

PLANNING & ZONING COMMISSION

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Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: June 10, 2021

Application: Barron’s Place (2020-14)

Applicant: Sunshine Realty, Inc. (c/o Debbie Brittingham)
6725 Hooter Court
Laurel, DE 19956

Owner: Sunshine Realty, Inc. (c/o Debbie Brittingham)
6725 Hooter Court
Laurel, DE 19956

Site Location: East side of Christ Church Road (S.C.R. 465A), approximately 450 feet north of Laurel Road (Rt. 24)

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: 21 single family lots as a standard subdivision

Comprehensive Land Use Plan Reference: Low Density Area

Councilmanic District: Mr. Vincent

School District: Laurel School District

Fire District: Laurel Fire Company

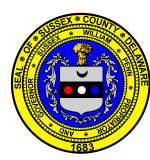
Sewer: Private, on-site septic

Water: Private, on-site well

Site Area: 21.88 acres +/-

Tax Map ID.: 232-18.00-4.00





Sussex County



PIN:	232-18.00-4.00
Owner Name	TWO YELLOW ROSES LLC
Book	4569
Mailing Address	16418 SAMUEL PAYNTER B
City	MILTON
State	DE
Description	BARRONS PLACE
Description 2	SWM OPEN AREAS
Description 3	BUFFERS
Land Code	

polygonLayer

Override 1

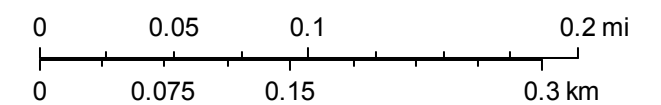
polygonLayer

Override 1

Tax Parcels

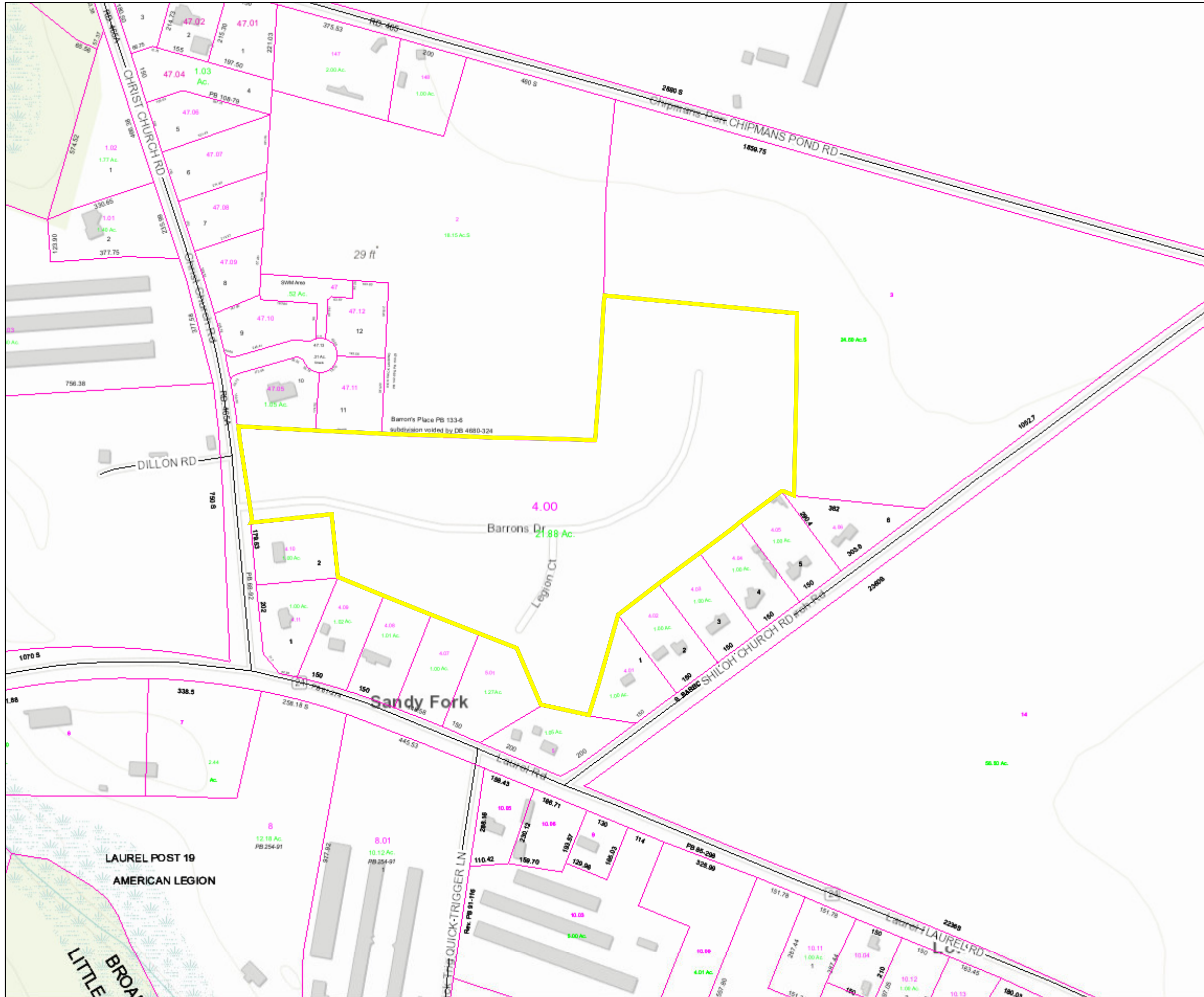
Streets

1:4,514





Sussex County



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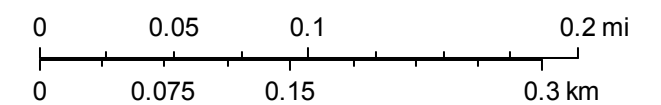
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Override 1

