PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN KIM HOEY STEVENSON, VICE-CHAIRMAN R. KELLER HOPKINS J. BRUCE MEARS HOLLY J. WINGATE





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

6725 Hooter Court Laurel, DE 19956

Owner: Sonshine 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





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

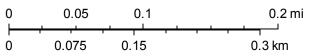
polygonLayer

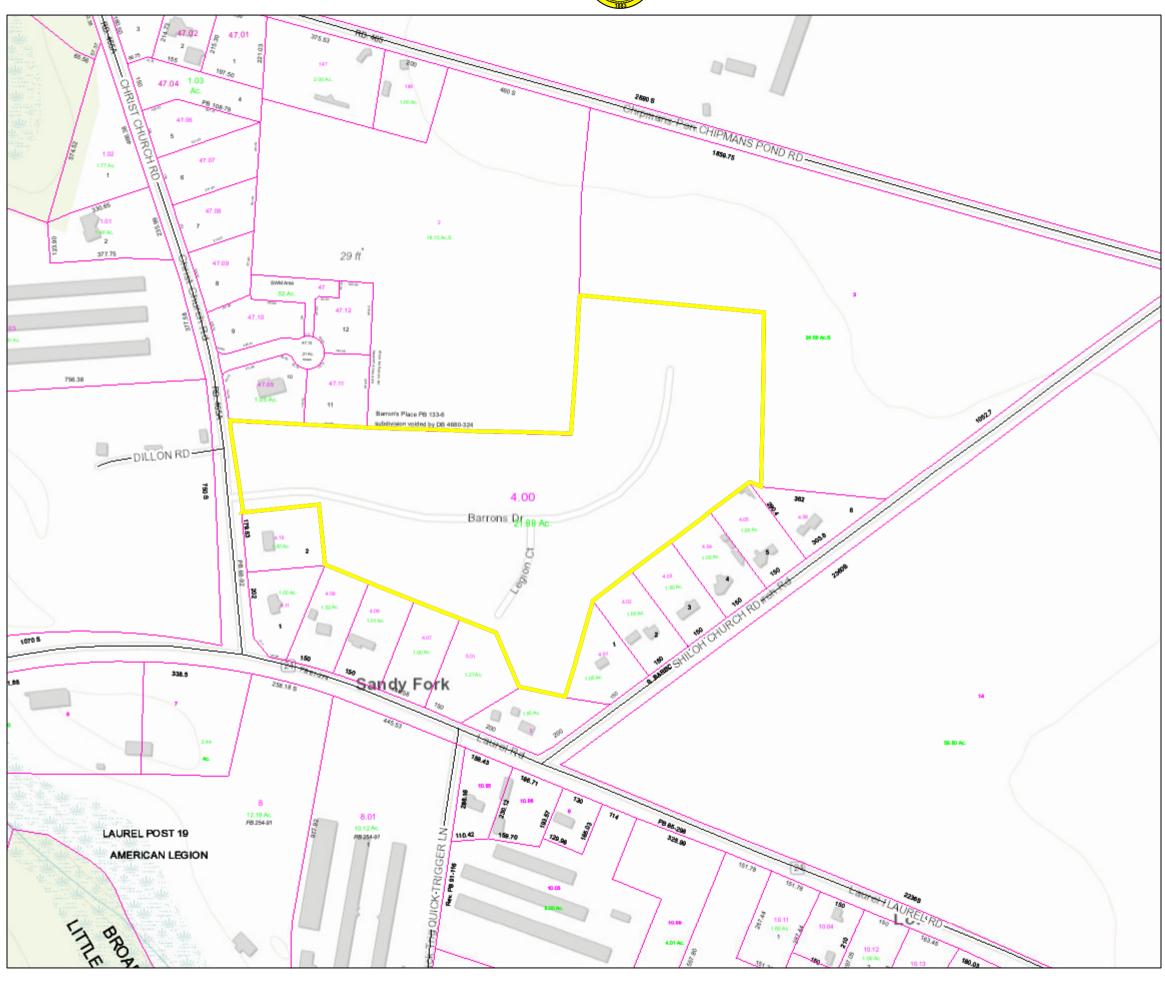
Override 1

Tax Parcels

Streets

1:4,514





PIN:	232-18.00-4.00
Owner Name	TWO YELLOW ROSES LLC
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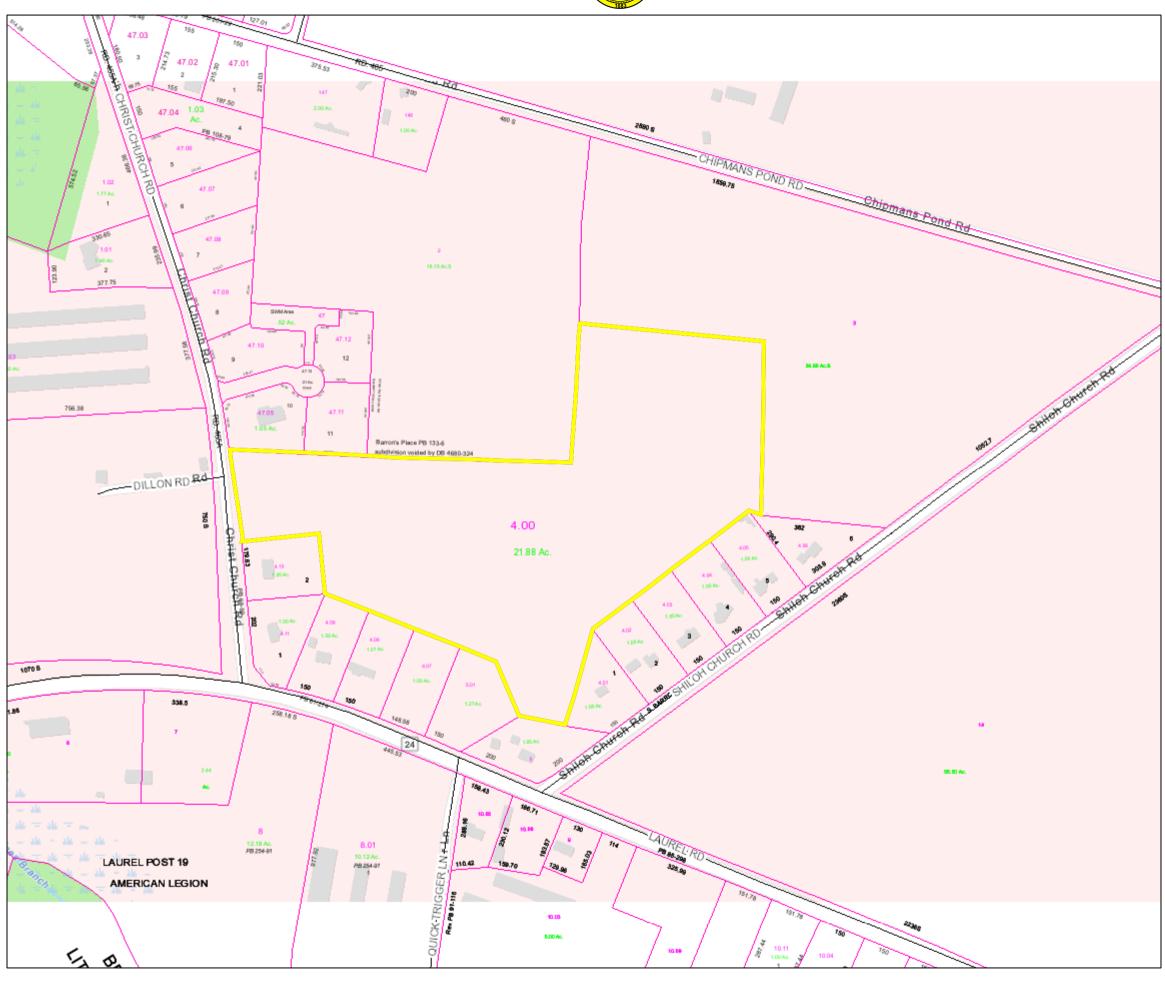
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Tax Parcels

