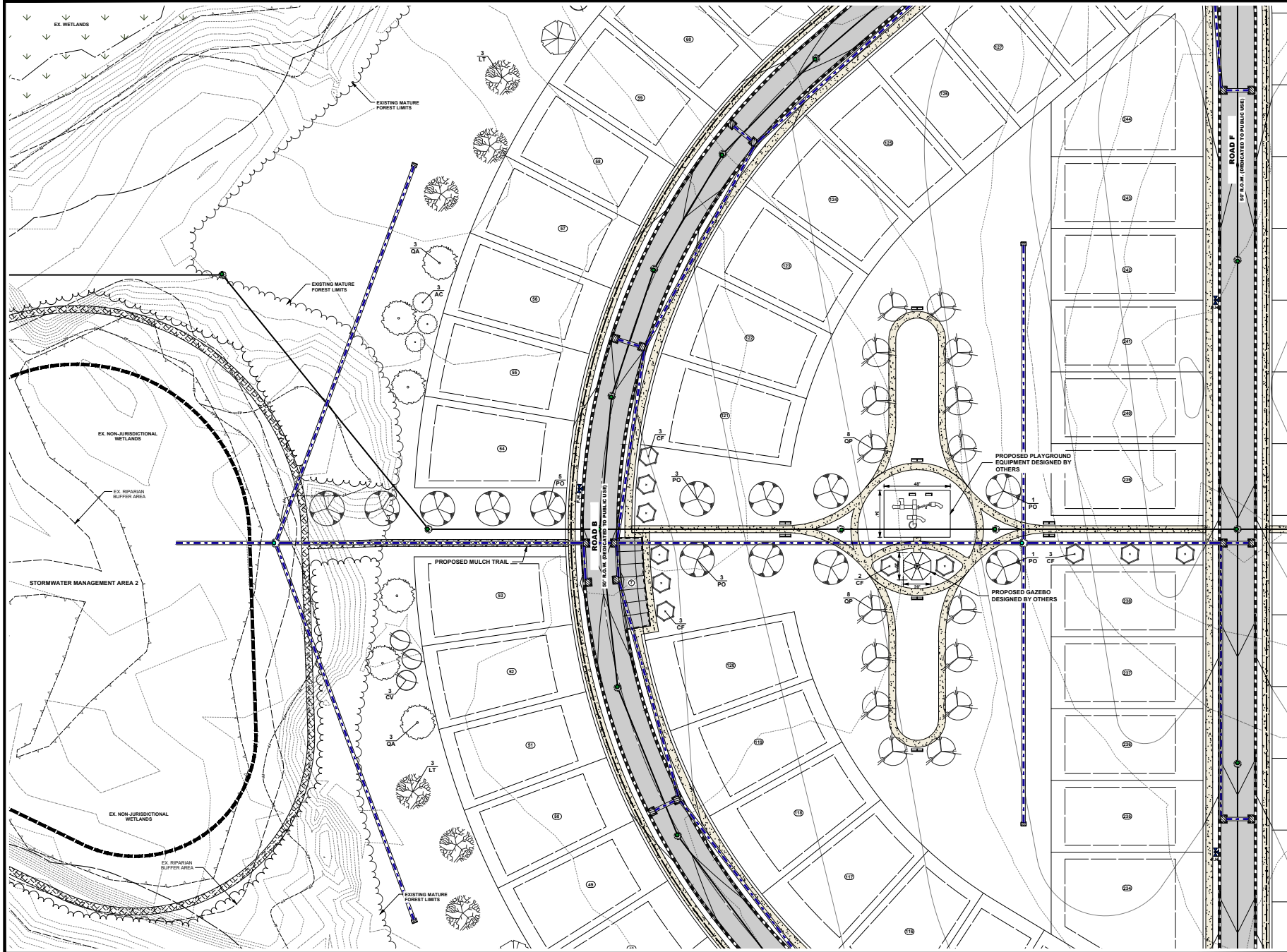
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SHEET TITLE
**PRELIMINARY
 LANDSCAPE PLAN**



MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
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L-102
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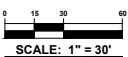