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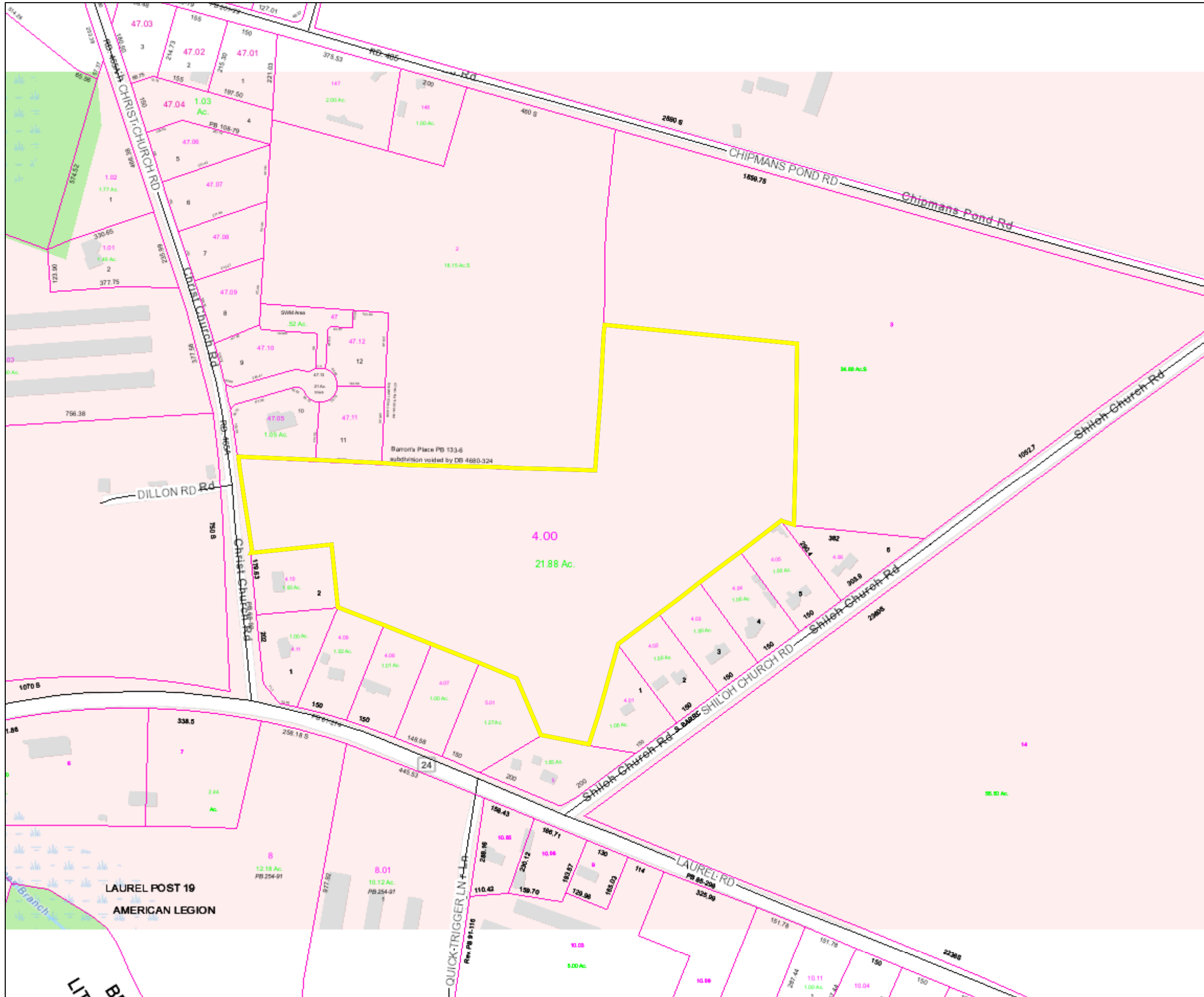
Streets

1:4,514





Sussex County



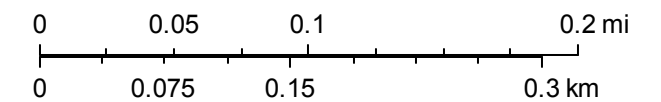
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- polygonLayer**

 - Override 1
- polygonLayer**

 - Override 1
- Tax Parcels
- Streets

1:4,514



Sussex County Major Subdivision Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Standard:
Cluster:
ESDDOZ:

Location of Subdivision:

Christ Church Road (SCR 465A), approximately 450' north of Laurel Road (DE Route 24)

Proposed Name of Subdivision:

Barron's Place

Tax Map #: 232-18.00-4.00 Total Acreage: 21.88

Zoning: AR Density: 0.96 Minimum Lot Size: 0.75 A Number of Lots: 21

Open Space Acres: 2.71

Water Provider: Private Well Sewer Provider: Private Septic

Applicant Information

Applicant Name: Sonshine Realty, Inc. (C/o Mrs. Debbie Brittingham)

Applicant Address: 6725 Hooter Court

City: Laurel State: DE Zip Code: 19956

Phone #: 302.745.1886 E-mail: d_brittingham@comcast.net

Owner Information

Owner Name: Sonshine Realty, Inc. (C/o Mrs. Debbie Brittingham)

Owner Address: 6725 Hooter Court

City: Laurel State: DE Zip Code: 19956

Phone #: 302.745.1886 E-mail: d_brittingham@comcast.net

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: The Kercher Group, Inc.

Agent/Attorney/Engineer Address: 37385 Rehoboth Avenue, Unit #11

City: Rehoboth Beach State: DE Zip Code: 19971

Phone #: 302.854.9063 E-mail: lom@kerchergroup.com



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- Completed Application**
- Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
 - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
 - Provide compliance with Section 99-9.
 - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00**
- Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- PLUS Response Letter** (if required)
- 51% of property owners consent if applicable**

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Date:

Signature of Owner

Date:

For office use only:

Date Submitted: _____ Fee: \$500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Date of PC Hearing: _____ Recommendation of PC Commission: _____

**SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING & DESIGN REVIEW DIVISION
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **5/25/2021**

APPLICATION: **2020-14 Barron's Place**

APPLICANT: **Sonshine Realty, Inc. (c/o Debbie Brittingham)**

FILE NO: **WSPA-5.01**

TAX MAP &
PARCEL(S): **232-18.00-4.00**

LOCATION: **East side of Christ Church Road (SCR 465A), approximately
450 feet north of Laurel Road (Rt. 24)**

NO. OF UNITS: **21 single family lots**

GROSS
ACREAGE: **21.88**

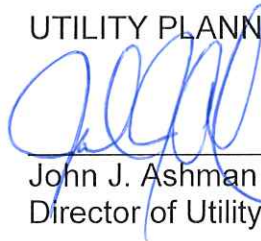
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **No** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The subdivision is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Lisa Walls
No Permit Tech Assigned

ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & INDUSTRIAL PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
PUBLIC WORKS (302) 855-7703
RECORDS MANAGEMENT (302) 854-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7799



Sussex County

DELAWARE

sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

October 7, 2020

REF: **T. A. C. COMMENTS
BARRON'S PLACE
INDIVIDUAL SEPTIC AND WELL
SUSSEX COUNTY ENGINEERING DEPARTMENT
SUSSEX COUNTY TAX MAP NUMBER
232-18.00 PARCEL 4.00
PROJECT CLASS – 5
AGREEMENT NO. 591-1, P & Z #2020-14**

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

PUBLIC WORKS DIVISION COMMENTS

1. Proposed developments with private roads or projects required to meet or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
2. This project is not located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ must be forwarded to the County Engineer for review and comment.
3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North will always be shown in an up direction on all plans.
5. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50'.

The plans shall show and address the following items at minimum:



7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, two (2) horizontal and vertical control concrete project benchmarks, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
9. The plan requires a Certification Signature and/or a Certification Block for the Delaware Professional Engineer or Delaware Land Surveyor.
10. The plan requires a Certification Signature and/or a Certification Block for the Owner or Representative of the Owner.
11. The plan requires a Certification Signature and/or a Certification Block for the Professional Wetlands Delineator.
12. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
13. Indicate the location of all wetlands (both state and federal), in order to facilitate compliance with County, State and Federal requirements.
14. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project benchmarks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
15. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase.
16. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets.
17. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of

Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.

18. Provide the limits and elevations of the one-hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the limits and elevations base flood.
19. The pavement radius for all cul-de-sacs shall be no less than 38 feet in diameter or as otherwise required by the State Fire Marshall's office or the County Engineering Department.
20. False berms shall not be utilized to create roadside drainage swale back slopes.
21. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
22. Provide and show the locations and details of all ADA compliant accessible walks and ramp features.
23. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
24. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
25. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
26. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
27. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
28. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.

29. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

UTILITY PLANNING DIVISION COMMENTS

REVIEWER: **Chris Calio**

APPLICATION: **2020-14 – Barron’s Place subdivision**

APPLICANT: **Sonshine Realty, Inc.**

FILE NO: WS-4.06

TAX MAP &
PARCEL(S): **232-18.00-4.00`**

LOCATION: **East side of Christ Church Road (SCR 465A), directly north of Laurel Road (Rt. 24)**

NO. OF UNITS: 21

GROSS
ACREAGE: 21.88

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes

No

a. If yes, see question (2).

b. If no, see question (7).