Streets

1:4,514 0 0.05 0.1 0.2 mi 0 0.075 0.15 0.3 km



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Tax Parcels

Streets

1:4,514 0 0.05 0.1 0.2 mi 0 0.075 0.15 0.3 km

File #: 2020-14 202010798

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 applica	ble)
Standard: ✓	
Cluster:	
ESDDOZ:	
Location of Subdivision:	·
Christ Church Road (SCR 465A), approximate	ly 450' north of Laurel Road (DE Route 24)
Proposed Name of Subdivision: Barron's Place	
Barron's Place	
Tax Map #: 232-18.00-4.00	Total Acreage: 21.88
Zoning: AR Density: 0.96 M	linimum 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 M	rs. Debbie Brittingham)
Applicant Address: 6725 Hooter Court	
City: Laurel	State: DE ZipCode: 19956
Phone #: <mark>302.745.1886</mark>	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 Kerc	her Group, Inc.
Agent/Attorney/Engineer Address: 37385 R	lehoboth Avenue, Unit #11
City: Rehoboth Beach	State: DE Zip Code: 19971
Phone #: <mark>302.854.9063</mark>	E-mail: jom@kerchergroup.com





Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

Completed App	plication
o Plan sh propos o Provide	(15) copies of the Site Plan or Survey of the property and a PDF (via e-mail) all show the existing conditions, setbacks, roads, floodplain, wetlands, topography sed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24 compliance with Section 99-9. The Legal description, copy of proposed deed restrictions, soil feasibility study
✓ Provide Fee \$5	00.00
books, etc.) If p	tional information for the Commission to consider (ex. photos, exhibit rovided submit seven (7) copies and they shall be submitted a minimum prior to the Planning Commission meeting.
subject site and	e that Public Notice will be sent to property owners within 200 feet of the discounty staff will come out to the subject site, take photos and place a signing the date and time of the Public Hearings for the application.
PLUS Response	Letter (if required)
51% of propert	y owners consent if applicable
	tifies that the forms, exhibits, and statements contained in any papers or this application are true and correct.
Zoning Commission and any questions to the best of my	ent on by behalf shall attend all public hearing before the Planning and other hearing necessary for this application and that I will answer any ability to respond to the present and future needs, the health, safety, prosperity, and general welfare of the inhabitants of Sussex County,
Signature of Applicant/A	gent/Attorney Date: 03/20/20
Signature of Owner) Date. Odi Zui Zui
Jellie Br	Date: 03/20/20
For office use only: Date Submitted: Staff accepting application: Location of property:	
Date of PC Hearing:	Recommendation of PC Commission:

f

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





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

- 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, georeferenced 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?

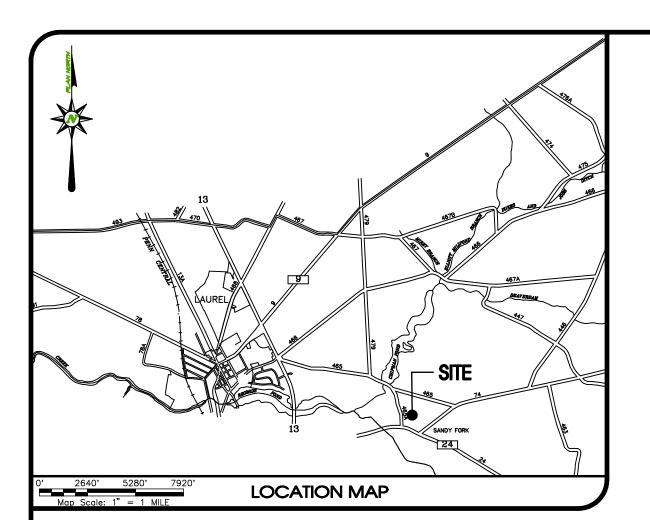
Yes □ No ⊠

- 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

- 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 OF THE DELAWARE ROUTE 24 AND SUSSEX COUNTY ROUTE 465A INTERSECTION IN BROAD CREEK HUNDRED, DELAWARE. A TOPOGRAPHIC AND OUTBOUND SURVEY HAS BEEN PERFORMED FOR THIS SITE BY MILLER-LEWIS, INC. 24459 SUSSEX HIGHWAY, SEAFORD, DELAWARE 19973.
- ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE
- ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS ONLY. NO DIRECT ACCESS TO EITHER DELAWARE ROUTE 24 OR SUSSEX COUNTY ROUTE 465A SHALL BE PERMITTED.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL O.S.H.A. (OCCUPATIONAL SAFETY and HEALTH ADMINISTRATION) STANDARDS AND REQUIREMENTS.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW SUSSEX COUNTY ENGINEERING DEPARTMENT'S SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION) 11. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER—LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- 12. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C0416L, DATED JUNE 20, 2018, THIS PROPERTY IS IN A ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. 14. IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- 15. ALL CUL-DE-SACS ARE TO HAVE A 38' PAVED RADIUS. NO PARKING PERMITTED ON CUL-DE-SACS.
- S. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCOVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- 17. IF THE AREA IDENTIFIED AS "FUTURE STREET" IS EVER DEVELOPED, DETAILED CONSTRUCTION DRAWINGS SHALL BE SUBMITTED TO THE SUSSEX COUNTY ENGINEERING DEPARTMENT FOR TECHNICAL REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. THE "FUTURE STREET" SHALL BE DESIGNED TO THE SUSSEX COUNTY ENGINEERING DEPARTMENT'S STANDARDS AND SPECIFICATIONS.
- 18. THIS PARCEL IS NOT LOCATED WITHIN AN AREA DEFINED AS AN "EXCELLENT GROUNDWATER RECHARGE AREA" AS DEFINED BY THE STATE OF DELAWARE.
- 19. THIS PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA AS DEFINED
- 20. ALL PROPOSED FORESTED BUFFERS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- 21. NO WETLANDS EXIST WITHIN THE PROPERTY BOUNDS.