PROJECT TITLE
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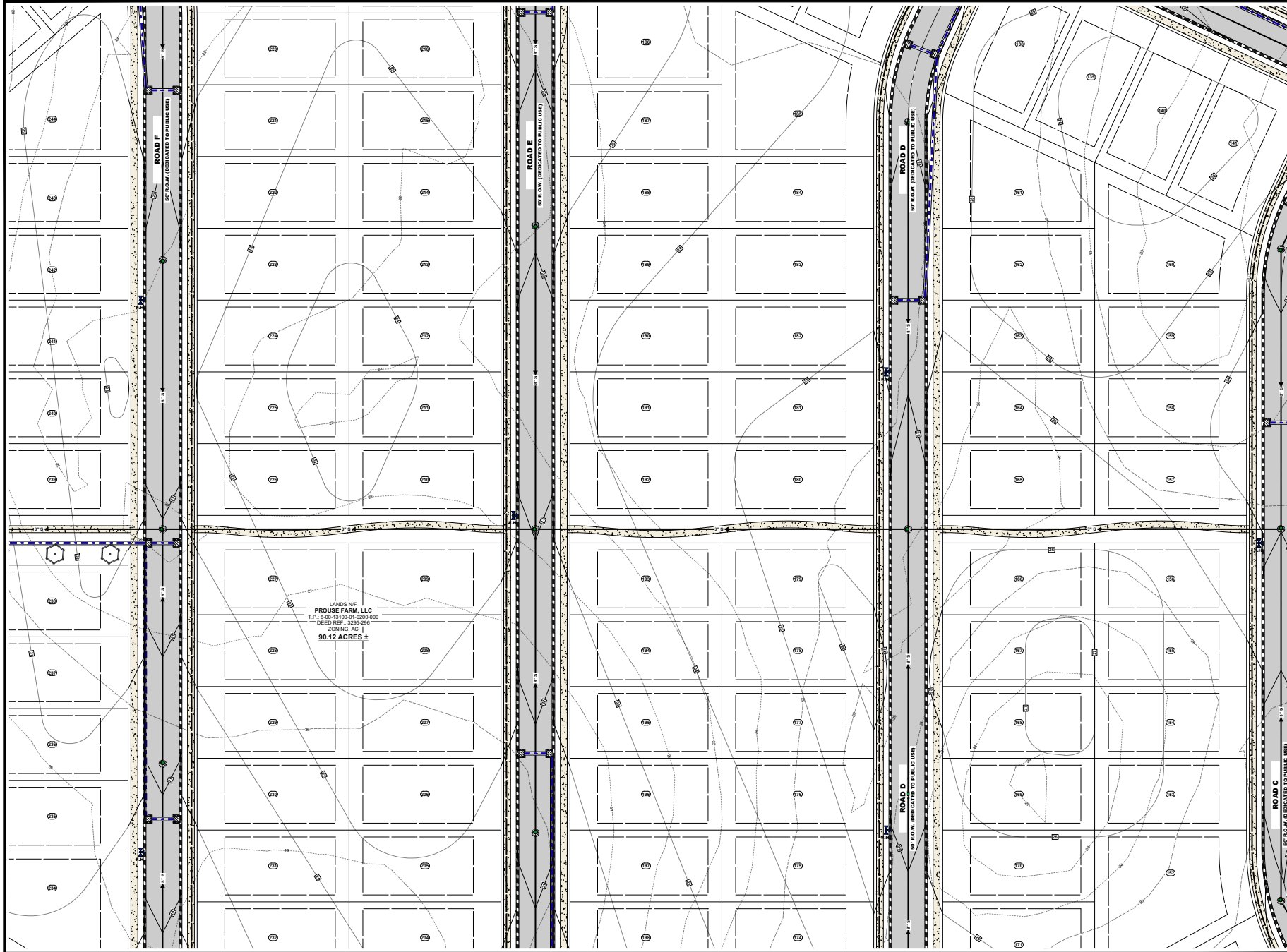
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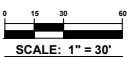
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PROJECT TITLE