(2). Which County Tier Area is project in? Tier 4

(3). Is wastewater capacity available for the project? N/A If not, what capacity is available? N/A.

(4). Is a Construction Agreement required? No If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A. Is it likely that additional SCCs will be required? **No**

If yes, the current System Connection Charge Rate is **Choose an item.** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

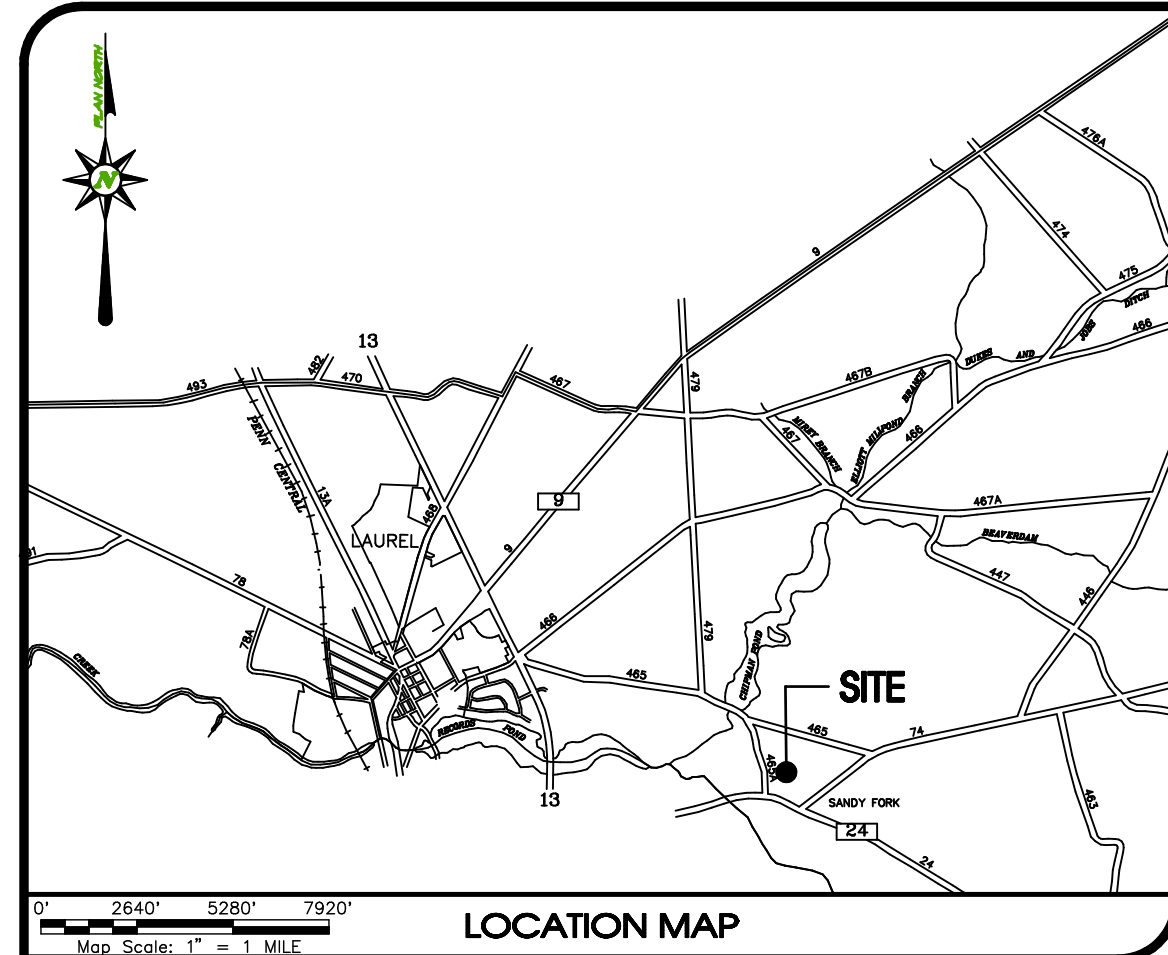
(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **The proposed subdivision is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**

(9). Is a Sewer System Concept Evaluation required? **N/A**

(10). Is a Use of Existing Infrastructure Agreement Required? **N/A**

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.



GENERAL NOTES

- 1. THE PROJECT SITE IS KNOWN AS BARRON'S PLACE, (T.P. 2-32-18-4), AND IS LOCATED 450 FEET NORTH ON DELAWARE ROUTE 24 AND SUSSEX COUNTY ROUTE 465A INTERSECTION IN BROAD CREEK HUNDRED, DELAWARE.

DELDOT SITE GENERAL NOTES

- 1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.

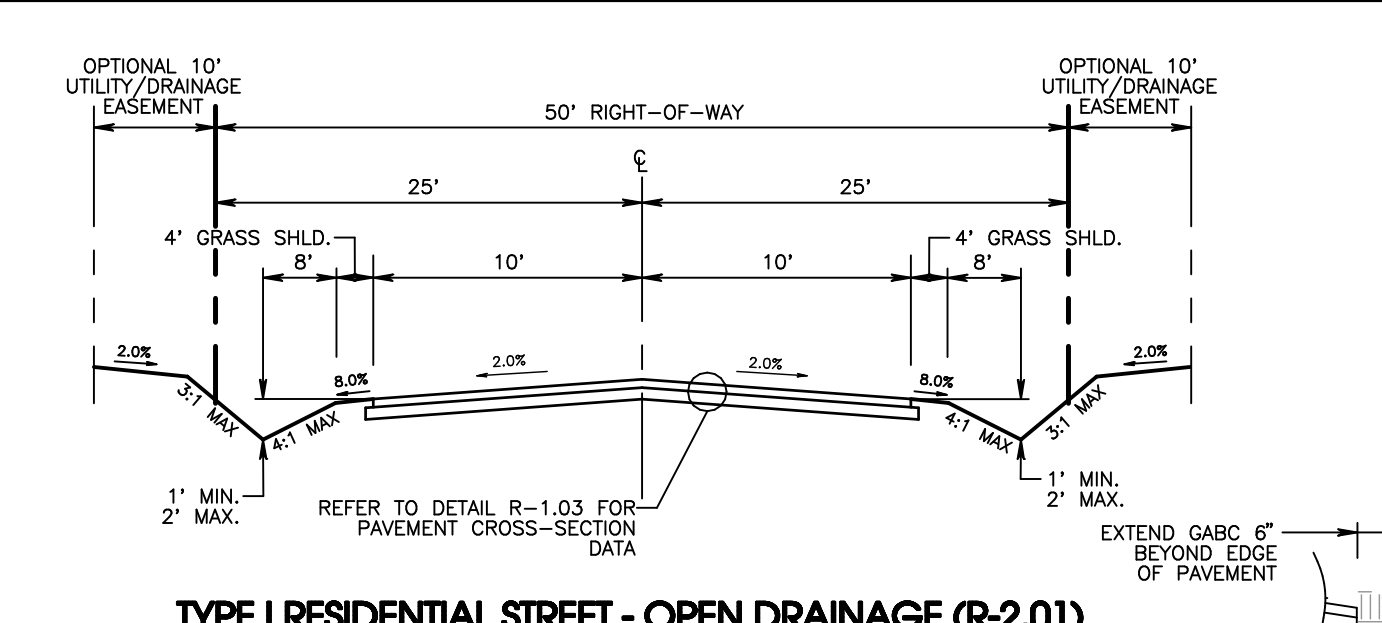
PLAN LEGEND table with symbols for supplemental contour, index contour, existing pavement, etc.