DELDOT SITE GENERAL NOTES

- LAST REVISED: MARCH 21, 2019 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.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT—OF—WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE PEOULIPED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED—USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE—IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 .131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- 6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON—STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT—OF—WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- 9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

SITE DATA and ZONING SCHEDULE PLAN LEGEND ---- SUPPLEMENTAL CONTOUR (1' INTERVAL) TAX PARCEL No.: 232-18.00-4.00 --- INDEX CONTOUR (5' INTERVAL) PROPERTY ADDRESS: NONE YET GIVEN ----- EXISTING PAVEMENT EXTENTS

EXISTING NUMBER OF LOTS: ----- EXISTING PAVEMENT STRIPING EXISTING SITE USE: AGRICULTURAL USE - EXISTING PROPERTY BOUNDARY PROPOSED NUMBER OF LOTS: - - ADJONING PROPERTY LINE SINGLE-FAMILY DWELLING SUBDIVISION PROPOSED SITE USE: ——G——G—— EXISTING GAS MAIN AR-1 (AGRICULTURAL/RESIDENTIAL) EXISTING ZONING: ———— EXISTING STORM CULVERT

——E——E—— EXISTING ELECTRIC LINE (BURIED)

PROPOSED EDGE OF PAVEMENT

---- PROPOSED BUILDING RESTRICTION LINE

EXISTING IRON PIPE FOUND

EXISTING IRON ROD FOUND

I FNGTH

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00'

100.00' 100.00'

100.00'

TM #232-13.00-47.05 LANDS N/F OF IRMA A. HORSEY DB 3768-182

- PRESERVATION

A TOTAL OF 30' FROM THE CENTERLINE IS HEREBY DEDICATED TO PUBLIC USE AS PER THIS PLAT

30' WIDE FORESTED— BUFFER STRIP 14,66\$ S.F.±

S 78 46'10" E

—A 15' WIDE EASEMENT FOR THE FUTURE PLACEMENT OF A 10' WIDE MULTI-USE PATH IS HEREBY DEDICATED TO PUBLIC USE, AS PER THIS PLAT.

N78°46'10"W 486.75' (TOTAL)—

TM #232-18.00-4.10 LANDS N/F OF

DANIELLE J. & JESSE L. DAVIS
PB 5087-206

GRAVEL RES. ENT.

ROAD R/W-1

4 4 4 4 7

EXISTING UTILITY POLE

FRONTAGE LENGTH AT

FRONT BUILDING SETBACK LINE

— × — EXISTING FENCE LINE

LOT NO.

3

5

6

8

10

11

12

13

14

15

16

17

18

19

20

21

EXISTING ELECTRIC LINE (OVERHEAD)

GROSS PROPERTY AREA: 21.88 Ac. DEDICATED R.O.W. AREA: 00.03 Ac. NET PROPERTY AREA: 21.85 Ac INVESTMENT LEVEL AREA: 1.04 Units per Ac. PROPOSED DENSITY: EXISTING FORESTED AREA: 00.00

PROPOSED FORESTED AREA REMOVAL: 00.00 PROPOSED FORESTED AREA TO REMAIN: 00.00 NO TRANSPORTATION IMPROVEMENT DISTRICTS (TIDs) IN THE PROXIMITY OF THE PROJECT

REQUIREMENT: PROVIDED: ORDINANCE ITEM MINIMUM LOT AREA 32,670 Sq. Ft. 32,673 Sq. Ft. MINIMUM LOT WIDTH 100 Ft. 101 Ft. MINIMUM LOT DEPTH 100 Ft. 118 Ft. MINIMUM SETBACKS: 20 Ft. 15 Ft. CORNER FRONT 42 Ft. MAXIMUM BUILDING HEIGHT 42 Ft./3 Stories SEWER SERVICE PRIVATE SEPTIC

PROPERTY OWNER/DEVELOPER SONSHINE REALTY, INC 6725 HOOTER COURT LAUREL, DE 19956 302.745.1886

TM #232-13.00-47.11 LANDS N/F OF CARLA E. RICKARDS DB 3290-112

LOT 2 32,673 S.F.±

32,908 S.F.±

N 504757

DELAWARE ROUTE #24

(LAUREL ROAD-R/W 60'-PRINCIPAL ARTERIAL)

TM #232-18.00-4.09 LANDS N/F OF SHARON L . LOWE DB 2388-15 AR ZONING |

WATER SERVICE

PROPERTY AREA DEDICATION: 00.03 Ac. (00.13%) LOT AREA: 16.43 Ac. (75.09%) RIGHT-OF-WAY AREA: 02.71 Ac. (12.39%) OPEN SPACE AREA (INCLUDING BUFFER, SWM): 02.71 Ac. (12.39%) TOTAL AREA: 21.88 Ac.

S11°13'50"W

32,776 S.F.±

TM #232-18.00-4.08 LANDS N/F OF F.L. & J.A. SESSOMS DB 2803-190 AR ZONING

32,760 S.F.±

S78°58'45"E 125.00'

EASEMENT 2687 S.F.±

N86*52'30"W-58.94'

37,096 S.F.±

TM #232-18.00-4.07 LANDS N/F OF D.K. COLLINS DB 4487-293 AR ZONING

N78*58'45"W 256.94' S00'05 138.15' 49.66' 69.14'

562.5

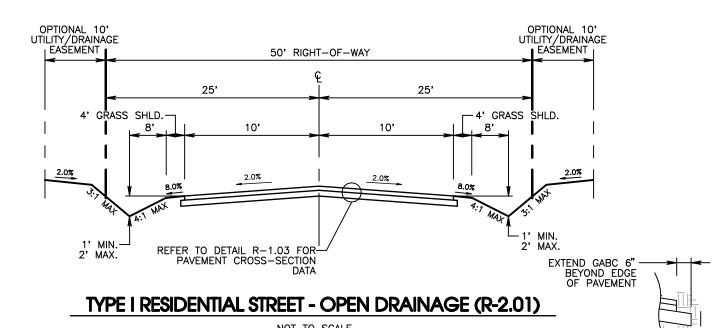
TM #232-18.00-5.01

33,196 S.F.±

TM #232-18.00-2.00 LANDS N/F OF

HERITAGE DEVELOPMENT INC. PB 2105—269 AR ZONING

PRIVATE WELL



NOTES:

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

2. SIDEWALKS ARE NOT REQUIRED UNLESS SPECIFIED BY THE COUNTY. REFER TO DETAIL R-5.01 FOR SIDEWALK INFORMATION.

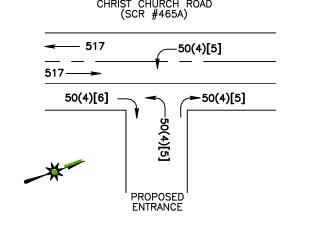
7. CURRAGE AND SUBCRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED

3. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

4. SWALE DEPTH MAY BE INCREASED TO 2.5' AT ROADWAY CROSSINGS TO ACHIEVE ADEQUATE CULVERT COVER.

PAVEMENT SECTION 1-1/4" TYPE C HOT MIX SURFACE COURSE 1-3/4" TYPE B HOT MIX SURFACE COURSE 6" TYPE B GABC

TRIP GENERATION - CHRIST CHURCH ROAD (SCR #465A)



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

TM #232-18.00-3.00

AR ZONING

T. CHIPMAN HEIRS 290-367

122.93,

"_JZ=18.0U "LANDS N/F GEORGE T. Chilli

35,978 S.F.±

S 79°23'17" E 209.43'

32,681 S.F.±

33,442 S.F.±

TM #232-18.00-4.04 LANDS N/F OF RICHARD & DONNA KNAUB DB 4489-251 AR ZONING

LOT 14 33,305 S.F.±

TM #232-18.00-4.03 LANDS N/F OF D.G. TOVORNIK, TRUST. DB 3385-150 AR ZONING

S75°02'16"E 541.41' (TOTAL)

30.00

N74°13'58" W-34.38'

33,012 S.F.±

TM #232-18.00-4.02 LANDS N/F OF R.H. & L.H. PAYNE DB 2079-216 AR ZONING

TM #232-18.00-4.01 LANDS N/F OF BRIAN W. & KATHERINE A. BURRIS DB 3486-241

10T 8 35,287 S.F.±

LOT 7 33,003 S.F.±

14.41[,]

/-- S65°01'59"E 30.00'

33,992 S.F.±

N 69'00'00"

TM #232-18.00-5.00 LANDS N/F OF D.K. COLLINS DB 4487-293

— S26**°**01'38**"** W — <u>25.48</u>'

34,281 S.F.±

— N26°31'35"E

ROAD TRAFFIC DATA: FUNCTIONAL CLASSIFICATION-S-465A (CHRIST CHURCH RD)-LOCAL POSTED SPEED LIMIT – 35 MPH AADT = 10.34 TRIPS (FROM 2018 DelDOT TRAFFIC SUMMARY) 10-YR PROJECTED AADT = 1.16 x 10.34 TRIPS = 1200 TRIPS 10-YR PROJECTED AADT + SITE ADT = 1,400 TRIPS TRAFFIC PATTERN GROUP – 7 (FROM 2018 DelDOT TRAFFIC SUMMARY) PEAK HOUR = 13.70% x 1,052 = 192 TRIPS SITE TRIPS GENERATED:

1 SINGLE FAMILY DETACHED UNITS (210)

C1	25.00'	39.27'	N50°17'18"W	35.36'
C2	350.00'	92.27'	N87°44'11"W	92.00'
C3	350.00'	26.27'	N78°02'04"W	26.26'
C4	300.00'	62.83'	N81°53'05"W	62.72'
C5	25.00'	39.27'	S47*06'54"W	35.36'
C6	25.00'	39.27'	N42*53'06"W	35.36'
C7	375.00'	17.82'	N89°14'46"W	17.81'
C8	375.00'	211.21'	S73*15'27"W	208.43'
C9	375.00'	207.99'	S41*13'58"W	205.34'
C10	375.00'	140.84	S14°35'00"W	140.02'
C11	25.00'	21.87'	N21°14'31"W	21.18'
C12	53.00'	73.86'	S06°23'11"E	68.02'
C13	53.00'	68.53'	S70°34'41"W	63.86'
C14	53.00'	68.53'	N35°20'12"W	63.86'
C15	53.00'	48.33'	N27°49'51"E	46.67'
C16	25.00'	21.87'	N28°53'22" E	21.18'
C17	425.00'	57.85'	N07°43'23"E	57.80'
C18	425.00'	94.51'	N17°59'34"E	94.31'
C19	425.00'	103.68	N31°21'06"E	103.42'
C20	425.00'	131.65'	N47°12'53" E	131.13'
C21	425.00'	126.25'	N64°35'57" E	125.79'
C22	425.00'	100.20'	N79°51'47" E	99.96'
C23	25.00'	37.12'	N44°04'35" E	33.81'
C24	175.00'	90.18'	N16°17'51"E	89.18'
C25	175.00'	10.00'	S32°41'49"W	10.00'
C26	25.00'	21.87'	S09°16'06"W	21.18'
C27	53.00'	37.71	N04°35'05" E	36.92'
C28	53.00'	75.99	N66°02'39"E	69.65'
C29	53.00'	72.77	S33°32'33" E	67.19'
C30	53.00'	72.77	S45°07'47"W	67.19'
C31	25.00'	21.87'	N59°24'00" E	21.18'
C32	125.00'	71.56'	S17*56'06"W	70.58'
C33	25.00'	39.02'	S43*10'29"E	35.18'
C34	350.00'	73.31'	S81*53'05"E	73.17'
C35	300.00'	11.03'	N76°56'17"W	11.03'
C36	300.00'	90.56	S86°38'24" E	90.22'
C37	25.00'	39.27	N39°42'42"E	35.36'
C38	2435.75'	6.81'	N09°05'40" W	6.81'

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SUSSEX COUNTY ON THIS ______ DAY OF _____ 20___. SECRETARY (ATTEST)

RECOMMENDED FOR APPROVAL BY THE SUSSEX COUNTY COUNCIL

OWNER CERTIFICATE

TM #232-18.00-4.06 LANDS N/F OF BARBARA MEARS DB 2150-105 AR ZONING

TM #232-18.00-4.05 LANDS N/F OF M.E. & V.A. OLIPHANT DB 3703-145

AR ZONING

I HEREBY CERTIFY THAT I AM THE EQUITABLE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE DEVELOPED

SONSHINE REALTY, INC. 6725 HOOTER COURT LAUREL, DE 19956 Phone: 302.745.1886 Fax: 302.875.3329

DESI	GN PROFESS	SIONAL DATE
LAYER LIST: B-O2	200°	ONAL SEAL ARE BY THE USER. I THE CLIENT AND ION, REVISION, OF THE KERCHER W.
DRAWN BY: J.O.M.	100' T (1" = 100')	ONLY PLANS INCORPORATING A RAISED PROFESSIONAL SEAL ARE CONSIDERED TO BE OFFICIAL AND RELIED UPON BY THE USER. THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HERRON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT WRITTEN CONSENT OF THE KERCHER GROUP, INC. IS PROHIBITED BY LAW.
DESIGNED BY: J.O.M.	O' O' SCALE IN FEET	NLY PLANS INCORPORATING A CONSIDERED TO BE OFFICIAL A S PLAN HAS BEEN PREPARED PROJECT DESIGNATED HEREON, PLICATION OR USE WITHOUT WITHOUT WE COPYRIGHT 2021 THE ALL RIGHTS
APPROVED BY: A.S.K.	100.	ONLY PLAN CONSIDERE THIS PLAN HA PROJECT DUPLICATION
OWNER/APPLICANT:	30.037IIINE NEALIT, INC. 6725 HOOTER COURT LAUREL, DE 19956 Phone: 302.745.1886 Fax: 302.875.3329	PARCEL INFORMATION: T.P.: 2-32-18, PARCEL 4 GROSS AREA: 21.88 Acres ROW DED: 0.03 Acres NET AREA: 21.88 Acres
- NOT TO BE RECORDED	IND FLAN NN'S PLACE - SUSSEX COUNTY - DELAWARE	**CHER GROUP, INC. SYSTEMS • ENGINEERING, UNIT 11 - REHOBOTH BEACH, DELAWARE 19971 302.854.9064 (Fax) www.kerchergroup.com