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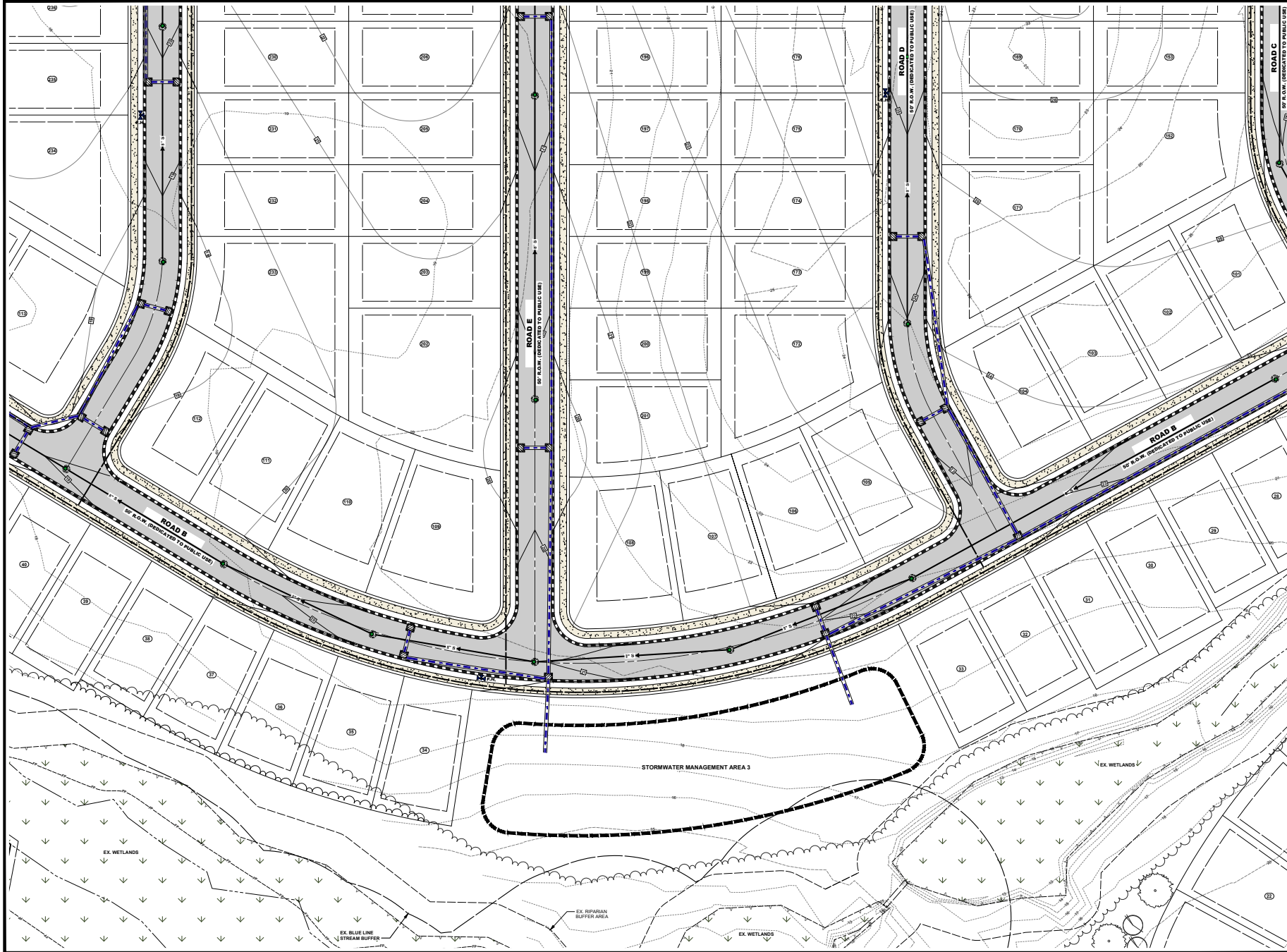
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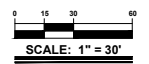
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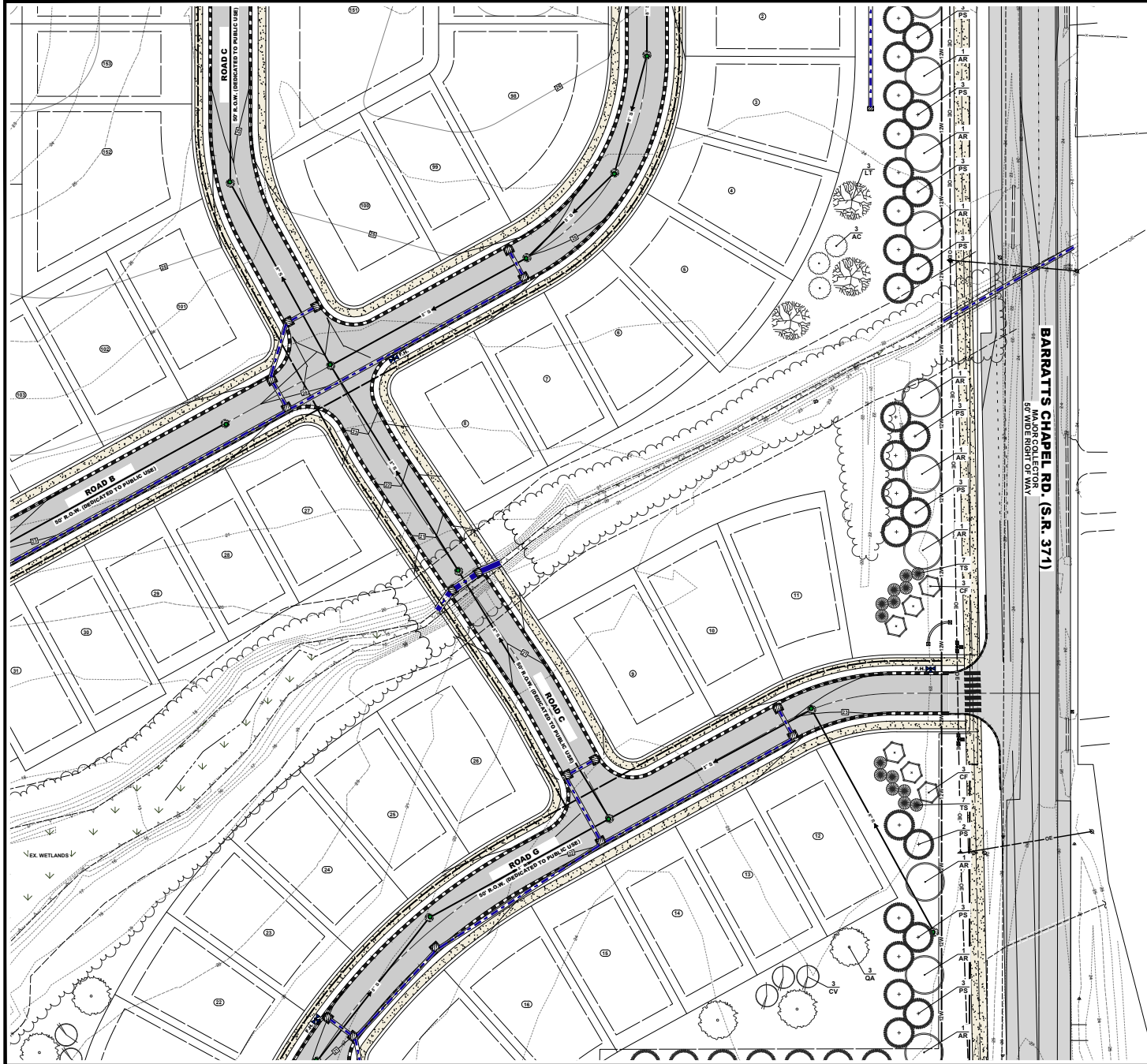
4988 BARRATTS CHAPEL RD
FREDERICA
KENT COUNTY, DE 19946