SITE DATA and ZONING SCHEDULE

Table with columns for TAX PARCEL No., PROPERTY ADDRESS, EXISTING NUMBER OF LOTS, etc.

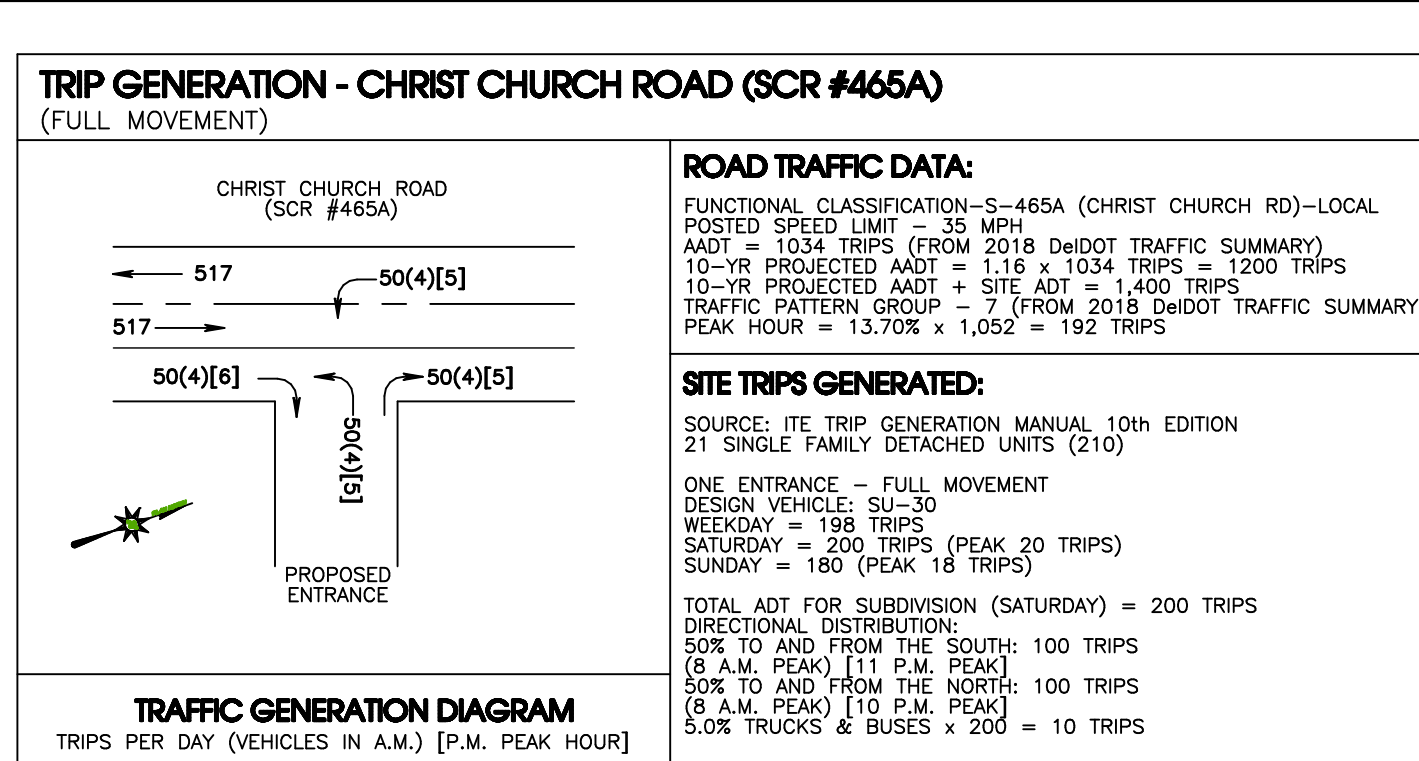
Table with columns for ORDINANCE ITEM, REQUIREMENT, and PROVIDED.

Table with columns for PROPERTY AREA, DEDICATION, LOT AREA, etc.



TYPE I RESIDENTIAL STREET - OPEN DRAINAGE (R-2.01)

NOTES: 1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.

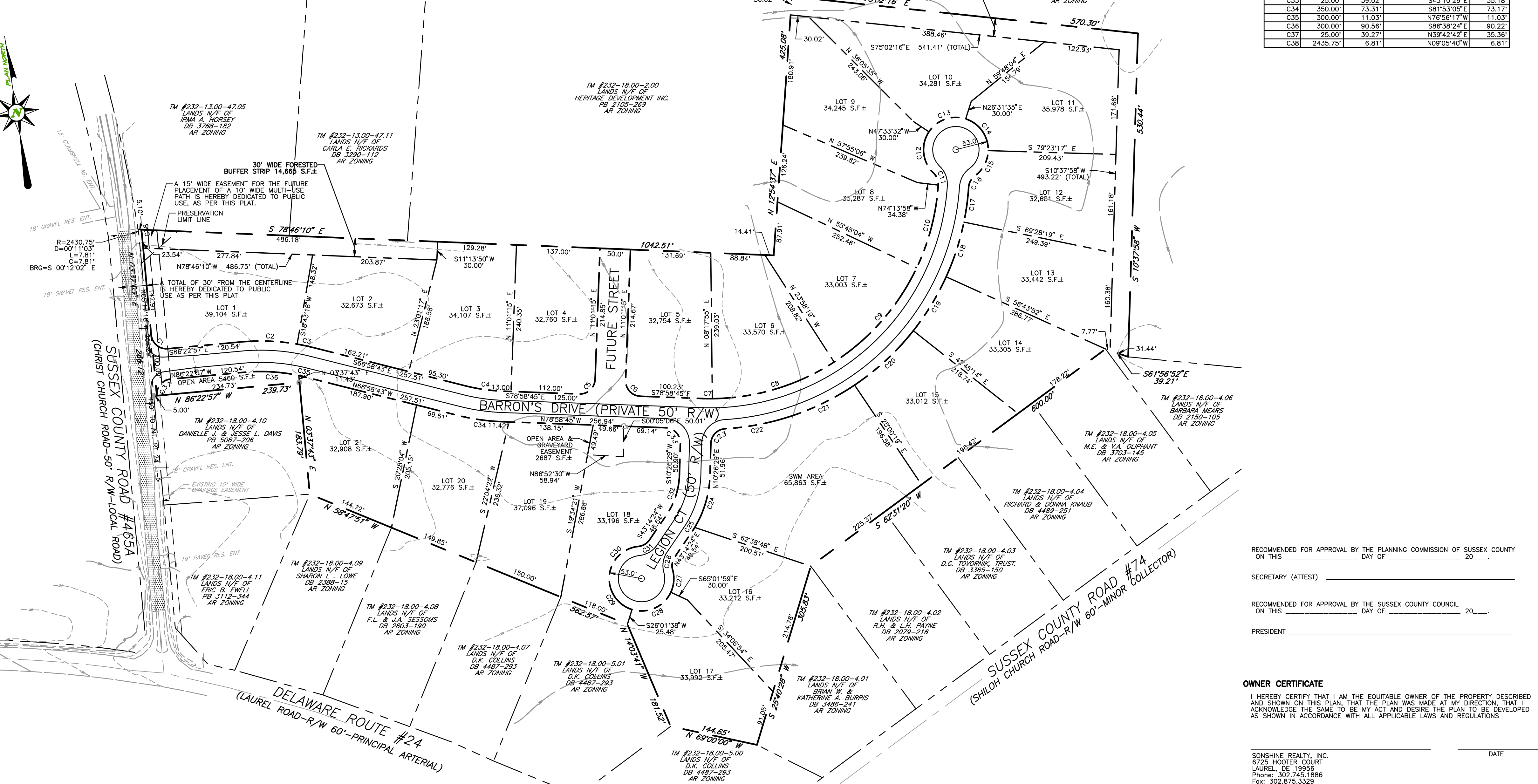


TRAFFIC GENERATION DIAGRAM TRIPS PER DAY (VEHICLES IN A.M.) [P.M. PEAK HOUR]

CURVE TABLE

Table with columns for CURVE, RADIUS, ARC, CHORD BEARING, and CHORD.