SOURCE: ITE TRIP GENERATION MANUAL 10th EDITION ONE ENTRANCE — FULL MOVEMENT DESIGN VEHICLE: SU—30 WEEKDAY = 198 TRIPS SATURDAY = 200 TRIPS (PEAK 20 TRIPS) SUNDAY = 180 (PEAK 18 TRIPS) TOTAL ADT FOR SUBDIVISION (SATURDAY) = 200 TRIPS
DIRECTIONAL DISTRIBUTION:
50% TO AND FROM THE SOUTH: 100 TRIPS
(8 A.M. PEAK) [11 P.M. PEAK]
50% TO AND FROM THE NORTH: 100 TRIPS
(8 A.M. PEAK) [10 P.M. PEAK]
5.0% TRUCKS & BUSES x 200 = 10 TRIPS **CURVE TABLE** CURVE | RADIUS | ARC | CHORD BEARING | CHORD

REVISIONS MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND THE LAWS OF THE STATE OF DELAWARE.

JOB No: 20-0211 AN DATE: March 20, 2020 SHEET No.:

影



Consulting I Systems I Engineering



Barron's Place #2020-14

Proposed 21-Lot Single-Family Home Subdivision

Broad Creek Hundred Sussex County, Delaware

June 10, 2021

CONTENTS

Appendix I

- 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



Strategic Infrastructure and Transportation Asset Management

Consulting I Systems I Engineering

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

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%)

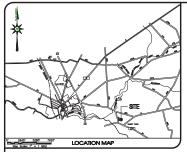
CHAPTER 99-9(C) COMPLIANCE

- 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 aide 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 DelDOT 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.

REVISIONS



GENERAL NOTES

- THE PROJECT SITE IS KNOWN AS BARRON'S PLACE, (T.P. 2-32-18-4), AND IS LOCATED 450 FEET NORTH ON DELAWARE ROUTE 24-0 THE DELAWARE ROUTE 24-AND SUSSIX COUNTY ROUTE 464. INTERSECTION IN BROAD CREEK HANDRED, DELAWARE
- A TOPOGRAPHIC AND OUTBOUND SURVEY HAS BEEN PERFORMED FOR THIS SITE BY MILLER-LEWIS, INC. 24459 SUSSEX HIGHWAY, SEAFORD, DELAWARE 19973. TOPOGRAPHY IS BASED ON AN N.O.V.D. 1929.
- ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER LIMIT, SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SUID MAINTENANCE.
- ALL PROPOSED STORMMATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS ONLY. NO DIRECT ACCESS TO EITHER DELAWARE ROUTE 24 OR SUSSEX COUNTY ROUTE 4658 SHALL BE PERMITTED.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENT: OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS BORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR EXSURING THAT ALL CONSTITUTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDINGE WITH ALL COLLAND (OCCUPATIONAL SPETY) and HEALTH ADMINISTRATION)
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW SUSSEX COUNTY ENGINEERING DEPARTMENT'S SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FRM) 10005C0416L, DATED JUNE 20, 2018, THIS PROPERTY IS IN A 2016. "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.29 ANNUAL CHAVICE FLOODING.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REQUIATIONS. N ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REDUCATIONS PART V. CHAPTER 4, SECTION 4—1.1. THE DEVIALOPER SHALL PROMOE TO THE EMERGENCY DISNAFON CONTRICT HOMBOUR JURISDICTION, A PLOT FILE NO THE DEVIALOPENT SHAW
- ALL CUIL-DE-SACS ARE TO HAVE A 38" PAVED RADIUS. NO CUIL-DE-SACS.

- THIS PARCEL IS NOT LOCATED WITHIN AN AREA DEFINED AS AN "EXCELLENT GROUNDWATER RECHARGE AREA" AS DEFINED BY THE STATE OF DELAMAGE.
- THIS PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA AS DEFINED BY SUSSEX COUNTY.
- ALL PROPOSED FORESTED BUFFERS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

DELDOT SITE GENERAL NOTES

- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SORT DISTANCE OF A DRIVER PROPAGATO TO DITTE THE ROUGHAY ARE PROHEITED WITHIN THE DEFINED THAT THE PROPERTY OF THE PROPERTY O

- TO MINIMIZE RUITING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BULDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVENAY BUYCON DIE RIGHT-OF-BAY, WITHOUT INTERFERING WITH SOPHIAL ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- O. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE REDIT-OF-WAY MARKERS TO PROMDE A PERMANDET RETURNEE FOR RE-ESTRAGATION THE REDIT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HOUSE ROOF PROVINCE ROODS, REDIT-OF-WAY MARKERS SHALL BE SET MOVED FALLOW THE PROVINCE ROOD REDIT-OF-WAY AT PROPERTY CORNERS AND AT ELGO CHANGE IN ROOT-OF-WAY ALLOMACHY IN ACCORDANCE WITH SECTION 2.2.2.2 OF THE EVELOPMENT CORONATION MANUAL

PLAN LEGEND SITE DATA and ZONING SCHEDULE SUPPLEMENTAL CONTOUR (1' INTERVAL)

TAX PARCEL No.: PROPERTY ADDRES EXISTING PAVEMENT EXTENTS EXISTING NUMBER OF LOTS EXISTING SITE USE: PROPOSED NUMBER O EXISTING PAVEMENT STRIPING EXISTING PROPERTY BOUNDARY
ADJOINING PROPERTY LINE PROPOSED SITE USE: EXISTING GAS MAIN
EXISTING STORM CULVERS EXISTING ZONING: EXISTING SANITARY SEWER MAI EDICATED R.O.W. AREA NET PROPERTY AREA: INVESTMENT LEVEL AREAS PROPOSED DENSITY: EXISTING FORESTED AREA: PROPOSED EDGE OF PAVEMENT

PROPOSED BUILDING RESTRICTION LINE PROPOSED FORESTED AREA REMOVAL: EXISTING IRON PIPE FOUND PROPOSED FORESTED AREA TO REMAIN: EXISTING IRON ROD FOUND

FRONTAGE LENGTH AT FRONT BUILDING SETBACK LINE

LOT NO. LENGTH
1 100.00'
2 100.00'
3 100.00'