SHEET TITLE
**PRELIMINARY
LANDSCAPE PLAN**



MARK	DATE	DESCRIPTION
PROJECT NO.:	2025099.00	
DATE:	10/15/2025	
SCALE:	1" = 30'	
DRAWN BY:	P.R.R.	PROJ. MGR.: J.S.F.

SHEET
L-110
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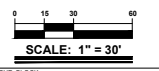
BECKER MORGAN
 ARCHITECTURE
 ENGINEERING
 INTERIORS
 Delaware
 309 South Governors Avenue
 Dover, DE 19904
 302.734.7650
 The Tower at STAR Campus
 100 Discovery Boulevard, Suite 102
 Newark, DE 19713
 302.399.3700
 Maryland
 312 West Main Street, Suite 300
 Salisbury, MD 21801
 410.546.9100
 North Carolina
 3333 Jackle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com



PROJECT TITLE
 KENT COUNTY FILE # SL2543
**BARRATTS
 LANDING
 SUBDIVISION**

4988 BARRATTS CHAPEL RD
 FREDERICA
 KENT COUNTY, DE 19946

SHEET TITLE
**PRELIMINARY
 LANDSCAPE PLAN**



TITLE BLOCK		
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PROJECT NO.:	2025099.00	
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SHEET		

L-111