FRONTAGE LENGTH AT FRONT BUILDING SETBACK LINE table with columns for LOT NO. and LENGTH.



REVISIONS

Table for recording revisions with columns for No., Date, and Description.

DESIGN PROFESSIONAL DATE

APPROVED BY: DESIGNER, CHECKED BY, DATE, SCALE, and other project details.

OWNER/APPLICANT: SONSHINE REALTY, INC. and other contact information.

PRELIMINARY PLAN - NOT TO BE RECORDED and other administrative notes.

OWNER CERTIFICATE, OWNER INFORMATION, and SHEET NO. R1.



Strategic Infrastructure and Transportation
Asset Management
Consulting | Systems | Engineering

**Barron's Place
#2020-14**

**Proposed 21-Lot
Single-Family Home Subdivision**

**Broad Creek Hundred
Sussex County, Delaware**

June 10, 2021

THE KERCHER GROUP, INC.

www.kerchergroup.com | 37385 Rehoboth Ave., Unit #11, Rehoboth Beach, DE 19971 | 302-854-9062

CONTENTS

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- **Sussex County Planning & Zoning Department Letter**
- **Project Summary**
- **Chapter 99-9(C) Compliance**

Appendix II

- **Preliminary Subdivision Plan**

Appendix III

- **Aerial Image**
- **Sussex County Tax Map Overview**
- **Sussex County Future Land Use Plan Map**
- **Flood Insurance Rate Map (FIRM) Overview**
- **State Strategies for Spending Map Overview**



June 1, 2021

Mr, Jamie Whitehouse, Director
Sussex County Planning and Zoning Department
P.O. Box 417
Georgetown, DE 19947

RE: Barron's Place, Subdivision #2020-14

Dear Mr. Whitehouse:

On June 10, 2021 a public hearing is to be held in the County Council Chambers, within the Administrative Building of Sussex County. During the evening, the Planning and Zoning Commission will allow our clients, Sonshine Realty, Inc., to present a Preliminary Subdivision Plan for consideration of approval. The subject development would be known as Barron's Place, referenced as Subdivision #2020-14.

This particular project had been previously approved by the Sussex County Planning Commission as Subdivision #2005-40 and had been previously recorded in the Sussex County Office of the Recorder of Deeds on July 7, 2009. The project had received an extension in January 2016, however, that extension expired due to lack of construction on the site.

Barron's Place is a proposed 21-lot, single-family home standard subdivision, located near Laurel, DE. Lots within the subject development phase would be a minimum 32,670 s.f. in size (3/4 ac.), with any dwelling units contained thereon being served by on-site wells for potable water and on-site septic systems for wastewater disposal. In a pre-developed condition, the subject property is currently a tilled agricultural field. The proposed development would adhere to those standards and specifications for a standard development in Agricultural Residential (AR-1) zoned property.

The client wishes the Commission to approve the plan as it had been originally approved which has been presented to the Commission. Any deviation from the original plan will require redesign of all previously approved engineering plans and could alter lots and deviations for the proposed roadway.

The developers of Sonshine Realty, Inc. have made every attempt to assure that the design of Barron's Place conforms to the articles as presented in Chapter 99-9C and they would like to be sure that the members of the Commission are aware of what investigations had been performed on the subject property before the public hearing.

Attached to this document are findings associated with Barron's Place. All documents contained within should be on record in the Planning and Zoning Department's file and we hope that they can be used as a guide by the Commission while making their decision on the application.

If you should have any questions regarding a statement made within this document please do not hesitate to contact our office at your earliest convenience.

Thank you for your attention and consideration.

Sincerely,

The Kercher Group, Inc.
Kevin Smith, Project Manager

THE KERCHER GROUP, INC.

PROJECT SUMMARY

Sonshine Realty, Inc. is proposing to establish a 21-lot, single-family home standard subdivision, to be known as Barron's Place, and located near Laurel, Delaware. The subject property is located 450 feet north of Delaware Route 24 (Laurel Road) and Sussex County Road #465A (Christ Church Road) intersection.

The Preliminary Subdivision Plan for Barron's Place was prepared utilizing the standard lot option, as described in Chapter 99 of the Sussex County Subdivision Code and Chapter 115 of the Sussex County Zoning Code, for a AR-1 zoned property. As such, the planned community would adhere to the following minimum requirements:

- All lots within Barron's Place shall be established with a land area no less than 32,670 S.F (3/4 Ac.).
- All lots within Barron's Place shall have at least 100' of roadway frontage along the interior subdivisions streets
- All lots within Barron's Place shall be at least 100' in depth, when measured from the established road right-of-way of the interior subdivision streets.
- The aforementioned interior subdivision streets shall be established within a right-of-way, which shall be no less than 50' in width.

To coincide with the referenced technical design requirements, accessory features were established within the design of Barron's Place to satisfy alternate regulations. Namely:

- A 30' wide forested buffer strip has been established along property lines that are commonly shared with proposed lots within the community. Those properties are identified as Irma A. Horsey, Carla E. Rickards (P/O) and George T. Chipman, Heirs. Lots 1, 2 (P/O), 9 (P/O), 10, 11, 12, and 13.
- 2.71 acres within the community have been set aside as open space and/or stormwater management areas. These areas include what has been set-aside for passive and/or active recreation. (12.39%)

CHAPTER 99-9(C) COMPLIANCE

1. **Integration of the proposed subdivision into existing terrain and surrounding landscape** – *The preliminary design of Barron's Place incorporates the natural grade change throughout the property, which would aid in directing surface runoff to planned treatment areas. Based on the original approved design, it can be assumed safely that additional materials will not have to be imported to the property to achieve a safe development design. The proposed density yield for Barron's Place is in character with the existing subdivisions and other residential communities within the vicinity.*
2. **Minimal use of wetlands and floodplains** – *No wetlands are located within the property bounds. The project is located within an area identified on flood maps as a Zone X (unshaded), which is an area described as being outside of the 0.2% annual chance.*
3. **Preservation of natural and historical features** – *There are no known historical features on the site but the developer is willing to allow the state to investigate the site for any historical features. Natural features will not be altered as a result of the establishment of the community.*
4. **Preservation of open space and scenic views** – *The preliminary design of Barron's Place calls for the establishment of 2.71 acres of open space which will be used for stormwater management/passive/active recreation.*
5. **Minimization of tree, vegetation and soil removal and grade change** – *The pre-development nature of the existing property consists a cleared agricultural field. Since there are no trees, clearing of the trees is not applicable to this site. Some grade change will be necessary to provide positive drainage for the site but any alteration would be minimal.*
6. **Screening of objectionable features from neighboring properties and roadways** – *Some forested buffers are to be established adjacent to proposed lots to screen property owners within Barron's Place from adjacent properties and in keeping with the character of the neighboring properties.*
7. **Provision of water supply** – *Dwellings within Barron's Place would be serviced by on-site wells for potable water.*
8. **Provision of sewer disposal** – *Dwellings within Barron's Place would be serviced by on-site septic systems for sanitary sewer.*
9. **Prevention of pollution of surface and groundwater** – *If granted preliminary approval, detailed erosion & sediment control and grading plans shall be submitted to the Sussex Conservation District for review. The original approved plans included an infiltration basin for stormwater management. It is the clients intentions to use the original plans and layout if granted preliminary approval.*