100.00° 100.00° 100.00° 100.00° 100.00°

100.00

100.00° 100.00° 100.00° 100.00°

100.00* 100.00° 100.00° 100.00°

NO TRANSPORTATION IMPROVEMENT	DISTRICTS (TIDs) IN THE	PROXIMITY OF THE PRO
ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	32,670 Sq. Ft.	32,673 Sq. Ft.
MINIMUM LOT WIDTH	100 Ft.	101 Ft.
MINIMUM LOT DEPTH	100 Ft.	118 Ft.
MINIMUM SETBACKS: FRONT SIDE REAR CORNER FRONT	30 FL 15 FL 20 FL 15 PL	30 Pt. 15 Pt. 20 Pt. 15 Pt.
MAXIMUM BUILDING HEIGHT	42 Ft./3 Stories	42 Ft.
SEWER SERVICE	PRIVATE SEPTIC	
WATER SERVICE	PRIVATE WELL	
PROPERTY OWNER/DEVELOPER		

TOTAL AREA:

203.87

TRUTET POND S. W. 60- PRINCIPLE MEZA

S11"13"50"W 30.00"

BARRO

LOT 20 32,776 S.F.±

LOT 4 32,760 S.F.±

N86'52'30'W-58.94'

32,754 S.F.±

- 1

\$26'01'36'W - 25.48'

N 6800000

TM #232-18.00-LAHOS N/F OF D.K. COLLINS DB 4487-292

30' WIDE FORESTED-BUFFER STRIP 14,665 S.F.s

-A 15' WIDE EASEMENT FOR THE FUTURE PLACEMENT OF A 10' WIDE MULTI-USE PATH IS HEREBY DEDICATED TO PUBLIC USE, AS PER THIS PLAT.

N78'46'10'W 486.75' (TOTAL)

A TOTAL OF 30' FROM THE CENTERLINE IS HEREBY DEDICATED TO PUBLIC

107 1 39,104 S.F.±

N8672257W 120.54* OPEN AREA 5450 5F± C36

S86 22'57 € 120.54

VRCH ROAD-50' R/W-LC

#465A LOCAL ROAD)

LOT AREA: 16.43 Ac. (75.09% RIGHT-OF-WAY AREAS 02.71 Ac. (12.39% OPEN SPACE AREA (INCLUDING BUFFER, SWW): 02.71 Ac. (12.39%)

NONE YET GIVEN

21.85 Ac.

00,00

00.00

SINGLE-FAMILY DWELLING SUBDIVISION

AR-1 (AGRICULTURAL/RESIDENTIAL)



30" FORESTED BUFFER-STRIP 32,031 S.F.± S 750216 E

LOT 10 34,281 S.F.±

33,012 S.F.#

N26'31'35"E 35,978 S.F.±.

\$10'37'58"W -493.22" (TOTAL)

LOT 12 32,681 S.F.±

LOT 13

S61'56'52'E

TM #232-18.00-4.05 LANDS N/F OF M.E. & V.A. OLPHANT DB 3703-145 AR 70NNG

10T 14 33,305 S.F.±

LOT 9 34,245 S.F.±

LOT 8 N74"13"58"\ 34.38"

LOT 7 33,003 S.F.±

SWM AREA 65,863 S.F.±

44 733'3; N 575506 W

NDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS NAUKS ARE NOT REQUIRED UNLESS SPECIFIED BY THE COUNTY. REFER TO DETAIL OUT FOR SDEWALK INFORMATION. NASE AND SUBGROUE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED

THOD.

MAY BE INCREASED TO 2.5' AT ROADWAY CROSSINGS TO ACHIEVE
JUVERT COVER. 1-1/4 TYPE C HOT MIX SURFACE COURSE 1-3/4 TYPE B HOT MIX SURFACE COURSE TYPE B QABC

TRIP GENERATION - CHRIST CHURCH ROAD (SCR #465A)
(FULL MOVEMENT) CHRIST CHURCH ROAD (SCR #465A) FUNCTIONAL CLASSIFICATION-S-465A (CHRIST CHURCH RD)-LOCAL POSTED SPEED LIMIT - 3.5 WHEN LIMIT SHOPE CHRIST SPEED LIMIT - 10.4 HISPS. (TROM 2018 D-BDOT TRAFFIC SUMMARY) ANDT = 10.34 TRIPS. (TROM 11.6 x 10.5 HISPS 1.200 TRIPS 10.7 PROBLEM CONTROL TO TRIPS. (TROM 11.6 x 10.5 HISPS 1.200 TRIPS.) TRAFFIC PATTERNI GROUP - 7. (FROM 2018 D-BDOT TRAFFIC SUMM PEAK HOUR = 13.700 x 1.002 = 192 TRIPS. 517 50(4)[6] -50(4)[5] SOURCE: ITE TRIP GENERATION MANUAL 1011 SCREAM = 180 (FEAT IS INFO)
TOTAL ADT FOR SUBDIVISION (SATURDAY) = 200 TRIPS
DIRECTIONAL DISTRIBUTION:
SOST TO AND FROM THE SOUTHS 100 TRIPS
(8 AM. PEAK) [11 PM. PEAK)
SOST TO AND FROM THE NORTHS 100 TRIPS
(6 AM. PEAK) [10 PM. PEAK)
S.OX TRIANCES & BUSES x 200 = 10 TRIPS

|--|

CHORD	CHORD BEARING	ARC	RADIUS	CURVE
35.36	N50*17*18*W	39.27	25,001	C1
92,00	N87'44'11"W	92.27	350,00*	C2
26,26	N78'02'04"W	26.27	350.00*	C3
62.72	N81"53"05"W	62.83*	300.00*	C4
35.36	S47'06'54"W	39.27*	25.00*	C5
35,36	N42'53'06"W	39.27*	25,00*	C6
17,81	N89'14'46"W	17.82*	375.00*	C7
208.43	S73 15 27 W	211,211	375.00*	C8
205.34	S41"13"58"W	207.99*	375.00*	C9
140.02	\$14°35°00°W	140.841	375.00*	C10
21,18	N21"14"31"W	21,87*	25,00"	C11
68,02	S06"23"11"E	73.86*	53.00*	C12
63,86	\$70'34'41"W	68.53	53.00*	C13
63.86	N35'20'12'W	68.53*	53.00*	C14
46.67	N2749'51"E	48.33*	53,001	C15
21,18	N28"53"22"E	21.87*	25,00"	C16
57,80	N0743"23"E	57.85*	425,00"	C17
94,31	N1759/34 E	94,51"	425,00	C18
103.42	N31"21"06"E	103.68*	425.00°	C19
131,13	N471253E	131.65	425,001	C20
125,79	N64"35"57"E	126.25	425,00"	C21
99.96	N79°51°47°E	100,201	425,00"	C22
33.81	N44"04"35"E	37,12*	25,00"	C23
89.18	N16 17 51 E	90.18*	175,001	C24
10.00	S32'41'49"W	10.00*	175,001	C25
21,18	909'16'06'W	21,87	25,00"	C26
36.92	NO4"35"05"E	37.711	53.00*	C27
69.65	N66'02'39"E	75.99*	53.00*	C28
67,19	\$33*32*33*E	72.77*	53.00*	C29
67,19	S45'07'47'W	72,77*	53,00"	C30
21,18	N59"24"00"E	21,87*	25.00"	C31
70.58	\$1756'06"W	71,56*	125,00	C32
35.18	\$43*10*29*E	39.02*	25.00*	C33
73,17	\$81°53°05"E	73,311	350,00*	C34
	N76'56'17"W	11,03	300.001	C35
90.22	\$86'38'24'E	90.56*	300.00*	C36
35.36	N39"42"42"E	39.27	25.00*	C37
6.81	N09'05'40'W	6.81"	2435.75*	C38

