PLUS

Preliminary Land Use Service

# Application Form

**Submitted Time:**
**June 30, 2025 1:49 PM**

**PLUS ID: 2025-07-04**

**State Strategy Level: 3, 4, and Out of Play**

## PLUS Application Type - Subdivision

**Title:** Barratt's Landing Subdivision
**County:** Kent County **Municipality:** Unincorporated
**Description of PLUS project/plan:**
245 Single-Family Lot Subdivision

## Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 8-00-13100-01-0200-00001

Project Location: Barratt's Chapel Road Frederica, DE

If contiguous to a municipality, are you seeking Annexation? No

## Section II: Project Contact Information

### Owner Contact Information

Prouse Farm, LLC
2000 Brent Jordan Way
Milford, DE 19963
Phone: (302) 270-5005
Email: Teamdelaware@aol.com
Fax:

### Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **Yes**
Eastern States Development
818 First State Blvd.
Wilmington, DE 19804
Phone: (302) 999-9700

Email: rich@easternstatesdev.com
Fax:

## Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
Becker Morgan Group, Inc.
Jonathan Richard, P.E.
Phone: (302) 734-7950
Email: jrichard@beckermorgan.com
Fax: (302) 734-7965

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

## Section III: Project Details

Project Area (Acres): **88**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **AC - Agricultural Conservation**
Proposed Zoning for this project: **AC - Agricultural Conservation**

Land Use Information

Present Use for this project area: **Farm field**
Proposed Use for this project: **Single-family subdivision**

## Residential Development Information

Type of Residential: **Single Family**
If mixed residential, what types of residential?

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate**
Total number of Homeownership units: **245**

Type of Rental Units:
Total number Rental Units:

## Table of Residential Units Proposed

| Total Res. Units | Single Family | Multi-Family | Duplex/Townhouse |
|---|---|---|---|
| | 245 | | |

## Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

## School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
**No**
If yes, please describe/elaborate

## Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
**Rich Julian (302)999-9700**

# Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Tidewater Utilities**
Will a new public well be located at this site? **Unknown**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**

Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
**Yes**

## Section V: Environmental Details

### Forestland detail

| Existing Forested Area (Y/N) | Existing Forest (acres) | Will any forest be removed? (Y/N) | Estimated Removed Forest (acres) |
|---|---|---|---|
| Yes | 24 | Yes | 3 |

### Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
**Yes**

Tidal Wetlands

Are there Tidal Wetlands? **Yes**
If yes, estimated Acres of Tidal Wetlands: **2**

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes**
If yes, estimated Acres of Non-Tidal Wetlands: **5.16**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
**Yes**
If yes, estimated acres of wetlands impacted: **0.01**

Wetland Delineation

Have the wetlands been delineated? **No**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

### Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
**No**

### Stormwater Management Details

List the proposed stormwater management practices for this site:
**Wet pond**

## Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **2.68**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
**No**
Please describe anticipated community use

# Section VI: Transportation / Mobility / Connectivity

## Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
**2,301**
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

## Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
**Interconnection can be made, wetlands need to be crossed**

## Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
**Yes**

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
**No**

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
**No**

Table of Mobility Connectivity Parameters

| | Sidewalks | Bike Paths | Bus Stops |
|---|---|---|---|

| | | | |
|---|---|---|---|
| **Currently exist?** | No | No | No |
| **Type existing** | | | |
| **Proposed to add?** | Yes | Yes | |
| **Type proposed** | Internal, Within Right-of-Way | Within Right-of-Way | |

## Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
**Acknowledge**

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
**Acknowledge**

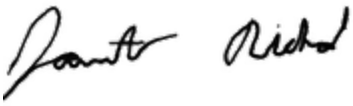
If yes, please provide details regarding known historic/cultural resources near the project site.

## Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

**If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.**

Signature of Person completing form on behalf of the Property Owner



**As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature**
**Acknowledge**

# Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Barrat's Landing

Project ID (to be completed by OSPC): 2025-07-04

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

Date: 7/1/25

Don Prouse

Property Owner (Please Print)

Signature of Additional Owner (if applicable)

Date

Additional Owner (Please Print)

Published January 2022

STORMWATER MANAGEMENT

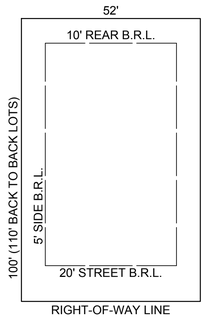
117,000 SF OPEN SPACE

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

STORMWATER MANAGEMENT

BARRATTS CHAPEL ROAD




**SINGLE FAMILY LOT - 243**
TYP. LOT SIZE - 5,200 S.F.

## TYPICAL LOT TYPES AND DIMENSIONS

SCALE: NTS


BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

**Delaware**
Dover
302.734.7950
Newark
302.369.3700

**Maryland**
Salisbury
410.546.9100

**North Carolina**
Charlotte
980.270.9100
Raleigh
919.243.1332
Wilmington
910.341.7600

**www.beckermorgan.com**


PROJECT TITLE

# BARRATTS LANDING CONCEPT

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

SHEET TITLE

## CONCEPT PLAN 1

0 50 100 200

**SCALE: 1" = 100'**

ISSUE BLOCK

| MARK | DATE | DESCRIPTION |
|---|---|---|

LAYER STATE: 2to36

| | |
|---|---|
| **PROJECT NO.:** | **2025099.00** |
| **DATE:** | **04/04/2025** |
| **SCALE:** | **1" = 100'** |
| DRAWN BY: **AJD** | PROJ. MGR.: **JSF** |

SHEET

## CONCEPT

COPYRIGHT 2025

PUBLIC PRE CHECK Results for State Parcel(s): 2025-07-04

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Aglands Preservation Districts: Issue Found

Soils - Kent County: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Park Facilities: No Issues Found

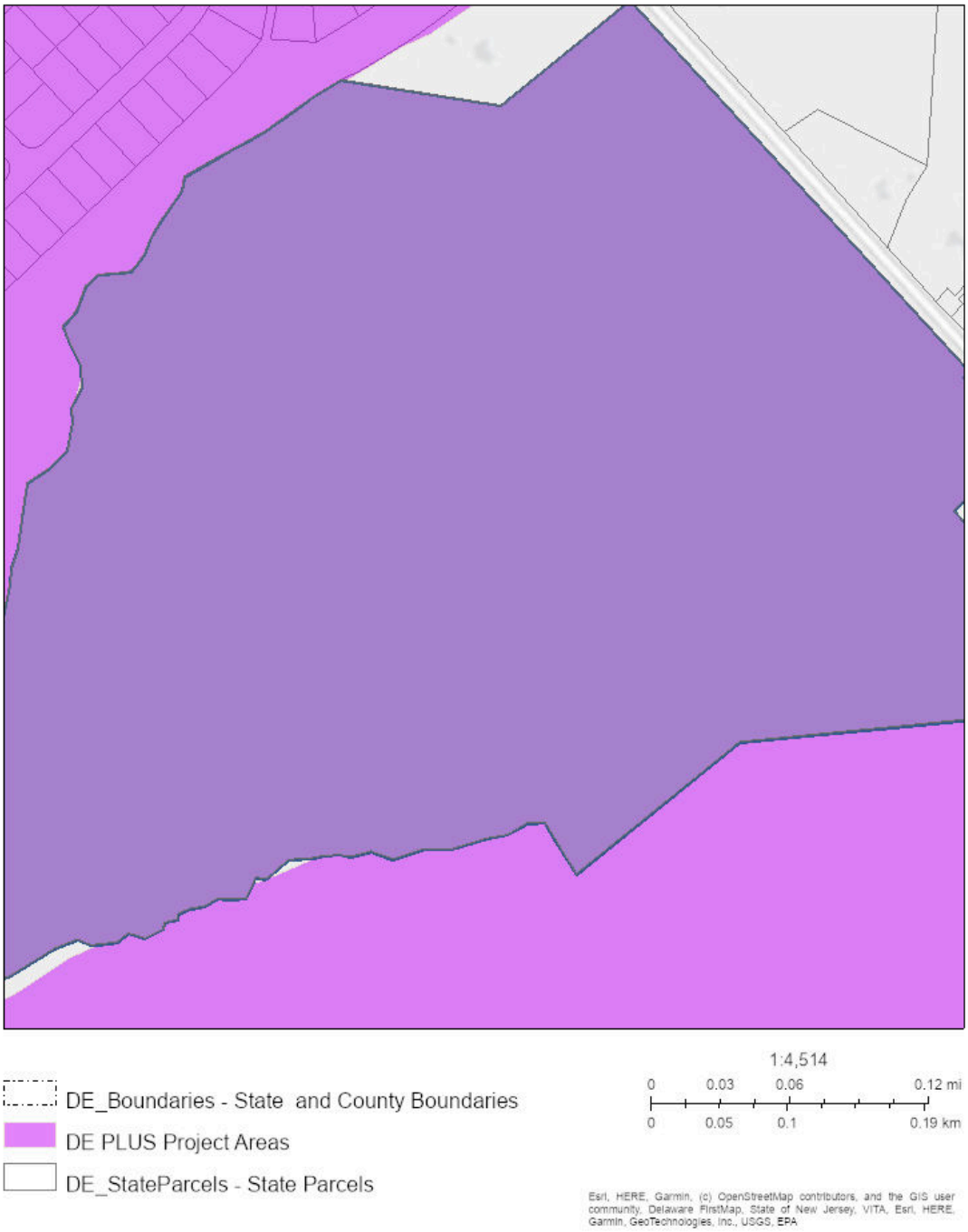
Soils - New Castle County: No Issues Found