- 10. Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized** – *If granted preliminary approval, detailed sediment and stormwater management plans will be prepared and submitted to DNREC for a detailed review. Per regulations established by DNREC, the post-development runoff rate shall not exceed those rates experienced in the pre-development condition. Best management practices (BMP's) will be incorporated into the drainage design, where applicable, to provide an increased rate of groundwater recharge. The original approved plans included an infiltration basin for stormwater management. It is the clients intentions to use the original plans and layout if granted preliminary approval.*
- 11. Provision for safe vehicular and pedestrian movement within the site and adjacent ways** – *If preliminary approval is granted, detailed entrance and roadway plans will be submitted to the Delaware Department of Transportation and Sussex County Engineering department, respectively, for review and approval. All roadways shall be designed to meet or exceed those standards established by the SCED. The original approved plans provided the necessary components for safe pedestrian movement. It is the clients intentions to use the original plans and layout if granted preliminary approval.*
- 12. Effect on area property values** – *The establishment of 21 new residential lots shall not have an adverse affect on adjacent property values. It is anticipated that the property values would increase due to the improvement to existing infrastructure. Barron's Place would be in character with several other residential communities located within close proximity of the proposed community.*
- 13. Preservation and conservation of farmland** – *Buffers shall be established adjacent to proposed lots to act as a screen between Barron's Place and adjacent properties. Also, the required agricultural preservation notice has been provided on the preliminary plan and, if approved, the same note shall be shown on the final record plan and shall be placed within the deeds of individual properties associated with Barron's Place.*
- 14. Effect on schools, public buildings and community facilities** – *The proposed development is located within the Laurel School District. The establishment of Barron's Place would create an additional tax base that could be used to improve upon facilities within the school district. The proposed development is situated near the Laurel and, as such, it is anticipated that residents within the community would patronize public buildings and community facilities in those municipalities.*
- 15. Effect on area roadways and public transportation** – *DELDOT has reviewed an approved this development previously. If granted preliminary approval, updated plans shall be submitted to DELDOT for their reapproval. If preliminary approval is granted, the developers understand that it will be their responsibility to make what roadway improvements the DeIDOT would see fit.*

16. Compatibility with other land uses – *Barron's Place would be situated in an area with other existing or planned developments and is planned to have a community density of 1.04 units per acre. Also, the proposed development is located within close proximity to several other residential communities, being:*

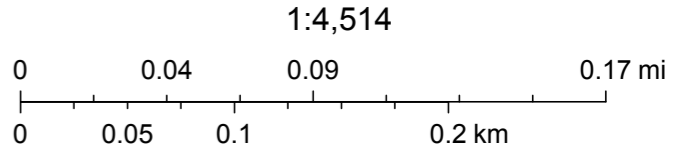
- **Old Church Landing**
- **Chipman Chase**
- **Manchester Manor**
- **Heritage Point**
- **Sandy Ridge**

17. Effect on area waterways – *The establishment of Barron's Place would not have an adverse impact on area waterways because proposed stormwater management shall be through infiltration. If approved, detailed stormwater and erosion control plans will be submitted to the DNREC for review and the design of stormwater treatment systems within the proposed community would be required to meet or exceed those requirements established by the DNREC for water quality and quantity.*

Sussex County

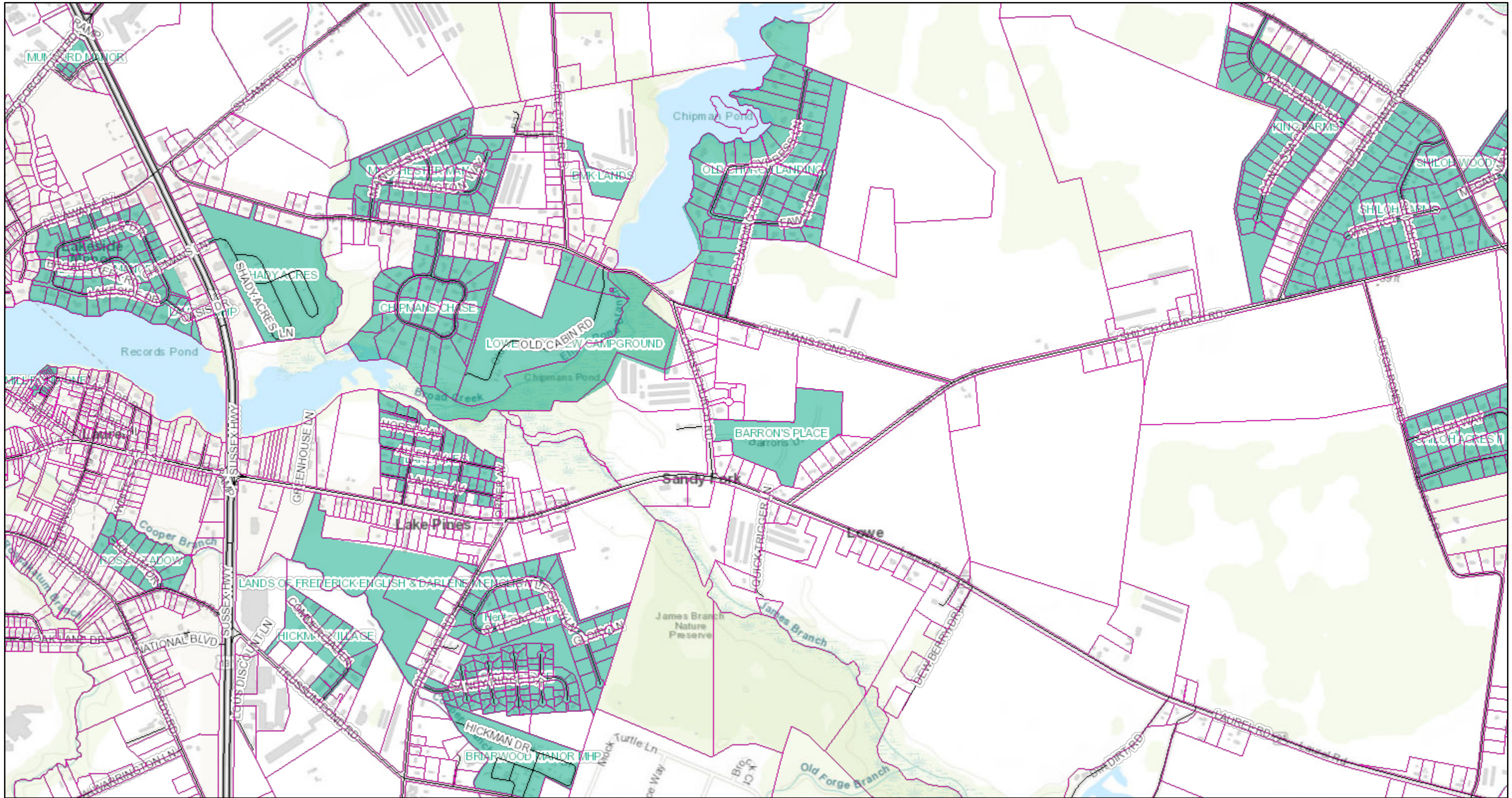


- June 1, 2021
- Tax Parcels
- Streets
- County Boundaries







Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sussex County Government, Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