C7				
	375.00*	17.82*	N59'14'46'W	17.81
C8	375.00*	211.211	\$73°15°27°W	208.43
C3	375.00*	207.99*	S41"13"58"W	205.34
C10	375.00*	140.841	\$14°35°00°W	140.02*
C11	25.00*	21.87*	N21"14"31"W	21.18
C12	53.00*	73.86*	S06°23'11"E	68.02*
C13	53.00*	68.53*	S70'34'41*W	63.86
C14	53.00*	68.53*	N35'20'12"W	63.86*
C15	53,00*	48.33*	N2749'51"E	46.67
C16	25.00*	21.87*	N28"53"22"E	21.18
C17	425.00*	57.85*	N0743°23°E	57.80
C18	425.00*	94.51"	N1759'34'E	94.311
C19	425.00*	103.68*	N31"21"06"E	103.42*
C20	425.00*	131.65*	N4712'53"E	131.13
C21	425.00*	126.25	N64"35"57"E	125.79
C22	425.00*	100.20*	N79°51°47"E	99.96
C23	25.00*	37.12*	N44"04"35"E	33.811
C24	175.00*	90.18*	N161751E	89.18*
C25	175.00*	10.00*	S32'41'49'W	10.00*
C26	25.00*	21.87*	909'16'06"W	21.18
C27	53.00*	37.71*	N04"35"05"E	36.92*
C28	53.00*	75.99*	N66'02'39"E	69.65
C29	53,00°	72.77*	\$33732735 E	67.19*
C30	53.00*	72.77*	S45'07'47'W	67.19
C31	25.00*	21.87*	N59"24"00"E	21.18'
C32	125.00*	71.56*	\$17*56*06*W	70.58*
C33	25.00*	39.02*	\$43*10*29*E	35.18*
C34	350,00°	73.31*	\$81°53°05″E	73.17
C35	300.00*	11.03	N76'56'17"W	11.03
C36	300.00*	90.56*	\$86*38*24*E	90.22
C37	25.00*	39.27*	N39"42"42"E	35.36
	2435.75*	6.811	N09'05'40"W	6.81*