# Screening Report

## Area of Interest (AOI) Information

Area : 3,831,389.65 ft²

Jul 2 2025 11:22:14 Eastern Daylight Time



## Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| DE PLUS Project Areas | 3 | 3,972,373.08 | N/A |
| DE_StateParcels - State Parcels | 1 | 3,831,389.65 | N/A |
| Delaware Historic Markers 2.0 | 0 | N/A | N/A |
| Aglands Preservation Districts | 0 | 0 | N/A |
| SIRB Project Areas | 0 | 0 | N/A |
| Underground Storage Tanks | 0 | N/A | N/A |
| Delaware Ecological Network | 2 | 1,210,605.72 | N/A |
| Land and Water Conservation Fund | 0 | 0 | N/A |
| Bay Area No Build Line | 0 | N/A | 0 |
| Ocean Area No Build Points | 0 | N/A | N/A |
| Soils Kent County | 13 | 3,831,392.93 | N/A |
| Soils New Castle County | 0 | 0 | N/A |
| Soils Sussex County | 0 | 0 | N/A |
| Tax Ditch Maximum ROWs | 0 | 0 | N/A |
| Tax Ditch Segments | 0 | N/A | 0 |
| 2017 High Water Mark (not regulatory) | 1 | N/A | 235.69 |
| 2017 High Marsh (not regulatory) | 0 | 0 | N/A |
| 2017 Low Marsh (not regulatory) | 0 | 0 | N/A |
| 2017 Wetlands (not regulatory) | 9 | 493,907.58 | N/A |
| Recharge Areas | 0 | 0 | N/A |
| Class A Wellhead 150ft Radius | 0 | 0 | N/A |
| Class A Wellhead | 0 | 0 | N/A |
| Class A Wellhead Transient, Non-Community Wells | 0 | 0 | N/A |
| Class A Wellhead Non-Transient, Non-Community Wells | 0 | 0 | N/A |
| WRPA Class B Wellhead | 0 | 0 | N/A |
| WRPA Class C Wellhead | 0 | 0 | N/A |
| Cockeysville | 0 | 0 | N/A |
| Cockeysville Drainage Basin | 0 | N/A | 0 |
| Erosion Prone Soils | 0 | 0 | N/A |
| WRPA Floodplains | 0 | 0 | N/A |
| Base Flood Elevation | 0 | N/A | 0 |
| Transect | 0 | N/A | 0 |
| Cross Sections | 0 | N/A | 0 |
| Stream Centerline Segments | 0 | N/A | 0 |
| FEMA Flood Maps | 5 | 3,831,389.86 | N/A |
| Preliminary FEMA Flood Maps | 0 | 0 | N/A |