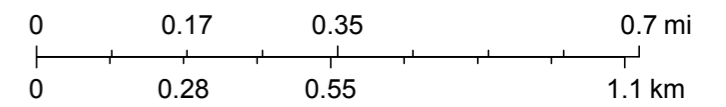
Sussex County



June 1, 2021

-  Tax Parcels
-  Streets
-  County Boundaries
-  Subdivisions

1:18,056



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

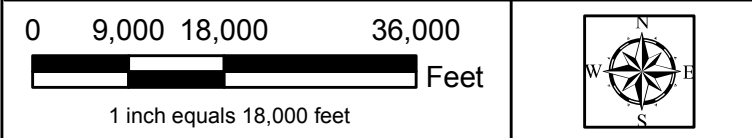
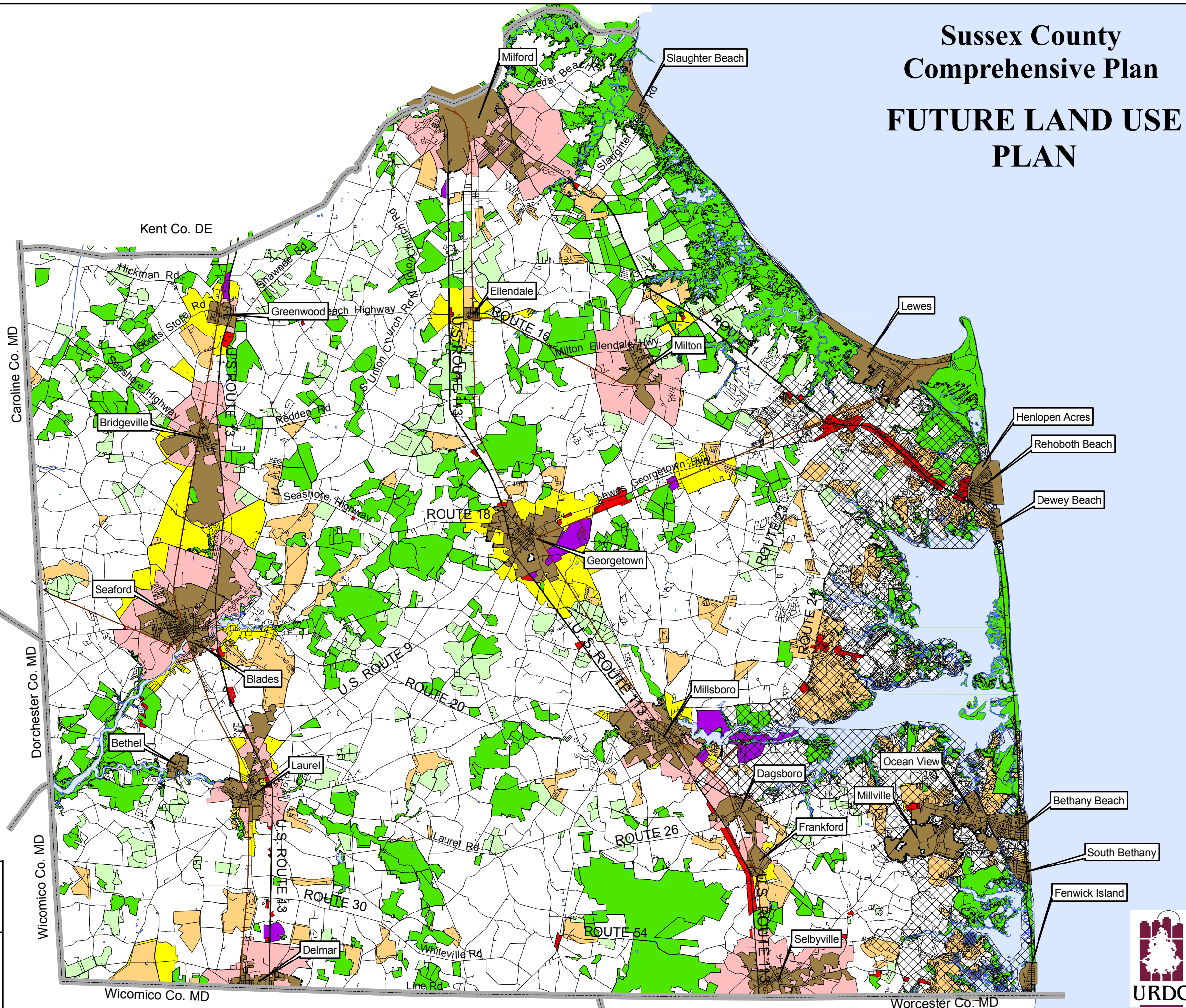
Sussex County Comprehensive Plan FUTURE LAND USE PLAN

Growth Areas

- Municipality
- Town Center
- Developing Area
- Environmentally Sensitive Developing Area
- Mixed Residential Areas
- Highway Commercial Areas
- Planned Industrial Areas

Rural Areas

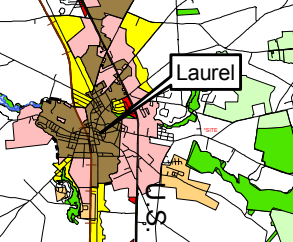
- Low Density Area
- Protected Lands
(All Federal lands, State lands, agricultural easements, private conservancy lands, major wetlands and lands preserved by other conservation easements)
- Agricultural Preservation Districts Under the State Program
(A voluntary program. Only a very limited number of homes allowed on a tract under State regulations during the time of an agreement. Participating landowners are eligible to sell development rights to the State.)



Base Map Provided By:
Sussex County
Mapping Department

Sources:
DNREC
DE Office of State Planning Coordination
DE Office of Transportation
United States Geological Survey