20-0211 LAN DATE N DATE: March 20, 2020 SHEET No.: **R1**

KERCHER GROUP,

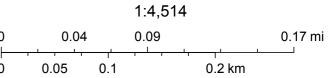
CONS

Sussex County



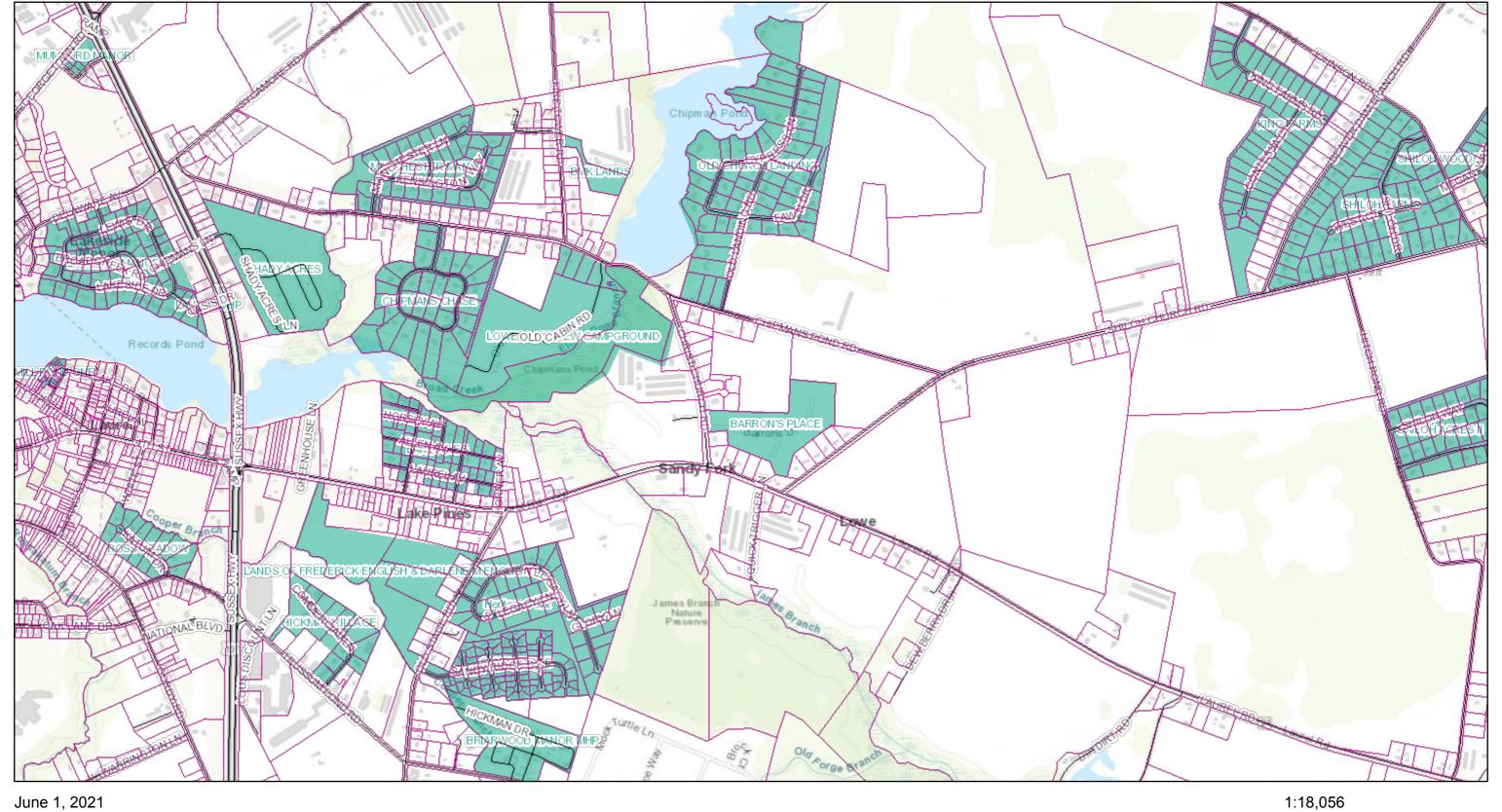


County Boundaries



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



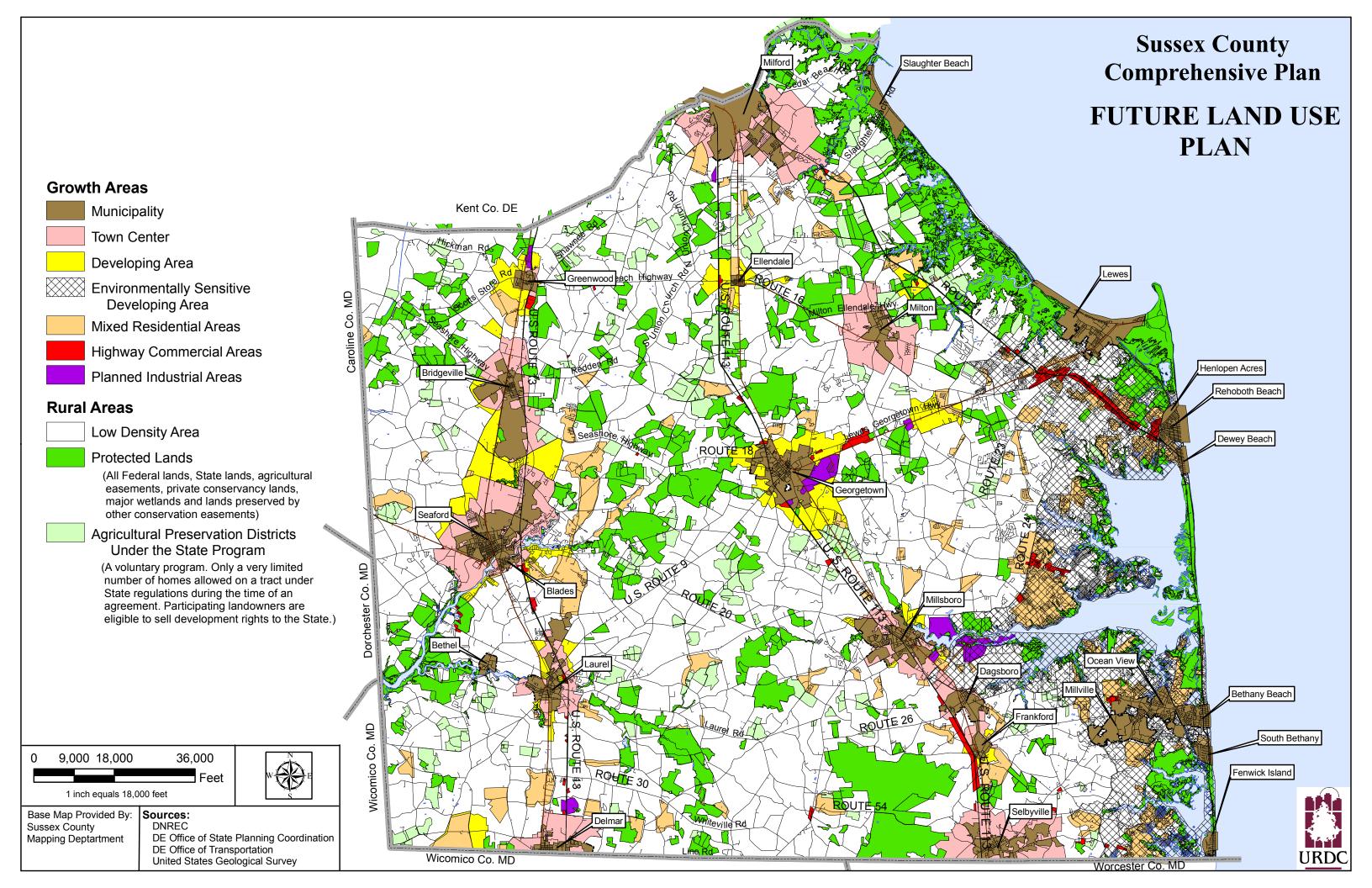


Subdivisions

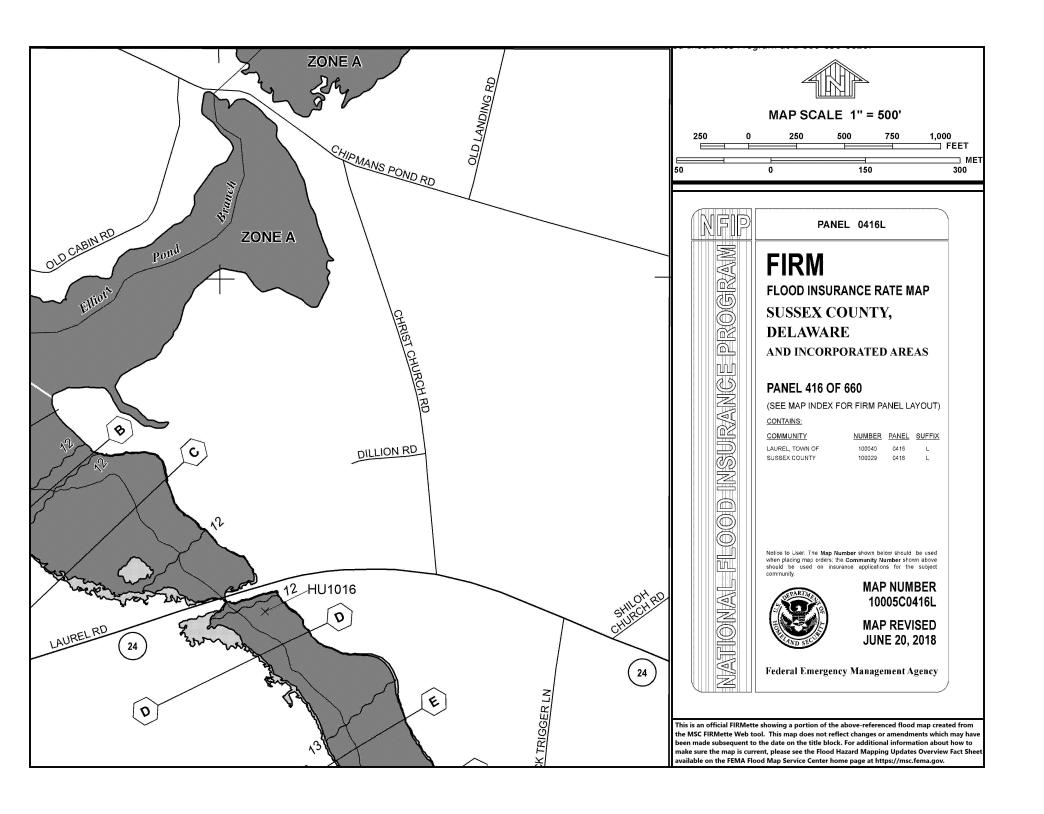
Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government

0.7 mi

1.1 km







SPC 2020 Delaware State Strategies Sign In

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

Anyone can see this content

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