## DE PLUS Project Areas

| # | plus_id | Area(ft²) |
|---|---|---|
| 1 | 2004-06-08 | 75,658.35 |
| 2 | 2005-09-04 | 76,687.65 |
| 3 | 2025-07-04 | 3,820,027.08 |

## DE_StateParcels - State Parcels

| # | PIN | Acres | Area(ft²) |
|---|---|---|---|
| 1 | 8-00-13100-01-0200-00001 | 87.96 | 3,831,389.65 |

## Delaware Ecological Network

| # | ID | Area(ft²) |
|---|---|---|
| 1 | 5,218.00 | 447,246.41 |
| 2 | 5,279.00 | 763,359.31 |

## Soils Kent County

| # | SOILNAME | Area(ft²) |
|---|---|---|
| 1 | Water | 2,264.96 |
| 2 | Woodstown loam, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain | 16,215.41 |
| 3 | Runclint loamy sand, 0 to 2 percent slopes | 117,617.90 |
| 4 | Hammonton-Fallsington-Mullica complex, 0 to 2 percent slopes | 133,606.87 |
| 5 | Longmarsh and Indiantown soils, frequently flooded | 144,602.92 |
| 6 | Downer sandy loam, 5 to 10 percent slopes | 168,154.54 |
| 7 | Fallsington sandy loams, 0 to 2 percent slopes, Mid-Atlantic Coastal Plain | 808,418.82 |
| 8 | Ingleside loamy sand, 0 to 2 percent slopes | 1,039,169.38 |
| 9 | Ingleside loamy sand, 2 to 5 percent slopes | 1,401,342.12 |

## 2017 High Water Mark (not regulatory)

| # | LEFT_FID | RIGHT_FID | Length(ft) |
|---|---|---|---|
| 1 | -1 | 733 | 235.69 |

## 2017 Wetlands (not regulatory)

| # | ACRES | Area(ft²) |
|---|---|---|
| 1 | 0.02 | 1,018.03 |
| 2 | 0.57 | 1,418.92 |
| 3 | 39.45 | 1,984.85 |
| 4 | 0.33 | 7,221.28 |
| 5 | 0.36 | 15,847.67 |
| 6 | 5.38 | 66,766.29 |
| 7 | 4.19 | 81,749.25 |
| 8 | 3.15 | 136,526.24 |
| 9 | 6.82 | 181,375.04 |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft²) |
|---|---|---|
| 1 | 10001C | 3,831,389.86 |

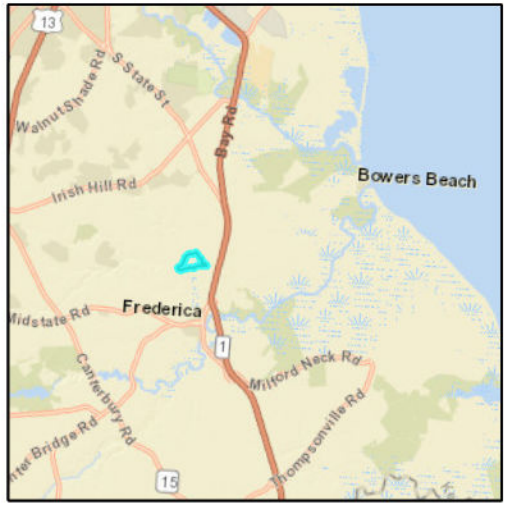
# Preliminary Land Use Service (PLUS)