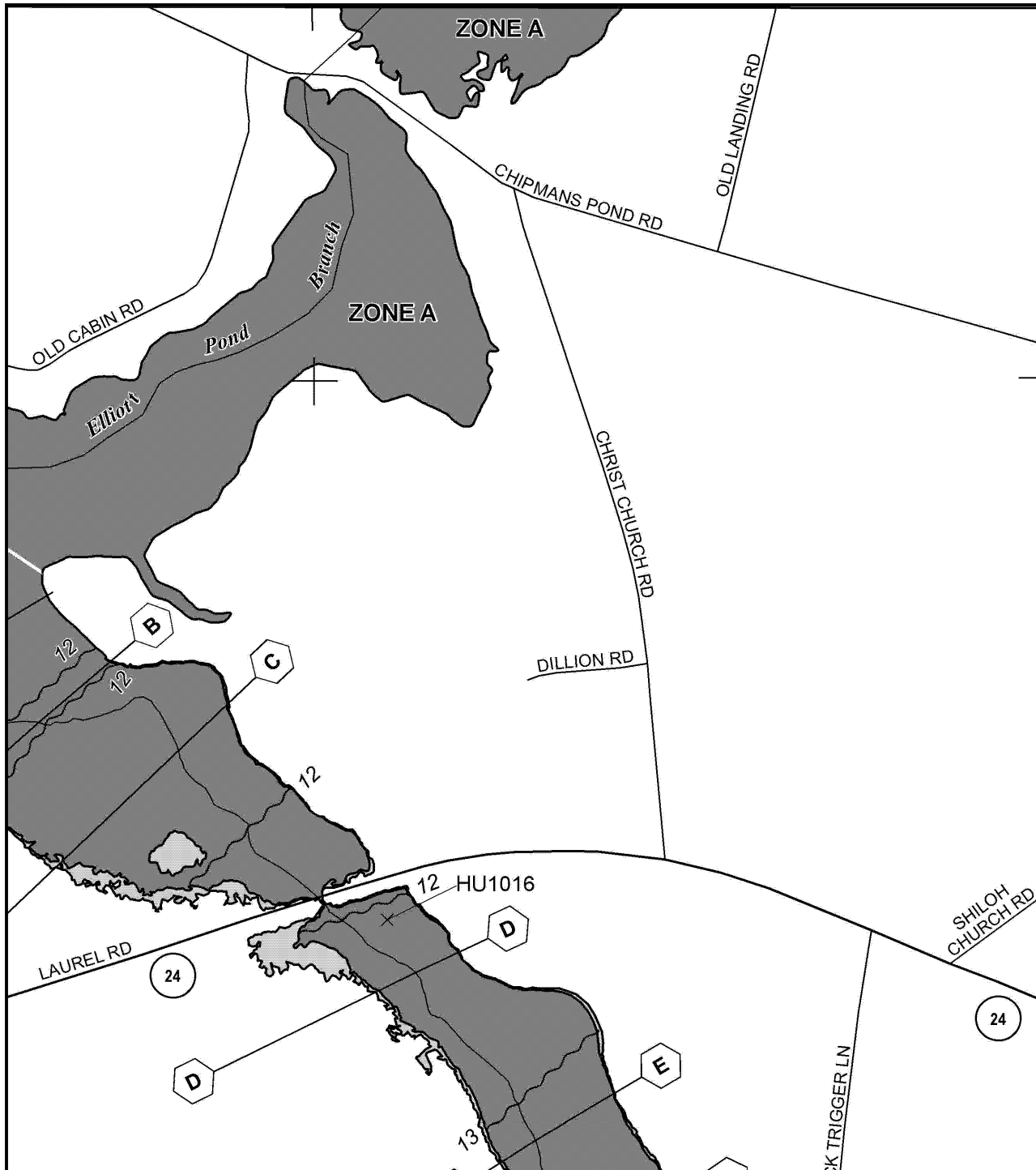




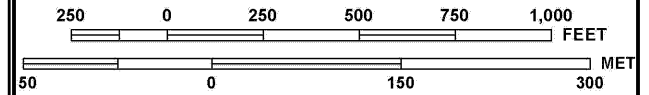
Laurel

SITE

U.S.



MAP SCALE 1" = 500'



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0416L

FIRM
FLOOD INSURANCE RATE MAP
SUSSEX COUNTY,
DELAWARE
AND INCORPORATED AREAS

PANEL 416 OF 660
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
LAUREL, TOWN OF	100040	C416	L
SUSSEX COUNTY	100029	C416	L

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.




MAP NUMBER
10005C0416L

MAP REVISED
JUNE 20, 2018

Federal Emergency Management Agency

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

2020 State Strategies Underlying Data

 **Miriam Pomilio**
State of Delaware

Summary

Web Application for the 2020 State Strategies which allows users to find out what the underlying layers are that contribute to the Investment Level designation.

[View Full Details](#)

Application

Web Mapping Application

September 18, 2020

Date Updated

May 23, 2020

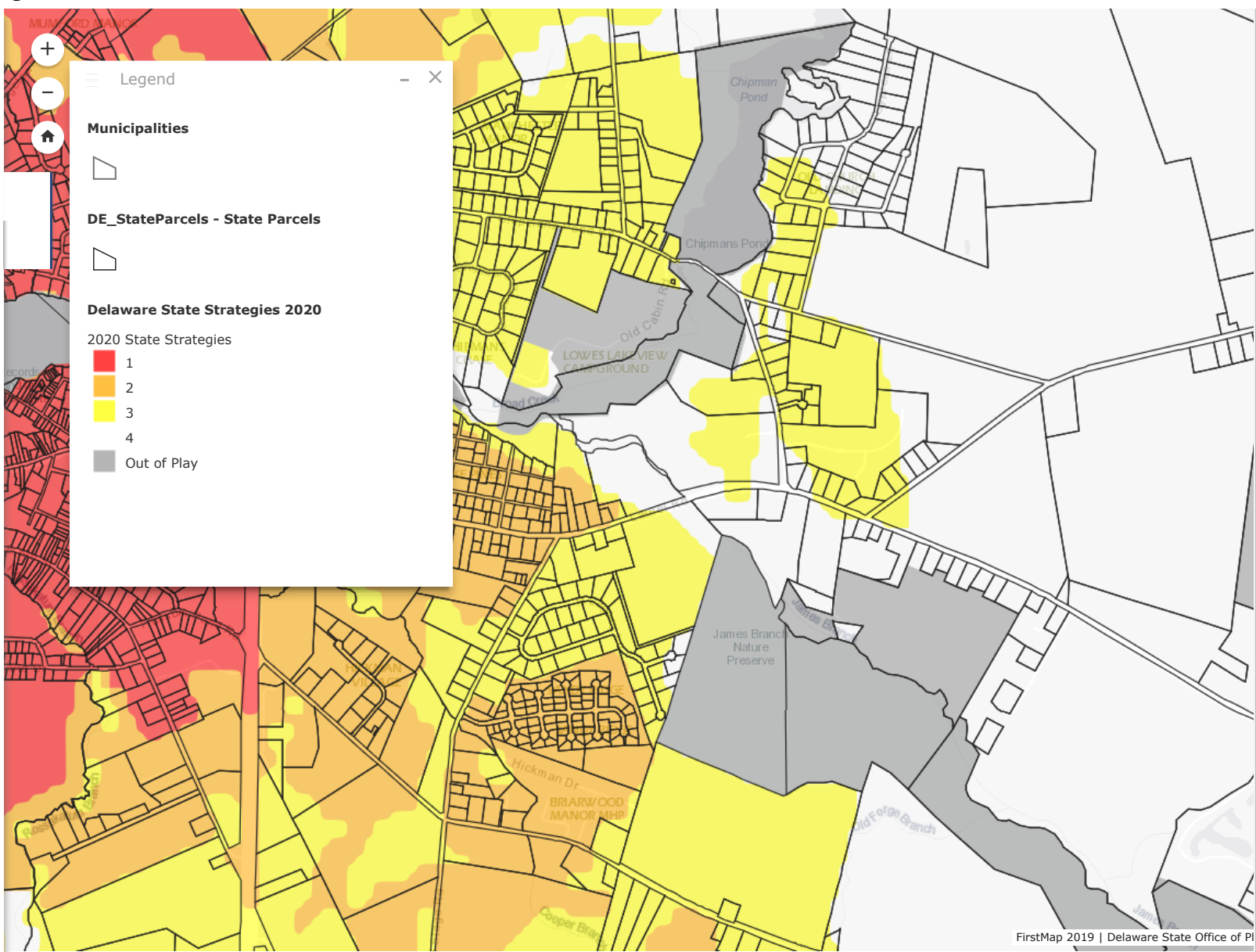
Published Date

Public

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FirstMap 2019 | Delaware State Office of Planning

-75.499 38.572 Degrees

0.2mi