## 2025-07-04 Barratt's Landing Subdivision



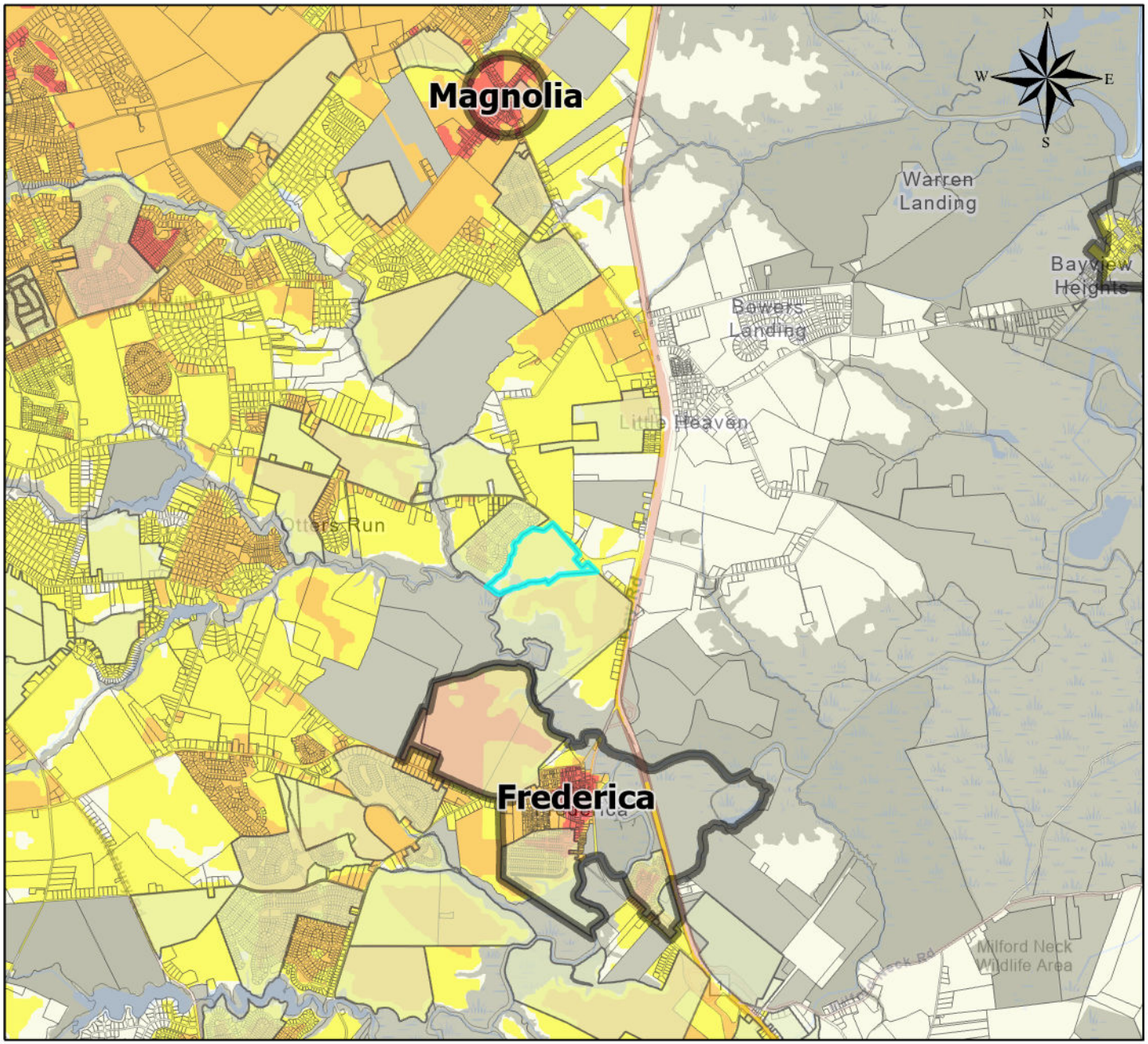
**Legend**

PLUS Project Areas



# Preliminary Land Use Service (PLUS)

2025-07-04 Barratt's Landing Subdivision




**Legend**

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Municipal Boundary
- State Parcels

